DATE: 09-23-24
REVISED:

FN: 24-07-107
Sheet Number:
1 of 2

SCALE: 1" = 100'
0 100'
(PAGE SIZE: 34x44)

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)

PRELIMINARY PLAT

HILL VALLEY

LOCATED IN ALL 1/4'S OF THE NE 1/4 OF SECTION 34 AND IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, ALL IN T7N, R8E, CITY OF MADISON, 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

LOT AREA TABLE

Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF
1	10351	68	3515	143	9763	218	2200	293	4134	368	8763	443	6500	518	10437	593	1880	668	3515	743	3183	818	3515
OL 1	145376	69	3515	144	10595	219	2200	294	232913	369	16843	444	7478	519	6835	594	2200	669	2945	744	3752	819	4702
2	8628	70	3515	145	6195	220	2200	295	4702	370	13076	445	7266	520	6825	595	2552	670	2945	745	4179	820	4702
OL 2	11243	71	4702	146	6195	221	2200	296	3515	371	7799	446	6500	521	6195	596	4702	671	5369	746	3694	821	3515
3	8496	72	4702	147	6195	222	2200	297	3515	372	7592	447	6900	522	6195	597	2755	672	5497	747	2337	822	4275
OL 3	71903	73	3515	148	6195	223	2200	298	4275	373	152526	448	6900	523	6195	598	2755	673	4444	748	2338	823	3515
4	8355	74	2945	149	6825	224	2200	299	3515	374	4703	449	6900	524	6195	599	2755	674	3996	749	2337	824	2945
OL 4	314750	75	2945	150	7722	225	2200	300	2945	375	1760	450	7798	525	6720	600	2755	675	3162	750	2337	825	3515
5	8214	76	3515	151	6047	226	1880	301	3541	376	1760	451	4702	526	4702	601	2755	676	3774	751	2338	826	2945
OL 5	376942	77	3515	152	3515	227	1880	302	4506	377	1760	452	3515	527	3515	602	2755	677	4590	752	2338	827	3515
6	8073	78	3515	153	4275	228	2200	303	5486	378	1760	453	4136	528	2945	603	2755	678	3774	753	2337	828	2945
OL 6	3470	79	2945	154	3515	229	3112	304	4970	379	1760	454	4440	529	3515	604	2755	679	3774	754	2337	829	3515
7	7932	80	2945	155	2945	230	3164	305	2945	380	1760	455	6232	530	5177	605	2619	680	5052	755	2337	830	2945
OL 7	47006	81	2945	156	3515	231	2431	306	2945	381	2400	456	6924	531	6531	606	7648	681	4702	756	2337	831	2945
8	7792	82	3515	157	2945	232	2088	307	4702	382	2400	457	5900	532	6195	607	5134	682	3515	757	2337	832	2613
OL 8	229928	83	5341	158	3515	233	2098	308	4750	383	1760	458	5900	533	6195	608	3515	683	3515	758	2337	833	3895
9	7651	84	9439	159	2945	234	2467	309	3515	384	1760	459	5808	534	6195	609	2945	684	4275	759	2337	834	4209
10	8575	85	4008	160	3515	235	2480	310	3517	385	1760	460	6220	535	6195	610	2945	685	3515	760	2337	835	1920
11	6382	86	3101	161	3515	236	2492	311	7072	386	1760	461	5100	536	6825	611	2945	686	2945	761	2714	836	1920
12	6384	87	2977	162	4702	237	2428	312	3515	387	1760	462	5100	537	6825	612	3515	687	3514	762	4940	837	1920
13	5935	88	2945	163	4702	238	2266	313	4275	388	1760	463	5100	538	6825	613	2945	688	5957	763	4536	838	1920
14	5900	89	3515	164	3515	239	2266	314	3515	389	2912	464	5900	539	8191	614	2945	689	7492	764	3763	839	2840
15	5900	90	3515	165	4275	240	1937	315	3515	390	4338	465	5900	540	9432	615	2945	690	4761	765	3183	840	2840
16	6098	91	3515	166	3515	241	1937	316	3515	391	2755	466	5900	541	7722	616	3515	691	4644	766	3183	841	1920
17	6353	92	4275	167	4275	242	2266	317	4750	392	2755	467	5900	542	7245	617	3515	692	3847	767	3183	842	1920
18	6698	93	2945	168	3515	243	2266	318	3562	393	2755	468	5900	543	6825	618	3046	693	3885	768	3183	843	1920
19	5272	94	3515	169	4275	244	1937	319	2900	394	2755	469	6693	544	6825	619	3801	694	3885	769	3183	844	1920
20	2945	95	3515	170	3515	245	1937	320	2900	395	2755	470	7042	545	6825	620	3184	695	3255	770	3183	845	2800
21	2945	96	3515	171	3515	246	1937	321	2900	396	2755	471	7204	546	6825	621	3801	696	3255	771	3182	846	2800
22	2945	97	4275	172	4275	247	1937	322	2900	397	2755	472	6500	547	6825	622	4623	697	3885	772	3752	847	1920
23	3515	98	6125	173	3515	248	2266	323	2900	398	2755	473	6500	548	6195	623	3184	698	3885	773	4654	848	1920
24	3515	99	4870	174	6741	249	2630	324	2750	399	2755	474	6500	549	6195	624	3801	699	5202	774	3267	849	1920
25	3515	100	3515	175	4267	250	4702	325	2750	400	2755	475	6500	550	7282	625	5396	700	5100	775	2040	850	1920
26	2945	101	2945	176	2750	251	2945	326	2951	401	2755	476	6500	551	32742	626	5321	701	5904	776	2040	851	3154
27	2945	102	2945	177	3700	252	3515	327	3057	402	2755	477	5900	552	12849	627	3876	702	6184	777	2040	852	328704
28	2945	103	2945	178	3100	253	2945	328	3057	403	3182	478	5000	553	10759	628	3876	703	6184	778	2040	853	86950
29	3515	104	3515	179	3700	254	2945	329	3057	404	2552	479	7864	554	10784	629	3876	704	6184	779	2040	854	46832
30	3515	105	3515	180	4500	255	3515	330	3057	405	2200	480	7047	555	11009	630	3247	705	5873	780	2040	OL 9	342640
31	3515	106	2945	181	3700	256	3515	331	3057	406	2200	481	6024	556	11234	631	3775	706	5096	781	2890	OL 10	181366
32	3515	107	2945	182	3700	257	3515	332	3057	407	2200	482	5900	557	17699	632	3515	707	5900	782	2720	OL 11	73056
33	3515	108	3515	183	3100	258	4530	333	3057	408	2200	483	5900	558	8619	633	2945	708	5900	783	1870	OL 12	166712
34	2945	109	3515	184	3700	259	4008	334	3057	409	2200	484	5900	559	8606	634	3515	709	5900	784	1870		
35	3515	110	3759	185	3700	260	3358	335	3057	410	2200	485	5100	560	8625	635	4275	710	5900	785	1870		
36	2233	111	4446	186	4952	261	3358	336	3057	411	2200	486	5600	561	8625	636	3515	711	5100	786	1871		
37	2233	112	5930	187	4702	262	4008	337	3057	412	2200	487	5639	562	8625	637	3515	712	5347	787	3105		
38	2613	113	8352	188	3515	263	4008	338	3057	413	2200	488	5100	563	8625	638	3515	713	6401	788	3988		
39	3039	114	7080	189	3515	264	4008	339	3057	414	2200	489	5100	564	8625	639	4275	714	6374	789	1888		
40	5452	115	6120	190	2945	265	5510	340	2803	415	2200	490	5900	565	8625	640	3515	715	5618	790	1876		
41	4070	116	6120	191	3515	266	3942	341	2750	416	1880	491	5900	566	7375	641	4996	716	5282	791	3712		
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47	4070	122	6375	197	3515	272	2090	347	3965	422	3515	497	3515	572	10709	647	2068	722	5722	797	3515		
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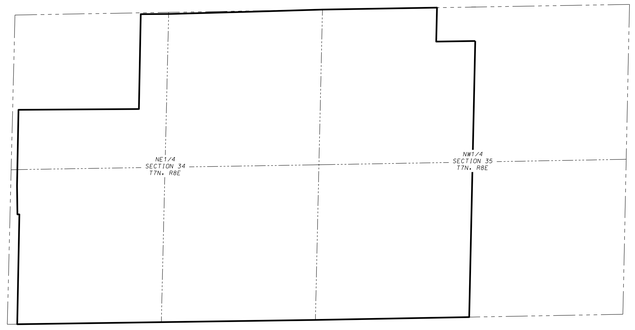
49	3410	124	6375	199	4702	274	3895	349	4025	424	2945	499	3515	574	9118	649	2420	724	5005	799	3515		
50	3410	125	5727	200	3515	275	2090	350	4025	425	2945	500	4702	575	9050	650	2420	725	5005	800	2945		
51	4070	126	6370	201	2945	276	2090	351	4025	426	2945	501	4702	576	12023	651	2423	726	5005	801	4275		
52	4070	127	7539	202	3515	277	2090	352	3371	427	3515	502	3515	577	14399	652	2669	727	5005	802	3515		
53	4070	128	11914	203	3515	278	2090	353	3371	428	3515	503	3420	578	15363	653	2690	728	5005	803	2945		
54	3410	129	7080	204	3515	279	2090	354	3905	429	4275	504	3515	579	7841	654	2955	729	5005	804	3515		
55	4070	130	7080	205	3515	280	2090	355	3515	430	4275	505	4702	580	5100	655	2985	730	5005	805	4797		
56	3410	131	7080	206	3515	281	7795	356	4275	431	4702	506	7282	581	7216	656	3009	731	5005	806	3979		
57	3410	132	7080	207	3515	282	6761	357	3515	432	5900	507	6195	582	6486	657	3026	732	5005	807	2612		
58	4070	133	6120	208	3515	283	3231	358	2945	433	5900	508	6195	583	6847	658	3036	733	6364	808	2945		
59	5562	134	6120	209	2945	284	11243	359	3515	434	5900	509	6825	584	6566	659	3039	734	4166	809	3515		
60	6168	135	6120	210	2945	285	2756	360	4702	435	5100	510	6825	585	7901	660	2684	735	3752	810	2945		
61	3515	136	7080	211	5842	286	2756	361	7759	436	6352	511	6825	586	6026	661	2613	736	3752	811	3515		
62	2945	137	7632	212	2952	287	2756	362	6991	437	6500	512	6825	587	2200	662	2755	737	3753	812	3515		
63	3515	138	9214	213	2200	288	2756	363	7860	438	6500	513	6825	588	2200	663	2755	738	3183	813	3515		
64	3515	139	7385	214	1880	289	2756	364	7278	439	6500	514	7245	589	2200	664	2612	739	3183	814	2945		
65	2945	140	7385	215	1880	290	2756	365	8176	440	6500	515	7708	590	1880	665	4583	740	3753	815	3515		
66	2945	141	7385	216	2200	291	2756	366	7565	441	6500	516	9089	591	1880	666	4702	741	3753	816	2945		
67	3515	142	7385	217	2200	292	2756	367	8140	442	6500	517	7532	592	1880	667	3515	742	3183	817	3515		



LOCATION MAP
1"=500'

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Midpoint Meadows and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
A parcel of land located in the NW1/4 of the NE1/4, NE1/4 of the NE1/4, SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34 and the NW1/4 of the NW1/4 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, 2546.36 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard, the North line of Outlot 2 and Lot 2, Springs at Pleasant View and the North right-of-way line of Mica Road to the East right-of-way line of Pleasant View Road - County Highway 'M';
thence N01°07'30"E, 937.61 feet along said East right-of-way line;
thence N89°03'17"W, 16.45 feet along said East right-of-way line;
thence N00°49'59"W, 244.49 feet along said East right-of-way line;
thence N01°07'30"E, 648.50 feet along said East right-of-way line to the Southwest corner of Lot 1, Certified Survey Map No. 14786;
thence N89°38'56"E, 1028.06 feet along the South line of Lots 1-3, Certified Survey Map No. 14786, the South right-of-way line of South View Road, the South line Lots 4, 5 and 12, Block 2, Westview Hills to the Southwest corner of said Lot 41;
thence N01°07'45"E, 809.90 feet along the East line of Lots 2, 3 4 and 9, Block 2, Westview Hills and the East right-of-way line of Prairie Hill Drive to the Northeast corner of said Lot 9;
thence N89°34'51"E, 239.98 feet to the Northwest corner of the NE1/4 of the NE1/4 of said Section 34, also being the Southwest corner of Lot 20, Applewood Hills;
thence N89°25'55"E, 726.71 feet along the South lines of Lots 18, 19 and 20, Applewood Hill and the South right-of-way line to Landmark Trail to the Southeast corner of said Lot 18;
thence N88°19'15"E, 585.13 feet along the South line of Lot 18 and Park, Applewood Hill, to the Southeast corner of said Park, also being the Northeast corner of said Section 34;
thence N89°00'52"E, 978.23 feet along the South line of Outlot 2, Lots 5, 8, 9, 10 17, 18, 19, 22, Newberry Heights and the South right-of-way line of Lois Lowry Lane to the Northwest corner of Lot 1, Certified Survey Map No. 22021;
thence S01°50'34"W, 289.91 feet to the Southwest corner of said Lot 1;
thence N89°06'58"E, 333.19 feet along the South line of said Lot 1 and the Easterly extension thereof to a point on the East line of the NW1/4 of the NW1/4 of said Section 35;
thence S01°15'12"W, 2357.43 feet along said East line and the East line of the SW1/4 of the NW1/4 of said Section 35;
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 9,309,382 square feet (213.714 acres).

Dated this 23rd day of September, 2024

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

WISCONSIN
BRETT T. STOFFREGEN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR

NOTES

1. Outlot Designations:
   1 Dedicated to the Public for Storm Water Management
   2 Private Alley, Public utility easement over entire outlot
   3 Private Open Space
   4 Dedicated to the Public for Park Purposes
   5 Dedicated to the Public for Storm Water Management
   6 Private Open Space
   7 Private Open Space
   8 Dedicated to the Public for Storm Water Management
   9 Dedicated to the Public for Park Purposes
   10 Dedicated to the Public for Storm Water Management
   11 Dedicated to the Public for Park Purposes
   12 Dedicated to the Public for Storm Water Management
2. All intersection radii are 15 feet unless noted.
3. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-265, 282-293, 295-372, 390-773, 792-833, 854 and Outlots 1-11
   TR-U1 - Lots 266-281, 294, 373-389, 774-791, 834-852 and Outlot 12
   CC-T - Lot 853
4. Planners: Vandewalle and Assoc.
   Developer: VH Hill Valley, LLC
   Owner: The High-Spring Limited Partnership

DATE: 09-23-24
REVISED:

FN: 24-07-107
Sheet Number:
2 of 2

PRELIMINARY PLAT

HILL VALLEY

LOCATED IN ALL 1/4'S OF THE NE 1/4 OF SECTION 34 AND IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, ALL IN T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
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