



**TOWN OF LISBON**  
W234 N8676 Woodside Rd.  
Lisbon, WI 53089

**Agenda**  
**Zoning Board of Appeals Public Hearings & Regular Meeting**  
**Town of Lisbon, Town Hall**  
**Monday, October 14, 2019**  
**5:00 P.M.**

1. **Public Hearing** to solicit public comments on the request from David Guld requesting a special exception from the following sections of the Town of Lisbon Zoning Code related to R-2 Single Family Residential District setbacks, for the property located on Five Iron Way, LSBT 0188.025:
  - **Zoning Code Section 17(e)(1)** in R-2 Zoning, offset of the Zoning Ordinance requires a minimum of 50 feet from the front lot line to the roof line of the house or accessory building; applicant is requesting a 10 foot variance to construct a single family home 40 feet from the front lot line.
2. **Adjourn Public Hearing.**
3. **Call Zoning Board of Appeals to Order.**
4. **Roll Call.**
5. **Discussion and necessary action to approve the August 22, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes.**
6. **New Business.**
  - i. Discussion and necessary action on the request from David Guld, for a special exception from the following section of the Town of Lisbon Zoning Code, related to construction of a single family home for the property located on Fire Iron Way, LSBT 0188.025; Section 17(e)(1) in R-2 Zoning, offset of the Zoning Ordinance requires a minimum of 50 feet from the front lot line to the roof line of the house or accessory building; applicant is requesting a 10 foot variance to construct a single family home 40 feet from the front lot line.
7. **Adjournment.**

John Gehrke Chairman	Dan Green, CMC/WCMC Town Clerk
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Copies of the exhibits are available at the Lisbon Town Hall or on the Town's website, <http://townoflisbonwi.com/AgendaCenter> for review. All interested parties will have the opportunity to be heard at said time and place.

**NOTICE:** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**NOTE:** Please notify the Town of Lisbon 72 hours in advance if you plan to attend and will need an interpreter or assistive hearing device.

**MEMBERS:** Please notify Town Hall at 262-246-6100 if you are unable to attend the meeting.

Posted: 2018-09-26  
X Website

Clerk: D.G.  
X Town Hall Bulletin Boards (2)

X Sent to Newspapers



**TOWN OF LISBON**  
W234 N8676 Woodside Rd.  
Lisbon, WI 53089

**NOTICE**  
**ZONING BOARD OF APPEALS PUBLIC HEARING**  
**TOWN OF LISBON, WISCONSIN**

The Board of Appeals will deliberate and render decisions on the special exceptions requested below. The Chairman of the Zoning Board of Appeals hereby calls a meeting to be held to consider these matters, at the **Lisbon Town Hall, W234N8676 Woodside Road at 5:00 P.M. on Monday, October 14, 2019** and should said meeting be cancelled or adjourned, the hearing will be re-noticed.

**BOA HEARING #1:**

David Guld has filed with the office of the Clerk and the Zoning Board of Appeals, requesting Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to R-2 Single Family Residential District setbacks:

- Section 17(e)(1) in R-2 Zoning, offset of the Zoning Ordinance requires a minimum of 50 feet from the front lot line to the roof line of the house or accessory building; applicant is requesting a 10 foot variance to construct a house 40 feet from the front lot line.

**The property is described as follows:**

**Tax Key No:** LSBT 0188.025

**Legal Description:** LOT 25 THE FAIRWAYS OF WOODSIDE PT SE1/4 & SW1/4 & NW1/4 SEC 11 T8N R19E 0.933 AC DOC# 2920753

**Property Address:** N/A

The Zoning Board of Appeals in acting on variations and modifications of the Zoning Ordinance, or appeals from action taken by the Building Inspector, hears all cases at public hearings at which interested parties have a right to be heard. If it is inconvenient to appear at the hearing, file your objections by letter, containing your name and address, stating fully what the objection is and the reason for such objection. You may also email your letter of objection to Town Clerk Dan Green, [dgreen@townoflisbonwi.com](mailto:dgreen@townoflisbonwi.com).

John Gehrke, Chairman  
Zoning Board of Appeals

Publish: Lake Country Now & Northwest Now – Wednesday, September 25 and October 2, 2019

GARRETT H BOBB AND ELIZABETH W  
N81W23369 FIVE IRON WAY  
LISBON WI 53089

DANIEL BONESHO AND KATHLEEN  
N81W23343 FIVE IRON WAY  
LISBON WI 53089

NUELK TRUST  
N81W23323 FIVE IRON WAY  
LISBON WI 53089

JAMES A HILLMER AND KRISTINE S  
N81W23307 FIVE IRON WAY  
LISBON WI 53089

WILLIAM C SEIDEL AND AMANDA E SEIDEL  
N81W23424 FIVE IRON WAY  
LISBON WI 53089

SCOTT STEVENSON AND DONNA  
N81W23396 FIVE IRON WAY  
LISBON WI 53089-1557

MICHAEL J JUNGEN AND KATHRYN M  
N81W23285 FIVE IRON WAY  
LISBON WI 53089

TODD BAGLEY AND JENNIFER BAGLEY  
N81W23368 FIVE IRON WAY  
LISBON WI 53089

FAIRWAYS OF WOODSIDE I LLC  
1325 W TOWNE SQUARE RD  
MEQUON WI 53092-5047

JOSE S & MARGARET M CORNEJO LIVING  
W232N8214 FIVE IRON WAY  
LISBON WI 53089-1559

DALLAS G MOON AND MAUREEN M MOON  
W232N8240 FIVE IRON WAY  
LISBON WI 53089

THOMAS BURNSIDE AND MICHELLE  
N82W23407 FIVE IRON WAY  
LISBON WI 53089

DARRELL L RUPNOW AND JACQUELINE R  
N82W23337 FIVE IRON WAY  
LISBON WI 53089-1568

MARCK SIMSON AND ANNE SIMSON  
N82W23369 FIVE IRON WAY  
LISBON WI 53089

HARRY DEMLANG AND DONNA DEMLANG  
W232N8270 FIVE IRON WAY  
LISBON WI 53089

MICHAEL TOEBES  
360 HILLSIDE RD  
COLGATE WI 53017-9791



- Legend**
- Parcels (Click for details)
  - Plats (Click for details)
  - Retired Parcels (Click for details)
  - Retired Plats (Click for details)
  - Municipal Boundary\_2K
  - FacilitySites\_2K\_Labels
  - Lots\_2K
    - Lot
    - Outlot
  - SimultaneousConveyance
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K
    - <all other values>
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
  - Road Centerlines\_2K
  - Railroad\_2K
  - TaxParcel\_2K
  - Waterbodies\_2K\_Labels
  - Waterlines\_2K\_Labels



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**  
 Printed: 9/16/2019

**Minutes of the Zoning Board of Appeals Public Hearings & Regular Meeting  
Town of Lisbon, Town Hall  
Wednesday, August 22, 2018  
5:00 P.M.**

A Public Hearing was held by the Town of Lisbon Zoning Board of Appeals at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089 and was called to order by the Board of Appeals Chairman John Gehrke at 5:00 P.M. BOA Chairman Gehrke read the notice of public hearing as published in the Lake Country Now and Northwest Now papers, on the Town's website and on the Town Hall posting boards.

**Public Hearing to solicit public comments on the request from Casey's General Store requesting Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003:**

Interim Administrator explained that the Plan Commission cannot move forward with approvals until the Board of Appeals takes action on the following variances, which should be acted on separately.

- **Zoning Code Section 3(j)(1)(c) – Off-Street Parking - *Retail business establishments*:** Three (3) spaces for each 100 square feet of floor space, which would require 148 total parking spaces. The applicant is requesting less than the required amount of off-street parking for a retail use. The proposed development provides a total of 24 standard parking spaces as well as one accessible parking stall adjacent to the building. The 25 total parking spaces is less than the required 148 total parking spaces. Casey's operates over 2,000 stores and is comfortable that the number of spaces provided is adequate to serve the business based on past store performances and known traffic flow in their stores.
- **Zoning Code Section 27(h)(1)(c) – Design Standards – *Parking & Storage*** - Openings for driveways shall provide adequate access to a public street. No driveway for any other use shall be less than 24 feet in width at the street right-of-way line nor shall it exceed 32 feet at the street right-of-way line. The applicant is requesting to exceed the maximum driveway opening of 32'. As a result of working with Waukesha County on the driveway location, the development requests the proposed accesses to be a 35' wide drive aisle (36' back of curb) at their most narrow point, which is more than the required 32' opening.
- **Zoning Code Addendum E, Section 2.1(C)(4) – Landscaping Requirements** – This section of the code based on the application, would require 36 shade trees, 97 evergreen trees, and 309 shrubs for the 3.33 acres site planted. The applicant is requesting less than the required landscaping quantities and substandard buffer requirements resulting from the driveway location, as the proposed site provides approximately 1/3 of the required plantings, which are 12 shade trees, 32 evergreen trees and 114 shrubs.

**Public Hearing Comments.** BOA Chairman Gehrke opened the hearing to comments from the public.

**Tom Gengler, W220N5701 Townline Road,** he is in favor of the project.

**Adjourn Public Hearing.** The public hearing was closed at 5:05 P.M.

**Call Zoning Board of Appeals to Order.**

BOA Chairman Gehrke called the Zoning Board of Appeals meeting to order at 5:05 P.M. Roll Call: Present: BOA Chairman John Gehrke and BOA Members Dennis Plotecher and Joe Mentzer. Also present: Building Inspector Bryan Oelhafen and Town Clerk Gina Gresch.

**Discussion and necessary action to approve the April 9 and April 30, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes.**

*Motion by BOA Member Plotecher to approve the April 9, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes. Seconded by BOA Member Mentzer. Motion carried 3-0.*

*Motion by BOA Member Plotecher to approve the April 30, 2018 Zoning Board of Appeals Public Hearing and Regular Meeting minutes. Seconded by BOA Member Mentzer. Motion carried 3-0.*

**New Business.**

- a. **Discussion and necessary action on the following requests from Casey's General Store requesting Special Exceptions from the following sections of the Town of Lisbon Zoning Code, related to Automobile, Gasoline, and Service Station and Convenience Stores associated with gasoline sales, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003:**

**i. Zoning Code Section 3(j)(1)(c)– Off-Street Parking - Retail business establishments**

Lauren Downing, Casey's Civil Engineer stated this a normal amount of parking spaces needed for this use and the code is requiring much more.

*Motion by BOA Member Mentzer to approve the variance from Zoning Code Section 3(j)(1)(c) – Off-Street Parking - Retail business establishments to allow the reduction in parking spaces from 148 to 24 standard spaces and one handicapped accessible parking stall as requested for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003. Seconded by BOA Member Plotecher. Motion carried, 3-0.*

**ii. Zoning Code Section 27(h)(1)(c) – Design Standards – Parking & Storage**

Lauren Downing explained this variance request is driven by Waukesha County. The driveway has to be a certain distance from the intersection, so Waukesha County required Casey's to move the driveway and create a right-in/right-out driveway approach, so all trucks will use CTH VV as their point of access. Waukesha County also wanted the driveway moved to the furthest side of the property so Casey's driveway and the one across the street will line up.

*Motion by BOA Member Mentzer to approve the variance from Zoning Code Section 27(h)(1)(c) – Design Standards – Parking & Storage - Openings for driveways, and allow the proposed access to be a 35 foot wide drive aisle (36 feet at the back of the curb) at their most narrow point, which is more than the required 32' opening to comply with Waukesha County setback requirements for access, for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003. Seconded by BOA Member Plotecher. Motion carried, 3-0.*

**iii. Zoning Code Addendum E, Section 2.1(C)(4) – Landscaping Requirements**

*Motion by BOA Member Plotecher to approve the variance from Zoning Code Addendum E, Section 2.1(C)(4) – Landscaping Requirements – to allow lesser landscaping as proposed, to include 12 shade trees, 32 evergreen trees and 114 shrubs, for Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003. Seconded by BOA Member Mentzer. Motion carried, 3-0.*

**Adjournment.**

*Motion by BOA Member Plotecher to adjourn the Wednesday, August 22, 2018 Board of Appeals Meeting at 5:18 PM. Seconded by BOA Member Mentzer. Motion carried 3-0.*

Respectfully submitted,

Gina C. Gresch, MMC/WCPC  
Town Clerk



TOWN OF LISBON  
W234 N8676 Woodside Rd.  
Lisbon, WI 53089

### BOARD OF APPEALS APPLICATION

#### Property Information

5 Iron Way lot 25, Lisbon, WI 53089  
Property Address

Tax Key/Parcel ID # \_\_\_\_\_

1 Acre  
Lot Size

Residential  
Current Zoning

#### Property Owner

David Gold  
Name

Company \_\_\_\_\_

422 N 7th Ave  
Address

City \_\_\_\_\_

Wausau WI 54401  
City State Zip

Phone \_\_\_\_\_

715-212-1572 David@ftsign.com  
Phone Fax E-mail Address

#### Owner's Agent

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Application is being made for variance from Section \_\_\_\_\_ of the Town of Lisbon Zoning Code to permit the following: (Describe in detail the proposed construction, and why it does not comply with the Ordinance)

The current ordinance calls for a 50' setback from the property line. We are requesting a 40' setback.

What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted.

Septic/Mound is positioned in a spot where it cannot be moved, therefore limiting options on the house plan.  
Lot is a triangular lot which causes challenges with placement of the house vs. a square/rectangular lot.

W:\Board of Appeals\BOA Application (Revised 2018-01-04).doc  
Revised: 2018-01-04

The golf course has a pond that comes onto the back of our property which limits our back setback.



# EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151  
 (262)366-5749 • fax (262)797-6329

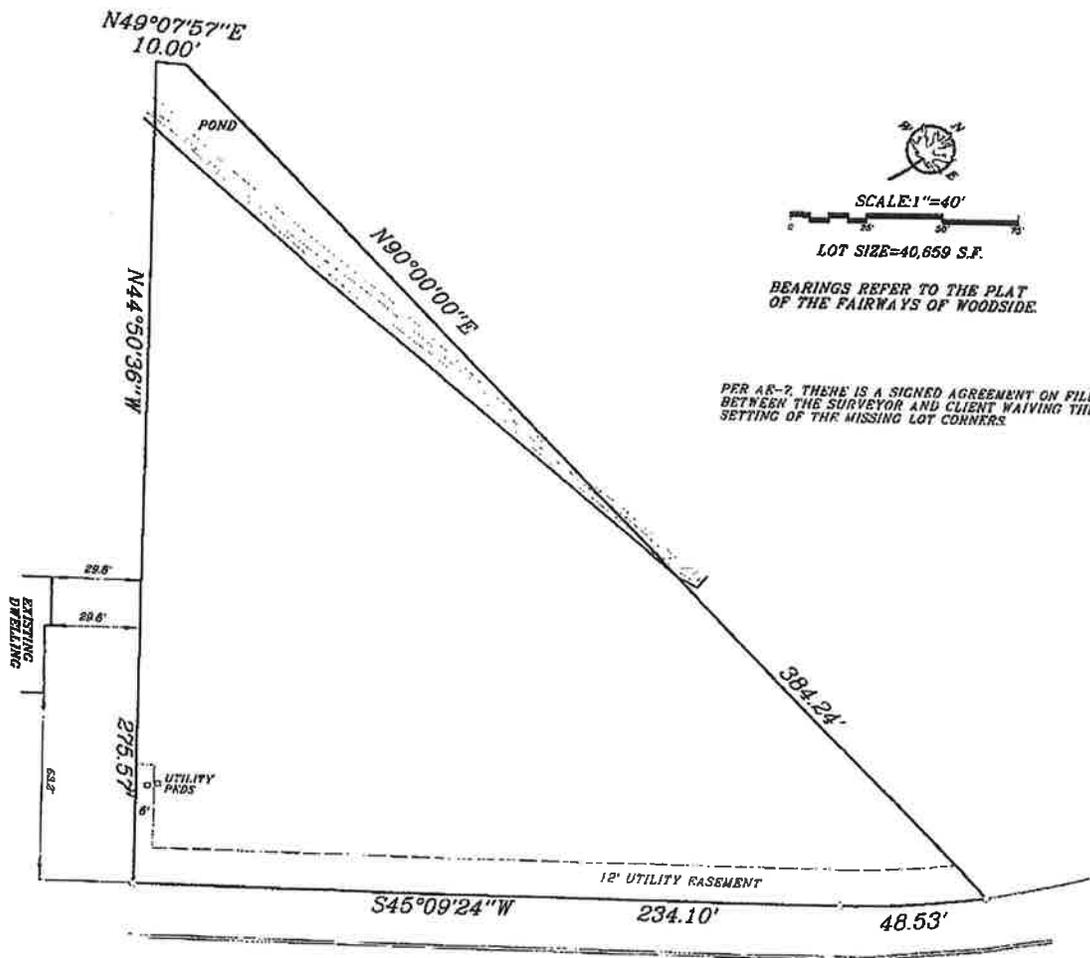
## PLAT OF SURVEY

PREPARED FOR: **EMBASSY HOMES**  
 LOCATION: **FIVE IRON WAY, TOWN OF LISBON**

LEGAL DESCRIPTION: **LOT 25 IN THE FAIRWAYS OF WOODSIDE, BEING A REDIVISION OF ALL OF LOT 1 OF C.S.M. NO. 7805, DOCUMENT NO. 808822, AND ALL OF THE SW 1/4 AND A PART OF THE SE 1/4 OF THE NW 1/4, AND ALL OF THE NE 1/4 AND NW 1/4 AND PART OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4, AND ALL OF THE NE 1/4 AND NW 1/4 OF THE SW 1/4, ALL IN SECTION 11, T8N, R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.**

DECEMBER 12, 2017

WAU-345



### FIVE IRON WAY (66')

R=300.00'  
 Δ=89°12'05"  
 L=48.53'  
 CB=510°31'21"V  
 CΔ=48.48'

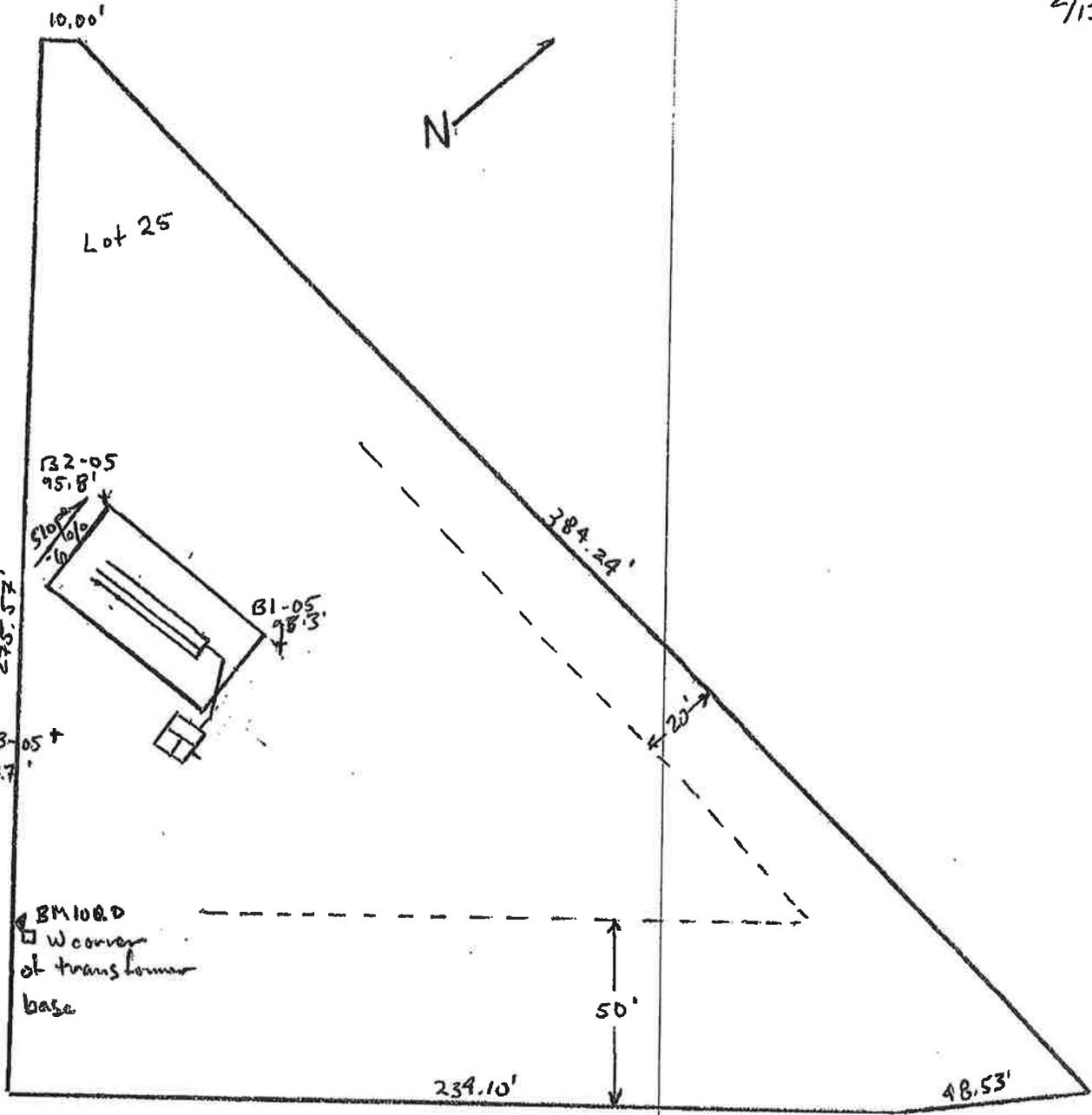


THIS IS AN ORIGINAL PRINT ONLY  
 IF SEAL IS IMPRINTED IN RED

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the site and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed Christopher J. Kunkel  
 CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1766





Five Iron Way

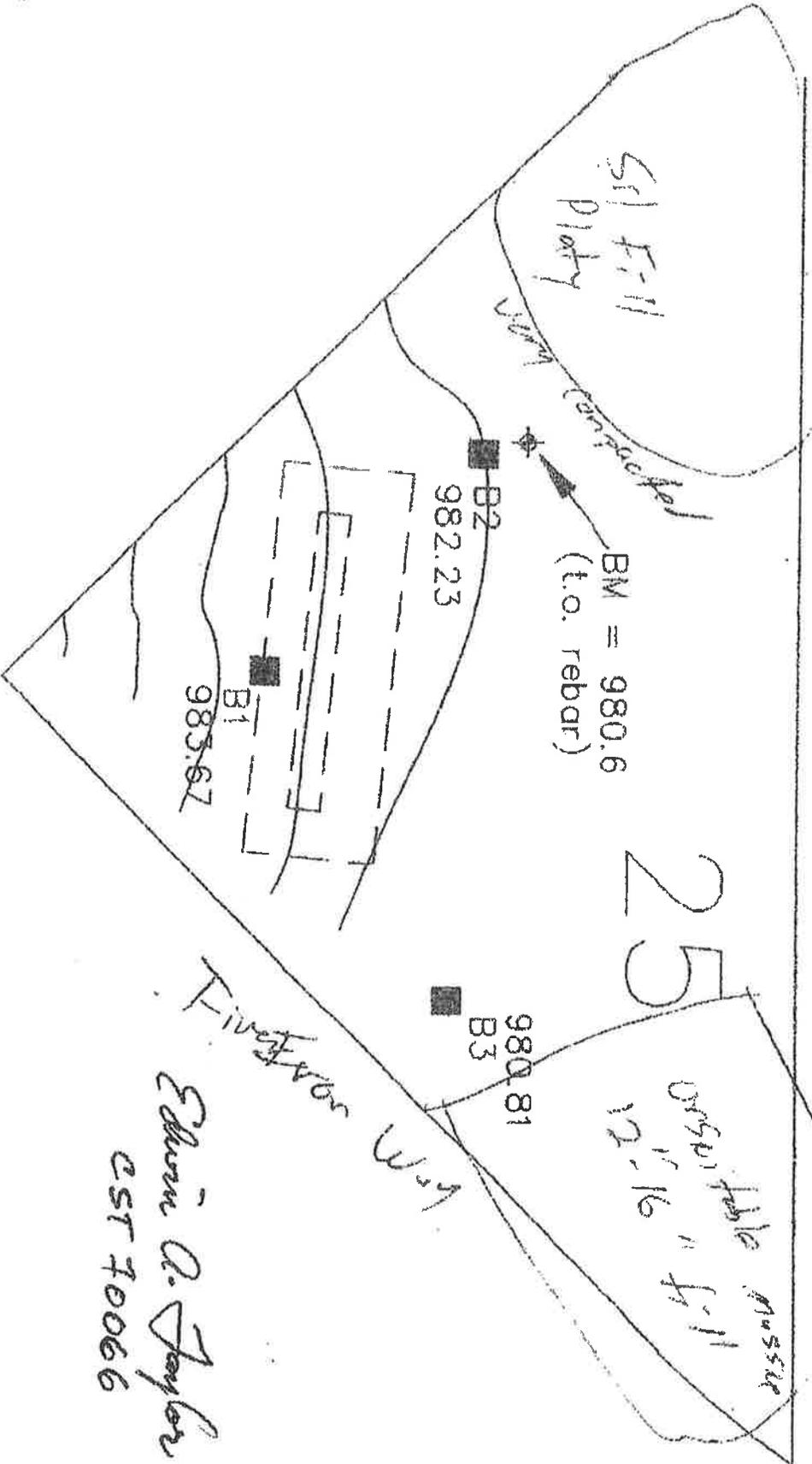
Lot 25 - Fairways of Woodside	
Town of Lisbon, Waukesha Co.	
Drawn By: Harry Butler P.E.	
Scale: 1" = 40'	Date: 2/15/18

# Woodside Golf Development Lot 25

LOCATED IN:  
Part of Section 11, T.8N., R.19E.  
Town of Lisbon, Waukesha County



1" = 40'



*Five Star Way*  
*Edwin A. Taylor*  
*EST 70066*





SOIL BORINGS B1-01 B2-01; B3-01 DUG BY ED TAYLOR 4-23-01  
 SOIL BORINGS B1-05 B2-05; B3-05 DUG BY ED TAYLOR 7-6-05  
 SEE ATTACHED REPORTS FOR ADDITIONAL INFORMATION.



**badgerland**  
 soil testing, Inc.

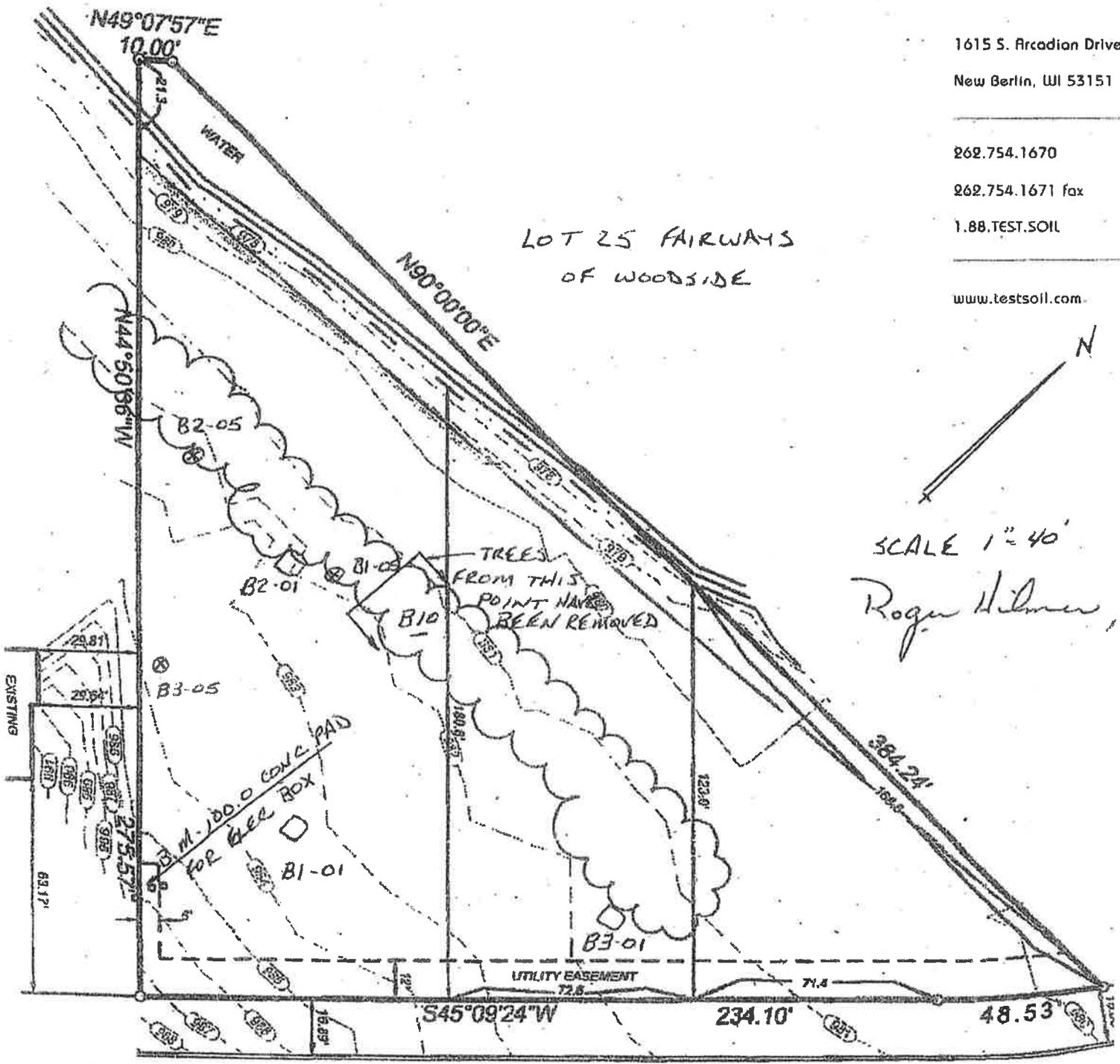
1615 S. Arcadian Drive  
 New Berlin, WI 53151

262.754.1670

262.754.1671 fax

1.88.TEST.SOIL

www.testsoil.com



SCALE 1" = 40'  
 Roger Hilmer

**FIVE IRON WAY**



## Butler Engineering, Inc.

Soil Testing • Engineering & Safety Consulting • Safety Training

February 15, 2018

Embassy Homes  
1325 W. Towne Square  
Mequon, WI 53042

Attn: Jerry McGuinnes

Subject: Mound System Design  
Lot 25 – The Fairways of Woodside  
Town of Lisbon, Waukesha County

Dear Mr. McGuinnes:

We have enclosed a plan for a four (4) bedroom home on Lot 25 – The Fairways of Woodside in the Town of Lisbon, Waukesha County.

If you have any questions, please call.

Sincerely,

Harry G. Butler, P.E.



## Butler Engineering, Inc.

Soil Testing • Engineering & Safety Consulting • Safety Training

### INVOICE

Butler Engineering Inc.  
N679 Tamarack Rd.  
Palmyra, WI 53156

February 15, 2018

Embassy Homes  
1325 W. Towne Square  
Mequon, WI 53042

Purchase Order: Verbal – Jerry McGuinnes

Lot 25 – The Fairways of Woodside  
Town of Lisbon, Waukesha County

Mound System Design

\$750

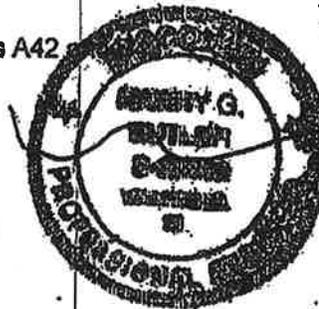


# Butler Engineering, Inc.

Soil Testing • Engineering & Safety Consulting • Safety Training

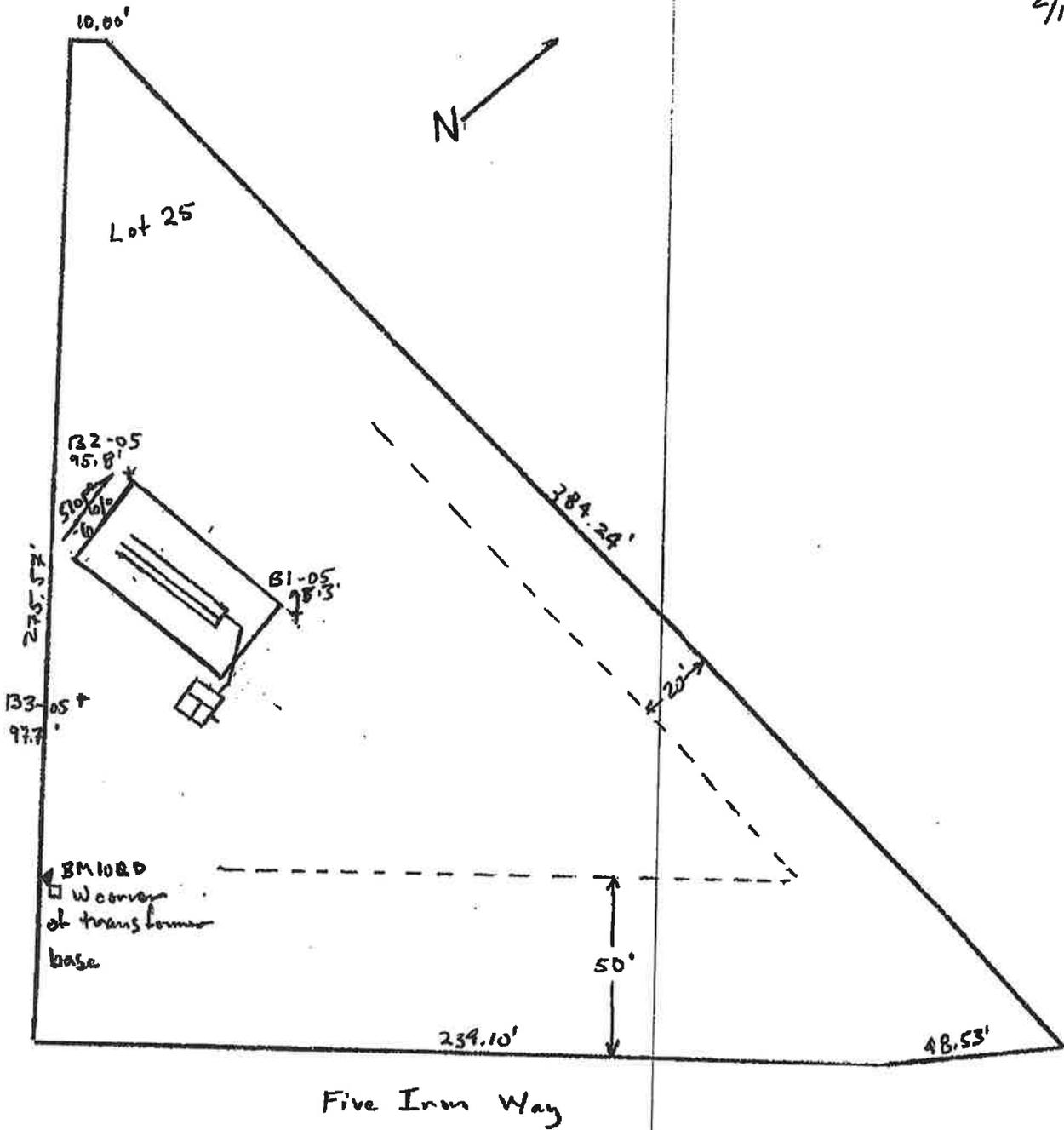
## PLAN SUBMITTAL

Property Owner: Embassy Homes  
 System Type: Mound System with Eljin Pre-Treatment  
 System Location: Lot 25 of The Fairways of Woodside Subdivision  
 NW¼, SW¼, S11, T9N, R21E  
 Town of Lisbon, Waukesha County  
 Component Manuals: 10691-P 1/01  
 10708-P 1/01  
 Ver. August 201; GSFA Modules A42  
 Designer: Harry Butler, P.E.  
 Date: February 15, 2018



## CONTENTS

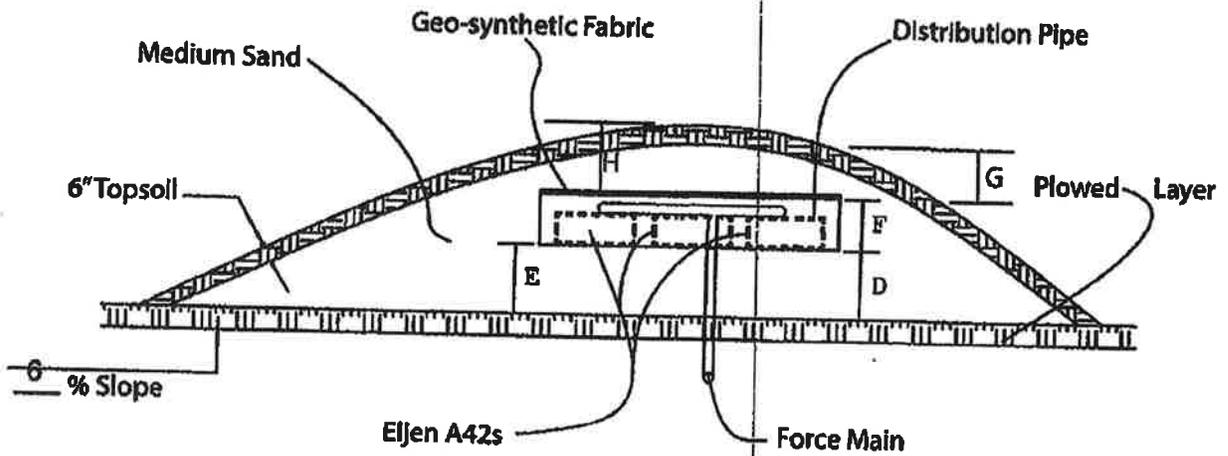
Cover sheet . . . . .	. 1
Plot Plan . . . . .	. 2
Eljin Design Calculations . . . . .	. 3
Cross Sections and Mound Plan . . . . .	. 4
Lateral Layout . . . . .	. 5
Septic & Pump Tank Design . . . . .	. 6
Pump Chamber Cross Section . . . . .	. 7
Pump Curves . . . . .	. 8
Soil Test . . . . .	. 9-11
User Manual / Management Plan / Contingency Plan. . . . .	. 12-13



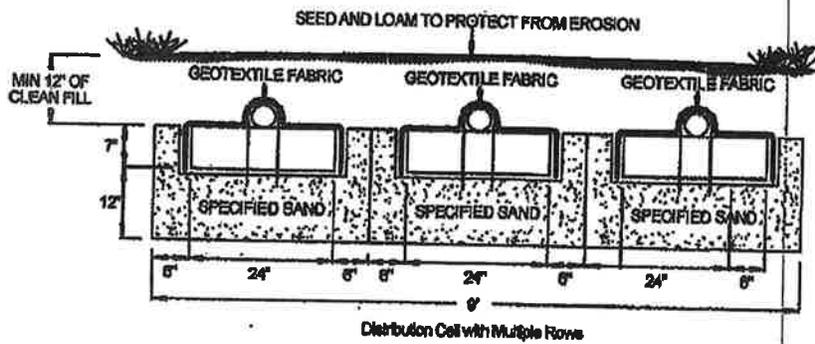
Lot 25 - Fairways of Woodside	
Town of Lisbon, Waukesha Co.	
Drawn By: Harry Butler P.E.	
Scale: 1" = 40'	Date: 2/15/18

		Eljen GSF System W/ Mound Design Program		RISE FORM	
Date:	4-Feb-18	Client Name:	Embassy Homes		
Site Address:	Lot 25 The Fairways of Woodside				
Designer:	JNK				
Note: This worksheet is provided to assist the Planner in sizing the number of Eljen GSF Modules required for a specific project. The calculations here in are explained for each output. The success of the overall design is based on the Planners Inputs and considerations outside of this worksheet.					
System Sizing (Total Number of Eljen GSF Modules Required)			Design Notes and Comments		
<b>2.1 Site Characteristics:</b>					
Total Number of Bedrooms					
DDF per Bedroom (Daily Design Flow per Bedroom)	150	gal	Effluent #1 Application Rate	0.6	gal/ft <sup>2</sup>
DDF (Daily Design Flow) Bedrooms x DDF per Bedroom	600	gal	Equivalent Effluent #2 Application	0.8 - 1.0	gal/ft <sup>2</sup>
Soil Application Rate	0.8	gal/ft			
Measurement to Restrictive Layer (ft)	3.0	ft			
Unit Used ( Usually B43)	A42				
Unit Install Width	3				
Sand Slope (x:1)	3:0				
Berm Slope (x:1)	3:0				
System Area Slope (%)	6.0%				
Square Footage per Unit	12	ft <sup>2</sup> /unit			
Minimum Distribution Cell Required Area	300.00	ft <sup>2</sup>			
<b>2.2 Module Quantity Analysis:</b>					
Minimum Number of Eljen GSF Modules Required (Minimum Distribution Cell Area + 2.0 + Square Foot per Unit or Bedrooms x (5 for B43s or 6 for A42); whichever is greater)	25	units	A	9	
Amount of Eljen GSF Modules Used Must be greater than or equal to Minimum Number of Eljen GSF Modules Required	27	units	B	37	
<b>2.3 Distribution Cell Design:</b>					
Number of Rows	3		C	1.10	
A. Distribution Cell Width	9	ft	D	1.64	
B. Distribution Cell Length	37	ft	E	0.58	
Units per Row	9		F	0.50	
Total Square Footprint	393	ft <sup>2</sup>	G	1.00	
<b>2.4 Base Area Design:</b>					
D. Upslope Sand Fill under Distribution Cell (includes unit sand)	1.10	ft	H	4.5	
E. Downslope Sand Fill under Distribution Cell (includes unit sand)	1.64	ft	I	6.0	
F. Unit Height	0.58	ft	J	9	
G. Mound Height over Edge of Distribution Cell (min 0.5 ft)	0.50	ft	K	35	
H. Mound Height over Center of Distribution Cell (min 1 ft)	1.00	ft	L	26.5	
I. Upslope Sand from Distribution Cell	4.27	ft	M		
J. Downslope Sand from Distribution Cell	9.27	ft	N		
K. Sand Side Slope from Distribution Cell	5.85	ft	O		
L. Upslope Berm from Distribution Cell	5.54	ft	P		
M. Downslope Berm from Distribution Cell	11.27	ft			
N. Side Slope Berm from Distribution Cell	8.85	ft			
O. Overall Mound Length	54.70	ft			
P. Over Mound Width	25.81	ft			

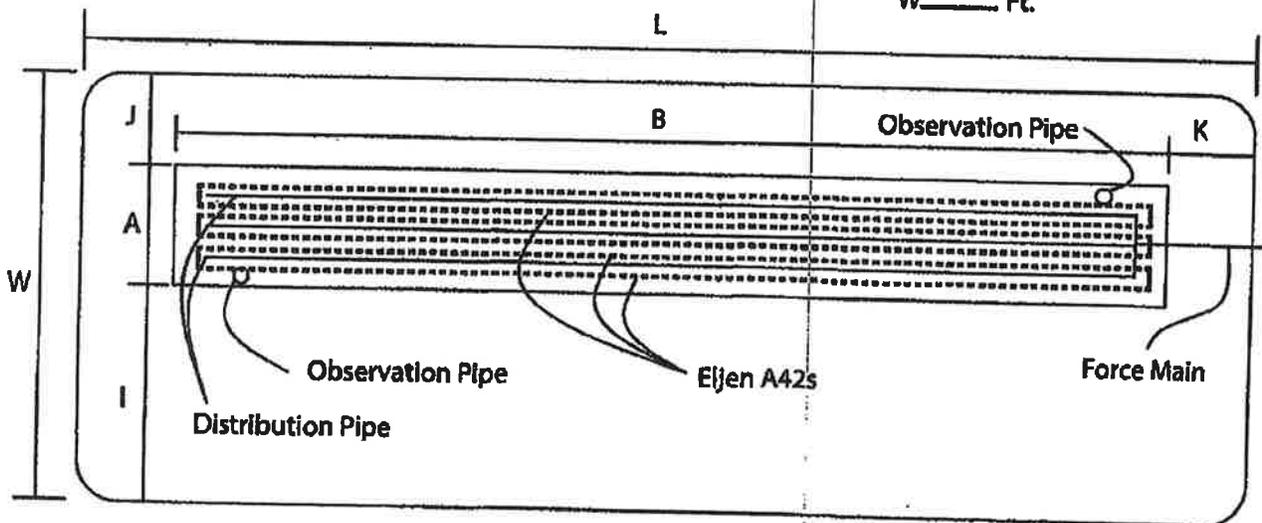
### Mound Layout



### Cross Section of a Mound Using a Bed for the Absorption Area

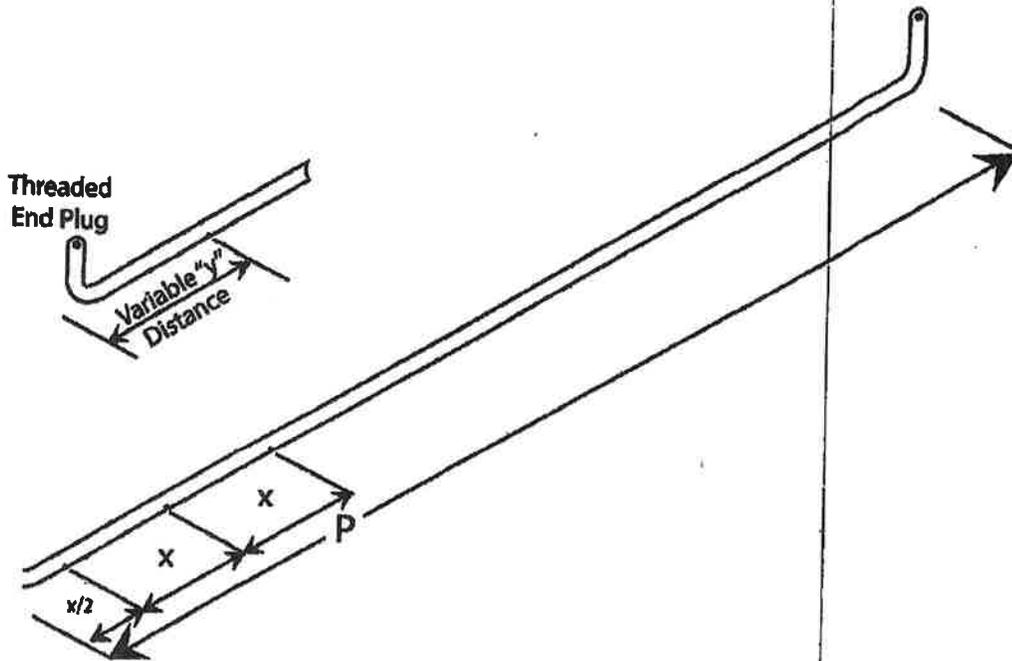


A	9 Ft.	D	1.10 Ft.
B	37 Ft.	E	1.64 Ft.
I	11.5 Ft.	F	0.58 Ft.
J	6 Ft.	G	0.50 Ft.
K	9 Ft.	H	1.00 Ft.
L	55 Ft.		
W	26.5 Ft.		



### Plan View of a Mound Using a Bed for the Absorption Area

Perforated Pipe Detail

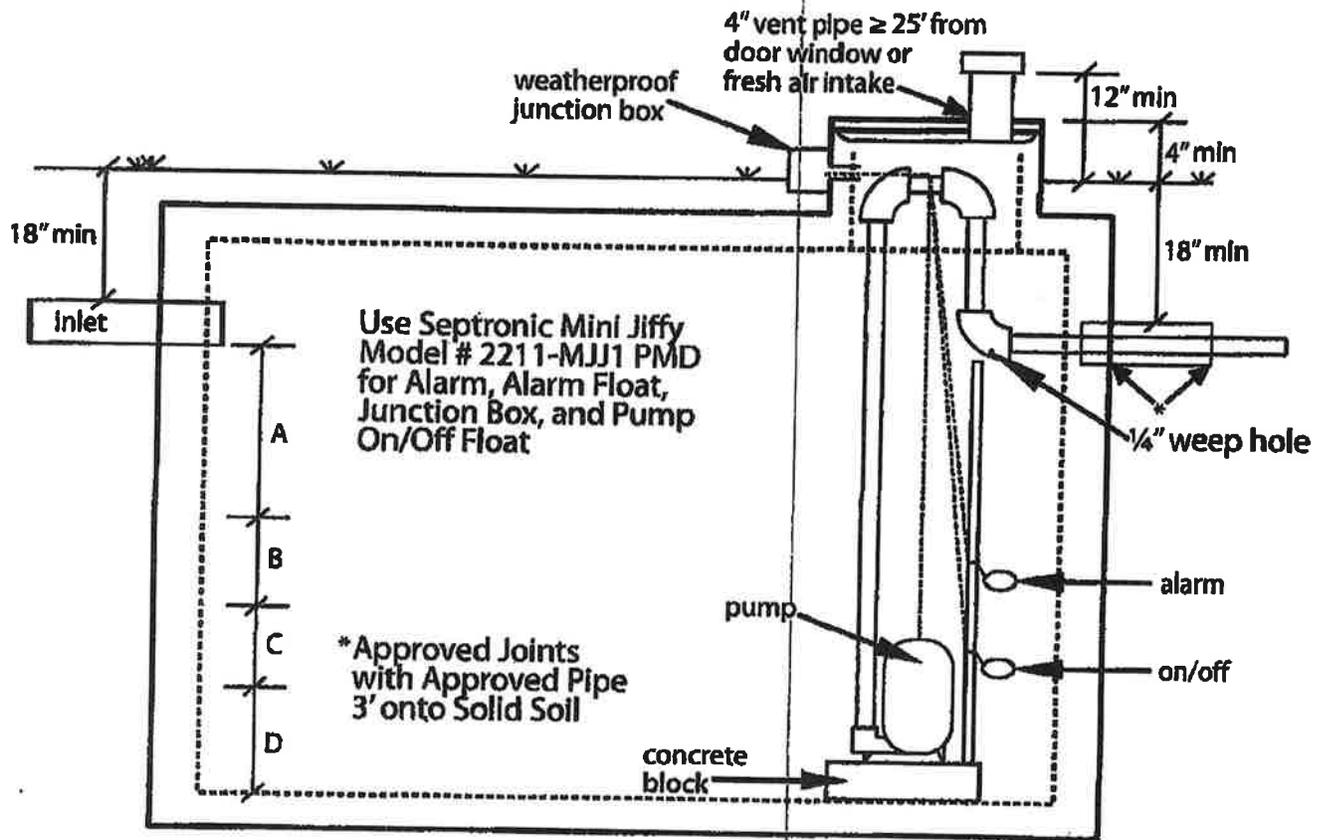


Distribution Pipe Layout

P 35 ft.  
 X 2 ft.  
 Y 2 ft.

Hole Diameter 3/16 in.  
 Lateral " 1 1/2 in.  
 Manifold " 1 1/2 in.  
 Force Main " 2 in.  
 Hole/Lateral 18

# Pump Chamber Cross Section



## Specifications

Dose Tank: Manufacturer: Lakeshore  
Tank Size: 890 Gallon  
 Alarm: Manufacturer: SJ Electro  
Model #: MJJPM  
Switch Type: Mechanical  
 Pump: Manufacturer: Little Giant  
Model #: 9NENH  
Switch Type: Mechanical  
Minimum Discharge Rate: 38

Number of Doses: 6 Per Day

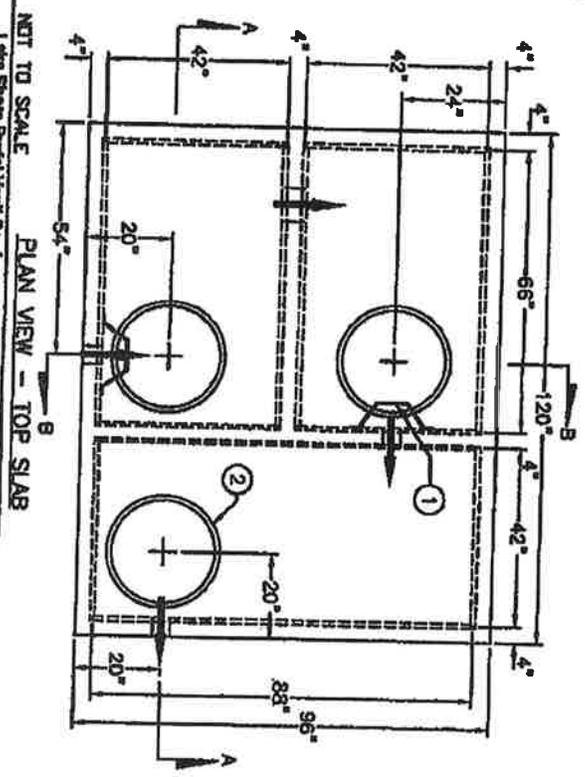
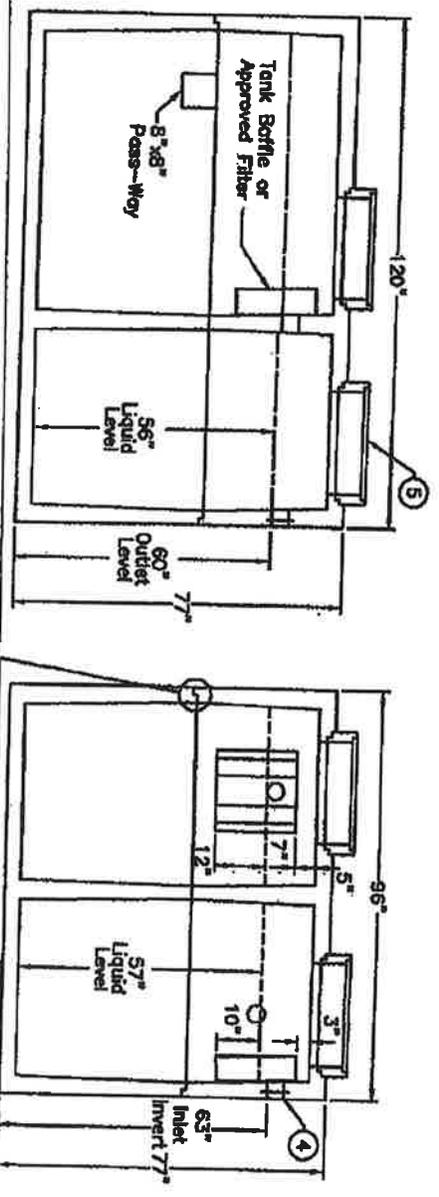
Capacities: A= 30 Inches or 480 Gallons  
 B= 7 Inches or 112 Gallons  
 C= 7 Inches or 112 Gallons  
 D= 12 Inches or 192 Gallons

Note: Pump and Alarm to be installed on Separate Circuits

Vertical Difference Between Pump Off and Distribution Pipe	8	Feet	
Minimum Network Supply Pressure	+	3.25	Feet
<u>60</u> Feet of Force Main x <u>3.3</u> ft/100ft Friction Factor	+	1.75	Feet
Total Dynamic Head	=	<u>13</u>	Feet

Capacity  
10 Gal/Inch

Internal Dimensions of Tank: Length 7'4"; Width 3'6"; Liquid Depth 56"



NOT TO SCALE  
 Lake Shore Burial Vault Co., Inc.  
 12780 W. Libson Road  
 Brookfield, WI 53005  
 Phone: 262.781.8282 Fax: 262.781.8280  
 www.lakeshorevaults.com

General Notes:  
 This drawing is the property of Lake Shore Burial Vault Company and shall not be copied or submitted without the consent of this company. All vertical measurements are accurate within +/- 1" on the tank.

Model:	2,250 Gallon, Three Compartment, Mid-Seam Tank
Drawn MR:	Date: 2/22/10
Capacity:	10,880 lbs ~ 5
GTW:	12,840 lbs ~ 5
GTW:	12,000/12,000/16,000
Drawn MR:	10,880 lbs ~ 5
Capacity:	12,840 lbs ~ 5
GTW:	12,000/12,000/16,000
Drawn MR:	10,880 lbs ~ 5
Capacity:	12,840 lbs ~ 5
GTW:	12,000/12,000/16,000

**Specifications**

**Concrete:** Minimum Compressive Strength is 5,000 PSI @ 28 Days.

**Reinforcing:** Primary reinforcement will be cover, side and bottom, #3 and / or #4 Rebar (Grade 60).

**Sealant:** Butyl Sealant used in the seam of the tank and flange will meet or exceed ASTM C890.

**Inlet and Outlet Openings:** Are fitted with Pipe-to-Structure connectors that meet or exceed ASTM C923.

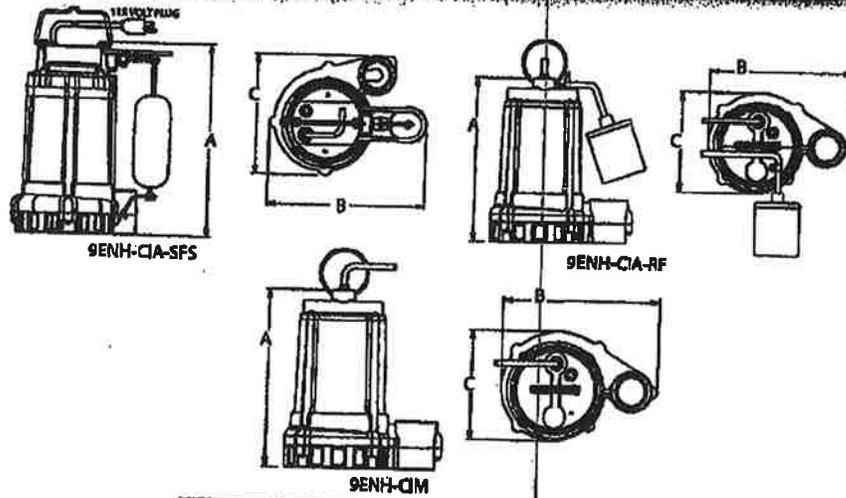
**Earth Cover:** Minimum 2' to Maximum 6'.

**Design Data:** Design per ASTM C1227. Not traffic rated, consult Lake Shore Burial Vault if required.

**Installation:** The excavated hole is not to be more than one foot larger and wider than the tank. There shall be a minimum bedding of 4" of washed sand or stone less than 1" in size in soil terrain and 6" bedding in rock terrain. Bedding around tanks with material describe above is suggested when cover is 4' or greater.

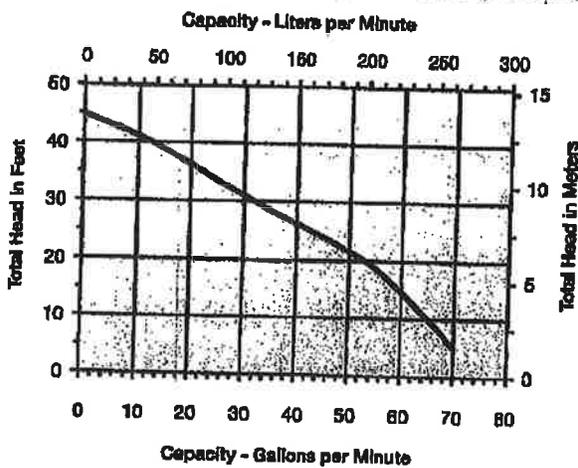
**Tank Warranty:** Lake Shore Burial Vault Company's tanks are warranted against defective materials and / or workmanship for One Year from the date of delivery when finished with manufacturer's instructions. Should a defect appear within the warranty period, Lake Shore Burial Vault will supply a new tank in replacement thereof. Lake Shore Burial Vault's liability is limited to the value of the tank itself and specifically excludes the cost of installation and/or removal and any subsequent damages. Failure to follow installation procedures and general notes will void the warranty.

ENGINEERING DATA



Model	A	B	C
9ENH-CIA-SFS	12.9" 32.77 cm	10.54" 26.84 cm	8.07" 20.48 cm
9ENH-CIA-RF	11.83" 29.01 cm	8.53" 21.61 cm	8.74" 22.12 cm
9ENH-CIM	11.83" 29.01 cm	8.53" 21.61 cm	8.74" 22.12 cm

PERFORMANCE DATA



CONSTRUCTION

Cover	Epoxy-coated cast iron/ Thermoplastic
Motor Housing	Epoxy-coated cast iron
Impeller Material	Thermoplastic elastomer
Impeller Type	Non-clog
Volute	Epoxy-coated cast iron
Mechanical Shaft Seal	Nitrile with carbon and ceramic faces
Fasteners	Stainless steel
Shaft	Steel
Bearings	Upper and lower ball bearing
Power Cord	SJTW **SJTOW

\* On SFS models

\*\* On 30' 9ENH-CIA-RF and 9ENH-CIM models

12/13

**Butler Engineering Inc.**  
**N679 Tamarack Rd.**  
**Palmyra, WI 53156**  
**(262) 650-2000**

## **Private Onsite Wastewater Treatment System (POWTS) User Manual / Management Plan**

### **System Design**

This Private Onsite Wastewater Treatment System (POWTS) has been designed to accommodate a maximum daily flow of 600 gallons of domestic wastewater per day.

The quality of the influent discharged into the POWTS treatment or dispersal component shall be equal to or less than all of the following:

- A monthly average of 30 mg/L fats, oil, and grease.
- A monthly average of 220 mg/L BOD's.
- A monthly average of 150 mg/L TSS.

Wastewater shall not be discharged to the POWTS in quantities or qualities that exceed these limits.

### **Owner responsibilities**

The owner of a Private Onsite Wastewater Treatment System (POWTS) is responsible for ensuring that the operation and maintenance of the POWTS conforms to the requirements of SPS 383.

All of the following maintenance activities shall occur within three (3) years of the date of the installation of the system and at least once every three (3) years thereafter.

- 1) The Orenco filter shall be cleaned a minimum of once every maintenance cycle or more often if flow through the filter is reduced such that the water level of the septic tank rises above the invert of the effluent sewer. While the filter is being cleaned, solids shall not be allowed to pass into the effluent sewer.
- 2) The septic tank or tanks shall be pumped by a certified septage servicing operator, licensed under s.281.48, Wis. Stats, unless inspection by a master plumber or other person authorized to make such inspection, finds less than 1/3 of the tank volume occupied by a combination of the sludge (bottom layer) and scum (top layer).

At the time of each pumping, the pumper must visually inspect the condition of the tank baffles, risers, and manhole cover and verify that any required locks are present.

- 3) The soil absorption component shall be inspected by a master plumber, certified septage servicing operator or POWTS inspector. Inspector shall check for discharge of sewage to the ground surface and for ponding of effluent.

The inspector shall check if the dosing of the system takes the appropriate length of time. If pump operates longer than expected as indicated in the plans, this is an indication of clogging of the holes in the distribution lines. The distribution system shall be flushed at such time as the dosing of the system takes an inordinately long time. The pump can be activated and flow from the laterals directed back to the pump tank via a hose.

- 4) Reports for all system maintenance shall be submitted to the Waukesha County Department of Environmental Health in accordance with SPS 383.55.

**System Defects**

Any failure, defect, or malfunction shall be reported to:

Butler Engineering Inc.  
W230 S3857 Milky Way Rd.  
Waukesha, WI 53189  
(262) 650-2000

**Septic Tank Warning**

No product for chemical or physical restoration or chemical or physical procedures for POWTS may be used unless approved by the Department of Safety and Professional Services in accordance with SPS 384, Wisconsin Administrative Code.

Never enter a septic tank or pump tank for any reason without taking precautions required in OSHA's Confined Space Standard. The atmosphere within these tanks may contain lethal gasses, and rescue of a person from the tank may be dangerous.

**Contingency Plan (SPS 383.22 (2)(b)1.f.**

In the event that the mound fails, the top of the mound would be removed down to through any biomat to the clean sand. The mound would be rebuilt with clean sand and stone. If the failure recurred, the same procedure would be used except that an aerobic pretreatment tank would be installed upstream of the mound in order to provide a highly pretreated effluent for the mound.

**Abandonment**

If this POWTS is replaced or its use discontinued, it shall be abandoned in accordance with SPS 383.33 Wisconsin Administrative Code.

*Report # H-10*  
**SOIL EVALUATION REPORT**

In accordance with Comm 85, 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 marketing purposes (Privacy Law, s. 19.41(1)(m)).

County: **Waukesha County**

Parcel I.D.:

Reviewed by: *S. Todd* Date: *7/2/05*

Property Owner: **Mike Tobes** Property Location:  Part of Section 11, T09 N - R21 E (or) W

Property Owner's Mailing Address: **300 Hillside Road** Lot # **25** Block # Subd. Name or CBM # **Woodside Golf Development**

City: **Colgate** State: **WI** Zip Code: **53017** Phone Number: **(414) 254-8194** City:  Lisbon Villages:  Town:  Nearest Road: **Woodside Road**

New Construction Use  Residential / Number of bedrooms: **4** Code derived design flow rate: **600 GPD**

Replacement  Public or commercial - Describe:

Parent material: **loess / till-stratified ablation drift** Flood Plain elevation if applicable: **ft.**

General comments and recommendations: **Suitable for a mound system @ 0.6 / 0.8 gpd/sq ft basal loading rate (would require aerobic pretreatment and non-conforming site design due to space limitation)**

**1** Boring #  Boring  Pit Ground surface elev. **95.3 ft.** Depth to limiting factor **23 in.** Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									EH#1	EH#2
Ap	0-7	10YR 4/2	#	SIL	2 m gr-sbk	mf	u	3f-2m-1c	0.6	0.6
AR	7-12	10YR 5/3	#	SIL	1 f pl - 2 m sbk	mf	g	2f-2m-1c	0.4	0.6
B1	12-23	10YR 4/4	#	SICL	2 m sbk	mf	ov	2f-1m	0.4	0.6
B2	23-32	10YR 4/4 - 3/3	c2d 10YR 5/6 & 6/7	SICL	2 m sbk	mf	#	1f-1m	0.4	0.6

**2** Boring #  Boring  Pit Ground surface elev. **95.8 ft.** Depth to limiting factor **27 in.** Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
									EH#1	EH#2
Ap	0-7	10YR 4/2	#	SIL	2 m gr-sbk	mf	u	3f-2m-1c	0.6	0.6
E	7-17	10YR 5/3	#	SIL	1 f pl - 2 m sbk	mf	g	2f-2m-1c	0.4	0.6
E/B	17-23	10YR 5/3 / 4/4	#	SIL	2 m sbk	mf	g	2f-2m-1c	0.4	0.6
B1	23-27	10YR 4/4	#	SICL	2 m sbk	mf	ov	2f-1m	0.4	0.6
B2	27-34	10YR 4/4	c2d 10YR 5/6 & 6/7	SICL	2 m sbk	mf	#	1f-1m	0.4	0.6

\* Effluent # 1 = BOD<sub>5</sub> > 30 < 220 mg/L and TSS > 30 < 150 mg/L Effluent # 2 = BOD<sub>5</sub> < 30 mg/L and TSS < 30 mg/L

CST Name (Please Print): **Ed Taylor, CPSS** Signature: *Ed Taylor* CST Number: **70066**

Address: **Baudhuin Inc. 1030 8th Street, Baraboo, WI 53913** Date Evaluation Conducted: **07-06-05** Telephone Number: **(800) 358-2120**

Property Owner: Tobee, Mike

Parcel ID #: Lot 25, Woodside Golf Development

Page 2 of 2

3 Boring #

Boring

Pit

Ground surface elev. 100.6 ft.

Depth to limiting factor 29" in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure		Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
					Gr. Sz.	Sh.				Eff#1	Eff#2
Ap	0-10	10YR 4/2	#	sil	3 m gr-1/4"		mf	as	3f-2m-1c	0.6	0.6
E	10-16	10YR 5/1	#	SIL	1 f pl-2 m sh		mbr	#	2P2m-1c	0.4	0.6
Bt1	16-29	10YR 4/4	#	siCL	3 m sh		mf	ow	2f-1m	0.4	0.6
Bt2	29-35	10YR 4/4	and 10YR 5/6 & 4/2	siCL	3 m sh		mf	#	1f-1m	0.4	0.6

Boring #

Boring

Pit

Ground surface elev. ft.

Depth to limiting factor in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure		Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
					Gr. Sz.	Sh.				Eff#1	Eff#2

Boring #

Boring

Pit

Ground surface elev. ft.

Depth to limiting factor in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure		Consistence	Boundary	Roots	GPD/ft <sup>2</sup>	
					Gr. Sz.	Sh.				Eff#1	Eff#2

\* Effluent # 1 = BOD<sub>5</sub> > 30 ≤ 220 mg/L and TSS > 30 ≤ 130 mg/L

\* Effluent # 2 = BOD<sub>5</sub> < 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

# Form A - Seasonal High Groundwater Determination Report

Date: August 27, 2015

Project/Plat Name: Fairways of Woodside I LLC

Project Location (TRSQ): Lot 25 - The Fairways of Woodside, NW1/4 SE1/4 SEC 11-8-19, Town of Lisbon, Waukesha County

The following table summarizes my interpretation of the soil profile evaluations conducted on the above noted site. The purpose of this report is to demonstrate compliance with a Waukesha County ordinance requirement to maintain basement floor elevations at least 1 foot above the seasonal high water table. I understand that the definition for seasonal high water table means the upper limit of the zone of soil saturation caused by underlying groundwater at its highest level. I certify that the information presented in this report represents my best professional judgment in estimating seasonal high water table based on soil and site evaluations in accordance with the procedures contained in Chapter SPS 385 Wisconsin Administrative Code.

Interpreters Signature: 

Interpreters Printed Name/Credentials/Lic. #: Mark D. Augustine, PE #31414

Interpreters Company Name/Address: LandMark Engineering Sciences, Inc., 119 Coolidge Avenue - Suite 100, Waukesha, Wisconsin 53186-6602

Site Benchmark/Elevation (Co. Stds.): Elevations determined from survey and GIS information

References: 1) Waukesha County GIS information, 2) survey information, and 3) Soil Evaluation Report



Lot #	Soil Observ. (#)	Surface Elev.	Bottom Elev. of Soil Profile	Soil Map Unit Symbol (NRCS)	Elevation of Seasonal High Water Table	Depth to Seasonal High Water Table	Proposed Basement Floor Elevation	Notes: List information used to determine seasonal high water table, including any soil color pattern exemptions under SPS 385.30(3) for a basement floor proposed less than 1-foot above redoximorphic features shown in the referenced soil evaluation reports.
25	B10	981.5	978.2	MoB	≤979.7	1.83'	≥980.7	Low-chroma redox indicators were observed within the test pit down starting at elev. 979.7. Thus, the seasonal high water table for basement design was determined to be at this depth (elev. 979.7), per SPS 385.30(3)(a)5. Thus, a basement floor elevation ≥980.7 complies with Waukesha County ordinance for a ≥1' separation between lowest floor grade and seasonal high water table elevations.

# Form A - Seasonal High Groundwater Determination Report

Date: August 27, 2015

Project/Plat Name: Fairways of Woodside I LLC

Project Location (TRSQ): Lot 25 - The Fairways of Woodside, NW1/4 SE1/4 SEC 11-8-19, Town of Lisbon, Waukesha County

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# LETTER OF TRANSMITTAL

## LANDMARK

ENGINEERING SCIENCES, INC.

119 Coolidge Avenue - Suite 100, Waukesha, WI 53186-6602

Telephone: 414-719-2769

Email: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

To: Roger Hilmer  
Badgerland Soil Testing, Inc.  
1615 S. Arcadian Drive  
New Berlin, Wisconsin 53151

Date: September 29, 2015

Project No.: 2346.00

Description: *Soil Assessment Form A - Residential Lot  
Lot 25 - The Fairways of Woodside  
Lisbon, Wisconsin*

C: Embassy Homes

WE ARE SENDING YOU the following items via:  U. S. Mail  Overnight  Hand Deliver  Other:  
 Fax (262) 754-1671 11 pages  E-Mail [jhilmer@testsoil.com](mailto:jhilmer@testsoil.com)

Copies/Qty.	Date	Description
1	27 AUG 2015	Form A - Seasonal High Groundwater Determination Report (with attachments)

THESE ARE TRANSMITTED as checked:  For Approval  For Your Use  For Review & Comment  
 As Requested  Other:

### Message:

Attached is the Form A report summarizing the apparent seasonal high groundwater (SHGW) level for the referenced lot, as requested.

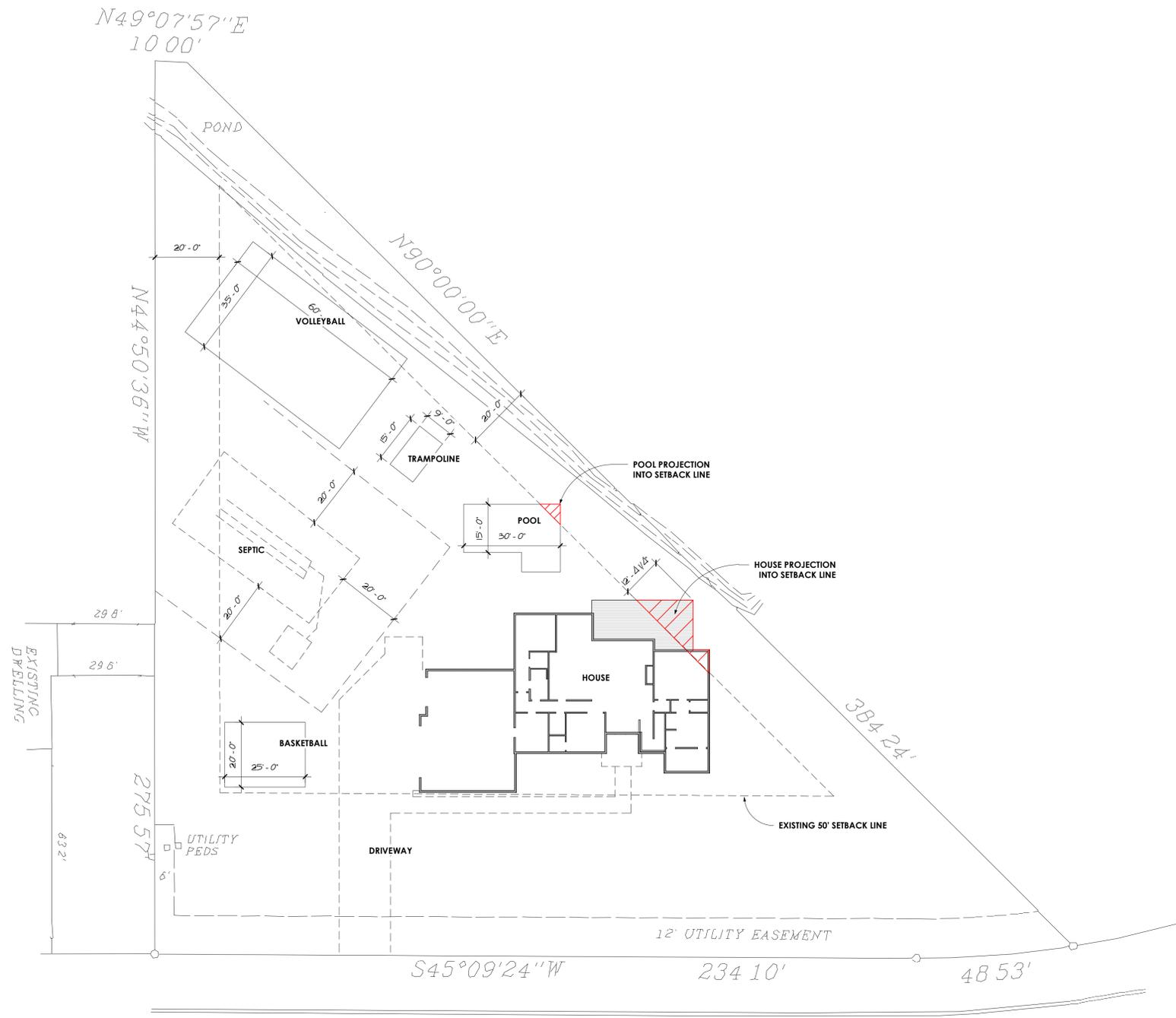
If you have any questions or comments on the updated *Form A*, please call. Thank you.

Grota 262-253-1143

Copy to: file

Signed: 

If enclosures are not as noted, kindly notify us at once.



**SITE PLAN**  
1" = 20'-0"

Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.  
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**CMV DESIGNS LLC**  
residential drafting and design service  
cmvdesigns@charter.net  
608.217.5177

**GUILD CONSTRUCTION**  
Distinctive Custom Homes  
920-699-2266  
JOHNSON CREEK, WI  
www.guildconstruction.com

GUILD

DRWN  
cmv  
DATE:  
9/19/19

REVISION: