

APPENDIX B: BASE MAPS

Goal

Assemble site data into a comprehensive map for planning and design.

NOTES ON THE BASE MAPS

The following base maps were assembled through surveys and on-site analysis of existing conditions and use patterns.

MAP 1: REGIONAL INFLUENCES

This map graphically depicts the Villager in its regional context, including those areas having the most influence upon the site.

MAP 2: EXISTING CONDITIONS MAP

Map shows existing context and general lots immediately around the Villager.

MAP 3: NEIGHBORHOOD OPPORTUNITIES ANALYSIS

This utilizes the previous map as a base, and graphically describes opportunities for the site within the larger context of its community, including:

- Potential uses and their locations.
- Pedestrian and vehicular links.
- Nearby destinations.

MAP 4: EXISTING VILLAGER MALL SITE LAYOUT

The plan shows existing conditions within and directly around the Villager Mall site, including:

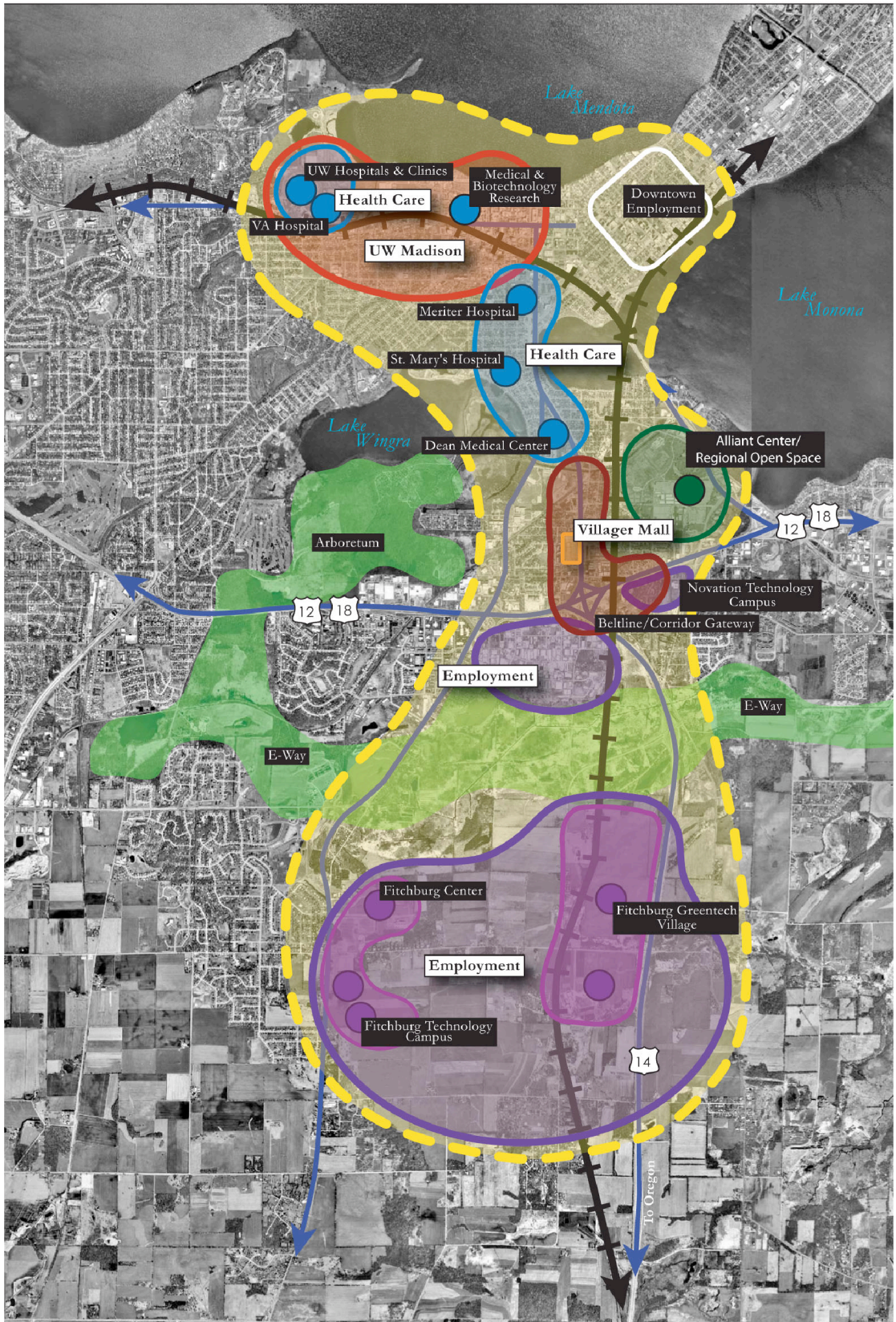
- Buildings.
- Parking.
- Trees and other site features.
- Location of existing utilities.

MAP 5: OPPORTUNITIES ANALYSIS

This graphically describes specific site features and usage patterns which we identify as important or having an impact upon the design, including:

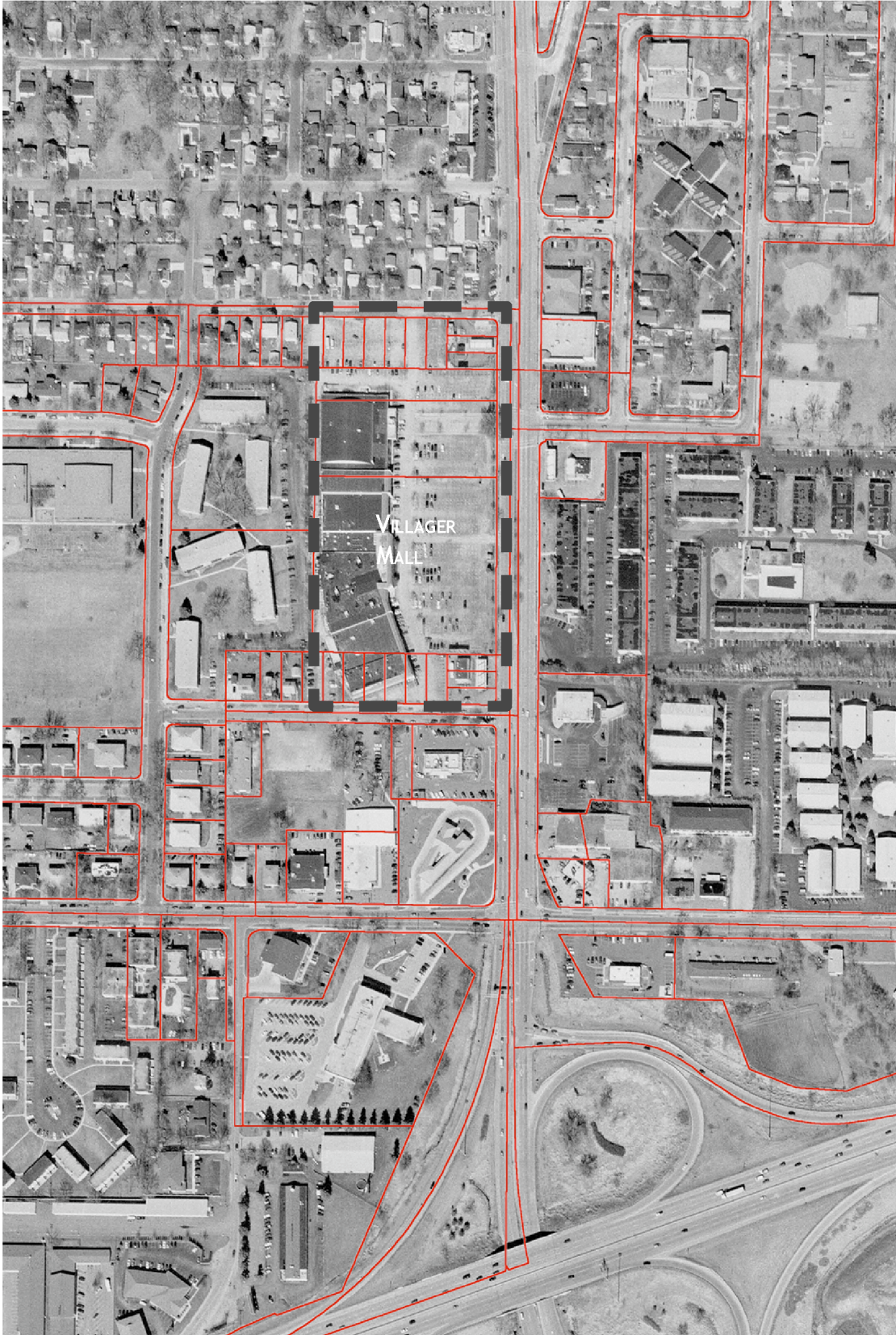
- Primary vehicular and pedestrian access points.
- Street intersections.
- Views.
- Building features and focal points.
- Potential site features/building locations.

APPENDIX B: BASE MAPS
 REGIONAL INFLUENCES



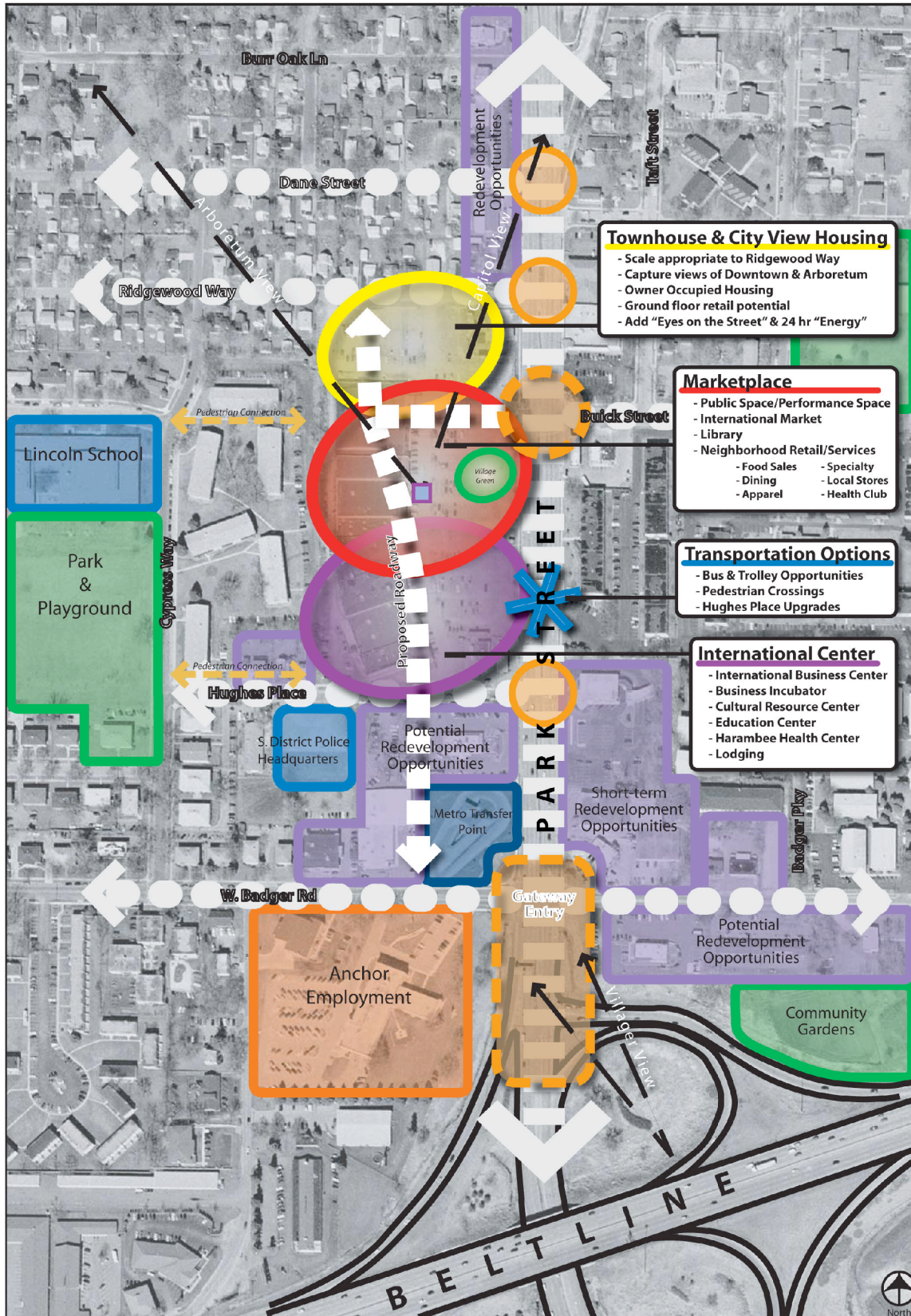
MAP 1: REGIONAL INFLUENCES

APPENDIX B: BASE MAPS
EXISTING CONDITIONS MAP



MAP 2: EXISTING CONDITIONS MAP

APPENDIX B: BASE MAPS
 NEIGHBORHOOD OPPORTUNITIES ANALYSIS

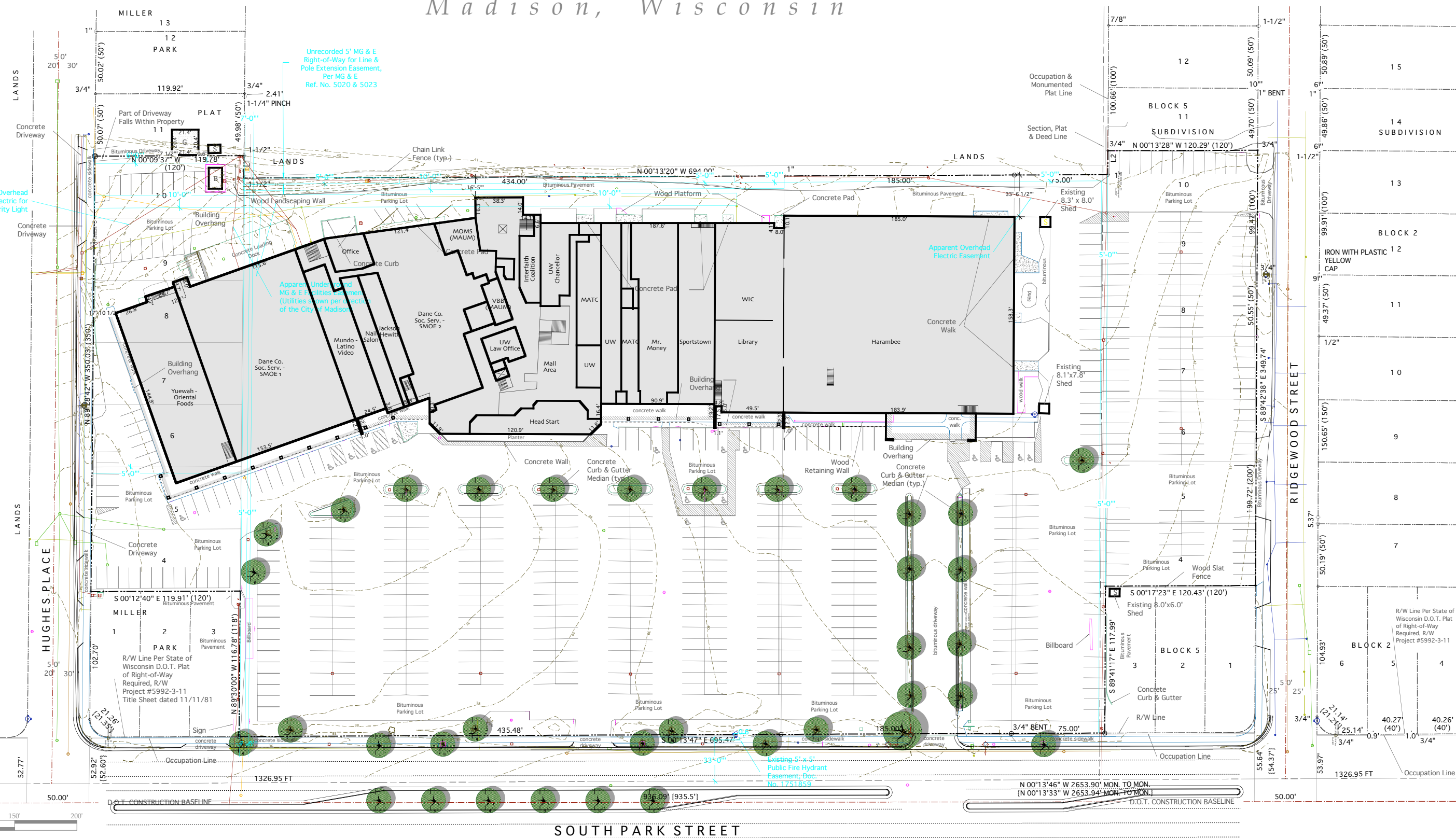


3 MAP 3: NEIGHBORHOOD OPPORTUNITIES ANALYSIS

THE VILLAGER

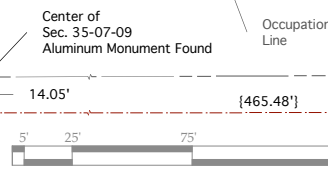
Madison, Wisconsin

- LEGEND**
- ◊ SOLID IRON ROD FOUND, SIZE DENOTED
 - ⊖ PIPE FOUND, OUTSIDE DIAMETER DENOTED
 - X FOUND CHISELED "X" IN CONCRETE
 - ⊙ MAG NAIL FOUND
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - x 20.4 SPOT ELEVATION
 - OH OVERHEAD POWER LINE
 - G BURIED GAS LINE
 - W 8" D.I. WATER MAIN
 - SAN 8" SANITARY SEWER
 - BuTel BURIED TELEPHONE
 - E BURIED ELECTRIC
 - BuTV BURIED CABLE ACCESS TELEVISION LINE
 - WATER VALVE
 - GAS VALVE
 - TV BOX
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - FIRE HYDRANT
 - SIGN
 - STORM SEWER INLET
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - () RECORDED AS
 - { } PER R/W MAP #5992-3-11
 - B EXISTING BUILDING
 - G EXISTING GARAGE
 - S EXISTING SHED



Survey Information By:
Burse Surveying & Engineering, Inc
Madison, WI

Bearings Are Referenced To The East Line
Of The W. 1/4 Of Sec. 35-07-09 Bearing
N 00°13'46" W



COMMUNITY DEVELOPMENT AUTHORITY
CDA
CITY OF MADISON, WISCONSIN

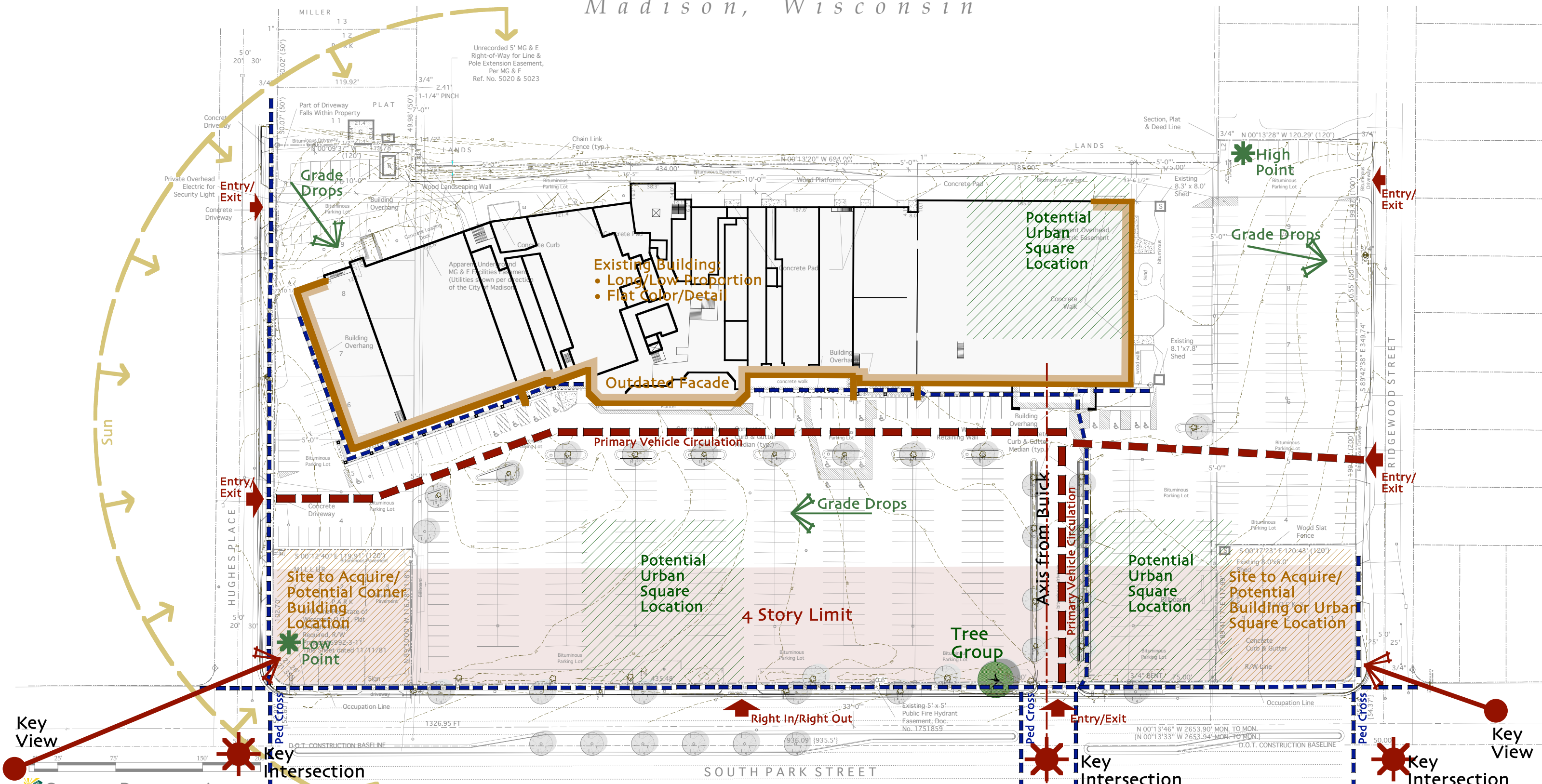
THE KUBALA WASHATKO ARCHITECTS, INC
VANDEWALLE & ASSOCIATES
STRAND ASSOCIATES, INC
THE VILLAGER • SITE DEVELOPMENT AND MASTER PLAN

BLOCK 11 BRAM'S SECOND ADDITION
Existing Mall Site Layout

21 March, 2005

THE VILLAGER

Madison, Wisconsin



COMMUNITY DEVELOPMENT AUTHORITY
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THE VILLAGER • SITE DEVELOPMENT AND MASTER PLAN

BLOCK 11 BRAM'S SECOND ADDITION
Opportunities Analysis

21 March, 2005