



# SECOND ADDITION TO HILL VALLEY

LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN





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LOCATED IN THE NE1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Second Addition to Hill Valley" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 34 and the SW1/4 of the NW1/4 and the NW1/4 of Section 35, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, to-wit:

Beginning at the NW1/4 corner of said Section 35; thence N01°15'12"E, 320.81 feet to the northeast corner of Lot 47, Hill Valley; thence N01°15'12"E, 277.39 feet along the south line of said NW1/4; thence N01°15'12"E, 320.81 feet to the northeast corner of Lot 47, Hill Valley; thence N01°15'12"E, 389.00 feet along the east line of Lots 41-47, First Addition to Hill Valley; to the northeast corner of said Lot 47; thence N47°11'19"W, 189.00 feet along the northeast line of said Lot 47 and the northeast right-of-way line of Capacitor Street, to the northwest right-of-way line of Capacitor Street; thence S42°48'41"W, 12.00 feet along said northwest right-of-way line to the east corner of Lot 56, First Addition to Hill Valley; thence N47°11'19"W, 121.00 feet along the northeast line of said Lot 56 and the northeast right-of-way line of a public alley, to the northwest right-of-way line of said public alley; thence S42°48'41"W, 9.00 feet along said northwest right-of-way line to the east corner of Lot 65, First Addition to Hill Valley; thence N47°11'19"W, 280.00 feet along the northeast line of Lot 65, First Addition to Hill Valley, the northeast right-of-way line of Velocity Lane, the northeast line of Lot 66, First Addition to Hill Valley, and the northeast right-of-way line of a public alley, to the northwest right-of-way line of said public alley; thence S42°48'41"W, 6.00 feet along said northwest right-of-way line to the east corner of Lot 76, First Addition to Hill Valley; thence N47°11'19"W, 180.00 feet along the northeast line of said Lot 76, which is also the northeast right-of-way line of Enchantment Road, to the northwest right-of-way line of said Enchantment Road; thence N01°15'12"E, 558.00 feet; thence S47°09'21"W, 680.09 feet; thence eastward along a curve to the left which has a radius of 170.00 feet and a chord of 162.00 feet; thence S48°36'37"E, 674.51 feet to the point of beginning of said SW1/4 of the NW1/4; thence S01°15'12"W, 726.00 feet along said East line to the easterly extension of the north line of Lot 1, Hill Valley; thence N88°44'48"W, 170.00 feet along said easterly extension and North line to the northwest corner of said Lot 1, also being on the East right-of-way line of a public alley; thence N01°15'12"E, 5.00 feet along said east right-of-way line; thence N88°44'48"W, 185.00 feet along the north right-of-way line of said public alley, the North line of Lot 2, Hill Valley and the north right-of-way line of Sports Almanac Road, to the west right-of-way line of Sports Almanac Road; thence S01°15'12"W, 0.41 feet along said west right-of-way line to the northeast corner of Lot 3, Hill Valley; thence N88°44'48"W, 121.00 feet along the north line of said Lot 3 and the north right-of-way line of a public alley to the west right-of-way line of said public alley; thence S01°15'12"W, 12.00 feet along said west right-of-way line to the northeast corner of Lot 4, Hill Valley; thence N88°44'48"W, 159.00 feet along the north line of said Lot 4 and the north right-of-way line of Paradox Lane to the West right-of-way line of Paradox Lane; thence S01°15'12"W, 16.25 feet along said west right-of-way line to a point on a curve to the left which has a radius of 182.00 feet and a chord of 174.00 feet; thence S01°15'12"W, 9.81 feet to the northeast corner of Lot 5, Hill Valley; thence S08°09'21"W, 121.00 feet along the north right-of-way line of a public alley to the point on the northeast corner of Lot 5, Hill Valley; thence N88°44'48"W, 14.92 feet along said west right-of-way line to the northeast corner of Lot 8, Hill Valley; thence N88°44'48"W, 167.12 feet along the north line of said Lot 8 and the north right-of-way line of Fire Track Lane to the west right-of-way line of said Fire Track Lane; thence S01°15'12"W, 14.92 feet along said west right-of-way line to the northeast corner of Lot 9, Hill Valley; thence N88°44'48"W, 120.00 feet along the north line of said Lot 9 to the point of beginning. Containing 26.2968 acres.

Dated this 16th day of January, 2026

Brett T. Stoffregan, Professional Land Surveyor, S-2742

## OWNER'S CERTIFICATE

VH Hill Valley, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Hill Valley, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Common Council, City of Madison

In witness whereof, VH Hill Valley, LLC has caused these presents to be signed this day of \_\_\_\_\_, 2026.

VH Hill Valley, LLC  
By: Forgewell Building Group, LLC, its Sole Member

Chris Ehlers, Authorized Representative

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

## OWNER'S CERTIFICATE

Hill Valley Investors, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hill Valley Investors, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration  
Common Council, City of Madison

In witness whereof, Hill Valley Investors, LLC has caused these presents to be signed this day of \_\_\_\_\_, 2026.

Hill Valley Investors

STATE OF WISCONSIN  
COUNTY OF DANE ) S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires \_\_\_\_\_  
Notary Public, Dane County, Wisconsin

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:25-07-109

## MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Matthew Wachter, Secretary of the Plan Commission

## MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plot of "Second Addition to Hill Valley" located in the City of Madison, was hereby approved by Enactment Number \_\_\_\_\_, File I.D. Number, adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plot to the City of Madison for public use.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Lydia A. McComas, Clerk, City of Madison, Dane County, Wisconsin

## CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer and Revenue Manager of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026 on any of the lands included in the plot of "Second Addition to Hill Valley".

Craig Franklin, Treasurer and Revenue Manager, City of Madison, Dane County, Wisconsin

## DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026 affecting the land included in "Hill Valley".

Adam Gallagher, Treasurer, Dane County, Wisconsin

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
at \_\_\_\_\_ .M. and recorded in Volume \_\_\_\_\_ of Plats on Pages \_\_\_\_\_ as Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds

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 \_\_\_\_\_, 20\_\_\_\_



Department of Administration