



DATE: 02-04-25
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FN: 24-07-107
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1 of 2

SCALE: 1" = 100'
0 100'
(PAGE SIZE: 34x44)

GRID NORTH
WISCONSIN COORDINATE
REFERENCE SYSTEM
DANE COUNTY NAD83(2011)

PRELIMINARY PLAT
HILL VALLEY
LOCATED IN ALL 1/4'S OF THE NE 1/4 OF SECTION 34 AND IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, ALL IN T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

NOTES

D **urior 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 *
- 7 - Dedicated to the Public for Storm Water Management *
- 8 - Dedicated to the Public for Park Purposes *
- 9 - Dedicated to the Public for Park Purposes
- 10 - Dedicated to the Public for Storm Water Management
- 11 - Private Alley, Public Utility Easement over Entire Lot
- 12 - Private Open Space
- 13 - Private alley, public pedestrian and emergency access easement
- 14 - Dedicated to the Public for Park Purposes
- 15 - Dedicated to the Public for Storm Water Management
- 16 - Private Open Space
- 17 - Reserved for future development

* Quorums 5 and 9 are subject to an Access Easement over its entirety for the benefit of Quorums 3, 4 and 6 for access purposes and the construction, maintenance and repair of public storm water management facilities within Quorums 3, 4 and 6. The Access Easement shall be held by and on behalf of the Owner of Quorums 3, 4 and 6.

2. Quirt 1, Lots 1, 225-263, 340, 367, 445 shall have no vehicular access to S. High Point Road. Lot 547 shall have no access to S. High Point Road except for the North 50 feet of the Lot.

3. All Intersection right-of-way are 15 feet unless noted.

E **zoning:**

Existing - A
Proposed - TR-P - Lots 1-142, 167-190, 206-352, 369-445, 450-534, 553-783, 791-802, 805-853.
Quorums 1-3 and Quirt 11-17
TR-U - Lots 143-166, 191-202, 204-205, 353-368, 446-449, 555-572, 784-790, 803, 804, Quirt 10
COU - Lot 305
A - Quirt 17

5. Planner: Vandewalle & Assoc.
Developer: W Hill Valley, LLC
Owner: The High-Spring Limited Partnership

WISCONSIN
★
BRETT T. STOFFREGAN
S-2742
MADISON,
WISCONSIN
★
LAND SURVEYOR

HILL VALLEY

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