In late July, there was an informational meeting discussing the new Hill Valley Neighborhood north of Waldorf, around the watertower on High Point. Southern Hills resident Judy Winkel, has a sister that lives on Waldorf Blvd and she and her neighbors are concerned about the development. Judy attended the meeting and provided the following notes to share with SH residents.

The new neighborhood - Hill Valley Neighborhood - will be home to 1500 units (compared to Midpoint Meadows south of us which will contain @ 500 units).  There will be multi-family apartments (3-4 stories high - to be located close to High Point and Pleasant View), single family stand alone houses and duplexes, a few luxury homes, and a Haven section of homes for those over 55. Home prices will be at market rates, ranging from $350,000 to $700,000+.

There will be 4 entrances to High Point on the east and 2 entrances to Pleasant View on the west. Thus it is expected that most of the traffic will use those east-west streets, and very little through traffic will use Waldorf Blvd. going south out of the development.  Hill Valley will be in the Madison Public school system.

They still have legal hurdles to address with the city, but the plan is to begin grading and infrastructure in the Summer of 2025, and start building single family homes in the SE section enabling new residents to move in by early 2026. Like Midpoint Meadows, they estimate this will take 10-15 years to build out.

The Midtown Commons park which is currently on Waldorf, will be almost doubled in size because the south west side of Hill Valley will be turned into a park with a large storm drain/pond. They hope to save a forest of trees on the north side of Hill Valley as well for a park and both parks will be turned over to the Madison Parks Dept. There will be several pocket parks within the development that Hill Valley will maintain. There will be several walking/biking paths throughout the development.

There will be some small commercial locations on the west/SW side.

Judy went to the meeting with one of her sister's neighbors on Waldorf. She said that she and her husband lived in a Veridian home for 18 years and were pleased with the quality of the home. She didn't get the impression that attendees at the meeting were concerned about the quality of the product Veridian builds.

Perhaps the biggest concern of the people at the meeting was the traffic on High Point. Veridian said they are in constant contact with the city who will have to decide about widening High Point, traffic lights, etc.

Judy asked about traffic patterns for Midpoint Meadows south of us, and they indicated that they still don't own the land on the south side so that they can build a route from Raymond Rd to Midtown, and build High Point South to PD. They did indicate that they would be starting on Midpoint Meadows sometime this year. I'm assuming they will be building infrastructure as soon as the farmer harvests this year's crop.