

**Hill Valley Phase 1**  
**Contracts 9643, 9644, & 9645**  
**MUNIS 15668 & 15669**  
**Developer: VH HILL VALLEY, LLC**



**Summary of Improvements:**

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 1.
- Restoration of all areas disturbed during grading and removals operations on existing Stormwater Utility properties to the south of the Hill Valley plat.
- Public stormwater management improvements in Outlots 1, 3 and 4 to serve Phase 1.
- Public street improvements to S High Point Road necessary to provide ingress/egress to the subdivision.
- Public terrace, asphalt pavement, curb and gutter, and 10 feet width of pavement for future use as shared bike path on S High Point Road adjacent to Phase 1.

- Public sanitary sewer on S High Point Road; connect to city sanitary sewer (Valley Ridge); offsite sanitary sewer improvements may be needed
- Private sanitary, storm sewer, and water main improvements to serve Phase 1.
- Private sanitary and water service laterals to serve the lots within Phase 1.

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.

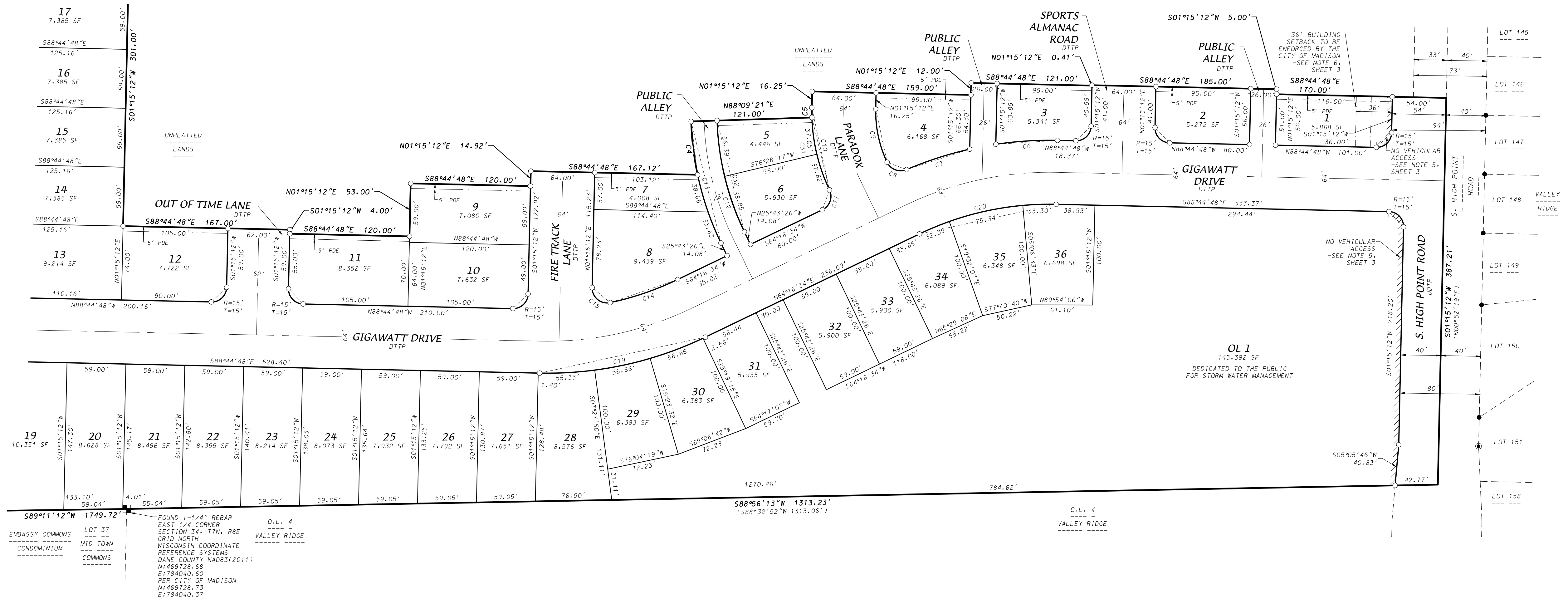
Certified \_\_\_\_\_, 20\_\_\_\_



Department of Administration

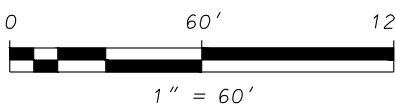
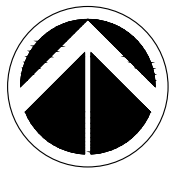
# HILL VALLEY

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

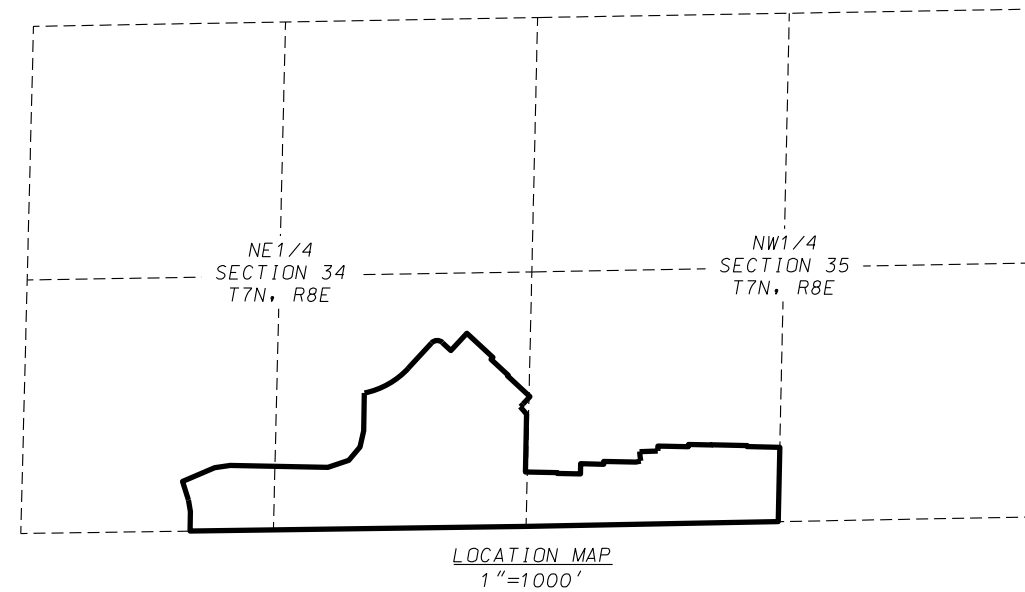


## LEGEND

- 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



GRID NORTH  
WISCONSIN COORDINATE REFERENCE SYSTEMS  
DANE COUNTY NAD83(2011)  
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E  
BEARS S89°11'12"W



## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, 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 "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 SE1/4 of the NE1/4 and the SW1/4 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 to-wit:  
Beginning at the East 1/4 corner of said Section 34; thence S89°11'12"W, 1749.72 feet along the North line of Lot 37 and Outlot 4, Mid Town Commons, the North right-of-way line of Waldorf Boulevard and the North line of Outlot 2, Springs at Pleasant View; thence N00°38'54"E, 101.82 feet; thence N09°33'58"W, 60.58 feet; thence N17°26'11"W, 101.64 feet; thence N66°50'28"E, 182.00 feet; thence N81°33'57"E, 82.24 feet; thence S88°50'40"E, 508.33 feet; thence N71°23'54"E, 114.87 feet; thence N39°55'07"E, 90.48 feet; thence N12°57'08"E, 86.02 feet; thence N01°07'45"E, 197.22 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 430.00 feet and a chord which bears N60°33'33"E, 262.15 feet; thence N42°48'41"E, 110.59 feet; thence N43°51'43"E, 67.62 feet to a point of curve; thence Easterly along a curve to the right which has a radius of 37.00 feet and a chord which bears N86°29'20"E, 50.11 feet; thence S50°53'03"E, 64.28 feet; thence N42°48'41"E, 122.60 feet; thence S47°11'19"E, 185.00 feet; thence S42°48'40"W, 14.00 feet; thence S47°11'19"E, 121.00 feet; thence S42°48'41"W, 5.00 feet; thence S47°11'19"E, 159.00 feet; thence S42°48'41"W, 52.33 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 182.00 feet and a chord which bears S46°01'16"W, 20.38 feet; thence S40°46'09"E, 51.13 feet; thence S01°15'12"W, 301.00 feet; thence S88°44'48"E, 167.00 feet; thence S01°15'12"W, 4.00 feet; thence S88°44'48"E, 120.00 feet; thence N01°15'12"E, 53.00 feet; thence S88°44'48"E, 120.00 feet; thence N01°15'12"E, 14.92 feet; thence S88°44'48"E, 167.12 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 303.00 feet and a chord which bears N06°56'37"W, 53.86 feet; thence N88°09'21"E, 121.00 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 182.00 feet and a chord which bears N00°17'44"W, 9.84 feet; thence N01°15'12"E, 16.25 feet; thence S88°44'48"E, 159.00 feet; thence N01°15'12"E, 12.00 feet; thence S88°44'48"E, 121.00 feet; thence N01°15'12"E, 0.41 feet; thence S88°44'48"E, 185.00 feet; thence S01°15'12"W, 5.00 feet; thence S88°44'48"E, 170.00 feet to a point on the East line of the NW1/4 of said Section 35; thence S01°15'12"W, 387.21 feet along said East line; 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 1,494,245 square feet (34.301 acres).

Dated this 25th day of February, 2025

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

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

SHEET 1 OF 4

# 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

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

CURVE TABLE

CURVE NO.	LOT/OL	CURVE RADIUS	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		37.00'	50.11'	55.05'	N86°29'20"E	85°15'14"	
C3		182.00'	20.38'	20.39'	S46°01'16"W	06°25'10"	OUT-S49°13'51"W
C4		303.00'	53.86'	53.93'	N06°56'37"W	10°11'54"	IN-N12°02'34"W OUT-N01°50'40"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	09°44'52"	IN-N81°30'20"E
C7		364.00'	66.53'	66.62'	S72°04'48"W	10°29'10"	IN-S77°19'24"W OUT-S66°50'12"W
C8		15.00'	20.79'	22.97'	N69°17'36"W	87°44'24"	OUT-N25°25'26"W
C9		118.00'	54.45'	54.94'	N12°05'07"W	26°40'36"	
C10		182.00'	84.08'	84.84'	S12°06'06"E	26°42'36"	IN-S01°15'07"W OUT-S25°27'24"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	13°40'51"	OUT-S12°02'35"E
C13		303.00'	125.37'	126.28'	S13°47'03"E	23°52'46"	IN-S01°50'40"E
	BND	303.00'	53.86'	53.93'	S06°56'37"E	10°11'54"	
	7	303.00'	38.68'	37.71'	S15°42'09"E	07°19'10"	
	8	303.00'	33.63'	33.64'	S22°32'35"E	06°21'42"	
C14		300.00'	71.22'	71.39'	S71°05'37"W	13°38'06"	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	04°31'48"	OUT-N03°16'36"W
C17		15.00'	19.59'	21.35'	N37°29'33"E	81°32'19"	OUT-S78°15'43"W
C18		182.00'	110.82'	112.61'	N60°32'12"E	35°27'02"	
	18	182.00'	91.23'	92.22'	N63°44'47"E	29°01'52"	
	BND	182.00'	20.38'	20.39'	N46°01'16"E	06°25'10"	
C19		364.00'	169.81'	171.39'	N77°45'53"E	26°58'38"	
	28	364.00'	55.33'	55.38'	N86°53'40"E	08°43'04"	
	29	364.00'	56.66'	56.72'	N78°04'17"E	08°55'42"	
	30	364.00'	56.66'	56.72'	N69°08'35"E	08°55'42"	
	31	364.00'	2.56'	2.56'	N64°28'39"E	00°24'10"	
C20		300.00'	139.95'	141.25'	N77°45'53"E	26°58'38"	
	34	300.00'	32.39'	32.40'	N67°22'13"E	06°11'18"	
	35	300.00'	75.34'	75.54'	N77°40'40"E	14°25'36"	
	36	300.00'	33.30'	33.31'	N88°04'20"E	06°21'44"	
C21		118.00'	66.07'	66.96'	S59°04'05"W	32°30'48"	OUT-N75°19'29"E
C22		15.00'	21.38'	23.80'	N59°13'41"W	90°53'40"	OUT-N13°46'51"W
C23		500.00'	76.58'	76.65'	N18°10'22"W	08°47'02"	OUT-N22°33'53"W
C24		88.00'	35.29'	35.53'	N54°22'42"E	23°08'02"	
C25		62.00'	24.86'	25.03'	S54°22'42"W	23°08'02"	
C26		500.00'	77.50'	77.58'	N29°59'21"W	08°53'24"	IN-N34°26'03"W
C27		15.00'	18.73'	20.22'	N04°11'19"E	77°14'44"	
C28		15.00'	21.62'	24.14'	S88°54'27"W	92°11'32"	OUT-N44°59'47"W
C29		500.00'	19.13'	19.13'	N46°05'33"W	02°11'32"	
C30		434.00'	356.10'	366.93'	S22°58'04"E	48°26'31"	
	OL2	434.00'	285.07'	290.46'	S28°00'56"E	38°20'46"	
	OL3	434.00'	76.37'	76.47'	S03°47'41"E	10°05'45"	
C31		182.00'	74.47'	75.00'	S13°39'02"E	23°36'44"	IN-S25°27'24"E OUT-S01°50'40"E
	5	182.00'	37.05'	37.12'	S07°41'12"E	11°41'04"	
	6	182.00'	37.82'	37.89'	S19°29'34"E	11°55'40"	
C32		277.00'	114.61'	115.45'	N13°47'03"W	23°52'46"	OUT-O1°50'40"W
	6	277.00'	58.85'	58.96'	N19°37'35"W	12°11'42"	
	5	277.00'	56.39'	56.49'	N07°41'12"W	11°41'04"	

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

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



SHEET 2 OF 4

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

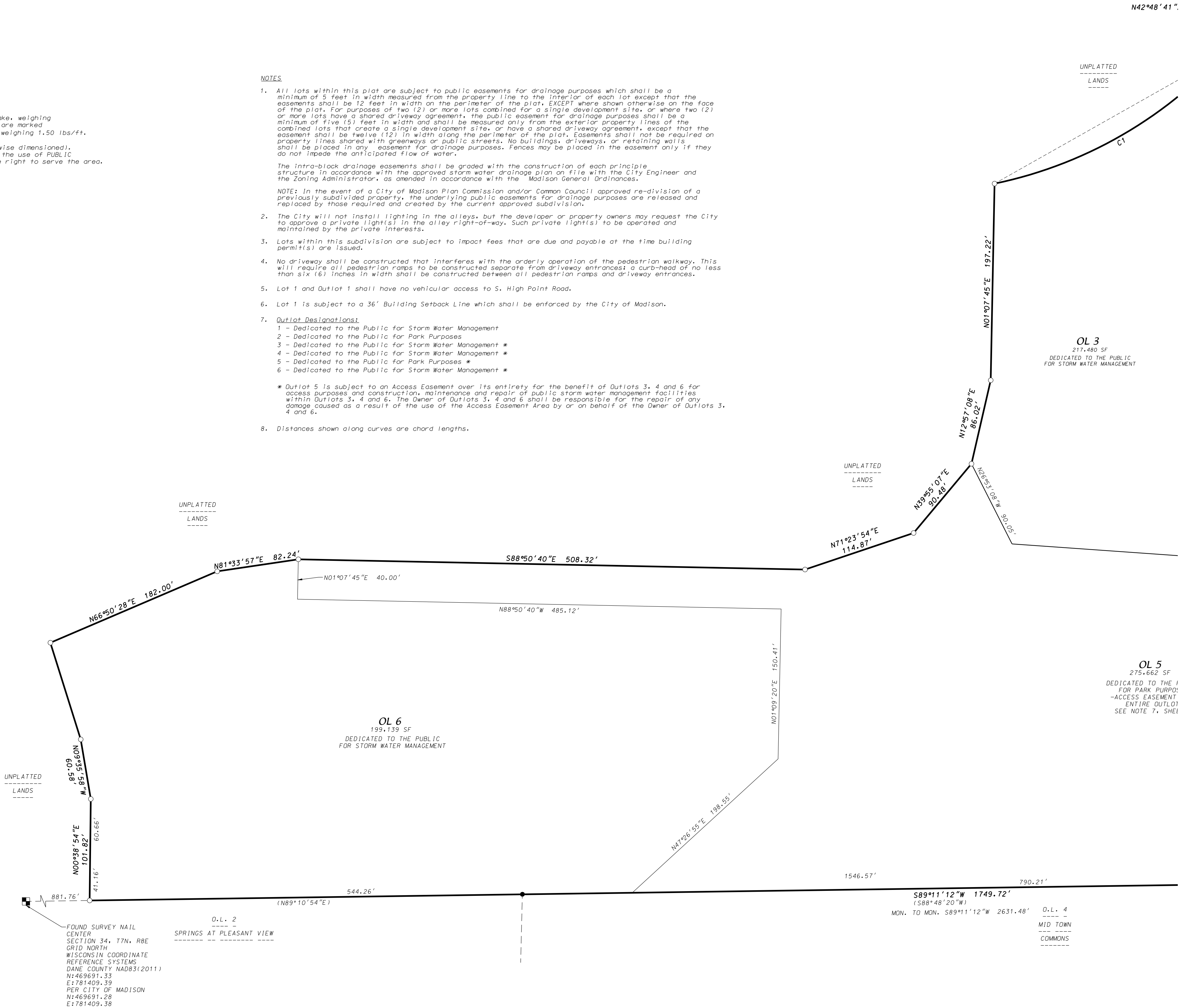
## LEGEND

- 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.
- 5' 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
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## 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 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.
- 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.
- Lot 1 and Outlot 1 shall have no vehicular access to S. High Point Road.
- Lot 1 is subject to a 36' Building Setback Line which shall be enforced by the City of Madison.
- Outlot Designations:
  - 1 - Dedicated to the Public for Storm Water Management
  - 2 - Dedicated to the Public for Park Purposes
  - 3 - Dedicated to the Public for Storm Water Management \*
  - 4 - Dedicated to the Public for Storm Water Management \*
  - 5 - Dedicated to the Public for Park Purposes \*
  - 6 - Dedicated to the Public for Storm Water Management \*

\* Outlot 5 is subject to an Access Easement over its entirety for the benefit of Outlots 3, 4 and 6 for access purposes and construction, maintenance and repair of public storm water management facilities within Outlots 3, 4 and 6. The Owner of Outlots 3, 4 and 6 shall be responsible for the repair of any damage caused as a result of the use of the Access Easement Area by or on behalf of the Owner of Outlots 3, 4 and 6.
- Distances shown along curves are chord lengths.



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Wis. Stats. as provided by s. 236.12, Wis. Stats.

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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

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 \_\_\_\_\_, 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-Behl, 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 \_\_\_\_\_.

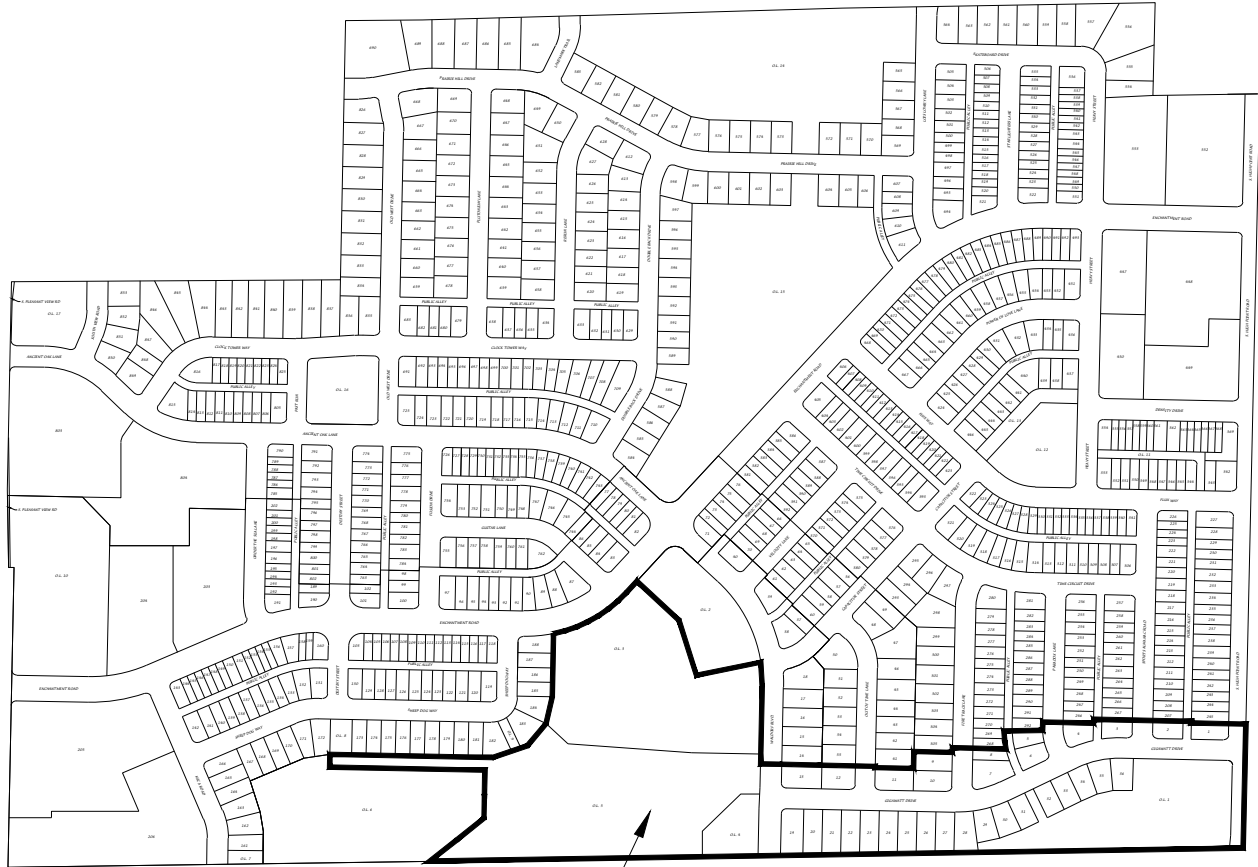
Kristi Chlebowski, Dane County Register of Deeds

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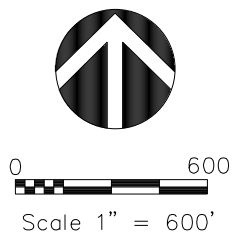
# Hill Valley - Phase Map



PHASE 1  
(31 SF)

**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



DATE: 03-25-25

REV.:

F.N.: 24-07-107

DRAWN BY: DRH

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

PHASE LIMITS

EXHIBIT OF PUBLIC IMPROVEMENTS  
HILL VALLEY PHASE 1  
BPW MEETING - 6/ 18/ 2025

O.L. 2  
DEDICATED TO PUBLIC FOR  
PARK

O.L. 3  
STORMWATER  
MANAGEMENT

O.L. 5  
DEDICATED TO PUBLIC FOR  
PARK

O.L. 4  
STORMWATER  
MANAGEMENT

LEGEND

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

WALDORF BLVD.  
(MIXED USED NEIGHBORHOOD STREET)

OUT OF TIME LANE  
(NEIGHBORHOOD YIELD STREET)

FIRE TRACK LANE  
(NEIGHBORHOOD STREET)

PARADOX LANE  
(NEIGHBORHOOD STREET)

PUBLIC ALLEY

SPORTS ALMANAC ROAD  
(NEIGHBORHOOD STREET)

PUBLIC ALLEY

S. HIGH POINT ROAD

O.L. 1  
STORMWATER  
MANAGEMENT

GIGAWATT DRIVE (NEIGHBORHOOD STREET)

10' WIDE SHARED USE PATH

10' WIDE SHARED USE PATH

LOT 13

LOT 12

LOT 11

LOT 9

LOT 10

LOT 8

LOT 7

LOT 5

LOT 6

LOT 4

LOT 3

LOT 2

LOT 1

LOT 35

LOT 36

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

PHASE LIMITS

LEGEND

- SN SANITARY SEWER
- ST STORM SEWER
- WV WATER MAIN
- CS CONCRETE SIDEWALK
- GT GRASS TERRACE
- AP ASPHALT PAVEMENT

EXHIBIT OF PUBLIC IMPROVEMENTS  
INCLUDING PUBLIC PONDS  
HILL VALLEY PHASE 1  
BPW MEETING - 6/ 18/ 2025