

Hill Valley Phase 1
Contracts 9643, 9644, & 9645
MUNIS 15668 & 15669
Developer: VH HILL VALLEY, LLC



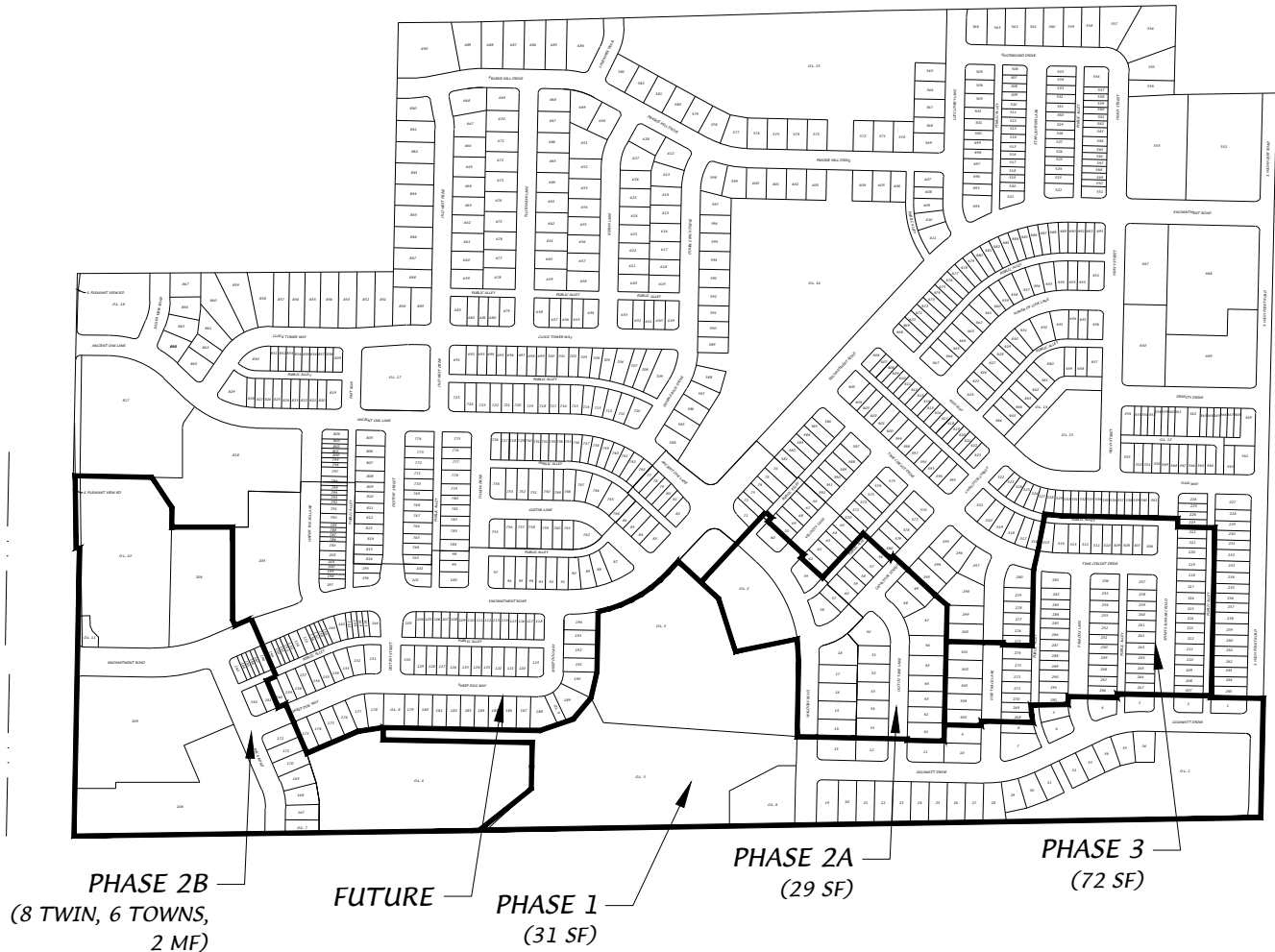
Summary of Improvements:

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 1.
- Restoration of all areas disturbed during grading and removals operations on existing Stormwater Utility properties to the south of the Hill Valley plat.
- Public stormwater management improvements in Outlots 1, 3 and 4 to serve Phase 1.
- Public street improvements to S High Point Road necessary to provide ingress/egress to the subdivision.
- Public terrace, asphalt pavement, curb and gutter, and 10 feet width of pavement for future

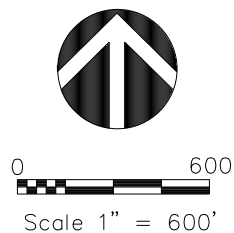
use as shared bike path on S High Point Road adjacent to Phase 1.

- Public sanitary sewer on S High Point Road; connect to city sanitary sewer (Valley Ridge); offsite sanitary sewer improvements may be needed
- Private sanitary, storm sewer, and water main improvements to serve Phase 1.
- Private sanitary and water service laterals to serve the lots within Phase 1.
- Addendum No. 1: Revise the Developer's Agreement (contract 9645) to include fencing of stormwater outlots in the supplemental conditions and language describing certain stormwater associated improvements / preliminary grading to Outlots 2 and 5, as well as Outlot 4, Mid Town Commons (Midtown Commons Park); and update the associated project 15669 plans to include fencing at stormwater outlots.

Hill Valley - Phase Map



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



DATE: 10-14-25

REV.:

F.N.: 25-05-114

DRAWN BY: DRH

U:/USER/2407107/DRAWINGS/Phase Map.DWG

HILL VALLEY

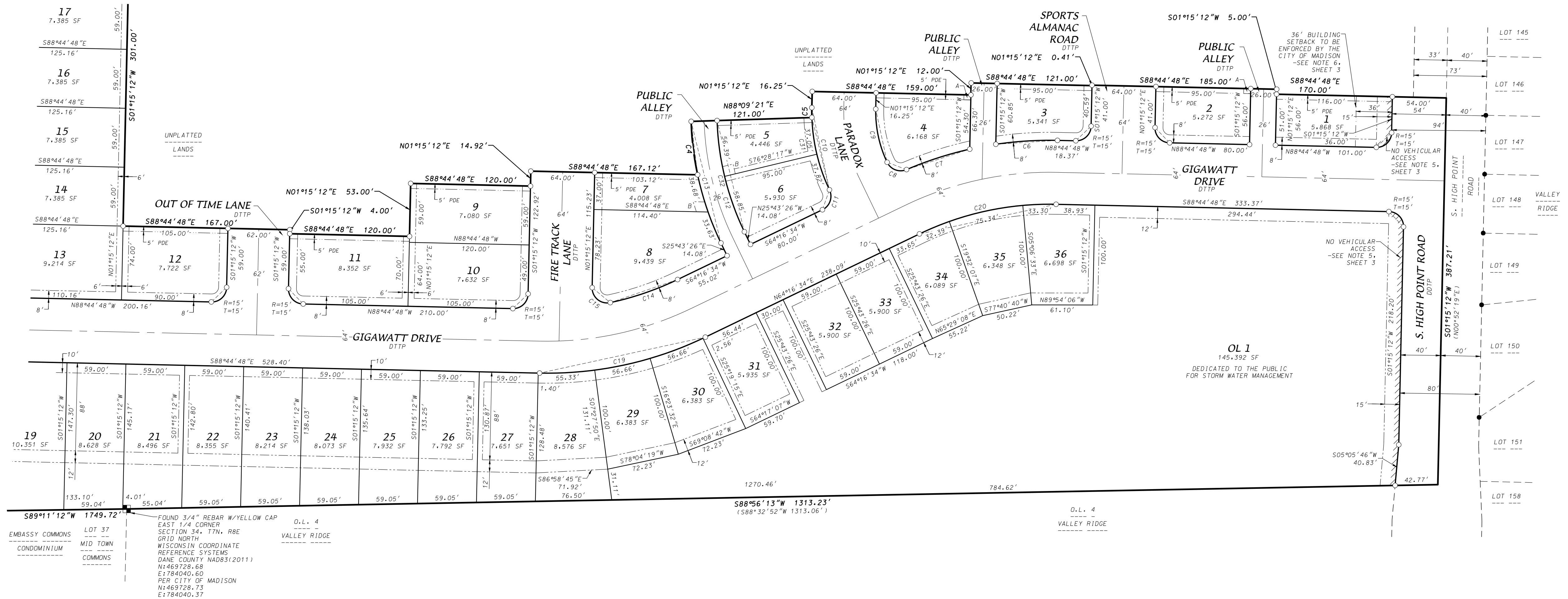
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

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____

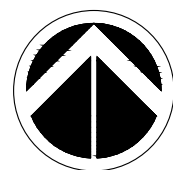


Department of Administration



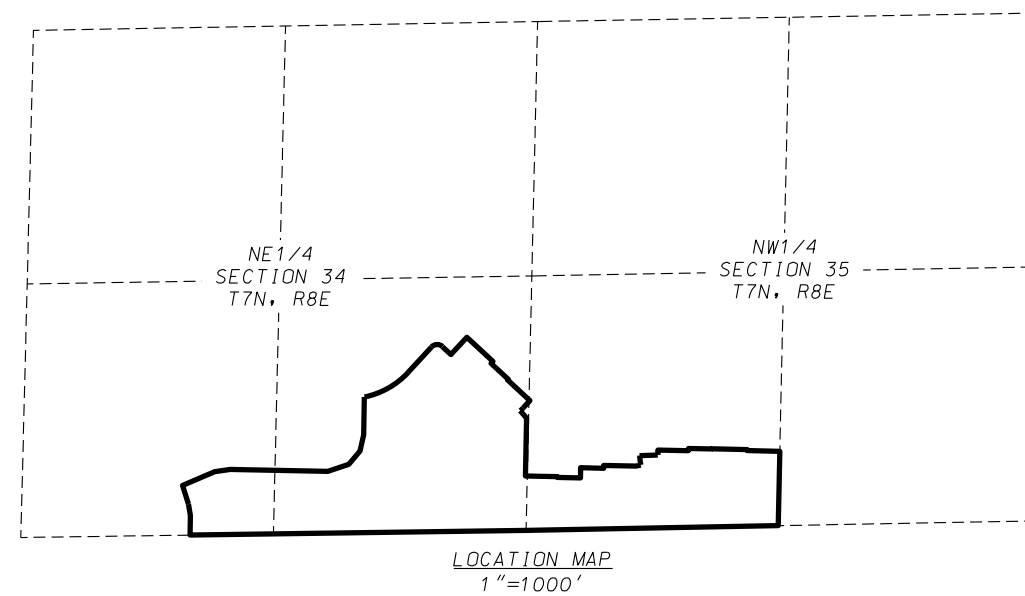
LEGEND

- Found 3/4" Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 5' Wide Public Drainage Easement (PDE)
--See Note 1, Sheet 3
- DTTP Dedicated to the public
- () Recorded as information



0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W



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 "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 SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the East 1/4 corner of said Section 34; thence S89°11'12"W, 1749.72 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard and the North line of Outlot 2, Springs at Pleasant View; thence N00°38'54"E, 101.82 feet; thence N09°35'58"W, 60.58 feet; thence N17°26'11"W, 101.64 feet; thence N66°50'28"E, 182.00 feet; thence N81°33'57"E, 82.24 feet; thence S88°50'40"E, 508.33 feet; thence N71°23'54"E, 114.87 feet; thence N39°55'07"E, 90.48 feet; thence N12°57'08"E, 86.02 feet; thence N01°07'45"E, 197.22 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 430.00 feet and a chord which bears N60°33'33"E, 262.15 feet; thence N42°48'41"E, 110.59 feet; thence N43°51'43"E, 67.62 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 37.00 feet and a chord which bears N86°29'20"E, 50.11 feet; thence S50°53'03"E, 64.28 feet; thence N42°48'41"E, 122.60 feet; thence S47°11'19"E, 185.00 feet; thence S42°48'40"W, 14.00 feet; thence S47°11'19"E, 121.00 feet; thence S42°48'41"W, 5.00 feet; thence S47°11'19"E, 159.00 feet; thence S42°48'41"W, 52.33 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 182.00 feet and a chord which bears S46°01'16"W, 20.38 feet; thence S40°46'09"E, 51.13 feet; thence S01°15'12"W, 301.00 feet; thence S88°44'48"E, 167.00 feet; thence S01°15'12"W, 4.00 feet; thence S88°44'48"E, 120.00 feet; thence N01°15'12"E, 53.00 feet; thence S88°44'48"E, 120.00 feet; thence N01°15'12"E, 14.92 feet; thence S88°44'48"E, 167.12 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 303.00 feet and a chord which bears N06°56'37"W, 53.86 feet; thence N88°09'21"E, 121.00 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 182.00 feet and a chord which bears N00°17'44"W, 9.84 feet; thence N01°15'12"E, 16.25 feet; thence S88°44'48"E, 159.00 feet; thence N01°15'12"E, 12.00 feet; thence S88°44'48"E, 121.00 feet; thence N01°15'12"E, 0.41 feet; thence S88°44'48"E, 185.00 feet; thence S01°15'12"W, 5.00 feet; thence S88°44'48"E, 170.00 feet to a point on the East line of the NW1/4 of said Section 35; thence S01°15'12"W, 387.21 feet along said East line; thence S88°56'13"W, 1313.23 feet along the North line of Outlot 4, Valley Ridge and the Easterly extension of said Outlot 4, to the point of beginning, Containing 1,494,245 square feet (34.301 acres).

Dated this 3rd day of July, 2025.
Revised this 12th day of September, 2025

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

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DATE: 7/3/25
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HILL VALLEY

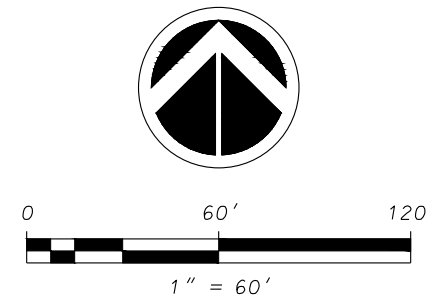
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to
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Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W

CURVE TABLE						
CURVE NO.	LOT/OL	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE
C1		430.00'	262.15'	266.39'	N60°33'33"E	35°29'44"
C2		37.00'	50.11'	55.05'	N86°29'20"E	85°15'14"
C3		182.00'	20.38'	20.39'	S46°01'16"W	06°25'10"
C4		303.00'	53.86'	53.93'	N06°56'37"W	10°11'54"
C5		182.00'	9.84'	9.84'	N00°17'44"W	03°05'52"
C6		364.00'	61.85'	61.93'	S86°22'46"W	09°44'52"
C7		364.00'	66.53'	66.62'	S72°04'48"W	10°29'10"
C8		15.00'	20.79'	22.97'	N69°17'36"W	87°44'24"
C9		118.00'	54.45'	54.94'	N12°05'07"W	26°40'36"
C10		182.00'	84.08'	84.84'	S12°06'06"E	26°42'36"
C11		15.00'	21.16'	23.49'	S19°24'35"W	89°43'58"
C12		277.00'	65.98'	66.14'	N18°53'00"W	13°40'51"
C13		303.00'	125.37'	126.28'	S13°47'03"E	23°52'46"
C14		303.00'	53.86'	53.93'	S06°56'37"E	10°11'54"
C15		303.00'	38.68'	37.71'	S15°42'09"E	07°19'10"
C16		303.00'	33.63'	33.64'	S22°32'35"E	06°21'42"
C17		300.00'	71.22'	71.39'	S71°05'37"W	13°38'06"
C18		15.00'	23.53'	27.05'	N50°25'04"W	103°20'32"
C19		500.00'	39.52'	39.53'	N01°00'42"W	04°31'48"
C20		15.00'	19.59'	21.35'	N37°29'33"E	81°32'19"
C21		182.00'	110.82'	112.61'	N60°32'12"E	35°27'02"
C22		182.00'	91.23'	92.22'	N63°44'47"E	29°01'52"
C23		182.00'	20.38'	20.39'	N46°01'16"E	06°25'10"
C24		364.00'	169.81'	171.39'	N77°45'53"E	26°58'38"
C25		364.00'	55.33'	55.38'	N86°53'40"E	08°43'04"
C26		364.00'	56.66'	56.72'	N78°04'17"E	08°55'42"
C27		364.00'	56.66'	56.72'	N69°08'35"E	08°55'42"
C28		364.00'	2.56'	2.56'	N64°28'39"E	00°24'10"
C29		300.00'	139.95'	141.25'	N77°45'53"E	26°58'38"
C30		300.00'	32.39'	32.40'	N67°22'13"E	06°11'18"
C31		300.00'	75.34'	75.54'	N77°40'40"E	14°25'36"
C32		300.00'	33.30'	33.31'	N88°04'20"E	06°21'44"
C33		118.00'	66.07'	66.96'	S59°04'05"W	32°30'48"
C34		15.00'	21.38'	23.80'	N59°13'41"W	90°53'40"
C35		500.00'	76.58'	76.65'	N18°10'22"W	08°47'02"
C36		88.00'	35.29'	35.53'	N54°22'42"E	23°08'02"
C37		62.00'	24.86'	25.03'	S54°22'42"W	23°08'02"
C38		500.00'	77.50'	77.58'	N29°59'21"W	08°53'24"
C39		15.00'	18.73'	20.22'	N04°11'19"E	77°14'44"
C40		15.00'	21.62'	24.14'	S88°54'27"W	92°11'32"
C41		500.00'	19.13'	19.13'	N46°05'33"W	02°11'32"
C42		434.00'	356.10'	366.93'	S22°58'04"E	48°26'31"
C43		434.00'	285.07'	290.46'	S28°00'56"E	38°20'46"
C44		434.00'	76.37'	76.47'	S03°47'41"E	10°05'45"
C45		182.00'	74.47'	75.00'	S13°39'02"E	23°36'44"
C46		5	182.00'	37.05'	S07°41'12"E	11°41'04"
C47		6	182.00'	37.82'	S19°29'34"E	11°55'40"
C48		277.00'	114.61'	115.45'	N13°47'03"W	23°52'46"
C49		277.00'	58.85'	58.96'	N19°37'35"W	12°11'42"
C50		5	277.00'	56.39'	N07°41'12"W	11°41'04"

- LEGEND**
- Found 3/4" Rebar
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - 5' Wide Public Drainage Easement (PDE)
--- See Note 1, Sheet 3
 - DTTP Dedicated to the public
 - () Recorded as information

UNPLATTED
LANDS

OL 5
275,662 SF
DEDICATED TO THE PUBLIC
FOR PARK PURPOSES
-ACCESS EASEMENT OVER
ENTIRE OUTLOT.
SEE NOTE 7, SHEET 3
-PUBLIC STORMWATER
DRAINAGE EASEMENT AND
PUBLIC STORM SEWER
EASEMENT OVER THE ENTIRE
OUTLOT

OL 4
35,870 SF
DEDICATED TO THE PUBLIC
FOR STORM WATER MANAGEMENT

1546.57' 790.21'

S89°11'12"W 1749.72'
(S88°48'20"W)
MON. TO MON. S89°11'12"W 2631.48' O.L. 4
MID TOWN
COMMONS

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

DATE: 7/3/25
REV. 9/12/25
FN:24-07-107

FOUND 3/4" REBAR W/YELLOW CAP
EAST 1/4 CORNER
SECTION 34, T7N, R8E
GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:469728.68
E:1784040.60
PER CITY OF MADISON
N:469728.73
E:1784040.37

SHEET 2 OF 4

HILL VALLEY

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

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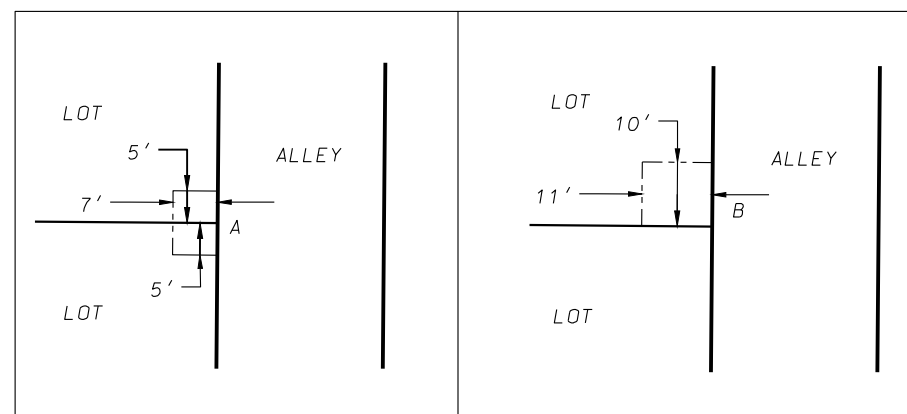
Certified _____, 20____

Department of Administration



LEGEND

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- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 5' Wide Public Drainage Easement (PDE)
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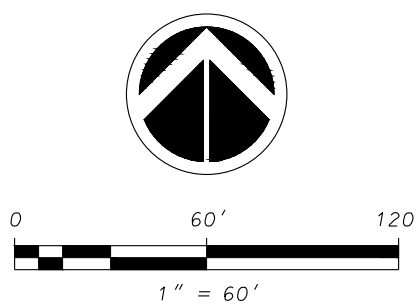
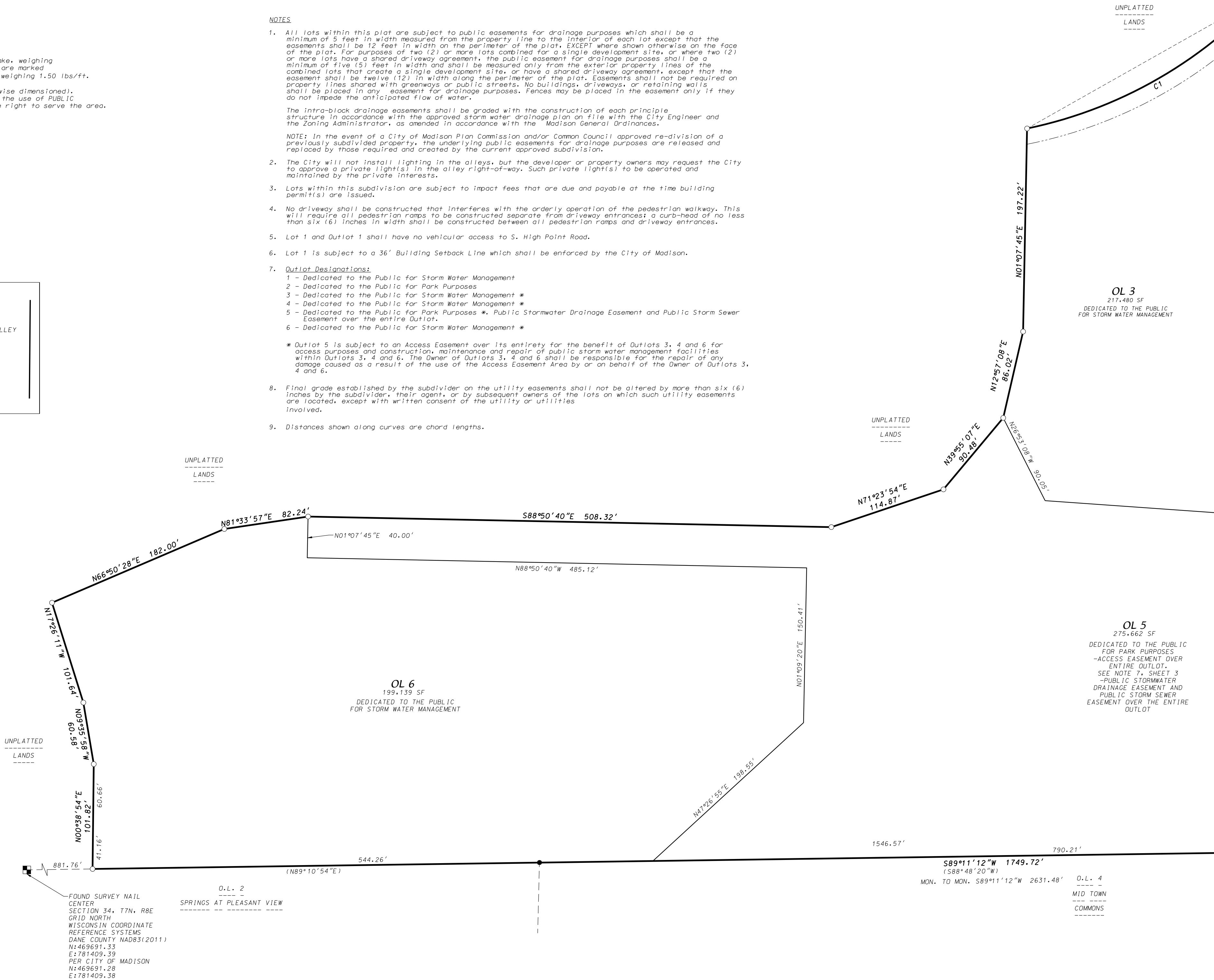


PUBLIC UTILITY EASEMENT DETAILS
1"=30'

NOTES

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of Five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.
- Lot 1 and Outlot 1 shall have no vehicular access to S. High Point Road.
- Lot 1 is subject to a 36' Building Setback Line which shall be enforced by the City of Madison.
- Outlot Designations:**
 - 1 - Dedicated to the Public for Storm Water Management
 - 2 - Dedicated to the Public for Park Purposes
 - 3 - Dedicated to the Public for Storm Water Management *
 - 4 - Dedicated to the Public for Storm Water Management *
 - 5 - Dedicated to the Public for Park Purposes *. Public Stormwater Drainage Easement and Public Storm Sewer Easement over the entire Outlot.
 - 6 - Dedicated to the Public for Storm Water Management *

* Outlot 5 is subject to an Access Easement over its entirety for the benefit of Outlots 3, 4 and 6 for access purposes and construction, maintenance and repair of public storm water management facilities within Outlots 3, 4 and 6. The Owner of Outlots 3, 4 and 6 shall be responsible for the repair of any damage caused as a result of the use of the Access Easement Area by or on behalf of the Owner of Outlots 3, 4 and 6.
- Final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, their agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.
- Distances shown along curves are chord lengths.



GRID NORTH
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DANE COUNTY NAD83(2011)
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BEARS S89°11'12"W

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DATE: 7/3/25
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Certified _____, 20____

Department of Administration



HILL VALLEY

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

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 _____, 2025.

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 _____, 2025, 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 _____, 2025.

Hill Valley Investors

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____day of _____, 2025, 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

CONSENT OF CORPORATE MORTGAGEE

Lake Ridge Bank, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this certified survey, and does hereby consent to the above Owner’s Certificate.

IN WITNESS WHEREOF, the said Lake Ridge Bank has caused these presents to be signed by its corporate officer listed below and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

Lake Ridge Bank

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this _____day of _____, 2025, 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

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 plat of “Hill Valley” located in the City of Madison, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted the _____day of _____, 2025, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this _____day of _____, 2025.

Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER’S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer 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 _____, 2025 on any of the lands included in the plat of “Hill Valley”.

Craig Franklin, Treasurer, 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 _____, 2025 affecting the land included in “Hill Valley”.

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____day of _____, 2025
at _____ .M. and recorded in Volume _____ of Plats on Pages _____ as Document
Number _____.

Kristi Chlebowski, Dane County Register of Deeds