



SMITH **Gilbane**



MADISON YARDS
HILL FARMS

**Madison Yards At Hill Farms – Block 4
Project Update – Community Meeting
March 12, 2020**

Agenda

- Project Team Introduction
- Madison Yards Vision & Development Summary
- Block 4 – Multifamily Residential & Retail
- Public Approval Process & Schedule
- Questions & Answers



Project Team

SMITH **Gilbane**



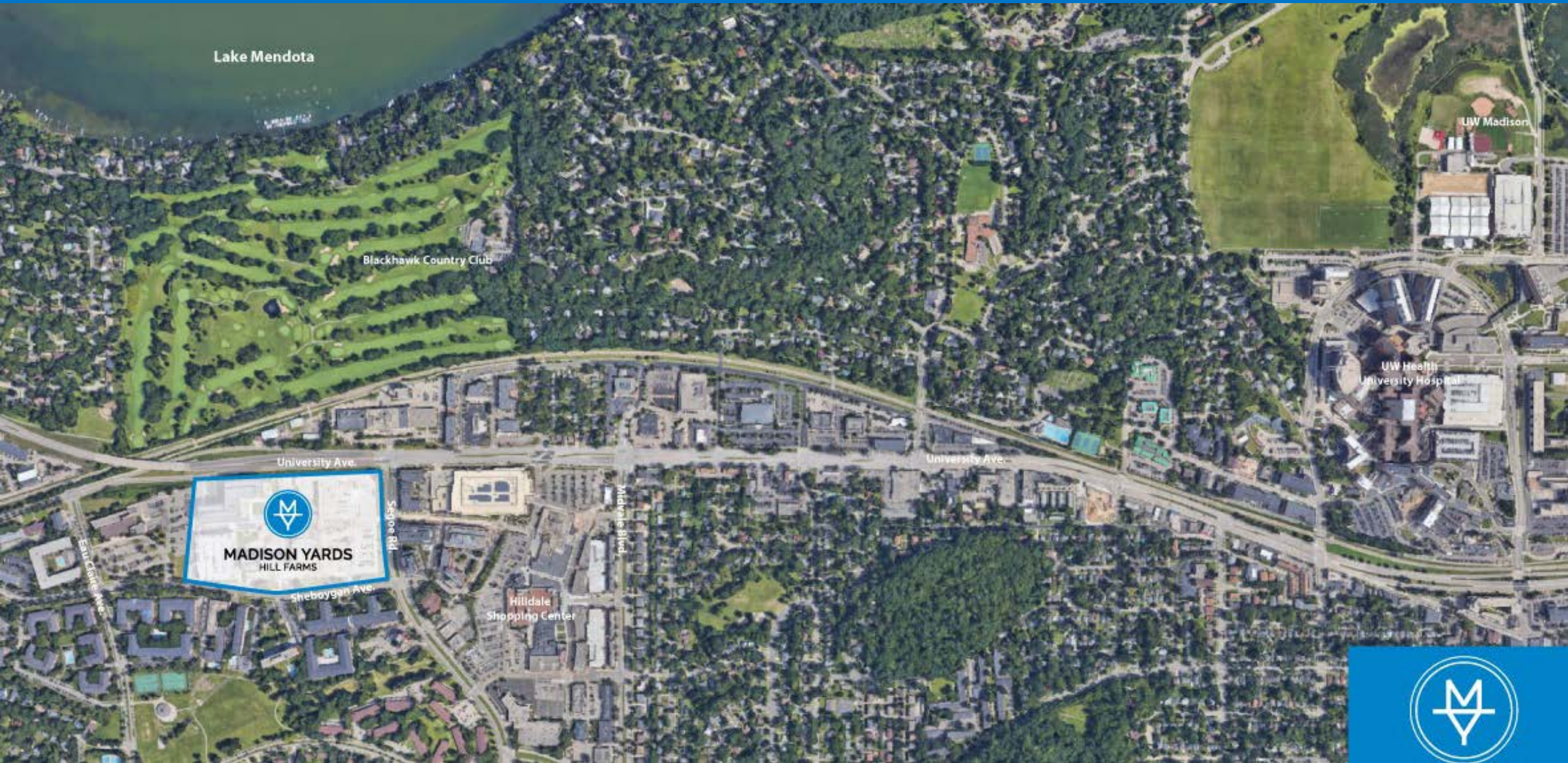
Architecture+Planning

JSD *Professional Services, Inc.*
• *Engineers* • *Surveyors* • *Planners*



MADISON YARDS
HILL FARMS

Project Location



Current Project Conditions



Sheboygan Avenue Looking NE

- State Office Building & Parking Completed & Occupied
- Gardener Rd. & University Ave. Intersection Complete & Open
- General Development Plan Complete & Recorded
- Final Plat & Subdivision Complete & Recorded
- Whole Food Lease Executed



Madison Yards At Hill Farms Vision

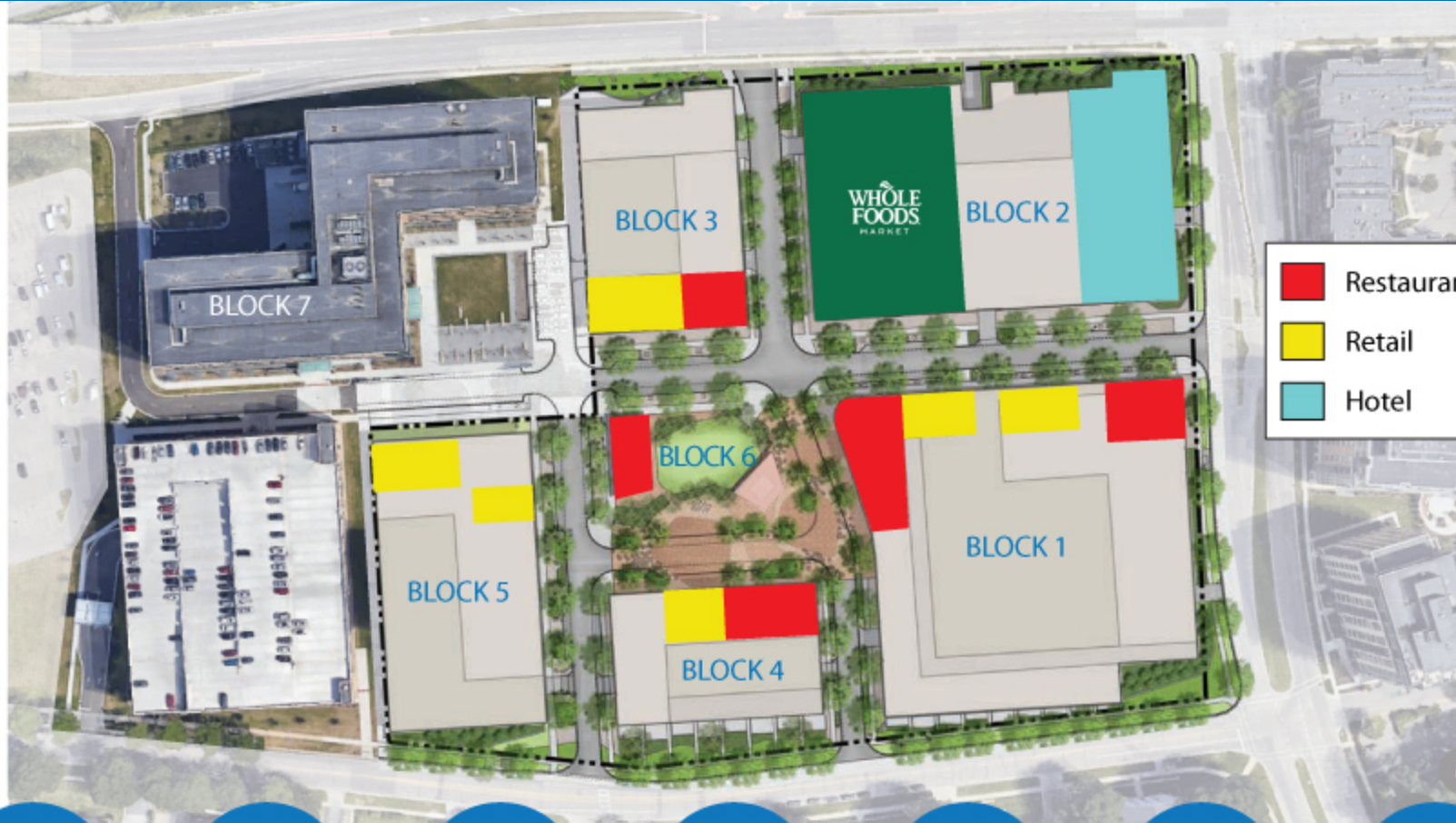


Sheboygan Avenue Looking NE



MADISON YARDS
HILL FARMS

Development Summary



■	Restaurant
■	Retail
■	Hotel

BLOCK 1

25,000 SF Retail, Restaurants
& Entertainment
Up to 250,000 SF Office/Medical
80 Residential Units
Structured Parking

BLOCK 2

50,000 SF Grocer
175 Room Upscale Hotel
Structured Parking

BLOCK 3

200 Residential Units
10,000 SF Retail
Underground Parking

BLOCK 4

123 Residential Units
8,000 SF Retail
Underground Parking

BLOCK 5

180,000+SF Office
9,000 SF Retail
Structured Parking

BLOCK 6

Public Plaza &
Entertainment
Farmers Market
Activated Year-Round
5,000 SF Restaurant

BLOCK 7

608,000 SF Office
2,500 Employees
1,700 Space
Parking Structure



REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

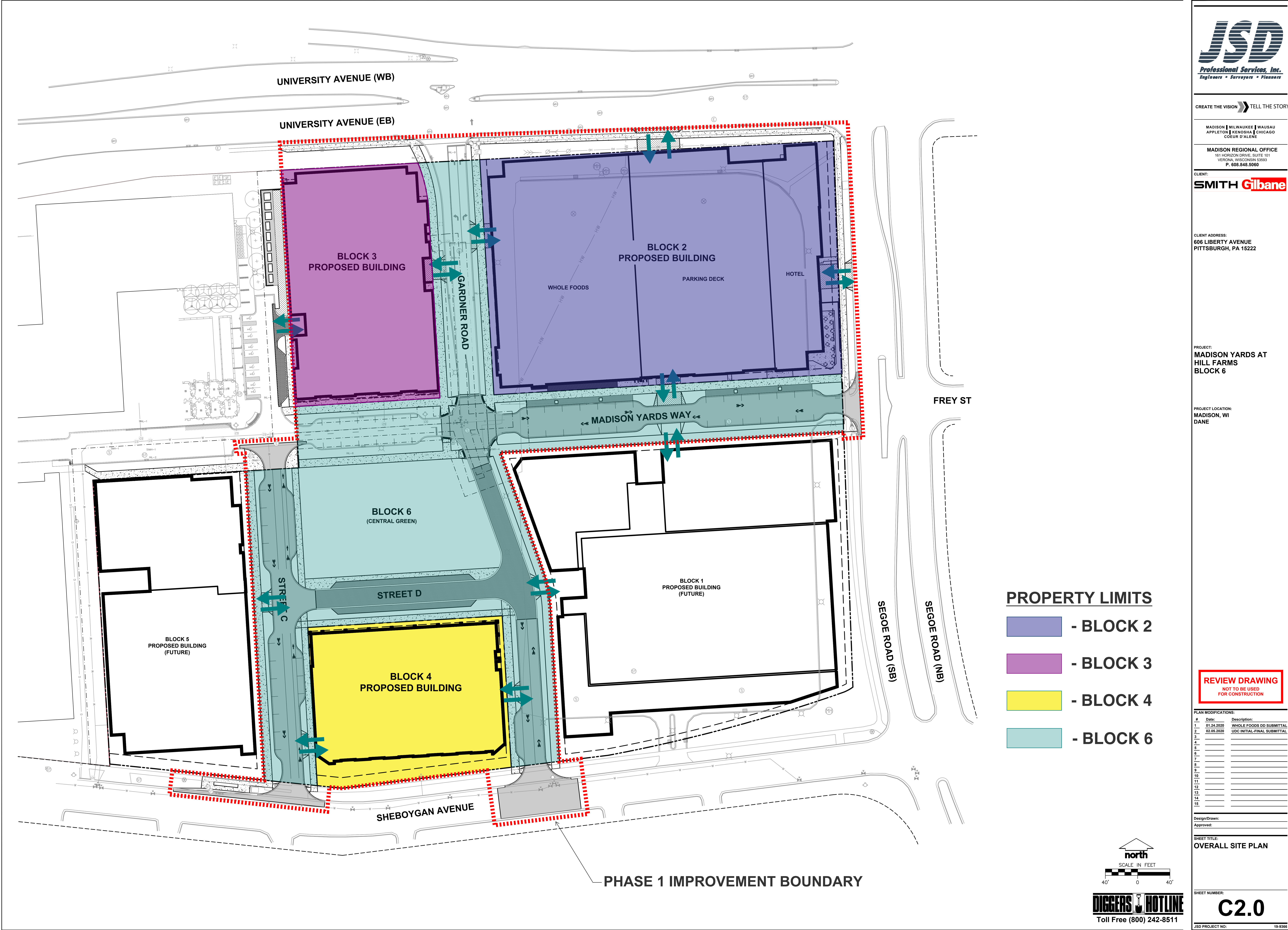
#	Date	Description
1	01.24.2020	WHOLE FOODS DD SUBMITTAL
2	02.05.2020	UDC INITIAL-FINAL SUBMITTAL
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
OVERALL SITE PLAN

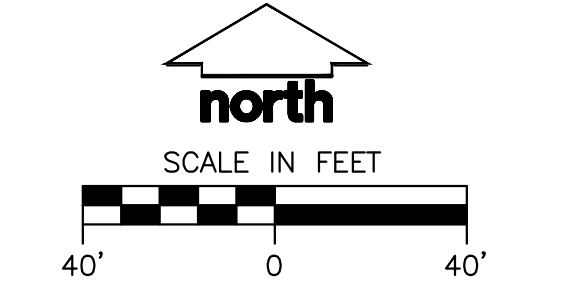
SHEET NUMBER:
C2.0

JSD PROJECT NO: 19-0366



PROPERTY LIMITS

- BLOCK 2
- BLOCK 3
- BLOCK 4
- BLOCK 6



DIGGERS HOTLINE
Toll Free (800) 242-8511

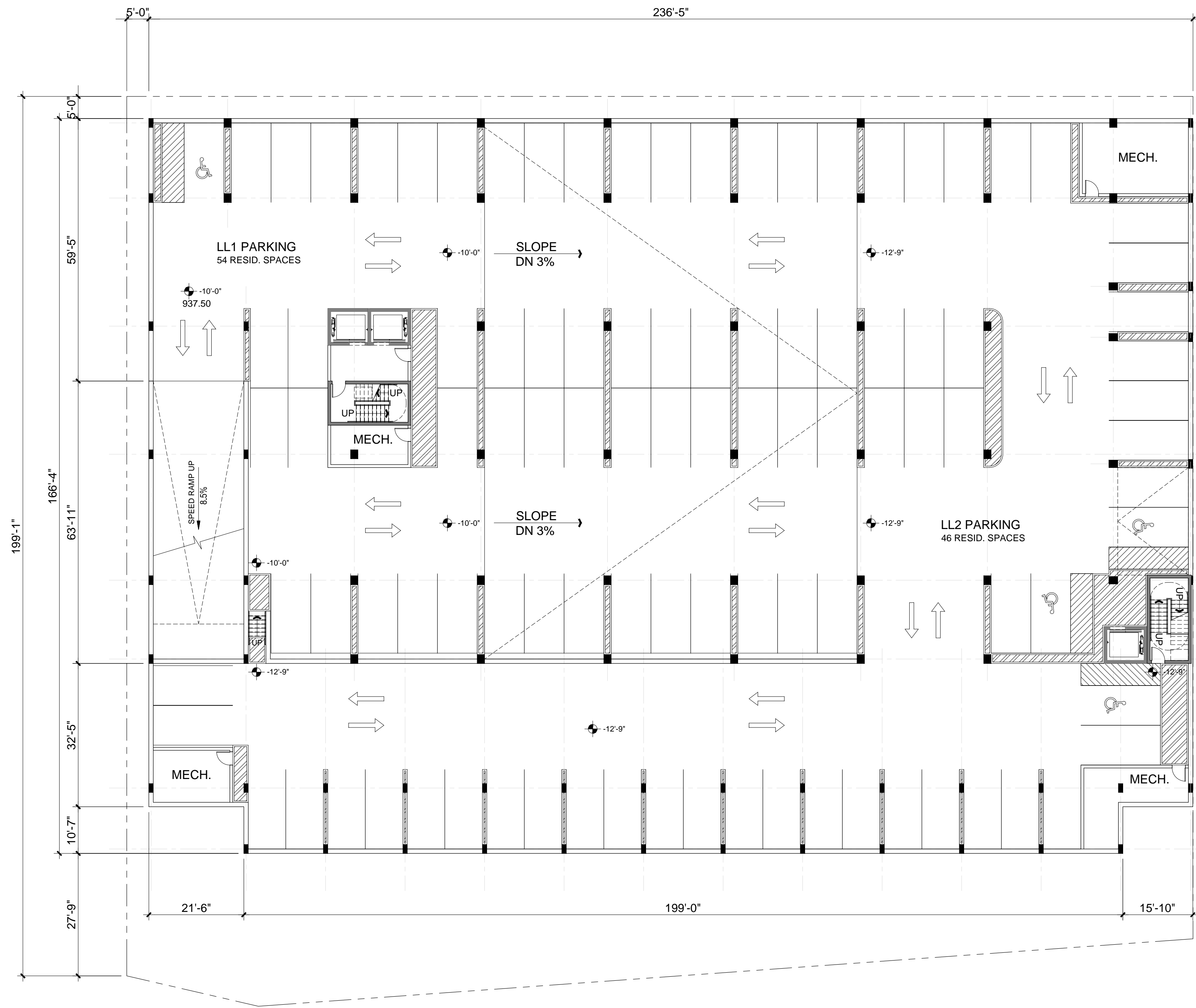
PHASE 1 IMPROVEMENT BOUNDARY

File: I:\2019\190366\DWG\Sheet190366.dwg, C2.0 - SITE PLAN.dwg, Layout: C2.0 User: hysaka, PlotDate: Jan 22, 2020 - 7:17am Xref:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



MADISON YARDS - BLOCK 4



Architecture + Planning
888.456.5849
ktgy.com

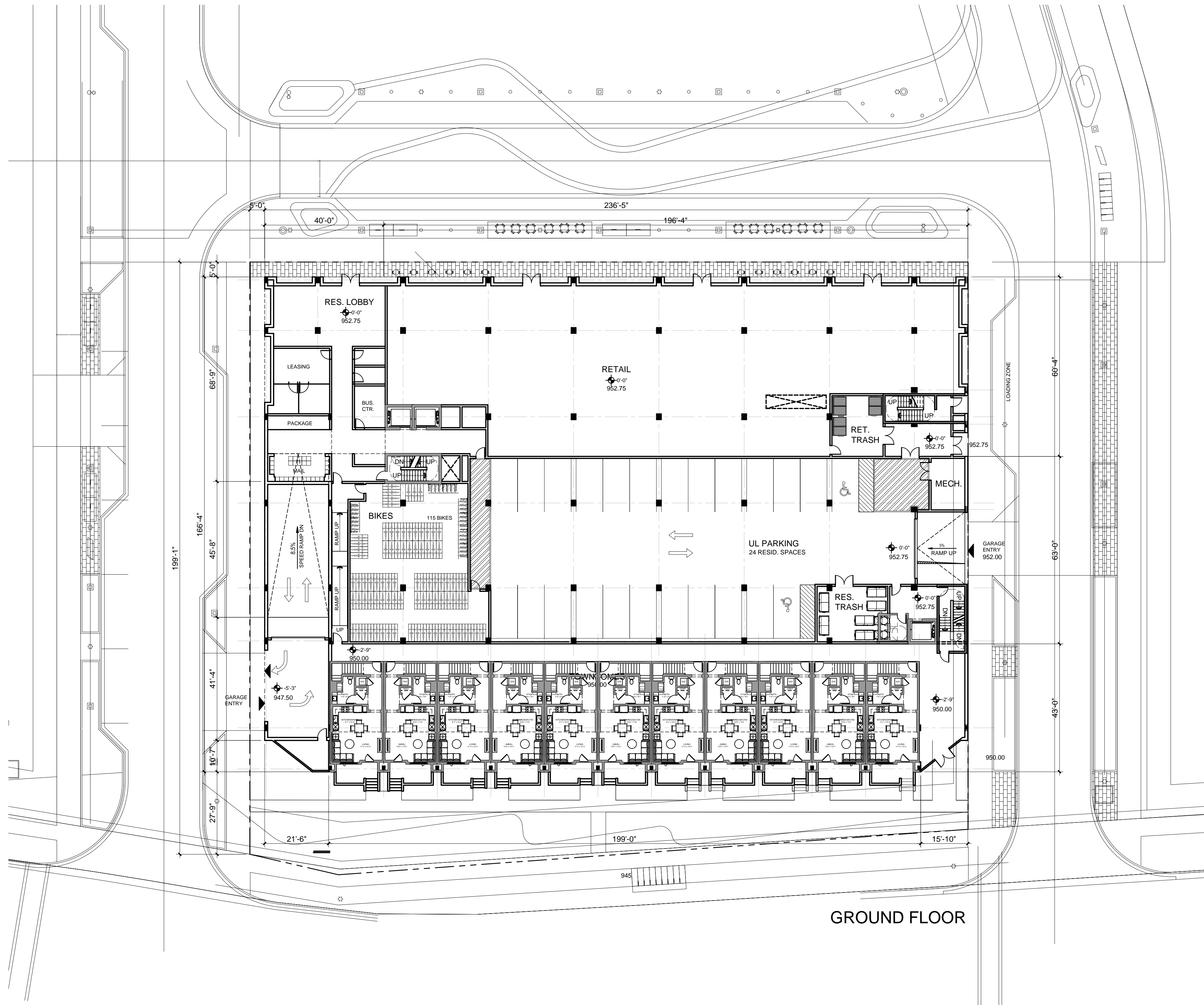
GILBANE DEVELOPMENT CO.
225 W. Wacker Dr., Suite 2160
Chicago, IL 60606

MADISON YARDS BLOCK 4
MADISON, WI # 2017-0923

BLOCK 4 - UDC - PD/SIP SUBMITTAL
FEBRUARY 5, 2020

LEVEL A
1/16" = 1'-0"

A2.0



GROUND FLOOR



Architecture + Planning
888.456.5849
ktgy.com

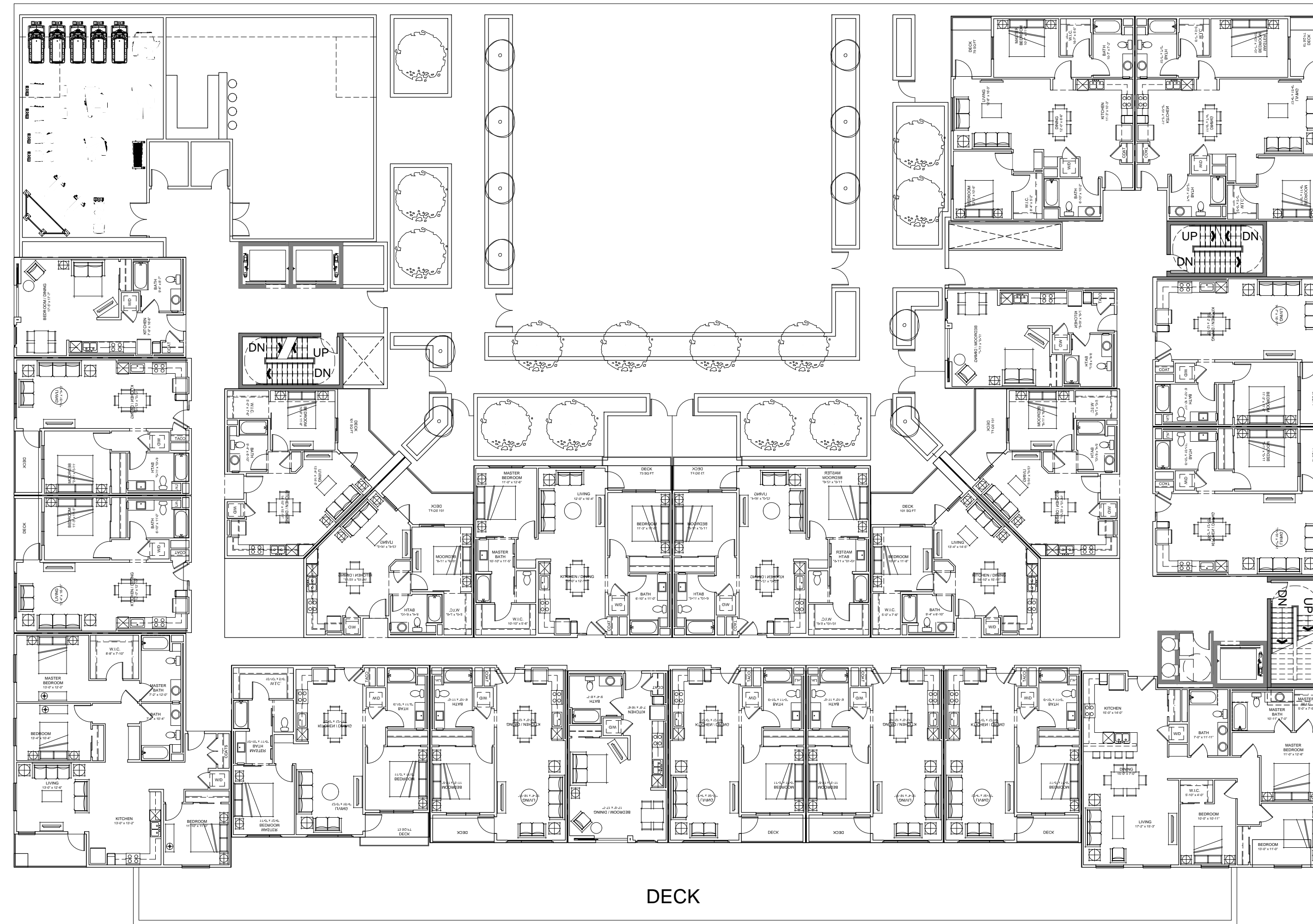
GILBANE DEVELOPMENT CO.
225 W. Wacker Dr., Suite 2160
Chicago, IL 60606

MADISON YARDS BLOCK 4
MADISON, WI # 2017-0923

BLOCK 4 - UDC - PD/SIP SUBMITTAL
FEBRUARY 5, 2020

SITE PLAN
1" = 20'

A1.0



Architecture + Planning
888.456.5849
ktgy.com

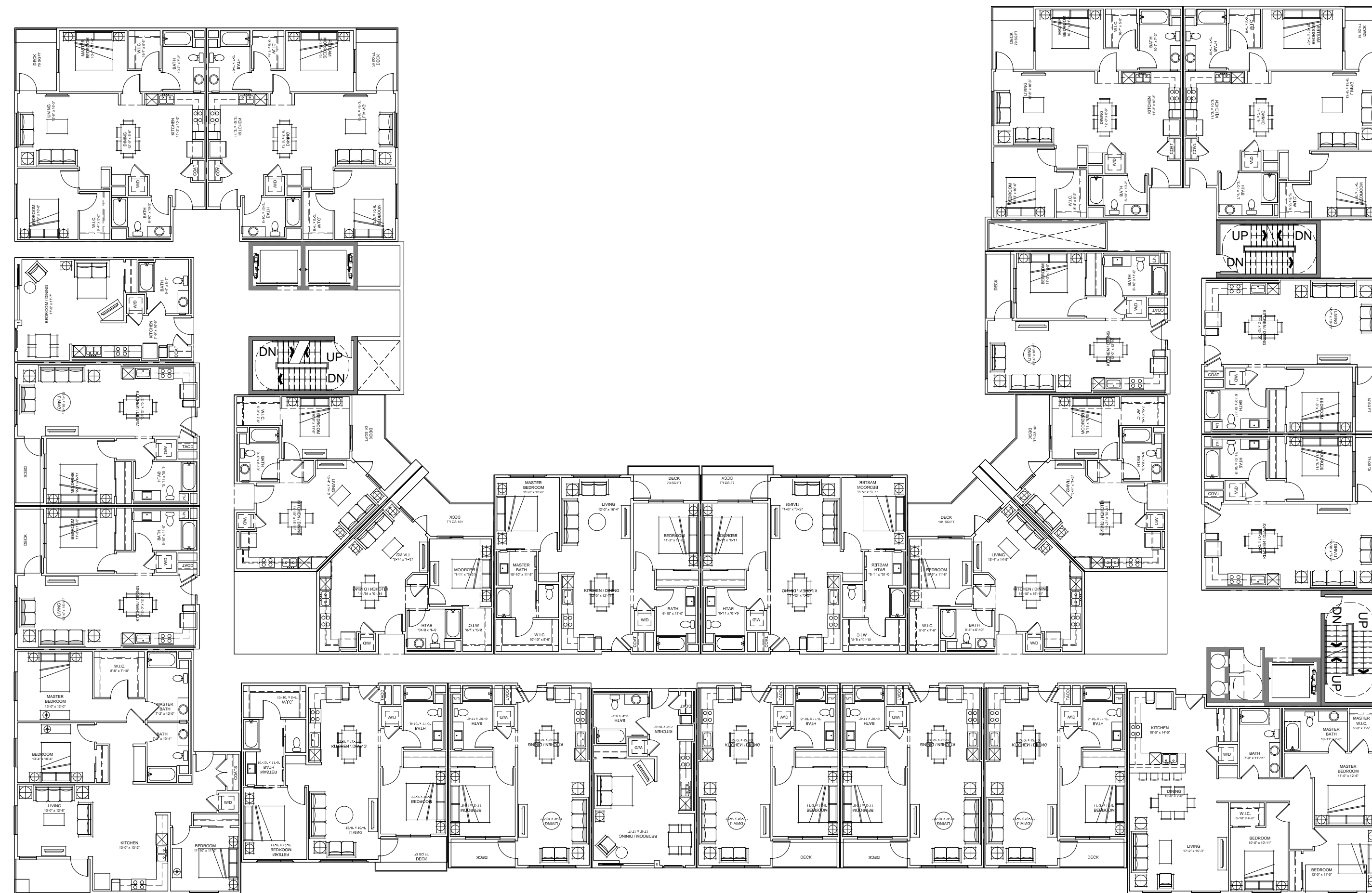
GILBANE DEVELOPMENT CO.
225 W. Wacker Dr., Suite 2160
Chicago, IL 60606

MADISON YARDS BLOCK 4
MADISON, WI # 2017-0923

BLOCK 4 - UDC - PD/SIP SUBMITTAL
FEBRUARY 5, 2020

LEVELS 2-3
1/16" = 1'-0"

A2.2



Architecture + Planning
888.456.5849
ktgy.com

GILBANE DEVELOPMENT CO.
225 W. Wacker Dr., Suite 2160
Chicago, IL 60606

MADISON YARDS BLOCK 4
MADISON, WI # 2017-0923

BLOCK 4 - UDC - PD/SIP SUBMITTAL
FEBRUARY 5, 2020

LEVELS 4-5
1/16" = 1'-0"

A2.3



Architecture + Planning
888.456.5849
ktgy.com

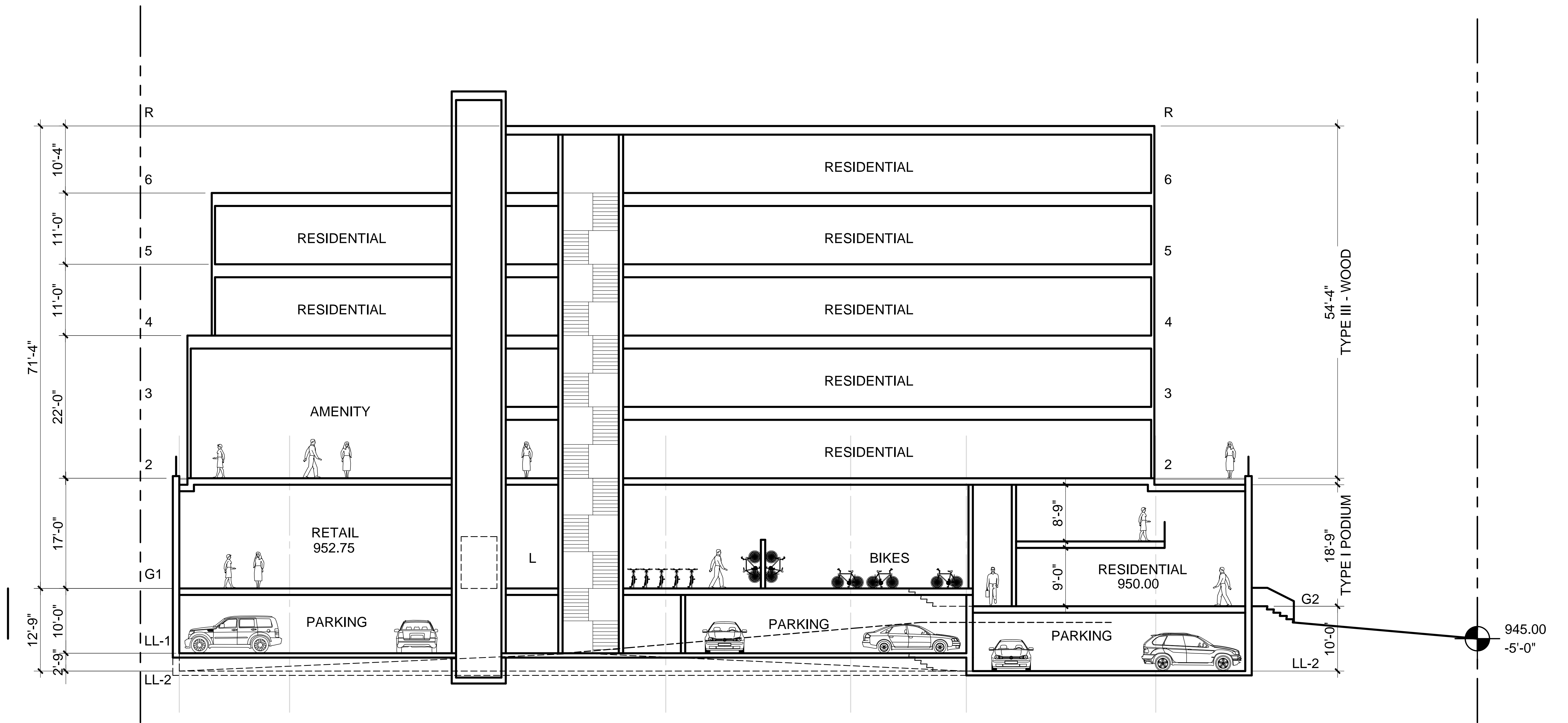
GILBANE DEVELOPMENT CO.
225 W. Wacker Dr., Suite 2160
Chicago, IL 60606

MADISON YARDS BLOCK 4
MADISON, WI # 2017-0923

BLOCK 4 - UDC - PD/SIP SUBMITTAL
FEBRUARY 5, 2020

LEVEL 6
1/16" = 1'-0"

A2.4















Public Approvals & Proposed Schedule

- Current Zoning: Planned Unit Development – General Development Plan (GDP)
- Specific Implementation Plans (SIPs) Submission
 - Urban Design Commission
 - Planning Commission
 - Common Council
- TIF Project Application / TID District Creation
- Proposed Schedule
 - Land Use (SIP) & TIF Applications for Blocks 2, 3 & 6 – *Submitted*
 - Land Use (SIP) & TIF Applications for Blocks 4 – *April 1, 2020*
 - Municipal Approvals Complete – *May/June 2020*
 - Construction Start – *Late Summer 2020*
 - Occupancy – *Late 2021/Early 2022*



Questions & Answers



MADISON YARDS
HILL FARMS