

Addendum Z (Broker Disclosure & Information)

- 1) There is potential shoreland zoning on the property.
- 2) A soil test was done in 2011 showing that a holding tank is the only option that would work below the cabin where the soil test was done. There is no well or private onsite wastewater treatment system. (See Attached Soil Report)
- 3) The survey is of a larger parcel this property was taken from east of Haugrud Hollow Rd. The acreage of the property is 21.67 acres more or less and based on the tax parcel.

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

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

Please print all information.

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

County	VERNON
Parcel I.D.	038-00464-0002
Reviewed by	Date
SAB	9/30/11

Property Owner DAVE & JENNIFER FRANZ	Property Location Govt. Lot SW 1/4 SE 1/4 S 20 T 13 N R 3 <input type="checkbox"/> E (or) W <input type="checkbox"/>	
Property Owner's Mailing Address 4709 NEVADA AVE. N.	Lot #	Block #
City NEW HOPE	State MN	Zip Code 55428
Phone Number (651) 261-0552	Subd. Name or CSM#	
<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town		Nearest Road HAUGRUD HOLLOW
WEBSTER		

New Construction Use: Residential / Number of bedrooms 3 Code derived design flow rate 450 GPD

Replacement Public or commercial - Describe: N/A

Parent material _____ Flood Plain elevation if applicable _____ ft.

General comments and recommendations:
HOLDING TANK RECOMMENDED
THERE IS NO SUITABLE AREA FOR A DRAINFIELD SYSTEM
THE BUILDING SITE IS GREATER THAN 25% SLOPE AND THE AREA BELOW IS RESTRICTED BY A CREEK AND A SOIL WITH GREATER THAN 50% 4" TO 8" STONES

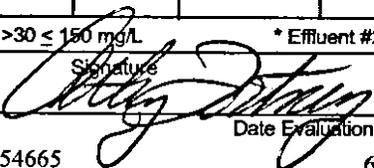
1 Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor 2 in.

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	0-2	10YR3.2		L	2MBK	MVFR	GW	2M2F	.6	.9
2	2-22	10YR3.2	>50% 4-8" STONES	L	2MBK	MFR	GS	2F2VF	--	--
3	22-63	10YR4.4	>50% 4-8" STONES	L	2MBK	MFR	--	1F1VF	--	--

2 Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor 3 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	0-3	10YR3.2		L	2MBK	MVFR	GW	2M2F	.6	.9
2	3-21	10YR3.2	>50% 4-8" STONES	L	2MBK	MFR	GS	2F2VF	--	--
3	21-64	10YR4.4	>50% 4-8" STONES	SIL	2MBK	MFR	--	1F1VF	--	--

* 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) ATLEY FORTNEY	Signature 	CST Number 649108
Address 1108 ROGERS AVE. VIROQUA, WI 54665	Date Evaluation Conducted 6-9-11	Telephone Number (608) 632-0056

HAUGRUD HOLLOW RD. 

PLAN FOR
DAVE & JENNIFER FRANZ

PREPARED BY
ATLEY FORTNEY CST.
CRED. # 649108
(608) 632-0056

3 PITS WERE EXCAVATED ON THIS SITE
THERE IS NO SUITABLE SOIL OUTSIDE OF THE
CREEK SETBACK FOR A DRAINFIELD

NO BENCHMARK OR PIT ELEVATIONS WERE
TAKEN AS THIS SITE IS UNSUITABLE FOR A
DRAINFIELD.

CREEK BED

3

2

1

PROPOSED
DRIVE

PROPOSED 3 BR.
NEW CONSTRUCTION

33%

33%

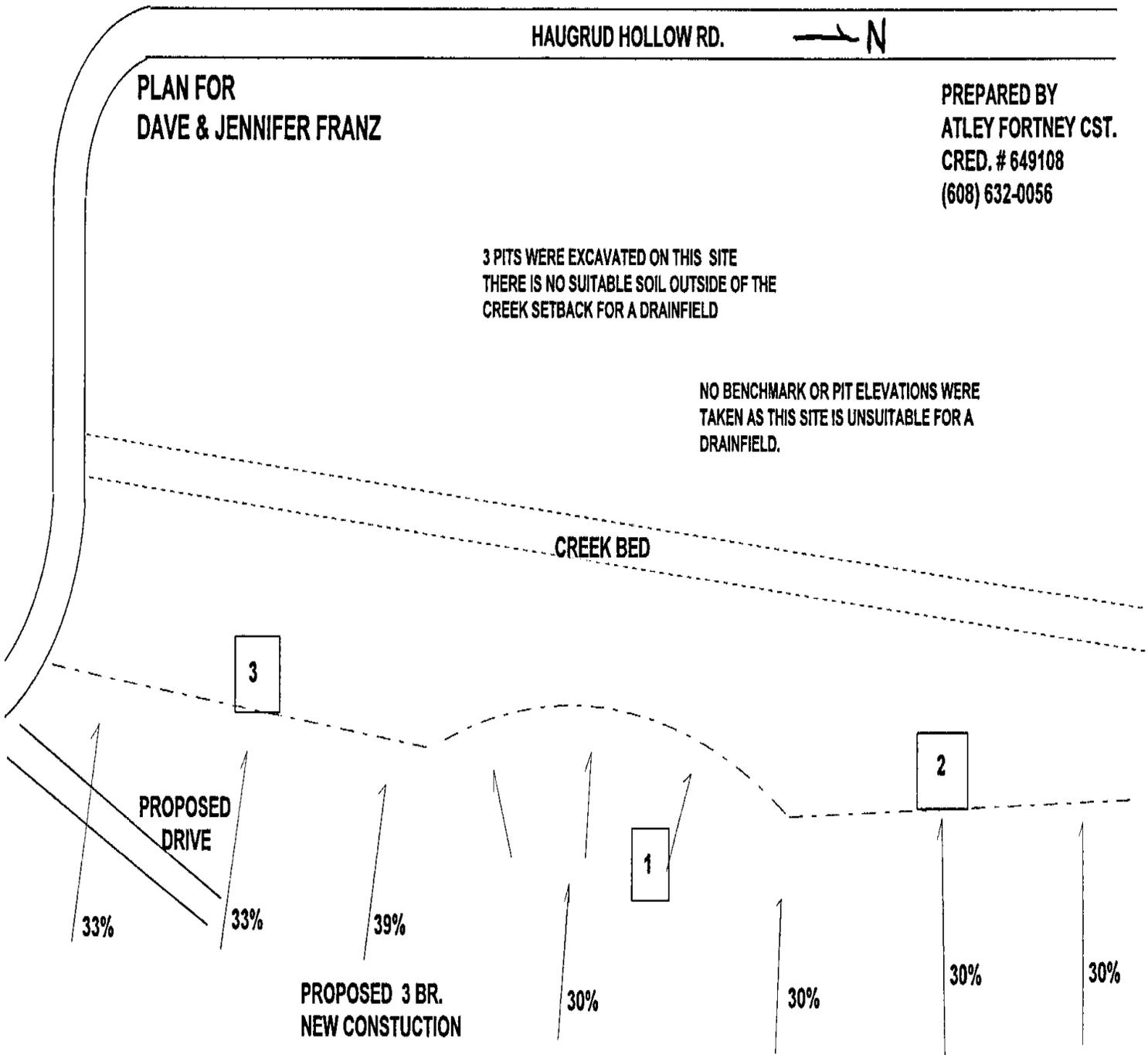
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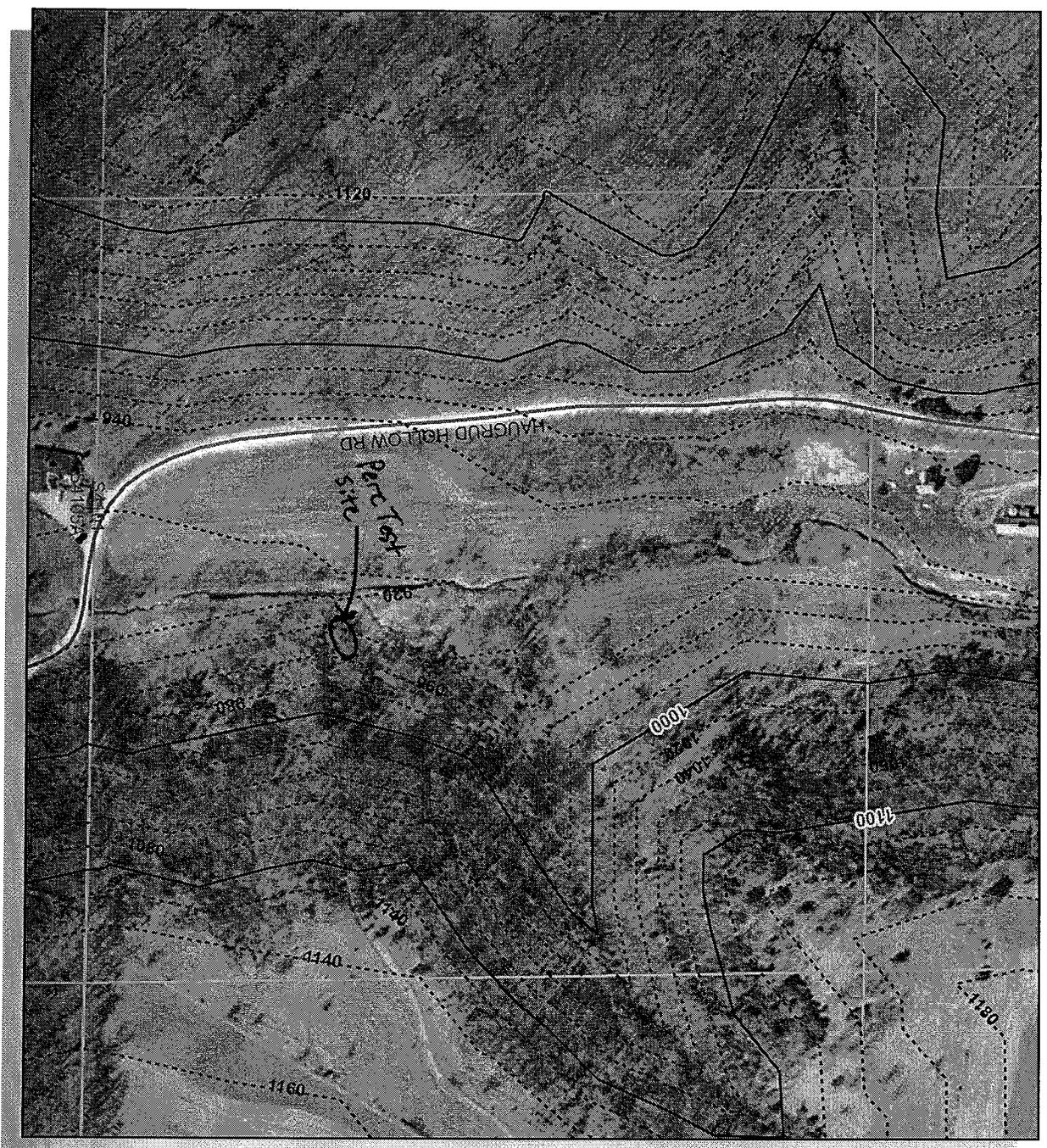
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SW/SE Sec. 20, T13N R3W

Vernon County, Wisconsin



Legend

PL566 Dam Flood Areas

Emergency Types

- Breach Route
- Above Dam Flood Pool
- VDNR Wetlands < 2 ac
- FEMA FIRI 100 yr Floodplains
- FEMA FIRI 500 yr Floodplains

20 Ft Contours

Surface Elevation Contours

- 20 foot
- 100 foot

Rivers & Streams

Lakes & Ponds

Structures

Map Metadata:

20 Ft Contours were generated from a Digital Terrain Model (DTM) that was created by Ayres & Associates for digital orthophoto production purposes. User must verify the suitability of the information for the intended use.

FEMA 100 & 500 Yr floodplain information is based on the FEMA Flood Insurance Rate Maps (FIRM) and was digitized from paper source maps by the Mississippi River Regional Planning Commission.

WI DNR Wetland data was acquired from the WI DNR. Vernon County's wetlands were digitized from un-rectified aerial photography and spatial accuracy must be verified.



Map prepared by the Vernon County
 Zoning Department, Emerson Office Bldg Suite 227
 318 E. Main Street, Wisconsin, WI 54685.
 (608) 637-6270.
 Cartographer: Susan Burkhamer
 Date: February 3, 2011

