



JEFFERSON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
ZONING DIVISION

Room C1040
311 S Center Ave
Jefferson, WI 53549

zoning@jeffersoncountywi.gov
Phone: 920-674-7130
Fax 920-674-7525

DATE: February 16, 2026

TO: Plat Review, WI Dept. of Administration
Capitol Survey Enterprises

FROM: Matt Zangl, Director of Planning and Zoning

RE: Final Plat Review – Gateway Subdivision

Jefferson County has reviewed the final subdivision plat and does not object to this plat.

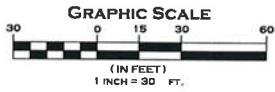
The County Surveyor and I have reviewed the plat for Gateway Subdivision prepared for Watertown Health Foundation, as dated December 3, 2025, job no. 25-170 and have the following comments:

1. On Sheet 1, the subparts of all 7 lots along the East line do not add up to the overall length.
2. There is a jog in the East line of the right-of-way of Gateway Drive just north of this subdivision. Town Road records show the road was laid out at 66 feet wide. Other plats, and CSM's in the area have since dedicated the extra 7 feet of right-of-way making the ultimate width 80 feet adjacent to this plat as shown. There is no record of extra dedication of right-of-way for the unplatted land to the north. Please draw the right-of-way jog running north.

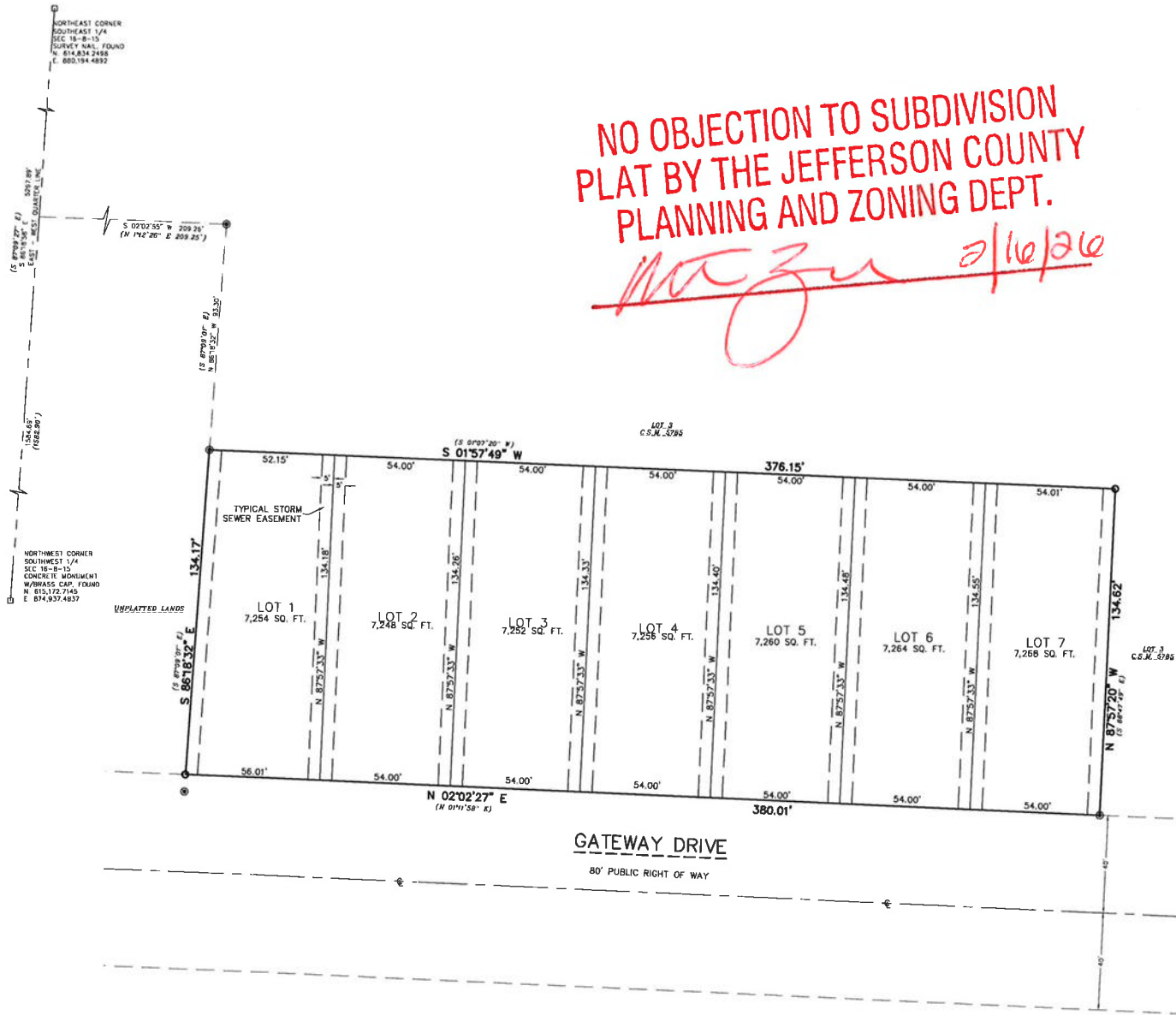
GATEWAY SUBDIVISION

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.

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°18'58" W



- LEGEND**
- - INDICATES A 1 1/4"X18" IRON ROD WEIGHING 3.65 LBS/FT, SET
 - - INDICATES IRON PIPE FOUND AND ACCEPTED UNLESS NOTED OTHERWISE
- ALL OTHER CORNERS ARE MONUMENTED BY AN 3/4"X18" IRON ROD WEIGHING 1.68 LBS/FT, SET



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

Matz 2/16/26



VICINITY MAP
1" = 1000'
SW 1/4 16-8-15

OWNER/SUBDIVIDER:
HOFFMAN MATZ, LLC
672 JOHNSON ST. STE. 300
WATERTOWN, WI 53094

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

NOTES
AIRPORT APPROACH PROTECTION NOTE:
ALL LOTS IN THIS SUBDIVISION HAVE AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 988 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDINGS, STRUCTURES AND OBJECTS OF NATURAL GROWTH.
DEPTH TO BEDROCK IS ESTIMATED AT GREATER THAN 15' BELOW GRADE BASED ON THE BEDROCK GEOLOGIC MAP OF WISCONSIN.
DEPTH TO GROUNDWATER IS ESTIMATED TO BE GREATER THAN 8' BELOW GRADE BASED ON NRCS MAPPING

UTILITY EASEMENT RESTRICTION
UTILITY EASEMENTS SET FORTH HEREIN ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF S.236.32 OF WISCONSIN STATUTES.



Office of the Register of Deeds
County: Watertown
Received for Record: _____ 20____
at _____ o'clock _____ M as document # _____
Register of Deeds

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____
Department of Administration

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6800
FAX: (414) 786-6808
WWW.CAPITOLSURVEY.COM

GATEWAY SUBDIVISION

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF 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

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF HOFFMAN MATZ LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE ORDINANCES OF THE CITY OF WATERTOWN, AND THE ORDINANCES OF JEFFERSON COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 11TH DAY OF FEBRUARY, 2026.



CORPORATE OWNER'S CERTIFICATE

HOFFMAN MATZ, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WATERTOWN.

IN WITNESS WHEREOF, HOFFMAN MATZ, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY GWCHF HOLDINGS, LLC, SOLE MEMBER AT _____, WISCONSIN, THIS _____ DAY OF _____, 2026.

BENJAMIN WEHMEIER,
PRESIDENT & C.E.O.

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026 BENJAMIN WEHMEIER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____



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CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED, THAT THE PLAT OF GATEWAY SUBDIVISION, IN THE CITY OF WATERTOWN, HOFFMAN MATZ LLC, OWNER, IS HEREBY APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THIS _____ DAY OF _____, 2026.

DATE: _____
ROBERT STOCKS, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNEISEN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF WATERTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) ON ANY LAND INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

(DATE) _____
CITY OF WATERTOWN TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
JEFFERSON COUNTY) SS

I, _____ BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF JEFFERSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) AFFECTING THE LANDS INCLUDED IN THE PLAT OF GATEWAY SUBDIVISION.

(DATE) _____
TREASURER

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by _____, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee.

_____, Grantee, and
_____, Grantee
_____, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

