



Environmental Health Division
2300 South Park Street, Room 2010
Madison, WI 53713

Phone (608) 242-6515
Animal Services Voicemail (608) 267-1989
Fax (608) 266-4858
www.publichealthmdc.com

16 March 2026

DARRIN DICHRISTOPER, MANAGER
PREMIER GOLF & UTILITY VEHICLES INC
PGUV LLC
W336 S763 FOUR SEASONS RD
OCONOMOWOC WI 53066

**RE: Approval of Temporary Holding Tank Appeal for 5926 COUNTY HIGHWAY CV, Parcel number:
0810-084-8170-0**

Dear Mr. DiChristopher,

Our Department has received your request for variance to Dane County Ordinance (DCO) 46.06(5), which requires that holding tanks only be installed as a system of last resort. Based on the information you have submitted, we are aware that the Village of DeForest has not yet extended public sewer to this location but will serve in the next 5-10 years and the proposed facility will be served by municipal water which cannot be discharged into a POWTS due to chlorination for disinfection.

While DCO 46.06(5) limits the use of holding tanks, DCO 46.17 provides for exceptions when it is determined that the requirement would impose undue hardship on the owner. The owner's request for variance lists one or more reasons that installation of a septic system other than a holding tank would impose undue hardship.

After review of your variance request and documentation, Public Health Madison and Dane County agrees to grant a variance to DCO 46.06(5) in this situation under the following conditions:

- The property does not have reasonable access to public sewer, and the property owner agrees to connect to public sewer when it becomes reasonably available.
- The property produces a limited amount of wastewater by limiting staffing at the site and minimizing activities that may produce wastewater.
- The property owner agrees to consider initiating connection to public sewer if the wastewater flow increases to more than 100 gallons per day (averaged annually) before sewer is extended.
- No non-domestic (industrial) waste is discharged from the building to the proposed holding tank.
- No waste is discharged to the proposed sanitary sewer line from the building to the ROW until connected to public sewer.

March 16, 2026

Page 2

If at any time, the above conditions are no longer met, this approval for a holding tank will no longer be valid and the current property owner will be required to install a septic system appropriate to the conditions of the property or connect to public sewer. If you have questions or concerns about this decision, please contact our office at 608-242-6515 to speak with myself or one of the sanitarians working with this permit.

Sincerely,

A handwritten signature in black ink that reads "Brandon Macomber". The signature is written in a cursive, flowing style.

Brandon Macomber, MPH, RS
Environmental Health Services Supervisor

Brandon Macomber
Madison & Dane County Public Health Department
2300 South Park Street, Room 2010
Madison, Wisconsin 53713

Re: Appeal Request – Temporary Use of a Holding Tank for Wastewater Service (PGUV, LLC / Briohn Building Corp Project, DeForest Area)

Dear Mr. Macomber:

I am writing as the Manager of PGUV, LLC, the property owner of 5954 Daentl Service Road in the Town of Burke, to respectfully appeal for approval to utilize a wastewater holding tank as a temporary measure for the proposed development of a 20,000-square-foot facility (expandable to 40,000 square feet) for golf cart leasing, storage, and service. Requiring the project to extend public sanitary sewer to the site at this time creates a disproportionate financial hardship for a single user and jeopardizes the feasibility of the project.

My company is currently operating out of a rented facility in a neighboring DeForest building and seeks to relocate operations to the subject property which I own. Briohn Building has assisted me in the pricing and design of various methods to service this project with sanitary sewer and water. We initially explored extending public sanitary sewer at a cost of approximately \$400,000.00 so it could also serve approximately 17 acres of land owned south of County Trunk Highway (CTH) CV; however, there are significant unknown site constraints on that southerly land. Until the feasibility of construction on those acres is determined, the cost of extending sewer to serve both areas is too great for me to bear alone.

Public Water Service (Available Now)

The project team has discussed utilizing the public water infrastructure currently available to the site through the DeForest Water Utility; Judd Blau has been included in these communications and we have been working with the DeForest engineers to design the connection of water to the site. DeForest has provided a Will-Serve Letter conditioned on the use of a holding tank until such time that public sanitary sewer is extended to the site. This approach allows the project to proceed while avoiding the installation and ultimately the future abandonment of a private well.

It is my expectation that if we are not able to develop the land south of CTH CV in the near term, DeForest and Madison Metropolitan Sewer District will ultimately extend sanitary sewer from its existing location north of the subject property in Daentl Road within the next 5–10 years. The requested holding tank is intended solely to bridge this interim period.



Hardship and Lack of Feasible Alternatives

We have evaluated on-site wastewater alternatives and, based on physical site limitations, environmental considerations, and disproportionate cost impacts, a conventional septic system is not a practical option for this property.

1) Environmental and operational constraints with chlorinated public water. The Village of DeForest does not support discharging chlorinated public water to a septic system. Given the site's proximity to drainageways that flow to the Yahara River and associated wetlands and floodplain, the temporary holding tank is the more protective option because it avoids the potential for chlorinated wastewater to infiltrate environmentally sensitive areas.

2) Disproportionate cost burden on a single property owner. Extending public sanitary sewer (and associated improvements) solely to serve this facility at this time materially undermines the project's financial feasibility. My earlier intent to extend sewer to serve land south of CTH CV cannot be responsibly pursued until site constraints and development feasibility for those acres are resolved. In comparison, a holding tank represents a lower-cost interim measure and is also less costly to abandon than a septic system, which would leave a drain field to be decommissioned.

3) Space limitations. The site plan does not provide adequate usable area for a septic drain field. Much of the site is planned for current and/or future paved areas, and 75-foot wetland setbacks along the west side further constrain potential drain-field locations.

Proposed Temporary Holding Tank and Commitments

Specifications for the proposed holding tank have been provided as part of the application process to the Town of Burke and Dane County. The town of Burke has indicated that they will accept a holding tank on site and their Plan Commission conditionally approved the site plan on March 11, 2026. We respectfully request that Public Health consider the holding tank to be a temporary measure, with the understanding that the site will connect to public sanitary sewer once it becomes available. We understand the County generally views "temporary" holding tanks as having an approximately 12-month shelf life; however, given the unique constraints and the anticipated timeline for sewer extension, we request flexibility to allow use of the holding tank for a limited number of years.

In addition, it is not anticipated that any mixed waste will enter the holding tank via the floor drains in the service and interior shop areas. The golf carts serviced on-site are electric, and there is no expected discharge of industrial-type waste into the floor drains. As an added safeguard, the plumbing design includes catch basins within the system to capture material in the unlikely event of any discharge containing inorganic waste.

To facilitate future connection and minimize long-term impacts, the proposed plans include installation of a sanitary lateral connection as part of initial construction and will be coordinated with the Village of DeForest. This will avoid future disturbance to the building and paved areas and will enable straightforward abandonment of the holding tank at the time of sewer availability.

For the reasons outlined within this letter, I respectfully request approval of the holding tank as an interim wastewater solution so I can proceed with this project without incurring an extraordinary up-front utility extension cost that is not commensurate with a single-user project. Please let me know if further discussion of the design of this system is warranted and I will get the team at Briohn Building to facilitate a call with you and your team. It is my understanding that we are working toward a resolution prior to the next applicable Zoning and Land Regulation Committee meeting so the county can act on our rezoning petition.

Thank you for your time and consideration. Please let me know if there is any additional information you need to support your review.

Sincerely,
PGUV, LLC

A handwritten signature in black ink, appearing to read 'Darrin DiChristopher', with a long horizontal line extending to the right.

Darrin DiChristopher
Manager

cc: Judd Blau, Village of DeForest
PJ Lentz, Town of Burke
Devon Pittman, Briohn Building

Enclosures: Will-Serve Letter
Holding Tank Specifications
Site Plan



VILLAGE OF DEFOREST

120 S STEVENSON STREET
DEFOREST, WI 53532
PHONE (608) 846-6751
WWW.DEFORESTWI.GOV

February 23, 2026

Devon Pittman
Development Manager
Briohn Building Corporation

RE: Water and Sanitary Sewer for PGUV LLC

Dear Devon:

We have received your request for a "Will Serve" letter for DeForest Waterworks for the PGUV development at 5926 Cty Hwy CV.

This letter serves to confirm that the Village of DeForest will be able to serve this project with water. The Village of DeForest has existing water main just northeast of the proposed development site on Daentl Service Road. As well as sanitary sewer facilities approximately 1215 feet north along Daentl Rd. The Village's sewer and water systems have the capacity to serve the development with regard to the Wisconsin Department of Natural Resources requirements.

The following documents accompany this letter providing additional information:

1. Infrastructure plans showing the approximate location of existing utilities. This information will need to be field verified for design purposes.
2. Village's Design & Construction Guidelines
3. DeForest Development Fee Schedule

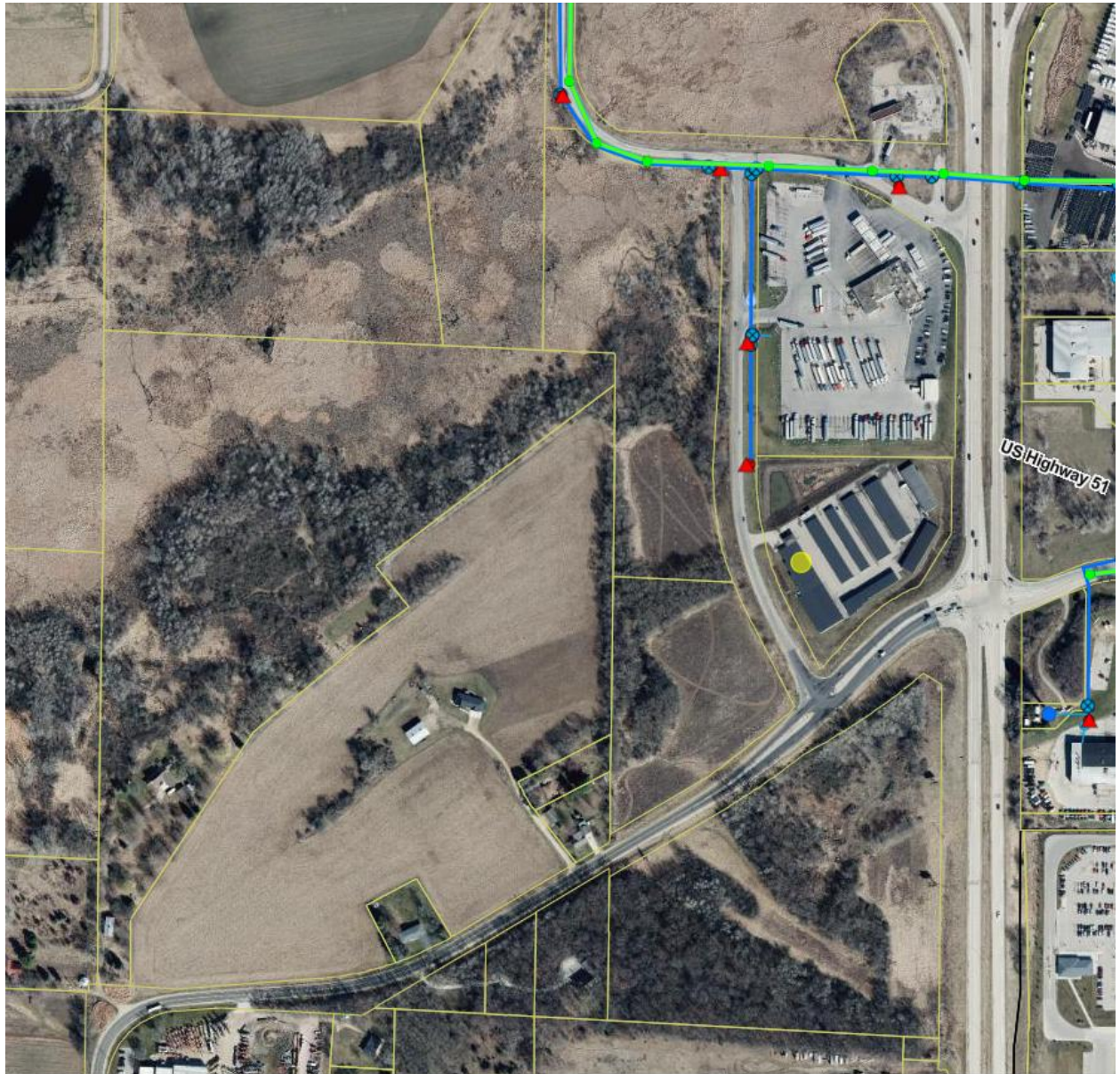
We anticipate that the water extension will be publicly owned once accepted. Easements will be required. Exceptions to hold off connecting to sanitary sewer until it is extended to the location and allowing a holding tank in the interim is confirmed.

We will require a reimbursement agreement entered into to cover Village expenses related to review & approval of the watermain & lateral extensions, sanitary sewer readiness and holding tank.

Please let me know if you have any questions

Judd Blau

Judd Blau
Director of Public Services / Deputy Administrator



Wisconsin Regional Orthoimagery Consortium (WROC) | Dane County Land Information Office maintains this dataset with assistance from the Dane County Surveyor,