

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI**

MEETING:	<u>BOARD OF ZONING APPEALS</u>
DATE AND TIME:	<u>WEDNESDAY, MARCH 10, 2021 5:30 p.m.</u>
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings, capacity within the Board Room will be limited. Members of the body and citizens may also attend the meeting virtually through the WebEx platform, Meeting #: 182 707 6590 Password: PShCkvaZ537 which can be accessed by phone at 408-418-9388 or by logging on at <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=me09a487b0690eadee79b8dc1d778ec75> Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable, or the livestream on the Village's website. Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
 - II. **ROLL CALL:**
 - III. **APPROVAL OF MINUTES:** November 11, 2020.
 - IV. **PUBLIC HEARING:**
 - A. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by **David Leszczynski, Agent for Andrew and Kim Reed**, property owner, who is requesting a variance from (Section 17) to reduce the front/street yard building setback from 110' to 65' for the property located at N118 W12789 Taylor Trail (Lot 11 of Woodland Ponds Estates Subdivision).
- N118W12789 Taylor Trail Germantown**
- V. **DELIBERATION AND ACTION BY THE BOARD on Item IV:**
 - VI. **NEXT MEETING DATE AND TIME IF NEEDED:**
Second Wednesday's of the month at 5:30 p.m.
 - VII. **ADJOURNMENT**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

**VILLAGE OF GERMANTOWN
BOARD OF ZONING APPEALS
MEETING MINUTES
November 11, 2020**

CALL TO ORDER: The meeting was called to order at 5:34 p.m by Chairman White.

ROLL CALL: Chairman White, Hansen, Schodron, Edwards, Huber, Knop, and Yao. Assistant Planner Zandt, Director Retzlaff, and Clerk Braunschweig.

APPROVAL OF MINUTES: July 8, 2020.

Motion (Knop/Hansen) to approve minutes as presented for July 8, 2020, corrected to state Yao was present and Knop was absent. Motion Carried unanimously.

PUBLIC HEARING.

Chairman White read the public hearing notice. Hearing is to hear any and all parties, their attorneys or agents, for or against the for or against a **VARIANCE APPEAL** filed by **Josh Wirth, Agent for Robert Bennett**, property owner, who is requesting a variance from Section 17.41(6)(a) of the Village's Zoning Code in order to construct a retaining wall with a maximum height of 9 feet approximately 4 feet away from the side yard property line vs. the minimum requirement of 9 feet. **W130N11617 Harvest Ridge Road.**

Knop commented he does know Bennett from profession relationship and requested to be recused. Knop was then excused from the meeting.

Chairman White described the meeting order and that normally the Village's information and review of the Variance is given first and then Josh Wirth and Robert Bennett would have opportunity to give their point of view. Josh Wirth and Robert Bennett understood the order.

Chairman White swore in Director Retzlaff.

Director Retzlaff gave history and background of the Variance Appeal for **W130N11617 Harvest Ridge Road**. The property location and map were shown. This is known as lot 37 in the Harvest Hills Subdivision. The grading plan of the property was shown. The ordinance 17.41 (6) (a) of the construction of a retaining wall was reviewed. The retaining wall plan was shown. The location of the pedestrian path in relation to the proposed retaining wall was reviewed. Photos of the existing site were shown. The request is to reduce the required setback from 9 feet to 4 feet for a wall with a maximum height of 9 feet above yard grade versus a minimum of 9 feet required.

Chairman White swore in Josh Wirth N116 W 12711 Elm Lane Germantown.

Josh Wirth reported that the reason for the change from a double wall to a single wall is for more access to the drive way and side entrance to the garage. The vehicles are large to be able to get in the side entrance of the garage. The change in grade will be 8 feet.

Discussion ensued of the wall height and grade in relation to the grade. The house is already framed. There will be a barrier or fence on top of the retaining wall for safety and security. The length of the driveway and space was discussed.

The building inspector had questioned the builder of the house on the lot prior to building.

Chair White swore in Robert Bennett N76W176224 Sherwood Dr Menomonee Falls.

The purchases were not apprised by the builder that this was going to be a problem. The property owners drive a truck. The developer sent a letter in support of the wall. Mr. Bennett did not have a copy of the letter. Mr. Bennett stated he was blindsided.

Huber questioned if it could be changed to a front facing garage.

The original topography of the lot had changed. Fill was brought in that raised the level of the house.

Chair White swore in Deborah Galey N76W176224 Sherwood Dr Menomonee Falls.

Deborah Galey commented that there was an original landscaper that was presenting a two tier design with tall grass. They have a different landscaper.

Chair White opened the Public Hearing at 6:18 p.m.
Public hearing closed at 6:20 p.m.

Chair White explained that the Board will deliberate the findings and that the Board of Zoning of Appeals does not routinely grant requests.

The Findings, Conclusions, and Decision and Order were deliberated.

White commented that the request is in accordance with zoning code.

The variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district because he can still use the property.

The zoning code is to not impose onto a neighbor, next to the pedestrian pathway would not impose onto a neighbor. If the wall would fall it would not fall into the neighbor's lawn but into the right of way. This would not be contrary to the zoning code and public interest. Discussion ensued if the wall would fall and it is near the pathway. It is in the public interest for good aesthetics. Consensus is that the variance would not be contrary to public interest and would be in accord with the spirit of the zoning code.

There are not exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot or parcel, use, structure, or intended use that do not apply generally to other property or uses in the same district because there are always these types of structures.

Discussion ensued that the situation was avoidable. This particular area was paid attention too. Discussion that this is not in the control of the current owner, but created by the builder. The house is not finished and builder should have caught earlier. The ease of use of the garage. The extraordinary condition that allows the variance is the grade and elevation of the house. Nothing extraordinary about the lot itself but extraordinary with the house. The uniqueness is with the building. Edwards commented there are not extraordinary conditions. Schodron commented there are extraordinary conditions. Huber commented that there are extraordinary conditions created by the builder. Yao commented there not extraordinary conditions.

The variance would be necessary for the preservation and enjoyment of substantial property rights. There was consensus of agreement among the Board that the garage drive cannot be enjoyed without the variance.

Discussion that the variance would not create substantial detriment to adjacent property and would not be contrary to the public interest.

The variance will not create substantial detriment to adjacent property and will not be contrary to the public interest.

A literal enforcement of the terms of the Zoning Code would result in practical difficulty or unnecessary hardship to the appellant / applicant.

Comments that it would not result in difficulty or unnecessary hardship. Schodron commented that it would create in difficulty or unnecessary hardship. Yao commented it would be inconvenient for the homeowners. Huber commented it would be a difficult hardship for the homeowner. Two members commented it does create a hardship.

MOTION (White/Schodron) to grant the variance appeal filed by **Josh Wirth, Agent for Robert Bennett**, property owner, variance from Section 17.41(6)(a) of the Village's Zoning Code in order to construct a retaining wall with a maximum height of 9 feet approximately 4 feet away from the side yard property line vs. the minimum requirement of 9 feet.

White, Schodron, and Huber voted aye.

Edward and Hansen voted nay.

Discussion ensued that Yao is an alternate and would not cast a vote.

Motion Carried.

Chairman White stated next hearing will be as needed.

MOTION The meeting adjourned at 7:38 p.m. Hansen/Knop

Respectfully Submitted,

Deanna B. Braunschweig, WCMC/CMC

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Board of Zoning Appeals, Village of Germantown, WI:

Germantown Village Hall Board Room
N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **WEDNESDAY, MARCH 10, 2021 - 5:30 P.M.**

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by **Andrew and Kim Reed, Agents for David Leszczynski**, property owner, who is requesting the following variances from the Village's Zoning Code (Section 17) to reduce the front/street yard building setback from 110' to 65' for the property located at N118 W12789 Taylor Trail (Lot 11 of Woodland Ponds Estates Subdivision).

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices of

<http://www.village.germantown.wi.us/>

The meeting will be on March 10, 2021 at 5:30 pm. Due to the ongoing social distancing recommendations from the CDC, details of how to attend the meeting will be contained on the Agenda when it is posted.

Citizens wishing to submit any public comments may do so by sending them by email to: comments@village.germantown.wi.us no later than 4:00 pm on the meeting date listed above.

Dated this 10th day of February 2021.

Village Clerk

Published: February 17th and February 24th



Planning Department

Jeffrey W. Retzlaff, AICP

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735 Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

MEMORANDUM

TO: Board of Zoning Appeals (BOZA) Members

FROM: Jeff Retzlaff, Zoning Administrator

DATE: March 1, 2021

RE: Variance Appeal; N118 W12789 Taylor Trail (Lot 11 of Woodland Ponds Estates Subdivision)
Andrew & Kim Reed, Applicant
Germantown Acquisitions LLC, Property Owner

Background

In early February 2021, the Community Development Department advised the applicant that they would need to submit a variance application to the Board of Zoning Appeals (BOZA) in order to reduce the minimum required front/street yard setback from 110' to 65' for Lot 11 of Woodland Ponds Estates. (see details provided in the application).

Appeal/Request

The applicant is seeking a variance to reduce the front building setback from 110' to 65'.

Staff Comments

The final plat for Woodland Pond Estates indicates that the minimum street/front yard setback for Lot 11 is 110' because this lot is pie-shaped, cul-de-sac lot with a relatively narrow width at the frontage abutting the cul-de-sac right-of-way. Although the Rs-3 District requires only a minimum street/front yard setback of 45', there is also a requirement that the minimum street/front yard setback to be located no closer to the street than at a point on the lot where the minimum lot width is 150' or greater. Because cul-du-sac lots are often pie-shaped and do not meet the minimum lot width of 150' at the street, the setback line is usually further back into the lot. In the case of Lot 11, the minimum lot width of 150' is at a point 110' back from the street.

In June of 2020, the BOZA heard and eventually granted a similar variance to reduce the street/front yard setback from 120' to 65' for Lot 10, the lot abutting and east of Lot 11. As explained in the application, the requested variance is for the same/similar reasons related to the steep topography and ravine in the back side of the lot and septic system location issues.

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEOUON ROAD/ P. O. BOX 337
GERMANTOWN WI 53022-0337

HOW TO APPEAL TO THE ZONING BOARD OF APPEALS

- ☒ Fill out an application form available from the Village Clerk and attach supporting documents. (Survey of property showing location of structures, rendering of buildings, renderings of signs, etc.)
- N/A ☒ File your appeal within 30 days after the date of written notice of order or decision from which the appeal/application is taken. *RETZLAFF EMAIL*
- ☒ Submit an application fee of \$570. This fee is used to pay costs of notice publication, mailings and other administrative costs.
- ☒ Allow a minimum of three weeks for your hearing date to be set. The Board of Zoning Appeals has set monthly meetings. If your application falls within the required time frame for notice, your appeal will be heard at the next meeting. If not, your application will be held over to the next meeting. This is due to State Law requiring two publications of the public hearing in the official paper. The last date for publication cannot be less than 7 days prior to the hearing. The official paper is published on Wednesday.
- ☐ You will receive from the Board Secretary a notice of public hearing, indicating the date, time and place of your hearing.
- ☐ Appear, at the hearing to explain the application and to answer any questions. You may appear personally or by an agent, and/or with an attorney.
- ☐ You will receive an official notice of decision of your appeal by "certified mail" within five (5) days following the meeting. The notice will show the date of filing in the Board's office should you wish to appeal the decision to Washington County Circuit Court.
- ☐ If your appeal is granted, substantial work must commence within six (6) months of the filing of the decision, or the variance will expire.
- ☐ If your appeal is denied, you may commence action in circuit court within 30 days of date of filing or file a revised permit application in accordance with the building and/or zoning requirements with the Zoning Administrator or Building Inspector.

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEOUON ROAD/ P. O. BOX 337
GERMANTOWN WI 53022-0337

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VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
N112 W17001 MEOUON ROAD/P. O. BOX 337
GERMANTOWN WI 53022-0337

**BOARD OF ZONING APPEALS
NOTICE OF APPEAL OR APPLICATION**

Case No. _____
Filing Date _____
Fee Paid \$ _____
Hearing Date: _____
Notice Mailed: _____
Notices Published: _____ / _____

To: Board of Zoning Appeals
Village of Germantown, Wisconsin

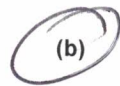
NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege):

1. Appellant's or Applicant's Name: Andrew and Kim Reed
Address: _____
2121 N. 83rd, Wauwatosa WI 53213
Phone No. : 414-793-6910
2. Appellant's or applicants' interest in property:
() Owner; () Tenant; () Mortgagee; (x) Agent.
3. Property Owner's Name: Germantown Acquisitions, LLC
Address: 3223 Fleur de Lis Drive, Mequon WI 53092
Phone No.: 414-550-8087
4. Address of property: N118 W12789 Taylor Trail Lot 11
_____, Block _____, Tax Parcel No. GTNV _____, Zoning District: _____
5. Present use of the property: Vacant R-3 Zoned lot
6. Proposed use of the property: R-3 Homesite
7. Previous Appeal or Application (if any)? Yes () No (x)
If YES, list date of hearing: _____ and Decision of previous hearing: _____

G:\Clerk\Board of Zoning Appeal\BOZA Form Revised

8. Identify the **PURPOSE** for this appeal or application. Please circle appropriate item below and provide the requested information. Attach a separate sheet, if necessary.

9. Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.
1. Date of decision or order:
 2. Description of decision or order: _____
 3. Decision or order is erroneous because:



(b) Request for Variance of Zoning/Building Code.

- 1). Describe the requested variance and dimension of variance:

Requesting variance to reduce front yard setback on this particular lot from 110' to 65'. At 65' the front setback is still 20' greater than the 45' front setback allowed under the R-3 zoning. This is a pied shaped lot on a cul du sac. All side yard and rear setbacks will be strictly adhered to. There is a steep slope and ravine on this lot that create safety hazards. The slope of the driveway when the home is sited at 65' is safe, manageable and typical. When sited at 110' the slope is unnecessarily steep and dangerous. The simple solution of moving the house forward alleviates the safety concerns.

- 2). Explain how the Variance, IF granted, is consistent with the spirit, purpose and intent of the Code:

If the proposed variance to the lot frontage at setback requirement is approved, all required setbacks in the R-3 Single Family Residential District would still be met.

The intent of the R-3, 45' front setback is to create uniformity as individuals build on their lots. The Assistant Planner, who wrote the sentence in bold above in describing a similar variance in June 2020, stated the reason for having a separate code for cul du sac lots is to avoid flag lots. This lot is NOT a flag lot. It is a conventional pie lot. If the variance is NOT granted it would seriously affect the uniformity of the

two houses on the cul du sac, as the house built on Lot 10 is at a 65' setback (earlier variance granted in June 2020), and if forced to build at a 110' setback the homes would look odd, disjointed and out of place for the neighborhood. I would be consistent with the spirit, purpose and intent of the code to continue with the uniformity of the subdivision as built today, and allow lot 11 to build in the same parameters as lot 10.

3). Describe the exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that **DO NOT** apply generally to other properties or uses in the SAME district:

This lot is extremely and unusually steep. It is also pie shaped and falls under a different front setback requirement than most all lots in R-3 zoning - 110' v. 45'. Because the front of the home must start 110' from the front of the lot, the rear of the home actually falls into the area where the mound system has to be built as previously approved by Washington County. In addition, this lot is not only extraordinarily steep, it also has a ravine toward the rear which adds to our safety concern as the rear of the home falls very near or on the edge of the ravine.

4). Describe what special conditions exist which cause practical difficulty or unnecessary hardship, IF the variance is NOT granted:

There are special conditions in deed restrictions that we must follow. Our home must meet the covenants of all of the other 35 homes in Harvest Hills. We are limited in our ability to make the footprint of the house smaller by those covenants. Our design is also limited by the requirement of a side facing 3 car garage. Because the footprint cannot get smaller, and we must have a side facing three car garage, the rear of our home encroaches in the area approved by Washington County for the mound site and would not be able to be built without moving it forward. Washington County requires that the home be 15' from the base of the mound. They also require that the mound area stay undisturbed. When building the basement no dirt, backfill or equipment traffic is allowed in the mound area.

The ravine on the lot is unique and also causes a safety hardship if the home is built to the rear of the lot using the 110' front setback. It is not possible to move the mound and Washington County will not allow us to locate the home so close to the mound. The hardship is that 110' front setback makes it impossible to build our home.

5). Explain why the variance **IS NECESSARY** for the preservation and enjoyment of substantial property rights possessed by other properties in the SAME district:

All of the 35 homes in the Harvest Hills subdivision would benefit aesthetically if we were able to build at the same level as the neighboring home, 65' from the front yard. The slope is so steep that if the home were built at the 110' setback the roof of our home would be even with the top of the road, which would look odd, as you would see a roof instead of the front of the house from the street as you drive in. I can't believe that was ever the intent of the Village or the developer. I have attached pictures to further this necessity.

6). Explain how this variance, IF granted, **WILL NOT** create substantial detriment to adjacent property, **WILL NOT** be contrary to the public interest and **WILL NOT** endanger public safety and interest:

This variance would still keep the building within ALL of the setback requirements of the Village's R-3 zoning, thus keeping appropriate boundaries to adjacent properties and outlots. Without the variance the 110' setback would force the home to be built so far back as to be a detriment on the neighboring property. This would not be contrary to the public interest and in fact would enhance the interest of the public and other owners in the subdivision. It would not endanger public safety and only make the safety of the owner and any visitors to the property more safe - as the driveway slope would be at a much lesser grade.

(a) **Request for interpretation of regulations of the Zoning Code or the District boundaries of the Zoning Map.**

1. List applicable section(s) of the Zoning Code: _____

2. Describe proposed use/activity/construction: _____
3. Explain reasons supporting requested action: _____
4. Has request been referred to Plan Commission? Yes () No ()
If YES, give recommendation of Plan Commission: _____

(b) Permission for Temporary Use Permit.

1. Describe use requested: _____
2. Proposed commencement date: _____
3. Proposed termination date: _____

(c) A determination that an unspecified or unclassified use is permitted in a Zoning District.

1. Describe use requested:

2. Attach copy of recommendation of Village Plan Commission.

(d) Permission to substitute a MORE restrictive non-conforming use for an existing non-conforming use.

1. Attach copy of recommendation of Village Plan Commission.
2. Attach copy of certification of Zoning Administrator to legality of present non-conforming use. Date of commencement of present use:

3. Value of improvement on date use became non-conforming (attach documentation supporting value): \$ _____
4. Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation):
\$ _____

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensions, elevation data, easements, existing and proposed physical

I hereby certify that the above application and/or appeal and all attachments hereto

Dated 2/9/21

Andrew Reed, K's Reed

Dated: 2/9/21

David Fitzgerald
Signature of applicant or appellant

are true, correct and complete to the best of my knowledge and belief.

German Town Acquisitions LLC

G:\Clerk\Board of Zoning Appeal\BOZA Form Revised

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County
Washington

Parcel I.D.

Reviewed by _____ Date _____

Property Owner Germantown Acquisitions LLC				Property Location Govt. Lot SE 1/4 NE 1/4 S 24 T 9 N R 20 E (or) W ☒ ☐			
Property Owner's Mailing Address 3223 Fleur De Lis Dr				Lot # 11	Block #	Subd. Name or CSM# Woodland Pond Estates	
City Mequon	State WI	Zip Code 53092	Phone Number ()	☐ City	☒ Village Germantown	☐ Town	Nearest Road

☒ New Construction Use: ☒ Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD

☐ Replacement ☐ Public or commercial – Describe: _____

Parent material _____ Flood Plan elevation if applicable NA ft.

General comments and recommendations:

42 Boring # ☐ Boring ☒ Pit Ground surface elev. 894.28 ft. Depth to limiting factor 15 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-9	10yr3/3	-	SiL	2fsbk	mvfr	aw	1vf	0.5	0.8
2	9-15	10yr4/3	-	SiCL	2fsbk	mfr	cw	1vf	0.4	0.6
3	15-32	10yr5/4	c2d 7.5yr5/8	SiL	1fsbk/0m	mvfr	-	-	0	0.2

43 Boring # ☐ Boring ☒ Pit Ground surface elev. 894.41 ft. Depth to limiting factor 26 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-16	10yr3/3	-	SiL	2fsbk	mvfr	aw	1vf	0.5	0.8
2	16-26	10yr4/3	-	SiCL	2fsbk	mfr	cw	1vf	0.4	0.6
3	26-37	10yr5/4	c2d 7.5yr5/8	SiL	1fsbk/0m	mvfr	-	-	0	0.2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Robert Hilgart	Signature <i>Robert Hilgart</i>	CST Number 226165
Address 1004 Washington St Gragton WI 53024	Date Evaluation Conducted 09/19/18	Telephone Number 262-375-3892

44

Boring #

☐ Boring
☒ Pit

Ground surface elev. 881.43 ft.

Depth to limiting factor 36 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
A	0-20	10yr3/3	-	SiL	2fsbk	mvfr	aw	1vf	0.5	0.8
AB	20-28	10yr3/4	-	SiL	2fsbk	mvfr	gw	1vf	0.5	0.8
B	28-36	10yr4/3	-	SiCL	2fsbk	mfr	cw	1vf	0.4	0.6
C	36-40	10yr5/4	m3p 7.5yr5/8 10yr6/2	SiL	1fsbk/0m	mvfr	-	-	0	0.2

Boring #

☐ Boring
☐ Pit

Ground surface elev. ____ ft. Depth to limiting factor ____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

Boring #

☐ Boring
☐ Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

TAYLOR TRAIL

DRAINAGE

PROPOSED
Y.G. 906.00

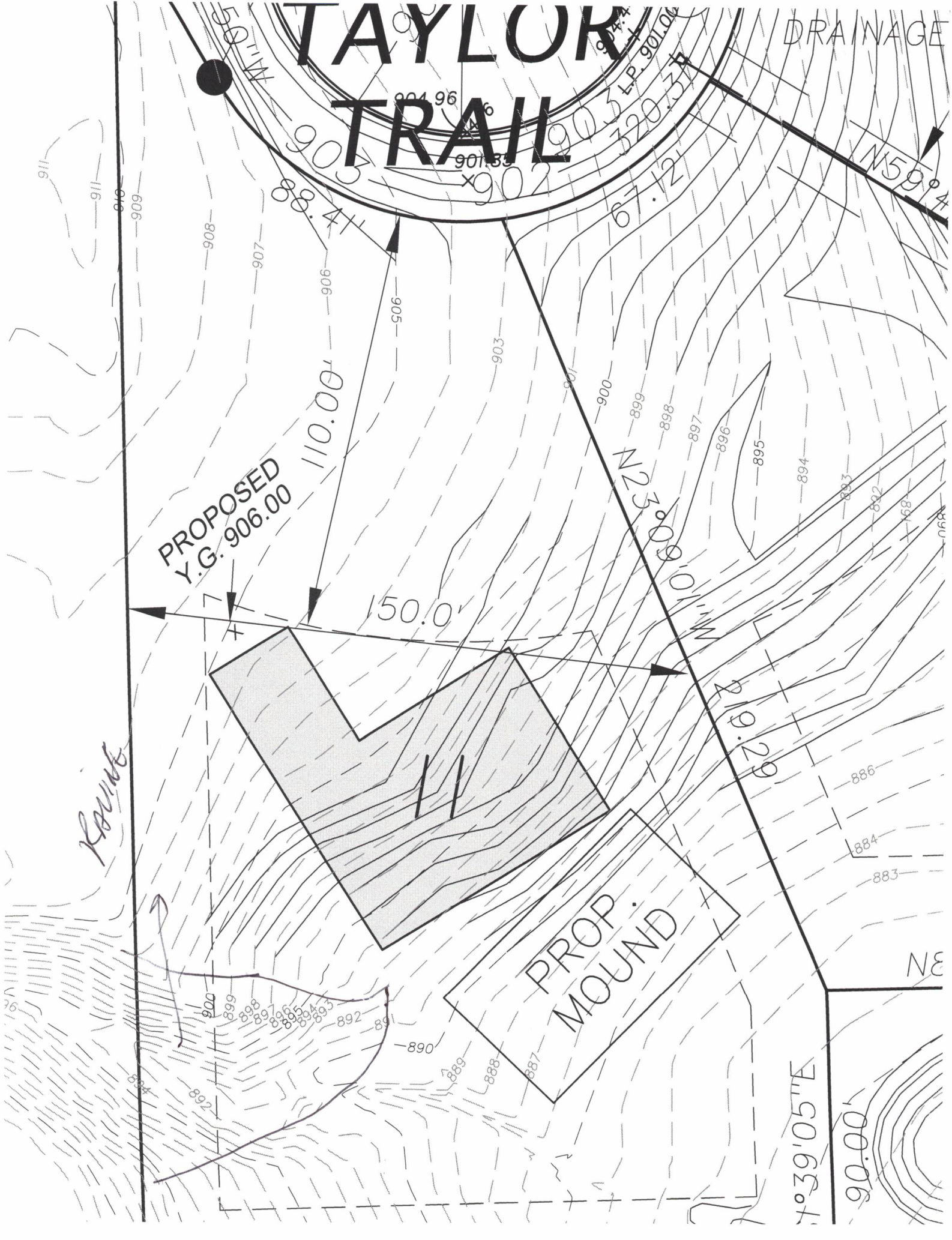
PROP.
MOUND

Route

7°39'05"E

90.00'

NE



TAYLOR TRAIL

DRAINAGE

PROPOSED
Y.G. 908.00

133.5'

N23°09'00"W

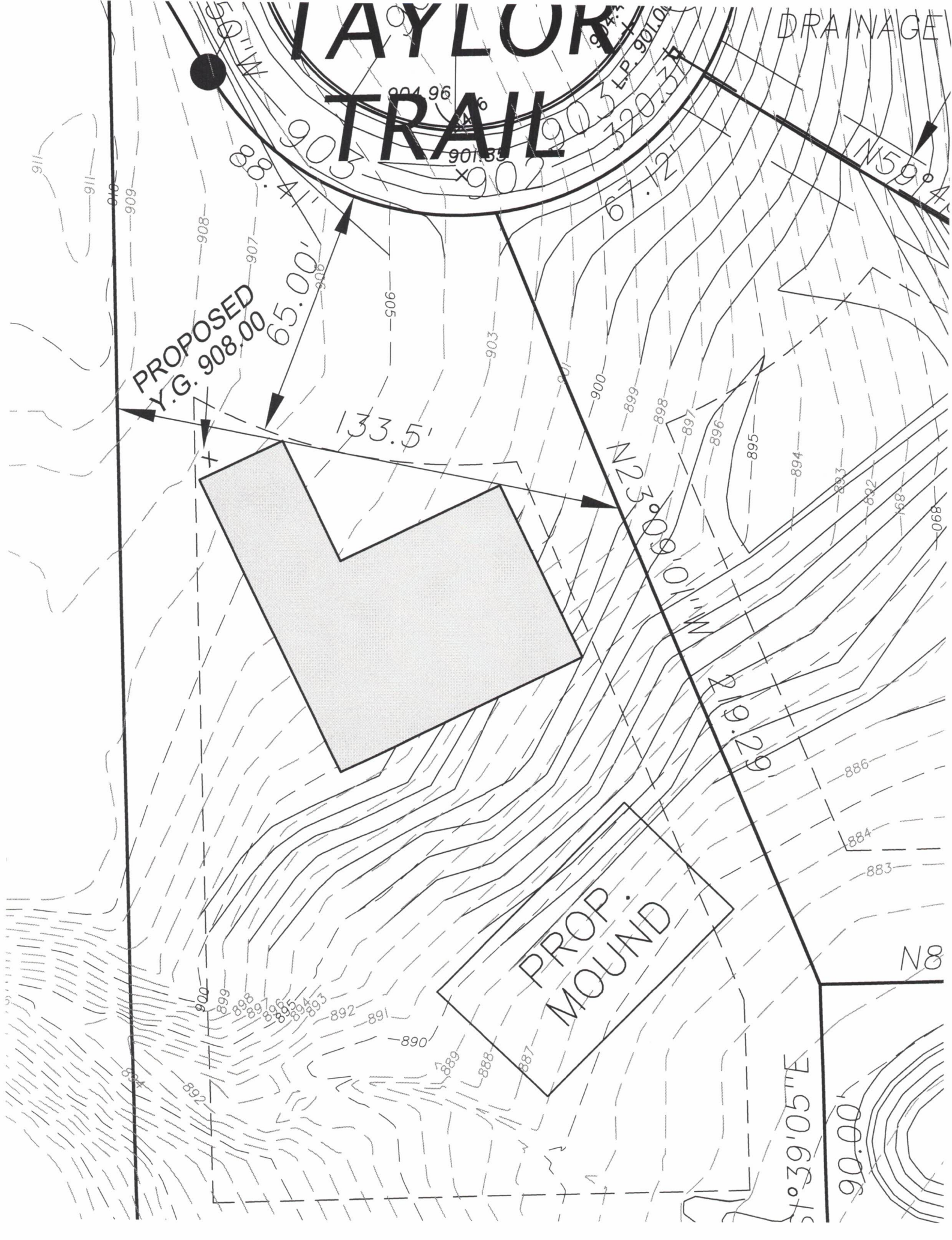
219.29

PROP.
MOUND

4°39'05"E

90.00'

N8



TAYLOR TRAIL

DRAINAGE

PROPOSED
Y.G. 906.00

1.0% DRIVEWAY SLOPE
150.0'

PROP.
MOUND

1°39'05"E

90.00'

