



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

# 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



Department of Administration

CURVE TABLE

CURVE NO.	LOT / O.L.	CURVE RADUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		430.00'	262.15'	266.39'	N60°33'33"E	35°29'44"	IN-N78°18'24"E
C2		40.00'	56.57'	62.83'	N87°48'41"E	90°00'00"	
C3		182.00'	20.38'	20.39	S46°01'16"W	0625'10"	OUT-S49°13'51"W
C4		277.00'	49.24'	49.31'	N06°56'37"W	1011'56"	IN-N12°02'35"W OUT-N01°50'39"W
C5		182.00'	9.84'	9.84'	N00°17'44"W	03°05'52"	IN-N01°50'40"W
C6		364.00'	61.85'	61.93'	S86°22'46"W	0944'52"	IN-N81°30'20"E
C7		364.00'	66.53'	66.62'	S72°04'48"W	1029'10"	IN-S77°19'24"W OUT-S66°50'12"W
C8		15.00'	20.79'	22.97'	N69°17'36"W	8744'24"	OUT-N2525'26"W
C9		118.00'	54.45'	54.94'	N12°05'07"W	2640'36"	
C10		182.00'	84.08'	84.84'	S12°06'06"E	2642'36"	IN-S01°15'07"W OUT-S2592'24"E
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	1340'51"	OUT-S12°02'35"E
C13	7	303.00'	72.18'	72.35'	S18°53'00"E	1340'52"	IN-S12°02'35"E
8	303.00'	38.68'	37.71'	S18°42'09"E	0719'10"		
	303.00'	33.63'	33.64'	S22°32'35"E	0621'42"		
C14		300.00'	71.22'	71.39'	S71°05'37"W	1338'06"	OUT-N77°54'40"E
C15		15.00'	23.53'	27.05'	N50°25'04"W	103°20'32"	
C16		500.00'	39.52'	39.53'	N01°00'42"W	0431'48"	OUT-N03°16'36"W
C17		15.00'	19.59'	21.35'	N37°29'33"E	8132'19"	OUT-S78°15'43"W
C18	18	182.00'	110.82'	112.61'	N60°32'12"E	3592'02"	
BND		182.00'	91.23'	92.22'	N63°44'47"E	2901'52"	
	182.00'	20.38'	20.39'	N46°01'16"E	0625'10"		
C19	28	364.00'	169.81'	171.35'	N77°45'53"E	2645'38"	
	364.00'	55.33'	55.39'	N86°53'40"E	0443'04"		
29	364.00'	56.66'	56.72'	N78°04'17"E	0855'42"		
30	364.00'	56.66'	56.72'	N69°08'35"E	0855'42"		
31	364.00'	2.56'	2.56'	N64°28'39"E	0024'10"		
C20	34	300.00'	139.95'	141.25'	N77°45'53"E	2645'38"	
	300.00'	32.39'	32.40'	N67°22'13"E	0611'18"		
35	300.00'	75.34'	75.54'	N77°40'40"E	1425'36"		
36	300.00'	33.30'	33.31'	N88°04'20"E	0621'44"		
C21		118.00'	66.07'	66.96'	S59°04'05"W	3230'48"	OUT-N75°19'29"E
C22		15.00'	21.38'	23.80'	N59°13'41"W	9043'40"	OUT-N13°46'51"W
C23		500.00'	76.58'	76.65'	N18°10'22"W	0847'02"	OUT-N22°33'53"W
C24		88.00'	35.29'	35.53'	N54°22'42"E	2308'02"	
C25		62.00'	24.86'	25.03'	S54°22'42"W	2308'02"	
C26		500.00'	77.50'	77.58'	N29°59'21"W	0845'24"	IN-N34°26'03"W
C27		15.00'	18.73'	20.22'	N04°11'19"E	7714'44"	
C28		15.00'	21.62'	24.14'	S88°54'27"W	9241'32"	OUT-N44°59'47"W
C29		500.00'	19.13'	19.13'	N46°05'33"W	0211'32"	
C30	434.00'	356.10'	366.93'	S22°58'04"E	4826'31"		
OL 2	434.00'	285.07'	290.46'	S28°00'56"E	3820'46"		
OL 3	434.00'	76.37'	76.47'	S03°47'41"E	1005'45"		
C31		182.00'	74.47'	75.00'	S13°39'02"E	2336'44"	IN-S25°27'24"E OUT-S01°50'40"E
5	182.00'	37.05'	37.12'	S07°41'12"E	1141'04"		
6	182.00'	37.82'	37.89'	S19°29'34"E	1195'40"		
C32	6	277.00'	114.61'	115.45'	N13°47'03"W	2352'46"	OUT-01°50'40"W
	6	277.00'	58.85'	58.96'	N19°37'35"W	1211'42"	
	5	277.00'	56.39'	56.49'	N07°41'12"W	11941'04"	

OL 5  
299.709 SF  
DEDICATED TO THE PUBLIC  
FOR PARK PURPOSES  
-ACCESS EASEMENT OVER  
ENTIRE OUTLOT,  
SEE NOTE 7, SHEET 3

SEE NOTE 7, SHEET 3

LEGEND

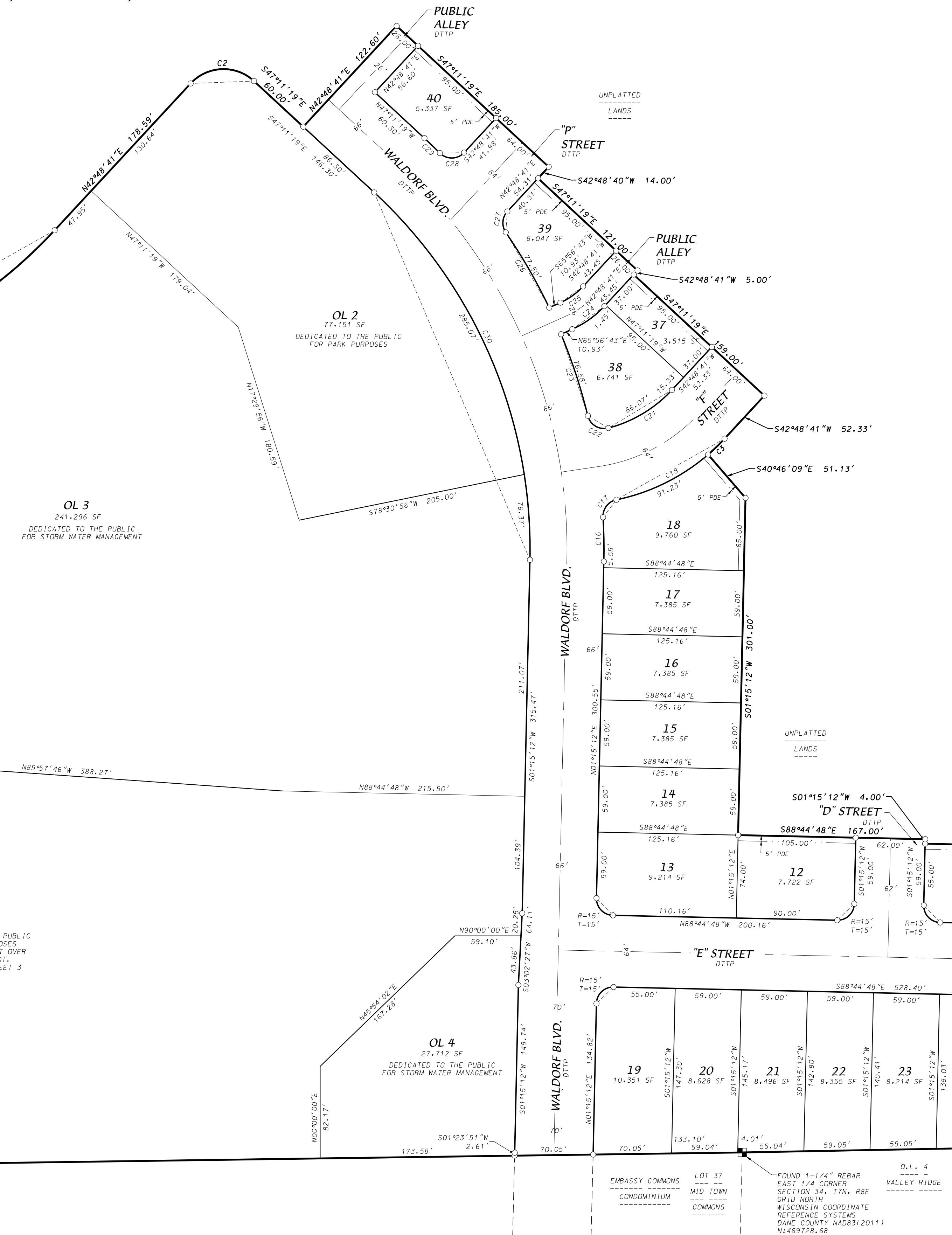
- Found 3/4" Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set 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

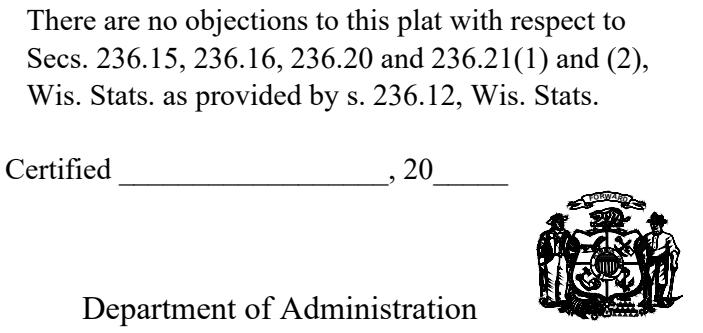
DTTP

Dedicated to the public

( ) Recorded as information

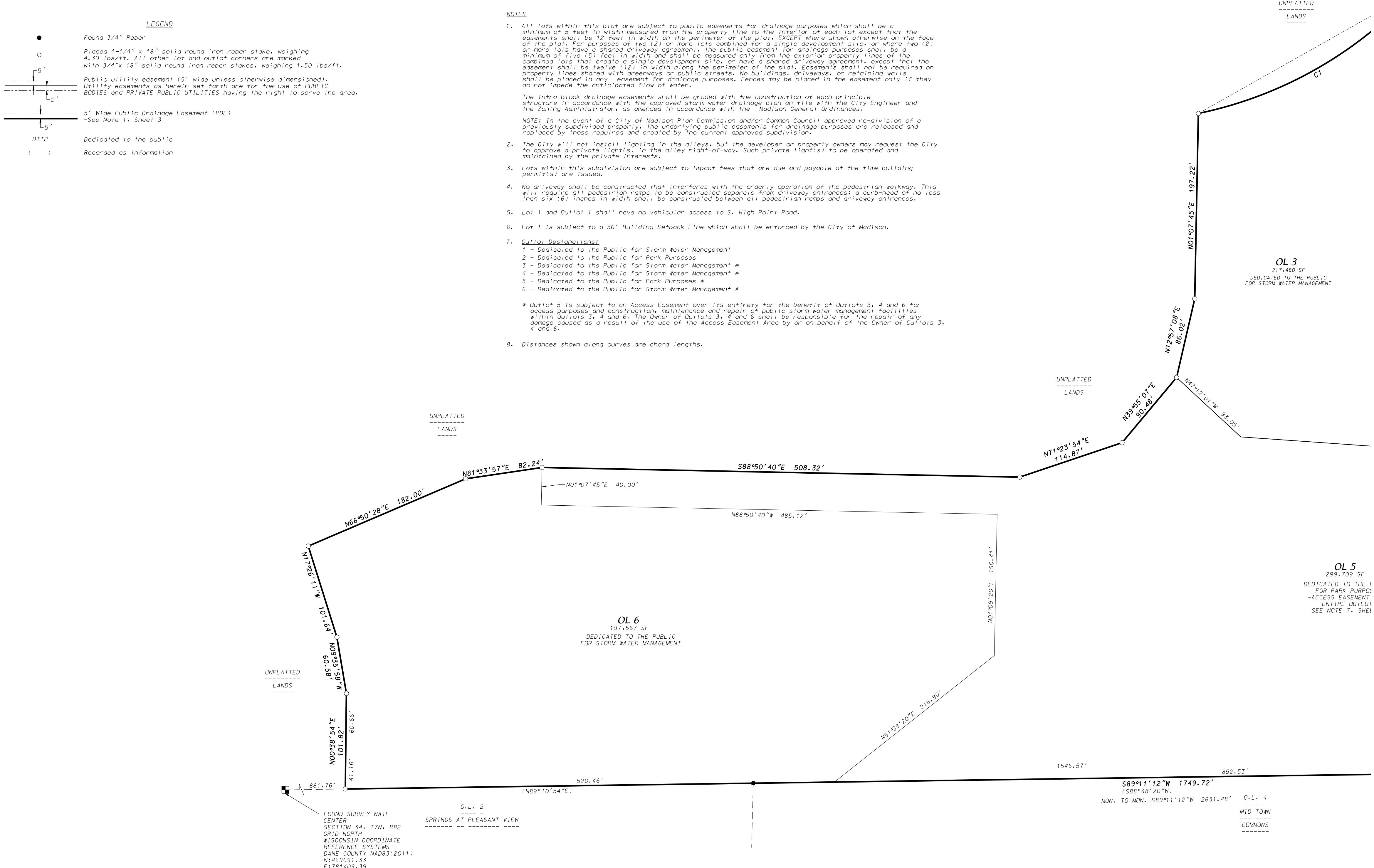
1546.57' 852.53'  
S89°11'12"W 1749.72'  
(S88°48'20"W)  
MON. TD MON. S89°11'12"W 2631.48' O.L. 4  
MID TOWN  
COMMONS





# 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



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:24-07-107

<p>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.</p> <p>Certified _____, 20_____               Department of Administration</p>
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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**

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 §236.10 or §236.12 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

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Matt 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 \_\_\_\_\_, 2024, 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.

Maribeth Witzel-Behn, 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