



JEFFERSON COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT  
ZONING DIVISION

Room C1040  
311 S Center Ave  
Jefferson, WI 53538

[zoning@jeffersoncountywi.gov](mailto:zoning@jeffersoncountywi.gov)  
Phone: 920-674-7524  
Fax 920-674-7525

DATE: December 2, 2024  
TO: Plat Review  
WI Department of Administration  
RE: Hunter Oaks Enclave

Jefferson County does not object to the Hunter Oaks Enclave subdivision plat and certifies the plat as non-objectionable.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Zangl".

Matt Zangl  
Director of Planning and Development  
Jefferson County  
920-674-8638

CURVE TABLE:							
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	233.00	43°27'36"	176.40	172.22	S22°15'52"E	S00°34'33"E	S47°57'11"E
C2	170.00	17°33'24"	52.09	51.89	S47°25'40"W	S38°36'58"W	S56°12'22"W
C3	170.00	35°35'23"	105.80	103.91	S74°00'03"W	S56°12'22"W	N88°12'15"W
C4	160.00	22°50'08"	63.77	63.35	N80°22'41"E	S88°12'15"E	N68°57'37"E
C5	100.00	20°27'50"	35.72	35.53	N79°11'32"E	N68°57'37"E	N89°25'27"E
C6	962.81	1°58'32"	33.20	33.20	N84°05'53"W	N83°06'37"W	N85°05'08"W
C7	167.00	84°30'35"	246.32	224.59	N42°49'51"W	N85°05'08"W	N00°34'33"W

**ENGINEER / SURVEYOR:**  
TRIO ENGINEERING, LLC  
4100 N. CALHOUN ROAD, SUITE 300  
BROOKFIELD, WISCONSIN 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481

**DEVELOPER:**  
BIELINSKI HOMES  
1830 MEADOW LANE  
SUITE "A"  
PEWAUKEE, WI 53072  
PHONE: (262) 548-5570

# PRELIMINARY PLAT OF HUNTER OAKS ENCLAVE

BEING A REVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941, LOT 1 OF CERTIFIED SURVEY MAP NO. 3938, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



4100 N. CALHOUN ROAD, SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: ggosser@trioeng.com

**DEVELOPMENT SUMMARY:**

1. Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
2. Subdivision contains approximately 13.1354 Acres.
3. Subdivision contains 44 Lots and 1 Outlot.
4. All lots to be served by Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
6. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
7. Proposed Zoning = PUD
8. Outlot 1 contains Stormwater Management Facilities and Open Space.
9. The Owners of C.S.M. # \_\_\_\_\_ Lots 1-4 and Lots 1-40 within this Subdivision shall each own an equal undivided fractional interest in all Outlots of this Subdivision. Jefferson 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 tax delinquency.
10. Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of C.S.M. # \_\_\_\_\_ Lots 1-4 and Lots 1-40 within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said 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, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

**BASEMENT RESTRICTION FOR GROUNDWATER:**

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 234 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 basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will meet Chapter 288, municipal code, and will be suitable to withstand the various problems associated with saturated soil conditions on basement 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 Southwest 1/4 of Section 6, Town 8 North, Range 15 East, Bears North D1°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:**

- State of Wisconsin, Department of Administration
- Jefferson County, Planning and Zoning Department

**APPROVING AUTHORITY:**

- City of Watertown

**NO OBJECTION TO SUBDIVISION  
PLAT BY THE JEFFERSON COUNTY  
PLANNING AND ZONING DEPT.**

*Grady L. Gosser*  
12-2-24

**PROJECT:**  
HUNTER OAKS ENCLAVE  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
CITY OF WATERTOWN, WISCONSIN

**BY:**  
BIELINSKI HOMES  
1830 MEADOW LANE, SUITE "A"  
PEWAUKEE, WI 53072  
PHONE: (262) 548-5570

REVISION HISTORY	
DATE	DESCRIPTION
8/18/2024	INITIAL SUBMITTAL
10/8/2024	REVISED PARCELS
11/14/2024	REVISED PARCELS

**DATE:**  
NOVEMBER 8, 2024

**JOB NUMBER:**  
22-059-1155-01

**DESCRIPTION:**

**PRELIMINARY  
PLAT**

**SHEET**

**1 OF 1**

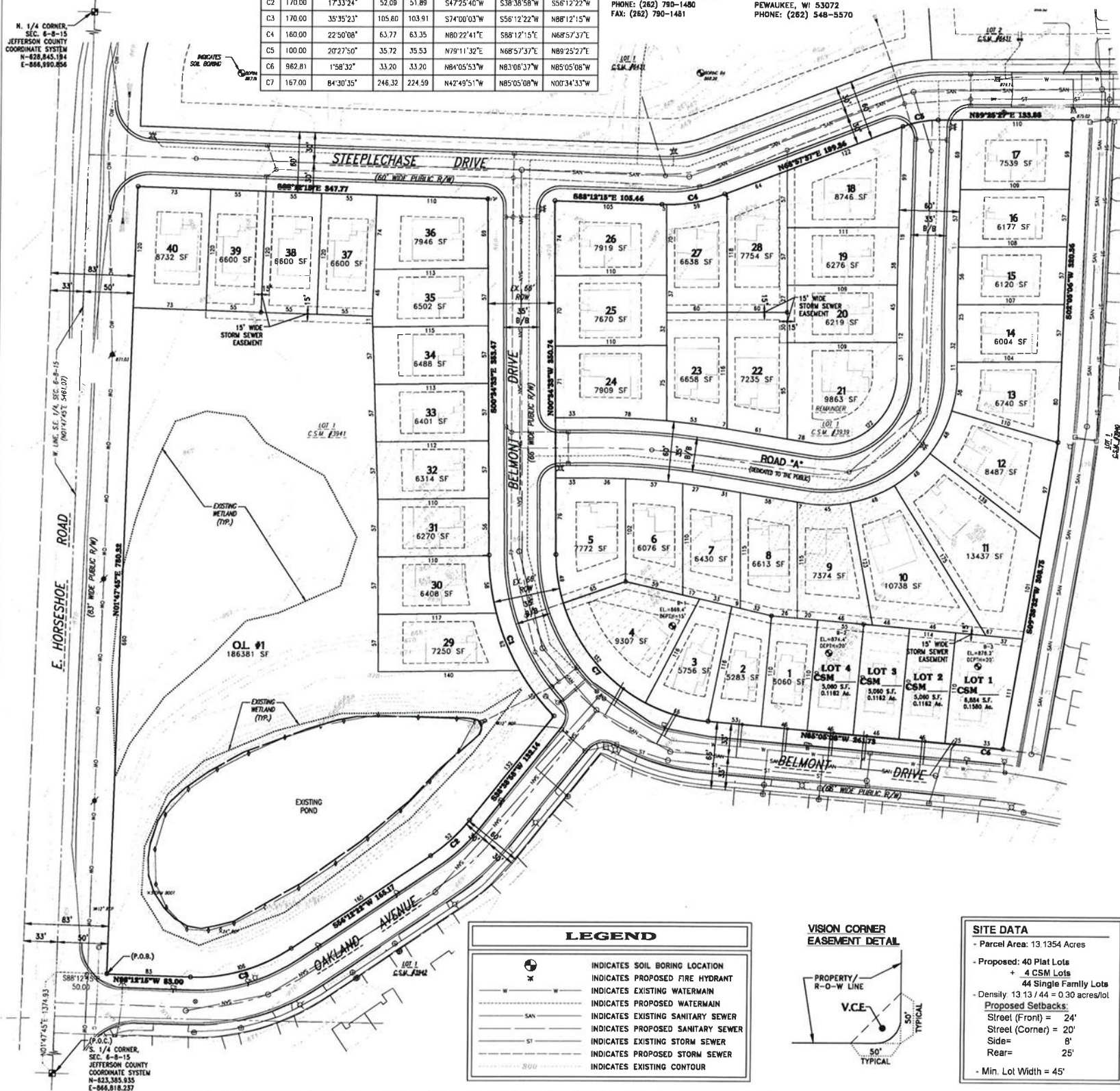
N. 1/4 CORNER  
SEC. 6-8-15  
JEFFERSON COUNTY  
COORDINATE SYSTEM  
N=828,845.184  
E=846,910.854

W. LINE, SEC. 1/4, SEC. 6-8-15  
(N87°19'51" S46.00)

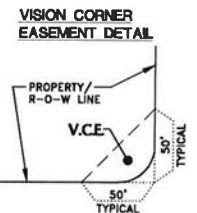
E. HORSESHOE ROAD  
(85' WIDE PUBLIC R/W)

N. 1/4 CORNER  
SEC. 6-8-15  
JEFFERSON COUNTY  
COORDINATE SYSTEM  
N=823,355.935  
E=846,818.237

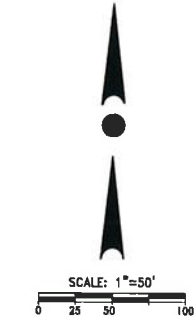
AL12201198111846-01-HUNTER\_OAKS\_ENCLAVE\_PLAT112024.DWG



LEGEND	
	INDICATES SOIL BORING LOCATION
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR



SITE DATA	
- Parcel Area:	13.1354 Acres
- Proposed:	40 Plat Lots + 4 CSM Lots 44 Single Family Lots
- Density:	13.13 / 44 = 0.30 acres/lot
<b>Proposed Setbacks:</b>	
Street (Front) =	24'
Street (Corner) =	20'
Side =	8'
Rear =	25'
- Min. Lot Width =	45'



**SURVEYOR'S CERTIFICATE:**  
I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision regulations of the City of Watertown.  
Date: 11/12/2024  
Reviewed: 10/08/2024  
Revised: 11/14/2024



*Grady L. Gosser*  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor 5-2972