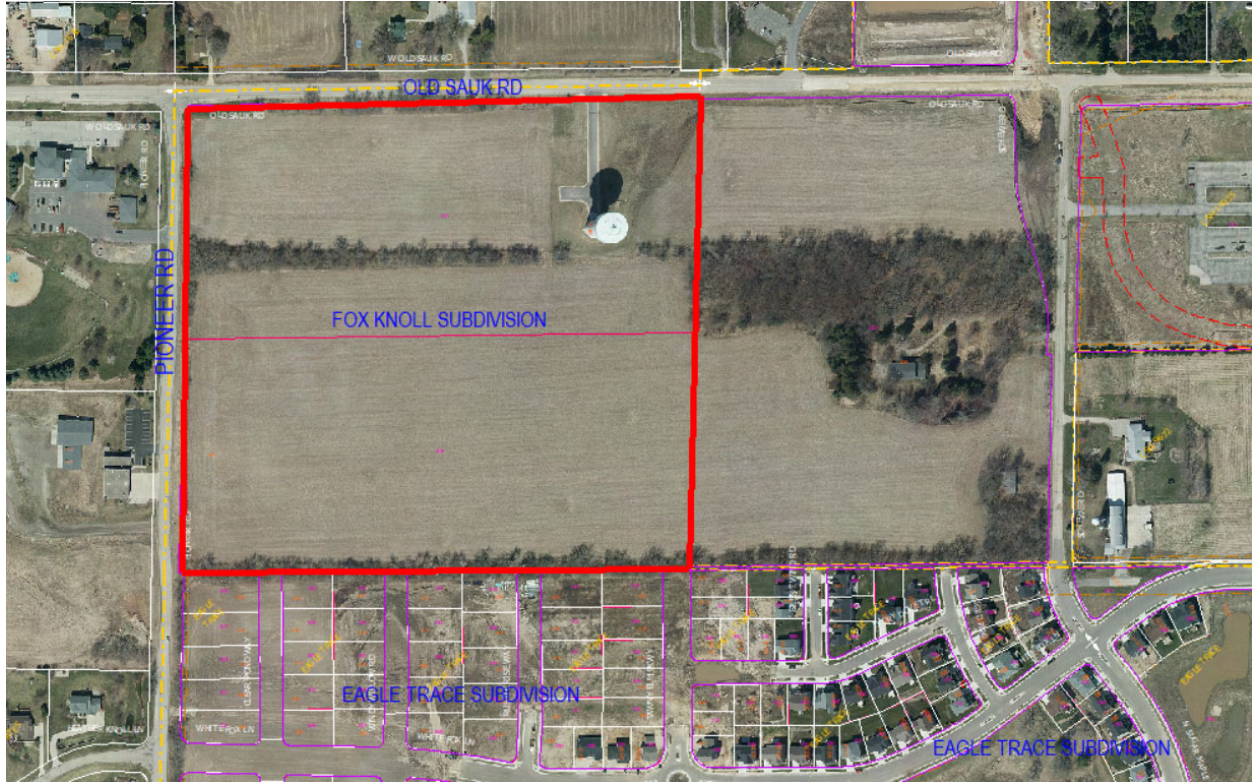


**Fox Knoll Phase 1 & Surface Paving**  
**Contracts 9183 & 9184**  
**MUNIS 14192**  
**Developer: Hawthorn & Stone Construction, Inc.**



**Summary of Improvements:**

- New public streets within Phase 1 of Fox Knoll Subdivision
- New public sanitary sewer, storm sewer, and water main to serve Phase 1 of Fox Knoll Subdivision
- Off-site sanitary sewer & water main as needed to bring service to Phase 1 of Fox Knoll Subdivision
- Plat ingress & egress improvements on Pioneer Road. Full terrace, curb & gutter, and 4' of pavement on Pioneer Road adjacent to the plat will be in future phase (or may be constructed as part of future City public project and assessed to developer).
- Plat ingress & egress improvements on Old Sauk Road. Full terrace, curb & gutter, and 4' of pavement on Old Sauk Road adjacent to the plat and public sidewalk on Old Sauk Road adjacent to Outlot 1 will be in future phase (or may be constructed as part of future City public project and assessed to developer).
- This project was previously approved at the 6/22/22 BPW meeting and is being brought back to BPW due to a revision to the plat to correct a sight distance issue with the new street connecting to Old Sauk Road

# FOX KNOLL

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

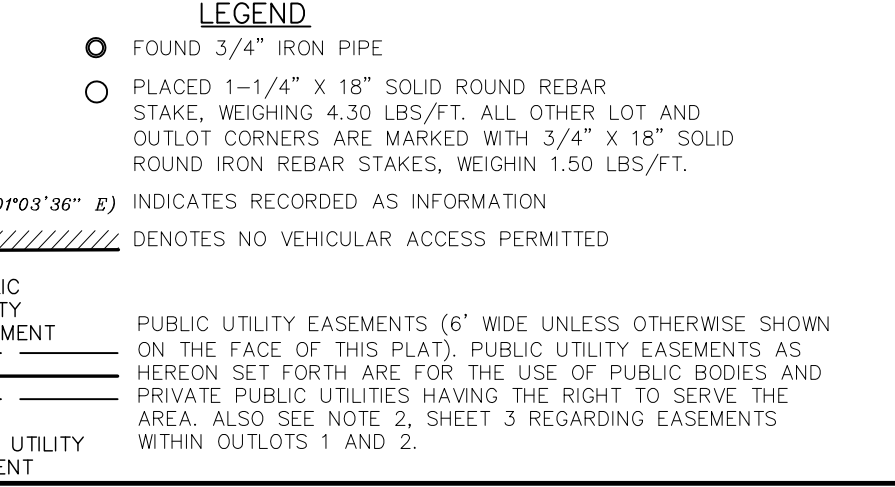
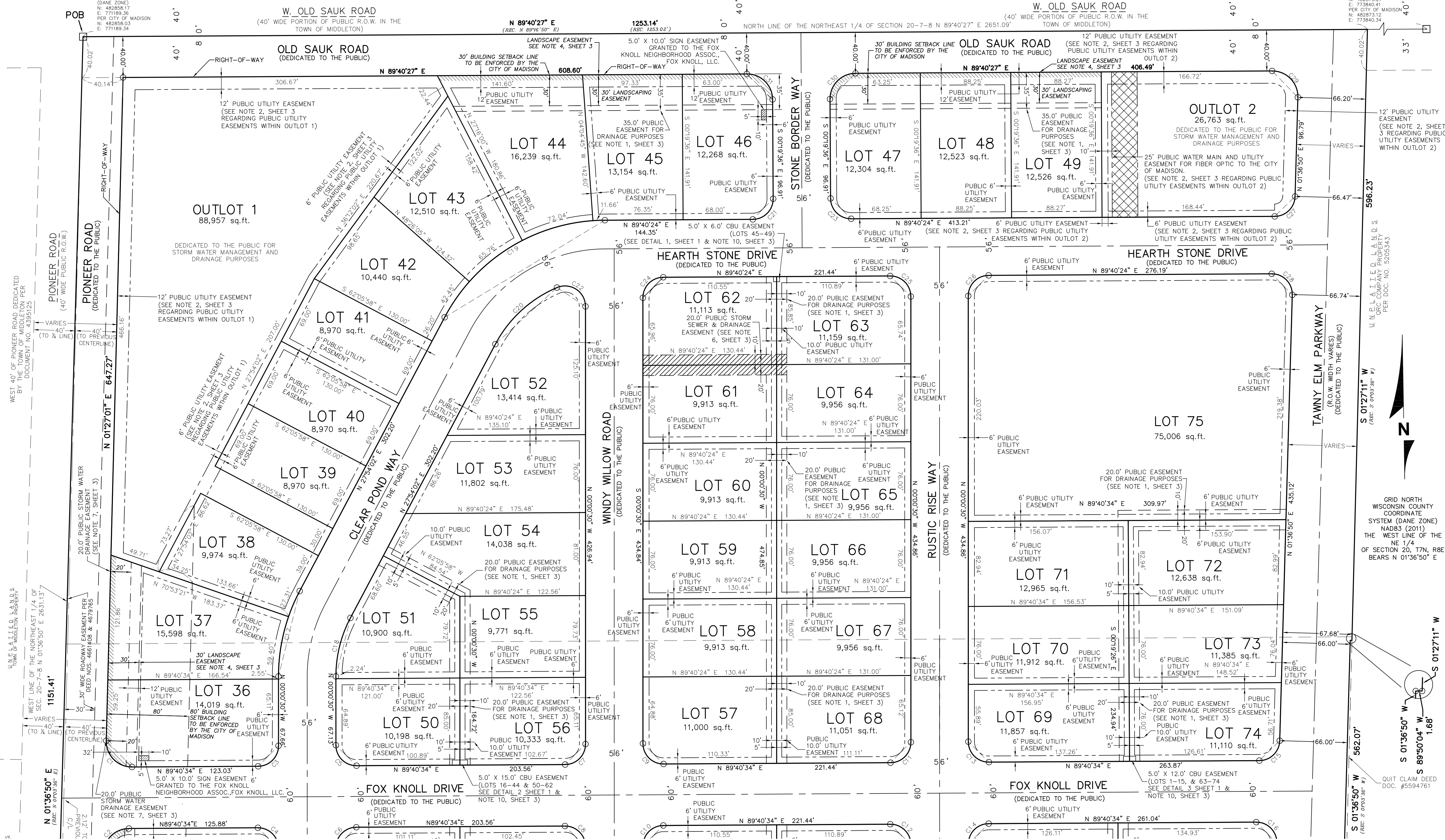
**CJ**  
engineering  
civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com

NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 8 EAST FOUND 1-X REBAR WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)  
N: 482873.27  
E: 773840.41  
PER CITY OF MADISON  
N: 482873.12  
E: 773840.34

## DETAIL 1 5'X6' CLUSTER MAIL BOX UNIT EASEMENT

NOT TO SCALE  
LOT 1 C.S.M. Q.885.9  
TOWN OF MIDDLETON PROPERTY

LOT 2 C.S.M. Q.885.9  
TOWN OF MIDDLETON PROPERTY



**NOTES:**  
1. COOPERATIVE PLAN RESIDENTIAL DENSITY CALCULATION:  
TOTAL PLATTED AREA = 1,446,892 S.F. (33.216 ACRES)  
TOTAL AREA DEDICATED TO THE PUBLIC (R.O.W. & OUTLOT) = 630,569 S.F. (14.476 ACRES)  
TOTAL RESIDENTIAL LOT AREA = 816,323 S.F. = 18,740 ACRES  
4 LOTS PER NET ACRE OF DEVELOPMENT = 4 X 18,740 = 74.96 ≈ 74 LOT NET MAXIMUM DENSITY

**GRAPHIC SCALE**  
1 inch = 50 ft

**DIGGERS HOTLINE**  
Toll Free (800) 242-8151  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
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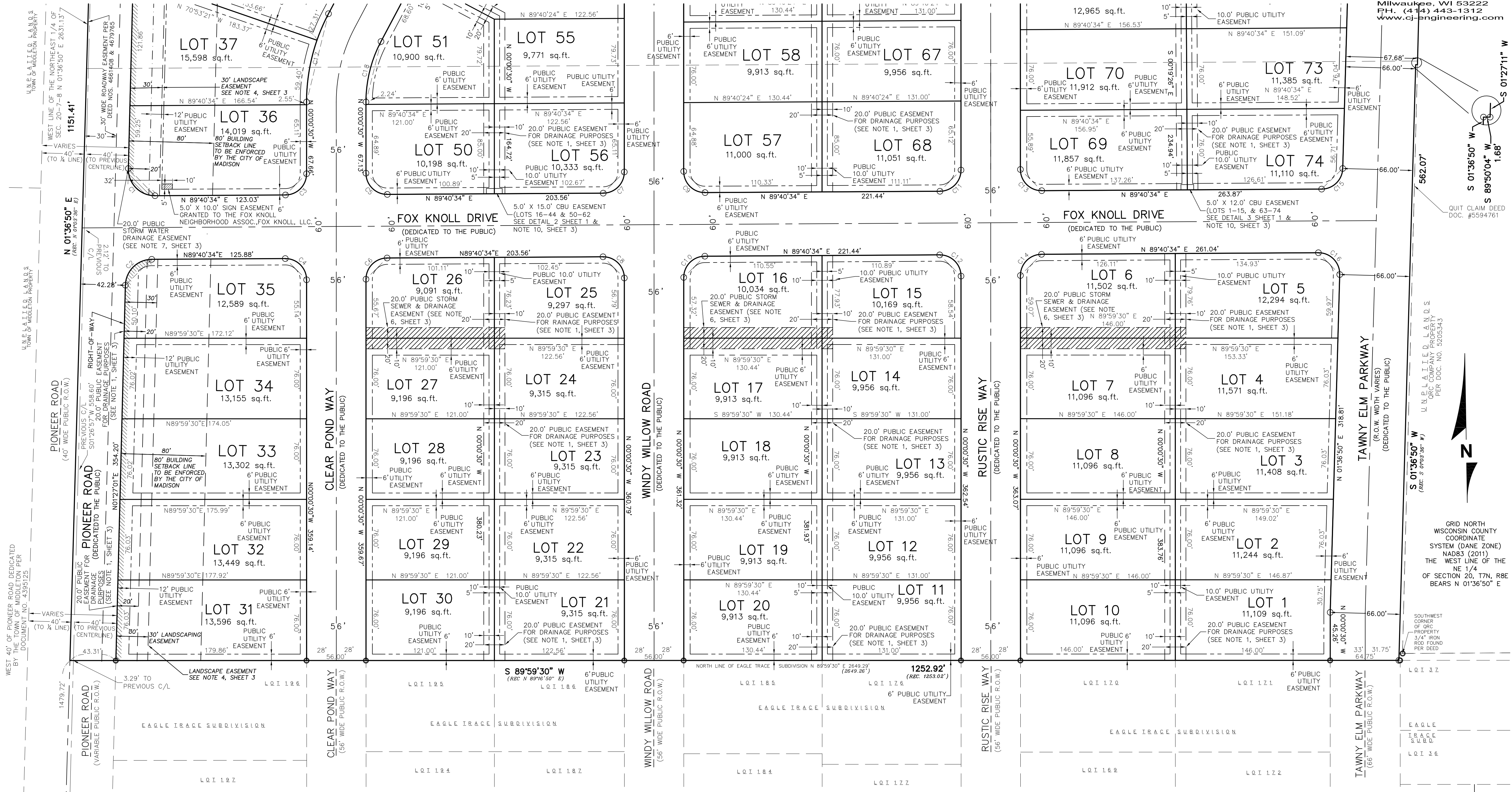
## DETAIL 2 5'X15' CLUSTER MAIL BOX UNIT EASEMENT

## DETAIL 3 5'X12' CLUSTER MAIL BOX UNIT EASEMENT

# FOX KNOLL

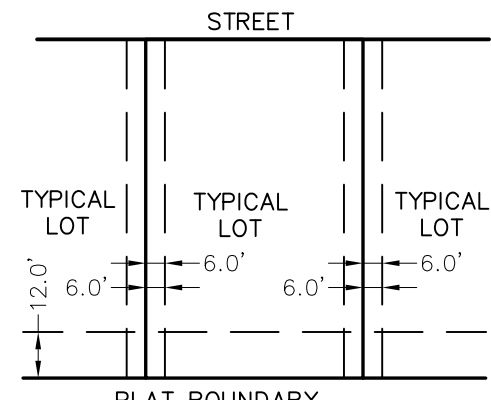
A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION TWENTY (20), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

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CURVE TABLE					CURVE TABLE CONT.									
CURVE NUMBER	Radius	ARC LENGTH	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	CURVE NUMBER	Radius	ARC LENGTH	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING	
C1	25.00'	40.04'	35.90'	S44°26'12.5"E	91°46'27"		LOT 37	178.00'	59.40'	59.12'	N09°33'04.5"W	19°07'09"	19°06'39"	
C2	25.00'	38.50'	34.80'	S45°33'47.5"W	88°13'33"		LOT 38	178.00'	27.31'	27.28'	N23°30'20.5"W	08°47'23"	19°06'39"	
C3	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"		C18	122.00'	59.43'	58.84'	S13°56'46"W	27°54'32"		
C4	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"		C19	178.00'	191.91'	182.75'	S58°47'13"W	61°46'22"		
C5	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"		LOT 42	178.00'	42.45'	42.35'	S34°43'58.5"W	13°39'53"	41°33'55"	
C6	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"		LOT 43	178.00'	65.76'	65.39'	S52°08'57.5"W	21°10'05"	62°44'00"	
C7	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"		LOT 44	178.00'	72.04'	71.54'	S74°19'37.5"W	23°11'15"	85°55'15"	
C8	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"		LOT 45	178.00'	11.66'	11.66'	S87°47'49.5"W	03°45'09"	89°40'24"	
C9	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"		C20	122.00'	83.19'	81.59'	S47°26'06.5"W	39°04'09"	66°58'11"	
C10	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"		C21	20.00'	31.42'	28.28'	N44°40'24"E	90°00'00"		
C11	20.00'	31.31'	28.21'	N44°50'02"E	89°41'04"		C22	20.00'	39.45'	33.36'	N56°31'09.5"W	113°01'19"	66°58'11"	
C12	20.00'	31.53'	28.36'	N45°09'58"W	90°18'56"		C23	20.00'	31.42'	28.28'	S45°19'36"E	90°00'00"		
C13	20.00'	31.53'	28.36'	S45°09'58"E	90°18'56"		C24	20.00'	31.30'	28.21'	S44°49'57"W	89°40'54"		
C14	20.00'	31.31'	28.21'	S44°50'02"W	89°41'04"		C25	20.00'	31.53'	28.36'	N45°10'03"W	90°19'06"		
C15	20.00'	30.74'	27.80'	N45°38'42"E	88°03'44"		C26	20.00'	31.30'	28.21'	S44°49'57"W	89°40'54"		
C16	20.00'	32.09'	28.76'	N44°21'18"W	91°56'16"		C27	20.00'	30.74'	27.80'	N45°38'37"E	88°03'34"		
C17	178.00'	86.70'	85.85'	S13°56'46"W	27°54'32"		C28	20.00'	32.09'	28.76'	N44°21'23"W	91°56'26"		
							C29	25.00'	40.12'	35.95'	N44°21'21.5"W	91°56'23"		
							C30	25.00'	39.27'	35.36'	S44°40'25.5"W	90°00'03"		
							C31	25.00'	39.27'	35.36'	N45°19'34.5"W	89°59'57"		

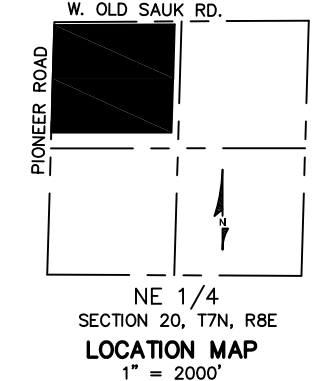
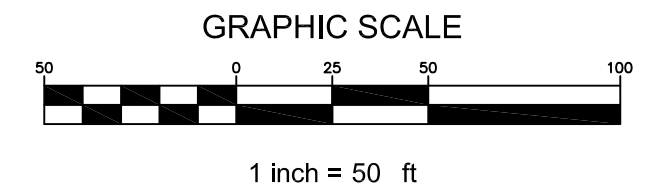
TYPICAL PUBLIC EASEMENT FOR DRAINAGE PURPOSES (NOT TO SCALE)



**LEGEND**

- FOUND 3/4" IRON PIPE
- PLACED 1-1/4" X 1/8" SOLID ROUND REBAR STAKE, WEIGHING 4.30 LBS/FT. ALL OTHER LOT AND OUTLOT CORNERS ARE MARKED WITH 3/4" X 1/8" SOLID ROUND IRON REBAR STAKES, WEIGH 1.50 LBS/FT.
- (REC. N 0703'30" E) INDICATES RECORDED AS INFORMATION
- DENOTES NO VEHICULAR ACCESS PERMITTED
- 6" PUBLIC UTILITY EASEMENT
- 6" PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS (6" WIDE UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT). PUBLIC UTILITY EASEMENTS AS HEREON SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. ALSO SEE NOTE 2, SHEET 3 REGARDING EASEMENTS WITHIN OUTLOTS 1 AND 2.



1. UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT, ALL LOTS ARE SUBJECT TO 6" OR 12" PUBLIC UTILITY EASEMENTS FOR DRAINAGE PURPOSES AS SET FORTH IN NOTE 1 ON SHEET 3.

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www.DiggersHotline.com

WISCONSIN  
LAND SURVEYOR  
CHRISTOPHER A. JACKSON  
S-2851  
WAUWATOSA, WI

REVISED 06-21-2022  
REVISED 08-24-2022  
REVISED 10-31-2022  
REVISED 12-14-2022

# BOARD OF PUBLIC WORKS MEETING 3/ 22/ 2023

## FOX KNOLL PHASE 1

### PROPOSED IMPROVEMENTS

