



SMITH **Gilbane**



Madison Yards At Hill Farms – Block 1
Project Update – Community Meeting
January 6, 2021

Agenda

- Project Team Introduction
- Madison Yards Development Summary
- Block 1 – Office, Multifamily Residential & Retail
- Public Approval Process & Schedule
- Questions & Answers



Project Team

SMITH **Gilbane**

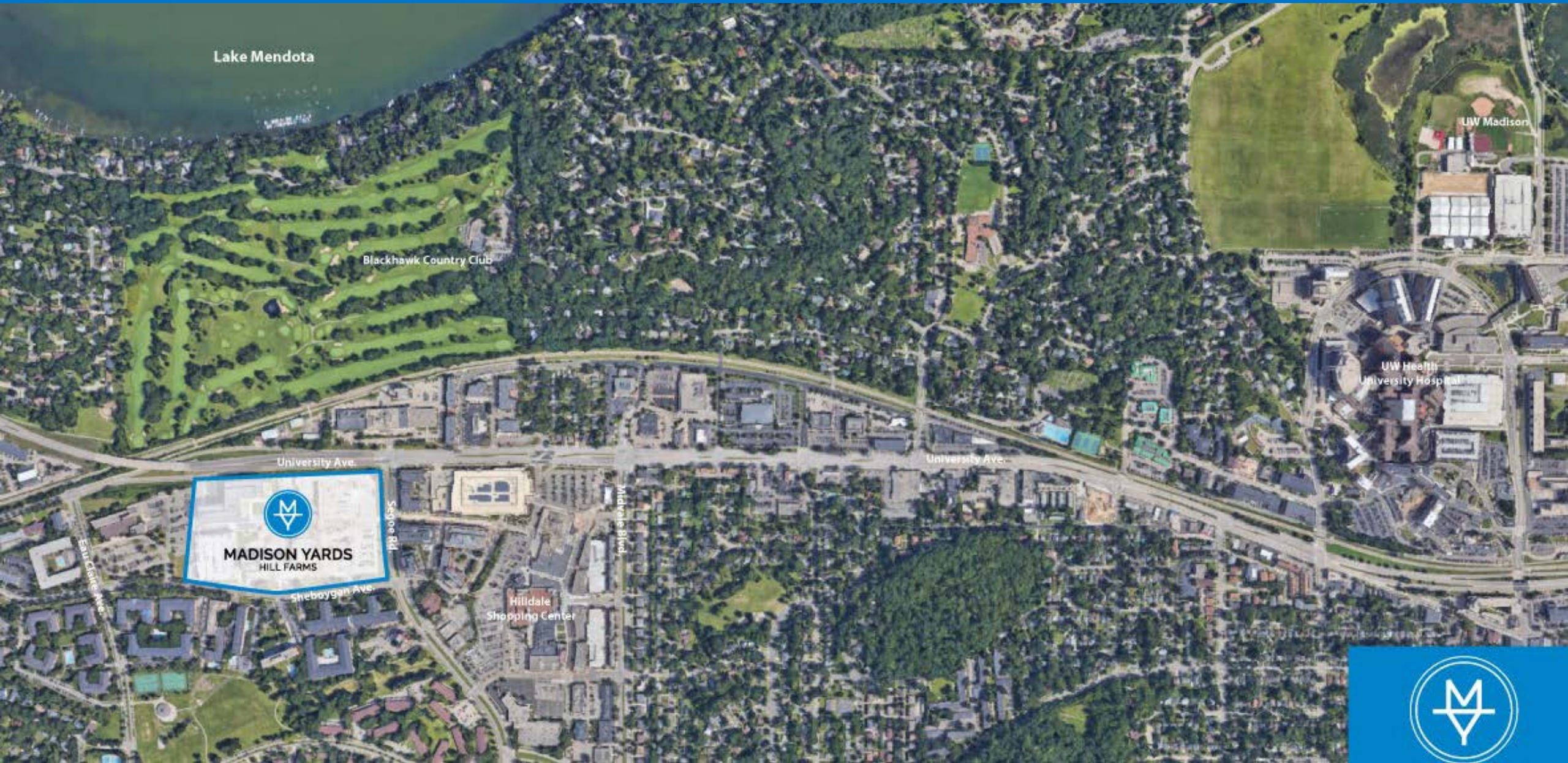
Kahler Slater

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

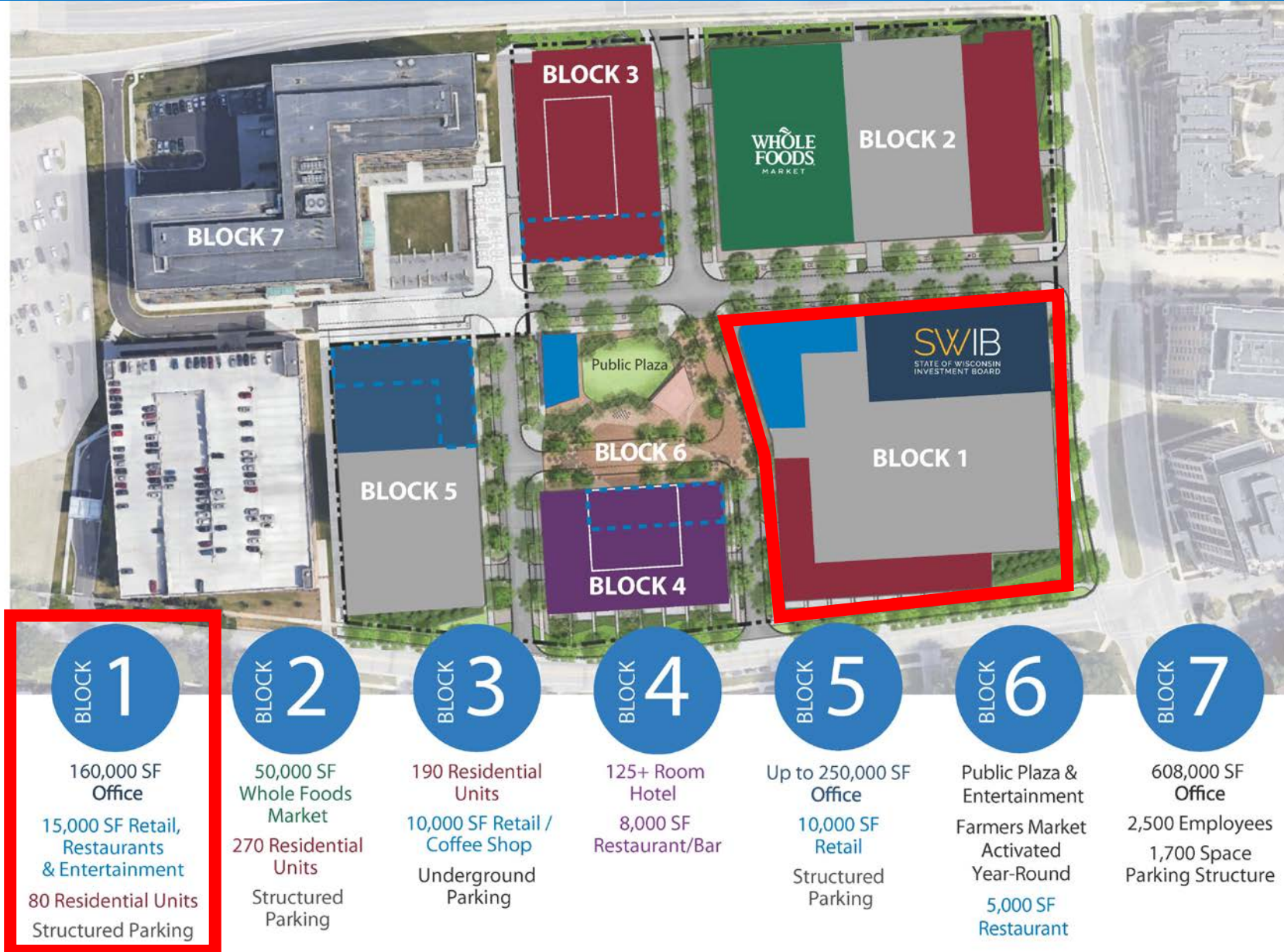


MADISON YARDS
HILL FARMS

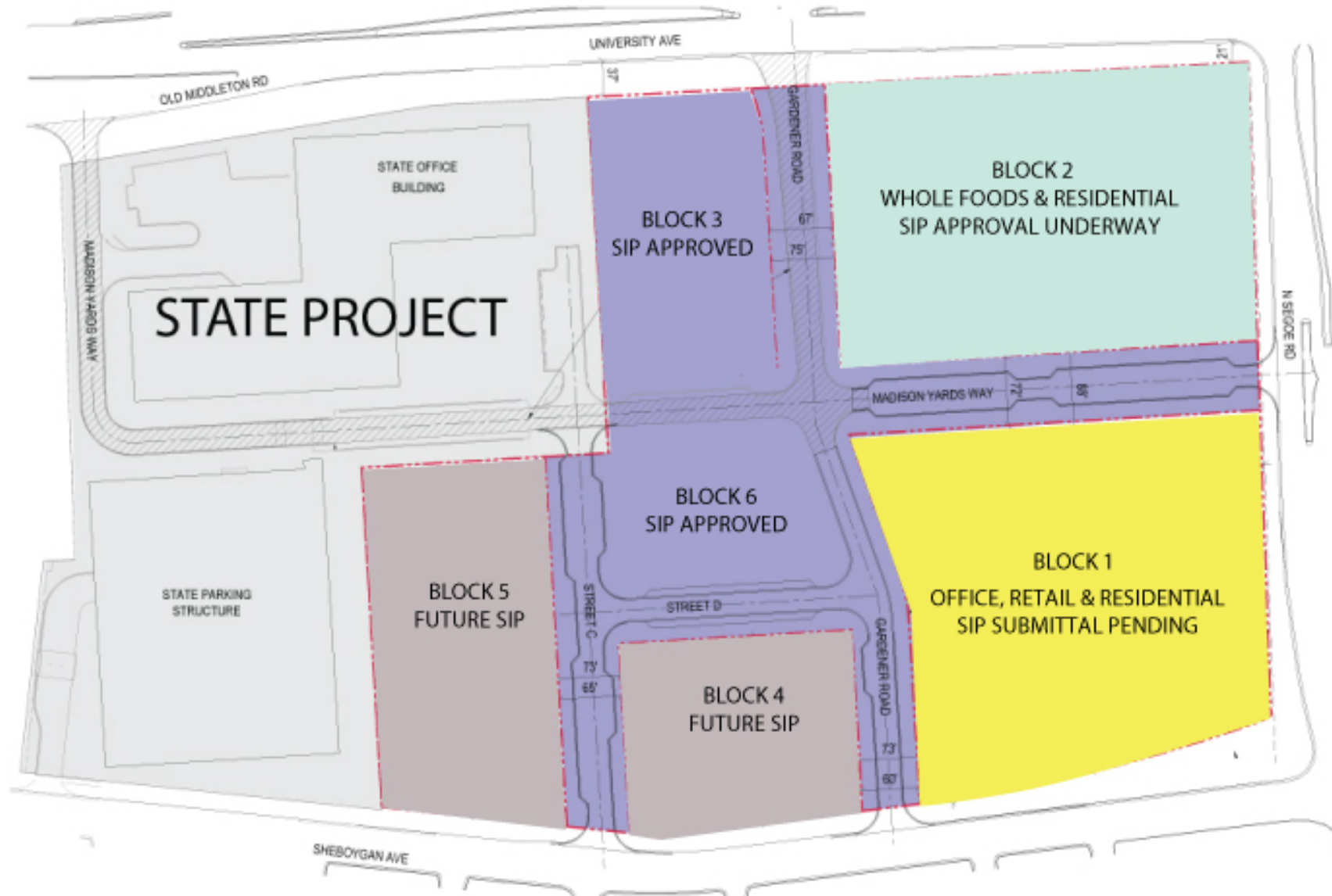
Project Location



Development Summary



Project Approval Status



Block 1 Site Plan



Site Aerial Looking Southwest



Site Aerial Looking Northeast



View at Madison Yards Way & Segoe Road



View at Sheboygan Avenue & Segoe Road



Sheboygan Avenue



MADISON YARDS
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View on Sheboygan Avenue



Block 1 Additional Details

- 2020 Stormwater & Bird Glass Ordinance Compliant
- Sustainable Design Features
 - Office Building Core & Shell to be built to Green Globe Certification Standards
 - Office and Residential Buildings to be Solar Ready
- Traffic Demand Management Plan (TDMP) in Place
 - Comprehensive TDMP for Madison Yards
 - Block 1 Exceeds Draft TDM Scorecard Recommend Points
 - Developer Funded B-Cycle Stations on Central Green
 - Real-Time Transit Screens in Office and Residential Lobbies
 - Welcome Packets with Transit Pass and Transit Information for New Residents



Public Approvals & Proposed Schedule

- Current Zoning: Planned Unit Development – General Development Plan (GDP)
- Land Use - Specific Implementation Plan (SIP) Approval
 - Application Submission – 2/3/21
 - Urban Design Commission – 3/31/21
 - Planning Commission – 4/12/21
 - Common Council – 4/20/21
- No TIF Request for Block 1
- Proposed Schedule
 - Municipal Approvals Complete – *April/May 2021*
 - Construction Start – *Summer 2021*
 - Occupancy – *Late 2022/Early 2023*



Questions & Answers



MADISON YARDS
HILL FARMS