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# Plat Review Comments

Department of Administration

Plat Review – DOA

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

608-266-3200

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**Date:** July 19, 2024

**From:** Sime, Don R - DOA

**To:** Michael J. Berry, CAPITOL SURVEY ENTERPRISES, 262-786-6600, [mikeb@capitolsurvey.com](mailto:mikeb@capitolsurvey.com)

**Subject:** ROCK RIVER RIDGE, File No **121916**

We have reviewed your plat and the changes listed below must be made. If you have questions, please contact us at the number listed above. Please refer to file number **121916**. Thank you!

COMMENTS:

s. 236.15 (1) (ag) Several exterior subdivision boundary corner found monuments are shown as being offset. If the monuments are accepted as marking the corners but are offset from the record corners, it should be so noted on the plat (i.e. found iron pipe .09' S & .06' E of record corner). If the found monuments are not accepted as marking the 'actual' corners then monuments that meet the requirements of this section must be set at the 'actual' corners.

s. 236.15 (2) We find the ratio of error in the latitude and departure closure of several lots as noted on the attached marked print to be greater than  $1'/3000'$ , as evidenced by the attached excel spreadsheet of our computations. Adjustments must be made to these parcels. Once adjustments are made, please verify the lot areas.

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." Several 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.

s. 236.20 (1) The graphic scale on both sheets does not match the drawing scale. Please revise as needed (drawing scale must be no more than 100' to 1").

s. 236.20 (2) (b) The diameter(s) of the found iron pipe monuments must be noted (as stated in the Legend).

The diameter of the 18" iron rod set at all other corners must be noted in the monument description in the Legend.

It appears that the symbol for the Mag Nail found monuments is out of position in the Legend.

s. 236.20 (2) (c) Several lot boundary lengths and/or bearings are missing, as noted on the attached marked print; please revise as needed.

s. 236.20 (2) (j) Our calculations show the area of lot 45 as 10,014 s.f. and lot 53 as 8,182 s.f.; please verify and revise as needed.

s. 236.20 (2) (k) The chords of all main curves must be drawn with dashed or dotted lines in their proper locations.

It appears that the radii of several curves are shown incorrectly in the curve table as noted on the attached marked print; please revise as needed.

s. 236.20 (3) (b) The monuments at both ends of the North line of the NE 1/4 section 8 must be described and noted as found or set.

s. 236.20 (4) (a) Underscoring must be removed from the street names within the subdivision. street names are underscored to indicate that they are 'existing' and not being dedicated with the plat.

s. 236.21 (1) (d) The Surveyor certificate must state compliance with Chapter 236 (not 236.34) Wis. stats.

s. 236.21 (3) A City of Watertown certificate of taxes paid (treasurer certificate) must be added to the plat.

NOTES TO SURVEYOR:

-To help us, and other review authorities, track revised drawings, **please include a revision date on each Sheet of your revised drawing.**