

Hill Valley Phase 2A
Contracts 9662 & 9663
MUNIS 15828
Developer: VH HILL VALLEY, LLC

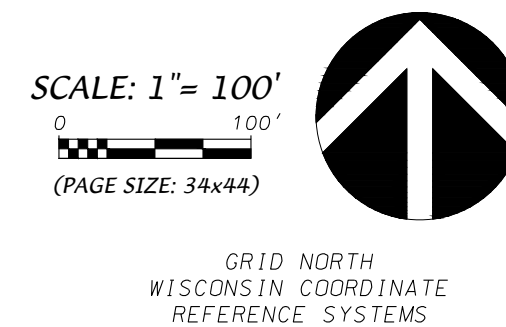


Summary of Improvements:

- City standard public street, alley, terrace, and sidewalk improvements within the limits of Phase 2A.
- Restoration of all areas disturbed during grading and removals operations on existing Stormwater Utility properties to the south of the Hill Valley plat.
- Public sanitary, storm sewer, and water main improvements to serve Phase 2A.



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



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

N1/4
 SECTION 34
 T7N, R8E

N1/4
 SECTION 35
 T7N, R8E

FIRST ADDITION TO
 HILL VALLEY
 FINAL PLAT

HILL VALLEY FINAL PLAT

LOCATION MAP
 1"=500'

NOTES

Drivlor 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 Corridor
- 12 - Private Use 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 Use Space
- 17 - Reserved for future development

* Quilts 5 and 9 are subject to an Access Easement over its entirety for the benefit of Quilts 3, 4 and 6 for access purposes and the construction, maintenance and repair of public storm water management facilities within Quilts 3, 4 and 6. The Access Easement shall be subject to the provisions of the Access Easement for the purpose of the damage caused as a result of the use of the Access Easement Area by or on behalf of the Owner of Quilts 3, 4 and 6.

2. Quirt 1, Lots 1, 225-265, 360, 367, 465 shall have no vehicular access to S. High Point Road. Lot 547 shall have no access to S. High Point Road except for the norm 50 feet of the Lot.

3. All Intersection area is 15 feet unless noted.

Zoning

Existing - A

Proposed - TRP - Lots 1-140, 161-190, 206-352, 369-445, 450-554, 555-781, 791-802, 800-853.

TRP - Lots 1-140 and 161-190, 206-352, 369-445, 450-554, 555-781, 791-802, 800-853.

TRP - Lots 145-160, 191-202, 204, 205, 353-368, 446-449, 555-552, 784-790, 803, 804, Quirt 10

CU - Lot 303

A - Quirt 17

5. Planner: Vandewalle and Assoc.

Developer: WH Hill Valley, LLC

Owner: The High-Spring Limited Partnership

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

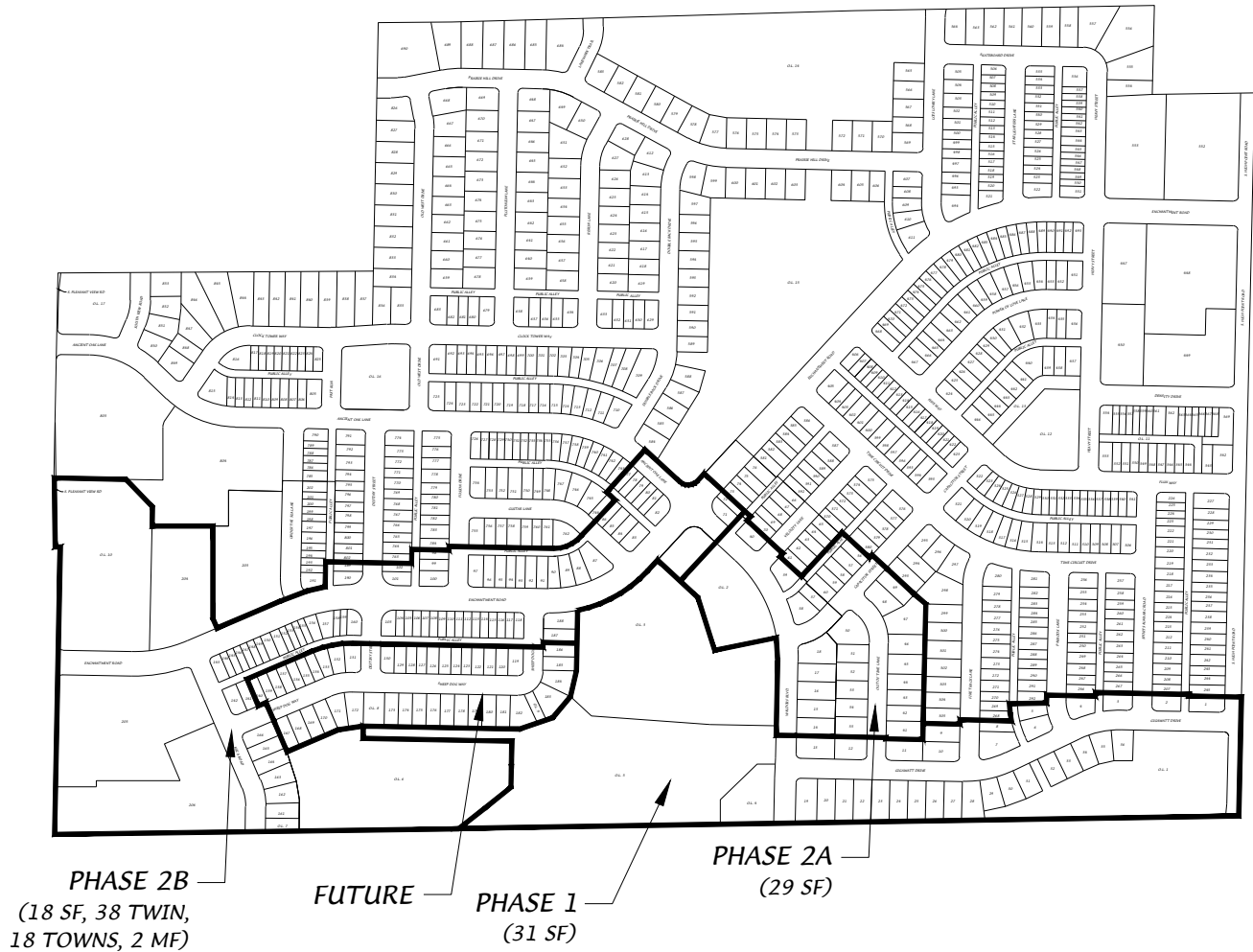
PRELIMINARY PLAT

HILL VALLEY

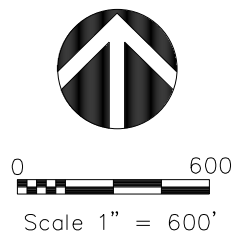
LOCATED IN ALL 1/4'S OF THE NE 1/4 OF SECTION 34 AND IN THE NW1/4 OF THE NW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, ALL IN T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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

Hill Valley - Phase Map



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



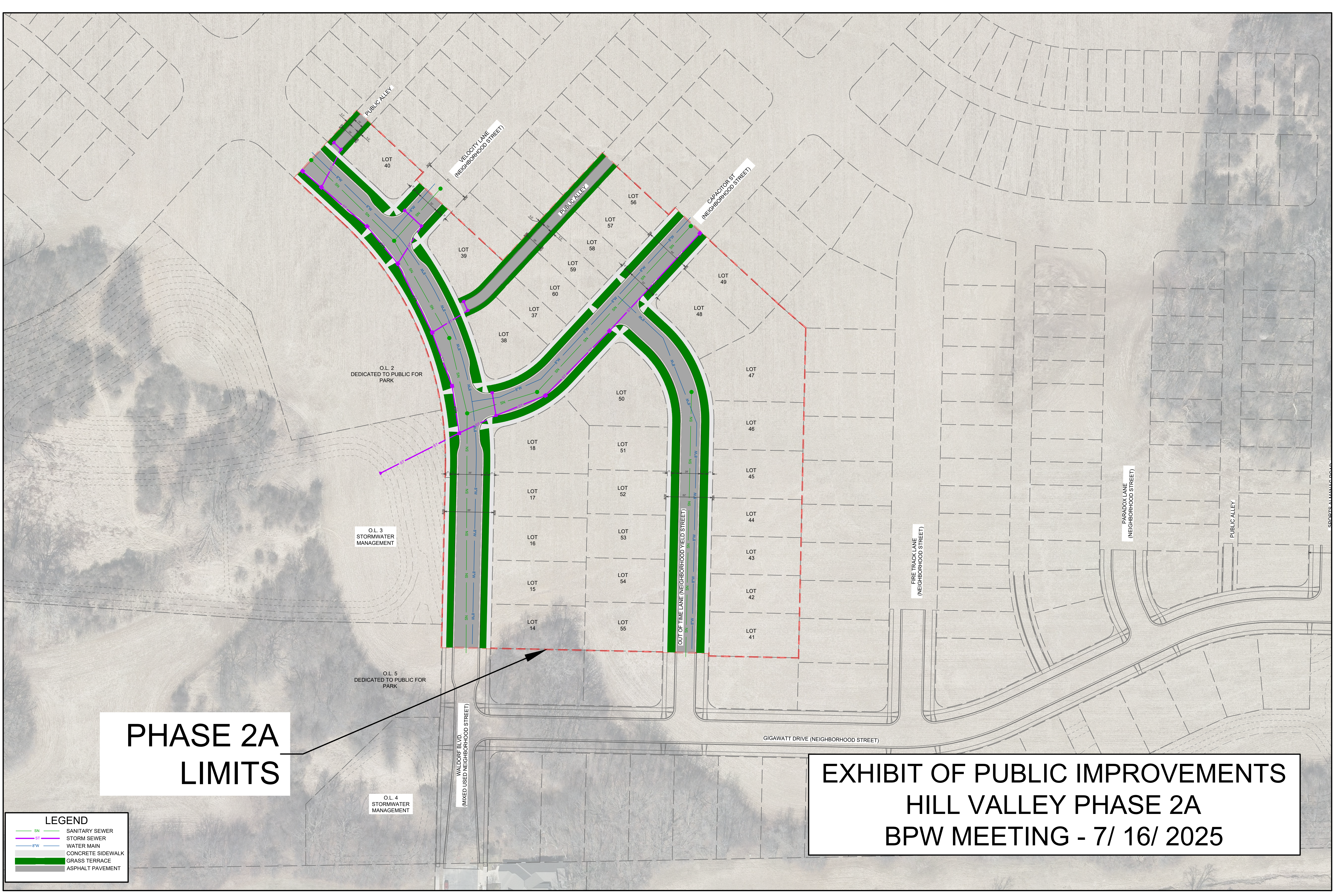
DATE: 05-06-25

REV.:

F.N.: 24-07-107

DRAWN BY: DRH

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



PHASE 2A
LIMITS

EXHIBIT OF PUBLIC IMPROVEMENTS
HILL VALLEY PHASE 2A
BPW MEETING - 7/ 16/ 2025

LEGEND

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