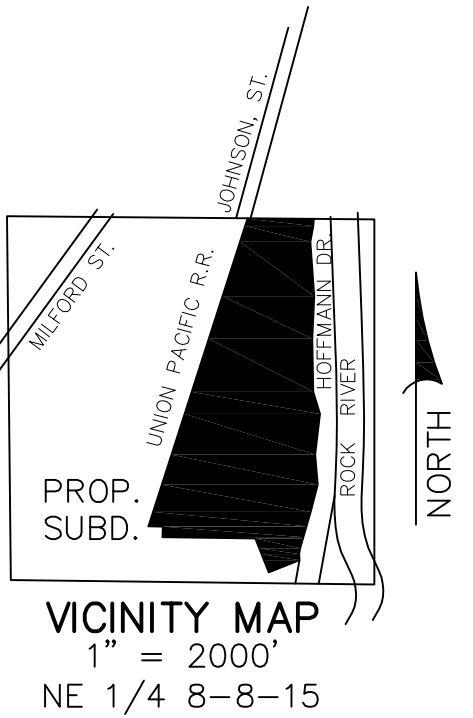


PRELIMINARY PLAT
OF
ROCK RIVER RIDGE

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING A PART OF
THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN.

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WISCONSIN
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



BEARING BASIS:
ALL BEARINGS REFER TO SOUTH LINE OF THE
SOUTHEAST 1/4 OF SECTION 8, WHICH HAS A
WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON
COUNTY, BEARING OF N 86°54'26" W

OWNER/SUBDIVIDER:
HOFFMANN MATZ, LLC
600 E. MAIN ST.
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146 RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON AUGUST 24, 2001,
IN VOLUME 20, PAGE 181 AS DOCUMENT NO. 1064087, A DIVISION OF LAND
LOCATED IN THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, 12TH WARD, OUTLOT 41,
IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, EXCEPTING
THEREFROM LOT 7 OF CERTIFIED SURVEY MAP NO. 6088 RECORDED IN VOLUME
35 OF CERTIFIED SURVEYS ON PAGE 276 AS DOCUMENT NO. 1428518.
CONTAINING: 2,115,957 SQ. FT. OR 48.5757 ACRES

NOTES

- SUBJECT PROPERTY ZONED: PO, PLANNED OFFICE AND INSTITUTIONAL.
- SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE AND ARE AS FOLLOWS:
[1] BUILDING TO FRONT OR STREET SIDE LOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A
STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
[2] BUILDING TO RESIDENTIAL SIDE LOT LINE: EIGHT FEET. [3] BUILDING TO RESIDENTIAL REAR LOT
LINE: 25 FEET.
[4] BUILDING TO NONRESIDENTIAL SIDE LOT LINE: EIGHT FEET OR ZERO FEET ON ZERO LOT LINE SIDE.
[5] BUILDING TO NONRESIDENTIAL REAR LOT LINE: 25 FEET.
[6] SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM
ALLEY RIGHT-OF-WAY.
[7] REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM
ALLEY RIGHT-OF-WAY.
- LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 4146 & CERTIFIED SURVEY MAP NO.
6088
- 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:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), JEFFERSON
COUNTY NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING
REFERENCE STATIONS (WISCORS & GEOD 12A).

SUBDIVISION NOTES

PROPOSED ZONING: SR-4 SINGLE FAMILY RESIDENTIAL-4
TR-6 TWO FAMILY RESIDENTIAL-6
PLD MULTI-FAMILY

OVERALL AREA = 2,115,957 SQUARE FEET OR 48.5757 ACRES
AREA DEDICATED FOR PUBLIC RIGHT OF WAY = 291,515 SQUARE FEET OR 6.6923 ACRES
AREA DEDICATED TO THE CITY OF WATERTOWN FOR PARK PURPOSES = 133,287 SQUARE FEET OR 3.0598 ACRES
NUMBER OF MULTI-FAMILY LOTS = 1 FOR 406,527 SQUARE FEET OR 9.3326 ACRES
NUMBER OF TWO-FAMILY LOTS = 9 FOR 108,912 SQUARE FEET OR 2.5003 ACRES
NUMBER OF SINGLE FAMILY LOTS = 78 FOR 824,753 SQUARE FEET OR 18.9337 ACRES
NUMBER OF OUTLOTS = 3 FOR 371,174 SQUARE FEET OR 8.5210 ACRES

I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY
COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MAY 2, 2024
DATE

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



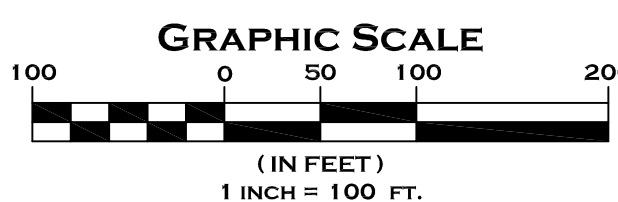
Proposed Zoning
SR-4 Single Family Residential
Lots 10-57, Outlots 2 & 3

Proposed Zoning
TR-6 Two Family Residential
Lots 1-9, Outlot 1

Proposed Zoning MR-10 Multi-
Family Residential 10
Lot 88 and Park dedication

● INDICATES FOUND 1" IRON PIPE
UNLESS OTHERWISE NOTED
△ INDICATES P.K. NAIL, FOUND
○ INDICATES 2 INCH DIA. IRON PIPE, 18 I
INCHES IN LENGTH, WEIGHING 3.65 LBS
PER LINEAL FOOT, SET.

ALL OTHER LOT CORNERS ARE 1 INCH
DIA. IRON PIPE, 18 INCHES IN LENGTH,
WEIGHING 1.68 LBS PER LINEAL FOOT,
SET.



PRELIMINARY PLAT
FOR
GWCHF
700 HOFFMANN DR.
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	MAY 2, 2024
CHECKED BY:	MJB	DRAWING NO.	PP-O
CSE Job No.:	23-102	SHEET	1 OF 1