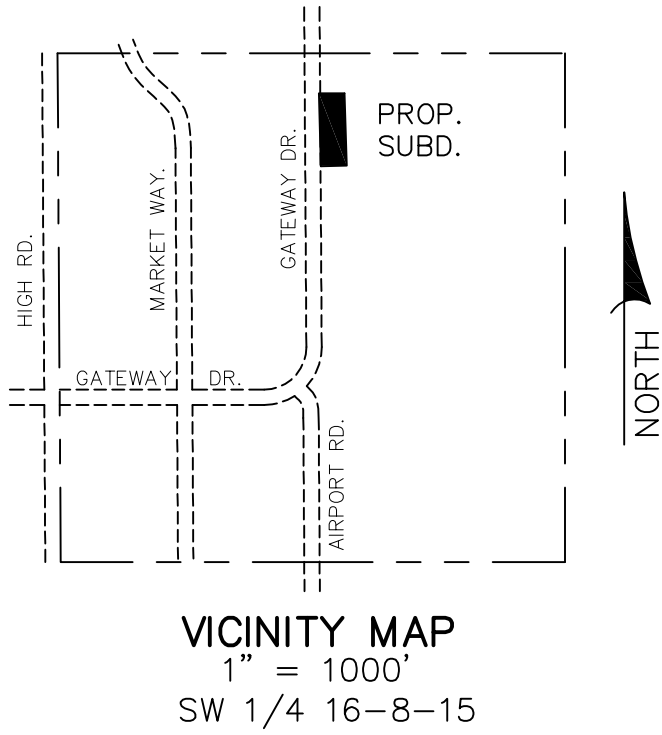


PRELIMINARY PLAT
OF
GATEWAY SUBDIVISION
A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH,
RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53005
Ph: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM



OWNER/SUBDIVIDER:
WATERTOWN HEALTH FOUNDATION
672 JOHNSON ST. STE. 300
WATERTOWN, WI 53094

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

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°18'56" W



LEGAL DESCRIPTION

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

- INDICATES FOUND 1 INCH IRON PIPE
UNLESS OTHERWISE NOTED
- INDICATES 1 1/4 INCH DIA. IRON ROD,
18 INCHES IN LENGTH, WEIGHING 3.65
LBS PER LINEAL FOOT, SET
- ALL OTHER LOT CORNERS ARE 3/4
INCH DIA. IRON ROD, 18 INCHES IN
LENGTH, WEIGHING 1.68 LBS PER
LINEAL FOOT, SET.

NOTES

- SUBJECT PROPERTY ZONED: PB, PLANNED BUSINESS DISTRICT.
- SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
MINIMUM LOT AREA - 10,000 SQ. FT.
MINIMUM LOT WIDTH - 60 FEET
FRONT YARD SETBACK - 25 FEET
SIDE YARD SETBACK - 10 FEET
REAR YARD SETBACK - 25 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
- LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 4146 & CERTIFIED SURVEY MAP NO. 5785
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55055C0086F, WITH A DATE OF IDENTIFICATION OF 02/04/2015, IN COMMUNITY NO. 550107, CITY OF WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- SURVEY DATUM:
ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS NOS MONUMENT PID D99802. THE ORTHOMETRIC HEIGHT = 845.02.
- THERE ARE NO EASEMENTS AFFECTING THE PROPERTY KNOWN TO THE SURVEYOR.
- PARKLAND FEE IN LIEU OF DEDICATION: THE RESIDENTIAL UNITS CREATED BY THIS DEVELOPMENT HAVE SATISFIED THE REQUIREMENT FOR PARKLAND DEDICATION VIA A FEE IN LIEU OF DEDICATION PAID AT THE TIME OF CSM/PLAT APPROVAL.

SUBDIVISION NOTES

PROPOSED ZONING: PD - PLANNED DEVELOPMENT, SINGLE-FAMILY RESIDENTIAL
PROPOSED DIMENSION STANDARDS AS FOLLOWS:
MINIMUM LOT AREA - 7000 SQ. FT.
MINIMUM LOT WIDTH - 54 FEET
FRONT YARD SETBACK - 25 FEET
SIDE YARD SETBACK - 8 FEET
REAR YARD SETBACK - 25 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET

OVERALL AREA = 50,802 SQUARE FEET OR 1.1663 ACRES

NUMBER OF SINGLE FAMILY LOTS = 7

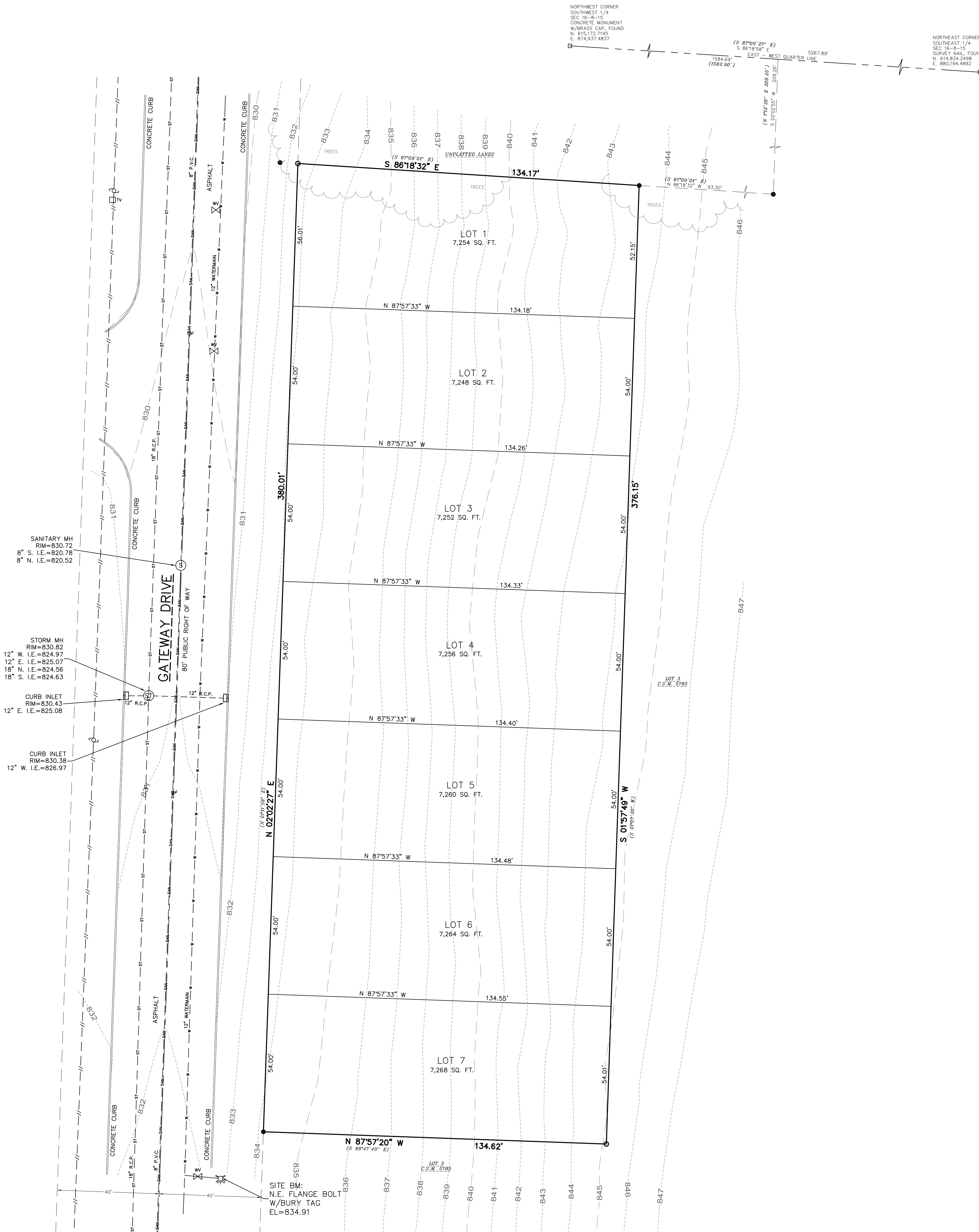
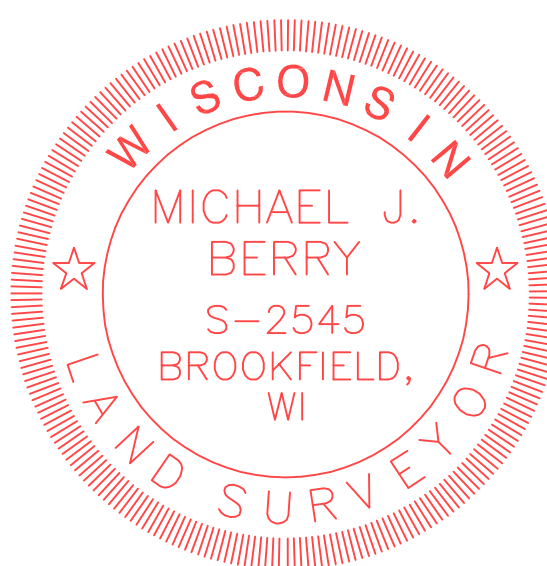
HOME SITES TO BE SERVED BY CITY SEWER AND WATER

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.

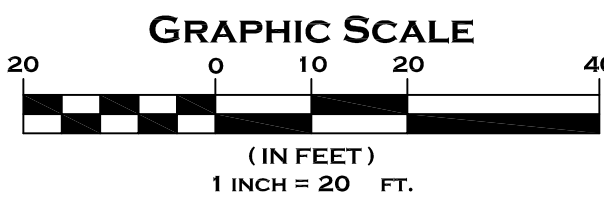
I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY
COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT THIS
PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISIONS AND FEATURES
AND ALSO CERTIFY COMPLIANCE WITH PROVISIONS OF COUNTY ORDINANCE 16-32.

DECEMBER 3, 2025
DATE
REVISED: 12/12/25 - COMMENTS

Michael J. Berry
MICHAEL J. BERRY, P.L.S.
REGISTERED LAND SURVEYOR S-2545



LEGEND	
— SAN —	— ELECTRIC TRANSFORMER —
— ST —	— ELECTRIC METER —
— W —	— ELECTRIC PEDESTAL —
— G —	— BURIED GAS LINE —
— TL —	— BURIED TELEPHONE LINE —
— E —	— BURIED ELECTRIC LINE —
— FB —	— BURIED FIBER OPTIC LINE —
— U —	— OVERHEAD UTILITY LINES —
— CATV —	— BURIED CABLE TELEVISION LINES —
— COMB —	— COMBINATION FENDER —
— WOOD FENCE —	— METAL SIGN —
— METAL FENCE —	— FLAG POLE —
— 994.32 DS —	— BOLLARD LIGHT —
— FIRE DEPARTMENT CONNECTION —	— YARD LIGHT —
— HYDRANT —	— WATER VALVE —
— GAS VALVE —	— MANHOLE —
— CATCH BASIN —	— CURB INLET —
— METAL LIGHT POLE —	— WOOD SIGN —
— CONCRETE LIGHT POLE —	— METAL SIGN —
— WOOD LIGHT POLE —	— MAIL BOX —
— FIBER OPTIC MARKER —	— GUY WIRE —



PRELIMINARY PLAT
FOR
GATEWAY SUBDIVISION
1923 GATEWAY DR.
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	DEC. 3, 2025
CHECKED BY:	MJB	DRAWING NO.	PP - O
CSE JOB NO.:	25-170	SHEET	1 OF 1