



Planning, Development & Extension Education Committee
Agenda
Kenosha County Center
Wednesday, September 8, 2021

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

Notice is hereby given that a meeting will be held by the Kenosha County Planning, Development & Extension Education Committee on **Wednesday, September 8, 2021 at 6:00p.m. in Conference Room B followed by a public hearing at 7:00 p.m. in the Public Hearing Room** at the Kenosha County Center, 19600 75th Street, Bristol, Wisconsin on the following requests:

1. CERTIFICATION OF COMPLIANCE WITH WISCONSIN OPEN MEETINGS LAW
2. FEATURE PROGRAM: "AQUATIC INVASIVE SPECIES PREVENTION IN KENOSHA COUNTY"
3. UW-EXTENSION EDUCATOR/PROGRAM UPDATES
4. UW-EXTENSION DIRECTOR UPDATES

7:00 p.m. - LAND USE ITEMS HEARINGS

5. HCP2 LLC (OWNER), JEFF BADTKE (AGENT) - COMPREHENSIVE PLAN AMENDMENT - BRIGHTON

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requests an **amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan)** from "Farmland Protection", "PEC" & "Non-Farmed Wetland" to General Agricultural and Open Land", "PEC" & "Non-Farmed Wetland" on Tax Parcel #30-4-220-363-0100, located in the southwest ¼ of Section 36, T2N, R20E, Town of **Brighton**.

Documents:

SUBMITTED APP CPA.PDF
EXHIBIT MAP.PDF

6. HCP2 LLC (OWNER), JEFF BADTKE (AGENT) - REZONE - TOWN OF BRIGHTON

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting a **rezoning** from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcel #30-4-220-363-0100, located in the southwest ¼ of Section 36, T2N, R20E, Town of **Brighton**.

Documents:

[SUBMITTED APP REZO.PDF](#)
[EXHIBIT MAP.PDF](#)

7. HCP2 LLC (OWNER), JEFF BADTKE (AGENT) - CERTIFIED SURVEY MAP - TOWN OF BRIGHTON

HCP2 LLC, 1412 136th Ave., Union Grove, WI 53182 (Owner), Jeff Badtke, 1412 136th Ave., Union Grove, WI 53182 (Agent), requesting a **Certified Survey Map** on Tax Parcel #30-4-220-363-0100, located in the southwest ¼ of Section 36, T2N, R20E, Town of **Brighton**.

Documents:

[SUBMITTED APP CSM.PDF](#)

8. PIKE RIVER SOUTH BRANCH REHABILITATION PROJECT OVERVIEW

9. APPROVAL OF MINUTES

10. CITIZEN COMMENTS

11. ANY OTHER BUSINESS ALLOWED BY LAW

12. ADJOURNMENT

NOTICE TO PETITIONERS

-

The petitioners: HCP2 LLC (Owner.), Jeff Badtke (Agent)

NOTICE TO TOWNS

The Town of Brighton is asked to be represented at the hearing on **Wednesday, September 8, 2021, at 7:00 p.m.**, at the Kenosha County Center Public Hearing Room, 19600 75th Street, Bristol, Wisconsin. You are requested to either attend or send in your recommendation to the committee.



COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

JUL 12 2021

KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather pay for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and provide payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications |
| <input checked="" type="checkbox"/> Rezoning Application (REZO) | <input checked="" type="checkbox"/> Certified Survey Map (CSM) |
| <input type="checkbox"/> Conditional Use Permit Application (CUP) | <input type="checkbox"/> Preliminary Plat Application (PLAT) |
| <input type="checkbox"/> Affidavit of Correction (AFFC) | <input type="checkbox"/> Final Plat Application (PLAT) |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: HCP2 LLC
Individual's Name: Jeff Badtke
Mailing Address: 1412 136th ave Union Grove WI 53182
Phone Number: 262-206-4433
Email Address: Jeff@grassmaninc.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: Nielsen Madsen & Barber
Individual's Name: Mark Eberle
Mailing Address: 1458 Horizon Blvd Suite 200
Phone Number: 262-634-5588
Email Address: MEberle@nmbasc.net

Surveyor Contact Information

Company Name: Nielsen Madsen & Barber
Individual's Name: Mark Madsen
Mailing Address: 1458 Horizon Blvd Suite 200
Phone Number: 262-634-5588
Email Address: MMadsen@nmbasc.net

Master Plumber/Soil Tester Contact Information

Company Name: Billingsley Engineering LLC
Individual's Name: Eric Billingsley
Mailing Address: 4600 172nd Ave, Kenosha, WI 53144
Phone Number: 262-914-3985
Email Address: eric@billingsleyeng.com

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1.	22600 60th st
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

COMP21-00007, REZO21-00010, CSM21-00009

4. Provide a written summary of your proposed project and reasons for pursuing said project:

The Proposed CSM would create 3 new parcels. 1 - 17 acre and 2 - 15 acre. Existing house and buildings would be located on middle new 15 acre parcel. The vacant new 15 acre and 17 acre parcels would then allow 2 new home constructions.

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from Section 12.29-8 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan (Section 12.05-1(h)3 of zoning ordinance)
 - Traffic, Parking and Access Plan (Section 12.13 of zoning ordinance)
 - Landscape Plan (Section 12.16 of zoning ordinance)
 - Lighting Plan (including photometrics) (Section 12.15 of zoning ordinance)
 - Storm Water Management Plan (Division II of stormwater ordinance)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan (Section 12.14 of zoning ordinance)
8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the Kenosha County Land Division Ordinance.
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

2

- b. Review Fee = Number from above x \$75

~~\$225~~ \$150.00

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
yes
- d. Are these systems older than July 1, 1980?
No
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

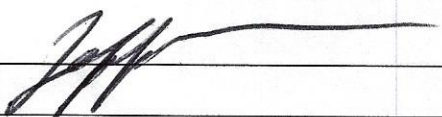
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

Signature 	Jeff Badtke Print Name
Signature	Print Name
Signature	Print Name

SIGNATURE OF APPLICANT

Signature	Print Name
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NORTHER APPX. 28
ACRES OF SUBJECT
PARCEL WAS
RECENTLY ATTACHED
TO ADJACNET
LANDLOCKED 40
ACRES TO THE NORTH
(ALSO OWNED BY
APPLICANT) VIA THE
RECORDATION OF DOC
#1902583 (NOT YET
MAPPED ON COUNTY
GIS)

SUBJECT
PROPERTY

Kenosha County



SUBJECT
PROPERTY



1 inch = 400 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

LAND USE PLAN 2035 LAYERS

- | | |
|--|--|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
| GENERAL AGRICULTURAL AND OPEN LAND | STREET AND HIGHWAY RIGHT-OF-WAY |
| RURAL-DENSITY RESIDENTIAL | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |
| AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL | EXTRACTIVE |
| SUBURBAN-DENSITY RESIDENTIAL | LANDFILL |
| MEDIUM-DENSITY RESIDENTIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| HIGH-DENSITY RESIDENTIAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| MIXED USE | ISOLATED NATURAL RESOURCE AREA |
| COMMERCIAL | OTHER CONSERVANCY LAND TO BE PRESERVED |
| OFFICE/PROFESSIONAL SERVICES | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR |
| INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA, AND |
| BUSINESS/INDUSTRIAL PARK | OTHER CONSERVANCY LAND TO BE PRESERVED |
| GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEDARPC

Kenosha County



CURRENT LAND USE PLAN MAP DESIGNATIONS



1 inch = 400 feet

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LAND USE PLAN 2035 LAYERS

- | | |
|--|---|
| FARMLAND PROTECTION | PARK AND RECREATIONAL |
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| BUSINESS/INDUSTRIAL PARK | SURFACE WATER |
| GOVERNMENTAL AND INSTITUTIONAL | |

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County and S&S&P/C

Kenosha County



PROPOSED LAND USE PLAN MAP DESIGNATIONS



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COMPREHENSIVE PLAN AMENDMENT MAP

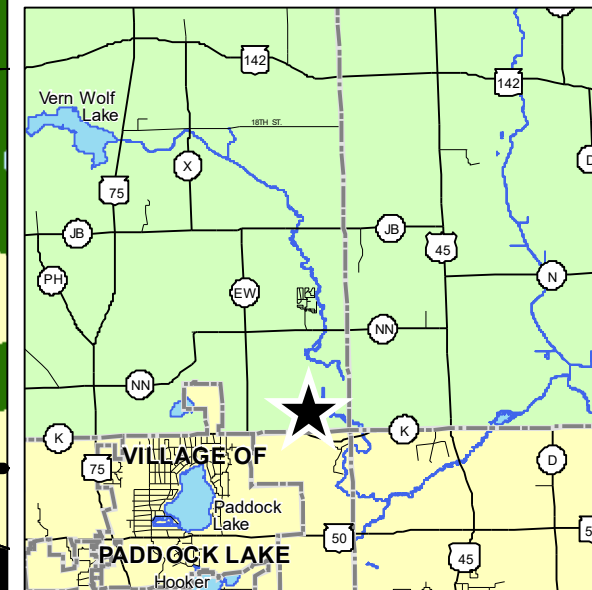
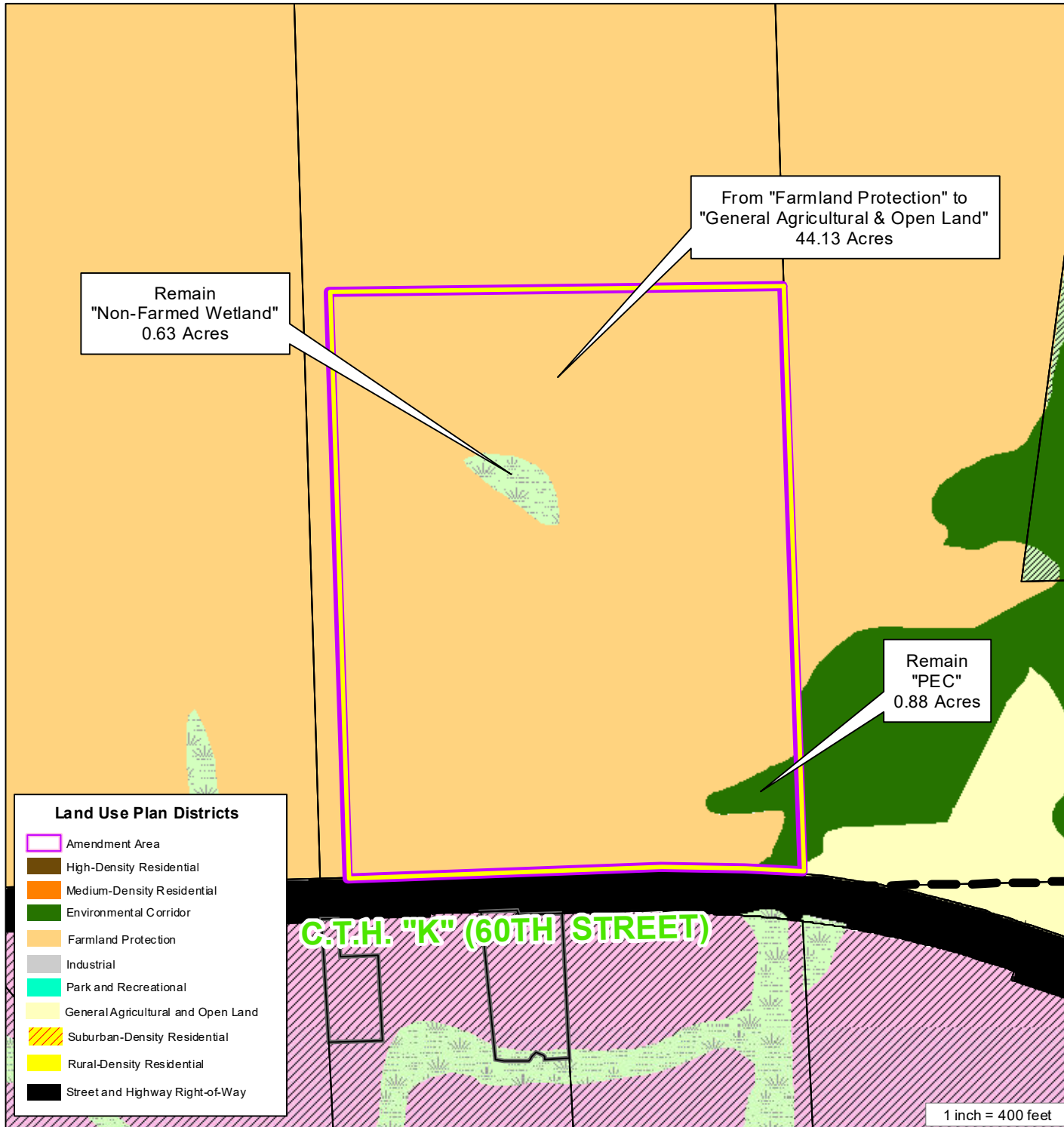
PETITIONER(S):
HCP2 LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 36
Town of Brighton

TAX PARCEL(S): #30-4-220-363-0100

REQUEST:

Requests an amendment to the Adopted Land Use Plan map for Kenosha County: 2035 (map 65 of the comprehensive plan) from "Farmland Protection", "PEC" & "Non-Farmed Wetland" to General Agricultural and Open Land, "PEC" & "Non-Farmed Wetland".





COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

JUL 12 2021

KENOSHA COUNTY DEVELOPMENT APPLICATION

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- | | |
|--|--|
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Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: Nielsen Madsen & Barber
Individual's Name: Mark Eberle
Mailing Address: 1458 Horizon Blvd Suite 200
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Company Name: Billingsley Engineering LLC
Individual's Name: Eric Billingsley
Mailing Address: 4600 172nd Ave, Kenosha, WI 53144
Phone Number: 262-914-3985
Email Address: eric@billingsleyeng.com

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
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Project Number(s):

COMP21-00007, REZO21-00010, CSM21-00009

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 - Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
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Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

2

- b. Review Fee = Number from above x \$75

~~\$225~~ \$150.00

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
yes
- d. Are these systems older than July 1, 1980?
No
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
- f. Certified Survey Maps (CSMs) must have complete soil and site evaluations for all proposed lots including any remnant parcel 35 acres or less. For CSMs involving structures served by private sewage systems the existing system and all treatment tanks shall be located and shown on the survey and must be evaluated for compliance with SPS 383.32, Wisconsin Administrative Code. Existing systems older than July 1, 1980 and in suitable soils shall be required to have a soil and site evaluation conducted to establish a replacement area for a future private sewage system. This area designated for a future system shall be shown on the survey and must meet all setback requirements and be within the boundaries of the newly proposed parcel.
- g. Preliminary plats must follow the soil and site evaluation requirements as stated in Chapter 15.07 of the Kenosha County Sanitary Code and Private Sewage System Ordinance. Final plats on clayey glacial till soils will be required to have complete soil tests conducted and have the soil boring locations on the plat. 8. For further information and details of these procedures you may contact a sanitarian in the Division of Health Services or at 262/857-1910.

11. Application fees will be assessed at time of submittal. See Fee Schedule.

Development Disclosure

It is the property owner and applicant's responsibility to determine if additional permits from other agencies will be required, including but not limited to: Wisconsin State Building Codes, Wisconsin State Department of Natural Resources, FEMA, U.S. Army Corps of Engineers, Wisconsin State Department of Transportation and U.S. Fish and Wildlife. If additional permits are required, it is the responsibility of the property owner/applicant to obtain such permits and comply with their conditions of approval.

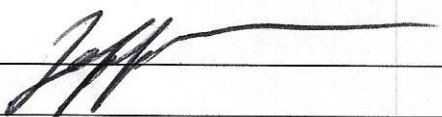
The applicant acknowledges that the County of Kenosha could incur substantial costs throughout the review process and that it is appropriate for the applicant to be financially responsible for costs related to the development process rather than the County residents. Thus the applicant agrees to pay to the County of Kenosha all reasonable costs for engineering, planning, legal and administrative expenses incurred by the County of Kenosha as a result of this application.

Both parties acknowledge that the payment of funds and executing this application does not imply any particular outcome or decision by the staff of the County of Kenosha, the Planning, Development & Extension Education Committee and/or the County Board.

It is the property owner/applicant's responsibility to provide the County of Kenosha all necessary legal documentation related to the property, including but not limited to: proof of ownership, receipts, surveys, deed restrictions, vacation records, easement records, etc.

I acknowledge, understand, and agree, that all relevant documentation will be provided to Kenosha County, and that all required permits and consent will be obtained prior to the start of construction, with all conditions of approval adhered to.

SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

Signature 	Jeff Badtke Print Name
Signature	Print Name
Signature	Print Name

SIGNATURE OF APPLICANT

Signature	Print Name
-----------	------------

NORTHER APPX. 28
ACRES OF SUBJECT
PARCEL WAS
RECENTLY ATTACHED
TO ADJACNET
LANDLOCKED 40
ACRES TO THE NORTH
(ALSO OWNED BY
APPLICANT) VIA THE
RECORDATION OF DOC
#1902583 (NOT YET
MAPPED ON COUNTY
GIS)

SUBJECT
PROPERTY

Kenosha County






SUBJECT
PROPERTY



1 inch = 400 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A
SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS
DRAWING IS A COMPILATION OF RECORDS, DATA AND
INFORMATION LOCATED IN VARIOUS STATE, COUNTY
AND MUNICIPAL OFFICES AND OTHER SOURCES
AFFECTING THE AREA SHOWN AND IS TO BE USED FOR
REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS
NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN
CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE
CONTACT KENOSHA COUNTY.

ZONING DATA LAYERS

-  ZONING DISTRICT BOUNDARIES
-  SHORELAND DISTRICT BOUNDARIES
-  FLOODPLAIN DISTRICT BOUNDARIES

Kenosha County

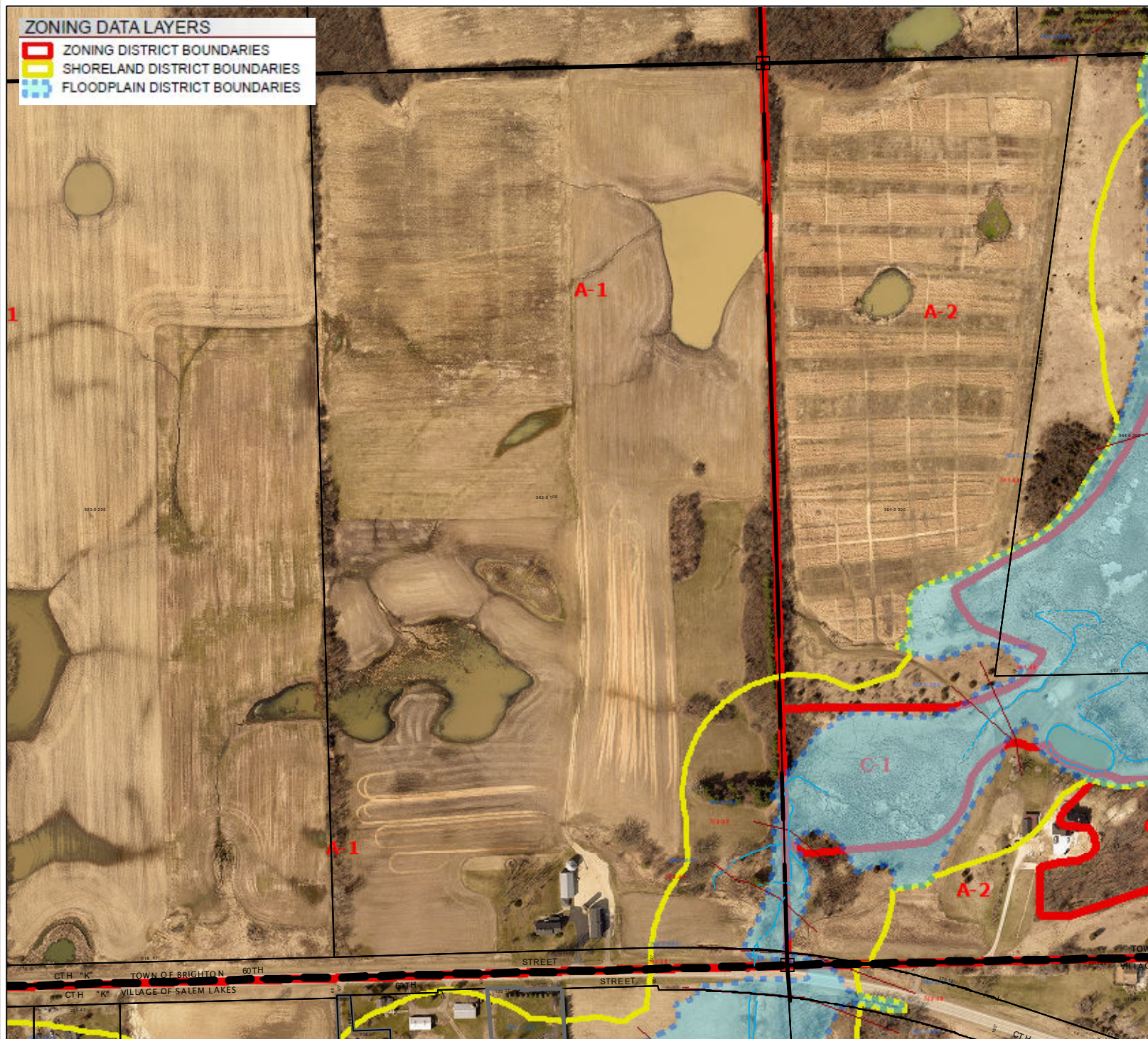


CURRENT ZONING CLASSIFICATIONS



1 inch = 400 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



ZONING DATA LAYERS

- ZONING DISTRICT BOUNDARIES
- SHORELAND DISTRICT BOUNDARIES
- FLOODPLAIN DISTRICT BOUNDARIES

ALL OTHER LANDS
ON SUBJECT
PROPERTY TO BE
REZONED TO A-2

TO BE REZONED
TO C-1 LOWLAND
CONSERVANCY
DISTRICT PER WI
DNR WETLAND
INVENTORY MAP

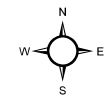
SUBJECT
PROPERTY

TO BE REZONED
TO C-1 LOWLAND
CONSERVANCY
DISTRICT PER WI
DNR WETLAND
INVENTORY MAP

Kenosha County

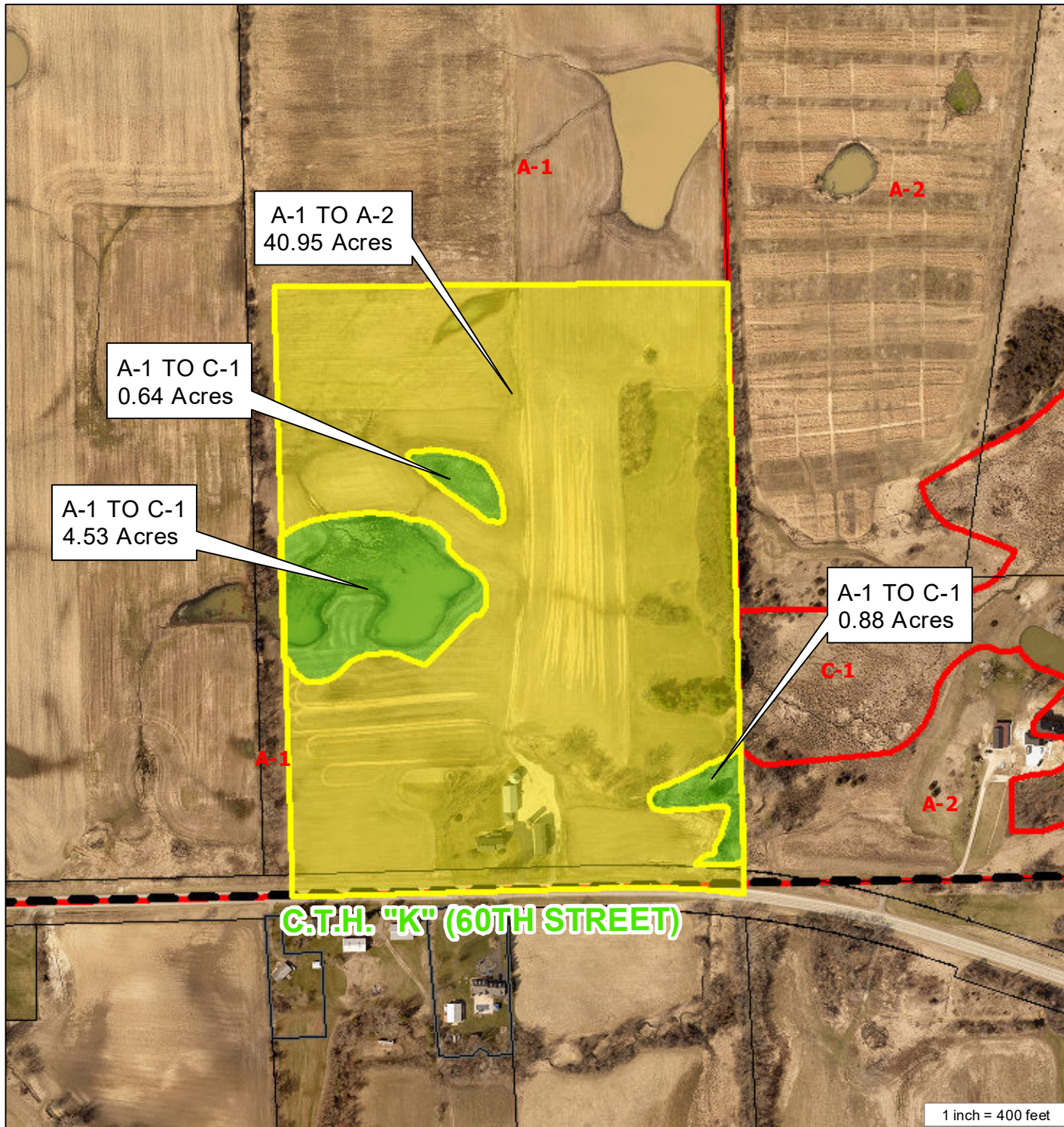


PROPOSED ZONING CLASSIFICATIONS



1 inch = 400 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



REZONING SITE MAP

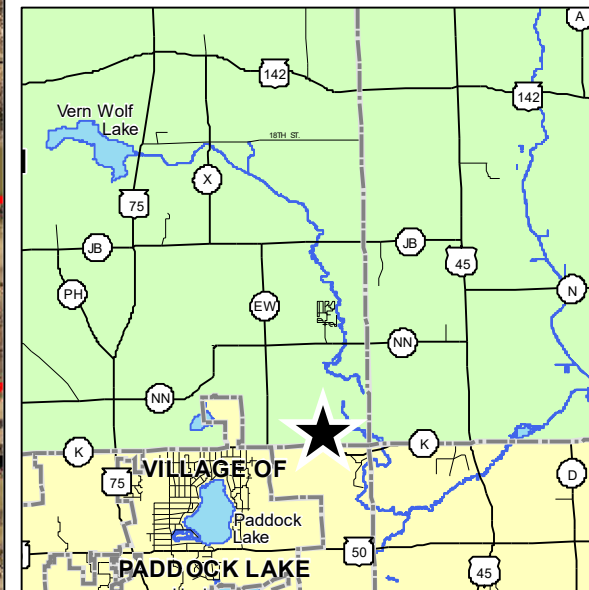
PETITIONER(S):
HCP2 LLC (Owner)
Jeff Badtke (Agent)

LOCATION: SW 1/4 of Section 36
Town of Brighton

TAX PARCEL(S): #30-4-220-363-0100

REQUEST:

Requesting a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist.





COUNTY OF KENOSHA

Division of Planning & Development

19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
Phone: (262) 857-1895
Fax: (262) 857-1920

JUL 12 2021

KENOSHA COUNTY DEVELOPMENT APPLICATION

* If you would rather pay for your project online and pay fees online without having to travel to and from this office to submit hardcopy documentation and provide payment, you can do so by visiting the Planning & Development Online Portal at the web address shown below, creating login credentials and logging in under said credentials in order to apply for your project. If you submit via the portal, you still need to complete this application, and upload it to the portal.

<https://permitting.kenoshacounty.org/eTrakit/>

1. Select all application types that apply:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Land Use Plan Map Amendment Application (COMP) | Land Division Applications |
| <input checked="" type="checkbox"/> Rezoning Application (REZO) | <input checked="" type="checkbox"/> Certified Survey Map (CSM) |
| <input type="checkbox"/> Conditional Use Permit Application (CUP) | <input type="checkbox"/> Preliminary Plat Application (PLAT) |
| <input type="checkbox"/> Affidavit of Correction (AFFC) | <input type="checkbox"/> Final Plat Application (PLAT) |

2. Enter all contact information:

Property Owner Contact Information (1)

Company Name: HCP2 LLC
Individual's Name: Jeff Badtke
Mailing Address: 1412 136th ave Union Grove WI 53182
Phone Number: 262-206-4433
Email Address: Jeff@grassmaninc.com

Property Owner Contact Information (2)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (3)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner Contact Information (4)

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Architect Contact Information

Company Name: _____
Individual's Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Engineer Contact Information

Company Name: Nielsen Madsen & Barber
Individual's Name: Mark Eberle
Mailing Address: 1458 Horizon Blvd Suite 200
Phone Number: 262-634-5588
Email Address: MEberle@nmbasc.net

Surveyor Contact Information

Company Name: Nielsen Madsen & Barber
Individual's Name: Mark Madsen
Mailing Address: 1458 Horizon Blvd Suite 200
Phone Number: 262-634-5588
Email Address: MMadsen@nmbasc.net

Master Plumber/Soil Tester Contact Information

Company Name: Billingsley Engineering LLC
Individual's Name: Eric Billingsley
Mailing Address: 4600 172nd Ave, Kenosha, WI 53144
Phone Number: 262-914-3985
Email Address: eric@billingsleyeng.com

3. List all subject properties by property address and/or tax key parcel number. If a full property address is not available including a house number, provide the tax key parcel number:

Tax Key Parcel Number	Full Property Address
1.	22600 60th st
2.	
3.	
4.	

For Office Use Only: Applicants can track status on <https://permitting.kenoshacounty.org/eTrakit/>

Project Number(s):

COMP21-00007, REZO21-00010, CSM21-00009

4. Provide a written summary of your proposed project and reasons for pursuing said project:

The Proposed CSM would create 3 new parcels. 1 - 17 acre and 2 - 15 acre . Existing house and buildings would be located on middle new 15 acre parcel . The vacant new 15 acre and 17 acre parcels would then allow 2 new home constructions .

5. If you are submitting a Comprehensive Land Use Plan Map Amendment Application (COMP), work with Planning & Development staff to prepare and attach a map of the subject area showing current land use plan map designations and a map of the subject area showing proposed land use plan map designations.
6. If you are submitting a Rezoning Application (REZO), work with Planning & Development staff to prepare and attach a map of the subject area showing current zoning map classifications and a map of the subject area showing proposed zoning map classifications.

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <https://www.revenue.wi.gov/Pages/SLF/useval-uvindx.aspx> or <https://www.revenue.wi.gov/Pages/FAQS/slf-usevalue.aspx>.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

7. If you are submitting a Conditional use Permit Application (CUP), work with Planning & Development staff to prepare and attach a code excerpt from Section 12.29-8 of the Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance regarding applicable standards to your proposed use. Any conditional use permit application is subject to formal site plan review pursuant to Section 12.08-2 of the Kenosha County General Zoning & Shoreland/Floodplain Ordinance.
- Proposed Use:
 - Hours of Operation:
 - Number of employees currently onsite during the largest work shift:
 - Number of employees that will be onsite during the largest work shift:
 - Will there be outside entertainment? _____ If so, draw and label total horizontal and vertical extent of proposed outside entertainment on site plan.
 - Will there be outside storage? _____ If so, draw and label total horizontal and vertical extend of proposed outside storage on site plan.
 - Attach professionally drawn to-scale plan sheets for each of the following as applicable:
 - Building Plan (include floor plans and elevation drawings)
 - Site Plan (Section 12.05-1(h)3 of zoning ordinance)
 - Traffic, Parking and Access Plan (Section 12.13 of zoning ordinance)
 - Landscape Plan (Section 12.16 of zoning ordinance)
 - Lighting Plan (including photometrics) (Section 12.15 of zoning ordinance)
 - Storm Water Management Plan (Division II of stormwater ordinance)
 - Utility Plan
 - Traffic Impact Analysis (TIA) Plan
 - Natural Resources Protection Plan
 - Signage Plan (Section 12.14 of zoning ordinance)

8. If you are submitting an Affidavit of Correction (AFFC), attach the draft affidavit of correction document prepared by your hired professional surveyor.
9. If you are submitting a Certified Survey Map Application, Preliminary Plat Application or Final Plat Application, submit the draft certified survey map document, draft preliminary plat document or draft final plat document prepared by your hired professional surveyor. Draft certified survey map, preliminary plat and/or final plat should be prepared compliant with applicable requirements stated in the Kenosha County Land Division Ordinance.
10. If you are submitting a Comprehensive Land Use Plan Map Amendment (COMP), Rezoning Application (REZO), Land Division Application (CSM or PLAT) or a Conditional Use Permit Application (CUP) your project may be subject to sections of the Kenosha County Sanitary Code and Private Sewage System Ordinance that require a professional evaluation of existing private on-site wastewater treatment system(s) (POWTS) by a hired master plumber and/or professional soil borings by a hired professional soil tester in order to confirm site suitability for a future planned POWTS. Depending on the results of these required hired professional evaluations, existing non-compliant POWTS on the subject property may be required to be replaced or proposed lots may be deemed unbuildable and therefore not be able to be created as part of your land division application.

Any required POWTS evaluations or required soil borings must be submitted to this office prior to or with the formal submittal of this application document. If an existing non-compliant POWTS must be replaced, then this application document will not be accepted until the required sanitary permit and associated application fees for said sanitary permit are submitted to this office.

- a. Number of lots/parcels being created (Do not include outlots or the remnant parcel unless it is 35 acres or less)

2

- b. Review Fee = Number from above x \$75

~~\$225~~ \$150.00

- c. Does the original parcel have any existing dwellings or buildings served by private on-site wastewater treatment (septic) systems?
yes
- d. Are these systems older than July 1, 1980?
No
- e. If you answered yes to questions 3 and 4, this existing septic system must go through an evaluation to determine compliance with SPS 383.32 of the Wisconsin Administrative Code or may need to replace the existing system with a code compliant one as part of this land division procedure. The Sanitary Permit for the replacement system must be issued prior to applying for approval of the land division with the Division of Planning & Development.
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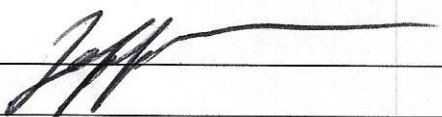
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SIGNATURE OF ALL SUBJECT PROPERTY OWNERS (attach separate agent letter if necessary)

Signature 	Jeff Badtke Print Name
Signature	Print Name
Signature	Print Name

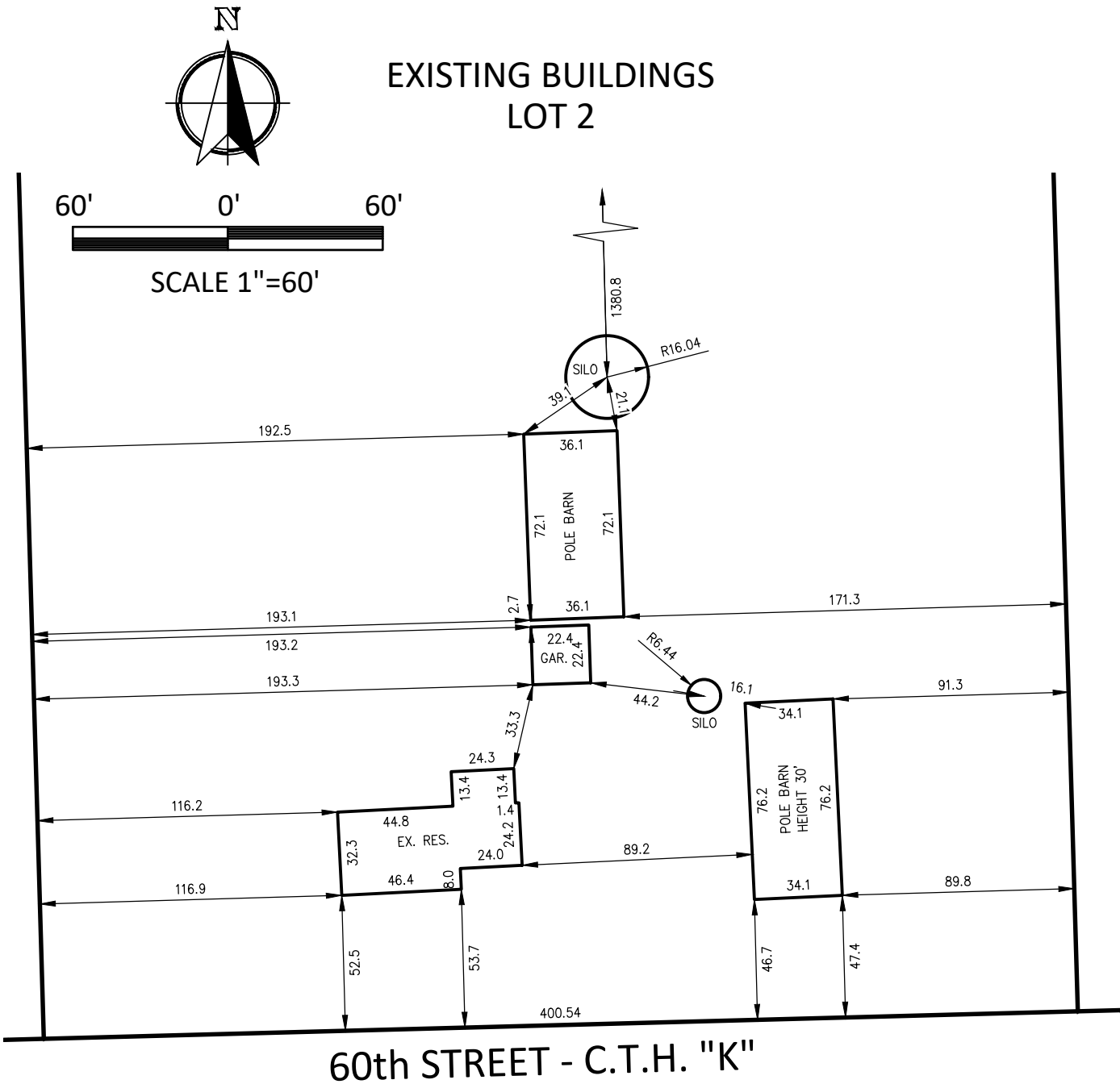
SIGNATURE OF APPLICANT

Signature	Print Name
-----------	------------

This Instrument was drafted by Mark R. Madsen July 02, 2021

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.



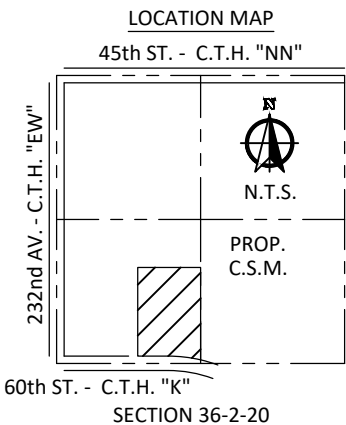
NOTES:
CURRENT ZONING OF PARCELS IS A-1.

OWNER / SUBDIVIDER:
HCP2, LLC
1520 136th AVENUE,
UNION GROVE, WISCONSIN 53182.

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE EAST LINE OF
THE SOUTHWEST 1/4 OF SECTION 36-2-20 IS
ASSUMED TO BEAR N 01°37'22" W.

WETLANDS SHOWN ARE FROM THE
NATIONAL WETLAND INVENTORY MAP
DATED JUNE OF 2020.

ALL DRAIN TILE LINES SHALL BE
MAINTAINED IN PERPETUITY BY EACH
INDIVIDUAL LANDOWNER.



- LEGEND:
- 5/8" O.D. REBAR FOUND.
 - ⊗ 5/8" O.D. REBAR WITH CAP FOUND.
 - ⊗ 3/4" O.D. REBAR FOUND.
 - 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. 18" IN LENGTH SET.
 - ⊕ CONC. MON. W / BRASS CAP FOUND.
 - △ VENT PIPE LOCATION.
 - ⊗ SOIL BORING/TEST PIT LOCATION.
 - ⊗ APPROXIMATE DRAIN TILE LOCATION.
 - H HOUSE
 - G GARAGE
 - B BARN
 - S SILO

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the HCP2, LLC, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Part of the Northeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 2 North, Range 20 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 36; thence N88°28'35"E, 1402.52 feet along the South line of the Southwest 1/4 of said Section 36; thence N01°39'23"W, 60.00 feet parallel with the West line of the East 1/2 of the Southwest 1/4 of said Section 36 to a point on the Northerly right-of-way line of 60th Street - County Trunk Highway "K" (C.T.H. "K"), said point being 60.00 feet Northerly of, as measured normal to, the South line of the Southwest 1/4 of said Section 36 and 75.00 feet Easterly of, as measured normal to, the West line of the East 1/2 of the Southwest 1/4 of said Section 36, said point also being the point of beginning of this description; continue thence N01°39'23"W, 1631.31 feet parallel with the West line of the East 1/2 of the Southwest 1/4 of said Section 36; thence N88°28'35"E, 1253.52 feet parallel with the South line of the Southwest 1/4 of said Section 36 to a point that is on the East line of the Southwest 1/4 of said Section 36; thence S01°37'22"E, 1656.58 feet along the East line of the Southwest 1/4 of said Section 36 to a point on the Northerly right-of-way line of said 60th Street - C.T.H. "K", said point being a point of curvature to the left, having a Northerly convexity, a radius of 2924.79 feet and a chord bearing and distance of N87°45'17"W, 384.50 feet; thence Westerly 384.77 feet along the arc of said curve and the Northerly right-of-way line of said 60th Street - C.T.H. "K" to a point that is 60.00 feet Northerly of, as measured normal to, the South line of the Southwest 1/4 of said Section 36; thence S88°28'35"W, 868.94 feet parallel with the South line of the Southwest 1/4 of said Section 36 and along the Northerly right-of-way line of said 60th Street - C.T.H. "K" to a point that is 75.00 feet Easterly of, as measured normal to, the West line of the East 1/2 of the Southwest 1/4 of said Section 36, said point also being the point of beginning of this description. Said land being in the Town of Brighton, County of Kenosha and State of Wisconsin. Containing 2,047,320 square feet or 47.000 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the land division ordinances for Kenosha County and the Code of General Ordinances for the Town of Brighton;

July 02, 2021

Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262) 634-5588



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406

Tele: (262)634-5588 Website: www.nmbasc.net

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF BRIGHTON, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

HCP2, LLC, as Owner, hereby certifies that it has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. HCP2, LLC also further certifies that this Certified Survey Map is required to be submitted to the the following for approval: the Town Board of the Town of Bristol and the Kenosha County Planning, Development and Extension Education Committee.

IN WITNESS WHEREOF the said HCP2, LLC has caused these presents to be signed by Jeff Badtke, Member, at _____ Wisconsin on this _____ day of _____, 2021.

Jeff Badtke, Member
HCP2, LLC
1520 136th Avenue
Union Grove, Wisconsin 53182

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2021, Jeff Badtke, Member of the above-named HCP2, LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing as such member, by its authority.

Notary Public, _____
My commission expires: _____

TOWN CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2021.

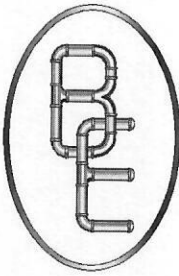
Susan Crane, Chairwoman

Attest: _____
Linda Perona, Clerk - Treasurer

KENOSHA COUNTY PLANNING, DEVELOPMENT & EXTENSION EDUCATION COMMITTEE APPROVAL

This certified survey map was hereby approved by Kenosha County Planning, Development & Extension Education Committee on this _____ day of _____, 2021.

Daniel Gaschke, Chair



Billingsley Engineering LLC.

4600 172nd Ave
Bristol, WI 53104
262-914-3985
eric@billingsleyeng.com

MOUND SYSTEM DESIGN TITLE SHEET AND INDEX

Project: 4 BEDROOM MOUND ONLY

Owner: HCP2 LLC

22600 60TH ST

Address: 1412 136TH AVE

UNION GROVE, WI 53182

Legal Description: - ¼ SW ¼ S 36 T 2 R 20 E

Village / Town of: BRIGHTON

County: KENOSHA

Subdivision Name:

Lot #

Blk #

Parcel ID Number: 30-4-220-363-0100

Index:

Index and Title Sheet	Page 1
Mound Calculations and Drawings	Page 2
Pressure Distribution Information	Page 3
TDH and Dosing Information	Page 3
Site Plan	Page 4
Pump Information and Performance Curve	Page 5
Pump Tank Drawing and Alarm Setup	Page 6
Observation & Cleanout Cross-Section	Page 7
Septic Tank Cross-Section	Page 8
Septic Tank Filter	Page 8
Contingency Plan	Page 9

Plumber: Eric Billingsley

License #: MP # 682918

Signature:

Phone: (262) 914-3985

Date: 7-2-21

**Notice: Tampering with this file by unauthorized persons is prohibited.
Deliberate modification will result in disciplinary action under s. 145.10, Wis. Stats.**

Designed Under: SBD-10691-P (N.01/01) & SBD-10706-P (N.01/01)

Mound System Calculations

Code specified infiltration rate

Slope

Number of Bedrooms

Wastewater flowrate

Depth to limiting factor

Diameter of laterals

Force Main Length

Code Required Basal Area

Designed Basal Area (with slope)

Absorption Cell

Design load Rate

Bed Size

Design width (A)

Cell length (B)

Aggregate to be used, covered by code compliant synthetic material

Sand Filter

Upslope Fill depth (D)

Downslope fill depth (E)

Depth of Cell (F)

Edge cap and Topsoil Height (G)

Center cap and Topsoil Height (H)

Downslope Toe length (I)

Correction Factor

Upslope

Downslope

Upslope Toe length (J)

End Slope toe length (K)

Total Mound Length (L)

Total Mound Width (W)

Supporting components

Topsoil depth at center

Topsoil depth at cell wall

Observation Pipes

Distance from end of distribution cell

*System Elevations

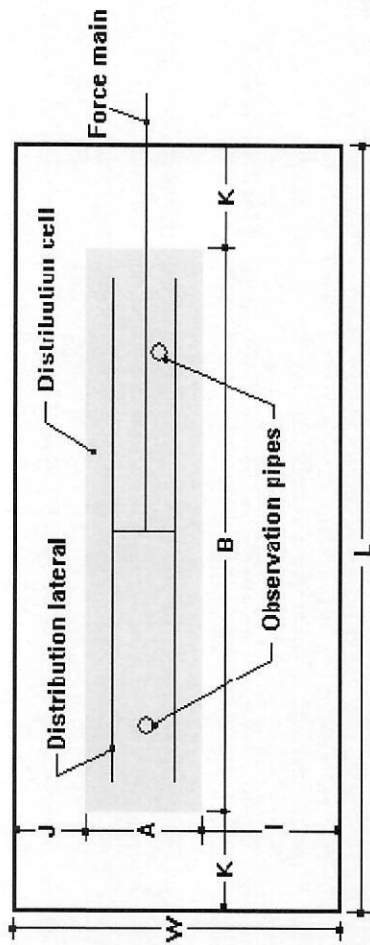
Elevation at grade, at upslope fill depth location (D)

System Elevation, above upslope fill depth (D)

Lateral Elevation, above upslope fill depth (D)

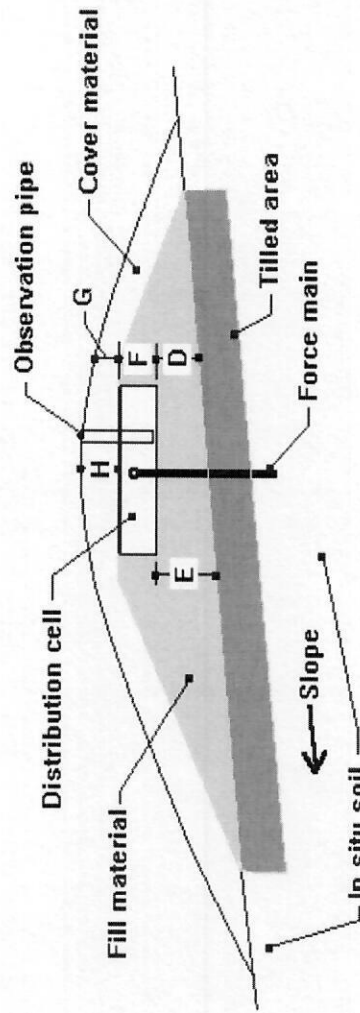
*Additional System Elevations included on Plot Plan

Mound Plan View



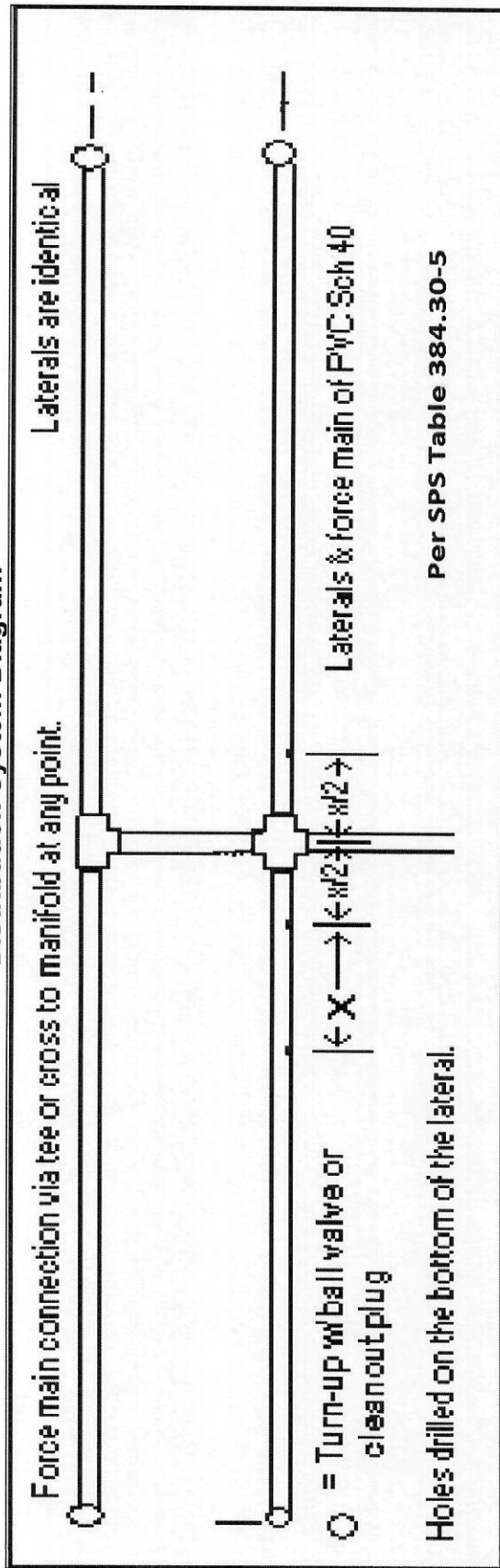
Plan View Of Mound Using A Bed For The Absorption Area

Mound Cross Section



Cross Section Of A Mound System Using A Bed For The Absorption Area

Distribution System Diagram



Last hole drilled next to end elbow or long sweep 90.
Holes drilled on the bottom of lateral, equally spaced

Laterals and force main of PVC Sch 40

Distribution Pipe Sizing

Manifold Type	Center
Number of Laterals	4
Lateral Length (P)	36.0 ft
Lateral Spacing (S)	4.0 ft
Hole Spacing (X)	2.20 ft
Hole Size	3/16 Inches
Lateral Diameter	1 1/2 Inches
Manifold Diameter	1.5 Inches
Manifold Length	4.0 ft
Force Main Diameter	2.0 Inches
Force Main Length	75 ft
Number of holes per lateral	17
Minimum Discharge Rate	44.54 gpm
Flow thru each Lateral	11.135 gpm
Distance of Lateral to Sidewall	2.00 ft
Area per Office	8.82 ft ²

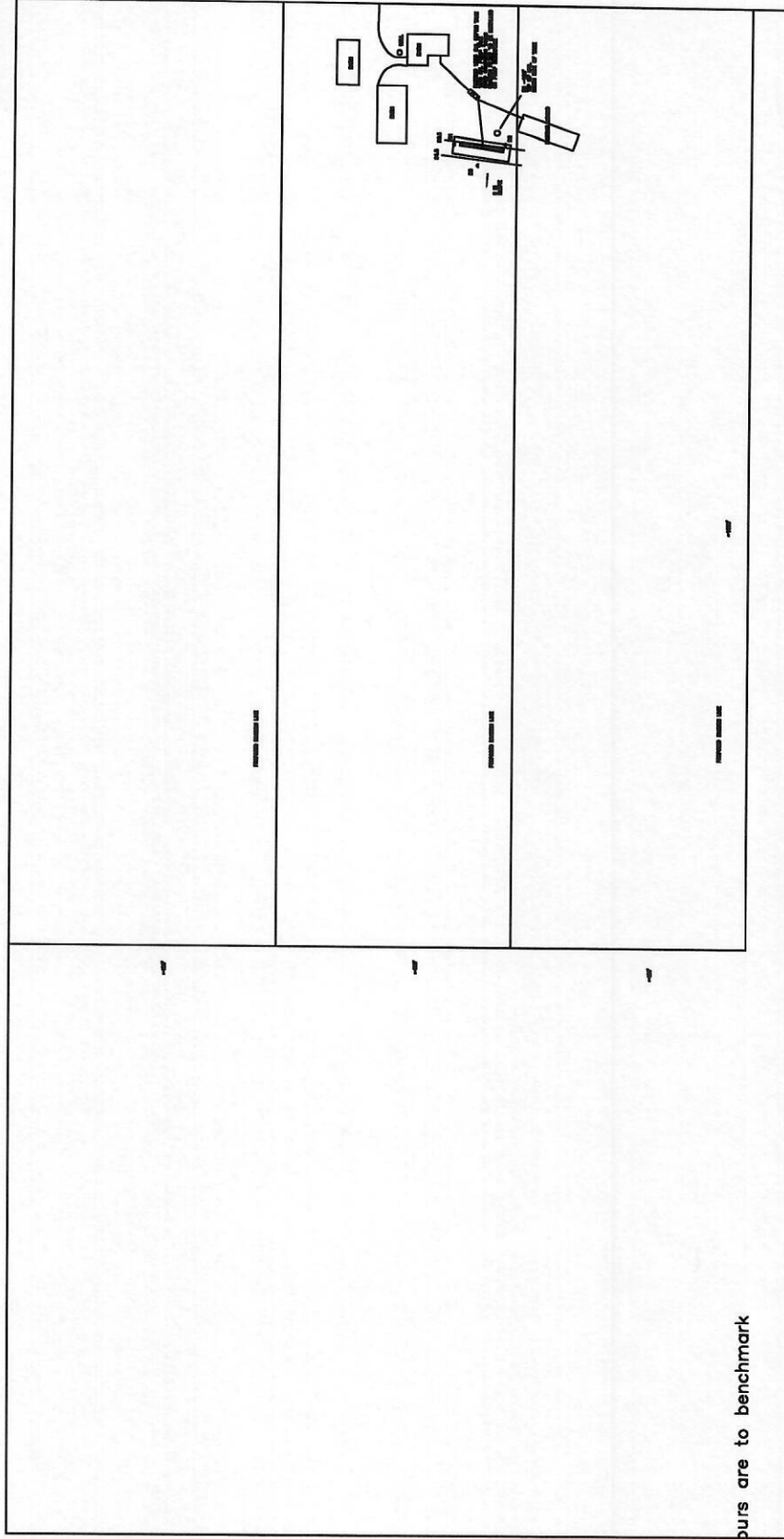
Total Dynamic Head	
System Head (Distal Pressure)	2.50 ft
System losses due to fittings	0.75 ft
Vertical Lift	7.87 ft
Friction Loss	3.00 ft
Total Dynamic Head	14.12 ft

Dosing Information	
Lateral Void Volume	13.248 Gal
Dose volume	100 Gal
Drain Back	8.50 Gal
Total Dose Volume	108.50 Gal

System Location



Scale - 1"



Note:

1. Contours are to benchmark

Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

4600 172ND Avenue, BRISTOL, WI 53104
(262) 914-3985
www.billingsleyeng.com

Customer: HCP2 LLC

Parcel ID # 30-4-220-363-0100

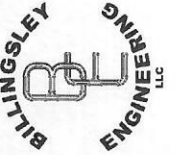
Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

Date: APRIL 20, 2021

Scale: 1" = 300'

Rev: -

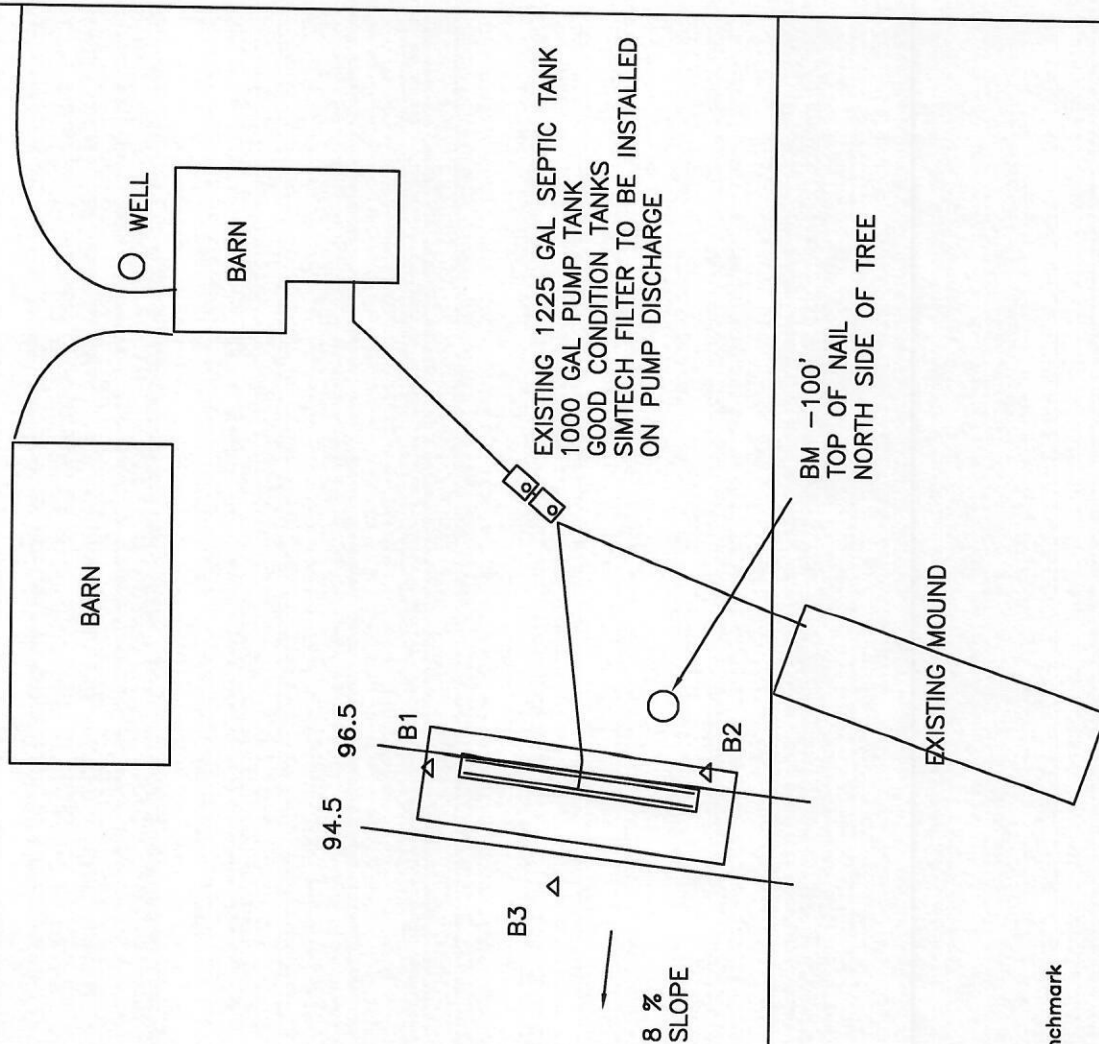


System Location

~1329' HWY K



Scale - 1"



Note:

1. Contours are to benchmark

[Signature]

Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

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(262) 914-3985
www.billingsleyeng.com



Customer: HCP2 LLC

Parcel ID # 30-4-220-363-0100

Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

Date: APRIL 20, 2021

Scale: 1" = 60'

Rev: -

Champion Pump

CPE

4/10 - 1/2HP
EFFLUENT

Every pump tested in water to ensure pump meets performance curve.



FEATURES/BENEFITS

PERFORMANCE

Heads up to 65' TDH
Flows up to 85 GPM

MOTOR

High efficient, 33.2oz 1/2hp, oil filled, permanent split capacitor motor with upper and lower ball bearings and thermal overload protection.
- Constant bearing lubrication
- Maximum motor cooling
- Runs cooler and lasts longer
- Internal overload protection
- Quiet operation
- Fasteners and shaft made from rugged, corrosion resistant stainless steel

SEAL DESIGN

Type 21 inners seal design with secondary exclusion seal.
- Rotating components & sealers in the motor housing, being lubricated by the motor oil preventing foreign matter from wrapping around the seal components. Seal will last longer if the pump runs dry. Secondary exclusion seal keeps debris from entering the seal cavity.

IMPELLER DESIGN

Non-clog style, cast iron vortex impeller (CPEH Thermolastic Vortex)
- Designed to help reduce clogging by foreign materials

POWER CORD

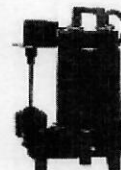
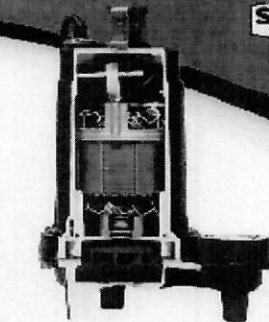
Sealed entry quick disconnect power cords
- Prevents water from entering the motor housing through the cord
- Easy to replace in the field
- Available in lengths up to 100'

SWITCH

Piggy-back switch design
- Defective switches can be diagnosed over the phone
- Pump can be operated manually or supplied with other piggy-back switches
- Switch can be replaced without having to replace the pump

APPLICATIONS

Dewatering, septic systems, residential and commercial developments, elevator pits and STEP systems



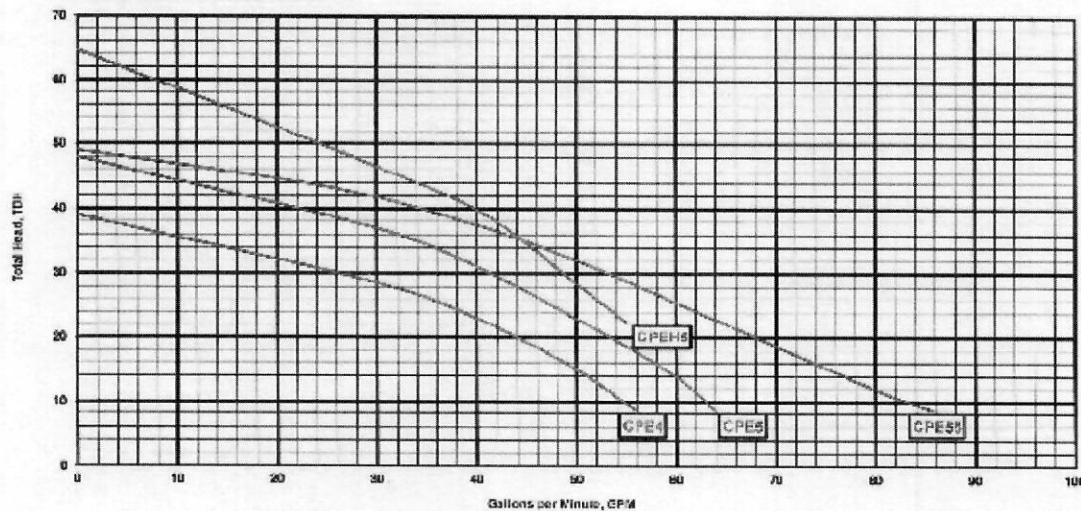
Vertical Float



Wide-Angle Float

4/10 1/2 HP submersible pumps that handle up to 3/4" solids with 2" discharge

PERFORMANCE CURVE



Champion Pump Company, Inc. • P.O. Box 528 • Ashland, OH 44805
Phone 419-281-4500 • Fax 419-516-1100 • www.championpump.com

REV 1017

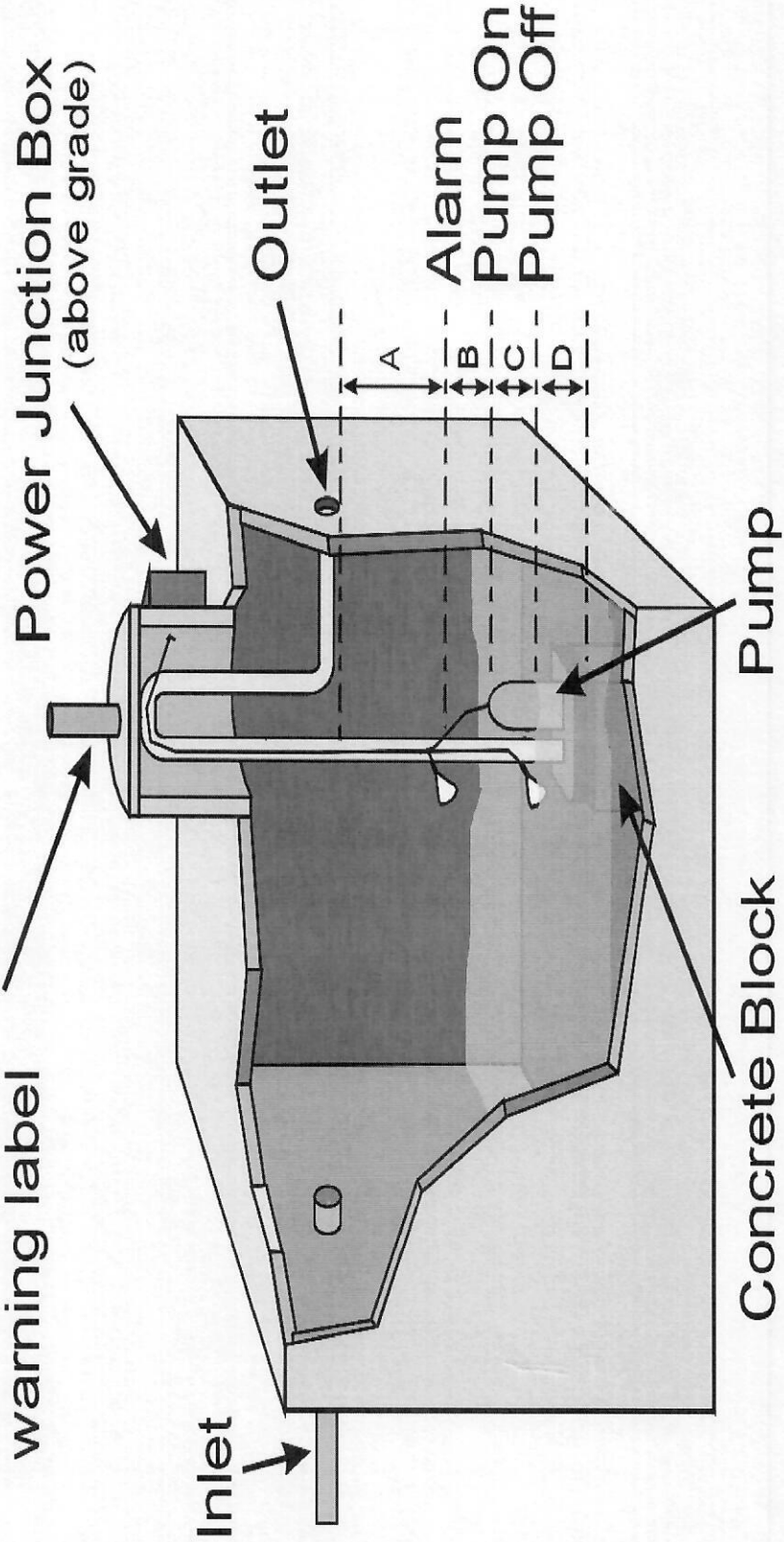
Pump Information

Pump Manufacturer
Pump Model Number
Applied Total Head
Pump Discharge at Total Head
Minimum Discharge Required

Champion
CPE 55
14.12
55.5 76 gpm
44.54 gpm

Pump Tank Cross Section

Vented and locked manhole cover with warning label



1/4" drain hole in bottom of outlet pipe, approved gaskets on inlet & outlet of tank, SCHD 40 ASTM 1785, riser terminates at least 4" above surface

Alarm Information

Alarm Manufacturer	SJE Rhombus
Alarm Model Number	Tank Alert II

Tank Information

Tank Manufacturer	Lakeshore Burial
Wi. Approval Number	
Tank Capacity	1000 gal
Volume Per Inch	27.19 gal/inch
Pump Tank Elevation (Bottom)	90.00 ft
Tank Dimensions	42" W x 96"L

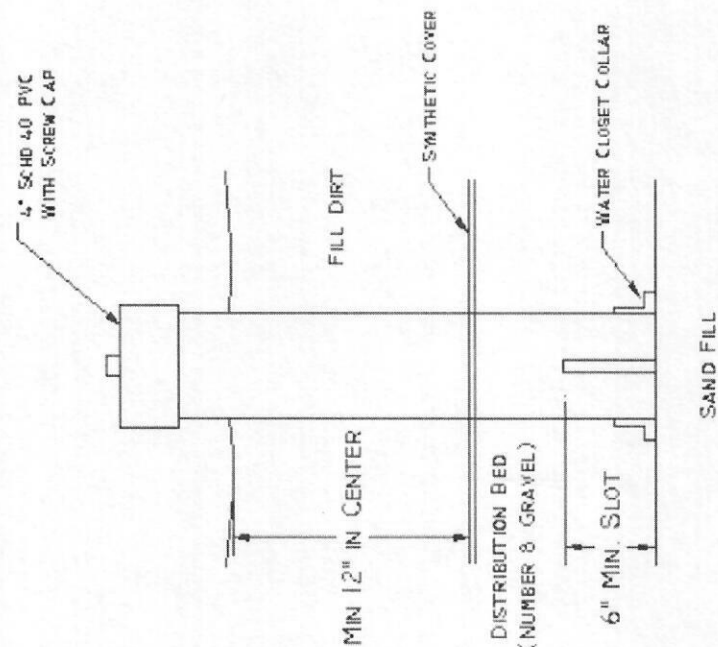
Tank Switch Settings

Height Above Alarm On (A)	23.0 inches	625.6 gal
Height Between Pump On and Alarm On (B)	2.0 inches	54.4 gal
Height Between Pump Off and Pump On (C)	4.0 inches	108.5 gal
Height From Bottom of Tank to Pump OFF (D)	8.0 inches	217.5 gal

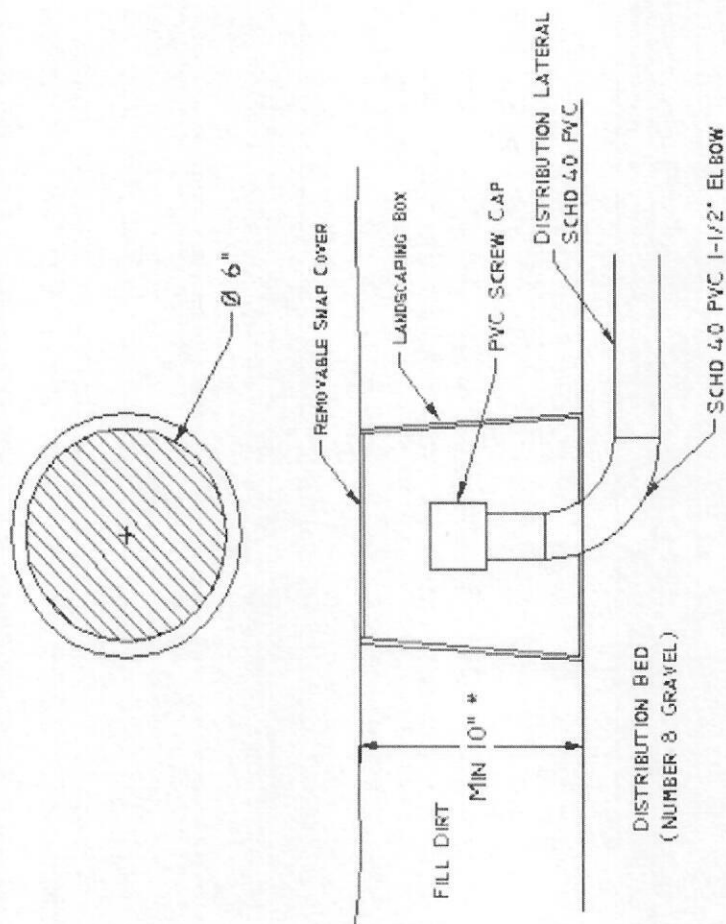
Pump Off Elevation

90.80	ft
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Observation and Cleanout



OBSERVATION BOX CROSS SECTION

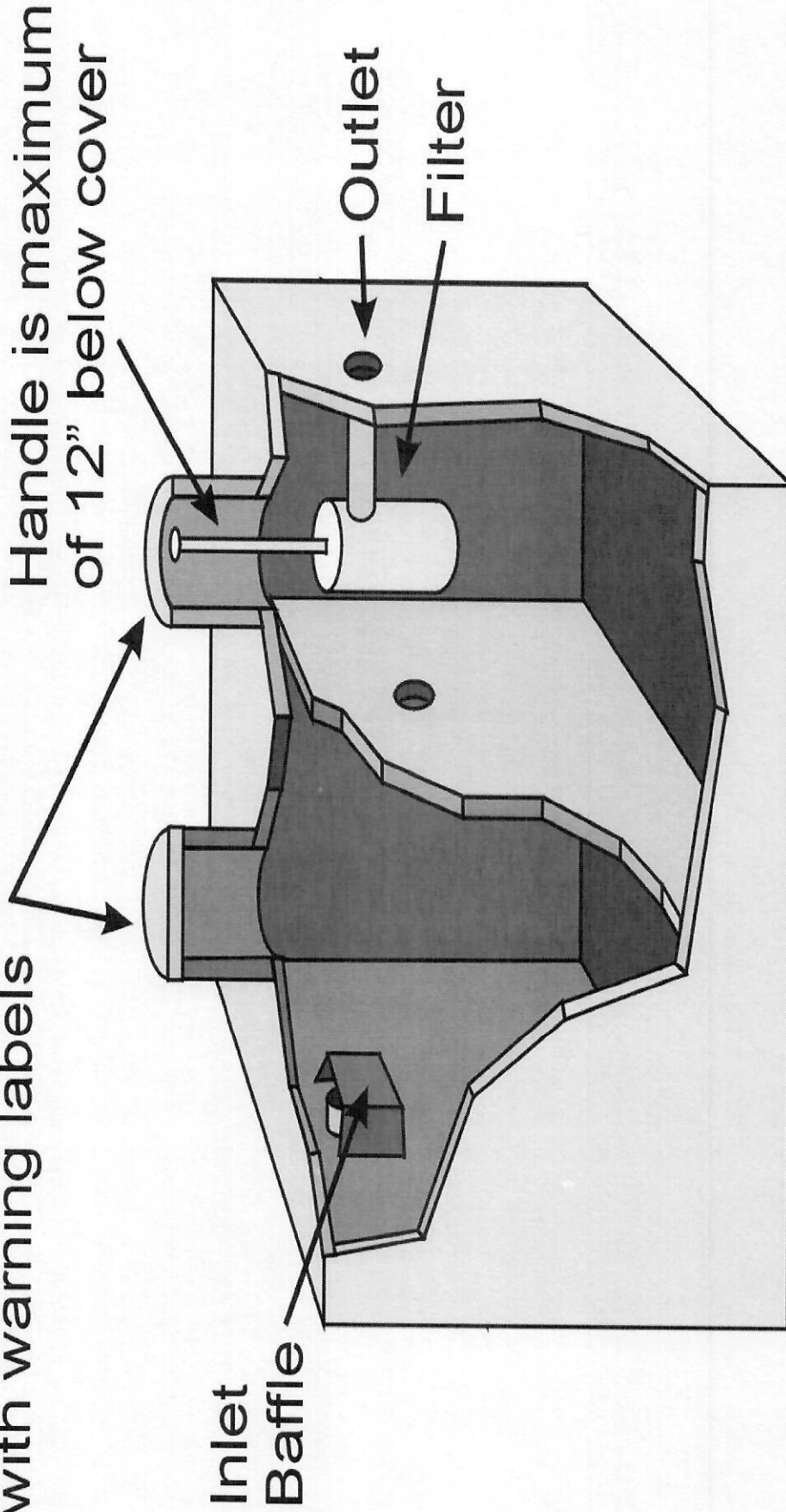


CLEANOUT FROST PROTECTION BOX

* MINIMUM OF 10" REQUIRED DUE TO CHANGE IN FILL DEPTH FROM 12" IN CENTER OF BED TO 6" ON SIDE OF BED

Septic Tank Cross Section

Approved locking manholes
with warning labels



Approved gaskets on inlet & outlet of tank

Inlet and Outlet piping will be a minimum of 18" below surface, SCHD 40, ASTM 1785

First compartment riser will be a maximum of 6" below the surface

Second compartment riser will be above the surface for filter access (minimum 4")

All risers above the surface will be locked

Filter Information (installed on outlet of septic tank)

Filter Manufacturer	SIMTECH	
Filter Model Number	IN LINE PUMP	

Supplier	Lakeshore Burial	
Tank Size	1225	Gal
Tank Dimensions	78" W x 104" L	

Contingency and Maintenance:

If the system shall fail, two options are available. The first option is to strip the sand filter off the mound in order to reveal the problem. Once this is done, the sand filter can be replaced along with the distribution piping thus leaving the owner with a rebuilt system.

The second option is to find a replacement area and construct a new system. This however is not the optimum solution due to the fact that an additional mound will be viewable on the property.

If the septic or pump tank is not located within 150 feet of a service pad or if the bottom of the tank is greater than 15 feet below the elevation of the service pad, an agreement between the selected servicing company must be signed and filed with the Local Code Administration office indicating that they are aware of the tank locations and agree that they will be able to service them.

It is the owners' responsibility to perform regular maintenance on the system. This maintenance involves pumping of the septic tank once every three years, electrical check of the effluent pump and alarms, and cleaning of the in-line filter located in the septic tank. For more detailed information on maintenance, please refer to the maintenance section of the Component Manual provided.

SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code

Page 1 of 3



Billingsley Engineering LLC.
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County KENOSHA	
Parcel I.D. # 30-4-220-363-0100	
Reviewed by:	Date

APPLICANT INFORMATION - Please print

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

Property Owner HCP2 LLC				Property location Govt. Lot 1/4 SW 1/4, S 36 T 2 N, R 20 E			
Property Owner's Mailing Address 1412 136TH AVE				Lot #	Block #	Subd. Name or CSM #	
City UNION GROVE	State WI	Zip Code 53182	Phone Number 262-206-4433	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road BRIGHTON CTH EW	

☐ New Construction Use: ☒ Residential / Number of bedrooms 4 Addition to existing building _____
☒ Replacement ☐ Public or commercial - Describe _____

Code derived daily flow 600 gpd

Additional design/site considerations _____

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1	1	0-12	10 yr 3/2	none	SI L	2 M ABK	mfr	AS	~	0.6	0.8
	2	12-26	10 YR 4/3	none	C L	2 F ABK	mfi	CS	~	0.4	0.6
	3	26-35	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. **96.42** ft.

Depth to limiting factor **26** in.

Remarks:

2	1	0-8	10 yr 3/2	NONE	SI L	2 M ABK	mfr	AS	~	0.6	0.8
	2	8-22	10 YR 4/3	NONE	C L	2 F ABK	mfr	AW	~	0.4	0.6
	3	22-28	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. **96.72** ft.

Depth to limiting factor **22** in.

Remarks:

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

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

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date April 20, 2021	CST Number 682918

SOIL DESCRIPTION REPORT

Page 2 of 3

Property Owner HCP2 LLC

Parcel I.D. # 30-4-220-363-0100

Boring #

3

Ground elev.
94.14 ft.

Depth to limiting factor
16 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-9	10 YR 3/2	none	SI L	2 M ABK	mfr	AS	~	0.6	0.8
2	9-16	10 YR 4/3	none	C L	2 F ABK	mfr	AW	~	0.4	0.6
3	16-28	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
4										
5										
6										
7										

Remarks:

Boring #

4

Ground elev.
ft.

Depth to limiting factor
in.

1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

5

Ground elev.
ft.

Depth to limiting factor
in.

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

6

Ground elev.
ft.

Depth to limiting factor
in.

1										
2										
3										
4										
5										
6										
7										

Remarks:

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

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

System Location



Scale - 1"



~2600'

~450'

PROPOSED DIVISION LINE

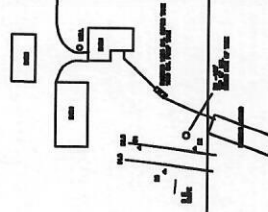
~400'

PROPOSED DIVISION LINE

~400'

PROPOSED DIVISION LINE ~1600'

~1329' HWY K



Note:

1. Contours are to benchmark

Billingsley

Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

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(262) 914-3985
www.billingsleyeng.com

Customer: HCP2 LLC
Parcel ID # 30-4-220-363-0100

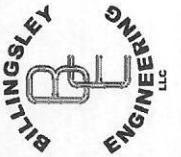
Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

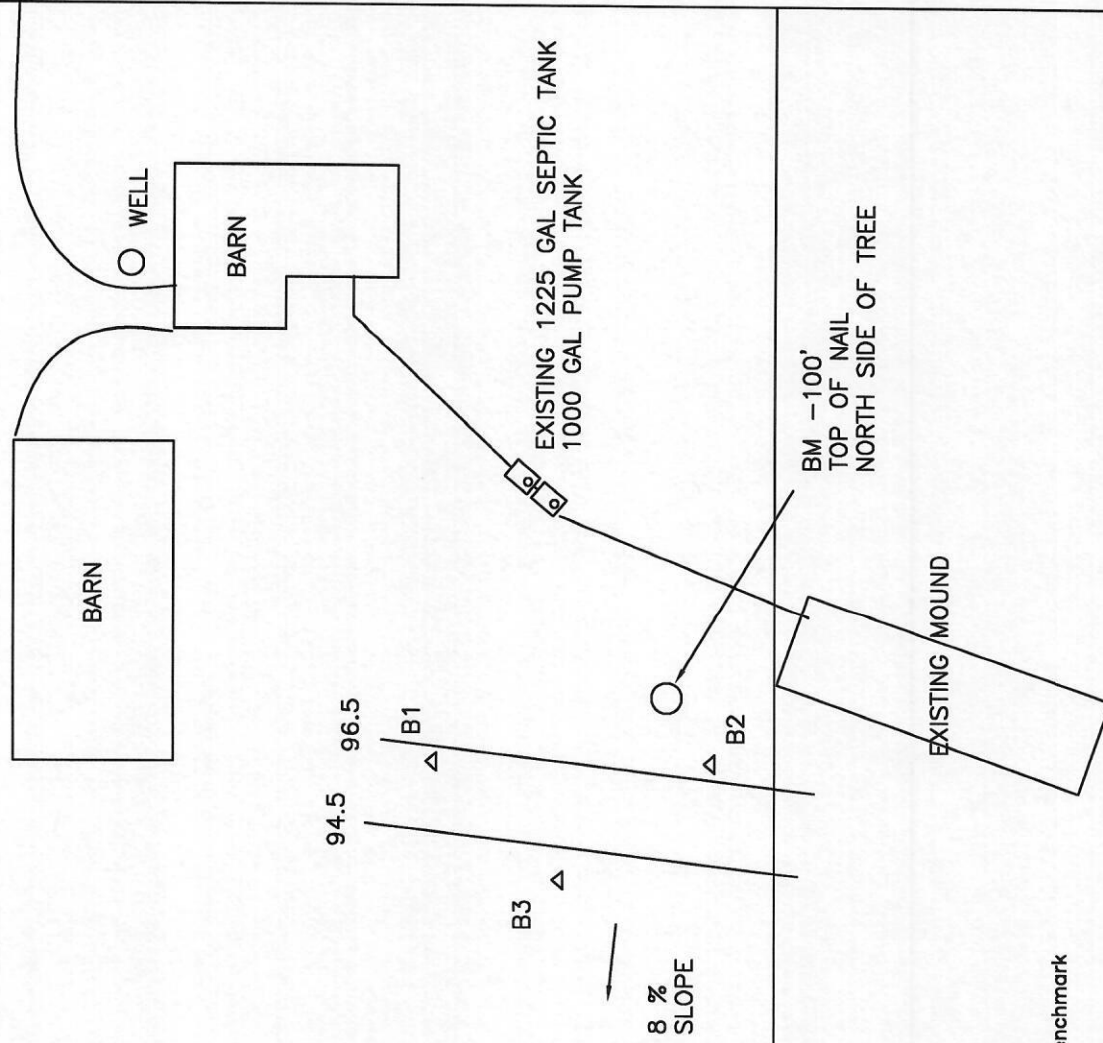
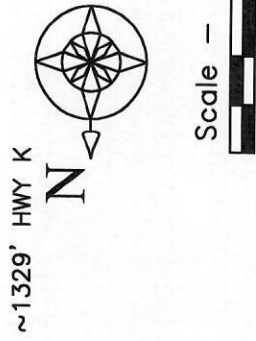
Date: APRIL 20, 2021

Scale: 1" = 300'

Rev: -

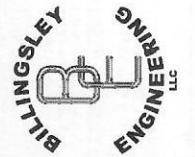


System Location



Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

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(262) 914-3985
www.billingsleyeng.com



Customer: HCP2 LLC
Parcel ID # 30-4-220-363-0100
Location: 1/4 SW 1/4 s 36 T 2 N R 20 E
Township: BRIGHTON
Date: APRIL 20, 2021
Scale: 1" = 60'
Rev: -

KENOSHA POWTS OWNER'S MANUAL & MANAGEMENT PLAN

Page _____ of _____

FILE INFORMATION

Owner <i>Provided a detailed Manual</i>
Permit #

DESIGN PARAMETERS

Number of Bedrooms	<input type="checkbox"/> NA
Number of Public Facility Units	<input type="checkbox"/> NA
Estimated (average) flow	gal/day
Design (peak) flow = (Estimated × 1.5)	gal/day
Soil Application Rate	gal/day/ft ²
Standard Influent/Effluent Quality	Monthly average*
Fats, Oil & Grease (FOG)	≤30 mg/L
Biochemical Oxygen Demand (BOD ₅)	≤220 mg/L <input type="checkbox"/> NA
Total Suspended Solids (TSS)	≤150 mg/L
Pretreated Effluent Quality	Monthly average
Biochemical Oxygen Demand (BOD ₅)	≤30 mg/L
Total Suspended Solids (TSS)	≤30 mg/L <input type="checkbox"/> NA
Fecal Coliform (geometric mean)	≤10 ⁴ cfu/100ml
Maximum Effluent Particle Size	1/8 in dia. <input type="checkbox"/> NA
Other:	<input type="checkbox"/> NA

*Values typical for domestic wastewater and septic tank effluent.

SYSTEM SPECIFICATIONS

Tank Manufacturer	<input type="checkbox"/> NA
<input type="checkbox"/> Septic <input type="checkbox"/> Dose <input type="checkbox"/> Holding vol.	gal
Tank Manufacturer	<input type="checkbox"/> NA
<input type="checkbox"/> Septic <input type="checkbox"/> Dose <input type="checkbox"/> Holding vol.	gal
Effluent Filter Manufacturer	<input type="checkbox"/> NA
Effluent Filter Model	
Pump Manufacturer	<input type="checkbox"/> NA
Pump Model	
Pretreatment Unit	<input type="checkbox"/> NA
<input type="checkbox"/> Sand/Gravel Filter <input type="checkbox"/> Peat Filter	
<input type="checkbox"/> Mechanical Aeration <input type="checkbox"/> Wetland	
<input type="checkbox"/> Disinfection <input type="checkbox"/> Other:	
Manufacturer	
Dispersal Cell(s)	<input type="checkbox"/> NA
<input type="checkbox"/> In-Ground (gravity) <input type="checkbox"/> In-Ground (pressurized)	
<input type="checkbox"/> At-Grade <input type="checkbox"/> Mound	
<input type="checkbox"/> Drip-Line <input type="checkbox"/> Other:	
Other:	<input type="checkbox"/> NA
Other:	<input type="checkbox"/> NA

MAINTENANCE SCHEDULE

Service Event	Service Frequency
Inspect condition of tank(s)	At least once every: <input type="checkbox"/> month(s) <input type="checkbox"/> year(s) (Maximum 3 years) <input type="checkbox"/> NA
Pump out contents of tank(s)	<input type="checkbox"/> When combined sludge and scum equals one-third (1/3) of tank volume <input type="checkbox"/> NA <input type="checkbox"/> When the high water alarm is activated
Inspect dispersal cell(s)	At least once every: <input type="checkbox"/> month(s) <input type="checkbox"/> year(s) (Maximum 3 years) <input type="checkbox"/> NA
Clean effluent filter	At least once every: <i>13</i> <input checked="" type="checkbox"/> month(s) <input type="checkbox"/> year(s) <i>OR AS NEEDED</i> <input type="checkbox"/> NA
Inspect pump, pump controls & alarm	At least once every: <input type="checkbox"/> month(s) <input type="checkbox"/> year(s) <input type="checkbox"/> NA
Flush laterals and pressure test	At least once every: <input type="checkbox"/> month(s) <input type="checkbox"/> year(s) <input type="checkbox"/> NA
Other:	At least once every: <input type="checkbox"/> month(s) <input type="checkbox"/> year(s) <input type="checkbox"/> NA
Other:	<input type="checkbox"/> NA

MAINTENANCE INSTRUCTIONS

Inspections of tanks and dispersal cells shall be made by an individual carrying one of the following licenses or certifications: Master Plumber; Master Plumber Restricted Sewer; POWTS Inspector; POWTS Maintainer; Septage Servicing Operator (pumper). Tank inspections must include a visual inspection of the tank(s) to identify any missing or broken hardware, identify any cracks or leaks, measure the volume of combined sludge and scum and a check for any back up or ponding of effluent on the ground surface. The dispersal cell(s) shall be visually inspected to check the effluent levels in the observation pipes and to check for any ponding of effluent on the ground surface. The ponding of effluent on the ground surface may indicate a failing condition and requires the immediate notification of the local regulatory authority.

When the combined accumulation of sludge and scum in any treatment tank equals one-third (1/3) or more of the tank volume, the entire contents of the tank shall be removed by a Septage Servicing Operator and disposed of in accordance with chapter NR 113, Wisconsin Administrative Code.

All other services, including but not limited to the servicing of effluent filters, mechanical or pressurized components, pretreatment units, and any servicing at intervals of ≤12 months, shall be performed by a certified POWTS Maintainer.

A service report shall be provided to the local regulatory authority within 10 days of completion of any service event.

START UP AND OPERATION

Page ____ of ____

For new construction, prior to use of the POWTS check treatment tank(s) for the presence of painting products, solvents or other chemicals that may impede the treatment process and/or damage the soil dispersal cell(s). If high concentrations are detected have the contents of the tank(s) removed by a septage servicing operator prior to use.

System start up shall not occur when soil conditions are frozen at the infiltrative surface.

During extended power outages pump tanks may fill above normal highwater levels. When power is restored the excess wastewater will be discharged to the dispersal cell(s) in one large dose and may overload them resulting in the backup or surface discharge of effluent. To avoid this situation have the contents of the pump tank removed by a Septage Servicing Operator prior to restoring power to the effluent pump or contact a Plumber or POWTS Maintainer to assist in manually operating the pump controls to restore normal levels within the pump tank.

Do not drive or park vehicles over tanks and dispersal cells. Do not drive or park over, or otherwise disturb or compact, the area within 15 feet down slope of any mound or at-grade soil absorption area.

Reduction or elimination of the following from the wastewater stream may improve the performance and prolong the life of the POWTS: antibiotics; baby wipes; cigarette butts; condoms; cotton swabs; degreasers; dental floss; diapers; disinfectants; fat; foundation drain (sump pump) discharge; fruit and vegetable peelings; gasoline; grease; herbicides; meat scraps; medications; oil; painting products; pesticides; sanitary napkins; tampons; and water softener brine.

ABANDONMENT

When the POWTS fails and/or is permanently taken out of service the following steps shall be taken to insure that the system is properly and safely abandoned in compliance with chapter Comm 83.33, Wisconsin Administrative Code:

- All piping to tanks and pits shall be disconnected and the abandoned pipe openings sealed.
- The contents of all tanks and pits shall be removed and properly disposed of by a Septage Servicing Operator.
- After pumping, all tanks and pits shall be excavated and removed or their covers removed and the void space filled with soil, gravel or another inert solid material.

CONTINGENCY PLAN

If the POWTS fails and cannot be repaired the following measures have been, or must be taken, to provide a code compliant replacement system:

- ☐ A suitable replacement area has been evaluated and may be utilized for the location of a replacement soil absorption system. The replacement area should be protected from disturbance and compaction and should not be infringed upon by required setbacks from existing and proposed structure, lot lines and wells. Failure to protect the replacement area will result in the need for a new soil and site evaluation to establish a suitable replacement area. Replacement systems must comply with the rules in effect at that time.
- ☐ A suitable replacement area is not available due to setback and/or soil limitations. Barring advances in POWTS technology a holding tank may be installed as a last resort to replace the failed POWTS.
- ☐ The site has not been evaluated to identify a suitable replacement area. Upon failure of the POWTS a soil and site evaluation must be performed to locate a suitable replacement area. If no replacement area is available a holding tank may be installed as a last resort to replace the failed POWTS.
- ☒ Mound and at-grade soil absorption systems may be reconstructed in place following removal of the biomat at the infiltrative surface. Reconstructions of such systems must comply with the rules in effect at that time.

<<WARNING>>

SEPTIC, PUMP AND OTHER TREATMENT TANKS MAY CONTAIN LETHAL GASSES AND/OR INSUFFICIENT OXYGEN. DO NOT ENTER A SEPTIC, PUMP OR OTHER TREATMENT TANK UNDER ANY CIRCUMSTANCES. DEATH MAY RESULT. RESCUE OF A PERSON FROM THE INTERIOR OF A TANK MAY BE DIFFICULT OR IMPOSSIBLE.

ADDITIONAL COMMENTS

POWTS INSTALLER

Name BILLINGSLEY ENGINEERING

Phone 262-914-3985

SEPTAGE SERVICING OPERATOR (PUMPER)

Name

Phone

POWTS MAINTAINER

Name

Phone

LOCAL REGULATORY AUTHORITY

Name KENOSHA COUNTY P&D

Phone 262-653-1895

SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code

Page 1 of 3



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www.billingsleyeng.com

APPLICANT INFORMATION - Please print

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

County KENOSHA	
Parcel I.D. # 30-4-220-363-0100	
Reviewed by:	Date

Property Owner HCP2 LLC				Property location Govt. Lot 1/4 SW 1/4, S 36 T 2 N, R 20 E			
Property Owner's Mailing Address 1412 136TH AVE				Lot # WEST	Block #	Subd. Name or CSM #	
City UNION GROVE	State WI	Zip Code 53182	Phone Number 262-206-4433	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road BRIGHTON CTH EW	

☐ New Construction Use: ☒ Residential / Number of bedrooms 4 Addition to existing building _____
☒ Replacement ☐ Public or commercial - Describe _____

Code derived daily flow 600 gpd

Additional design/site considerations _____

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1	1	0-7	10 yr 3/2	none	SI C L	2 M ABK	mfr	AW	3 VF	0.4	0.6
	2	7-18	10 YR 4/3	none	C L	2 F ABK	mfi	CW	1VF	0.4	0.6
	3	18-30	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks:

2	1	0-7	10 yr 3/2	NONE	SI C L	2 M ABK	mfr	AW	~	0.4	0.6
	2	7-13	10 YR 4/3	NONE	C L	2 F ABK	mfr	CW	~	0.4	0.6
	3	13-18	10 YR 4/3	NONE	S C L	1 F ABK	mfi	CW	~	0.4	0.6
	4	18-26	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	MFI	~	~	0.2	0.3
	5										
	6										
	7										

Remarks:

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

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

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date April 20, 2021	CST Number 682918

SOIL DESCRIPTION REPORT

Page 2 of 3

Property Owner HCP2 LLC

Parcel I.D. # 30-4-220-363-0100

Boring #

3

Ground elev.
97.36 ft.

Depth to limiting factor
15 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-9	10 YR 3/2	none	SI C L	2 M ABK	mfr	AS	~	0.4	0.6
2	9-15	10 YR 4/3	none	C L	2 F ABK	mfr	AW	~	0.4	0.6
3	15-30	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
4										
5										
6										
7										

Remarks:

Boring #

4

Ground elev.
ft.

Depth to limiting factor
in.

1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

5

Ground elev.
ft.

Depth to limiting factor
in.

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

6

Ground elev.
ft.

Depth to limiting factor
in.

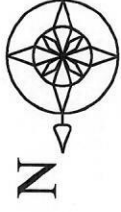
1										
2										
3										
4										
5										
6										
7										

Remarks:

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

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

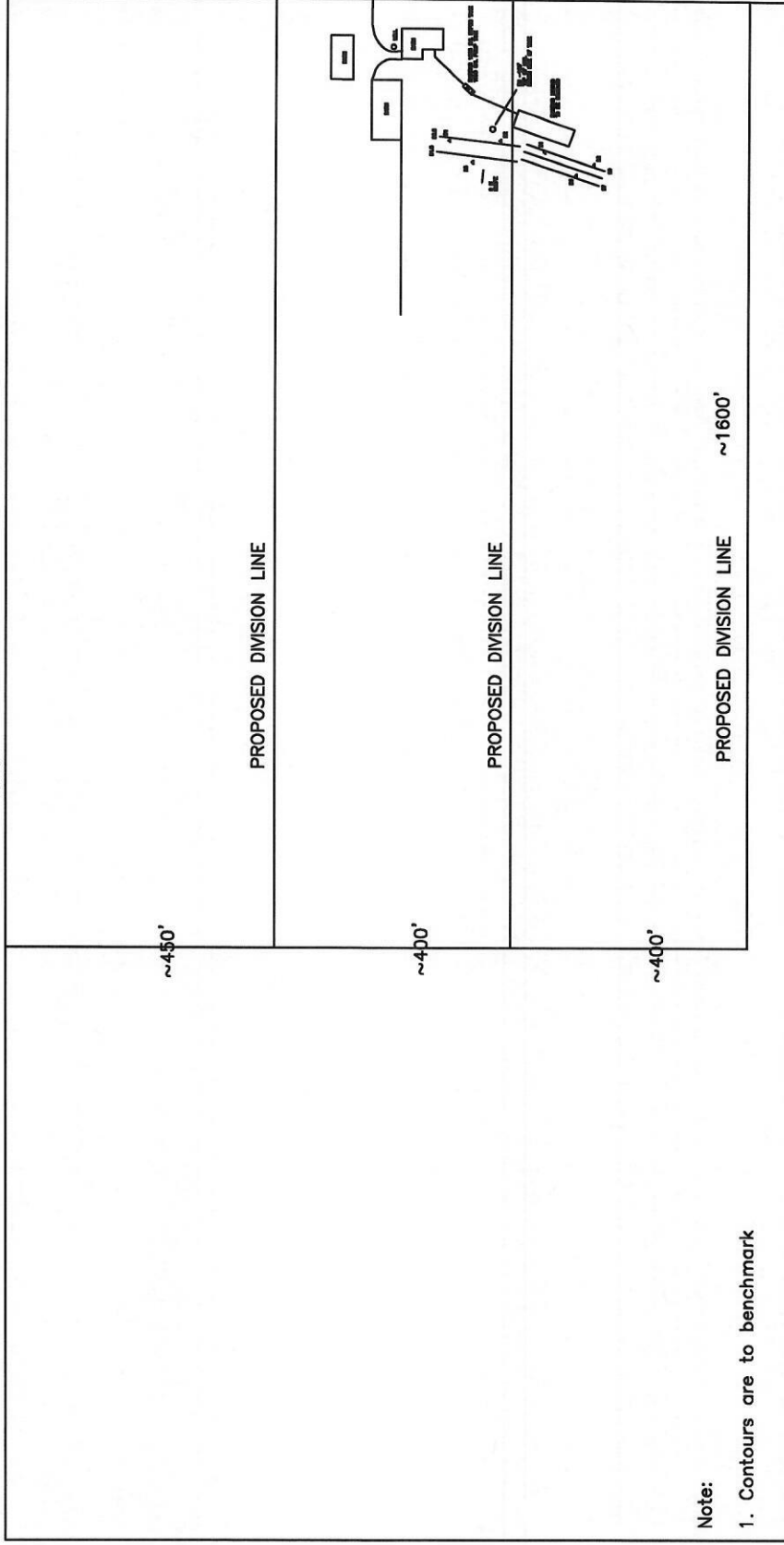
System Location



Scale - 1" = 1'



~2600'



Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

4600 172ND Avenue, BRISTOL, WI 53104
(262) 914-3985
www.billingsleyeng.com

Customer: HCP2 LLC

Parcel ID # 30-4-220-363-0100

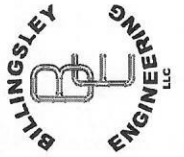
Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

Date: APRIL 20, 2021

Scale: 1" = 300'

Rev: -



System Location

8 %
SLOPE



Scale - 1" = 60'

BM -100'
TOP OF NAIL
NORTH SIDE OF TREE

EXISTING MOUND
TO BE REMOVED

B2

B1

B3

B2

97

99

8 %
SLOPE

Note:

1. Contours are to benchmark

Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

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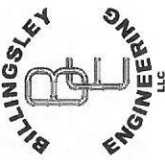
Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

Date: APRIL 20, 2021

Scale: 1" = 60'

Rev: -



SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code

Page 1 of 3



Billingsley Engineering LLC.

www.billingsleyeng.com

County KENOSHA	
Parcel I.D. # 30-4-220-363-0100	
Reviewed by:	Date

APPLICANT INFORMATION - Please print

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

Property Owner HCP2 LLC				Property location Govt. Lot 1/4 SW 1/4, S 36 T 2 ,N,R 20 E			
Property Owner's Mailing Address 1412 136TH AVE				Lot # EAST	Block #	Subd. Name or CSM #	
City UNION GROVE	State WI	Zip Code 53182	Phone Number 262-206-4433	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road BRIGHTON CTH EW	

☐ New Construction Use: ☒ Residential / Number of bedrooms 4 Addition to existing building _____
☒ Replacement ☐ Public or commercial - Describe _____
 Code derived daily flow 600 gpd
 Additional design/site considerations _____
 Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1	1	0-6	10 yr 3/2	none	SI L	2 F SBK	mfr	AW	3 VF	0.6	0.8
	2	6-19	10 YR 4/3	none	C L	2 F ABK	mfi	CW	1VF	0.4	0.6
	3	19-34	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. **103.20** ft.
Depth to limiting factor **19** in.

Remarks:

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
	1	0-9	10 yr 3/2	NONE	SI L	2 F SBK	mfr	AW	~	0.6	0.8
	2	9-20	10 YR 4/3	NONE	C L	2 F ABK	mfr	CW	~	0.4	0.6
	3	20-30	10 YR 4/3	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. **103.20** ft.
Depth to limiting factor **20** in.

Remarks:

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L *Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date April 20, 2021	CST Number 682918

SOIL DESCRIPTION REPORT

Page 2 of 3

Property Owner HCP2 LLC

Parcel I.D. # 30-4-220-363-0100

Boring #

3

Ground elev.
100.76 ft.

Depth to limiting factor
20 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-8	10 YR 3/2	none	SI L	2 F SBK	mfr	AS	~	0.6	0.8
2	8-20	10 YR 4/3	none	C L	2 F ABK	mfr	AW	~	0.4	0.6
3	20-33	10 YR 4/4	C 2 D 10 YR 6/8	C L	1 F ABK	mfi	~	~	0.2	0.3
4										
5										
6										
7										

Remarks:

Boring #

4

Ground elev.
ft.

Depth to limiting factor

1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

5

Ground elev.
ft.

Depth to limiting factor

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #

6

Ground elev.
ft.

Depth to limiting factor

1										
2										
3										
4										
5										
6										
7										

Remarks:

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

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

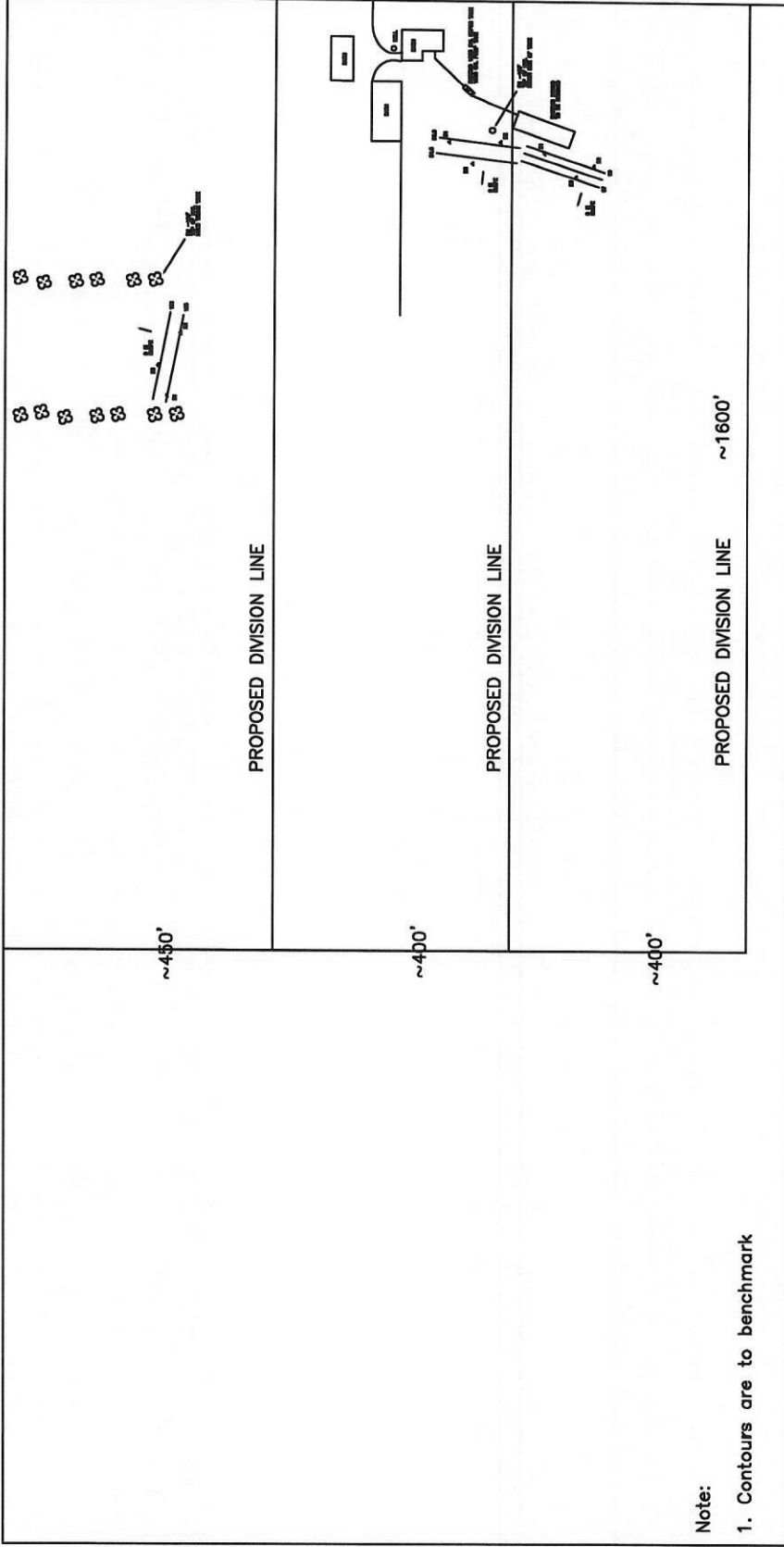
System Location



Scale - 1"



~2600'



Note:

1. Contours are to benchmark

Septic System Design & Installation * Interior Plumbing
Excavating * Soil testing

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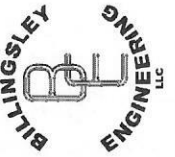
Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

Date: APRIL 20, 2021

Scale: 1" = 300'

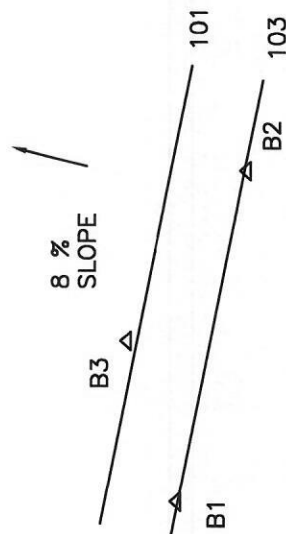
Rev: -



System Location



Scale - 1" = 60'



Note:

1. Contours are to benchmark

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Excavating * Soil testing

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Location: 1/4 SW 1/4 s 36 T 2 N R 20 E

Township: BRIGHTON

Date: APRIL 20, 2021

Scale: 1" = 60'

Rev: -

