

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:

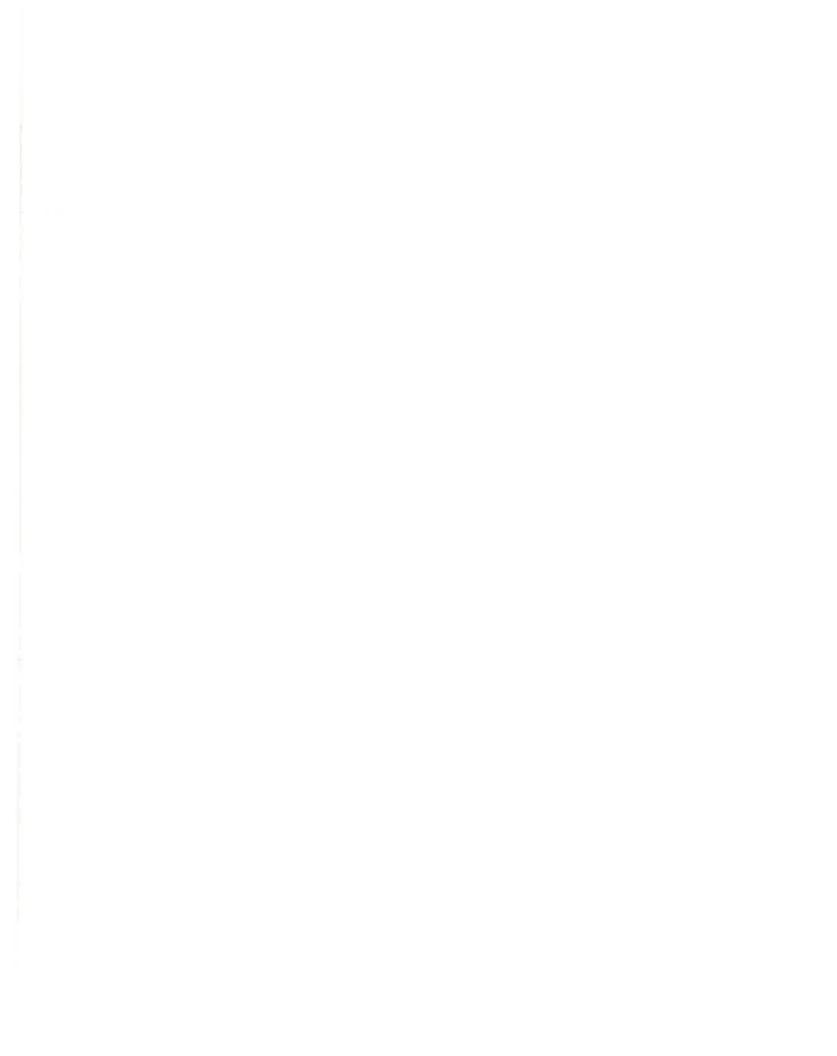
• The subdivision is tied to the north and south ends of the quarter line of Section 6, Town 8 North, Range 15 East, beginning at the south quarter corner. The center quarter corner has a tie sheet from 2018. Was this corner searched for, and not recovered?

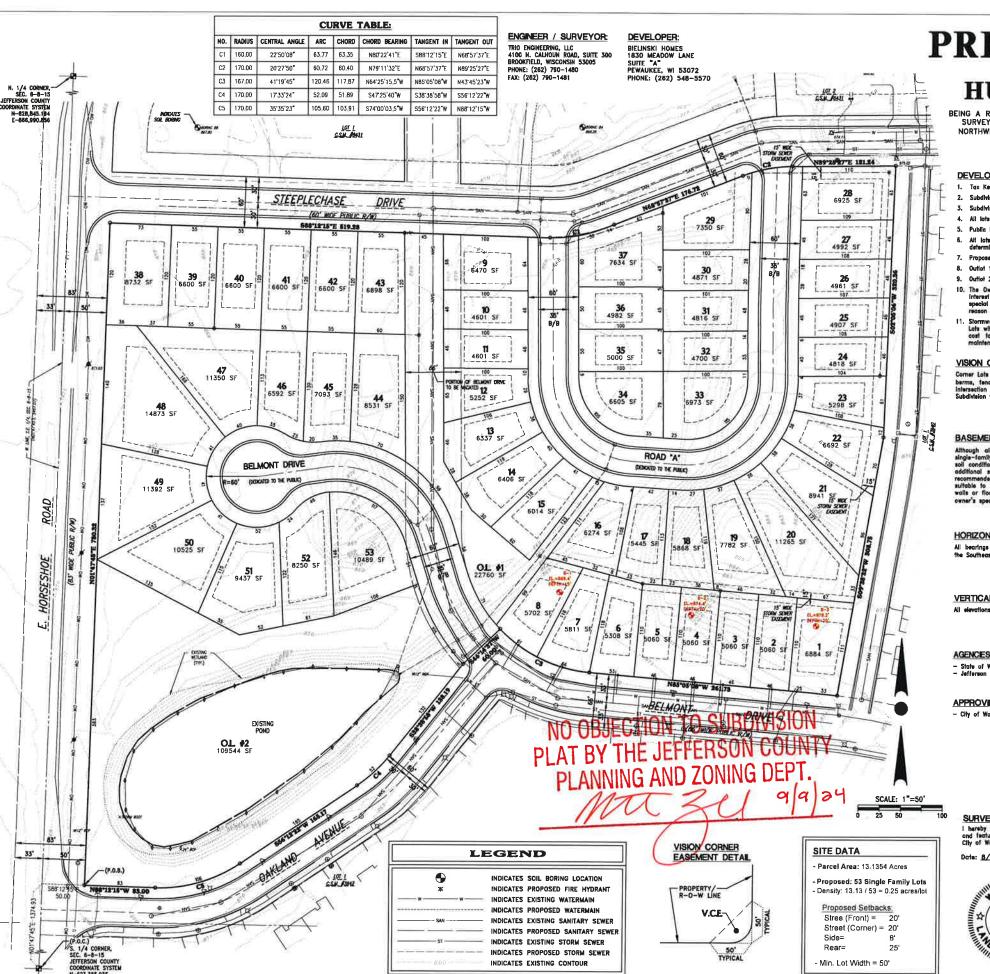
Thank you,

Matt Zangl

Director of Planning and Development

Jefferson County 920-674-8638





PRELIMINARY PLAT

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 53 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 Plot.
- 7. Proposed Zoning = PUD
- 8. Outlot 1 contains Utilities and Open Space.
- 9. 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. Jetterson 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 fax delinquency.
- 11. Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of all Lots within this Subdivision shall such be liable for an equal undivided fractional share of the cost to repair, maintain or restore sold 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, seaces, signs & any other structure within the Easement is restricted to 24" above the inheresection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads coross the Vision Corner Easement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lats in the Subdivision have been reviewed and approved for development with single-family residentici 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 beasement construction. It is recommended that a licensed professional engineering associated with saturated soil conditions on beatement 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 8, 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:

APPROVING AUTHORITY:



SURVEYOR'S CERTIFICATE:

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

Date: 8/19/2024







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REVIS	SION HISTORY
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DATE: AUGUST 19, 2024

JOB NUMBER: 22-059-1155-01

DESCRIPTION:

PRELIMINARY PLAT

SHEET

1 OF 1