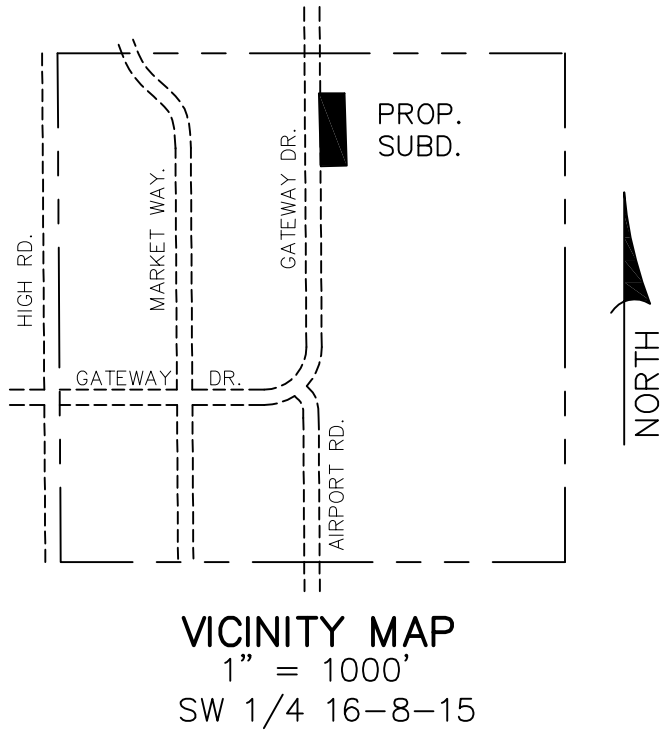


PRELIMINARY PLAT
OF
GATEWAY SUBDIVISION
A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5785, BEING A PART OF
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH,
RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

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.

SUBDIVISION NOTES

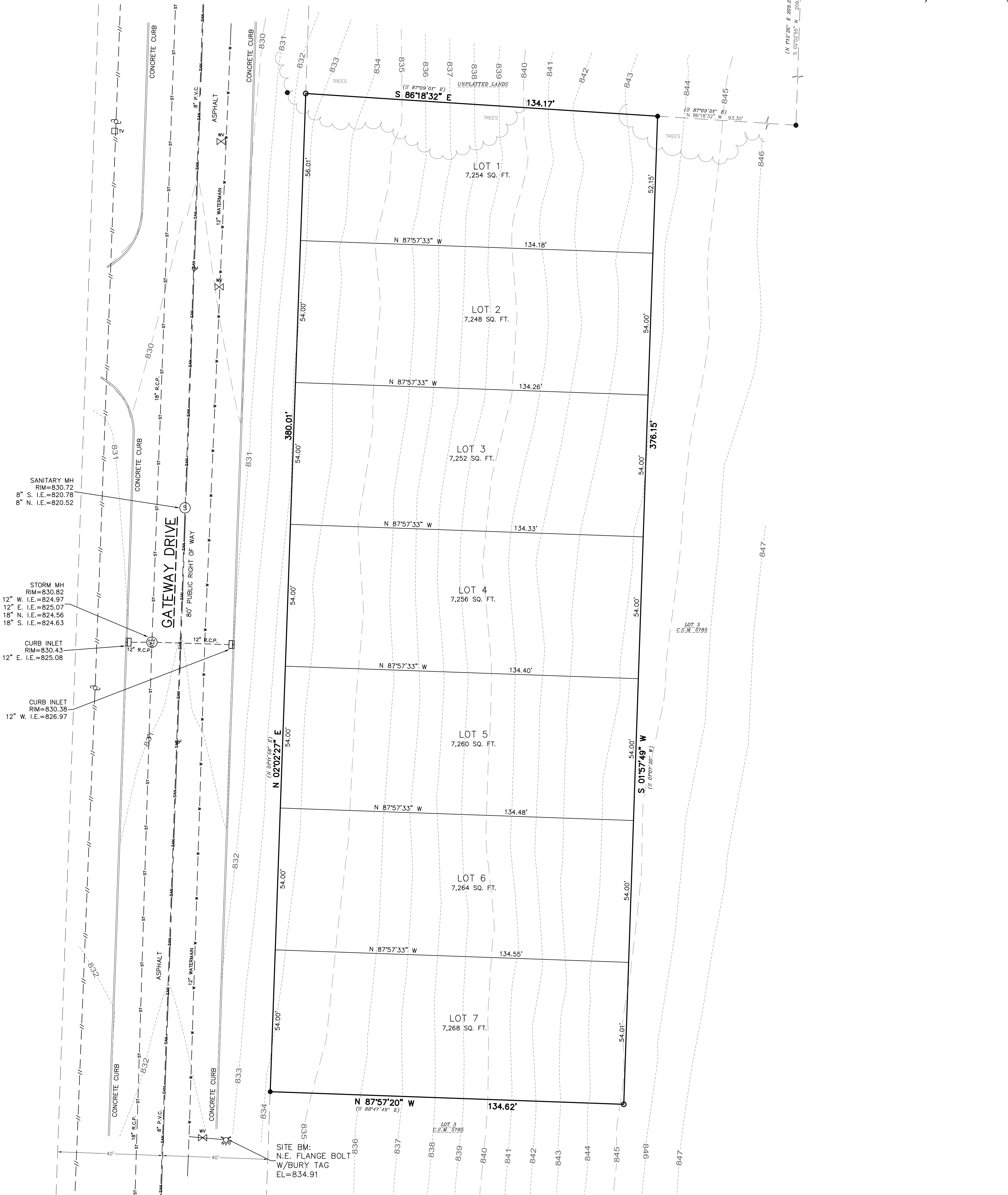
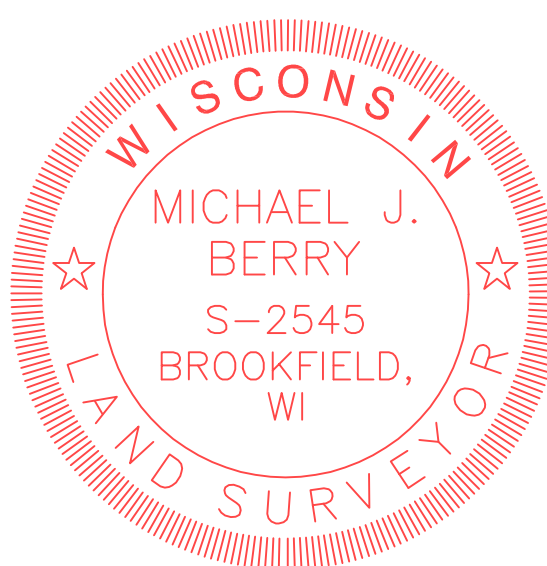
PROPOSED ZONING: PD - PLANNED DEVELOPMENT, SINGLE-FAMILY RESIDENTIAL
PROPOSED DIMENSION STANDARDS AS FOLLOWS:
MINIMUM LOT AREA - 7000 SQ. FT.
MINIMUM LOT WIDTH - 54 FEET
FRONT YARD SETBACK - 25 FEET
SIDE YARD SETBACK - 8 FEET
REAR YARD SETBACK - 25 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
OVERALL AREA = 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-6.7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DECEMBER 3, 2025
DATE

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



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

LEGEND	
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN
— G —	BURIED GAS LINE
— TEL —	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— FIBER —	BURIED FIBER OPTIC LINE
— OVERHEAD —	OVERHEAD UTILITY LINES
— CATV —	BURIED CABLE TELEVISION LINES
— COMB —	COMBINATION SEWER
— WOOD FENCE —	WOOD FENCE
— METAL FENCE —	METAL FENCE
— 994.32 DS —	DOOR SILL ELEVATION
— FIRE DEPARTMENT CONNECTION —	FIRE DEPARTMENT CONNECTION
— ELECTRIC TRANSFORMER —	ELECTRIC TRANSFORMER
— ELECTRIC METER —	ELECTRIC METER
— ELECTRIC PEDESTAL —	ELECTRIC PEDESTAL
— ELECTRIC BOX AT GRADE —	ELECTRIC BOX AT GRADE
— TELEPHONE BOX AT GRADE —	TELEPHONE BOX AT GRADE
— TV PEDESTAL —	TV PEDESTAL
— GAS METER —	GAS METER
— AIR CONDITIONER —	AIR CONDITIONER
— UTILITY POLE —	UTILITY POLE
— WOOD SIGN —	WOOD SIGN
— METAL SIGN —	METAL SIGN
— FLAG POLE —	FLAG POLE
— CONCRETE LIGHT POLE —	CONCRETE LIGHT POLE
— WOOD LIGHT POLE —	WOOD LIGHT POLE
— MAIL BOX —	MAIL BOX
— FIBER OPTIC MARKER —	FIBER OPTIC MARKER
— GUY WIRE —	GUY WIRE
— HYDRANT —	HYDRANT
— WATER VALVE —	WATER VALVE
— GAS VALVE —	GAS VALVE
— MANHOLE —	MANHOLE
— CATCH BASIN —	CATCH BASIN
— CURB INLET —	CURB INLET
— METAL LIGHT POLE —	METAL LIGHT POLE
— CONCRETE LIGHT POLE —	CONCRETE LIGHT POLE
— WOOD LIGHT POLE —	WOOD LIGHT POLE
— MAIL BOX —	MAIL BOX
— FIBER OPTIC MARKER —	FIBER OPTIC MARKER
— GUY WIRE —	GUY WIRE

