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GOVERNOR
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SECRETARY
Plat Review
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
<https://doa.wi.gov/platreview>

October 02, 2024

Grady Gosser
TRIO ENGINEERING LLC
ggosser@trioeng.com

FILE NO. 122012
Hunter Oaks Enclave
City of Watertown, Jefferson County

Dear Grady Gosser:

You have submitted the preliminary plat of Hunter Oaks Enclave for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats.; the Jefferson County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

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." Many 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.

COUNTY PLANNING AGENCY:


The Jefferson County Planning Agency is an objecting agency on this plat. On 09/06/2024 we transmitted copies to them for review. On 09/09/2024, we were notified that they do not object to this plat.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office as listed above.

Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is written in a cursive, flowing style.

Don Sime, PLS
Plat Review

cc: Bielinski Homes, Owner
Clerk, City of Watertown
Jefferson County Planning Agency

PLAT RECEIVED FROM SURVEYOR ON 09/06/2024; REVIEWED ON 10/02/2024