

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'
(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

NE 1/4
SECTION 34
T7N, R8E

SW 1/4
SECTION 35
T7N, R8E

FIRST ADDITION TO
HILL VALLEY
FINAL PLAT

HILL VALLEY FINAL PLAT

LOCATION MAP
1"=200'

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. Duriot I, Lots 1, 225-263, 340, 367, 445 shall have no vehicular access to S. High Point Road. Lot 347 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, 369-465, 450-534, 553-783, 791-802, 805-853.
 - Quorums 1-3 and Duriot II-11
 TR-UU - Lots 143-166, 191-202, 204-205, 353-368, 466-469, 535-552, 784-790, 803, 804, Duriot 10
 CU-U - Lot 305
 A - Duriot 17

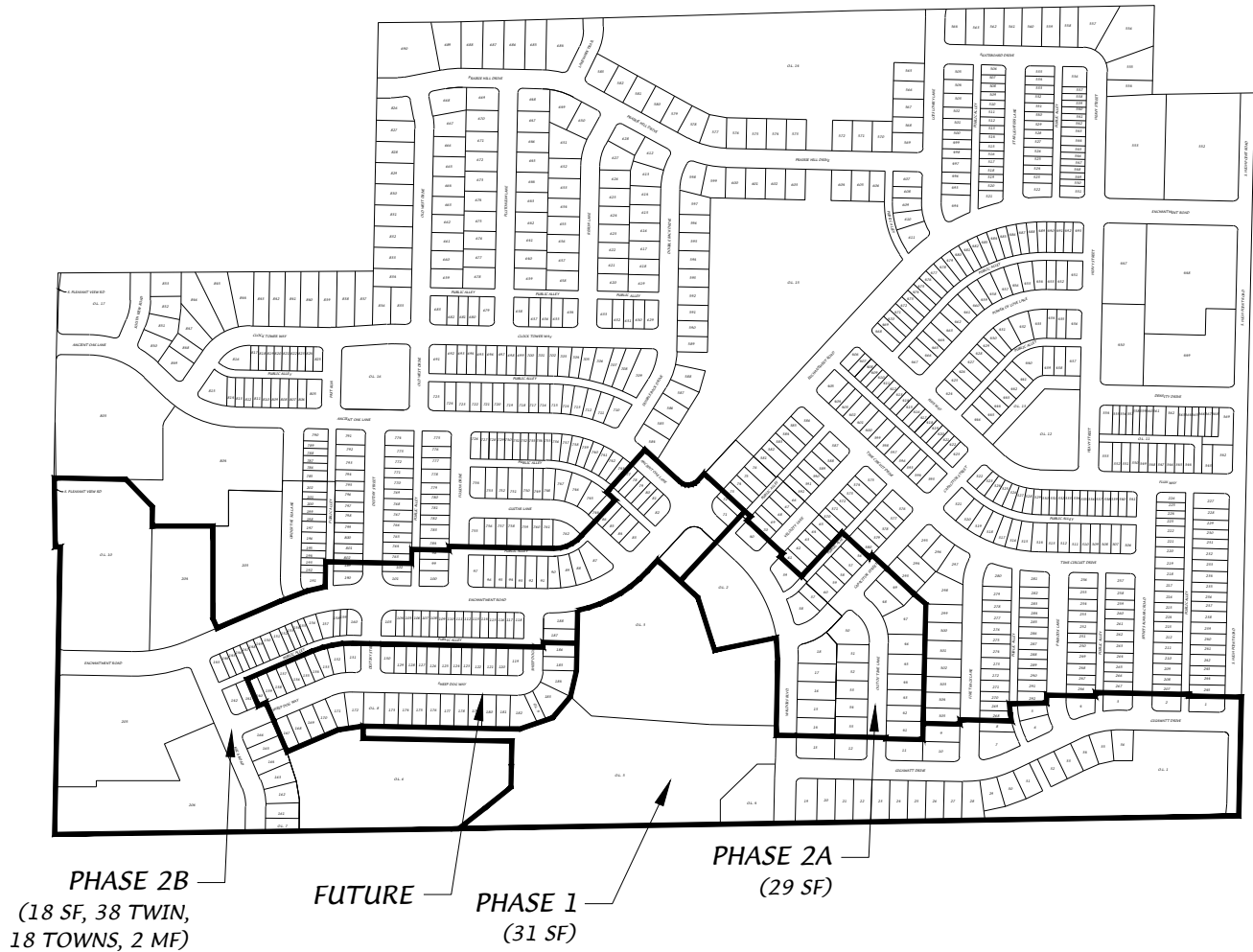
5. Planner: Vandewalle & Assoc.
Developer: W Hilly Valley, LLC
Owner: The High-Spring Limited Partnership

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

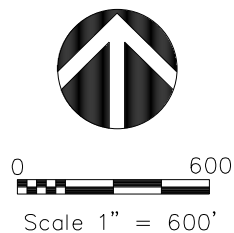
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Hill Valley - Phase Map



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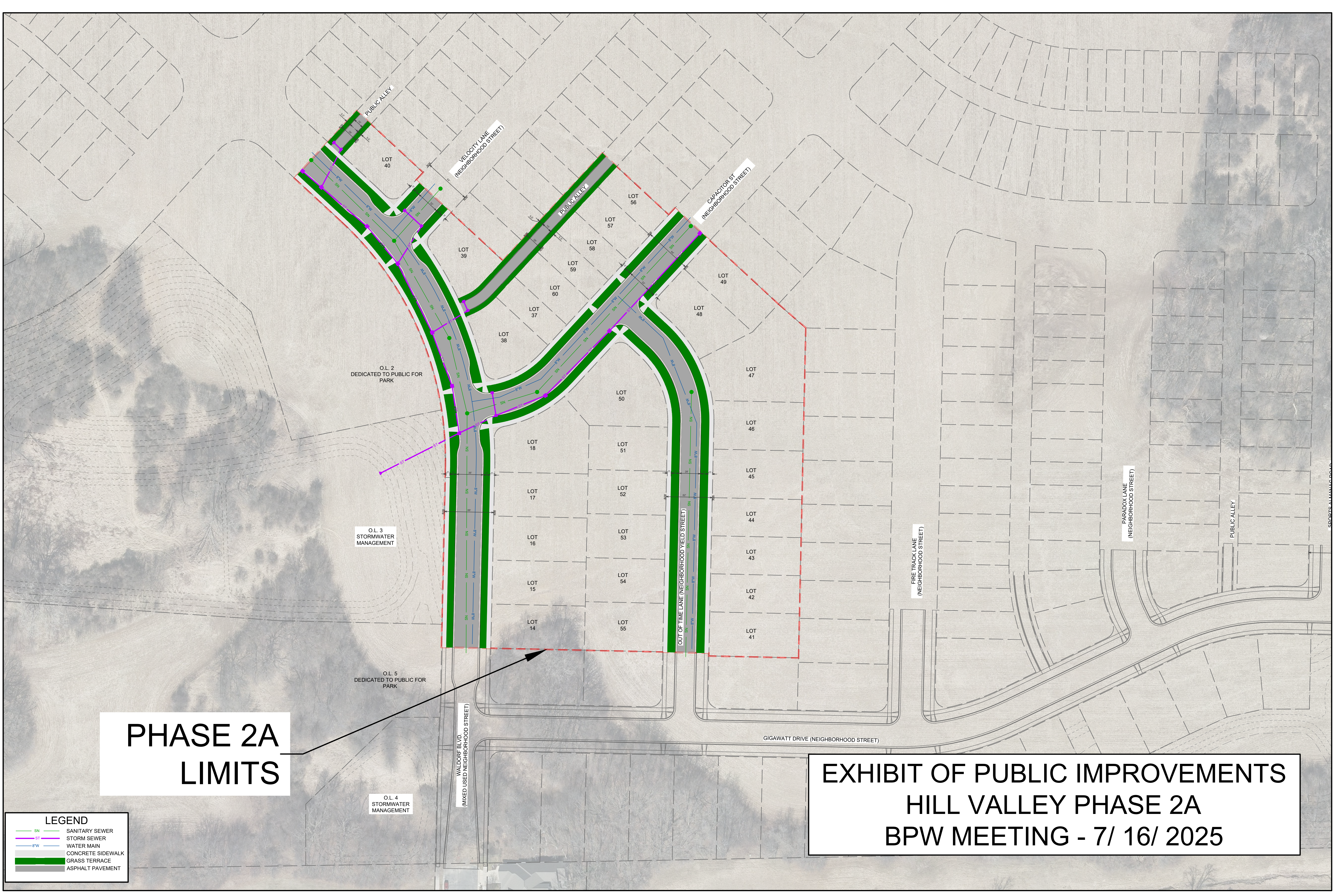
DATE: 05-06-25

REV.:

F.N.: 24-07-107

DRAWN BY: DRH

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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