

**Hill Valley Phase 3
Contracts 9704 & 9705
MUNIS 16028
Developer: VH HILL VALLEY, LLC**



Summary of Improvements:

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 3.
- Public sanitary, storm sewer, and water main improvements to serve Phase 3.
- Private sanitary and water service laterals to serve the lots within Phase 3.

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.

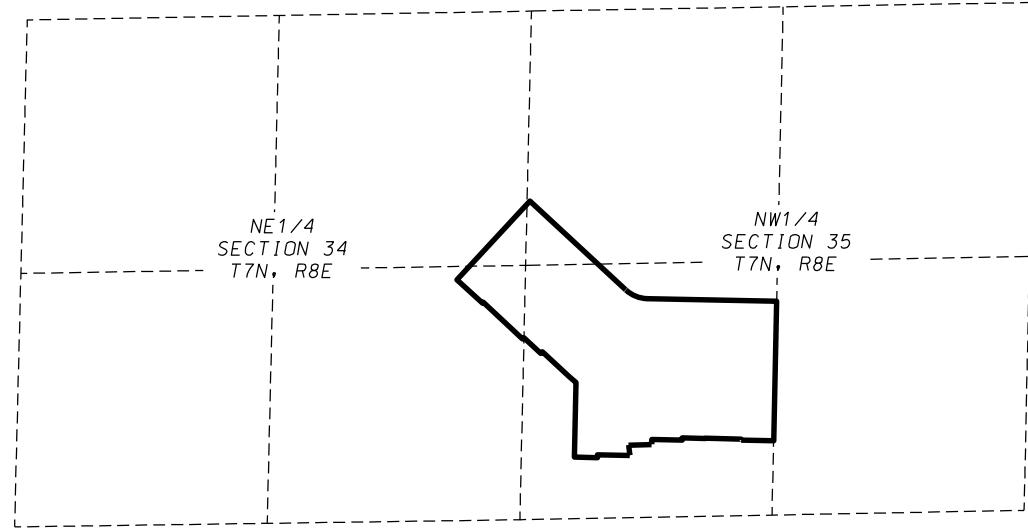
Certified _____, 20____

Department of Administration



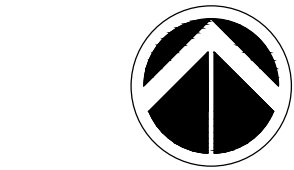
SECOND ADDITION TO HILL VALLEY

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



LOCATION MAP
1"=1000'

- LEGEND**
- Found 3/4" rebar
 - Found 1-1/4" 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 2
 - Dedicated to the public



GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NW1/4
OF SECTION 35, T7N, R8E
BEARS N88°56'13"E

FOUND 3/4" REBAR W/YELLOW CAP
WEST 1/4 CORNER
SECTION 35, T7N, R8E
GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:469728.68
E:784040.60
PER CITY OF MADISON
N:469728.73
E:784040.37

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

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.

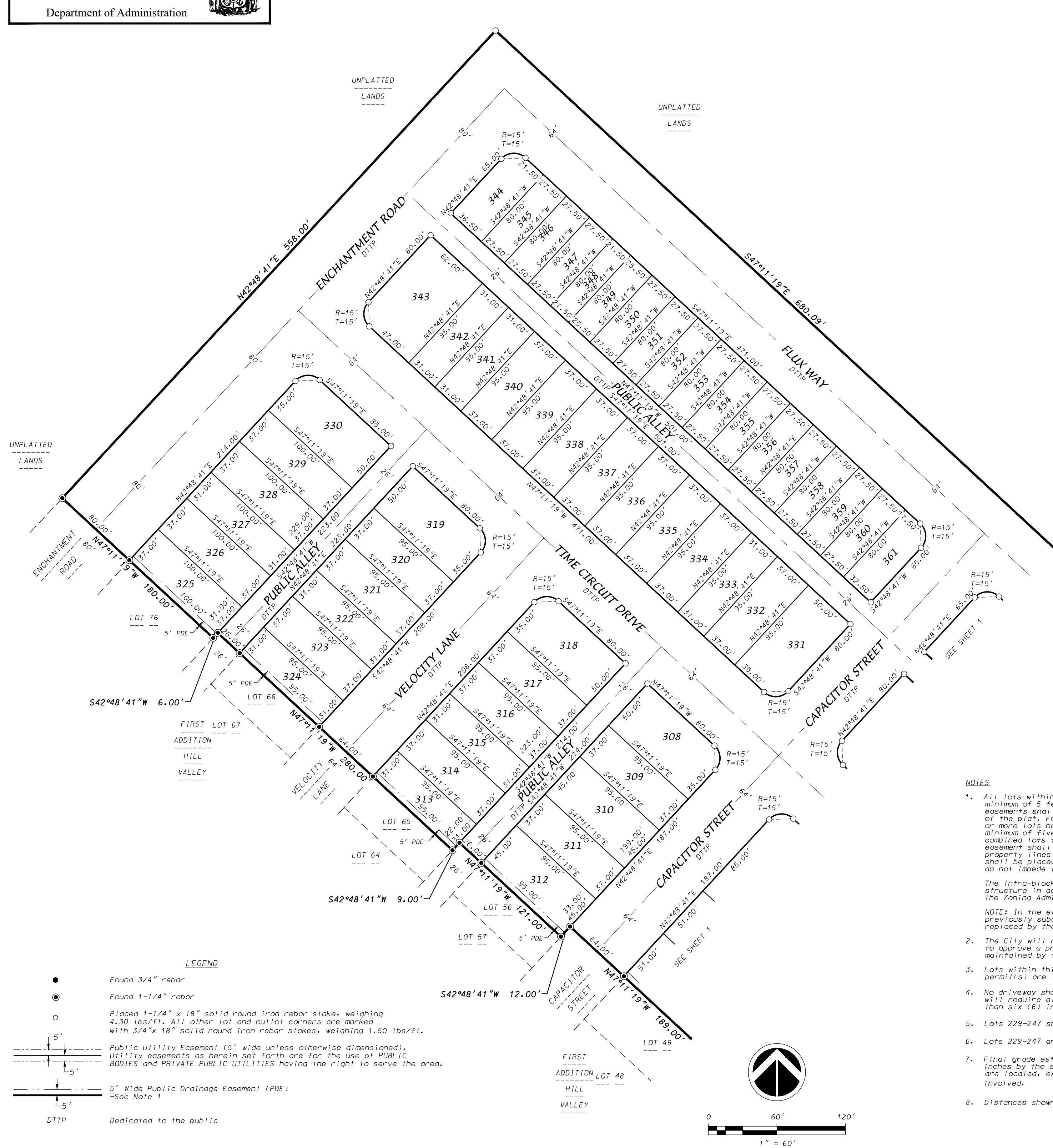
Certified _____, 20____

Department of Administration



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



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 principal 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.
- Lots 229-247 shall have no vehicular access to S. High Point Road.
- Lots 229-247 are subject to a 36' Building Setback Line which shall be enforced by the City of Madison.
- 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.

CURVE TABLE

CURVE NO.	SUB CURVE	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		170.00'	120.62'	123.30'	S67°58'04"E	41°33'28"	
C2		182.00'	9.84'	9.84'	S00°17'44"E	03°05'52"	OUT-S01°50'40"E
C3		303.00'	53.86'	53.93'	S06°56'37"E	10°11'54"	OUT-S12°02'34"E
C4		277.00'	14.97'	14.98'	N00°17'44"W	03°05'52"	IN-N01°50'40"W
C5		499.00'	58.25'	58.28'	S85°24'03"E	06°41'30"	IN-S82°03'18"E
C6	284	303.00'	70.16'	70.31'	S05°23'41"E	13°17'46"	IN-12°02'34"W
	283	303.00'	7.69'	7.69'	S00°31'36"W	01°27'12"	
	282	303.00'	31.09'	31.11'	S03°08'28"E	05°52'56"	
			31.51'	31.52'	S08°03'45"E	05°57'38"	
C7		118.00'	45.87'	46.17'	N12°27'41"E	22°24'58"	
C8		15.00'	20.22'	22.19'	N66°02'47"E	84°45'14"	OUT-S71°34'36"E
C9		499.00'	64.94'	64.99'	S75°18'28"E	07°27'44"	OUT-S79°02'20"E
C10	297	499.00'	120.72'	121.02'	S54°08'11"E	13°53'44"	OUT-S61°05'03"E
	298	499.00'	17.27'	17.27'	S48°10'49"E	01°59'00"	
	299	499.00'	56.15'	56.18'	S52°23'50"E	06°27'02"	
			47.55'	47.57'	S58°21'12"E	05°27'42"	
C11		15.00'	20.22'	22.19'	S18°42'26"E	84°45'14"	
C12		182.00'	70.75'	71.20'	S12°27'41"W	22°24'58"	
C13		234.00'	166.03'	169.73'	S67°58'04"E	41°33'29"	
	362	234.00'	1.24'	1.24'	S47°20'24"E	00°18'09"	
	363	234.00'	28.54'	28.55'	S40°59'13"E	06°59'30"	
	364	234.00'	27.14'	27.16'	S57°48'28"E	06°39'00"	
	365	234.00'	27.14'	27.16'	S64°27'28"E	06°39'00"	
	366	234.00'	27.14'	27.16'	S71°06'28"E	06°39'00"	
	367	234.00'	27.14'	27.16'	S77°45'28"E	06°39'00"	
	368	234.00'	24.14'	27.16'	S84°24'28"E	06°39'00"	
	369	234.00'	4.14'	4.14'	S88°14'23"E	01°00'50"	
C14		314.00'	222.79'	227.75'	N67°58'04"W	41°33'29"	
	369	314.00'	8.31'	8.31'	N87°59'18"W	01°31'00"	
	368	314.00'	36.68'	36.70'	N83°52'54"W	06°41'48"	
	367	314.00'	36.64'	36.66'	N77°11'20"W	06°41'20"	
	366	314.00'	36.60'	36.62'	N70°30'13"W	06°40'54"	
	365	314.00'	36.54'	36.56'	N63°49'39"W	06°40'14"	
	364	314.00'	36.50'	36.52'	N57°09'37"W	06°39'50"	
	363	314.00'	36.37'	36.39'	N50°30'31"W	06°38'23"	
C15		340.00'	241.24'	246.61'	S67°58'04"E	41°33'29"	
	395	340.00'	17.35'	17.35'	S48°39'03"E	02°55'27"	
	394	340.00'	37.00'	37.02'	S53°13'56"E	06°14'20"	
	393	340.00'	37.00'	37.02'	S59°28'16"E	06°14'20"	
	392	340.00'	37.00'	37.02'	S65°42'36"E	06°14'20"	
	391	340.00'	31.00'	31.01'	S71°26'32"E	05°13'32"	
	390	340.00'	31.00'	31.01'	S76°40'04"E	05°13'32"	
	389	340.00'	37.00'	37.02'	S82°24'00"E	06°14'20"	
	388	340.00'	19.15'	19.15'	S87°07'59"E	03°13'38"	
C16		435.00'	308.65'	315.52'	N67°58'04"W	41°33'29"	
	388	435.00'	24.50'	24.50'	N87°07'59"W	03°13'38"	
	389	435.00'	47.34'	47.37'	N82°24'00"W	06°14'20"	
	390	435.00'	39.66'	39.67'	N76°40'04"W	05°13'32"	
	391	435.00'	39.66'	39.67'	N71°26'32"W	05°13'32"	
	392	435.00'	47.34'	47.37'	N65°42'36"W	06°14'20"	
	393	435.00'	47.34'	47.37'	N59°28'16"W	06°14'20"	
	394	435.00'	47.34'	47.37'	N53°13'56"W	06°14'20"	
	395	435.00'	22.20'	22.20'	N48°39'03"W	02°55'27"	

LOT AREA TABLE

Lot	Area SF	Lot	Area SF	Lot	Area SF
206	2945	276	3515	346	2200
207	2945	277	2945	347	2200
208	3515	278	2945	348	1720
209	2945	279	3515	349	2040
210	3515	280	3515	350	2200
211	2612	281	3759	351	2200
212	2613	282	3101	352	2200
213	2613	283	2977	353	2200
214	2613	284	2945	354	2200
215	2375	285	3515	355	2200
216	2375	286	3515	356	2200
217	2613	287	3515	357	2200
218	2613	288	4275	358	2200
219	2613	289	2945	359	2200
220	2613	290	3515	360	2200
221	2613	291	3515	361	2552
222	2613	292	3515	362	2875
223	2375	293	4275	363	2684
224	2375	294	6125	364	2567
225	2613	295	6375	365	2582
226	2613	296	6375	366	2597
227	2613	297	5727	367	2611
228	3039	298	6370	368	2624
229	5752	299	7539	369	2426
230	4292	300	11876	370	2390
231	3596	301	7080	371	2390
232	3596	302	7080	372	2390
233	3596	303	7080	373	2391
234	4292	304	7080	374	2389
235	4292	305	6120	375	2390
236	4292	306	6120	376	2390
237	3596	307	6120	377	2390
238	3596	308	4702	378	2390
239	3596	309	3515	379	2754
240	4292	310	4275	380	4702
241	4292	311	3515	381	2945
242	4292	312	4275	382	3515
243	3596	313	2945	383	2945
244	4292	314	3515	384	2945
245	3596	315	2945	385	3515
246	3596	316	3515	386	3515
247	4292	317	3515	387	3515
248	4702	318	4702	388	4530
249	3515	319	4702	389	4008
250	2945	320	3515	390	3358
251	2945	321	3515	391	3358
252	3515	322	2945	392	4008
253	3515	323	3515	393	4008
254	3515	324	2945	394	4008
255	2945	325	3700	395	5510
256	2945	326	3700		
257	2945	327	3100		
258	3515	328	3700		
259	3515	329	3700		
260	2945	330	4952		
261	3515	331	4702		
262	3515	332	3515		
263	2945	333	2945		
264	2945	334	3515		
265	3515	335	3515		
266	3515	336	3515		
267	3515	337	3515		
268	3515	338	3515		
269	4702	339	3515		
270	4870	340	3515		
271	3515	341	2945		
272	2945	342	2945		
273	2945	343	5842		
274	2945	344	2872		
275	3515	345	2200		

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

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NW1/4
OF SECTION 35, T7N, R8E
BEARS N88°56'13"E

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

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregen, 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 the NW1/4 of Section 35, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin, to-wit:
Commencing at the West 1/4 corner of said Section 35; thence N88°56'13"E, 277.39 feet along the south line of said NW1/4; thence N01°15'12"E, 320.81 feet to the northwest corner of Lot 9, Hill Valley and the point of beginning; 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 N48°58'12"W, 48.56 feet along the northeast line of said Lot 47 to the east corner of Lot 49, First Addition to Hill Valley; 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 N42°48'41"E, 558.00 feet; thence S47°11'19"E, 680.09 feet; thence easterly along a curve to the left having a radius of 170.00 feet and a chord which bears S67°58'04"E, 120.62 feet; thence S88°44'48"E, 674.57 feet to the East line of said SW1/4 of the NW1/4; thence S01°15'12"W, 126.00 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 of curve; thence southerly along said west right-of-way line along a curve to the left which has a radius of 182.00 feet and a chord which bears S00°17'44"E, 9.84 feet to the northeast corner of Lot 5, Hill Valley; thence S88°09'21"W, 121.00 feet along the north line of said Lot 5 and the north right-of-way line of a public alley to a point of curve on the west right-of-way line of said public alley; thence southerly said west right-of-way line along a curve to the left which has a radius of 303.00 feet and a chord which bears S06°56'37"E, 53.86 feet 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. Stoffregen, 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

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 "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 plat 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 plat 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 _____ A.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



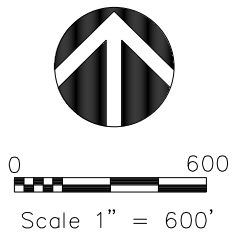
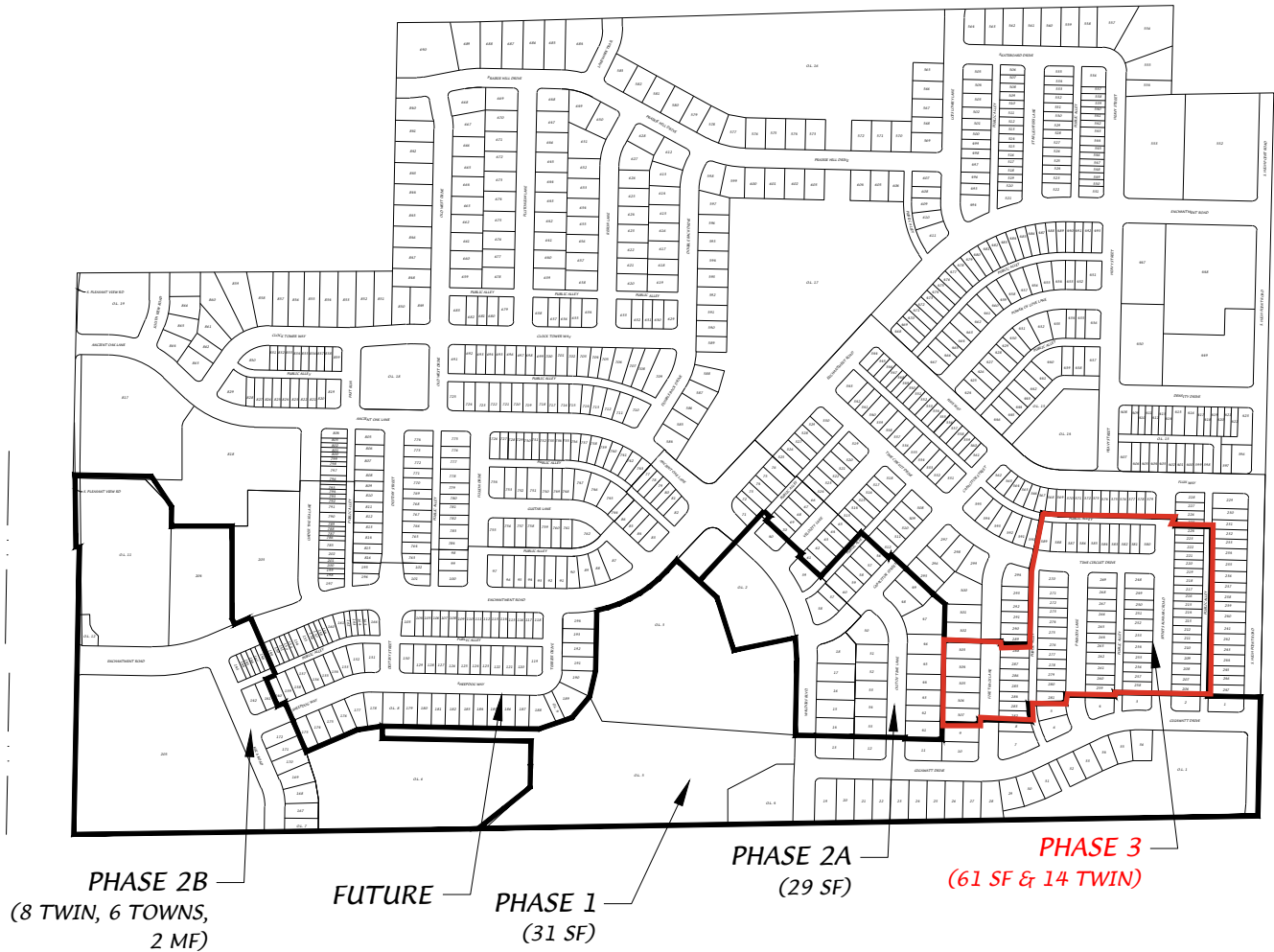
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

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Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:25-07-109

Hill Valley - Phase Map



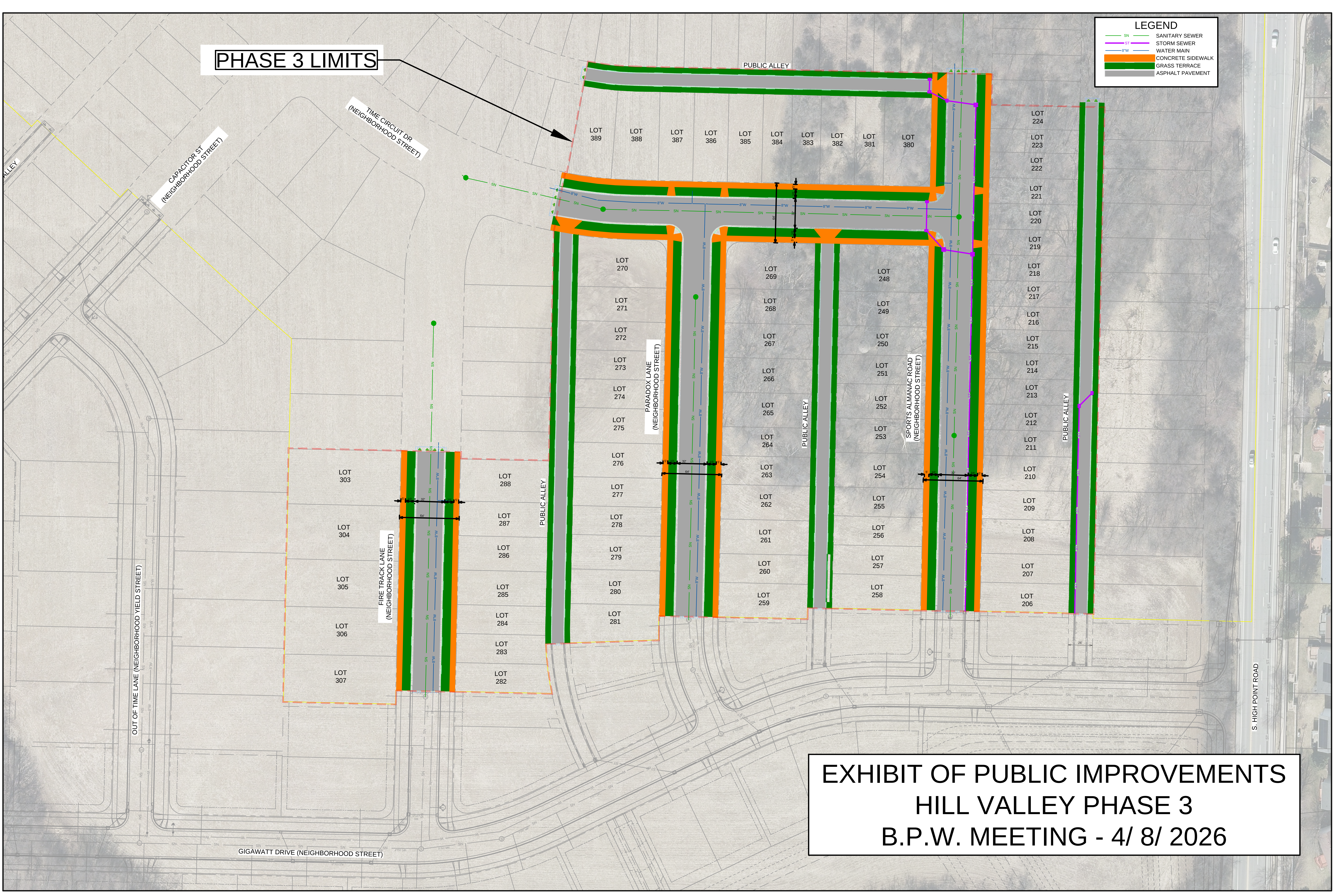
DATE: 12-16-25

REV.:

F.N.: 25-05-114

DRAWN BY: DRH

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



PHASE 3 LIMITS

LEGEND

- SN SANITARY SEWER
- ST STORM SEWER
- 8"W WATER MAIN
- CONCRETE SIDEWALK
- GRASS TERRACE
- ASPHALT PAVEMENT

EXHIBIT OF PUBLIC IMPROVEMENTS
HILL VALLEY PHASE 3
B.P.W. MEETING - 4/ 8/ 2026