



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

May 14, 2026

Brett Stoffregan and Dan Day
D'Onofrio Kottke & Associates
7530 Westward Way
Madison, Wisconsin 53717

RE: Approving the second revised preliminary plat of *Hill Valley* on land addressed as 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail; (VH Hill Valley, LLC/ Veridian Homes). [ID 92387; LNDSP-2026-00002]

Dear Brett and Dan,

At its May 5, 2026 meeting, the Common Council **approved** the second revised preliminary plat of *Hill Valley* subject to the conditions of approval in the following sections, which shall be addressed through implementation of the subdivision through final platting.

Please contact Kathleen Kane of the City Engineering Division at (608) 266-4098 if you have questions regarding the following sixteen (16) items:

1. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
2. The developer shall construct Madison standard street, multi-use path, and sidewalk improvements for all streets and paths within the plat.
3. The developer shall construct sidewalk/path and terrace along the east side of S Pleasant View Road and S High Point Road to a plan approved by the City Engineer.
4. The developer shall make improvements to S Pleasant View Road and S High Point Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer and the City Engineer.
5. The developer shall construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

6. This development is subject to impact fees for the Upper Badger Mill Creek Impact Fee District of \$107.08/1,000 square feet (2026 rate). All impact fees are due and payable at the time building permits are issued per MGO Ch 20. Add the following note on the face of the plat: “Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”
7. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
8. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Sewer Interceptor District of \$94.92/1000 square feet (2026 rate).
9. An Erosion Control Permit is required for this project.
10. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.
11. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
12. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City.
13. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

14. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
15. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
16. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the City Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have any questions regarding the following twenty (20) items:

17. Grant a Public Sanitary Sewer and Water Main Easement(s) to the City on the face of the final Subdivision Plat within the limits of Outlot 15 with the following conditions:
 - a) No above-ground improvements shall be allowed other than those associated with the private drive, Watermain and sanitary sewer related improvements shall be allowed in the Public Sanitary Sewer and Water Main Easement Area(s) by the City or the property owner.
 - b) The Owner of any Property subject to the Easement shall be responsible for the repair and/or replacement of any pavement, concrete, landscaping or turf located within the Easement area and/or Property that are damaged or removed as a result of the use of the Easement Area by or on behalf of the City of Madison. Following completion of any excavation work, the City of Madison shall promptly restore the area affected by the work to an appropriate grade with crushed stone or turf for proper drainage until such time Owner repairs and/or replaces the private improvements damaged or removed during the use of the Easement Area by or on behalf of the City of Madison
 - c) The property owner shall not change the grade of the Public Sanitary Sewer Easement Area(s) without the prior written approval of the City's Engineering DivisionContact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required language.
18. Grant a Public Sidewalk and Bike Path Easement(s) to the City along the S Pleasant View Road right of way to provide 8 feet of terrace, a 10-foot multi-use plat and a 1-foot maintenance strip on the face of the plat. The final location and width of this easement is to be approved by Traffic Engineering and City Engineering staff. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) for the final required language.
19. Grant a Public Sidewalk and Bike Path Easement(s) to the City on the face the final subdivision plat within Outlot 15. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, 608-264-9276) for the final required language.

20. Note: The off-site facilities required to serve this development will require a separate City of Madison Real Estate project to create and record the required easement. Current real estate projects are pending and will be required to be recorded prior to final project acceptance.
21. Any portion(s) of an existing easement or rights currently present that may be held by the fiber optic and communications lines existing along the portions being dedicated for Pleasant View Road shall be released. Any such existing rights in an easement or prescriptive, are required prior to dedicating the proposed widening and recording of the plat and shall be released by a separate document prepared and recorded. Acknowledgement of the release and document number shall be noted on the face of the plat
22. The applicant shall dedicate all proposed streets as shown or as further dictated and guided by the Complete Green Streets Guide and as required by the Traffic Engineering and City Engineering Divisions on the face of the plat or as further amended by the notes herein made.
23. Dedicate the outlots for the purposes as listed on the face of the plat.
24. Prior sales of portions of the overall parcels that make up the lands being platted hereon between the first revision to the preliminary plat and this second revision were done so without the divisions of the lands as described within the transfer being formally recognized as a division which results in portions of the lands being by different owners with and common interest within the land. Record any necessary deeds or documents that may be required to clarify the ownership of the lands. Prior to proceeding with additional plats. Work with City Real Estate and Engineering Mapping to clear up any inerrant ownership issues.
25. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
26. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the

construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

27. No utility easements will be allowed within the limits of Outlot 17 along the side Lot lines of Lots 588, 589, 603 and 604. Additionally, no Utility easements will be allowed along the rear limits of Outlot 8. All utility easements within Outlots being dedicated to the public will be reviewed and as they are proposed at the time of final platting. Notes may be required that protect the City's dedicated use.
28. Show any planned buffers for retaining walls. Provide maintenance agreements for the walls at the time of final platting.
29. Provide a current 60-year report of title as required per Madison General Ordinances. Further comments may be required upon receipt of the report.
30. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com).
31. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office web address for current tie sheets and control data that has been provided by the City of Madison.
32. Depict limits of Outlot 10 on the preliminary plat. Consider using additional line color with the limits labeled in the legend. i.e. "Limits of lots to be subsequently platted and reserved in Outlot 10 with the First addition to Hill Valley."
33. Label the distances where missing for Lots 203, 294, 584 and 709 and verify through all lots. Show all rough dimensions as required.
34. Revise the note about the setback in Lot 689 to read Side "Yard" instead of Year.
35. Clarify where Double Back Drive changes from 62 feet wide to 64 feet wide.
36. If any new streets have been added, or any approved street names would like to be changed, provide street name suggestions to the addressing coordinator Lori Zenchenko (LZenchenko@cityofmadison.com).

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following thirteen (13) items:

37. The applicant shall work the Traffic Engineering and City Engineering Divisions to determine the final right of way dedication required for S High Point Road.
38. The applicant shall work the Traffic Engineering and City Engineering Divisions to determine the final right of way dedication required for S Pleasant View Road.
39. Enchantment Road is classified as a Community Connector Street as defined by the current Complete Green Streets Guide.
40. Sports Almanac Road, Paradox Lane, Fire Track Lane, Time Circuit Drive, Capacitor Street, Velocity Lane, Flux Way, Power of Love Lane, Starlighters Lane, Lois Lowry Lane, Skateboard Drive, Sheepdog Way, Destiny Street, Fusion Drive, Guitar Lane, and Clock Tower Way are classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
41. Out of Time Lane, Past Run, Old West Drive, Plutonium Lane, Rerun Lane, Double Back Drive, Prairie Hill Drive, and Landmark Trail are classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.
42. Waldorf Boulevard, Mica Road, Under the Sea Lane, Ancient Oak Lane, South View Road, Density Drive, and Heavy Street are classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.
43. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.
44. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).
45. The applicant shall be responsible their reasonable and proportionate share of traffic signal costs, should they be warranted and installed.
46. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
47. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
48. The developer shall demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "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 private interests."

49. The applicant shall add a note to the plat stating 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 inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:

50. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO Section 16.03 will be subject to TDM Plan review.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have any questions regarding the following two (2) items:

51. Submit the updated Hill Valley TR-P Master Plan exhibits corresponding to the revised preliminary plat.
52. Increase the size of Lots 763 and 816 to a minimum of 2,900 square feet of lot area. The minimum lot area for a lot with a single-family detached dwelling in TR-P zoning is 2,900 square feet.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have any questions regarding the following two (2) items:

53. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
54. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City- Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following five (5) items:

55. The southern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is at least one-half mile walking distance. Any parcels greater than the three-quarters of a mile regulatory distance from all day scheduled service would not be eligible for door-to- door paratransit service.

56. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop pullout on the east side of S Pleasant View Road, north of Ancient Oak Lane.
57. In coordination with public works improvements, the applicant shall install and maintain an accessible concrete boarding pad surface at the planned bus stop on the west side of S High Point Road south of the Welton Drive intersection.
58. The applicant shall install and maintain a new passenger seating amenity either as part of the private landscape plan or in the public right of way area along the west side of S High Point Road, south of the Welton Drive. If located in the public right of way, the applicant should be aware of the requirements set forth in MGO Section 10.31, as well as the timelines necessary to submit a Privilege in Streets (Bus Shelters, Stops and Seating) application and should contact the City's Office of Real Estate Services for information and assistance with the Privilege in Streets application process. An approved Encroachment Agreement, for the bus stop amenity, shall be executed prior to sign-off if located in the public right of way.
59. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Please contact Izzy Wilde of the Parks Division at (608) 261-9671 if you have any questions regarding the following eight (8) items:

60. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Secs. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district.
61. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on this subdivision.
62. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
63. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
64. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

65. The parkland dedication should meet the following guidelines for park development:

- a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
- b) No side slopes within the park dedication area shall exceed 4:1.
- c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
- d) No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
- e) Areas that are wetlands shall not be dedicated as public parkland

66. The developer shall provide soil borings within any lands to be dedicated as parkland.

67. The applicant shall install a fence along the boundary of lands dedicated for public park purposes and any residential lots at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park –Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

Please contact Zachary Eckberg of the Forestry Section at zeckberg@cityofmadison.com if you have any questions about the following item:

68. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment

Please contact my office at (608) 261-9632 if you have questions about the following eight (8) items:

69. At the time of final platting, the private alley in Outlot 13 shall be configured as a “T” to provide shared access to Lots 396–423 instead of the combination L-shaped alley and shared driveway configuration in that block on the preliminary plat. Access for the “T” alley outlot to S High Point Road shall be subject to an access restriction as recommended by the City Traffic Engineer.

70. That the applicant work with staff prior to the final platting of Outlot 15 to explore the dedication and construction of that street as a public street to provide access to Lots 437–446 – potentially as a Neighborhood Shared Street under the Complete Green Streets Guide. If the street remains private in an outlot, the applicant shall provide plans for the street to the City for final approval prior to construction, and the final plat and covenants, conditions and restrictions for the subdivision shall include language providing for the private maintenance of the street in perpetuity.

71. Work with Planning and Zoning staff to finalize approval of the TR-P Master Plan text and exhibits, including incorporating all of the revisions caused by the second revised preliminary plat. Confirm that all proposed lots shall meet the minimum requirements in the TR-P zoning district for the corresponding unit types proposed.
72. The side and rear yard building setback lines proposed for Lots 684–690 shall include minimum and maximum dimensions from the adjacent northern and western lot lines to assist in implementation. The final plat creating those lots shall include language about the City’s future enforcement of those setback lines. A tree preservation plan shall be submitted for approval with the final plat creating those lots that includes an inventory of trees on those lots and strategies to ensure that any healthy, non-invasive large caliper trees remaining after grading of those lots will be preserved. In addition to the building setback lines, the plan shall include limitations on grading and utility installation on those lots and the use of easements or restrictions limiting future owners from impacting the mature trees.
73. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat. These documents shall be approved by the Planning Division in consultation with the City Attorney’s Office prior to final approval of the plat for recording.
74. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in MGO Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney’s Office.
75. The applicant shall provide an updated phasing plan for the remainder of the subdivision following the approved but unrecord *Second Addition to Hill Valley* final plat.
76. Prior to the recording of a final plat creating lots for dwellings with common walls (two-family and single-family attached/ townhouse), all such units shall have a joint cross access and maintenance agreement approved by the City and recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code and Section 16.23(3)(a)9 of the Subdivision Regulations.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

A separate letter will be sent that contains the conditions of approval and final approval process for the Revised Final Plat of First Addition to Hill Valley (ID 92388, LNDSP-2026-00003).

ID # 92387
LNSPP-2026-00002
Second Revised Preliminary Plat
– *Hill Valley Subdivision*
1051 S Pleasant View Road &
940-1040 S High Point Rd., et al
May 14, 2026
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Any appeal regarding the plat, including the conditions of approval related thereto, must be filed with the Circuit Court within thirty (30) days from the date of this letter. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner