

Status Report: Cowan Property /Proposed Lots 1, 3 & 4

TO: Steph Belmas ([REDACTED])
Hans Hilbert, Dane County Zoning
(Hilbert.Hans@danecounty.gov)

SITE: Town of Vermont

Lot 3 & 4, Part of Parcel # 0706-023-8560-4

Lot 1, Part of Parcel # 0706-112-8500-8

Report: On 4-7-2026 I conducted Soil and Site Evaluations at the referenced properties. See attached Page 1 and mound system site plan portions of report. As detailed, due to all requirements for soil conditions, special approval, known as "Soil Interpretive Report" was necessary to obtain approval for mound systems at these sites.

The process required an on-site evaluation by DSPS State of WI Onsite Wastewater Specialist-Travis Wagner. This onsite inspection was conducted 4-28-2026 and Mr. Wagner concluded that proposed lot 1 and 4 are suitable to support installation of mound private sewage systems, as per the guidelines he specified. He would normally send a written report, but my recent information from him informs me that he does not need to issue a field report, but instead will personally do the plan review for state approval. I have submitted the report to DSPS as specified and Mr. Wagner will do the review approval. Then a licensed plumbing

contractor will be able to obtain the necessary sanitary permits at some point in the future when the building permit process is initiated.

Technical specifications are that credit will be given to design the mound systems with 6" soil credit, 0.3 Soil Loading Rate, and Linear Loading Rate to be less than 4.5 gallons per foot. I have designed the proposed mound system using this criteria. In summary, Proposed Lots 1 and 4 have been approved for installation of Mound-Private Sewage Systems. Proposed Lot 3 would be a future site for a residential house. Feel free to contact me with any questions or comments.



Richard C. Herro CST#057800001-SP (Soil Professional)

920-650-6788

Email: [REDACTED]

6-19-2026

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

County	DANE
Parcel I.D.	0706-112-8500-8
Reviewed by	Date

Property Owner Steven & Jan COWAN		Property Location Govt. Lot NW 1/4 NW 1/4 S 11 T 7 N R 6 E (or) W	
Property Owner's Mailing Address 4503 Cowan Lane		Lot # 1	Block # Subd. Name or CSM# Proposed CSM
City Black Earth	State WI	Zip Code 53515	Phone Number () () ()
		☐ City ☐ Village ☒ Town	Nearest Road South of 4616 CTH "JJ"
		Vermont	

☒ New Construction Use ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD

☐ Replacement ☐ Public or commercial - Describe: _____

Parent material Loess over Bedrock, has buried A horizon Flood Plain elevation if applicable N/A ft.

General comments and recommendations: This site does not meet minimum standards to support mound system construction, unless special approval is obtained from State of Wisconsin-Onsite Wastewater Specialist, following successful submission and approval of SOIL INTERPRETIVE DETERMINATION REPORT. An on-site visit will be required by State Onsite Wastewater Specialist to evaluate this site, then the Interpretive Report would be submitted to the state for review. (Soil conditions do not meet the A-Horizon plus 4 inches of well-drained soil standard)

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 98.8 ft. Depth to limiting factor 21 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-9	7.5YR 3/2	none	sil	2msbk	mfr	cs	3m	0.6	0.8
2	9-21	7.5YR 4/4	none	cl	2msbk	mfr	cs	2f-m	0.4	0.6
3	21-36	7.5YR 4/4	c2d 10YR 5/8 & 6/2	clay	0m	mfi	--	2f	0.0	0.0

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 95.6 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	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-11	10YR 3/2	none	sil	2msbk	mfr	cs	2m	0.6	0.8
2	11-20	10YR 2/2	none	sil**	2msbk	mfr	cs	2f	0.6	0.8
3	20-34	5Y 3/2	gleyed, field moisture capacity	cl	1msbk	mfr	--	1f	0.2	0.3
			Free water at 34" depth							
			** = buried "A" Horizon by							
			natural depositional							

* Effluent #1 = BOD ≤ 30 & TSS ≤ 150 mg/L * Effluent #2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Richard C. Herro / Rick Herro Soil Testing LLC	Signature <i>Richard C. Herro</i>	CST Number 057800001-SP
Address 603 N. Dewey Avenue, Jefferson, WI. 53549 (rherro54@gmail.com)	Date Evaluation Conducted 4-7-2026	Telephone Number 920-650-6788

CHECK BOX AS APPLICABLE.

☒ **SOIL EVALUATION
SITE MAP**

PROJECT NAME:

STEVEN & JAN COWAN

PROJECT ADDRESS:

COUNTY HWY "JJ"

BM Symbol: 

BM Elevation:

100.0

FT

BM Description:

TOP OF SURVEY RE-ROD AS SHOWN

Slope Gradient (%)
of Tested Area

13%

Well Symbol (if applicable): Indicate north by
drawing an arrow
on the appropriate line.

CHECK BOX AS APPLICABLE.

☐ **SYSTEM
PLOT PLAN**

PAGE 1 OF 2

DESIGN FLOW

600

GPD

Attach design flow calculations for commercial plans.

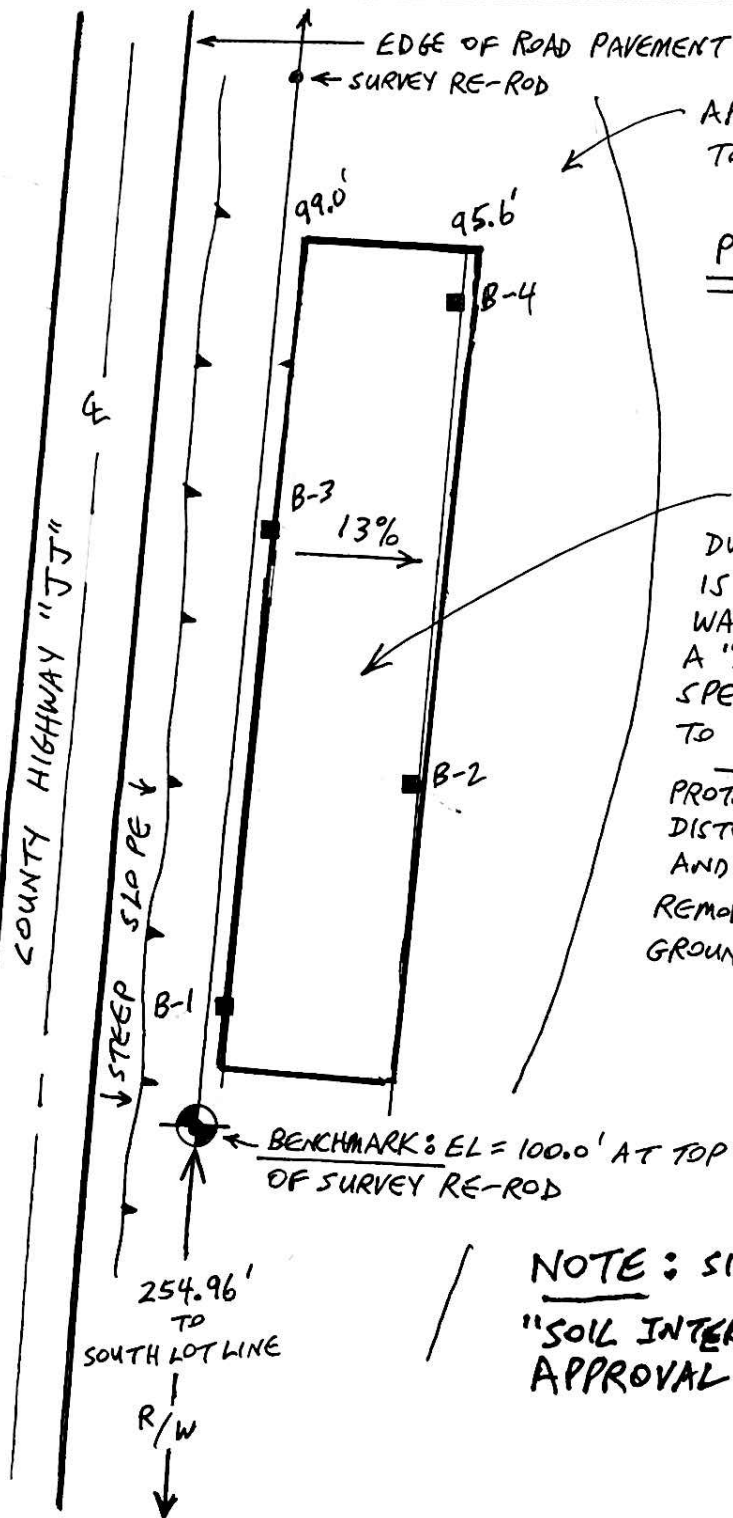
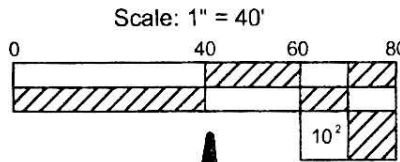
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer

Force Main

IMPORTANT:

Show ground elevation contours at suitable intervals.

APPROXIMATE BUILDABLE AREA
TO BE DOCUMENTED BY SURVEYOR.PROPOSED LOT 1POSSIBLE MOUND SYSTEM SITE:

DUE TO SOIL CONDITIONS, SPECIAL APPROVAL
IS REQUIRED FROM STATE ON-SITE
WASTE SPECIALIST. SPECIFICALLY,
A "SOIL INTERPRETIVE DETERMINATION"
SPECIAL APPROVAL IS NECESSARY
TO INSTALL A MOUND SYSTEM.

PROTECT SITE FROM SOIL COMPACTION,
DISTURBANCE, EXCAVATION, FILLING,
AND VEHICULAR TRAFFIC. ANY TREES
REMOVED MUST BE CUT CLOSE TO
GROUND, LEAVING ROOT SYSTEM UNDISTURBED.

**NOTE: SITE REQUIRES SPECIAL
"SOIL INTERPRETIVE DETERMINATION"
APPROVAL FROM STATE.**

Richard C. Now
CST #057800001-SP
4-7-2026

SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

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

Please print all information.

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

County	DANE
Parcel ID	0706-023-8560-4
Reviewed by	Date

Property Owner Steven & Jan Cowan		Property Location Govt Lot NW 1/4 SW 1/4 S 2 T 7 N R 6 E (or) W	
Property Owner's Mailing Address 4503 Cowan Lane		Lot # 3 & 4	Block # Subd. Name or CSM# Proposed CSM
City Black Earth	State WI	Zip Code 53515	Phone Number ()
		☐ City ☐ Village ☒ Town	Nearest Road South of 4616 CTH "JJ"
		Vermont	

☒ New Construction Use ☒ Residential / Number of bedrooms 5 Code derived design flow rate 750 GPD
☐ Replacement ☐ Public or commercial - Describe: _____
 Parent material Loess over Bedrock, has buried A horizon Flood Plain elevation if applicable N/A ft.
 General comments and recommendations: This site does not meet minimum standards to support mound system construction, unless special approval is obtained from State of Wisconsin-Onsite Wastewater Specialist, following successful submission and approval of SOIL INTERPRETIVE DETERMINATION REPORT. An on-site visit will be required by State Onsite Wastewater Specialist to evaluate this site, then the Interpretive Report would be submitted to the state for review. (Soil conditions do not meet the A-Horizon plus 4 inches of well-drained soil standard)

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 95.9 ft. Depth to limiting factor 10 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	
1	0-7	10YR 3/2	none	sil	2msbk	mfr	cs	2f-m	*Eff#1 0.6	*Eff#2 0.8
2	7-10	10YR 2/2	none	sil**	2msbk	mfr	cs	2f	0.6	0.8
3	10-17	10YR 4/4	c2d 10YR 5/8 & 6/2	cl	2msbk	mfr	cs	1f	0.4	0.6
4	17-30	10YR 4/4	m3p 10YR 5/8 & 6/1	sicl	1msbk	mfr	--	1f	0.2	0.3
			** = buried "A" Horizon due to natural depositional process							

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 96.1 ft. Depth to limiting factor 7 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	
1	0-7	10YR 3/2	none	sil	2msbk	mfr	cs	2f	*Eff#1 0.6	*Eff#2 0.8
2	7-21	10YR 4/4	c2d 10YR 5/8 & 6/2	sil	2msbk	mfr	cs	2f	0.6	0.8
3	21-30	10YR 4/4	m3p 10YR 5/8 & 6/1	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) Richard C. Herro / Rick Herro Soil Testing LLC	Signature Richard C. Herro	CST Number 057800001-SP
Address 603 N. Dewey Avenue, Jefferson, WI. 53549 (rherro54@gmail.com)	Date Evaluation Conducted 4-7-2026	Telephone Number 920-650-6788

CHECK BOX AS APPLICABLE.

**SOIL EVALUATION
SITE MAP**

PROJECT NAME:

STEVEN & JAN COWAN

PROJECT ADDRESS:

COUNTY HWY "JJ"

BM Symbol



BM Elevation:

100.0

FT

BM Description:

TOP OF SURVEY RE-ROD AS SHOWN

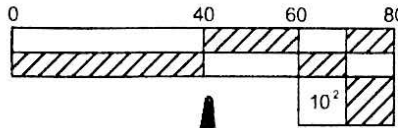
Slope Gradient (%)
of Tested Area

1.5%

Well Symbol (if applicable):



Scale: 1" = 40'

Indicate north by
drawing an arrow
on the appropriate line.

CHECK BOX AS APPLICABLE.

**SYSTEM
PLOT PLAN**PAGE 9 OF 10

DESIGN FLOW:

750

GPD

Attach design flow calculations for commercial plans.

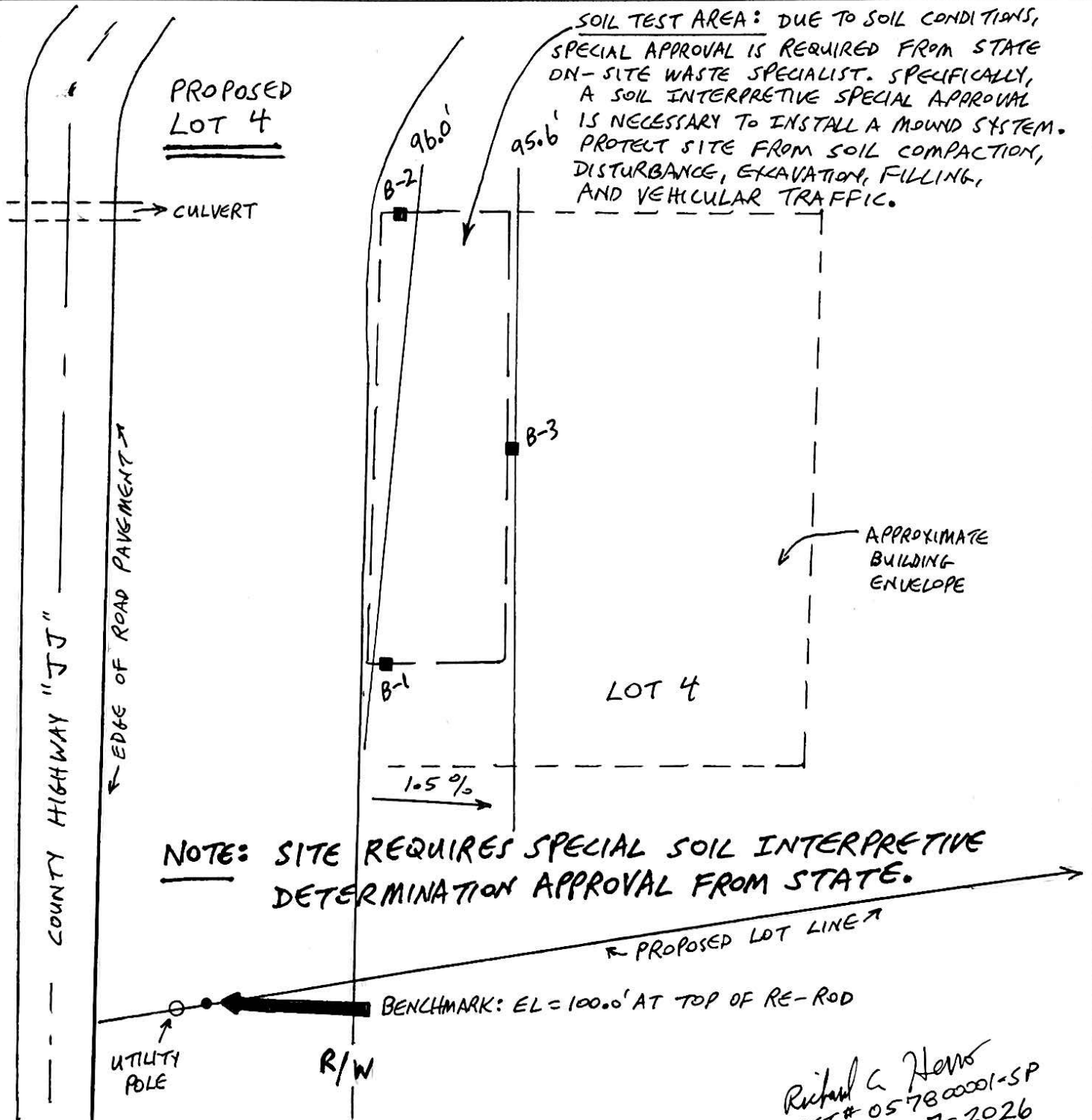
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer

Force Main

IMPORTANT:

Show ground elevation contours at suitable intervals.



Richard C. Hens
CST # 057800001-SP
4-7-2026