



PLAN COMMISSION MEETING AGENDA

MONDAY, MARCH 09, 2026 AT 4:30 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Plan Commission minutes dated February 9, 2026 & February 23, 2026

3. BUSINESS

- A. Review and take action: Gateway Drive Final Plat (PIN: 291-0815-1631-003)
- B. Review and take action: N8493 County Road E Extraterritorial Certified Survey Map
- C. Review and take action: N7233 Shade (Saucer) Road Extraterritorial Certified Survey Map

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

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

The Plan Commission met at 4:30p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Kneser, Krueger (Virtual), Zirbes

Also in attendance: Matt Boekenhauer, Mathieu Stafford, Mark McClintock, Steve Schluter, Theresa Schluter, Ben Uehneir, Tracy Schroeder, April Chandler, Belle Luhman, Julie Jones, John Katisch

1. Call to order (4:34pm)

2. Approval of Minutes

A. Plan Commission minutes January 26, 2026

Motion to approve Plan Commission minutes was made by Kneser and seconded by Blanke, passed on unanimous voice vote.

3. Business

A. Review and take action: Public Hearing Comments Review and Rezoning of Gateway Drive (PIN: 291-0815-1631-003) from Multi Family Residential (MR-8) to Single-Family Residential (SR-4)

No Comments at the public hearing.

Motion to forward to council with a positive recommendation was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

B. Public hearing: Rezoning of Gateway Drive (PIN: 291-0815-1631-003) to Planned Development (PD) Overlay Zoning - General Development Plan (GDP) & Precise Implementation Plan (PIP)

1 written comment from Dan Uttech was read into the record. There were no oral public comments.

C. Review and take action: Rezoning of Gateway Drive (PIN: 291-0815-1631-003) to Planned Development (PD) Overlay Zoning - General Development Plan (GDP) & Precise Implementation Plan (PIP)

Brian Zirbes presented the request for the rezoning of Gateway Drive.

Motion to forward to council with a positive recommendation was made by Blanke, seconded by Stocks and passed on a unanimous roll call vote.

D. Public hearing: 417 E. Main Street – Conditional Use Permit (CUP) request for Indoor Commercial Entertainment under Section §550-34B(2)(f) & Section § 550-52H for a restaurant

April Chandler asked what kind of restaurant will be moving into this space due to its small size.

E. Review and take action: 417 E. Main Street – Conditional Use Permit (CUP) request for Indoor Commercial Entertainment under Section §550-34B(2)(f) & Section § 550-52H for a restaurant

Brian Zirbes presented the request for the CUP for 417 E. Main Street for a Mexican Restaurant.

Motion to approve the CUP was made by Blanke, seconded by Beyer and passed on a unanimous voice vote.

F. Public hearing: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Amended General Development Plan (GDP)

No public comment.

G. Review and take action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Amended General Development Plan (GDP)

Brian Zirbes presented the request to Amend the GDP for 100 E. Division Street. The development will have 67 units an increase of 2 unit and will add some studio apartment units to the plan. The underground stalls will go down to 63 stalls a decrease of 2 stalls and survice parking will increase to 47 stalls an increase of 4 stalls. The height of the building will be 63’ previously noted at 58’ and the landscaping will go to 32% down from 38% (minimum in CB is 0%). Blanke raised a concern that less than 2 months after the plan was passed by the council the developer is looking for an amendment. The

developer and architect explained the challenges of the floor plan fitting into the footprint of the building and that the changes were necessary, they do not see any need for further changes to the plan. Motion to forward to council with a positive recommendation was made by Kneser, seconded by Stocks and passed on a unanimous roll call vote.

H. Public hearing: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Precise Implementation Plan (PIP)

1 written comment by Jonathan Lampe was read into the record. There were no oral public comments.

I. Review and take action: Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Precise Implementation Plan (PIP)

Brian Zirbes presented the request for the PIP for 100 E. Division Street.

Motion to forward to council with a positive recommendation was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/34962e9d-7a71-4d05-aaf0-cb14dceb3ccb/February-9%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Beyer and seconded by Blanke and passed on a unanimous voice vote.
(5:01pm)

Respectfully Submitted,

Alderman Brad Blanke

**PLAN COMMISSION
MINUTES
February 23, 2026**

The Plan Commission met at 4:34p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Krueger, Lampe, Zirbes

Also in attendance: Mark Wille of Cabintek, Ken Berg, Carol Quest, and Abbey Kuehn

1. Call to order (4:34pm)
2. Approval of Minutes
3. Business

A. Public Hearing: 320 A Summit Avenue – request for a Conditional Use Permit (CUP) for proposed Light Industrial Incidental to Indoor Sales under Section §550-33C(2)(e) and Outdoor Display Incidental to Indoor Sales and Service, Section §550-33C(2)(c)

Mark Wille the applicant spoke about the request and his company.

B. Review and Take Action: 320 A Summit Avenue – request for a Conditional Use Permit (CUP) for proposed Light Industrial Incidental to Indoor Sales under Section §550-33C(2)(e) and Outdoor Display Incidental to Indoor Sales and Service, Section §550-33C(2)(c)

Brian Zirbes presented the request for a CUP for 320 Summit Avenue. Staff recommends approval with the following conditions:

- 1) Construct a wall between the light industrial production area and other activity areas.
- 2) Establish a clearly delimited physical separation between the outdoor display area and vehicular parking or circulation areas.
- 3) Limit the Outdoor Display to three display items.
- 4) Establish independent addresses for the three units/suites on the property.

Motion to approve with the conditions identified by city staff was made by Krueger, seconded by Lampe and passed on a unanimous voice vote.

C. Review public hearing comments and make recommendation to Common Council: 510 S. Second Street Rezoning from Multi-Family Residential (MR-8) to Central Business (CB)

Brian Zirbes presented the rezoning request for 510 S. Second Street and noted that there were no public comments at the February 16th public hearing. Alder Blanke again noted his concerns that this project has not been reviewed by the full council. Krueger pointed out that although the concerns were valid, the body at this time is deliberating zoning only and not concerns of the project overall.

Motion to forward to council with a positive recommendation was made by Lampe, seconded by Krueger and passed on a 4-1 roll call vote with Blanke voting against.

D. Review public hearing comments and make recommendation to Common Council: 510 S. Second Street Comprehensive Plan Amendment

Brian Zirbes presented the request for the Comprehensive Plan Amendment for the noted address, the current Health Department building, and the Senior Center/Park and Rec. department building.

Motion to forward to council with a positive recommendation was made by Krueger and seconded by Lampe, passed on a 4-1 roll call vote with Blanke voting against.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/23ba8b38-927e-454e-ac18-20488de6b48a/February-23%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Krueger and passed on a unanimous voice vote. (4:55pm)

Respectfully Submitted,

Alderman Brad Blanke



BUILDING SAFETY & ZONING DIVISION PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: March 9th, 2026
SUBJECT: Recommendation to Council, Gateway Subdivision - Final Plat

A request by the Greater Watertown Community Health Foundation for review of the 'Gateway Subdivision' Preliminary Plat within the City of Watertown. Parcel PIN(s): 291-0815-1631-003.

SITE DETAILS:

Acres: 1.17
Current Zoning: Multi-Family Residential - 8 (MR-8)
Existing Land Use: Vacant Land
Future Land Use Designation: Planned Neighborhood

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a seven (7) lot subdivision plat of single-family lots. All seven lots will access Gateway Drive with no additional ROW dedications being required. The proposed plat will not dedicate parkland, rather a 'fee in lieu of dedication' will be paid at the time of final plat approval. The proposed lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the plat. A rezoning to Single-Family Residential (SR-4) and a rezoning to a Planned Development Overlay Zoning District (PD) are also pending for this proposed plat. The PD Overlay rezoning is necessary to allow for the requested reduction of Minimum Lot Area to 7,000 SF, the reduction of Minimum Lot Width to 54 ft, and the increase in Maximum Gross Density to 7.00du/acre.

STAFF EVALUATION:

Wisconsin Statutes

Per the Wisconsin Statutes it is the role of the Plan Commission to review and recommend to Council all plats of land within the City.

Per Wisconsin State Statute § 62.23(5):

*(5) **Matters referred to city plan commission.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; **all plats of lands in the city** or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.*

Land Use

Within the City Code, Chapter 545 Subdivision of Land outlines the procedures and requirements for final plat review of subdivisions within the City. [per § 545-14] Under the final platting procedures, requests for approval of the final plat shall be submitted to the Plan Commission and the State of Wisconsin. The plat can also be sent to the county for review and comment.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

Jefferson County Comments:

Jefferson County has provided comments on the Final Plat. The comments include an incorrect property line distance and a needed correction to the Gateway Drive ROW. The applicant has indicated all these items have been corrected on the Final Plat.

State Agency Comments:

WDOA comments on the Final Plat have not yet been received. The deadline for WDOA comments is March 12th, 2026. If no objections from the WDOA have been received by that date, it is deemed that WDOA has no objections and the plat can be certified (WI Stat. 236.12).

The Plan Commission shall recommend approval, denial, or approval with conditions of the Final Plat to the Common Council [*per* § 545-14A(3)].

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Recommend denial the final plat to the Common Council.
2. Recommend approval of the final plat to the Common Council without conditions.
3. Recommend approval of the final plat to the Common Council with conditions identified by the Plan Commission:
 - Make any changes or corrections to the plat as identified by the WDOA.
 - Obtain Erosion Control and Storm Water Runoff Permit review and approval if land disturbance exceeds one acre.
 - Obtain final approval of the Planned Development Overlay Zoning associated with this plat.
 - Add a note to the plat pertaining to payment of parkland fees 'in lieu of dedication'.
 - Add a note to the plat pertaining to drainage and stormwater requirements.

STAFF RECOMMENDATION:

- Staff recommends the final plat be sent to the Common Council for approval with conditions.

ATTACHMENTS:

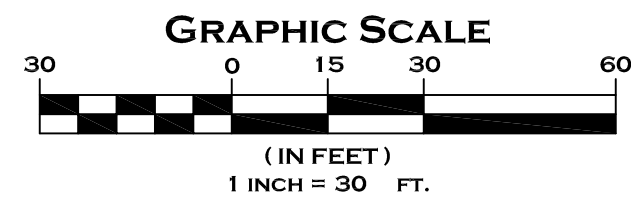
- Application materials.

GATEWAY SUBDIVISION

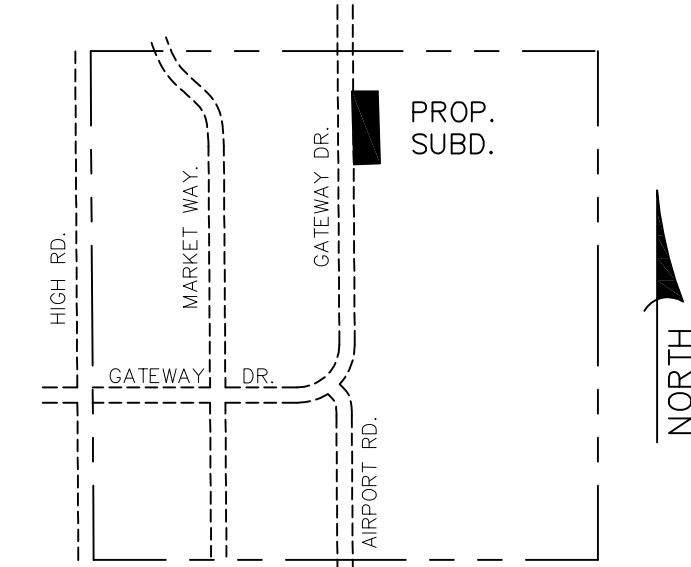
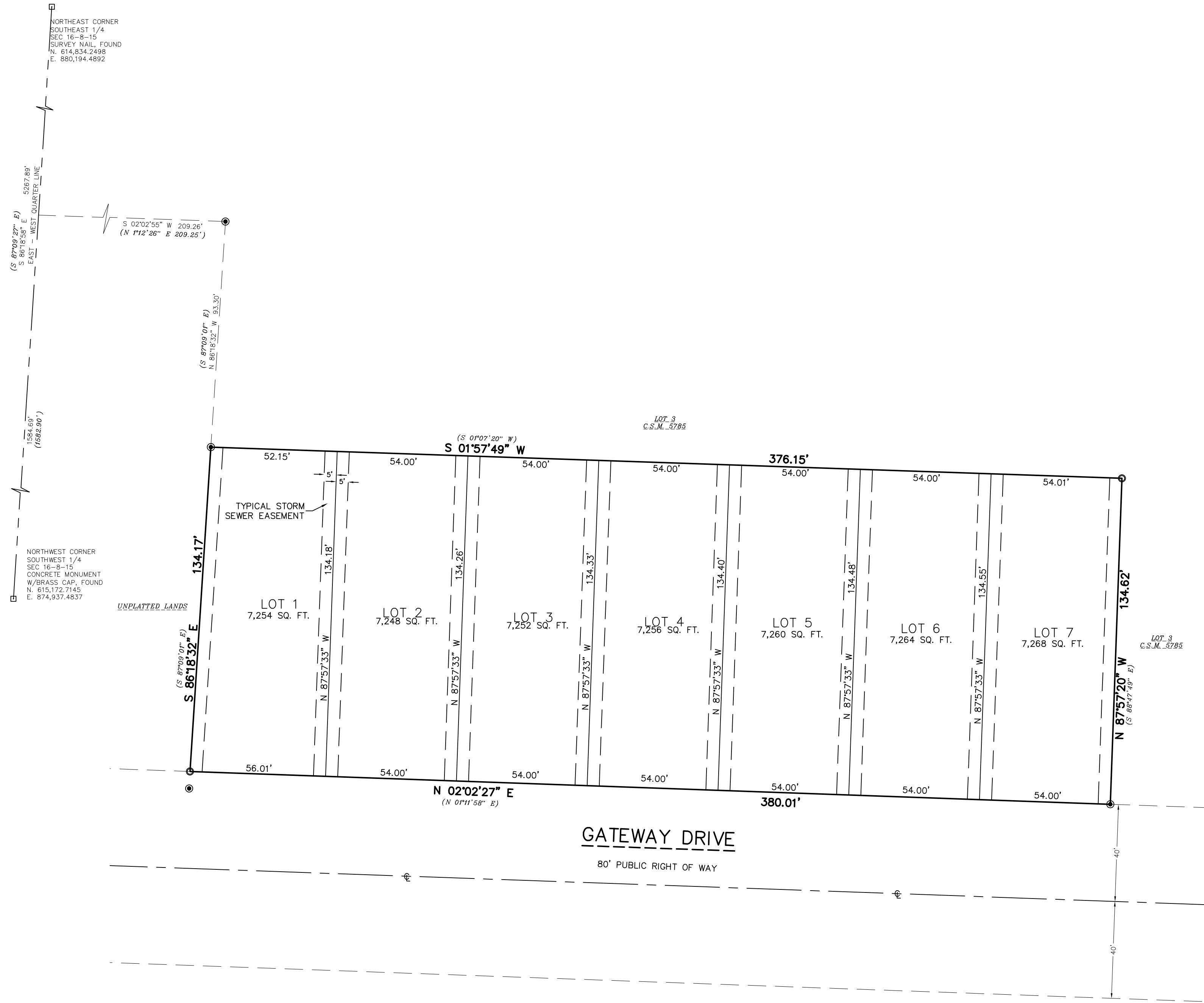
A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



BEARING BASIS:
ALL BEARINGS REFER TO NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, BEARING OF N 86°18'58" W



- LEGEND**
- - INDICATES A 1 1/4"x18" IRON ROD WEIGHING 3.65 LBS/FT, SET
 - - INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"x18" IRON ROD WEIGHING 1.68 LBS/FT., SET



VICINITY MAP
1" = 1000'
SW 1/4 16-8-15

OWNER/SUBDIVIDER:
HOFFMAN MATZ, LLC
672 JOHNSON ST. STE. 300
WATERTOWN, WI 53094

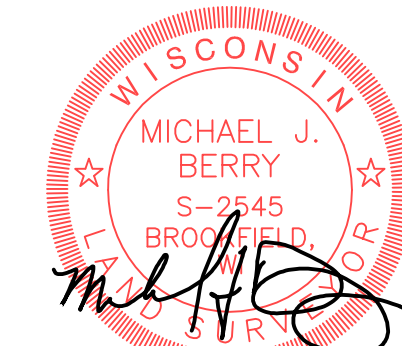
SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

NOTES
AIRPORT APPROACH PROTECTION NOTE:
ALL LOTS IN THIS SUBDIVISION HAVE AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH.

DEPTH TO BEDROCK IS ESTIMATED AT GREATER THAN 15' BELOW GRADE BASED ON THE BEDROCK GEOLOGIC MAP OF WISCONSIN.

DEPTH TO GROUNDWATER IS ESTIMATED TO BE GREATER THAN 8' BELOW GRADE BASED ON NRCS MAPPING

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.



FEBRUARY 11, 2026

Office of the Register of Deeds
County, Wisconsin
Received for Record _____, 20____
at _____ o'clock _____ M on document # _____
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 796-6000
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

THIS INSTRUMENT DRAFTED BY MICHAEL J BERRY

SHEET 1 OF 2

GATEWAY SUBDIVISION

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.


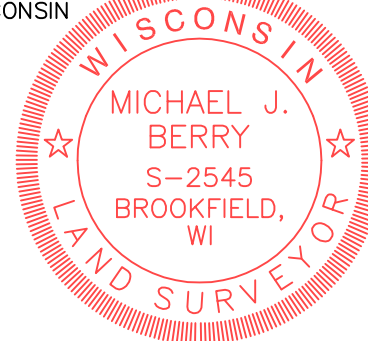
CONTAINING: 50,802 SQUARE FEET. OR 1.1663 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 11TH DAY OF FEBRUARY, 2026.


PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN


CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY GWCHF HOLDINGS, LLC, SOLE MEMBER AT _____, WISCONSIN, THIS _____ DAY OF _____, 2026.

BENJAMIN WEHMEIER,
PRESIDENT & C.E.O.

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026 BENJAMIN WEHMEIER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE PLAT OF GATEWAY SUBDIVISION, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS _____ DAY OF _____, 2026.

DATE: _____
ROBERT STOCKS, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) _____ ON ANY LAND INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

(DATE) CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

(DATE) TREASURER

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by _____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee.

Grantee, and

Grantee

Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

December 8, 2025

Mayor Robert Stocks
City of Watertown
106 Jones Street, PO Box 477
Watertown, WI 53094

Re: Request for Rezoning and Planned Development Approval
Lot 0, Gateway Drive, Watertown, WI 53094
Tax Key 291-0815-1631-003

Dear Mayor Stocks and Members of the Common Council:

On behalf of the Greater Watertown Community Health Foundation (GWCHF) and Hoffman Matz, LLC, we're pleased to submit this request for approval of a Planned Development (PD) for **Lot 0, Gateway Drive**. Our proposal asks for flexibility in the City's zoning requirements -specifically, a reduction in minimum lot size – to allow for the creation of homes that are thoughtfully scaled to the neighborhood and designed for efficient, livable spaces.

This effort is directly tied to GWCHF's mission to strengthen community health and well-being by expanding access quality, attainable housing. The current zoning standards limit opportunities to develop homes that meet the needs of today's workforce and first-time buyers. By allowing smaller, right-sized lots, the City can help enable the development of high-quality single-family homes at price points that are achievable for local residents, including young professionals, families, and essential workers who want to live and invest in Watertown.

The site's location – across Gateway Drive from existing retail and commercial uses – offers a natural opportunity to introduce well-designed housing that complements nearby development and provides a gradual transition from commercial to residential land uses.

This project represents an intentional approach to neighborhood-scale design, connecting residents to jobs, services, and amenities while using existing infrastructure responsibly.

We believe this project offers real benefits for Watertown:

- **More Housing Choice:** It adds a housing type not currently available in the Watertown market, bridging the gap between rental housing and higher-priced single-family homes.

- **Smarter Infrastructure Use:** Smaller lots mean reduced costs of extending and maintaining public infrastructure, improving the efficiency of utilities, roads, and (if required) stormwater systems.
- **Alignment with City Goals:** This proposal advances the City’s Comprehensive Plan objectives for compact growth patterns and sustainable neighborhood design.
- **Community Investment:** Reinforces GWCHF’s commitment to local partnership and long-term reinvestment in the people and places that make Watertown strong.

Together, these elements expand attainable homeownership opportunities while supporting the City’s vision for healthy, balanced growth and a thriving local economy.

Thank you for considering this request. We look forward to working together with the City to bring this project to life – one that reflects our shared commitment to quality, sustainability, and the overall well-being of the Watertown community.

Sincerely,

Benjamin P. Wehmeier
Benjamin P. Wehmeier (Dec 8, 2025 10:44:24 CST)

Ben Wehmeier
President & CEO
Greater Watertown Community Health Foundation

Enclosures:

- Exhibit A PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

- Exhibit B REZONING
 Rezoning Request

- Exhibit C PLANNED DEVELOPMENT
 Concept Layout
 Elevations and Plans
 Detailed site/utility plans
 Preliminary Plat
 Site Assessment Checklist

APPLICANT	Hoffman Matz, LLC	Nate Peters	npeters@watertownhealthfoundation.com	920.988.6266
ENGINEER	Harwood Engineers	Brad Seubert	brad.seubert@hecl.com	414.918.1204
CONTRACTOR	White Oak Design & Build	Dan Wegner	dan@whiteoakbuild.com	262.894.4105

2)

EXHIBIT A



Building Safety and Zoning Department

PLAN COMMISSION & SITE PLAN REVIEW APPLICATION

OFFICE USE ONLY

Date Submitted: _____

Total Fees: \$ _____

Cash/Check/CC#: _____

Checks made payable to "City of Watertown".

Accepted by: _____

The following information must be submitted two weeks prior to any meeting for staff review and agenda placement. Meetings are every second & fourth Monday in the Council Chambers on the second floor of the Municipal Building, 108 Jones Street, Watertown, WI 53094.

APPLICANT INFORMATION

Name	Greater Watertown Community Health Foundation		
Address	672 Johnson Street	City, State, Zip: Watertown, WI 53094	
Phone	920.988.6266	Email: npeters@watertownhealthfoundation.com	

'Required Applicant Signature: _____

PROPERTY OWNER INFORMATION

Name	Greater Watertown Community Health Foundation		
Address	672 Johnson Street, Watertown, WI 53094		
Phone	920.988.6266	Email: npeters@watertownhealthfoundation.com	

'Required Property Owner Signature: Benjamin P. Wehmeier

SUBJECT PROPERTY INFORMATION

Property Address: Gateway Dr Lot 0, Watertown, WI 53094	Property PIN: 291-0815-1631-003
Proposed Project: Single-family residential development.	

APPLICATION TYPE (Select all that apply)

Item	Fees		Item	Fees
<input type="checkbox"/> Annexation	\$500	<input checked="" type="checkbox"/>	Planned Development (PD) – Precise Implementation Plan (PIP)	\$500
<input type="checkbox"/> Certified Survey Map (CSM) - City	\$100 + \$50/Lot + Park Fees	<input type="checkbox"/>	Site/Building Plan Review	\$300
<input type="checkbox"/> Certified Survey Map (CSM) - Extraterritorial	\$50	<input type="checkbox"/>	Street or Alley Vacation/Discontinuance of a Public Way	\$500
<input type="checkbox"/> Comp. Plan Amendment	\$500	<input checked="" type="checkbox"/>	Subdivision – Preliminary Plat – City	\$100 + \$50/acre
<input type="checkbox"/> Conditional Use Permit (CUP)	\$500	<input type="checkbox"/>	Subdivision – Final Plat – City	\$100 + \$50/lot + Park Fees
<input type="checkbox"/> Condominium Plat Review	\$100 + \$50/Lot + Park Fees	<input type="checkbox"/>	Subdivision Plat - Extraterritorial	\$100
<input type="checkbox"/> Parkland Fees in Lieu of Land Dedication or Parkland Dedication – Traditional Dwelling Unit	\$641/Unit or 1,005 sf of parkland	<input type="checkbox"/>	Temporary Use	\$300
<input type="checkbox"/> Parkland Fees in Lieu of Land Dedication or Parkland Dedication – Institutional Dwelling Unit	\$256/Unit or 402 sf of parkland	<input checked="" type="checkbox"/>	Zoning Map Change (Rezoning)	\$500
<input checked="" type="checkbox"/> Planned Development (PD) – General Development Plan (GDP)	\$500	<input type="checkbox"/>	Zoning Ord. Change (Text Amendment)	\$500

For details on submittals, please see Chapter 550-145 of the City of Watertown Ordinances at <https://ecode360.com/29287495?highlight=&searchid=17891237540831570#29287495> or contact the Zoning Administrator at 920-262-4080 to identify items that need to be provided for review. At minimum, the following should be provided to the Building Safety & Zoning Department:

- 1) One digital plan set
- 2) A brief description of the proposed project.

All storm water plans will be reviewed with applicable fees charged back to the applicant via city invoice.

Plan Commission Meeting Date _____ Meeting Time: 4:30 p.m.
 Site Plan Meeting Date _____ Meeting Time: 1:30 p.m.

EXHIBIT B

Rezoning

Current Zoning and Proposed Change

The subject parcel, Lot 0 – Gateway Drive is currently zoned MR-8 – Multi-Family Residential District under Chapter 550, Article V of the City of Watertown Zoning Code. GWCHF is requesting a rezoning to SR-4 – Single-Family Residential District, accompanied by a Planned Development (PD) Overlay to allow flexibility in lot width requirements.

Current Zoning: MR-8 (Multi-Family Residential District)

Code Reference: § 550-25

The **MR-8 District** is intended for medium-density, multi-family housing such as townhomes and apartments. It allows higher residential intensity and shared infrastructure but is not ideal for individually platted, fee-simple single-family homes.

Key Dimensional Standards:

- Minimum lot area: 8,000 sq ft
- Minimum lot width: 75 feet
- Permitted uses: Multi-family dwellings (up to 8 units per acre), townhouses, and accessory community amenities
- Character: Shared drives, common open space, and multi-unit configurations

While the proposed single-family housing would be permitted within this zoning, MR-8 zoning complicates individual home financing and ownership because lenders view homes in multi-family districts as part of a larger rental or condominium structure rather than standalone parcels.

Proposed Zoning: SR-4 (Single-Family Residential District)

Code Reference: § 550-24

The **SR-4 District** is established to provide stable neighborhoods for detached single-family homes on individual lots.

Key Dimensional Standards:

- Minimum lot area: 8,000 sq ft
- Minimum lot width: 75 feet (per § 550-24 F(2)(b))
- Minimum street frontage: 50 feet.
- Maximum gross density (MGD): 4.00 du/acre
- Permitted uses: Detached single-family homes and customary accessory structures
- Character: Individually owned lots, private yards, and separate utility connections

This SR-4 Zoning district aligns directly with traditional homeownership models and is most consistent with the character of existing neighborhoods near Gateway Drive.

Reasoning for Rezoning Request

Reclassifying the property from **MR-8** to **SR-4** creates a more appropriate framework for **individual homeownership** and for the **Planned Development Overlay** flexibility to reduce minimum lot width from 75 feet to 54 feet and reduce the minimum lot area from 8,000 sq ft to 7,200 sq ft.

This change supports GWCHF's mission and addresses a practical financing barrier:

- **Mortgage Accessibility:** Local lenders and national banking guidelines typically require homes to be located within single-family residential districts for standard mortgage underwriting. MR-8 zoning can limit financing options or increase rates and documentation burdens.
- **Market Compatibility:** The SR-4 designation more accurately reflects the planned use – seven detached single-family homes with individual driveways and yards – rather than multi-family or rental configurations.
- **Community Fit:** SR-4 zoning complements nearby neighborhoods and provides a smooth transition between residential and adjacent commercial uses along Gateway Drive.

In conclusion, **rezoning to SR-4 with a PD Overlay** establishes a clear, efficient regulatory path for both home construction and mortgage financing – making it easier for buyers to purchase and for lenders to support attainable, high-quality housing in Watertown.

EXHIBIT C

Planned Development

This General Development Plan (GDP) also serves as the Precise Implementation Plan (PIP).

Summary & Requested Lot Width Modification

The subject property, Lot 0 – Gateway Drive, is governed by the City of Watertown Zoning Code, Chapter 550, which establishes dimensional standards for all residential districts. The SR-4 Single-Family Residential District is intended to provide stable, attractive neighborhoods of detached homes on individual lots, supported by public infrastructure and neighborhood amenities.

CURRENT Zoning Standard: SR-4 Minimum Lot Width Requirement

Code Reference: *City of Watertown Zoning Code § 550-24 F(2)(b)*

Under the **current SR-4** regulations:

- Minimum Lot Area: **8,000 square feet**
- Minimum Lot Width: **75 feet**
- Minimum street frontage: 50 feet
- Maximum gross density (MGD): **4.00 du/acre**
- Front Setback: 25 feet
- Side Setback: 8 feet per side
- Rear Setback: 25 feet

These standards were designed for traditional single-family neighborhoods featuring larger parcels and lower density. While appropriate in many areas, they can unintentionally limit the creation of smaller, right-sized homes that meet modern affordability and sustainability goals.

REQUESTED Planned Development Flexibilities

GWCHF is requesting a Planned Development (PD) Overlay to reduce the **minimum lot width from 75 feet to 54 feet, reduce the Minimum Lot Area from 8,000 sq ft to 7,000 sq ft, and increase the Maximum gross density (MGD) from 4.00 du/acre to 7.00 du/acre** while maintaining all other SR-4 dimensional and design requirements.

Under the **requested SR-4** change:

- Minimum Lot Area: **7,000 square feet**
- Minimum Lot Width: **54 feet**
- Minimum street frontage: 50 feet
- Maximum gross density (MGD): **7.00 du/acre**
- Front Setback: 25 feet
- Side Setback: 8 feet per side
- Rear Setback: 25 feet

These modest adjustments allow the subdivision of the 1.17-acre parcel into **seven single-family lots**, each sized and proportioned for efficient, livable homes with front-facing driveways and private yards. The proposed layout preserves the residential character of Gateway Drive while supporting a more attainable housing price point.

***ALIGNMENT* with the City’s Comprehensive Plan**

The City of Watertown Comprehensive Plan encourages:

- “A diversity of housing types to meet the needs of residents at all income levels.”
- “Compact residential development patterns that use existing infrastructure efficiently.”

The proposed reduction in lot width directly advances these policy goals by:

1. **Encouraging housing diversity and attainability:** 54-foot lots allow smaller, efficient home designs that lower land and construction costs without compromising quality.
2. **Promoting infrastructure efficiency:** narrower lots reduce public infrastructure costs per home, optimizing existing water, sewer, and roadway systems.
3. **Supporting sustainable growth:** by using infill land within city limits rather than requiring new subdivisions on the fringe.
4. **Context and Neighborhood Integration:** Although the site is not surrounded by existing residential neighborhoods, the proposed lot pattern and home scale establish a well-designed residential enclave that complements the surrounding area. Situated across Gateway Drive from an existing commercial and retail parcel (Tractor Supply), the development provides a thoughtful transition from the commercial corridor to the broader agricultural landscape, introducing high-quality single-family homes that set the framework for future compatible growth.

Concept Plan

The following illustration depicts the **anticipated parcel configuration** for the proposed Planned



Development at Lot 0, Gateway Drive. The layout demonstrates how the site will be subdivided into seven single-family residential lots, each consistent with the requested PD dimensional standards and designed to create an efficient, attractive neighborhood setting.

Plans & Elevations

The following images present **conceptual house plans and elevations** representative of the homes envisioned for Lot 0, Gateway Drive. These designs emphasize high-quality materials, efficient layouts, and consistent architectural character to create a cohesive and welcoming streetscape.

Gateway Drive Lots

Front Elevation

Right Elevation

Rear Elevation

Left Elevation

DATE: 10/16/25
SCALE: 1/4" = 1'-0"
SHEET: P-1

SECTION THROUGH

Main Floor Plan

Foundation Plan

DATE: 10/16/25
SCALE: 1/4" = 1'-0"
SHEET: P-2

The renderings highlight the attractive home designs envisioned for the development, demonstrating how their scale, materials, and architectural character align with the City’s design and housing goals.

The homes are thoughtfully planned to appeal to modern homebuyers, offering quality, efficiency, and visual harmony that together create a welcoming and enduring residential environment.



Site/Utility Plans

See following pages.



HARWOOD
 Civil, Mechanical, Electrical,
 Structural, Plumbing, Fire Protection,
 Lighting, Security, Telecommunications

255 North 21st Street,
 Milwaukee, Wisconsin 53233
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Project Name:
 Gateway Drive
 Subdivision

Client:

Issuance:

Scale: 1" = 20'

Date: 12/15/2025

Project Number:
 25-1207.00

Sheet Name:
 SITE PLAN

Section 3, Item A.
 Sheet Num
C1.10

CSW000000 2/1/24



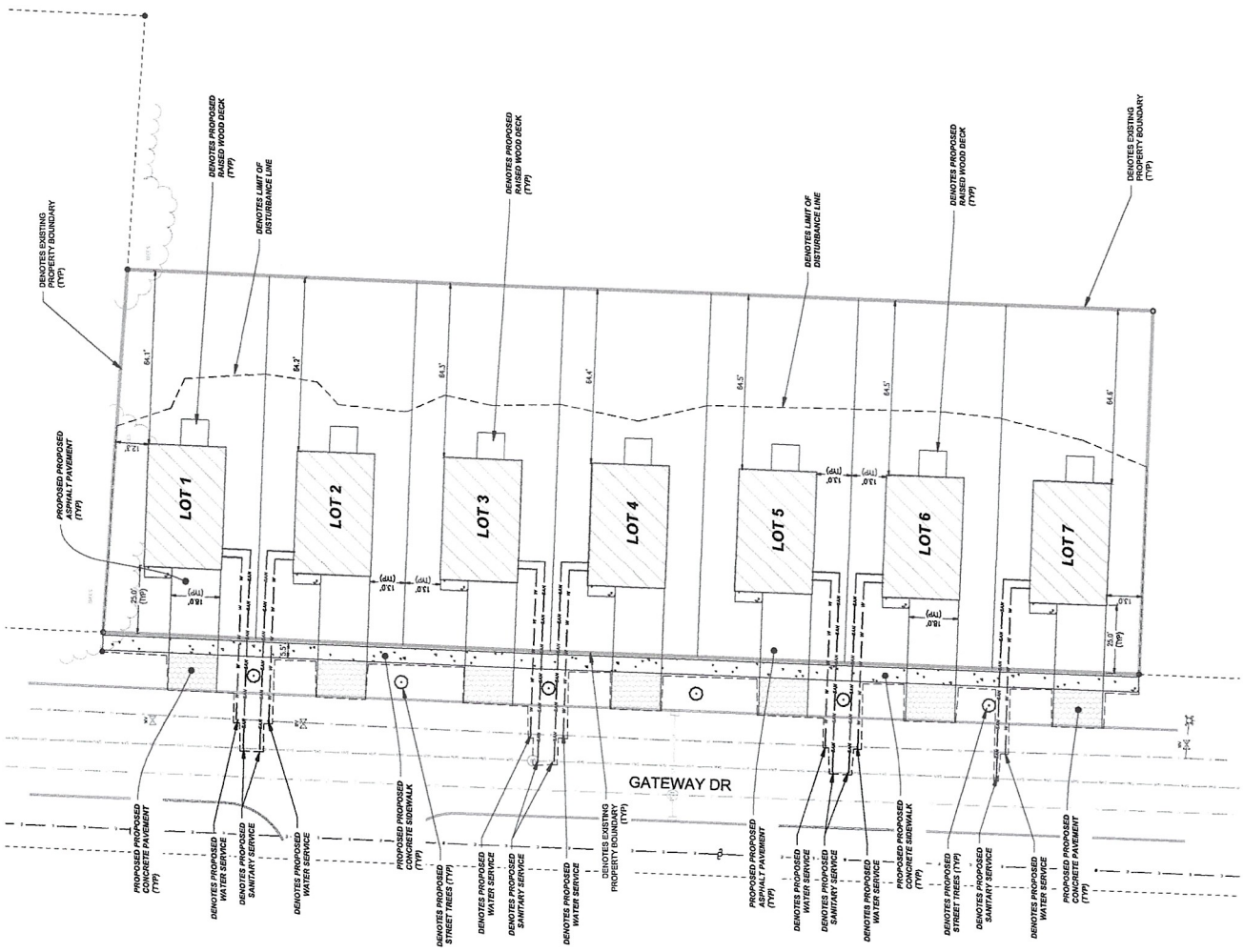
IN ACCORDANCE WITH WISCONSIN STATUTE, MINOR DAMAGE TO EXISTING UTILITIES OR STRUCTURES MAY BE INCURRED BY THE EXERCISE OF THE RIGHTS GRANTED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER REGS. AND ORDINANCES THAT MAY APPLY TO THIS PROJECT. THIS STATEMENT IS RELATIVE TO EXCAVATION WORK.

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

SITE CALCULATION TABLE

TOTAL SITE AREA	1.166 AC
TOTAL DISTURBED AREA	0.830 AC
EXISTING IMPERVIOUS AREA	0.000 AC
PROPOSED IMPERVIOUS AREA	0.372 AC





HARWOOD
 civil, landscape architecture
 structural, mechanical, electrical,
 plumbing, fire, and telecommunications

255 North 7th Street
 Milwaukee, Wisconsin 53233
 414.475.5554 | hae1.com

Project Name:
 Gateway Drive
 Subdivision

Client:

Issuance:

Scale: 1" = 20'



Date: 12/15/2025

Project Number:
 25-1207.00

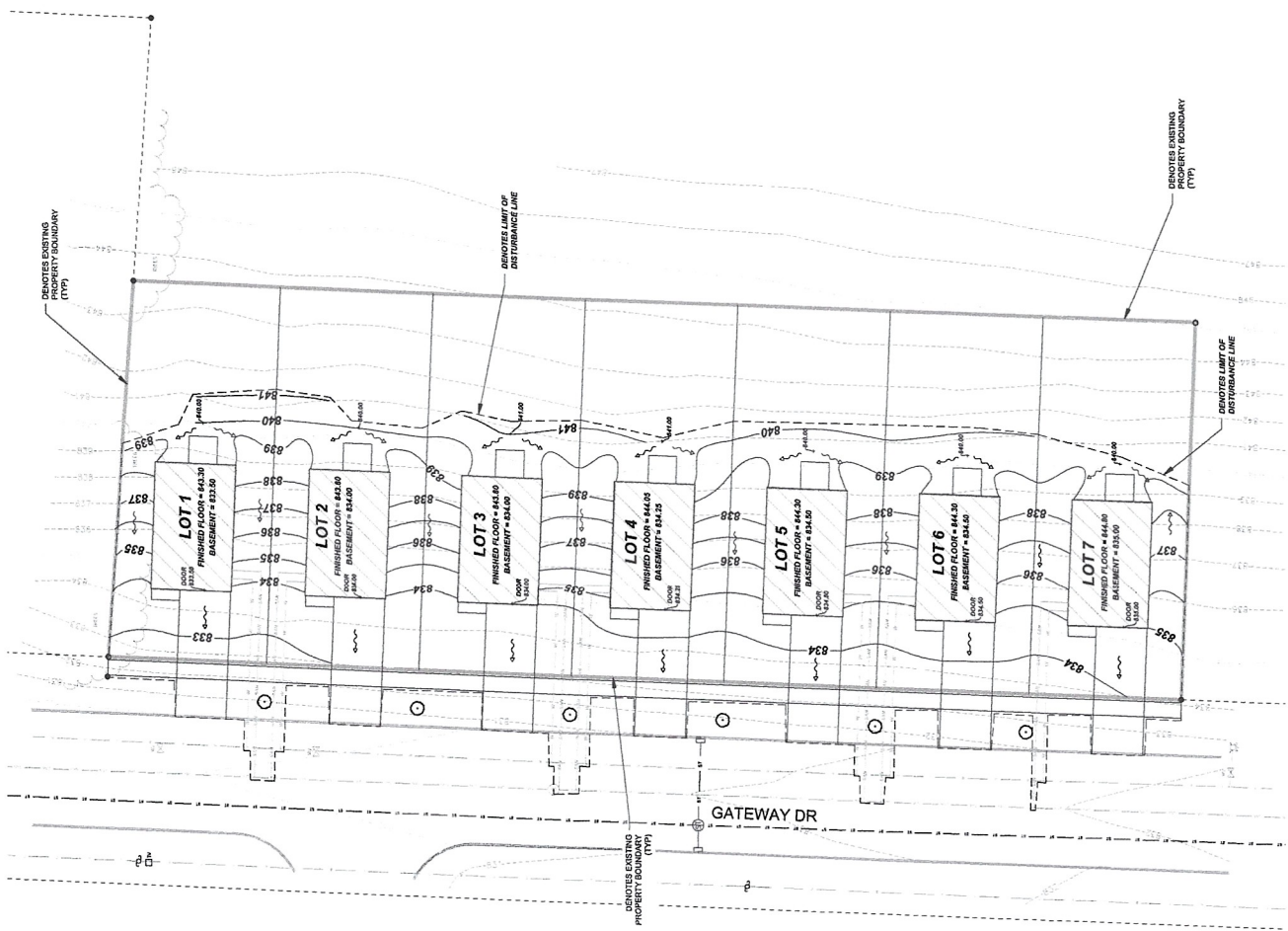
Sheet Name:
 GRADING PLAN

Section 3, Item A.

Sheet Number:
 C1.20

Copyright 2025

IN ACCORDANCE WITH WISCONSIN STATUTE REGULATORY BOARD'S DUTY TO ENFORCE THE PROFESSIONAL ENGINEERING ACT, THE ENGINEER IS RESPONSIBLE TO PROVIDE AN ADVANCE NOTICE TO THE BOARD AND TO THE PUBLIC OF ANY CHANGES TO THE ORIGINAL DESIGN OR CONSTRUCTION OF ANY EXISTING STRUCTURE TO BE CONSTRUCTED OR RECONSTRUCTED. THE ENGINEER SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THE STATUTE AND REGULATIONS OF THE BOARD.



Preliminary Plat

See following page.

Site Assessment Checklist

See following pages.

SUBDIVISION OF LAND

545 Attachment 1

City of Watertown

Site Assessment Checklist

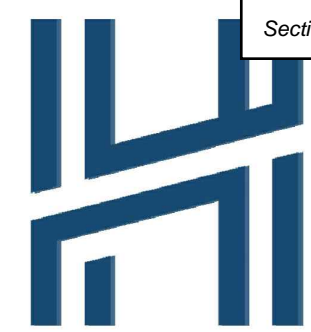
NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.

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)	X See site plan & prelim plat.	
B.	A landform or topographical feature, including perennial streams and hills over 50 feet in elevation		X
C.	A floodplain (If "yes" attach two copies of the one-hundred-year floodplain limits and the floodway limits - if officially adopted)		X
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		X
E.	An area of bedrock within 6 feet of the soil surface as depicted in the applicable County Soils Atlas		X
F.	An area with groundwater table within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
G.	An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable County Soils Atlas		X
H.	Prevention of gravel extraction		
I.	A drainageway for 5 or more acres of land		X
J.	Lot coverage of more than 50% impermeable surfaces		X
K.	Prime agricultural land as depicted in adopted farmland preservation plans		
L.	Wetlands as depicted on wetland inventory maps		X
M.	Area within the airport height limitations or noise impact zone		
N.	Officially mapped environmental corridors		X
II.	Water Resources. Does the project involve?		
A.	Location in an area traversed by a navigable stream or dry run		X
B.	Impact on the capacity of a stormwater storage system or flow of a waterway within 1 mile		X
C.	The use of septic tank for on-site waste disposal		X
D.	Lowering of water table by pumping or drainage		X

WATERTOWN CODE

Item No.	Item of Information	Yes	No
E.	Raising of water table by altered drainage		X
F.	Lake or river frontage		X
III.	Biological Resources. Does the project site involve?		
A.	Critical habitat for plants and animals of community interest per DNR inventory		X
B.	Endangered, unusual or rare species of:		
1.	Land animals per DNR inventory		X
2.	Birds per DNR inventory		X
3.	Plants per DNR inventory		X
C.	Removal of over 30% of the present trees on the site		X
IV.	Human and Scientific Interest per State Historical Society Inventory. Does the project site involve?		
A.	An area of archaeological interest		X
B.	An area of historical interest		X
1.	Historic buildings or monuments		X
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?		X
B.	Is the development traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)?		X
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: Douglas Cap.: Max: ~450 Current: 324 M: Riverside Cap.: Max: ~850 Current: 649 H: Watertown Cap.: Max: ~1300 Current: 1087	
VII.	Comments on any of the above which may have significant impact.	See below.	
VIII.	Appendixes and Supporting Material.	See below.	

The development of Lot 0, Gateway Drive will have a positive impact on the surrounding area, advancing several key objectives identified in the City's Comprehensive Plan. The proposed homes support compact growth patterns, make efficient use of existing public infrastructure, and contribute to sustainable neighborhood design. By introducing well-scaled, high-quality housing in an appropriate infill location, the project strengthens the City's housing supply and enhances overall community vitality. Supporting information demonstrating these benefits is included throughout this submittal.



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Gateway Drive
Subdivision

Client:

Issuance:

Scale: 1" = 20'



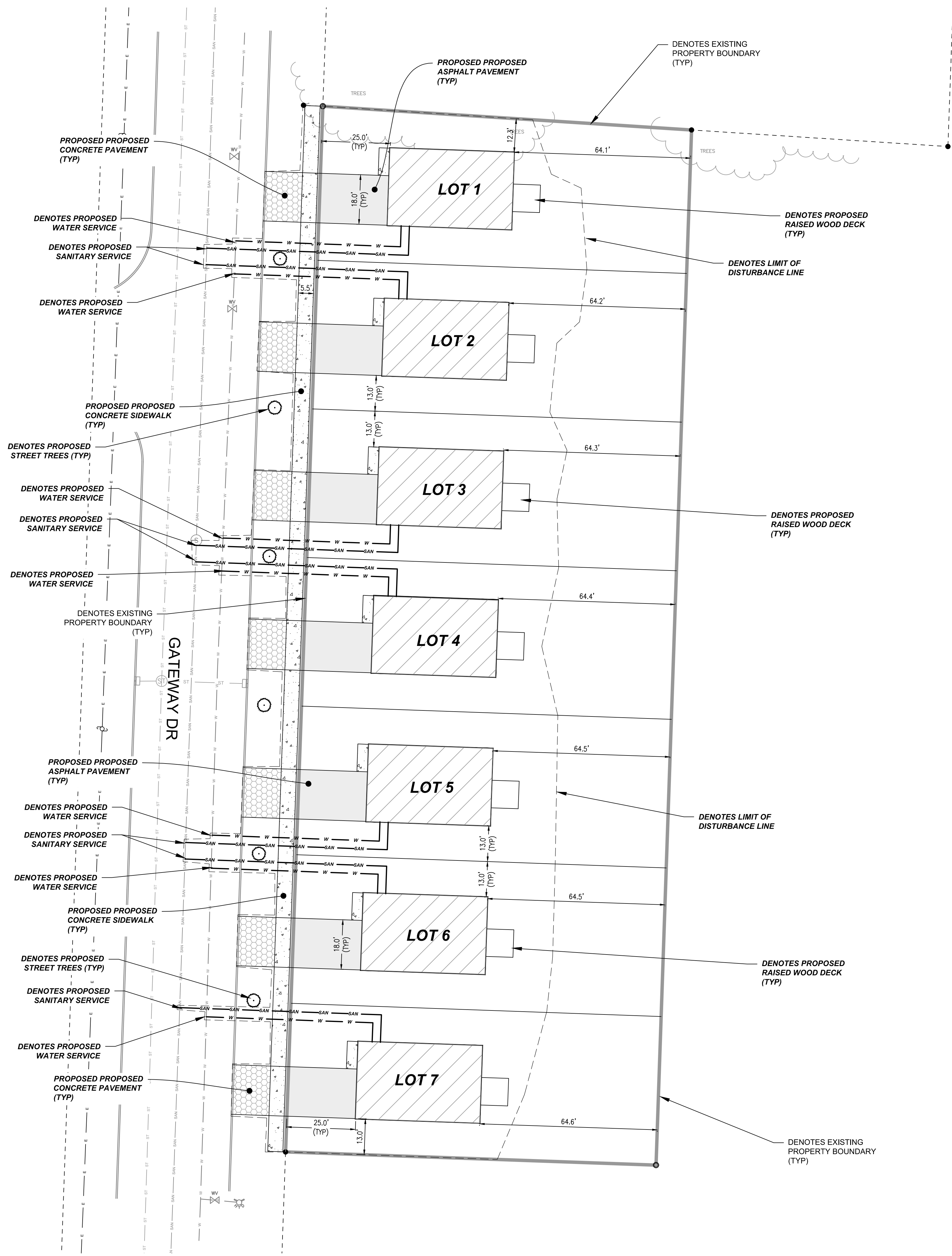
Date: 12/5/2025

Project Number:
25-1207.00

Sheet Name:
SITE PLAN

Sheet Number:

C1.10



HATCH LEGEND

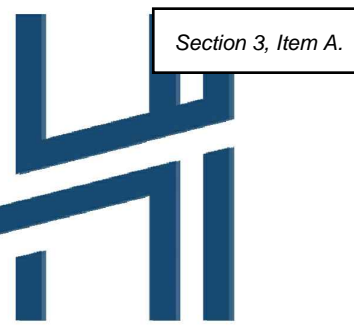
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

SITE CALCULATION TABLE

TOTAL SITE AREA	1.166 AC
TOTAL DISTURBED AREA	0.930 AC
EXISTING IMPERVIOUS AREA	0.000 AC
PROPOSED IMPERVIOUS AREA	0.372 AC



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



Section 3, Item A.

HARWOOD

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plumbing / fire protection · security
lighting design · telecommunications

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Project Name:
Gateway Drive
Subdivision

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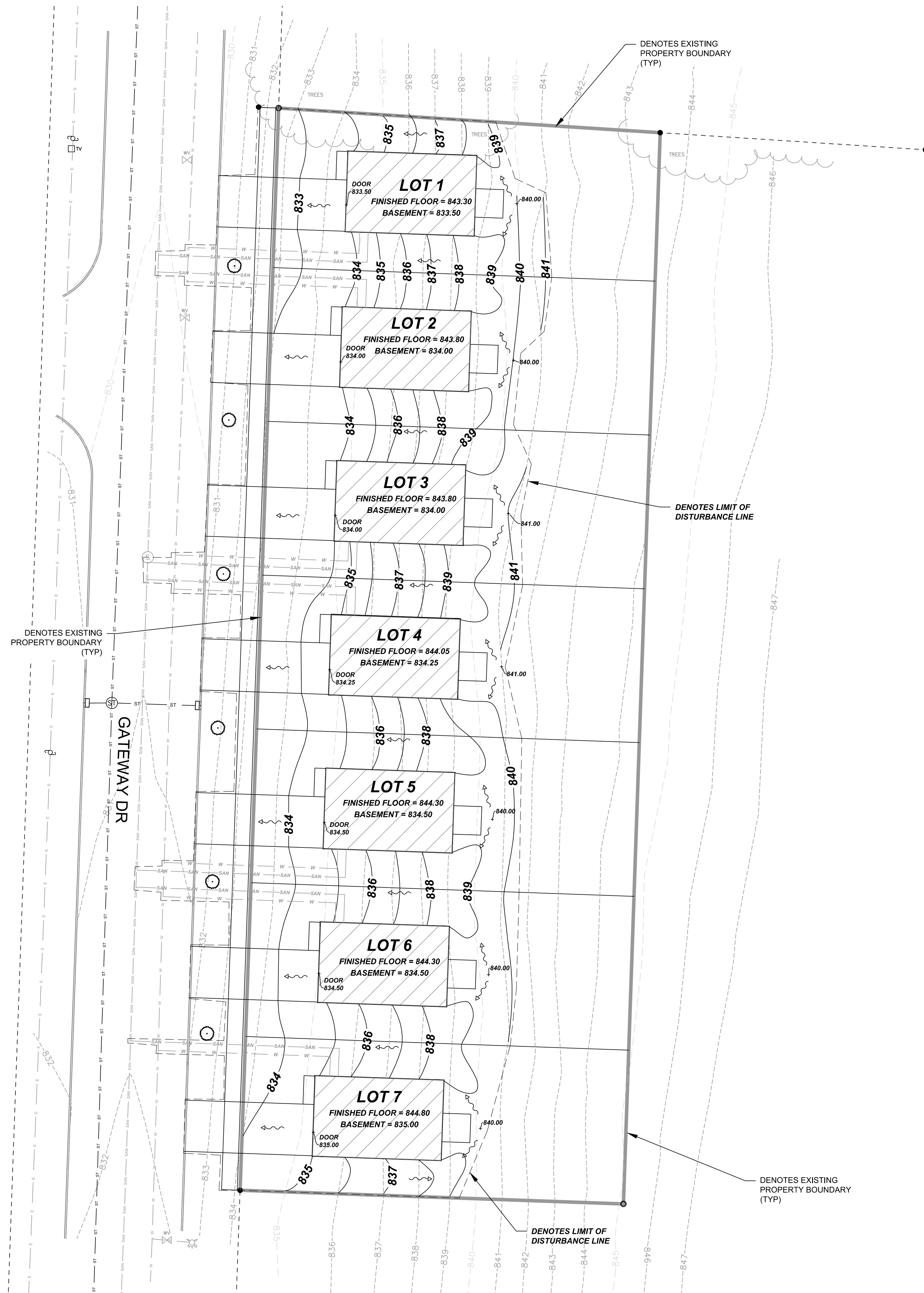
Date: 12/5/2025

Project Number:
25-1207.00

Sheet Name:
GRADING PLAN

Sheet Number:

C1.20



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
 311 S Center Ave
 Jefferson, WI 53549

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

DATE: February 16, 2026

TO: Plat Review, WI Dept. of Administration
 Capitol Survey Enterprises

FROM: Matt Zangl, Director of Planning and Zoning

RE: Final Plat Review – Gateway Subdivision

Jefferson County has reviewed the final subdivision plat and does not object to this plat.

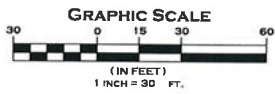
The County Surveyor and I have reviewed the plat for Gateway Subdivision prepared for Watertown Health Foundation, as dated December 3, 2025, job no. 25-170 and have the following comments:

1. On Sheet 1, the subparts of all 7 lots along the East line do not add up to the overall length.
2. There is a jog in the East line of the right-of-way of Gateway Drive just north of this subdivision. Town Road records show the road was laid out at 66 feet wide. Other plats, and CSM's in the area have since dedicated the extra 7 feet of right-of-way making the ultimate width 80 feet adjacent to this plat as shown. There is no record of extra dedication of right-of-way for the unplatted land to the north. Please draw the right-of-way jog running north.

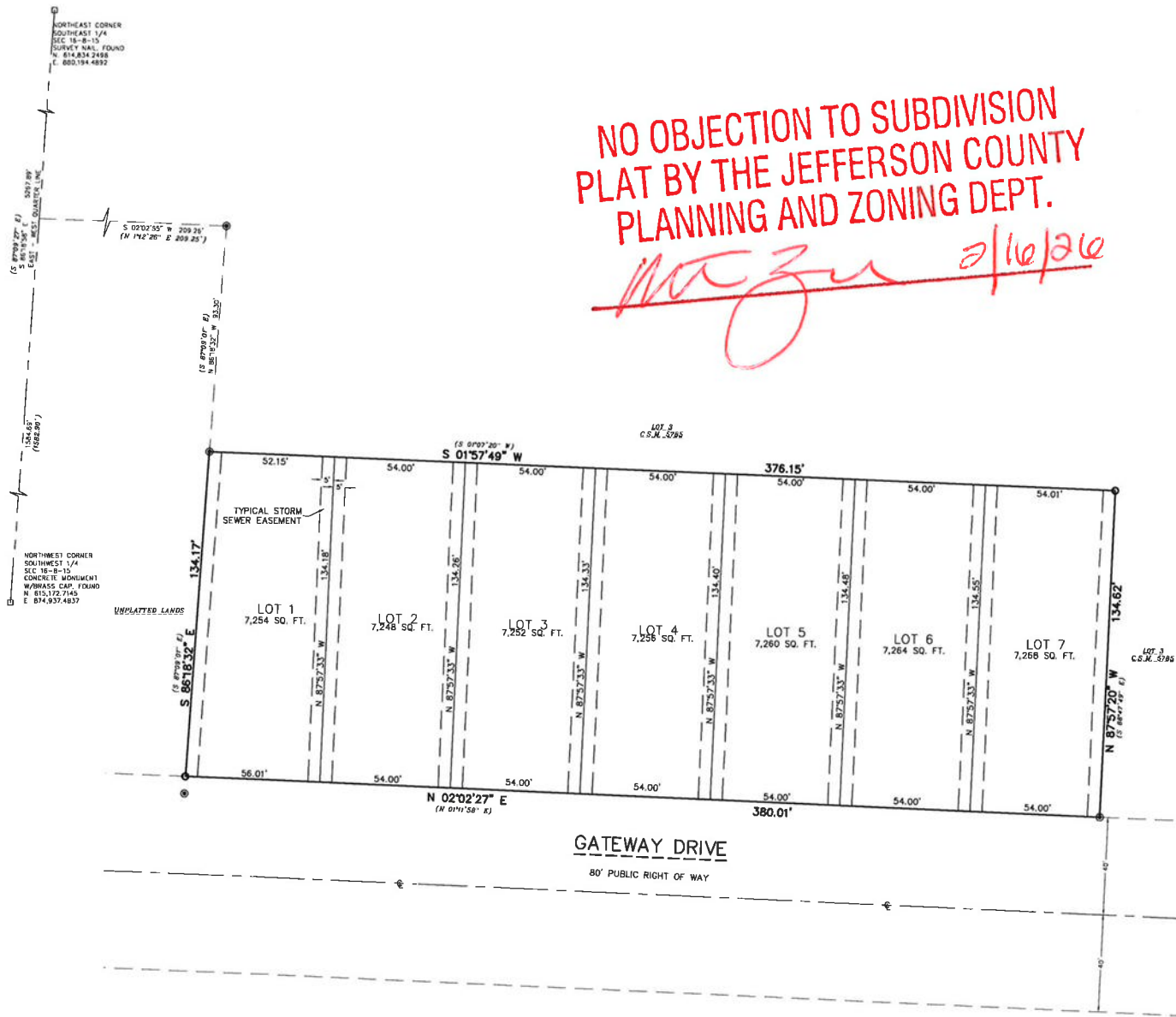
GATEWAY SUBDIVISION

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

BEARING BASIS:
ALL BEARINGS REFER TO NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON COUNTY, BEARING OF N 86°18'58" W



- LEGEND**
- - INDICATES A 1 1/4"X18" IRON ROD WEIGHING 3.65 LBS/FT, SET
 - - INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"X18" IRON ROD WEIGHING 1.68 LBS/FT, SET



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

Matz 2/16/26



VICINITY MAP
1" = 1000'
SW 1/4 16-8-15

OWNER/SUBDIVIDER:
HOFFMAN MATZ, LLC
672 JOHNSON ST. STE. 300
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

NOTES
AIRPORT APPROACH PROTECTION NOTE:
ALL LOTS IN THIS SUBDIVISION HAVE AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 988 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH.

DEPTH TO BEDROCK IS ESTIMATED AT GREATER THAN 15' BELOW GRADE BASED ON THE BEDROCK GEOLOGIC MAP OF WISCONSIN.

DEPTH TO GROUNDWATER IS ESTIMATED TO BE GREATER THAN 8' BELOW GRADE BASED ON NRCS MAPPING

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.



FEBRUARY 11, 2026

Office of the Register of Deeds
County: Watertown
Received for Record: _____ 20____
at _____ o'clock M on document # _____
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6800
FAX: (414) 786-6808
WWW.CAPITOLSURVEY.COM

GATEWAY SUBDIVISION

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.
CONTAINING: 50,802 SQUARE FEET, OR 1.1663 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 11TH DAY OF FEBRUARY, 2026.


PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN


CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY GWCHF HOLDINGS, LLC, SOLE MEMBER AT _____, WISCONSIN, THIS _____ DAY OF _____, 2026.

BENJAMIN WEHMEIER,
PRESIDENT & C.E.O.

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026 BENJAMIN WEHMEIER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE PLAT OF GATEWAY SUBDIVISION, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS _____ DAY OF _____, 2026.

DATE: _____
ROBERT STOCKS, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) ON ANY LAND INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

(DATE) _____
CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) AFFECTING THE LANDS INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

(DATE) _____
TREASURER

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by _____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee.

_____, Grantee, and
_____, Grantee
_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6000
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

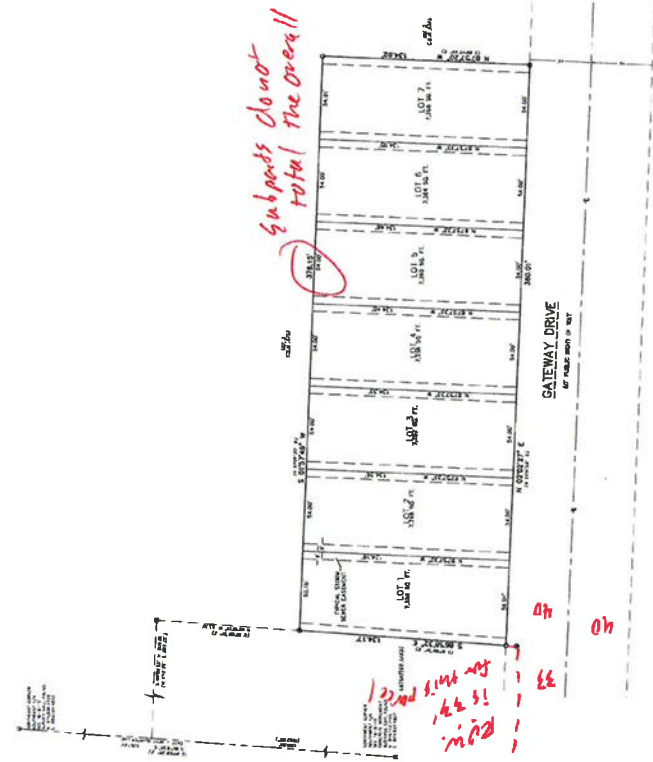
GATEWAY SUBDIVISION

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5795 BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

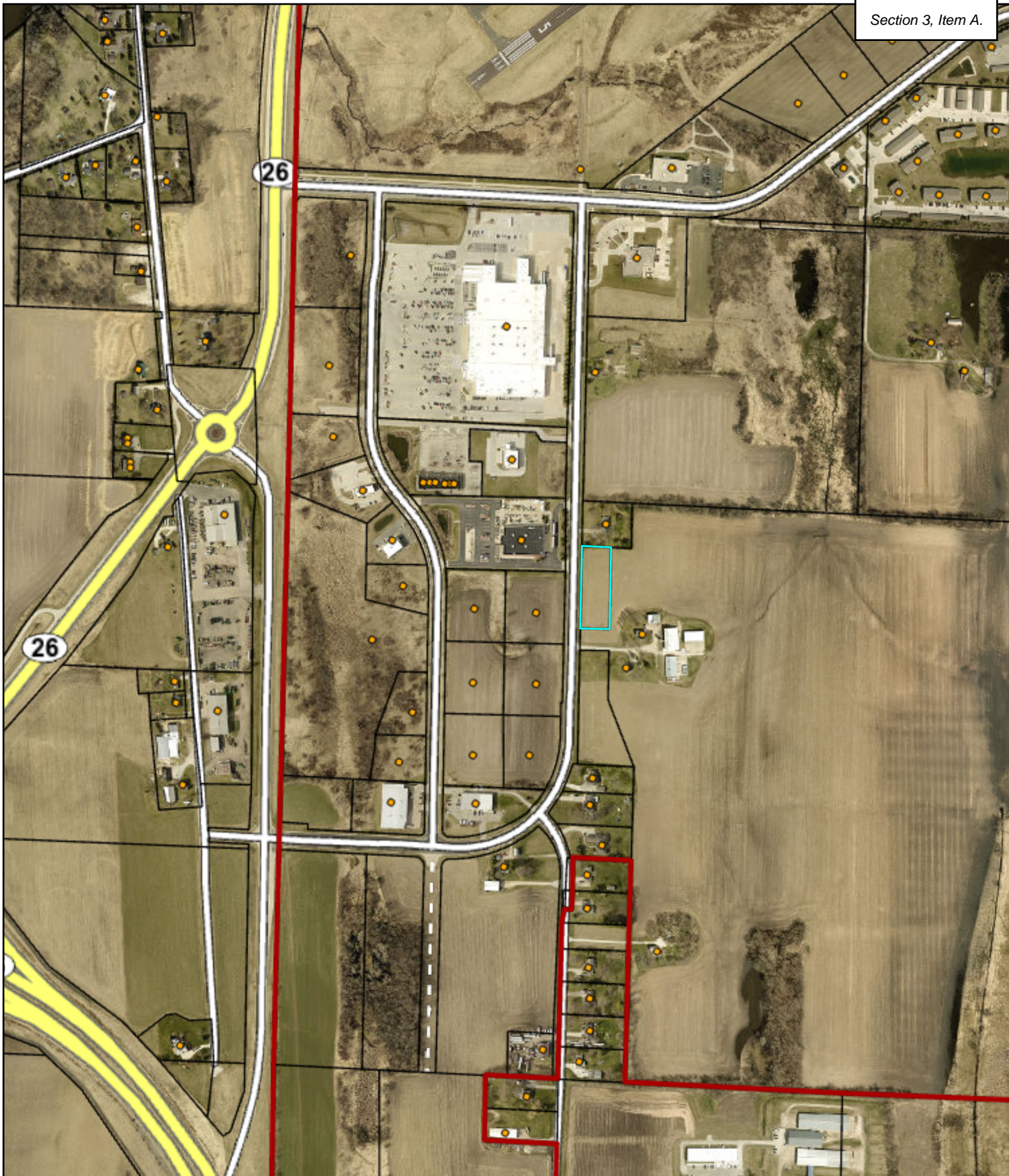






MONITY MAP
SW 1/4 16-8-15
SECTION 16, TOWNSHIP 8 NORTH, RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN.
OWNER: MICHAEL J. BERRY
DATE: 05/11/2011

NOTICE: ANY PERSON PURSUING THIS SURVEY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF.



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	Municipal Boundary		Common Areas
	Parcels Boundaries		Addresses

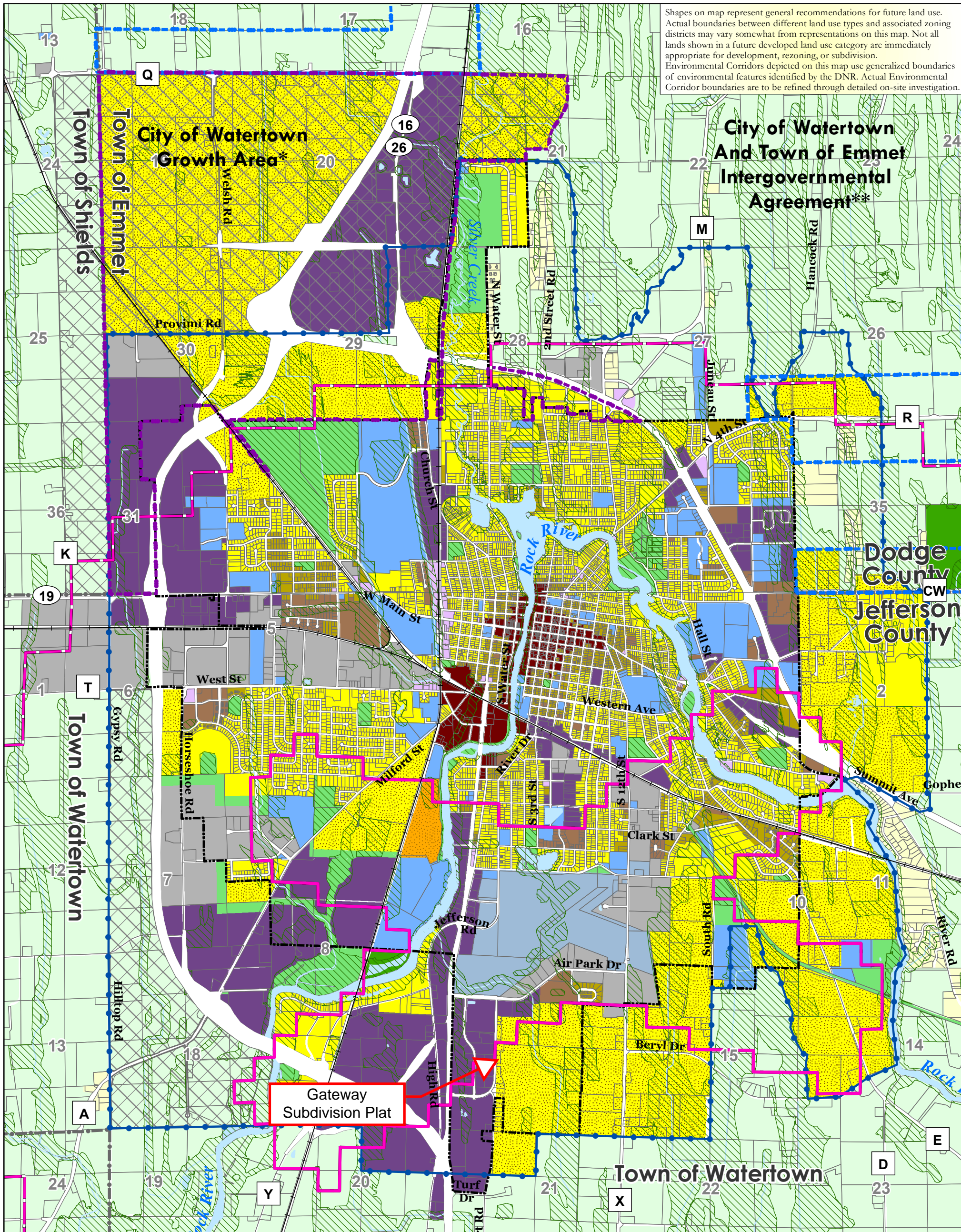


City of Watertown Geographic Information System

Scale: 1:7,124 Printed on: December 1, 2014
 SCALE BAR = 1" Author:

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other ineluctable inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.



Future Land Use Urban Area

Map 6b

- City/Town IGA**
- City Growth Area
- City Periphery Areas

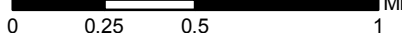
- *Each "Planned Mixed Use Area" may include mix of:
1. Office
 2. Multi-Family Residential
 3. Mixed Industrial
 4. Commercial Services/Retail
 5. Institutional
 6. Parks & Recreation
- ***"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
 2. Two-family Residential
 3. Multi-Family Residential
 4. Institutional
 5. Neighborhood Mixed Use
 6. Parks & Recreation
- ***Each "Riverside Mixed Use Area" may include mix of:
1. Office
 2. Single-Family - Sewered
 3. Two-Family Residential
 4. Multi-Family Residential
 5. Commercial Services/Retail
 6. Institutional
 7. Parks & Recreation

- City of Watertown
 - Town Boundary
 - Parcel
 - Railroad
 - Watertown Urban Service Area
 - Watertown Long Range Growth Area
- Airport Height Limitations**
- Maximum Building Elevation b/t 865 and 968 ft
 - Maximum Building Elevation b/t 968 and 1005 ft
- Draft: August 7, 2019
Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

City of Watertown Comprehensive Plan

- Land Use Categories**
- Agricultural
 - Single-Family Residential - Unsewered
 - Single-Family Residential - Sewered
 - Two-Family Residential
 - Multi-Family Residential
 - Planned Neighborhood**
 - Institutional
 - Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water





BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: March 9th, 2026
SUBJECT: N8493 CTH E - Extraterritorial Certified Survey Map (CSM)

A request by David Riesop to create a one lot Certified Survey Map (CSM) with an Outlot within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 032-0815-2311-001 & 032-0815-2311-000

SITE DETAILS:

Parent Parcel Acres: 1.00 acres and 29.80 acres.
Proposed Lot Size(s): Lot 1 – 3.31 acres (144,175 S.F.) & Outlot 1 - 6.364 acres (277,214 S.F.)
Jurisdiction: Town of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map with access to County Road E. The purpose of the land division is to add acreage to an existing residential lot. The CSM will also create an adjacent Outlot containing three existing sheds. The Outlot will also have access to CTH E.

STAFF EVALUATION:

The proposed CSM lots are located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation will need to be added to the CSM. CTH E is identified in the 2019 City of Watertown Comprehensive Plan as requiring an expanded ROW 120ft. The existing Row is 85ft and no additional ROW is being proposed as part of the CSM. Additional ROW will need to be dedicated by the CSM

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - Correct the signature page on the CSM to include Extraterritorial Jurisdiction language.
 - Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 968 feet above mean sea level for all buildings and vegetation.
 - Dedicate the required expanded ROW for County Highway E.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

ATTACHMENTS:

- Application materials.

Certified Survey Map

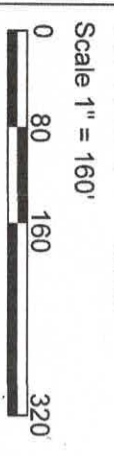
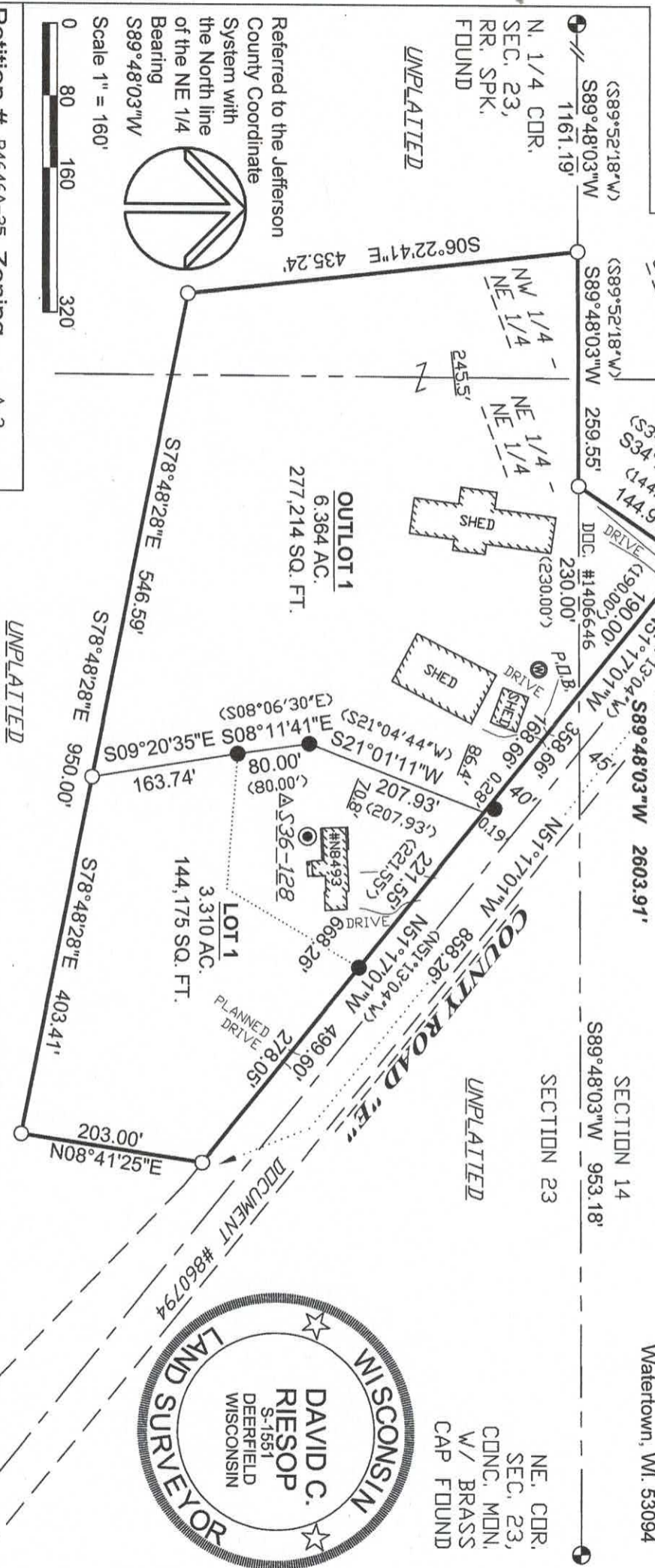
Part of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 23, and part of the SE 1/4 of the SE 1/4 of Section 14, all in Township 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

Prepared for:
Rodney Johnson,
N8550 County Rd. E,
Watertown, WI,
53094

Prepared for:
Rodney Johnson,
N8550 County Rd. E,
Watertown, WI, 53094

- Legend:**
- = 3/4" dia. iron rod found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
 - ⊙ = Well
 - ⊕ = Septic lid
 - △ = Septic vent
- Parentheses indicate recorded as values.

NE. CDR.
SEC. 23,
CONC. MON.
W/ BRASS
CAP FOUND



Referred to the Jefferson County Coordinate System with the North line of the NE 1/4 Bearing S89°48'03"W

Scale 1" = 160'

Petition # R4646A-25 Zoning A-3

Check for subsequent zoning changes with Jefferson County Zoning

Wisconsin Mapping, LLC
* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6374-25 Date 2/11/2026
Sheet 1 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Part of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 23, and part of the SE 1/4 of the SE 1/4 of Section 14, all in Township 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin.

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Jefferson, and by the direction of Rodney Johnson, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and its subdivision thereof, and that this land is located within and more fully described to wit:

Part of the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 23, and part of the SE 1/4 of the SE 1/4 of Section 14, all in Township 8 North, Range 15 East, Town of Watertown, Jefferson County, Wisconsin, described as follows:

Commencing at the Northeast Corner of Section 23; thence S89°48'03"W, 953.18 feet to the Southwesterly line of CTH "E" and the point of beginning; thence N51°17'01"W, along said Southwesterly line, 190.00 feet; thence S34°20'44"W, 144.90 feet to the North line of Section 23; thence S89°48'03"W along said line, 259.55 feet; thence S06°22'41"E, 435.24 feet; thence S78°48'28"E, 950.00 feet; thence N08°41'25"E, 203.00 feet to the Southwesterly line of CTH "E"; thence N51°17'01"W along said Southwesterly line, 668.26 feet to the point of beginning. the above described containing 9.674 acres or 421,389 square feet.

David C. Riesop S-1551



Township Approval

I hereby certify that this Certified Survey Map was approved by the Town of Watertown on _____, 2026.

Town Clerk

City of Watertown Plan Commission Approval Certificate

This Certified Survey Map is hereby approved by the Plan Commission of the City of Watertown. Approved as of this _____ day of _____, 2026

Date: _____
Robert Stocks, Mayor

I hereby certify that the foregoing is a true and correct copy of a Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Date: _____
Megan Dunneisen, City Clerk

County Approval

Approved for recording per Jefferson County Planning and Zoning Committee.

Matt Zangl, Authorized Representative

Wisconsin Mapping, LLC

* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 6374-25 Date 2/11/2026
Sheet 2 of 2
Document No. _____
C. S. M. No. _____ V. _____ P. _____



N8493 ET CSM Location

Town of Watertown

	Municipal Boundary		Common Areas	DodgeCo
	Surrounding Municipalities		Addresses	RGB
	Parcels Boundaries		Red: Band_1	
			Green: Band_2	
			Blue: Band_3	



THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:11,601 Printed on: March 2, 2017
SCALE BAR = 1" Author: [Redacted]

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.





**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

TO: Plan Commission
DATE: March 9th, 2026
SUBJECT: Saucer Road - Extraterritorial Certified Survey Map (CSM)

A request by Dale Naatz to create a one lot Certified Survey Map (CSM) within the City of Watertown 3-mile extraterritorial plat review jurisdiction. Parcel PIN(s): 008-0715-0321-002

SITE DETAILS:

Parent Parcel Acres: 41.96 acres
Proposed Lot Size(s): Lot 1 – 4.05 acres (176,418 S.F.).
Jurisdiction: Town of Farmington

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to create a one-lot Certified Survey Map with access to Saucer Road. The purpose of the land division is to create a lot for a new home.

STAFF EVALUATION:

The proposed lot is not located within the Airport Approach Protection Zone. Saucer Road is not identified in the 2019 City of Watertown Comprehensive Plan as having an expanded ROW. The proposed ROW dedication for Saucer Road is adequate for this location.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the preliminary extraterritorial CSM.
2. Approve the preliminary extraterritorial CSM without conditions.
3. Approve the preliminary CSM with other conditions as identified by the Plan Commission:
 - Correct the signature page on the CSM to include Extraterritorial Jurisdiction language.

STAFF RECOMMENDATION:

- Staff recommends approval of the CSM with conditions.

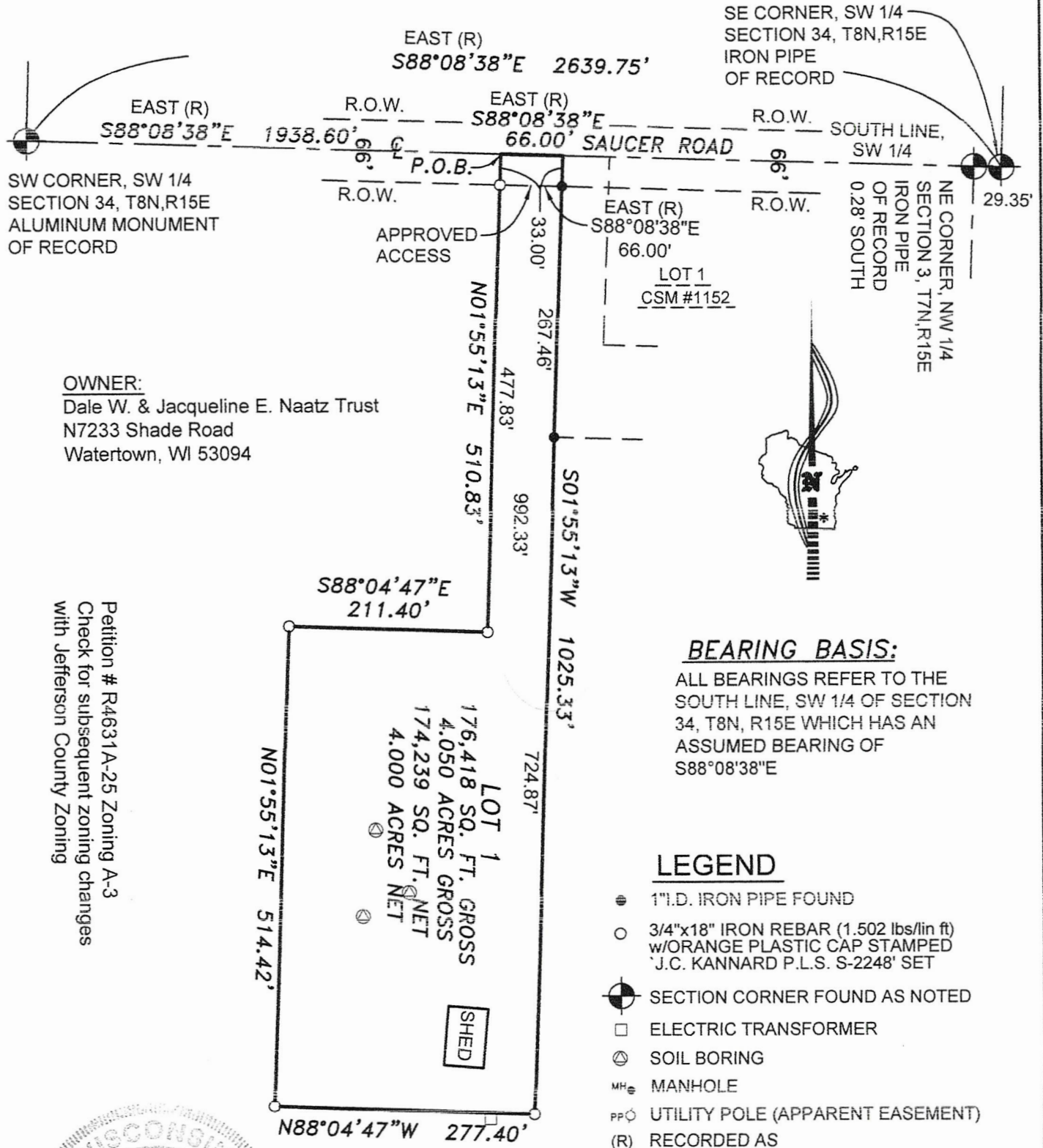
ATTACHMENTS:

- Application materials.

CERTIFIED SURVEY MAP No. _____

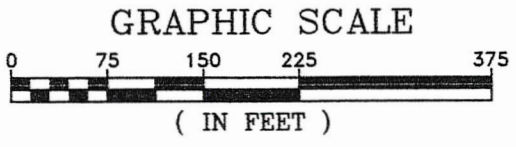
BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, T7N, R15E, TOWN OF FARMINGTON, JEFFERSON COUNTY, WISCONSIN.

COPY



OWNER:
Dale W. & Jacqueline E. Naatz Trust
N7233 Shade Road
Watertown, WI 53094

Petition # R4631A-25 Zoning A-3
Check for subsequent zoning changes
with Jefferson County Zoning



SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

W1065 COUNTY ROAD CI, HELENVILLE, WI. 53137
262-495-4910
920-674-4884

JOB No.: N-225109
DATE: FEBRUARY 23, 2026
SHEET 1 OF 2

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3 , T7N, R15E, TOWN OF FARMINGSTON, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, John C. Kannard, Professional Land Surveyor No. 2248, hereby certify:

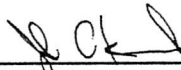
That I have surveyed, divided, mapped this Certified Survey Map being a part of the NE 1/4 of the NW 1/4 of Section 3, T7N, R15E, Town of Farmington, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the Aluminum Monument that marks the Southwest corner of the SW 1/4 of Section 34, T8N, R17E; Thence S88°08'38"E, along the South line of said Section SW 1/4, a distance of 1938.60 feet, to the POINT OF BEGINNING of the lands to be described; Thence continue S88°08'38"E, along said South line, a distance of 66.00 feet; Thence S01°55'13"W, a distance of 1025.33 feet, to a Set 3/4"x18" Iron Rebar (1.502 lbs/ lin ft) with an orange plastic cap stamped "J.C. Kannard P.L.S. S-2248" (Set 3/4" Rebar); Thence N88°04'47"W, a distance of 277.40 feet, to a Set 3/4" Rebar; Thence N01°55'13"E, a distance of 514.42 feet, to a Set 3/4" Rebar; Thence S88°04'47"E, a distance of 211.40 feet, to a Set 3/4" Rebar; Thence N01°55'13"E, a distance of 510.83 feet, to the POINT OF BEGINNING, containing 176,418 square feet or 4.050 acres of land, more or less.

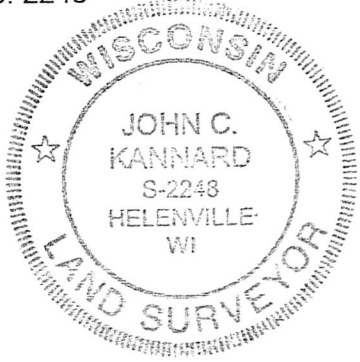
Subject to all rights, reservations, restrictive covenants and easements of record.

I further certify that I have made this survey and map under the direction of Dale W. & Jacqueline E. Naatz Trust, owner of said lands, and that this Certified Survey Map is a correct representation of all exterior boundaries of the land surveyed and the division of that land and that I have complied fully with the provisions of Chapter 236.34 of the State of Wisconsin Statutes, and the Subdivision Ordinance of Jefferson County, Wisconsin in surveying and mapping the same.

Certified this 23rd day of February, 2026



John C. Kannard, P.L.S. 2248



CITY OF WATERTOWN EXTRATERRITORIAL APPROVAL:

This Certified Survey Map is hereby approved by the City of Watertown.

Dated this ____ day of _____, 2026

Robert Stocks, Mayor

I hereby certify that the foregoing is a true and correct copy of Certified Survey Map adopted by the Plan Commission of the City of Watertown.

Dated this ____ day of _____, 2026

Megan Dunneisen, City Clerk









PLANNING AND ZONING COMMITTEE APPROVAL:


This Certified Survey Map is hereby approved by the Planning and Zoning Committee of Jefferson County.

Dated this ____ day of _____, 2026


Matt Zangl, Director of Planning & Zoning



	Municipal Boundary		Common Areas	DodgeCo
	Surrounding Municipalities		City of Watertown 3 Mile Jurisdiction	RGB
	Parcels Boundaries			 Red: Band_1
				 Green: Band_2
				 Blue: Band_3



Opportunity runs through it.



City of Watertown Geographic Information System

Scale: 1:19,790 Printed on: March 2
 SCALE BAR = 1" Author:

41

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.