

Middleton Westport Joint Zoning Committee Agenda

Wednesday, April 06, 2022 - 5:30 PM

Virtual Meeting via www.zoom.us

Zoom Meeting ID: 839 5088 210 Passcode: 195747 Phone: 312 626 6799*

(If needed, a toll-free number is available by calling 608-821-8394 prior to the meeting)

Posted on the City's web site at meetings.cityofmiddleton.us 04/01/22 3:00 p.m.

Call to Order and Roll Call

Approval of Minutes

1. Minutes of February 23, 2022

Agenda Items

1) **Public Hearing and Potential Action -- Rezoning from PDD-S to R-1 and County A-1 District -- Nonn / Tenfold Capital (formerly Wegenke) Property -- Near Briggs Road, CTH Q**

On behalf of owner Adam Nonn (Tenfold Capital), Vierbicher requests rezoning approximately 8 acres PDD-S (which allows four detached condos on the property) to R-1 for the purpose of allowing two single family residential lots served by a shared driveway via an outlot connecting to Highway Q. The owner of the property to the east has an access easement across the southern portion of the property. The Westport Plan Commission and Town Board have both deferred action until after the JZC's public hearing. Key issues raised to date include building setbacks (particularly spacing between residences), preserving vegetation, steep slopes, stormwater management, site access, and overall compatibility with surroundings. City staff are in agreement with the content of Kevin Even's memo, although we would note that R-1 zoning only requires a minimum side setback of 8 feet. The Common Council will hold its own hearing on this request on 4/19.

Adjournment

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at this meeting to gather information; however, no action will be taken by any governmental body at this meeting other than the governmental body specifically referenced in this notice.

Please note that, 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, contact the City Administrator's office at (608)821-8350, 7426 Hubbard Ave., Middleton, WI 53562.

Staff contacts for this meeting:

Mark Opitz, City Planner & Zoning Administrator

Phone: (608) 821-8394 Fax: (608) 827-1080

E-mail: mopitz@cityofmiddleton.us

Tom Wilson, Town Administrator

Phone: (608) 849-4372

Email: twilson@townofwestport.org

MIDDLETON-WESTPORT JOINT ZONING COMMITTEE

Wednesday, February 23, 2022 6:00 p.m.

MEETING MINUTES

These minutes are not final until they are formally approved at a subsequent meeting

Meeting materials are available on the City's website at <http://meetings.cityofmiddleton.us/>
A recording of the meeting is available at: <https://www.youtube.com/watch?v=zhOjEvZWxJc>

Roll Call

Chair Sipsma called the meeting to order at 6:01 p.m. The meeting was conducted online only via the Zoom platform.

MEMBERS PRESENT: Dean Grosskopf, Cynthia Kennedy, Kurt Paulsen, John Schaffer, Ken Sipsma

MEMBERS ABSENT: Randy Bruce,

OTHERS PRESENT: Mark Opitz, Tom Wilson

Minutes of November 3, 2021, Meeting

Motion by Grosskopf, seconded by Paulsen, to approve the draft minutes as prepared. **Motion passed** 5-0.

Agenda Items

Item #1: Consultation: Land Division and Rezone (Create 2-3 Single Family Residential Lots) -- Nonn / Lucke (formerly Wegenke) Property -- Near Briggs Road, CTH Q

Wilson provided an overview of the request, clarifying that the applicants are proposing two residences. He stated the following:

- The property was once approved as a PDD for a 4-unit condo development. Recently someone else proposed four single family lots on the property but that was met with concern.
- The proposed acreage of the two lots is consistent with adjoining properties on Briggs Road, and the Town Plan Commission recently indicated they would prefer to see two lots instead of the approved condo development. Two lots are more compatible with the existing neighborhood and the Town's comprehensive plan.
- The concept depicts approximate home locations; the goal is not to affect viewsheds and to minimize stormwater runoff.
- The entire property would remain in Town of Westport, served by well and septic. Extending a sewer main would be very costly.
- A Statement from Karen Teske-Osborne indicated support, and he doesn't anticipate concerns from the Bishops Bay Country Club.
- The outlot is 130 feet wide so the driveway will be set back from the Shorecrest neighborhood lots, although residents will notice construction traffic.

Opitz said he doesn't anticipate receiving objections from adjoining city residents given that the houses will be placed farther north on the property and there is no significant change to the shared driveway.

Adam Nonn spoke about the project, noting the following:

- Goal is to maintain privacy and preserve as many trees as possible while respecting the site's topography.
- They originally considered three lots to help distribute costs for extending well and septic.
- They envision replacing an existing path with a 14 ft. wide private road and placing a security gate near the driveway entrance.

Committee member feedback included the following:

- Focus on protecting viewsheds and preserving trees.
- Talk with Middleton Fire District and Waunakee EMS regarding width of access road. Consider use of periodic bump-outs to allow vehicles to pass each other.
- Is it possible to have access via Briggs Road? (Wilson responded that they would need permission to cross another owner's property, close to where a septic field is located. Nonn said that the Bishops Bay Condo Association also doesn't want to allow access off Signature Dr.
- Consider use of shared driveway extending north from cul-de-sac so as to preserve more trees and have less impervious area.

Opitz stated that there will need to be a public hearing before both the committee and the Common Council. Wilson stated that they will need to rezone from PDD to ER-1, which allows a shared driveway. However, most of the shared driveway would remain within an outlot that could remain zoned A-1 Holding. Nonn said that the western outlot is not part of the PDD and doesn't need to be rezoned.

No action was taken.

Adjournment

Moved by Grosskopf, seconded by Kennedy, to adjourn. **Motion passed** 5-0, and the meeting adjourned at 6:32 p.m.

Minutes prepared by City Planner & Zoning Administrator Mark Opitz based on his notes of the meeting. These minutes should not be considered finalized until they are formally approved at a subsequent meeting of the Committee.

NOTICE OF PUBLIC HEARING

Request to Rezone Certain Property South and East of Briggs Road, CTH Q, Town of Westport

Wednesday, April 6, 2022 5:30 p.m.

Middleton/Westport Joint Zoning Committee

Virtual Meeting via <https://zoom.us/> (instructions below)

Meeting ID: 839 5088 2106 and Password: 195747

NOTE: This is a revised public hearing notice. The previous version contained a map with the wrong descriptions of the rezoning.

Tenfold Capital, LLC (Adam Nonn, 4937 Augusta Drive, Middleton, WI) has applied for a Zoning Map Amendment to rezone the property described below from PDD to County A-1 Agriculture District (Exclusive) and R-1 Residential District. This property is located in the Town of Westport within the City of Middleton's Extraterritorial Zoning Area. The purpose of the proposed rezoning is to allow for the creation of two single family residential lots.

Description of property to be rezoned to County A-1:

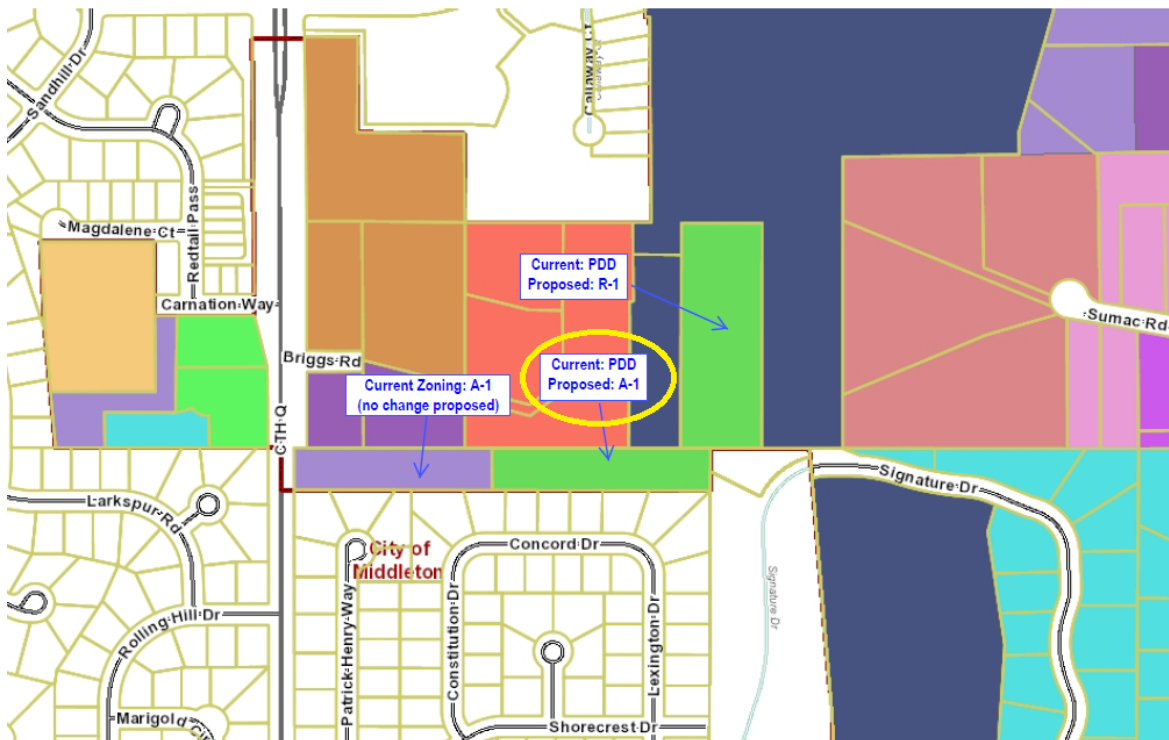
SEC 6-7-9 PRT NW1/4NE1/4 E 663.71 FT OF THE N 132 FT THF 2 ACRES M/L

Parcel Number 066/0709-061-8500-4

Description of property to be rezoned to R-1:

SEC 31-8-9 PRT S1/2 SE1/4 COM 88.16 FT W FR SE COR SW1/4 SE1/4 TH N 700 FT E 248.9 FT S 700 FT W 248.9 FT TO POB

Parcel Number 066/0809-314-9690-5



During the hearing, all interested persons will have an opportunity to speak or register their opinion. Statements may also be provided to City staff by 4:30 p.m. on the day of the hearing. The Middleton/Westport Joint Zoning Committee may take action following the hearing.

To monitor or participate in the meeting, use the Zoom app or go to <https://zoom.us/>, then enter the Meeting ID and Password (see above). To participate by phone, call (312) 626-6799 and enter the Meeting ID. Anyone who would like phone access other than by the listed long-distance (Chicago) telephone number should contact city staff prior to the meeting.

For additional information, or to provide a statement prior to the hearing, contact:

Mark Opitz
City Planner & Zoning Administrator
mopitz@cityofmiddleton.us (608) 821-8394
7426 Hubbard Ave., Middleton, WI 53562

Publish: 03/24/22 and 3/31 in the Middleton Times-Tribune



March 2, 2022 – *revised March 24, 2022*

Tom Wilson
Attorney/Administrator/Clerk-Treasurer
Town of Westport
5387 Mary Lake Road
Waunakee, WI 53597

Mark Opitz
City Planner and Zoning Administrator
City of Middleton
7426 Hubbard Avenue
Middleton, WI 53562

Re: Tenfold Capital Proposed Certified Survey Map (CSM) and Rezone

Dear Mr. Wilson and Mr. Opitz:

On behalf of Adam Nonn of Tenfold Capital, LLC, we are submitting the enclosed CSM and Rezoning applications for approximately eight acres of land located on County Trunk Highway Q (CTH Q) in the Town of Westport. The subject property comprises three unplatted parcels that are within the Joint Planning Area between the Town and the City of Middleton. These lots are subject to the City's extraterritorial jurisdiction for both zoning and land divisions.

Summary

The property is currently zoned to allow the construction of four (4) detached condominium homes, as part of a Planned Development project that was previously approved by the Town and City. **This proposal, if approved, would do away with the prior zoning approval and reduce the number of homes that could be built on site.**

The CSM proposes to divide the existing four-acre parcel (tax parcel 0809-314-9690-5) into two single family home lots that are two acres in size. **The homes would access CTH Q via a shared private driveway (see concept plan).** The two adjacent parcels (tax parcel 0709-061-8570-0 and 0709-061-8500-4) are proposed as Outlots on the CSM and would be used for a shared driveway access and stormwater management. Both Outlots are restricted as non-buildable on the CSM.

This CSM was initially submitted with a request to rezone the residential lots and one outlot to the ER-1 Estate Residential District, based on initial guidance from Town staff. However, based on further consultation with Town and City staff immediately following the submittal, we modified this slightly to request R-1 Residential zoning for the residential lots, and A-1 Agricultural zoning for the eastern Outlot. The Outlot abutting CTH Q would remain zoned A-1.

The proposal for two 2-acre lots on a shared driveway has not changed from the initial submittal. The R-1 zoning was determined to be the most suitable district based on the proposed lot widths, which are 124.45' (just short of the 125' required by ER-1 zoning). In addition, we are proposing side-yard building setbacks of 15' which matches the smallest setback required by ER-1 zoning and is nearly double what

vision to reality

R-1 requires. Building envelopes are proposed in the north end because that is where the owners wish to build their family homes. Additionally, site designs will need to provide space for septic systems, which soil testing shows to be most suitable in the central part of the site. Other constraints include the need for driveways that meet Fire District requirements, and tree preservation for privacy.

The proposed zoning is consistent with the advice provided by Town and City staff. A pre-application meeting was held with Town and City staff prior to submitting the applications. In addition, the concept was presented to the Joint Zoning Committee in February and was favorably received.

Driveway Access and Easements

Both residential lots would access CTH Q using a shared driveway, which would largely be in the same location as the existing driveway on site. The properties currently contain a 30' easement agreement, which provides access to the golf course property to the east. The existing easement is proposed to be terminated and will be replaced by a new easement on the CSM that is 45' wide on the outlots and widens to 130' on Lots 1 and 2. The new easement would serve only Lots 1 and 2. The recorded easement agreement (recorded document #448636) indicates that the existing driveway easement may be amended by written agreement of the landowners involved, and no consent of other permitted users of the easement shall be required.

The driveway design as shown on the 2-Lot Site Plan has been prepared in coordination with the Middleton Fire District, and we are in the process of coordinating with Waunakee EMS. The shared portion of the driveway has been designed to meet Middleton Fire District requirements, including gate code requirements, lane width, passing lane, and turnaround bulb.

Resource Protection – Stormwater Management and Trees

Preliminary grading work has been done to confirm the locations and land suitability for the proposed stormwater management measures shown on the Site Plan. A full design report for these measures will be provided with final documents for approval.

The subdivider is in the process of identifying existing trees of significance, following guidance from Town staff. Plans for home construction will be prepared at a later date, which will also include provisions to protect existing trees.

Code Compliance and Requested Action

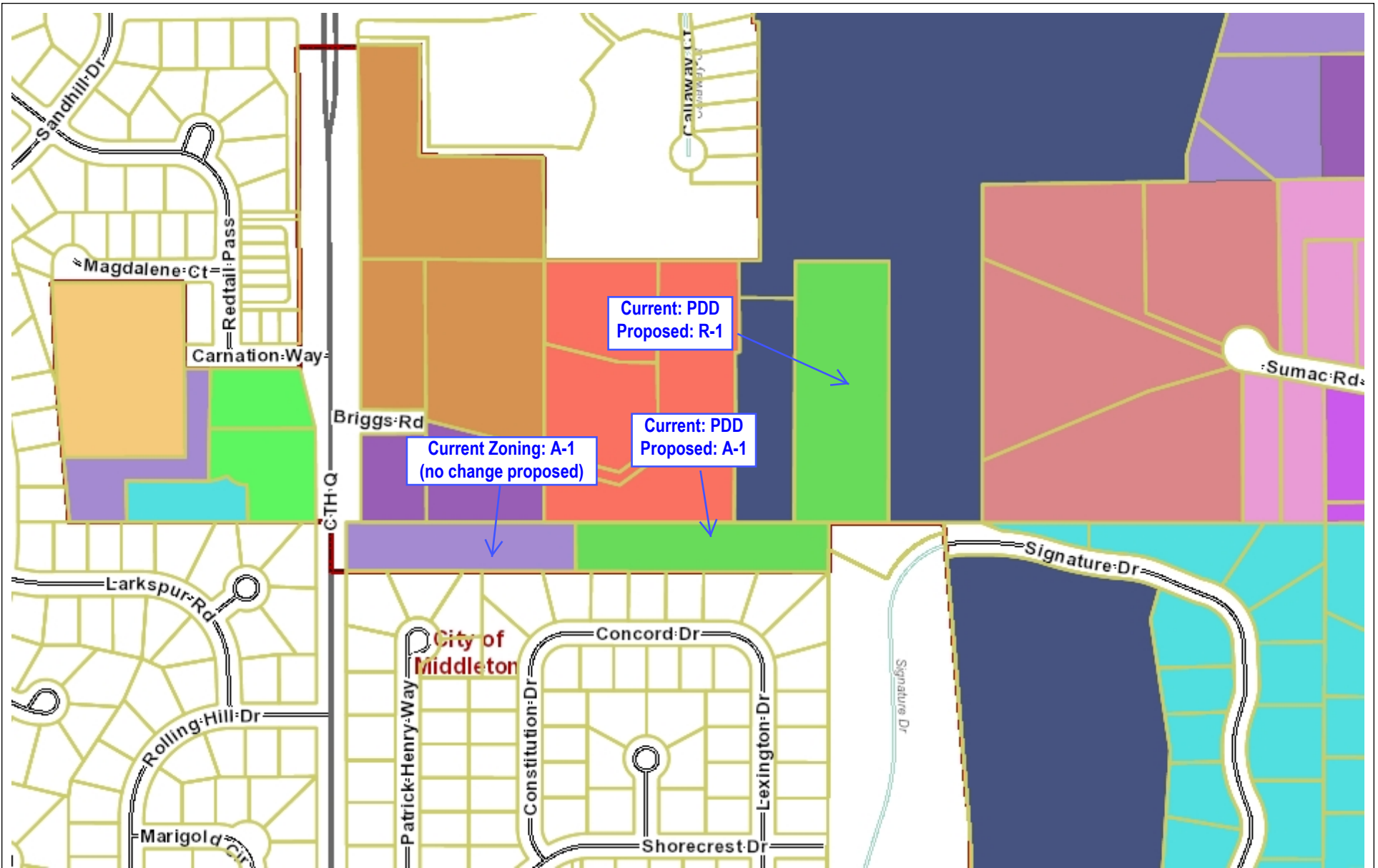
The lots have been designed to meet the standards of the Town of Westport's Land Division and Subdivision Code and would exceed the minimum standards of the R-1 zoning district. Due to the configuration of the existing property, which is surrounded by properties that are already developed, the lot configuration is deeper than the Town's desired proportion of 2:1 depth to width. A waiver is requested to this, based on the shape of the current property and the intent to match the existing development pattern in this area.

Additionally, a waiver is requested to the City's \$5,000 escrow deposit, based on the indication from staff that a traffic study will not be needed for the two proposed lots.

With this letter, we are requesting placement on the next possible agendas of the Town Plan Commission, Joint Zoning Committee, Town Board, and City Council for action on the CSM and Rezoning. We appreciate your consideration.

Sincerely,

Rachel Holloway, AICP
Vierbicher



Town of Westport GIS

Zoning

DISCLAIMER: The Town of Westport does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 500'
8

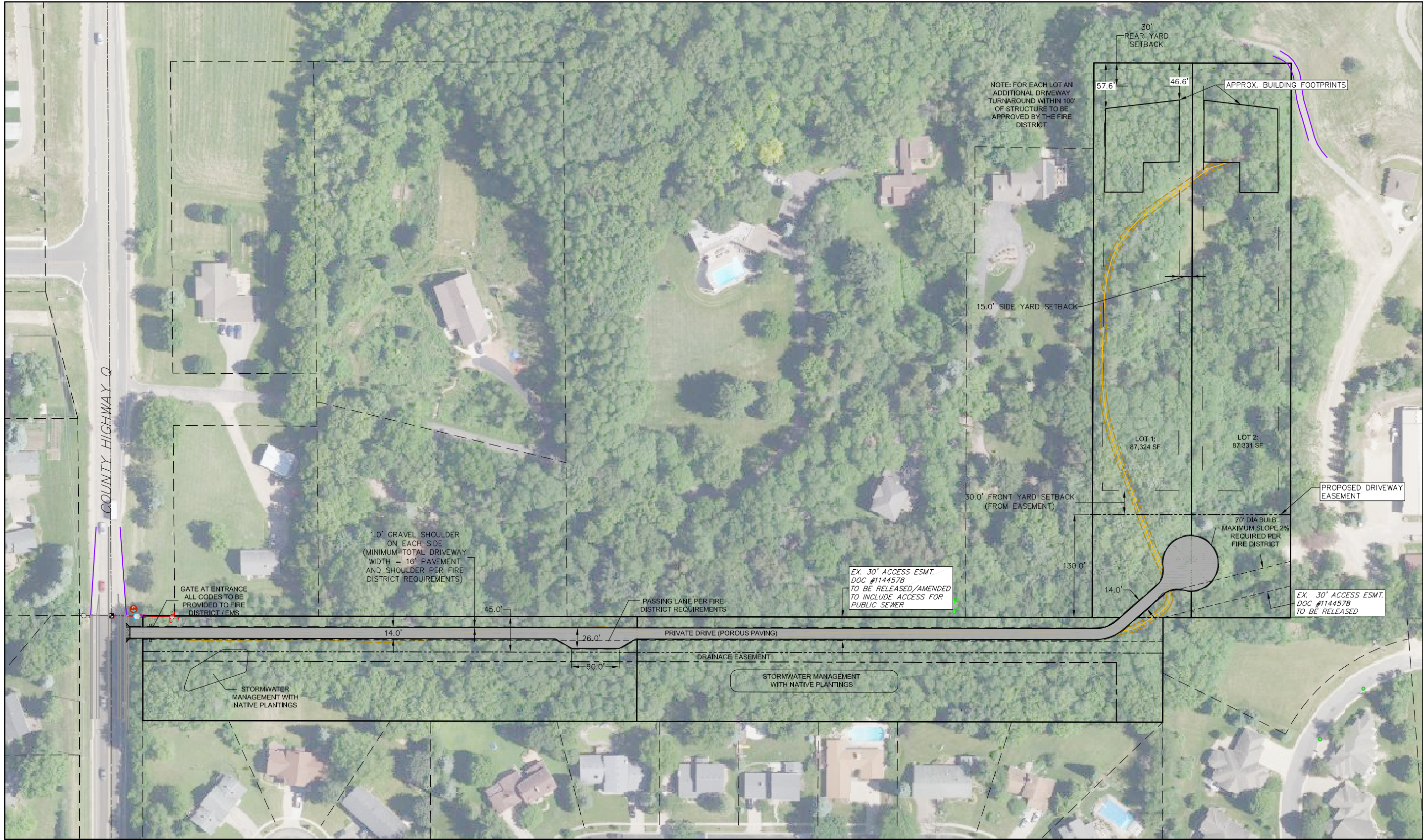
Town of Westport
5387 Mary Lake Road
Waukegan, WI 53597
(608) 849-4372



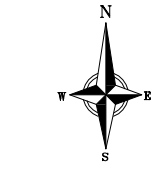
1976 - Dane County DCi Map



2020 - Dane County DCi Map



NOT FOR CONSTRUCTION



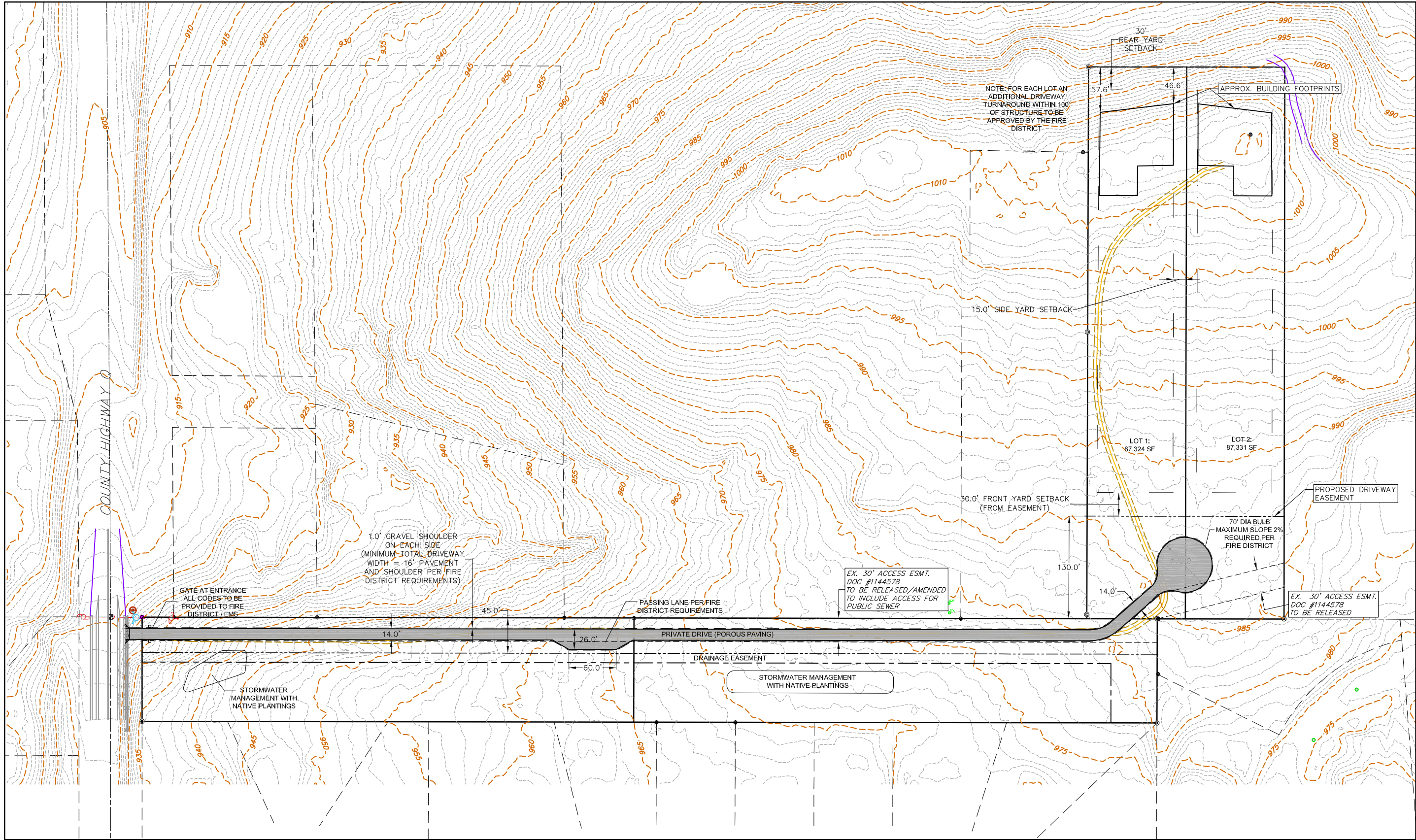
GRAPHIC SCALE FEET
0 30 60 120

2 LOT SITE PLAN - AERIAL

WEGENKE PROPERTY
TOWN OF WESTPORT


REVISIONS	NO.	DATE	REMARKS

DATE	03/04/2022
DRAFTER	AKAN
CHECKED	TSCH
PROJECT NO.	210300
SHEET	2 OF 2



GRAPHIC SCALE FEET
0 30 60

NOT FOR CONSTRUCTION



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

2 LOT SITE PLAN

WEGENKE PROPERTY
TOWN OF WESTPORT

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
03/04/2022

DRAFTER
AKAN

CHECKED
TSCH

PROJECT NO.
210300

SHEET
1 OF 2

PUBLIC INPUT
ADAM NONN / TENFOLD REZONING APPLICATION
APRIL 6, 2022 HEARING

Statements organized according to date received

February 12, 2022

MEMO

TO: *Tom Wilson*
FROM: *Karen Teske-Osborne*
RE: *Wegenke Property Plans*

I have received and reviewed the proposed plans to the recently purchased Wegenke property. I am pleased that the plans are for two residences as this would be in concert with that of the owners on Briggs Road. Since the Wegenke property is contiguous with Briggs Road, I feel consistency is critical to maintain the uniqueness of this area.

Keeping as many of the trees along the border of Briggs Road is also very important as that will maintain the integrity of the visual and auditory boundary. Although planting trees is noted, those can take decades to grow.

I am concerned about the statement of a paved driveway to be consistent with that of Briggs. It notes that Briggs is 18-20 feet. The total width is 18-20 feet while the blacktop portion of Briggs is actually 11.5 feet. I do hope that final approval of the new road is also the same consistency of the total space and paved portions with Briggs.

Thank you for considering my concerns and I wish the new owners the best with their new homes.

ISNOR

From: D Isnor <deniseisnor@gmail.com>
Sent: Sunday, March 13, 2022 5:48 PM
To: Tom Wilson <twilson@townofwestport.org>
Subject: Fwd: Nonn / Lucke (formerly Wegenke) Property -- Near Briggs Road, CTH Q (Westport PC 2/14/22)

Hello,

I am writing to oppose the building of ANY more than one home on the above property.

We recently discovered the above proposed project would include the building of a road with passing lanes, retaining ponds and two homes. The property is a major wildlife corridor for turkey, deer, birds,

and other wildlife that my family and neighbors enjoy. We do not want to lose any of the beautiful trees that we enjoy and fear that the proposed development would eliminate all of the above. Nor do we want to see more than one home built on this property to retain the low density housing in this area; thereby maintaining as much of the trees and wildlife as possible.

Additionally, we are concerned about increased traffic with more than one home. Light and noise pollution into our homes from this traffic are also a concern. The paved road would increase the vehicle speeds thru this corridor and the potential harm this traffic could have on wildlife and any pets in the area is concerning.

Thank you for consideration.

Denise Isnor
5104 Concord Dr, Middleton
608.203.5359

GARLOCK

From: Sam Garlock <samgarlock1111@gmail.com>
Sent: Monday, March 14, 2022 10:17 AM
To: Mark Opitz <mopitz@cityofmiddleton.us>; twilson@townofwestport.org
Subject: Nonn/Lucke property-Hwy Q

Hello,

We were recently made aware of the development that is taking place behind our home off of Hwy Q and near Briggs Road. We are very much opposed to this development. Putting a paved street in behind our homes will add light and noise pollution. Highway Q is already congested with traffic. Houses continue to be built near Northlake which just continues to add to this problem. This development will further exacerbate the traffic problems.

We are also concerned with the environmental impact. This property is full of wildlife. We see deer, turkeys, foxes, and multiple varieties of birds on a weekly basis. Developing this land will take away their natural habitats.

We are disappointed that we weren't notified of the development plans sooner. We hope you consider our request to either halt development or minimize it to 1 home.

Thank you,
Brian and Samantha Garlock

LENIUS

From: **Angie Lenius** <akfranzke@gmail.com>
Date: Mon, Mar 14, 2022 at 11:52 AM
Subject: Development off Hwy Q on the Westport/Middleton boundary
To: <twilson@townofwestport.org>
Cc: <mopitz@cityofmiddleton.us>

Hello,

I received your email address from a neighbor who found the plans for the plot of land which borders my property. Myself and another neighbor have looked for awhile to find this information, but were not able to find it, so I'm thankful that someone was able to locate it. I live in the Middleton neighborhood of Shorecrest, which adjoins to a narrow strip of woods off Hwy Q that is part of Westport.

I do not know how much of what I heard is true or not; I've heard that the area will be clear cut to make way for sewers and a road. We will be attending a meeting on this topic tonight. Assuming what I've been told is correct, I was (and still am) frankly incensed to hear that a road is being planned for that plot of land, with apparently no attempt to discuss the plans with your neighbors. I am especially upset, given that Briggs Road must be literally feet away. I believe Briggs Road is a private road, but still fail to see how it could make any sense to plow under the natural habitat that exists there just to duplicate a road. There are turkeys, hawks, deer, and even a fox that live in those woods.

Just based on that senselessness and waste, I am strongly opposed to this development and have to ask (assuming my information is correct), did anyone consider the safety of my children, now that you are planning a road right next to my backyard? What are your plans to ensure their safety? Do you have any plans to preserve the nature that currently exists there? What trade study did you do to consider making Briggs Road a public road instead of this? And above all, what is your appeal processes?

Regards,
Angie Lenius

P.S. What if Briggs Road were extended, and instead of a new road, a bike path was put in the path that already exists between the trees, that skirts around Bishop's Bay and ends up at Governor Nelson State Park. What an actual boon to our community that would be!

WICIAK

From: Valerie Wiciak <valerie.wiciak@gmail.com>
Sent: Monday, March 14, 2022 1:59 PM
To: Tom Wilson <twilson@townofwestport.org>
Cc: mopitz@cityofmiddleton.us; Jon Wiciak <jonathan.wiciak@gmail.com>
Subject: Development off Hwy Q between Middleton/Westport

Good afternoon,

I am writing as my property borders a forested area for development. It is located off Hwy Q and is in between our property (Middleton) and Westport. It has not been discussed with residents at all, and would greatly affect us considering we were made aware the entire area would be clear-cut.

There has been no communication from those who purchased the property, and in fact, it seems like they are trying to keep their plans as quiet as possible. I've been trying to find information about the development for months - since we found out the property was purchased - but have been unable to locate anything online. I think it is egregious that the new owners haven't bothered to discuss this with us at all. Their careless destruction of a natural habitat for numerous species (through a quite narrow strip of land for a road) would likely require us to build a fence in order to keep our children safe.

It seems they are attempting to skirt around those who this directly affects by keeping plans so quiet. I'm thankful some of our other neighbors were made privy to the information so we could request a more thorough review.

Please reconsider plans for this development, and inform me of a way to submit an appeal.

Thank you for your time.

Respectfully,
Valerie Wiciak
5124 Concord Drive
Middleton, WI 53562

HOLLEY

From: Peggy Holley <peggyholley@gmail.com>
Sent: Thursday, March 24, 2022 11:36 AM
To: Abby Attoun <aattoun@cityofmiddleton.us>
Subject: Water Runoff Concern

Good morning Abby. I am writing to you regarding a concern I have with a proposed property development behind my house. The property was purchased by Tenfold Capital, LLC (Adam Nonn) and is scheduled for a rezoning hearing on April 6th. The two parcel numbers are as follows: 066/0709-061-8500-4 and 066/0809-314-9690-5.

My house is located at 5108 Concord Dr. which abuts the above property. I have experienced water runoff issues coming from this property over the past years. There is a swale between my house and the house to my right. There have been times during large storms that water came through the woods and created a raging river scenario between our houses. The water has come under my fence and up to my foundation. In order to resolve the situation, in 2018, I hired Ganshert Nursery to strip the sod and regrade the swale about 25-30' toward the road. They also pounded three to four 18" high and 8' long metal panels into the ground along the inside of the fence line next to the swale. On my neighbor's side of the fence (with their permission), Ganshert added a plastic barrier and installed a line of 12-38" boulders along the entire length of the fence and then added soil to prevent water from flowing under

the fence into my backyard. This was a pretty big deal for me (and expensive), but I believe the problem has been resolved.

So, my concerns with the development of the above mentioned property are:

1. Will this project have any impact (good or bad) on the function of the current swale?
2. Will the "stormwater management with native plantings" area which will be located right behind my house have any impact on water flowing toward my house? How much water does it hold? Will it ever overflow?
3. Will the "drainage easement" along the driveway only handle water runoff from the driveway or will it also collect water from the woods area?

I have sent these same concerns to Adam Nonn but realized the City may be better able to address them.. Thank you in advance for any information you can provide.

Peggy Holley
608-335-3354

MURRAY / BISHOPS BAY COUNTRY CLUB

From: Adam Nonn <anonn@nonns.com>
Sent: Monday, March 14, 2022 3:29 PM
To: Tom Wilson <twilson@townofwestport.org>
Cc: Rachel Holloway <rholl@vierbicher.com>; Cory Lucke <clucke@lhcapitalholdings.com>
Subject: FW: Land on By Maintenance Shed/Turnhouse/Hole 5

Tom – here was the Bishops Bay CC response to the proposal. They are in favor because it's reducing down from 4 condos to 2 houses. Jeff said they can't have a formal response until the board meets on the 22nd. I've had two board members also reach out and are in agreement with Jeff's stance below as well that they would prefer 2 houses over 4 condos.

Thanks

Adam Nonn
Nonn's Kitchen Bath & Flooring
CEO/President
Phone: 608.836.8833
Fax: 608.836.9700
Email: anonn@nonns.com



WISCONSIN'S #1 CHOICE FOR ALL THINGS HOME



From: Jeff Murray <jmurray@bishopsbay.com>
Sent: Sunday, March 13, 2022 11:16 AM
To: Adam Nonn <anonnn@nonns.com>
Cc: Cory Lucke <clucke@lhcapitalholdings.com>
Subject: Re: Land on By Maintenance Shed/Turnhouse/Hole 5

External Sender Warning: This message was sent from an external sender. Do not click on any links or open any attachments unless you know and trust the sender.

Adam,

Thank you for the information and taking the time to let me know of your plans. I have reviewed the plans briefly and also shared your information with our Board. I have asked them to review the information and get back to me in a timely fashion.

We have an upcoming meeting on March 22, 2022 and will discuss your situation. I personally don't see any major concerns with your proposal.

Releasing the easement may have some concerns, I will need to research that further. I only say that because of the possibility of future plans for the old driving range. That is something we can talk about in the near future.

I will keep you posted.

Jeff
Jeff Murray, CCM
Chief Operating Officer
Bishops Bay County Club
www.bishopsbay.com
(956) 873-5190
2021 The year of enriching lives!
Leading the way by redefining excellence!



Jacquelyn Monfils <jmon@vierbicher.com>

Re: Fire District - approval for driveway elements shown

mreigel <mreigel@mifd.net>

Thu, Mar 3, 2022 at 11:11 AM

To: Jacquelyn Monfils <jmon@vierbicher.com>

I think this looks good Jackie. Not sure what your grading profile looks like but could we add a note stating that the bulb will be constructed level or at not more than a 2% pitch?

Otherwise, the rest is acceptable.

Matt Reigel - Battalion Chief
Fire Investigator/Petroleum Tank Inspector
Middleton Fire District
7600 University Avenue
Middleton, WI 53562
Phone 608-712-6757
Fax 608-831-1527

From: Jacquelyn Monfils <jmon@vierbicher.com>**Sent:** Thursday, March 3, 2022 10:23 AM**To:** mreigel <mreigel@mifd.net>**Cc:** Rachel Holloway <rholl@vierbicher.com>; Adam Kaniewski <akan@vierbicher.com>**Subject:** Fire District - approval for driveway elements shown

Good morning Matt,

The Town of Westport would like some confirmation that the Fire District and EMS approve prior to allowing us to apply for the CSM. I've added several comments stating "as required by FD/EMS" on the plan. I'm hesitant to add in proposed structure locations and driveways for each lot with an additional turnaround on each since those are unknown at this time but I've added a note stating those requirements. I can draft in something temporary if needed but the notes would remain.

Would you please provide an email stating the attached plan for the driveway elements shown meet Fire District requirements? I've added additional notes requiring:

- Total driveway width
- All gate codes to be provided to FD and EMS
- Passing lane required as shown by FD
- 70' Bulb required by FD
- Additional turn around within 100' of structure to be approved by FD.

We have forwarded your recommendation that the homes have sprinkler systems but we have not had a response back from the client. I can't comment on whether they will or won't install sprinkler systems.

Thank you,
Jackie

Jacquelyn Monfils, PE



sig line.jpg

Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3979

www.vierbicher.com



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The receiver warrants that it will not reproduce or otherwise make use of the data in any endeavor not directly related to the project for which it was produced.

The receiver agrees to assume all risk of the use of the information and to waive any claim that it could allege against Vierbicher. The Receiver also agrees to defend Vierbicher against any claim brought by a third party based on the Receiver's use of the information provided and to indemnify Vierbicher for any cost, loss or damage to Engineer resulting in any way the use of the information by the Receiver.



Jacquelyn Monfils <jmon@vierbicher.com>

Fire District - approval for driveway elements shown

srussell@waems.net <srussell@waems.net>

Thu, Mar 3, 2022 at 2:08 PM

To: Jacquelyn Monfils <jmon@vierbicher.com>

Cc: Rachel Holloway <rholl@vierbicher.com>, Adam Kaniewski <akan@vierbicher.com>

Hey Jackie,

Thanks for the conversation earlier. As far as EMS concerns with the attached plan, our only concern is making sure we have clear addressing at the street. I am not sure if the "private drive" will have a unique name or not. If there is no unique name and the two lots have Hwy Q addresses, we would request there be addressing for both lots visible from Highway Q that conforms with Town of Westport ordinances. If the private drive is going to be separately named, then the addressing can be at the lots themselves as there will be street name signage at Hwy Q.

I hope this makes sense. Feel free to reach out to me if you have any questions on this.

Thanks!

Scott Russell

Service Director

Waunakee Area EMS

[201 N. Klein Drive, Waunakee, WI 53597](#)

608.849.7522 Office

608.849.7583 Fax

608.807.9554 Cell

From: Jacquelyn Monfils <jmon@vierbicher.com>

Sent: Thursday, March 3, 2022 10:35 AM

To: srussell@waems.net

Cc: Rachel Holloway <rholl@vierbicher.com>; Adam Kaniewski <akan@vierbicher.com>

Subject: Fwd: Fire District - approval for driveway elements shown

Good morning Scott,

This is the follow up to the voicemail I left earlier today.

The Town of Westport would like some confirmation that the Fire District and EMS approve of a proposed driveway schematic prior to allowing us to apply for the CSM within the Town of Westport.

I've been in communication with Matt Reigel of the Fire District but you and I have not yet connected.

Could you please review the attached schematic?

I've added several notes stating "as required by FD/EMS" on the plan. I'm hesitant to add in proposed structure locations and driveways for each lot with an additional turnaround on each since those are unknown at this time but I've added a note stating those requirements. I can draft in something temporary if needed but the notes would remain to ensure we meet the needs of emergency personnel.

I've added notes requiring the following:

- Total minimum driveway width (pavement and shoulder) = 16'
- All gate codes to be provided to FD and EMS
- Passing lane required as shown by FD
- 70' Bulb required by FD
- Additional turn around within 100' of structure to be approved by FD..

If acceptable, would you please provide an email response stating the attached plan for the driveway elements shown would meet EMS requirements? Future driveway turnaround elements would require approval.

Thank you,

Jackie

Jacquelyn Monfils, PE



Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Call / Text / Fax - (608) 821-3979
www.vierbicher.com



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3/3/22, 2:14 PM

vierbicher.com Mail - Fire District - approval for driveway elements shown

copy this e-mail.

[Quoted text hidden]

Termination of
Easement and
Easement Agreement

Document Number

Document Title



* 4 4 8 6 3 6 0 8 *

DANE COUNTY

REGISTER OF DEEDS

DOCUMENT #

4486360

12/11/2008 04:04PM

Exempt #:

Rec. Fee: 25.00

Pages: 8

Recording Area

Name and Return Address

John Wegenke
2161 Middleton Beach Road
Middleton, WI 53562

Parcel Identification Number (PIN)

Parcel B

0809-314-8006-5

Parcel C

0709-061-8570-0

Parcel A

0809-314-9690-5

Parcel D

0709-061-8500-4

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004

TERMINATION OF EASEMENT

AND

1737607

EASEMENT AGREEMENT

AGREEMENT made this 9th day of March, 1982,
by and between CHARLES C. COMPTON and SHIRLEY R. COMPTON,
husband and wife as joint tenants (hereinafter collectively
referred to as "Comptons"), Madison, Wisconsin, and JOHN D.
WEGENKE and JANE WEGENKE (hereinafter collectively referred
to as "Wegenkes").

WHEREAS, Comptons own two parcels of property situated
in Dane County, Wisconsin (hereinafter "Parcel B" and "Parcel
C") more particularly described as follows:

Parcel B

Part of the SE 1/4 of the SE 1/4 of Section 31,
T8N, R9E, Dane County, Wisconsin, more parti-
cularly described as follows: Beginning at an
iron stake on the S line of said Section 31,
160.744 feet E of the SW corner of said SE
1/4 of the SE 1/4; thence E along the said S
line 248.904 feet to an iron stake; thence N
parallel to the W line of said 1/4 1/4 section,
700 feet to an iron stake; thence W parallel to
the S line of said section 248.904 feet to an
iron stake; thence S parallel to the W line of
said 1/4 1/4 section, 700 feet to the point of
beginning. Parcel No. 33-31-628.

Parcel C

Part of the NW 1/4 of the NE 1/4 of Section 6,
T7N, R9E, Dane County, Wisconsin, more parti-
cularly described as follows: Beginning at an
iron stake on the N line of said section, 663.71
feet W of the NE corner of said NW 1/4 of the
NE 1/4; thence continuing W on said N section
line 663.71 feet to the center line of County
Trunk 'Q'; thence S along said center line 132
feet; thence E parallel to the N line of said
section, 663.71 feet to an iron stake; thence N
132 feet to the point of beginning. Parcel No.
33-06-101.4.

WHEREAS, Wegenkes own two adjacent parcels of real
property situated in Dane County, Wisconsin (hereinafter
"Parcel A" and "Parcel D") more particularly described as
follows:

Pl 8th ch

Parcel A

Part of the S 1/2 of the SE 1/4 of Section 31, T8N, R9E Dane County, Wisconsin, more particularly described as follows: Beginning at an iron stake on the S line of said Section 31, said stake being at the SW corner of the SE 1/4 of the SE 1/4; thence E along the S line of said section, 160.744 feet to an iron stake; thence N parallel to the W line of said SE 1/4 of the SE 1/4, 700 feet to an iron stake; thence W parallel to the S line of said section, 248.904 feet to an iron stake; thence S parallel with the W line of said SE 1/4 of the SE 1/4, 700 feet to an iron stake on the S line of said Section 31; thence E along the said S section line 88.16 feet to the point of beginning.

Parcel D

Part of the NW 1/4 of the NE 1/4 of Section 6, T7N, R9E, Dane County, Wisconsin, more fully described as follows: Commencing at an iron stake at the NE corner of said NW 1/4 of the NE 1/4; thence W along the N line of said Section 6, 663.71 feet to an iron stake; thence S at right angles 132 feet to an iron stake; thence E parallel to the N line of said Section 6, 663.71 feet to an iron stake; thence N 132 feet to the point of beginning.

WHEREAS, a surveyor's plat has been attached hereto showing the location of Parcels A, B, C, and D for reference purposes; and,

WHEREAS, a certain driveway agreement was executed on October 20, 1955, and recorded in the office of the Dane County Register of Deeds on October 12, 1965 in Volume 434 of Miscellaneous, p. 1, as document #1144578 (hereinafter "existing easement agreement"), by which the then record owners of Parcels A, B, C, and D granted an easement (hereinafter "the existing easement"), to one another over Parcels A, C, and D; and,

WHEREAS, Wegenkes have granted an easement to Madison Gas and Electric Company over part of Parcels A and D (hereinafter "the utility easement") which easement is more particularly described in that certain Right of Way Grant dated November 2, 1981; and,

WHEREAS, Comptons and Wegenkes desire to relocate the existing easement and to reaffirm in a new agreement the covenants, terms and conditions of the existing easement agreement;

NOW, THEREFORE, in consideration of the covenants and agreements herein and for other good and valuable consideration, Comptons and Wegenkes hereby agree as follows:

1) Termination of Existing Easement. Upon the execution of this agreement, the existing easement and existing easement agreement shall terminate, all rights granted and duties imposed thereunder shall cease, and Comptons and Wegenkes convey to one another all right, title, and interest they possess in one another's property by virtue of the existing easement agreement.

2) Grant of Easement. Comptons and Wegenkes, for themselves, their heirs, successors and assigns, hereby give, grant, convey, transfer and assign to one another an easement for private driveway purposes over, across and through the following parcel (hereinafter "the driveway easement"):

Beginning at the northwest corner of Parcel C, thence easterly along the northern boundary of Parcel C to the northeast corner of Parcel C; thence continuing easterly along the northern boundary of Parcel D to the point on said line which is thirty (30) feet west of the northeast corner of Parcel D; thence northeasterly along a line to a point thirty (30) feet north of the northeast corner of Parcel D; thence northeasterly along a line to a point on the western boundary of Parcel B which point is seventy (70) feet north of the southwest corner of Parcel B; thence southerly along the western boundary of Parcel B a distance of thirty (30) feet; thence southwesterly along a line to the northeast corner of Parcel D; thence southerly along the eastern boundary of Parcel D a distance of thirty (30) feet; thence westerly along a line parallel to the northerly boundary of Parcel D to the western boundary of Parcel D; thence continuing westerly along a line parallel to the northern boundary of Parcel C to the western boundary of Parcel C; thence northerly along the western boundary of Parcel C to the point of beginning.

3) Purpose and Restriction on Use. Comptons and Wegenkes, their heirs, successors and assigns, and their tenants, invitees, licensees, employees, and agents shall have the full, free, and unobstructed use of the driveway easement for private driveway purposes, for ingress from and egress to County Trunk Highway Q. No vehicles or other

obstructions may be parked or placed in or on the driveway easement which will interfere with the unobstructed use thereof. It is understood that the rights of the parties under the driveway easement shall be and are subject to the rights of Madison Gas and Electric Company under the utility easement.

4) Construction and Maintenance. Comptons and Wegenkes hereby agree to pay one-half of the cost of building a good, safe, and usable gravel driveway wide enough for two automobiles to pass. If one of the parties hereto is not ready to occupy his parcels when such driveway is about to be built then the party desiring to build such driveway shall give written notice of his intention to do so to the other party and keep an accurate account of the expenditures incurred in building such driveway and furnish a copy of the same to the other who shall pay one-half of such expense as soon as he desires to use said driveway for the purpose of reaching his parcel of land. When Comptons and Wegenkes shall be using said driveway, each shall pay one-half of the expenses of maintenance to keep said driveway in a reasonably safe and usable condition and to remove snow which may be interfering with the use of said driveway. Neither Comptons nor Wegenkes shall incur any expense for such maintenance or snow removal without first giving the other written notice of their intent to do so. Such notice shall be given in accordance with paragraph 5 below and shall state the proposed dollar amount and manner of payment of the expense to be incurred and shall name the person or company to be engaged to perform the maintenance or snow removal. If the party receiving such notice has any objection to the proposed maintenance or snow removal expense, he shall give written notice of his objection to the party proposing that the expense be incurred in accordance with paragraph 5. If no such written notice of objection is given within 7 days of the giving of the notice by the party proposing that the

expense be incurred, such party may incur the expense and the other party shall be deemed to be in agreement therewith.

5) Notices. If at any time it shall be necessary or desirable for a party hereto to give or serve any notice, demand or communication upon any other party hereto, such notice, demand or communication shall be in writing and shall be served personally, or shall be served or given by certified mail, return receipt requested, addressed to the respective parties at the following addresses:

Charles C. Compton
Shirley R. Compton
6013 Hempstead Road
Madison, Wisconsin 53711

John D. Wegenke
Jane Wegenke
6613 Inner Drive
Madison, Wisconsin 53705

If mailed as aforesaid, such notice, demand or communication shall be deemed to have been served or given when received.

If a party changes his address, he shall give written notice of such change to the other parties hereto which shall state the address to which he desires notices hereunder be sent.

Upon receipt of such notice, this agreement shall be deemed amended in that respect without any further written agreement of the parties.

6) Binding Effect. This agreement and the driveway easement created herein, its benefits and burdens, shall run with the land and be binding upon the parties hereto, their respective heirs, successors and assigns.

7) Amendment. This agreement may be amended by written agreement of the owners of Parcels A, B, C, and D and no consent of other permitted users of the driveway easement created herein shall be required.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals.

John D. Wegenke (SEAL)

Jane Wegenke (SEAL)
Jane Wegenke

Signatures authenticated this 24th day of MARCH
1982, of JOHN D. WEGENKE AND JANE WEGENKE

TITLE: MEMBER STATE BAR OF WI.

Charles C. Compton (SEAL)

Shirley R. Compton (SEAL)
Shirley R. Compton

Signatures authenticated this ____ day of _____
1982, of _____

TITLE: MEMBER STATE BAR OF WI.

STATE OF WISCONSIN) ss.
DANE COUNTY)

Personally came before me this 9th day of march, 1982, the above-named Charles C. Compton and Shirley R. Compton to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Pat Lukaszewicz
_____, Notary Public
State of Wisconsin
My Commission: expires 9/25/88

This Instrument Drafted By:
Attorney Timothy J. Muldowney

Return to: Timothy J. Moscoso
Suite 300
222 W. WASHINGTON AVE - 6 -
MADISON, WI 53703

SURVEY PLAT

VOL 3527 PAGE 12 ALEX W. ELY
 DANE COUNTY SURVEYOR
 DANE COUNTY COURT HOUSE
 MADISON, WISCONSIN
 DIAL 5-9411 EXT. 56

Map No. 1727

Name BERNICE FITZGIBBONS BLOCK
 Address 720—5 TH AVE NEW YORK N.Y.
 Description PT. OF 1/2 SE 1/4 SEC 31-8-9 & PT. OF NW 1/4 NE 1/4 SEC 6-7-9

COUNTY TRUNK Q

132
33

TOWNSHIP LINE

543.0 + 33 = 576.0
 630.71 + 33.0 = 663.71
 663.71
 2.01 ACRES
 87.71
 132

TWP. OF WESTPORT

SEC. 31

Office of Register of Deeds
 Dane County Wisconsin
 Recorded April 20 1982
 At 12:20 o'clock PM
 Carol R. Mahnke, Register

TWP. OF MADISON

SEC. 6

482.25
 663.71
 93.3
 88.16
 248.904
 160.744
 497.808
 W 248.904
 132

1/4 1/4 LINE

700

A

S 700

B

4 ACRES

N 700

TOWNSHIP LINE

SCALE OF MAP—1 INCH = 200 FEET

• IRON STAKES FOUND

State of Wisconsin } ss.
 County of Dane }

◦ IRON STAKES DRIVEN

I, Alex W. Ely, a registered engineer of the State of Wisconsin, do hereby certify that on SEP 7, 1955, I surveyed the above described and mapped property according to the official records and that the accompanying map is a correctly dimensioned representation to scale of the boundaries, that all buildings and improvements lie wholly within the boundary lines, and that no encroachments by adjoining owners appear from said survey.

Detailed by OB

Traced by OB

Field Book 130 Page 19

Order No. 1934

Alex W. Ely

LOT 1

SOIL EVALUATION REPORT

PROPOSED LOT 1

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)).

Property Owner John Wegenke-owner. Purchaser = Adam Nonn/ Lucke 608-609-0196				Property Location Govt. Lot SE 1/4 SE 1/4 S 31 T 8 N R 9 E (or) W			
Property Owner's Mailing Address 2161 Middleton Beach Road				Lot # 1	Block #	Subd. Name or CSM# Prelim CSM-PROPOSED LOT 1	
City Middleton	State WI	Zip Code 53562	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town WESTPORT	Nearest Road CTH "Q"

☒ New Construction Use: ☒ Residential / Number of bedrooms 6 Code derived design flow rate 900 GPD
☐ Replacement ☐ Public or commercial - Describe: _____
 Parent material Loess over glacial till Flood Plan elevation if applicable N/A ft.
 General comments and recommendations: Install conventional seepage cells as shown on site plan. Soil Loading Rate = 0.4.

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 93.1 ft. Depth to limiting factor 94+ 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	0-12	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	12-22	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	22-40	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	40-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 91.3 ft. Depth to limiting factor 94+ 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	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-21	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	21-37	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	37-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

* 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) Rick Herro Soil Testing, LLC. / Richard C. Herro	Signature <i>Richard C. Herro</i>	CST Number 71536
Address 603 N. Dewey Avenue, Jefferson, WI. 53549	Date Evaluation Conducted 12-21-2021	Telephone Number 920-650-6788. EMAIL: rherro54@gmail.com

SBD-8330 (R04/15)

4

Boring #

☐ Boring
☒ Pit
Ground surface elev. 96.3 ft. Depth to limiting factor 94+ 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	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-18	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	18-38	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	38-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

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

vierbicher
 planners | engineers | architects
 Phone: (800) 261-3090

080931496905



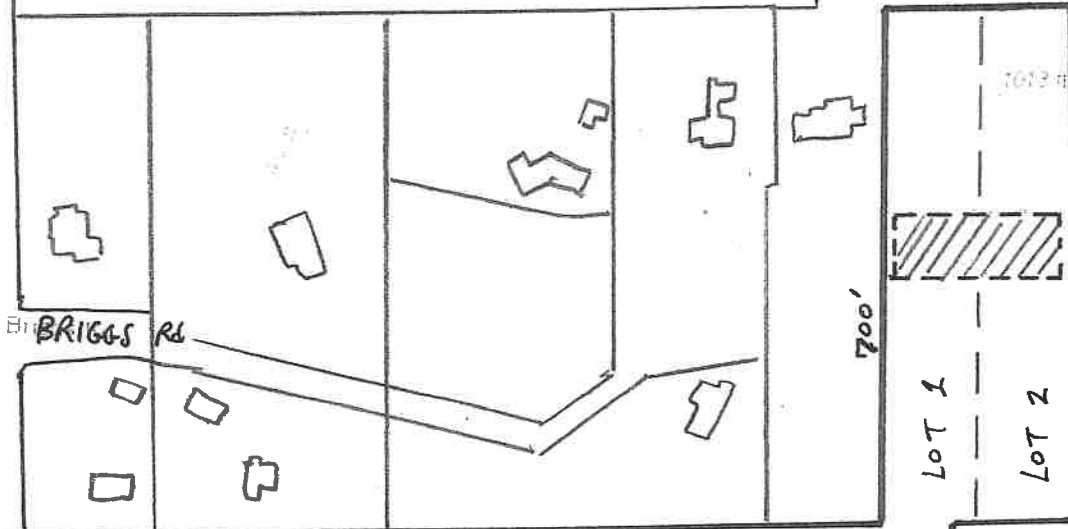
Show search results for 080931496905

NORTH

PARCEL 0809-314-9690-5

248.9'

SUITABLE SOIL TEST AREA
FOR CONVENTIONAL SYSTEM



SE 1/4 SE 1/4 SECTION 31, T8N, R9E,
TOWN OF WESTPORT, DANE COUNTY, WI.

COUNTY HIGHWAY "Q"

Concord Dr

Rolling Hill Dr

Patrick Henry Way

Constitution Dr

Bunker Hill

Leaning Dr

Shorecrest Dr

Station Cir

300ft

SOIL EVALUATION SITE MAP

PROJECT NAME:

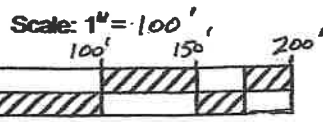
WEGENKE / NONN / LUCKE

PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) of Tested Area: 8%



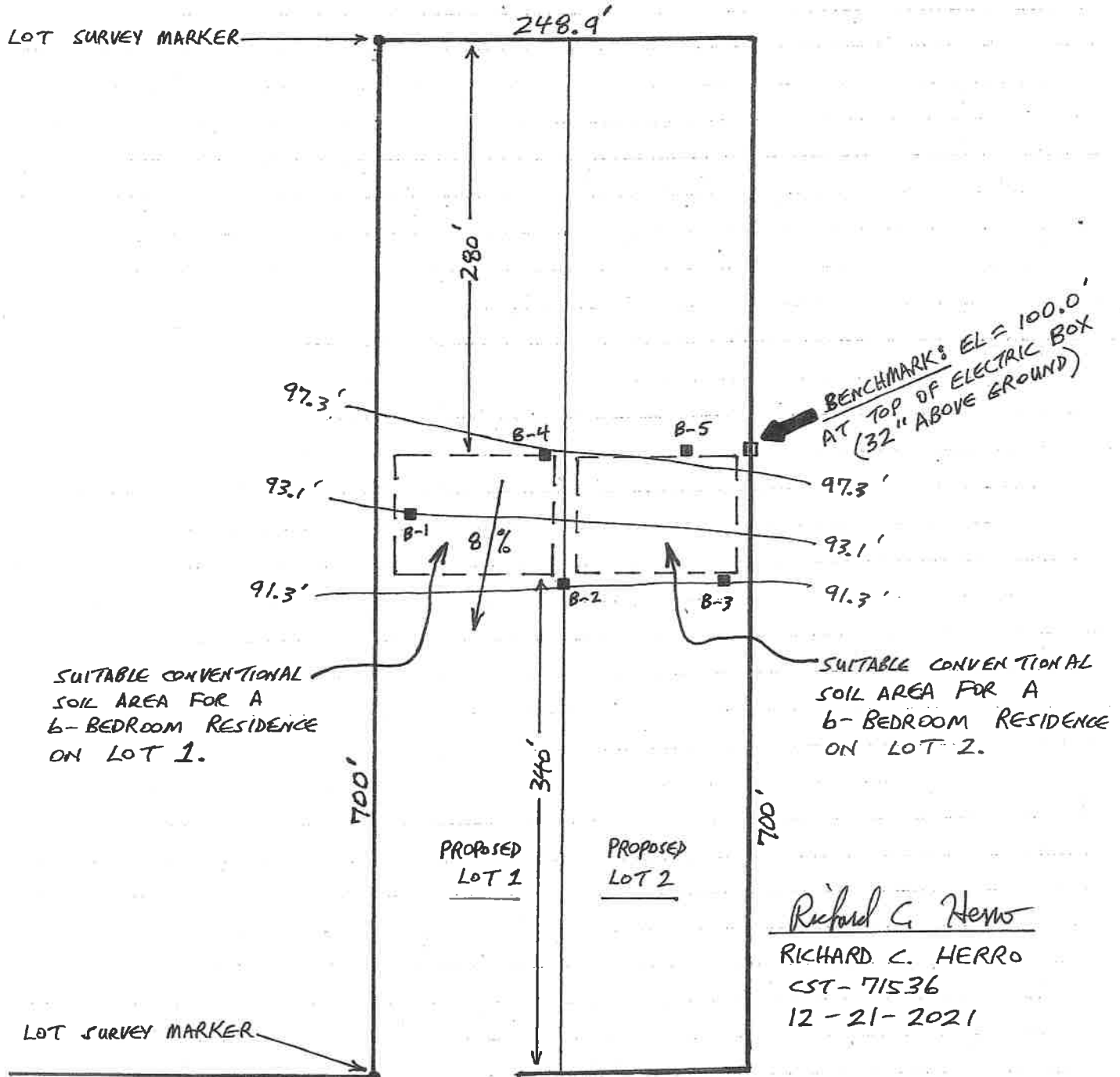
PAGE 5 of 6.



PARCEL D809-314-9690-5

PROPOSED LOTS 1 & 2

SE 1/4 SE 1/4 SECTION 31, T8N, R9E,
TOWN OF WESTPORT
DANE COUNTY, WI.



Richard C. Herro

RICHARD C. HERRO

CST-71536

12-21-2021

CHECK BOX AS APPLICABLE.

SOIL EVALUATION SITE MAP

PROJECT NAME:

WEGENKE / NONN / LUCKE

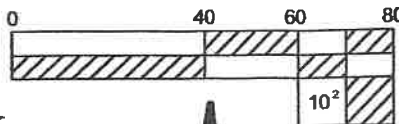
PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) of Tested Area: 8% Well Symbol (if applicable): 

Scale: 1" = 40'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE.

SYSTEM PLOT PLAN

PAGE 6 OF 6

DESIGN FLOW: 900 GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

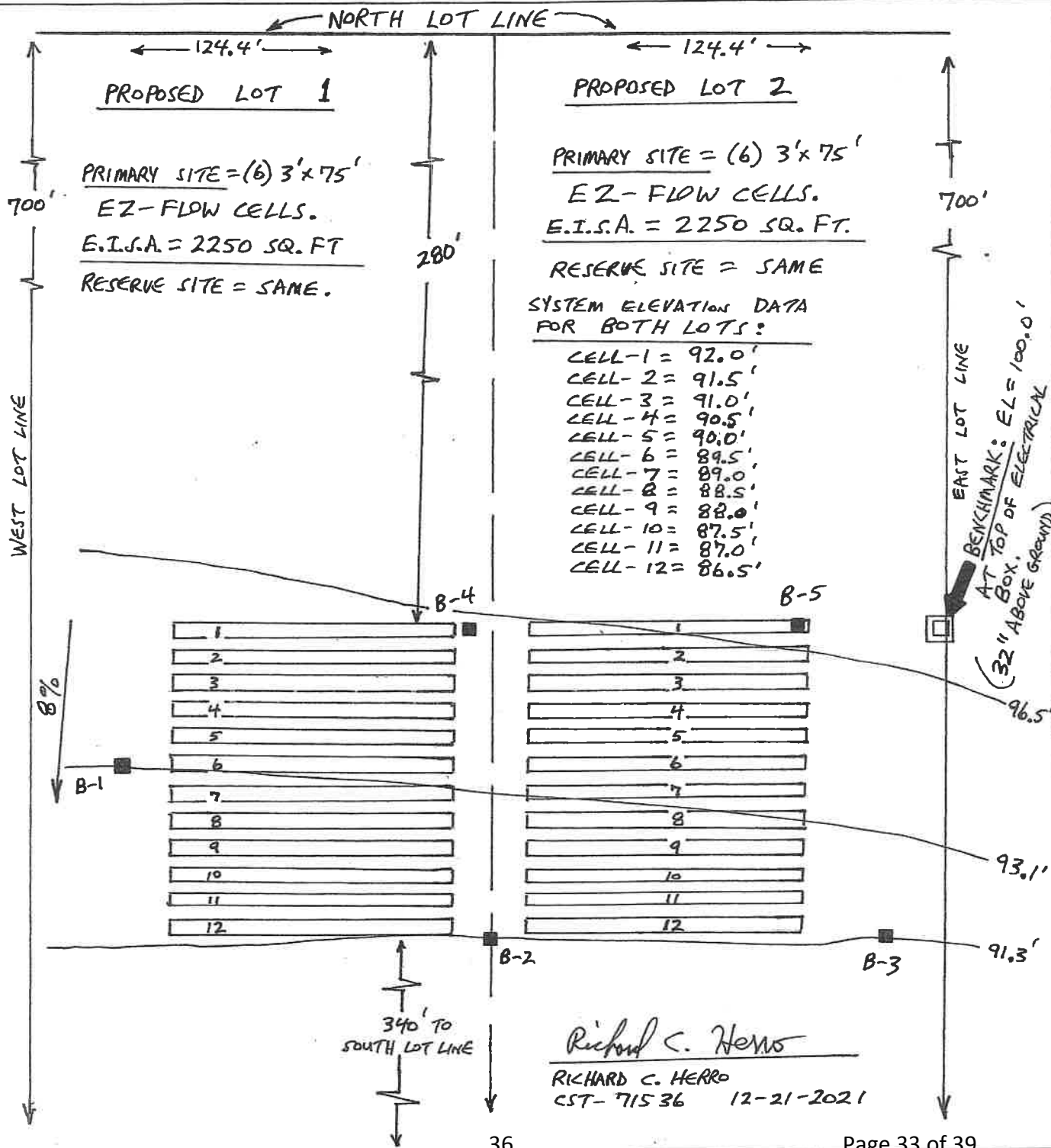
Sanitary Sewer: 1

Force Main: 1

SOIL LOADING RATE = 0.4

IMPORTANT:

Show ground elevation contours at suitable intervals.



LOT 2

SOIL EVALUATION REPORT

PROPOSED LOT 2

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 DANE	
Parcel I.D. 0809-314-9690-5	
Reviewed by	Date

Property Owner John Wegenke-owner. Purchaser = Adam Nonn/ Lucke 608-609-0196				Property Location Govt. Lot SE 1/4 SE 1/4 S 31 T 8 N R 9 E (or) W			
Property Owner's Mailing Address 2161 Middleton Beach Road				Lot # 2	Block #	Subd. Name or CSM# Prelim CSM-PROPOSED LOT 2	
City Middleton	State WI	Zip Code 53562	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town WESTPORT	Nearest Road CTH "Q"

☒ New Construction Use: ☒ Residential / Number of bedrooms 6 Code derived design flow rate 900 GPD
☐ Replacement ☐ Public or commercial - Describe: _____
 Parent material Loess over glacial till Flood Plan elevation if applicable N/A ft.
 General comments and recommendations: Install conventional seepage cells as shown on site plan. Soil Loading Rate = 0.4.

2 Boring #

☐ Boring
☒ Pit

Ground surface elev. 91.3 ft. Depth to limiting factor 94+ 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	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-21	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	21-37	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	37-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 91.3 ft. Depth to limiting factor 94+ 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	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-17	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	17-43	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	43-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

* 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) Rick Herro Soil Testing, LLC. / Richard C. Herro	Signature <i>Richard C. Herro</i>	CST Number 71536
Address 603 N. Dewey Avenue, Jefferson, WI. 53549	Date Evaluation Conducted 12-21-2021	Telephone Number 920-650-6788. EMAIL: rherro54@gmail.com

SBD-8330 (R04/15)

4

Boring #

☐ Boring
☒ Pit

Ground surface elev. 96.3 ft. Depth to limiting factor 94+ 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	0-8	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	8-18	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	18-38	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	38-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

5

Boring #

☐ Boring
☒ Pit

Ground surface elev. 97.4 ft. Depth to limiting factor 94+ 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	10YR 3/3	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	9-28	10YR 4/3	none	scl	2msbk	mfr	cs	2m	0.4	0.6
3	28-40	7.5YR 4/4	none	scl	2msbk	mfr	cw	2m	0.4	0.6
4	40-94	10YR 6/4	none	sl	1mpl	mfr		12"1f	0.4	0.6

Boring #

☐ Boring
☐ Pit

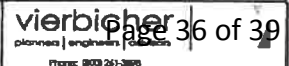
Ground surface elev. ____ ft.

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



080931496905



Show search results for 080931496905

NORTH

PARCEL 0809-314-9690-5

248.9'

SUITABLE SOIL TEST AREA
FOR CONVENTIONAL SYSTEM

700'

LOT 1

LOT 2

SE 1/4 SE 1/4 SECTION 31, T 8 N, R 9 E,
TOWN OF WESTPORT, DANE COUNTY, WI.

COUNTY HIGHWAY "Q"

Concord Dr

Rolling Hill Dr

Park Henry Way

Constitution Dr

Bunker Hill

Leighton Dr

Leighton Cir

Storck Dr

300ft

SOIL EVALUATION SITE MAP

PROJECT NAME:

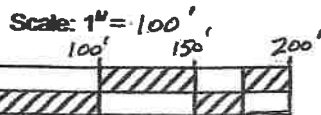
WEGENKE / NONN / LUCKE

PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) of Tested Area: 8%



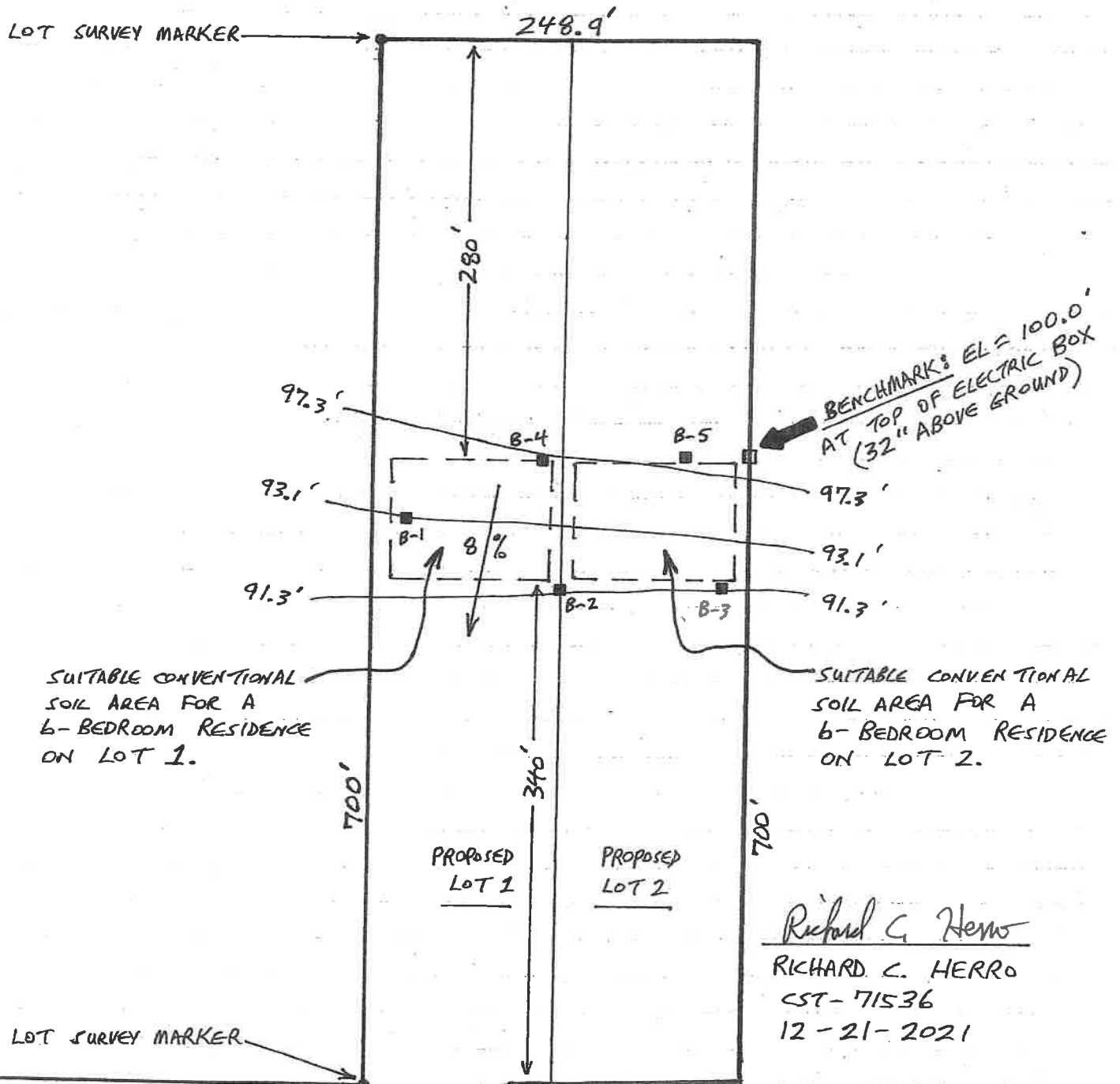
PAGE 5 OF 6.



PARCEL 0809-314-9690-5

PROPOSED LOTS 1 & 2

SE 1/4 SE 1/4 SECTION 31, T8N, R9E,
TOWN OF WESTPORT
DANE COUNTY, WI.



Richard C. Herro

RICHARD C. HERRO

CST-71536

12-21-2021

CHECK BOX AS APPLICABLE

SOIL EVALUATION SITE MAP

PROJECT NAME:

WEGENKE / NONN / LUCKE

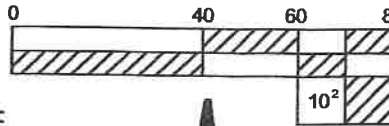
PROJECT ADDRESS: COUNTY HWY "Q"

BM Symbol:  BM Elevation: 100.0 FT

BM Description: TOP OF ELECTRICAL BOX

Slope Gradient (%) 8% Well Symbol (if applicable): 

Scale: 1" = 40'

Indicate north by
drawing an arrow
on the appropriate line.

CHECK BOX AS APPLICABLE

SYSTEM PLOT PLAN

PAGE 6 OF 6

DESIGN FLOW: 900 GPD

Attach design flow calculations for commercial plans.

Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer: /

Force Main: /

SOIL LOADING RATE = 0.4

IMPORTANT:

Show ground elevation contours at suitable intervals.

