



SITE PLAN REVIEW COMMITTEE MEETING AGENDA

MONDAY, DECEMBER 09, 2024 AT 1:30 PM

**COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI 53094**

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXjvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=82732433307> or call: 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 144391

All public participants' devices will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. Site Plan minutes from November 25, 2024

3. BUSINESS

A. Review and take action: Edge Field Preliminary Plat

B. Review and take action: Hunter Oaks Enclave Preliminary Plat

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@watertownwi.gov, phone 920-262-4006

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

SITE PLAN REVIEW COMMITTEE
November 25, 2024

Section 2, Item A.

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Brian Zirbes, Mike Jacek, Mason Becker, Mike Zitelman Tanya Reynen, Laura Bohlman, Andrew Beyer, Doug Zwieg, Maureen McBroom, and Stacy Winkelman. Mayor Emily McFarland joined virtually.

Also in attendance were Nikki Zimmerman, John Donovan of Bielinski Development, Jason Daye of Excel Engineering, and Scott Kwiecinski of Horizon.

1. Call to Order

The meeting was called to order by Chairperson Brian Zirbes.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated September 9, 2024

Motion was made by Doug Zwieg and seconded by Tanya Reynen to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: Hunter Oaks Planned Development Amendment

John Donovan of Bielinski Development was present to explain the proposal. This entails changes to Area Cb on the General Development Plan approved in June 2024. There are some wetlands in this area, so the site plan and lot layouts had to be revised. Belmont Drive will connect to Steeplechase Drive, 4 lots and a cul de sac have been removed. Items included will be naming of the subdivision to The Enclave, the minimum lot street width will be 45'. Minimum lot width and setbacks have been changed.

The following was presented by staff:

Building:	No comments.
Fire:	Hydrants shall be no more than 300' apart and no closer than 40' to any building. There needs to be a hydrant at the end of each cul-de-sac. Multifamily area plans will need to be reviewed for standpipes and systems.
Water/Wastewater:	No comments.
Police:	No comments.
Stormwater:	There will be a permit application required for Phase 2. Details will be discussed at that point.
Engineering:	No comments.
Streets and Solid Waste:	No comments.
Zoning:	The plat will be forthcoming at a future date.

Motion made by Doug Zwieg to recommend to Plan Commission with the requirements as set forth by the Fire Department of: Hydrants shall be no more than 300' apart and no closer than 40' to any building; a hydrant at the end of each cul-de-sac; and multifamily area plans will need to be reviewed for standpipes and systems. Seconded by Tanya Reynen. Unanimously approved.

B. Review and take action: Site Plan for Lumin Terrace Apartments

This is for a proposed apartment complex by The Collective. Scott Kwiecinski from Horizon and Jason Day of Excel Engineering were present to explain the proposed project. This is for a 92-unit multi-family housing project which is part of the Rock River Ridge Development on a 9.3 acre site. There will be 4 different structures three 24-unit buildings and one 120-unit building. There will be a combination of 1, 2, and 3 bedroom units. Parking meets city codes, there will be two trash enclosures and a dog run area as well as a pavilion.

Building:	State plans will be required. Asked about storage. The units are adequately sized. There are no garages or basements. Bike storage and bike racks will be outside.
Fire:	Fire sprinkler systems will require a hydro flush test with gallon per minute, above ceiling and final inspections. The Fire Department will reach out to the applicant with the information on specific items. On page C1.1 of the plans there needs to be 3' of clearance. Knox Boxes will be required, and signs for the system.
Water/Wastewater:	No comments.
Police:	No comments on this build. With the city growth, there may be some additional needed staff at some point.

Stormwater:

No comments. Plans are being reviewed at this time.

Section 2, Item A.

Engineering:

Private sewer and water system comments were forwarded by the Water Systems Manager. Verified that this is being resolved. There will be no public dedication to this project. Sidewalk extension timeline will be discussed between Engineering and the applicants.

Streets and Solid Waste:

Private company will be required to pick up the trash and recycling.

Parks:

No comments.

Zoning:

No comments.

Motion made by Maureen McBroom and seconded by Doug to approve with the contingency of items being completed with the Fire Department, as discussed, and state plans being submitted to the Building, Safety and Zoning Department with the building permit application. Unanimously approved.

C. Review and take action: 1911 Gateway Drive Site Plan

This will be postponed to a future meeting, per the applicant's request.

D. Adjournment

Motion was made by Andrew Beyer and seconded by Mike Jacek to adjourn. Unanimously approved.

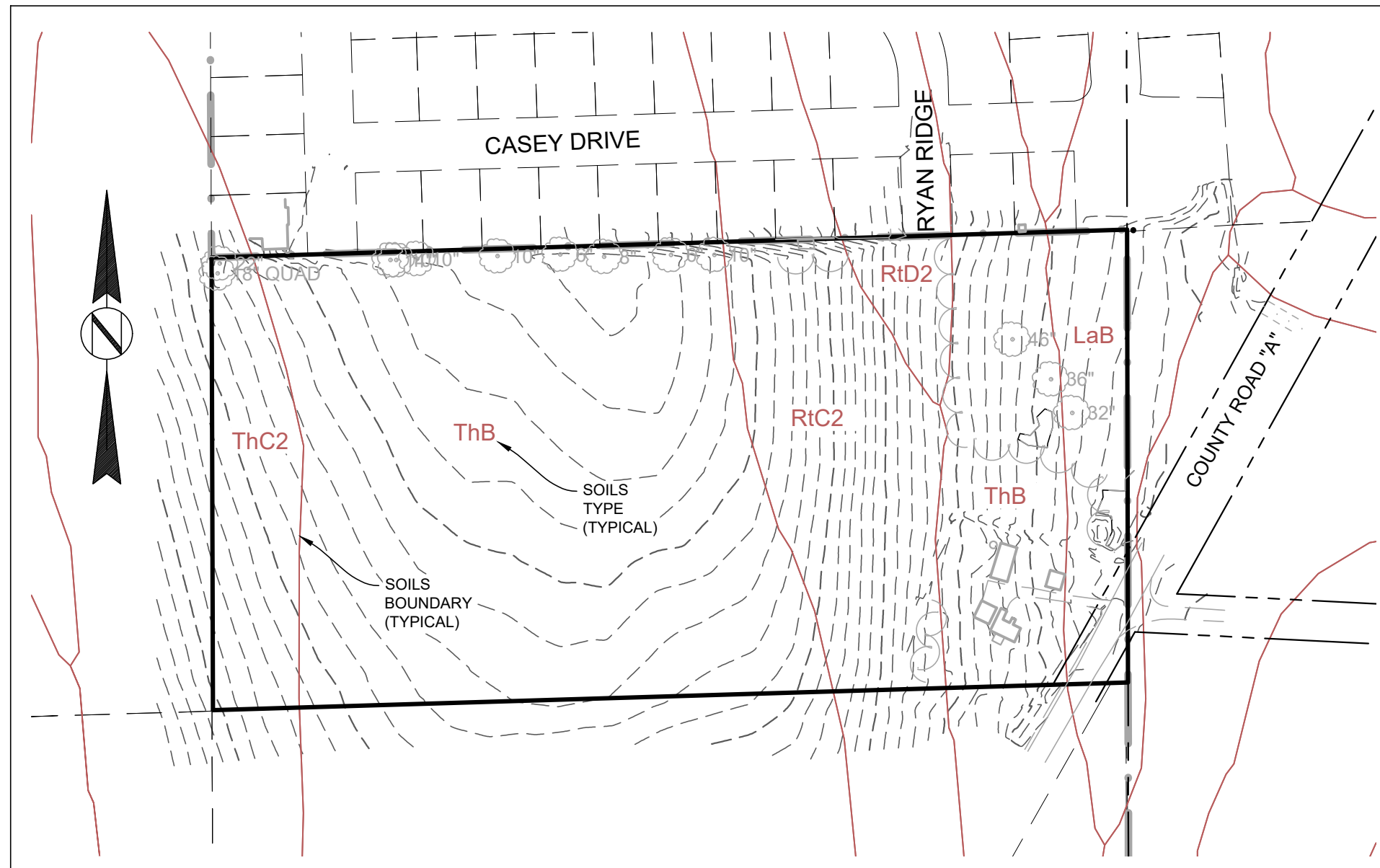
Respectfully submitted,
Nikki Zimmerman
Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.



PRELIMINARY PLAT OF EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



SOILS MAP

SCALE:1"=200'

LEGEND

	SANITARY SEWER AND MANHOLE CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND CURB STOP
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	SIGN
	DECIDUOUS AND CONIFEROUS TREE
	EDGE OF WOODED AREA
	WETLAND
	WOOD FENCE

GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.
- 2) OUTLOT 2 IS RESERVED FOR FUTURE PARK.
- 3) JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- 4) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 5) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55055C0067F, EFFECTIVE DATE FEBRUARY 4, 2015.
- 6) THE OVERALL AREA OF THIS PRELIMINARY PLAT IS 864,637 SQ. FT., 19.849 ACRES
- 7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 8) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.



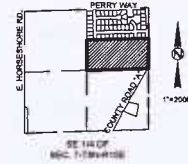
DATED THIS 7TH DAY OF OCTOBER, 2024.

I KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

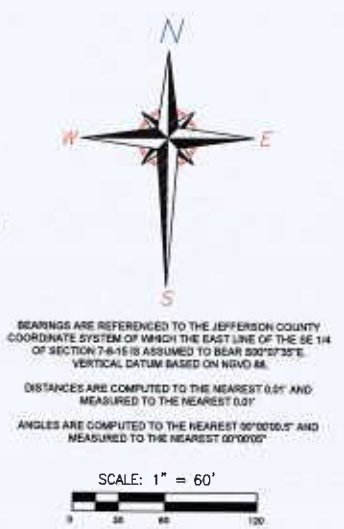
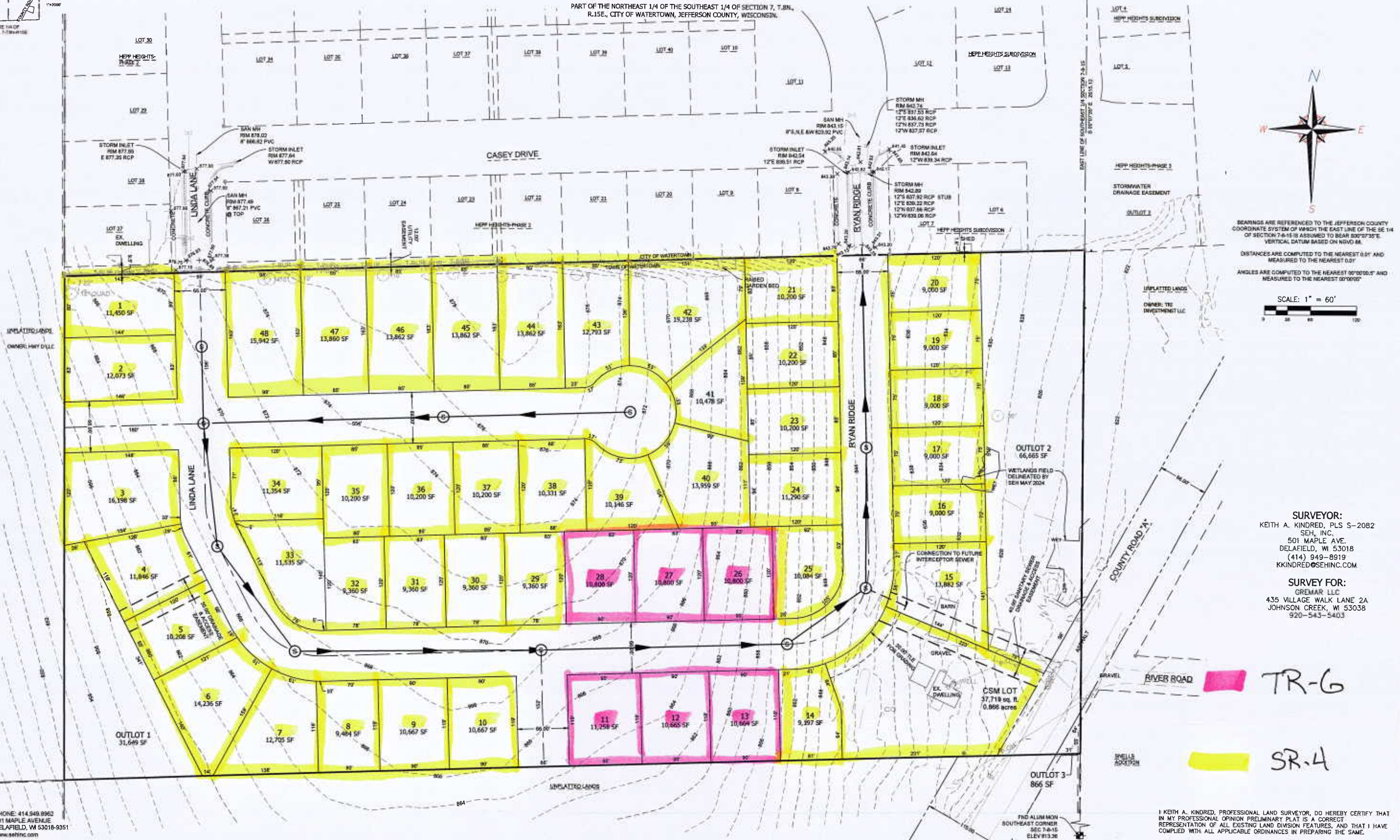
SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

LOCATION MAP



PRELIMINARY PLAT OF
EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY
COORDINATE SYSTEM OF WHICH THE EAST LINE OF THE SE 1/4
OF SECTION 7-8-15 IS ASSUMED TO BEAR S00°57'25"E.
VERTICAL DATUM BASED ON NGVD 88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 30"00'00.0" AND
MEASURED TO THE NEAREST 00'00'00"

SCALE: 1" = 60'

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

TR-6

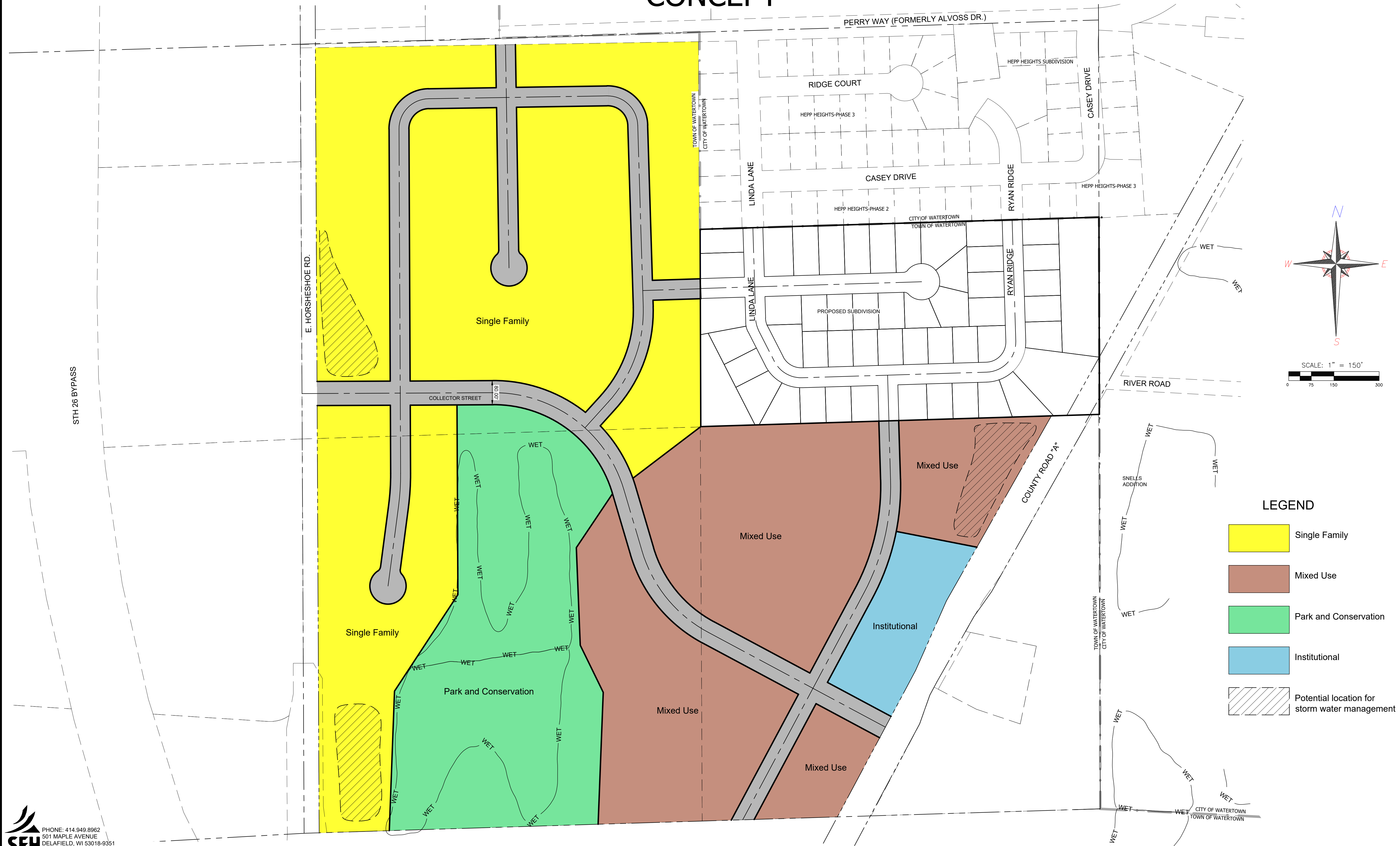
SR-4

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
WWW.SEHINC.COM

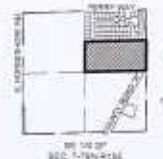
PROJECT GREMR #178692

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT
IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT
REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE
COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

CONCEPT

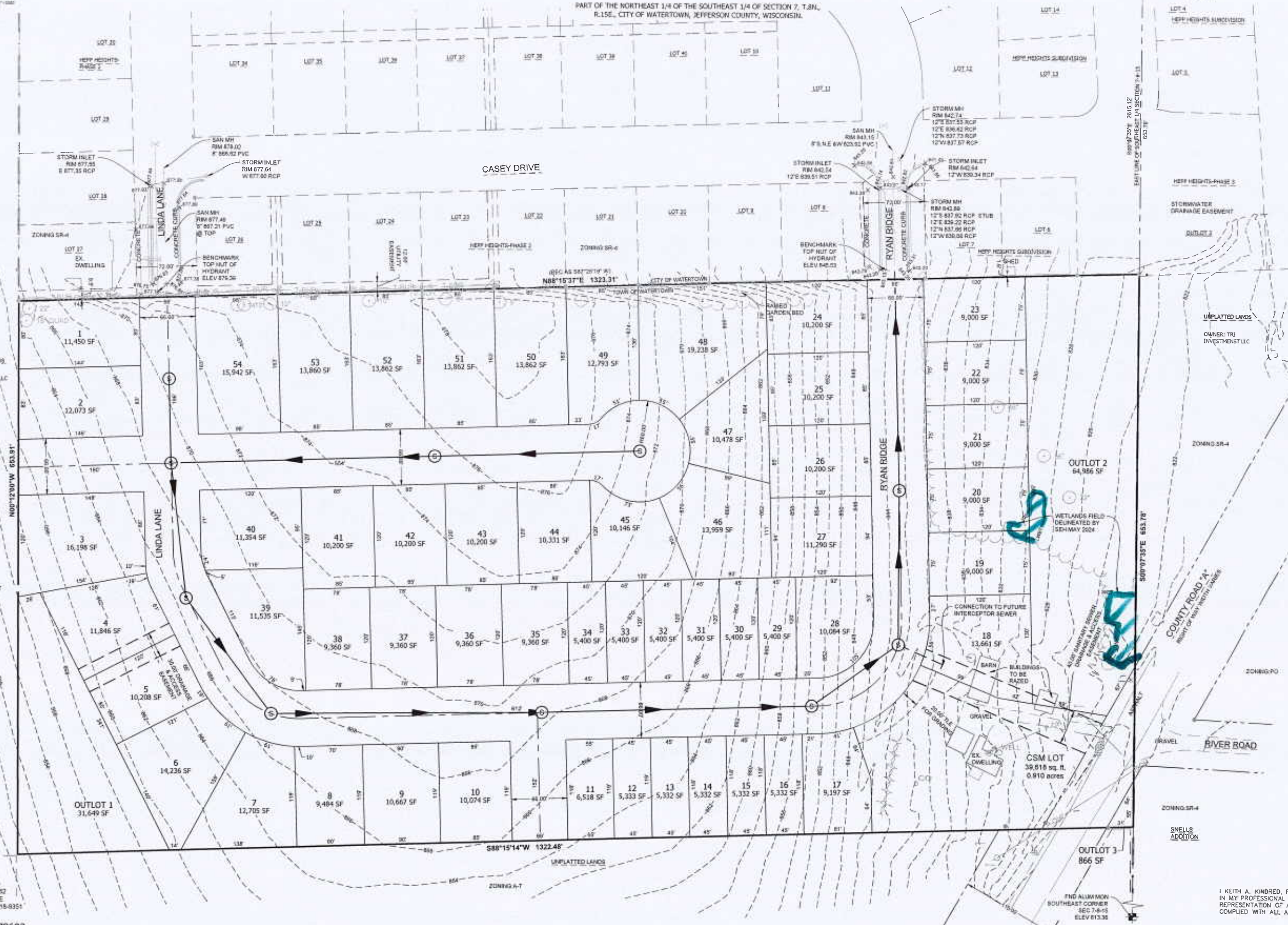


LOCATION MAP



PRELIMINARY PLAT OF
EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N., R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



North arrow pointing North (N), South (S), East (E), and West (W).

BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY COORDINATE SYSTEM OF WHICH THE EAST LINE OF THE SE 1/4 OF SECTION 7-8-15 IS ASSUMED TO BEAR 200°07'35"E. VERTICAL DATUM BASED ON NAD83.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'.

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00" AND MEASURED TO THE NEAREST 00°00'00".

SCALE: 1" = 60'

UNPLATTED LANDS

OWNER: TRI INVESTMENT LLC

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403



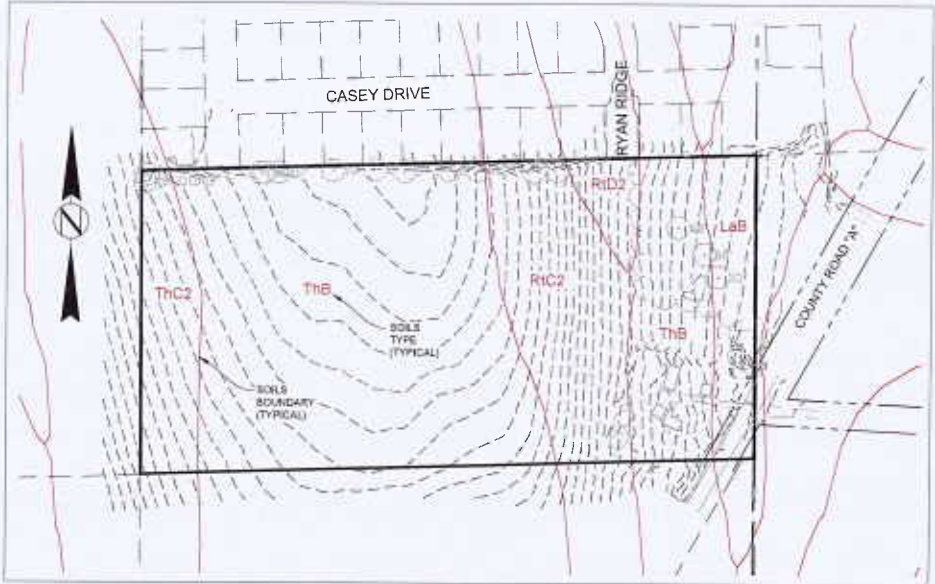
I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SEH
PHONE 414.949.8902
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT GREMR #178692

PRELIMINARY PLAT OF
EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



SOILS MAP
SCALE: 1"=200'

	SANITARY SEWER AND MANHOLE
	CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND CURB STOP
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	SIGN
	DECIDUOUS AND CONIFEROUS TREE
	EDGE OF WOODED AREA
	WETLAND
	WOOD FENCE

GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.
- 2) OUTLOT 2 IS RESERVED FOR FUTURE PARK.
- 3) JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- 4) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 5) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 45055C00677, EFFECTIVE DATE FEBRUARY 4, 2019.
- 6) THE OVERALL AREA OF THIS PRELIMINARY PLAT IS 864,637 SQ. FT., 19.849 ACRES.
- 7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 8) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.



I KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

SUBDIVISION OF LAND

545 Attachment 1

City of Watertown

Site Assessment Checklist

NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

Item No.	Item of Information	Yes	No
I.	Land Resources. Does the project site involve?		
A.	Changes in relief and drainage patterns (attach a topographical map showing, at a minimum, two-foot contour intervals)	✓	
B.	A landform or topographical feature, including perennial streams and hills over 50 feet in elevation		✓
C.	A floodplain (If "yes" attach two copies of the one-hundred-year floodplain limits and the floodway limits - if officially adopted)		✓
D.	An area of soil instability — greater than 18% slope and/or organic soils, peats or mucks at or near the surface as depicted in the applicable County Soils Atlas		✓
E.	An area of bedrock within 6 feet of the soil surface as depicted in the applicable County Soils Atlas		✓
F.	An area with groundwater table within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		✓
G.	An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		✓
H.	Prevention of gravel extraction		
I. ✱	A drainageway for 5 or more acres of land	✓	
J.	Lot coverage of more than 50% impermeable surfaces		✓
K.	Prime agricultural land as depicted in adopted farmland preservation plans		✓
L. ✱	Wetlands as depicted on wetland inventory maps	✓	
M.	Area within the airport height limitations or noise impact zone		✓
N.	Officially mapped environmental corridors		✓
II.	Water Resources. Does the project involve?		
A.	Location in an area traversed by a navigable stream or dry run		✓
B.	Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile		✓
C.	The use of septic tank for on-site waste disposal		✓
D.	Lowering of water table by pumping or drainage		✓

WATERTOWN CODE

Item No.	Item of Information	Yes	No
E.	Raising of water table by altered drainage		✓
F.	Lake or river frontage		✓
III.	Biological Resources. Does the project site involve?		
A.	Critical habitat for plants and animals of community interest per DNR inventory (SEE WDR EMAIL)		✓
B.	Endangered, unusual or rare species of:		✓
1.	Land animals per DNR inventory		✓
2.	Birds per DNR inventory		✓
3.	Plants per DNR inventory		✓
C.	Removal of over 30% of the present trees on the site		✓
IV.	Human and Scientific Interest per State Historical Society Inventory. Does the project site involve?		
A.	An area of archaeological interest		✓
B.	An area of historical interest		✓
1.	Historic buildings or monuments		✓
V.	Energy, Transportation and Communications.		
A.	Does the development increase traffic flow on any arterial or collector street by more than 10% based upon the most recent traffic counts and trip generation rates provided by the ITE?		✓
B. ✗	Is the development traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?	✓	
VI.	Population.		
A.	Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity?	E: Cap.: M: Cap.: H: Cap.:	
VII.	Comments on any of the above which may have significant impact.		
VIII.	Appendixes and Supporting Material.		

- 1) A. ✗ CONTOURS SHOWN ON PREPLAT
- 1) I. ✗ TWO STORMWATER DETENTION BASINS TO BE CONSTRUCTED IN OUTLOTS 1 AND 2.
- 1) L. ✗ SMALL WETLAND FIELD NEAR LOT 20 (SEE LETTER AND PLAT)
- 5) B. ✗ SEWER LAYOUT PROVIDED ON PREPLAT



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Section 3, Item A.

Room C1040
311 S Center Ave
Jefferson, WI 53549

zoning@jeffersoncountywi.gov
Phone: 920-674-7130
Fax 920-674-7525

DATE: October 16, 2024

TO: SEH Inc.

FROM: Matt Zangl, Director of Planning and Zoning

RE: Edge Field Preliminary CSM Review

Zu 10/16/24

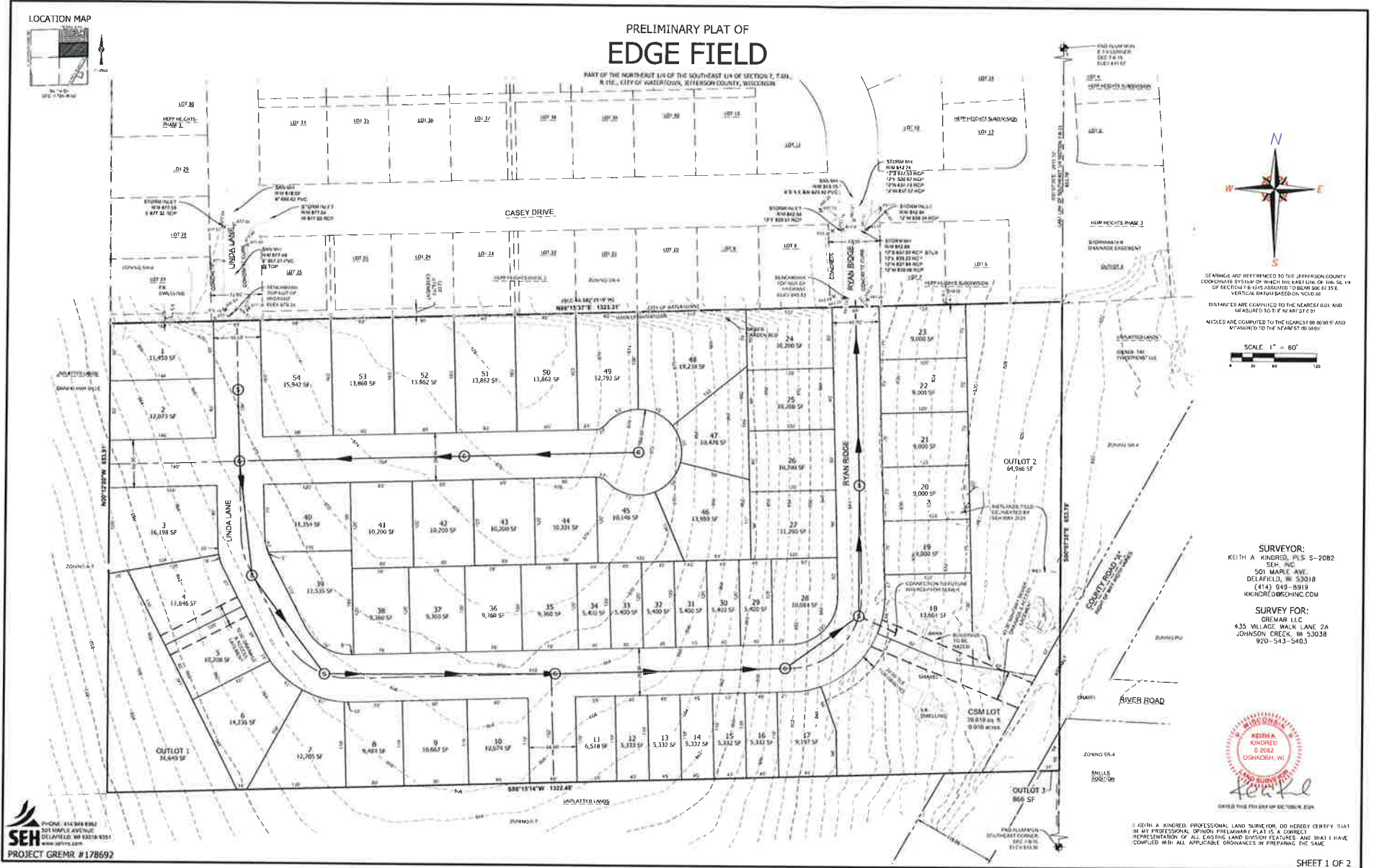
The County Surveyor and I have reviewed the preliminary CSM for Edge Field, prepared by Keith Kindred, PLS, job no. 178692, as dated October 15, 2024, and have the following comments:

- label the radii of the curves
- label the City/Town corporate limits
- Include a road name for the east/west cul-du-sac road and the southernmost road stub

Other comments:

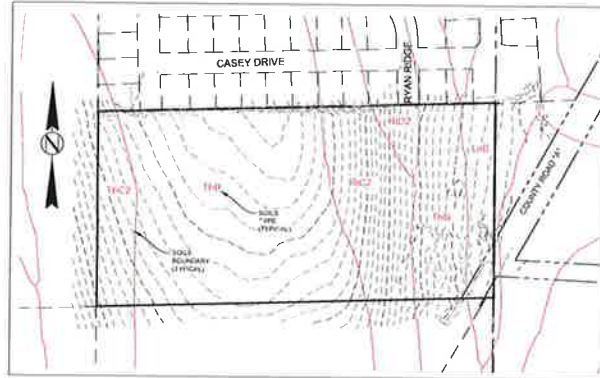
For the final plat, any stormwater outlots (outlot 1 and 2) a note will need to be placed on the plat stating that all lots have an undivided interest in the outlots. Draft language can be provided if needed.

cc: City of Watertown



PRELIMINARY PLAT OF EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.13E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



SOILS MAP
SCALE 1"=200'

LEGEND	
	SANITARY SEWER AND MANHOLE
	CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND CURB STOP
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	SIGN
	DECIDUOUS AND CONIFEROUS TREE
	EDGE OF WOODED AREA
	WETLAND
	WOOD FENCE

GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.
- 2) OUTLOT # IS RESERVED FOR FUTURE PARK.
- 3) JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- 4) NO POLES, PADS, RIGS OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD OBSTRUCT ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 238.13 OF WISCONSIN STATUTES.
- 5) ANFA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD HAZARD RATE MAP, COMMUNITY PANEL NUMBER 5005600077, EFFECTIVE DATE FEBRUARY 4, 2015.
- 6) THE OVERALL AREA OF THIS PRELIMINARY PLAT IS 864,637 SQ. FT., 19.849 ACRES.
- 7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 8) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.



I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PRESENCE, THE PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SURVEYOR:
KEITH A. KINDRED, PLS. S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8819
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov
Phone: 920-674-7524
Fax 920-674-7525

DATE: December 2, 2024

TO: Plat Review
WI Department of Administration

RE: Edge Field Preliminary Plat Review

Jefferson County does conditionally certify the Edge Field preliminary subdivision plat with the following conditions:

- Include a road name for the east/west cul-du-sac road and the southernmost road stub
- For the final plat, any stormwater outlots (outlot 1 and 2) a note will need to be placed on the plat stating that all lots have an undivided interest in the outlots. Draft language can be provided if needed.

Thank you,

Matt Zangl
Director of Planning and Development
Jefferson County
920-674-8638

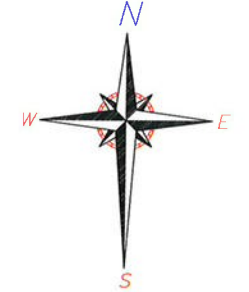
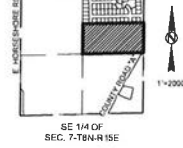
**NO OBJECTION TO SUBDIVISION
PLAT BY THE JEFFERSON COUNTY
PLANNING AND ZONING DEPT.**

*with conditions- see 12/2/24 letter
mt 3m 12/2/24*

PRELIMINARY PLAT OF EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LOCATION MAP



BEARINGS ARE REFERENCED TO THE JEFFERSON COUNTY
COORDINATE SYSTEM OF WHICH THE EAST LINE OF THE SE 1/4
OF SECTION 7-15 IS ASSUMED TO BEAR S00°07'35" E.
VERTICAL DATUM BASED ON NGVD 86.
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'.
ANGLES ARE COMPUTED TO THE NEAREST 00'00.5" AND
MEASURED TO THE NEAREST 00'00.05".

SCALE: 1" = 60'

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403



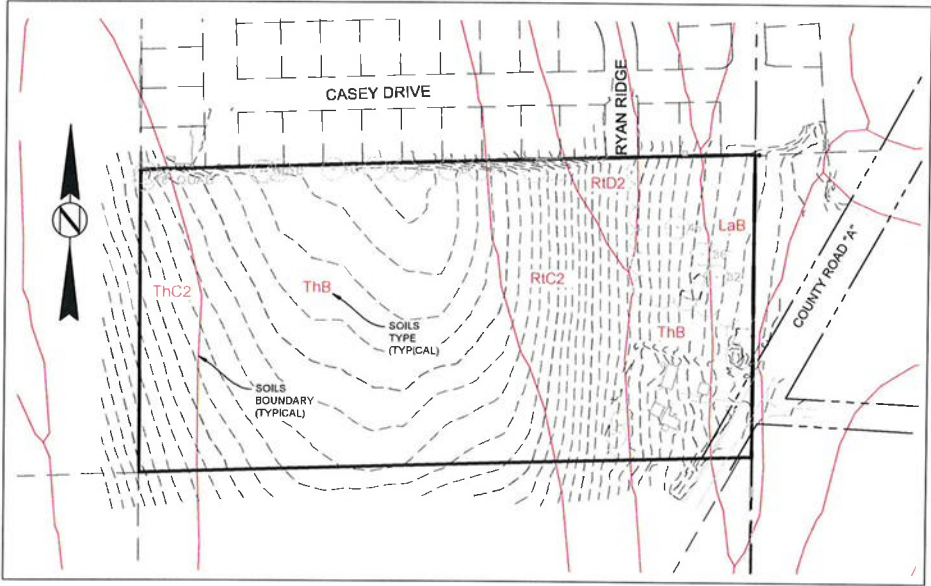
DATED THIS 7TH DAY OF OCTOBER, 2024.

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT
IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT
REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE
COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-8351
www.sehinc.com
PROJECT GREMR #178692

PRELIMINARY PLAT OF
EDGE FIELD

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.8N.,
R.15E., CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



SOILS MAP
SCALE:1"=200'

LEGEND	
	SANITARY SEWER AND MANHOLE CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND CURB STOP
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	SIGN
	DECIDUOUS AND CONIFEROUS TREE
	EDGE OF WOODED AREA
	WETLAND
	WOOD FENCE

GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE CITY OF WATERTOWN UNLESS OTHERWISE STATED.
- 2) OUTLOT 2 IS RESERVED FOR FUTURE PARK.
- 3) JEFFERSON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- 4) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 5) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55055C0067F, EFFECTIVE DATE FEBRUARY 4, 2015.
- 6) THE OVERALL AREA OF THIS PRELIMINARY PLAT IS 864,637 SQ. FT., 19.849 ACRES
- 7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 8) ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER.



I KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

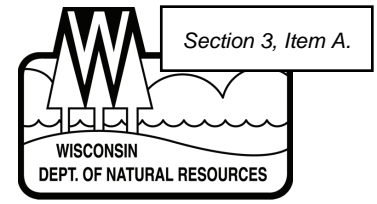
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
GREMAR LLC
435 VILLAGE WALK LANE 2A
JOHNSON CREEK, WI 53038
920-543-5403

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



09/09/2024

WIC-SC-2024-28-02628

Gremar LLC
Attn: Cory O'Donnell
435 Village Walk Lane, Ste 2A
Johnson Creek, WI 53038

RE: Wetland Delineation Confirmation for "Hepp South, N9009 County Road A" located in NE 1/4, SE 1/4, Section 07, Township 08N, Range 15E, in the City of Watertown, Jefferson County

Dear Cory O'Donnell:

We have reviewed the wetland delineation report from SEH Inc. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed wetland delineation figure are acceptable. This finding is based upon a detailed report review and interview with the delineator. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you are planning development on the property, you must avoid take of endangered and threatened species or obtain an incidental take authorization to comply with the state's Endangered Species Law. To ensure compliance, submit an endangered resources review form (Form 1700-047 available at <https://dnr.wi.gov/topic/ERReview/Review.html>) and the DNR Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition, be sure to contact your local zoning office and the U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (414) 308-6780 or kara.brooks@wisconsin.gov.

Sincerely,

Kara Brooks
Wetland Identification Specialist

Enclosures:
Wetland Delineation Figure

Email CC:
USACE Project Manager
Sheri Lieffring, SEH Inc
File

Cory O'Donnell

From: DNR ER Review <DNRERReview@wisconsin.gov>
Sent: Thursday, May 9, 2024 4:41 PM
To: Cory O'Donnell
Subject: RE: Endangered Resources Review Request
Attachments: ER Verification_RJAB LLC Property, County Road A, Watertown, WI.pdf

Hi Cory,

The RJAB LLC Property, County Road A, Watertown, WI project is covered by Table 2 of the [Broad Incidental Take Permit/Authorization for No/Low Impact Activities \(No/Low BITP/A\)](#), a formal ER Review letter is not needed and there are no actions that need to be taken to comply with state endangered species laws. Any take that may result from the proposed project is permitted/authorized, and the ER Review fee is waived.

Specifically, the project is covered by Activities:

2-A4, Any upland activity with only mussel, fish, aquatic insect and/or aquatic plant species present, erosion controls required within 300' of wetlands and waterbodies, and

2-A6, Blanchard's Cricket Frog present, based on the distance to the nearest suitable waterbody no further actions needed.

Please note, Table 2 is for use by DNR Staff and ER Certified Reviewers only, therefore, the table is not available online. The no/low BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state.

Attached is an ER Review Verification Form for you to keep on file and submit with any other necessary DNR permit applications to indicate that ER requirements have been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Please contact me if you have any questions.

Thanks,
 Melissa

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Melissa Tumbleson

Pronouns: she/her/hers

Endangered Resources Review Specialist – Natural Heritage Conservation

Wisconsin Department of Natural Resources

Cell Phone: 608-419-2755

melissa.tumbleson@wisconsin.gov



From: Cory O'Donnell <Cory@looshomes.com>
Sent: Thursday, May 9, 2024 12:35 PM
To: DNR ER Review <DNRERReview@wisconsin.gov>
Subject: Endangered Resources Review Request

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

Please see the attached ERRR request for a 20 acre parcel (tax key) **032-0815-0741-002**. The parcel is located in the Town of Watertown.

Thanks,

Cory O'Donnell

Loos Custom Homes Land Dev.
435 Village Walk Lane 2A
Johnson Creek, WI 53038
Main Phone: 920-699-3787
Direct Phone: 920-543-5403

PRELIMINARY PLAT OF HUNTER OAKS ENCLAVE

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941, LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

DEVELOPMENT SUMMARY:

1. Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
2. Subdivision contains approximately 13.1354 Acres.
3. Subdivision contains 44 Lots and 1 Outlot.
4. All lots to be served by Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
6. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
7. Proposed Zoning = PUD
8. Outlot 1 contains Stormwater Management Facilities and Open Space.
9. The Owners of C.S.M. # _____ Lots 1-4 and Lots 1-40 within this Subdivision shall each own an equal undivided fractional interest in all Outlots of this Subdivision. Jefferson County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
10. Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of C.S.M. # _____ Lots 1-4 and Lots 1-40 within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.

VISION CORNER EASEMENT: (V.C.E.)

Corner Lots & Outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will meet Chapter 288, municipal code, and will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Bears North 01°47'45" East.

VERTICAL DATUM PLANE:

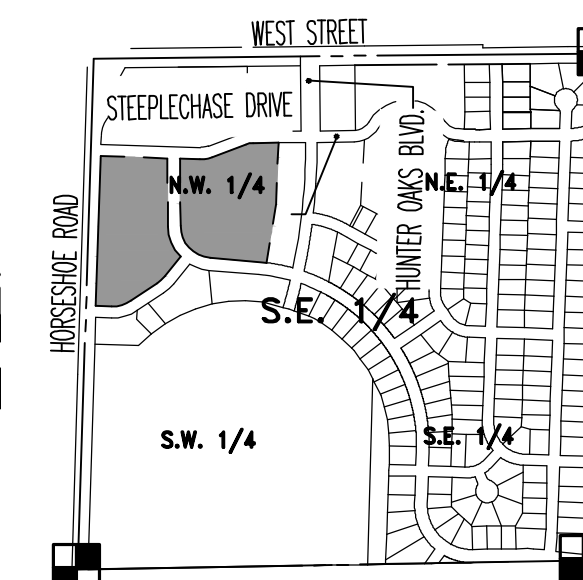
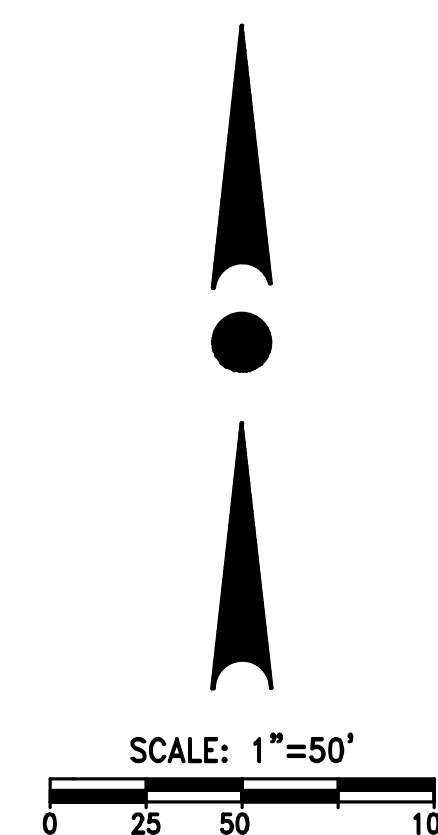
All elevations are referenced to the North American Vertical Datum of 1988 (12).

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Jefferson County, Planning and Zoning Department

APPROVING AUTHORITY:

- City of Watertown



LOCALITY MAP:
S.E. 1/4, SEC. 6,
T. 8 N., R. 15 E.
SCALE: 1"=1000'

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision regulations of the City of Watertown.

Date: 8/19/2024
Revised: 10/08/2024
Revised: 11/14/2024



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

CURVE TABLE:

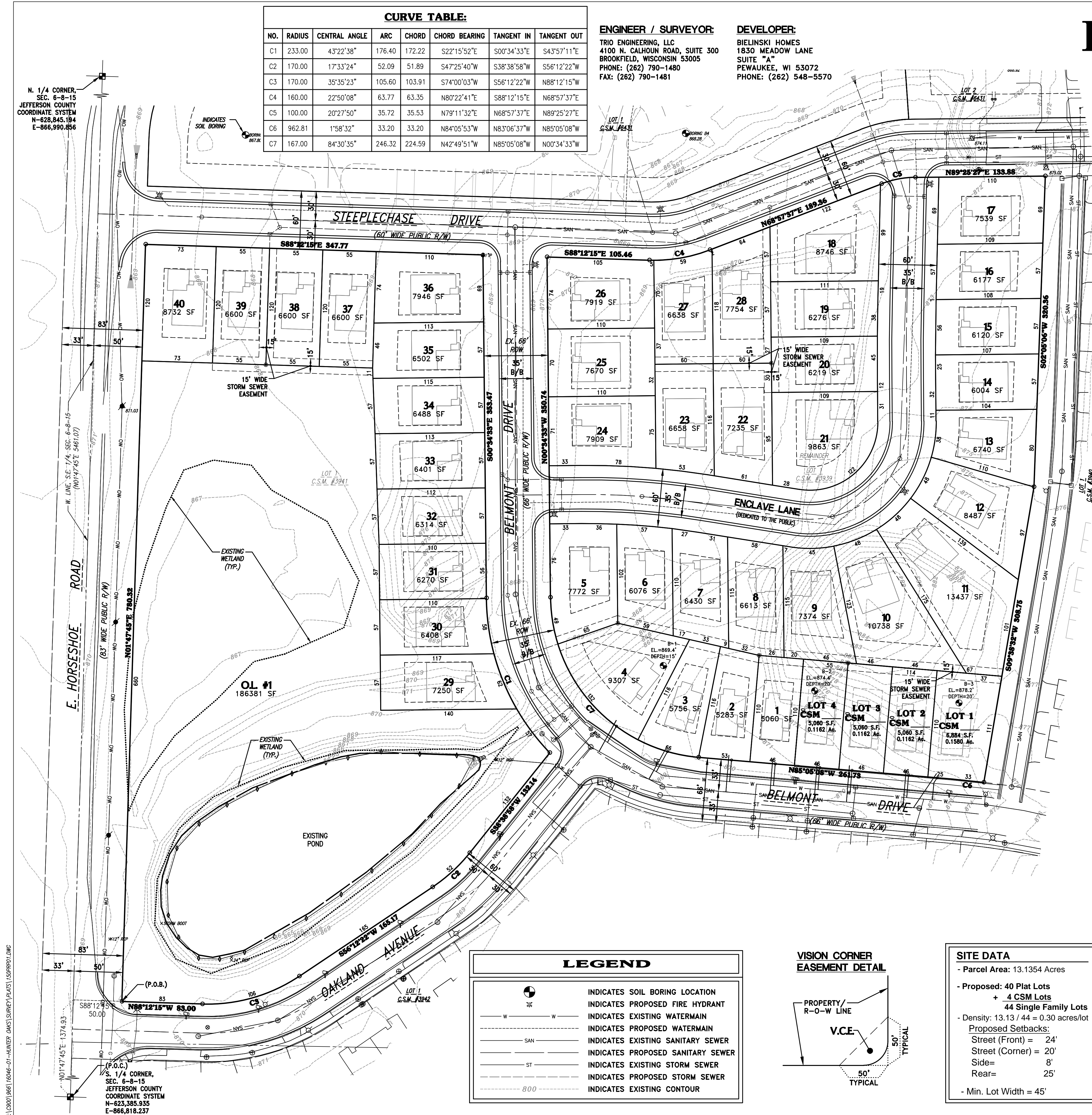
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	233.00	43°22'38"	176.40	172.22	S22°15'52"E	S00°34'33"E	S43°57'11"E
C2	170.00	17°33'24"	52.09	51.89	S47°25'40"W	S38°38'58"W	S56°12'22"W
C3	170.00	35°35'23"	105.60	103.91	S74°00'03"W	S56°12'22"W	N88°12'15"W
C4	160.00	22°50'08"	63.77	63.35	N80°22'41"E	S88°12'15"E	N68°57'37"E
C5	100.00	20°27'50"	35.72	35.53	N79°11'32"E	N68°57'37"E	N89°25'27"E
C6	962.81	1°58'32"	33.20	33.20	N84°05'53"W	N83°06'37"W	N85°05'08"W
C7	167.00	84°30'35"	246.32	224.59	N42°49'51"W	N85°05'08"W	N00°34'33"W

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:

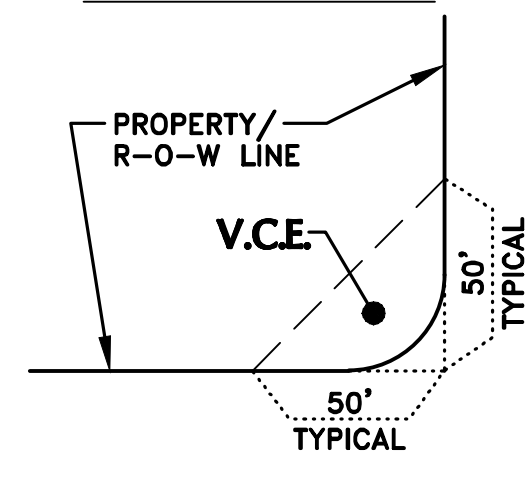
BIELINSKI HOMES
1830 MEADOW LANE
SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570



LEGEND

	INDICATES SOIL BORING LOCATION
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

VISION CORNER EASEMENT DETAIL



SITE DATA

- Parcel Area: 13.1354 Acres
- Proposed: 40 Plat Lots
+ 4 CSM Lots
44 Single Family Lots
- Density: 13.13 / 44 = 0.30 acres/lot
- Proposed Setbacks:
Street (Front) = 24'
Street (Corner) = 20'
Side = 8'
Rear = 25'
- Min. Lot Width = 45'



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggasser@trioeng.com

PROJECT:
HUNTER OAKS ENCLAVE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WATERTOWN, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LANE, SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570

DATE	DESCRIPTION
8/19/2024	INITIAL SUBMITTAL
10/8/2024	REVISED PARCELS
11/14/2024	REVISED PARCELS

DATE:
NOVEMBER 14, 2024

JOB NUMBER:
22-059-1155-01

DESCRIPTION:
PRELIMINARY PLAT

SHEET

1 OF 1



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov
Phone: 920-674-7524
Fax 920-674-7525

DATE: September 9, 2024

TO: Plat Review
WI Department of Administration

RE: Hunter Oaks Enclave

Jefferson County does not object to the Hunter Oaks Enclave preliminary subdivision plat.

The County Surveyor does have the following comment:

- The subdivision is tied to the north and south ends of the quarter line of Section 6, Town 8 North, Range 15 East, beginning at the south quarter corner. The center quarter corner has a tie sheet from 2018. Was this corner searched for, and not recovered?

Thank you,

Matt Zangl
Director of Planning and Development
Jefferson County
920-674-8638



PROJECT:
HUNTER OAKS ENCLAVE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WATERTOWN, WISCONSIN
BY: **BIELINSKI HOMES**
1830 MEADOW LANE, SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
AUGUST 19, 2024

JOB NUMBER:
22-059-1155-01

DESCRIPTION:
PRELIMINARY PLAT

SHEET

PRELIMINARY PLAT OF HUNTER OAKS ENCLAVE

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941, LOT 1 OF CERTIFIED SURVEY MAP NO. 3939 AND VACATED BELMONT DRIVE, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

DEVELOPMENT SUMMARY:

1. Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
2. Subdivision contains approximately 13.1354 Acres.
3. Subdivision contains 53 Lots and 2 Outlots.
4. All lots to be served by Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
6. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
7. Proposed Zoning = PUD
8. Outlot 1 contains Utilities and Open Space.
9. Outlot 2 contains Stormwater Management Facilities and Open Space.
10. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in all Outlots of this Subdivision. Jefferson County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
11. Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.

VISION CORNER EASEMENT: (V.C.E.)

Corner Lots & Outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Bears North 01°47'45" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 (12).

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Jefferson County, Planning and Zoning Department

APPROVING AUTHORITY:

- City of Watertown

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision regulations of the City of Watertown.

Date: 8/19/2024



Grady L. Gosser, P.L.S.
Professional Land Surveyor 5-2872



LOCALITY MAP:
S.E. 1/4, SEC. 6,
T. 8 N., R. 15 E.
SCALE: 1"=1000'

CURVE TABLE:						
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN TANGENT OUT
C1	160.00	22°50'08"	63.77	63.35	N80°22'41"E	S88°12'15"E N66°57'37"E
C2	170.00	20°27'50"	60.72	60.40	N78°11'32"E	N68°57'37"E N89°25'27"E
C3	167.00	41°19'45"	120.46	117.87	N64°25'15.5"W	N85°05'08"W N43°45'23"W
C4	170.00	17°33'24"	52.09	51.89	S47°25'40"W	S38°36'58"W S56°12'22"W
C5	170.00	35°35'23"	105.60	103.91	S74°00'03.5"W	S56°12'22"W N88°12'15"W

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

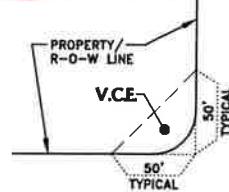
DEVELOPER:
BIELINSKI HOMES
1830 MEADOW LANE
SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570

**NO OBJECTION TO SUBDIVISION
PLAT BY THE JEFFERSON COUNTY
PLANNING AND ZONING DEPT.**
mtz 9/9/24

LEGEND

- INDICATES SOIL BORING LOCATION
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR

VISION CORNER EASEMENT DETAIL



SITE DATA

- Parcel Area: 13.1354 Acres
- Proposed: 53 Single Family Lots
- Density: 13.13 / 53 = 0.25 acres/lot
- Proposed Setbacks:**
 - Street (Front) = 20'
 - Street (Corner) = 20'
 - Side = 8'
 - Rear = 25'
- Min. Lot Width = 50'



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53538

zoning@jeffersoncountywi.gov
Phone: 920-674-7524
Fax 920-674-7525

DATE: December 2, 2024

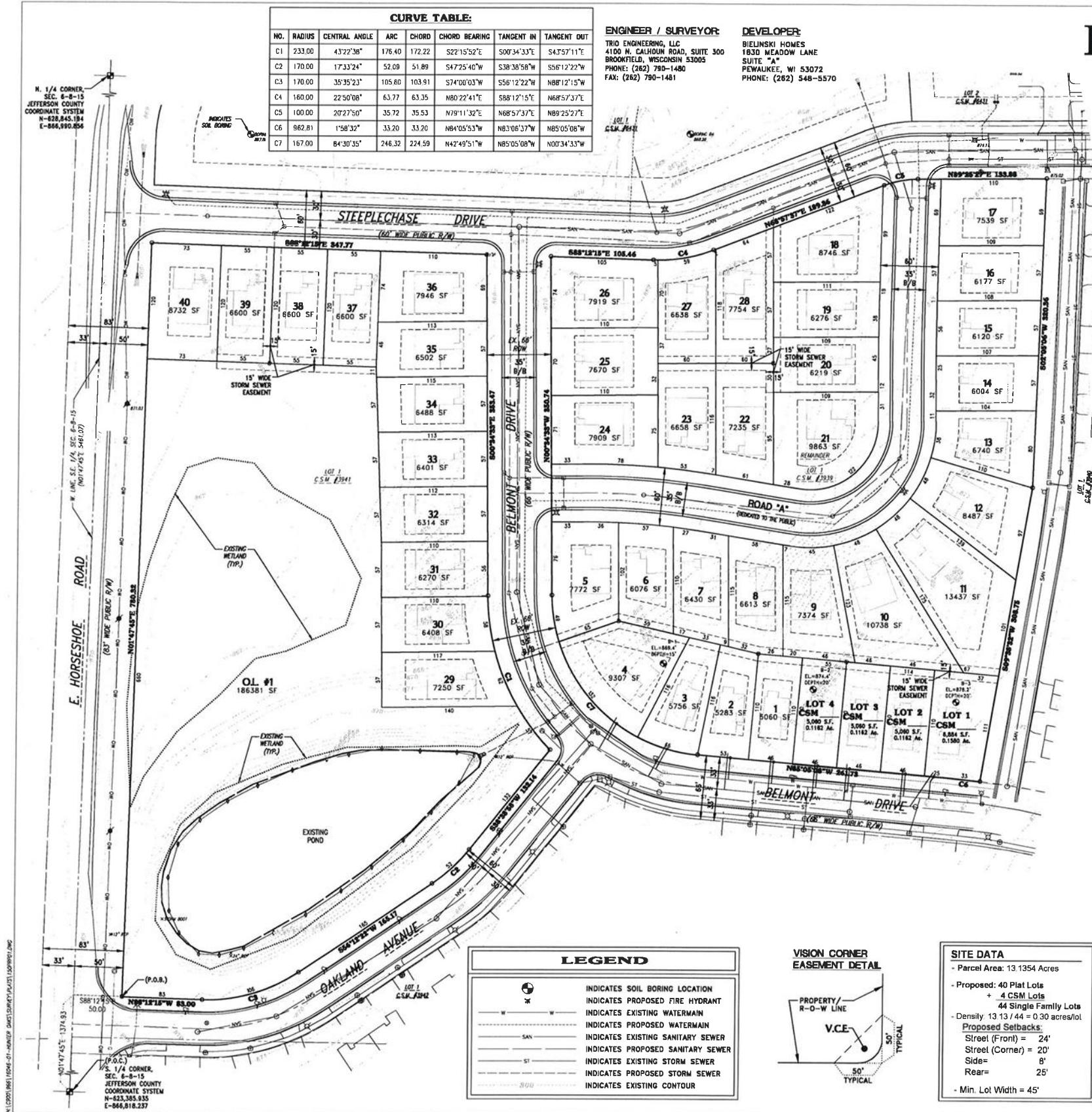
TO: Plat Review
WI Department of Administration

RE: Hunter Oaks Enclave

Jefferson County does not object to the Hunter Oaks Enclave subdivision plat and certifies the plat as non-objectionable.

Thank you,

Matt Zangl
Director of Planning and Development
Jefferson County
920-674-8638



PRELIMINARY PLAT OF HUNTER OAKS ENCLAVE

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941, LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

DEVELOPMENT SUMMARY:

1. Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
2. Subdivision contains approximately 13.1354 Acres.
3. Subdivision contains 44 Lots and 1 Outlot.
4. All lots to be served by Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
6. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
7. Proposed Zoning = PUD
8. Outlot 1 contains Stormwater Management Facilities and Open Space.
9. The Owners of C.S.M. #1-4 and Lots 1-40 within this Subdivision shall each own an equal undivided fractional interest in all Outlots of this Subdivision. Jefferson County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
10. Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of C.S.M. #1-4 and Lots 1-40 within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.

VISION CORNER EASEMENT: (V.C.E.)

Corner Lots & Outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lot and Outlot in this Subdivision to the public Roads across the Vision Corner Easement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will meet Chapter 288, municipal code, and will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Bears North D1°47'45" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 (12).

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Jefferson County, Planning and Zoning Department

APPROVING AUTHORITY:

- City of Watertown

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision regulations of the City of Watertown.

Dated: 8/18/2024
Reviewed: 10/08/2024
Revised: 11/14/2024



Grady L. Gosser, P.L.S.
Professional Land Surveyor 5-2972



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT:
HUNTER OAKS ENCLAVE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WATERTOWN, WISCONSIN

BY:
BIELINSKI HOMES
1830 MEADOW LANE, SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570

REVISION HISTORY	
DATE	DESCRIPTION
8/18/2024	INITIAL SUBMITTAL
10/8/2024	REVISED PARCELS
11/14/2024	REVISED PARCELS

DATE:
NOVEMBER 8, 2024

JOB NUMBER:
22-059-1155-01

DESCRIPTION:
PRELIMINARY
PLAT

SHEET
1 OF 1

NO OBJECTION TO SUBDIVISION
PLAT BY THE JEFFERSON COUNTY
PLANNING AND ZONING DEPT.

[Signature]
12-2-24



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Plat Review

PO Box 1645, Madison WI 53701

E-mail: plat.review@wi.gov

<https://doa.wi.gov/platreview>

October 02, 2024

Grady Gosser
TRIO ENGINEERING LLC
ggosser@trioeng.com

FILE NO. 122012
Hunter Oaks Enclave
City of Watertown, Jefferson County

Dear Grady Gosser:

You have submitted the preliminary plat of Hunter Oaks Enclave for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats.; the Jefferson County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

s. 236.16 (1) Lots in counties having more than 40,000 population are required to be no less than 50' in width and 6,000 square feet in area; except "In municipalities, towns and counties adopting SUBDIVISION CONTROL ORDINANCES under s. 236.45, minimum lot width and area may be reduced to dimensions authorized under such ORDINANCES if the lots are served by public sewers." Many lots in this subdivision are less than 50' in width and/or 6,000 square feet in area.

Prior to our certification of the plat, we must be provided with verification that City of Watertown ordinance allows such lot widths and/or areas. Verification may be in the form of a letter or email from the City that cites the ordinance, or you may provide the same.

COUNTY PLANNING AGENCY:

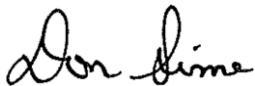
The Jefferson County Planning Agency is an objecting agency on this plat. On 09/06/2024 we transmitted copies to them for review. On 09/09/2024, we were notified that they do not object to this plat.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office as listed above.

Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is written in a cursive, flowing style.

Don Sime, PLS
Plat Review

cc: Bielinski Homes, Owner
Clerk, City of Watertown
Jefferson County Planning Agency

PLAT RECEIVED FROM SURVEYOR ON 09/06/2024; REVIEWED ON 10/02/2024

October 22, 2024

Andrew Beyer, P.E.
 Director of Public Works/City Engineer
 City of Watertown

RE: Hunter Oaks Preliminary Plat Review

Dear Mr. Beyer,

Survey Comments

1. There appears to be a bust in the exterior boundary; it does not close by approximately 30+ feet.
2. 545-13B(3)(a), Proposed Road “A” should be given its proper name.
3. 545-13B(1)(b), Provide the name and address of the property owner on the plat.
4. 545-13B(2)(i), Verify the current platting status of lands lying east and northeast of plat. They are shown as CSM lots but county parcel mapping shows them as Condo plats.
5. 545-13B(2)(j), Show the existing land use and current zoning information.

Engineering Comments

1. 545-13B(3)(c), Provide a draft of proposed covenants, if any, to be imposed.
2. 545-13B(2)(d), label the existing alley adjacent to the preliminary plat.
3. 545-13B(3)(e), Provide a statement from a licensed engineer representing the project that certifies that the technical requirements of City Code § 545 will be met when final engineering design plans (including plans and profiles for public improvements and grading, erosion control, and stormwater management plans) are submitted. Such final engineering design plans shall be submitted and approved by the City Engineer prior to approval of the final plat.
4. 545-13B(2)(h), all final engineering approved plans shall provide the size and invert elevation of any existing sanitary and storm sewers, culverts, or drainpipes and the location and size of any existing water and gas mains on or adjacent to the plat and for proposed use in the development.
5. 545 Attachment 2, The City’s minimum right-of-way (ROW) width for Residential (typical) roads is 66 feet. The preliminary plat includes a ROW of 60 feet. Provide a typical cross-section or plan showing the proposed improvements meeting City standards (roadway, curb and gutter, terrace, sidewalk, etc.) will fit within the 60 foot ROW.
6. Show all required drainage easements per City code.

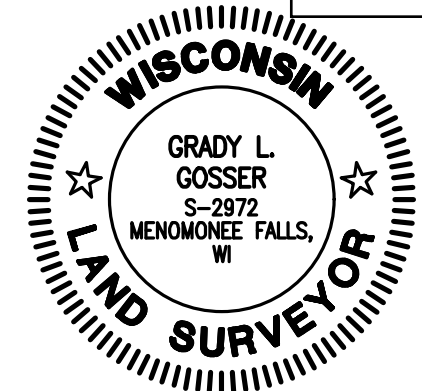
Please find enclosed the preliminary plat with markups for some of the above comments.

Joseph M. Komorowski, PE
 Civil Engineer
 GRAEF

Christina Rauh, PE
 Civil Engineer
 GRAEF

Troy Collins, PLS
 Project Surveyor
 GRAEF

Encl. Plat markups



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT:
HUNTER OAKS ENCLAVE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WATERTOWN, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LANE, SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570

REVISION HISTORY	
DATE	DESCRIPTION
8/19/2024	INITIAL SUBMITTAL
10/8/2024	REVISED PARCELS

DATE:
OCTOBER 8, 2024

JOB NUMBER:
22-059-1155-01

DESCRIPTION:
PRELIMINARY PLAT

SHEET

1 OF 1

PRELIMINARY PLAT OF HUNTER OAKS ENCLAVE

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941, LOT 1 OF CERTIFIED SURVEY MAP NO. 3939 AND VACATED BELMONT DRIVE, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

DEVELOPMENT SUMMARY:

- Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
- Subdivision contains approximately 13.1354 Acres.
- Subdivision contains 47 Lots and 2 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
- Proposed Zoning = PUD - CURRENT ZONING AND LAND USE?**
- Outlot 1 contains Utilities and Open Space.
- Outlot 2 contains Stormwater Management Facilities and Open Space.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in all Outlots of this Subdivision. Jefferson County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.

VISION CORNER EASEMENT: (V.C.E.)

Corner Lots & Outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Bears North 01°47'45" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 (12).

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Jefferson County, Planning and Zoning Department

APPROVING AUTHORITY:

- City of Watertown

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision regulations of the City of Watertown.

Date: 8/19/2024
Date: 10/08/2024



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:

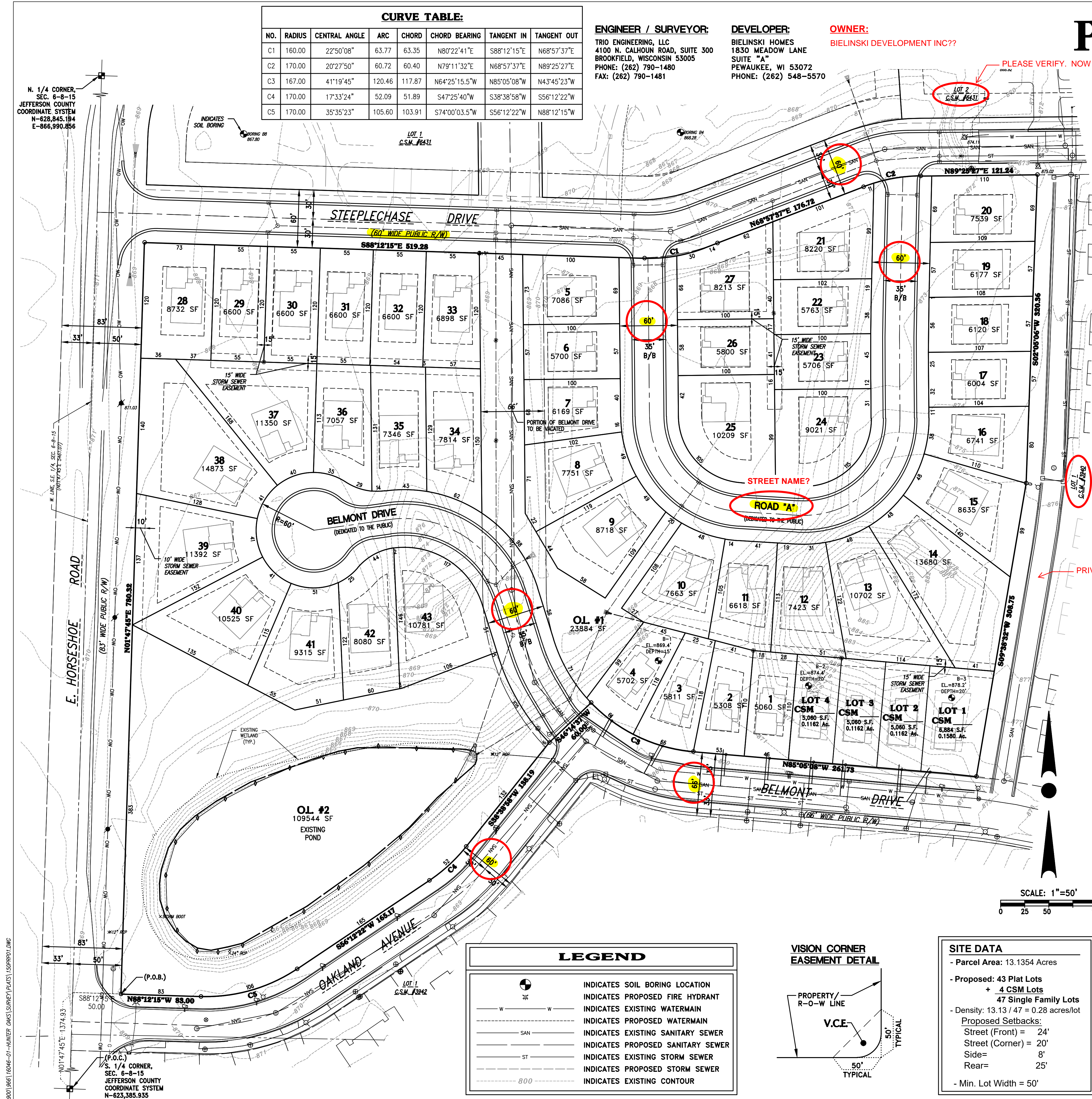
BIELINSKI HOMES
1830 MEADOW LANE
SUITE "A"
PEWAUKEE, WI 53072
PHONE: (262) 548-5570

OWNER:

BIELINSKI DEVELOPMENT INC??

CURVE TABLE:

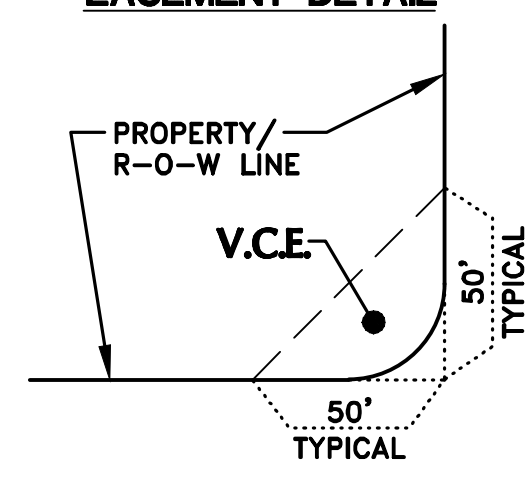
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	160.00	22°50'08"	63.77	63.35	N80°22'41"E	S88°12'15"E	N68°57'37"E
C2	170.00	20°27'50"	60.72	60.40	N79°11'32"E	N68°57'37"E	N89°25'27"E
C3	167.00	41°19'45"	120.46	117.87	N64°25'15.5"W	N85°05'08"W	N43°45'23"W
C4	170.00	17°33'24"	52.09	51.89	S47°25'40"W	S38°38'58"W	S56°12'22"W
C5	170.00	35°35'23"	105.60	103.91	S74°00'03.5"W	S56°12'22"W	N88°12'15"W



LEGEND

	INDICATES SOIL BORING LOCATION
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

VISION CORNER EASEMENT DETAIL



SITE DATA

- Parcel Area: 13.1354 Acres
- Proposed: 43 Plat Lots + 4 CSM Lots
- 47 Single Family Lots
- Density: 13.13 / 47 = 0.28 acres/lot
- Proposed Setbacks:
Street (Front) = 24'
Street (Corner) = 20'
Side = 8'
Rear = 25'
- Min. Lot Width = 50'