

October 22, 2024

Andrew Beyer, P.E.  
Director of Public Works/City Engineer  
City of Watertown

RE: Hunter Oaks Preliminary Plat Review

Dear Mr. Beyer,

Survey Comments

1. There appears to be a bust in the exterior boundary; it does not close by approximately 30+ feet.
2. 545-13B(3)(a), Proposed Road "A" should be given its proper name.
3. 545-13B(1)(b), Provide the name and address of the property owner on the plat.
4. 545-13B(2)(i), Verify the current platting status of lands lying east and northeast of plat. They are shown as CSM lots but county parcel mapping shows them as Condo plats.
5. 545-13B(2)(j), Show the existing land use and current zoning information.

Engineering Comments

1. 545-13B(3)(c), Provide a draft of proposed covenants, if any, to be imposed.
2. 545-13B(2)(d), label the existing alley adjacent to the preliminary plat.
3. 545-13B(3)(e), Provide a statement from a licensed engineer representing the project that certifies that the technical requirements of City Code § 545 will be met when final engineering design plans (including plans and profiles for public improvements and grading, erosion control, and stormwater management plans) are submitted. Such final engineering design plans shall be submitted and approved by the City Engineer prior to approval of the final plat.
4. 545-13B(2)(h), all final engineering approved plans shall provide the size and invert elevation of any existing sanitary and storm sewers, culverts, or drainpipes and the location and size of any existing water and gas mains on or adjacent to the plat and for proposed use in the development.
5. 545 Attachment 2, The City's minimum right-of-way (ROW) width for Residential (typical) roads is 66 feet. The preliminary plat includes a ROW of 60 feet. Provide a typical cross-section or plan showing the proposed improvements meeting City standards (roadway, curb and gutter, terrace, sidewalk, etc.) will fit within the 60 foot ROW.
6. Show all required drainage easements per City code.

Please find enclosed the preliminary plat with markups for some of the above comments.

Joseph M. Komorowski, PE  
Civil Engineer  
GRAEF

Christina Rauh, PE  
Civil Engineer  
GRAEF

Troy Collins, PLS  
Project Surveyor  
GRAEF

Encl. Plat markups



# PRELIMINARY PLAT OF 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.

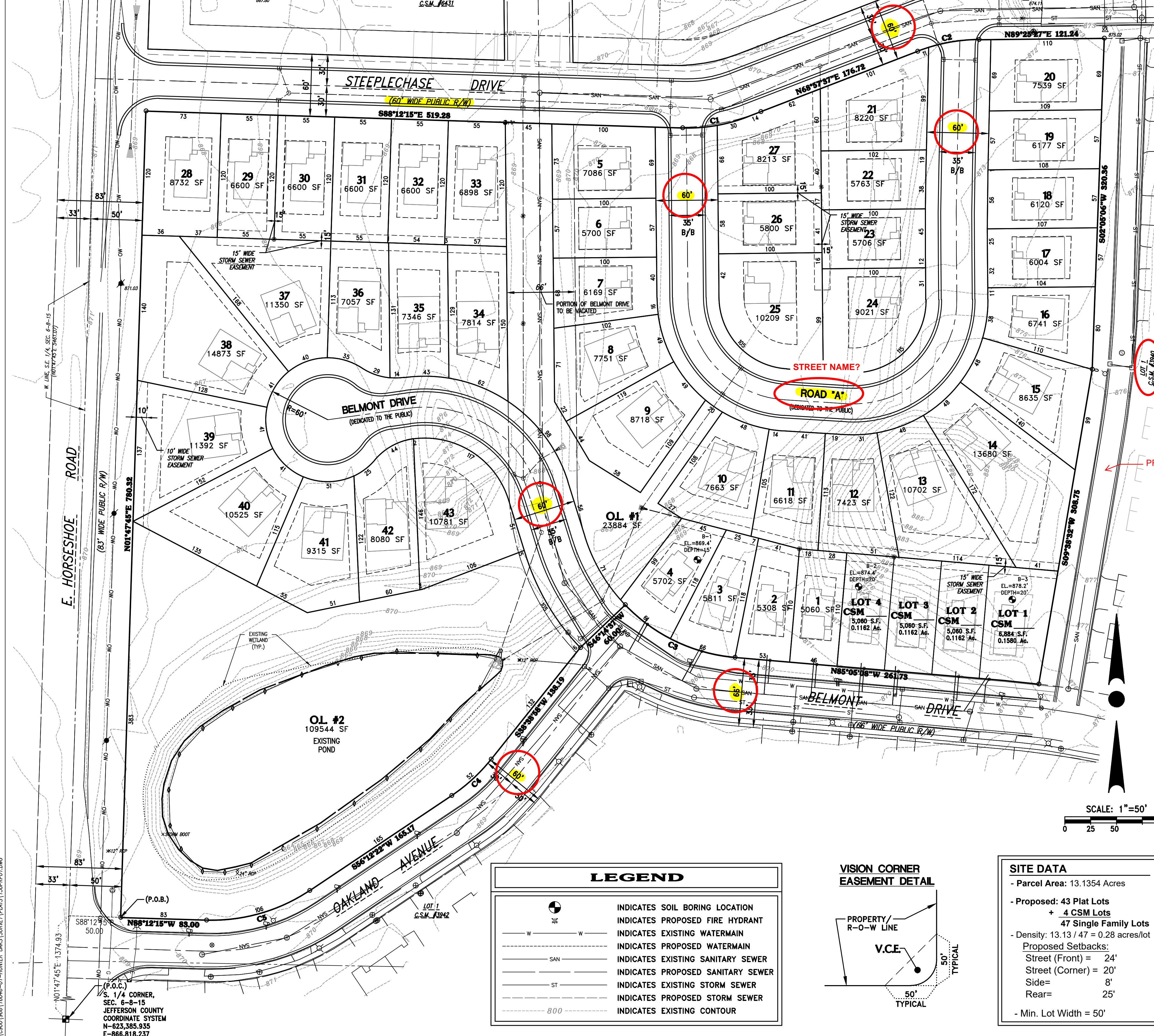
CURVE TABLE:							
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	160.00	22°50'08"	63.77	63.35	N80°22'41"E	S88°12'15"E	N68°57'37"E
C2	170.00	20°27'50"	60.40	60.40	N79°11'32"E	N68°57'37"E	N89°25'27"E
C3	167.00	41°19'45"	120.46	117.87	N64°25'15.5"W	N85°05'08"W	N43°45'23"W
C4	170.00	17°33'24"	52.09	51.89	S47°25'40"W	S38°38'58"W	S56°12'22"W
C5	170.00	35°35'23"	105.60	103.91	S74°00'03.5"W	S56°12'22"W	N88°12'15"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

**OWNER:**  
BIELINSKI DEVELOPMENT INC??

N. 1/4 CORNER,  
SEC. 6-8-15  
JEFFERSON COUNTY  
COORDINATE SYSTEM  
N=628,845.194  
E=866,990.856



### DEVELOPMENT SUMMARY:

- Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
- Subdivision contains approximately 13,1354 Acres.
- Subdivision contains 47 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 Plat.
- Proposed Zoning = PUD - CURRENT ZONING AND LAND USE??**
- Outlot 1 contains Utilities and Open Space.
- 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. 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.
- Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of all Lots 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 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 basement construction. It is recommended that a licensed professional engineer design a basement and foundation that 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 Southeast 1/4 of Section 6, 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:

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

### APPROVING AUTHORITY:

- City of Watertown

### 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: 8/19/2024  
Date: 10/08/2024



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

**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
8/19/2024	INITIAL SUBMITTAL
10/8/2024	REVISED PARCELS

**DATE:**  
OCTOBER 8, 2024

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

**DESCRIPTION:**  
**PRELIMINARY PLAT**

**SHEET**

**1 OF 1**

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