



COOPER INDUSTRIES INC  
UNPLATTED LANDS

PARCEL 1  
CSM No. 9343  
OWNED BY KOHL'S  
VARIABLE WIDTH CROSS ACCESS  
EASEMENT DEDICATED TO BENEFIT  
LANDS TO THE WEST

ZONING  
B-5 (PUD)

POND WEIR STR. (4.7x3.3)  
TOP WEIR EL.= 24.28  
PRIMARY INV.= 19.05  
SECONDARY INV.= 19.03  
OUTLET 4  
CSM No. 9343  
DETENTION  
POND TRACT

OUTLOT 7 UTILITIES  
AREA:  
0.3069 acres 13,325.74 sq. ft.

LOT 3  
AREA:  
0.7354 acres  
32,036.60 sq. ft.  
ZONING  
B-5 (PUD)

LOT 2  
AREA:  
0.3851 acres  
16,774.32 sq. ft.  
ZONING  
B-5 (PUD)

LOT 1  
AREA:  
4.2159 acres  
183,645.94 sq. ft.  
TAX KEY NO. WAKC 1328.999.001

RECORDED AREA PARCEL:  
TAX KEY No. WAKC 1328.999.001  
& WAKC 1328.999.002  
13.4398 acres  
585,436.49 sq. ft.

LOT 5  
AREA:  
4.5018 acres  
196,097.55 sq. ft.  
ZONING  
B-5 (PUD)

LOT 4  
AREA:  
2.2163 acres  
96,541.29 sq. ft.  
ZONING  
B-5 (PUD)

ZONING  
B-5 (PUD)  
TAX KEY NO.  
WAKC 1328.999.002

OUTLOT 6 POND  
AREA:  
1.0814 acres  
47,015.35 sq. ft.

CITY OF WAUKESHA WATER UTILITY  
UNPLATTED LANDS  
WATER RESERVOIR



PRELIMINARY SITE PLAN  
FOR:

FOX RUN

WAUKESHA, WI

DRAWINGS AND SPECIFICATIONS AS  
INSTRUMENTS OF SERVICE ARE THE  
PROPERTY OF VJS CONSTRUCTION SERVICES.  
WHETHER THE WORK FOR WHICH THEY ARE  
MADE BE EXECUTED OR NOT AND ARE NOT TO  
BE USED OR COPIED ON OTHER WORK  
EXCEPT BY WRITTEN AGREEMENT WITH VJS  
CONSTRUCTION SERVICES.

DATE	REV.	REVISION DESCRIPTION
3.9.20		REVISION PER LOT 3

DATE	REV.	REVISION DESCRIPTION

PROJECT NO. ---  
START DATE 11/5/2019  
DRAWN BY MAH  
SCALE AS MARKED

5  
SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

1 PRELIMINARY SITE PLAN  
PUD SITE: 13.46 AC

C1.01

11 APR. 2018