



Committee on Planning & Development  
AGENDA

**September 10, 2024**

6:00 P.M.

Courthouse – Room 1277  
721 Oxford Ave, Eau Claire, WI

**Join by Phone:**

Dial in Number: 1-415-655-0001

Access Code: 25379032859##

**Join by Meeting Number:**

Meeting Number: 2537 903 2859

Meeting Password: QTtmdmRC322

**Join from Meeting Link:**

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=mcdfecc407e6d02d134bf4493216d9a24>

*A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.*

**For those wishing to make public comments, you must email Rod Eslinger at [rod.eslinger@eauclairecounty.gov](mailto:rod.eslinger@eauclairecounty.gov) at least 60 minutes prior to the meeting to the start of the meeting.**

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of August 27, 2024 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Public Hearings
  - a. A conditional use permit request for a two-family dwelling. Owners: Theodore Pretasky and Adam Pretasky. Applicant: Mark Erickson. A parcel of land located in the SW ¼ of the SE ¼, Section 11, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, WI. **CUP-0008-24 Pages 5-37**
6. Proposed Future Agenda Items
  - a. Next scheduled meeting September 24, 2024
7. Director's Update
8. Announcements
9. Adjourn

Prepared by: Heidi Pederson

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-7335, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, August 27, 2024

**Time:** 6:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

Members Present: Dane Zook, James Dunning, Caleb Aichele (remote), Michele Skinner

Members Absent: Robin Leary

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels

### Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6 pm and confirmed meeting notice with Director Eslinger.

### Roll Call:

Director Eslinger called the roll. The members that were present are noted above.

### Public Comment:

No members of the public wished to make a comment.

### Review/Approval of August 13, 2024 Meeting Minutes

Motion by James Dunning to approve the August 13, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

### Review/Approval of August 13, 2024 Joint Meeting on Planning & Development and Finance & Budget Committee Minutes

Motion by Michele Skinner to approve the August 13, 2024 Joint Meeting on Planning & Development and Finance & Budget Committee meeting minutes. Motion carried on a voice vote: 4-0-0.

### Public Hearings

**Proposed Ordinance: File No. 24-25/060** to rezone 259.63 acres +/- from A-P Agricultural Preservation to the R-L Residential Large Lot. **RZN-0022-24**

Matt Michels, Senior Planner, presented the staff report to the committee. He recommended approval of the petition as submitted subject to the 6 findings outlined in the staff report.

Sean Bohan owner of AEC provided an overview of the rezoning petition.

Adam Ashely owner of Ashely Construction spoke in favor of the request to rezone the property from AP to the RL District.

Janelle Henning, Town of Washington Administrator, updated the committee on the town board's position to support the rezoning request and indicated that the petition conforms to the recently amended town comprehensive plan.

Motion by Michele Skinner to approve the Proposed Ordinance: File No. 24-25/060 subject to staff's findings. Motion carried on a roll call vote: 4-0-0.

Findings:

1. The request is substantially consistent with the intent, description, and policies of the Town of Washington Rural Transition Future Land Use classification.
2. Town of Washington staff concurs that the proposed rezone is substantially consistent with the Town's Comprehensive Plan Rural Transition Future Land Use Designation.
3. The Washington Town Board recommends approval (5-0) vote of the rezoning petition.

4. The recent annexation of the 235-acre Orchard Hills property north of the subject property makes locations such as the subject property one of the only remaining viable areas for residential growth in the Town of Washington.
5. The maximum permitted density of future subdivision development (.5 dwelling units (d.u.)/acre, or 1 d.u. per 2 acres) is similar to that of existing residential development in the vicinity of the subject property and substantially lower than what is proposed for the Orchard Hills development to the north of the subject property.
6. The proposed development will be required to preserve Environmentally Sensitive Areas (ESA), including steep slopes, mapped wetlands, and adjacent areas.

**Proposed Ordinance: File No. 24-25/059** to rezone .81 acres +/- from A-P Agricultural Preservation to the A-2 Agriculture-Residential. **RZN-0021-24**

Matt Michels gave his staff report to the committee to allow the applicant to rezone .81 acres from the AP to the A2 District. Mr. Michels concluded his presentation by recommending approval of the petition subject to the findings in support.

Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/059 subject to staff findings. Motion carried on a voice vote: 4-0-0.

Findings:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. The remainder of the 9.19-acre parent parcel is zoned A-2 and rezoning this property will resolve the issue of the parcel having two zoning districts.
3. There are numerous A-2 zoned parcels in proximity to the subject property.
4. The rezoning will have no impact on agricultural land.

**Proposed Ordinance: File No. 24-25/051** to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. **RZN-0019-24**

Director Eslinger informed the committee that the applicant requested this matter continued to be tabled until the committee's September 24, 2024 meeting.

Motion by Michele Skinner to postpone the Proposed Ordinance: File No. 24-25/051 to committee's regularly scheduled meeting on September 24, 2024. Motion carried on a voice vote: 4-0-0.

**Proposed Ordinance: File No. 24-25/065** regarding amendments to Title 2 of the County Code related to Local Emergency Planning Committee and Emergency Management

Director Eslinger provided the background information on file no. 24-25/065 to the committee.

Motion by Dane Zook to approve the Proposed Ordinance: File No. 24-25/065. Motion carried on a voice vote: 4-0-0.

### **Review of July bills / Discussion**

The committee reviewed the July bills.

### **Proposed Future Agenda Items**

Next scheduled meeting September 10, 2024

### **Director's Update**

Director Eslinger updated the committee on the 2025 budget process. He noted that the department budget will see a \$70,496 savings based on the updated 2025 health insurance quote. Eslinger mentioned he's also updating the budget workbook to reflect known 2025 grant numbers.

**Announcements** - None

**Adjourn**

Meeting adjourned by unanimous consent at 7:07 PM

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development





# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

---

**CONDITIONAL USE PERMIT NUMBER:** CUP-0008-24

**COMPUTER NUMBERS:** 020-1103-03-000

**PUBLIC HEARING DATE:** September 10, 2024

---

**STAFF CONTACT:** Ben Bublitz, Land Use Manager

**OWNER:** Theodore Pretasky, N12504 890<sup>th</sup> Street, Colfax, WI 54730

**AGENT:** Everyday Surveying and Engineering (Mark Erickson), 711 S. Hillcrest Parkway, Altoona, WI 54720

**REQUEST:** Construction of a two-family dwelling

**LOCATION:** 3794 North Shore Drive, Eau Claire, WI 54703

**LEGAL DESCRIPTION:** A parcel of land located in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 11, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, WI

---

## SUMMARY

The request is to construct a two-family dwelling (duplex) on a property zoned RL in the Town of Seymour. There is an existing accessory structure on the property in the location of the proposed duplex, but if this request is approved the structure will be moved to the North on the same lot meeting all applicable setbacks.

---

## BACKGROUND

The applicant has requested to construct a two-family dwelling. Each dwelling unit will have two bedrooms with the option of putting a third bedroom in the basement. The existing lot is relatively flat, so typical erosion control measures will be required through the review and approval of the building permit. A suitable area for the septic system has been identified and will need final approval from the Health Department prior to obtaining the building permit.

The application materials include site plan, soil evaluation report, building elevations and floor plan layout of the duplex.

### SITE CHARACTERISTICS:

- The lot size is approximately 27,000 square feet.
- The lot is located on the north side of Books Drive.

**CURRENT ZONING:** RL Residential Large Lot. The RL district is established to provide to provide an area for suburban, large lot development on public sewer and water systems or where public facilities may be feasibly extended.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	C2	School
West	RL	Residential Single Family
South	RL	Residential Single Family
East	RL	Residential Single Family

**LAND USE PLANS:** The County Land Use Plan and Town of Union Comprehensive Plan include this property in a Rural Residential area.

**Rural Residential (RR)**

**Intent and Description:** The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.

**APPLICABLE ZONING REGULATIONS**

**Section 18.02 Purpose** This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

**Section 18.162.010 A.93 Definition of Dwelling, Two-Family.** A structure containing 2 dwelling units.

**Section 18.20.010 Purpose.** The R-L Residential-Large Lot district is established to provide an area for suburban, large lot development on public sewer and water systems or where public facilities may be feasibly extended.

**Section 18.33 Use Table.** Dwelling, Two-Family is listed as a conditional use in the RL zoning district.

**Chapter 18.103 Conditional Uses.** Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

**ANALYSIS:** The request meets the standards for a two-family dwelling. The lot is large enough to accommodate the proposed structure and will meet minimum setbacks required in the RL district. The use of the structure will not result in any nuisance factors such as noise, dust, or fumes.

**TOWN BOARD ACTION:** The Town of Seymour Board met May 13, 2024, and voted to recommend approval of the request. With the addition of a condition requiring the road setback to be extended from 30-foot to 50-feet.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff concludes that the request for a conditional use permit for a two-family dwelling will meet all the standards as outlined in the county Land Use and Development Ordinance; and will be consistent with the purpose of the zoning code and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends that the committee approve the conditional use permit with the following conditions:

1. The site plan, floor plan, and elevation drawings submitted with the application shall be attached to and made a part of the permit. The structure shall be constructed in accord with the drawings submitted and located on the property as shown on the site plan.
2. Any outside lighting shall be shielded in a downward manner to reduce lighting pollution.
3. The structure shall comply with the height standards for principal.
4. Prior to construction, the applicant shall obtain all necessary permits including but not limited to land use and building permits from the Department of Planning and Development.
5. The structure shall be used as a dwelling as specified in the application.
6. The applicant shall notify the Land Use Manager upon completion of the accessory structure so that staff can verify compliance with the terms of this approval.
7. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
8. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
9. The permit is subject to Sections 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.



**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
**Eau Claire County Courthouse - Room 3344**  
**721 Oxford Avenue**  
**Eau Claire, Wisconsin 54703-5212**  
**(715) 839-4741**

**Building Inspection**  
839-2944  
**Emergency Management**  
839-4736  
**Geographical Information Systems**  
839-4730  
**Land Conservation**  
839-6226  
**Land Records**  
839-4742  
**Land Use Management**  
839-4743  
**Planning**  
839-5055  
**Recycling**  
839-2756

August 8, 2024

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 9/10/2024

**Owner:** Theodore Pretasky and Adam Pretasky

**Applicant:** Mark Erickson

**Application Number:** CUP-0008-24

**Legal Description:** A parcel of land located in the SW ¼ of the SE ¼, Section 11, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, WI

**Zoning District:** R-L Residential Large Lot

**Site Address:** 4508 Books Dr, Eau Claire, WI 54703

**Purpose:** Two-Family Dwelling Unit

**Date Received:** 8/8/2024

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



Department of Planning and Development  
 Eau Claire County Courthouse  
 721 Oxford Avenue, Room 3344  
 Eau Claire, Wisconsin 54703  
 (715) 839-4741

Office Use Only

Date Application Accepted:	08/08/2024
Accepted By:	Heidi
Receipt Number:	078345
Town Hearing Date:	05/13/2024
Scheduled Hearing Date:	09/10/2024

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Theodore Pretasky	Phone# 715-271-5002
Mailing Address: N 12504 890th St Colfax, WI 54730	
Email Address: ted@accentpaintstore.com	

Agent Name: Mark Erickson	Phone# 715-831-0654
Mailing Address: 711 S. Hillcrest Parkway, Altoona, WI 54720	
Email Address: Mark@esellc.co	

SITE INFORMATION

Site Address: 4508 Books Drive, Eau Claire, WI 54703	
Property Description: SE ¼ SE ¼ Sec. 11, T 27 N, R 9 W, Town of Seymour	
Zoning District: R1L	Code Section(s): 18.21.020 Permitted and Conditional Uses
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):	020110303000
or PIN #(s):	1802022709114300014

GENERAL APPLICATION REQUIREMENTS

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" type="checkbox"/> Provide \$550.00 application fee (non-refundable). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.
---	--	---	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature Mark A. Erickson AGENT Date 05-20-2024  
 MARK A. ERICKSON

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence, and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

## STANDARDS FOR CONDITIONAL USE PERMITS

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.21.060 of the Eau Claire County Code. Those standards are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located.
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- F. Soil conditions are adequate to accommodate the proposed use.
- G. Proper facilities and access points are provided which would eliminate any traffic congestion or hazard which may result from the proposed use.

PLEASE SEE ASSOCIATED NARRATIVE FOR  
THE ABOVE INFORMATION.



SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

In order to process your application as quickly as possible, please fill in all the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

WRITTEN DESCRIPTION OF THE PROPOSED USE:

General description of the use (home occupation, accessory structure in excess of 1,200 square feet, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

New Duplex Construction.  
Please see attached narrative.

IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY

Description of the type of business activity:

Not Applicable

Equipment used in the business activity:

NOT APPLICABLE

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

Visual screening measures (plants, fences, walls, etc.)

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

See attached narrative.

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

Not Applicable

Other features or characteristics (signs, fences, outdoor display areas, etc.)

Not Applicable

SCALED SITE PLAN- <https://beacon.schneidercorp.com/> (Select Wisconsin and then Eau Claire County, WI-View Map)

<input checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input checked="" type="checkbox"/> Landscape and screening plans
<input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input checked="" type="checkbox"/> Show the well and septic system
<input checked="" type="checkbox"/> Site access, driveway, and nearest road (labeled)	<input checked="" type="checkbox"/> Parking areas with spaces
<input type="checkbox"/> Drainage plans including the erosion control plan	<input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property
<input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc.	
<input type="checkbox"/> The location of any equipment that will be used	

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

<input type="checkbox"/> Show floor plan, including attics
<input type="checkbox"/> Show scaled building elevations
<input type="checkbox"/> Show color scheme
<input type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request

PLEASE SEE ASSOCIATED NARRATIVE FOR THE ABOVE INFORMATION + DETAILS.



## 4508 Books Drive

### Conditional Use Permit Narrative

This parcel of land is located on the western limits of the Town of Seymour. It is south of County Trunk Highway Q, along Peterson Avenue, just south of the Crestview Academy. Books Drive is a short stretch of street east of Peterson Avenue and is approximately 610 feet in length. Books Drive allows access to eight (8) residential lots. Currently this lot and most of the adjacent residential lots are zoned R1L. The lot on the far east end of Books Drive is zoned RH and the lot to the north, where Crestview Academy is located, is zoned C2.

The owner of 4508 Books Drive is looking to construct a Duplex on this +/- 27,000 square foot (0.6 acres) lot. Just recently, the Town of Seymour adopted the new Eau Claire County (ECC) Code. When in this existing zoning district, the owner has the ability to obtain a Conditional Use Permit for a "Dwelling, Two-Family" structure per 18.33 Table of the ECC Code.

Along with that, the proposed structure and the relocation of the existing accessory structure and use will meet and exceed all the ECC Code requirements, such Lot Area, Lot Width, Principal Structure Height, All Building Setbacks, and Impervious Surface Coverage.

In regards to the Scaled Site Plan Section of the ECC County's CUP Application. This submittal has shown or addressed all applicable items.

In this property's current and proposed state there will not be any Signs, Fence, or other features that may be regulated by zoning.

Since the proposed structure is a Duplex, it will be covered under an UDC Building Permit. At the time of the submittal for the Building Permit an Erosion Control Plan will be developed as required. The existing property's drainage patterns will essentially remain the same and shall not adversely affect adjacent properties and / or rights of ways.

The structure will be fully occupied for the sole use of a residence. No other uses will be proposed. The floor plan will be consistent to a typical duplex, two (2) to three (3) bedrooms, a two (2) garage, great room, kitchen, full basement, two (2) or three (3) bathrooms, and a above grade enclosed porch on the rear of the structure; per each half.

At this time the only "any equipment that will be used" on site, would be an exterior air conditioning unit, per unit.

The existing property does not have any navigable water ways, steep slopes, wetlands, flood plains and any other unique limiting conditions within it's boundary and / or near or adjacent to it.

**4508 Books Drive**

**Conditional Use Permit Narrative**

**(continued)**

In regards to the All Non-Agricultural Accessory Structure Section of the ECC County's CUP Application. This submittal has shown or addressed all applicable items.

Currently, there is an existing Accessory Structure on this property. It is proposed to remove the existing lean-to on the northern limits and then move the approximate 24' by 26' accessory structure towards the northwestern portion of the property. It is proposed that this relocated accessory structure will be positioned to be 25' south of the north property boundary line and 15' from the side yard. Thus, meeting or exceeding the "Principal Structure" rear and side yard setback, which exceeds the "Accessory Structure" rear and side yard setbacks requirements of ten (10) feet and five (5) feet, respectably.

The proposed use is in conformance with the purpose of the current zoning district.

The existing adjacent roadways to this property do have the capacity to provide access for this proposed use in a safe and controlled manner.

This property along with this petition of conditional use was preliminary reviewed by the Town of Seymour Board on May 13<sup>th</sup>. The only condition of approval suggested by them, was to increase the front yard setback from the R1L (RL) standard of 30 feet to a 50' Front Yard Setback to be consistent with the adjacent residence and will also provide more off street parking capacity.

The proposed structure will not produce any unnecessary or offensive odors, fumes, dust, noise light, and vibrations that are expected to cause a nuisance to the neighboring properties.

The property's soil conditions are suited to support the proposed.

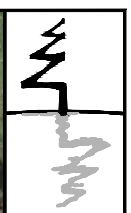




**4508 BOOKS DRIVE TWIN HOME CONSTRUCTION  
PROPOSED SITE PLAN  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WI**

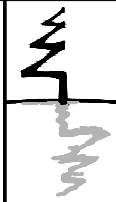
DR BY:	AJR	JOB NO:	24045
CHK BY:	MAE	DWG NAME:	Site Plan
DATE:	07-19-2024	APPROV:	XX-XX-XX

**EVERYDAY SURVEYING & ENGINEERING**  
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 891-0654 • EMAIL: INFO@ESE.CO





FILE PATH: L:\CIVIL 3D PROJECTS\24045 LOREN ROTH - 4508 BOOKS DRIVE CUP\1 CIVIL BASE DRAWINGS\24045 DESIGN 4.DWG



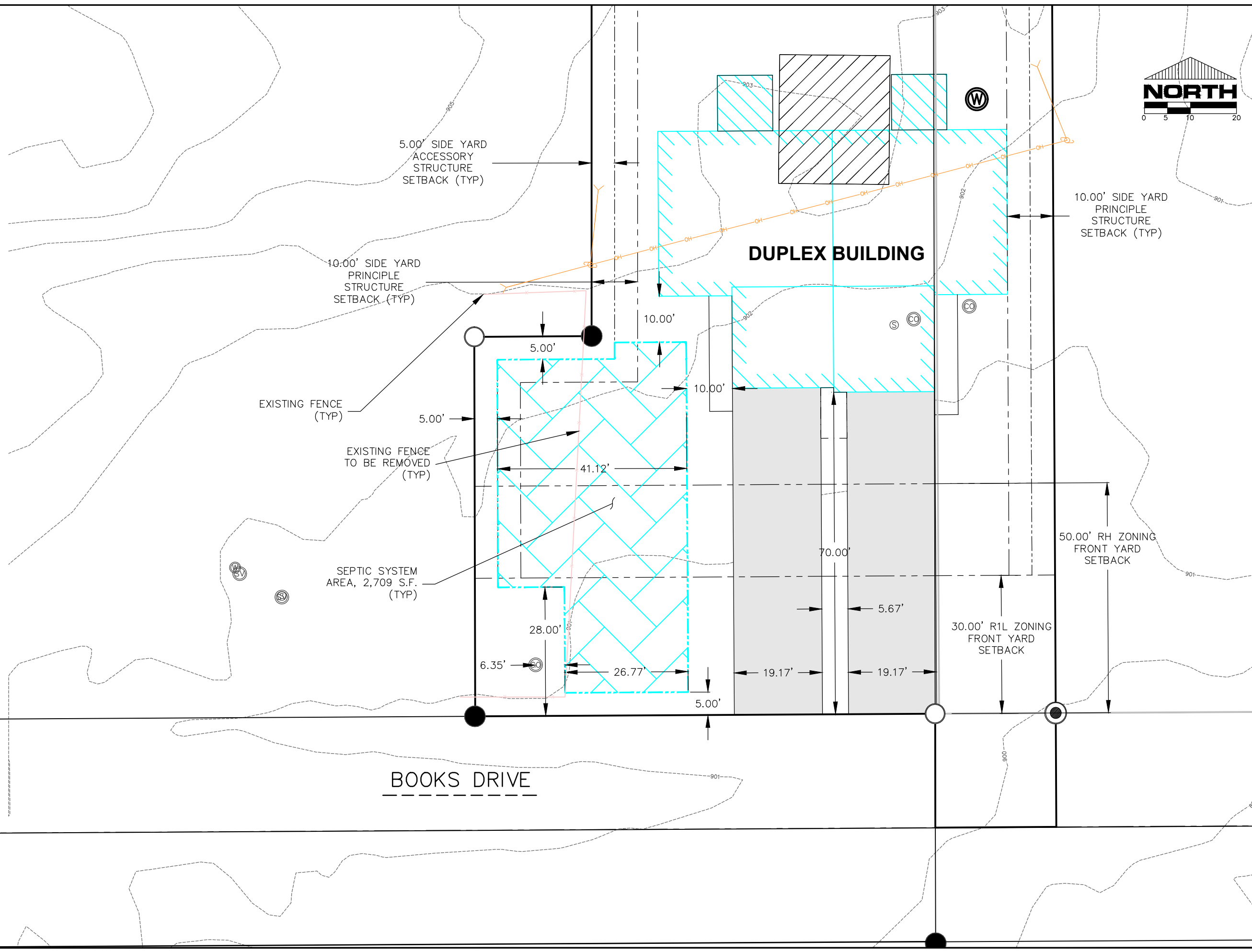
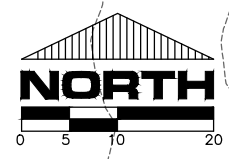
EVERYDAY SURVEYING & ENGINEERING  
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 851-0654 • EMAIL: INFO@ESE.CO

DR BY: AJR  
CHK BY: MAE  
DATE: 07-19-2024

JOB NO: 24045  
DWG NAME: Site Plan  
APPROV: XX-XX-XX

4508 BOOKS DRIVE TWIN HOME CONSTRUCTION  
PROPOSED SITE PLAN  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WI

SHEET NO:





**Department of Safety  
& Professional Services,  
Industry Services Division**

County EAU CLAIRE  
Sanitary Permit Number (to be filled in by Co.)

**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  
Project Address (if different than mailing address)

**I. Application Information - Please Print All Information**

Property Owner's Name  
THEO + ADAM PRETASKY

4508 BOOKS DRIVE  
Parcel #  
020110303000

Property Owner's Mailing Address  
N 12504 896<sup>TH</sup> ST.

Property Location  
Govt. Lot \_\_\_\_\_

City, State COLFAX, WI Zip Code 54730 Phone Number \_\_\_\_\_

SW 1/4, SE 1/4, Section 11

**II. Type of Building (check all that apply)**  
 1 or 2 Family Dwelling - Number of Bedrooms 6

Lot #  
T 27 N R 9 Sec 11  
Subdivision Name

Public/Commercial - Describe Use \_\_\_\_\_

Block #

State Owned - Describe Use \_\_\_\_\_

CSM Number

City of \_\_\_\_\_

Village of \_\_\_\_\_

Town of SEYMOUR

**III. Type of POWTS Permit: (Check either "New" or "Replacement" and other applicable on line A. Check one box on line B. Complete line C if applicable.)**

A.  New System  Replacement System  Other Modification to Existing System (explain)  Additional Pretreatment Unit (explain)

B.  Holding Tank  In-Ground (conventional)  At-Grade  Mound  Individual Site Design  Other Type (explain)

C.  Renewal Before Expiration  Revision  Change of Plumber  Transfer to New Owner List Previous Permit Number and Date Issued

**IV. Dispersal/Treatment Area and Tank Information:**

Design Flow (gpd) 900 Design Soil Application Rate (gpd/sf) .6 Dispersal Area Required (sf) 1500 Dispersal Area Proposed (sf) 1839.6 System Elevation 99.35'

Tank Information	Capacity in Gallons		Total Gallons	# of Units	Manufacturer	Prefab Concrete	Site Constructed	Steel	Fiber Glass	Plastic
	New Tanks	Existing Tanks								
Septic or Holding Tank	<u>2000</u>	<u>-</u>	<u>2000</u>	<u>1</u>	<u>HUFFCUTT CONCR.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dosing Chamber										

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

Plumber's Name (Print) CURT BOOS Plumber's Signature \_\_\_\_\_ MPAPRS Number 842370 Business Phone Number 715 933-2443

Plumber's Address (Street, City, State, Zip Code)  
6451 160<sup>TH</sup> AVE., BLOOMER, WI 54724

**VI. County/Department Use Only**

Approved  Disapproved  Owner Given Reason for Denial Permit Fee \$ \_\_\_\_\_ Date Issued \_\_\_\_\_ Issuing Agent Signature \_\_\_\_\_

Conditions of Approval/Reasons for Disapproval

Attach to complete plans for the system and submit to the County only on paper not less than 8 1/2 x 11 inches in size

# Private Onsite Wastewater Treatment System

## Index and Title Page

Project Name: THEO + ADAM PREYASKY - 6-Dr. In-ground POWTS (NEW)

Owner's Name: " " "

Owner's Address: N 12504 890<sup>th</sup> St  
COZFAZ, WI 54730

Legal Description: SW, SE, 11, 27N, 9 W

Municipality: Town, Village, City of SEYMOUR

County: EAU CLAIRE

Lot Number: \_\_\_\_\_ Block Number: \_\_\_\_\_ CSM Number: \_\_\_\_\_

Subdivision Name: 4508 BOOKS DR.

Parcel I.D. Number: 020110303000

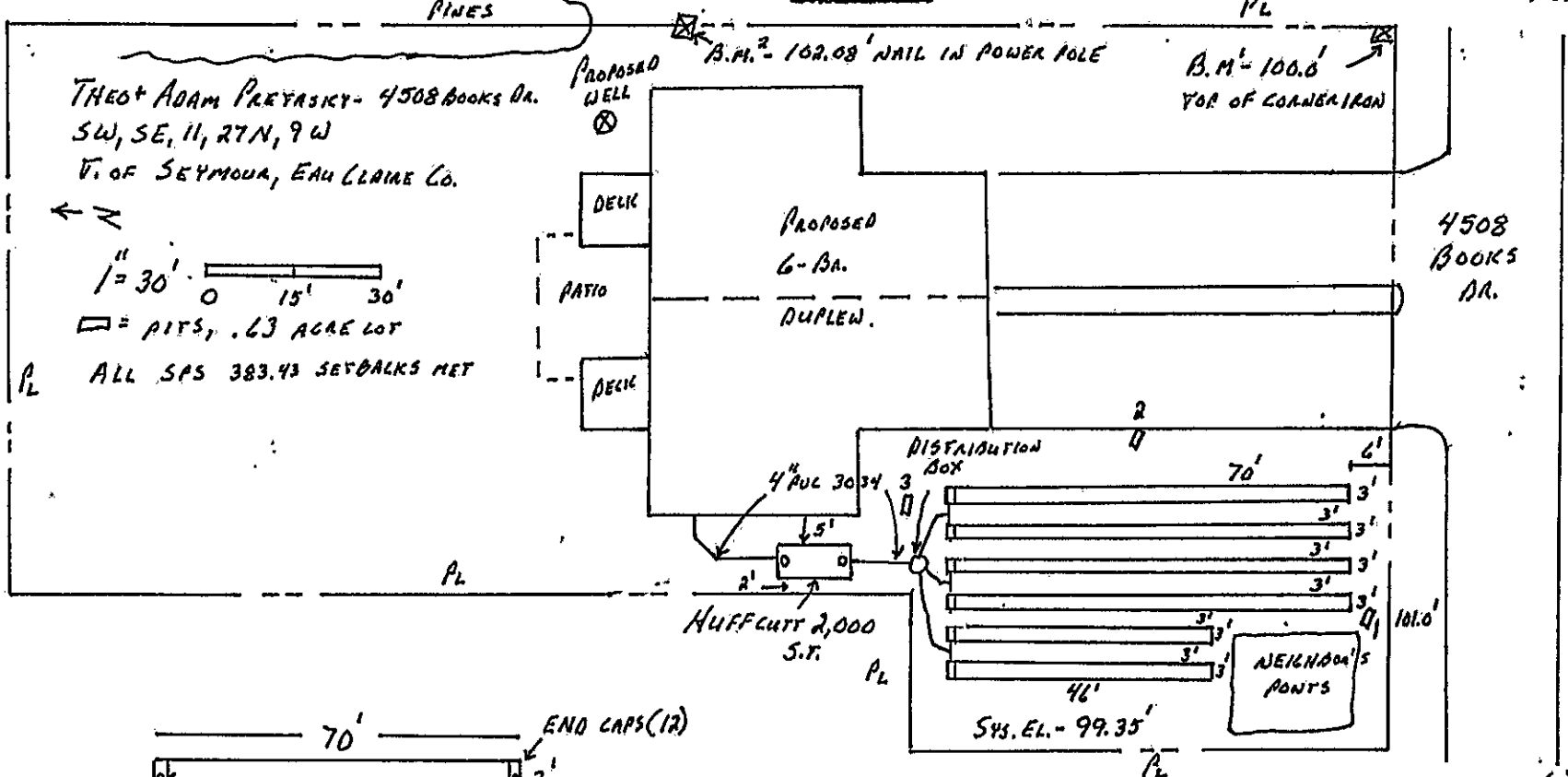
Page 1	Index and Title Page
Page 2	Plot Plan with Cross-Section & Plan View
Page 3	Septic Tank Specifications
Page 4	POWTS Owner's Manual & Management Plan
Page 5	POWTS Owner's Manual & Management Plan
Page 6+6a	Filter Information + DISTRIBUTION BOX

Name of Designer: LUAR BOOS License #: MP-842370

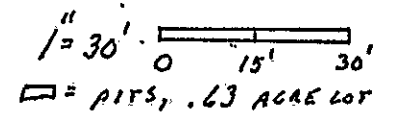
Signature: \_\_\_\_\_ Date: 7-24-2024

Designed pursuant to the following POWTS Component Manual and DSPS 381-385:  
"In-ground Soil Absorption Component Manual for POWTS" Version 2.1 (May 2022-2027)  
 Attachment: Soil Evaluation Report

### PLOT PLAN



THEO + ADAM PRZYASKY - 4508 BOOKS DR.  
 SW, SE, 11, 27N, 9W  
 V. OF SEYMOUR, EAU CLAIRE CO.



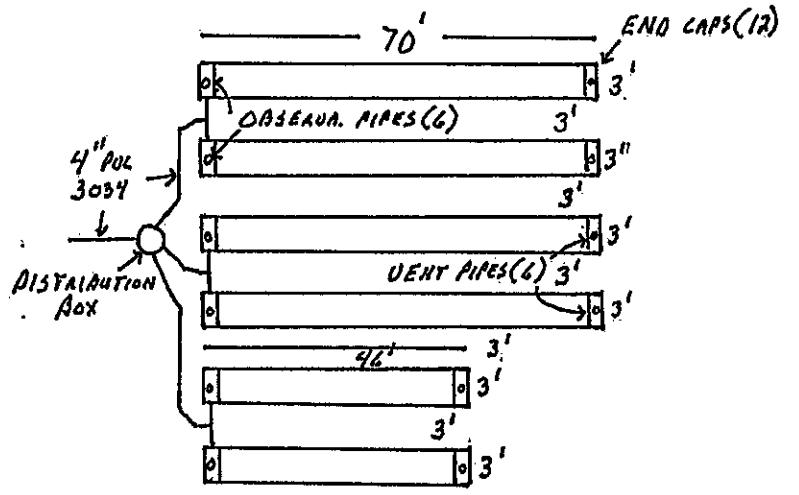
ALL SPS 383.43 SETBACKS MET

4508  
BOOKS  
DR.

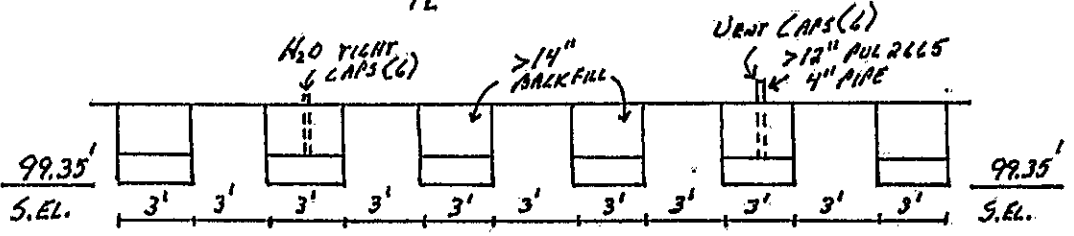
HUFFCUT 2,000  
S.P.

NEIGHBOR'S  
POINTS

SYS. EL. = 99.35'



PLAN VIEW (NO SCALE)



CROSS-SECTION (NO SCALE)

USE INFILTRATOR QUICK 4 CHAMBERS (12" x 34" x 53")

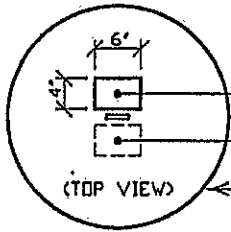
90 CHAMBERS x 20.0 FT<sup>2</sup> = 1800.0 > 1839.6 FT<sup>2</sup> (TOTAL)

12 END CAPS x 3.3" = 39.6

MIN. REQ. = 900 ÷ .6 = 1500 FT<sup>2</sup>

MAX. INSTALL. DEPTH = 99.35'

16. 3 of 6



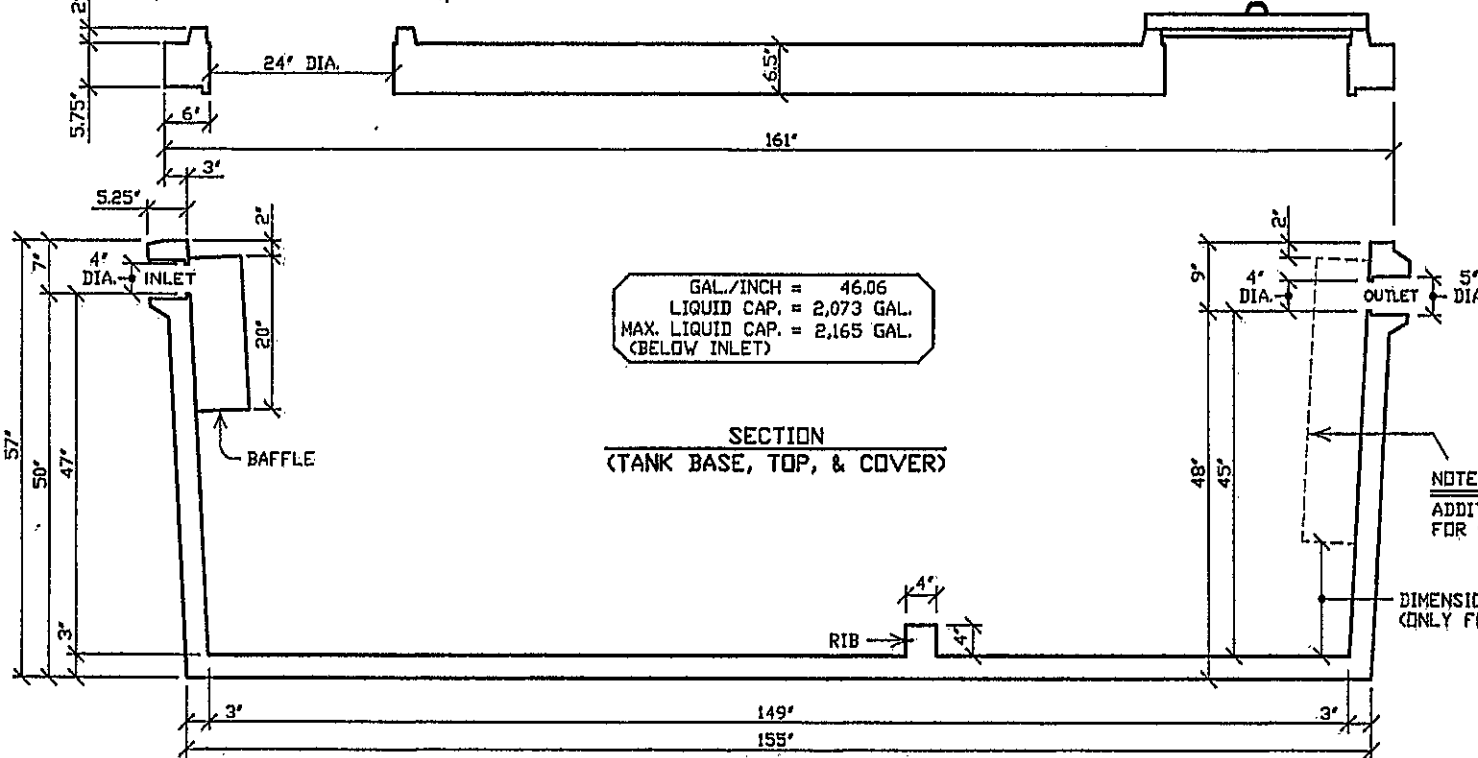
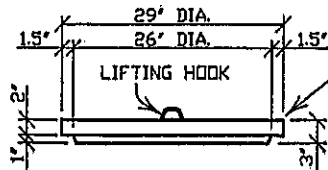
WARNING LABEL EMBEDDED INTO CONCRETE COVER READS AS FOLLOWS:

CAUTION:  
DO NOT ENTER WITHOUT PROPER VENTILATION.  
COULD CAUSE DEATH...DANGEROUS GAS.

NOTE: ADDITIONAL LABEL FOR GREASE INTERCEPTOR.  
INFORMATIONAL LABEL READS AS FOLLOWS:  
GREASE INTERCEPTOR

29" DIAMETER CONCRETE COVER (TYPICAL)

SEE 'ACCESSORIES' FOR OTHER COVER OPTIONS



GAL./INCH = 46.06  
LIQUID CAP. = 2,073 GAL.  
MAX. LIQUID CAP. = 2,165 GAL.  
(BELOW INLET)

SECTION  
(TANK BASE, TOP, & COVER)

NOTE:  
ADDITIONAL BAFFLE FOR GREASE INTERCEPTOR.

DIMENSION EQUALS 1/3 LIQUID LEVEL.  
(ONLY FOR GREASE INTERCEPTOR)

N.P.C.A. CERTIFIED PLANT & MEMBER OF: NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS

THIS DRAWING SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE CONSENT OF THIS COMPANY

4154 123rd STREET  
CHIPPEVA FALLS, WI 54729  
(715) 723-7446 \* (800) 924-1516  
FAX (715) 723-7111 \* www.huffcutt.com

**H HUFFCUTT CONCRETE, INC**



PROJECT:  
2,000 GAL. LOW PROFILE SEPTIC OR GREASE INTERCEPTOR



**POWTS OWNER'S MANUAL AND MANAGEMENT PLAN**

**FILE INFORMATION**

Owner	THEO + ADAM PRETASKY
Permit #	

**DESIGN PARAMETERS**

Number of Bedrooms	6
Number of Commercial Units	-
Estimated flow (Ave) (100 gpd/bedroom)	600 gpd
Design flow (DWF) = estimated x 1.5	900 gpd
Soil Application Rate	.6 gpd/ft <sup>2</sup>
Influent/Effluent Quality ( <input type="checkbox"/> NA)	Monthly Average
Fats, Oil & Grease (FOG)	≤ 30 mg/L
Biochemical Oxygen Demand (BOD <sub>5</sub> )	≤ 220 mg/L
Total Suspended Solids (TSS)	≤ 150 mg/L
Pretreated Effluent Quality ( <input checked="" type="checkbox"/> NA)	Monthly Average
Biochemical Oxygen Demand (BOD <sub>5</sub> )	≤ 30 mg/L
Total Suspended Solids (TSS)	≤ 30 mg/L
Fecal Coliform (geometric mean)	≤ 10 cfu/100mL
Maximum Effluent Particle Size	1/8 inch diameter

**SYSTEM SPECIFICATIONS**

Septic Tank Capacity	2000 gal <input type="checkbox"/> NA
Septic Tank Manufacturer	HUFFCUTT <input type="checkbox"/> NA
Effluent Filter Manufacturer	BEST <input type="checkbox"/> NA
Effluent Filter Model	GF-10 <input type="checkbox"/> NA
Pump Tank Capacity	gal <input checked="" type="checkbox"/> NA
Pump Tank Manufacturer	<input type="checkbox"/> NA
Pump Manufacturer	<input type="checkbox"/> NA
Pump Model	<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:
Manufacturer:	Model:
Soil Absorption Component ( <input type="checkbox"/> NA)	
<input checked="" 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:
Vertical Distance Tank Bottom to Service Pad:	ft
Horizontal Distance Tank(s) to Service Pad:	ft
<u>INFILTRATOR QUICK 4 CHAMBERS</u> <input type="checkbox"/> NA	

**Calculations:**

Dispersal Unit Mfg./Model Number: INFILTRATOR QUICK 4 CHAMBERS  NA

$$DWF \div \frac{Soil \text{ Application Rate}}{Dispersal \text{ Area Required}} = \frac{End \text{ Cap EISA}}{or (Trench Width)} = \frac{\# \text{ Units or Total Length of Trench(s)}}{39.6 \text{ Ft}^2}$$

$$900 \div \frac{.6}{1500} = 1500 - \frac{12(3.3)}{39.6 \text{ Ft}^2} \div \frac{20.0 \text{ Ft}^2}{90 \text{ CHAMBERS (1839.6 Ft}^2)}$$

**DESIGN CRITERIA**

- "At-Grade Component Manual for POWIS" (Pressure or Gravity, Version 3.0 (May 2022-2027))
- "Design of Pressure Distribution Networks for Septic Tank-Soil Absorption Systems." Publication 9.6 (SSWMP Manual)
- "EZ Flow Mound Component Manual" Version 12/15/2017 (April 2018-2023)
- "In-Ground Soil Absorption Component Manual for POWIS" Version 2.1 (May 2022-2027)
- "Mound Component Manual for POWIS" Version 2.1 (May 2022-2027)
- "Pressure Distribution Component Manual for POWIS." Version 2.1 (May 2022-2027)
- Other:

**MAINTENANCE MONITORING SCHEDULE - MAINTENANCE AND MANAGEMENT**

Service Event	Service Frequency
Pump/inspect dispersal cell(s), clean filter	At least once every: <input checked="" type="checkbox"/> 13 months <input checked="" type="checkbox"/> 3 years <input type="checkbox"/> Other:
Inspect pump & pump controls, alarm, pretreatment unit	At least once every: <input type="checkbox"/> months <input type="checkbox"/> 3 years <input checked="" type="checkbox"/> NA
Flush and pressure test laterals	At least once every: <input type="checkbox"/> months <input type="checkbox"/> 3 years <input checked="" type="checkbox"/> NA

**START UP AND OPERATION:** For new construction, prior to using the POWTS check treatment tank(s) for the presence of painting products or other chemicals that may impede the treatment process and/or damage the 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 startup shall not occur when soil conditions are frozen at the infiltrative surface.

The property owner is responsible for the operation and maintenance of the POWTS and submission of required reports. The quantity and quality of the wastewater stream will affect the performance and longevity of your POWTS. The installation of water-saving appliances and fixtures along with prompt repair of leaks reduces the wastewater volume. Also the brine or waste from water softeners, iron removal units, other clear water treatment devices and foundation drains should be discharged to the ground surface whenever possible. Note: this does not include laundry waste, showers, dishwasher, etc.

This system is designed to handle domestic strength wastewater; however, the disposal of food based greases, oils, vegetable/fruit peels, seeds, bones, and food solids, such as those produced by a garbage disposal should be minimized. Toilet tissue is the only paper that should be discharged into the system. Other non-biodegradable items, such as baby wipes, tampons, sanitary napkins condoms, cigarette butts, dental floss, and cotton swabs, should not enter the system. Chemicals, such as petroleum products, paint, disinfectants, pesticides, antibiotics, solvents, etc., should not be flushed into the system because they can seriously damage your POWTS and contaminate your drinking water supply. Maintain a regular steady flow by spreading laundry washing throughout the week. Avoid vehicle traffic over all system components. Compaction of snow over the dispersal unit may cause it to freeze up.

drinking water supply. Maintain a regular steady flow by spreading laundry washing throughout the week. Avoid vehicle traffic over all system components. Compaction of snow over the dispersal unit may cause it to freeze up.

**INSPECTIONS & MAINTENANCE:** Inspection shall be made by an individual carrying one of the following licenses or certifications: Master Plumber, Master Plumber Restricted Sewer, POWTS Maintainer, or Septage Servicing Operator (per the attached Maintenance Schedule). Tank inspections must include a visual inspection of the tank to identify any missing or broken hardware, identify any cracks or leaks, measure the volume of combined sludge and scum and check for any backup or ponding of effluent to the ground surface and test all electrical equipment such as pumps and alarms. Any defects shall be promptly corrected. Exposed openings greater than 8 inches in diameter shall be secured with effective locking devices to prevent accidental or unauthorized entry the tanks.

When the combination of sludge and scum in any tank exceeds 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 Ch. NR 113, Wisconsin Admin. Code. Specific servicing mechanics must be provided if vertical is >15 feet or if horizontal is >150 feet and instructions to be provided below.

The outlet filter(s) shall be inspected and cleaned to remove any accumulated solids according to manufacturer's specifications. Solids washed from the filter shall be retained in the tank. Filter cleaning may be necessary at more frequent intervals than stated in the maintenance schedule to keep the system operating.

Alarms should be tested on a regular basis by the home owner. If an alarm sounds, contact an individual licensed to service POWTS. There is normally a 1 day reserve under regular operating conditions, however water should be conserved until any problems with the system are corrected to prevent back-up of sewage into the dwelling or surfacing.

**ABANDONMENT:** When the POWTS fails and/or is permanently taken out of service the following steps shall be taken to ensure that the system is properly and safely abandoned in compliance with Ch. SPS 383.33, Wisconsin 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.
- After pumping, all tanks and pits shall be excavated and removed or their covers removed and the void space filled with soil, gravel, or other 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 renders it unusable. Replacement systems must comply with the rules in effect at the time of replacement.
- 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:	CURT BOOS	MP-842370
Phone:	(715) 933-2443	

**POWTS MAINTAINER**

Name:	CHIPPEWA VALLEY SOIL TECH + SEPTIC
Phone:	(715) 933-2443

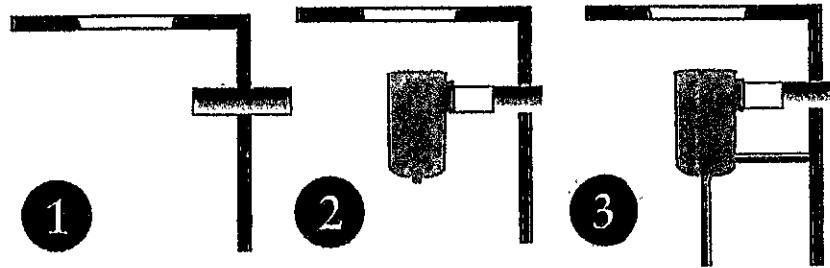
**SEPTAGE SERVICING OPERATOR (Pumper)**

Name:	
Phone:	

**LOCAL REGULATORY AUTHORITY**

Name:	EAU CLAIRE CITY-COUNTY HEALTH DEPT.
Phone:	(715) 839-4718

## Installation Instructions for the GF10 Filter



**Step 1:** Locate and remove the septic tank cover, on the outlet side of tank.

**Step 2:** Before installation, place the filter case on to the outlet pipe. Make sure the case is positioned so the filter can be removed from the tank for maintenance and service.

**Step 3:** For installations that require or desire additional support. (If additional support is not needed, go to Step 4) Glue a section of 1" Sch. 40 pipe to the two hubs located on the bottom of the case and the hub located on the side of the case.



**Step 4:** Glue the filter case onto the outlet pipe. Insert the filter cartridge into the case. (Make sure the filter is completely inserted into the case.)

**Step 5:** For installations where it will be difficult to reach the handle, place 1" Schedule 40 pipe into the tee on the handle and extend it to height that will make it easy to remove the filter.



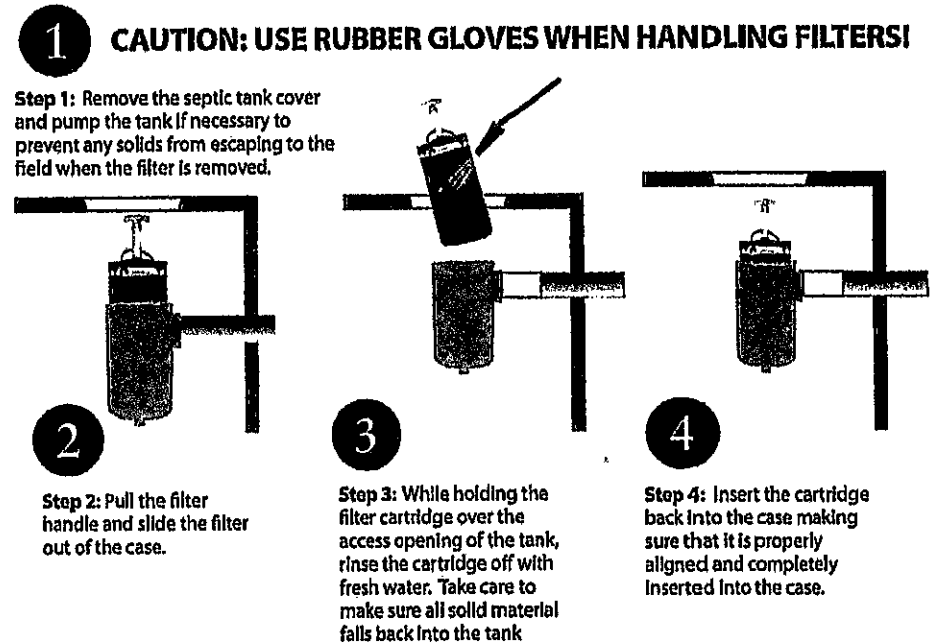
**Installation of an existing system.** Same as a new system only the septic tank must be pumped prior to installation.

## Maintenance of the GF10 Filter

A time frame in which septic tanks are serviced is set by state and local codes. Although they may be different, most regulatory agencies suggest two to five years. We recommend the GF10 filter be cleaned when the septic tank is normally cleaned and pumped, or as needed.



**WARNING:** If the liquid level in the tank is above the top of the filter, pump the tank prior to removing the filter cartridge.



**1 CAUTION: USE RUBBER GLOVES WHEN HANDLING FILTERS!**

**Step 1:** Remove the septic tank cover and pump the tank if necessary to prevent any solids from escaping to the field when the filter is removed.

**Step 2:** Pull the filter handle and slide the filter out of the case.

**Step 3:** While holding the filter cartridge over the access opening of the tank, rinse the cartridge off with fresh water. Take care to make sure all solid material falls back into the tank.

**Step 4:** Insert the cartridge back into the case making sure that it is properly aligned and completely inserted into the case.



3 Fairfield Blvd, Wallingford, CT 06492  
1-877-765-9565 Fax: 203-284-8514





**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	Eau Claire
Parcel I.D.	1802022709114300014
Reviewed by	Date

Property Owner Adam And Theodore Pretasky	Property Location Govt. Lot SW 1/4 SE 1/4 S 11 T 27 N R 09 E (or) W
Property Owner's Mailing Address N12504 890th St.	Lot# Block# Subd. Name or CSM#
City Colfax State WI Zip Code 54730 Phone Number ( ) - - - - -	City Village Town Nearest Road Seymour 4508 Books Dr.

New Construction Use  Residential / Number of bedrooms 6 Code derived design flow rate 900 GPD  
 Replacement  Public or commercial - Describe: \_\_\_\_\_  
 Parent material sandy alluvium derived from sandstone Flood Plain elevation if applicable \_\_\_\_\_ ft.  
 General comments and recommendations: Recommend Conventional Trenches With Use Of GSF Units Due To Limited Space And Soils Present Onsite.

1 Boring #  Boring  Pit Ground surface elev. 101.10 ft. Depth to limiting factor 90 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 <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-14	7.5yr3/2	None	LS	1mgr	mvfr	cw	2vf	.7	1.6
2	14-26	10yr4/4	None	LS	1msbk	mvfr	gs	1f-1vf	.7	1.6
3	26-45	7.5yr5/3	None	MS	sg	ml	gs	1vf	.7	1.6
4	45-90	7.5yr5/4	None	MS	sg	ml	---	0	.6	1.0
			W/Thin SL Bands							

2 Boring #  Boring  Pit Ground surface elev. 100.58 ft. Depth to limiting factor 84 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 <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-4	7.5yr3/2	None	LS	1mgr	mvfr	cw	1vf	.7	1.6
2	4-27	10yr4/4	None	LS	1msbk	mvfr	gs	1vf	.7	1.6
3	27-41	10yr5/4	None	MS	sg	ml	gs	1vf	.6	1.0
			W/Thin SL Bands							
4	41-84	10yr6/4	None	FS	sg	ml	gs	0	.5	1.0
			W/Thin SL Bands							

\* Effluent #1 = BOD <sub>5</sub> > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L \* Effluent #2 = BOD <sub>5</sub> ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Curt Boos	Signature <i>Curt Boos</i>	CST Number 842370
Address 6451 160th Ave. Bloomer, WI. 54724	Date Evaluation Conducted 6/3/2024	Telephone Number 715-933-2443

SBD-8330 (R11/11)

Property Owner Adam And Theodore Pretasky Parcel ID # 1802022709114300014 Page 2 of 4

3 Boring #  Boring  Pit Ground surface elev. 102.35 ft. Depth to limiting factor 78 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 <sup>2</sup>	
									*Eff#1	*Eff#2
1	0-7	7.5yr3/2	None	LS	1mgr	mvfr	cw	2vf	.7	1.6
2	7-18	10yr4/4	None	LS	1msbk	mvfr	gs	1f	.7	1.6
3	18-35	10yr4/4	None	MS	sg	ml	gs	1f-1vf	.7	1.6
4	35-72	10yr5/4	None	MS	sg	ml	gs	0	.6	1.0
			W/Thin SL Bands							
5	72-78	7.5yr5/4	cld 7.5yr5/8 Spots	SL	1msbk	invfr	---	---	---	---

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 <sup>2</sup>	
									*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 <sup>2</sup>	
									*Eff#1	*Eff#2

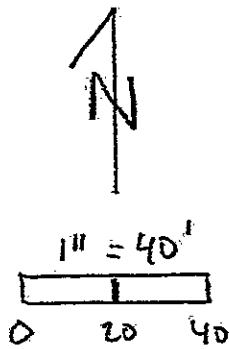
\* Effluent #1 = BOD<sub>5</sub> > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L      \* Effluent #2 = BOD<sub>5</sub> ≤ 30 mg/L and TSS ≤ 30 mg/L

The Dept. of Safety and Professional Services is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, contact the department at 608-266-3151 or TTY through Relay.

SBD-8330Test (R11/11)



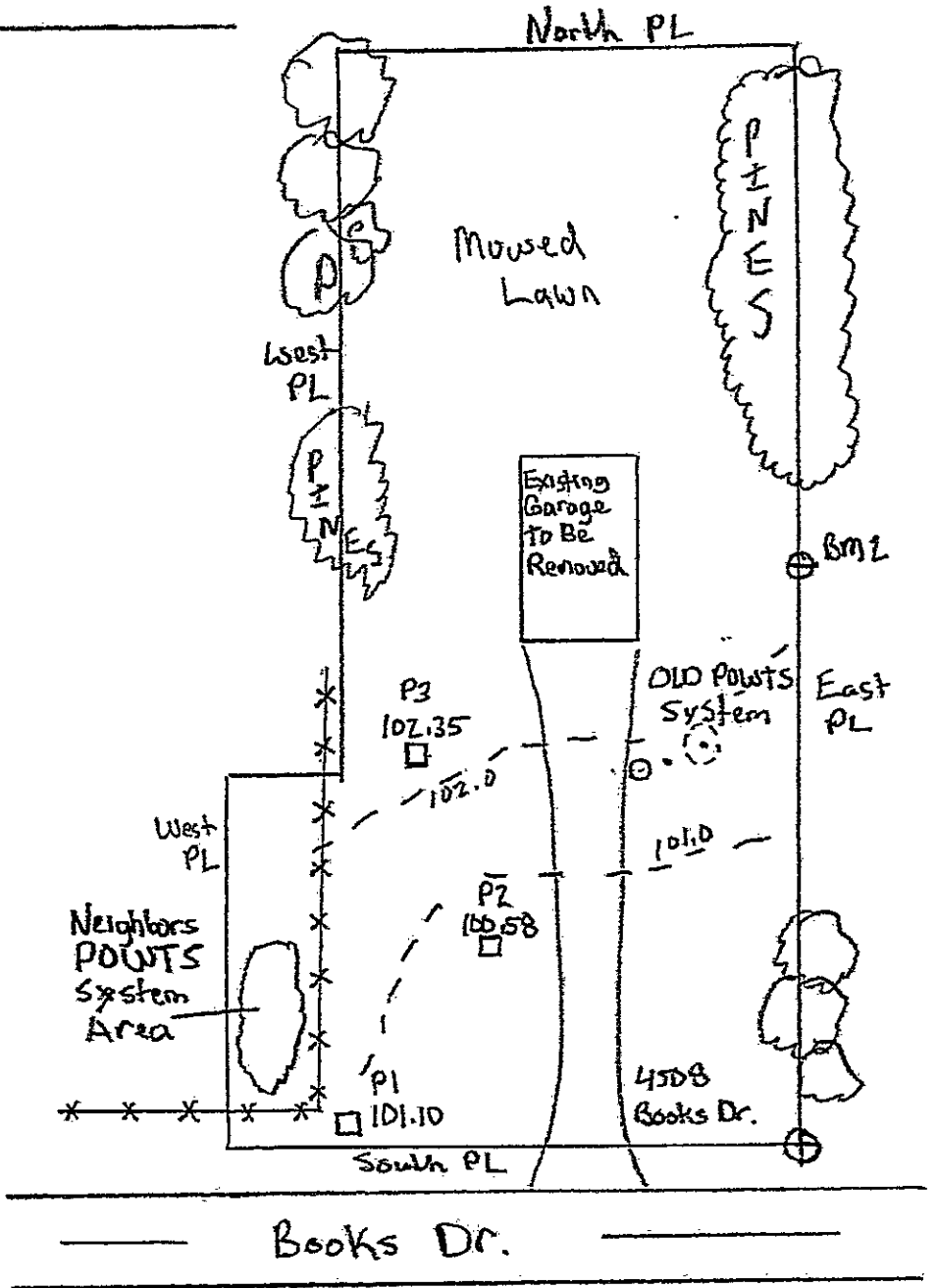
Project: Adam And Theodore Pretasky  
 Location: SW 1/4, SE 1/4, S 11, T27N, R09W  
 Town of Seymour  
 CST License: 842370  
 Signature: Curt Bopp  
 Date: 6/3/2024  
 PID: 1807022709114300014  
 No Well Visible Onsite



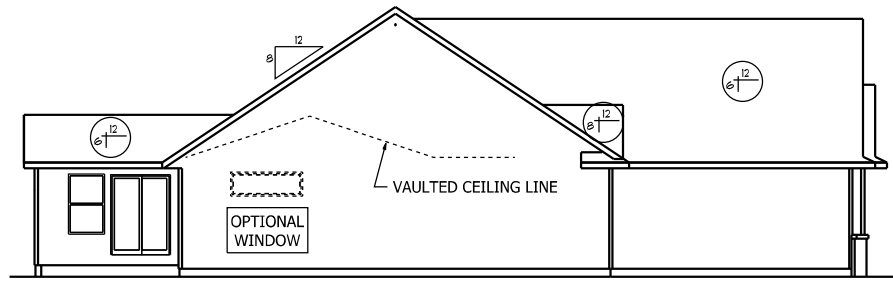
⊕ = Benchmark 1 100.0  
 (Top of SE PC Iron)

⊕ = Benchmark 2  
 Nail in Power Pole

□ = Pits

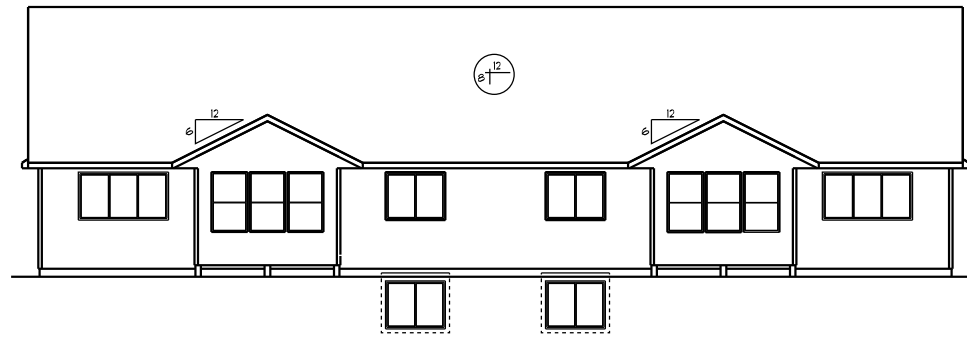


NOTE: HALF SCALE REDUCTION IF PRINTED ON 11x17 SIZE PAPER



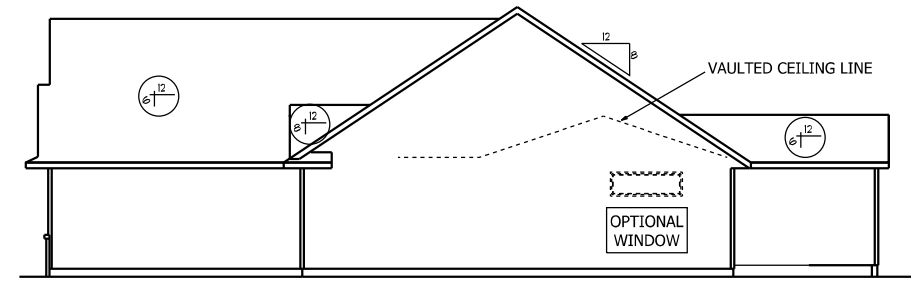
**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



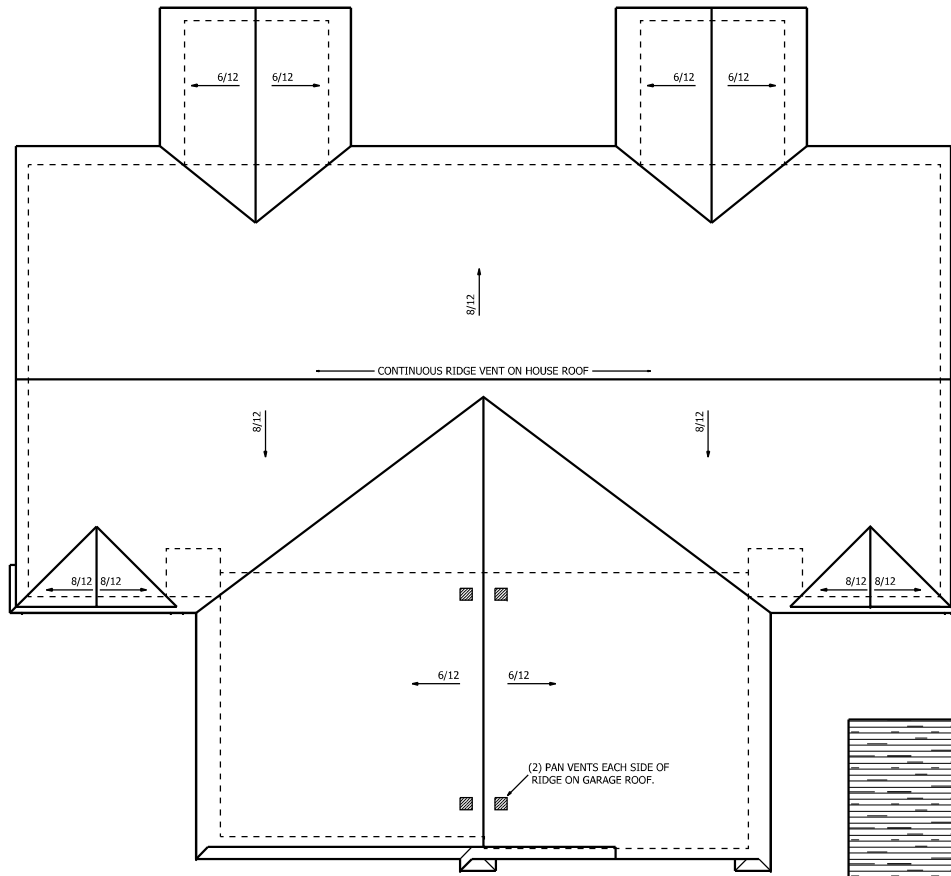
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



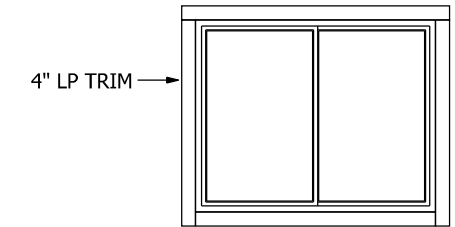
**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"



**ROOF - BIRD'S EYE VIEW**

NOTE:  
UNLESS OTHERWISE NOTED  
6/12 PITCH = 24" OH AT EAVES  
8/12 PITCH = 18" OH AT EAVES  
12" OH TYPICAL AT GABLES  
TRUSS MANUF. TO ADJUST HEEL HEIGHTS  
ACCORDINGLY TO ALIGN FASCIAS.



**EXT. TRIM DETAIL**  
(FRONT ELEV.)



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:  
1) MAX. HEIGHT OF 2'-0" FROM GRADE TO PORCH FLOOR WITHOUT RAILING.  
2) WINDOW GRILLES SHOWN MAY NOT DEPICT ACTUAL MANUF. GRILLE PATTERN / SPECS.

Ted & Adam Pretasky

4508 Books Dr, Eau Claire

D. Rood

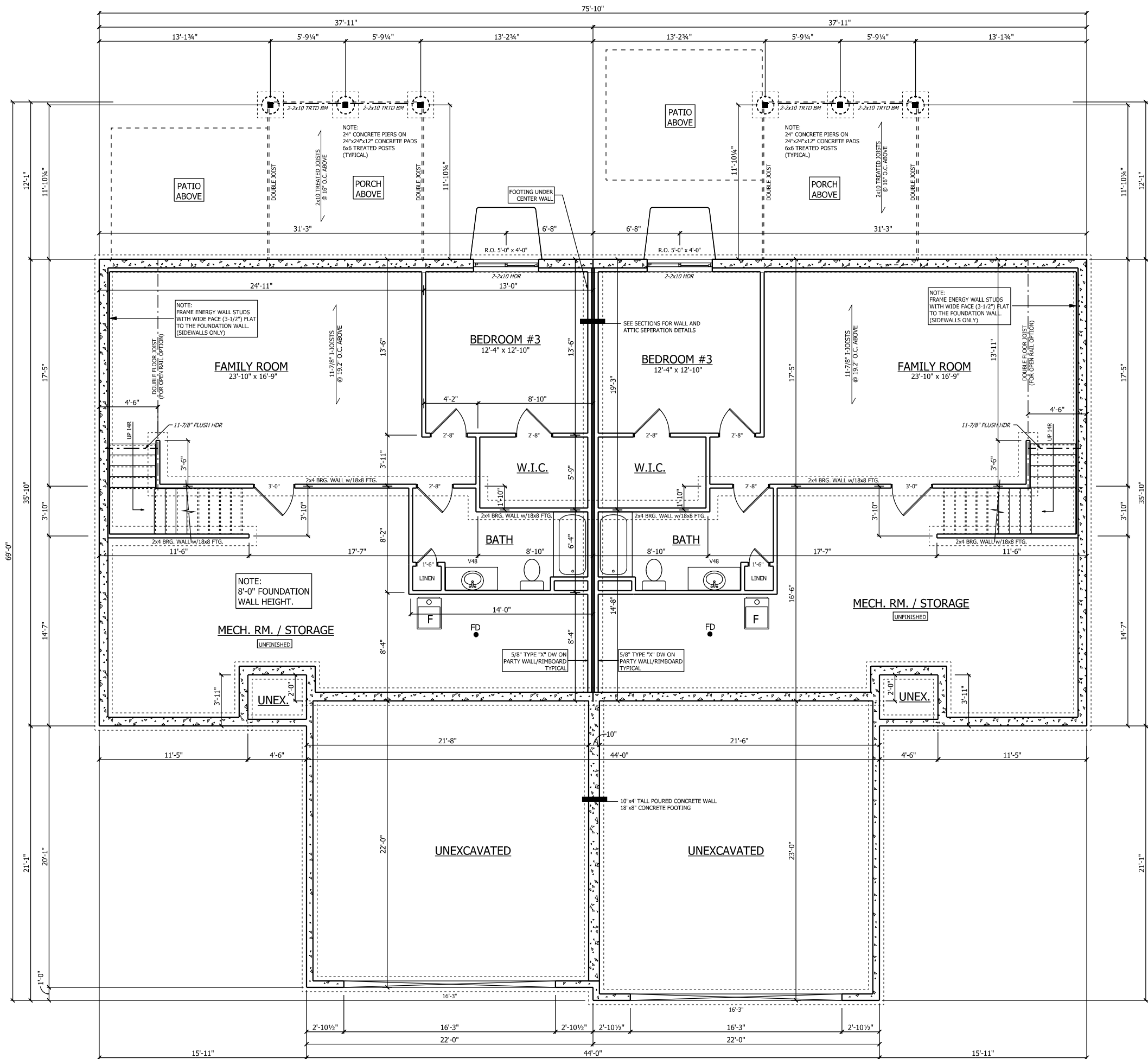
6-26-24

CM24-156

Page 28



NOTE: HALF SCALE REDUCTION IF PRINTED ON 11x17 SIZE PAPER



**NOTE:**  
SEE SECTIONS FOR WALL AND  
ATTIC SEPARATION DETAILS

**IMPORTANT!**  
SEE WALL BRACING PLAN FOR  
PANEL LOCATIONS AND ADDITIONAL  
STRAPS, HOLD-DOWNS OR ANCHORS,  
IF NEEDED, TO MEET WALL  
BRACING CODE REQUIREMENTS.

- NOTES:**
- 1) 8'-0" FOUNDATION WALL HEIGHT
  - 2) 2-2x10 HF HEADER AT ALL BEARING WALL OPENINGS U.N.O.
  - 3) 2" RIGID FOAM ON EXTERIOR OF CONCRETE WALLS.
  - 4) 1" RIGID FOAM ON EXTERIOR OF STUD WALLS.
  - 5) EXTERIOR WALLS DIMENSIONED TO OUTSIDE OF CONCRETE.
  - 6) INTERIOR WALLS DIMENSIONED TO CENTER OF STUD.
  - 7) VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS BEFORE CONSTRUCTION.

**FOUNDATION PLAN**

SCALE: 1/4" = 1'-0"

768 SF FINISHED AREA  
EACH SIDE

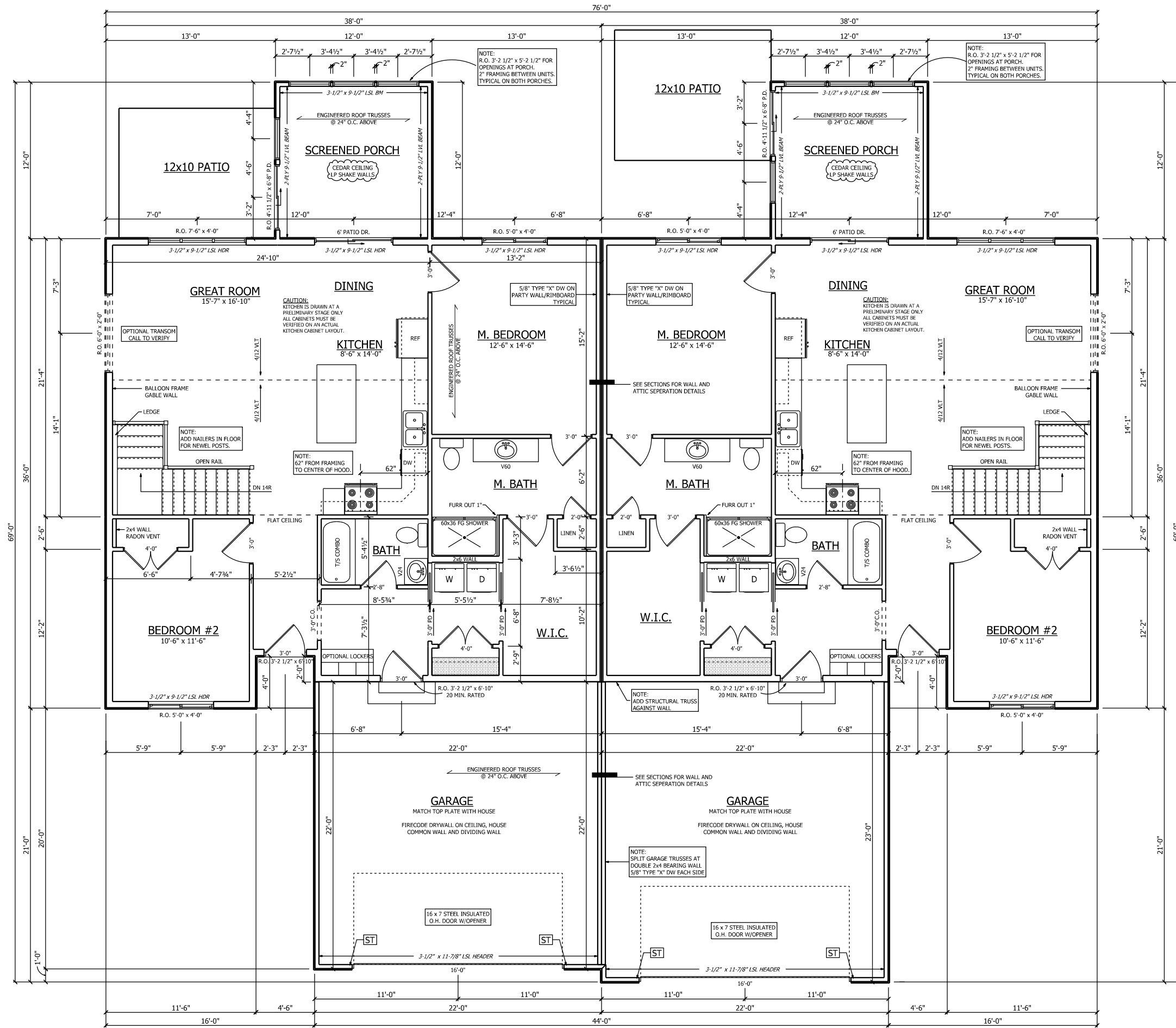
PROJECT:  
 DRAWN BY:  
 DATE:  
 CLIENT:  
 4508 Books Dr, Eau Claire

D. Rood

CM24-156

SHEET:  
Page 29

NOTE: HALF SCALE REDUCTION IF PRINTED ON 11x17 SIZE PAPER



**NOTE:**  
SEE SECTIONS FOR WALL AND  
ATTIC SEPARATION DETAILS

**IMPORTANT!**  
SEE WALL BRACING PLAN FOR  
PANEL LOCATIONS AND ADDITIONAL  
STRAPS, HOLD-DOWNS OR ANCHORS,  
IF NEEDED, TO MEET WALL  
BRACING CODE REQUIREMENTS.

- NOTES:
- 1) 8'-1 1/8" CEILING HEIGHT U.N.O.
  - 2) 2-2x10 HF HEADER AT ALL EXT. WALL OPENINGS U.N.O.
  - 3) 1" RIGID FOAM ON EXTERIOR WALLS.
  - 4) EXTERIOR WALLS DIMENSIONED TO OUTSIDE OF WALL SHEATHING.
  - 5) INTERIOR WALLS DIMENSIONED TO CENTER OF STUD.
  - 6) VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS BEFORE CONSTRUCTION.

**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

MAIN FLOOR = 2608 TOTAL SF  
(1304 SF PER SIDE)  
3 OR 4 SEASON = 144 SF PER SIDE  
GARAGES = 484 SF (LEFT)  
506 SF (RIGHT)

Ted & Adam Pretasky

4508 Books Dr, Eau Claire

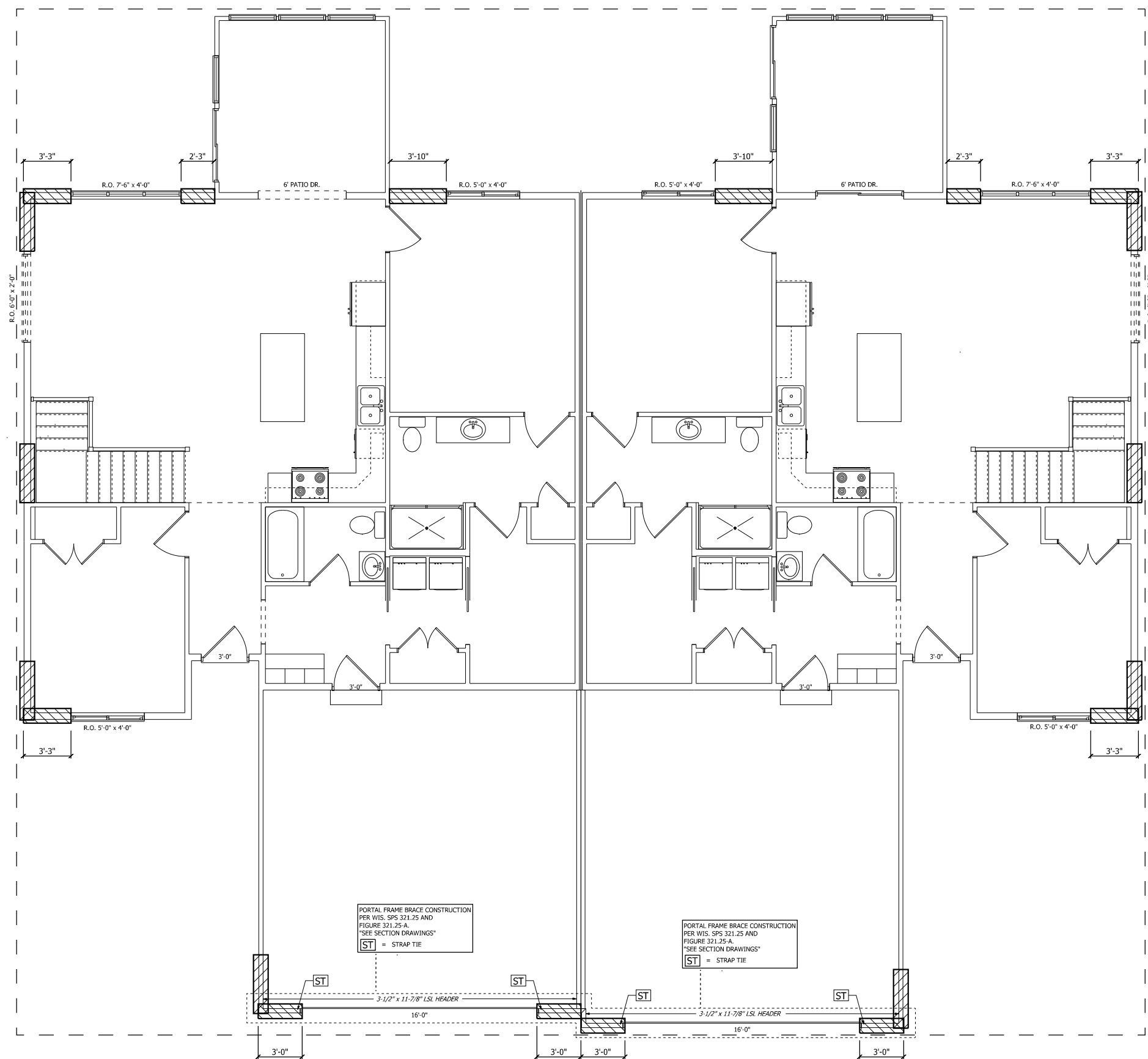
DRAWN BY: D. Rood

DATE:

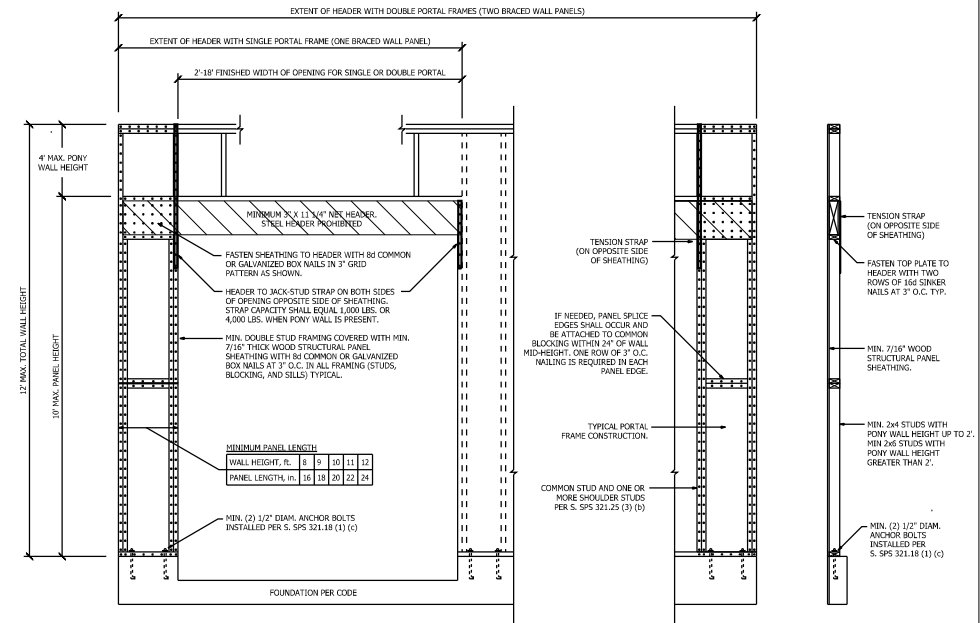
CM24-156

SHEET:

NOTE: HALF SCALE REDUCTION IF PRINTED ON 11x17 SIZE PAPER



**METHOD PF - PORTAL FRAME BRACE CONSTRUCTION**



FRONT ELEVATION  
SECTION  
OVER CONCRETE OR MASONRY BLOCK FOUNDATION

WALL BRACING METHODS USED:  
CONTINUOUS SHEATHED METHOD (CS-WSP)  
AND PORTAL FRAME (PF) METHOD WHERE NOTED.

WIND EXPOSURE CATEGORY = B

RECTANGLE "A" DATA:  
WALLS SUPPORTING: ROOF AND CEILING ONLY  
EAVE TO RIDGE HEIGHT: ≤ 15'-0"  
HOUSE WALLS = 8'  
CS-WSP MIN. PANEL LENGTH:  
24" (ADJ. TO MAX. OPENING HT. OF 5'-4")  
32" (ADJ. TO MAX. OPENING HT. OF 6'-8")  
PORTAL FRAME MIN. PANEL LENGTH: 16"  
GARAGE WALLS = 9'  
CS-WSP MIN. PANEL LENGTH:  
41" (ADJ. TO MAX. OPENING HT. OF 8'-0")  
PORTAL FRAME MIN. PANEL LENGTH: 18"

LONG SIDE LENGTH= 76 FEET  
REQUIRED WALL BRACING = 14 FEET\*

SHORT SIDE LENGTH= 69 FEET  
REQUIRED WALL BRACING = 15 FEET\*

\* WHERE MIN. 1/2" DRYWALL INTERIOR FINISH IS NOT PROVIDED, THE REQUIRED BRACING AMOUNT FOR THE AFFECTED RECTANGLE SIDE SHALL BE MULTIPLIED BY 1.40.

LOCATION OF BRACED WALL PANELS ALONG A BUILDING SIDE:  
12'-6" MAX. DISTANCE FROM END OF SIDE  
21'-0" MAX. DISTANCE BETWEEN PANELS

▨ = 4'-0" BRACED WALL PANEL U.N.O.

WOOD STRUCTURAL PANELS  
MIN. FASTENERS:  
6d COMMON NAIL OR 8d BOX NAIL  
(2-1/2" LONG x 0.113" DIAM.)  
OR 7/16" CROWN 16ga STAPLES, 1-1/4" LONG  
MAX. SPACING:  
3" EDGES, 6" FIELD

GYPSUM BOARD  
MIN. FASTENERS:  
5d COOLER NAILS OR #6 SCREWS  
MAX. SPACING:  
7" EDGES, 7" FIELD  
(INCLUDING TOP/BOTTOM PLATES)

**MAIN FLOOR WALL BRACING PLAN**

SCALE: 1/4" = 1'-0"

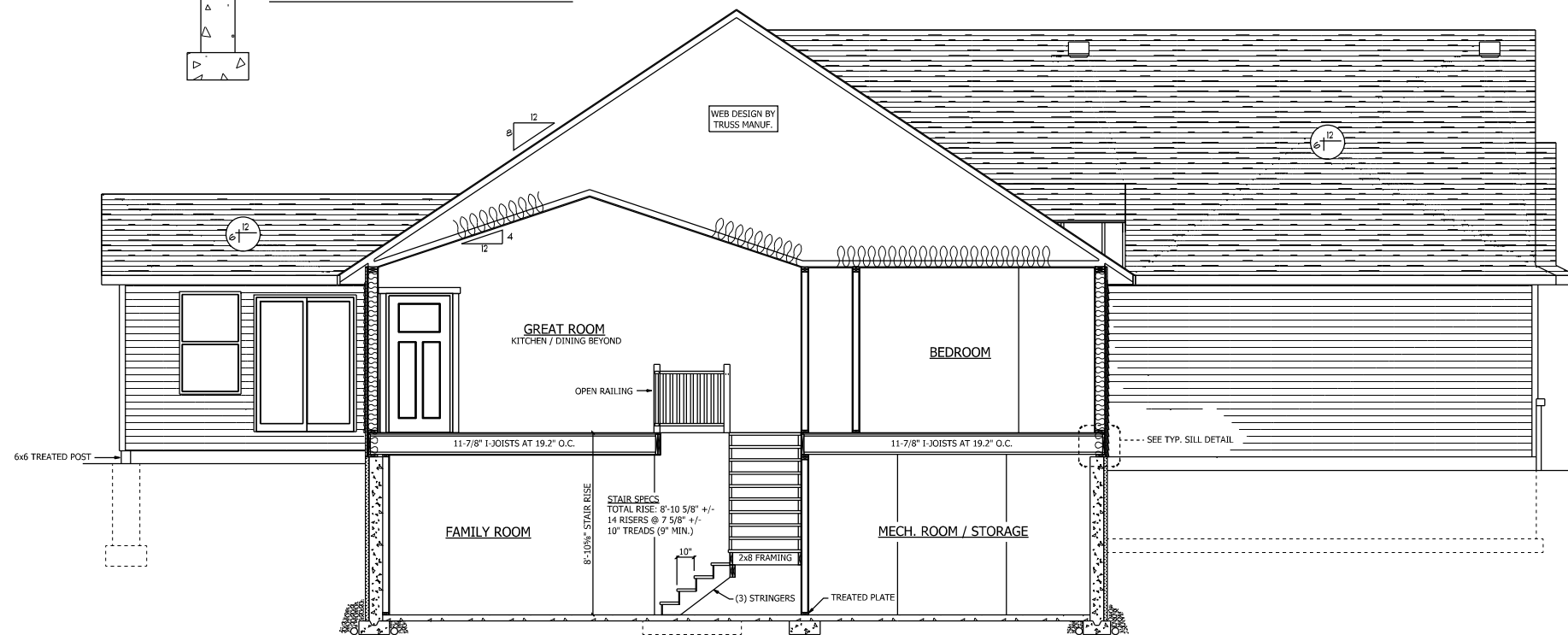
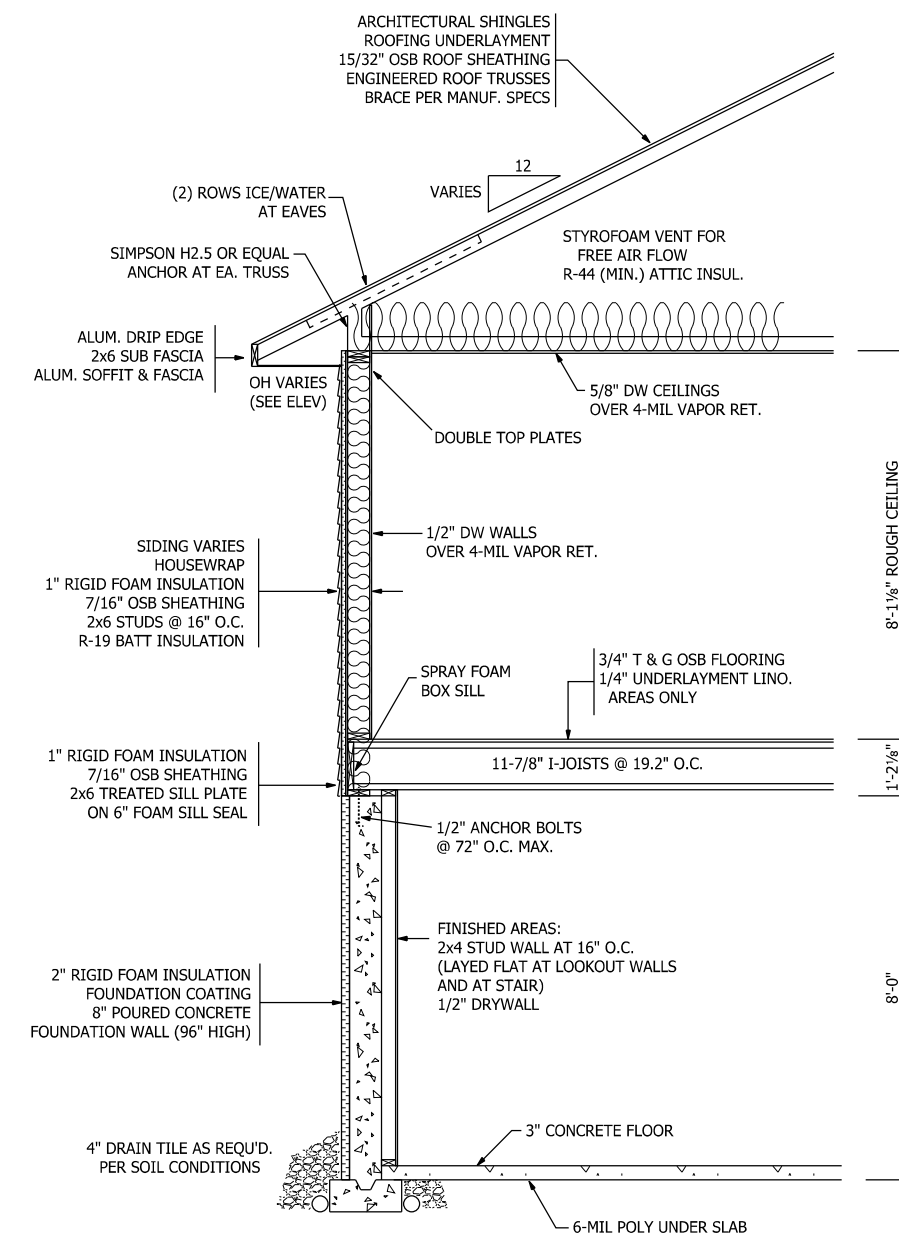
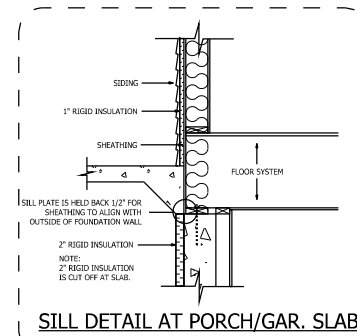
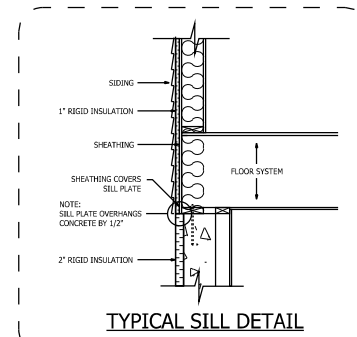
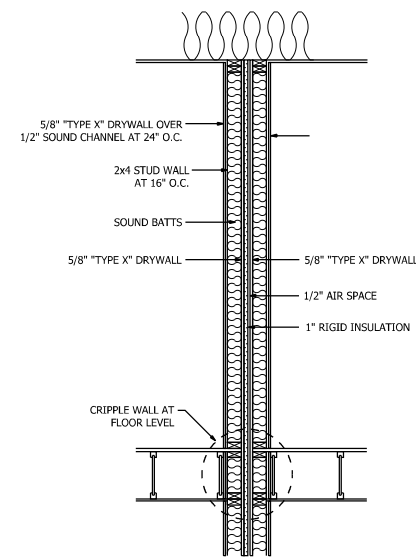
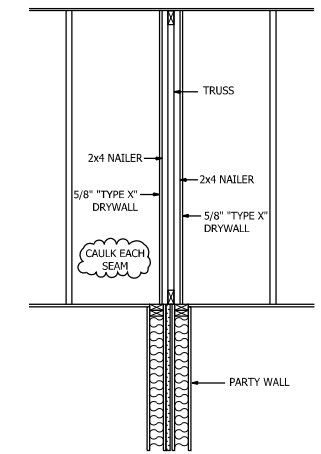
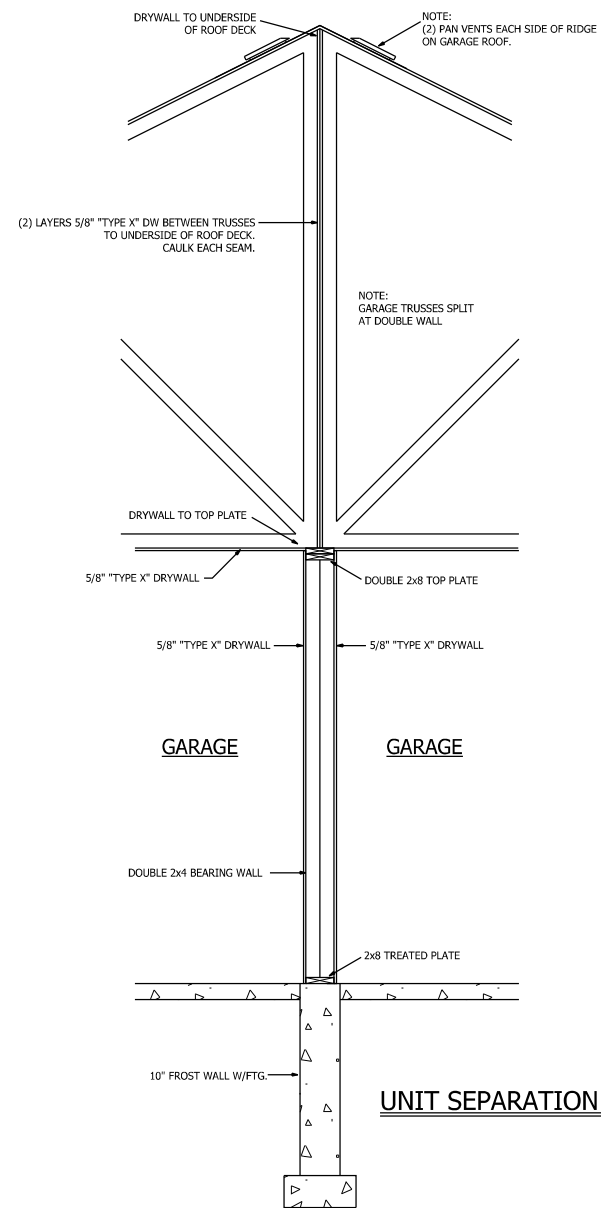
DRAWN BY:  
D. Rood

DATE:

PROJECT:  
DRAWING:  
4508 Books Dr, Eau Claire

BLANK #  
CM24-156

SHEET:  
4 / 5  
Page 31



DESIGNED BY: Ted & Adam Pretasky

LOCATION: 4508 Books Dr, Eau Claire

DRAWN BY: D. Rood

DATE:

BLANK #

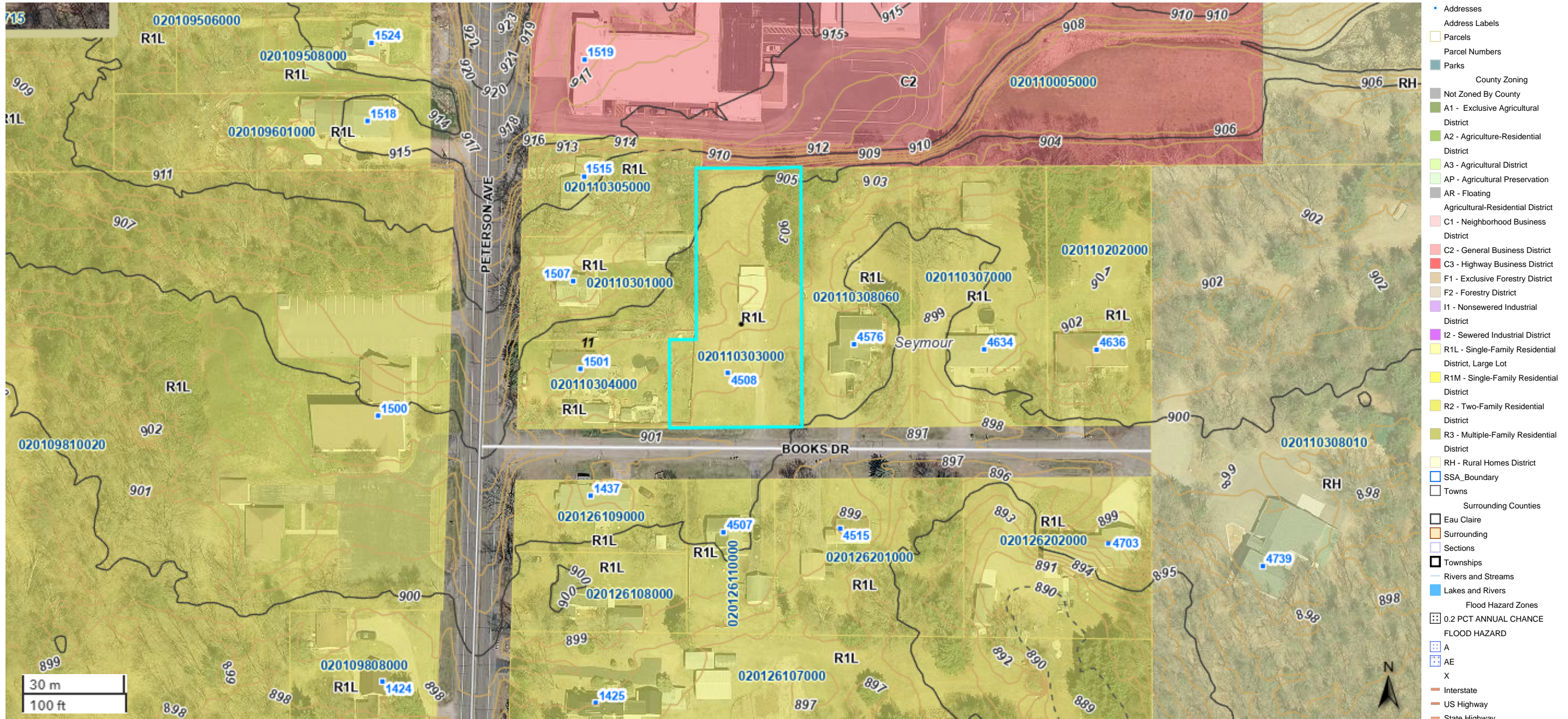
CM24-156

SHEET:

5/5

Page 32





Date created: 5/10/2024

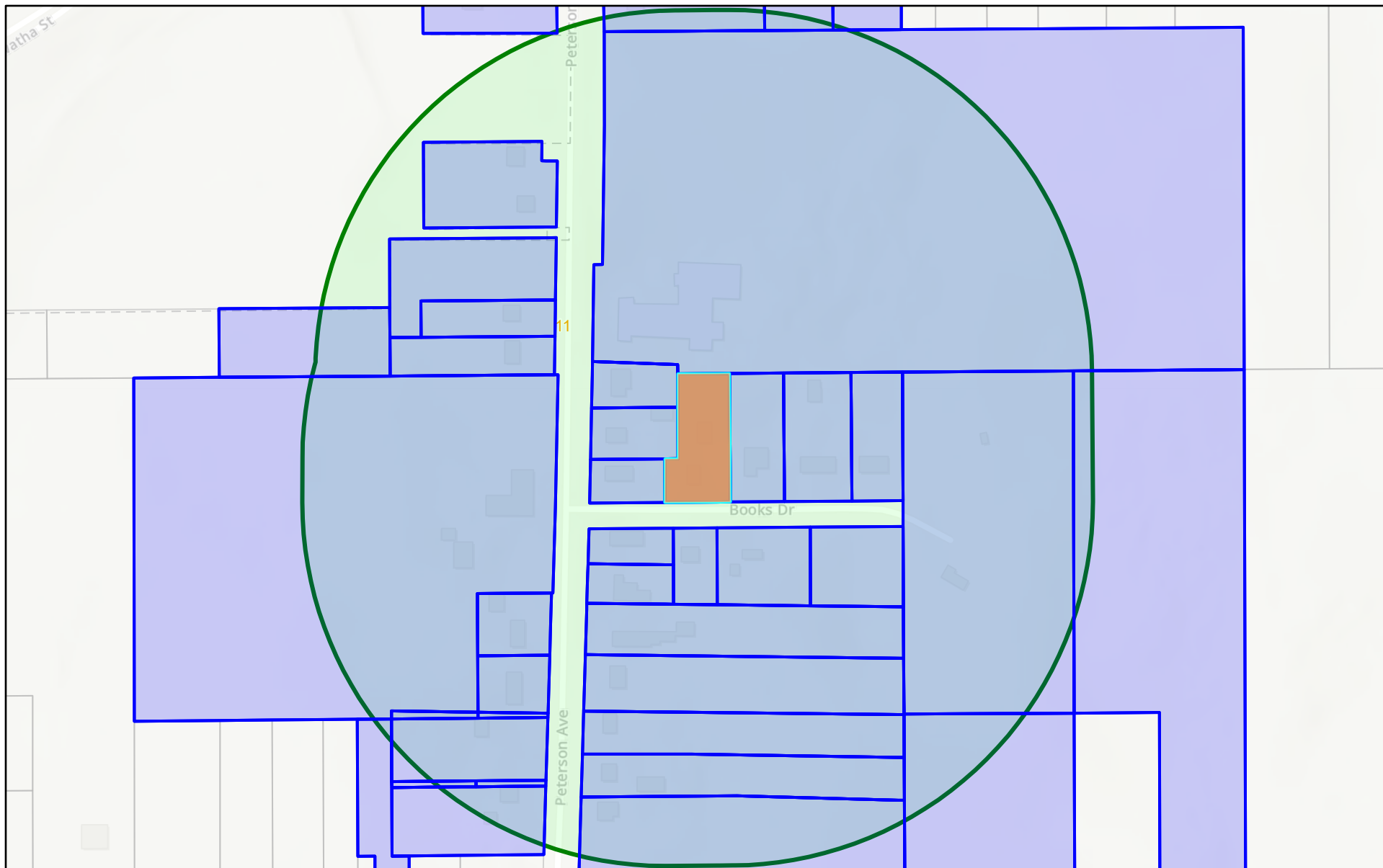
Last Data Uploaded: 5/10/2024 1:34:37 PM

Developed by






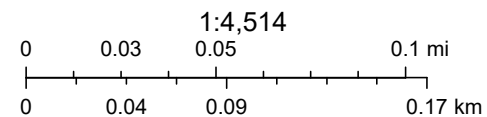


# Public Notification



8/8/2024, 3:05:42 PM

-  County Boundary
-  Tax Parcel
-  Section



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

FirstName LastName	Address	City State Zip
MARCUS A HAZEN	1630 PETERSON AVE	EAU CLAIRE WI 54703-8714
ROY JANSSEN	1612 PETERSON AVE	EAU CLAIRE WI 54703-8714
THOMAS BANDLE	1518 PETERSON AVE	EAU CLAIRE WI 54703
ARIANNA SMITH	1524 PETERSON AVE	EAU CLAIRE WI 54703-8714
BEAU SANDLEBACK	1398 PETERSON AVE	EAU CLAIRE WI 54703-8712
ABDALLAH HASHLAMOUN	1412 PETERSON AVE	EAU CLAIRE WI 54703-8712
TODD TRIPPLER	11916 33RD AVE	CHIPPEWA FALLS WI 54729-6582
CRESTVIEW ACADEMY INC	1218 MCCANN DR	ALTOONA WI 54720-2561
RYAN GRAY	3540 JEFFERS RD	EAU CLAIRE WI 54703-4416
STEVEN K & ANN M SMITH	4531 OLSON DR	EAU CLAIRE WI 54703-8751
EMILY KENYON LEWIS	4702 TOWER DR	EAU CLAIRE WI 54703-9706
ROBERT OWEN	4674 TOWER DR	EAU CLAIRE WI 54703-9706
KRISTINA HELLAND	1501 PETERSON AVE	EAU CLAIRE WI 54703-9711
TODD HELLER	1515 PETERSON AVE	EAU CLAIRE WI 54703-9711
HAROLD FISCHER JR	1424 PETERSON AVE	EAU CLAIRE WI 54703-8712
ASCENSION EVANGELICAL LUTHERAN CHURCH	1500 PETERSON AVE	EAU CLAIRE WI 54703-8714
HICKORY TATE	4440 TOWER DR	EAU CLAIRE WI 54703-2154
SHANE CARLSON	1631 PETERSON AVE	EAU CLAIRE WI 54701-9711
JASON KNECHT	4636 BOOKS DR	EAU CLAIRE WI 54703-9710
WALTRAUD HANSON	1507 PETERSON AVE	EAU CLAIRE WI 54703-9711
DALE HARRIS	1419 PETERSON AVE	EAU CLAIRE WI 54703-9709
GERALD WENDT	1425 PETERSON AVE	EAU CLAIRE WI 54703-9709
PETER OWEN	1437 PETERSON AVE	EAU CLAIRE WI 54703-9709
ERIN M SCHOTT	4515 BOOKS DRIVE	EAU CLAIRE WI 54703-9710
TIMOTHY HAROLDSON	PO BOX 1588	EAU CLAIRE WI 54702-1588
DANIEL CUNNINGHAM	1395 PETERSON AVE	EAU CLAIRE WI 54703-9709
DOUGLAS POESCHEL	1401 PETERSON AVE	EAU CLAIRE WI 54703-9709
TIMOTHY EISOLD	1415 PETERSON AVE	EAU CLAIRE WI 54703-9709
MARJORIE ECKEL	1431 PETERSON AVE	EAU CLAIRE WI 54703-9709
DEAN HANSEN	1300 N 110TH AVE	CHIPPEWA FALLS WI 54729-9609
MATTHEW HAROLDSON	4703 BOOKS DR	EAU CLAIRE WI 54703-8768
MARC BOWKER	4576 BOOKS DR	EAU CLAIRE WI 54703-9710
JORDAN OLSON	4634 BOOKS DR	EAU CLAIRE WI 54703-9710

A meeting of the Seymour Town Board was held Monday, May 13, 2024, at 7:00 p.m. Notice was posted at the Seymour Town Hall, Township Fire Dept. Station 1- and at [www.townofseymour.org](http://www.townofseymour.org) under “Agendas”.

Board members present were Chair Jessica Janssen, Supervisor Kerry Parker, and Supervisor Ken Schick. Also present were Road Supervisor John Oxley, Building Inspector Fred Hankel, Clerk/Treasurer Jean Eisold, Deputy Clerk Sarah Smith, and 24 Town residents.

Chair Jessica Janssen called the meeting to order at 7:00 p.m.

#### **MINUTES APPROVAL:**

Motion from Supervisor Parker to approve the 04/08/2024 meeting minutes as presented. Seconded by Supervisor Schick. Motion carried.

**GENERAL COMMENTS FROM THE PUBLIC:** Improvements in the future for Peterson Ave from North Shore to Tower? On the three-year plan.

**FINANCIAL REPORT:** February and March amounts for the Landfill were received last week as well as a check received today from the Town’s ARPA Funds account from the Local Government Investment Pool (LGIP) to pay for broadband.

**ROADS & BUILDINGS SUPERVISOR REPORT:** See attached report provided by John Oxley

**BUILDING INSPECTOR REPORT:** Fewer new homes being built. Steady applications for new decks and repairs. Increase in Eau Claire and Chippewa County of residents wanting to build unlicensed modular homes, that are not compliant; issues include not being able to inspect due to being finished and being installed prior to setting. Would like to review building permit fees, questioning if possible increase is needed.

#### **DISCUSSION ITEMS**

- A) 140<sup>TH</sup> AVENUE BRIDGE: No progress update received, billing received, stakes adjusted since March meeting, and no update on land acquisitions.
- B) THOMAS FECK – 113 ACRES ON OLSON DRIVE: Town purchased land about 10 years ago; Town owned land when last timber sale was done, questioned if land was in Managed Forest Land (MFL) Program; Thomas, a member of Landmark Conservancy, asked if Town had ever considered conservancy which would keep land from being developed or could set aside part of land for future Town buildings. Plan Commission to review.
- C) COPY MACHINE UPDATE: Copy machine ordered from One Source Imaging and should be delivered the end of May. Cost to be covered by ARPA funds. Investigate scarp of old copier.
- D) WIL-KIL PEST CONTROL- PRICE INCREASE AS OF MAY 1<sup>ST</sup>: Pay increase notification
- E) NEW HALL BATHROOMS: No updates, add to June Board Meeting agenda.
- F) ARPA FUND: budget for computers, funds to be committed by year end.

#### **ACTION ITEMS**

- A) ARCHERY AND GUN HUNTING PERMIT: Chair Janssen made motion to approve Archery Permit and Gun Hunting Permit for Leona Markowski. Motion seconded by Supervisor Schick. Motion Carried.
- B) PICNIC LICENSE: Chair Janssen made motion to approve Picnic License for St Bridgets Picnic on 8/18/2024. Motion seconded by Supervisor Parker. Motion Carried.



- C) **MARK ERICKSON- 4508 BOOKS DRIVE- CONDITIONAL USE PERMIT:** Relocate existing building to north side of lot. Board agreed with Conditional User Permit with minimum 10 to 12 foot set-back of house to extend driveway. Planning Commission to be notified.
- D) **INDIAN HILLS BOAT LANDING:** Sixteen Town residents voiced Pros/Cons of installing a dock at the Indian Hills location. Comments regarded Safety, Traffic, Parking, Emergency Access, Canoe/Kayak, Storage, Maintenance, Public Nuisance, Riparian Water Rights, and Funds/Donations specified for. It was also noted that residents dock/lift moved since April 9<sup>th</sup> meeting.
  - Board Comments: area created in 1938 as a wading beach. Can it be defined as a boat landing due to lack of parking, room for 5 to 6 vehicles to park. 8-1/2 feet needed for pontoon. Won't work to place dock next to landing. Can't predict future sand issues. Jake's dock is 4 feet wide. Currently no efforts to remediate silt in the bay but, Altoona Lake District is having a map created which should show silt in the bay. Discussion/action tabled until a surveyor can review and locate post/lot line and seek legal counsel regarding Riparian Water Rights.
- E) **PLAT 8:** requested final costs from Real Land Surveying (RLS)
- F) **PLAT 9:** No update
- G) **SEYMOUR PLANNING COMMISSION:** send letter to possible new and past members regarding appointment.
- H) **FIRE STATION GENERATOR:** Waiting for information.

## **BOARD MEMBERS COMMUNICATIONS**

- A. The next Board Meeting will be June 10, 2024
- B. Plat 8 & 9
- C. 140<sup>th</sup> Bridge
- D. Backup generator for Fire Station
- E. Hall Bathroom
- F. Planning Commission
- G. Indian Hills Boat Landing

**SIGN CHECKS AND FORMS:** A/P checks were signed. Board approved cash disbursements and payroll for April 9, 2024, through May 13, 2024.

## **CLOSED SESSION REGARDING STAFF ISSUES**

Motion made by Chair Janssen to go into Closed Session at 9:54 pm to discuss personnel/staffing issues. Motion seconded by Supervisor Parker. Roll call vote: Janssen, Aye, Schick, Aye, Parker, Aye. Motion carried.

A motion was made by Chair Janssen to reconvene to Open Session at 10:02 pm pursuant to Wisconsin Statutes 19.85(2). Motion seconded by Supervisor Schick. Roll call vote: Janssen, Aye, Schick, Aye, Parker, Aye. Motion carried.

A motion was made by Chair Janssen to obtain a comparison of building permit fees with area Towns and add to agenda for June. Motion seconded by Supervisor Schick. Motion Carried

**ADJOURNMENT:** Motion by Chair Janssen to adjourn meeting. Motion seconded by Supervisor Schick. Motion carried. Meeting adjourned at 10:06 p.m.

Respectfully submitted by:  
Jean Eisold, Clerk/Treasurer