

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

5/9/22 Plan Commission Meeting

Keith and Carrie Ceman

Village Planner Report

Germantown, Wisconsin

Summary

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District.

Location: W189N12712 Deerwood Circle

Property Owner: Keith and Carrie Ceman
W189N12712 Deerwood Circle
Germantown, WI

Current Zoning District: Rs-2: Single-family

Proposed Zoning District: Rs-2: Single-family and Rs-3: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rd-2
South	Residential	Rs-2
East	Residential	Rs-2/Rs-3
West	Residential	Rs-2

Location Map



Proposal

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District and be buildable for a single-family dwelling. The existing single-family dwelling is located on proposed Lot 2.

Staff Comment

The purpose of this application is to create one additional lot (2.0001 acres in size), buildable for a single-family dwelling. This property is designated as Rural Residential on the 2020 Land Use Plan Map. The Rural Residential designation supports a minimum residential lot size of 1 acre. The proposed division and rezoning request are consistent with this designation.

Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a “mound” private on-site wastewater treatment system (POWTS).

Village Engineer/Public Works Department

The Village’s engineering consultant and Public Works Director identified a few technical corrections in a memo dated April 15, 2022 (copy attached). These revisions have been included as a condition of approval.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

1. All technical issues and plan correction identified by the Village’s engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.



The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

April 15, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Ceman CSM Review

Certified Survey Map

Applicant or Owner: Keith Jerome Ceman and Carrie Mae Ceman

Land Surveyor/Firm: William R. Henrichs / raSmith

1. A 3" x 3" square in the upper right-hand corner is to be left blank for the County recording information.
2. Coordinates (NAD 1883 Grid) of point of commencement monument need to be labeled.
3. The Point of Beginning should be labeled.
4. Soil Boring results are to be included.
5. Surveyor's Certificate should state "That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."
6. The Mortgage Certificate should not be referencing Eric R. Sturm as the Surveyor.
7. Modify "Planning Commission" to read "Plan Commission" in three locations on Sheet 5 of 5.
8. The Village of Germantown Board Approvals should show the Village Clerk as Deanna Braunschweig.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution,

original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

Prior to Recording the Certified Survey Map or Final Subdivision Plat, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Sincerely,



Burt J. Naumann, PLS
Senior Vice President



FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning -

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 3/29/22 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1

APPLICANT OR AGENT

Keith & Carrie Ceman

Phone (414) 429-1694

E-Mail Keith@dahlmancc.com

PROPERTY OWNER

Keith & Carrie CEMAN

Phone (414) 429-1694

E-Mail Keith@dahlmancc.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W189 N12712 Deerwood Cir. Richfield, WI 53076

3

REZONING REQUEST

FROM

Rs-2

TO

Rs-3

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

5 Re-Zone our Home/Lot as RS3 to allow for a 2.0 acre lot to be created for sale.

6

SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

kc I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

kc. I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

kc. I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

kc. I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Khal G. Ceman 3/22/22
Applicant Date

Karl G. Ceman 3/22/22
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid Date 3/29/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

Keith & Carrie Cernan

Phone (414) 429-1694

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W189 N12712 Deerwood Cir. Richfield WI. 53076 _____

3 PURPOSE OF LAND SPLIT

<u>Split land 1.398 / 2.0 to create 2.0 acre lot for sale.</u>	Will the land split require rezoning? <u>YES</u>	
	From <u>RS2</u>	To <u>RS3</u>

4 READ AND INITIAL THE FOLLOWING:

- KC I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- KC I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ke I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ke I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Keith Cernan 3/22/22
Applicant Date

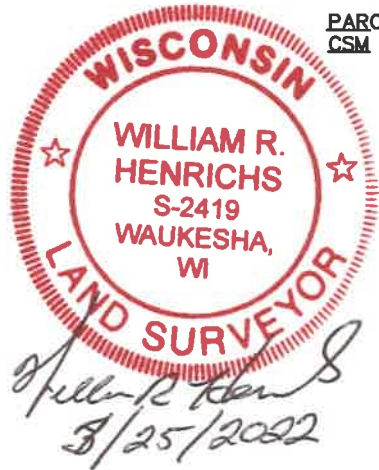
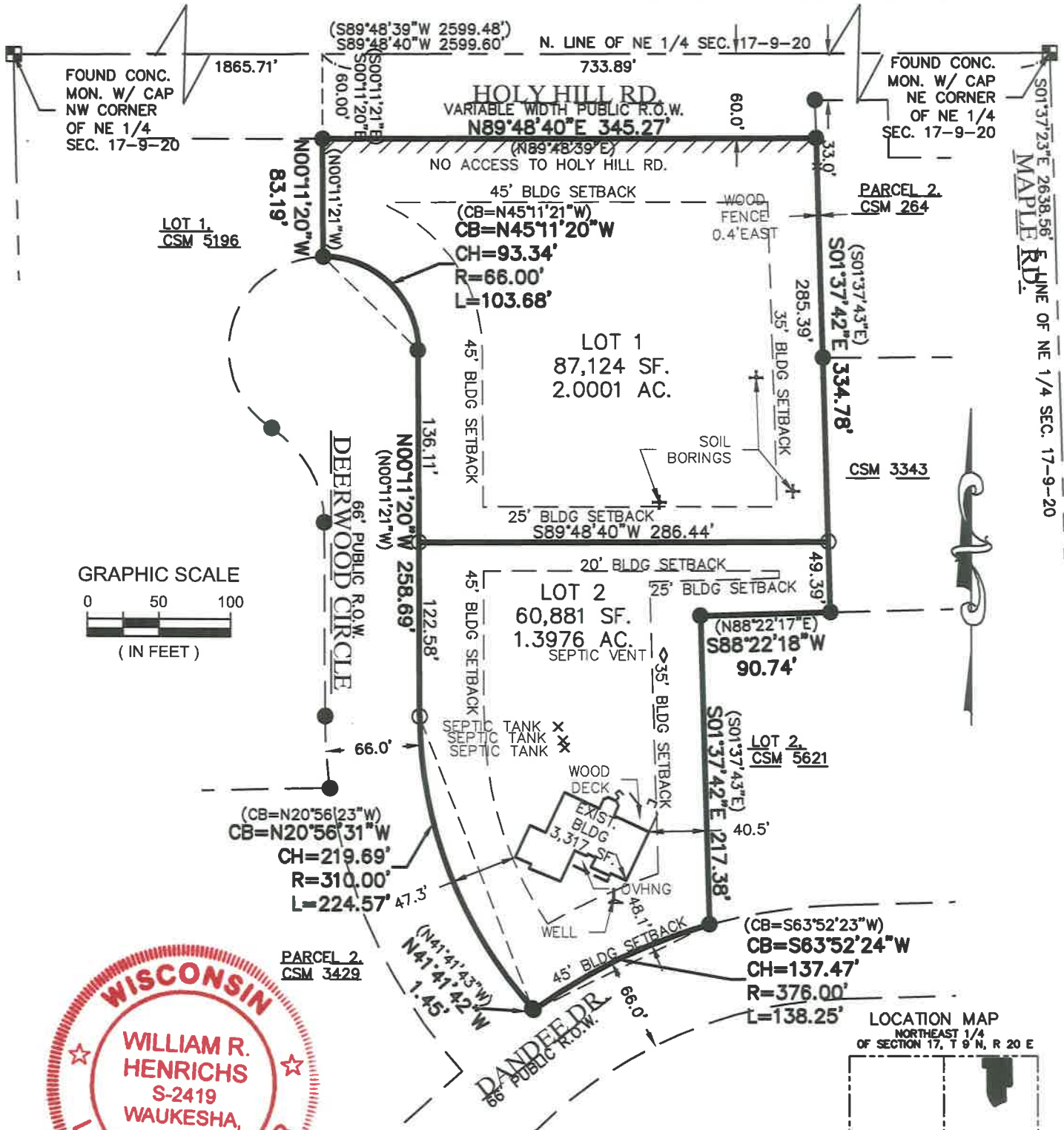
Keith Cernan 3/22/22
Owner Date

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, T 9 N, R 20 E, WHICH BEARS SOUTH 89°48'40" WEST. NAD83, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



OWNERS:
KEITH JEROME CEMAN & CARRIE MAE CEMAN
W189N12712 DEERWOOD CIRCLE
RICHFIELD, WI 53076

SURVEYOR:
WILLIAM R. HENRICHS
16745 W. BLUEMOUND RD.
BROOKFIELD, WI 53005 262-317-3265

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence South 89°48'40" West along the North line of said Northeast 1/4 Section, 733.89 feet to a point; thence South 00°11'20" East 60.00 feet to a point on the South line of Holy Hill Road, the Northeast corner of Lot 1 of Certified Survey Map No. 5196, and the point of beginning; thence North 89°48'40" East along said South line 345.27 feet to a point on the West line of Parcel 2 of Certified Survey Map No. 264; thence South 01°37'42" East along said West line and the West line of Certified Survey Map No. 3343, a distance of 334.78 feet to a point on the North line of Lot 2 of Certified Survey Map No. 5621; thence South 88°22'18" West along said North line 90.74 feet to the Northwest corner of said Lot 2; thence South 01°37'42" East along the West line of said Lot 2, a distance of 217.38 feet to a point on the North line Dandee Drive; thence Southwesterly 138.25 feet along the arc of a curve of said North line, whose center lies to the Southeast, whose radius is 376.00 feet, and whose chord bears South 63°52'24" West 137.47 feet to a point on the East line of Deerwood Circle; thence North 41°41'42" West along said East line 1.45 feet to a point; thence Northwesterly 224.57 feet along the arc of a curve of said East line, whose center lies to the East, whose radius is 310.00 feet, and whose chord bears North 20°56'31" West 219.69 feet to a point; thence North 00°11'20" West along said East line 258.69 feet to a point; thence Northwesterly 103.68 feet along the arc of curve, whose center lies to the Southwest, whose radius is 66.00 feet, and whose chord bears North 45°11'20" West 93.34 feet to a point; thence North 00°11'20" West along the East line of Lot 1 of Certified Survey Map No. 5196, a distance of 83.19 feet to a point on the South line of Holy Hill Road, and the point of beginning.

Containing 148,006 square feet or 3.3976 acres.

THAT I have made such survey, land division and map by the direction of Keith Jerome Ceman and Carrie Mae Ceman, owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

3-25-2022
DATE



William R. Henrichs (SEAL)
WILLIAM R. HENRICHS,
PROFESSIONAL LAND SURVEYOR S-2419

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

Keith Jerome Ceman and Carrie Mae Ceman, as owner, certify that I caused the land described on this map, to be surveyed, divided, and mapped as represented on this Certified Survey Map in accordance with the requirements of the Village of Germantown Municipal Code.

Keith Jerome Ceman and Carrie Mae Ceman, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

IN Witness Whereof, Keith Jerome Ceman and Carrie Mae Ceman, has caused these presents to be signed,

This _____ day of _____, 2022.

Keith Jerome Ceman

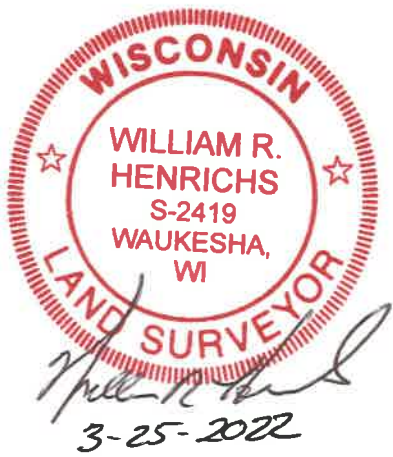
Carrie Mae Ceman

STATE OF WISCONSIN }
 }SS
MILWAUKEE COUNTY }

PERSONALLY came before me this _____ day of _____, 2022, Keith Jerome Ceman and Carrie Mae Ceman, to me known as the person who executed the foregoing instrument and acknowledged the same.

_____(SEAL)
Notary Public, State of Wisconsin

My commission expires_____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Landmark Credit Union, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of Eric R. Sturm, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____, its _____, at _____, _____, and _____, its corporate seal to be hereunto affixed.

this ____ day of _____, 2022.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2022,

_____ (name), _____ (title) and _____ (name), _____ (title) of the

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)

Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2022

DATE

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVALS

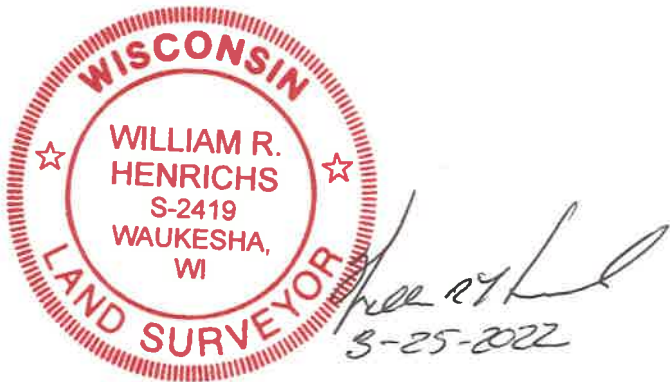
This Certified Survey Map, being a division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2022.

DATE

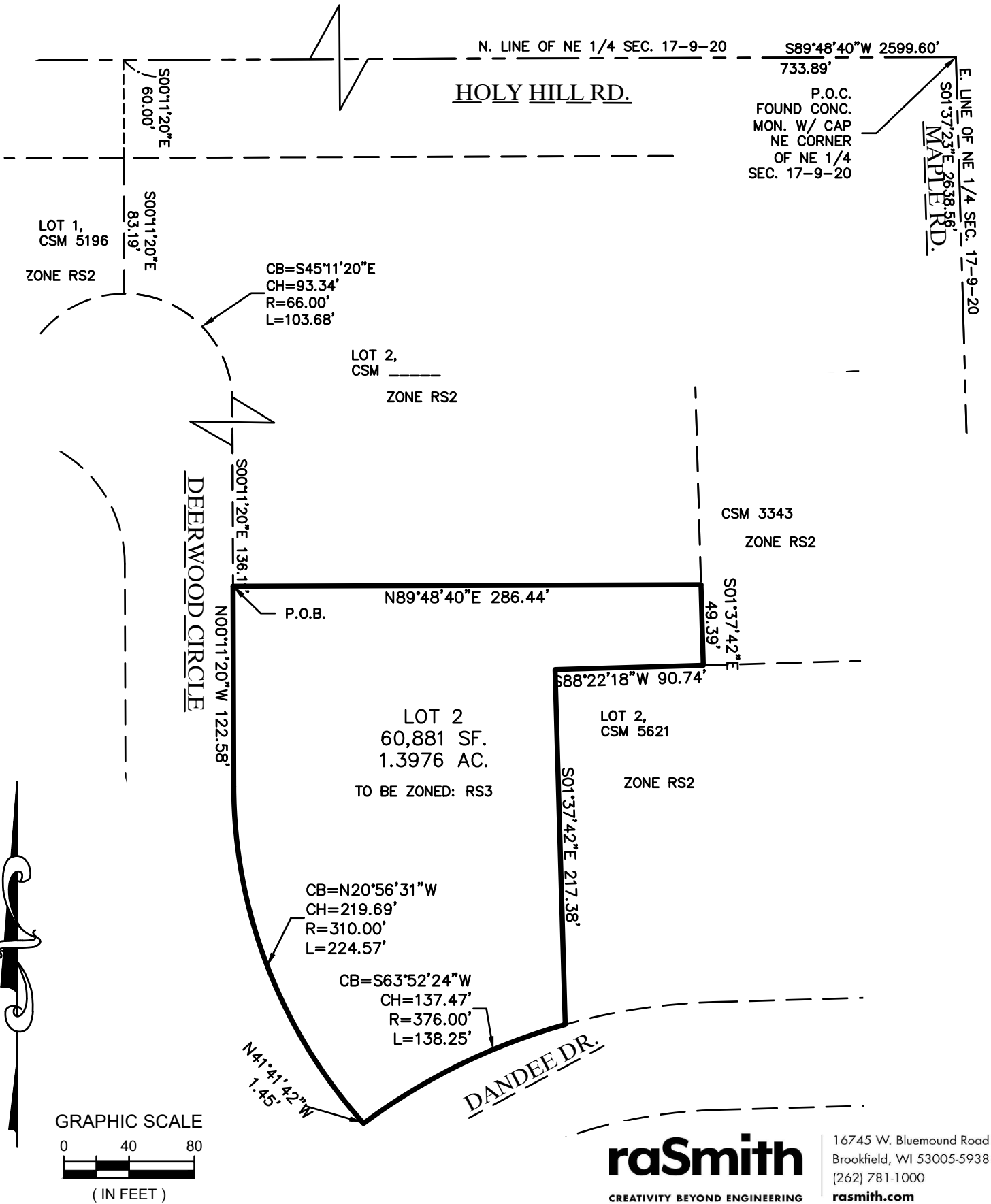
DEAN WOLTER, VILLAGE PRESIDENT

DATE

ELIZABETH KNAACK, VILLAGE CLERK



REZONING EXHIBIT



REZONING EXHIBIT

LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5621, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 89°48'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION 733.89 FEET TO A POINT; THENCE SOUTH 00°11'20" EAST 60.00 FEET TO THE SOUTH LINE OF HOLY HILL ROAD AND THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____; THENCE CONTINUING SOUTH 00°11'20" EAST ALONG THE WEST LINE OF SAID LOT 2, AND THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5196, A DISTANCE OF 83.19 FEET TO A POINT; THENCE SOUTHWESTERLY 103.68 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 66.00 FEET, AND WHOSE CHORD BEARS SOUTH 45°11'20" WEST 93.34 FEET TO A POINT ON THE EAST LINE OF DEERWOOD CIRCLE; THENCE SOUTH 00°11'20" EAST ALONG SAID EAST LINE 136.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE NORTH 89°48'40" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 286.44 FEET TO A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3343; THENCE SOUTH 01°37'42" EAST ALONG SAID WEST LINE 49.39 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5621; THENCE SOUTH 88°22'18" WEST ALONG SAID NORTH LINE 90.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 01°37'42" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 217.38 FEET TO A POINT ON THE NORTH LINE OF DANDEE DRIVE; THENCE SOUTHWESTERLY 138.25 ALONG THE ARC OF A CURVE OF THE NORTH LINE OF DANDEE DRIVE, WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 375.00 FEET, AND WHOSE CHORD BEARS SOUTH 63°52'24" WEST 137.47 FEET TO A POINT ON THE EAST LINE OF DEERWOOD CIRCLE; THENCE NORTH 41°41'42" WEST ALONG SAID EAST LINE 1.45 FEET TO A POINT; THENCE NORTHWESTERLY 224.57 FEET ALONG THE ARC OF A CURVE OF THE EAST LINE OF DEERWOOD CIRCLE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 310.00 FEET, AND WHOSE CHORD BEARS NORTH 20°56'31" WEST 219.69 FEET TO A POINT; THENCE NORTH 00°11'20" WEST ALONG SAID EAST LINE 122.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 60,881 SQ.FT. OR 1.3976 AC.

DATE: MARCH 25, 2022
DRAWING NO: 168728-KAC

raSmith
CREATIVITY BEYOND ENGINEERING

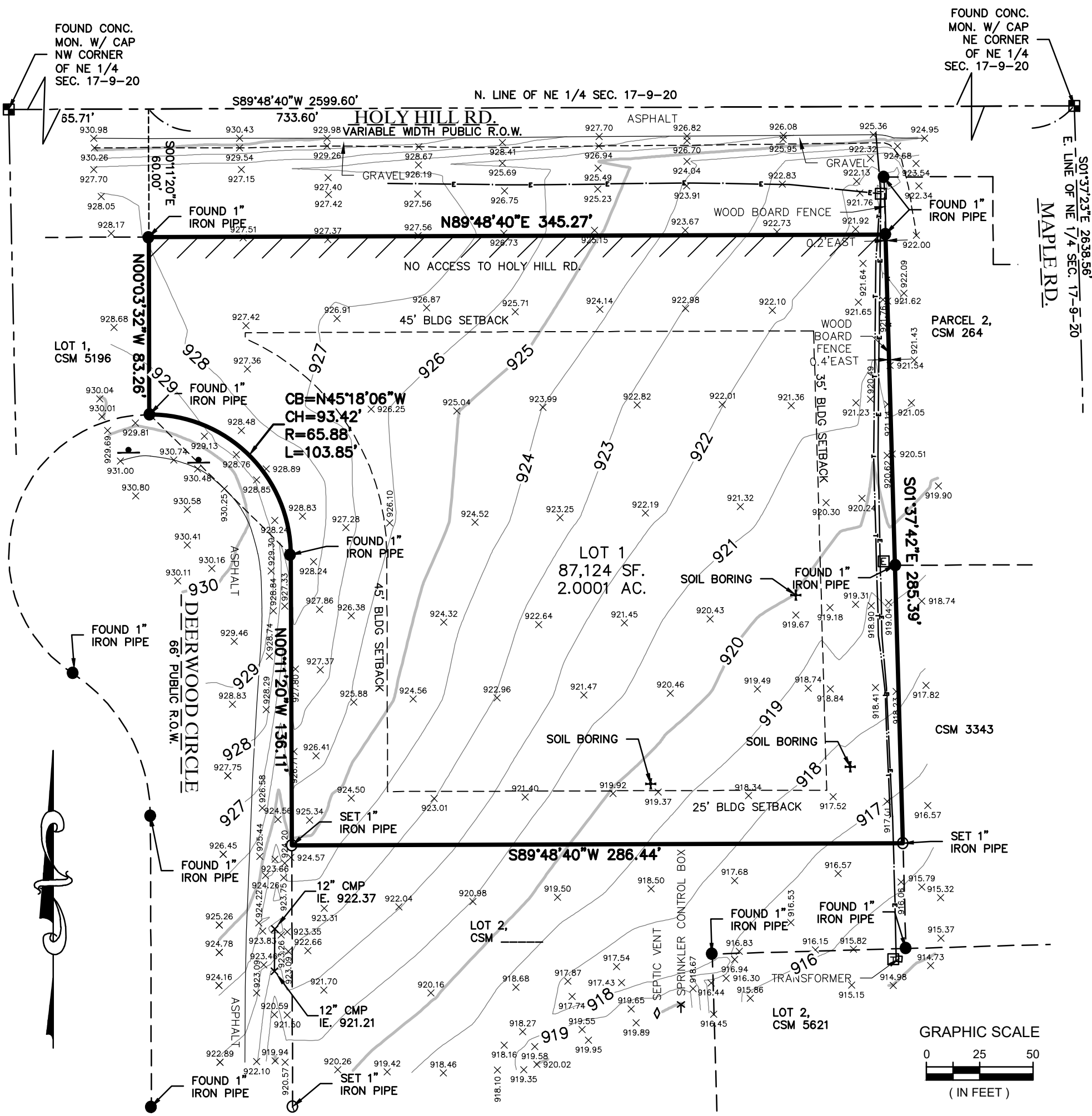
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

TOPOGRAPHIC MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. _____, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5621, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VERTICAL DATUM: NAV88, STARTING BM:
HORIZONTAL DATUM: NAD83, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

PREPARED FOR: KEITH JEROME CEMAN & CARRIE MAE CEMAN
DATE: MARCH 24, 2022
DRAWING NO: 168728-KAC



LEGEND

- ⊕ SOIL BORING/MONITORING WELL
- ▲ SIGN
- ◇ SANITARY CLEANOUT OR SEPTIC VENT
- ⌵ IRRIGATION CONTROL BOX
- ⌵ WELL
- ⌵ ELECTRIC PEDESTAL
- ⌵ TELEPHONE PEDESTAL
- E — MARKED ELECTRIC
- T — MARKED TELEPHONE
- INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

Property Owner Keith and Carrie Ceman				Property Location Govt. Lot NE 1/4 NE 1/4 S 17 T 9 N R 20 <input type="checkbox"/> E (or) W <input type="checkbox"/>			
Property Owner's Mailing Address W189N12712 Deerwood Cir				Site Address or CSM and Lot # Lot 3 CSM 5621			
City Richfield	State WI	Zip Code 53076	Phone Number ()	<input type="checkbox"/> City <input checked="" type="checkbox"/> Village <input type="checkbox"/> Town	Nearest Road Deerwood Cir		

<input checked="" type="checkbox"/> New Construction	Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms 3-4	Code derived design flow rate _____ GPD
<input type="checkbox"/> Replacement	<input type="checkbox"/> Public or commercial - Describe _____	Flood Plan elevation if applicable _____ ft.
Parent material _____		
General comments and recommendations: Soil Borings completed for Land Division		

1	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	102.1	18
			Ground surface elev. _____ ft.	Depth to limiting factor _____ in. / elev. _____ ft.

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	0-13	10 YR 3/2		sil	2fsbk	mfr	as	2f	0.6	0.8
2	13-18	10 YR 4/4		sicl	1fsbk	mfr	cs	1vf	0.4	0.6
3	18-29	10 YR 4/6	c2d 10 YR 5/8 & 6/2	sicl	0m	mfi	cw	-	0.0	0.0
4	29-40	10 YR 5/4	c2d 10 YR 5/8 & 6/2	fsi	0m	mfi	-	-	0.2	0.5

2	Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	103.9	21
			Ground surface elev. _____ ft.	Depth to limiting factor _____ in. / elev. _____ ft.

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	0-14	10 YR 3/2		sil	2fsbk	mfr	as	2f	0.6	0.8
2	14-21	10 YR 4/4		cl	2sbk	mfr	cs	1f	0.4	0.6
3	21-30	10 YR 4/6	f1f 10 YR 5/8	sicl	1fsbk	mfi	cw	-	0.2	0.3
4	30-50	10 YR 5/4	c2d 10 YR 5/8 & 6/2	fsi	0m	mfi	-	-	0.2	0.5

CST Name (Please Print) Marc Schultz (Lietzau, INC)	Signature <i>Marc Schultz</i>	CST Number 1286562
Address PO BOX 121, Colgate, WI 53017	Date Evaluation Conducted 03/16/2022	Telephone Number 262-777-0779

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

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

SBD-8330 (R04/21)

3

Boring #

☐ Boring
☒ Pit

Ground surface elev. 104.4 ft.

Depth to limiting factor 18 in. / elev. ft.

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	0-13	10 YR 3/2		sil	2fsbk	mfr	as	2f	0.6	0.8
2	13-18	10 YR 3/4		sil	1fsbk	mfr	cs	1f	0.4	0.6
3	18-28	10 YR 4/6	c2d 10 YR 5/8 & 6/2	sicl	1fsbk	mfi	cw	-	0.2	0.3
4	28-48	10 YR 5/4	c2d 10 YR 5/8 & 6/2	fsl	0m	mfr	-		0.2	0.5

Boring #

☐ Boring
☐ Pit

Ground surface elev. ft.

Depth to limiting factor in. / elev. ft.

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. / elev. ft.

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 mg/L and TSS ≤ 30 mg/L

CHECK BOX AS APPLICABLE.


☒ **SOIL EVALUATION
SITE MAP**

PROJECT NAME:
Deerfield Cir Land Split

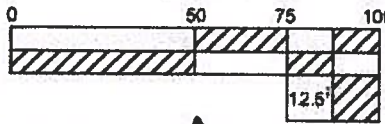
PROJECT ADDRESS **W189N12712 Deerwood Cir**

BM Symbol:  BM Elevation **100** FT

BM Description **Top of SE Lot Corner Pipe**

Slope Gradient (%) of Tested Area **3** Well Symbol (if applicable): 

Scale: 1" = 50'



Indicate north by drawing an arrow on the appropriate line.

CHECK BOX AS APPLICABLE.

☐ **SYSTEM
PLOT PLAN**

PAGE 2 OF 3

DESIGN FLOW _____ GPD

Attach design flow calculations for commercial plans.

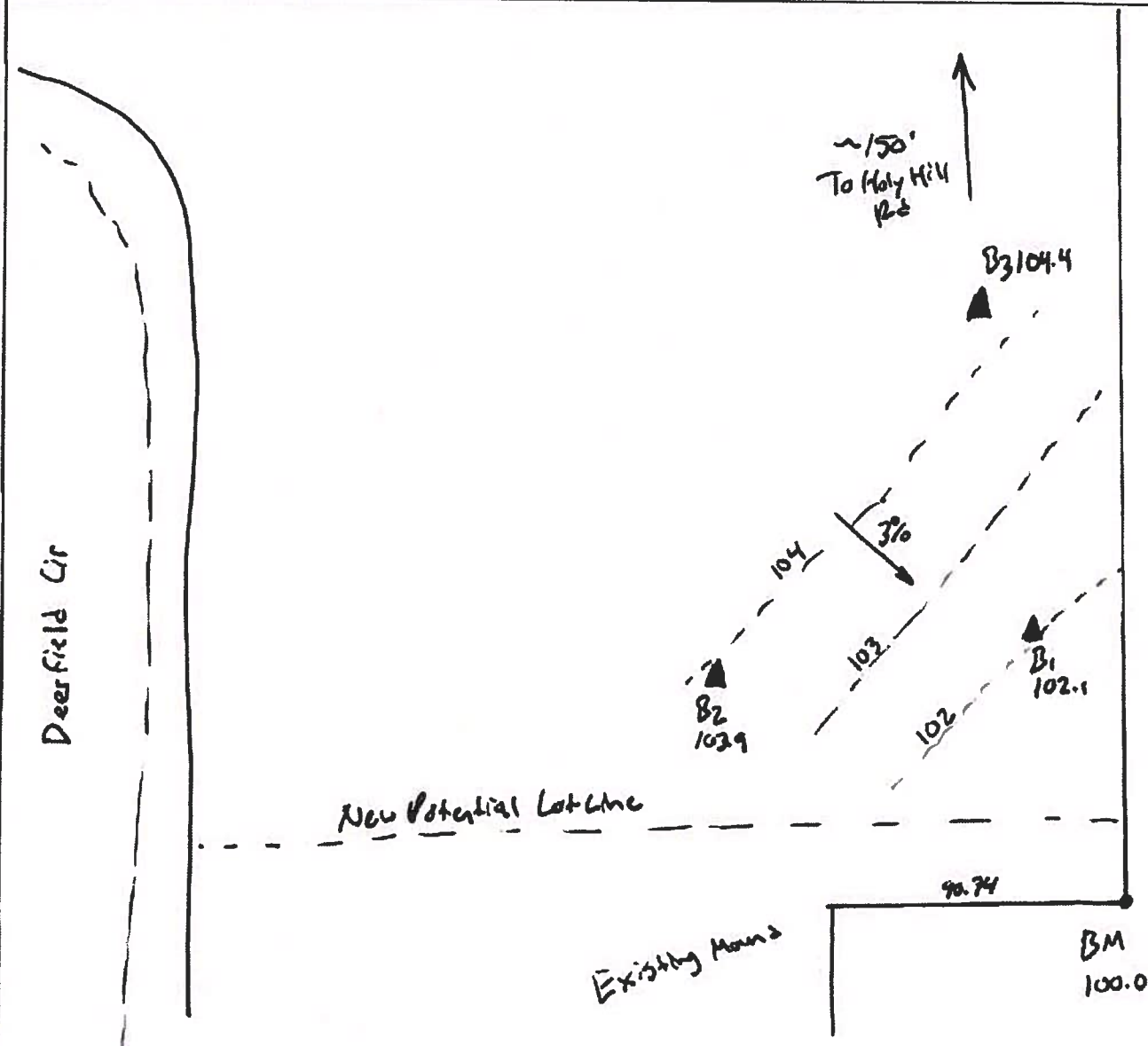
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer _____ / _____

Force Main _____ / _____

IMPORTANT

Show ground elevation contours at suitable intervals.

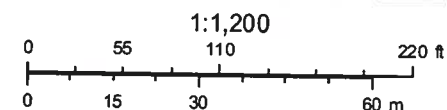


Washington County, Wisconsin



3/21/2022, 12:15:45 PM

- | | | |
|--------------------------|---|-------------------------|
| Current Parcel | US Highway, FOND DU LAC AV; US Highway, HY 45 | County Highway |
| Railroad Centerlines | Road Centerline STH, CTH | Address Point |
| Road Centerline I, USH | On/Off Ramp | Parcel Taxkey & Acreage |
| Interstate Highway, I-41 | State Highway | |



LIETZAU

INC.

SEPTIC & MOUND SYSTEMS

PO Box 121, Colgate WI 53017

lietzauinc@gmail.com

Waiver of Lien

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

For:

Kieth Ceman
W189N12712 Deerwood Cir
Richfield, WI 53076

Soil Test

by Lietzau Incorporated (contractor), for ~~Septic System~~ complete, same

being situated in Washington County, State of Wisconsin, described as

Job:

Above address

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE

LIETZAU INCORPORATED



3-18-2022

Authorized Signature

Date

Invoice No.
22-14