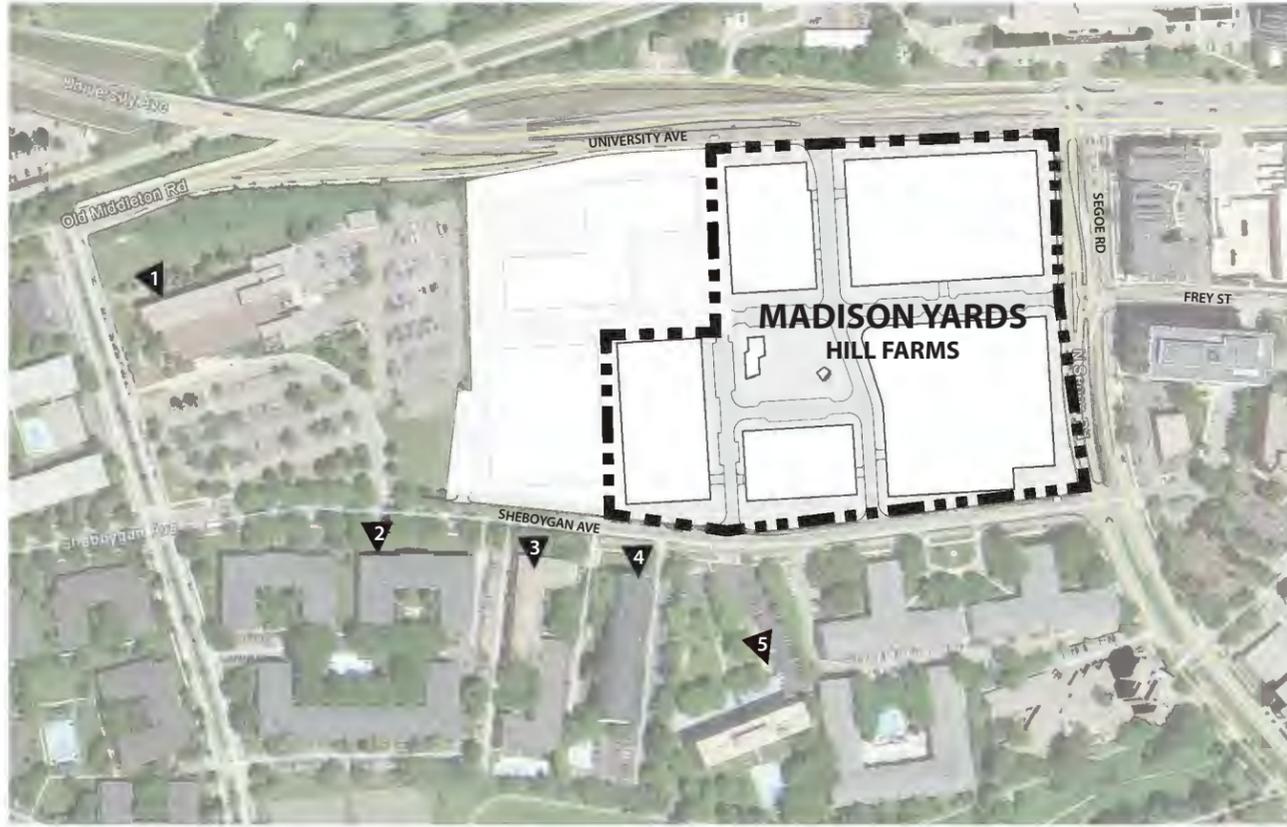


FIGURE 1 - LOCATOR MAP



1. AMERICAN RED CROSS



2. THE CAROLINA APARTMENTS



3. THE SOVEREIGN APARTMENTS



4. HILLDALE TOWER



5. PARK TOWER AT HILLDALE

CONTEXTUAL SITE INFORMATION



6. THE NORMANDY APARTMENTS



7. SEGOE GARDENS ASSISTED LIVING



8. VENTURE



9. WESTON PLACE



10. OVERLOOK AT HILLDALE

CONTEXTUAL SITE INFORMATION

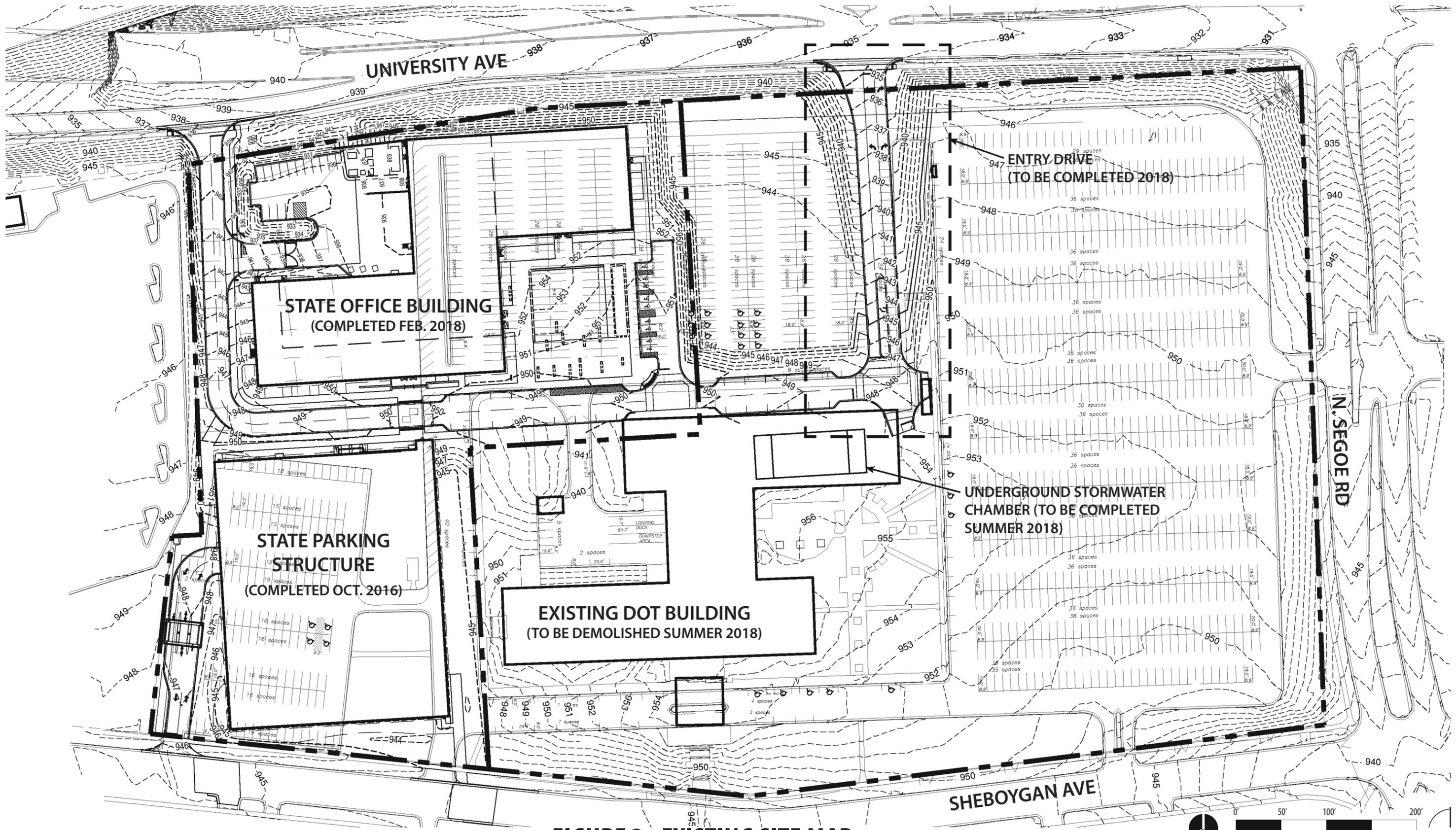


FIGURE 2 - EXISTING SITE MAP

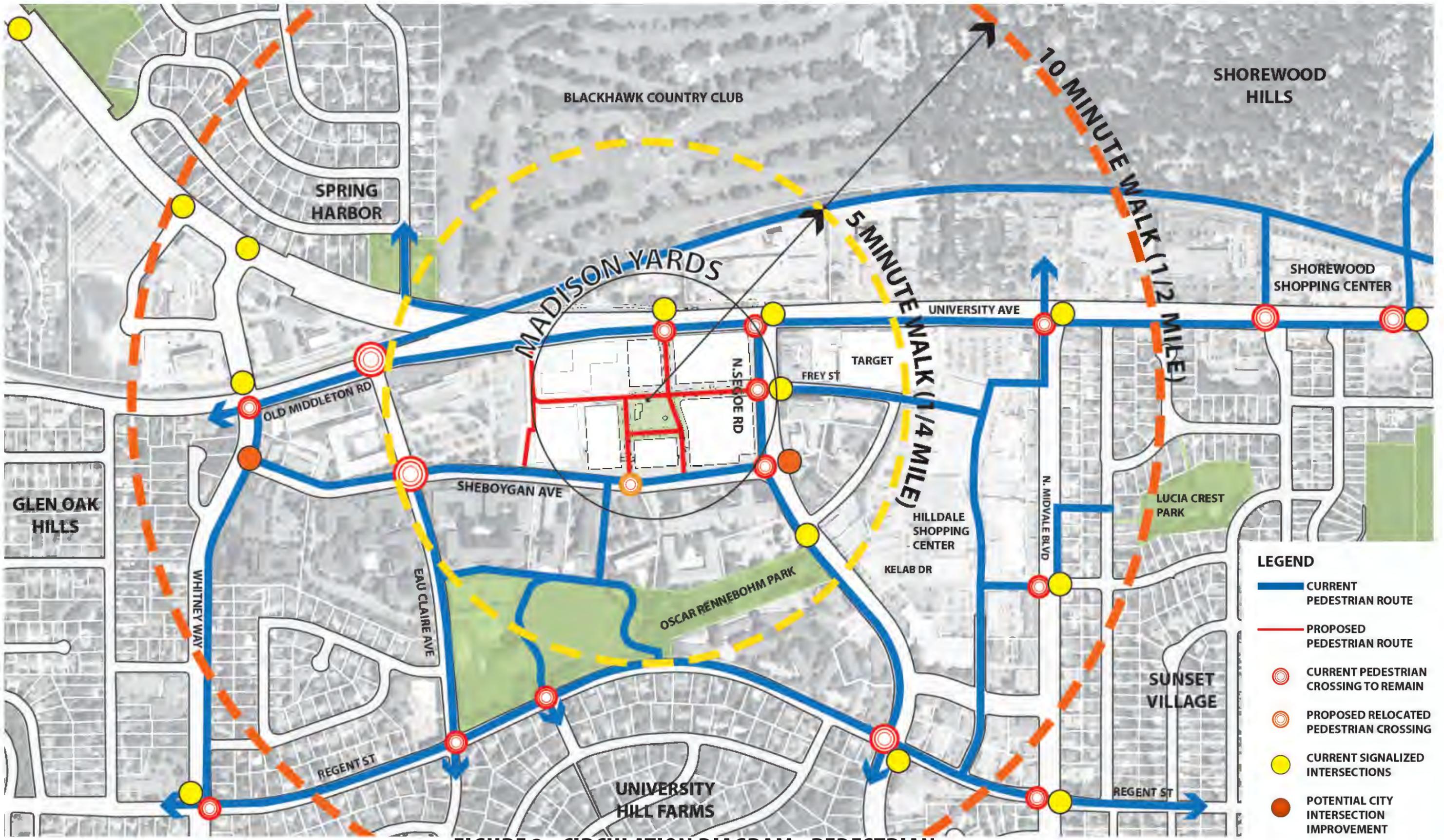


FIGURE 3 - CIRCULATION DIAGRAM - PEDESTRIAN

- LEGEND**
- CURRENT PEDESTRIAN ROUTE
 - - - PROPOSED PEDESTRIAN ROUTE
 - ⊙ CURRENT PEDESTRIAN CROSSING TO REMAIN
 - ⊙ PROPOSED RELOCATED PEDESTRIAN CROSSING
 - CURRENT SIGNALIZED INTERSECTIONS
 - POTENTIAL CITY INTERSECTION IMPROVEMENT

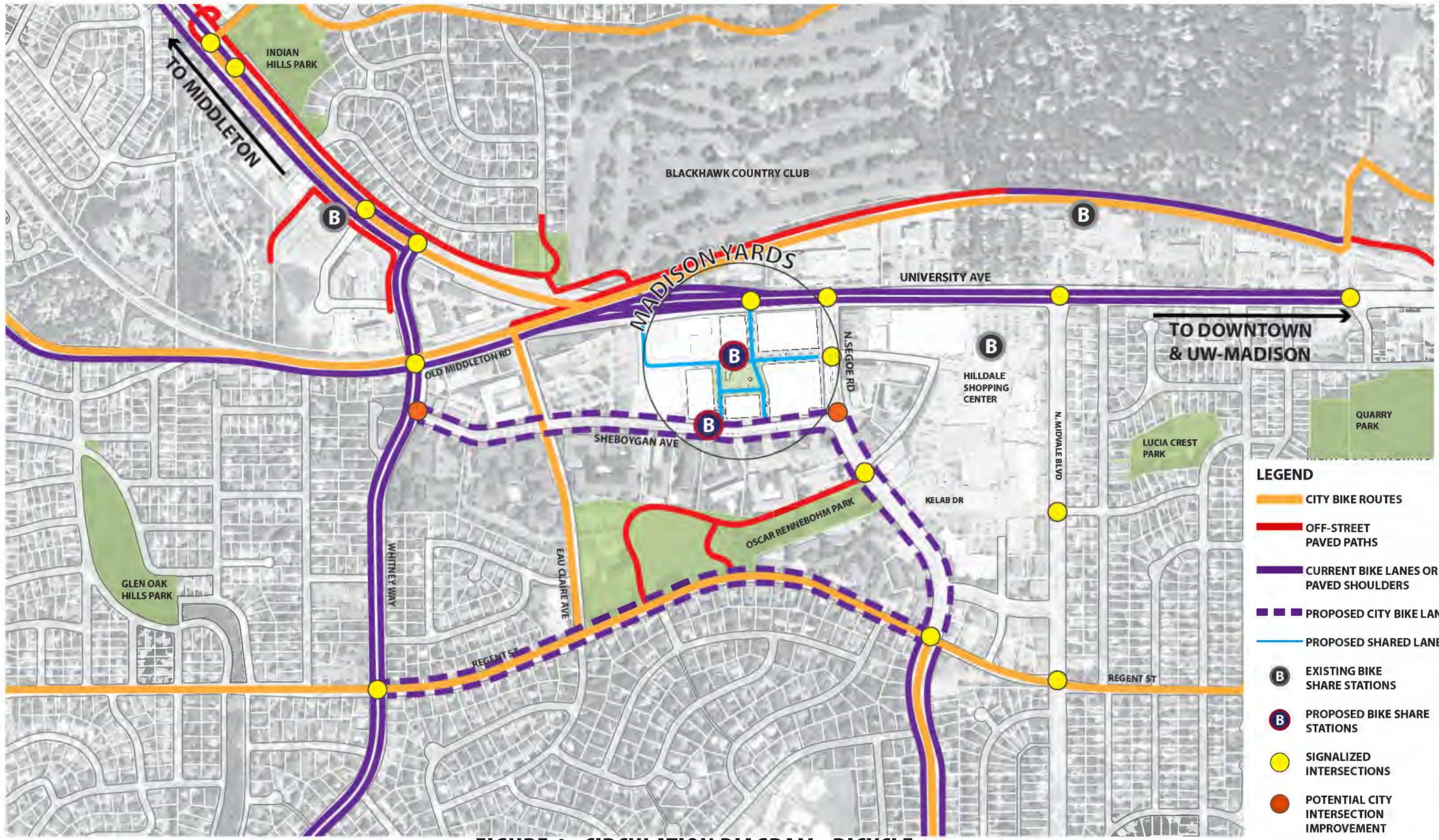


FIGURE 4 - CIRCULATION DIAGRAM - BICYCLE

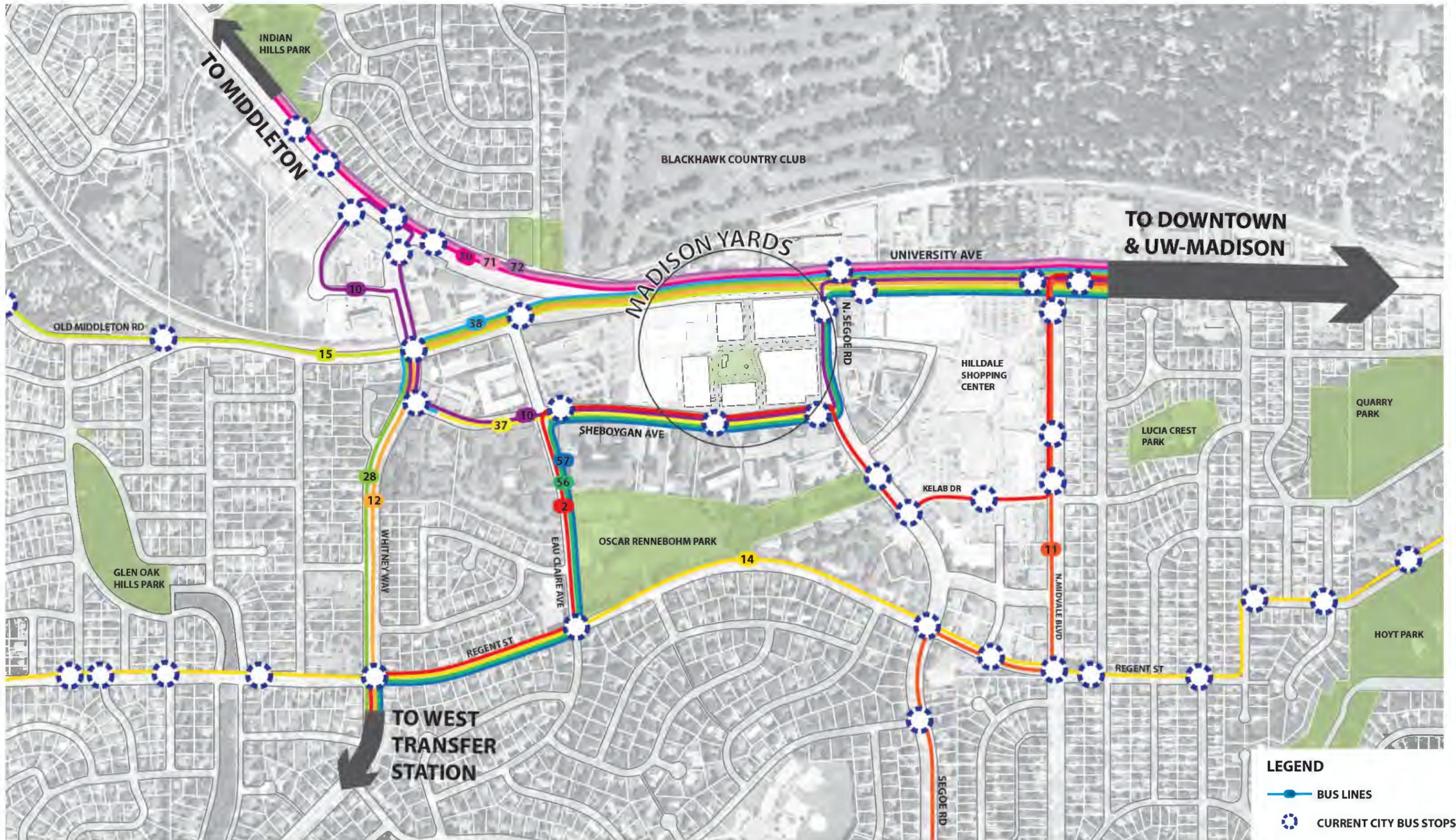
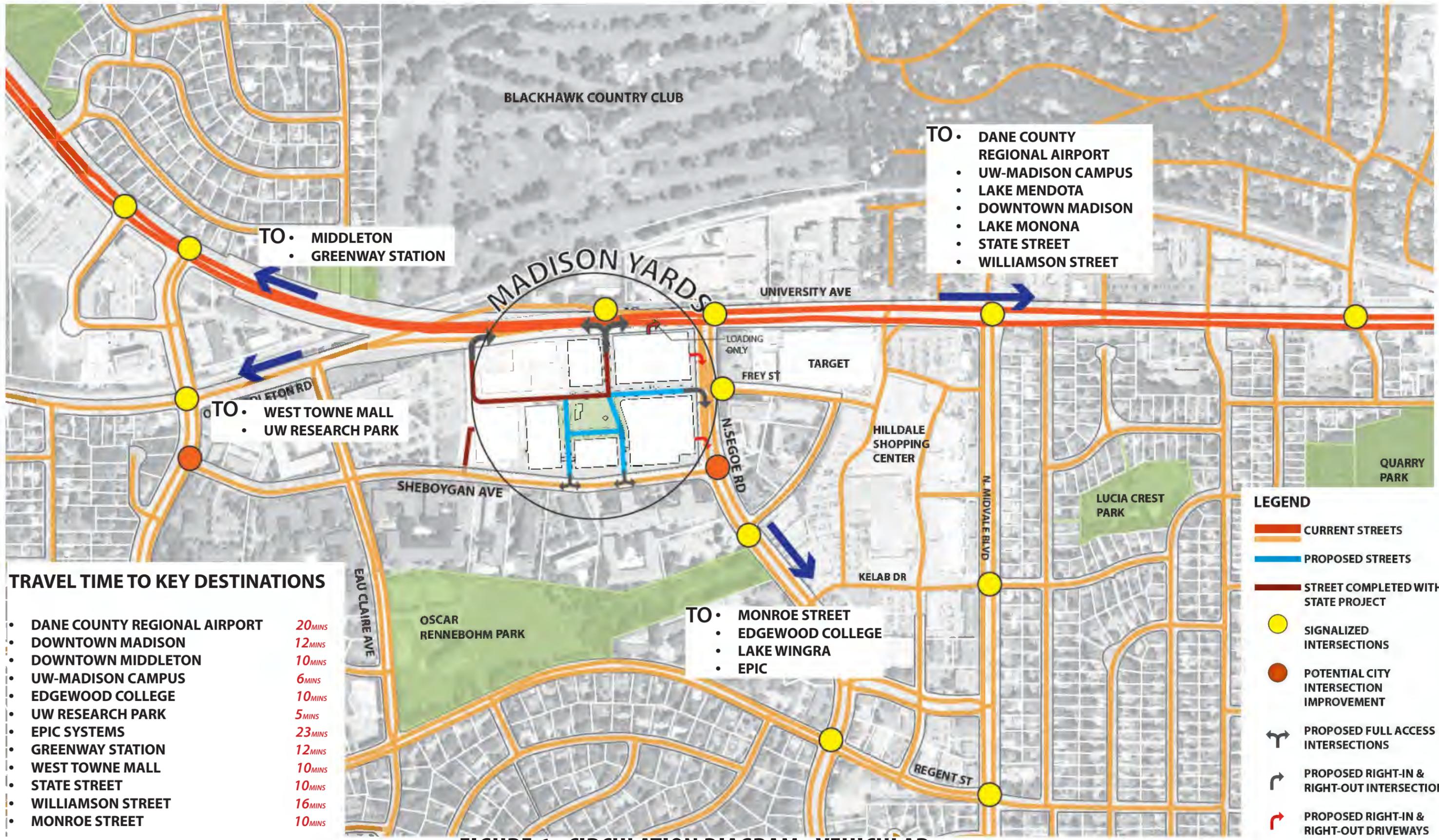


FIGURE 5 - CIRCULATION DIAGRAM - PUBLIC TRANSIT



TRAVEL TIME TO KEY DESTINATIONS

- DANE COUNTY REGIONAL AIRPORT 20MINS
- DOWNTOWN MADISON 12MINS
- DOWNTOWN MIDDLETON 10MINS
- UW-MADISON CAMPUS 6MINS
- EDGEWOOD COLLEGE 10MINS
- UW RESEARCH PARK 5MINS
- EPIC SYSTEMS 23MINS
- GREENWAY STATION 12MINS
- WEST TOWNE MALL 10MINS
- STATE STREET 10MINS
- WILLIAMSON STREET 16MINS
- MONROE STREET 10MINS

FIGURE 6 - CIRCULATION DIAGRAM - VEHICULAR

- LEGEND**
- MINIMUM SETBACK 
 - PROPOSED LOT LINE 
 - EXISTING PROPERTY LINE 

IN ADDITION TO THE MINIMUM SETBACKS SHOWN, VISION CLEARANCE TRIANGLES WILL BE RESPECTED AT ALL CORNER LOT LINES PURSUANT TO MGO 27.05(2)(bb).

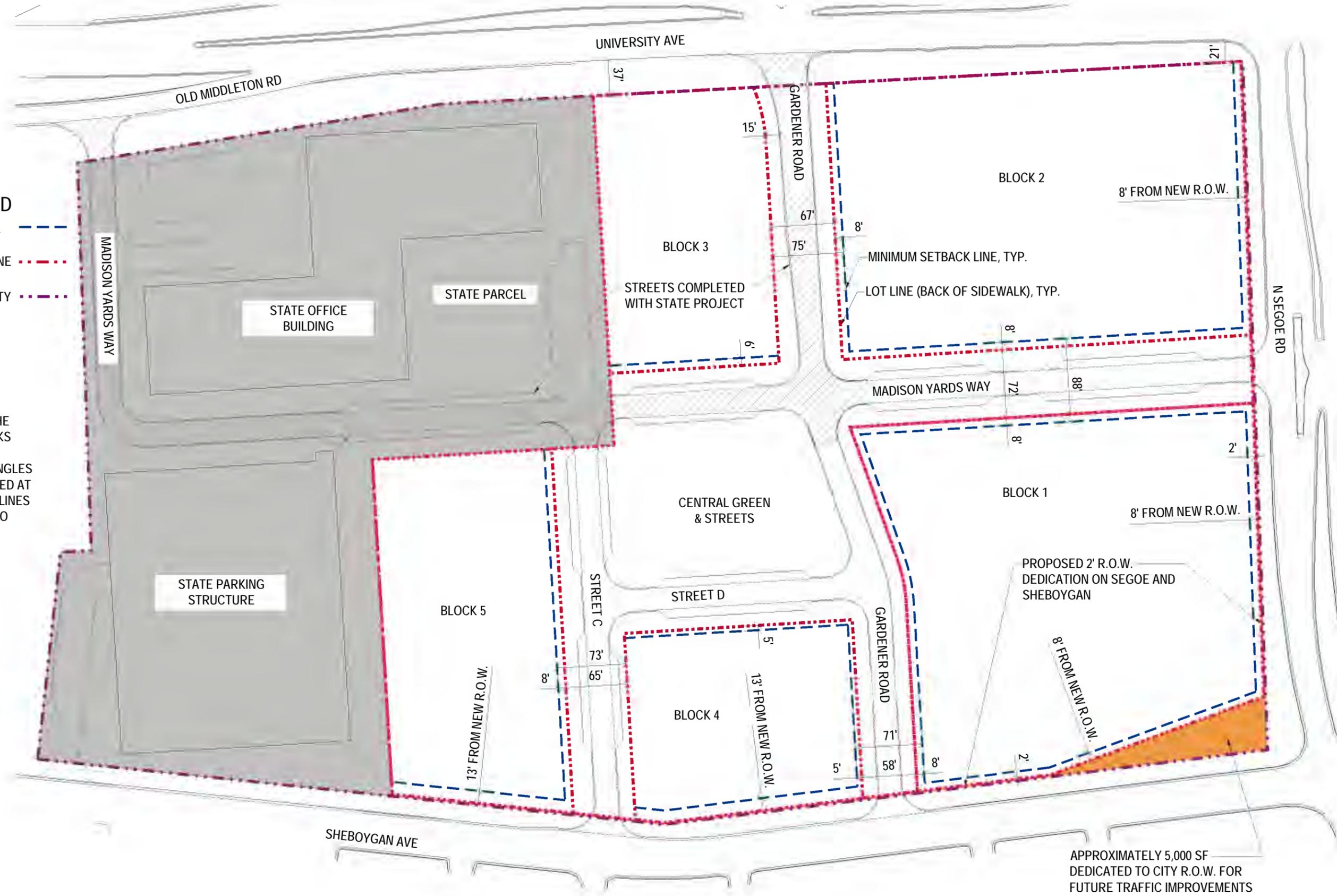
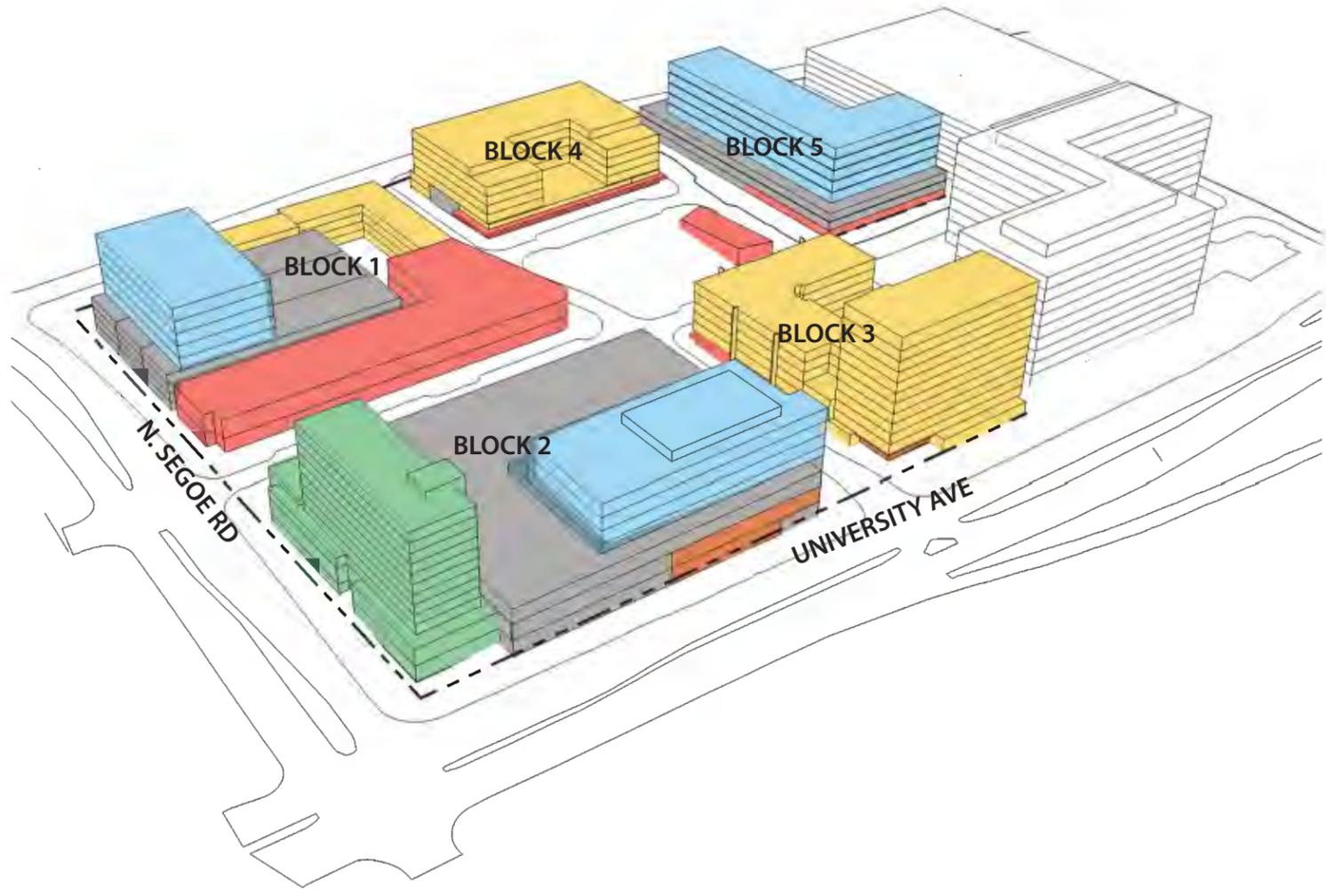
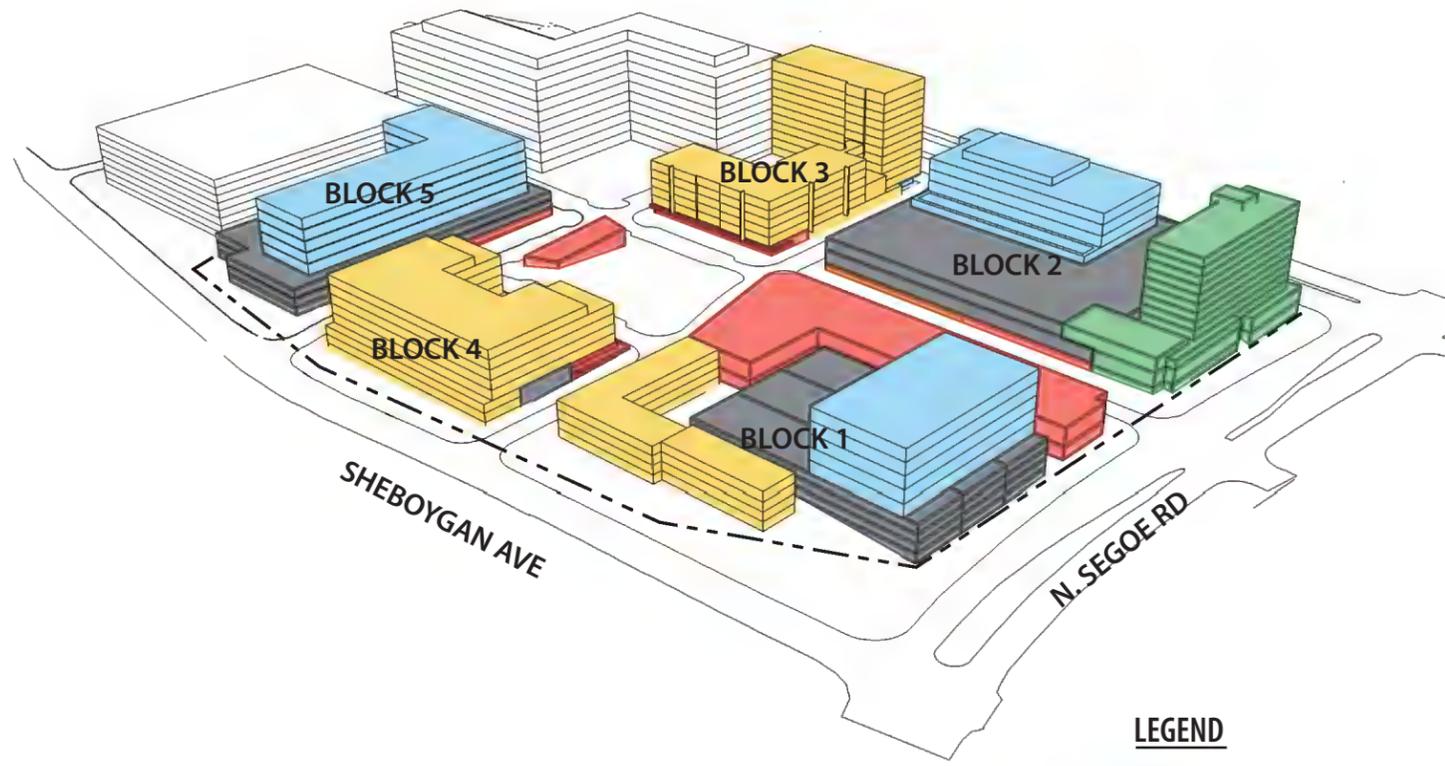


FIGURE 7 - PROPOSED STREET NETWORK AND LOTS



VIEW LOOKING SOUTHWEST

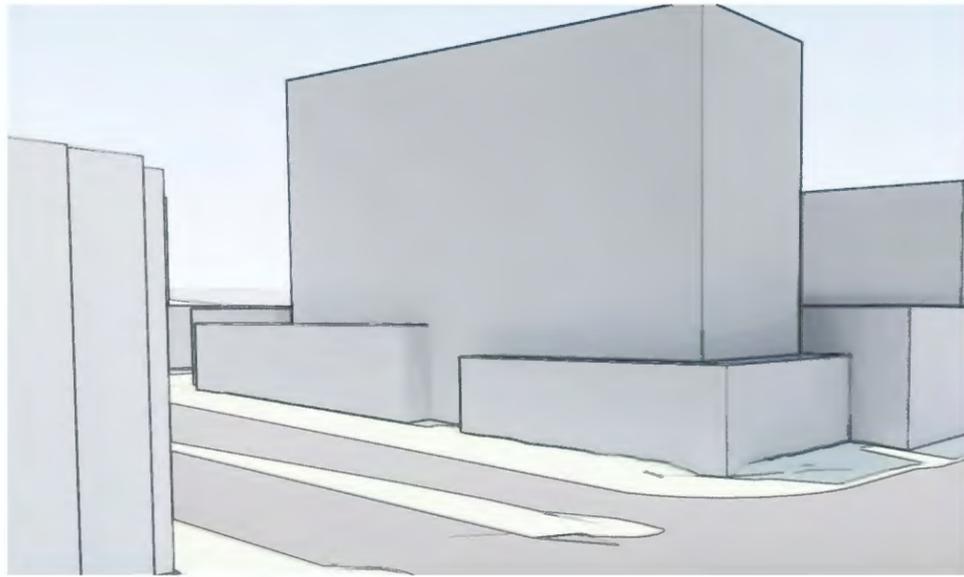


VIEW LOOKING NORTHWEST

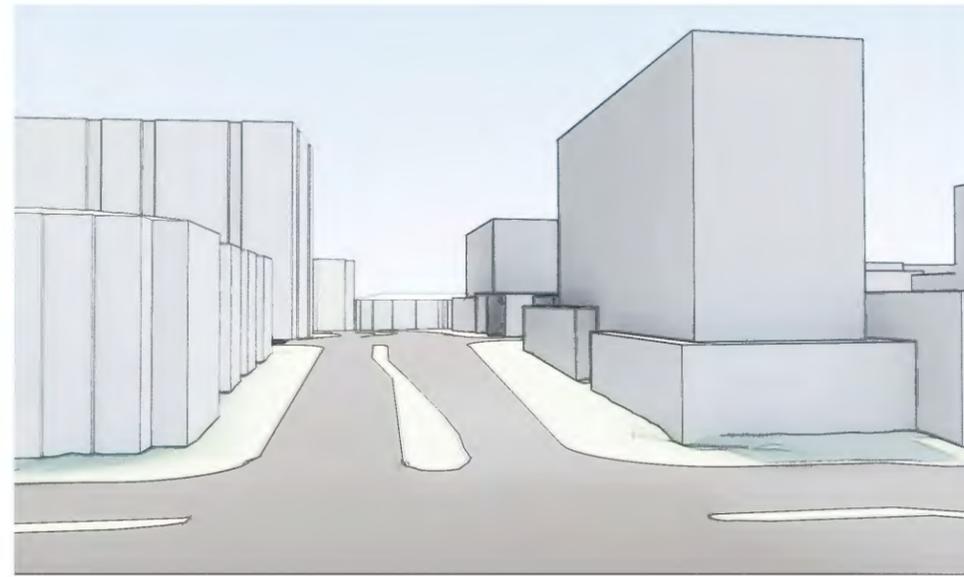
- LEGEND**
- RETAIL
 - RESIDENTIAL
 - PARKING
 - HOTEL
 - GROCERY
 - OFFICE
 - PROPOSED PROPERTY LINE

FIGURE 8 SITE MASSING

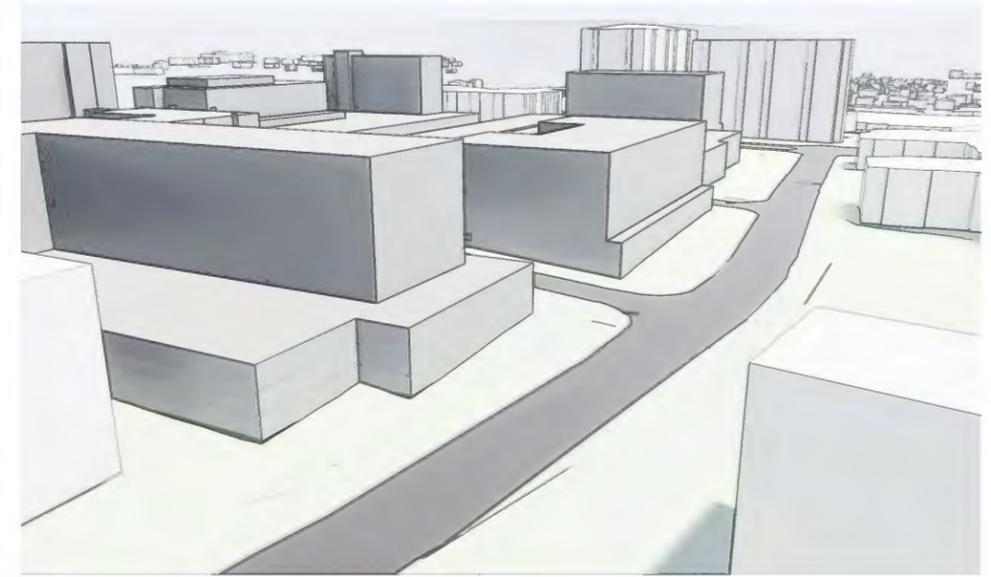
NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).



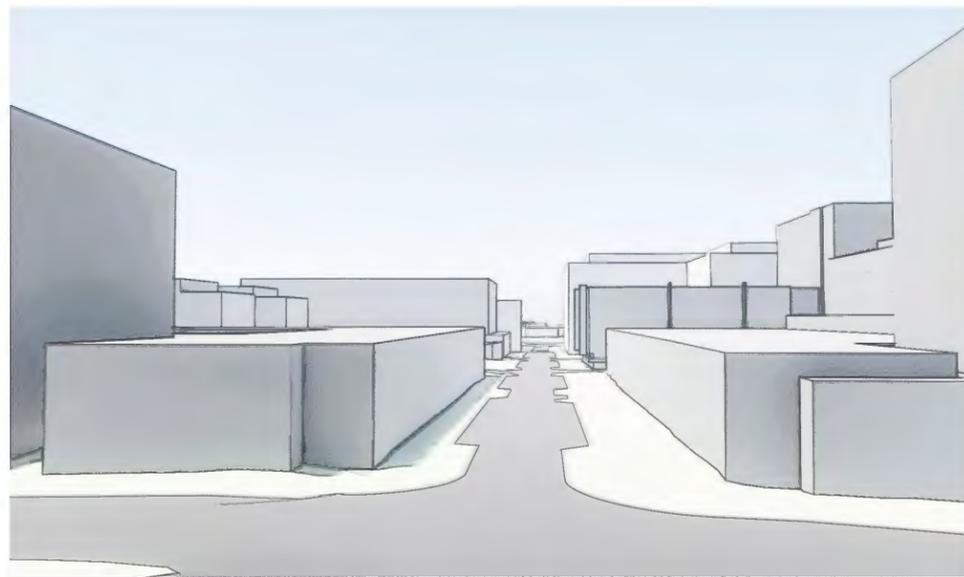
LOOKING EAST ON UNIVERSITY AT SEGOE



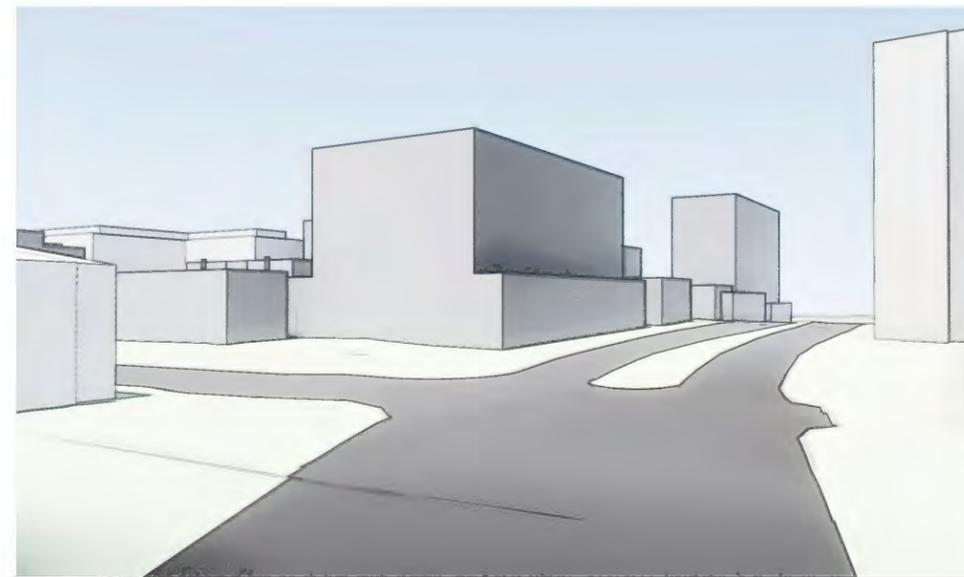
LOOKING SOUTH AT SEGOE AT UNIVERSITY



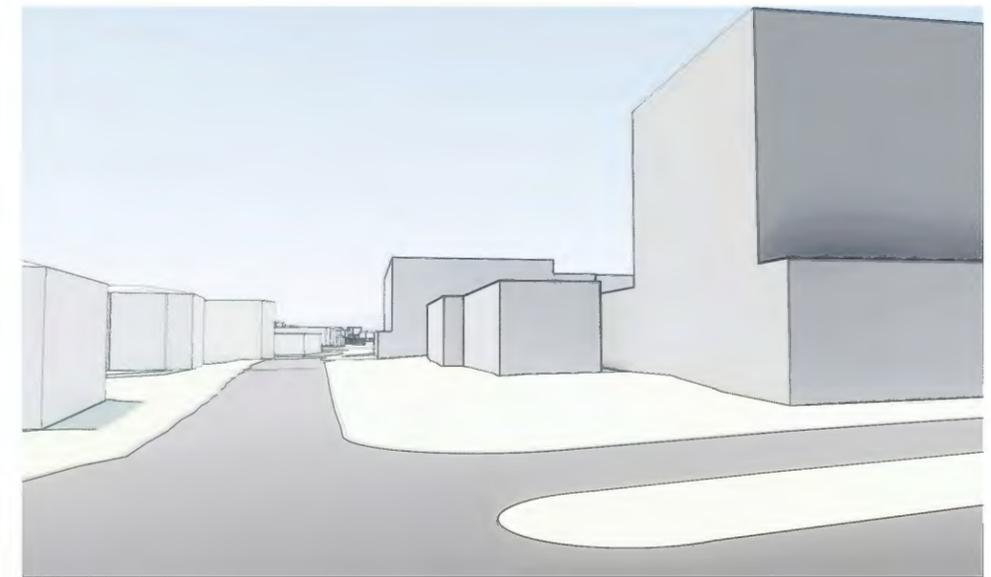
LOOKING NE FROM SHEBOYGAN



LOOKING WEST ON MADISON YARDS WAY AT SEGOE

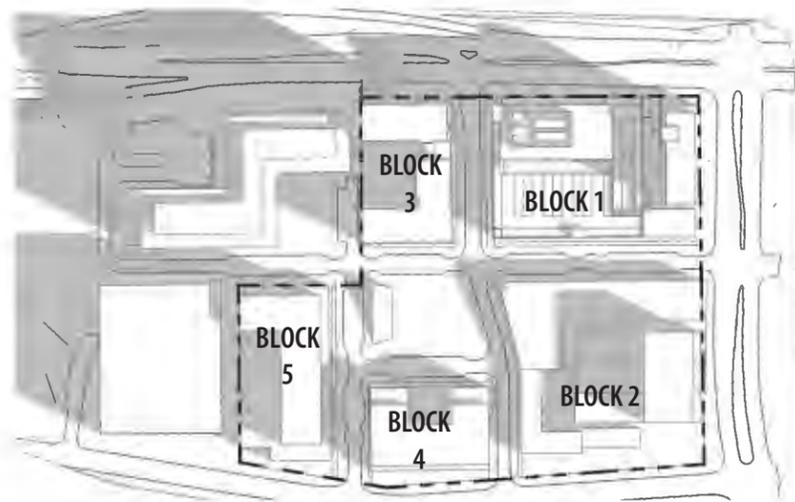


LOOKING NW AT SEGOE AND SHEBOYGAN

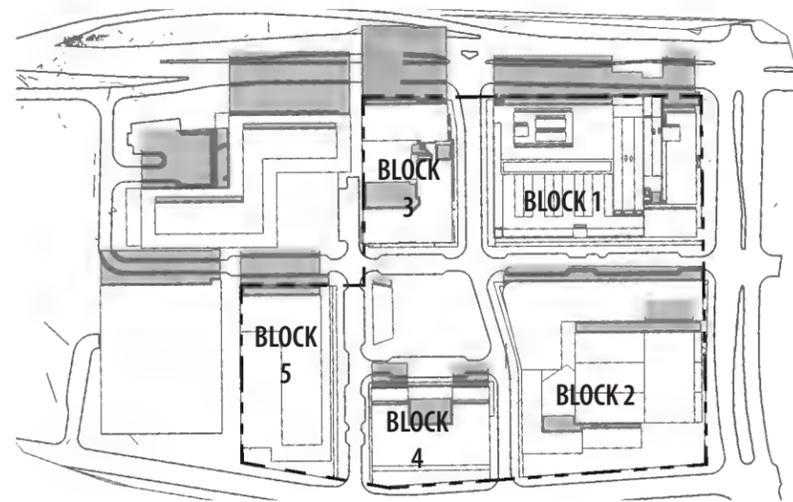


LOOKING WEST ON SHEBOYGAN AT SEGOE

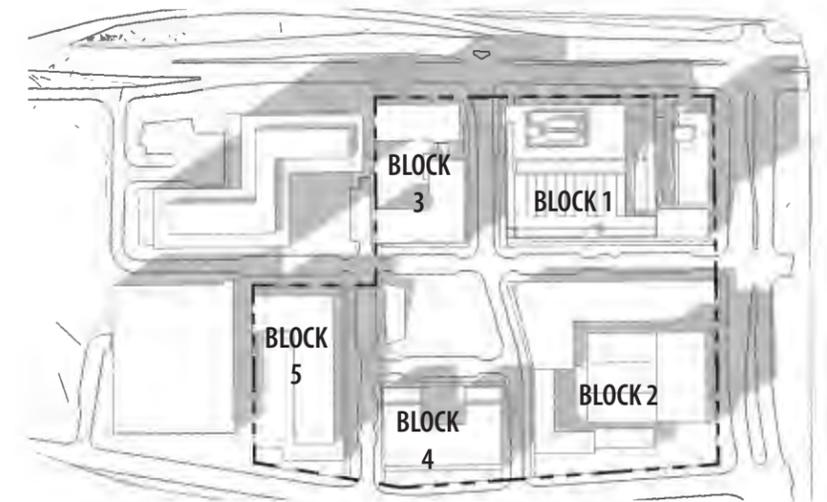
FIGURE 8B - BUILDING MASSING



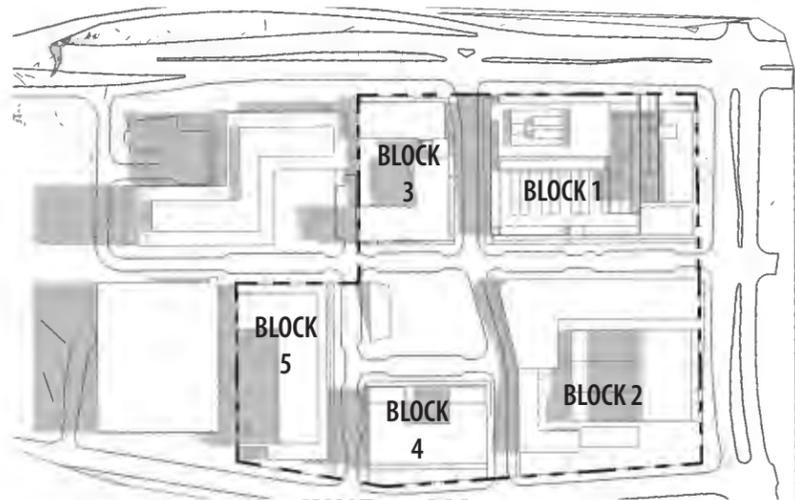
MARCH & SEPTEMBER - 8AM



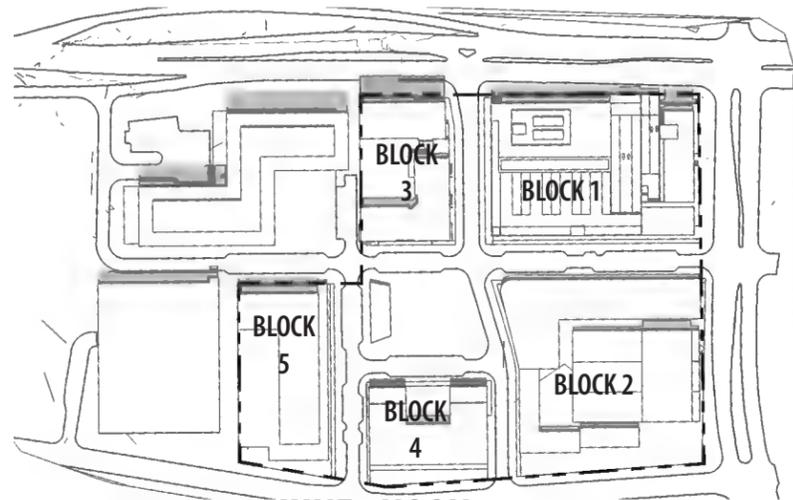
MARCH & SEPTEMBER - NOON



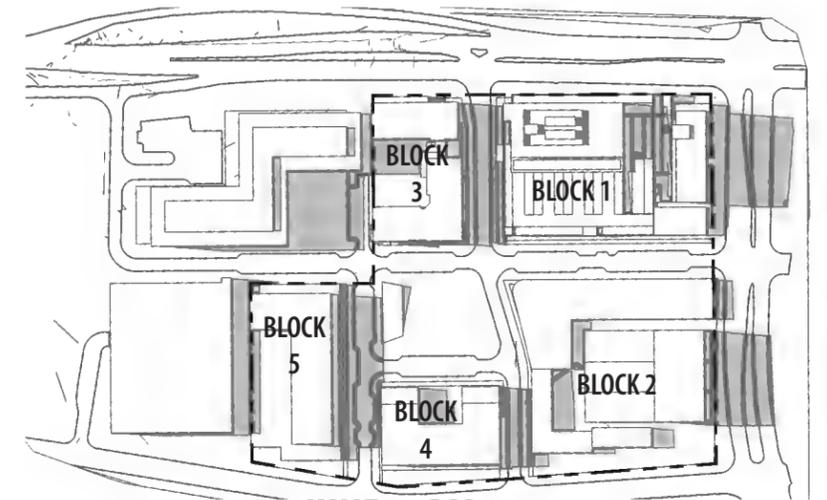
MARCH & SEPTEMBER - 5PM



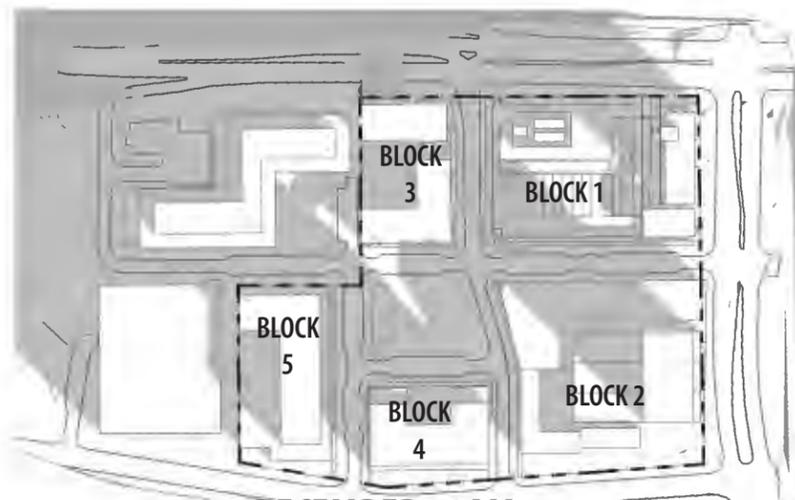
JUNE - 8AM



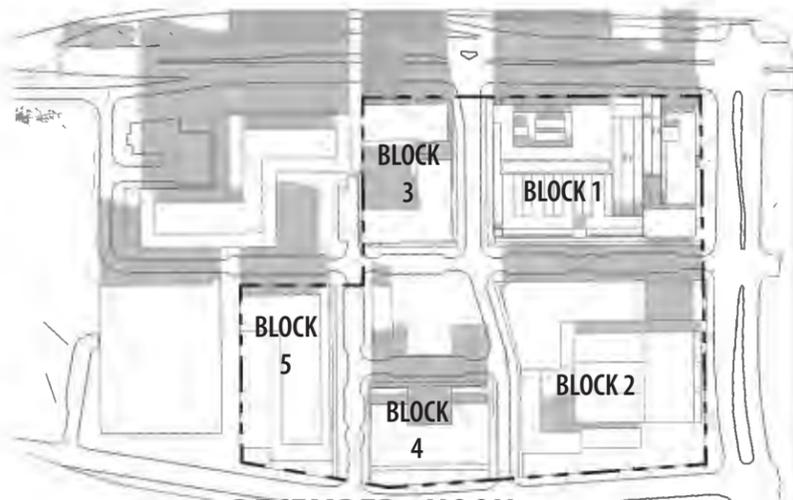
JUNE - NOON



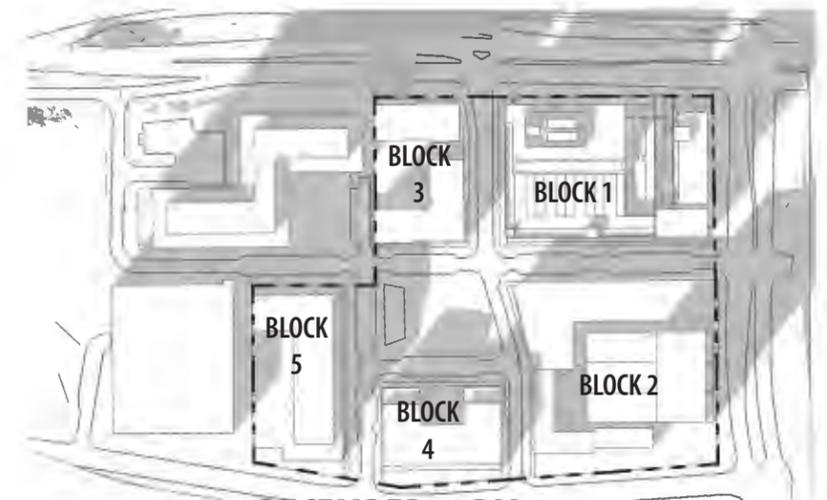
JUNE - 5PM



DECEMBER - 8AM



DECEMBER - NOON



DECEMBER - 5PM

FIGURE 9 - SHADE STUDIES

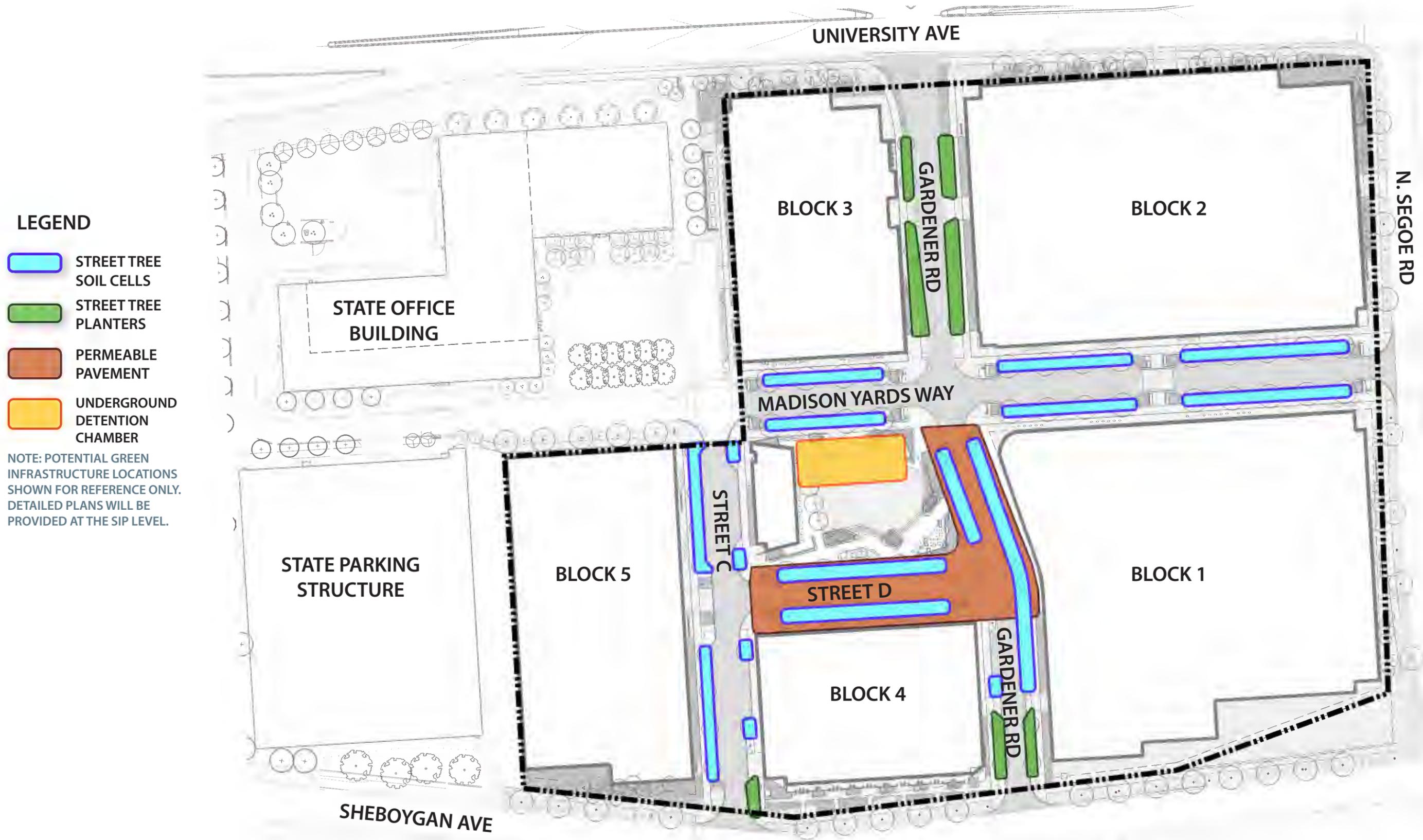


FIGURE 10 - GREEN INFRASTRUCTURE DIAGRAM

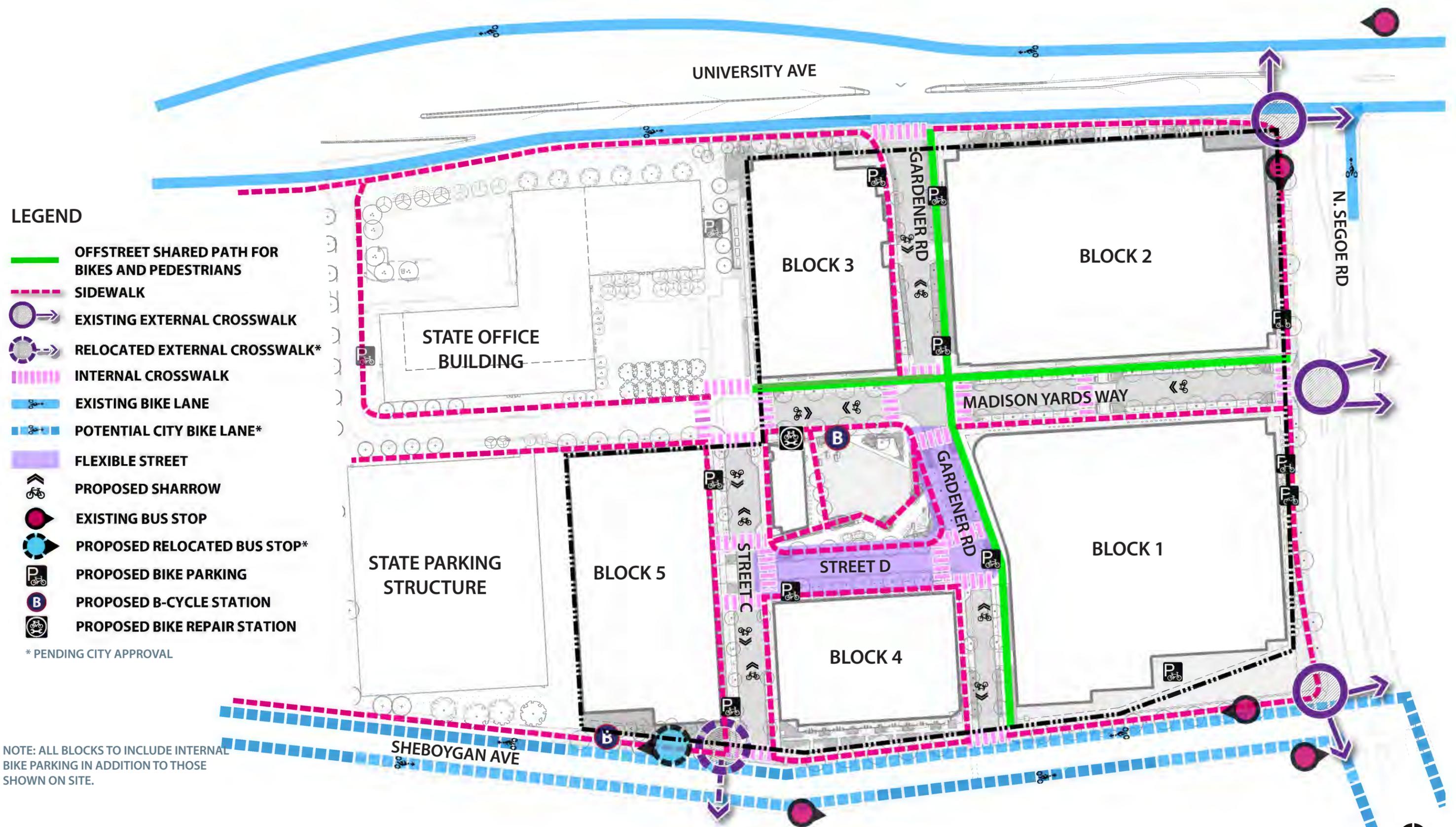


FIGURE 11 - INTERNAL PEDESTRIAN & BICYCLE CIRCULATION

LEGEND

-  FIRE LANE (20')
-  AERIAL APPARATUS LANE(26')

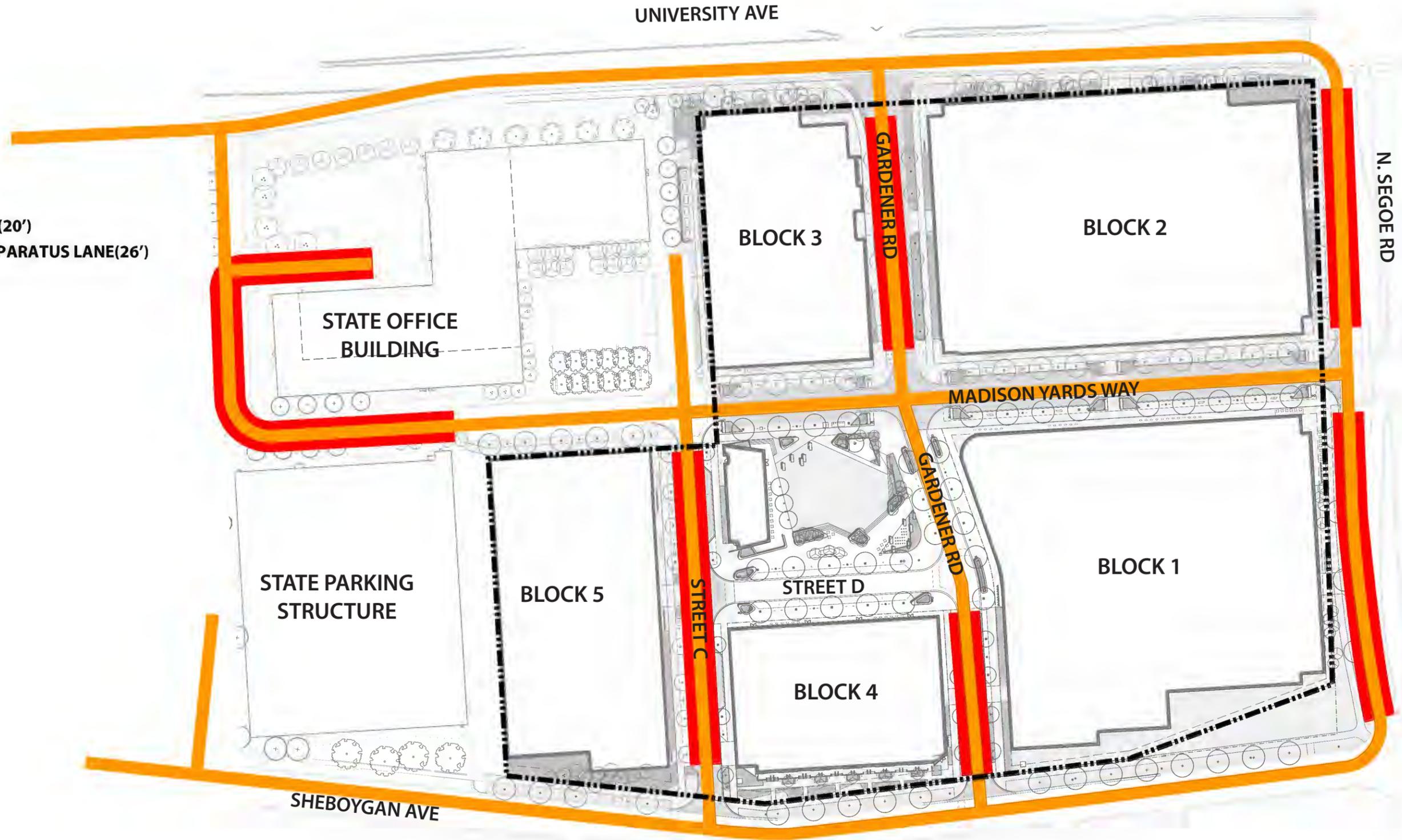


FIGURE 12 - FIRE ACCESS DIAGRAM

MAIN STREET - ANN ARBOR, MI



PLAN VIEW



PEDESTRIAN CENTRIC

The streets at Madison Yards are dimensioned based on examples of existing, high quality pedestrian environments. The three examples provided are well known as attractive, pedestrian-oriented, retail corridors that provide sufficient space for quality seating vegetation and circulation.

LARIMER STREET - DENVER, CO



PLAN VIEW



ST. PAUL AVENUE - MILWAUKEE, WI



PLAN VIEW

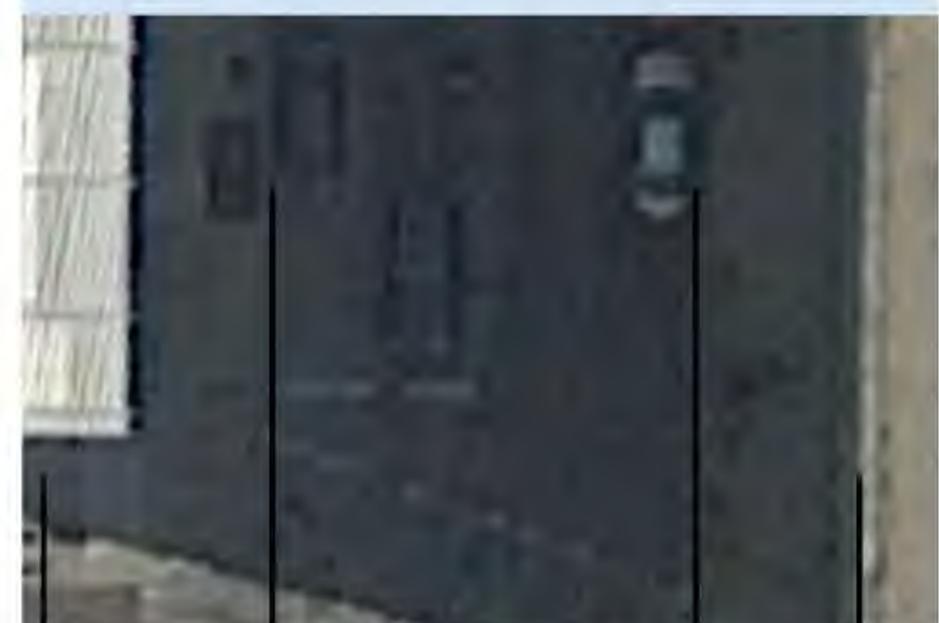


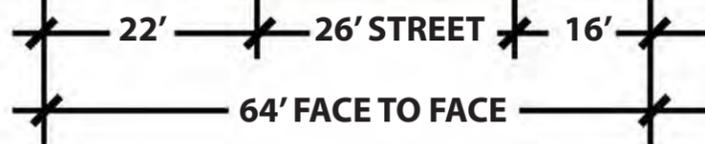
FIGURE 13A - PRECEDENT STREET SECTIONS

Note: All dimensions approximate, based on Google Earth

STATE STREET - MADISON WI



PLAN VIEW



MADISON YARDS WAY - MADISON WI

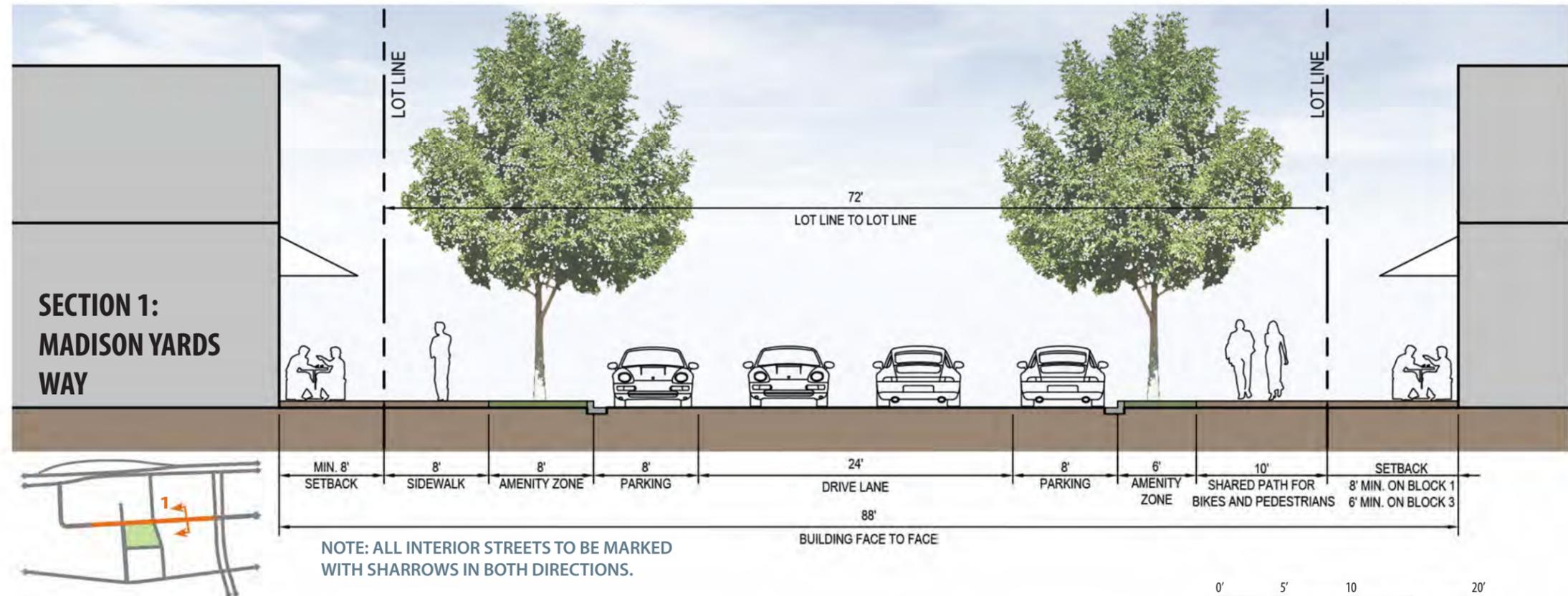
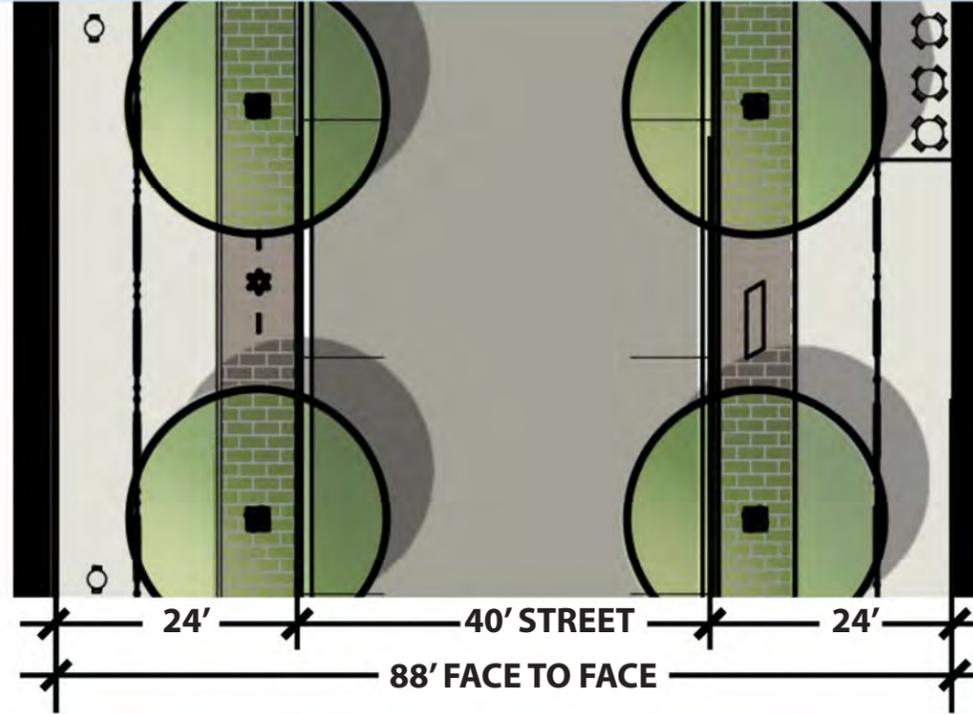


FIGURE 13B - PROPOSED STREET SECTIONS

FESTIVAL STREET

Based on the concept of a *woonerf*, or shared street, the streets to the east and south of the central green are designed for use by pedestrians and vehicles. These street segments will function as normal streets for day to day use, but they are designed to be closed down for special events to extend

the pedestrian plaza in the central green for larger functions such as the farmers' market or a concert. A ribbon curb and a row of objects such as bollards, planters, trees, light fixtures and stone markers delineate the travel areas while keep the space flexible for pedestrians during events.

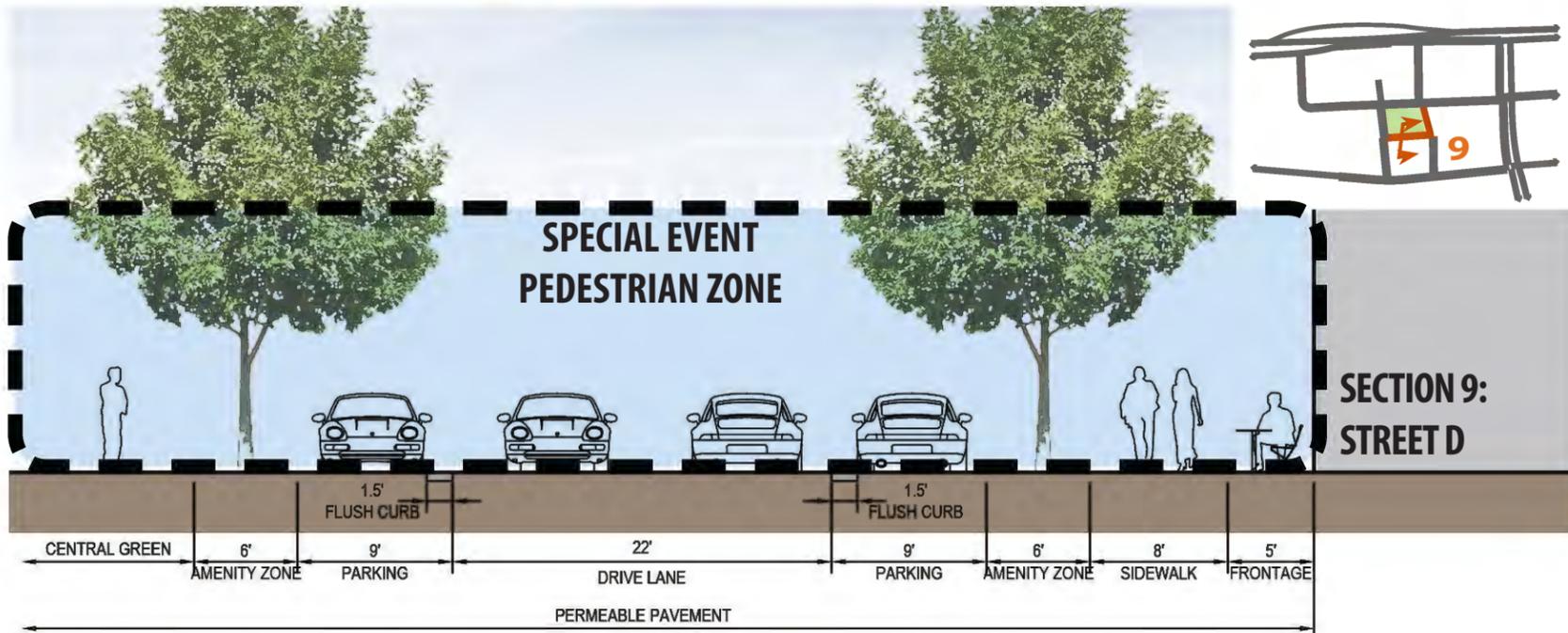
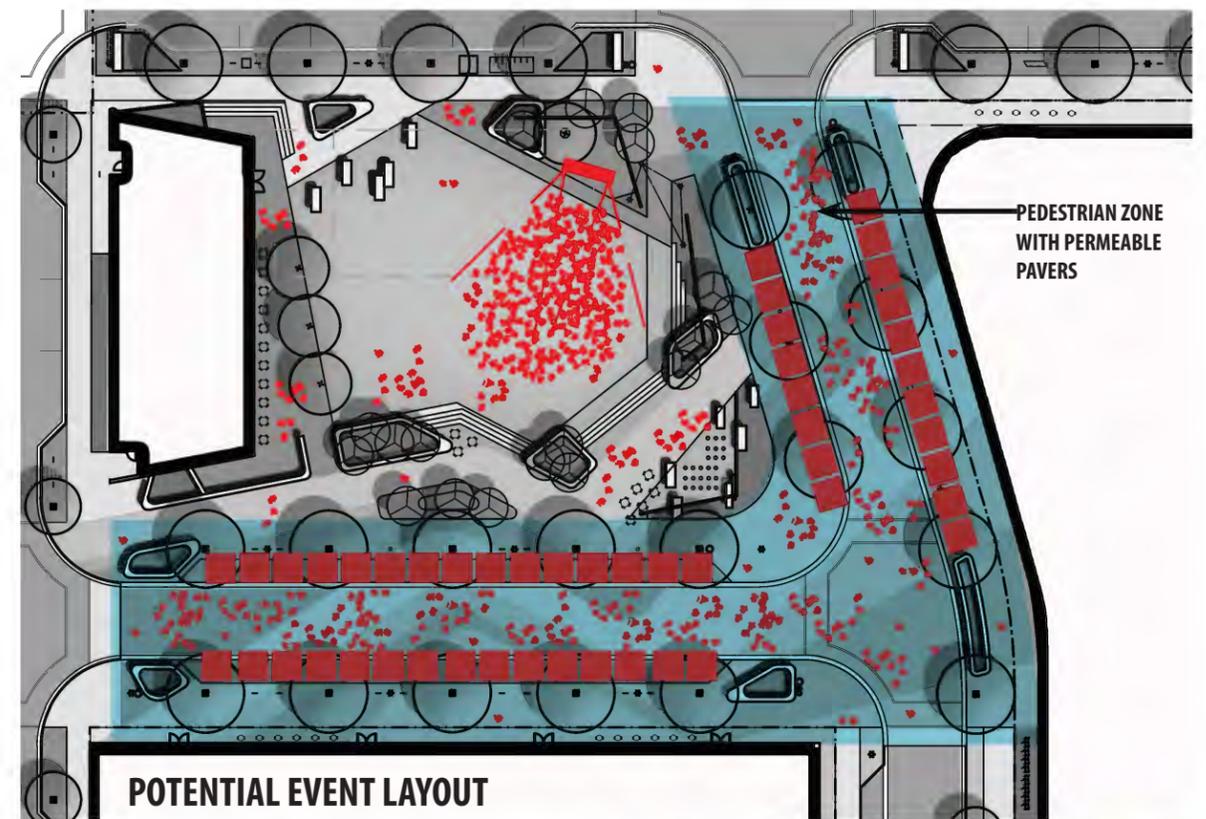
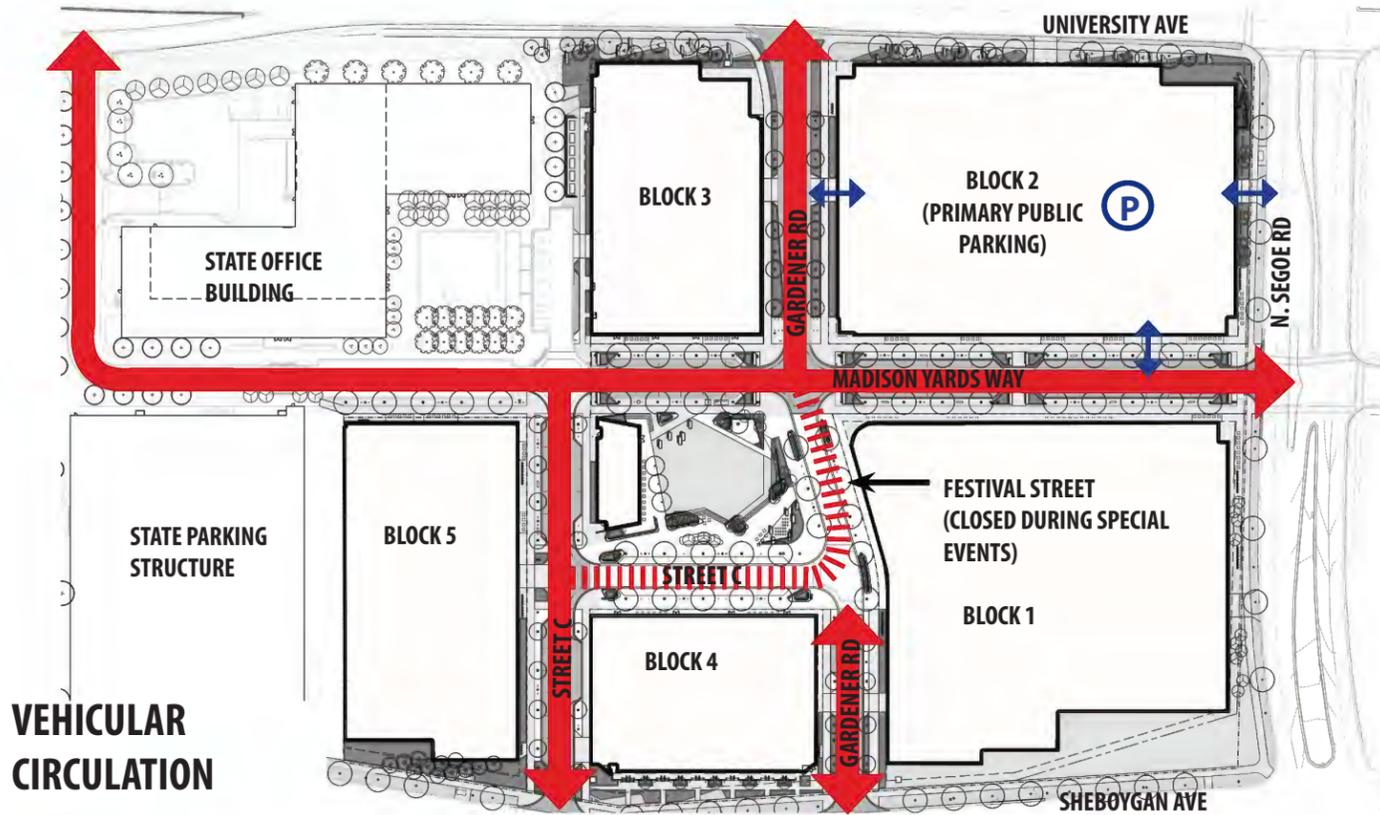
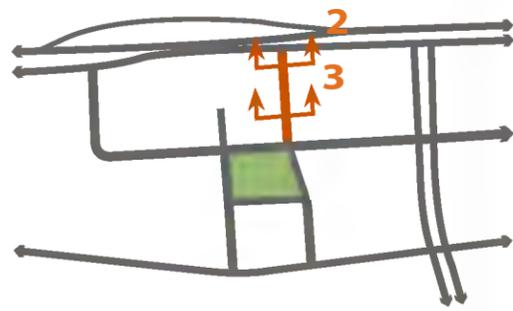


FIGURE 13C- PROPOSED STREET SECTIONS - FESTIVAL STREET



NOTE: ALL INTERIOR STREETS TO BE MARKED WITH SHARROWS IN BOTH DIRECTIONS.

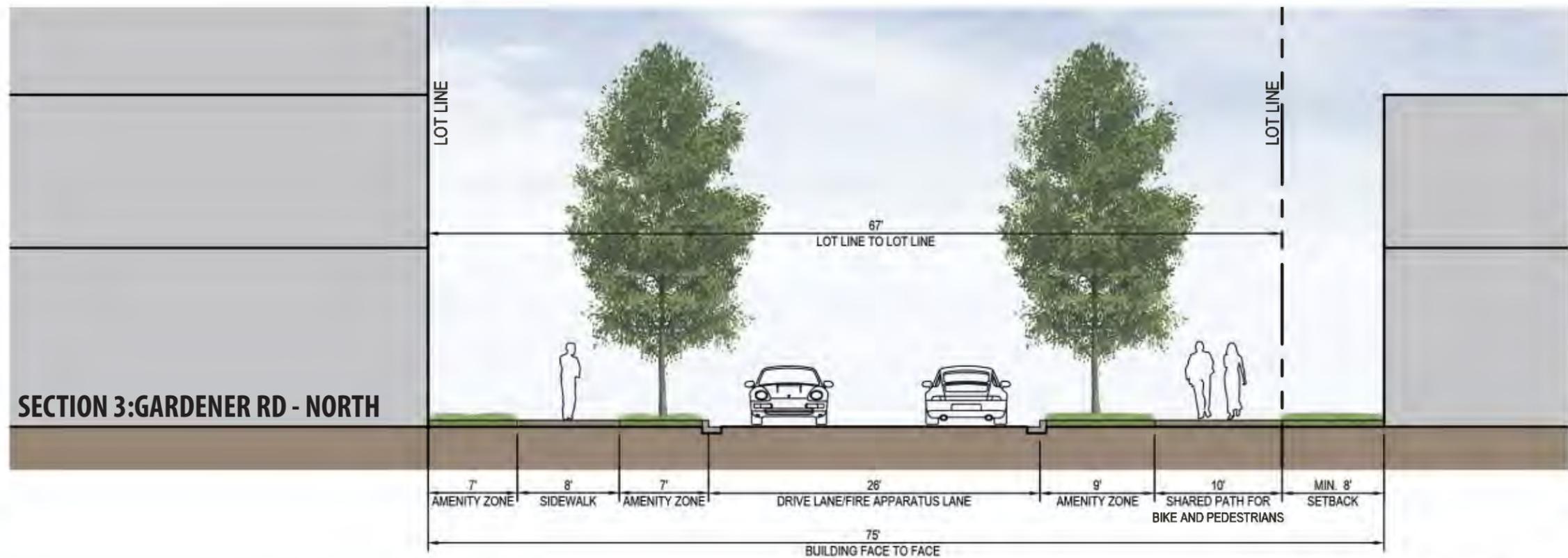
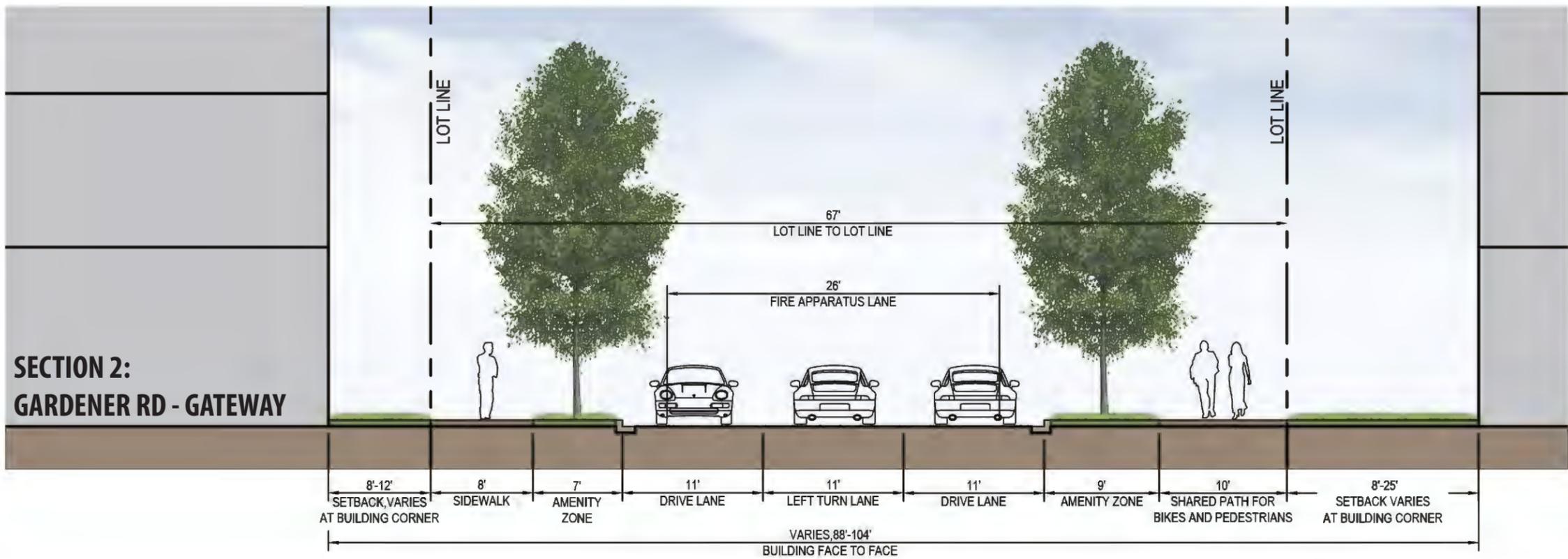
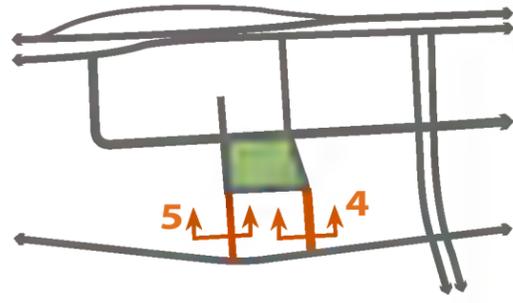


FIGURE 13D - PROPOSED STREET SECTIONS





NOTE: ALL INTERIOR STREETS TO BE MARKED WITH SHARROWS IN BOTH DIRECTIONS.

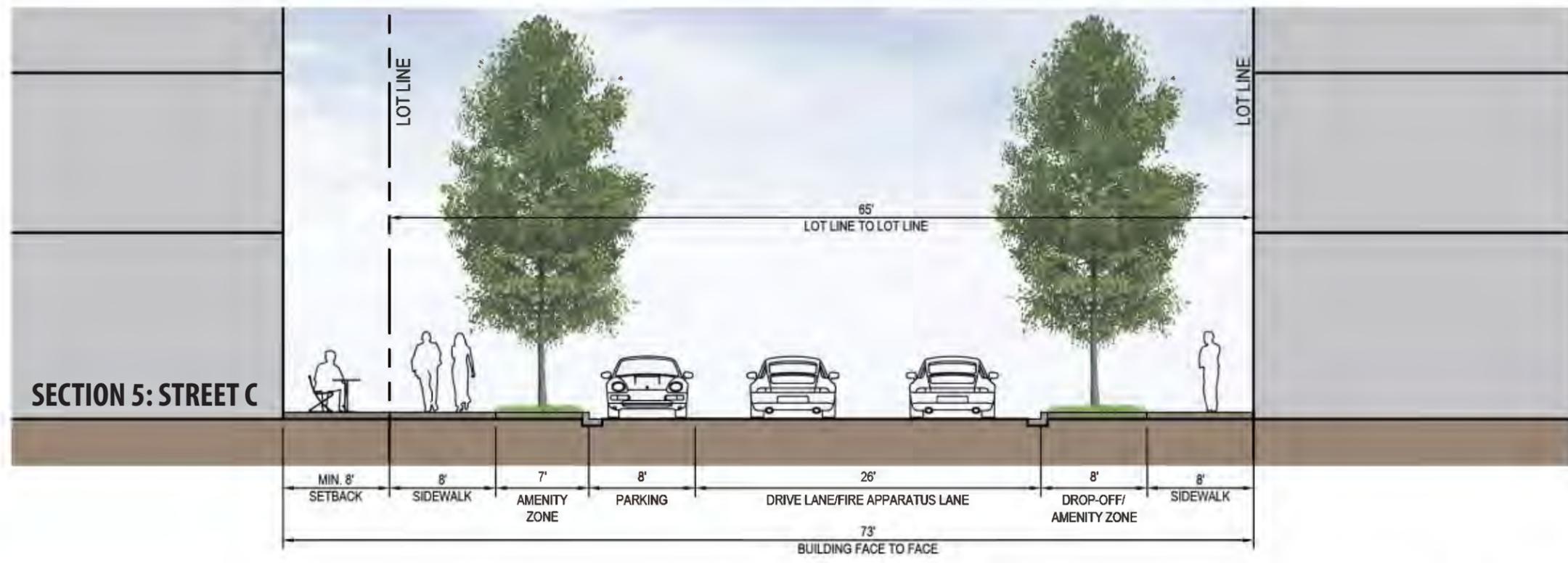
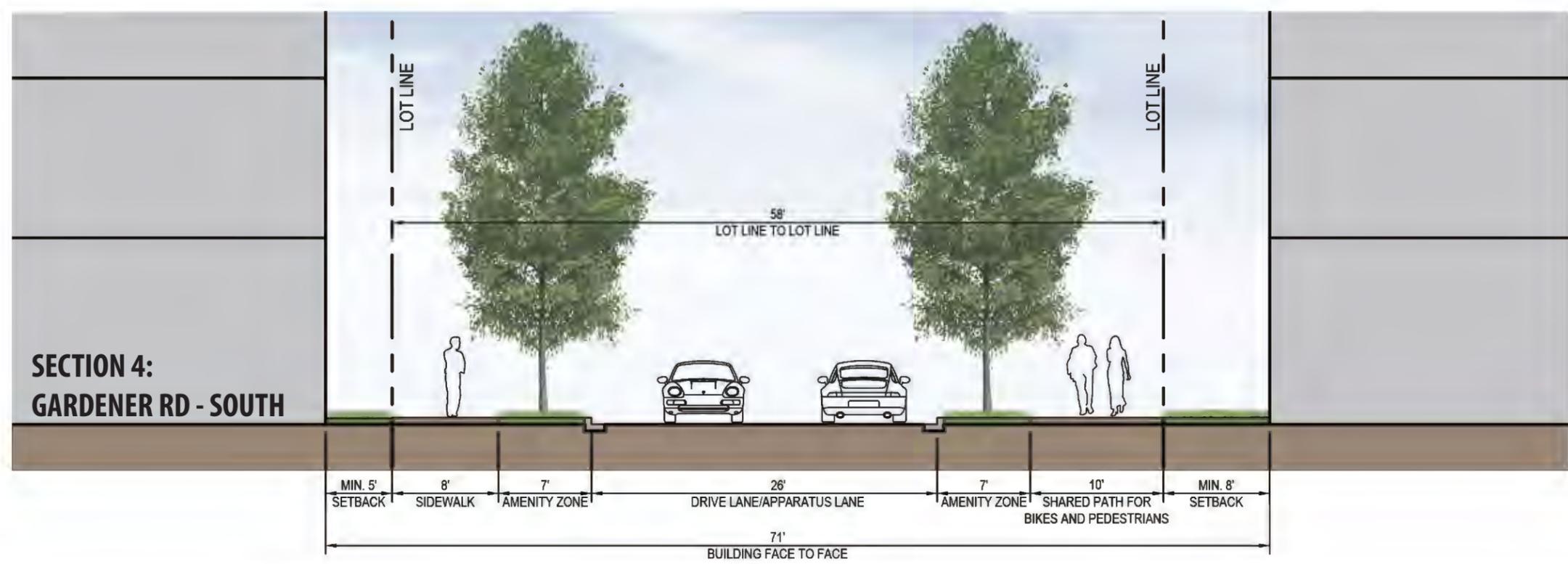
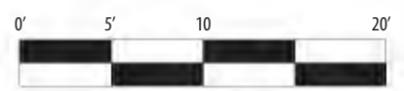
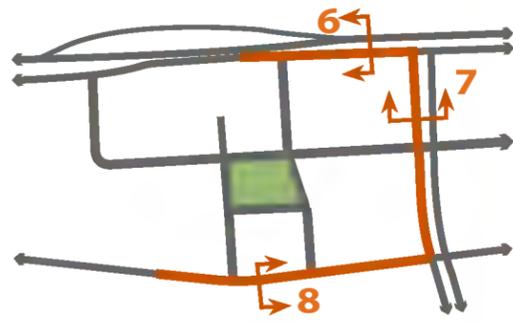


FIGURE 13E - PROPOSED STREET SECTIONS





NOTE: ALL INTERIOR STREETS TO BE MARKED WITH SHARROWS IN BOTH DIRECTIONS.

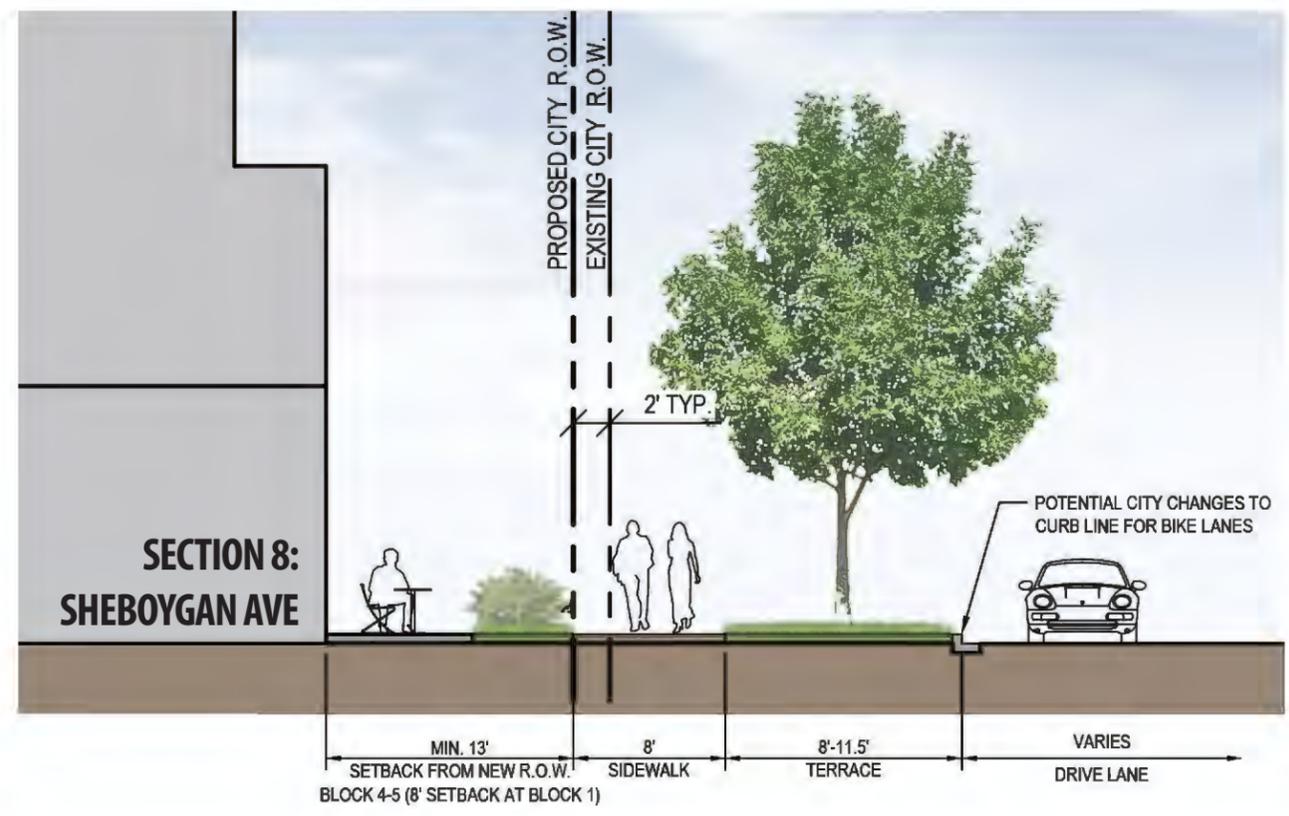
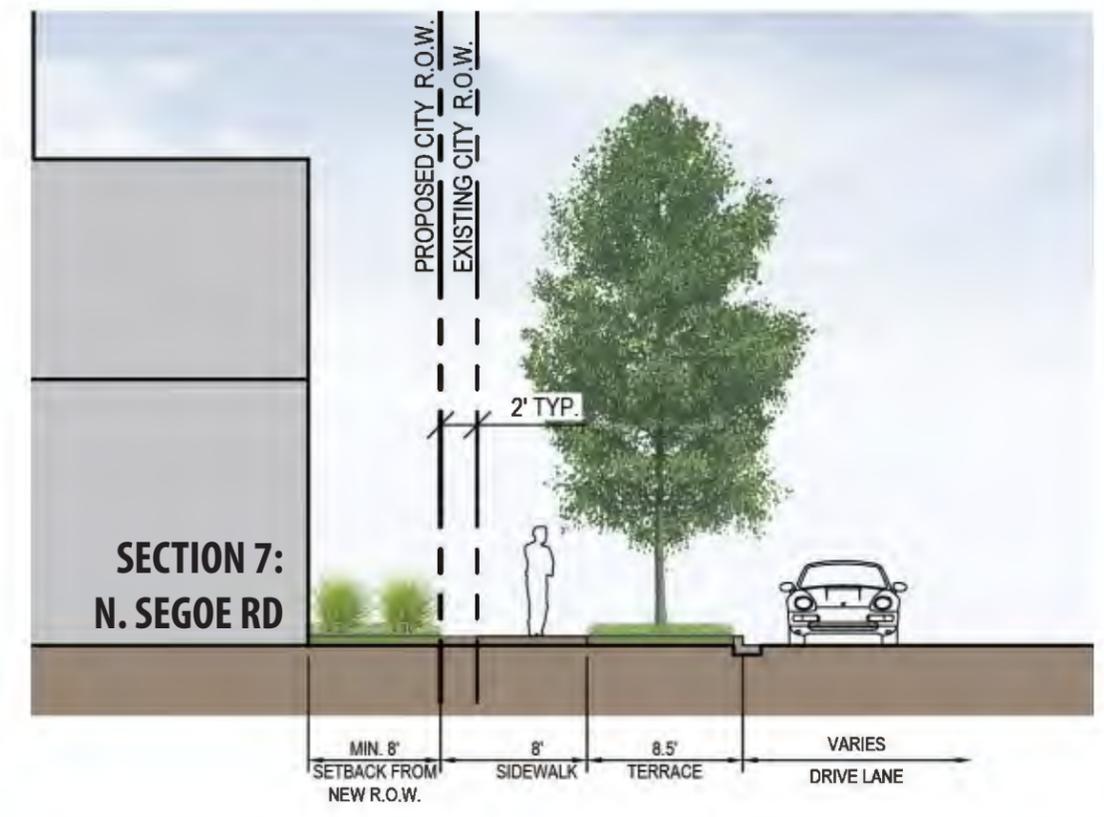
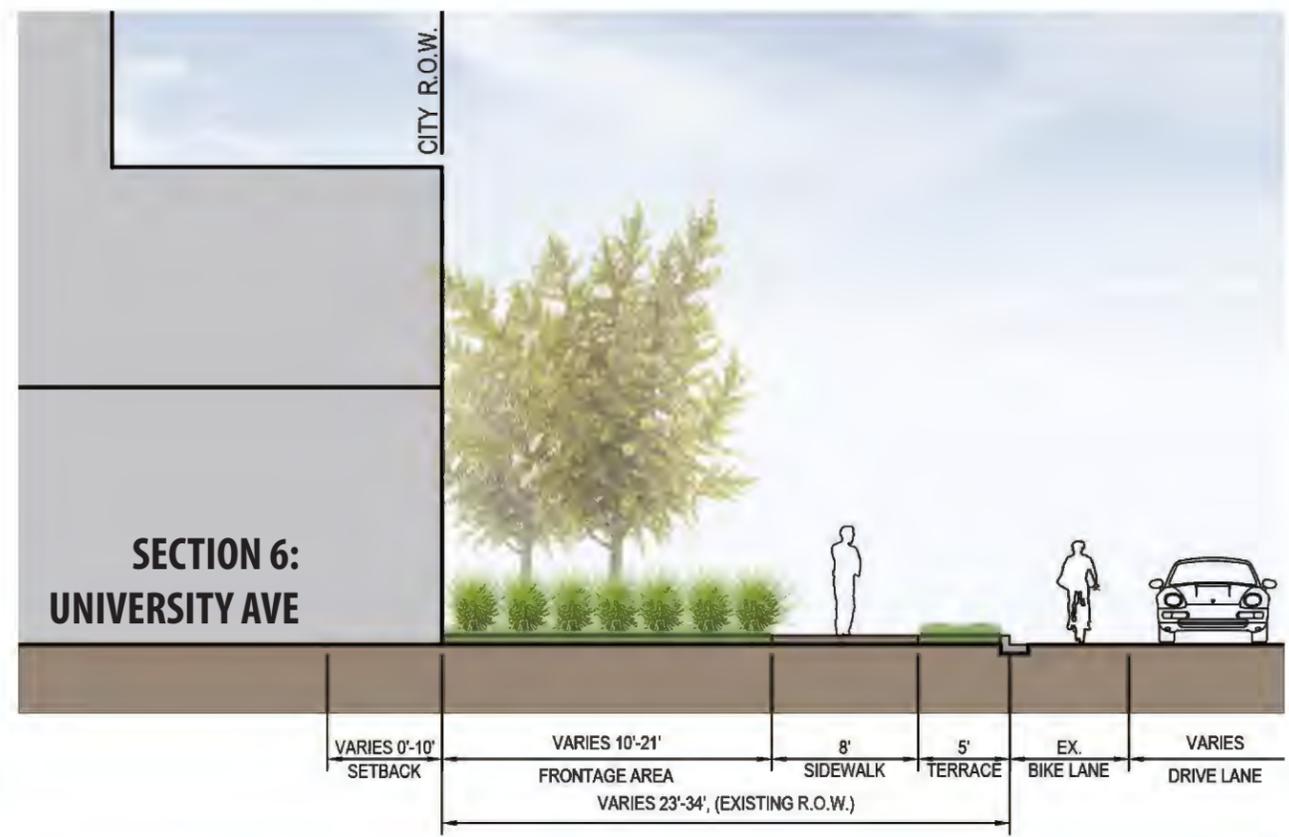


FIGURE 13F - PROPOSED STREET SECTIONS - EXTERIOR





VIEW FROM UNIVERSITY AVE AND N. SEGOE RD



VIEW FROM MADISON YARDS WAY AND N. SEGOE RD



VIEW FROM UNIVERSITY AVE AND GARDENER RD



VIEW FROM SHEBOYGAN AVE AND GARDENER RD

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).



VIEW OF MADISON YARDS WAY AND GARDENER RD, TOWARDS CENTRAL GREEN



VIEW OF CENTRAL GREEN, LOOKING SOUTHWEST



VIEW OF CENTRAL GREEN FLEXIBLE STREET (STREET D), LOOKING EAST

NOTE: POTENTIAL MASSING ONLY. DOES NOT REPRESENT FINAL ARCHITECTURE OR CONFIGURATION (WILL BE ADDRESSED IN FUTURE SIP SUBMITTALS).