

Professional Staff Report
May 19, 2016

**770 Shabbona Drive
Big Foot Country Club**

Proposed Conditional Use Permit: Septic System

Review

The applicant is seeking Conditional Use Permit approval, for the following:

- Section 18-27(e)(6): Accessory uses permitted as conditional use — Septic System

The applicant currently operates a golf course which includes an accessory structure known as "Lolly's" which serves as a resting/service point half way through the course. The existing building is more than 600' from any residential property line. The applicant submitted plans to remove (raze) the building and rebuild a new building in the same location for the same purpose, with the addition of two bathrooms for use. A septic system is being requested to serve the new bathrooms, which requires Conditional Use Permit approval.

The applicant has submitted a site plan which shows the desired location of the septic system, however, the ultimate location will be determined as a result of percolation test (perc test) and approval of a Sanitary Permit by Walworth County.

Applicable Ordinance Sections

§ 18-27(e)(6)

Sec. 18-27: Agricultural Holding (AH-35) District.

- (e) Accessory uses permitted as conditional use.
- (6) Septic system (see subsection 18-64(t)).

§18-64(t)

Sec. 18-64: Accessory land uses

(t) Septic systems. Any state-enabled, county-approved septic disposal system. Septic systems shall comply with the applicable state regulations and regulations in the Village of Fontana Municipal Code related to the protection of natural resources. Septic systems shall adhere to the following listed regulations:

- (1) Septic systems shall adhere to the accessory land use requirements in subsection 18-52(2).
- (2) The minimum lot size for installation of a septic system is one-half acre (21,780 square feet).

§18-52(2)

Sec. 18-52: Regulations applicable to all land uses.

(2) Accessory uses and structures. Accessory uses and structures shall comply with the regulations and requirements of this chapter as well as the following listed regulations:

- (a.) No accessory structure or use shall be constructed on any lot prior to the establishment of an allowable principal use, unless otherwise stated in this chapter.
- (b.) Accessory structures are permitted in the rear and side yards of all lots, and in the street yards of waterfront lots, flag lots, through lots, corner lots, and lots of one acre or more in size. When located in the side yard and the street yard, they shall not be closer than the minimum required side yard, rear yard and street yard setbacks. Only boathouses, boat hoists, and piers shall be permitted in the shoreyard.
- (c.) With the exception of an in-home suite (see subsection 18-64(e)), or accessory dwelling units (see subsection 18-64(f)), in no instance shall an accessory structure, cellar, basement, tent, or recreational trailer be used as a residence.
- (d.) In all zoning districts the requirement that accessory structures comply with principle structure setback requirements for accessory structures 600 square feet or more in size shall not apply to properties abutting along the relevant and affected sideyard for at least 10 feet on either the Institutional (IN) District or any property in any zoning district which is otherwise restricted against development by private or public covenant or nonconforming status so as to render such property unbuildable.

Recommendation

Professional Staff recommends the following:

- (1) This approval shall only be in effect until municipal sanitary service is available, at which time the applicant shall properly abandon the septic system and connect to municipal services.
- (2) The applicant shall submit an operational and maintenance plan to describe how the system will be serviced and maintained.
- (3) Approval of the proposed Septic System shall be contingent upon approval of a Walworth County Sanitary Permit, a copy of which shall be provided to the Village of Fontana Building and Zoning Department.
- (4) A building and zoning permit shall be obtained from the Village of Fontana Building and Zoning Department prior to installation of the Septic System.
- (5) All cost recovery fees shall be paid by the applicant.
- (6) Final location of the Septic System and building shall be located on an as-built survey of that portion of the property.



Application for Village of Fontana-on-Geneva Lake

175 Valley View Drive • PO Box 200 • Fontana, WI 53125
Phone: 262-275-6136 • Fax: 262-275-8088

Request:
Please check all that apply.

- Site Plan: Major (BSOP) \$325.00
- Site Plan: Minor (BSOP) \$125.00
- Certified Survey Map (CSM) \$100.00 plus \$25.00 per lot
- Conditional Use Permit (CUP) \$325.00
- Condominium Plat \$100.00 plus \$50.00 per unit
- Final Plat \$100.00 plus \$50.00 per lot
- Petition to Amend Zoning & Zoning Map \$325.00
- Planned Development (PD) See Rezone, plus all other applicable
- Planned Development Amendment \$325.00
- Preliminary Plat \$100.00 plus \$50.00 per lot
- Other: _____ Fee: _____

Application Renewed RECEIVED
MAY 26 2016

VILLAGE OF FONTANA

Date application was received:

RECEIVED

MAR 15 2016

VILLAGE OF FONTANA

Fee Paid:

\$ 325.00

CK 049010 3-16-16

Physical Address of Site: 770 SHABBONA DR. Date: 3-16-16

Tax Parcel Number: STFV 00045

Project or Development Name: BIG FOOT COUNTRY CLUB - HALFWAY HOUSE SEPTIC SYSTEM

Applicant

Name: BIG FOOT CORPORATION

Mailing Address: PO BOX 140
FONTANA WI 53125

eMail: _____

Phone: _____

Owner of Site

Name: SAME AS ABOVE

Mailing Address: _____

eMail: _____

Phone: _____

Legal Representative

Name: N/A

Mailing Address: _____

eMail: _____

Phone: _____

Architect, Engineer, Contractor

Name: N/A

Mailing Address: _____

eMail: _____

Phone: _____

Legal Description of Site (Attach separate sheet if additional space is needed):

SEE ATTACHED

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: AH-35 Current Overlay Districts of Site: PEC

Proposed Zoning of Site: SAME *MOUND 5/26/16*

Proposed type of structure of use: SEPTIC SYSTEM

Proposed use of structure or site: _____

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

5/26/16
PROPERTY IS AN EXISTING GOLF COURSE. A "HALFWAY HOUSE" BUILDING IS PROPOSED TO BE REMOVED AND RECONSTRUCTED, SLIGHTLY LARGER IN SIZE, AND WITH THE INCLUSION OF TWO BATHROOMS FOR USE. A SEPTIC SYSTEM IS REQUIRED TO SERVE THIS BUILDING. CODE REQUIRES SEPTIC SYSTEMS TO BE APPROVED THROUGH A CLUP. *MOUND*

Statement showing compatibility of proposed zoning district and proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

5/26/16
MOUND
AH-35 ZONING AND GOLF COURSE: ZONING AND USE WILL REMAIN THE SAME. PROPOSED SEPTIC SYSTEM WILL BE ADDED TO SUPPORT CURRENT USE.

Statement showing compatibility of proposed zoning district and proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

5/26/16
MOUND
SEPTIC SYSTEM IS NOT LOCATED NEAR ANY RESIDENTIAL PROPERTIES OR NEIGHBORHOODS. CLOSEST RESIDENTIAL PROPERTY LINE ±600' AWAY

Include the names and addresses of all property owners located within 300 feet of the subject property, as measured from all property lines (Attach separate sheet if additional space is needed):

Name	Address

Print Applicant's Name: B. GREGORY TRAPANI Date: 3/16/16

Signature of Applicant: *[Signature]*



RECEIVED
MAY 19 2016
COUNTY OF FONTANA

Industry Services Division
1400 E Washington Ave
P.O. Box 7162
Madison, WI 53707-7162

County
Walworth
Sanitary Permit Number (to be filled in by Co.)
583655-16-0303

Sanitary Permit Application

In accordance with SPS 383.21(2), Wis. Adm. Code, submission of this form to the appropriate governmental unit is required prior to obtaining a sanitary permit. Note: Application forms for state-owned POWTS are submitted to the Department of Safety and Professional Services. Personal information you provide may be used for secondary purposes in accordance with the Privacy Law, s. 15.04(1)(m), Stats.

State Transaction Number
2700627
Project Address (if different than mailing address)
770 Shabbona Dr.

I. Application Information - Please Print All Information

Property Owner's Name
Big Foot Country Club

Parcel #
STFU 00045

Property Owner's Mailing Address
770 Shabbona Dr.

Property Location
Govt. Lot
NE 1/4, NE 1/4, Section 22
(circle one)
T 1 N ; R 16 E or W

City, State
Fontana-on-Lake Geneva, WI

Zip Code
53125

Phone Number

II. Type of Building (check all that apply)
 1 or 2 Family Dwelling - Number of Bedrooms _____
 Public/Commercial - Describe Use Outdoor Sports Facility
 State Owned - Describe Use _____

Lot #
--
Block #
--
CSM Number
--

Subdivision Name

 City of
 Village of Fontana-on Lake Geneva
 Town of

III. Type of Permit: (Check only one box on line A. Complete line B if applicable)

A. New System Replacement System Treatment/Holding Tank Replacement Only

Other Modification to Existing System (explain)

B. Permit Renewal Before Expiration Permit Revision Change of Plumber Permit Transfer to New Owner

List Previous Permit Number and Date Issued

IV. Type of POWTS System/Component/Device: (Check all that apply)

Non-Pressurized In-Ground Pressurized In-Ground At-Grade Mound \geq 24 in. of suitable soil Mound < 24 in. of suitable soil
 Holding Tank Other Dispersal Component (explain) Pretreatment Device (explain)

V. Dispersal/Treatment Area Information:

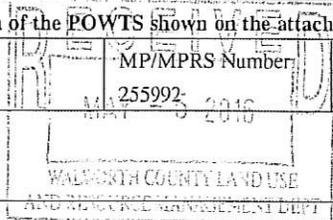
Design Flow (gpd) 263
Design Soil Application Rate (gpdsf) (1.0) .4
Dispersal Area Required (sf) (263) 657.5
Dispersal Area Proposed (sf) (264) 657.8
System Elevation 99.5'

VI. Tank Info

	Capacity in Gallons		Total Gallons	# of Units	Manufacturer	Prefab Concrete	Site Constructed	Steel	Fiber Glass	Plastic
	New Tanks	Existing Tanks								
Septic or Holding Tank	1120		1120	1	Lakeshore Burial Vault	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dosing Chamber	730		1055	1	Lakeshore Burial Vault	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VII. Responsibility Statement- I, the undersigned, assume responsibility for installation of the POWTS shown on the attached plans.

Plumber's Name (Print) Christopher Johnson
Plumber's Signature [Signature]
MP/MPRS Number 255992
Business Phone Number 262 642 3701
Plumber's Address (Street, City, State, Zip Code) W1014 Honey Creek Rd, Burlington, WI. 53105



VIII. County/Department Use Only

Approved Disapproved
 Owner Given Reason for Denial
Permit Fee \$ 685
Date Issued 5/16/16
Issuing Agent Signature [Signature]

**PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM
MAINTENANCE AND MANAGEMENT AGREEMENT**



Land Use and Resource
Management Department

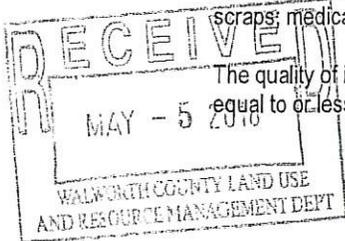
Name of Owner: Big Foot Country Club Date: 5/5/16
Mailing Address: 770 Shabbona Dr. Tax Parcel: STFU 00045
Fontana on Lake Geneva Wl. 53125 - 1/4 NE 1/4 Sec. 22 T 1 N R 16 E
Phone Number: _____ Village/Town of: Fontana on Lake Geneva

The Private Onsite Wastewater Treatment System (POWTS) shall be designed, installed and maintained according to SPS 383, Wis Admin. Code, and the Walworth County Code of Ordinances, Ch. 70

Walworth County participates in the Wisconsin Fund Grant Program, which provides financial assistance to eligible property owners to replace or rehabilitate a failing private sewage system. As part of the program the property owner is responsible for system operation and maintenance.

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.



The quality of influent discharged into a POWTS treatment or dispersal component consisting in part of in situ soil shall be equal to or less than all the following:

- A monthly average of 30 mg/L fats, oils, and grease
- A monthly average of 220 mg/L BOD5
- A monthly average of 150 mg/L TSS

The quality of influent discharged into a POWTS treatment or dispersal component that consists in part of unsaturated soil may not contain any solid or suspended solid exceeding 1/8-inch in diameter.

No product for chemical/physical restoration or no chemical/physical procedure for a POWTS may be used unless approved by the Department of Safety & Professional Services in accordance with SPS 384, Wis. Admin. Code

The department may require the metering and monitoring of any POWTS to evaluate the operation of the POWTS.

3-Year Maintenance Requirements

Maintenance of the system shall occur within three (3) years of the date of installation or within three (3) years of the date of the pumping/inspection on file with the County and shall be reported to the County at least once every three years thereafter.

Inspections of septic tank(s) and dispersal cell(s) or pumping of the septic tank(s) shall be conducted by an individual with one of the following licenses or certifications; Master plumber, Master plumber restricted service, POWTS inspector, POWTS maintainer, Septage servicing operator (pumper).

Maintenance of the system shall include the following:

1. A certified septage-servicing operator (pumper) shall pump the septic tank, unless inspected. If inspected, the combined accumulation of sludge and scum in any tank(s) must be less than one-third (1/3) of the tank volume.

All wastes shall be disposed of in accordance with NR 113, Wis. Admin. Code.

2. The septic tank filter(s) shall be inspected and cleaned to remove accumulated solids according to manufacturer's specifications. The filter cartridge shall not be removed unless provisions are made to retain solids in the tank. It may be necessary to clean the filter on a more frequent basis to maintain proper operation.

3. Visually inspection to confirm system is in proper operating condition, showing no signs of wastewater or effluent ponding on the ground surface.
4. Inspection to identify cracks or leaks in tank(s), manhole/riser condition, missing or broken hardware such as locks, chains, vent/inspection piping, etc. and verification any pump, alarm, or related electrical connections are tested to confirm proper operation and are free of any defects.
5. Defects or malfunctions identified during maintenance shall be repaired in conformance with SPS 383, Wis. Admin. Code, and the Walworth County Code of Ordinances, Ch. 70. The User's Manual, provided to the owner of the POWTS includes the names and telephone numbers of licensed individual(s) to contact for repairs or replacement.

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 property and safely abandoned in compliance with SPS 383.33, Wis. Admin. 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 (pumper).
- After pumping, all tanks and pits shall be excavated and removed or the 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:

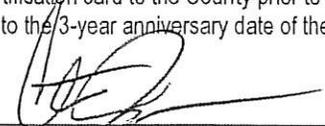
- A suitable replacement area has been evaluated and may be utilized for the location of a replacement soil absorption system. The replacement area should be protected from disturbance and compaction and should not be infringed upon by required setbacks from existing and proposed structure, lot lines 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. Reconstruction 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.

I, the undersigned property owner, heirs of the owner, or assignees of the owner have read the above requirements and agree to maintain the POWTS in accordance with the standards set forth, herein, as set by SPS 383 Wis. Admin. Code, Wisconsin Fund-Private Onsite Wastewater Treatment System Replacement or Rehabilitation Financial Assistance Program, and by the Walworth County Code of Ordinances, Ch. 70.

In addition I agree to submit the completed maintenance certification card to the County prior to the three-(3) year anniversary date of when the POWTS was installed or prior to the 3-year anniversary date of the pumping/inspection on file with the department.

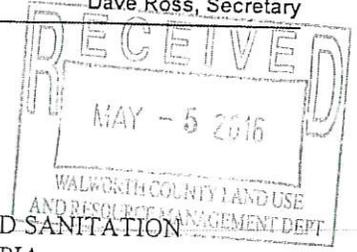
Owner or Owner's Agent: 

Date: 5/5/16



DIVISION OF INDUSTRY SERVICES
 2331 SAN LUIS PL STE 150
 GREEN BAY WI 54304-5211
 Contact Through Relay
<http://dsps.wi.gov/programs/industry-services>
www.wisconsin.gov

Scott Walker, Governor
 Dave Ross, Secretary



April 28, 2016

CUST ID No. 255992

ATTN: POWTS Inspector

CHRISTOPHER JOHNSON
 J&H SOIL TESTING & SEPTIC SYSTEMS INC
 W1014 HONEY CREEK RD
 BURLINGTON WI 53105

PLANNING, ZONING AND SANITATION
 WALWORTH COUNTY SPLA
 W3929 COUNTY NN
 ELKHORN WI 53121-4362

CONDITIONAL APPROVAL
 PLAN APPROVAL EXPIRES: 04/28/2018

Identification Numbers
Transaction ID No. 2700627
Site ID No. 823484
Please refer to both identification numbers, above, in all correspondence with the agency.

SITE:

Big Foot Country Club
 770 Shabbona Dr
 Village of Fontana
 Walworth County
 , NE1/4, S22, T1N, R16E

FOR:

Description: New Mound System for Country Club
 Object Type: POWTS Component Manual Regulated Object ID No.: 1598712
 Maintenance required; 263 GPD Flow rate; 28 in Soil minimum depth to limiting factor from original grade; System(s):
 Mound Component Manual - Ver. 2.0, SBD -10691-P (N.01/01, R. 10/12), Pressure Distribution Component Manual -
 Ver. 2.0, SBD-10706-P (N.01/01, R. 10/12); Commercial System, Effluent Filter

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. This system is to be constructed and located in accordance with the enclosed approved plans and with any component manual(s) referenced above. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements.

No person may engage in or work at plumbing in the state unless licensed to do so by the Department per s.145.06, stats.

The following conditions shall be met during construction or installation and prior to occupancy or use:

- Page 2 – System Elevation = 99.5 Feet
- Page 2 – Invert of Distribution Pipe = 100.0 Feet
- Preserve dispersal area prior and during construction to avoid disturbance, compaction and use of the site.
- With new construction; it is recommended not to activate the pump in the dose tank until the tanks are pumped prior to homeowner occupancy.
- Wastewater generated from contractors cleaning of equipment and tools and/or left over construction products shall not be discharged into the drains discharging to the private onsite wastewater treatment system (POWTS). Waste generated shall be properly disposed of on-site or off site.
- Any tall grasses, leaves and shrubs shall be cut short and removed prior to tilling the surface for installation to prevent matting under the dispersal area.
- Prior to construction of the dispersal area, check the moisture content of the soil to a depth of 8 inches. Smearing and compacting of wet soil will result in reducing the infiltration capacity of the soil. Proper soil moisture content can be determined by rolling a soil sample between the hands. If it rolls into a 1/4- inch wire,

DEPT OF
 PROFESSIONAL
 DIVISION OF I
 Jim Vaccaro
 SEE COR

Index Sheet

RECEIVED
APR 22 2016
INDUSTRY SERVICES

Property Owners: Big Foot Country Club

Mailing Address: 770 Shabbona Dr. Fontana-on-Geneva Lake, WI. 53125

NE 1/4, S 22, T 1 N.R. 16E

Village of Fontana-on-Geneva Lake

Walworth County

All plans and designs are based on SPS 383 & Pressure Distribution Component
Manual & Mound Component Manual Ver. 2.0, SBD-10691-P (N 01/01, R 10/12) Ver. 2.0,
SBD-10706-P (N 01/01, R 10/12)

Contents:

- Page 1 Plot Plan
- Page 2 Mound Cross Section & Plan View
- Page 3 Distribution Pipe & Perforation Detail
- Page 4 Pump Chamber Cross Section & Specifications
- Page 5 Pump Curve
- Page 6 Management Plan
- Page 7 Management Plan
- Page 8 Tank Specifications
- Page 9 Large Scale Walworth County Map
- Page 10 Septic System Design Gallons Per Day
- Page 11 Disclaimer on Cooking/Grilling

Name: Christopher Johnson Signed: 

Credential Number MPRS 255992 Date: 4/18/16

RECEIVED
SAFETY AND
INDUSTRY SERVICES


RESPONDENCE

640'

Main Street

Highway "67"

Town of Walworth

Village of Fontana on Geneva Lake

Property Owner
 Big Foot Country Club
 770 Shabbona Dr.
 Fontana-on-Geneva Lake, WI. 53125

Location
 NE. 22. 1. 16E
 Village of Fontana -on-Geneva Lake
 Walworth County

Scale
 $F''=60'$

(Except as Noted)
 See Large Scale Drawing

Benchmark
 BM = 100'
 Base of Large Tree 15'
 SW of B. I. North Side

Christopher Johnson
 255992
 4/18/16



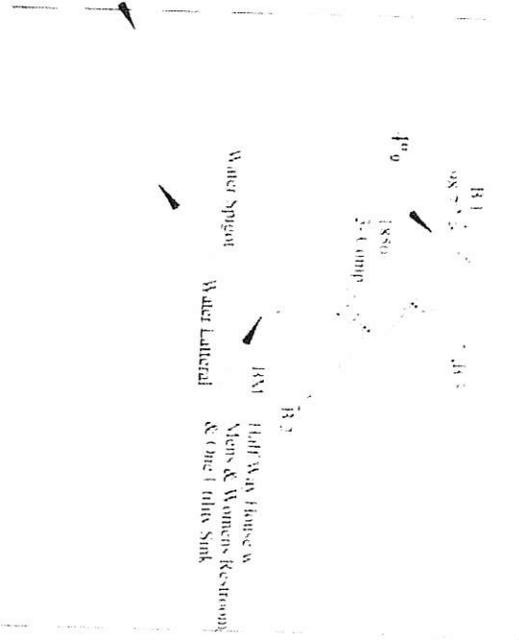
Scaled Area

Village of Fontana on Geneva Lake

Town of Walworth

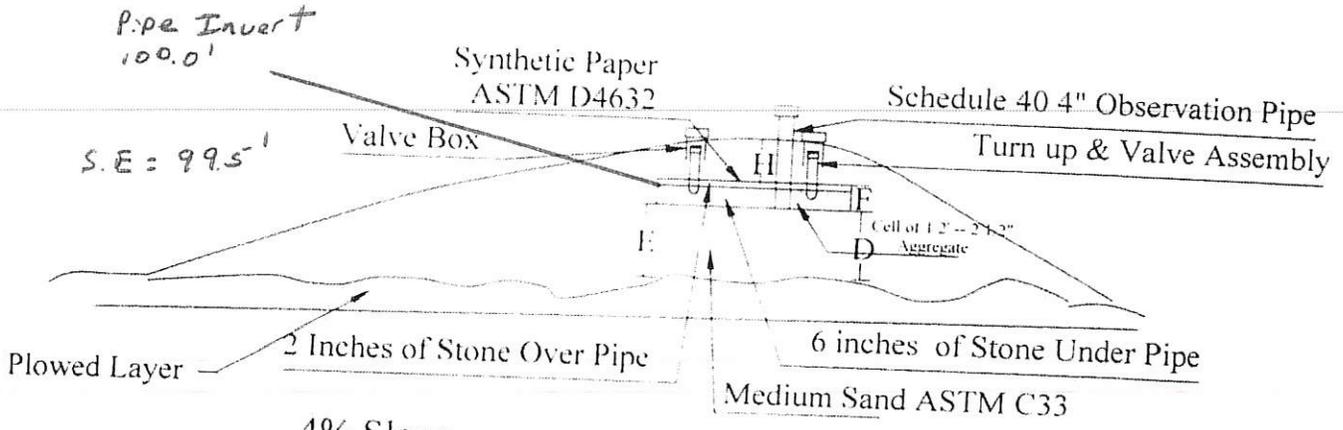
Railroad Tracks

Part of 160 Acres 97.6

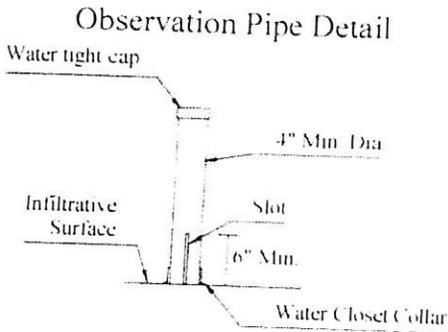


From the West Corner of the Half Way House to Main Street is 865'
 From the West Corner to the west Property Line is 740'
 From the West Corner to Highway "67" is 1380'
 From the South Corner of the Halfway House to the South Property Line is 560'
 From the South Corner of the Halfway House to the Railroad Tracks is 1450'
 From the East Corner of the Halfway House to the East property line is 1060'

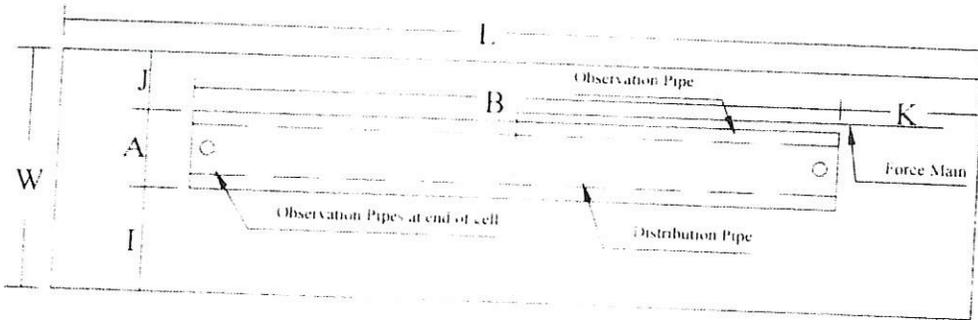
Mound Plan View



4% Slope



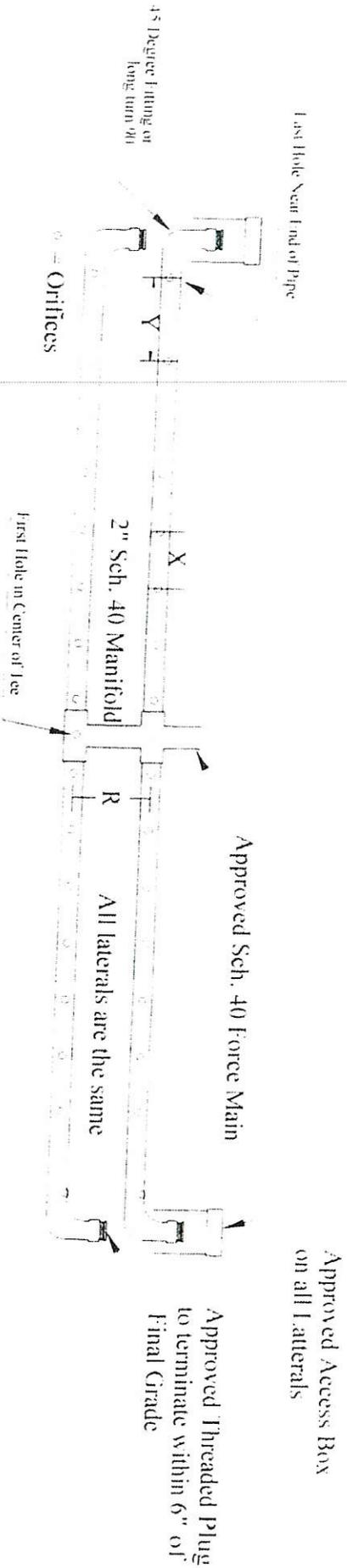
A	6	Ft.	D	.67	Ft.
B	44	Ft.	E	.91	Ft.
K	7.77	Ft.	F	.8	Ft.
L	59.54	Ft.	G	.5	Ft.
J	5.26	Ft.	H	1.0	Ft.
I	8.95	Ft.			
W	20.21	Ft.			



Mound Cross Section

Distribution Pipe Layout For Mound System

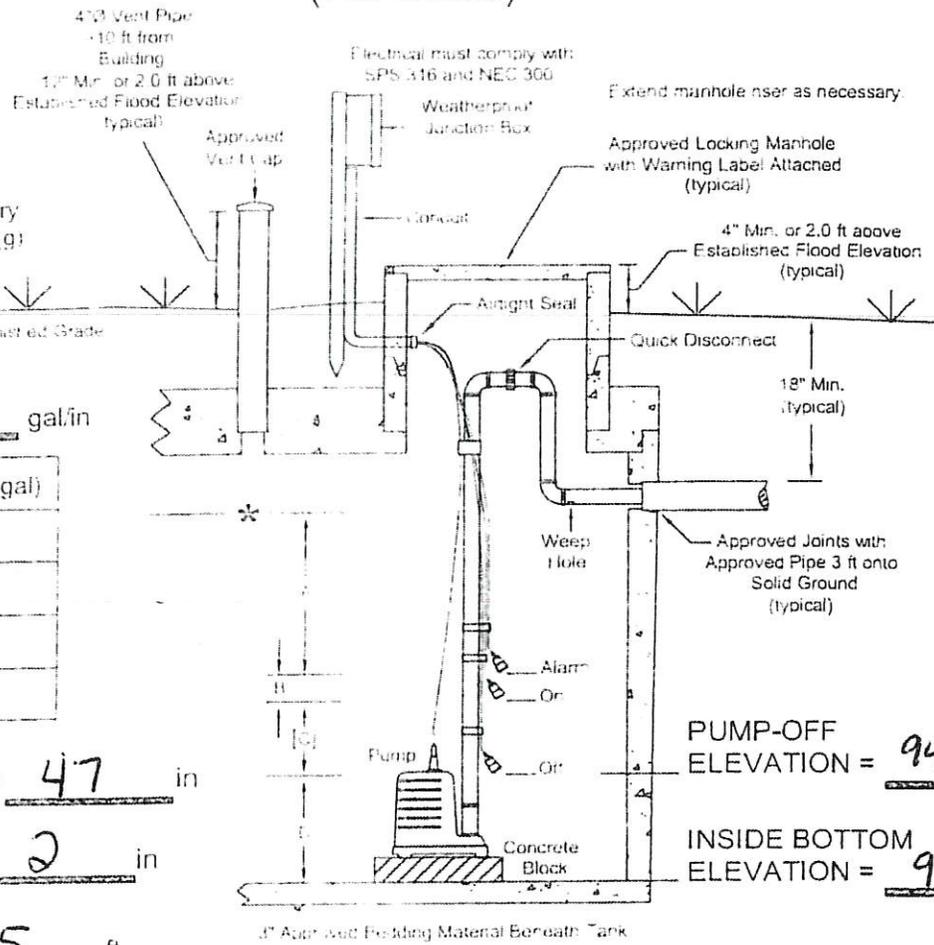
P	20	Feet	R	36	Inches
X	30	Inches	Y	30	Inches
		Hole Diameter		1/4	Inch
		Lateral Diameter		1	Inches
		Force Main Diameter		2	Inches
		# of Holes Per Pipe		7.5	
		System Discharge Rate		35.1	



SEPTIC / PUMP TANK SPECIFICATIONS (No Scale)

IMPORTANT:

Anchor tank(s) as necessary pursuant to SPS 383.43(8)(g)



CAPACITIES @ 16 gal/in

	Depth (in)	Volume (gal)
A	34	544
B	2.0	32
[C]	3	48
D	8	128

* Pump Tank Liquid Level = 47 in

Force Main Diameter = 2 in

Force Main Length = 25 ft

Force Main Void Volume = 5 gal

[C] Total Dose Volume (TDV) = 48 gal/dose

(5X total lateral void volume ≤ TDV ≤ 0.2X design flow)
+ (force main drainback volume)

MIN. PUMP DISCHARGE RATE = 35.1 gpm

PUMP-OFF ELEVATION = 94.7 ft

INSIDE BOTTOM ELEVATION = 93.7 ft

Vertical Head = 5.3 ft

+ Min. Supply Head = 2.5 ft

+ FM Friction Loss = .65 ft

+ Fitting Loss* = .75 ft
*(min. supply head x 0.3)

= TOTAL DYNAMIC HEAD = 9.22 ft

PUMP TANK:

Volume = 730 gal

Manufacturer: Lake Shore Burial Vault

Pump Manufacturer: Hydromatic

Pump Model: SP 40 (See attached pump curve)

Controls/Alarm Manufacturer: SSE/Rhombus

Controls/Alarm Model: Tank Alert

Float switches containing mercury are prohibited.

SEPTIC TANK(S):

Total Volume = 1120 gal

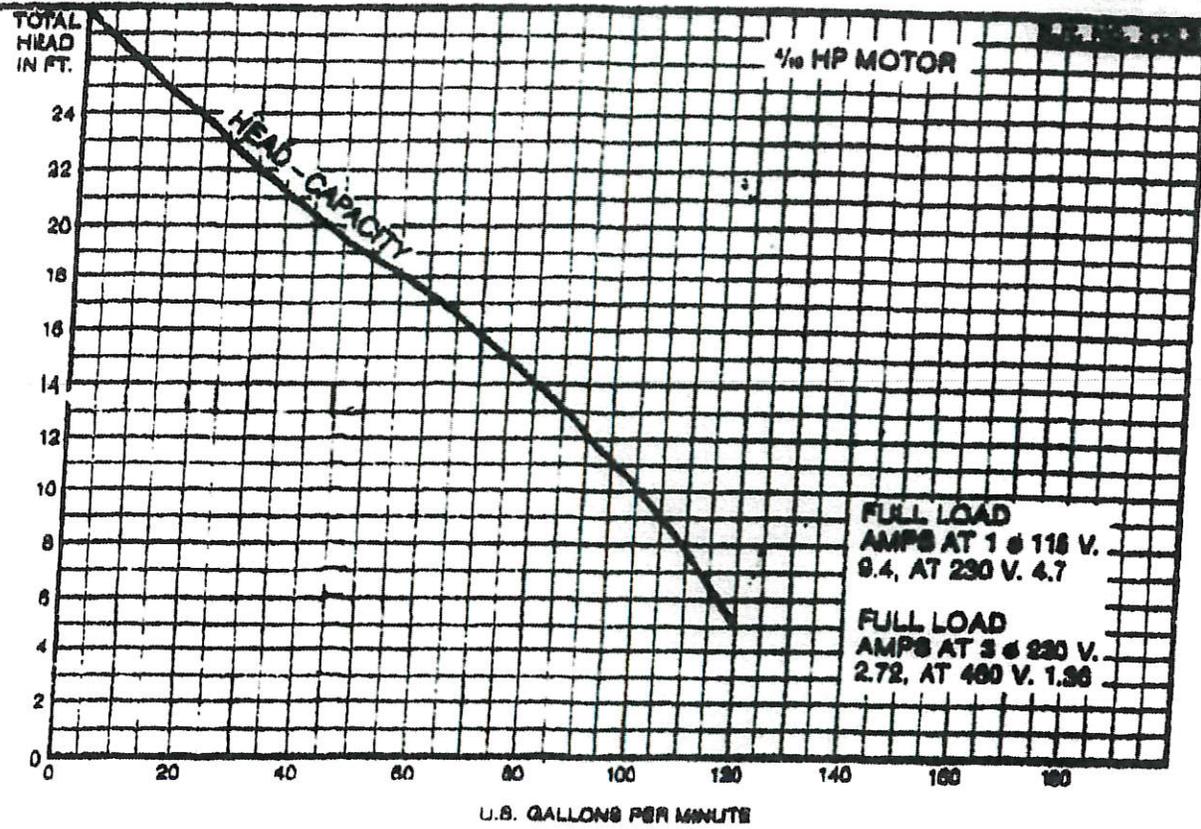
Manufacturer(s): Lake Shore Burial Vault

Install approved effluent filter at the septic tank outlet immediately upstream of the pump tank inlet.

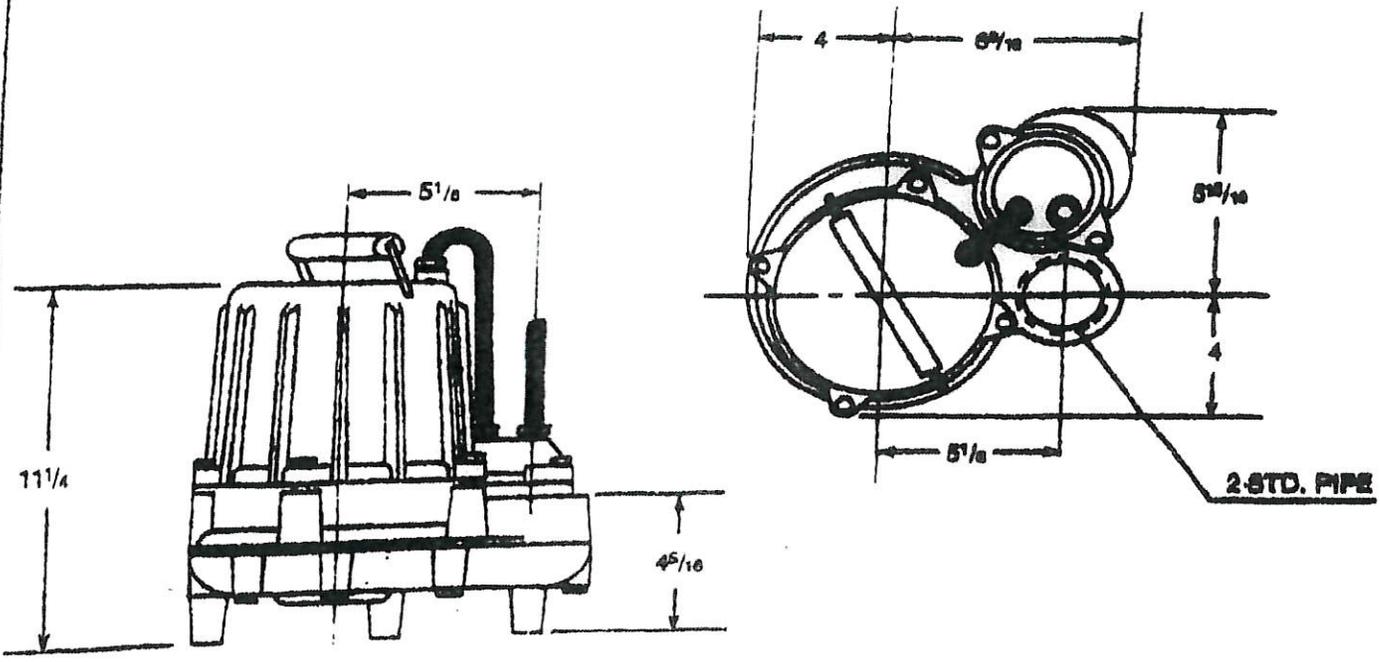
Filter Manufacturer: Orenco

Filter Model: Fts 04 44-36

MODEL: SP40A SUBMERSIBLE SEWAGE PUMP - MAX. SOLIDS 1 1/4" SPHERE - 1750 RPM



MODEL: SP40A



NOTE: CASTING DIM. MAY VARY $\pm 1/16"$

5 of 11

FILE INFORMATION

Owner	Big Foot Country Club
Permit #	

SYSTEM SPECIFICATIONS

Septic Tank Capacity	1120 gal	<input type="checkbox"/> NA
Septic Tank Manufacturer	LakeShore Burial Vault	<input type="checkbox"/> NA
Effluent Filter Manufacturer	Orengo	<input type="checkbox"/> NA
Effluent Filter Model	F75 04 44-36	<input type="checkbox"/> NA
Pump Tank Capacity	730 gal	<input type="checkbox"/> NA
Pump Tank Manufacturer	LakeShore Burial Vault	<input type="checkbox"/> NA
Pump Manufacturer	Hydromatic	<input type="checkbox"/> NA
Pump Model	SP 40	<input type="checkbox"/> NA
Pretreatment Unit		<input checked="" 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:	
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 checked="" type="checkbox"/> Mound	
<input type="checkbox"/> Drip-Line	<input type="checkbox"/> Other:	
Other:		<input type="checkbox"/> NA
Other:		<input type="checkbox"/> NA
Other:		<input type="checkbox"/> NA

DESIGN PARAMETERS

Number of Bedrooms		<input type="checkbox"/> NA
Number of Public Facility Units	50 patrons	<input type="checkbox"/> NA
Estimated flow (average)	175 gal/day	
Design flow (peak), (Estimated x 1.5)	263 gal/day	
Soil Application Rate	1.0 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 checked="" 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 checked="" type="checkbox"/> NA

*Values typical for domestic wastewater and septic tank effluent.

MAINTENANCE SCHEDULE

Service Event	Service Frequency	
Inspect condition of tank(s)	At least once every: 3	<input type="checkbox"/> month(s) <input checked="" type="checkbox"/> year(s) (Maximum 3 years) <input type="checkbox"/> NA
Pump out contents of tank(s)	When combined sludge and scum equals one-third (1/3) of tank volume	<input type="checkbox"/> NA
Inspect dispersal cell(s)	At least once every: 3	<input type="checkbox"/> month(s) <input checked="" type="checkbox"/> year(s) (Maximum 3 years) <input type="checkbox"/> NA
Clean effluent filter	At least once every: 1.5	<input type="checkbox"/> month(s) <input checked="" type="checkbox"/> year(s) <input type="checkbox"/> NA
Inspect pump, pump controls & alarm	At least once every: 6	<input type="checkbox"/> month(s) <input checked="" type="checkbox"/> year(s) <input type="checkbox"/> NA
Flush laterals and pressure test	At least once every: 6	<input type="checkbox"/> month(s) <input checked="" type="checkbox"/> year(s) <input type="checkbox"/> NA
Other:	At least once every:	<input type="checkbox"/> month(s) <input type="checkbox"/> year(s) <input checked="" type="checkbox"/> NA
Other:		<input checked="" 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. 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 to 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 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

For new construction, prior to use of the POWTS check treatment tank(s) for the presence of painting products or other may impede the treatment process and/or damage the dispersal cell(s). If high concentrations are detected have 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 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, overloading the cell(s) and may result 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) water; 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 SPS 383.33, 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	Christopher Johnson
Phone	262 642-3701

POWTS MAINTAINER

Name	
Phone	

SEPTAGE SERVICING OPERATOR (PUMPER)

Name	
Phone	

LOCAL REGULATORY AUTHORITY

Name	Walworth County
Phone	262 741-4972

Specifications

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

Reinforcing: Primary reinforcement shall be cover, side and bottom, #3 and #4 #1 Rebar (Grade 60)

Sealant: Butyl Sealant used in the seams of the tank and inserts will meet or exceed AS/MI C996.

Inlet and Outlet Openings: All fittings with Pipe-to-Structure connections shall conform to AS/MI C923

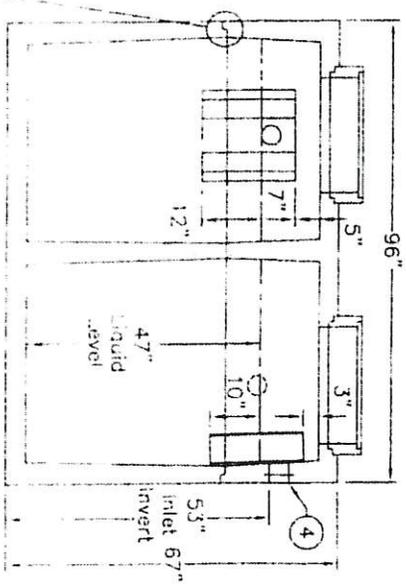
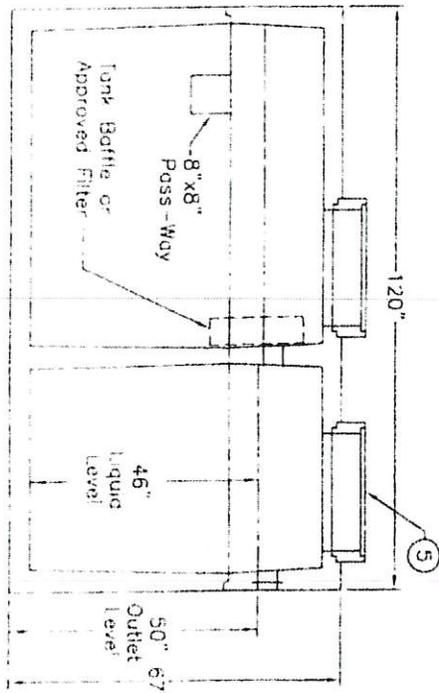
Earth Cover: Minimum 2' to Maximum 4'

Design Data: Design per AS/MI C124

For further details, consult Lake Shore Burial Vault Co. website.

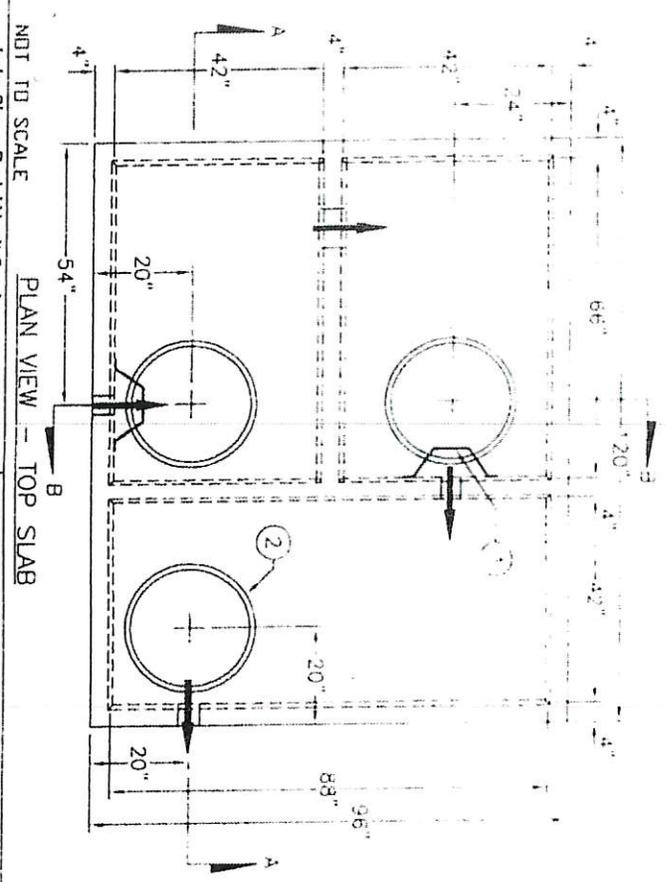
Installation: See excavation requirements on drawing for proper installation and alignment of the tank. The base shall be a minimum of 4" of compacted sand or stone for proper drainage and leveling of the tank.

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



SECTION A-A

SECTION B-B



Item No.	Description
1	Tank Baffle - HDPE
2	Riser - 24" Dia
3	Base Step
4	Pipe-to-Structure Connector
5	Manhole Cover
6	Tank Baffle - PVC

NOT TO SCALE
 Lake Shore Burial Vault Co., Inc.
 12780 W. Lisbon Road
 Brookfield, WI 53005
 Phone: 262.781.6262 Fax: 262.781.6290
 www.lsburialvaults.com

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

Model:	1,850 Gallon, Three Compartment, Mid-Section Tank
Drawn By:	MR
Date:	2/22/10
Approx Weight:	9,120 lbs - T 12,640 lbs - B
Capacity:	560/560/730
GPI:	12.00/12.00/16.00
Dwg. No.:	01850.00SSP

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Q&H

Soil Testing, Septic Systems, Inc



W1014 Honey Creek Rd.
Burlington, Wisconsin 53105

262-642-3701
Fax: 262-642-3880

April 12, 2016

Big Foot Country Club
770 Shabbona Dr.
Fontana-on-Geneva Lake, WI. 53125

To Whom It May Concern:

I will be sizing the septic system for Big Foot Country Club's Half Way House the mound type septic system will be sized for an Outdoor Sports Facility using the following design specifics according to my calculations per state code:

(200) Golf Members

Accommodations for 4 Restrooms on the Golf Course = 50 Members x 3.5 Gallons.
Per Member = 175 Estimated Gallons Per Day x 1.5 = 263 Gallons Per Day Design
Rate.

This is a seasonal golf course open to members only and is closed during the winter months.

Please feel free to call with any questions or concerns.

Christopher Johnson
(262) 642 - 3701.

Signed

Big Foot Country Club

Title

Manager

Date

4/15/16

g&H

Soil Testing, Septic Systems, Inc



W1014 Honey Creek Rd
Burlington, Wisconsin 53105

262-642-3701

Fax 262-642-2900

April 12, 2016

Big Foot Country Club
770 Shabbona Dr.
Fontana-on-Geneva Lake, WI. 53125

To Whom It May Concern:

I will be installing a mound system for Big Foot Country Club's Half Way House this Half Way House will have a restroom for both men and woman as well as a utility sink, it is my understanding there will be no kitchen accommodations for cooking at the Half Way House and the sole purpose for this building will be for access to the restrooms on the golf course and any snacks and / or beverages please feel free to call with any questions or concerns you may have.

Christopher Johnson
(262) 642 - 3701.

Signed  Title MANAGER Date 4/15/16
Big Foot Country Club

11 of 11

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

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

County	Walworth
Parcel I.D.	STFU 00045
Reviewed By	Date

Property Owner Big Foot Country Club	Property Location Govt. Lot <u>NE 1/4, NE1/4, S22, T1N, R16E</u>		
Property Owner's Mailing Address 770 Shabbona Dr.	Lot #	Block #	Subd. Name or CSM#
City _____ State _____ Zip Code _____ Phone Number _____	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Village	<input type="checkbox"/> Town
Fontana-on-Geneva Lake WI 53125	Nearest Road Fontana		Shabbona Dr.

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: Outdoor Sports Facility

Parent material Glacial Till/ Outwash Flood plain elevation, if applicable _____ ft.

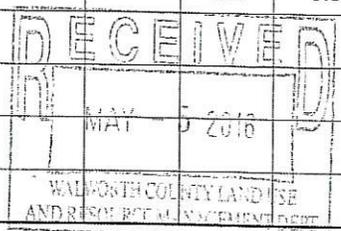
General comments Soil Suitable for Mound System. 200 Member Country Club divide 4 restrooms on the course = 50 members x 3.5 gallons per day and recommendations: for Outdoor Sports Facility = 175 Gallons Per Day x 1.5 for Design Rate = 263 Gallons Per Day Mound System.

1 Boring # Boring Pit Ground surface elev. 98.7 ft. Depth to limiting factor 33 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
									*Eff#1	*Eff#2
1	0 - 6	10yr 3/3	----	sil	2fsbk	mvfr	as	2m	0.6	0.8
2	6 - 12	10yr 5/3	----	sil	2msbk	mfr	cs	2f	0.6	0.8
3	12 - 33	10yr 4/4	----	cl	2msbk	mfr	cs	1f	0.4	0.6
4	33 - 45	10yr 5/4	F1F 10yr 5/6	sicl	1msbk	mfr	--	--	0.2	0.3

2 Boring # Boring Pit Ground surface elev. 98.7 ft. Depth to limiting factor 28 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
									*Eff#1	*Eff#2
1	0 - 4	10yr 3/2	----	sil	2fsbk	mvfr	as	2m	0.6	0.8
2	4 - 28	10yr 4/4	----	cl	2msbk	mfr	cs	2f	0.4	0.6
3	28 - 40	10yr 5/4	F1F 10yr 5/6	sicl	1msbk	mfr	--	1f	0.2	0.3



* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Christopher Johnson	Signature 	CST Number 255992
Address J&H Soil Testing & Septic Systems Inc. W1014 Honey Creek Rd. Burlington, WI 53105	Date Evaluation Conducted 4/5/2016	Telephone Number 262-642-3701

3 Boring # Boring Pit Ground surface elev. 97.6 ft. Depth to limiting factor 37 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft ²	
									*Eff#1	*Eff#2
1	0 - 6	10yr 3/2	----	sil	2fsbk	mvfr	as	2m	0.6	0.8
2	6 - 12	10yr 5/3	----	sil	2msbk	mfr	cs	2f	0.6	0.8
3	12 - 37	10yr 4/4	----	cl	2msbk	mfr	cs	1f	0.4	0.6
4	37 - 57	10yr 5/4	F1F 10yr 5/6	sicl	1msbk	mfr	--	--	0.2	0.3

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

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

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

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

RECEIVED

MAY - 5 2016

WALWORTH COUNTY LAND USE AND RESOURCE MANAGEMENT DEPT

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS <30 mg/L

Highway "67"

640'

Main Street

Town of Walworth

Village of Fontana on Geneva Lake

Property Owner
Big Foot Country Club
770 Shabbona Dr.
Fontana-on-Geneva Lake, WI. 53125

Location
R2E, NE, 22, 1, 16E
Village of Fontana-on-Geneva Lake
Walworth County

Scale
1" = 60'

(Except as Noted)

Benchmark
BM = 100'

Base of Large Tree 15'
SW of B 1, North Side

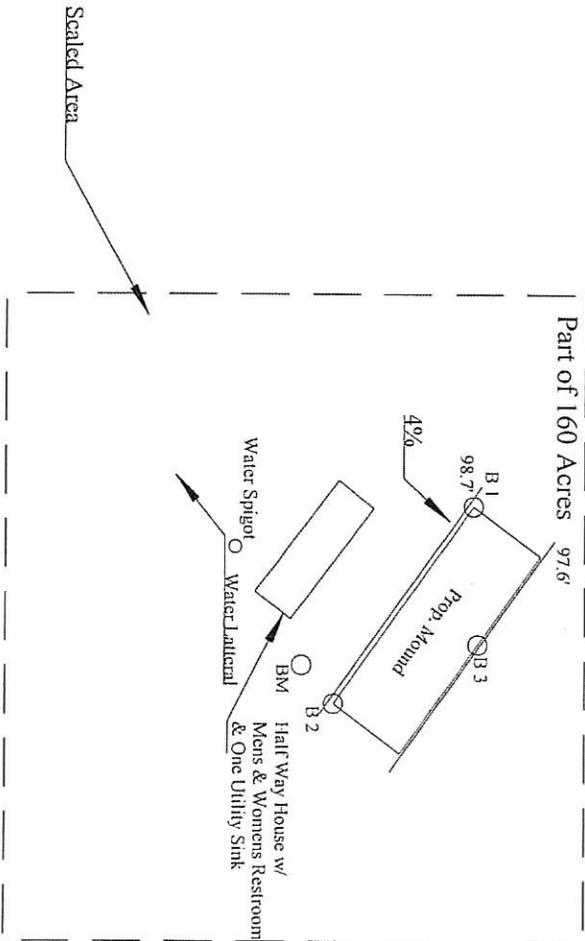
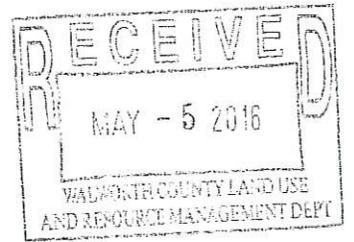
Christopher Johnson
25599B
4/5/16



Village of Fontana on Geneva Lake

Town of Walworth

Railroad Tracks



From the West Corner of the Half Way House to Main Street is 865'

From the West Corner to the west Property Line is 740'

From the West Corner to Highway "67" is 1380'

From the South Corner of the Halfway House to the South Property Line is 560'

From the South Corner of the Halfway House to the Railroad Tracks is 1450'

From the East Corner of the Halfway House to the East property line is 1060'

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 10-6-97-1 and Section 18.236 of the Village of Fontana Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinance 10-6-97-1 as codified at Section 18.236 of the Municipal Code, providing for Village recovery of all costs and disbursements incurred in the process of considering requests by an Applicant related to the Village of Fontana on Geneva Lake zoning or subdivision code. The Applicant further agrees, in consideration of the Village's hiring of professionals to assist it in the process of reviewing the Applicant request and Village costs incurred therein, to reimburse the Village for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth in the Ordinance.

PROJECT INFORMATION

PROJECT OR DEVELOPMENT NAME BIG FOOT COUNTRY CLUB

PHYSICAL ADDRESS OF SITE 770 SHABRONA DR.

APPLICANT INFORMATION

RESPONSIBLE PARTY NAME: BIG FOOT CORPORATION

BILLING ADDRESS: PO BOX 140
FONTANA, WI 53125

PHONE: _____

EMAIL: gtrapani@trapanicc.com

SIGNATURE OF APPLICANT: 

Dated this 16 day of MARCH, 2016

Note to Applicant:
The Village Engineer, Attorney and other Village professionals and staff, if requested by the Village to review your request, will bill for their time at an hourly rate which is adjusted from time to time by agreement with the Village. Please inquire as to the current hourly rate you can expect for this work.
In addition to these rates, you will be asked to reimburse the Village for those additional costs set forth in Section 18.236 of the Municipal Code.



770 Shabbona - Overview

WALWORTH COUNTY, WISCONSIN



Author: Map Produced on: 3/17/2016

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

Walworth County Information Technology Department
Land Division
3100 Center Trunk Rd
Elkhart, Wisconsin 53121-1071

Map data derived from the Wisconsin State Plane Coordinate System, South Zone, NAD83 datum, and the Wisconsin State Plane Coordinate System, South Zone, NAD83 datum. The map data is derived from the Wisconsin State Plane Coordinate System, South Zone, NAD83 datum, and the Wisconsin State Plane Coordinate System, South Zone, NAD83 datum. The map data is derived from the Wisconsin State Plane Coordinate System, South Zone, NAD83 datum, and the Wisconsin State Plane Coordinate System, South Zone, NAD83 datum.



WALWORTH COUNTY, WISCONSIN



770 Shabbona

WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 3/17/2016

Wisconsin State Plane Coordinate System - South Zone
Horizontal Datum: NAD83

Wisconsin State Plane
Land Information Technology Department
Land Information Division

1800 Census/Trunk
Elevations: Wisconsin 31 21 1001
This map was prepared using data provided by the Wisconsin Department of Natural Resources. The Department of Natural Resources is not responsible for any errors or omissions in this map. The Department of Natural Resources is not liable for any damages or losses resulting from the use of this map.

