

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

SCALE: 1" = 100'
0 100' 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

Driveway 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 Eave 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 Eave Space
- 17 - Reserved for future development

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

2. Quirio 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 are 15 feet unless noted.

Zoning

Existing - A

Proposed - TR-P - Lots 1-142, 167-190, 206-352, 369-445, 450-534, 553-783, 791-802, 805-853.

Quirios 1-3 and Quirio 11-17

TR-U - Lots 143-166, 191-202, 204-205, 353-368, 446-449, 555-572, 784-790, 803, 804 Quirio 10

CU - Lot 303

A - Quirio 17

5. Planner: Vandewalle and Assoc.

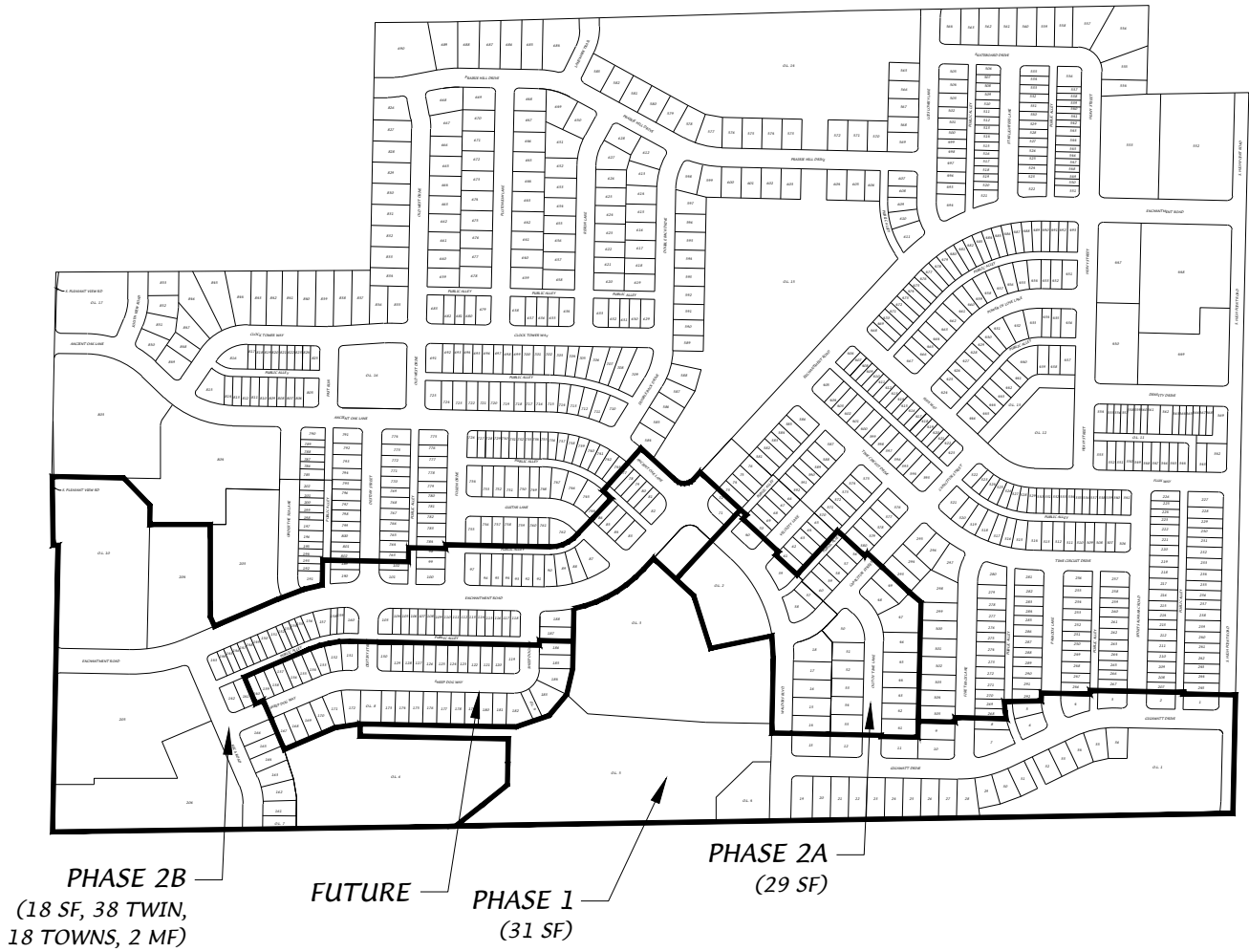
Developer: W Hilly Valley, LLC

Owner: The High-Spring Limited Partnership

HILL VALLEY

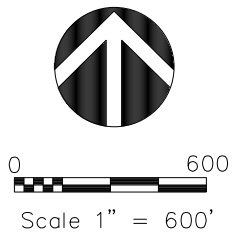
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

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



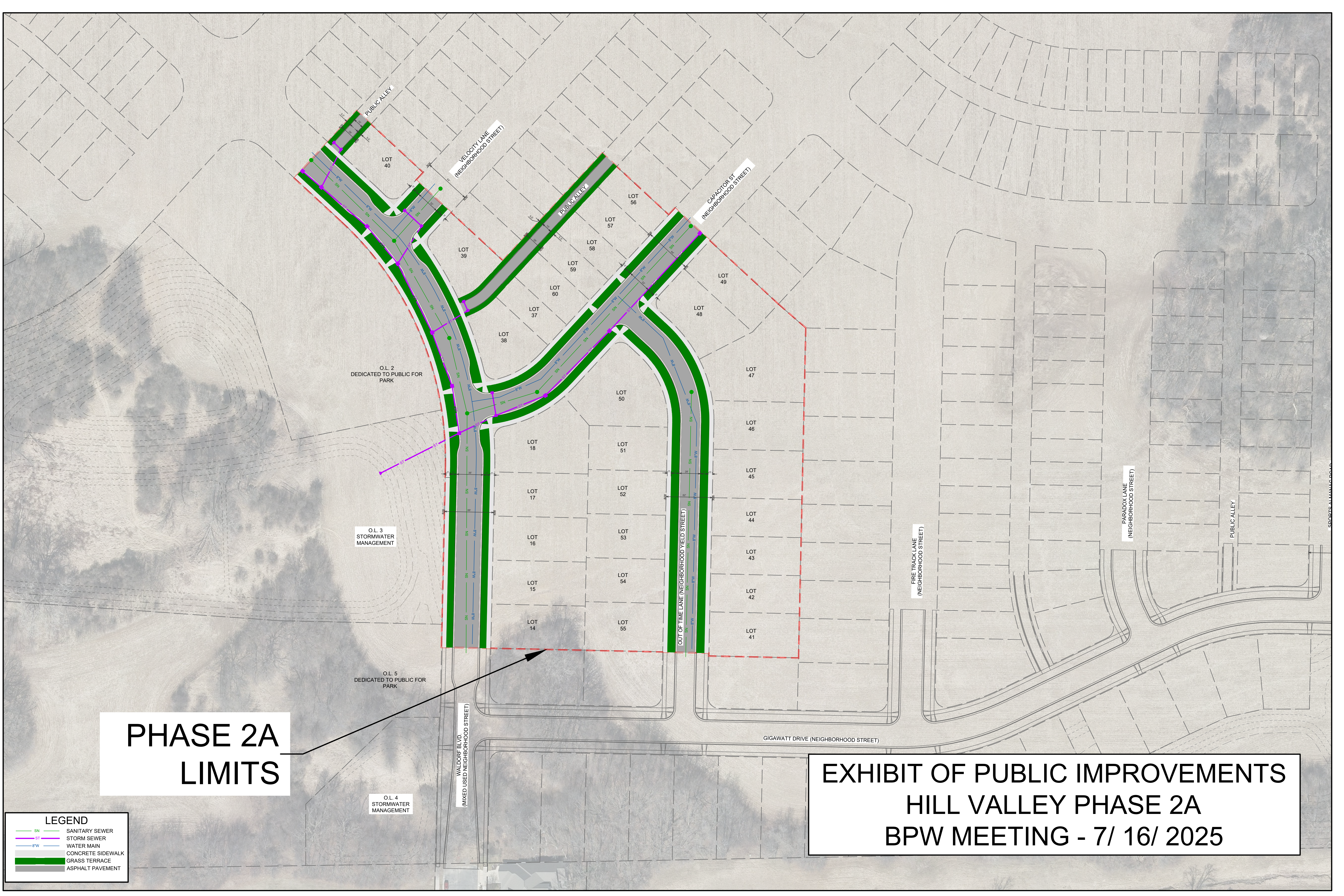
DATE: 05-06-25

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