

Madison Yards at Hill Farms – Public Improvements Phase 3
Contract 9049
MUNIS 13494
Developer: Madison Yard Block 1, LLC



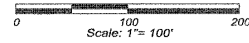
Authorization to enter into the Developer Agreement for this project was granted at the 7-21-21 BPW meeting

Summary of Improvements to for BPW approval:

- Sidewalk, curb & gutter, terrace restoration, pavement restoration, and private drive entrances on Segoe Road and Sheboygan Avenue necessary to serve the development of Block 1
- Private street entrance onto Sheboygan Avenue for Gardener Road (private street)
- Sanitary and water service laterals to service the development (connect to public mains within the easements of the proposed private streets)

MADISON YARDS at HILL FARMS

Outlot 1, Certified Survey Map No. 15062, as recorded in Volume 106 of Certified Survey Maps of Dane County on Pages 238-242, being part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin



Surveyor's Certificate

I, Daniel V. Birrenkott, Professional Land Surveyor S-1531, do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the City of Madison, and under the direction of the owners listed herein, I have surveyed, divided and mapped MADISON YARDS AT HILL FARMS and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is a parcel of land as described below:

Outlot 1, Certified Survey Map No. 15062, as recorded in Volume 106 of Certified Survey Maps of Dane County on Pages 238-242, being part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4, Section 20, T7N, R9E, City of Madison, Dane County, Wisconsin; Containing 594,863 square feet, or 13.656 Acres.

Daniel V. Birrenkott
Daniel V. Birrenkott, PLS S-1531

9-4-2019

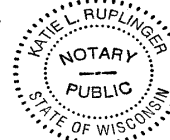


Owner's Certificate

As owner, Madison Yards Block 6, LLC, does hereby certify that it has caused the land described on this plat of MADISON YARDS AT HILL FARMS to be surveyed, divided, mapped and dedicated as represented on this plat. It also certifies that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Madison
Department of Administration
Dane County Zoning and Land Regulation Committee

Michael Krolczyk
Michael Krolczyk, Member
Madison Yards Block 6, LLC



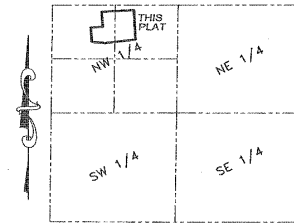
State of Wisconsin)
County of Fond du Lac) ss

Personally came before me this 16th day of September 2019, the above-named Michael Krolczyk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Katie L. Ruplinger My commission expires 2/15/21
Notary Public

Notes:

- This survey is subject to any and all agreements and easements of record and those that may have not been recorded.
- Before any digging, boring, construction, etc., is done on or near the lands in this subdivision, Diggers Hotline shall be called at 1-800-242-8511 for the safety and liability purposes for all involved.
- UTILITY EASEMENTS: No utility pedestals may be constructed along street rights of way without the developer and other servicing utility companies consent.
- Wetlands, if present, have not been delineated.
- This plat shows above-ground improvements. No guarantee is made for below-ground structures.
- All lots created by this subdivision plat are individually responsible for compliance with Chapter 37 of Madison General Ordinances in regard to stormwater management at the time they develop.
- Lots within this plat are subject to impact fees that are due and payable at the time building permit(s) are issued.
- Lots within this plat are subject to Reciprocal Easement and Covenants Agreement for Madison Yards at Hill Farms, recorded as Document No. 5476552.
- This plat subject to General Development Plan, recorded as Document No. 5483212.
- Public Access Easement to the City of Madison for public pedestrian, bicycle and vehicular access by the general public, also Access Rights to the City of Madison for the construction, maintenance and repair of public sanitary sewer and public water main facilities. See separate recorded instrument for additional terms and conditions.



LOCATION SKETCH
SECTION 20, T7N, R9E
CITY OF MADISON
NOT TO SCALE

Northwest Corner
Section 20-7-9
Found Brass Cap
Monument
N: 483119.433
E: 799942.027
N: 483119.29
E: 799941.86
Per USPLS Mon. Record,
dated February 16, 2004

North 1/4 Corner
Section 20-7-9
Found Brass Cap
Monument
N: 483092.754
E: 802597.824
N: 483092.63
E: 802597.80
Per USPLS Mon. Record,
dated March 10, 2004

Bearings referenced to the North
line of the Northwest 1/4, Section 20,
bearing N89°25'29"W

Public Water
Main Easement
Doc. No. 5519924

Public Sanitary
Sewer Easement
Doc. No. 5519925

Water Main Easement Line Data

LINE	BEARING	DISTANCE
L1	N86°35'04"E	150.12'
L2	N02°39'49"W	12.67'
L3	N87°20'11"E	20.00'
L4	S02°39'49"E	12.40'
L5	N86°35'04"E	23.83'
L6	N03°25'05"W	204.17'
L7	S81°49'08"W	13.26'
L8	N86°10'52"W	20.00'
L9	N83°49'08"E	20.82'
L10	N86°34'55"E	13.41'
L11	S03°25'05"E	224.37'
L12	N86°15'22"E	53.74'
L13	S03°44'58"E	20.00'
L14	S86°15'22"W	53.42'
L15	S16°57'17"E	61.03'
L16	S73°02'43"W	20.00'
L17	N16°57'17"W	63.70'
L18	S86°35'04"W	193.86'
L19	N03°25'28"W	20.00'

Sanitary Sewer Easement Line Data

LINE	BEARING	DISTANCE
L20	N86°20'18"E	202.82'
L21	N03°25'28"W	222.58'
L22	N86°34'32"E	20.00'
L23	S03°25'28"E	231.06'
L24	S20°00'08"E	54.31'
L25	S69°59'52"W	20.00'
L26	N20°00'08"W	48.28'
L27	S86°20'18"W	205.37'
L28	N03°25'28"W	20.00'

Legend

- = Found 1" Iron Pipe
- = Found 3/4" Iron Bar
- = 1-1/4" O.D. x 30" Iron Rebar
Set, Weight = 4.303 Lbs/Ft
- = All other lot and outlot corners set with
1" x 24" Iron Pipes, Weight = 1.68 Lbs/Ft
- = Limits of Public Access Easement

Register of Deeds Certificate

Received for recording this 23rd day of September, 2019, at
1:23 o'clock, P.m., and recorded in Volume 61-018B
of Plats on Pages 99 as
Document No. 5524360

Kristi Chlebowski by: *Lisa Stafford-Saty*, Deputy
Kristi Chlebowski, Register of Deeds
Dane County

County Treasurer's Certificate

I, Adam Gallagher, being the duly elected, qualified and acting treasurer for the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 20th day of September, 2019, affecting any of the lands included in this plat of MADISON YARDS AT HILL FARMS.

Adam Gallagher
Adam Gallagher, Treasurer
Dane County

City of Madison Treasurer Certificate:

I, Craig Franklin, being the duly appointed, qualified and acting Treasury and Revenue Manager of the City of Madison, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 16th day of September, 2019 on any of the lands included in the plat of MADISON YARDS AT HILL FARMS.

Craig Franklin
Craig Franklin, City Treasury and Revenue Manager
City of Madison

City of Madison Certificate

Resolved that this plat known as MADISON YARDS AT HILL FARMS, located in the City of Madison was approved by
Resolution No. RES-18-00709, I.D. No. 52574, and adopted on the 25th day of September, 2018, and further resolve that the conditions of said approval were fulfilled on 17th day of September, 2019.

Dated this 17th day of September, 2019.
Monibeth Wilzeli-Bishi
Monibeth Wilzeli-Bishi, Clerk
City of Madison

Rev: September 10, 2019
Rev: September 9, 2019
Rev: September 4, 2019
Rev: July 29, 2019
July 31, 2018

BIRRENKOTT SURVEYING

BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463



Prepared for:
SG Hill Farms LLC
889 E. Johnson Street
Fond du Lac, WI 54935

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There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified September 16th 2019
Monibeth Wilzeli-Bishi
Monibeth Wilzeli-Bishi, Clerk
Department of Administration

BLOCK 2

MADISON YARDS WAY

BLOCK 1
PROPOSED
BUILDING
RETAIL

BLOCK 1
PROPOSED BUILDING
OFFICE / RETAIL

BLOCK 1
PROPOSED
BUILDING
PARKING
STRUCTURE

BLOCK 4
(FUTURE
BUILDING)

GARDENER ROAD

RESIDENTIAL

SHEBOYGAN AVENUE

SEGOE ROAD (SB)

SEGOE ROAD (NB)

LEGEND

REFER TO SHEET B1-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION

SITE INFORMATION BLOCK

SITE ADDRESS	4702 SHEBOYGAN ROAD
PROPERTY ACREAGE	3.166 ACRES
NUMBER OF BUILDING STORIES	
RETAIL	2
OFFICE/RETAIL/AMENITIES	2
RESIDENTIAL/PARKING STRUCTURE	5
TOTAL BUILDING SQUARE FOOTAGE	93,052 SF
RETAIL	13,895 SF
OFFICE/RETAIL/AMENITIES	23,699 SF
RESIDENTIAL/PARKING STRUCTURE	55,458 SF
NUMBER OF EXTERNAL PARKING STALLS	33
NUMBER OF STRUCTURED PARKING STALLS	604
NUMBER OF BICYCLE STALLS:	
EXTERIOR	86
INTERNAL (OFFICE)	REFER TO ARCHITECTURAL
INTERNAL (PARKING STRUCTURE)	REFER TO ARCHITECTURAL
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	117,943 SF
EXISTING PERVIOUS SURFACE AREA	19,967 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.86
PROPOSED IMPERVIOUS SURFACE AREA	123,940 SF
PROPOSED PERVIOUS SURFACE AREA	13,949 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.90



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MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
SMITH Gilbane

CLIENT ADDRESS:
241 N. BROADWAY, SUITE 400
MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT
HILL FARMS
BLOCK 1

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

#	Date	Description
1	02.01.2021	GMP SET
2	05.07.2021	SW PERMITTING SET
3	06.18.2021	SITE PLAN SUBMITTAL
4		
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Design/Drawn:
Approved:

SHEET TITLE:
BLOCK 1
OVERALL SITE PLAN

SHEET NUMBER:
B1-C1.0

JSD PROJECT NO: 19-0366



File: I:\2019\190366 - Block 1\DWG\Ch1 - Landscape Sheets\190366_BLK1_C1.0_SITE PLAN.dwg Layout: C1.0 User: hysaka Printed: Jun 21, 2021 4:39pm Xref:

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BLOCK 2

MADISON YARDS WAY

BLOCK 1
PROPOSED
BUILDING
RETAIL

BLOCK 1
PROPOSED BUILDING
OFFICE / RETAIL

BLOCK 1
PROPOSED
BUILDING
PARKING
STRUCTURE

RESIDENTIAL

BLOCK 4
(FUTURE
BUILDING)

GARDENER ROAD

SEGOE ROAD (SB)

SHEBOYGAN AVENUE

- LEGEND**
REFER TO SHEET B2-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION
- NOTES**
1. FRAMED INLET PROTECTION, TYP. SEE DETAIL.
 2. CONSTRUCTION ENTRANCE, SEE DETAIL.
 3. SILT FENCE, TYP. SEE DETAIL.
 4. CONCRETE WASHOUT, TYP.

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT

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HILL FARMS
BLOCK 1**

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MADISON, WI 53705

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PLAN MODIFICATIONS:

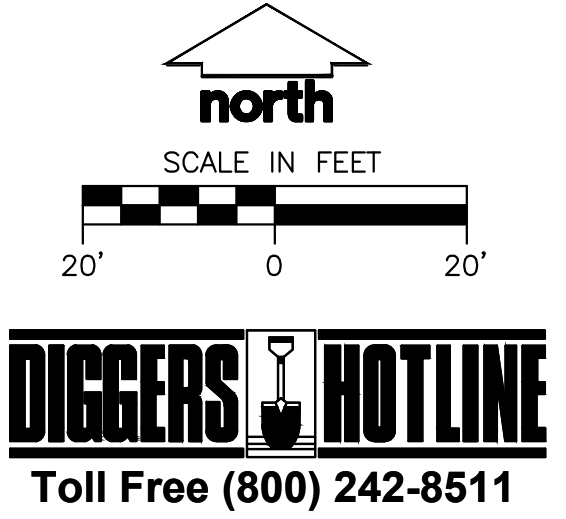
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Design/Drawn:
Approved:

SHEET TITLE:
**BLOCK 1
GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
B1-C2.0

JSD PROJECT NO: 19-0366



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BLOCK 2

BLOCK 6 UTILITIES
(REFER TO BLOCK 6 PLAN SET, TYP.)

MADISON YARDS WAY

**BLOCK 1 PROPOSED BUILDING
RETAIL**

**BLOCK 1 PROPOSED BUILDING
OFFICE / RETAIL**

**BLOCK 1 PROPOSED BUILDING
PARKING STRUCTURE**

RESIDENTIAL

**BLOCK 4
(FUTURE BUILDING)**

GARDENER ROAD

SEGOE ROAD (SB)

SEGOE ROAD (NB)

SHEBOYGAN AVENUE

LEGEND
REFER TO SHEET 01-C0.1 NOTES AND LEGENDS FOR PLAN
LINEWORK, HATCHING AND SYMBOL IDENTIFICATION



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APPLETON | KENOSHA | CHICAGO
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PROJECT:
**MADISON YARDS AT
HILL FARMS
BLOCK 1**

PROJECT LOCATION:
701 GARDENER ROAD
MADISON, WI 53705

PROPOSED STRUCTURES TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO INL A-2.2.1	950.39	E INV: 945.79 (12")	4.6	2 x 3 INLET	R-3067 TYPE L
STO INL A-2.3	950.19	E INV: 945.13 (12") W INV: 944.63 (18")	5.6	2 x 3 INLET	R-3067 TYPE L
STO INL A-2.4	950.24	E INV: 945.40 (12") W INV: 945.35 (12")	4.9	2 x 3 INLET	R-1878-B7G TYPE A
STO INL A-2.5	949.43	S INV: 945.86 (12") W INV: 945.81 (12")	3.6	2 x 3 INLET	R-3067 TYPE L
STO INL A-2.6	949.09	N INV: 945.93 (12")	3.2	2 x 3 INLET	R-3067 TYPE L
STO MH A-2.1	950.33	N INV: 943.73 (24") S INV: 943.83 (24")	6.6	48 IN MH (FLAT)	R-2050 TYPE D OPEN GRATE
STO MH A-2.2	950.57	N INV: 944.06 (24") E INV: 944.56 (18") S INV: 945.58 (15") W INV: 945.58 (12")	6.5	48 IN MH (FLAT)	R-2050 TYPE D OPEN GRATE
STO MH E-1	951.34	W INV: 946.54 (18") E INV: 946.79 (15") N INV: 947.19 (10") S INV: 947.19 (12")	4.8	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH E-2	951.16	W INV: 946.87 (15") N INV: 946.97 (15")	4.3	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH E-3	950.84	S INV: 947.11 (15") E INV: 947.21 (15")	3.7	48 IN MH (FLAT)	R-1550 SOLID LID
STO MH E-4	951.28	W INV: 947.58 (15") N INV: 947.68 (15")	3.7	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED PIPES TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-2.1B	STO MH A-2.1	STO A-2.1A STUB	68'	943.73	943.46	0.40%	24 IN RCP
STO A-2.2	STO MH A-2.2	STO MH A-2.1	57'	944.06	943.83	0.40%	24 IN RCP
STO A-2.2.2	ROOF	STO MH A-2.2	45'	946.26	945.58	1.50%	15 IN RCP
STO A-2.3	STO MH A-2.2	STO INL A-2.3	24'	944.56	944.63	0.30%	18 IN RCP
STO A-2.4	STO INL A-2.3	STO INL A-2.4	74'	945.13	945.35	0.30%	12 IN RCP
STO A-2.5	STO INL A-2.4	STO INL A-2.5	136'	945.40	945.81	0.30%	12 IN RCP
STO A-2.6	STO INL A-2.5	STO INL A-2.6	24'	945.86	945.93	0.30%	12 IN RCP
STO E-1.1	ROOF	STO MH E-1	9'	947.29	947.19	1.15%	10 IN HDPE
STO E-1.2	ROOF	STO MH E-1	25'	947.40	947.19	0.87%	12 IN HDPE
STO E-1B	STO MH E-1	STO E-1A STUB	30'	946.54	946.42	0.40%	18 IN RCP
STO E-2	STO MH E-2	STO MH E-1	21'	946.87	946.79	0.40%	15 IN HDPE
STO E-3	STO MH E-3	STO MH E-2	37'	947.11	946.97	0.40%	15 IN HDPE
STO E-4	STO MH E-4	STO MH E-3	91'	947.58	947.21	0.40%	15 IN HDPE
STO E-5	ROOF	STO MH E-4	7'	947.71	947.68	0.40%	15 IN HDPE

REVIEW DRAWING
NOT TO BE USED
FOR CONSTRUCTION

PLAN MODIFICATIONS:

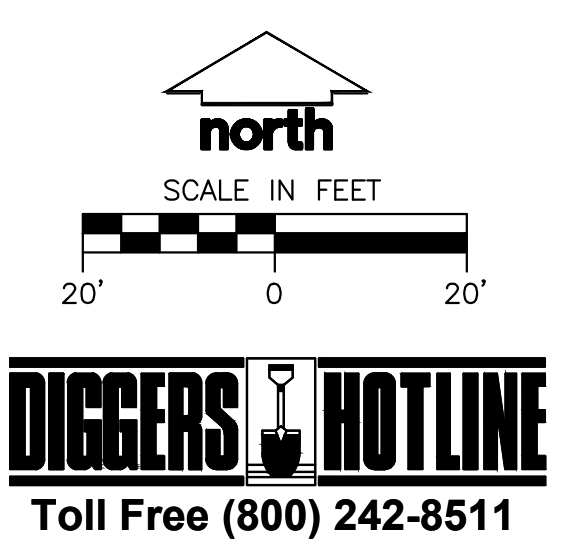
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Design/Drawn:
Approved:

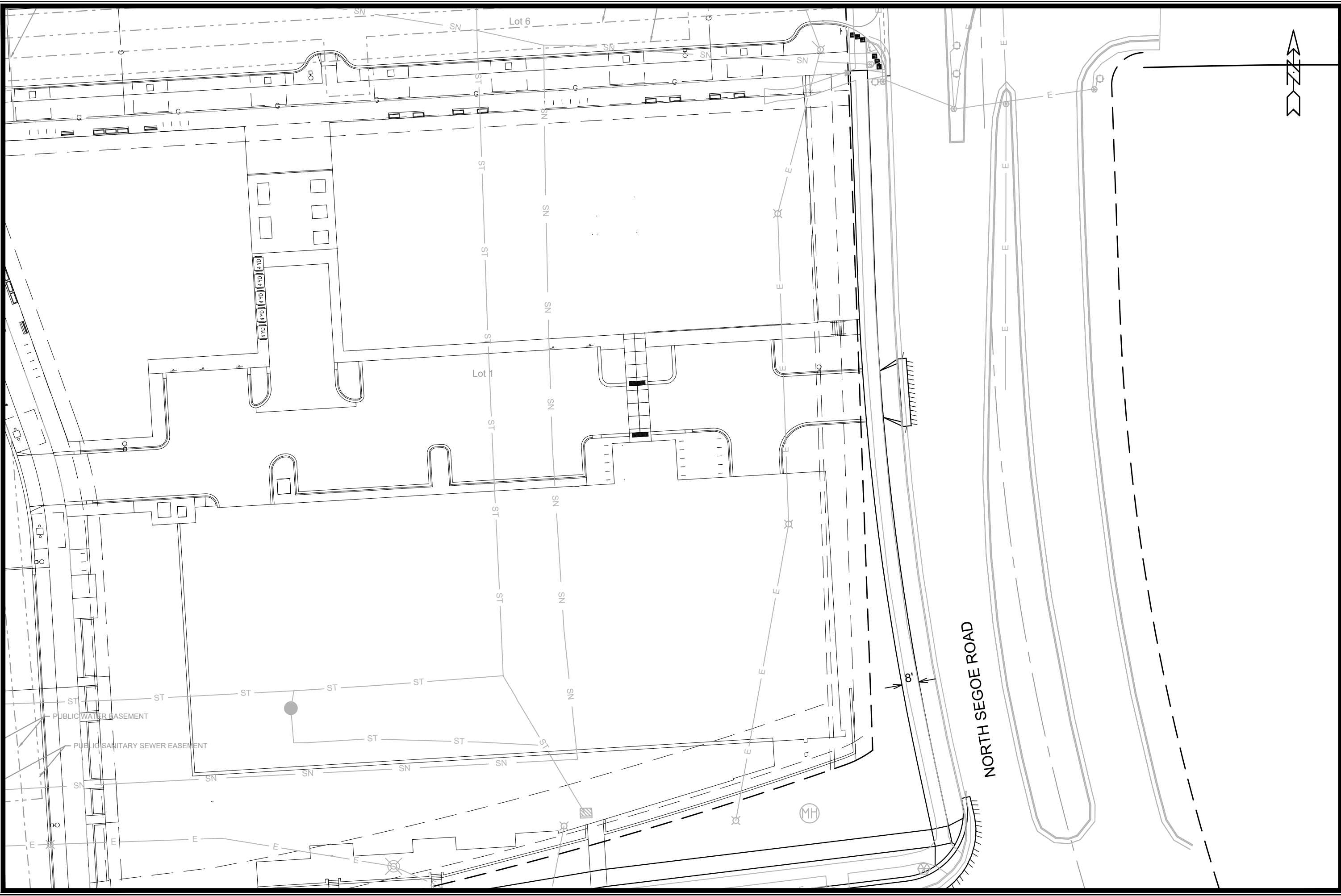
SHEET TITLE:
**BLOCK 1
UTILITY PLAN**

SHEET NUMBER:
B1-C3.0

JSD PROJECT NO: 19-0366



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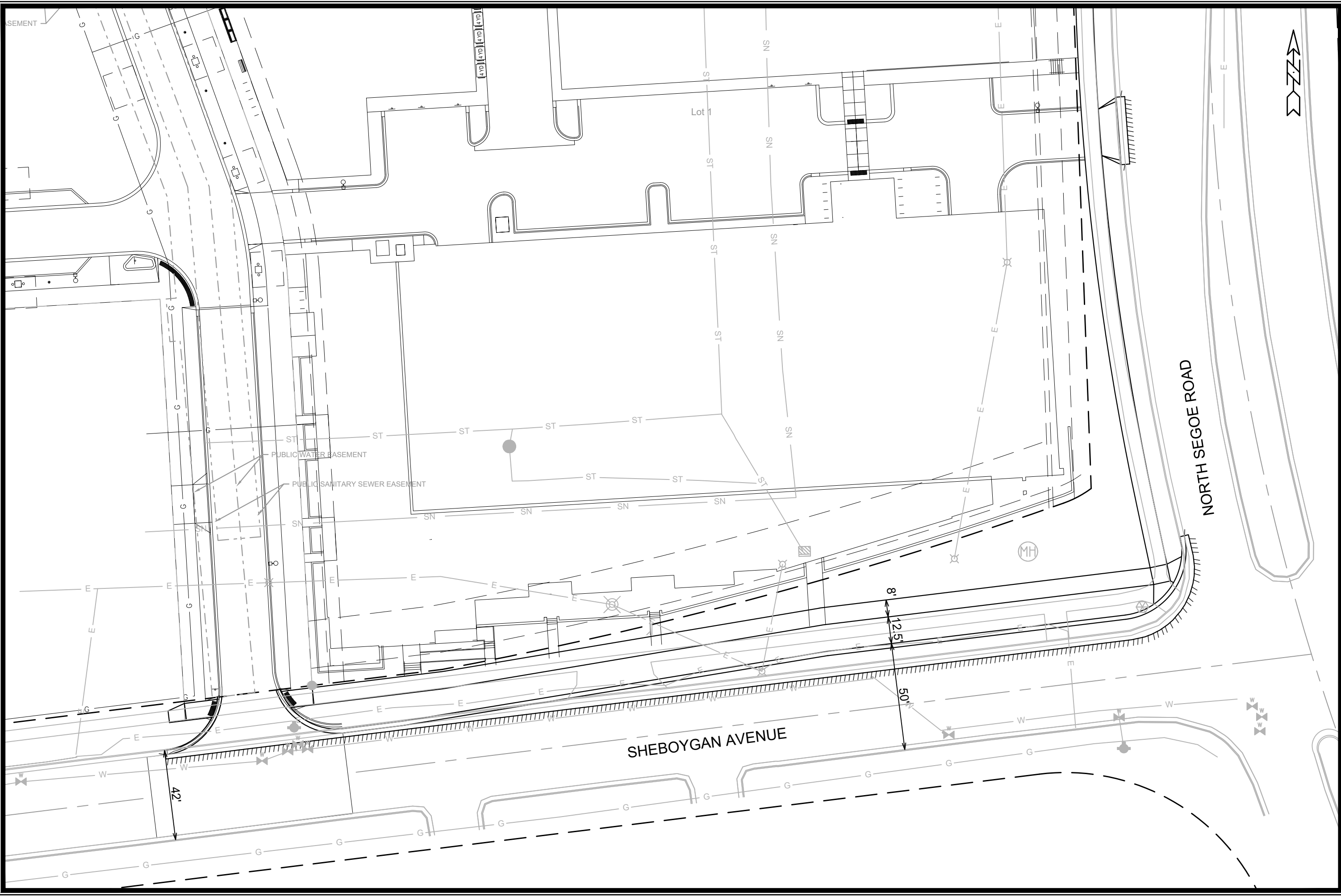


MARK	###	REVISION	###	DATE	###	BY	###
Designed By:	###	Date:	3/8/2022	10:52 AM	Scale:	1"=40'	###

 MADISON, WI
 #####
 CONTRACT NO: #####

EXHIBIT - N SEGOE RD
 MADISON YARDS AT HILL FARMS PHASE 3
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MARK	REVISION	DATE	BY
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 MADISON, WI
 #####
 CONTRACT NO: #####

EXHIBIT - SHEBOYGAN AVENUE
 MADISON YARDS AT HILL FARM PHASE 3
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13494
 2