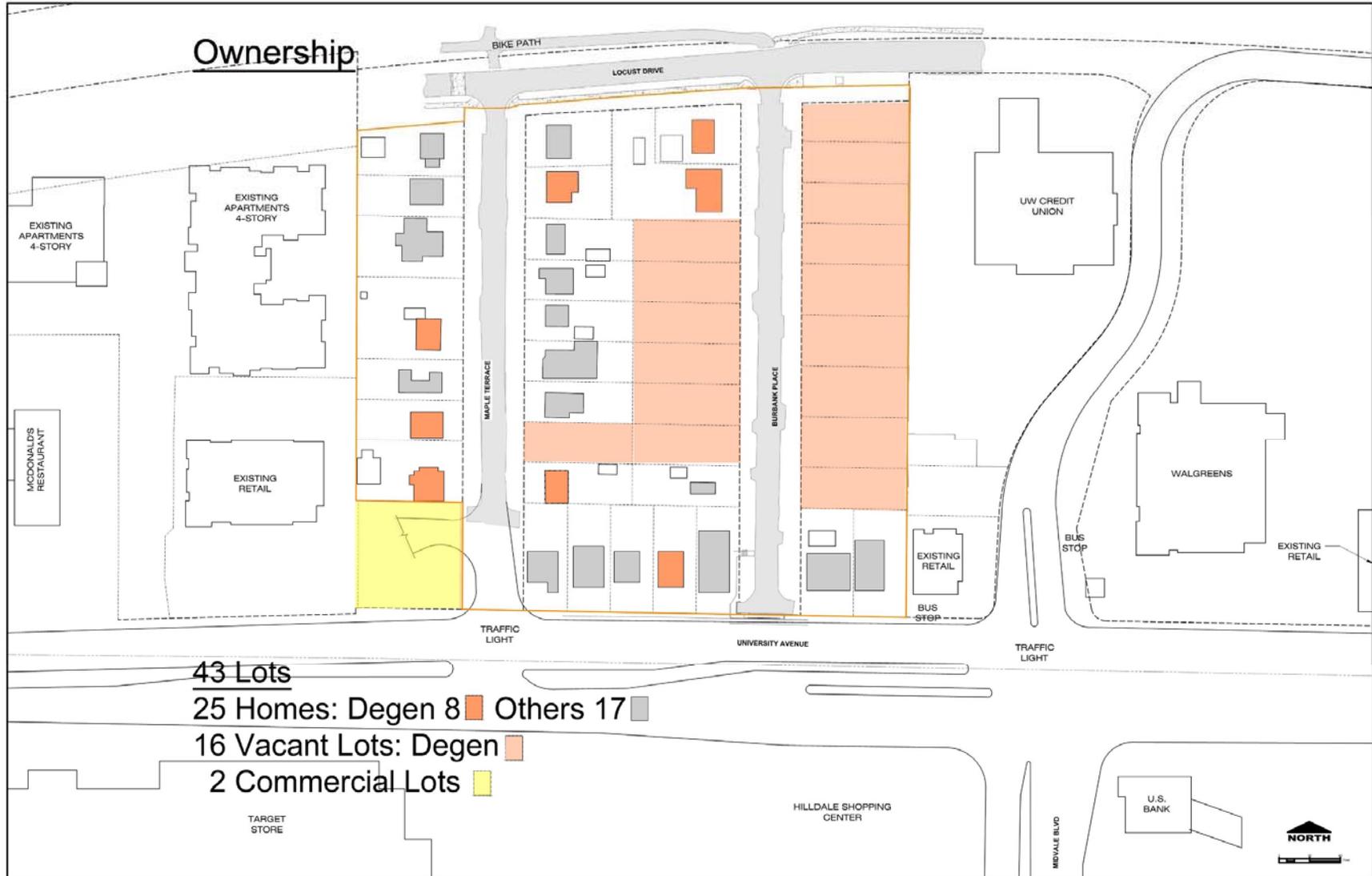


Garden Homes Redevelopment

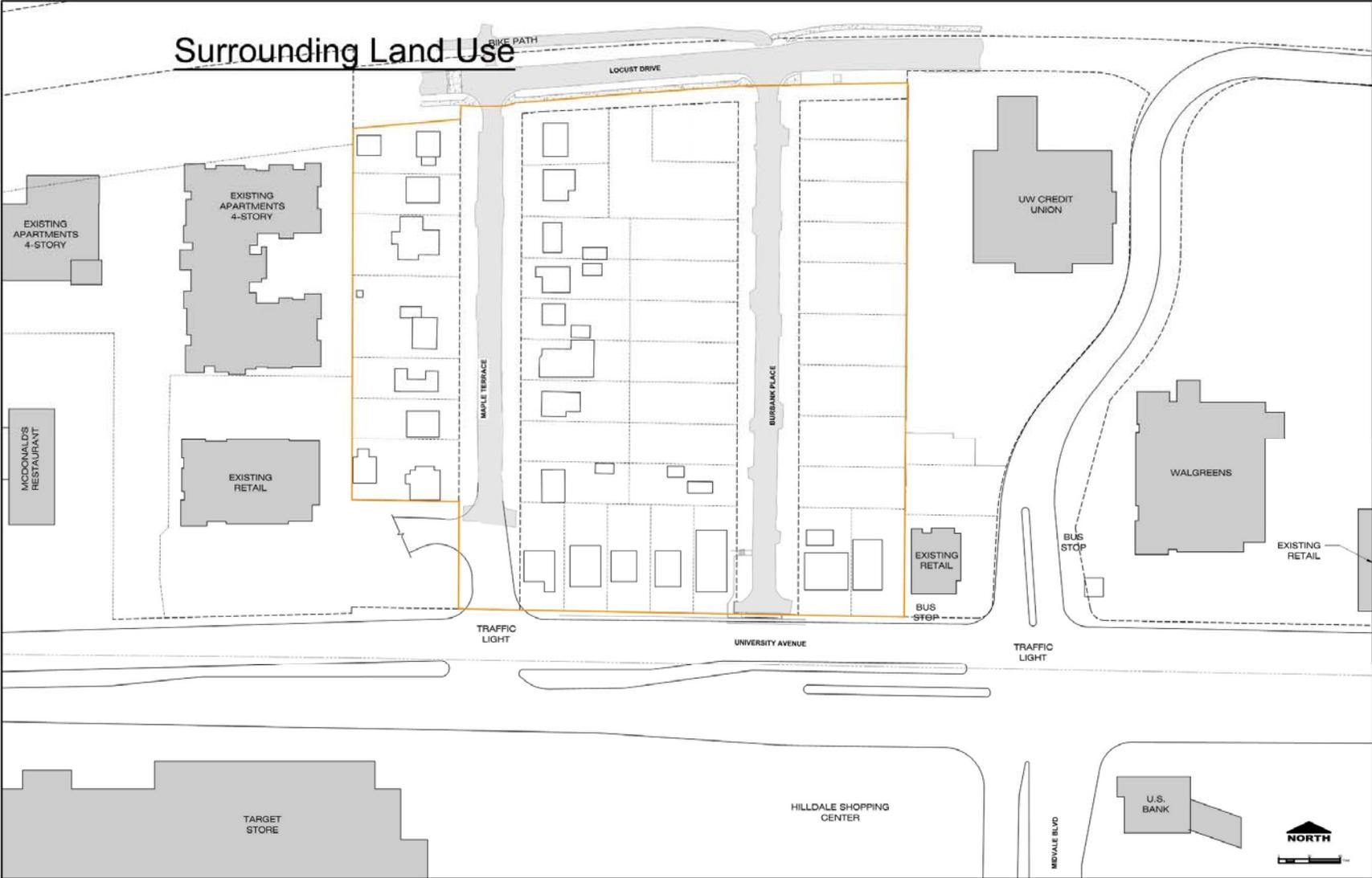
Presentation Agenda

- I. Introduction**
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Ownership

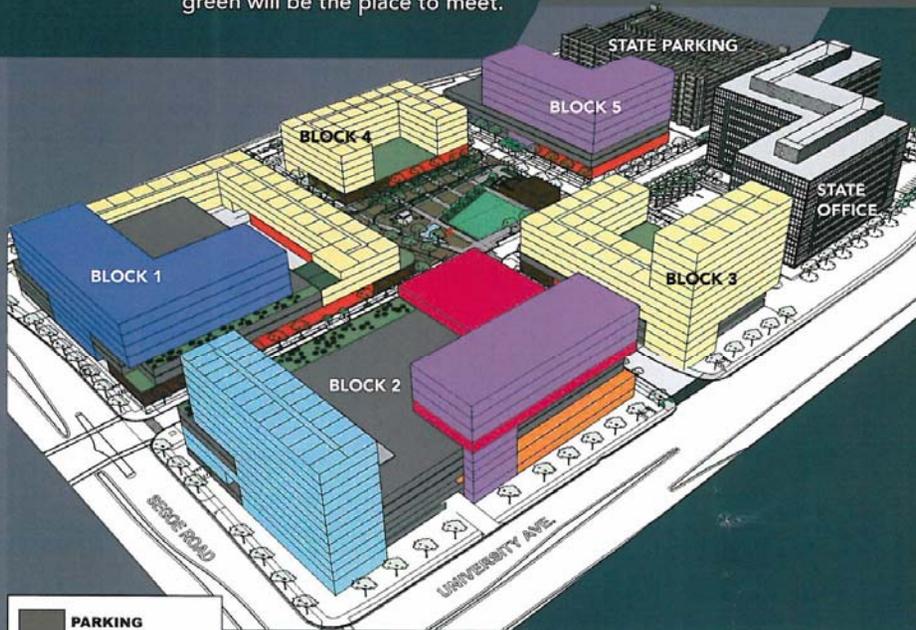


Surrounding Land Use



In the center of the development will be a 1-acre community gathering space. This central plaza and green space will include seating, restaurants and flexible space for events and live music. Enjoy everything from Farmers Markets in the summer to ice skating in the winter, the central plaza green will be the place to meet.

PROJECT OVERVIEW



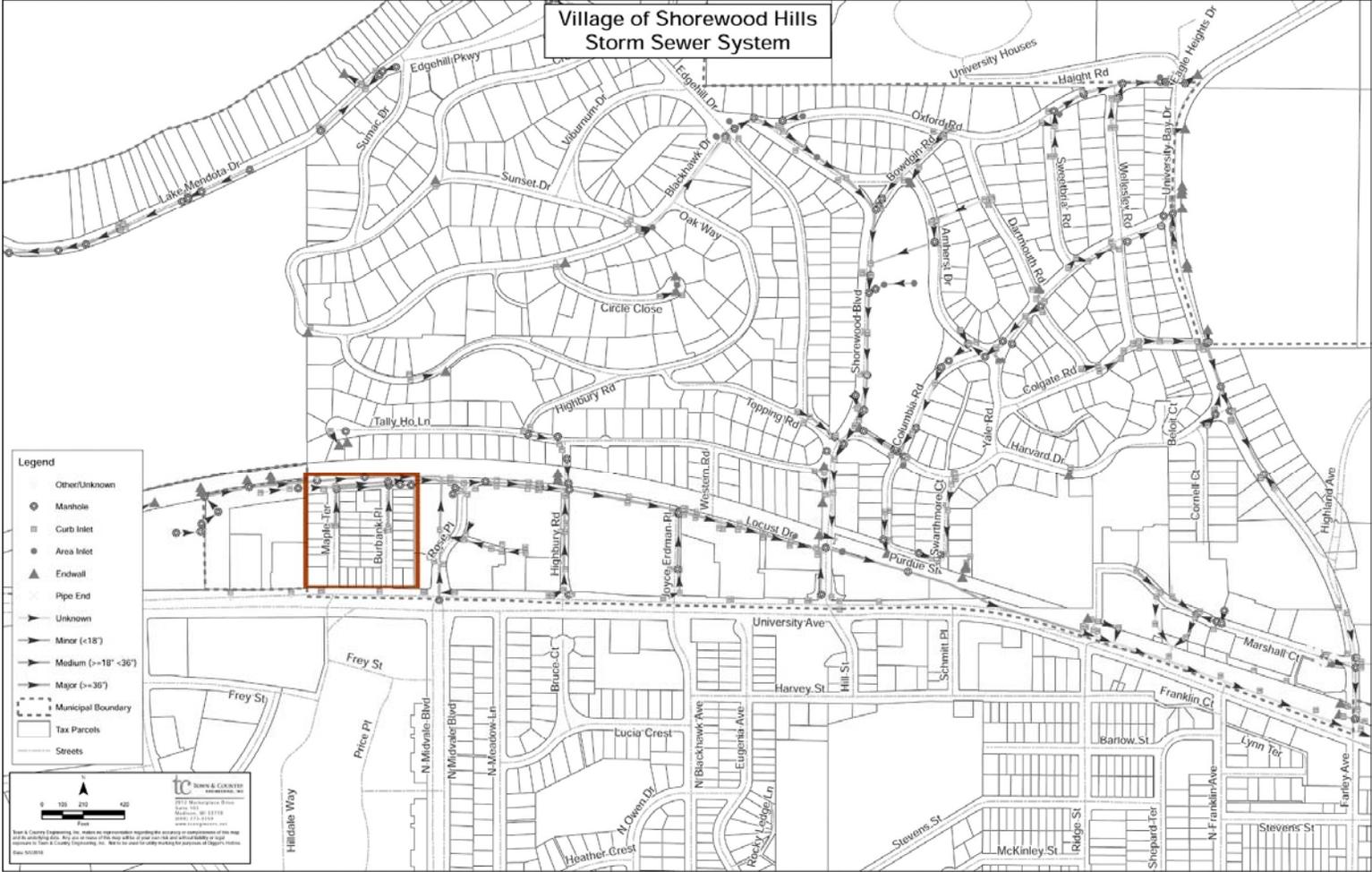
	PARKING
	RESIDENTIAL
	MEDICAL OFFICE
	OFFICE
	FITNESS
	HOTEL
	RESTAURANT
	RETAIL



- Upscale Full Service Hotel
- 600,000 SF State of Wisconsin Office Building
- 150,000 SF Medical Office or Clinical Space
- 225,000 SF Class A Office
- 400 Upscale Residential Units
- Full Service Health and Wellness Club
- 130,000 SF of Retail, Grocer, Restaurant, and Entertainment uses

CBRE

Village of Shorewood Hills Storm Sewer System



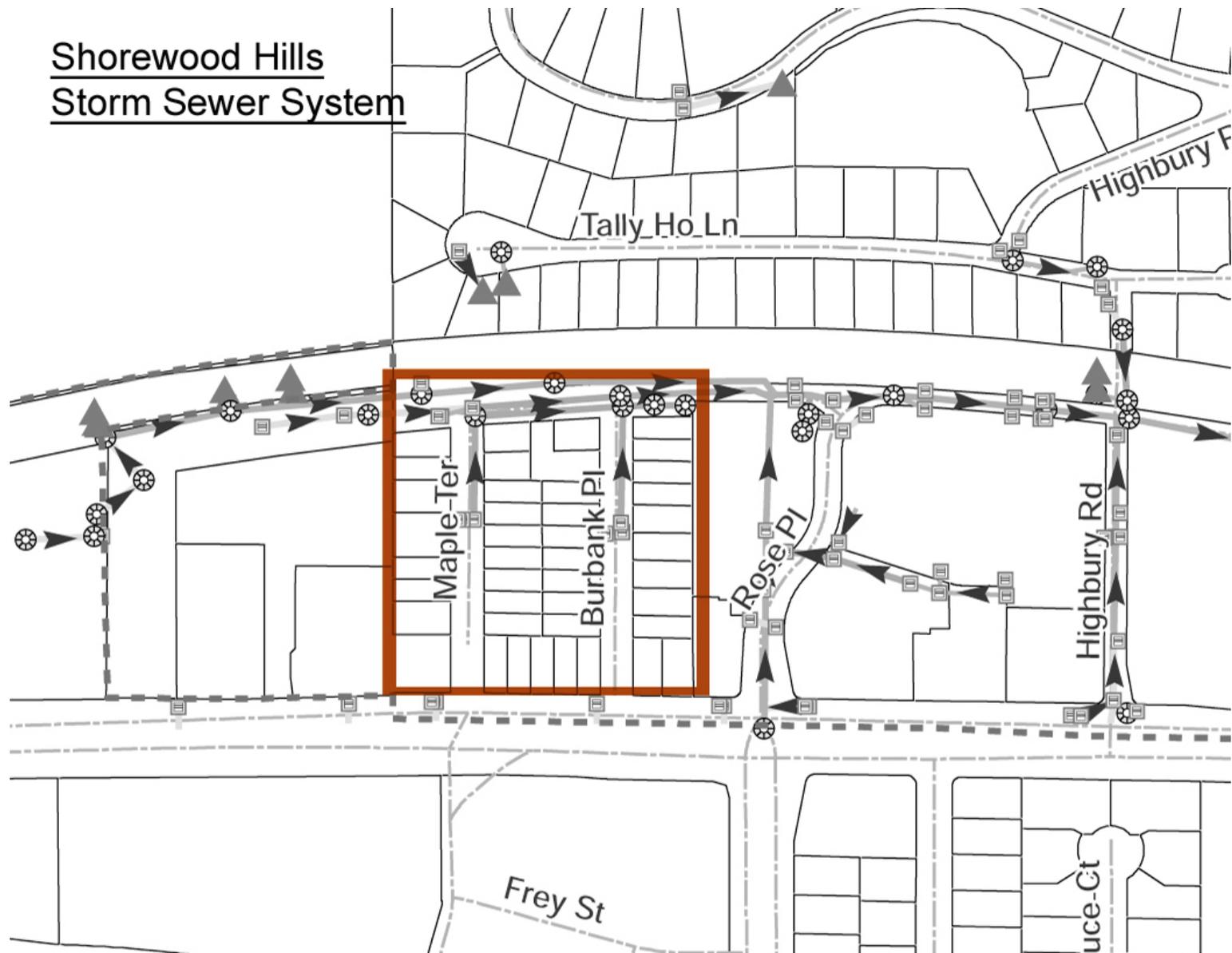
- Legend**
- Other/Unknown
 - Manhole
 - Curb Inlet
 - Area Inlet
 - Endwall
 - Pipe End
 - Unknown
 - Minor (<18")
 - Medium (>=18" <36")
 - Major (>=36")
 - Municipal Boundary
 - Tax Parcels
 - Streets

TC THOMAS & COOK ENGINEERS
 2015 Washington Street
 Madison, WI 53703
 Phone: 608.263.1100
 www.thomasandcook.com

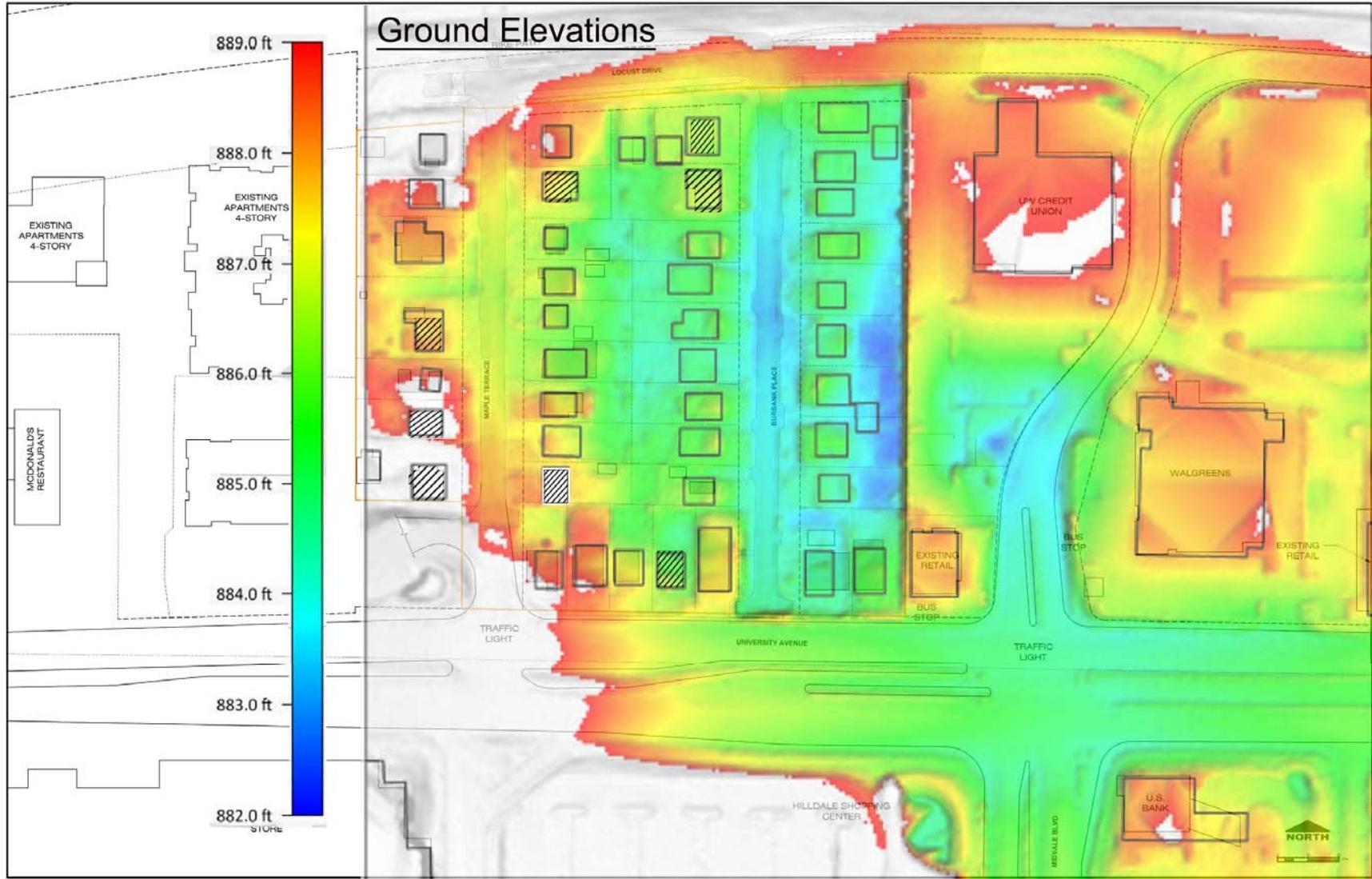
Thomas & Cook Engineering, Inc. makes no representation regarding the accuracy or completeness of this map or the information shown. Any use or reuse of this map or any of its contents without the express written consent of Thomas & Cook Engineering, Inc. may result in liability for damages.

Date: 5/20/2018

Shorewood Hills
Storm Sewer System

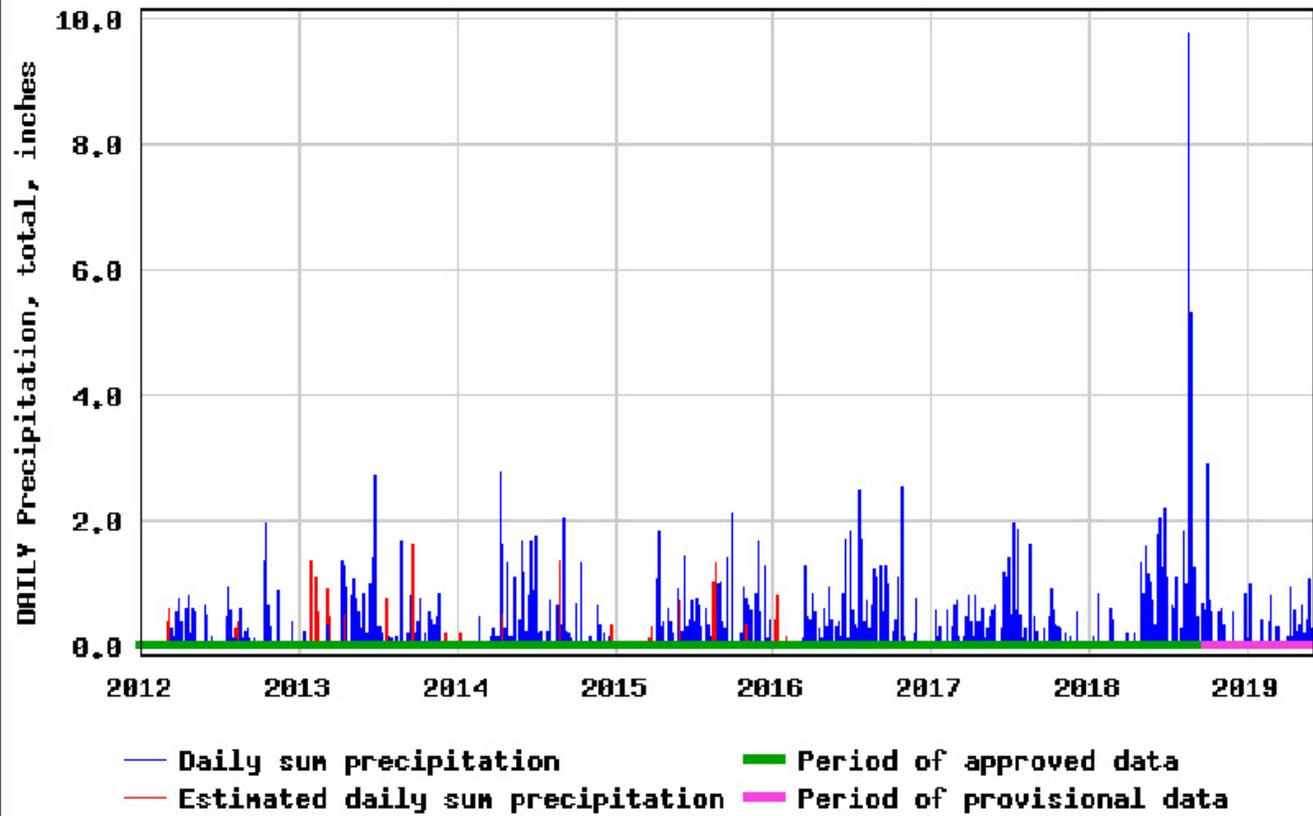


Ground Elevations





USGS 05427948 PHEASANT BRANCH AT MIDDLETON, WI

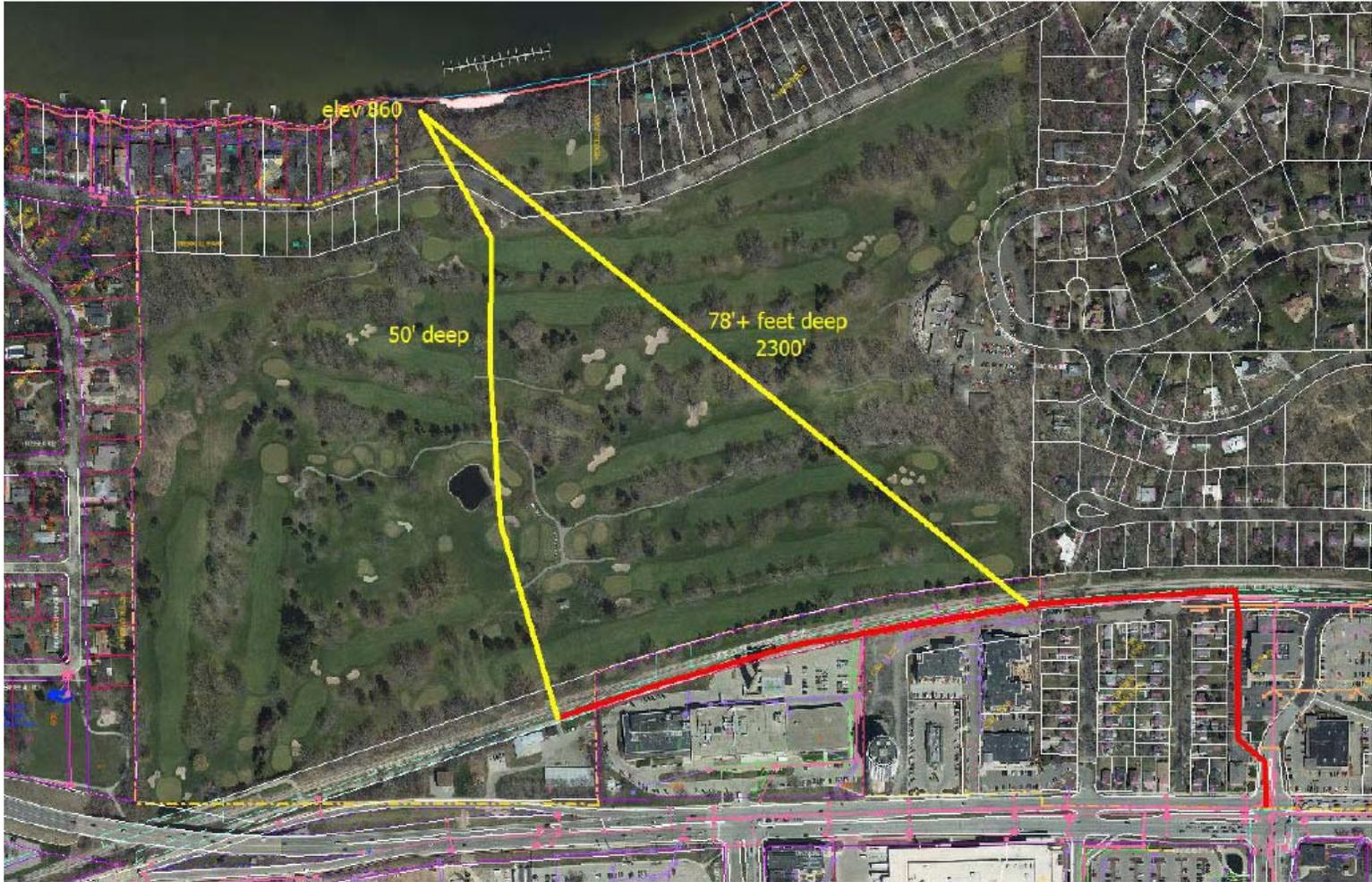


Drainage Basin Village of Shorewood Hills



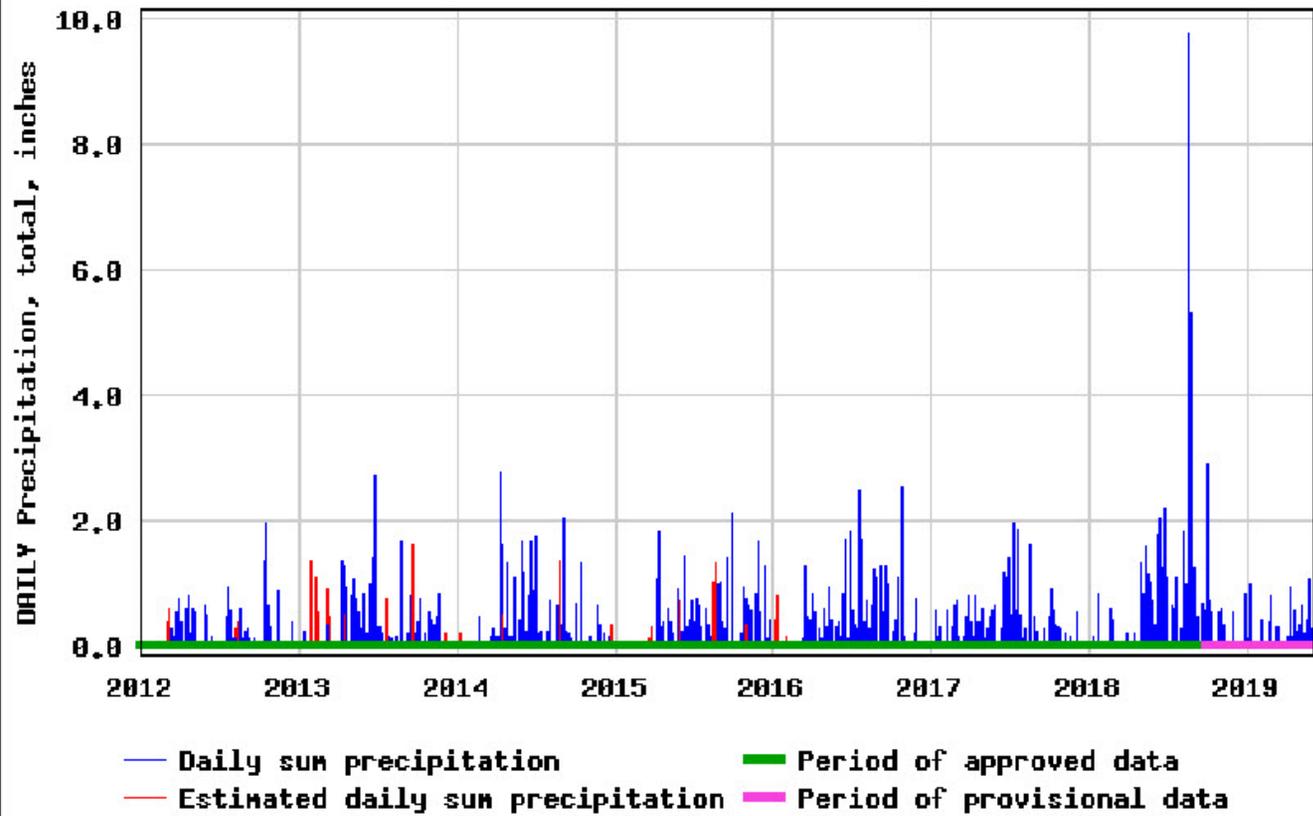
LEGEND
Drainage Basin
Municipal Boundary

Scale & Coordinates
0 300 600 1,200
Feet
N
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Map data © 2012 ESRI, Inc.
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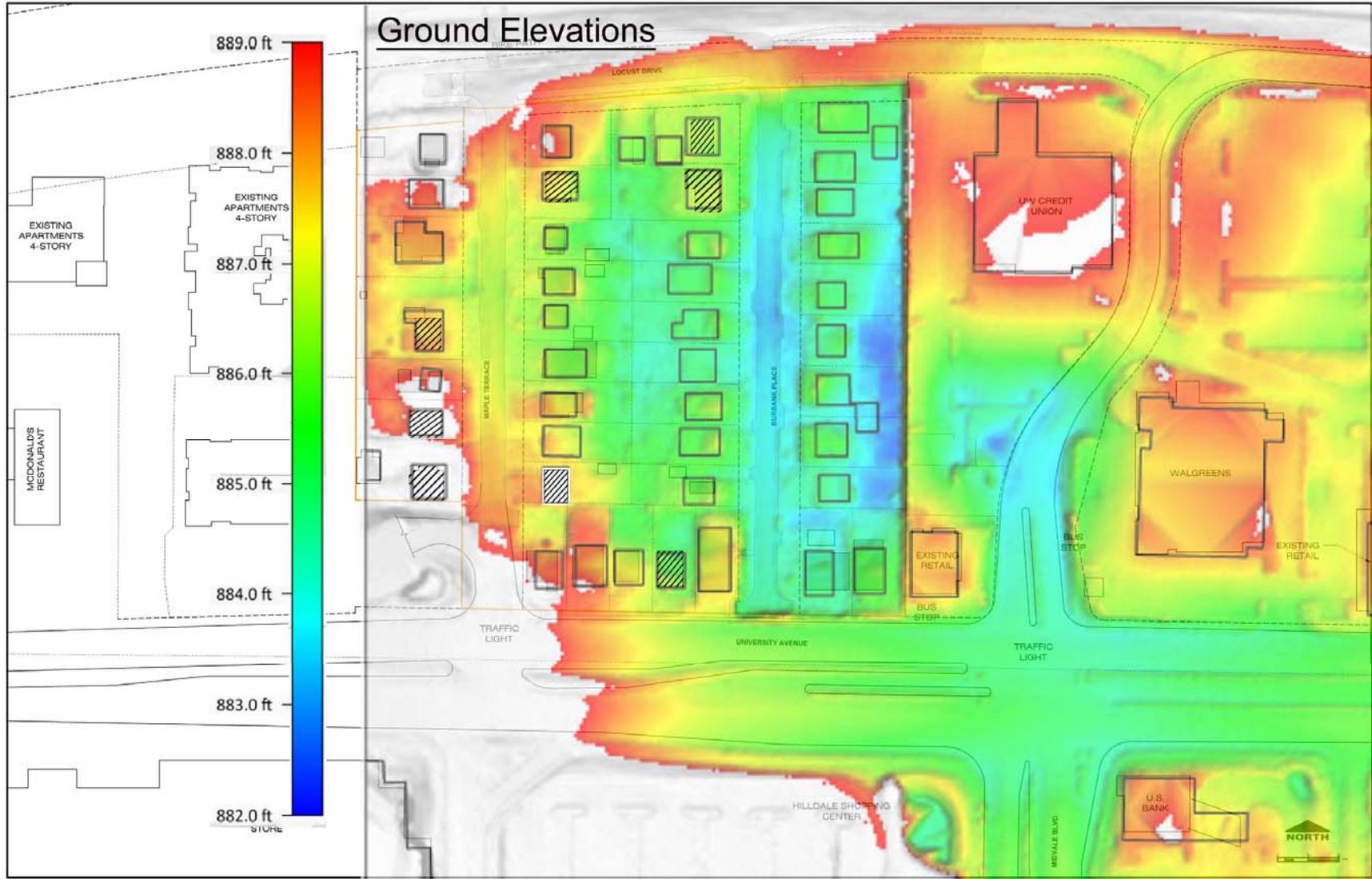




USGS 05427948 PHEASANT BRANCH AT MIDDLETON, WI



Ground Elevations



Stormwater Management in Garden Homes

Opportunities

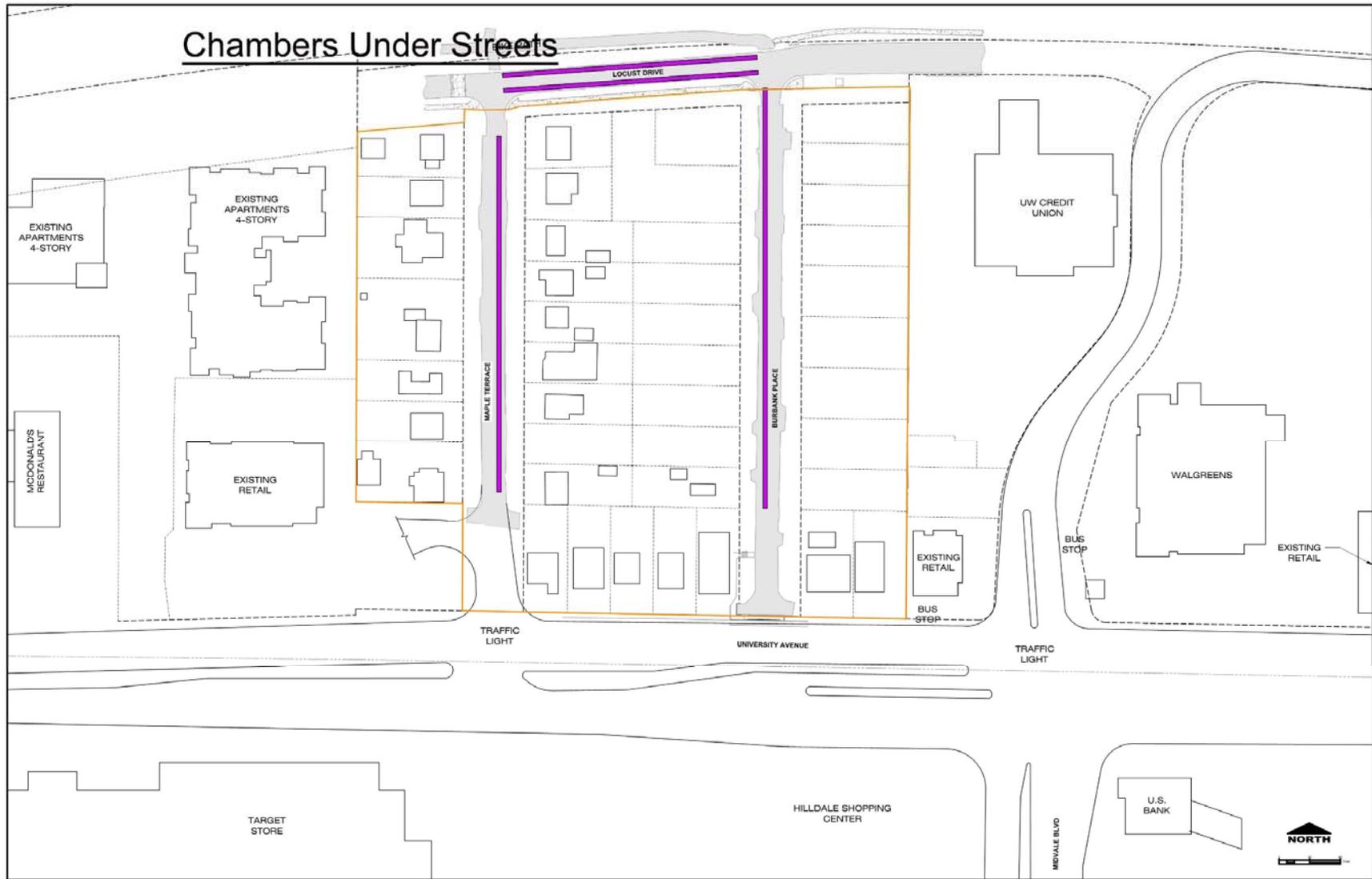
I. On Village Property

- A. Maple Terrace
 - 1. Swales in terrace areas.
 - 2. Curb & gutter.
 - 3. Reduce elevation of street.
 - 4. 4 ft. diameter retention chamber in street.
 - 5. 6 ft. diameter retention chamber in terrace area.
- B. Burbank Place
 - 1. Curb & gutter.
 - 2. 4 ft. diameter retention chamber in street.
 - 3. 6 ft. diameter retention chamber in terrace area.
- C. Locust Drive
 - 1. Two 4 ft. diameter retention chambers in street.

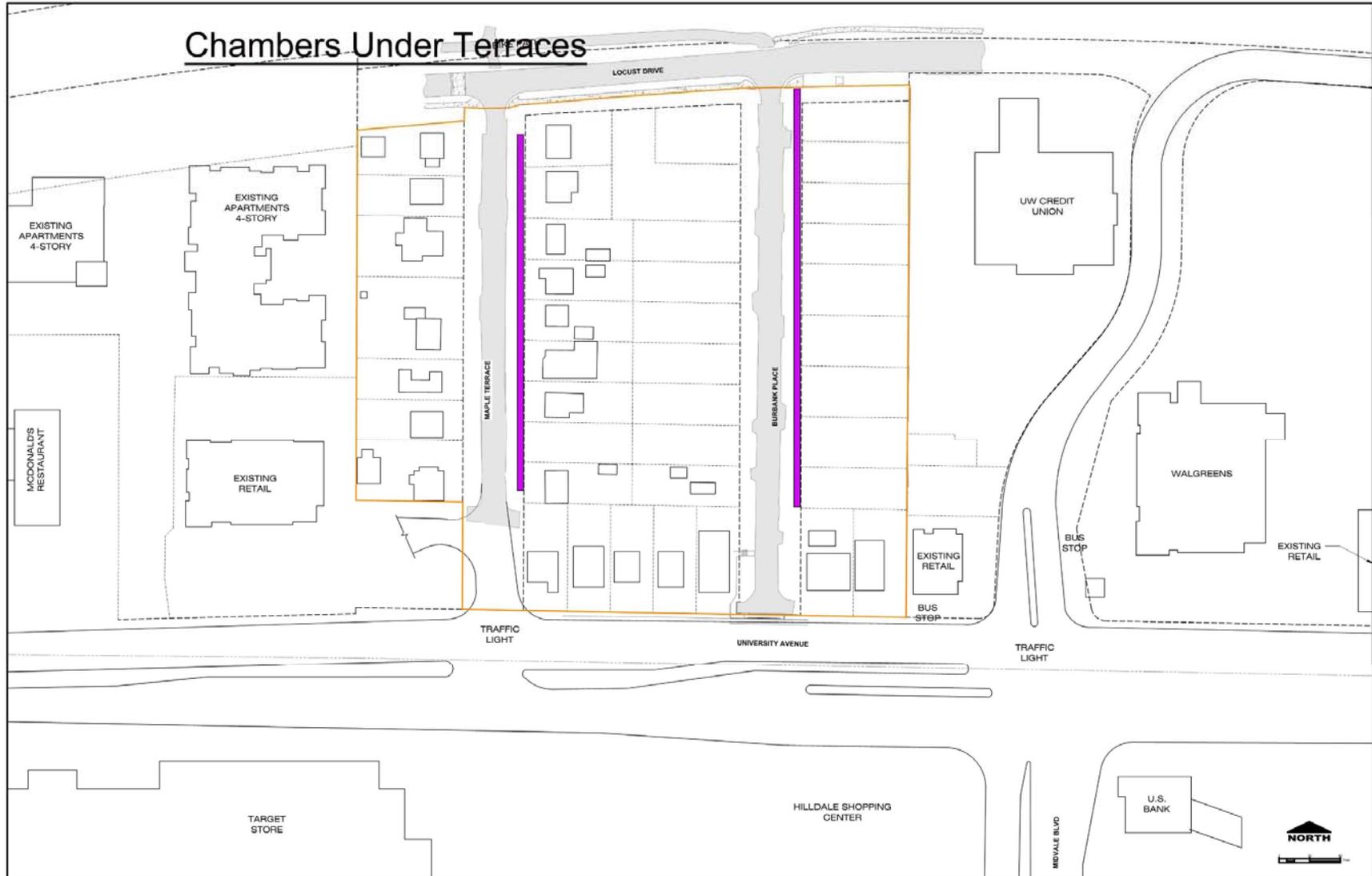
II. On Private Property

- A. Improve grading and direct water to swales.
- B. Install yard drains.
- C. Oversize retention needed for proposed projects.
- D. Provide easement for tunnel to lake.

Chambers Under Streets



Chambers Under Terraces



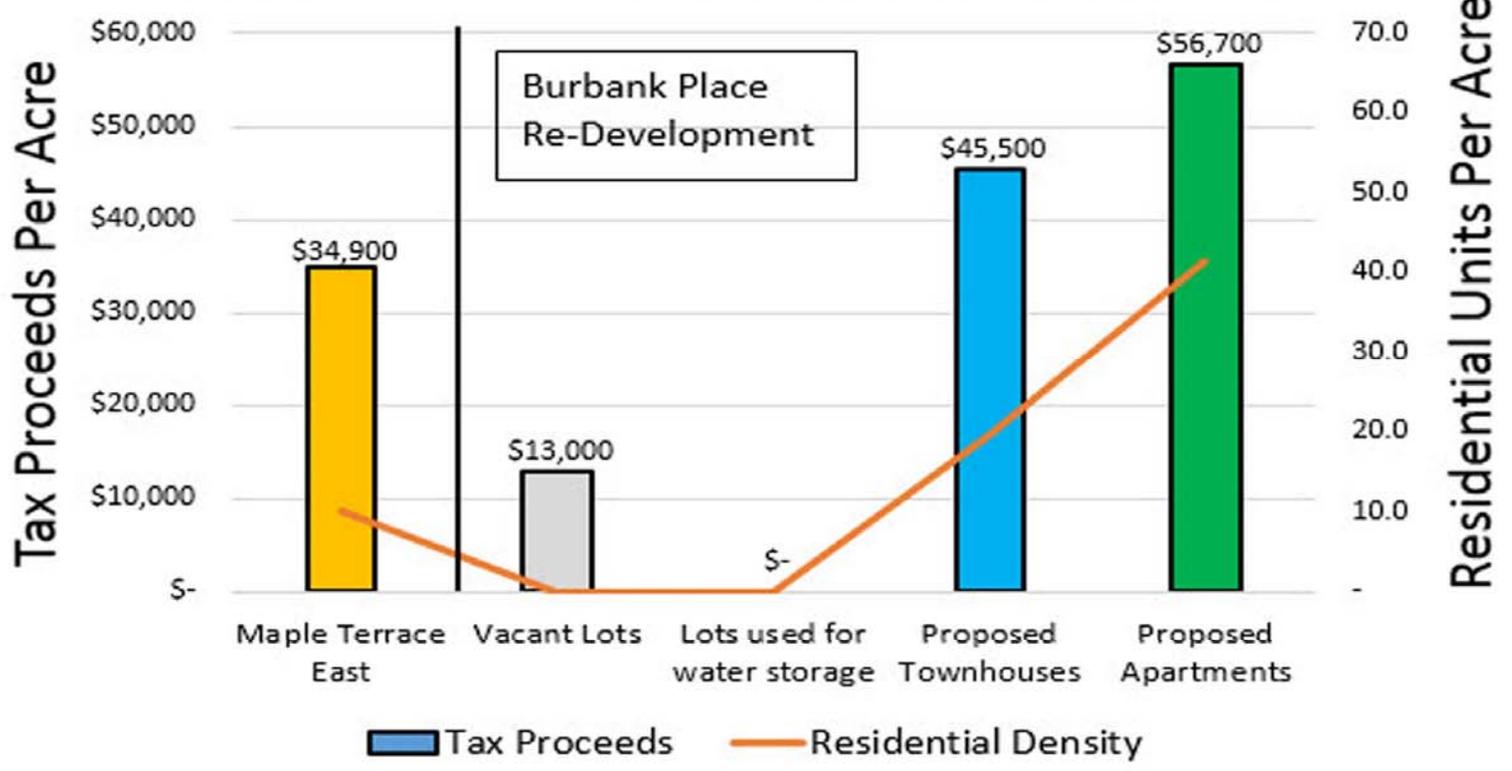
Stormwater Management

1. Maple Terrace:
swales & yard drains.
2. Maple Terrace:
curb-gutter, lower street,
4 ft. chamber, reconstruct.
3. Burbank Place:
curb-gutter, resurface.
4. Locust Drive:
4 ft. chambers, resurface.
5. Oversize facility
required for Project.

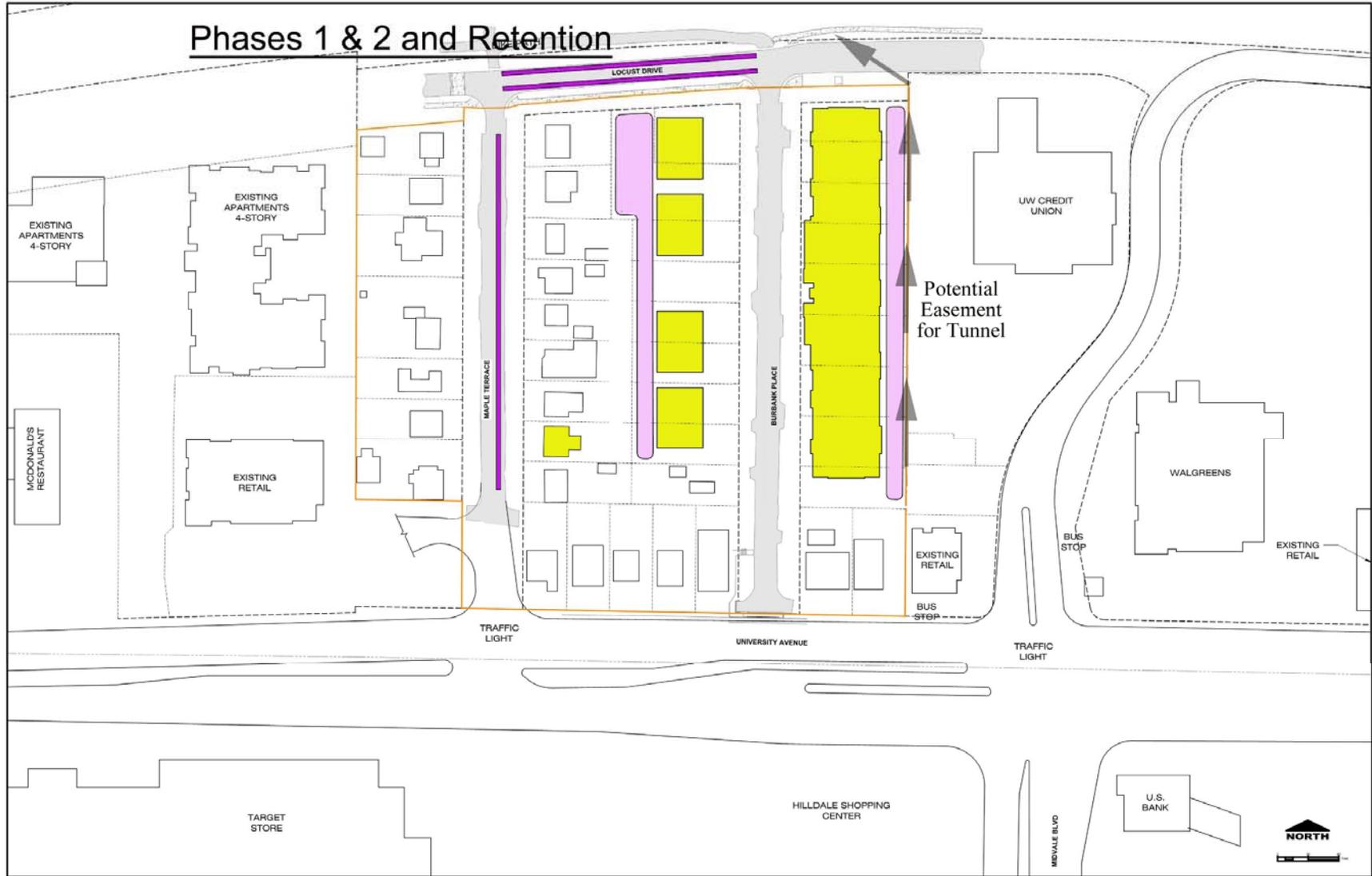
Cumulative Retention and Costs



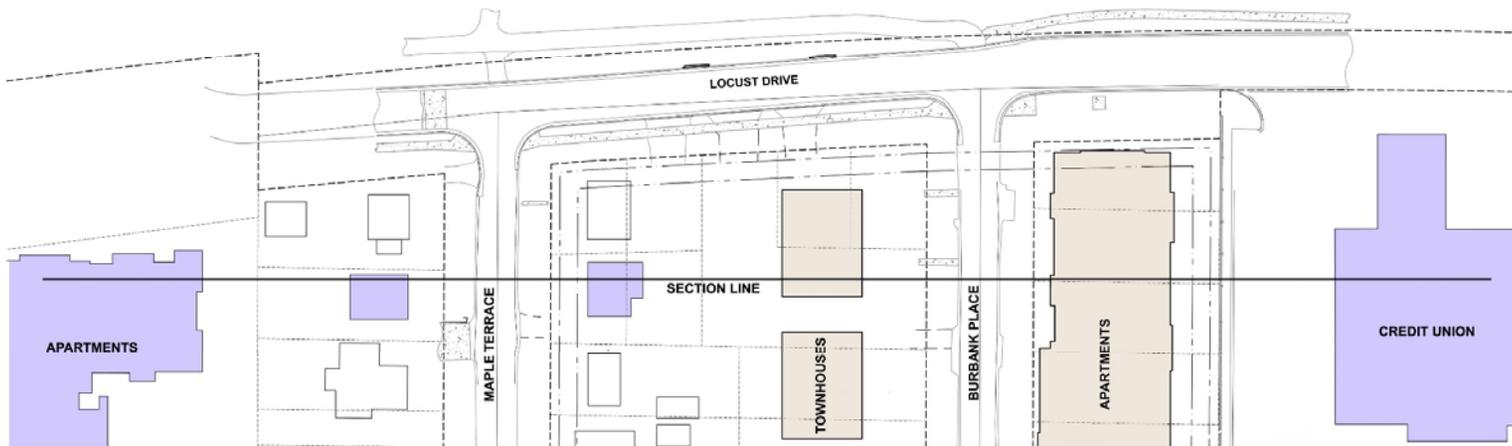
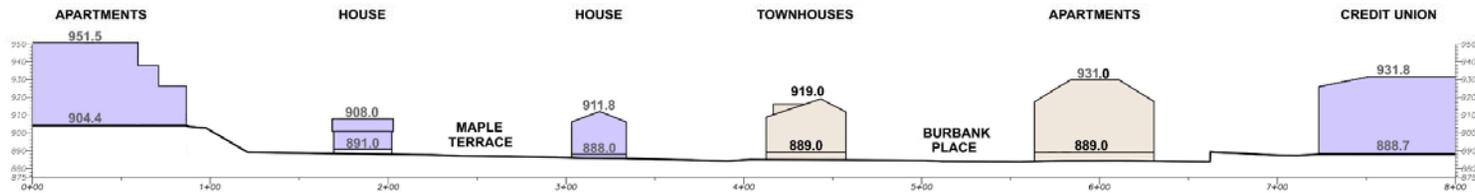
Residential Density and Tax Proceeds To Village



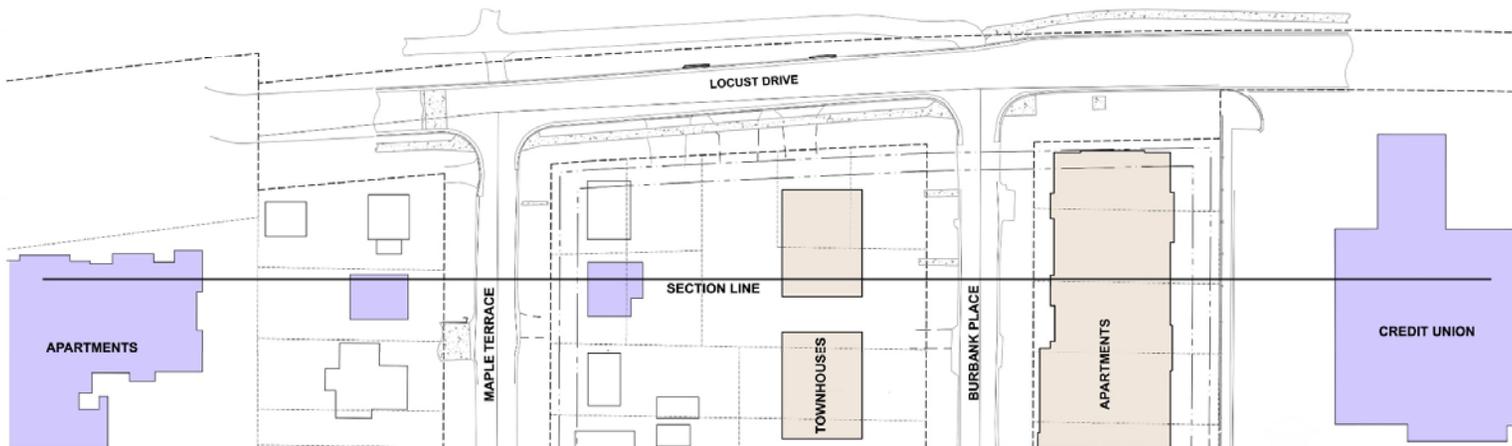
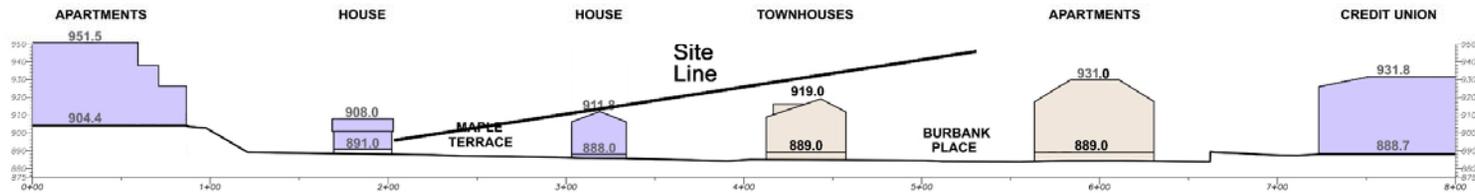
Phases 1 & 2 and Retention



Garden Homes: Section



Garden Homes: Section







Project Benefits

I. Addresses Chronic Water Problems

- A. Improves drainage of residential lots.
- B. Reduces hydrostatic pressure on foundations.
- C. Reduces strain on stormwater system downstream.
- D. Opportunity to provide an easement for a tunnel to Lake Mendota.
- E. Elevates living areas and floodproofs supporting equipment for proposed projects.
- F. Incorporates stormwater management best practices.

II. Strengthens and Stabilizes the Neighborhood

- A. Accommodates inter-generational living in Garden Homes.
- B. Enhances the value and marketability of the neighborhood.
- C. Accommodates future redevelopment along University Avenue.
- D. Provides housing variety: houses, townhouses, and apartments.
- E. Maintains residential land use in Garden Homes.

Project Benefits

III. Enhances Neighborhood Aesthetics

- A. Provides height transition from surrounding residential, retail and office uses.
- B. Reduces parking lot light and noise into neighborhood.
- C. Reduces traffic load on Burbank Place.
- D. Utilizes traditional residential building design.
- E. Provides buffering to existing homes.

IV. Augments Village Tax Base

- A. Provides additional tax revenue to fund water management facilities.
- B. Reduces public service expenses, such as trash and leaf collection.
- C. Delivers significant tax revenue increment within a single marketing cycle.

Garden Homes Redevelopment

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