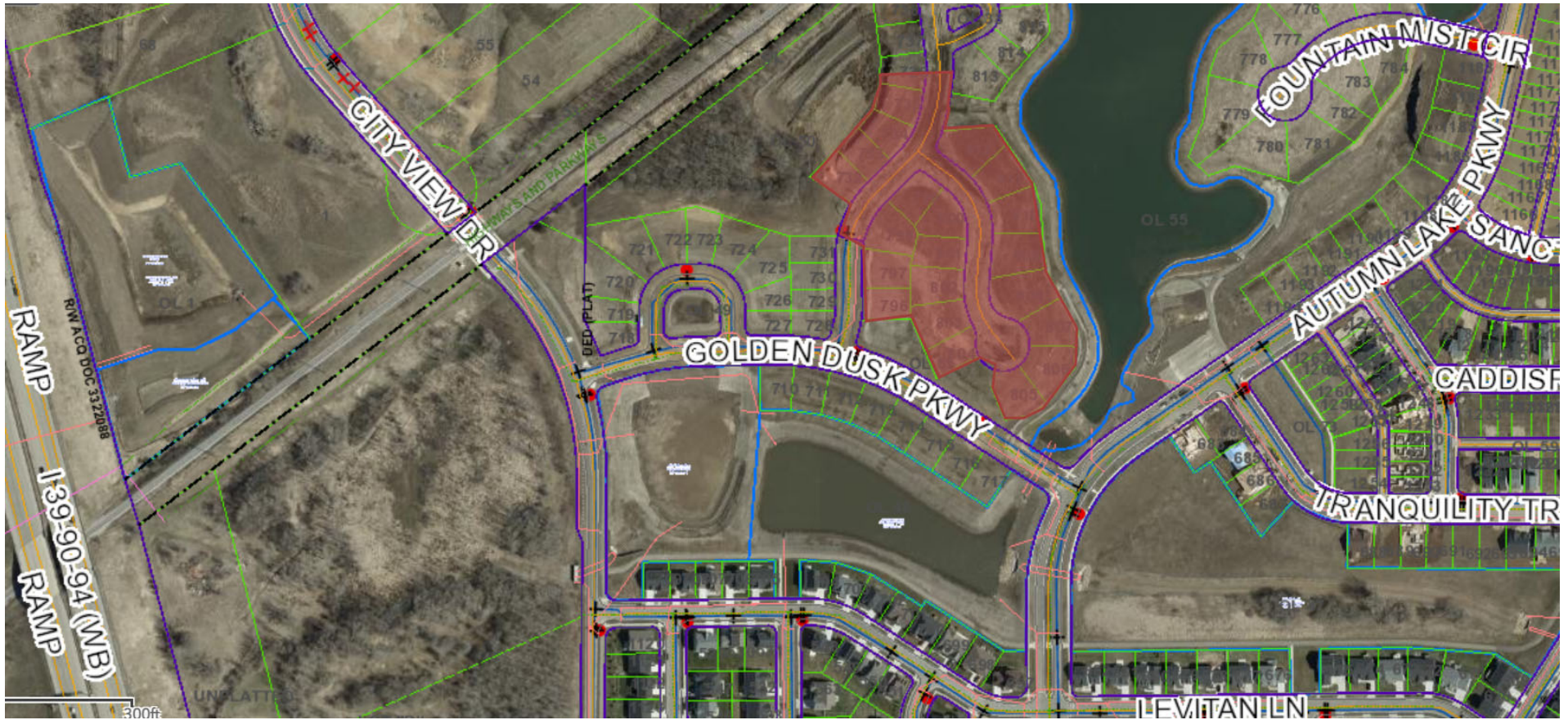


VILLAGE AT AUTUMN LAKE PHASE 14
Phase Contract No. 9381
Phase Surface Paving Contract No. 9382
Project No. 14927
Entity: VAL, LLC



The Developer, VAL, LLC, is requesting approval for an agreement with the City to construct Phase 14 at Village at Autumn Lake. This includes a developer agreements and public infrastructure improvements necessary to serve lots 1280-1285, 1290-1299, and 1300-1312 in the Village at Autumn Lake subdivision. These lots are part of the conditionally approved Village at Autumn Lake Replat No. 7. Contract 9381 will include all required improvements except the asphalt surface paving, which will be included in Contract 9382.

Village at Autumn Lake - Phase Map

Phase 14 - Q3 2024 Permits
Phase 15 - Q4 2024 Permits

Phase 14 - (13 sf & 16 twin)

PHASE 13
(17 SF & 16 TWIN)

PHASE 12
(31 SF & 10 TWIN)

Phase 15 - (31 sf)

PHASE 10
(~~1~~ SF & 6 TWIN)

16
PHASE 6
(22 SF & 4 TWIN)

PHASE 7
(21 SF, 2 TWIN & 1 MF)

PHASE 11
(65 SF & 22 TWIN)

PHASE 5

PHASE 2

PHASE 9
(19 SF)

PHASE 4

PHASE 1

PHASE 3

PHASE 8
(PH8-10 TWIN)
(PH8B-14 TWIN)

DATE: 09-21-23

F.N.: 21-05-153

REV.

DRAWN BY: DRH

U: /USER/1407117/DRAWINGS/PHASE MAP.DWG

D'ONOFRIO KUTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



Scale 1" = 600'

VILLAGE AT AUTUMN LAKE REPLAT NO. 7

LOTS 732-738 AND 796-816, VILLAGE AT AUTUMN LAKE REPLAT, RECORDED IN VOLUME 61-079B OF PLATS ON PAGES 474-475 AS DOCUMENT NUMBER 5878996 IN THE DANE COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 26, T8N, R10E, 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 replatted Village at Autumn Lake Replat No. 7 and that said plat correctly represents the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lots 732-738 and 796-816, Village at Autumn Lake Replat, Recorded in Volume 61-079B of Plats on Pages 474-475 as Document Number 5878996 in the Dane County Register of Deeds Office, located in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin, Containing 246,909 square feet (5.518 acres).

Dated this 21st day of August, 2023

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

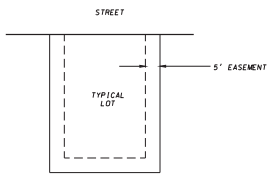
NOTES

- This Plat is subject to the following recorded instruments:
 - Declaration of Conditions and Covenants recorded as Doc. Nos. 4198254, 4198255, 4208960 and 4208961.
 - Declaration of Conditions, Covenants and Restrictions recorded as Doc. Nos. 5217206 and 5250395.
 - Declaration of Protective Easements for Utility Lots recorded as Doc. Nos. 5294843 and amended by Doc. Nos. 5302800, 5337700 and 5467972.
 - Public Utility Easements granted by Doc. No. 5202376, partially released by Doc. Nos. _____.
- 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 where shown otherwise on the face of the plat. For purposes of this note, the 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. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in 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.

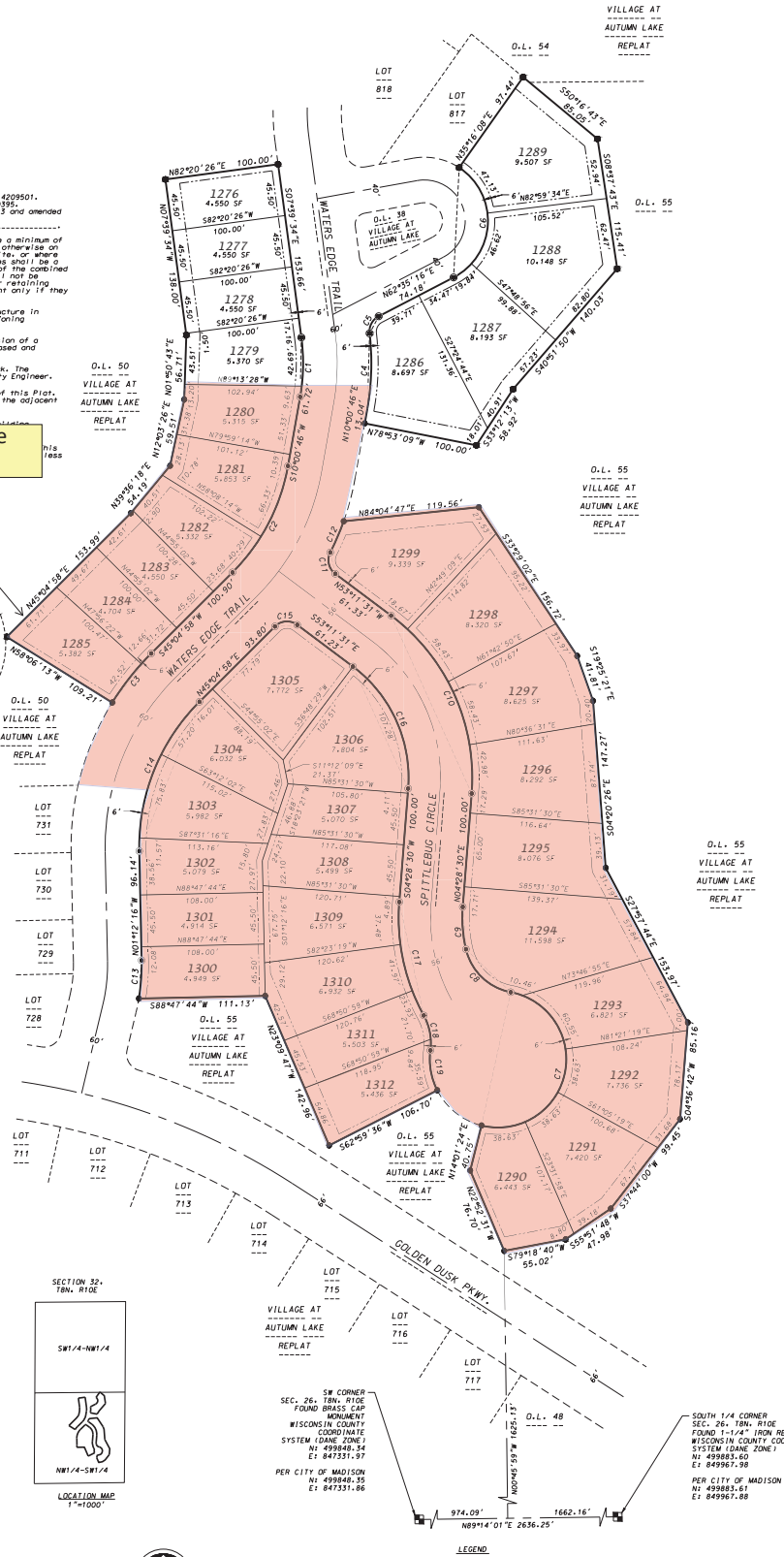
NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- Suball information indicates that easements of structures within the plat may encounter roadways. The subsurface conditions reports dated March 8, 2001 and August 21, 2001, is on file with the City Engineer.
- As the date of Plat recording there is an active quarry operation on the lands located east of this Plat, Lots of this Plat may be subject to existing and future dust, noise and vibration generated by the adjacent quarry operations.
- Lots within this subdivision are subject to impact permits as issued.
- No driveway shall be constructed that interferes with or will require all pedestrian access to be constructed than six (6) inches in width shall be constructed.

Village at Autumn Lake
Phase 14



EASEMENT FOR DRAINAGE PURPOSES DETAIL
Not to Scale - See note 2

CURVE NUMBER	LOT	CURVE TABLE				TANGENT BEARING
		RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	
1	1279	170.00	52.23	52.43	S01°10'36"W	17°40'20"
	1280	170.00	42.48	42.81	S00°09'45"W	14°25'58"
	1281	170.00	9.63	9.63	S08°03'25"W	03°14'42"
2	175.00	105.45	107.12	107.12	S27°32'52"W	35°04'12"
	1281	175.00	46.35	46.35	S20°06'16"W	21°01'00"
3	1282	175.00	40.29	40.38	S38°28'22"W	13°15'12"
	240.00	55.11	55.24	55.24	S38°29'22"W	13°11'12"
	1284	240.00	12.66	12.66	S43°04'18"W	03°01'20"
1285	240.00	42.52	42.58	S36°56'42"W	10°09'52"	
4	230.00	66.28	66.51	66.51	N01°43'42.5"E	16°34'07"
	15.00	17.02	18.10	18.10	N28°00'57.5"E	69°08'37"
	56.00	96.68	116.67	116.67	N02°54'18.5"E	119°21'55"
	1287	56.00	19.84	19.91	N23°23'11.5"E	20°24'09"
	1288	56.00	46.62	46.08	N17°55'20"E	18°51'28"
7	1289	56.00	47.13	48.65	N31°53'27"W	49°46'20"
	60.00	119.95	191.93	191.93	N12°02'56"E	183°16'56"
	1290	60.00	36.63	39.33	N89°14'43"E	37°53'22"
	1291	60.00	36.63	39.33	N47°41'21"E	14°25'58"
	1292	60.00	36.63	39.33	N10°07'59"E	37°53'22"
	1293	60.00	60.55	63.47	N85°57'01"W	60°56'58"
8	1294	60.00	10.46	10.48	N74°15'26"W	10°00'12"
	50.00	54.58	57.73	57.73	N46°10'57"W	66°09'10"
9	122.00	37.29	37.44	37.44	N04°18'56"W	17°34'52"
	178.00	171.69	179.15	179.15	N24°21'30.5"E	57°40'01"
10	1296	178.00	42.98	43.09	N02°27'30.5"E	13°52'01"
	1297	178.00	58.43	58.70	N18°00'21"W	03°04'40"
	1298	178.00	58.43	58.70	N37°44'01"W	18°53'40"
	1299	178.00	16.67	16.67	N81°11'11"W	08°00'40"
11	15.00	19.30	20.97	20.97	N13°08'37.5"E	80°05'47"
	235.00	29.78	29.80	29.80	N23°16'17"E	07°15'58"
13	180.00	33.57	33.62	33.62	N04°08'45"E	10°42'02"
	180.00	141.49	145.42	145.42	N21°56'21"E	46°17'14"
14	1302	180.00	11.53	11.53	N09°14'43"E	37°53'22"
	1303	180.00	75.85	76.41	N14°38'21"E	24°19'14"
	1304	180.00	57.20	57.44	N05°56'28"E	18°17'00"
	15.00	19.63	21.40	21.40	N85°56'43.5"E	81°43'31"
16	122.00	117.67	122.79	122.79	S24°21'30.5"E	57°40'01"
	178.00	102.10	103.56	103.56	S12°11'31"E	33°20'02"
18	1509	178.00	15.48	15.58	S01°04'05"E	12°05'01"
	1310	178.00	41.97	42.06	S14°02'51"E	13°52'01"
	1311	178.00	23.93	23.95	S25°00'17"E	07°42'30"
	50.00	31.20	31.73	31.73	S10°40'30"E	38°21'24"
19	1312	50.00	21.70	21.87	S16°19'33"E	12°05'01"
	60.00	35.59	36.13	36.13	S09°45'16"E	34°30'08"



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.

Department of Administration

LEGEND

- Found 1-1/4" rebar
- Found 3/4" rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.35 lbs/ft. All other lot and outlier corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.

Public utility easement (unless otherwise dimensioned). Utility easements are herein set forth for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

Recorded as Information

SHEET 1 OF 2

EXHIBIT OF IMPROVEMENTS - VILLAGE AT AUTUMN LAKE PHASE 14

BOARD OF PUBLIC WORKS 1/24/2024

