

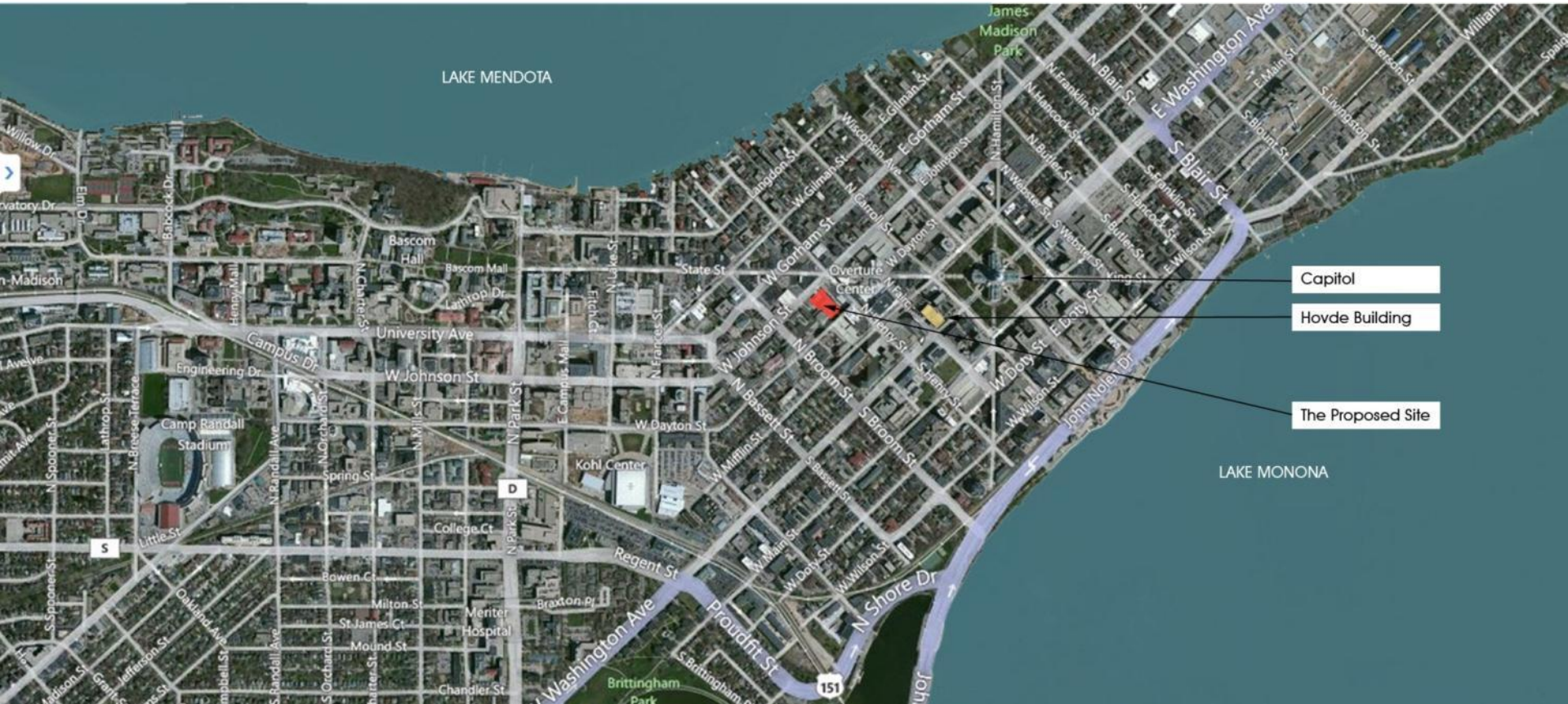


309 West Johnson Street

MADISON · WISCONSIN
May 16, 2012

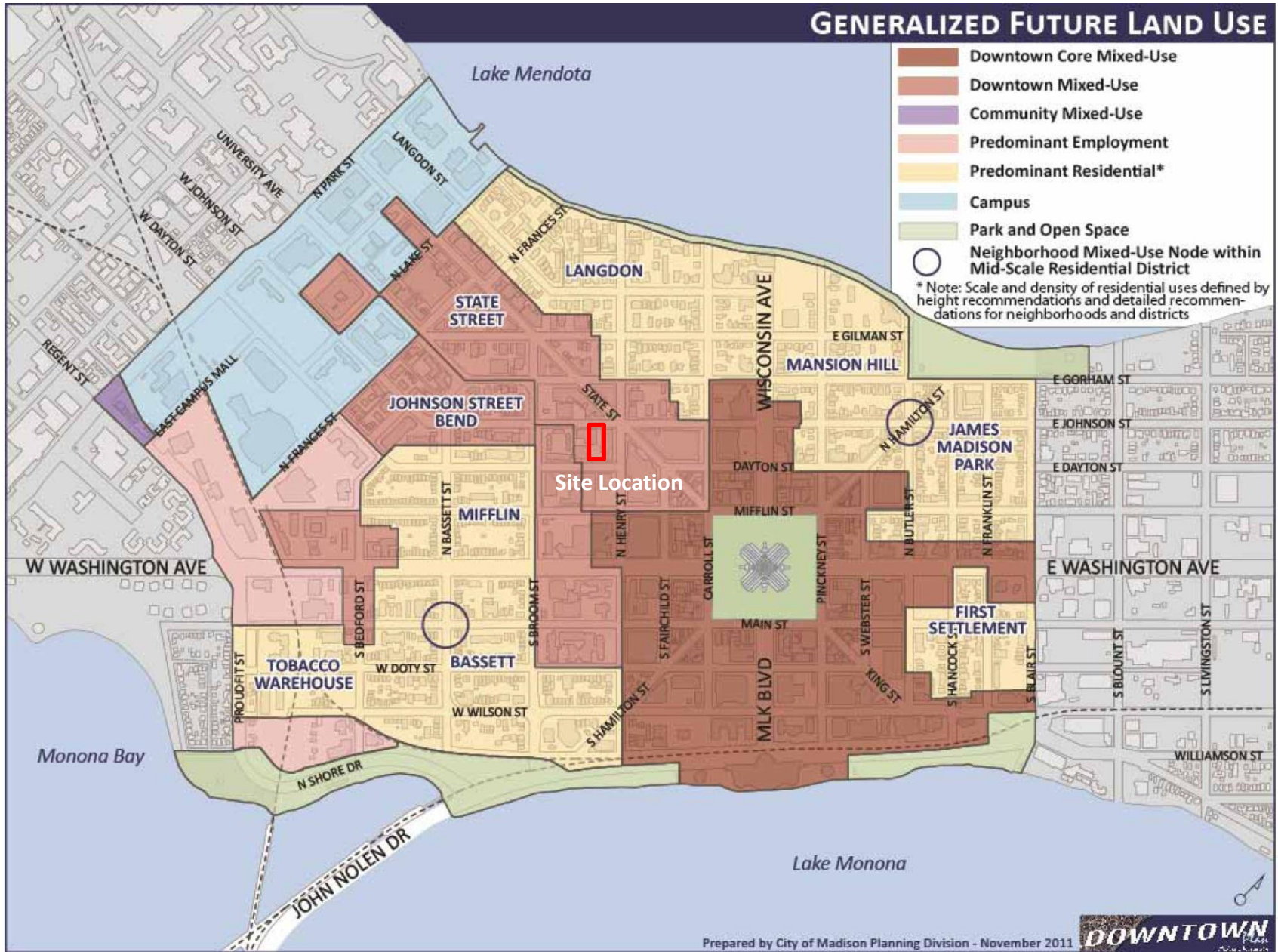
Urban Design Informational Meeting

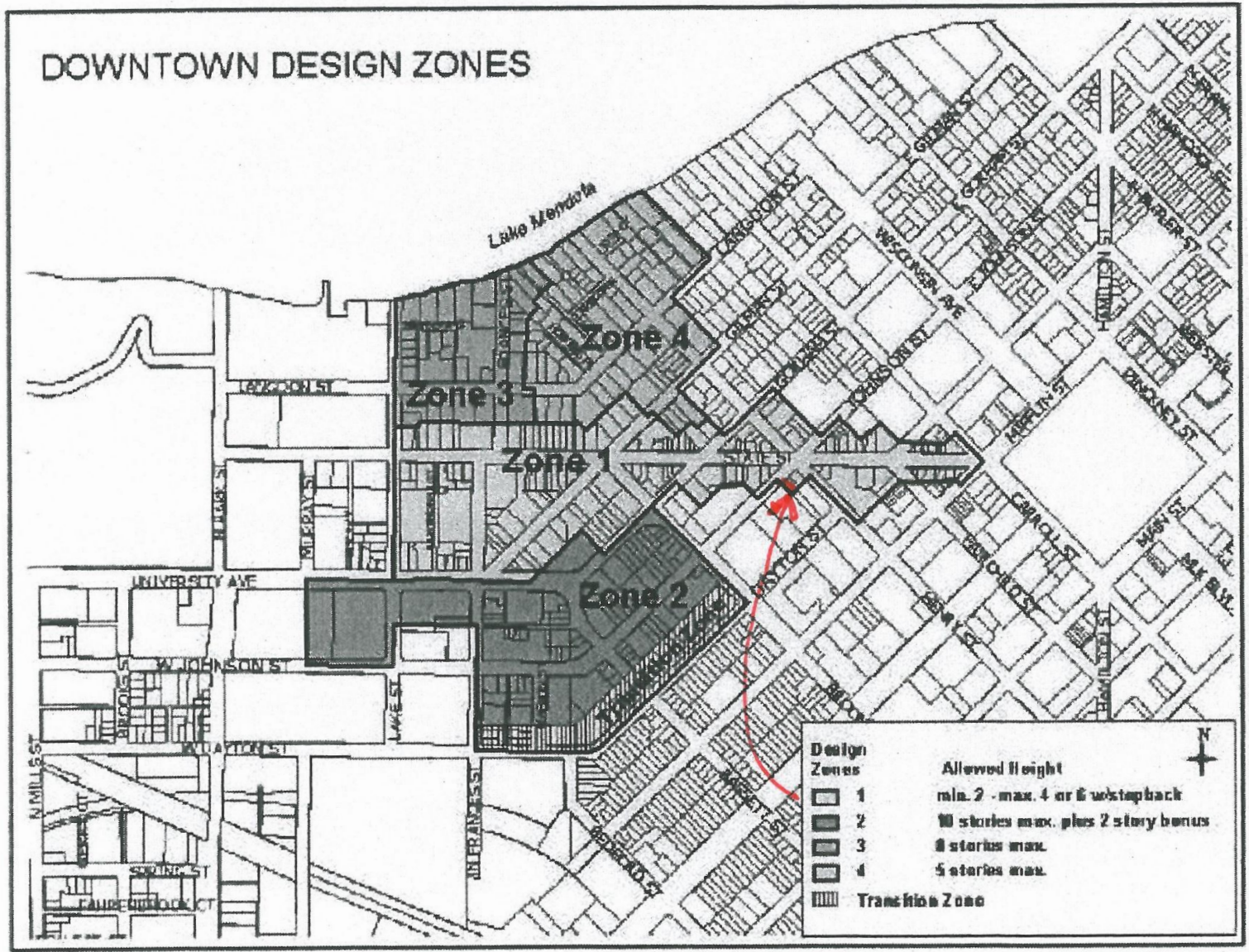
site location



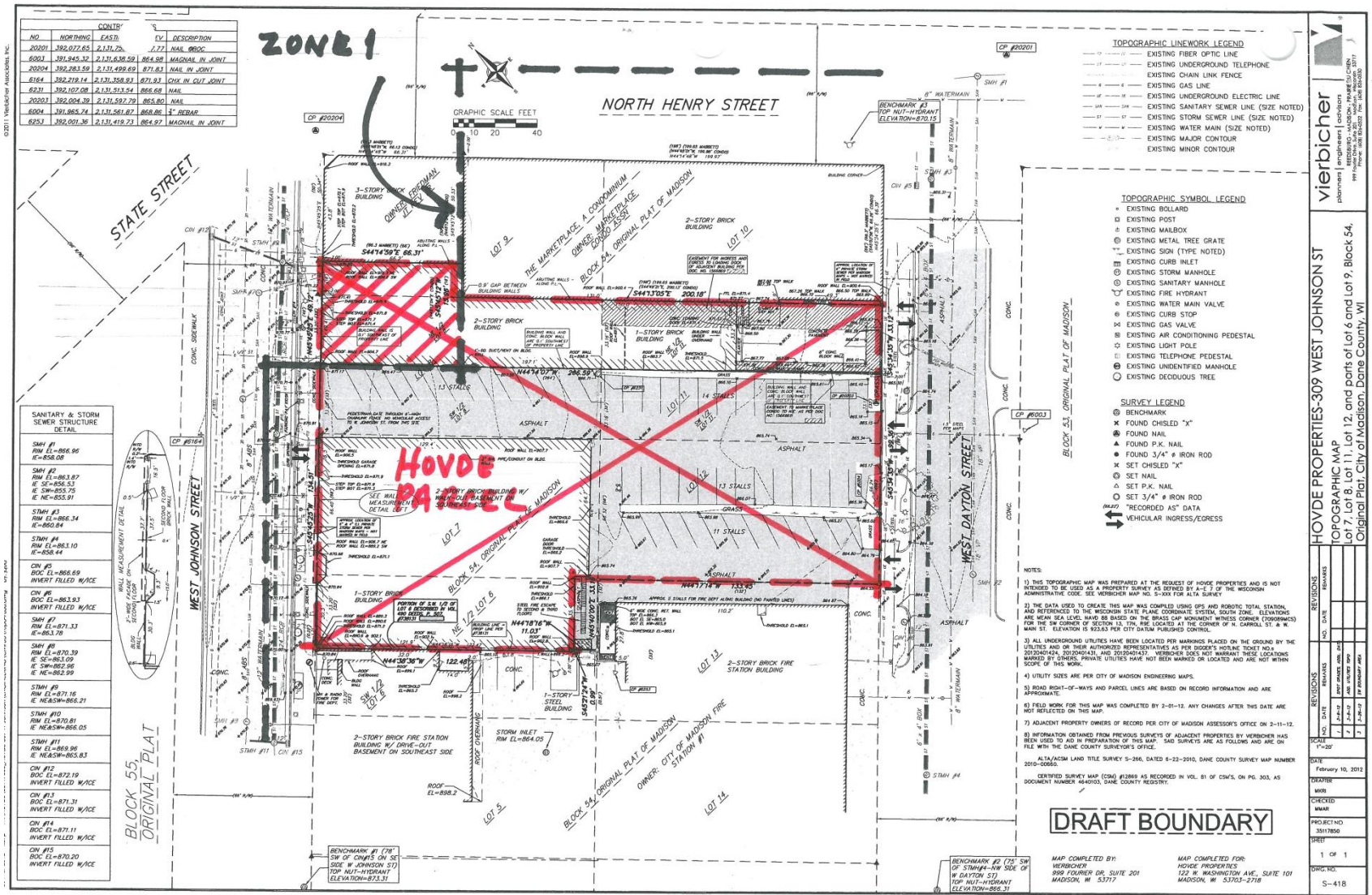
site location







Design Zone 1



NO.	NORTHING	EASTING	EV.	DESCRIPTION
20201	392,072.65	2,131.29	7.77	NAIL ROD
6001	391,845.32	2,131,630.59	84.58	MAGNOLIA JOINT
20204	392,283.59	2,131,499.69	871.81	NAIL IN JOINT
6164	392,219.14	2,131,358.81	871.91	CHK IN OUT JOINT
6221	392,027.08	2,131,513.94	866.68	NAIL
20203	392,024.39	2,131,529.79	865.84	NAIL
6004	391,865.24	2,131,561.87	868.96	1" BERRIE
6253	392,091.36	2,131,419.73	864.97	MAGNOLIA JOINT

STAKE #	IRN	EL.	DESCRIPTION
STAKE #1	IRN EL.=886.96	E=858.08	
STAKE #2	IRN EL.=883.87	E SE=856.53 E SW=855.75 E NE=855.51	
STAKE #3	IRN EL.=886.34	E=880.84	
STAKE #4	IRN EL.=883.10	E=858.44	
CIN #5	ROC EL.=886.69		INVERT FILLED W/ICE
CIN #6	ROC EL.=881.93		INVERT FILLED W/ICE
STAKE #7	IRN EL.=871.33	E=863.19	
STAKE #8	IRN EL.=870.39	E SE=863.09 E SW=862.86 E NE=862.59	
STAKE #9	IRN EL.=871.16	E NEBSW=868.21	
STAKE #10	IRN EL.=870.81	E NEBSW=868.05	
STAKE #11	IRN EL.=869.96	E NEBSW=868.83	
CIN #12	ROC EL.=872.19		INVERT FILLED W/ICE
CIN #13	ROC EL.=871.31		INVERT FILLED W/ICE
CIN #14	ROC EL.=871.11		INVERT FILLED W/ICE
CIN #15	ROC EL.=870.20		INVERT FILLED W/ICE

- TOPOGRAPHIC LINEWORK LEGEND**
- — — — — EXISTING FIBER OPTIC LINE
 - — — — — EXISTING UNDERGROUND TELEPHONE
 - — — — — EXISTING CHAIN LINK FENCE
 - — — — — EXISTING GAS LINE
 - — — — — EXISTING UNDERGROUND ELECTRIC LINE
 - — — — — EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - — — — — EXISTING STORM SEWER LINE (SIZE NOTED)
 - — — — — EXISTING WATER MAIN (SIZE NOTED)
 - — — — — EXISTING MAJOR CONTOUR
 - — — — — EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - EXISTING MAILBOX
 - ⊙ EXISTING METAL TREE GRATE
 - ⊙ EXISTING SIGN (TYPE NOTED)
 - ⊙ EXISTING CURB INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING GAS VALVE
 - ⊙ EXISTING AIR CONDITIONING PEDESTAL
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING UNIDENTIFIED MANHOLE
 - ⊙ EXISTING DECEDUOUS TREE

- SURVEY LEGEND**
- ⊙ BENCHMARK
 - ⊙ FOUND CHISEL "X"
 - ⊙ FOUND NAIL
 - ⊙ FOUND P.K. NAIL
 - ⊙ FOUND 3/4" IRON ROD
 - ⊙ SET CHISEL "X"
 - ⊙ SET NAIL
 - ⊙ SET P.K. NAIL
 - ⊙ SET 3/4" IRON ROD
 - ⊙ "RECORDED AS" DATA
 - VEHICULAR INGRESS/EGRESS

- NOTES**
- THIS TOPOGRAPHIC MAP WAS PREPARED AT THE REQUEST OF HOVDE PROPERTIES AND IS NOT INTENDED TO BE USED AS A PROPERTY SURVEY AS DEFINED BY A-2.7 OF THE WISCONSIN ADMINISTRATIVE CODE. SEE HOVDE MAP NO. S-106 FOR ALTA SURVEY.
 - THE DATA USED TO CREATE THIS MAP WAS COMPILED USING GPS AND ROBOTTIC TOTAL STATION, AND REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. ELEVATIONS ARE MEAN SEA LEVEL, MARKED AS BASED ON THE BRASS CAP MONUMENT WITNESS CORNER (COORDINATES FOR THE SW CORNER OF SECTION 13, T16N, R10E, LOCATED AT THE CORNER OF N. CARROLL ST. & W. MAIN ST. ELEVATION IS 823.63 PER CITY DATUM PUBLISHED CONTROL).
 - ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND BY THE UTILITIES AND ON THEIR AUTHORIZED REPRESENTATIVES AS PER HOVDE'S HOME TOWN MAP 202004024, 202004041, AND 202004047. VIERBICHER DOES NOT WARRANT THESE LOCATIONS MARKED BY OTHERS. PRIVATE UTILITIES HAVE NOT BEEN MARKED OR LOCATED AND ARE NOT WITHIN SCOPE OF THIS WORK.
 - UTILITY SIZES ARE PER CITY OF MADISON ENGINEERING MAPS.
 - ROAD RIGHT-OF-WAYS AND PARCEL LINES ARE BASED ON RECORD INFORMATION AND ARE APPROXIMATE.
 - FIELD WORK FOR THIS MAP WAS COMPLETED BY 2-01-12. ANY CHANGES AFTER THIS DATE ARE NOT REFLECTED ON THIS MAP.
 - ADJACENT PROPERTY OWNERS OF RECORD PER CITY OF MADISON ASSESSOR'S OFFICE ON 2-11-12.
 - INFORMATION OBTAINED FROM PREVIOUS SURVEYS OF ADJACENT PROPERTIES BY VIERBICHER HAS BEEN USED TO AID IN PREPARATION OF THIS MAP. SAID SURVEYS ARE AS FOLLOWS AND ARE ON FILE WITH THE DANE COUNTY SURVEYOR'S OFFICE:
ALTA/SURVEY LAND TITLE SURVEY S-206, DATED 6-22-2010, DANE COUNTY SURVEY MAP NUMBER 2010-05060.
CERTIFIED SURVEY MAP (CSM) #2386 AS RECORDED IN VOL. 81 OF CSMS, ON PG. 303, AS DOCUMENT NUMBER 464010, DANE COUNTY REGISTRY.

DRAFT BOUNDARY

MAP COMPLETED BY:
HOVDE PROPERTIES
989 FOURIER DR, SUITE 201
MADISON, WI 53717

MAP COMPLETED FOR:
HOVDE PROPERTIES
122 W WASHINGTON AVE., SUITE 101
MADISON, WI 53703

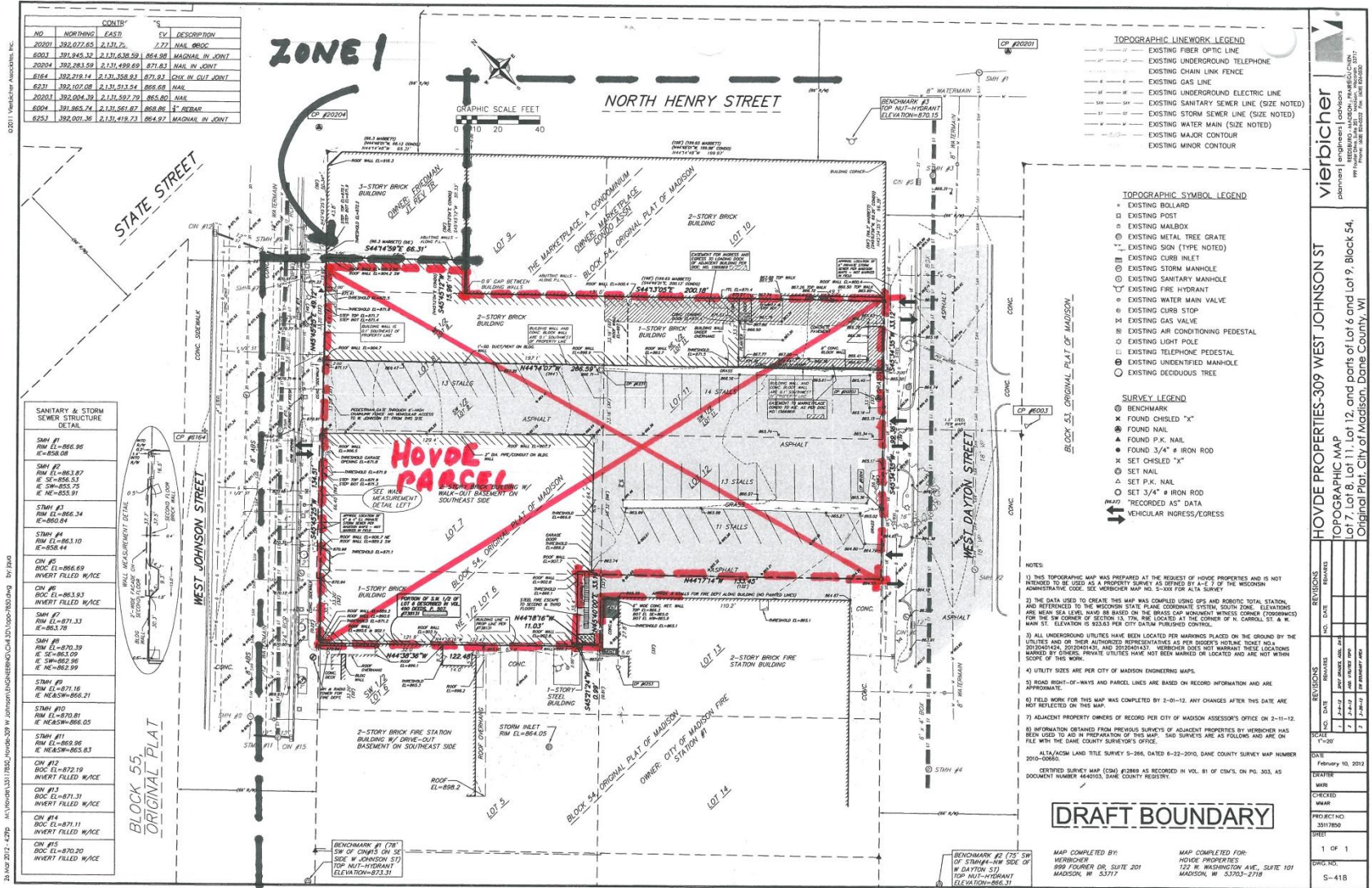
vierbicher
SURVEYORS & ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
STATE OF WISCONSIN LICENSE NO. 100000001
PHONE: 608.261.1111 FAX: 608.261.1112

HOVDE PROPERTIES-309 WEST JOHNSON ST
TOPOGRAPHIC MAP
Lot 7, Lot 8, Lot 11, Lot 12, and parts of Lot 6 and Lot 9, Block 54,
Original Plat, City of Madison, Dane County, WI

REVISIONS	NO.	DATE	REVISIONS
	1	2-1-12	DATE PLOTTED
	2	2-1-12	DATE PLOTTED
	3	2-1-12	DATE PLOTTED
	4	2-1-12	DATE PLOTTED
	5	2-1-12	DATE PLOTTED
	6	2-1-12	DATE PLOTTED
	7	2-1-12	DATE PLOTTED

DATE: February 10, 2012
SCALE: 1"=20'

CHECKED: [Signature]
PROJECT NO: 10117050
SHEET: 1 OF 1
DWG. NO.: S-418



NO	NORTHING	EAST	TY	DESCRIPTION
2001	392,077.65	2,131.76	7.77	NAL BRCC
6001	391,249.32	2,131,630.59	861.98	MAGNAN IN JOINT
2004	392,283.59	2,131,499.69	871.83	NAL IN JOINT
6104	392,191.41	2,131,508.01	871.83	LOCK IN OUT JOINT
6231	392,102.08	2,131,513.54	866.66	NAL
2003	392,004.39	2,131,592.79	865.80	NAL
6004	391,865.74	2,131,581.87	868.86	1" DEBAR
6253	392,001.36	2,131,419.73	864.97	MAGNAN IN JOINT

SANITARY & STORM SEWER STRUCTURE DETAIL

STW #1
RIM EL=866.96
E=868.08

STW #2
RIM EL=863.97
E SW=855.53
E NE=858.91

STW #3
RIM EL=866.34
E=868.04

STW #4
RIM EL=863.10
E=858.94

CON #5
ROC EL=866.69
INVERT FILLED W/ACE

CON #6
ROC EL=863.83
INVERT FILLED W/ACE

STW #7
RIM EL=870.39
E SW=861.09
E NE=865.96
E=862.99

STW #8
RIM EL=871.16
E NE=866.21

STW #9
RIM EL=870.81
E NE=866.05

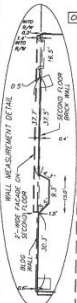
STW #10
RIM EL=869.98
E NE=865.83

CON #12
ROC EL=872.19
INVERT FILLED W/ACE

CON #13
ROC EL=871.31
INVERT FILLED W/ACE

CON #14
ROC EL=871.31
INVERT FILLED W/ACE

CON #15
ROC EL=870.20
INVERT FILLED W/ACE



- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING CHAIN LINK FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- ⊙ EXISTING BOLLARD
 - EXISTING POST
 - ⊠ EXISTING MALBOX
 - ⊙ EXISTING METAL TREE GRATE
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING CURB INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING GAS VALVE
 - ⊙ EXISTING AIR CONDITIONING PEDESTAL
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING TELEPHONIC PEDESTAL
 - ⊙ EXISTING UNIDENTIFIED MANHOLE
 - ⊙ EXISTING DECIDUOUS TREE

- SURVEY LEGEND**
- ⊙ BENCHMARK
 - × FOUND CHISEL "X"
 - FOUND NAIL
 - FOUND P.K. NAIL
 - FOUND 3/4" ♂ IRON ROD
 - SET CHISEL "X"
 - ⊙ SET NAIL
 - △ SET P.K. NAIL
 - ⊙ SET 3/4" ♂ IRON ROD
 - ⊙ "RECORDED AS" DATA
 - ↔ VEHICULAR INGRESS/EGRESS

NOTES

- 1) THIS TOPOGRAPHIC MAP WAS PREPARED AT THE REQUEST OF HOVUE PROPERTIES AND IS NOT INTENDED TO BE USED AS A SURVEY INSTRUMENT AS DEFINED BY § 1.01 OF THE WISCONSIN ADMINISTRATIVE CODE. SEE WISCONSIN MAP NO. 5-KXX FOR ALTA SURVEY.
- 2) THE DATA USED TO CREATE THIS MAP WAS COMPILED USING GPS AND MONITOR TOTAL STATION, AND REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. ELEVATIONS ARE MEAN SEA LEVEL VALUES BASED ON THE BRASS CAP WADSWORTH WISCONSIN CORNER (FORMERLY FOR THE SW CORNER OF SECTION 12, T7R, R6E, LOCATED AT THE CORNER OF N. CARROLL ST. & W. MAIN ST.). ELEVATION IS REDUCED PER CITY DRAINAGE CONTROL.
- 3) ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND BY THE UTILITIES AND ON THEIR AUTHORIZED REPRESENTATIVES AS PER DODGER'S HOTLINE TICKET AND A DOWNGRADED, GROUNDLESS, AND GROUNDLESS. WISCONSIN DOES NOT WARRANT THESE LOCATIONS MARKED BY OTHER PRIVATE UTILITIES HAVE NOT BEEN MARKED OR LOCATED AND ARE NOT WITHIN SCOPE OF THIS WORK.
- 4) UTILITY SIZES ARE PER CITY OF MADISON ENGINEERING MAPS.
- 5) ROAD RIGHT-OF-WAYS AND PARCEL LINES ARE BASED ON RECORD INFORMATION AND ARE APPROXIMATE.
- 6) FIELD WORK FOR THIS MAP WAS COMPLETED BY 2-01-12, ANY CHANGES AFTER THIS DATE ARE NOT REFLECTED ON THIS MAP.
- 7) ADJACENT PROPERTY OWNERS OF RECORD PER CITY OF MADISON ASSESSOR'S OFFICE ON 2-11-12.
- 8) INFORMATION OBTAINED FROM PREVIOUS SURVEYS OF ADJACENT PROPERTIES BY WISCONSIN HAS BEEN USED TO ADD IN PREPARATION OF THIS MAP. SAID SURVEYS ARE AS FOLLOWS AND ARE ON FILE WITH THE DANE COUNTY SURVEYOR'S OFFICE.
 - ALTA/ASIM LAND TITLE SURVEY S-266, DATED 6-22-2010, DANE COUNTY SURVEY MAP NUMBER 2010-0066.
 - GENEVED SURVEY MAP (CSM) #6881 AS RECORDED IN VOL. 81 OF COM'S. ON PG. 303, AS DOCUMENT NUMBER 442103, DANE COUNTY REGISTRY.

DRAFT BOUNDARY

MAP COMPLETED BY:
 WISCONSIN HOVUE PROPERTIES
 899 FOURIER DR., SUITE 201
 MADISON, WI 53717

MAP COMPLETED FOR:
 122 W WASHINGTON AVE., SUITE 101
 MADISON, WI 53703-2378

vierbicher
 planning | engineers | architects
 1000 EAST WASHINGTON AVE., SUITE 100
 MADISON, WI 53703

HOVUE PROPERTIES-309 WEST JOHNSON ST
TOPOGRAPHIC MAP
 LOT 7, Lot 8, Lot 11, Lot 12, and parts of Lot 6 and Lot 9, Block 54,
 Original Plat, City of Madison, Dane County, WI

REVISIONS	NO.	DATE	REVISIONS
1	1	2/1/12	ISSUED FOR PERMIT
2	2	2/1/12	FOR RECORD

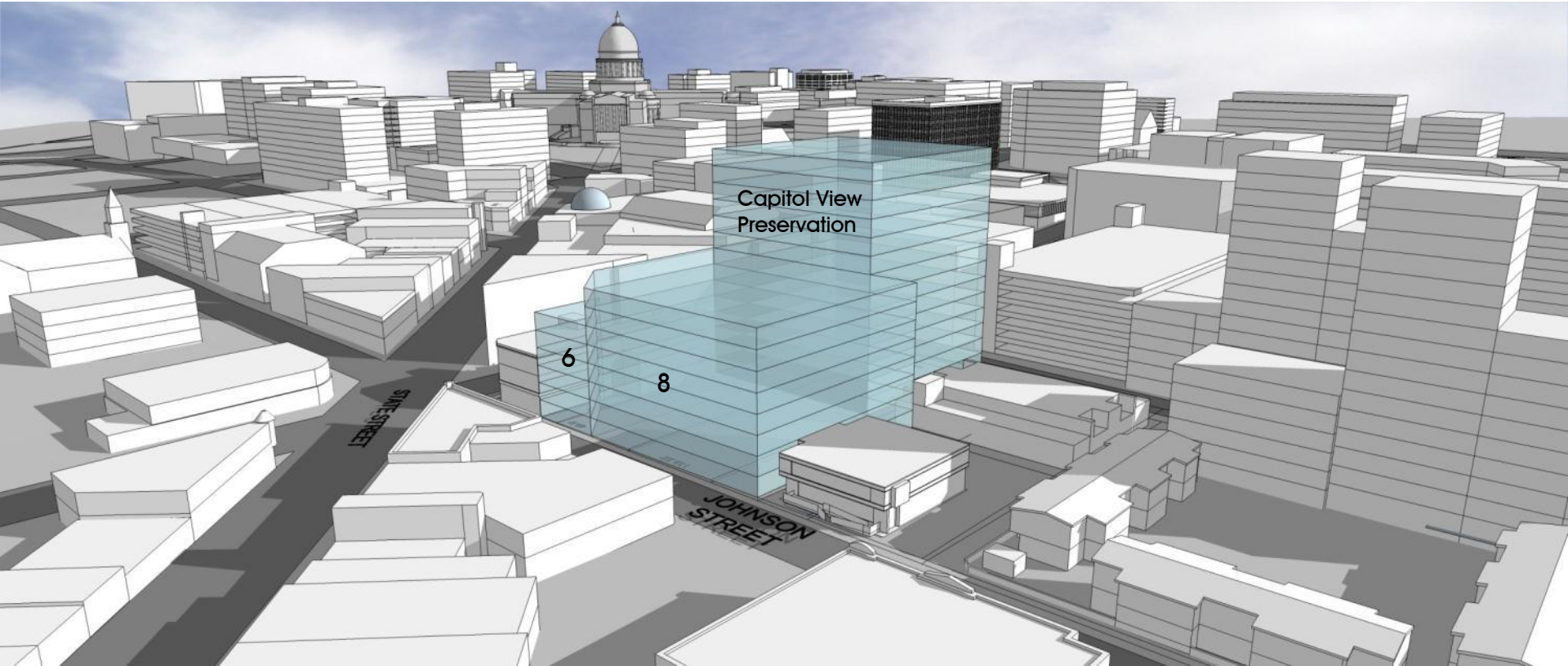
DATE: February 10, 2012
 DRAWN BY: MWR
 CHECKED BY: MWR
 PROJECT NO: 3017800
 SHEET: 1 OF 1
 DWG. NO: S-418

MAXIMUM BUILDING HEIGHTS

- C - Capitol View Preservation Limit
- 12 Stories
- 10 Stories
- 8 Stories
- 6 Stories
- 5 Stories
- 4 Stories
- 3 Stories
- Height Bonus Areas
- Existing and Proposed Park and Open Space
- 15' Stepback Above 4 Stories

Note: The Edgewater Hotel Development was approved at 9-stories, but this does not mean that 9-story buildings are appropriate throughout the greater area.



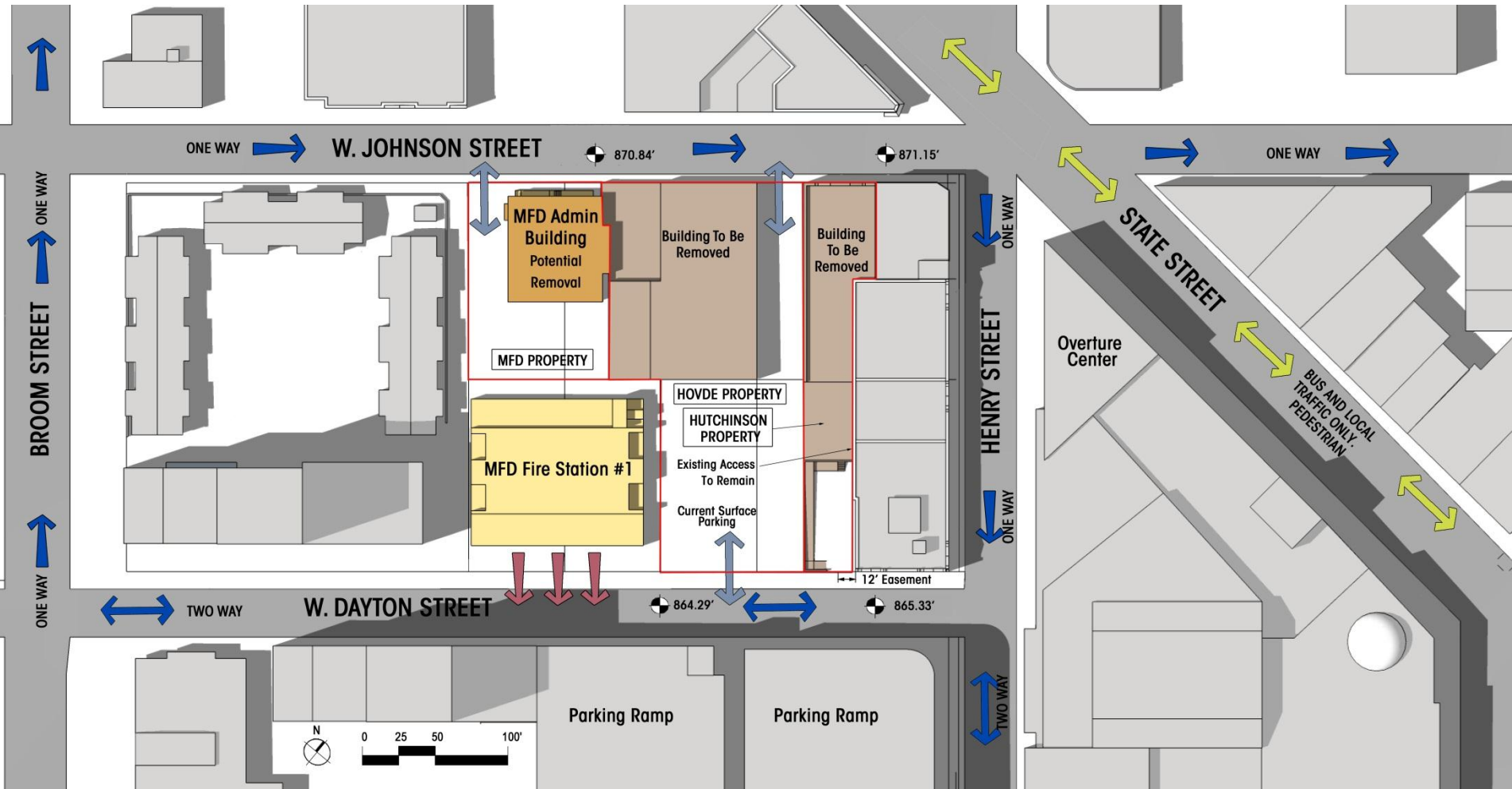


Per Proposed Downtown Plan: Total maximum buildable floor area = 426,498 sf

Zoning in the Downtown area will be defined according to approval of the proposed Downtown Plan.

**buildable area and allowable floors
according to downtown plan**

existing site



existing site plan



existing site conditions



existing site conditions



existing site conditions



johnson street view

existing conditions



johnson and broom street view

existing conditions





johnson street view

existing conditions



johnson street view

existing conditions



johnson street view looking south

existing conditions



state street view

existing conditions



dayton street view

existing conditions

proposed mixed-use development

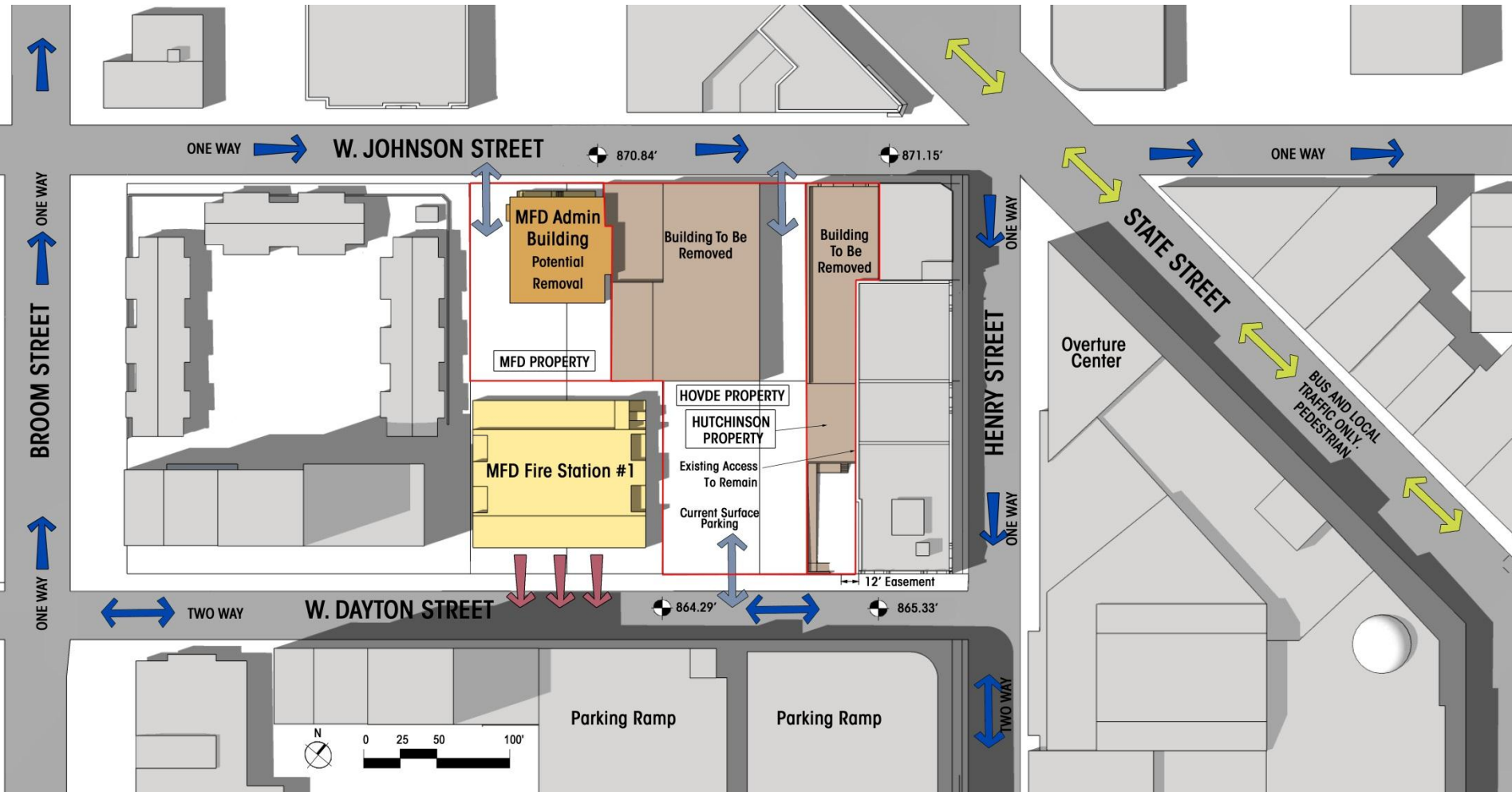
- Residential apartments 175-250 units
- retail 10,000-15,000 sf
- parking 200-250 spaces
- MFD offices 22-25,000 sf
- Demolition in Fall 2012
- Construction start 2013
- Occupancy Summer 2014

preliminary concepts

site design issues

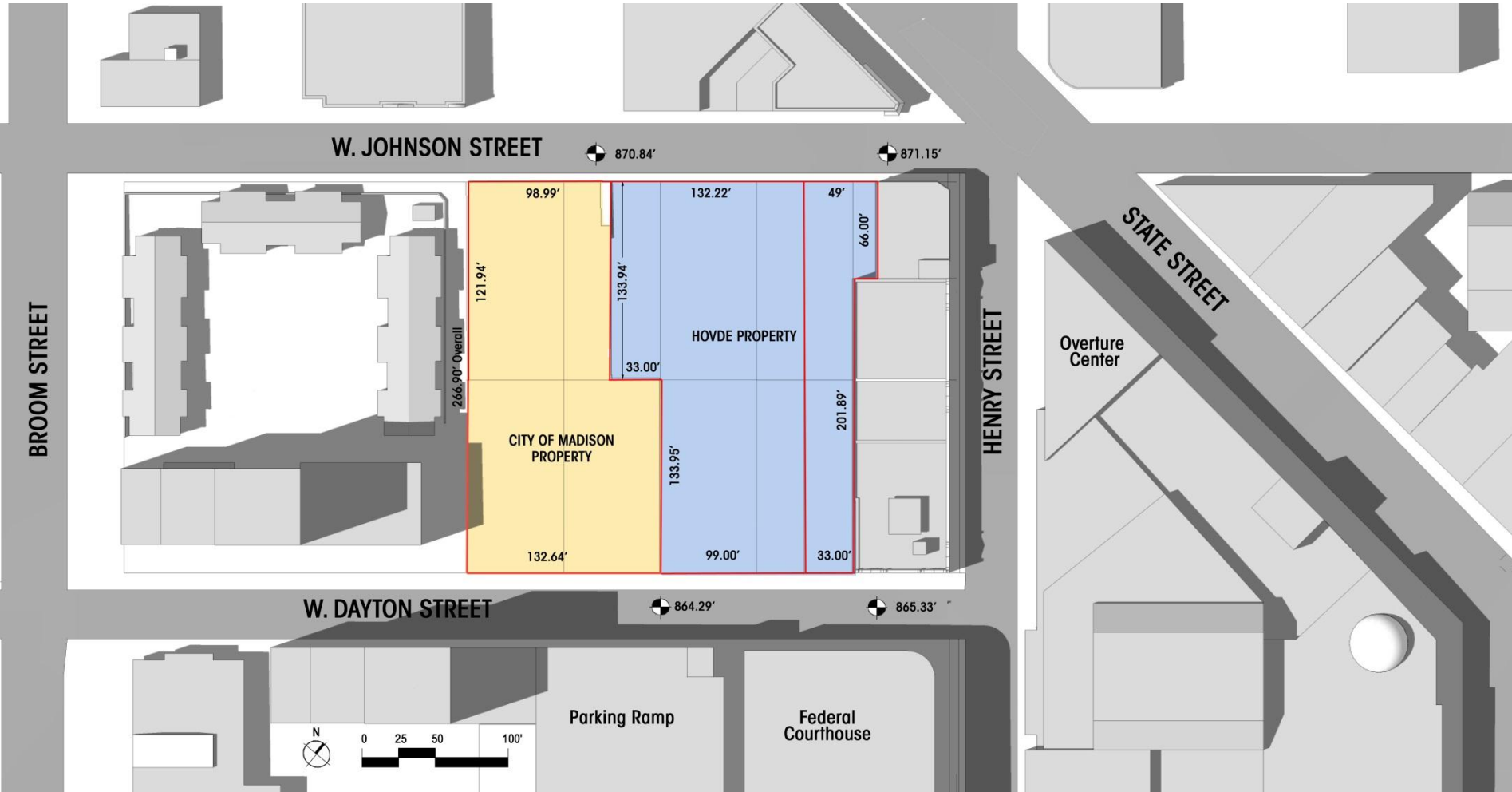
- parking
- traffic flow
- pedestrian flow
- emergency vehicle traffic
- grades
- service / loading
- easements
- height and mass
- development phasing

309 west johnson street building



existing site plan

309 west johnson street building

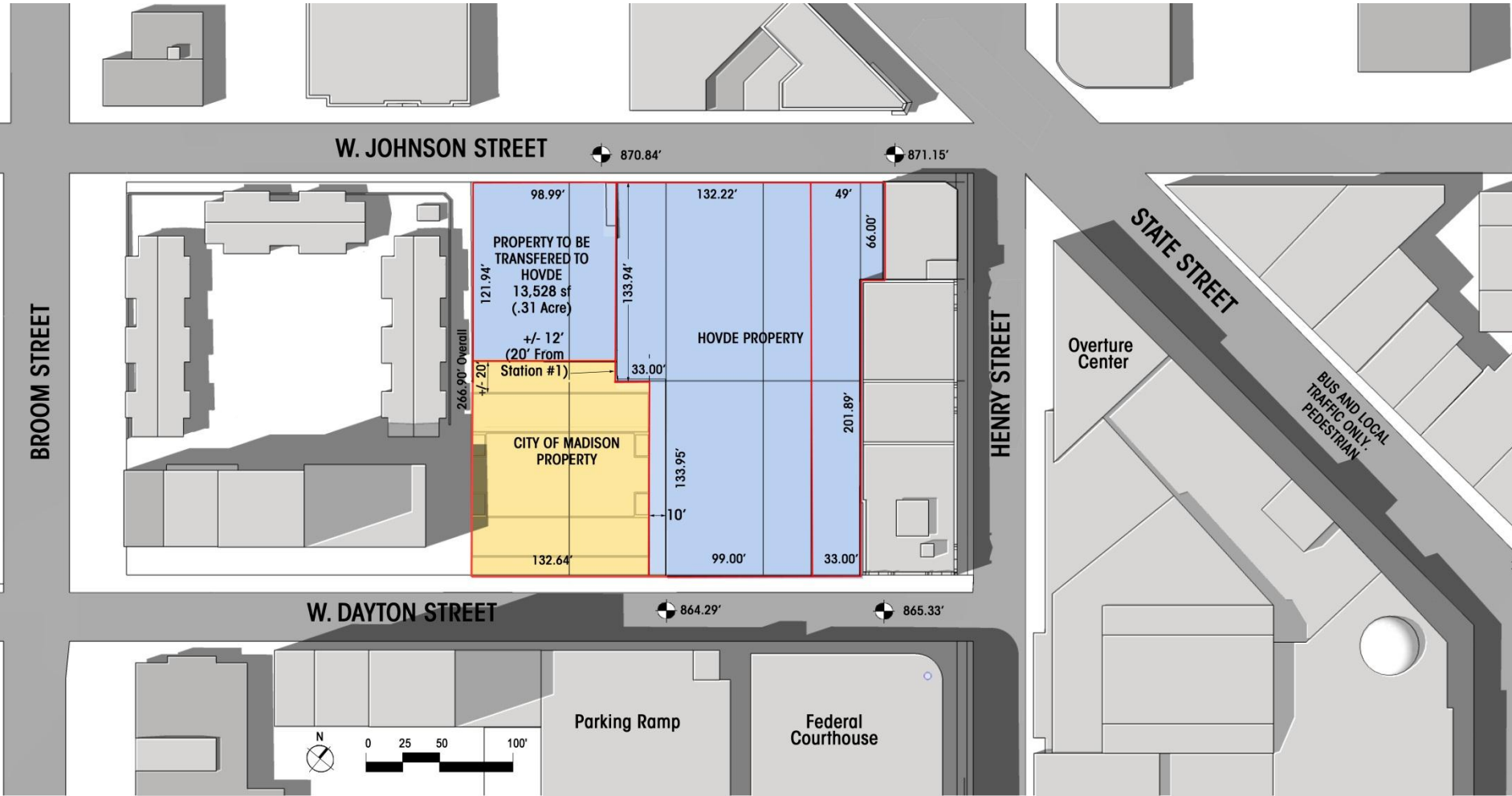


existing properties



appstein when : architects

309 west johnson street building

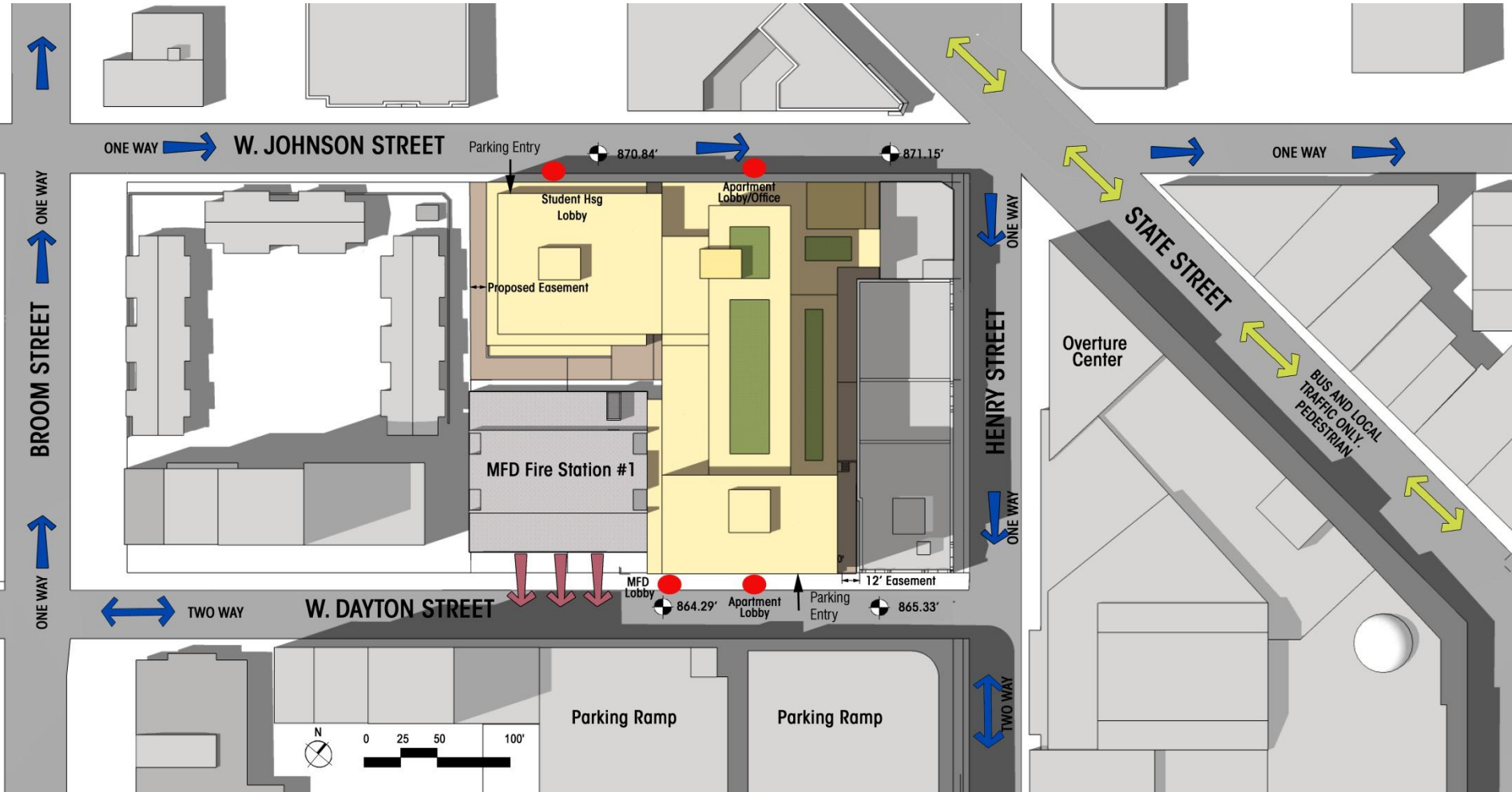


proposed properties



appstein when : architects

309 west johnson street building



site plan



epstein when : architects



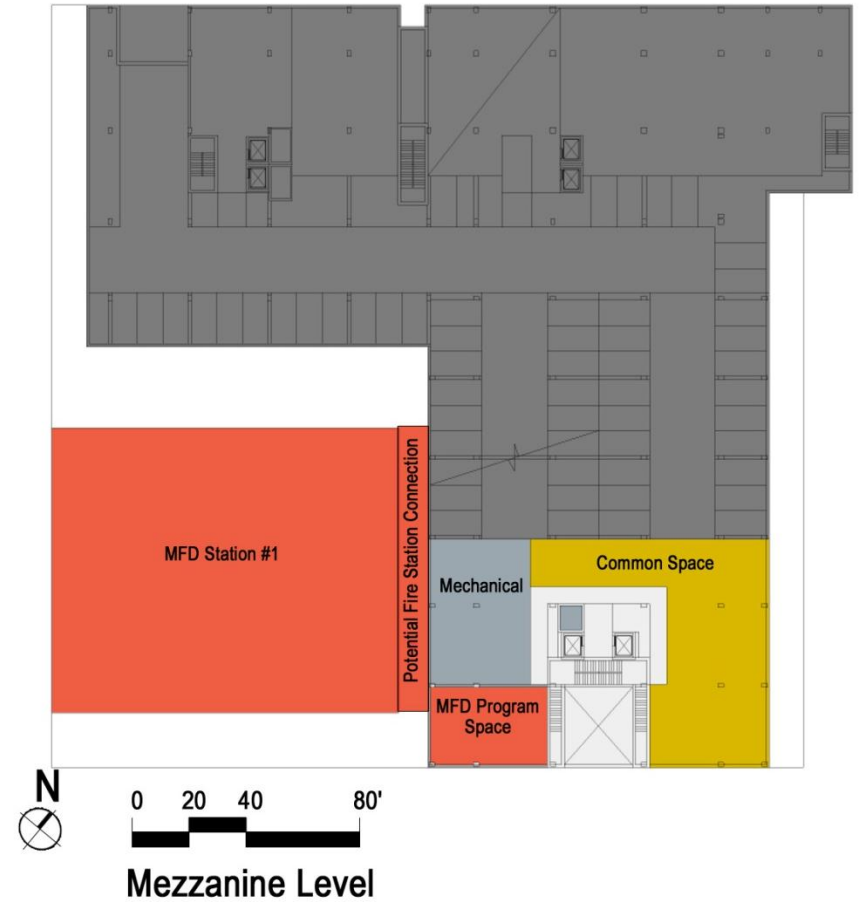
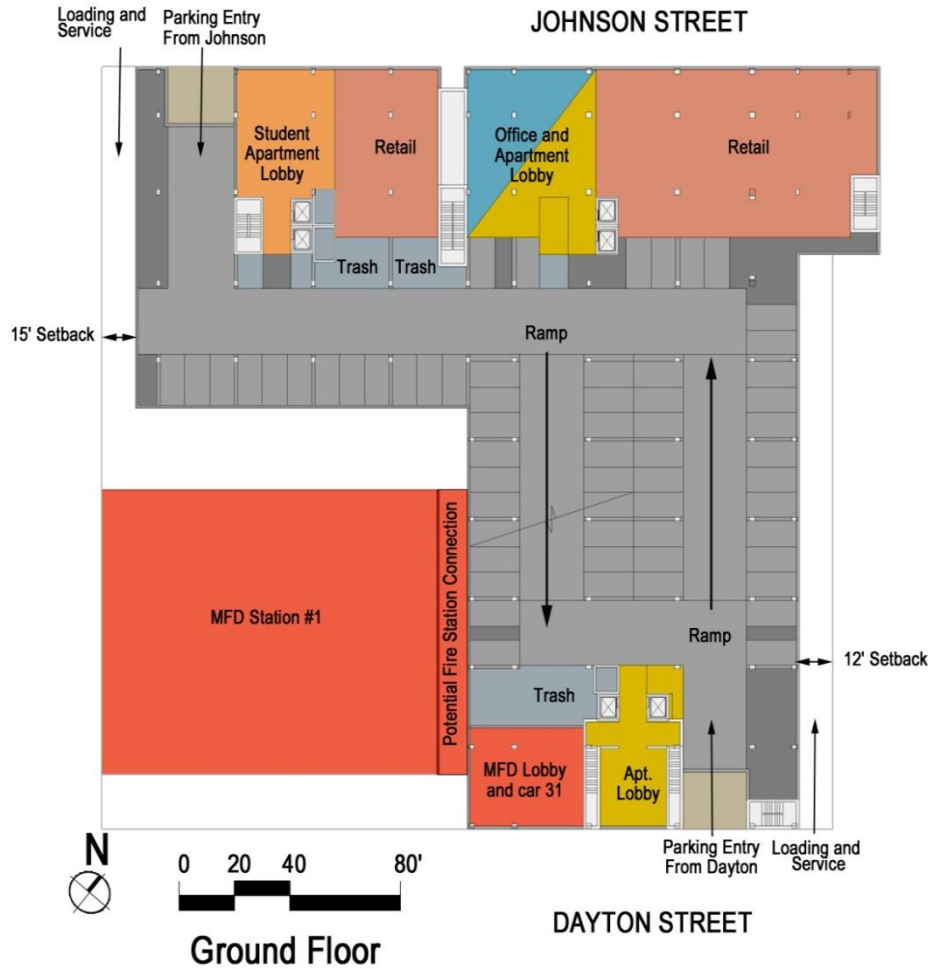
MFD Station #1 Location

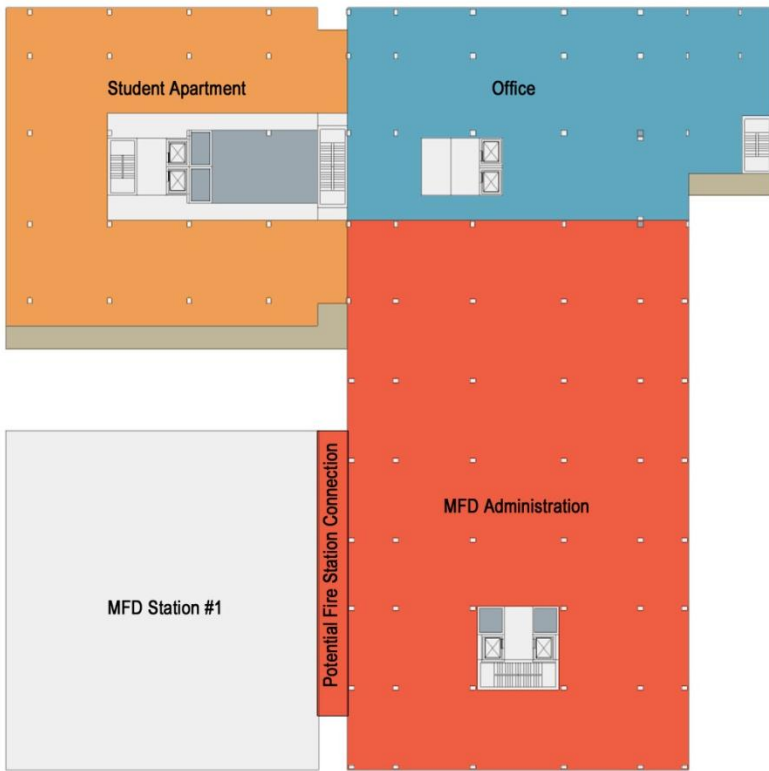


Lower Level 2

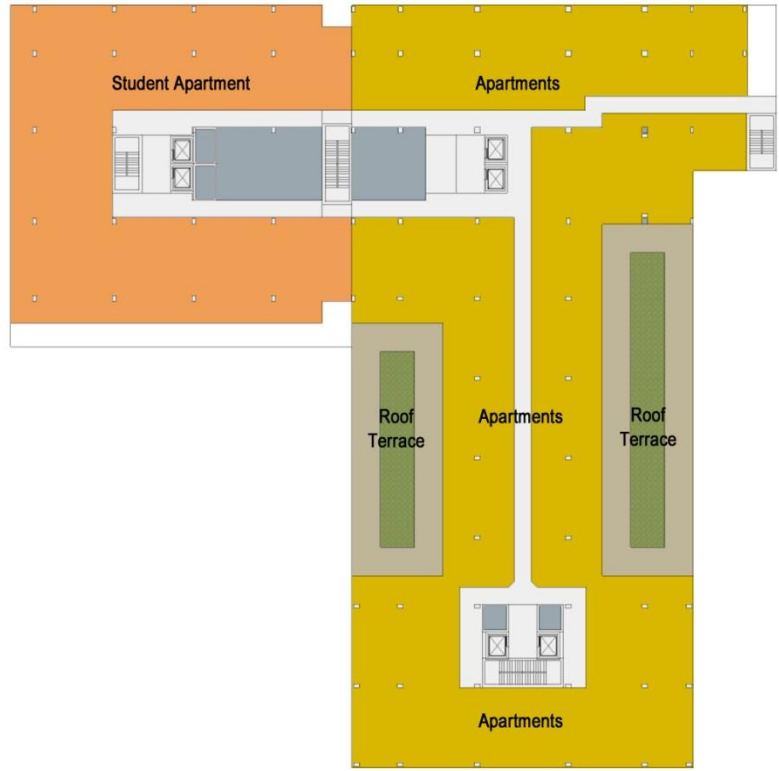


Lower Level 1

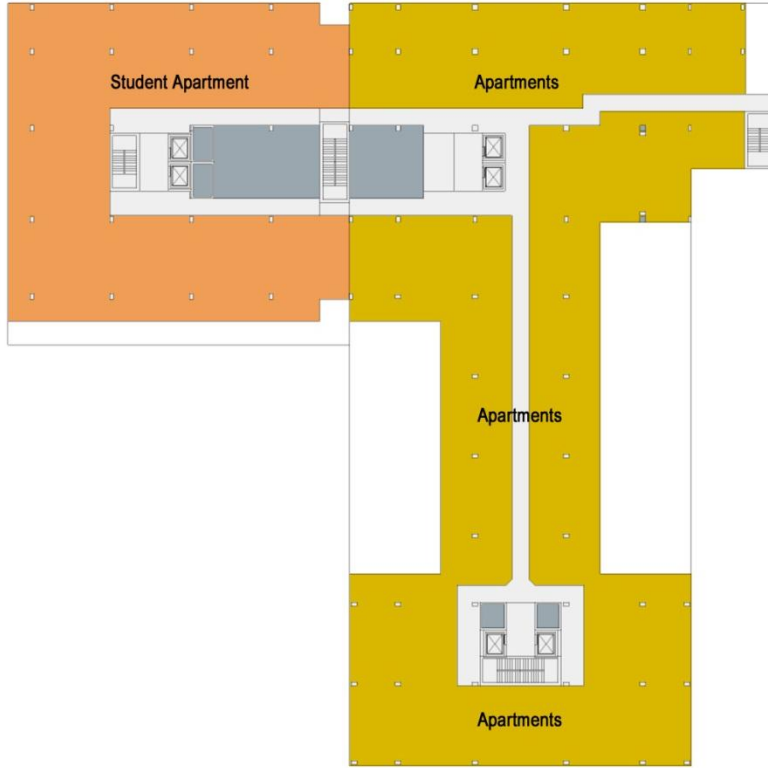




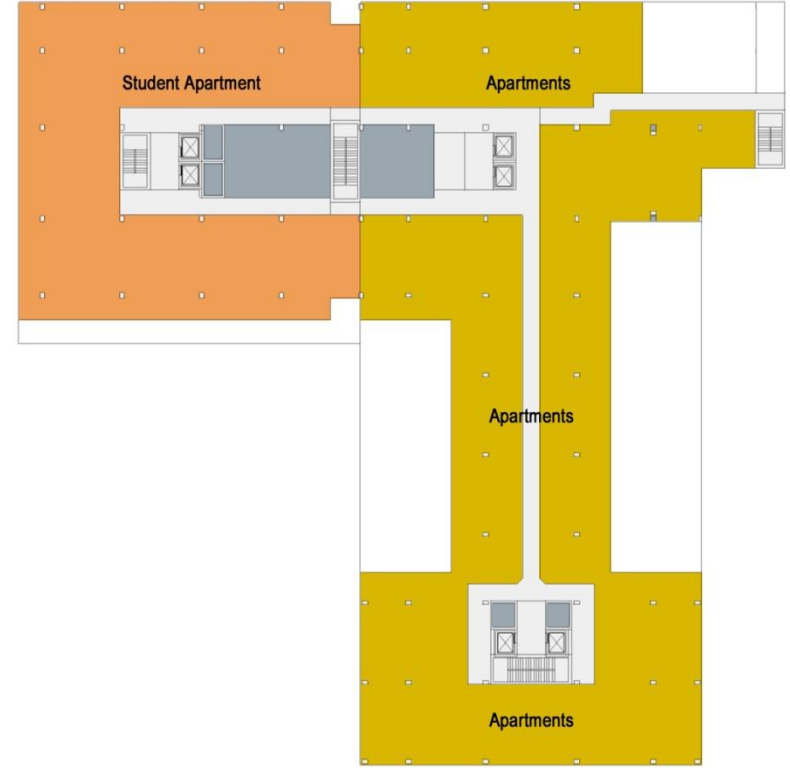
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0 20 40 80'
Floor 2



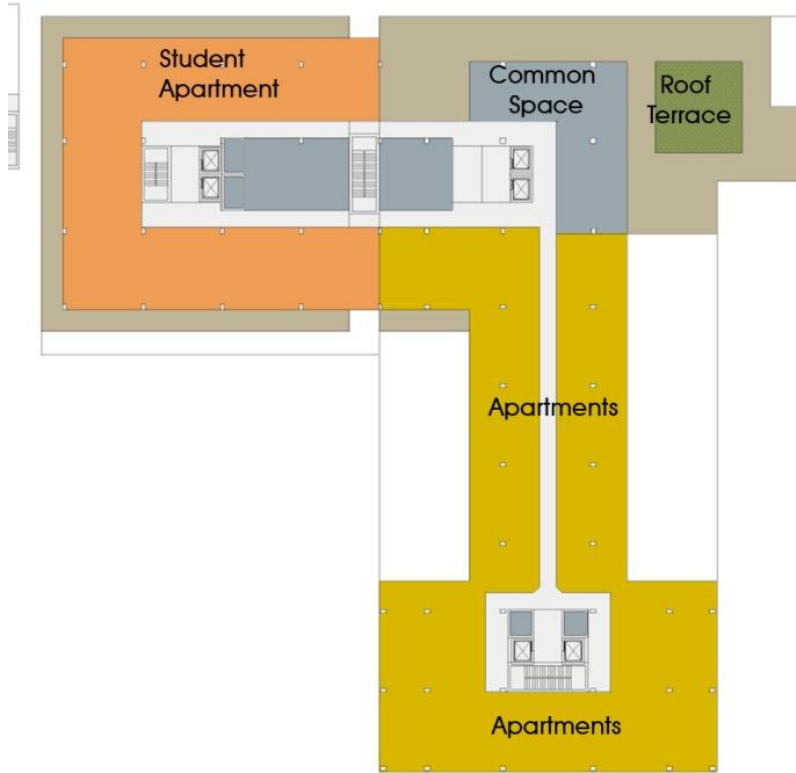
N
0 20 40 80'
Floor 3



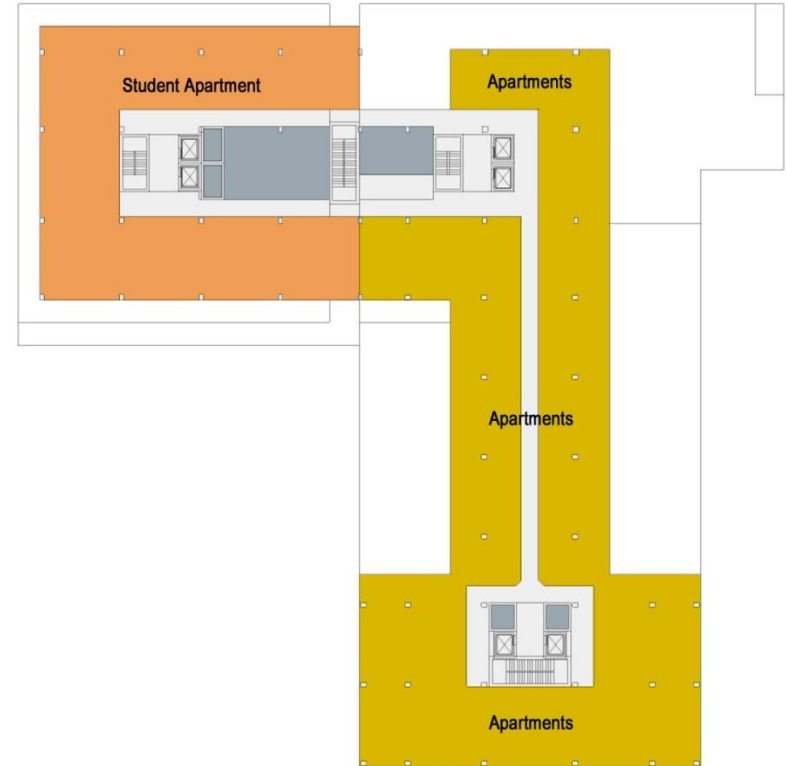
Floor 4



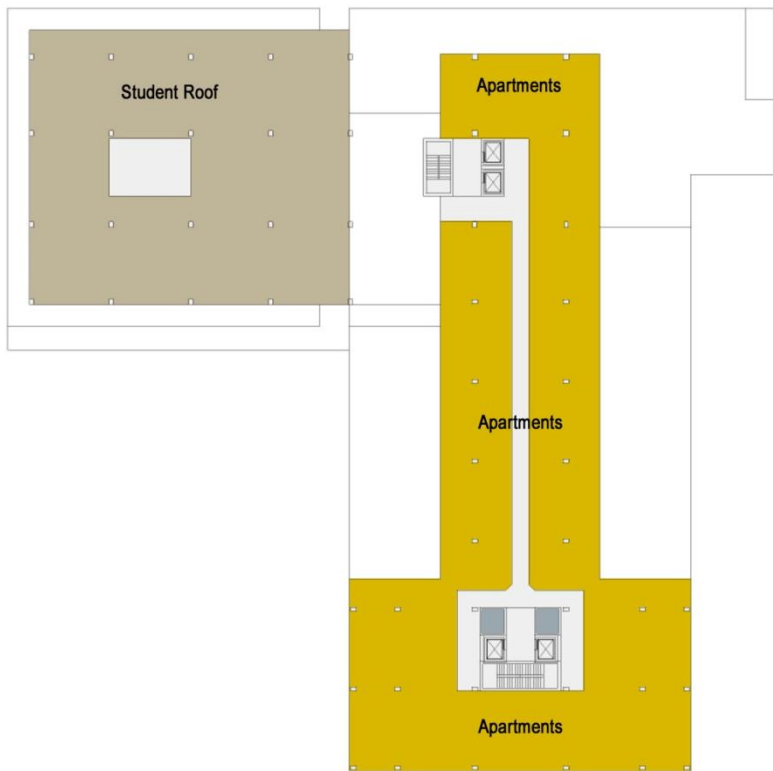
Floor 5-6



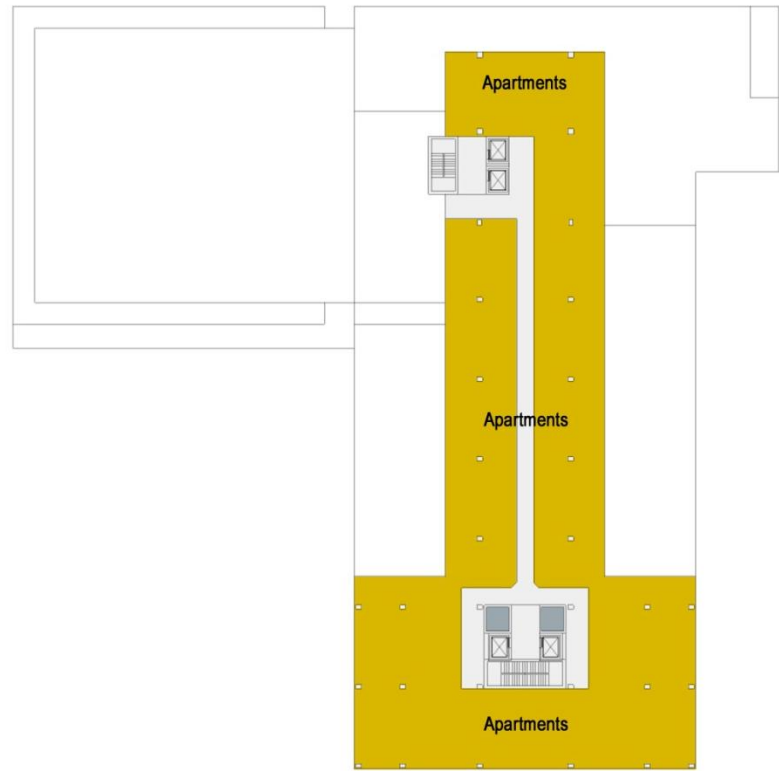
Floor 7



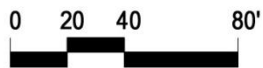
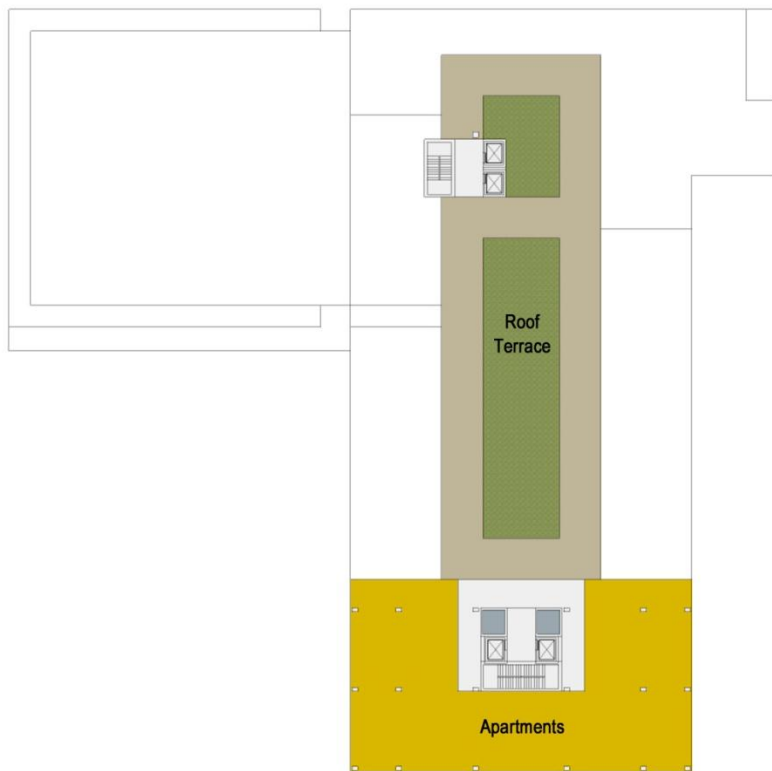
Floor 8



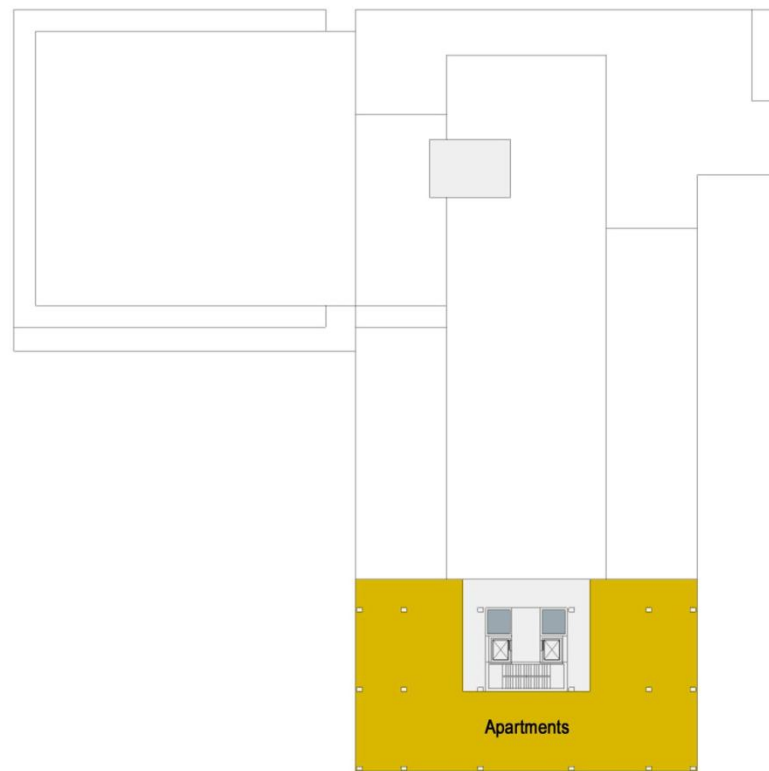
N
0 20 40 80'
Floor 9



N
0 20 40 80'
Floor 10-12



Floor 13



Floor 14

309 west johnson street building



site sections



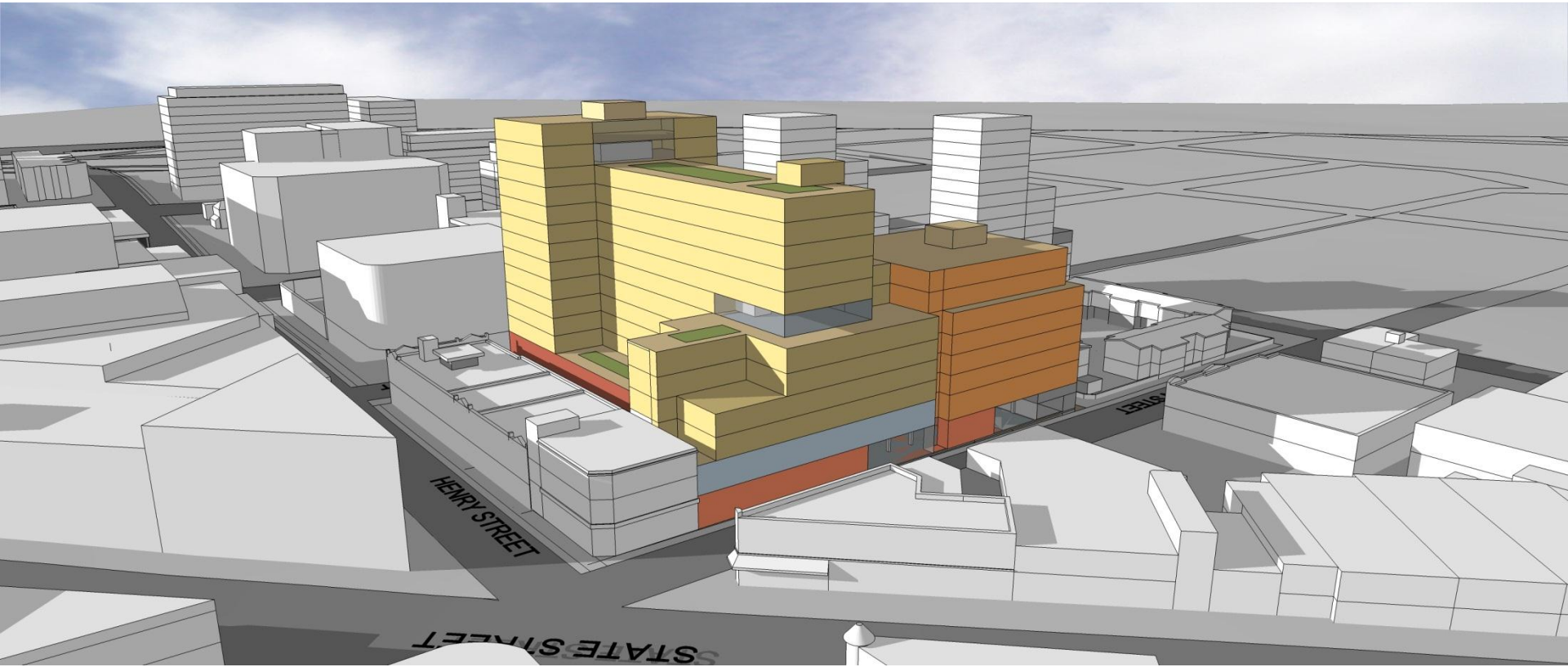
eppstein uhen : architects



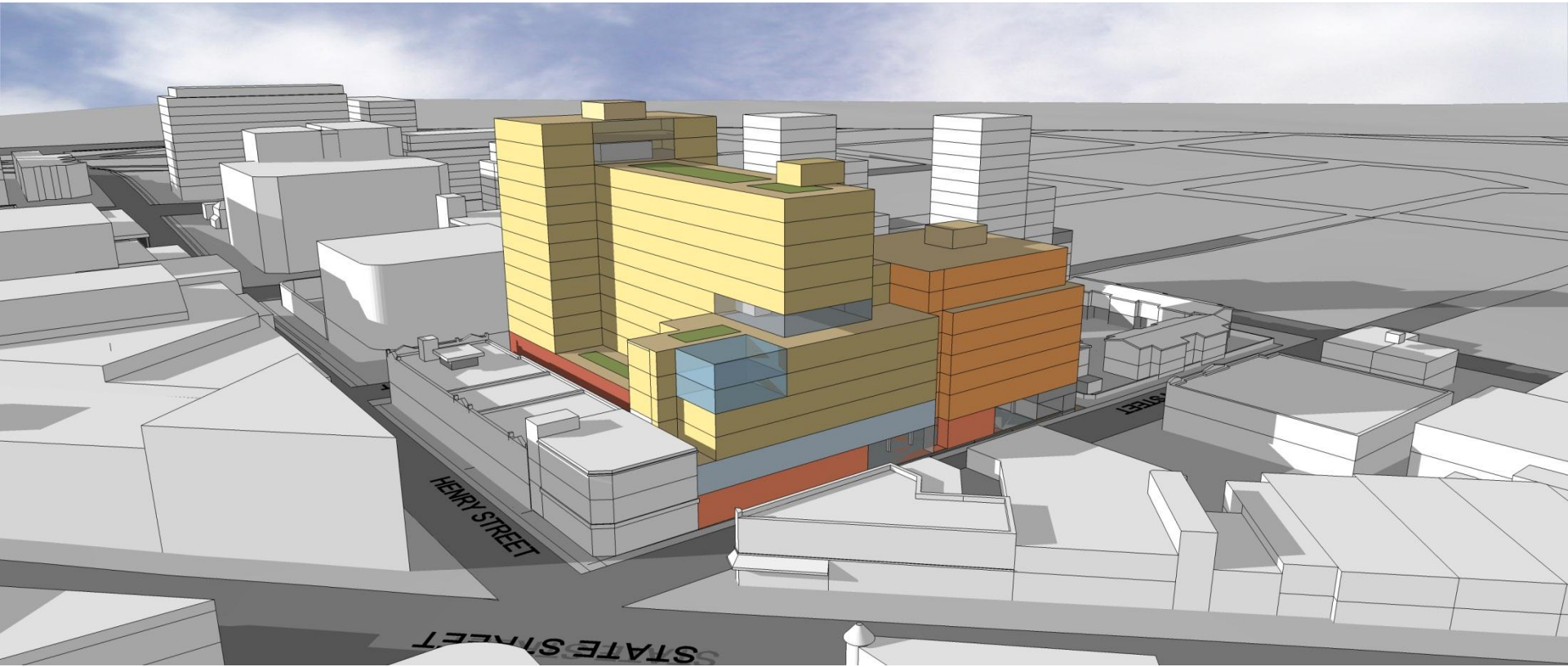




southwest view with corner

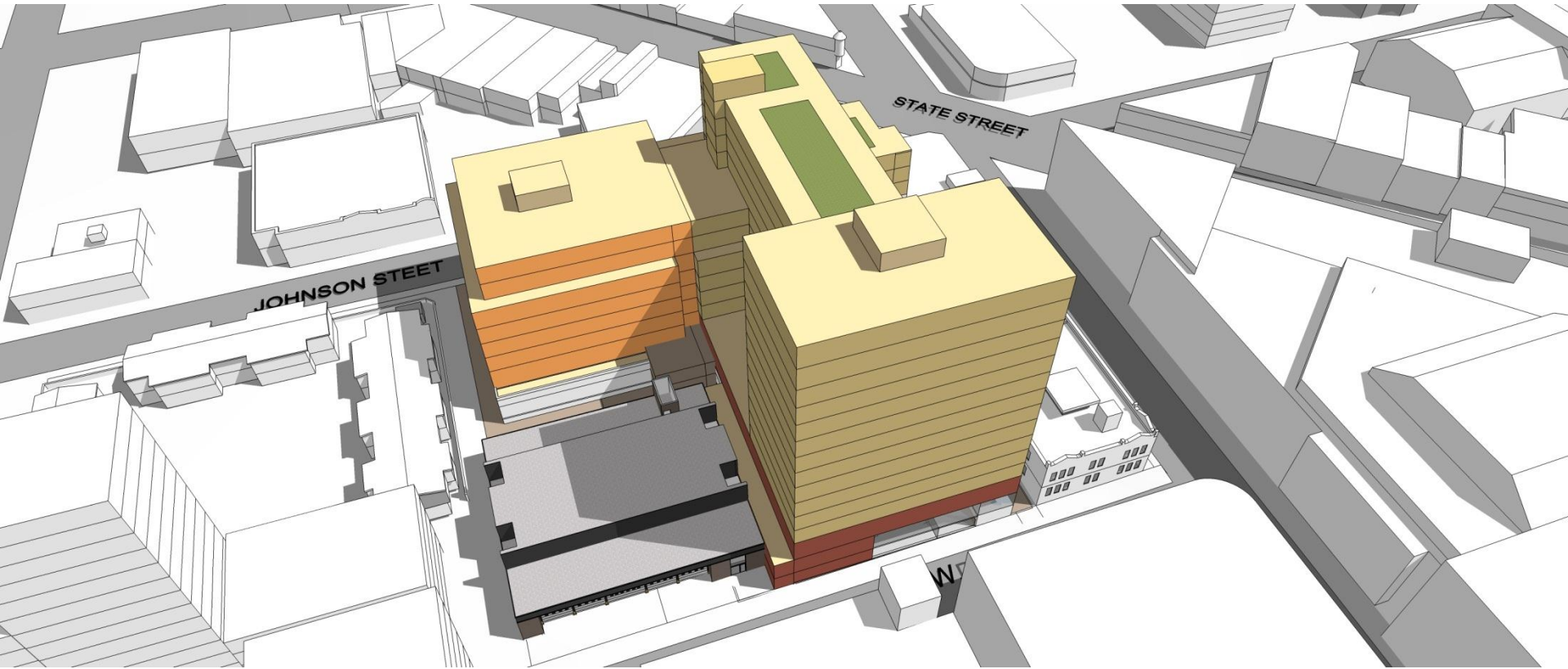


northwest view



northwest view with corner

309 west johnson street building



southeast view









schedule

- April 12** **Neighborhood Meeting: Early Phase Exploration**
- April 30** **Neighborhood Steering Committee Meeting : Concept Design Dialogue**
- May 7** **Neighborhood Steering Committee Meeting: Design Progress Discussion?**
- May 16** **Concept Informational Presentation to UDC**
- June 21** **Neighborhood Meeting : Review the Formal Proposal**
- August 8** **Preliminary Design Presentation to UDC**
- Oct 17** **Final Design Presentation to UDC**
- Nov 5** **Plan Commission Public Hearing and review of PUD**
- Nov 27** **Common Council Public Hearing and review of PUD**