

PUMPKIN HOLLOW PRELIMINARY PLAT

Known as: 4404 Hoepker Road, Madison, Wisconsin

Part of the Southeast 1/4 of the Southeast 1/4 of Section 9, T8N, R10E, in the City of Madison (previously in the Town of Burke), Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of said Section 9; thence South 89°16'00" West along the South line of the Southeast 1/4 of said Section 9 and the centerline of Hoepker Road, 948.83 feet; thence North 00°36'00" West, 33.0 feet to a point in the Northerly right of way line of Hoepker Road; thence South 89°24'00" West along said Northerly right of way line of Hoepker Road, 17.00 feet; thence North 00°36'00" West along said Northerly right of way line of Hoepker Road, 12.00 feet; thence South 89°24'00" West along the Northerly right of way line of Hoepker Road, 359.32 feet; thence North 00°08'01" East along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 9, 1,190.65 feet; thence North 89°16'00" East, 1,322.98 feet to a point in the center line of Portage Road, said point also being in the East line of the Southeast 1/4 of said Section 9; thence South 00°00'21" West, along the East line of the Southeast 1/4 of said Section 9 and the center line of Portage Road, 640.28 feet; thence South 86°52'22" West, along the North line of Lot 1, Certified Survey Map No. 8211, 333.00 feet; thence South 00°00'21" West along the West line of said Lot 1, 300.00 feet; thence North 86°52'22" East along the South line of said Lot 1, 333.00 feet to a point in the East line of the Southeast 1/4 of said Section 9 and the center line of Portage Road; thence South 00°00'21" West along the East line of said Section 9, 296.21 feet to the point of beginning.

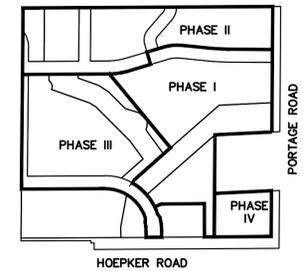
Prepared for: Wangard
Drawing No: 168620-KAC/RMK

Owner/Subdivider:
Prairie Creek L, LLC
1200 North Mayfair Road # 410
Milwaukee, W., I 53226

Professional Land Planner:
Teska Associates
627 Grove Street
Evanston, IL., 60201

Surveyor:
R.A. Smith, Inc.
John P. Casucci
16745 W. Bluemound Rd.
Brookfield, WI., 53005

PHASING PLAN



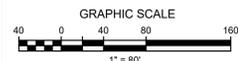
- NOTES:**
- Bearings are based on the South line of the Southeast 1/4 of Section 9, Township 8 North, Range 10 East, in Dane County, Wisconsin, which bears South 89°39'27" West.
 - The subdivision contains 9 Lots and 3 Outlots.
Lots 1 thru 6, & 9 to be residential
Lots 7 and 8 to be commercial
Outlots 1 thru 3 may be park, playground, drainage way or other public use.
 - (D) - to be dedicated public street
 - Development contains 34.91 acres.
 - Elevations refer to NAV 88 Datum. Starting BM: 917.74' - 1 1/4" Iron Rod marking Southeast corner of Section 9.
 - Easements for utilities and drainage will be determined during site engineering and shown on the final plat.
 - The City of Madison shall not be liable for any fees or special assessments in the event they become owners of any Outlot by tax delinquency.
 - There are no wetlands on this site.
 - Per published FEMA Flood Insurance Rate Maps, there are no flood plains on this site.

SURVEYOR'S CERTIFICATE:

I, John P. Casucci, Professional Land Surveyor, do hereby certify that this Preliminary Plat is a correct representation of the existing land divisions features, and that I, to the best of my knowledge and belief, have compiled with the applicable ordinances in preparing the same.

Dated this 31th Day of July 19, 2023
Revised June 25, 2023

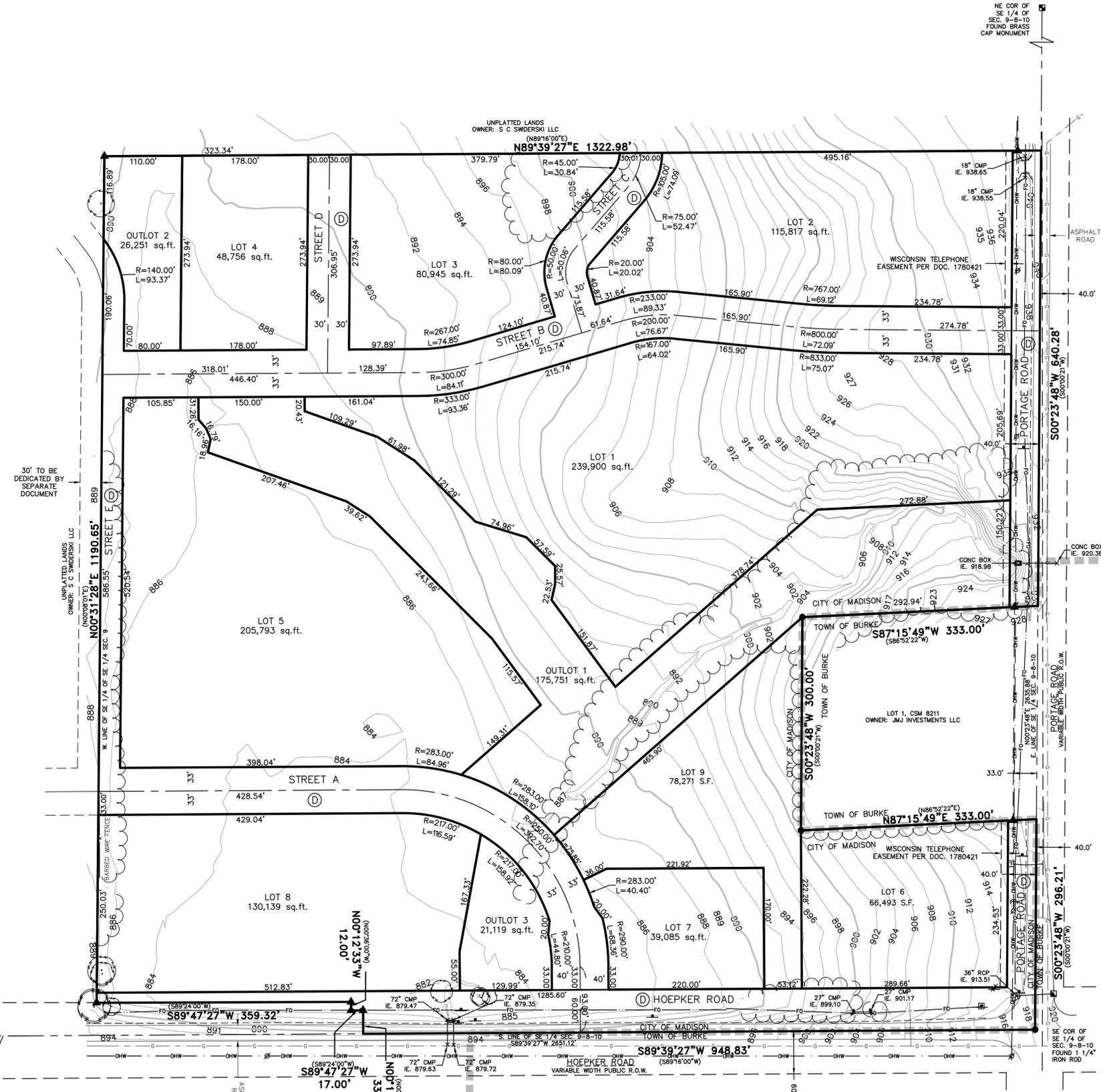
John P. Casucci
John P. Casucci, PLS S-2055



LEGEND

- (D) INDICATES DEDICATED TO THE CITY OF MADISON FOR PUBLIC ROAD PURPOSES
- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- MUNICIPAL BOUNDARY LINE
- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⚡ FLAGPOLE
- ✉ MAILBOX
- SIGN
- ☑ AIR CONDITIONER
- ☑ CONTROL BOX
- ⚡ TRAFFIC SIGNAL
- ☑ CABLE PEDESTAL
- ☑ POWER POLE
- ⚡ GUY POLE
- ⚡ GUY WIRE
- ⚡ LIGHT POLE
- ☑ SPOT/YARD/PEDESTAL LIGHT
- ☑ HANDICAPPED PARKING
- ☑ PULL BOX
- ☑ ELECTRIC MANHOLE
- ☑ ELECTRIC PEDESTAL
- ☑ ELECTRIC METER
- ☑ ELECTRIC TRANSFORMER
- ☑ TELEPHONE MANHOLE
- ☑ TELEPHONE PEDESTAL
- ☑ UTILITY VAULT
- ⚡ GAS VALVE
- ⚡ GAS METER
- ⚡ GAS WARNING SIGN
- ☑ STORM MANHOLE
- ☑ ROUND INLET
- ☑ SQUARE INLET
- ☑ STORM SEWER END SECTION
- ☑ SANITARY MANHOLE
- ☑ SANITARY CLEANOUT OR SEPTIC VENT
- ☑ SANITARY INTERCEPTOR MANHOLE
- ☑ MISCELLANEOUS MANHOLE
- ☑ IRRIGATION CONTROL BOX
- ☑ WATER VALVE
- ☑ HYDRANT
- ☑ WATER SERVICE CURB STOP
- ☑ WATER MANHOLE
- ⚡ WELL
- ⚡ WATER SURFACE
- ⚡ WETLANDS FLAG
- ⚡ MARSH
- ★ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S - SANITARY SEWER
- STO - STORM SEWER
- W - WATERMAIN
- G - MARKED GAS MAIN
- E - MARKED ELECTRIC
- OHW - OVERHEAD WIRES
- B - BUREAU ELEC. SERV.
- T - MARKED TELEPHONE
- TV - MARKED CABLE TV LINE
- FO - MARKED FIBER OPTIC
- (P) - UTILITY PER PLAN
- 780 --- INDICATES EXISTING CONTOUR ELEVATION
- * 780.55 --- INDICATES EXISTING SPOT ELEVATION

SW COR OF SE 1/4 OF SEC. 9-8-10 FOUND BRASS CAP MONUMENT



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raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com