



**July 29, 2020**

**Urban Design Commission**

**Final Approval**

**Continental 479 Fund LLC**





# PROPOSAL OVERVIEW

- 300 units through 15 residential buildings on 19.91 acres (15.07 du/ac).
- A mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom offerings.
- Homes sizes range from 551 square feet to 1,430 square feet.
- Proposing to rezone the subject site TR-U2 with a PRD overlay to allow for multiple buildings on one lot.

UNIT TYPE	NUMBER OF UNITS
STUDIO	30
1-BEDROOM	120
2-BEDROOM	120
3-BEDROOM	30



# PREVIOUS UDC COMMENTS

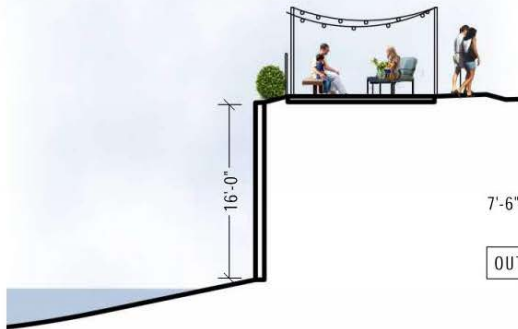
## December 11, 2019 – UDC Informational

- *“You wonder about the experience of looking at those walls. As far as the grade going down into the lake, it does look like a big retaining wall and then this, I think that could be integrated rather than being just one big pool. **It could be integrated as it steps up like a terrace.**”*
- *“**If you did a more aggressive step up with small increments,** that would save a lot of not having to link those together.”*

## April 29, 2019 – UDC Informational (Deferred March 11<sup>th</sup> Submittal – COVID)

- *“What are these huge walls (some 20’ high and very long) being made of **and is there any design, texture or green relief?** These are major design elements.”*
- *“If this goes forward **I’d like to see a lot of effort in plantings that would break up and soften the retaining walls,**”*
- *“**Could there be tall grasses that help cover retaining walls, or a more natural way to screen retaining walls**”*

# SITE SECTION (SOUTH – NORTH)



1 LONGITUDINAL SECTION DETAIL

0 5 10



2 LONGITUDINAL SECTION DETAIL

0 10 20



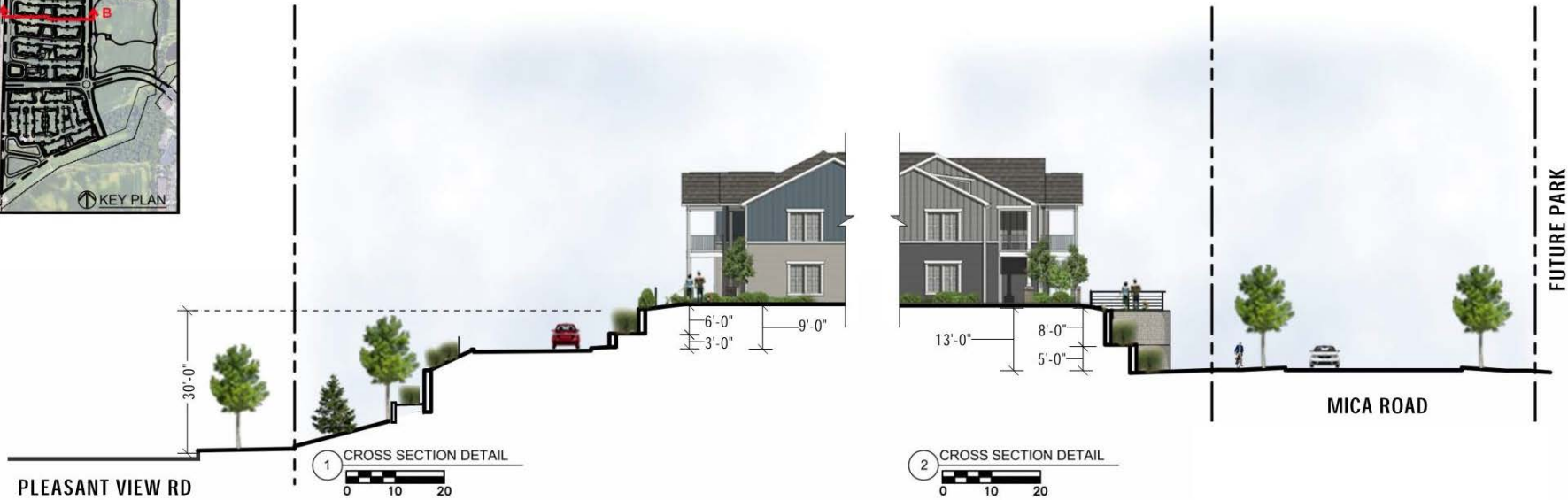
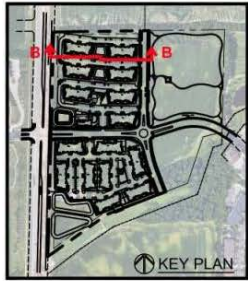
3 LONGITUDINAL SECTION DETAIL

0 5 10





# SITE SECTION (WEST – EAST)



# PROPOSAL - RENDERING



RENDERING 5



# PROPOSAL - RENDERING



RENDERING 6



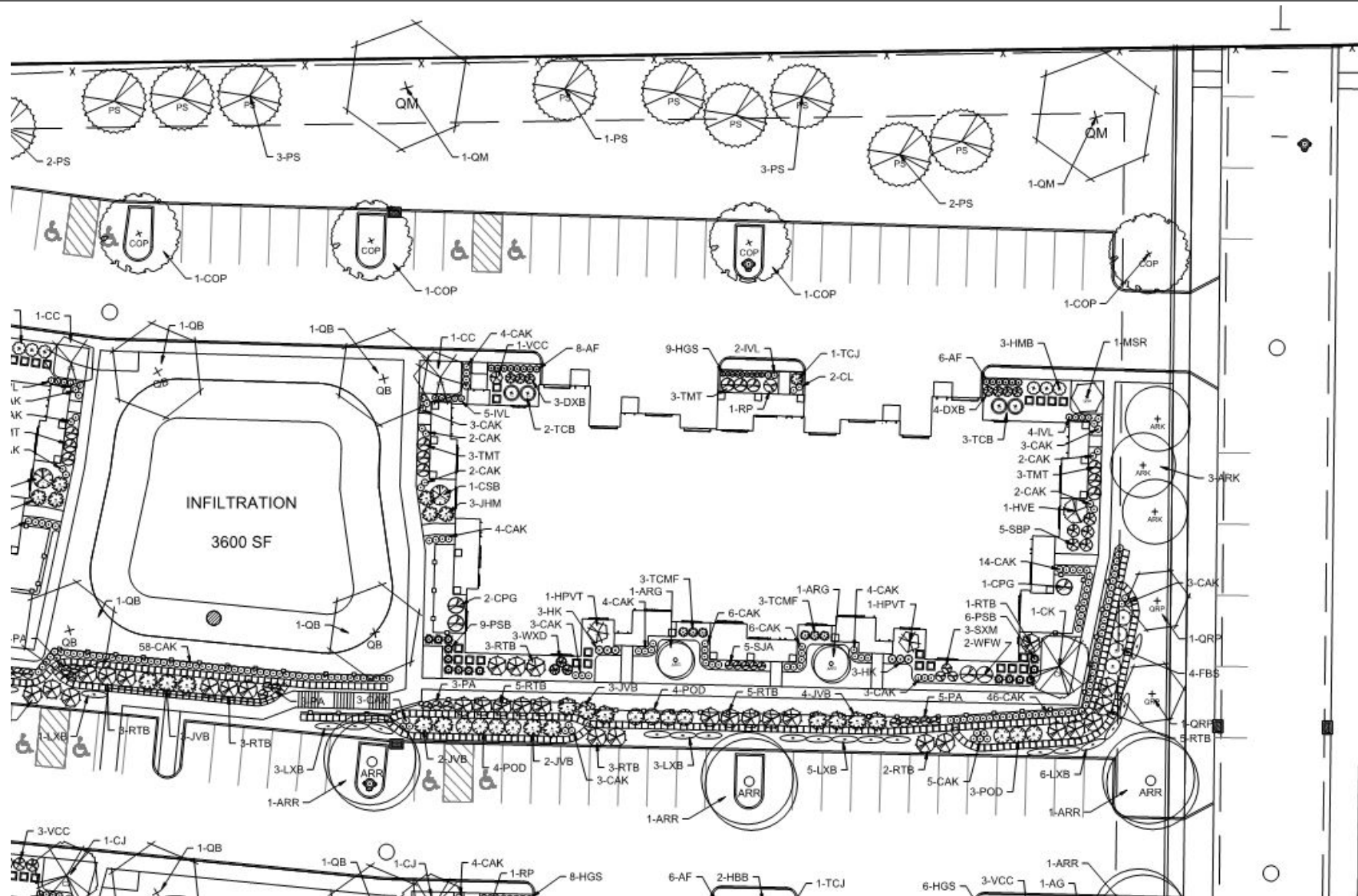
# PROPOSAL - RENDERING



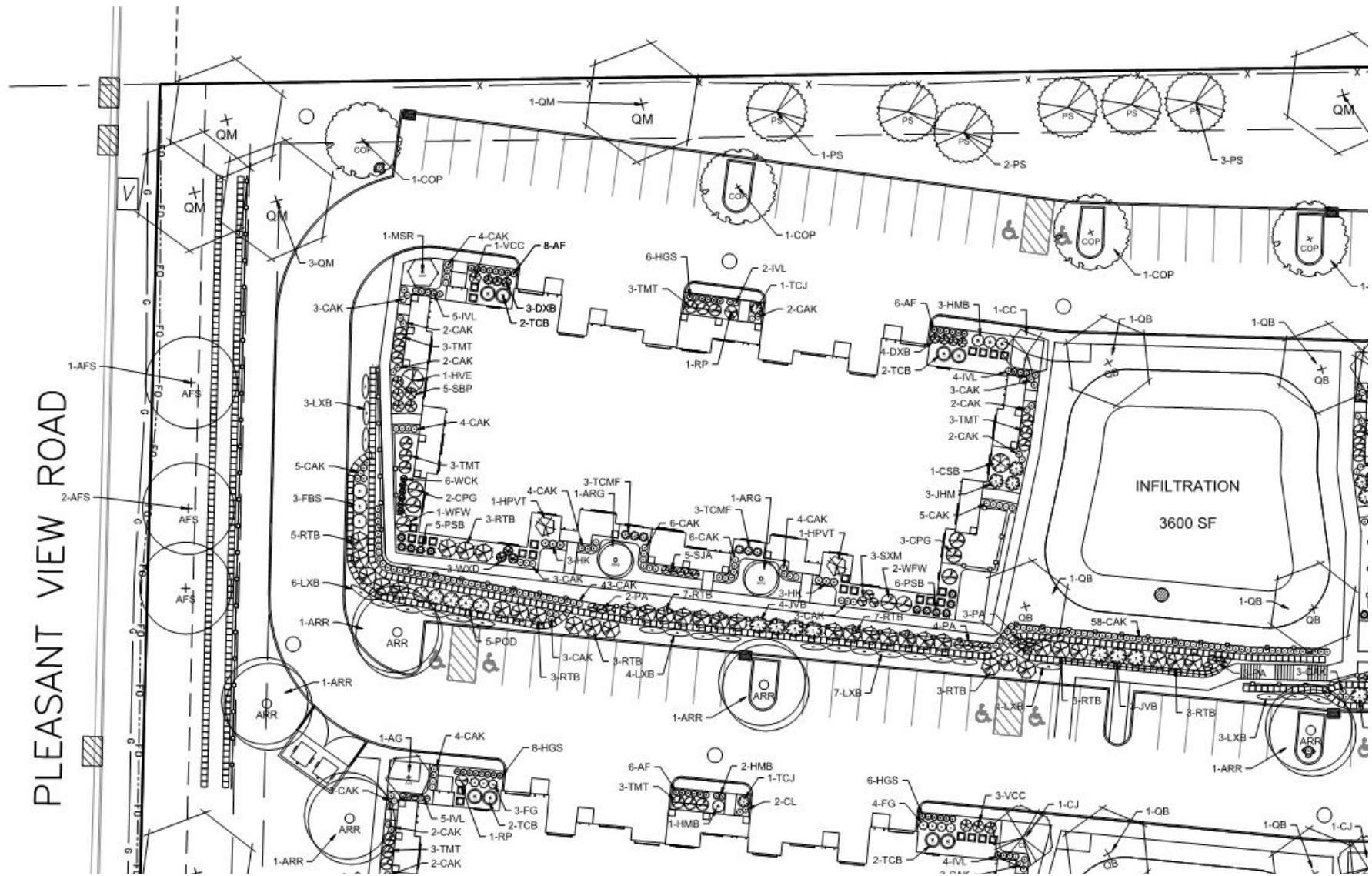
RENDERING 7



# LANDSCAPING PLANS (BLDG 7)



PLEASANT VIEW ROAD 2-





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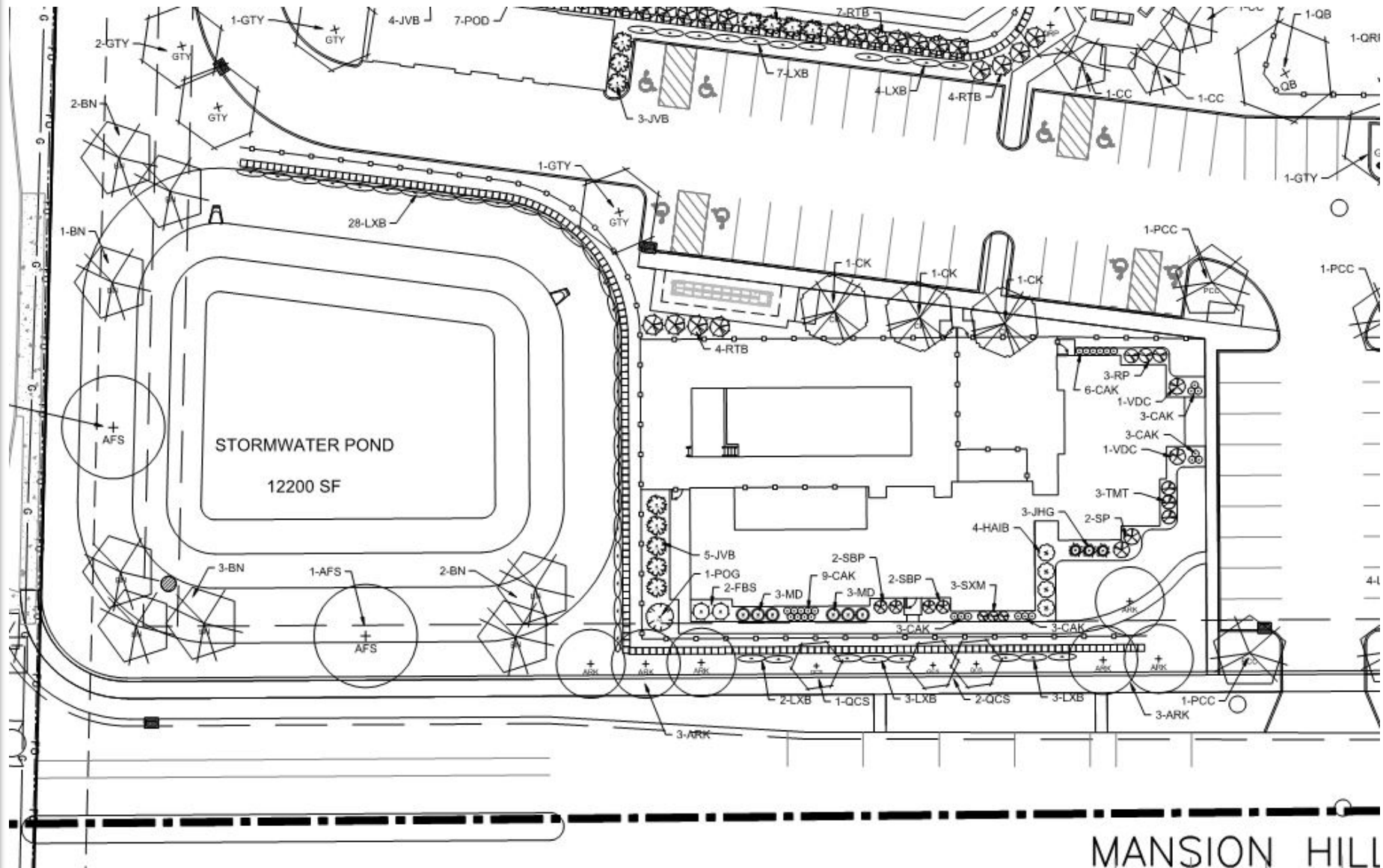


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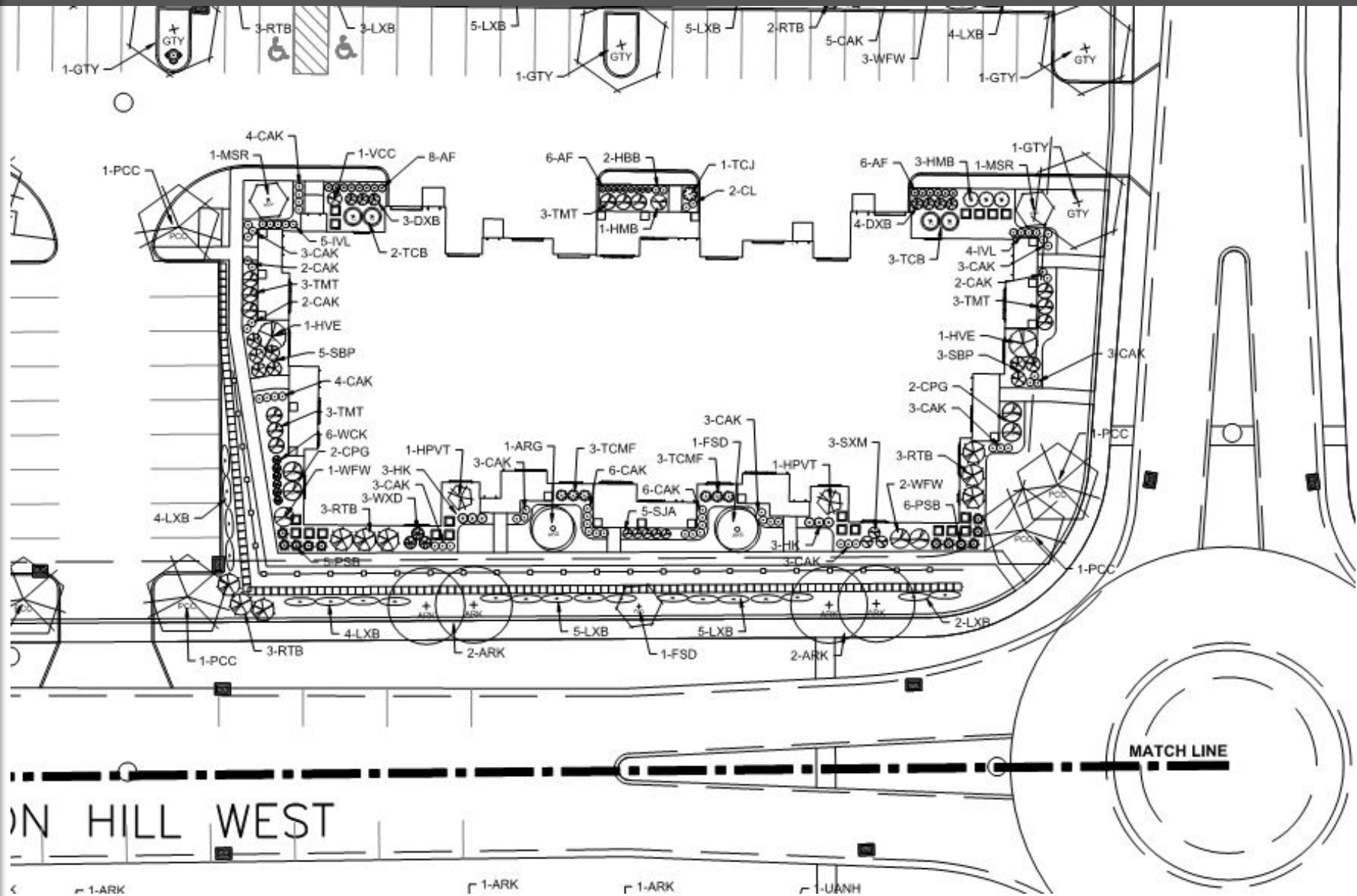




# LANDSCAPING PLANS (CLUBHOUSE)



# LANDSCAPING PLANS (BLDG 1)





# GRASS AND VINE PLANT LIST

## ORNAMENTAL GRASSES

CAK	SEE BELOW	SEE BELOW	1136	2	2272	1 GAL	POT
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## WALL CLIMBING VINES

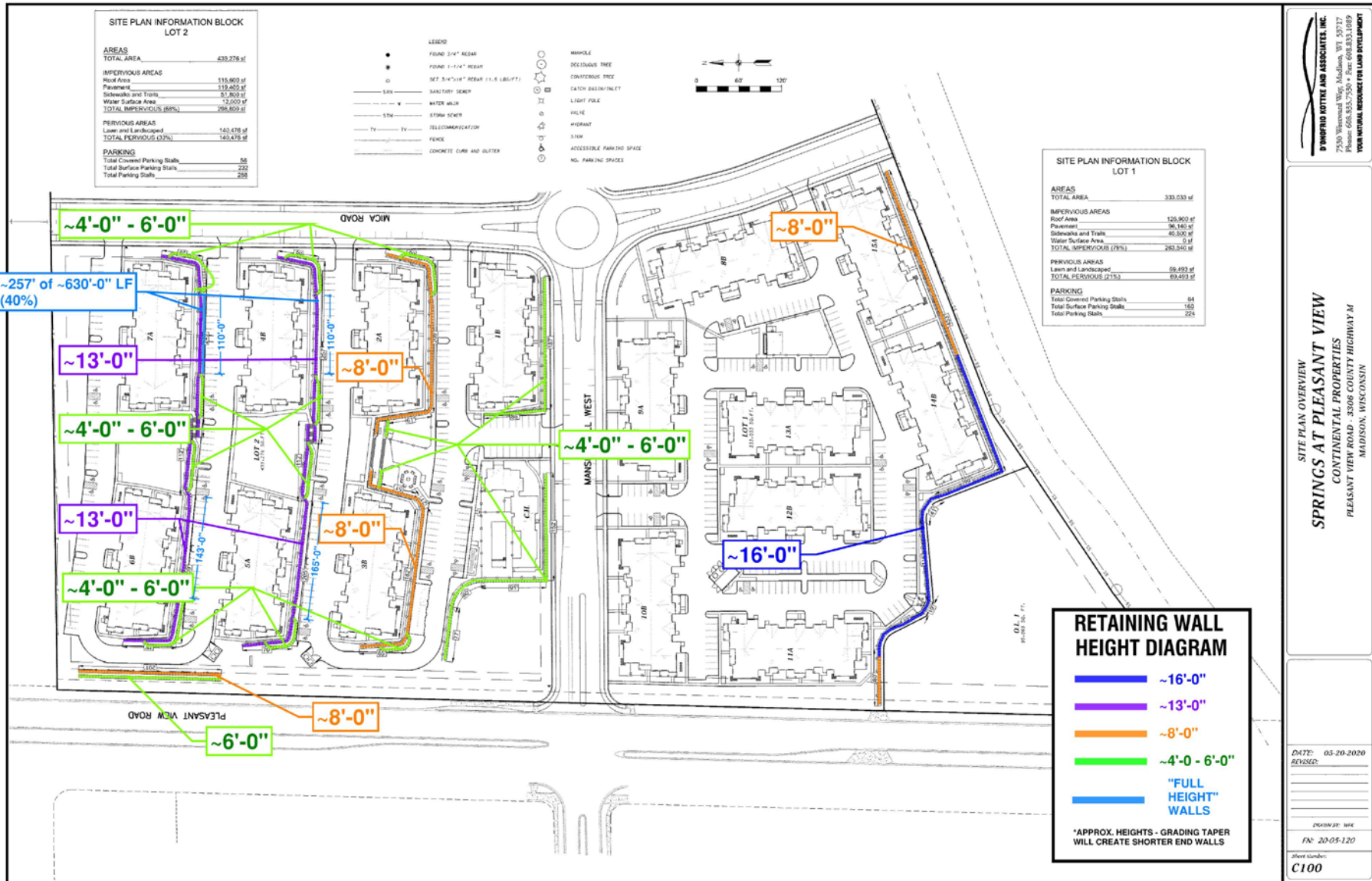
LXB	SEE BELOW	SEE BELOW	228	2	456	1 GAL	POT
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**TOTAL: 19474 POINTS**

## GRASSES & VINES PALETTE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT COND	NOTES
ORNAMENTAL GRASSES						
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	-	1 GAL	POT	
DCN	Deschampsia 'Northern Lights'	Northern Lights Tufted Hair Grass	-	1 GAL	POT	
EH	Elymus hystrix	Bottlebrush Grass	-	1 GAL	POT	
MCV	Molinia caerulea 'Variegata'	Variegated Purple Moor Grass	-	1 GAL	POT	
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	-	1 GAL	POT	
SN	Sorghastrum nutans	Indian Grass	-	1 GAL	POT	
SS	Schizachyrium scoparium	Little Bluestem	-	1 GAL	POT	
WALL CLIMBING VINES						
HAP	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	-	1 GAL	POT	
PQ	Parthenocissus quinquefolia	Virginia Creeper	-	1 GAL	POT	
PT	Parthenocissus tricuspidata	Boston Ivy	-	1 GAL	POT	
EFC	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	-	1 GAL	POT	

# RETAINING WALL DIAGRAM





# RETAINING WALL EXAMPLE



EXAMPLE RETAINING WALL IMAGERY

SPRINGS AT THE RESERVE | WYOMING, MICHIGAN



# PROPOSAL - RENDERING





# PROPOSAL - RENDERING



RENDERING 2



# PROPOSAL - RENDERING





# PROPOSAL - RENDERING





# QUESTIONS?





## SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DISCOVERS HOW 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.  
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PRIVATE UTILITIES PRIOR TO THE START OF WORK.  
3. ALL LANDSCAPE BIRDS SHALL BE AT LEAST 4" DEPTH OF SHREDED HARDWOOD BARK MULCH CONTAINED BY 4" DEPTH OF CUT FRENCHED EDGE EDDING.  
4. ALL DECIDUOUS TREES EXISTING PLANTING BEDS SHALL HAVE A 6" DIAMETER CIRCULE OF 4" DEPTH SHREDED HARDWOOD MULCH.  
5. ALL EVERGREEN TREES EXISTING PLANTING BEDS SHALL HAVE A 6" DIAMETER CIRCULE OF 7" DEPTH SHREDED HARDWOOD MULCH.  
6. ALL CONTACTS SHALL BE AT LEAST 4" DEPTH OF SHREDED HARDWOOD MULCH.  
7. ALL LANDSCAPE AREAS NOT INCLUDED IN PLANTING BEDS, INFILTRATION BASINS, OR STORMWATER MANAGEMENT PLOTS SHALL BE MULCHED WITH SHREDED HARDWOOD MULCH.  
8. INFILTRATION BASINS PLANT MIX SHALL CONFORM TO THE SPECIFICATIONS OF THE **RAINWATER REVENUEAL GARDEN FOR BUNNY ISLES** AS MANUFACTURED BY **AGREED, NATURE NURSERY** ([www.agreed.com](http://www.agreed.com)) OR APPROVED RIVAL.

### PLANTING SCHEDULE

[illegible]

## GRASSES & VINES PALETTE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT CONT.	NOTE
<b>ORNAMENTAL GRASSES</b>						
CAL	<i>Calamagrostis alberta</i> 'Kent Fawnleaf'	Kent Fawnleaf Reed Grass	1	1 GAL	POIT	
DCN	<i>Deschampsia cespitosa</i> 'Northern Lights'	Northern Lights Tufted Hair Grass	1	1 GAL	POIT	
PHI	<i>Pharus fruticul</i>	Softstem Grass	1	1 GAL	POIT	
POC	<i>Poa annua</i> 'various Varieties'	Common Annual Poa Grass	1	1 GAL	POIT	
EUN	<i>Eriophorum vaginatum</i>	Common Hair Grass	1	1 GAL	POIT	
SH	<i>Stipa sparganthera</i> nutans	Common Nut Grass	1	1 GAL	POIT	
SB	<i>Stachytarion scoparium</i>	Stipa Bluestem	1	1 GAL	POIT	
<b>WALKER CUMARUOS VINES</b>						
HAF	<i>Hyalanthe anomala</i> nuda, petiolata	Indian Dogbane	1	1 GAL	POIT	
PO	<i>Parthenocissus vitacea</i>	Virginia Creeper	1	1 GAL	POIT	
PT	<i>Parthenocissus tricuspidata</i>	Virginia Ivy	1	1 GAL	POIT	
PO	<i>Parthenocissus vitacea</i>	Virginia Creeper	1	1 GAL	POIT	

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westwood Way, Madison, WI 53717  
Phone 608.833.7590 • Fax 608.833.1089  
A NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE OVERVIEW PLAN

**SPRINGS AT PLEASANT VIEW**

CONTINENTAL PROPERTIES

PLEASANT VIEW ROAD - 3308 COUNTEY HIGHWAY M  
MADISON, WISCONSIN

DATE: 05-20-2020  
REVISED:

DRAWN BY: MTS

FN: 20-05-120

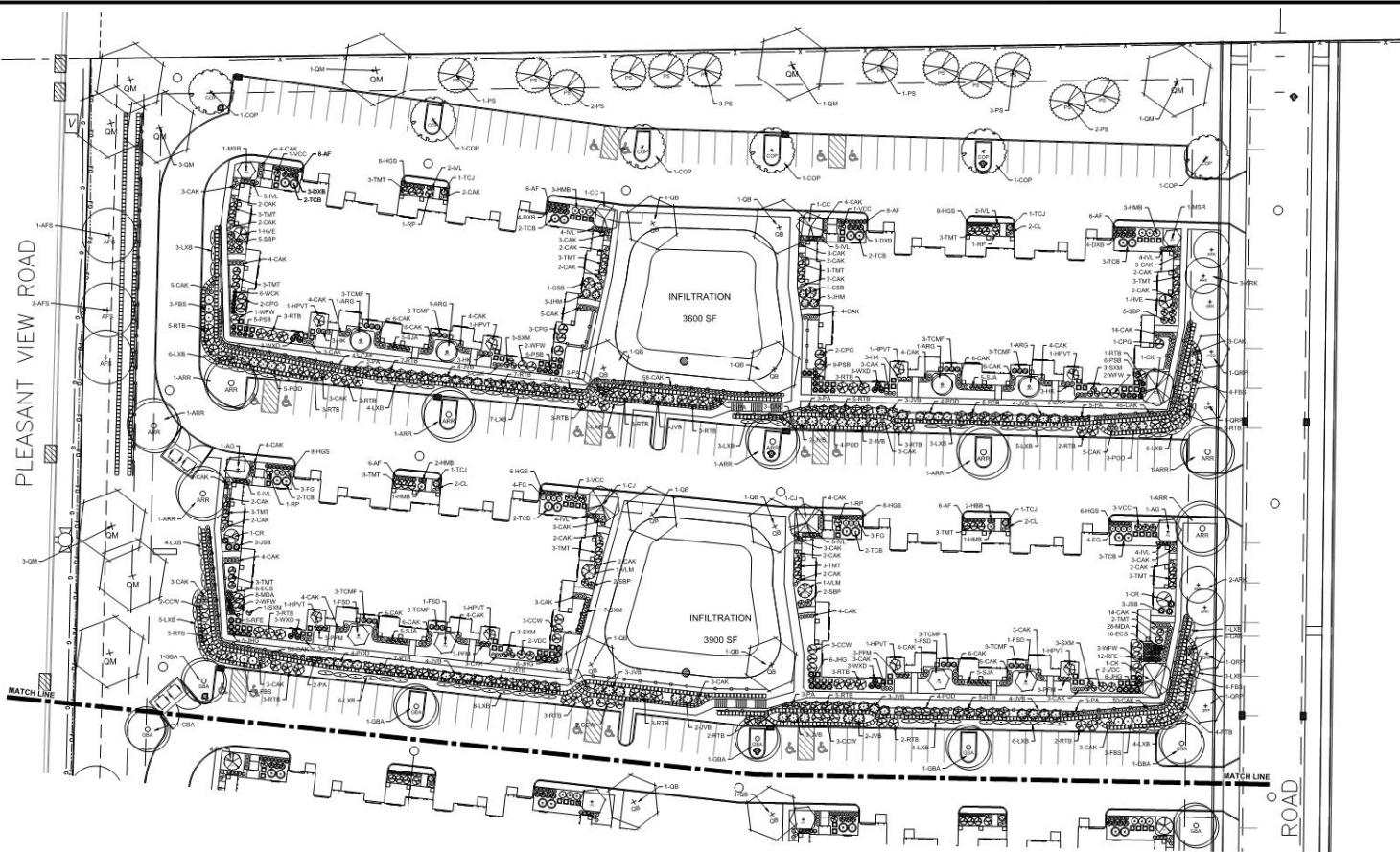
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# LANDSCAPING PLANS



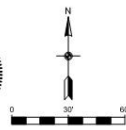
**D'AMICO HOFFER AND ASSOCIATES, INC.**  
 7250 Wisconsin Way, Madison, WI 53717  
 Phone: 608.833.7350 • Fax: 608.833.1089  
 WWW.DAMICOHOFFER.COM

**LANDSCAPE PLAN**  
**SPRINGS AT PLEASANT VIEW**  
 CONTINENTAL PROPERTIES  
 PLEASANT VIEW ROAD - 3306 COUNTY HIGHWAY M  
 MADISON, WISCONSIN

DATE: 05-20-2020  
 REVISION:

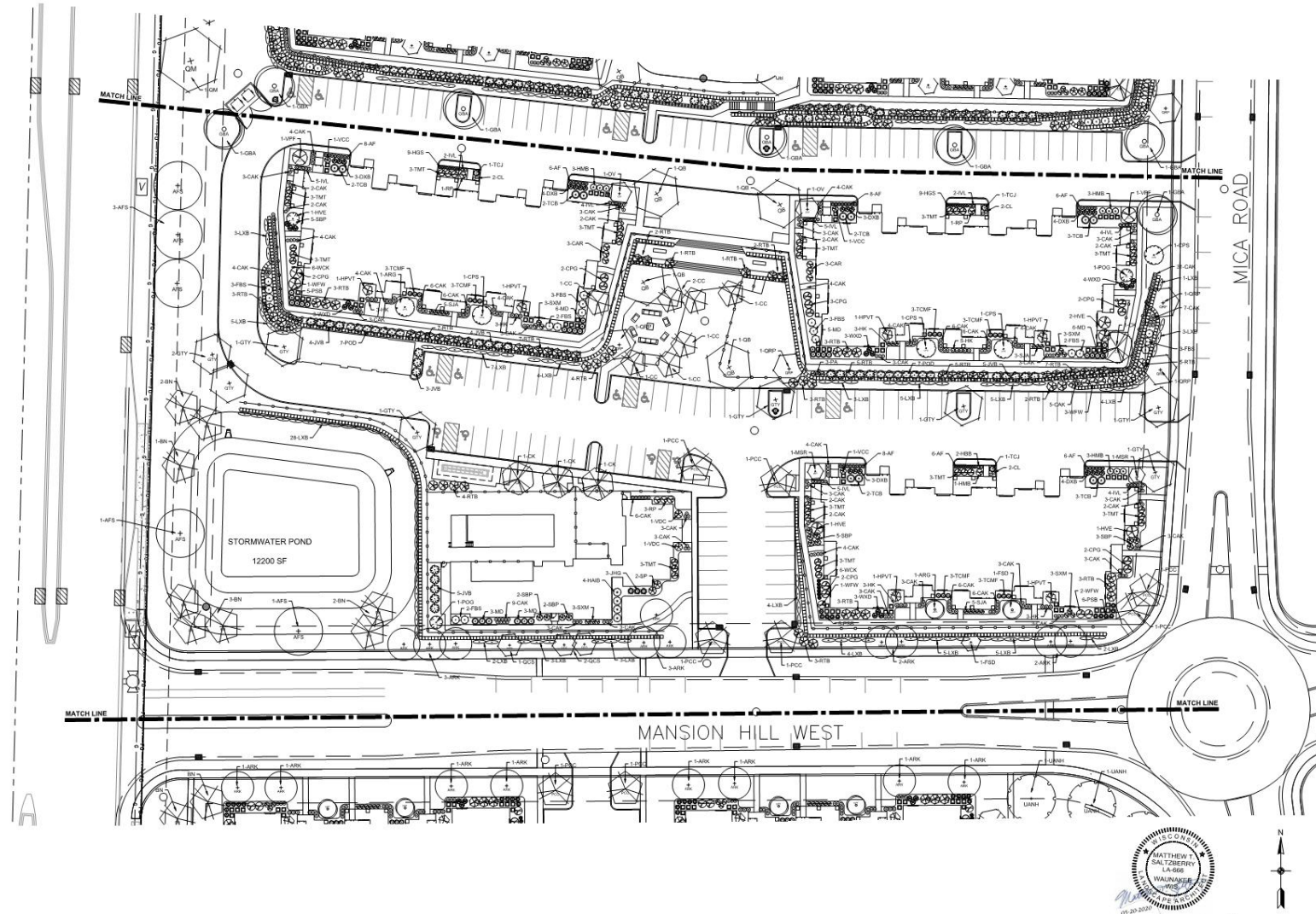
DESIGNED BY: MTS  
 FN: 20-05-120

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# LANDSCAPING PLANS



BYRONBRO ADRIE AND ASSOCIATES, INC.  
7950 Wisconsin Way, Madison, WI 53717  
Phone: 608.835.7200 • Fax: 608.835.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

LANDSCAPE PLAN  
SPRINGS AT PLEASANT VIEW  
CONTINENTAL PROPERTIES  
PLEASANT VIEW RD - 3306 COUNTY HIGHWAY M  
MADISON, WISCONSIN

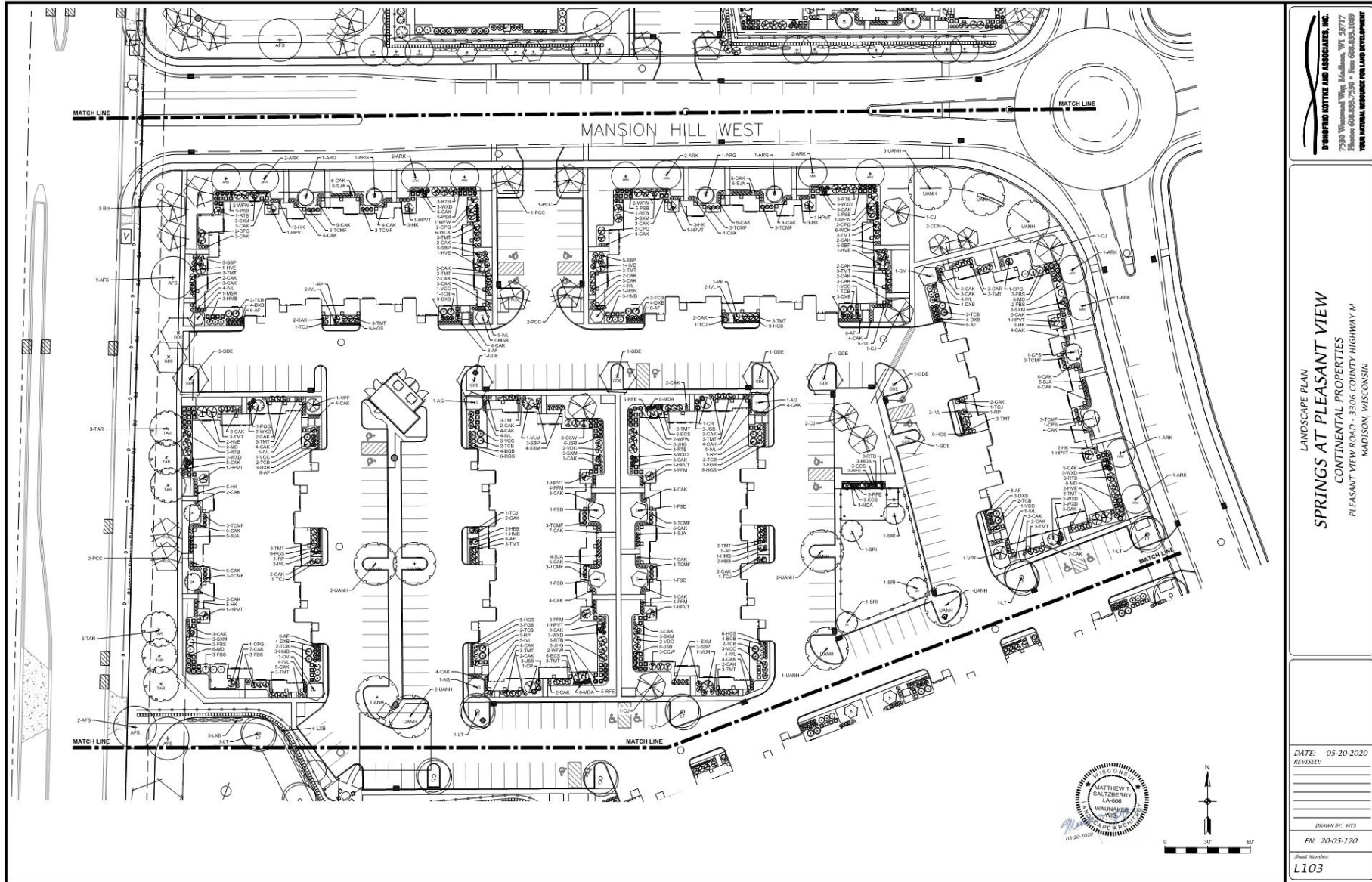
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FR: 20-05-120

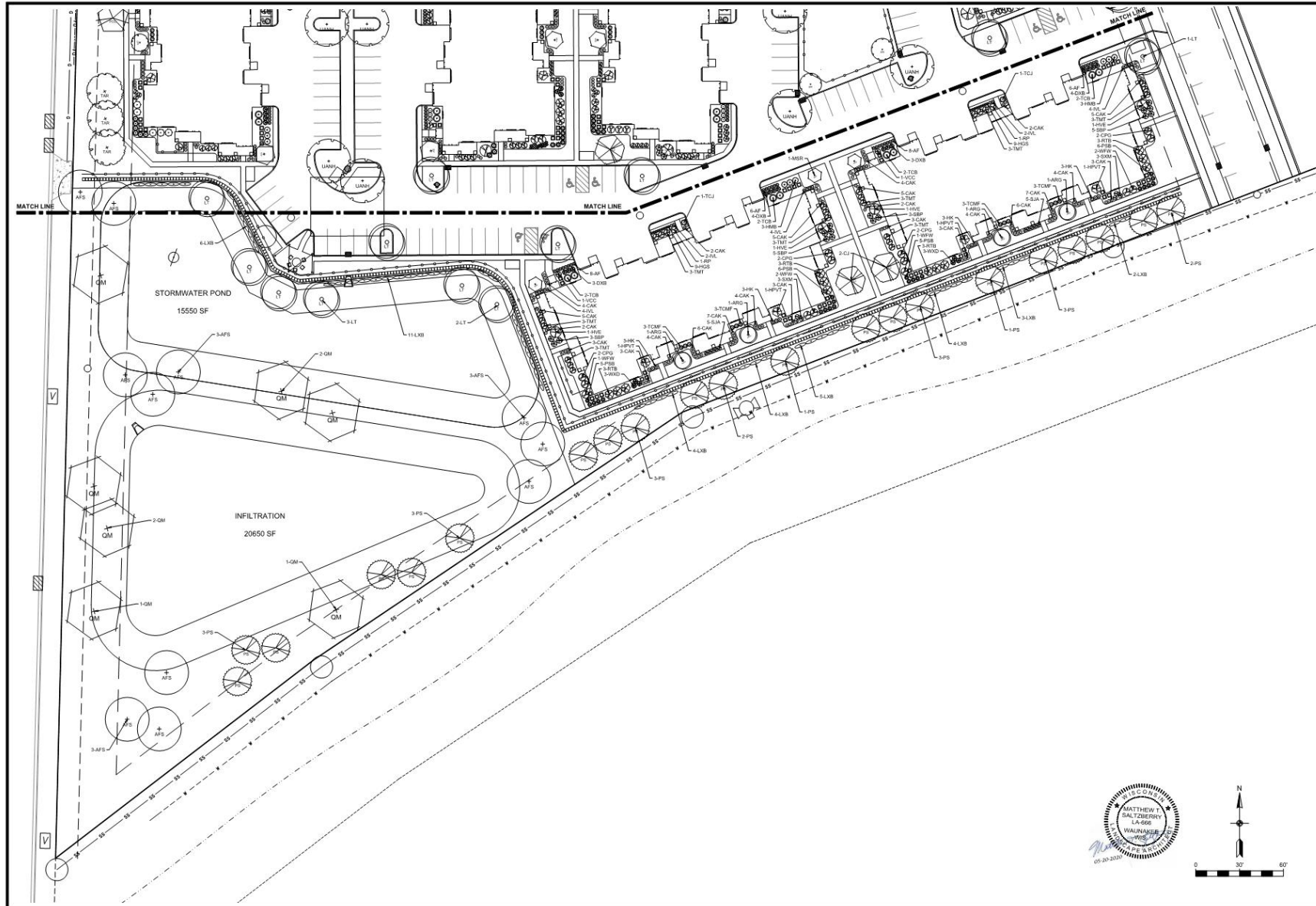
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# LANDSCAPING PLANS





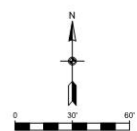
# LANDSCAPING PLANS



**D'AMICO & ASSOCIATES, INC.**  
 7750 Wisconsin Way, Madison, WI 53717  
 Phone: 608.835.7520 • Fax: 608.835.1089  
 WWW.DAMICOINC.COM

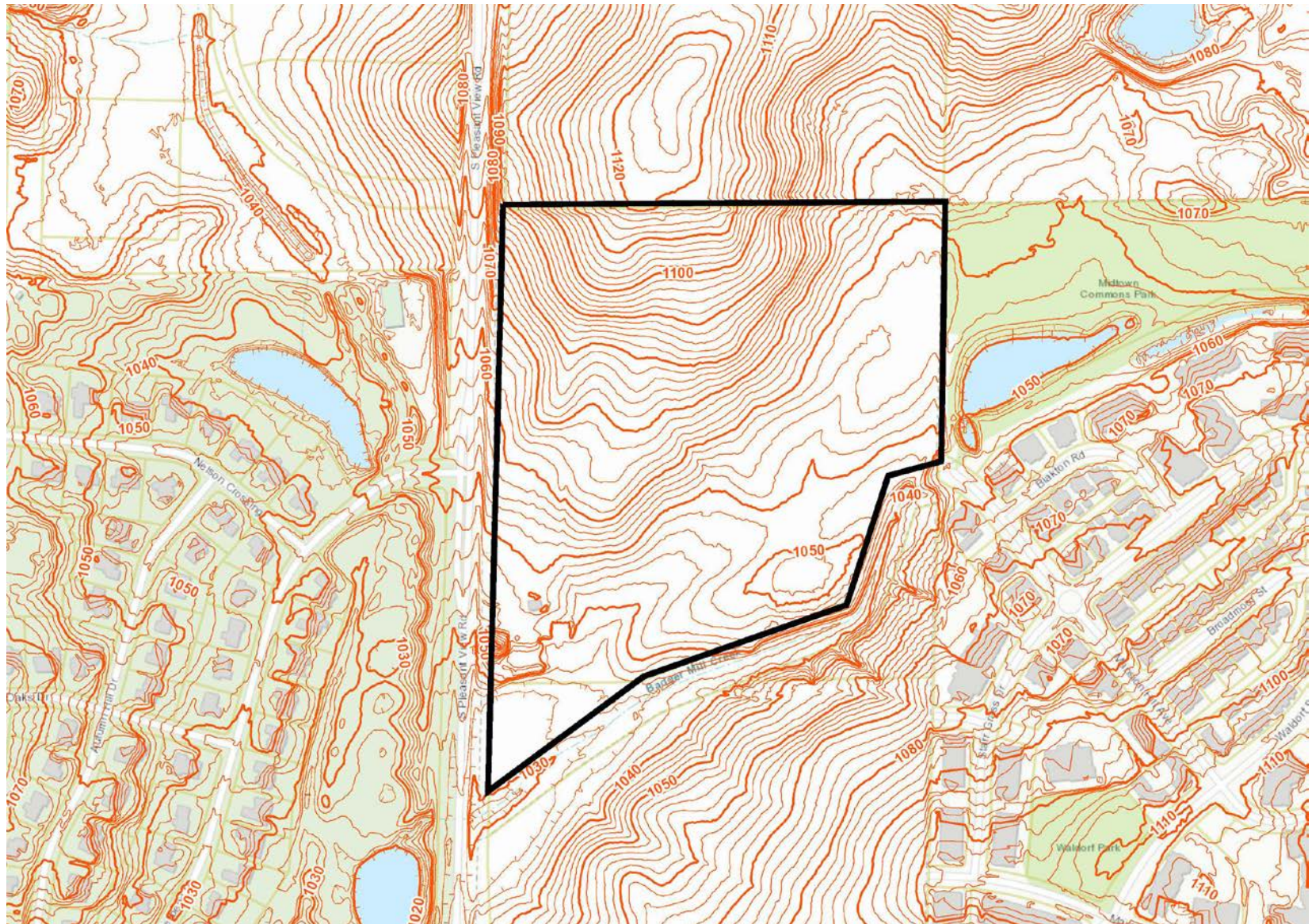
LANDSCAPE PLAN  
**SPRINGS AT PLEASANT VIEW**  
 CONTINENTAL PROPERTIES  
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 MADISON, WISCONSIN

DATE: 05-20-2020  
 REVISION:  
 DRAWN BY: NTS  
 FILE: 20-05-120  
 Sheet Number:  
**L104**





# CONTOUR MAP





# ADDT'L SLIDES – FOR REFERENCE

- View looking Northwest from Mansion Hill Avenue towards subject site





# SITE PHOTO

- View looking Northwest from Mansion Hill Avenue towards subject site





# SITE PHOTO

- View looking North from South Pleasant View and Mid Town Road towards subject site



# SITE PHOTO

- View looking North from within the subject site





# SITE PHOTO

- View looking East from Pleasant View Road towards subject site

