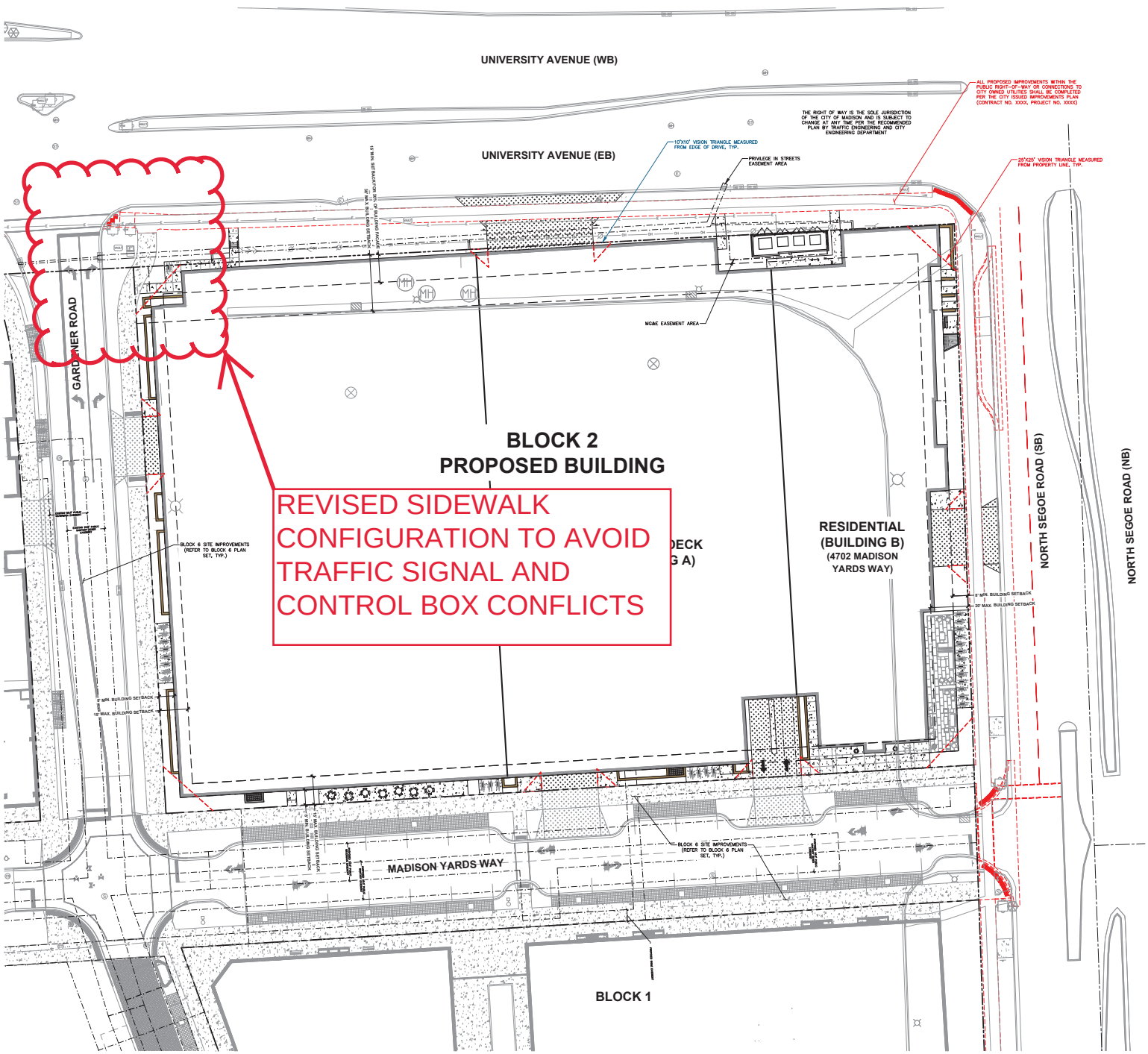
Madison Yards at Hill Farms – Public Improvements Phase 2
Addendum No. 1
Contract 9048
MUNIS 13495
Developer: Madison Yard Block 2, LLC

Summary of Improvements:

- Revise the configuration of the sidewalk at the University Avenue and Gardener Road intersection to avoid conflicts with existing traffic control boxes and traffic signals
- Provide additional deposit for Traffic Engineering to adjust the existing traffic control boxes
- Enter into a maintenance agreement for the landscape plantings within the public right-of-way



LEGEND

REFER TO SHEET B2-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION

SITE INFORMATION BLOCK

PROPERTY ACREAGE	2.897 ACRES
STRUCTURED VEHICULAR PARKING STALLS (GROCER)	238
STRUCTURED VEHICULAR PARKING STALLS (RESIDENTIAL)	313
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	99,360 SF
EXISTING PERVIOUS SURFACE AREA	26,833 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.79
PROPOSED IMPERVIOUS SURFACE AREA	120,441 SF
PROPOSED PERVIOUS SURFACE AREA	5,752 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.95
EXTERIOR SITE BICYCLE STALLS:	58
BUILDING A BICYCLE STALLS:	(REFER TO MATRIX)
BUILDING B BICYCLE STALLS:	(REFER TO MATRIX)

BUILDING A INFORMATION BLOCK

FLOOR AREA

LEVEL	AREA
LOWER LEVEL	52,608 SF
1ST FLOOR	50,523 SF
2ND FLOOR	32,395 SF
3RD FLOOR	35,194 SF
4TH FLOOR	35,194 SF
5TH FLOOR	3,055 SF
TOTAL	274,449 SF

BICYCLE PARKING MATRIX

	REQUIRED	PROVIDED
BUILDING A**	24 STALLS (23 GROCER, 1 BUSINESS)	42 STALLS
TOTAL	24 STALLS	42 STALLS

** (21 SF FOR BUSINESS & 45,409 SF FOR MERCHANTILE PER ZONING 28.141 BUILDING A TO PROVIDE 1 STALL PER 2,000 SF, WHICH COMES OUT TO 1 BIKE STALL FOR B, 23 BIKE STALLS FOR M, OF WHICH AT LEAST 90% (22 BIKE STALLS MIN) NEED TO BE SHORT TERM.**

BUILDING B INFORMATION BLOCK

FLOOR AREA

Floor	Stories	Dwelling Units/Flr	Cross Area	Common Area	Net Rentable	Eff.
LL	1	6	11,785	6,360	5,425	48%
1st	1	10	19,520	11,094	8,429	43%
2nd	1	19	19,346	3,175	16,171	84%
3rd	1	19	18,510	2,446	16,062	87%
4th	1	19	18,510	2,258	16,252	88%
5th	1	19	18,510	2,258	16,252	88%
6th	1	19	18,510	2,258	16,252	88%
7th	1	19	18,510	2,258	16,252	88%
8th	1	19	18,510	2,258	16,252	88%
9th	1	19	18,510	2,258	16,252	88%
10th	1	19	18,510	2,258	16,252	88%
11th	1	19	18,510	2,258	16,252	88%
12th	1	19	18,510	2,258	16,252	88%
13th	1	19	18,510	2,258	16,252	88%
14th	1	19	18,510	2,258	16,252	88%
15th/Mech	1	10	16,135	7,371	8,764	54%
16th/ Mech	1	0	197	197	0	0%
Total	19	273	269,076	55,483	233,593	81%
Average Unit Size	855 SQFT					

BICYCLE PARKING MATRIX

UNIT TYPE	#UNITS	BIKE PRKG REQD	# BIKE RACKS REQD
STUDIOS	42	1	42
1 BED	148	1	148
2 BED	83	1	83
	273		273
GUEST BIKES		1/10 UNITS	28.0
TOTAL BIKES			301

	BLDG B - BIKE PARKING PROVIDED				
	SITE	BUILDING A - PARKING GARAGE	BUILDING B - BIKE ROOM	BUILDING B - EXTERIOR	
SHORT TERM	55			0	
LONG TERM - REGULAR					
GROUND FLOOR		40	100	0	
SECOND FLR		21			
THIRD FLOOR		15			
LONG TERM VERTICAL					
GROUND FLOOR			70		
TOTAL	55	76	170	0	301

north

SCALE IN FEET

20' 0 20'

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MADISON REGIONAL OFFICE
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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 2

PROJECT LOCATION:
LOT 2 - MADISON YARDS AT HILL FARMS

PLAN MODIFICATIONS:

#	Date:	Description:
1	01.24.2020	WHOLE FOODS DD SUBMITTAL
2	02.28.2020	GMP SET
3	11.18.2020	LAND USE - UDC RESUBMITTAL
4	05.07.2021	SW PERMITTING SET
5	06.18.2021	SITE PLAN SUBMITTAL
6	07.17.2021	BLDG B - DESIGN DEVELOPMENT
7	07.09.2021	BLDG A - CONSTRUCTION DOCS
8	09.10.2021	BLDG B - OWNER REVIEW
9	10.04.2021	BLDG B - ISSUED FOR PERMITS
10	10.13.2021	CB03
11	12.10.2021	CB04
12		
13		
14		
15		

Design/Drawn:
Approved:

SHEET TITLE:
BLOCK 2
OVERALL SITE PLAN

SHEET NUMBER:
B2-C1.0

JSD PROJECT NO. 19-0368

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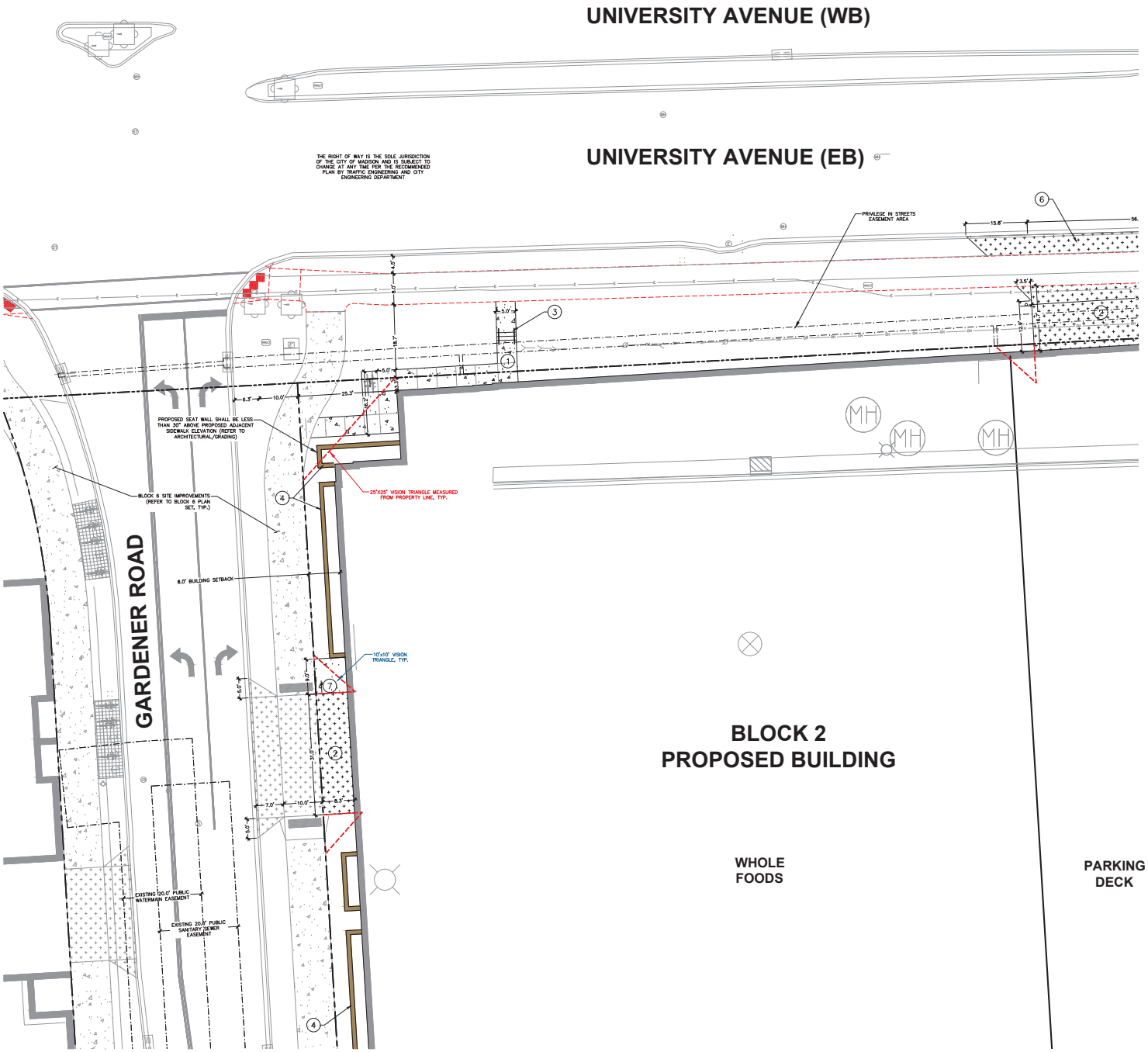
File: I:\2019\19\0368_189386 - Block 2\CAD\Civil\Landscape Sheets\189386 BLK2 - C1.0 - SITE PLAN.dwg Layout: C1.0 User: mscarlatos Plotted: Feb 04, 2022 - 1:53pm R-PC



LEGEND

REFER TO SHEET B2-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION

NOTES

1. CONCRETE SIDEWALK SECTION. SEE DETAIL.
2. HEAVY-DUTY CONCRETE SECTION. SEE DETAIL.
3. CONCRETE STAIR AND RAIL. SEE DETAIL.
4. PLANTER WALL (REFER TO ARCHITECTURAL)
5. ~~ADA RAMP AND WARNING DETECTOR (INTENTIONALLY OMITTED)~~
6. COMMERCIAL ENTRANCE
7. TYPE R-1 STOP SIGN

north
SCALE IN FEET
10' 0 10'

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P. 608.845.5060

CLIENT:
SMITH Gilbane

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

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 2

PROJECT LOCATION:
LOT 2 - MADISON YARDS AT HILL FARMS

PLAN MODIFICATIONS:

#	Date:	Description:
1	01.24.2020	WHOLE FOODS DD SUBMITTAL
2	02.28.2020	GMP SET
3	11.18.2020	LAND USE - UDC RESUBMITTAL
4	05.07.2021	SW PERMITTING SET
5	06.18.2021	SITE PLAN SUBMITTAL
6	07.17.2021	BLDG B - DESIGN DEVELOPMENT
7	07.09.2021	BLDG A - CONSTRUCTION DOCS
8	09.10.2021	BLDG B - OWNER REVIEW
9	10.04.2021	BLDG B - ISSUED FOR PERMITS
10	10.13.2021	CBES
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15		

Design/Drawn:
Approved:

SHEET TITLE:
BLOCK 2
DETAILED SITE PLAN - NORTHWEST

SHEET NUMBER:
B2-C1.1

JSD PROJECT NO. 19-9368

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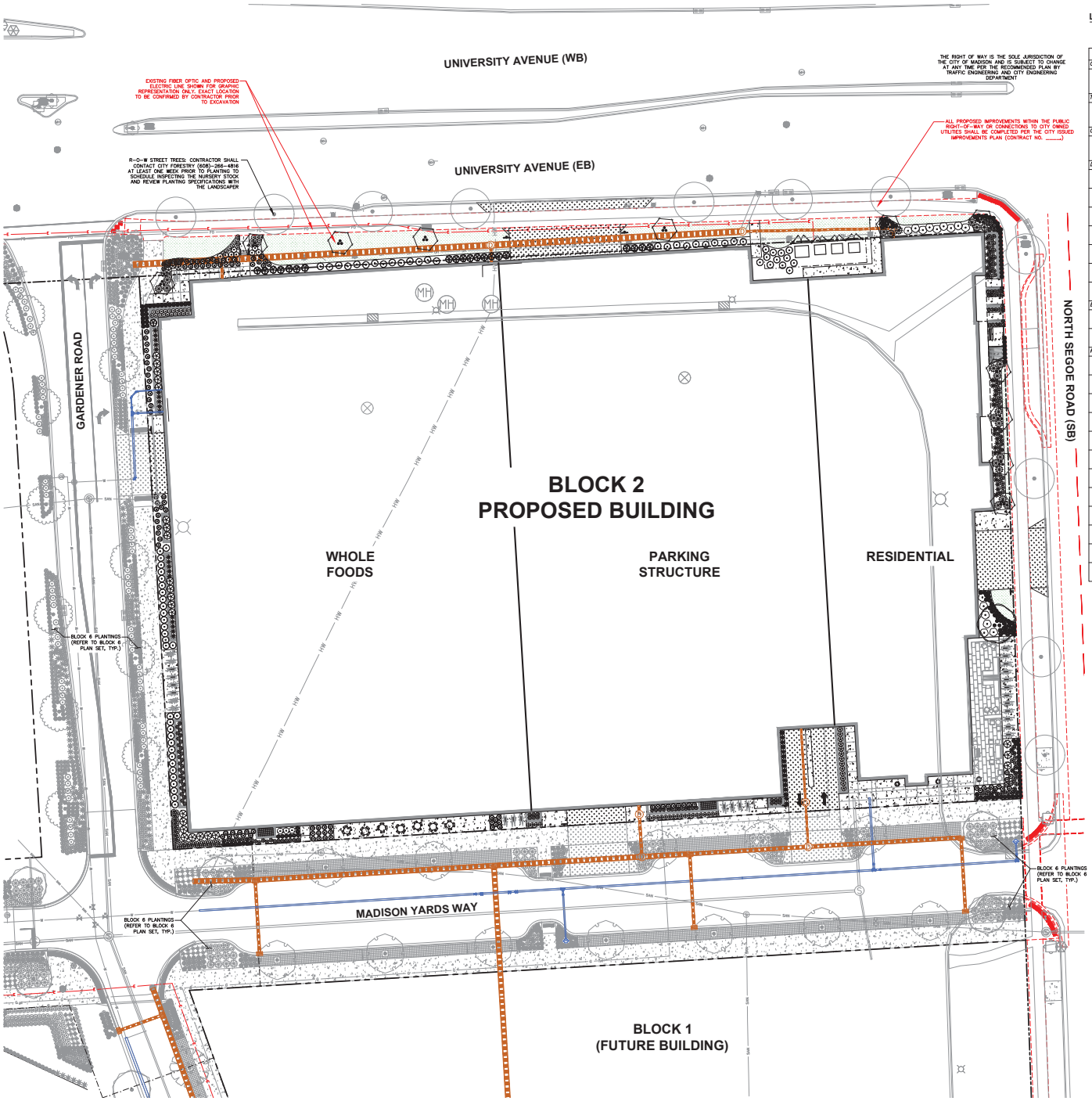

LEGEND

1. REFER TO SHEET B2-C0.1 NOTES AND LEGENDS FOR PLAN LINEWORK, HATCHING AND SYMBOL IDENTIFICATION
2. REFER TO B2-L1.0 FOR EXISTING AND PROPOSED UTILITIES

PLANT SCHEDULE COMPREHENSIVE

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AAB	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
TALL EVERGREEN TREE	**CODE**	**BOTANICAL / COMMON NAME**
	THP	Thuja occidentalis 'Pyramidalis' / Pyramidalis Cedar
OVERSTORY DECIDUOUS TREE	**CODE**	**BOTANICAL / COMMON NAME**
	BN	Betula nigra 'BNMTF' TM / Dura Heat River Birch
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AM	Aronia melanocarpa 'Morton' TM / Iroquis Beauty Black Chokeberry
	AMS	Aronia melanocarpa 'UCONNAM166' TM / Low Scape Hedger Chokeberry
	CF	Cornus stolonifera 'Farrow' / Arctic Fire Dogwood
	HB	Hydrangea paniculata 'ILVOBO' TM / Bobo Panicled Hydrangea
	HLL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea
	HLQ	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea
	PHC	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark
EVERGREEN SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	PP	Pinus mugo 'Pumilio' / Mugo Pine
	TME	Taxus x media 'Everlow' / Yew
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
	CMW	Calamintha nepeta 'Montrose White' / Montrose White Catmint
	EP	Echinacea purpurea 'PAS782918' TM / PowWow White Coneflower
	EF	Echinacea x 'Firebird' / Firebird Coneflower
	ET	Echinacea x 'Tiki Torch' / Coneflower
	GT	Geranium x 'Tiny Monster' / Tiny Monster Geranium
	LK	Liatris spicata 'Kobold' / Spike Gayfeather
	PVN	Panicum virgatum 'North Wind' / Northwind Switch Grass
	PVS	Panicum virgatum 'Shenandoah' / Switch Grass
	RFS	Rudbeckia fulgida speciosa / Showy Coneflower
	SNC	Salvia nemorosa 'Caradonna' / Cardonna Perennial Salvia
	SH	Sporobolus heterolepis 'Tara' / Prairie Dropseed

SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

north
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20' 0 20'

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CLIENT:
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CLIENT ADDRESS:
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MILWAUKEE, WI 53202

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 2

PROJECT LOCATION:
LOT 2 - MADISON YARDS AT HILL FARMS

PLAN MODIFICATIONS:

#	Date:	Description:
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10	10.13.2021	CB03
11	12.10.2021	CB04
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
BLOCK 2
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
B2-L1.0

JSD PROJECT NO. 19-9366

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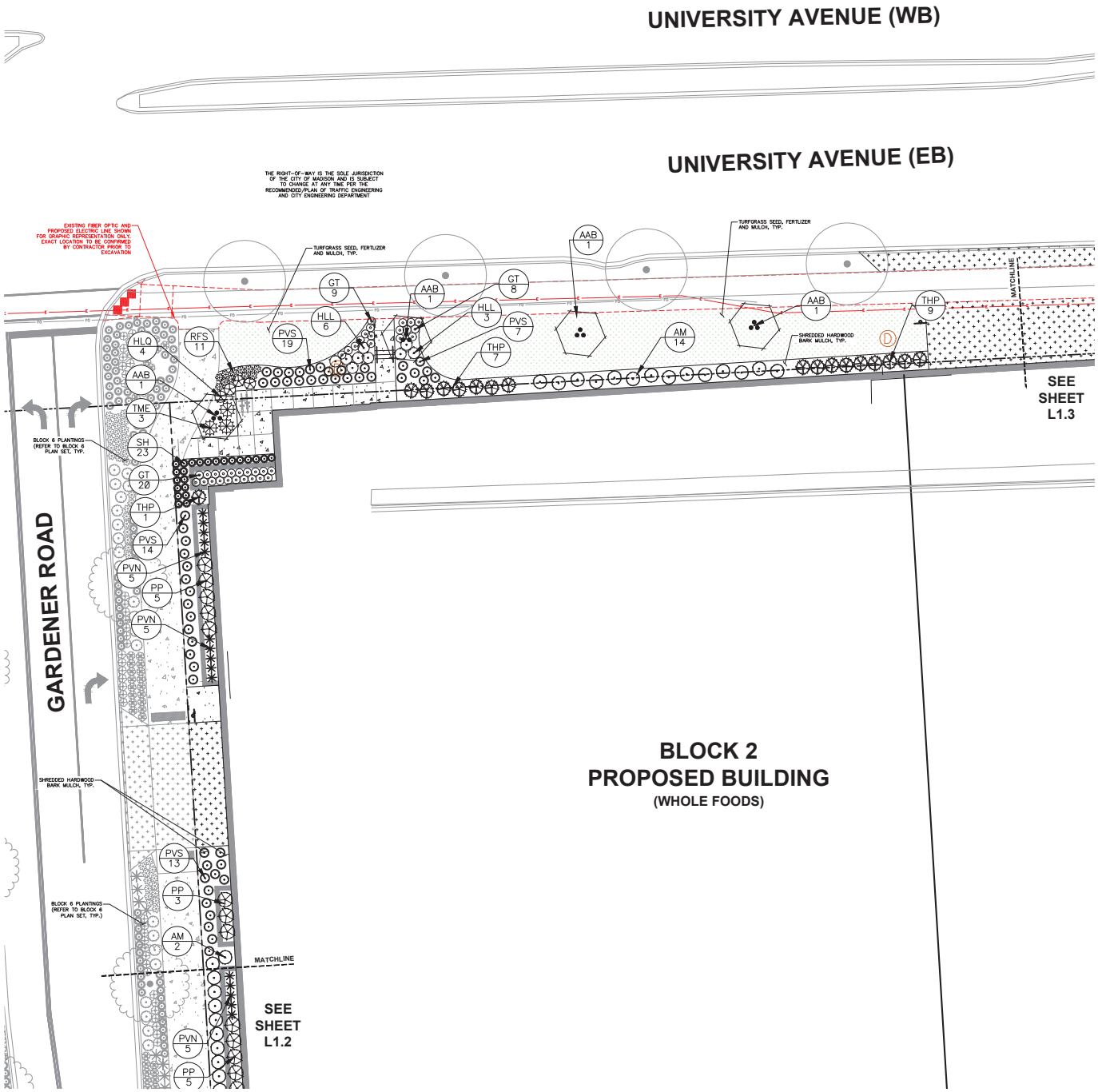
File: I:\2019\19\9366_189366 - Block 2\DWG\Civil\Landscape Sheets\189366 BLK2 - L1.0 - LANDSCAPE PLAN.dwg, Layout: L1.0 - OVERALL LANDSCAPE PLAN, User: mstrickwich, Plotted: Feb 04, 2022 - 1:40pm, Xrefs: 19-9366-BLK2 MADISON YARDS - BLK2



LEGEND

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SEE SHEET L2.0 FOR COMPREHENSIVE PLANT SCHEDULE

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P. 608.848.5060

CLIENT:
SMITH Gilbane

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

PROJECT:
MADISON YARDS AT HILL FARMS BLOCK 2

PROJECT LOCATION:
LOT 2 - MADISON YARDS AT HILL FARMS

PLAN MODIFICATIONS:

#	Date:	Description:
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7	07.09.2021	BLDG A - CONSTRUCTION DOCS
8	09.10.2021	BLDG B - OWNER REVIEW
9	10.04.2021	BLDG B - ISSUED FOR PERMITS
10	10.13.2021	CB03
11	10.10.2021	CB04
12		
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Design/Drawn: MWS
Approved: KJY

SHEET TITLE:
BLOCK 2
DETAILED LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER:
B2-L1.1

JSD PROJECT NO. 19-9366

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File: I:\2019\19\9366_189386 - Block 2\DWG\Land\Landscape Drawings\189386 BLK2 - L1.0 - LANDSCAPE PLAN.dwg, Layout: L1.1 - DETAILED LANDSCAPE PLAN - NW, User: mstrakowski, Plotted: Feb 04, 2022 - 1:40pm, Xref's: 19.9.366.BLK2 MADISON YARDS - BLK2