



VANDEWALLE & ASSOCIATES INC.

To: Tim Parks
From: Brian Munson
CC: Matt Brink
Dan Day
Date: Tuesday, February 04, 2025
Re: Hill Valley Revised Preliminary Plat Summary

The revised Hill Valley Preliminary Plat has been updated to reflect staff comment (December 2, 2024 Staff Report) and commission input with the following items being incorporated, arranged by staff comment #:

- 2/40/82: J Street and OL 3 have been adjusted to include a public alley at the rear of the lots and a private drive along the front of the lot, per fire department staff recommendations. The use of a private drive delivers the desired access while allowing for flexibility in street cross section design which will be determined as part of the final plat submittal covering this block, in consultation with City Staff.
- 3/30: “K”/”L” Street curve alignment has been adjusted to remove the eyebrow and create a “90” degree intersection.
- 4: Former OL 6 has been incorporated into the adjoining lots with a front building setback noted.
- 5: Rear and side yard setbacks have been added to the preliminary plat for lots 558-564. Tree preservation will be determined as part of the final plat submittals based on tree health, grading requirements, utilities, and lot geometrics on a phase by phase basis.
- 6: The former CC-T parcel (Outlot 16) has been revised to reflect the existing AG zoning designation and will be subject to a future rezoning request.

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Shaping places, shaping change

- 16: The ROW for the on-street parking section of High Point Road has been adjusted to reflect Traffic Engineering's recommendation. The lots fronting onto High Point Road have a front yard building setback designated to guide building placement and allow for a larger front yard setback.
- 38/94/95: The Mid-Town Commons Park expansion has been redesigned to create more active use area, trail connectivity, and street frontage while balancing the stormwater management and grading constraints. The resulting changes removed 8 lots along Waldorf Drive and reflected staff input on potential future park configurations.
- 37/64/67/68: Street ROW adjustments for centerline radius, green streets guidelines, sidewalk/terrace widths, and off street paths have been incorporated.
73. Stormwater infiltration has been removed from the Wellhead Protection zone and incorporated, to the extent possible, within the revised park.
- 80: Lot adjustments have been made to meet minimum square footage and width.
- 97: OL 7 and 11 are proposed as private parks, available for public use. These will be privately maintained and the development team is requesting park credit.