



Committee on Planning & Development  
AGENDA

September 24, 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: 25391110849##

**Join by Meeting Number:**

Meeting Number: 2539 111 0849  
Meeting Password: A76eKUfJmB5

**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 September 10, 2024 Meeting Minutes / Discussion – Action **Pages 2-3**
5. Public Hearings for Discussion / Action
  - a. Continuation from 8/13/2024 meeting. **Proposed Ordinance: File No. 24-25/051** to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. Owner: JTH Enterprises LLC. Applicant: Real Land Surveying. Legal: Located in the SW ¼ of the NE ¼, Section 12, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin. **RZN-0019-24 Pages 4-27**
  - b. Continuation from 9/10/2024 meeting. 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 28-59**
6. Final Plat for Heritage Estates / Discussion – Action **Pages 60-70**
7. **Resolution 24-25/075** DNR Surface Water Grant / Discussion – Action **Pages 71-72**
8. Review of August bills / Discussion **Page 73**
9. Proposed Future Agenda Items
  - a. Next scheduled meeting October 22, 2024
10. Director's Update – 2<sup>nd</sup> Quarter Report / Discussion **Pages 74-76**
11. Announcements
12. 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, **Page 1** (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, September 10, 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), Robin Leary (remote)

Members Absent: Michele Skinner

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz

### 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 27, 2024, Meeting Minutes

Motion by James Dunning to approve the August 27, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

### Public Hearings

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**

Ben Bublitz, Land Use Manager, reviewed the staff report with the committee. His review included the site conditions and ordinance standards. Town of Seymour recommended approval of the conditional use permit. Staff's recommendation was to approve the conditional use permit application subject to the conditions outlined in the report.

Adam Pretasky, applicant spoke in favor of the request of their professional development to construct a two-family house on the property. He noted that he and his fathered corrected a fence encroachment since they had applied for the permit.

Speaking against the application were:

Kristen Hellen, 1501 Peterson Ave. – concerned about her septic over the property line

Tim Harrison, 4739 Books Drive. – doesn't want to see a duplex constructed on site and has 40 years of experience in the rental business.

Tom Bandle, 1518 Peterson Ave. – only supports single family dwellings in the neighborhood.

Motion by Robin Leary to postpone the conditional use permit request for a two-family dwelling until the committee's September 24, 2024, meeting to allow the applicant to resolve the septic encroachment from 1501 Peterson Ave. on their property and to confirm all ownership issues have been resolved. Motion carried on a roll call vote: 4-0-0.

**Proposed Future Agenda Items**

Next scheduled meeting September 24, 2024

**Director's Update**

Director Eslinger updated the committee regarding permit revenues that have been received year to date.

**Announcements** - None

**Adjourn**

Meeting adjourned by unanimous consent at 6:41 PM

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0019-24      **COMPUTER NUMBER:** 020110505000

**PUBLIC HEARING DATE:** September 24, 2024 (Note: Rezoning was tabled at the August 13, 2024 and the August 27 Committee meetings at applicant's request to provide opportunity to review staff findings)

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**STAFF CONTACT:** Matt Michels, Senior Planner

**OWNER:** JTH Enterprises, 5972 Heathermoor Ln, Eau Claire, WI 54703

**AGENT:** Real Land Surveying, 1356 International Dr, Eau Claire, WI 54701

**REQUEST:** Rezone a 5.1-acre +/- lot in the proposed *Heritage Estates* subdivision (Lot 4) from RH - Rural Homes to the A-2 Agriculture-Residential District to operate a repair business for off-highway vehicles, which would be approved by a separate conditional use permit for a cottage industry. Cottage Industries are not permitted in the RH Zoning District.

*Note that the lot configuration has changed slightly (from 5.0 acres to 5.1 acres due to a reconfiguration of the subdivision plat to accommodate wetlands identified in the wetland delineation).*

**LOCATION:** North side of County Hwy Q approximately one-quarter mile west of County Hwy P

**LEGAL DESCRIPTION:** Portion of the SW ¼ of the NE ¼, Section 12, T27N, R9W, Town of Seymour, Eau Claire County, Wisconsin (Complete legal description attached).

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**RECOMMENDATION** Denial of request based on findings outlined on Page 4 of this report.

On September 9, 2024, the Seymour Town Board reevaluated and amended their prior recommendation, and voted unanimously (3-0) to recommend denial of the rezoning petition (see attached correspondence from the Seymour Clerk/Treasurer).

Under state statutes (§59.69(5)(e)3), when the Town Board recommends denial of the request prior to the public hearing, the Committee must either recommend denial of the rezoning request or recommend approval with changes to the proposed rezoning. In other words, the Committee cannot recommend approval over the town's recommendation of denial.

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property to be rezoned is mostly wooded.
- The property is generally flat and does not contain any environmentally sensitive areas.

**EXISTING ZONING DISTRICT:**

RH Rural Homes District. The RH Rural Homes District is established to “provide for suburban large-lot development with individual on-site water and sewage disposal facilities.”

Permitted principal uses include single-family detached residential dwellings. As noted, cottage industries are not allowed.

**REQUESTED ZONING DISTRICT:**

A-2 Agriculture-Residential District. This district is established to “provide an area for limited residential and hobby farm development in a rural atmosphere.”

Examples of permitted uses include agricultural uses and keeping and raising of animals, including livestock facilities up to 150 animal units. Examples of conditional uses include sawmills; bulk storage, processing, and/or distribution of local agricultural products; kennels, daycare & boarding facilities; private racetracks, RV parks & campgrounds; and commercial auctions and flea markets.

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
Subject	RH	Undeveloped woodland
North	RH	Proposed <i>Heritage Estates</i> Outlot 1
East	RH	Vacant land
South	RH	Proposed <i>Heritage Estates</i> Lot 3 (future single-family residential)
West	RH	Proposed <i>Heritage Estates</i> Lot 5 (future single-family residential)

**COMPREHENSIVE PLANS:**

The Eau Claire County Future Land Use Map and the Town of Seymour Future Land Use Map both include the property in the Rural Residential (RR) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

**Eau Claire County:**

- Rural Residential 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 Policies: The following policies are applicable to this rezoning petition:
  1. The preferred housing density is one (1) unit per two (2) acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per two (2) acres to one (1) unit per 10 acres.

2. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential.*

Note that while neither the County nor the town comprehensive plan specifically list A-2 Agricultural-Residential as a zoning district to be considered for approval, past rezoning petitions for A-2 in the RR area have been approved based on the principle that the planning areas primarily establish maximum permissible density and intensity of development, and that lower density development, if demonstrated to be compatible with nearby uses and consistent with the intent of the planning area, may be approved.

**Town of Seymour:**

- **Rural Residential Intent and Description:** *“The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with 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 Policies:** The following policies are applicable to this rezoning petition:
  1. *Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.*
  - ...
  4. *The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).*

**Eau Claire County Farmland Preservation Plan**

The property is not included in the Farmland Preservation Plan Map since it is not planned or zoned for agricultural uses.

**ANALYSIS**

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance. A finding should also be made that the rezone is consistent with the County’s Comprehensive Plan.

**Town Board Action:** The Seymour Town Board consider the rezoning petition on Monday, July 8, 2024 and recommended approval (3-0 vote). There were no speakers in opposition to the rezoning petition.

The rezoning petition has been evaluated for consistency with the purpose of the A-2 District and the uses allowed in the district. The request is generally consistent with the purpose of the zoning code based on the following findings:

- The intent of the Rural Residential Future Land Use area is, *“to identify areas suitable for future non-farm residential development”*, which is not consistent with a number of the permitted, accessory, and conditional uses of the Agricultural-Residential (A-2) Zoning District.

## CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives and policies
- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support of or opposition to the proposed rezoning has been received, to date.

## FINDINGS

Findings in Favor:

1. The Seymour Town Board recommended unanimous approval of the rezoning petition at the July 8 meeting (3-0 vote).
2. There are several A-2 zoned parcels in proximity to the subject property.
3. The impacts of the proposed Cottage Industry would be evaluated during the Conditional Use Permit review process and mitigation measures, such as screening and limitations on the maximum number of vehicles, equipment, etc. could be established by the Committee on Planning and Development to potentially reduce adverse impacts on future residents.

Findings Against:

1. The Town of Seymour Board recommends denial of the rezoning petition.
2. As previously stated, the applicant proposes to operate a business to repair off-highway vehicles, which would be approved by a separate conditional use permit for a cottage industry. Staff is concerned that the proposed non-residential accessory use, which is permitted in the A-2 District where lots are at least 5 acres, is potentially inappropriate in the *Heritage Estates* residential subdivision composed of 1-2 acre lots, where the proposed Cottage Industry would not be permitted.
3. Some of the permitted and conditional uses in the A-2 Zoning District may be incompatible with the residential use of the proposed *Heritage Estates* subdivision. As discussed, examples of permitted uses include agricultural uses and keeping and raising of animals, including livestock facilities up to 150 animal units. Examples of conditional uses include sawmills; bulk storage, processing, and/or distribution of local agricultural products; kennels, daycare & boarding facilities; private racetracks, RV parks & campgrounds; and commercial auctions and flea markets.
4. The proposed rezoning would create an island of A-2 zoning surrounded by RH zoning, which, as noted, could be incompatible with single family residential uses and character and could have adverse impacts on surrounding residential properties.



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

Application Accepted:	07/02/2024
Accepted By:	Matt Michels
Receipt Number:	077991
Town Hearing Date:	07/08/24
Scheduled Hearing Date:	08/13/2024
Application No:	RZN-0019-24
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**

**Owner:** JTH ENTERPRISES LLC

**Applicant:** Real Land Surveying, 1356 International Dr, Eau Claire, WI 54701

**Telephone:** 715-514-4116

**Email:** jskaw@rlswi.com

**RECEIVED**

**JUL 03 2024**

**COUNTY CLERK**

**Site Address(es):**

5606 OLSON DR

**Property Description:**

Sec 12 Twn 27 Rge 09

Town of Seymour

**Zoning District(s):**

RH - Rural Homes District

**Lot Area(s) - Acres:**

29.50

**Overlay District(s):**

**PIN**

1802022709121300001

**Legal (partial)**

SW-NE EX 1/2 AC IN THE SE COR OF THE SW-NE, EX THE S 33' FOR RD R/W, EX R/W

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the following Zoning District from:

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.



**Department of Planning and Development**

Eau Claire County Courthouse  
 721 Oxford Avenue, Room 3344  
 Eau Claire, Wisconsin 54703  
 (715) 839-4741

**Office Use Only**

Application Accepted:	
Accepted By:	
Application Number:	
Town Hearing Date:	
Scheduled Hearing Date:	

**REZONING APPLICATION**

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: RH	Proposed Zoning District(s): A2
Acres to be rezoned: 5.09	

Property Owner Name: JTH Enterprises	Phone# 715-271-7158
Mailing Address: 5972 Heathermoor Lane, Eau Claire, WI 54703	
Email Address: joshua_wnh@yahoo.com	

Agent Name: Real Land Surveying	Phone# 715-514-4116
Mailing Address: 1356 International Drive, Eau Claire, WI 54701	
Email Address: jskaw@rlswi.com	

**SITE INFORMATION**

Site Address: 5606 Olson Drive	
Property Description: SW ¼ NE ¼ Sec. 12, T27 N, R9 W, Town of Seymour	
Zoning District: RH	Code Section(s):
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): or PIN #(s):	1802022709121300001

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). 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:  Date 08/30/24

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.

## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

**SUPPLEMENTAL INFORMATION FOR A REZONING PETITION**

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

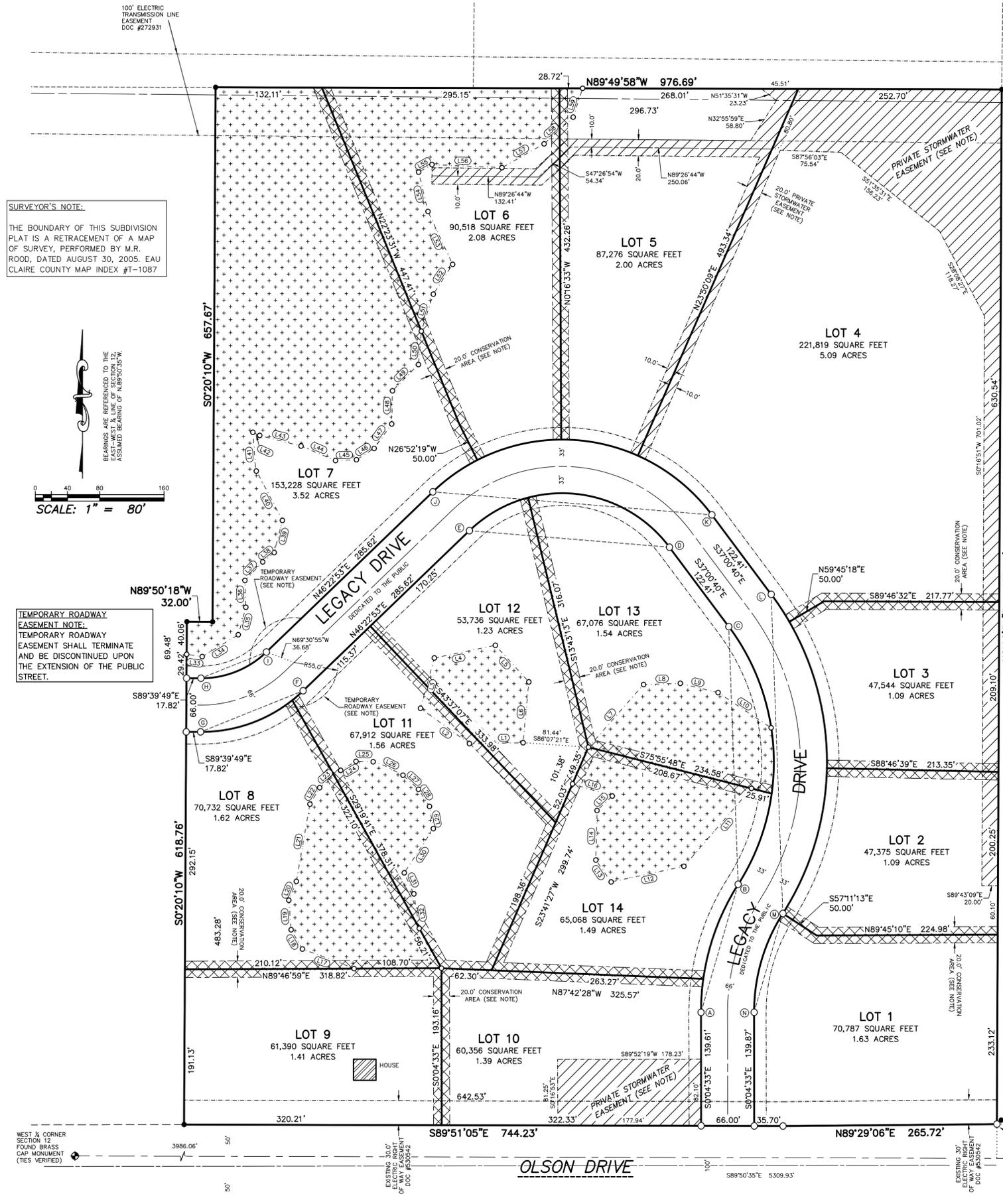
Describe the reason(s) for your rezoning request:

The request to zone the proposed 5-acre (proposed) lot 4, Heritage Acres to A2 is being requested with intentions of running a home based business that falls under the zoning code of 18.23.30 "cottage industries". Specifically, under 18.23.035 It states, "The repair of motor vehicles, small engines, and boat repair including the construction and operation of racing machines such as stock cars, snowmobiles, and tractors is considered a cottage industry." The owner would like to repair off-highway vehicles from my home. If approved to re-zone to A2, the owners understand and are aware that the next step for would be to obtain a conditional use permit.

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is 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. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

The A2 zoning district is not uncommon in this area of Seymour. Within 0.50 miles of the site, there are 12 different parcels that are also zoned A2. As this future lot contain a large/mature stand of white pines, the larger setbacks (primary and accessory structures) of the A2 district will help protect these trees and the intrinsic value they possess.

This would not be considered spot zoning as the A2 zoning district is still considered a low-density residential district, but with agricultural characteristics.



E.S.A Line Table			E.S.A Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89° 03' 21"E	66.71	L31	S24° 51' 45"E	28.52
L2	S54° 26' 19"E	74.72	L32	S08° 57' 46"E	43.02
L3	S15° 30' 48"W	64.29	L33	S81° 38' 33"E	19.55
L4	S78° 24' 36"W	77.45	L34	N59° 00' 21"E	52.27
L5	N42° 41' 46"W	61.35	L35	N15° 35' 09"E	35.03
L6	N05° 29' 14"E	75.12	L36	N02° 04' 32"W	33.04
L7	N41° 37' 20"E	103.05	L37	N44° 07' 44"E	31.80
L8	N88° 11' 34"E	45.66	L38	N50° 57' 51"E	18.34
L9	S76° 26' 42"E	48.35	L39	N14° 30' 09"E	40.80
L10	S56° 40' 00"E	78.84	L40	N27° 49' 07"W	71.19
L11	S41° 09' 52"W	127.45	L41	N04° 18' 48"W	45.61
L12	S77° 59' 36"W	92.38	L42	S65° 30' 18"E	9.33
L13	N35° 09' 53"W	33.00	L43	S75° 43' 53"E	52.98
L14	N01° 19' 58"E	61.00	L44	S67° 22' 04"E	46.34
L15	N46° 51' 04"E	26.06	L45	N87° 51' 23"E	26.05
L16	N73° 11' 47"W	51.62	L46	N57° 39' 36"E	26.05
L17	N70° 01' 48"W	48.76	L47	N36° 00' 40"E	37.24
L18	N30° 27' 28"W	27.58	L48	N01° 16' 49"E	40.81
L19	N04° 35' 35"W	36.43	L49	N44° 58' 14"E	45.61
L20	N22° 01' 57"E	24.95	L50	N05° 08' 09"E	41.18
L21	N10° 07' 11"E	96.60	L51	N18° 02' 22"E	47.94
L22	N30° 42' 22"E	23.61	L52	N33° 13' 03"E	43.63
L23	N50° 48' 13"E	33.75	L53	N25° 11' 07"W	71.91
L24	N59° 46' 08"E	21.98	L54	N13° 28' 35"W	49.73
L25	S88° 26' 30"E	21.31	L55	N60° 38' 08"E	18.99
L26	S62° 51' 13"E	25.80	L56	S87° 30' 58"E	86.99
L27	S47° 47' 15"E	25.95	L57	N60° 48' 42"E	59.97
L28	S33° 16' 28"E	25.06	L58	N47° 45' 31"E	48.68
L29	S09° 48' 36"E	27.80	L59	N18° 16' 52"E	37.34
L30	S33° 36' 03"W	65.30			

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B		166.46'	289.98'	032°53'19"	164.18'	S16°22'07"W	S32°48'47"W	S00°04'33"E
	LOT 10	41.50'	289.98'	008°12'01"	41.47'	S04°01'28"W		
	LOT 14	124.95'	289.98'	024°41'18"	123.99'	S20°28'07"W		
B-C		337.87'	277.24'	069°49'26"	317.34'	S02°05'56"E	S37°00'40"E	S32°48'47"W
	LOT 14	120.24'	277.24'	024°50'53"	119.30'	S20°23'20"W		
	LOT 13	217.63'	277.24'	044°58'33"	212.08'	S14°31'23"E		
D-E		281.58'	167.00'	096°36'28"	249.39'	S85°18'53"E	N46°22'53"E	S37°00'40"E
	LOT 13	197.20'	167.00'	067°39'25"	185.94'	S70°50'22"E		
	LOT 12	84.38'	167.00'	028°57'03"	83.49'	N60°51'24"E		
F-G		140.39'	183.00'	043°57'18"	136.97'	N68°21'32"E	S89°39'49"E	N46°22'53"E
	LOT 11	17.63'	183.00'	005°31'07"	17.62'	N49°08'26"E		
	LOT 8	122.76'	183.00'	038°26'11"	120.47'	N71°07'05"E		
H-I		89.76'	117.00'	043°57'18"	87.57'	N68°21'32"E	S89°39'49"E	N46°22'53"E
	LOT 7	392.67'	233.00'	096°36'28"	347.95'	S85°18'53"E	N46°22'53"E	S37°00'40"E
J-K		68.10'	233.00'	016°44'49"	67.86'	N54°45'17"E		
	LOT 6	108.16'	233.00'	026°35'46"	107.19'	N76°25'34"E		
	LOT 5	98.05'	233.00'	024°06'42"	97.33'	S78°13'12"E		
	LOT 4	118.55'	233.00'	029°09'11"	117.28'	S51°35'15"E		
L-M		418.30'	343.24'	069°49'26"	392.89'	S02°05'56"E	S37°00'40"E	S32°48'47"W
	LOT 4	40.53'	343.24'	006°45'58"	40.51'	S33°37'41"E		
	LOT 3	188.51'	343.24'	031°28'03"	186.15'	S14°30'40"E		
	LOT 2	189.25'	343.24'	031°35'25"	186.86'	S17°01'04"W		
M-N		128.57'	223.98'	032°53'19"	126.81'	S16°22'07"W	S32°48'47"W	S00°04'33"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats, as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_  
20 \_\_\_\_\_

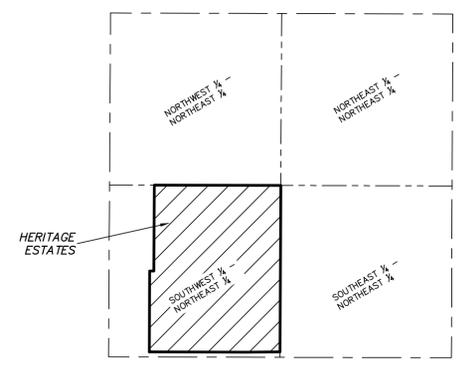
Department of Administration

- LEGEND**
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
  - SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 POUNDS/LINEAR FOOT
  - SET 1-1/4" x 18" REBAR WEIGHING 4.30 POUNDS/LINEAR FOOT
  - SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 POUNDS/LINEAR FOOT AT ALL OTHER LOT CORNERS.
  - ENVIRONMENTALLY SENSITIVE AREAS (SEE NOTE)
  - CONSERVATION AREAS (SEE NOTE)
  - PRIVATE STORMWATER EASEMENT (SEE NOTE)

**ENVIRONMENTALLY SENSITIVE AREAS NOTE:**  
NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:  
- TITLE 17  
- TITLE 18

**UTILITY EASEMENTS:**  
UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

LOCATION SKETCH OF THE NORTHEAST 1/4 OF SECTION 12 (NOT TO SCALE)



- LANDOWNER/SUBDIVIDER:**  
- JTH ENTERPRISES  
5606 OLSON DRIVE  
EAU CLAIRE, WI 54701
- APPROVING AUTHORITIES:**  
- CITY OF EAU CLAIRE  
- TOWN OF SEYMOUR  
- EAU CLAIRE COUNTY
- OBJECTING AUTHORITIES:**  
- DEPARTMENT OF ADMINISTRATION
- SURVEYOR**  
- PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701

**HERITAGE ESTATES**  
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,  
SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

TOWN BOARD RESOLUTION:

RESOLVED THAT THIS THE PLAT OF HERITAGE ESTATES, IN THE TOWN OF SEYMOUR, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN.

DATE APPROVED: \_\_\_\_\_ (PRINT NAME): \_\_\_\_\_  
TOWN CHAIRMAN

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN.

(SIGNATURE) \_\_\_\_\_  
TOWN CLERK

EAU CLAIRE COUNTY PLANNING AGENCY:

THIS PLAT KNOWN AS HERITAGE ESTATES IS APPROVED BY THE EAU CLAIRE COUNTY PLANNING AGENCY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SUBTITLE III, THE SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

CERTIFIED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

APPROVED: \_\_\_\_\_  
RODNEY J. ESLINGER, DEPARTMENT DIRECTOR

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE §

I, JEAN EISOLD, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF SEYMOUR, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2024, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF HERITAGE ESTATES IN THE TOWN OF SEYMOUR.

(SIGNATURE): \_\_\_\_\_ DATE: \_\_\_\_\_  
JEAN EISOLD, TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE §

I, GLENDA J. LYONS, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_ DAY \_\_\_\_\_, 2024, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF HERITAGE ESTATES IN THE TOWN OF SEYMOUR.

(SIGNATURE): \_\_\_\_\_ DATE: \_\_\_\_\_  
GLENDA J. LYONS, COUNTY TREASURER

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF HERITAGE ESTATES LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS:

- COMMENCING AT THE EAST ¼ CORNER OF SECTION 12;
- THENCE N.89°50'35"W., ALONG THE EAST-WEST ¼ LINE OF SECTION 12, A DISTANCE OF 1323.87 FEET;
- THENCE N.00°16'51"E., A DISTANCE OF 42.15 FEET TO A POINT ON THE NORTH RIGHT WAY LINE OF OLSON DRIVE, ALSO BEING THE POINT OF BEGINNING;
- THENCE S.89°29'06"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 265.72 FEET;
- THENCE N.89°51'05"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 744.23 FEET;
- THENCE N.00°20'10"E., A DISTANCE OF 618.76 FEET;
- THENCE S.89°50'18"E., A DISTANCE OF 32.00 FEET;
- THENCE N.00°20'10"E., A DISTANCE OF 657.67 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12;
- THENCE S.89°49'58"E., ALONG SAID NORTH LINE, A DISTANCE OF 976.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼;
- THENCE S.00°16'51"W., ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1273.02 FEET TO THE POINT OF BEGINNING.

BEING SUBJECT TO EXISTING EASEMENTS

THAT BY THE DIRECTION OF JTH ENTERPRISES., I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS PLAT OF HERITAGE ESTATES. THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS SHOWN ON THE MAP AND DESCRIBED IN THE PROPERTY DESCRIPTION. THAT THIS PLAT OF HERITAGE ESTATES IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
PETER J. GARTMANN, P.L.S. 2279

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS COMMUNITY FEDERAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF HERITAGE ESTATES AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE JTH ENTERPRISES, OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID CITIZENS COMMUNITY FEDERAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_

AT \_\_\_\_\_, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

(SIGNATURE) \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_

(PRINT NAME/TITLE) \_\_\_\_\_ (PRINT NAME/TITLE) \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ §

PERSONALLY APPEARED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER'S CERTIFICATE OF DEDICATION:

JTH ENTERPRISES., AS OWNERS, WE HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

---- EAU CLAIRE COUNTY

----TOWN OF SEYMOUR

----DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
JOSH HURT OWNER TRACY HURT OWNER

STATE OF WISCONSIN  
COUNTY OF \_\_\_\_\_ §

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED JOSH HURT AND TRACY HURT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

JTH ENTERPRISES, GRANTORS TO:  
XCEL ENERGY COMPANY, GRANTEE  
CHARTER COMMUNICATIONS, GRANTEE  
EAU CLAIRE ENERGY COOPERATIVE, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

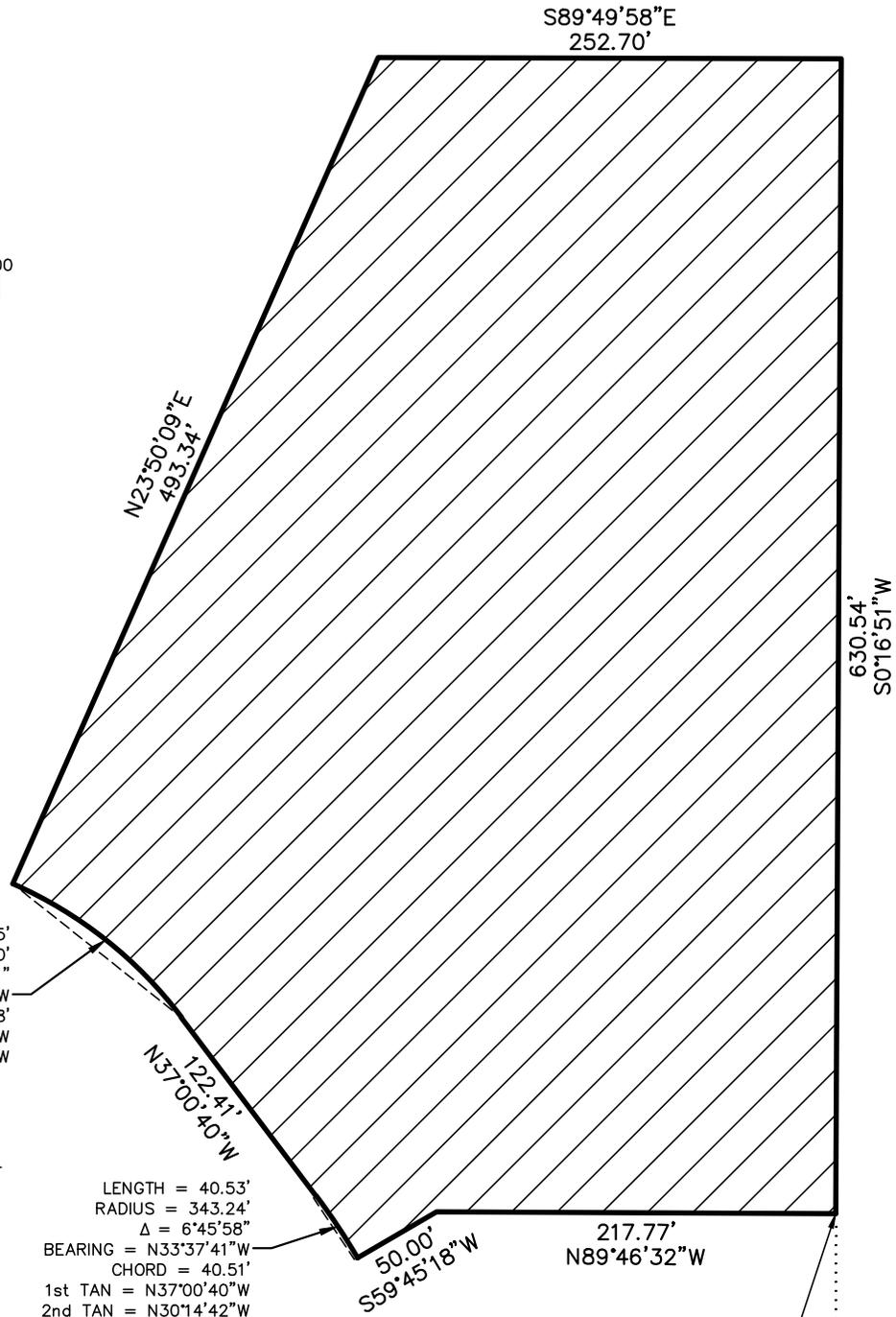
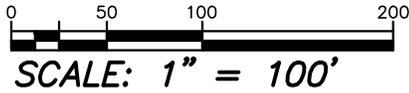
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis Stats.

Certified \_\_\_\_\_,  
20\_\_\_\_

Department of  
Administration



**HERITAGE ESTATES**  
LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼,  
SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN



LENGTH = 118.55'  
 RADIUS = 233.00'  
 $\Delta$  = 29°09'11"  
 BEARING = N51°35'15"W  
 CHORD = 117.28'  
 1st TAN = N66°09'51"W  
 2nd TAN = N37°00'40"W

LENGTH = 40.53'  
 RADIUS = 343.24'  
 $\Delta$  = 6°45'58"  
 BEARING = N33°37'41"W  
 CHORD = 40.51'  
 1st TAN = N37°00'40"W  
 2nd TAN = N30°14'42"W

**REZONE DESCRIPTION:**

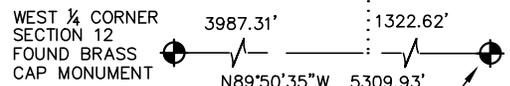
LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST, TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SECTION 12; THENCE N.89°50'35"W., ALONG THE EAST-WEST ¼ LINE OF SECTION 12, A DISTANCE OF 1322.62 FEET; THENCE N.00°10'08"E., A DISTANCE OF 684.62 FEET TO THE POINT OF BEGINNING; THENCE N.89°46'32"W., A DISTANCE OF 217.77 FEET; THENCE S.59°45'18"W., A DISTANCE OF 50.00 FEET; THENCE 40.53 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 343.24 FEET, CENTRAL ANGLE OF 006°45'58", AND A CHORD BEARING AND DISTANCE OF N.33°37'41"W., 40.51 FEET; THENCE N.37°00'40"W., A DISTANCE OF 122.41 FEET; THENCE 118.55 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 233.00 FEET, CENTRAL ANGLE OF 029°09'11", AND A CHORD BEARING AND DISTANCE OF N.51°35'15"W., 117.28 FEET; THENCE N.23°50'09"E., A DISTANCE OF 493.34 FEET; THENCE S.89°49'58"E., A DISTANCE OF 252.70 FEET; THENCE S.00°16'51"W., A DISTANCE OF 630.54 FEET TO THE POINT OF BEGINNING.

**LEGEND**



AREA TO REZONE FROM RH → A2  
 (5.09 ACRES)



**REZONE EXHIBIT**

LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST, TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN



Real Land Surveying  
1356 International Drive  
Eau Claire, WI 54701  
(715) 514-4116

08/29/2024

## Rezone Request – Heritage Estates

Good afternoon,

The initial final plat and rezone applications were submitted on July 2, 2024. Since that submittal date, it was discovered that wetlands occur within the bounds of Heritage Estates. Since these wetlands have been unaccounted for at this juncture, we must alter the layout and rezone description of the previously submitted applications for Heritage Estates.

The Planning and Development department had some concerns about the permitted and conditional uses within the proposed A2 zoning district. To help address those concerns and truly show the intent of the developer, I've attached their *Declaration of Restrictions of Covenants* for the Heritage Estates subdivision.

Under use restriction under item #4, it clearly states that “...*the permitted, conditional, and accessory uses allowed on Lot 4 are as follows: dwelling, single-family & cottage industry home-based businesses*” Even though County zoning code would allow many other permitted, conditional or accessory type uses on this lot, the legally binding covenant document would prohibit all other uses, other than those listed within said covenants.

**Jeremy Skaw, P.L.S.**

Field Supervisor

715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile

[www.rlswi.com](http://www.rlswi.com)

# DECLARATION OF RESTRICTIONS OF COVENANTS HERITAGE ESTATES

Parcel Identification Number(s): See Exhibit A attached hereto.

The undersigned, being the owner of all of the lands described in Exhibit A, which is attached hereto and incorporated by reference, has established a general plan for the improvement and development of such lands, and does hereby establish the covenants, conditions, reservations, and restrictions upon which, and subject to which the premises and all portions thereof shall be improved or sold and conveyed. All of these covenants, conditions, reservations, and restrictions are for the benefit of the owner and all future owners of the premises, or any interest therein, and shall inure to, and encompass each and every portion of said premises, and shall bind all successors in interest to the owner. These covenants, conditions, reservations, and restrictions are to be construed as restrictive covenants running with the premises, and all conveyances of the premises, or any portion thereof, shall be subject to said restrictive covenants, lo-wit:

1. Lot Size: All lots shall be of the size indicated on the plat for Heritage Estates. No lot shall be divided or redivided without the express written consent of the owner or its assigns.
2. Type of Buildings and Approval:
  - a. All buildings constructed on the premises shall have a full foundation, except as approved by the Architectural and Environmental Control Committee. Building size, shape, proportions, materials and colors must be compatible with all other buildings on the premises. No metal buildings are allowed, except as approved by the Architectural and Environmental Control Committee.
  - b. All walk-out basements or lower levels of dwellings must have siding or brick facing consistent with the rest of the dwelling. No cement walls or foundation walls shall be showing, except as approved by the Architectural and Environmental Control Committee. Outside fireplaces and chimneys must be faced with brick or stone.
  - c. All driveways must be blacktop or concrete.
  - d. All plans for the construction of any building, fence, wall or structure to be erected upon the premises, and the proposed location thereof upon any lot, and any changes after approval thereof, any remodeling, reconstruction, alteration, or addition to any building, road, driveway, or other structure upon any lot in such premises shall require the approval in writing of the Architectural and Environmental Control Committee. Before beginning the construction of any road, driveway, building, fence, mailbox or other structure whatsoever, or remodeling, reconstruction, or altering such road, driveway, or structure upon any lot, the person or persons desiring to erect, construct or modify the same shall submit to the Architectural and Environmental Control Committee two complete sets of road or driveway plans showing the locations, course, and width for same and two complete sets of all building plans and specifications for the building, fence, or other structure, as is applicable, so desired to be erected, constructed, or modified. All building plans and specifications shall be prepared by architects or capable draftsmen and shall be state or city approved, as required by law. No structure of any kind, the plans, elevations, and specifications of which have not received the

written approval of the Architectural and Environmental Control Committee, and which does not comply fully with such approved plans and specifications, shall be erected, constructed, placed, or maintained upon any lot. Approval of such plans and specifications shall be evidenced by written endorsement on such plans and specifications, a copy of which shall be delivered to the owner or owners of the lot upon which the prospective improvement is contemplated prior to the beginning of such construction. No changes or deviations in or from such plans or specifications as approved shall be made without the prior written consent of the Architectural and Environmental Control Committee. The Architectural and Environmental Control Committee shall not be responsible for any structural defects in such plans or specifications or in any building or structure erected according to such plans and specifications.

3. Architectural and Environmental Control Committee: The Architectural and Environmental Control Committee shall consist of two members. The original members of such committee shall be Waldemar N. Hurt III, and Tracy A. Hurt. Upon the death, resignation, or inability to act of any member of such committee, the remaining members of the committee shall appoint a member to fill the position. Such an appointment shall be effective by the filing of a document in recordable form in the office of the Eau Claire County Register of Deeds indicating the name of the appointee. Any decision made by both members of such committee shall be final and shall not be subject to review.
4. Use Restrictions: All lots, with the exception of Lot 4, shall be used for dwelling, single-family residential purposes only. No part of properties shall ever be used or cause to be used or allowed or authorized in any way directly or indirectly, for any business, commercial, civil, manufacturing, mercantile, storing, vending, or other such non-residential purposes excepting, home offices or occupations without external evidence thereof. Lot 4 is zoned A2. The permitted, conditional, and accessory uses allowed on Lot 4 are as follows: dwelling, single-family & cottage industry home-based businesses.
5. Minimum Building Sizes: The above-ground living area of the main structure on each lot, exclusive of open porches and garages, shall not be less than 1,800 square feet for a 1-story dwelling, or 2,200 square feet for a 2-story or split-level dwelling. Each dwelling shall have not less than 1 three-car garage, which must be attached. Any detached structure must be of the same quality and type as the dwelling on the premises. In computing square footage for the purposes of this paragraph, screened-in porches will be omitted from such computation. The Architectural and Environmental Control Committee may authorize variances from these minimum building sizes where the plans and specifications for any proposed dwelling provide assurance to the Committee that a high-quality dwelling in harmony with the exterior design of the other dwellings in Heritage Estates which are to be constructed. No such variance shall be effective unless it is in writing.
6. Surface Draining, Landscaping and Nuisances: The natural surface drainage patterns of any lot shall not be changed by grading, damming, filling, or the installation of conduits except with the permission of the Architectural and Environmental Control Committee. All portions of the premises shall be landscaped so as to be compatible with the overall plan and development of the premises. Maintenance of landscaping shall mean the exercise of regular fertilizing, irrigation and other garden management practice necessary to promote healthy, weed-free environment for optimum plant growth. No part of the premises shall be used for the dumping of garbage, trash, or refuse of any kind, except that debris may be temporarily present in connection with construction work. No livestock, or poultry other than chickens, shall be raised, bred, or maintained on any Lot provided they do not cause an odor or noise

such as would disturb the neighborhood. No Lot Owner may raise, breed, or maintain more than 7 chickens on their Lot. No noisy, hazardous, noxious, offensive, immoral or illegal activity shall be carried on upon any Lot or portion of the properties, nor shall anything be done or kept thereon which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Lot Owners of his respective Lot. This includes, but is not limited to, barking dogs, crowing roosters and loud music.

7. Commencement and Completion of Construction: All approved construction shall be commenced within nine months of approval by the Architectural and Environmental Control Committee. All buildings shall be completed within 12 months of the date of commencement of work.
8. Signs, Fences, and Other Structures:
  - a. No sign other than one sign of not more than one square foot, designating the name of the owner and the address of a specific property may be permanently displayed. One sign of not more than 5 square feet advertising the property "for sale" or "for rent" may be temporarily displayed. All signs shall be compatible with the overall design and development of the premises.
  - b. Boundary fences are prohibited except as approved by the Architectural and Environmental Control Committee.
  - c. All mail and delivery boxes shall be approved by the Architectural and Environmental Control Committee so as to conform to the overall plan and design of the premises.
  - d. No radio or television towers or antennas, storage sheds, or outbuildings are allowed except as approved by the Architectural and Environmental Control Committee. Each Lot owner may place one (1) satellite dish no greater than thirty (30) inches in diameter in a location approved by the Architectural and Environmental Control Committee. All refuse and trash receptacles shall be screened from general public view with materials compatible with the overall plan and design of the premises.
9. Boats, Trailers, Campers, RV Parking: All boats, trailers, campers, and RVs shall be permanently stored inside garages on the premises or off the premises. Boats, trailers, campers and RVs may be parked on driveways on a temporary basis, but in no event shall they be parked for more than 10 consecutive days. All motor vehicles must be parked in garages or on driveways; no motor vehicles may be parked on any lawn, flower beds, garden, or green belt area.
10. Setback: No building shall be located less than 40 feet from the front line of any lot or less than 40 feet from any adjoining street, and no building shall be located less than 15 feet from either side or rear lot line.
11. Term:
  - a. These covenants and restrictions shall run with and bind the land and shall inure to the benefit of and be enforceable by the undersigned owner and the assignees, successors, or heirs of the undersigned owner or any owner for period of twenty-five years from the date hereof.

- b. After the expiration of said twenty-five-year term, these covenants and restrictions shall automatically be extended for successive periods of ten years, unless an instrument signed by the then owners of two-thirds of the lots has been recorded, agreeing to terminate or modify these covenants and restrictions. However, no such agreement to terminate or modify shall be effective unless made and recorded two years in advance of the effective date of such termination or modification, and unless written notice of the proposed agreement is sent to every owner at least 90 days in advance of any action taken.

12. Landscaping and Green Space: The total ground area of each lot not covered by buildings, paved driveways, sidewalks or wood lots shall be maintained as a green area and landscaped with grass, trees, shrubs, or other appropriate plantings; and all such landscaping shall be completed within one year of the commencement of construction of the dwelling of each lot. A 10' No Cut setback from side and rear lot lines are indicated on the plat of Heritage Estates. It is intended that these areas be left in as natural a state as possible. Lot Owner shall be allowed to remove dead, down, or diseased trees from said area but may not cut or destroy any living trees in so doing.

13. Wetland Delineations and Retention Area: Wetland delineation and Storm Water Retention areas are indicated on the plat of Heritage Estates. It is intended that these areas be left in as natural a state as possible. No development or improvements shall be allowed on any Wetland or Retention area other than drainage facilities as constructed by the developers. No lot owner shall deposit any materials or debris in drainage facilities. It shall be the duty of lot owners with these areas on their lots to keep said area in as natural a setting as possible. Lot owners have the right to remove any dead, down or diseased trees from said area but may not cut or destroy any living trees in so doing. Lot owners shall be allowed to landscape the fringe areas of the Wetland delineation or drainage area but shall not be allowed to set, park or store items, materials or vehicles on same.

14. Maintenance of Retention Area: The Maintenance Committee set forth in Section 15© shall be responsible for maintaining the Storm Water Management Pond System shown on the plat of Heritage Estates.

- a. Until Developer begins selling the Lots, the Developer shall be liable for 100% of the cost of maintaining the Storm Water Management Pond System in the condition shown on the plat of Heritage Estates and as designed and constructed in any storm water management plan. The Maintenance Committee shall assess the cost of such maintenance against the Developer. An assessment may be made to pay for costs incurred or to be reasonably incurred in the future and for the maintenance fund as described in Section 16 the assessment shall be delivered personally to the Developer or sent to the Developer's last known mailing address. An assessment shall be paid to the Maintenance Committee within 30 days after it is delivered personally or is mailed to the Developer.
- b. As the Developer completes the sale of the Lots, each of the sold Lots and the owners of such Lots, shall be liable for a pro rata share of the cost of maintaining the Storm Water Management Pond System in the condition shown on the plat of Heritage Estates and as designed and constructed in any storm water management plan. The Maintenance Committee shall assess the cost of such maintenance against the Lots and the owners of the Lots as provided below. No owner of a Lot may exempt himself or herself or his or her Lot from liability for his or her contribution toward such costs by waiver or by abandonment of a Lot. No conveyance shall

relieve a Lot of such liability. The grantor shall be jointly, severally and personally liable along with his grantee in any such conveyance for the assessments levied up to the date of conveyance, until all such assessments charged to the Lot have been paid.

- c. The Maintenance Committee shall annually review, and if necessary, assess each Lot a pro rata share of the cost of maintaining the Storm Water Management System in the condition provided above. An assessment may be made to pay for costs incurred or to be reasonably incurred in the future and for the funding of a maintenance fund as described in Section 16. The assessment shall be delivered personally to the owner or sent to the Lot owner's last known mailing address. The assessment shall be a lien from the time it is so delivered or mailed. An assessment shall be paid to the Maintenance Committee within 30 days after it is delivered personally or is mailed to the Lot owner. All assessments, until paid, together with interest and actual costs of payment of an assessment, the Maintenance Committee may bring suit to enforce collection of such assessment or to foreclose the lien therefore, and there shall be added to the amount due, the costs of collection and interest, together with attorney's fees. The assessment shall also bear interest during such time as it is in default.

15. Maintenance Committee:

- a. The Maintenance Committee shall act as the agent of the Lot owners to contract for and oversee the repairs and maintenance authorized under this instrument.
- b. The Maintenance Committee shall send to the Lot owners, the Town of Seymour, and the County Land Conservation Division on or before July 1 each year, a written report of the maintenance and repairs undertaken, the costs and expenses incurred, and any assessments paid.
- c. The Maintenance Committee shall consist of a minimum of two members. The members of such Committee shall be the Directors of the Heritage Estates Home Owners Association. Upon the death, resignation, or inability to act of any member of such Committee, the remaining member of the Committee shall appoint a member to fill the position. If at any time there are no members of the Maintenance Committee, the then owners of two-thirds of the Lots or the Town of Seymour may appoint persons to serve as such members. Such appointment by the Town of Seymour shall be effective upon the filing of a document in recordable form in the office of the Eau Claire County Register of Deeds, setting forth the name of the successor member. The Maintenance Committee shall inform the Clerk of the Town of Seymour in writing of all such vacancies and appointment to the Maintenance Committee within 30 days of their occurrence.
- d. The duties of the Maintenance Committee shall include:
  - i. Visual inspection of existing berms, drainage ditches and ponds after 2 inches or more rainfall in six hours or less for damage to the structures, such as:
    1. Hills or gullies in drainage ditches and on front and back slopes or berms.
    2. Loss of vegetation.
    3. Excess sediment deposition in pond area.
  - ii. The ponds shall be maintained as required under applicable ordinances and regulations.

- iii. To the extent required by applicable laws, rules or regulations, periodic mowing of any berm, pond area and drainage ditches to maintain vegetation and to promote regrowth of vegetation. Required mowing should take place monthly from May through October.
  - iv. Visual inspection of berm for any animal damage (e.g. Burrowing) and to control tree growth.
  - v. Reseeding of any bare areas in ditches, pond, drainage easements and berm.
  - vi. Maintain road culverts and check for damage and debris buildup.
- e. The Maintenance Committee shall inspect the entire storm water drainage system and structures including but not limited to culverts, ponds and berms at least 9A) AS SET FORTH IN Section 15(D)(1)(A) above; and (b) annually during June of each year, after at least three days' advance written notice to the Town Clerk. A representative of the Town may accompany the inspectors. The Committee shall furnish copies of its inspection reports to each Lot owner and the Maintenance Committee if it reasonable believes that life or property are imperiled and the Town Clerk within 30 days of each inspection. If any inspection discloses the need for repairs or maintenance, the same shall be performed within 90 days of inspection. In the even the Committee does not perform its annual inspection, or if the Town Board receives information giving it probably cause to believe that further inspection should be undertaken, the Town Boards, after three days' notice to the Maintenance Committee, may order further or additional inspection of the drainage structure and berm. The Maintenance Committee shall pay for such inspection and shall receive a copy of the resulting report. Any failure of the Maintenance Committee to perform maintenance or repairs may be enforced by the Town pursuant to Section 20. However, the Town may perform emergency repairs, after 24 hours' notice to the Maintenane Committee if it reasonably believes that life or property are imperiled, and the Maintenance Committee shall pay for said emergency repairs from the maintenance fund.
- f. The Maintenance Committee may assess for and maintain a maintenance fund as described in Section 16.

16. Maintenance Fund:

- a. A maintenance fund in an amount of \$1,000 shall be initially funded by the Developer. Thereafter, through assessments, contributions or otherwise, it must be annually brought up to a balance of \$1,000, or to such greater value as the Maintenance Committee reasonable determines is needed to maintain the Drainage Structures and Berm as required in Section 15. The maintenance fund shall be accessible by the Town of Seymour for emergency repairs or where the Maintenance Committee does not act.
- b. Upon the request of any Lot owner or the Town of Seymour, the Maintenance Committee shall provide a financial report showing the opening balance, income, expenses, and the closing balance for the maintenance fund for the preceding calendar year.

17. **Enforcement:** Enforcement of these declarations shall be by any proceeding at law or in equity against any person violating or attempting to violate any such covenant, restriction or declaration to restrain violation, or to recover damages, and against the land to enforce any lien created by this declaration. Failure to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter.
18. **Severability:** Invalidation of any one of these restrictions shall in no way effect the enforceability or validity of any other restriction.
19. **Home Owners Association Membership:** Each Lot Owner shall be a member of the Heritage Estates Home Owners Association, an unincorporated association organized under the laws of the State of Wisconsin (the "Association"). Every Owner, upon acquiring such Lot ownership, shall automatically become a member of the Association and shall remain a member until the time of his or her ownership of such Lot ceases for any reason, at which time his or her membership in the Association shall automatically cease. Each Lot Owner shall be bound by the bylaws of the Association as amended from time to time.
20. **Interpretation and Enforcement:** Any interpretation of these restrictions and covenants made by Developer in good faith shall be final and binding upon all persons interested. In the event of a violation or threatened violation of these covenants and restrictions Developer may, but shall not be required to, provide written notice of same to such persons or persons violating same. If such a written notice is given, no action to enforce these restrictions and covenants may be brought or maintained until at least 30 days after such notice is given by Developer.

The Town of Seymour may enforce the provisions of Section 14, 15, and 16 of this agreement as follows: in the event landowners do not fulfill the obligations of this agreement, the Town of Seymour, after notifying landowners in writing, 30 days prior to its intent, shall contract with others to perform work necessary, then assess the landowners for repayment.

IN WITNESS WHEREOF, the undersigned have caused these presents to be duly executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**JTH ENTERPRISES, LLC**

By: \_\_\_\_\_

Waldemar N. Hurt, III, Owner

And: \_\_\_\_\_

Tracy A. Hurt, Owner

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
  )SS:  
EAU CLAIRE COUNTY )

Personally came before me this \_\_\_\_day of \_\_\_\_\_, 2024 the above-named Waldemar N. Hurt III, and Tracy A. Hurt and to me known to be the persons who executed the foregoing instrument on behalf of said company, by its authority.

\_\_\_\_\_

\*

Notary Public

State of Wisconsin.

My commission expires: \_\_\_\_\_

\*Print or type name of notary public

## **EXHIBIT A**

### Parcel 1:

Lots 1-15, Heritage Estates, being part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 12, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin; EXCEPT A one-half (1/2) acre off the Southeast corner of said forty deeded to Eau Claire County; ALSO EXCEPT the West 314 feet of the South Half (1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the West 346 feet of the North Half (1/2) of the Southwest Quarter (SW 1/40 of the Northeast Quarter (NE 1/4) of Section 12, Township 27 North, Range 9 West; ALSO EXCEPT the South 33 feet for road right of way; ALSO EXCEPT the right of way described in Volume 195 of Deeds, Page 357 as Document no. 279100.

### Parcel 2:

One-half (1/2) acre in the Southeast (SE) corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin.

**From:** [Rod Eslinger](#)  
**To:** [Matt Michels](#)  
**Subject:** FW: Heritage Estates Final Plat  
**Date:** Tuesday, September 10, 2024 3:07:11 PM

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FYI –

Refer to the second bullet point below. The town no longer supports the Hurts rezoning petition.

**Rodney J. Eslinger**

*Planning and Development Director*

721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703

**Direct:** 715-839-1657 **Cell:** 715-210-3624 **Fax:** 715-831-5802

**Email:** [rod.eslinger@eauclairecounty.gov](mailto:rod.eslinger@eauclairecounty.gov)



## Planning and Development

"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful." -- Albert Schweitzer

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**From:** Seymour Clerk Treasurer <seymour.town@att.net>  
**Sent:** Tuesday, September 10, 2024 2:47 PM  
**To:** Rod Eslinger <Rod.Eslinger@eauclairecounty.gov>; Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>; Hannah Wirth <Hannah.Wirth@eauclairecounty.gov>  
**Cc:** Jessica Janssen <seymourchair@gmail.com>; Jeremy Skaw <jskaw@rlswi.com>  
**Subject:** Heritage Estates Final Plat

**WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.**

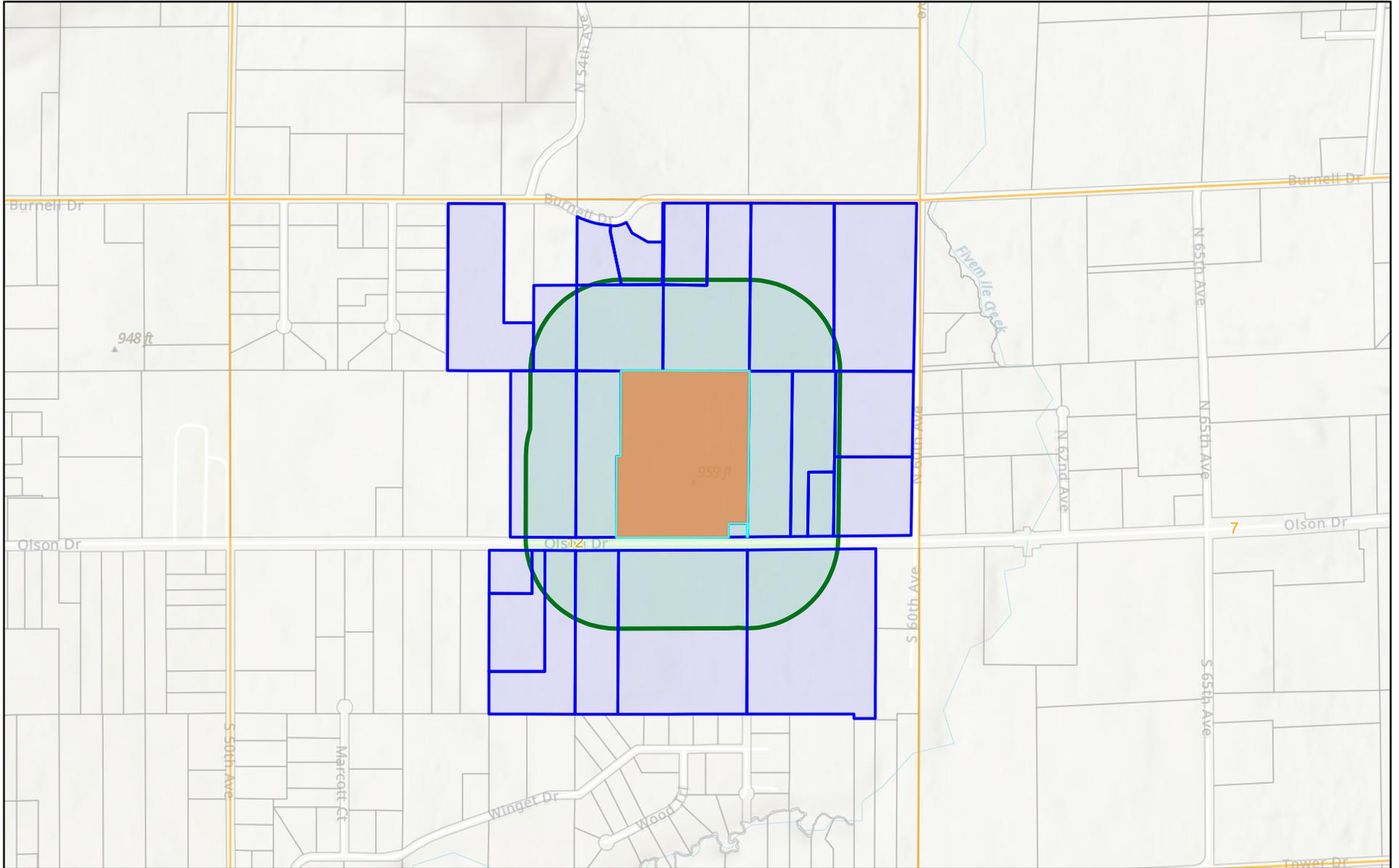
The Town of Seymour held their Board meeting last night and after discussion of the wetland setback issue have the following recommendations:

- No issue with the wetland setback presented as a residential development with the condition that the cul-de-sac be made to the Town's specifications
- Re-evaluated and amend prior recommendation, the Town is not in favor of zoning lot 4 to Cottage Industry (A2)

Let me know if anything additional is needed from the Town. Thanks.

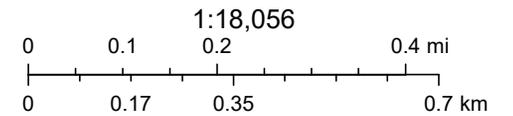
**Jean Eisold,**  
**Clerk/Treasurer**

# Public Notification



7/9/2024, 11:24:42 AM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

FirstName LastName	Address	City State Zip
BRADLEY GOULET	2100 N 60TH AVE	EAU CLAIRE WI 54703-8765
GARY & BONNIE ESLINGER TRUST	5434 OLSON DR	EAU CLAIRE WI 54703-9716
JOEL JANSSEN	5591 BURNELL DR	EAU CLAIRE WI 54703-8702
ERIC ACKER	5557 BURNELL DR	EAU CLAIRE WI 54703-8702
DONALD J & LINDA M MAGADANCE	5550 OLSON DR	EAU CLAIRE WI 54703-9716
ROBERT L & DIANE C STEWART	1812 N 60TH AVE	EAU CLAIRE WI 54703-9728
JAMES GRAY	5910 OLSON DR	EAU CLAIRE WI 54703-8770
TROY TOLLEFSON	5730 OLSON DR	EAU CLAIRE WI 54703-9716
HIGHCLERE PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
WAYNE & RHONDA HENNING TRUST	301 HEWITT ST	EAU CLAIRE WI 54703-1545
NICHOLAS SCHMOCK	5731 BURNELL DR	EAU CLAIRE WI 54703-8702
CECIL REITER JR	1900 N 60TH AVE	EAU CLAIRE WI 54703-9777
RYAN WERNER	5409 OLSON DR	EAU CLAIRE WI 54703-8706
CHARLES SCHUNK JR	5605 OLSON DR	EAU CLAIRE WI 54703-8746
JAMES J HANUS	5411 OLSON DR	EAU CLAIRE WI 54703-8706
BRIAN MARKOWSKI	10903 N O'BRIEN HILL RD	HAYWARD WI 54843-6026



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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

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

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

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**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

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## 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.

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## 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.

Since a portion of the septic system serving a neighboring property at 1501 Peterson Avenue is on the 4508 Book Drive property, the applicant has indicated a septic easement will be recorded to allow the drainfield to remain in place until the system requires replacement. When the system is replaced the entire system will be located on a single parcel.

## 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. The septic easement shall be approved and recorded before any additional permits are issued for the duplex structure.
3. Any outside lighting shall be shielded in a downward manner to reduce lighting pollution.
4. The structure shall comply with the height standards for principal.
5. 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.
6. The structure shall be used as a dwelling as specified in the application.
7. 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.
8. 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.
9. 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.
10. 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.



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.
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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

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme
- 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.

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



SHEET NO: 2

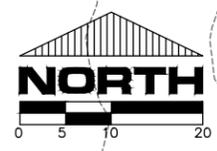
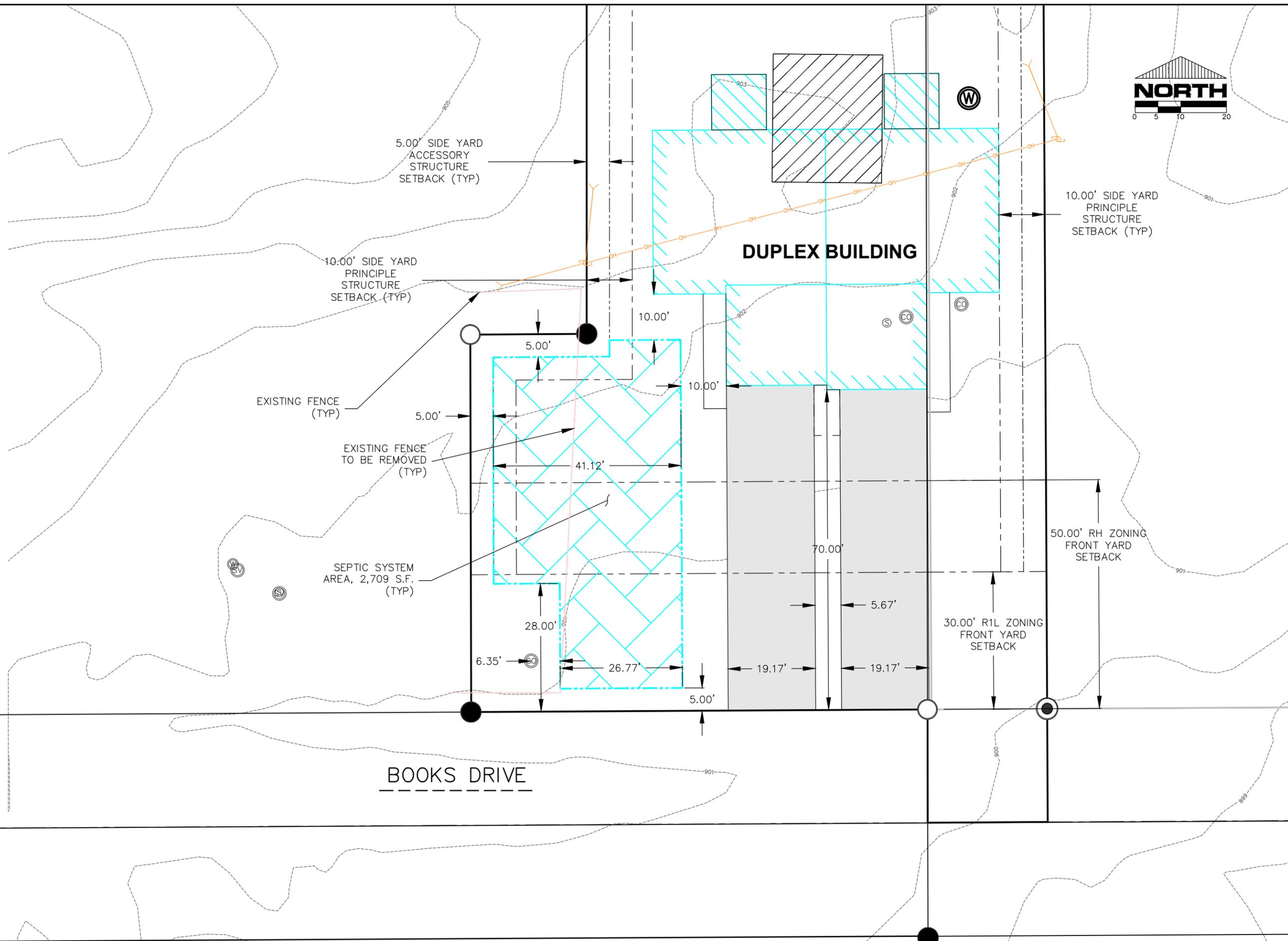
4508 BOOKS DRIVE TWIN HOME CONSTRUCTION  
PROPOSED SITE PLAN  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WI

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

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

**4508 BOOKS DRIVE TWIN HOME CONSTRUCTION  
PROPOSED SITE PLAN**

**TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WI**

SHEET NO: 1



**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.	<input checked="" type="checkbox"/> New System	<input type="checkbox"/> Replacement System	<input type="checkbox"/> Other Modification to Existing System (explain)	<input type="checkbox"/> Additional Pretreatment Unit (explain)		
B.	<input type="checkbox"/> Holding Tank	<input checked="" type="checkbox"/> In-Ground (conventional)	<input type="checkbox"/> At-Grade	<input type="checkbox"/> Mound	<input type="checkbox"/> Individual Site Design	<input type="checkbox"/> Other Type (explain)
C.	<input type="checkbox"/> Renewal Before Expiration	<input type="checkbox"/> Revision	<input type="checkbox"/> Change of Plumber	<input type="checkbox"/> Transfer to New Owner	List Previous Permit Number and Date Issued	

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

Design Flow (gpd)	Design Soil Application Rate (gpd/sf)	Dispersal Area Required (sf)	Dispersal Area Proposed (sf)	System Elevation						
<u>900</u>	<u>.6</u>	<u>1500</u>	<u>1839.6</u>	<u>99.35'</u>						
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>HUFFCUT CONCR.</u>	<input checked="" 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)	Plumber's Signature	MPAPRS Number	Business Phone Number
<u>CURT BOOS</u>		<u>842370</u>	<u>715 933-2443</u>
Plumber's Address (Street, City, State, Zip Code)			
<u>6451 160<sup>TH</sup> AVE., BLOOMER, WI 54724</u>			

**VI. County/Department Use Only**

<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	Permit Fee \$	Date Issued	Issuing Agent Signature
<input type="checkbox"/> Owner Given Reason for Denial				

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, 9W

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

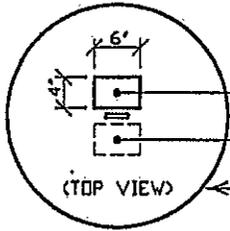
Name of Designer: LUAR BOOS License #: MP-842370

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



16. 3 of 6



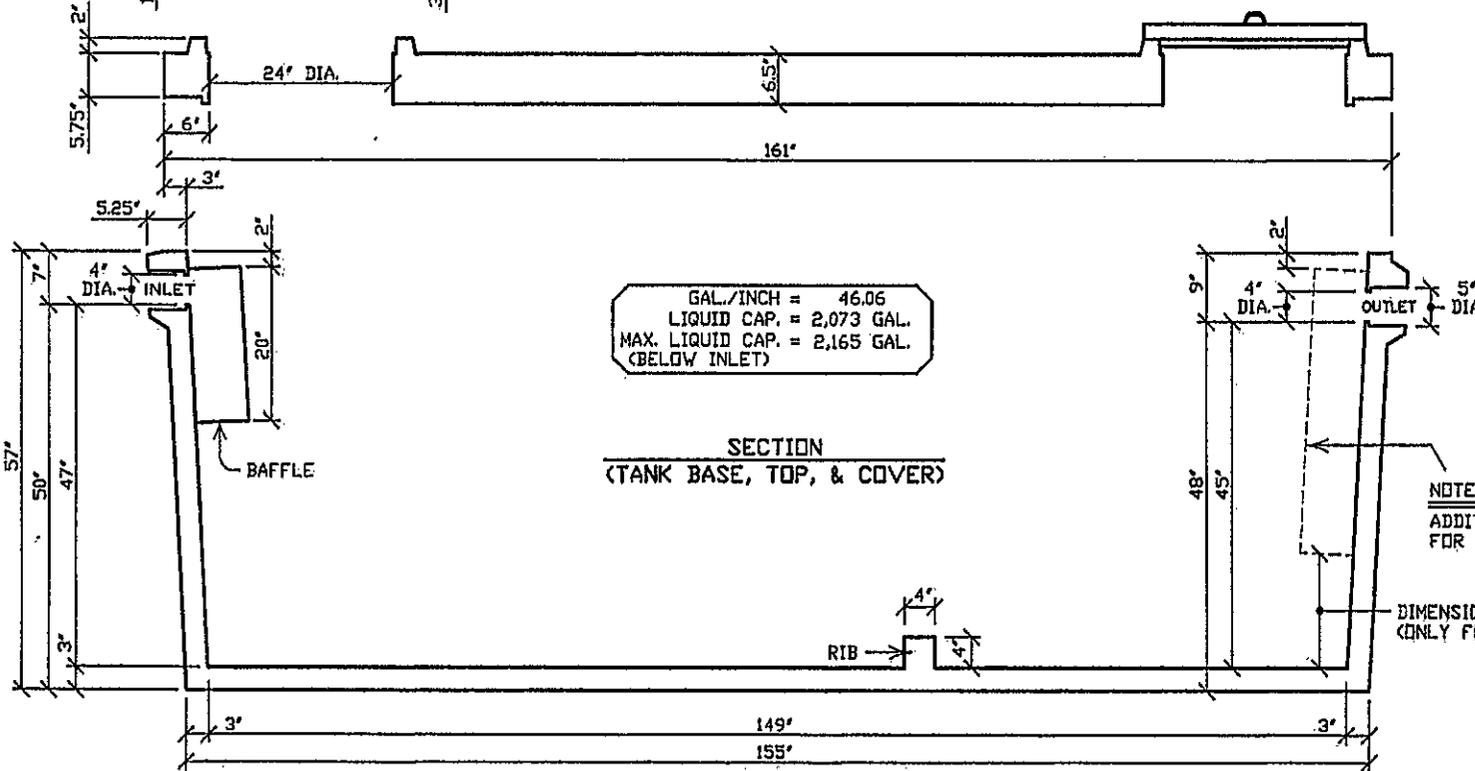
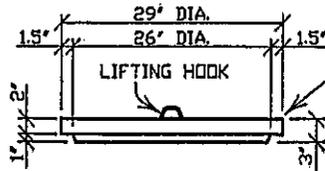
WARNING LABEL EMBEDDED INTO CONCRETE COVER READS AS FOLLOWS:

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

16. 3 of 6

**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

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

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

**DESIGN CRITERIA**

- "At-Grade Component Manual for POWTS" (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 POWTS" Version 2.1 (May 2022-2027)
- "Mound Component Manual for POWTS" Version 2.1 (May 2022-2027)
- "Pressure Distribution Component Manual for POWTS." 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

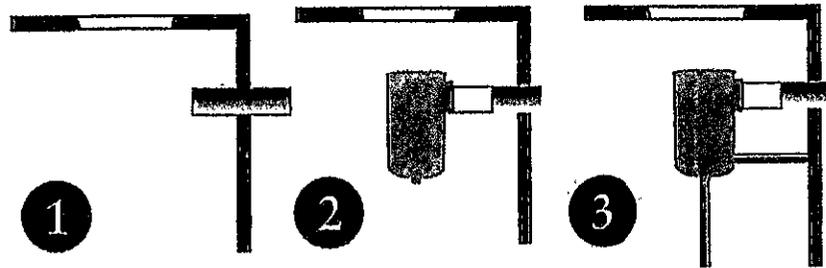
**SEPTAGE SERVICING OPERATOR (Pumper)**

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.



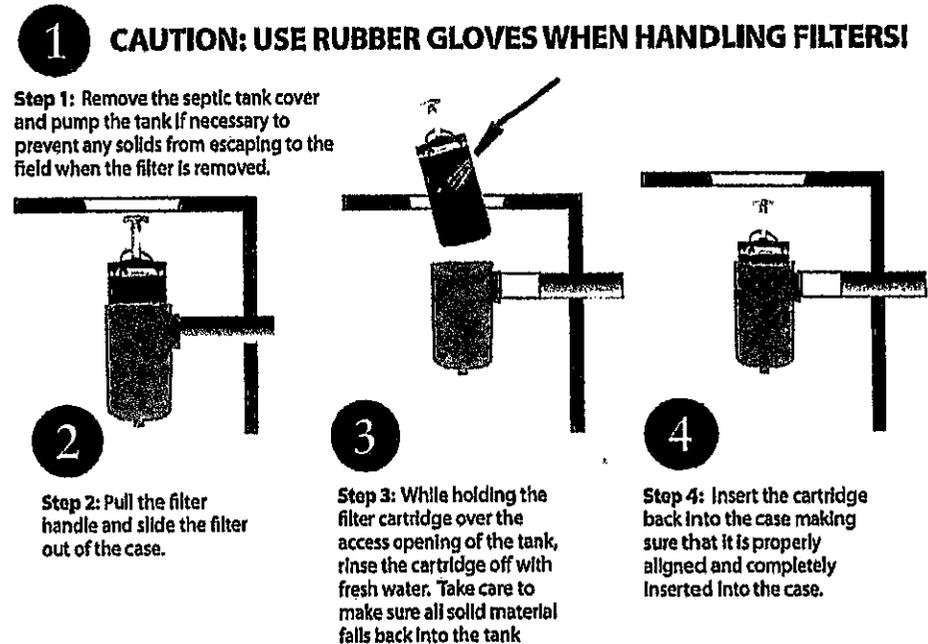
**Installation of an existing system.** Same as a new system only the septic tank must be pumped prior to installation.

## 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  
1-877-785-9565 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

Property Owner Adam And Theodore Pretasky

Parcel ID # 1802022709114300014

Page 2 of 4

Boring # 3  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.

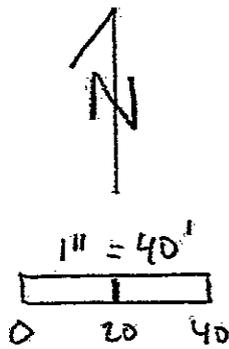
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft <sup>2</sup>	
									*Eff#1	*Eff#2

\* 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.

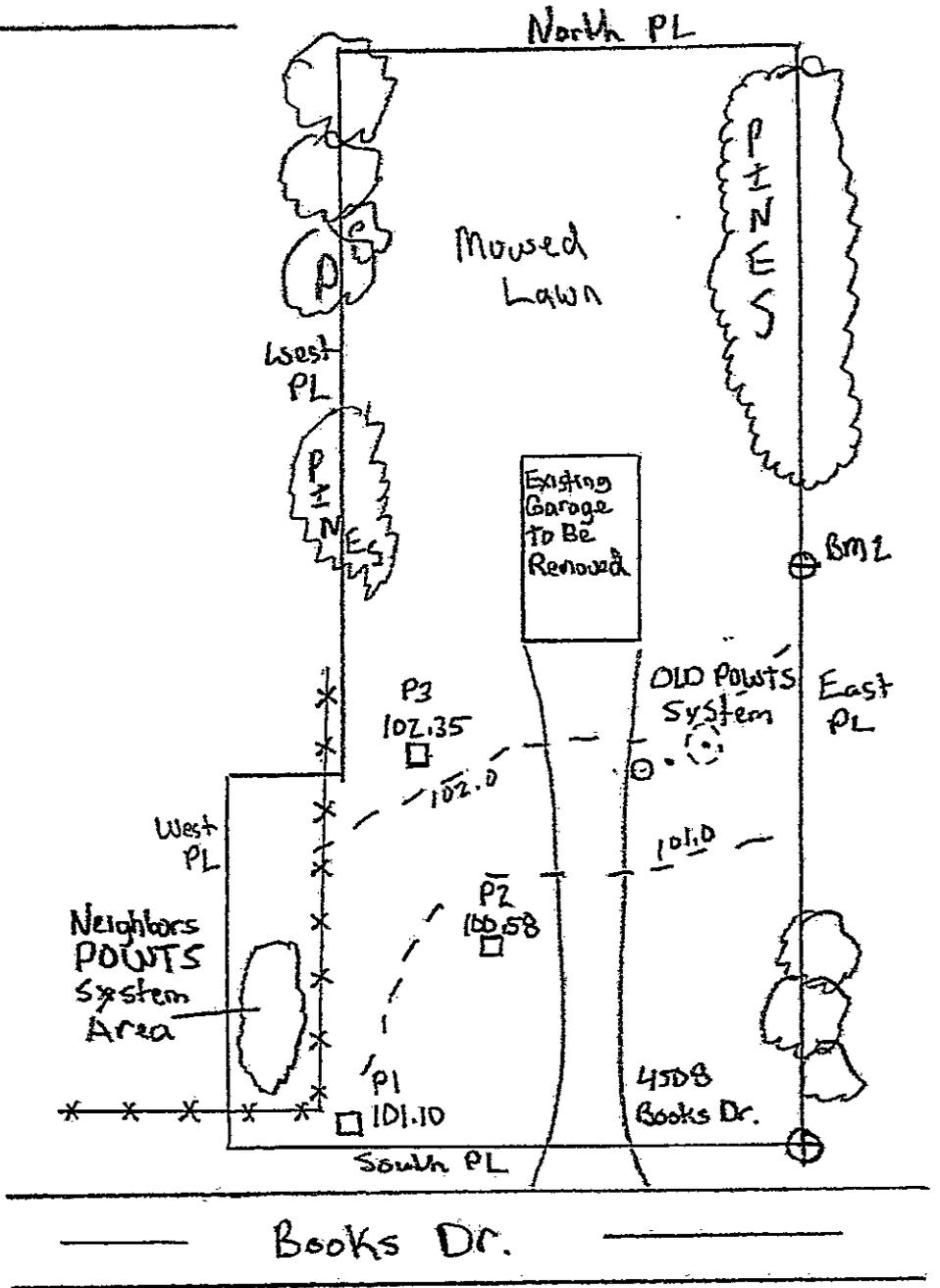
Project: Adam And Theodore Pretasky  
 Location: SW 1/4, SE 1/4, S 11, T27N, R09W  
 Town of Seymour  
 CST License: 842370  
 Signature: Curt Bopp  
 Date: 6/3/2024  
 PIO: 1807022709114300014  
 No Well Visible Onsite



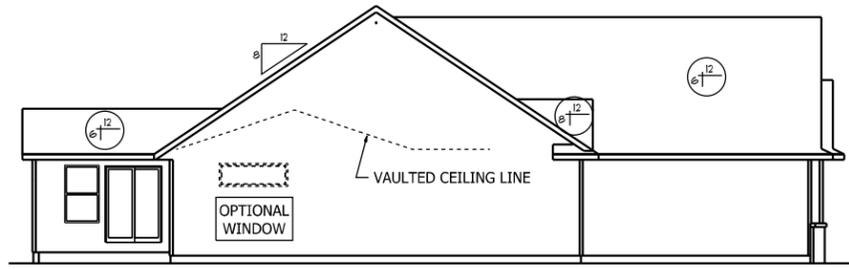
⊕ = Benchmark 1 100.0  
 (Top of SE PL Iron)

⊗ = Benchmark 2  
 Nail in Power Pole

□ = Pits

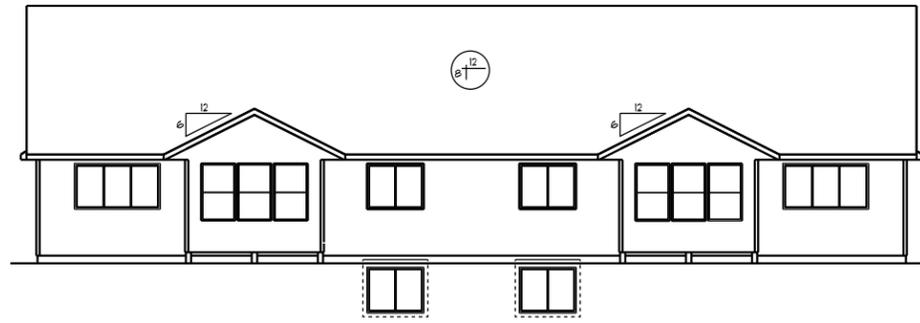


NOTE: HALF SCALE REDUCTION IF PRINTED ON 11x17 SIZE PAPER



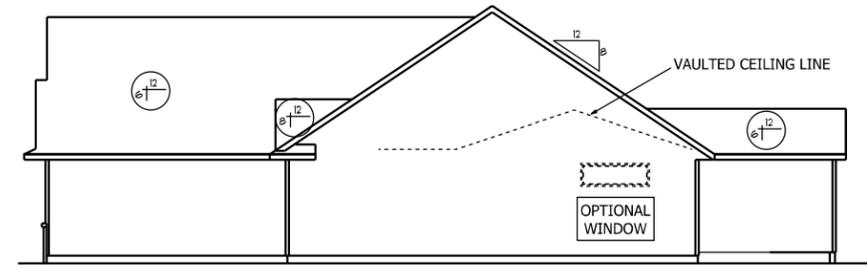
**LEFT ELEVATION**

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



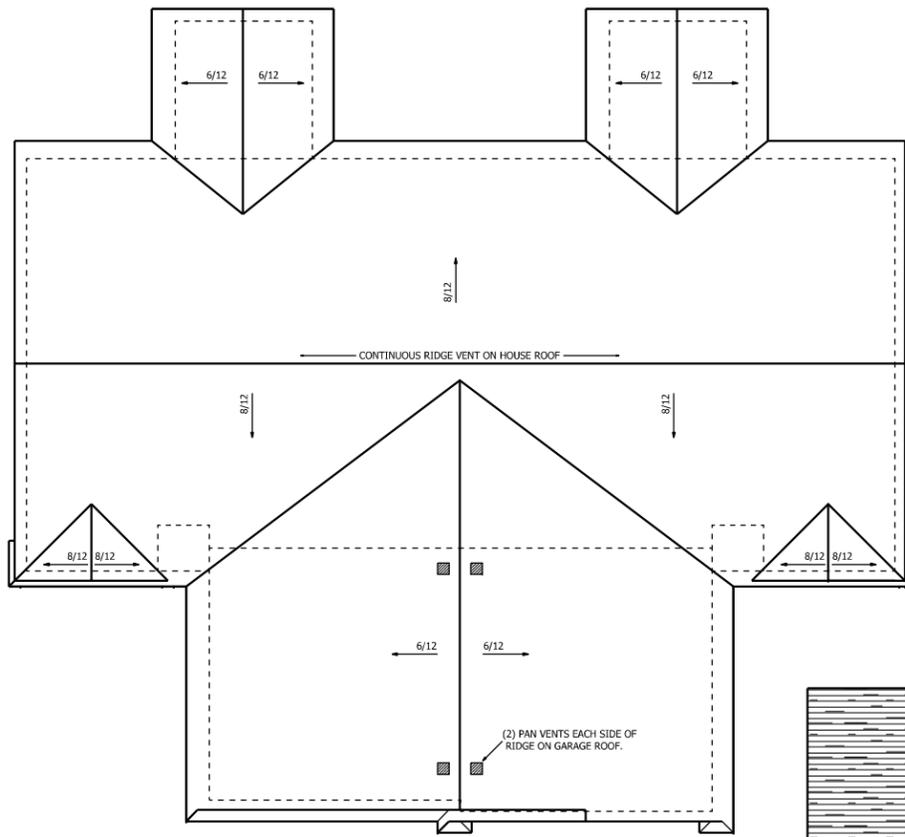
**REAR ELEVATION**

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



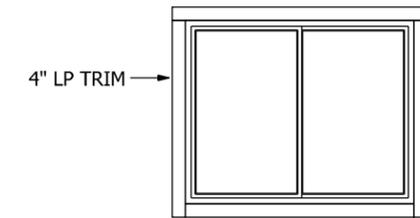
**RIGHT ELEVATION**

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

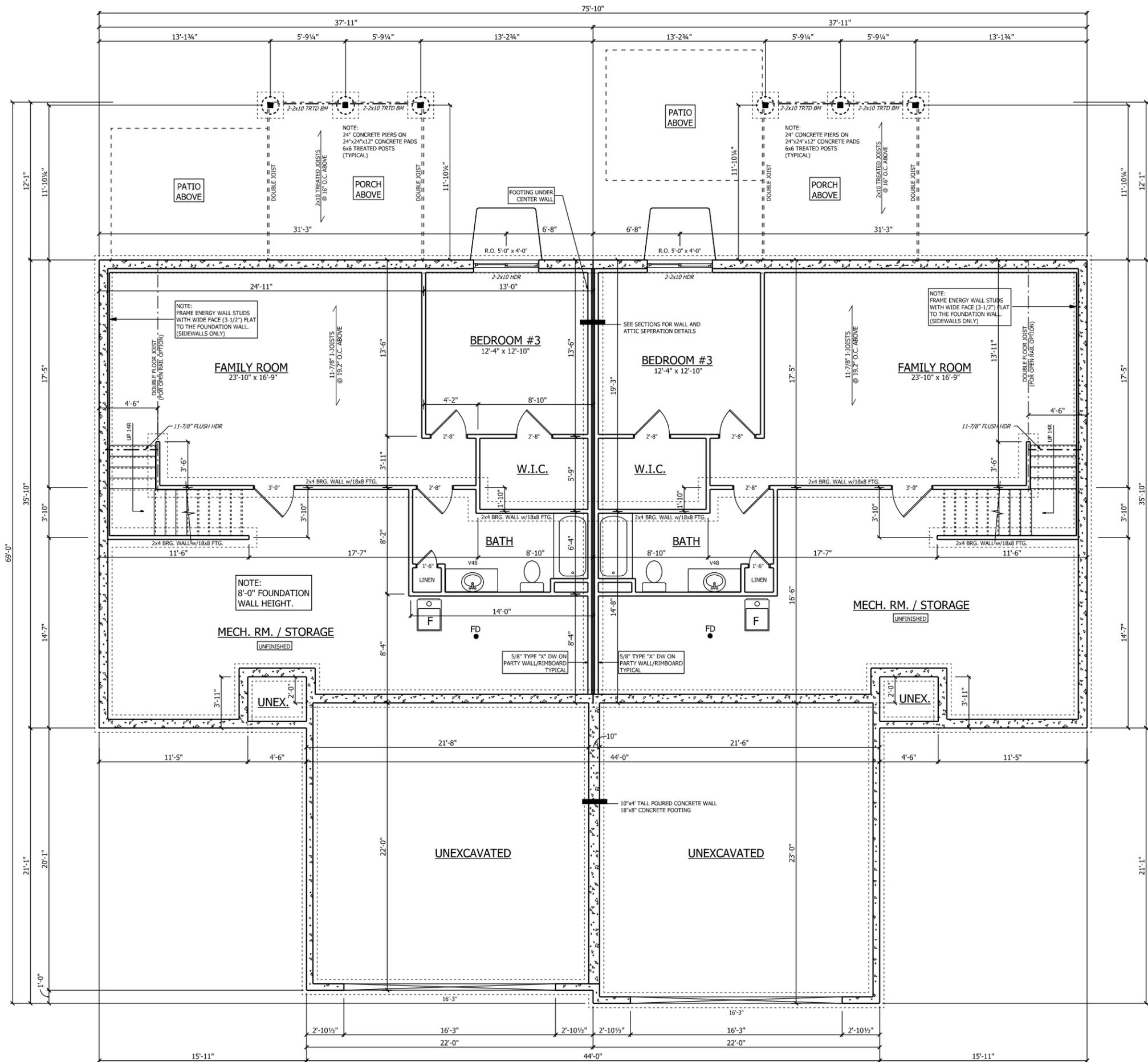
4508 Books Dr, Eau Claire

D. Rood

6-26-24

CM24-156

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



**NOTE:**  
SEE SECTIONS FOR WALL AND ATTIC SEPERATION 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

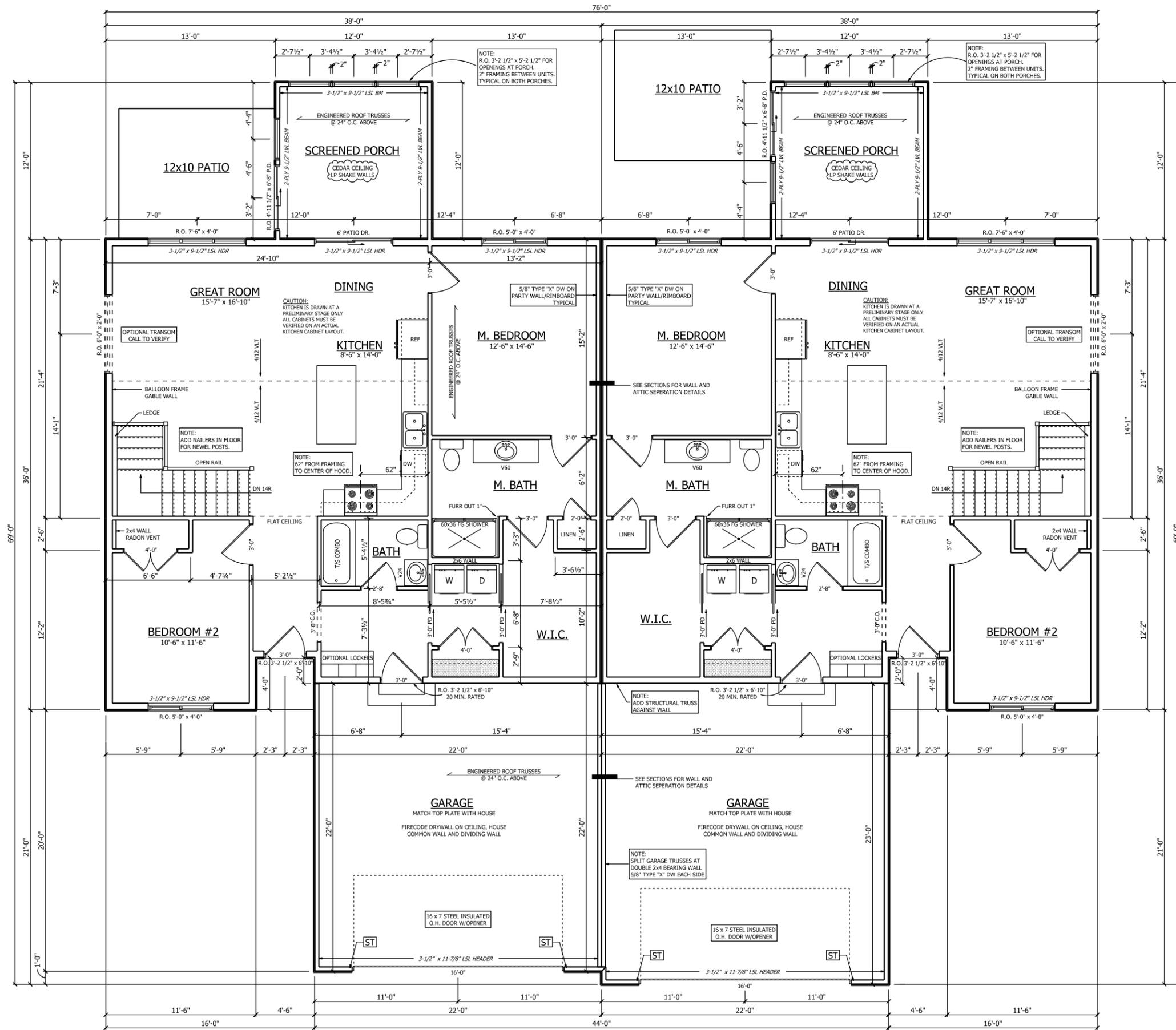
PROJECT:  
DRAWN BY:  
DATE:  
D. Rood

CLIENT:  
LOCATION:  
4508 Books Dr, Eau Claire

PLAN #  
CM24-156

SHEET:  
2 / 5

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) 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

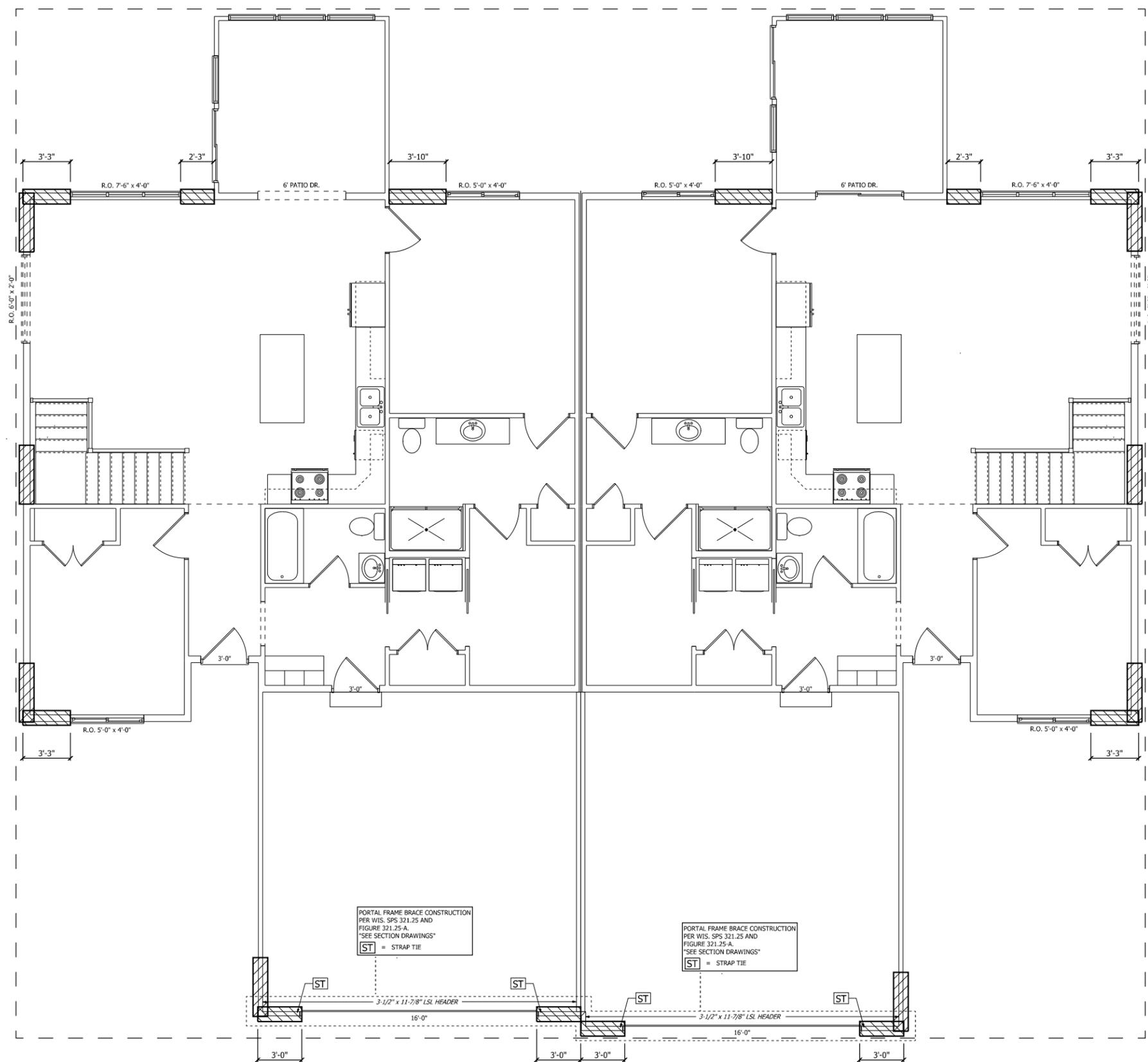
DRAWN BY: D. Rood

DATE:

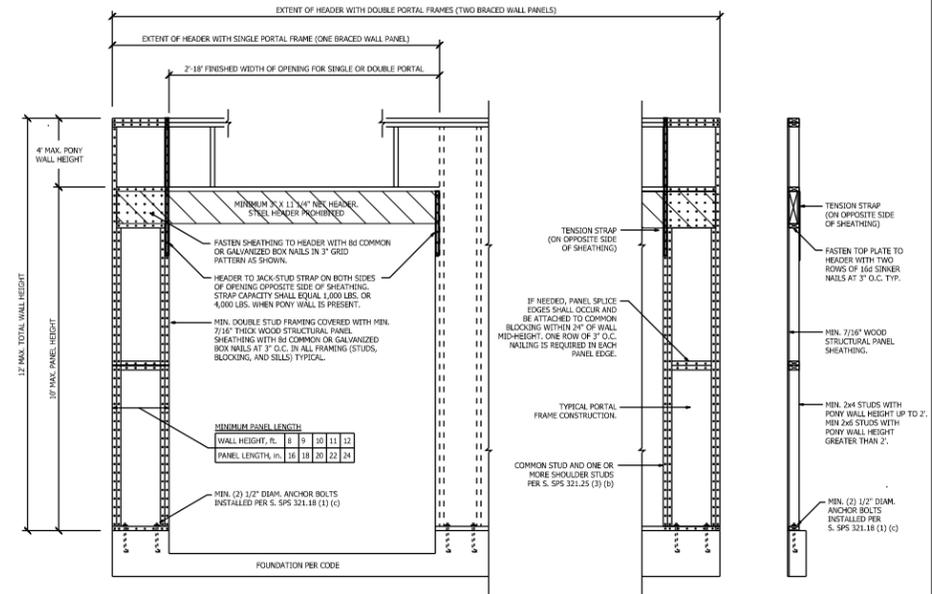
CM24-156

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**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

PROJECT:  
Ted & Adam Pretasky

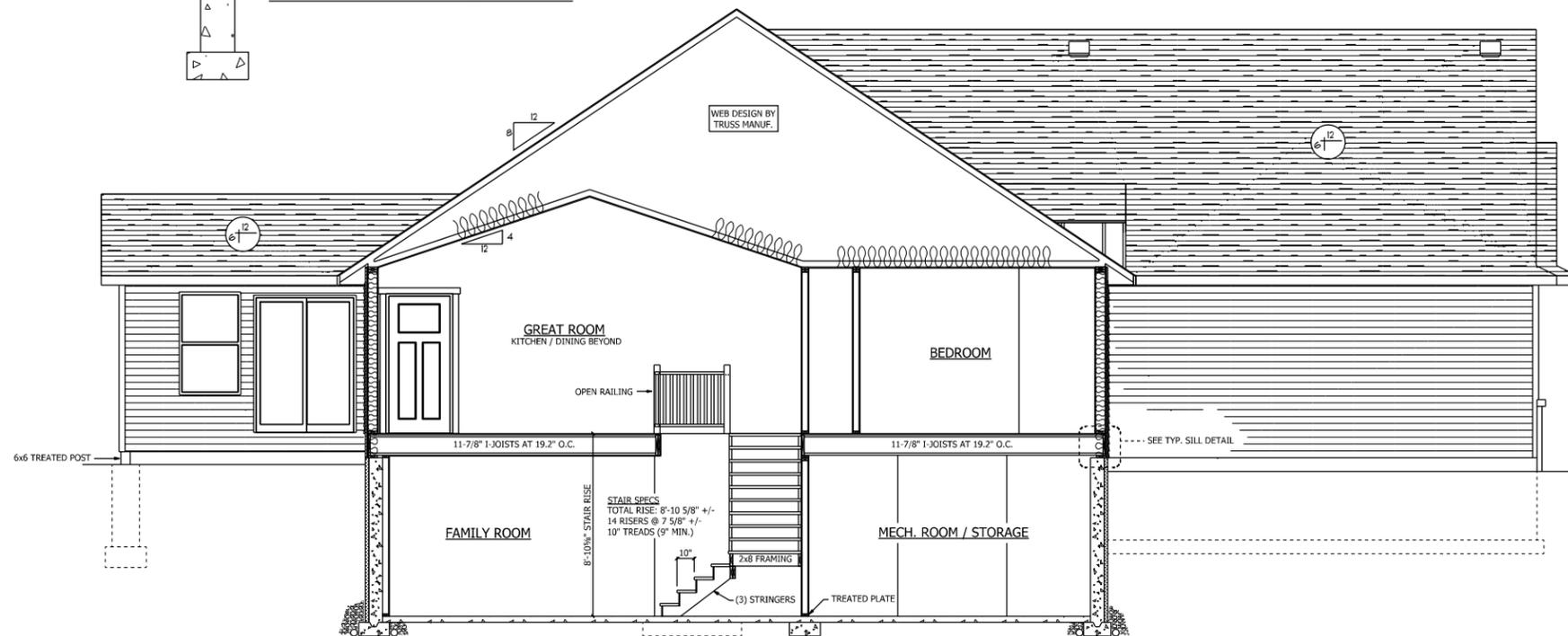
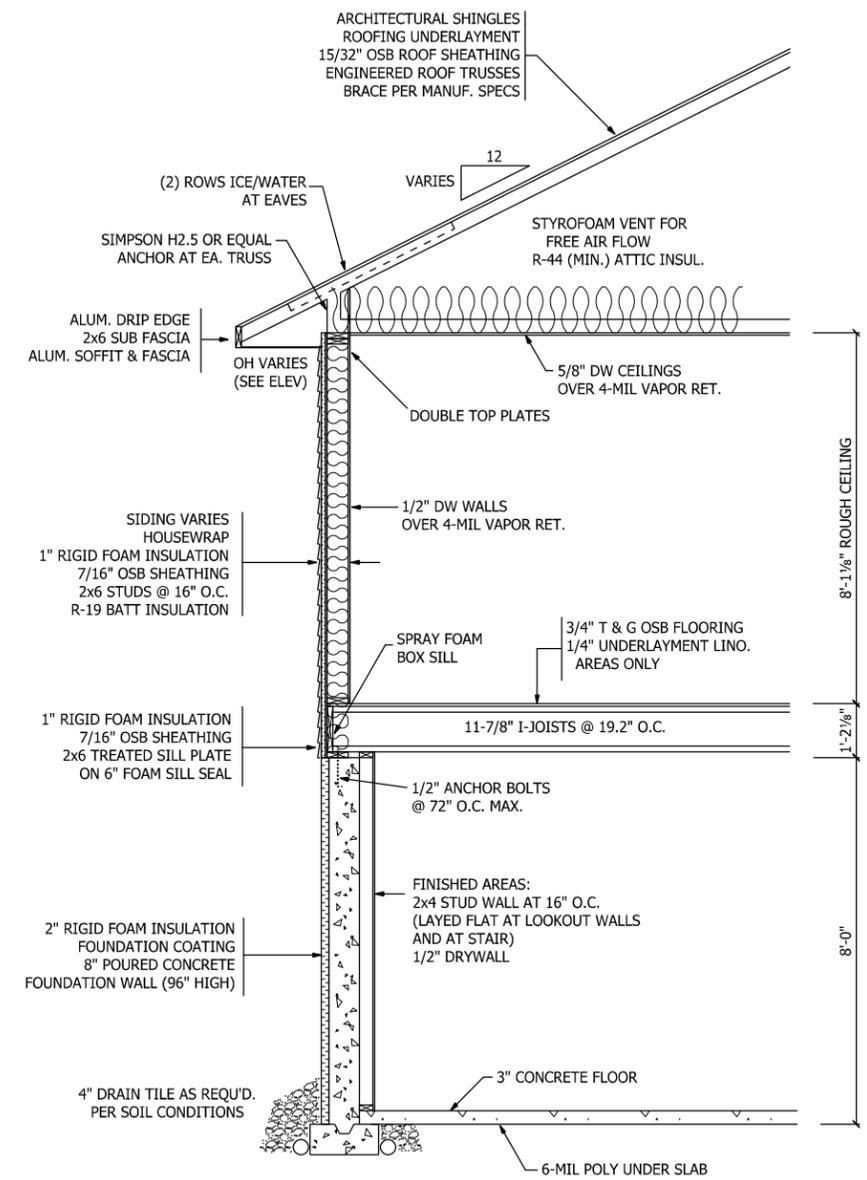
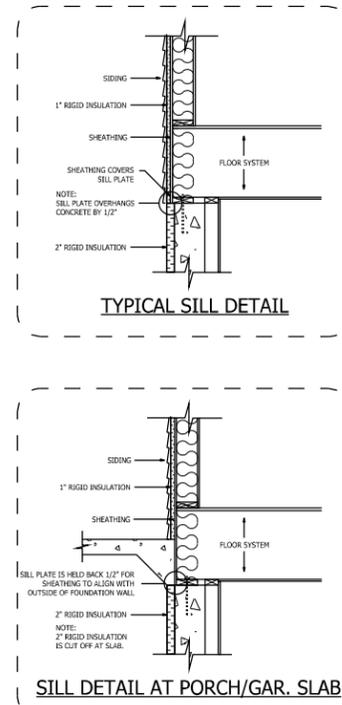
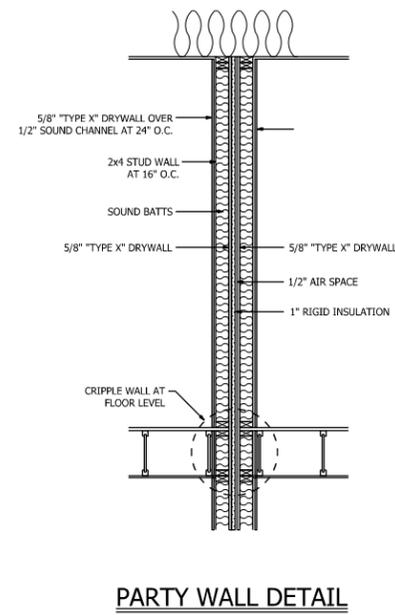
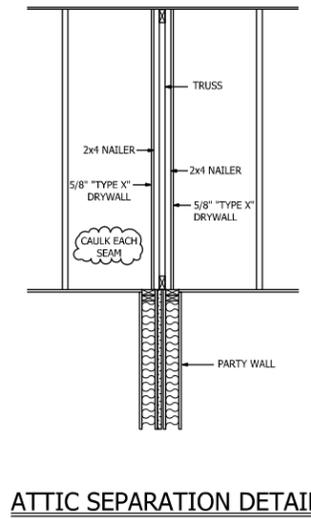
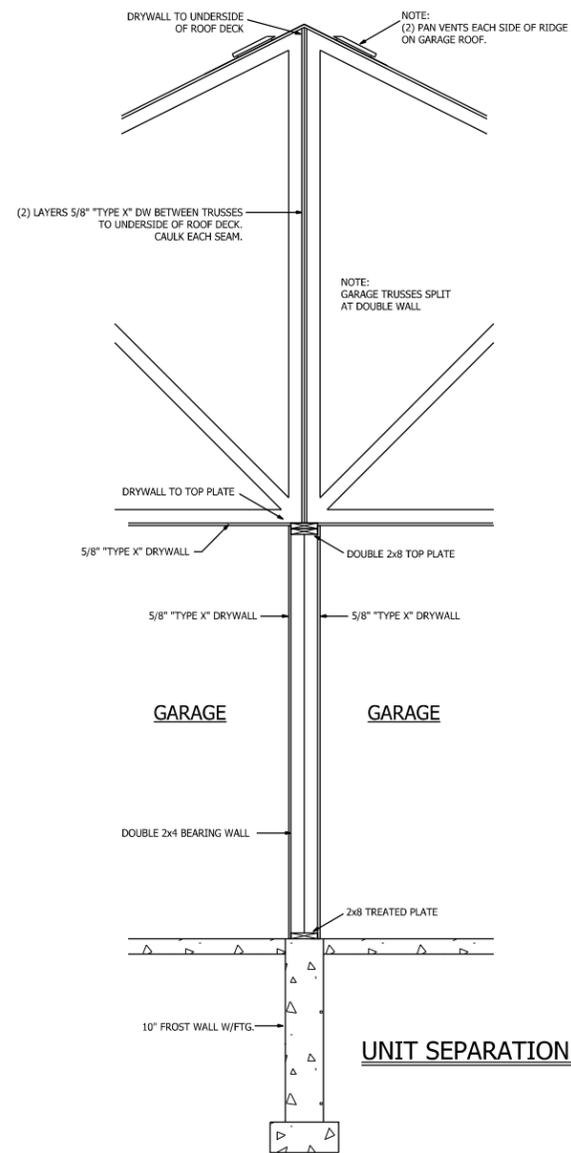
LOCATION:  
4508 Books Dr, Eau Claire

DRAWN BY:  
D. Rood

DATE:

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4 / 5



Ted & Adam Pretasky

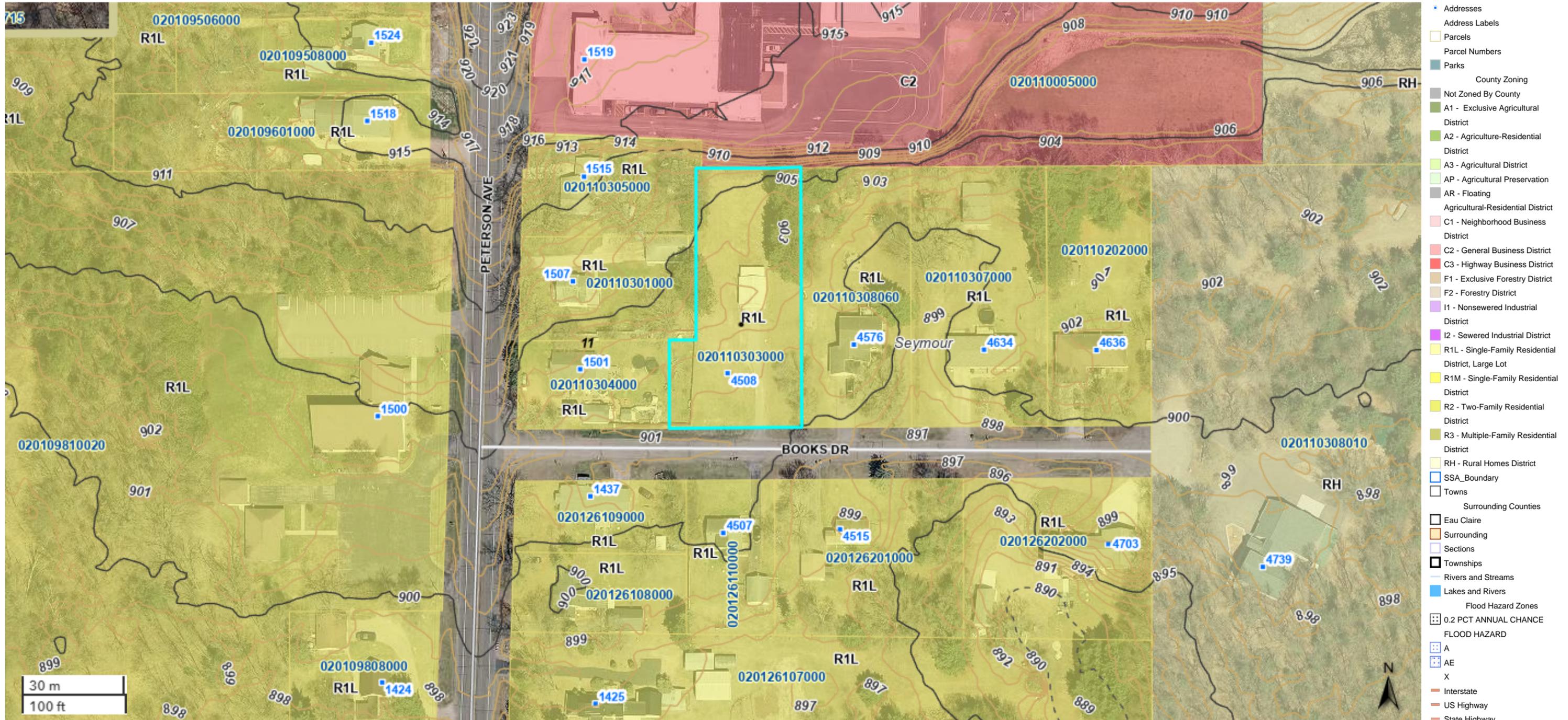
4508 Books Dr, Eau Claire

DRAWN BY: D. Rood

DATE:

CM24-156

SHEET:



Date created: 5/10/2024

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

Developed by



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.

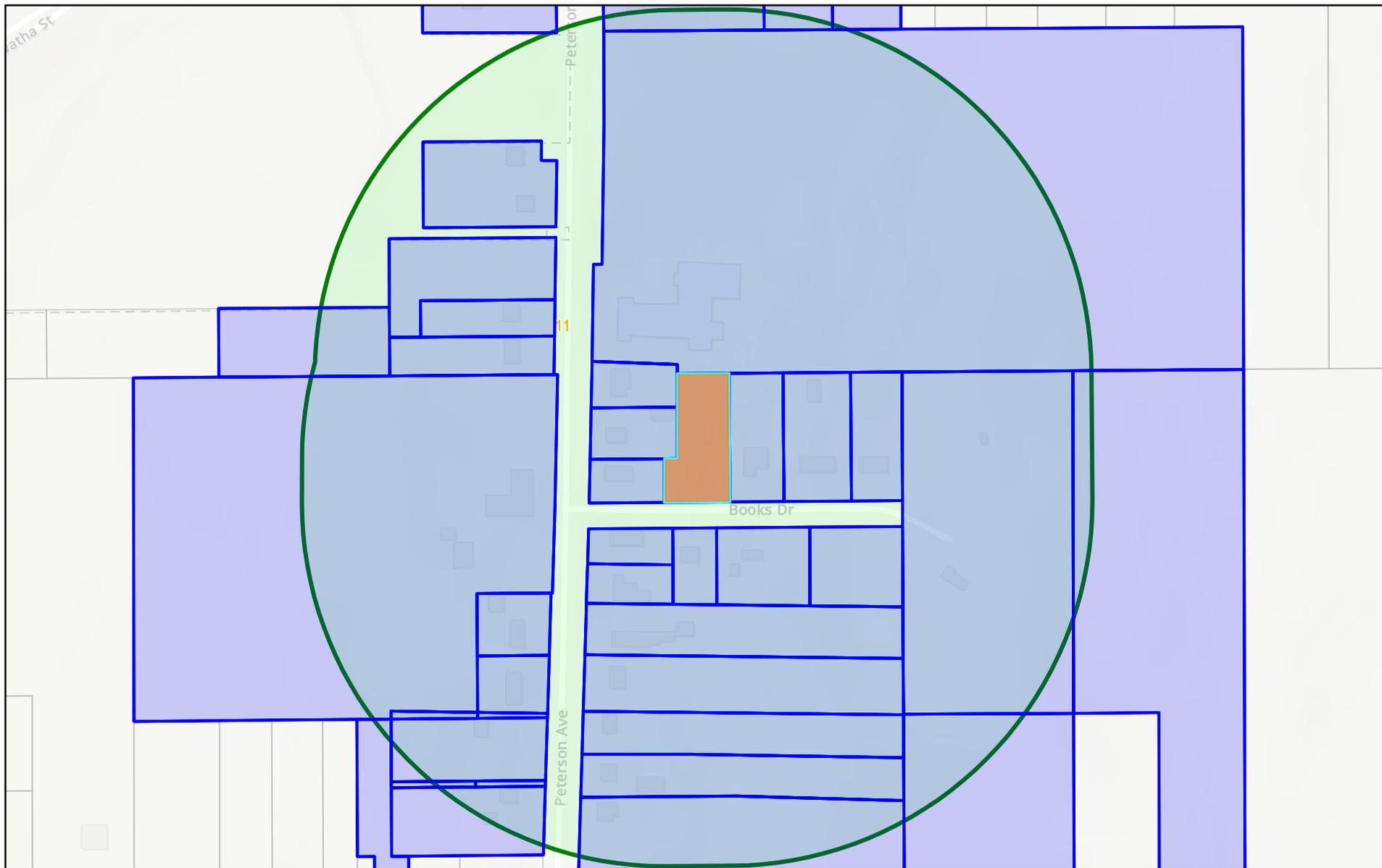
A motion was made by Chair Janssen to reconvene to Open Session at 10:02 pm pursuant to Wisconsin Statutes 19.85(2). Motion seconded by Supervisor Schick. Roll call vote: Janssen, Aye, Schick, Aye, Parker, Aye. Motion carried.

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.

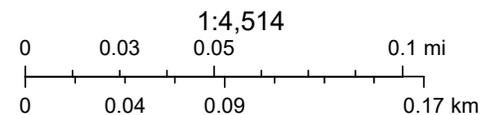
Respectfully submitted by:  
Jean Eisold, Clerk/Treasurer

# 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

# Final Plat Report



**To:** Committee on Planning and Development  
**Regarding:** Final Plat of “Heritage Estates”  
**Surveyor:** Peter Gartmann; Real Land Surveying  
**Owner/Agent:** JTH Enterprises LLC  
**Date:** September 18, 2024  
**Cc:** Peter Gartmann; Real Land Surveying  
Jessica Janssen, Chair; Town of Seymour

## Committee Members:

The statutory time limit for the County to take action on this matter expires 60 days after the last submittal. The County must “Approve, Conditionally Approve or Deny” this submitted Final Plat by this time or it automatically is deemed approved by statute. Committee may also, by majority vote, require the subdivider to submit other reasonable and pertinent information necessary to review the plat, as per 18.79.020 B.

Staff has reviewed and recommends conditional approval of the **08/29/2024** “Final Plat of **“Heritage Estates”**. (Most recent submittal of 08/29/2024.)

Recommended conditions for approval are as follows:

- 1) That the Town of Seymour conditionally approves this final plat. -Town conditionally approved the revised plat on September 9<sup>th</sup>.
- 2) That the City of Eau Claire conditionally approves this final plat. -Plan Commission for the City of Eau Claire approved the final plat unanimously at their September 16<sup>th</sup> Plan Commission meeting.
- 3) That the Eau Claire County Highway Department approve access for the new road to connect with County Road “Q”. -A land access permit was approved 7/11/2024 for a 22’ wide rural road.
- 4) That the final plat be revised and/or updated to include:
  - Correct ¼- ¼ Section, Section, Town and Range in the opening paragraph of the Certificate.
  - Also known as County Road “Q” ‘ to the road name label.
  - Line with measurements connecting the plat perimeter to the PLSS line.
  - Correct label for the monument at the Northeast of the perimeter. (This should be the Northeast corner of the Southwest ¼ of the Northeast ¼).
  - Verify the shown owner’s address. -Address shown on map for JTH Enterprises is 5606 Olson Dr., which is the parcel address, but the mailing address for JTH Enterprises is 5972 Heathermoor Lane Eau Claire 54703.
- 5) That the soils conditions meet the approval of the City/County Health Department for installation of on-site sanitary systems. (Approved 6/10/2024, See attached report from the City-County Health Department)
- 6) The groundwater map shall be submitted for review and approval by the City/County Health Dept. (included in attached report from City/County Health Department.
- 7) That the storm water plans meet the approval of the Eau Claire County Land Conservation Department. These were are under review by the Land Conservation Department.

- 8) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)
- 9) That the Final Plat complies with all applicable portions of s. 236 of the Wisconsin Statutes and that the Department of Administration has no objection to the final plat and certifies to this.
- 10) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).

**Notes:**

- 1) The following language needs to be added to the plat:  
“Stormwater easements are for the benefit of all lots in this plat. After installation of stormwater facilities within this plat (as per plan filed with Eau Claire County), the elevations of the ground within these easements cannot be altered without prior approval from Eau Claire County and the Town of Seymour. No improvement or object may be placed within these easements that would impede the flow of water.”
- 2) Per (18.87.030 B(3)) regarding future re-subdivision. Whenever a tract is divided into lots of 5 acres or less in area and more than twice the minimum required for the zoning district in which the lots are located, the committee may require such lots to be arranged and dimensioned in a manner that will allow re-subdivision. (Pertains to Lot 4).
- 3) Each lot requires at least 100-feet of road frontage with access.
- 4) Minimum road radius shall have a radius of at least 60-feet.
- 5) The developer will need to meet with the USPS Postmaster to determine type and location of mailbox installation for this development.

Respectfully submitted:

**Dean J. Roth, PLS**  
Eau Claire County Surveyor  
Land Records Division Supervisor  
Department of Planning and Development  
Room 3344 - 721 Oxford Avenue  
Eau Claire, WI 54703-5481  
Voice: 715-839-4742  
FAX 715-831-5802  
E-mail: dean.roth@co.eau-claire.wi.us

Date: 6/10/2024

To: Dean Roth, Eau Claire County Planning and Development

From: Elizabeth Paulson, REHS. Environmental Health Specialist

Re: Proposed plat for Heritage Estates

I have reviewed the Proposed Plat of "Heritage Estates" for compliance with sections 18.77.080 C. and 18.77.090 of Title 18, Eau Claire County Code.

1. The proposed site is entirely wooded. The prior land use and management activities within the subdivision are described as very limited activity in wooded area. The Eau Claire County contour and generalized water-table elevation maps indicate that groundwater in the proposed plat likely flows to the southwest. The submitted materials indicated land areas activity within the 1,200 radius of the proposed subdivision comprise of open and semi wooded areas, scattered residential and Fivemile Creek is located over 2,000 feet to the east of the proposed subdivision.

The Health Department has reviewed available groundwater data in the area. Nitrate concentrations from available nearby wells suggest relatively low nitrate levels in the area. Therefore, nitrate contamination does not appear to be a widespread issue in the area, but higher levels are possible as nitrate levels can be variable.

The proposed development has the potential to contribute nitrate and other contaminants to local groundwater by onsite wastewater treatment leaching. The proposed lot density is consistent with nearby developments as well as the minimum standards to reduce risk for widespread nitrate increases (generally at least 1 lot per acre). **However, there are some lots in the proposed plat where the soils indicated that there is limited suitable area on several lots for a POWTS to be installed which could limit the actual buildable area.** It will be important to assure proper siting, construction, and maintenance of individual POWTS and wells within the proposed development and the Health Department would support increasing lot sizes where buildable area appears restricted to increase the distances between septic drain fields and potable wells. Individual homeowners in this development may also want to consider optional practices to prevent or mitigate potential nitrate or other groundwater contaminants, including but not limited to: installing a POWTS pre-treatment device, drilling a deeper well, water treatment system, etc. The Health Department would also support consideration of alternative wastewater treatment and drinking water distribution strategies that may be feasible in the area to further reduce risk of drinking water contamination, including but not limited to: clustered POWTS, connection to municipal water and sewer, etc.

2. The soil borings performed for lots 1-9,11-15 were done on May 20, 2024 by William Heidt CST #227872 are approved. Lot 10 has an existing structure and therefore a boring was not required. Lots 1-9 and 11-15 have approved soil borings but there are sites with limited suitable areas noted, these lots include 1, 6, 7, 9, and 11. The lower portions of lots 6 and 7 are not suitable for a septic system. It is recommended that full soil tests are performed to determine a suitable

area. The soil borings indicate that all the lots would be mound systems which would require larger site areas.

Please contact with have any questions,

**Elizabeth Paulson, REHS** | *Environmental Health Specialist*

[Elizabeth.Paulson@eauclairecounty.gov](mailto:Elizabeth.Paulson@eauclairecounty.gov)

(P) 715-839-4723 (F) 715-839-1674

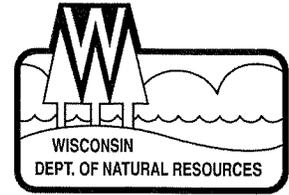
720 Second Avenue, Eau Claire, WI 54703

[www.ehealthdepartment.org](http://www.ehealthdepartment.org)



State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
1300 W Clairemont Ave.  
Eau Claire, WI, 54701

Tony Evers, Governor  
-----  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



September 3, 2024

WIC-WC-2024-18-02826

JTH Enterprises LLC  
Attn: Josh Hurt  
5972 Heathermoor LN  
Eau Claire, WI 54703

RE: Wetland Delineation Confirmation for an Approximately 30.0-Acre Project Review Area, located in the SW 1/4, of the NE 1/4, of Section 12, Township 27 North, Range 09 West, Town of Seymour, Eau Claire County

Dear Josh Hurt:

We have reviewed the wetland delineation report from Bopray Environmental Services, LLC. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed wetland delineation figure are acceptable. This finding is based upon a field visit on August 19, 2024. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at [calvin.lawrence@wisconsin.gov](mailto:calvin.lawrence@wisconsin.gov)).

If you are planning development on the property, you must avoid take of endangered and threatened species or obtain an incidental take authorization to comply with the state's Endangered Species Law. To ensure compliance, submit an endangered resources review form (Form 1700-047 available at <https://dnr.wi.gov/topic/ERReview/Review.html>) and the DNR Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

**Artificial Wetland Exemption Determination:**

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The

following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- Onsite wetland delineation confirmation review that shows the wetland features identified are historically constructed in upland features/areas.

**Conclusion:**

Based upon the information provided above, Wetland E east side mapped on the enclosed wetland delineation figure lacked a wetland history prior to August 1, 1991, and fulfill the artificial wetland exemption standards. Therefore, **Wetland E east side delineated on the enclosed wetland delineation figure is exempt from state wetland regulations.**

In addition, be sure to contact your local zoning office and the U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (715) 829-5644 or [Travis.Holte@wisconsin.gov](mailto:Travis.Holte@wisconsin.gov).

Sincerely,



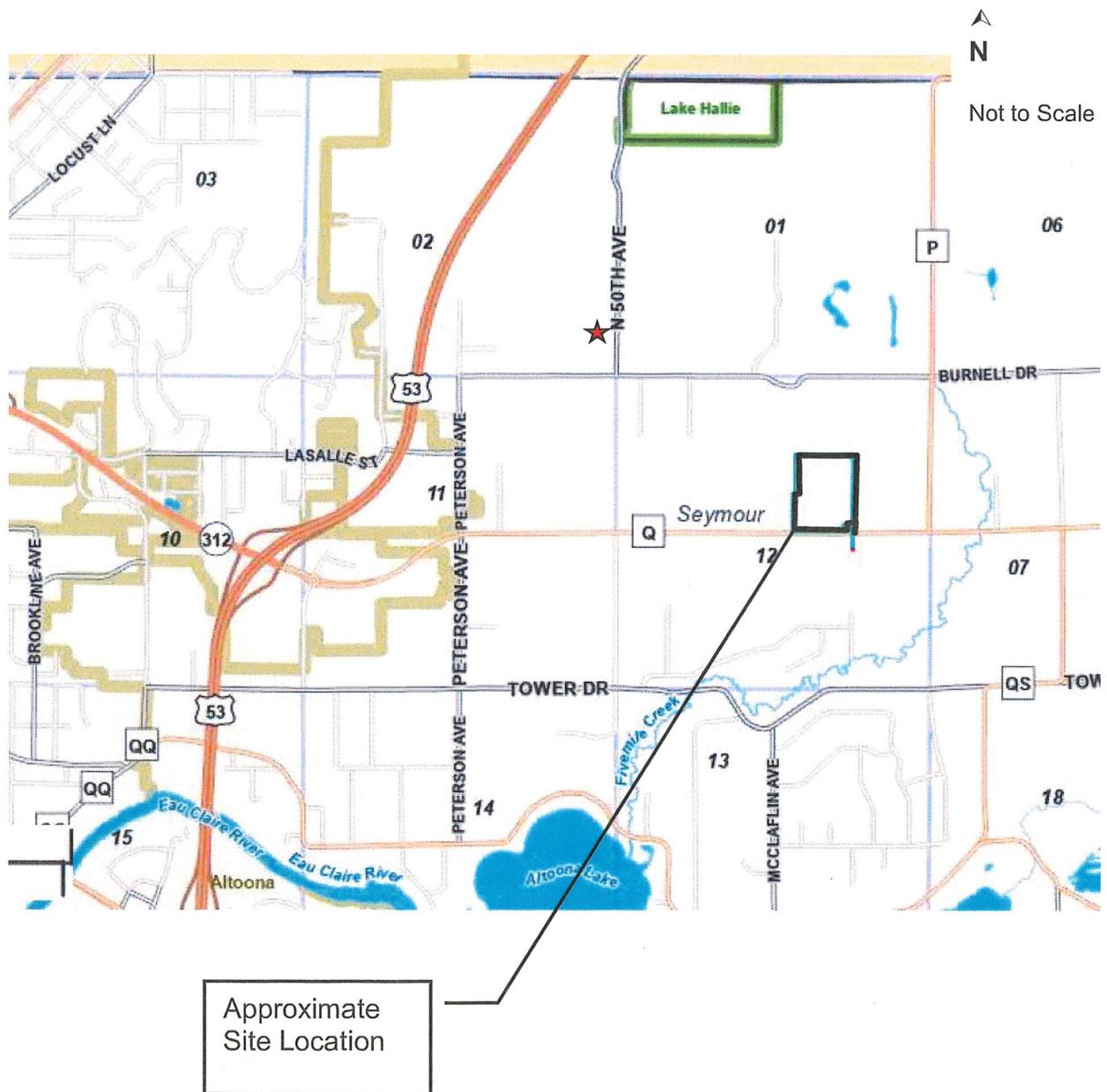
Travis Holte  
Wetland Identification Specialist

Enclosures:

Project Location Figure  
Wetland Delineation Figure(s)

Email CC:

Alan Vorse, Project Manager, U.S. Army Corps of Engineers  
Rod Eslinger, Eau Claire County  
Kevin Lien, DNR Water Management Specialist  
Kelly Bopray, Bopray Environmental Services, LLC.



**Figure 1. Location Map**  
 Heritage Estates, 5606 Olson Dr.  
 Town of Seymour, Wisconsin



Project No. 2024-027



CADD No. 24033 WETLANDS

## WETLAND EXHIBIT

IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼, SECTION 12,  
TOWNSHIP 27 NORTH, RANGE 9 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN



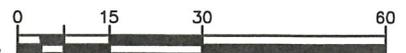
SCALE: 1" = 150'



CADD No. 24033 WETLANDS

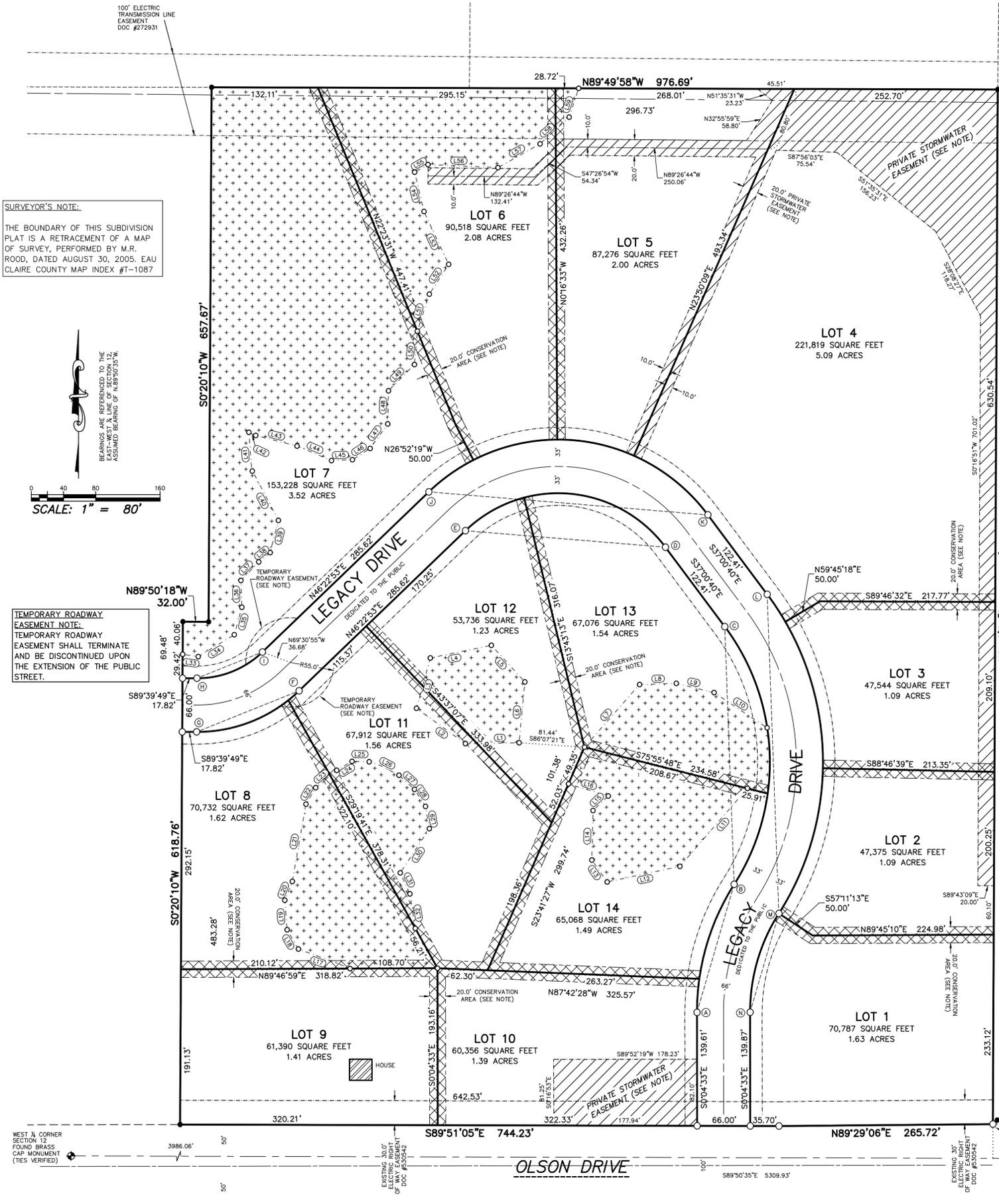
### WETLAND EXHIBIT

IN THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , SECTION 12,  
TOWNSHIP 27 NORTH, RANGE 9 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN



SCALE: 1" = 30'

REVISION DATE: 08/21/24



E.S.A Line Table			E.S.A Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89° 03' 21"E	66.71	L31	S24° 51' 45"E	28.52
L2	S54° 26' 19"E	74.72	L32	S08° 57' 46"E	43.02
L3	S15° 30' 48"W	64.29	L33	S81° 38' 33"E	19.55
L4	S78° 24' 36"W	77.45	L34	N59° 00' 21"E	52.27
L5	N42° 41' 46"W	61.35	L35	N15° 35' 09"E	35.03
L6	N05° 29' 14"E	75.12	L36	N02° 04' 32"W	33.04
L7	N41° 37' 20"E	103.05	L37	N44° 07' 44"E	31.80
L8	N88° 11' 34"E	45.66	L38	N50° 57' 51"E	18.34
L9	S76° 26' 42"E	48.35	L39	N14° 30' 09"E	40.80
L10	S56° 40' 00"E	78.84	L40	N27° 49' 07"W	71.19
L11	S41° 09' 52"W	127.45	L41	N04° 18' 48"W	45.61
L12	S77° 59' 36"W	92.38	L42	S65° 30' 18"E	9.33
L13	N35° 09' 53"W	33.00	L43	S75° 43' 53"E	52.98
L14	N01° 19' 58"E	61.00	L44	S67° 22' 04"E	46.34
L15	N46° 51' 04"E	26.06	L45	N87° 51' 23"E	26.05
L16	N73° 11' 47"W	51.62	L46	N57° 39' 36"E	26.05
L17	N70° 01' 48"W	48.76	L47	N36° 00' 40"E	37.24
L18	N30° 27' 28"W	27.58	L48	N01° 16' 49"E	40.81
L19	N04° 35' 35"W	36.43	L49	N44° 58' 14"E	45.61
L20	N22° 01' 57"E	24.95	L50	N05° 08' 09"E	41.18
L21	N10° 07' 11"E	96.60	L51	N18° 02' 22"E	47.94
L22	N30° 42' 22"E	23.61	L52	N33° 13' 03"E	43.63
L23	N50° 48' 13"E	33.75	L53	N25° 11' 07"W	71.91
L24	N59° 46' 08"E	21.98	L54	N13° 28' 35"W	49.73
L25	S88° 26' 30"E	21.31	L55	N60° 38' 08"E	18.99
L26	S62° 51' 13"E	25.80	L56	S87° 30' 58"E	86.99
L27	S47° 47' 15"E	25.95	L57	N60° 48' 42"E	59.97
L28	S33° 16' 28"E	25.06	L58	N47° 45' 31"E	48.68
L29	S09° 48' 36"E	27.80	L59	N18° 16' 52"E	37.34
L30	S33° 36' 03"W	65.30			

CURVE TABLE							
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	TAN
A-B		166.46'	289.98'	032°55'19"	164.18'	S16°22'07"W	S32°48'47"W
	LOT 10	41.50'	289.98'	008°12'01"	41.47'	S04°01'28"W	S00°04'33"E
	LOT 14	124.95'	289.98'	024°41'18"	123.99'	S20°28'07"W	
B-C		337.87'	277.24'	069°49'26"	317.34'	S02°05'56"E	S37°00'40"E
	LOT 14	120.24'	277.24'	024°50'53"	119.30'	S20°23'20"W	S32°48'47"W
	LOT 13	217.63'	277.24'	044°58'33"	212.08'	S14°31'23"E	
D-E		281.58'	167.00'	096°36'28"	249.39'	S85°18'53"E	N46°22'53"E
	LOT 13	197.20'	167.00'	067°39'25"	185.94'	S70°50'22"E	
	LOT 12	84.38'	167.00'	028°57'03"	83.49'	N60°51'24"E	
F-G		140.39'	183.00'	043°57'18"	136.97'	N68°21'32"E	S89°39'49"E
	LOT 11	17.63'	183.00'	005°31'07"	17.62'	N49°08'26"E	N46°22'53"E
	LOT 8	122.76'	183.00'	038°26'11"	120.47'	N71°07'05"E	
H-I		89.76'	117.00'	043°57'18"	87.57'	N68°21'32"E	S89°39'49"E
	LOT 4	40.53'	117.00'	006°45'58"	40.51'	S33°37'41"E	
J-K		392.67'	233.00'	096°36'28"	347.95'	S85°18'53"E	N46°22'53"E
	LOT 7	68.10'	233.00'	016°44'49"	67.86'	N54°45'17"E	
	LOT 6	108.16'	233.00'	026°35'46"	107.19'	N76°25'34"E	
	LOT 5	98.05'	233.00'	024°06'42"	97.33'	S78°13'12"E	
	LOT 4	118.55'	233.00'	029°09'11"	117.28'	S51°35'15"E	
L-M		418.30'	343.24'	069°49'26"	392.89'	S02°05'56"E	S37°00'40"E
	LOT 4	40.53'	343.24'	006°45'58"	40.51'	S33°37'41"E	
	LOT 3	188.51'	343.24'	031°28'03"	186.15'	S14°30'40"E	
	LOT 2	189.25'	343.24'	031°35'25"	186.86'	S17°01'04"W	
M-N		128.57'	223.98'	032°53'19"	126.81'	S16°22'07"W	S32°48'47"W
						S00°04'33"E	

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats, as provided by s. 236.12, Wis. Stats.

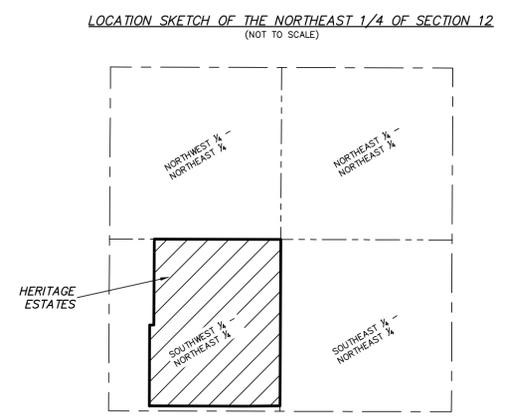
Certified \_\_\_\_\_  
20 \_\_\_\_\_

Department of Administration

- LEGEND**
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
  - SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 POUNDS/LINEAR FOOT
  - SET 1-1/4" x 18" REBAR WEIGHING 4.30 POUNDS/LINEAR FOOT
  - SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 POUNDS/LINEAR FOOT AT ALL OTHER LOT CORNERS.
  - ENVIRONMENTALLY SENSITIVE AREAS (SEE NOTE)
  - CONSERVATION AREAS (SEE NOTE)
  - PRIVATE STORMWATER EASEMENT (SEE NOTE)

**ENVIRONMENTALLY SENSITIVE AREAS NOTE:**  
NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:  
- TITLE 17  
- TITLE 18

**UTILITY EASEMENTS:**  
UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.



- LANDOWNER/SUBDIVIDER:**  
- JTH ENTERPRISES  
5606 OLSON DRIVE  
EAU CLAIRE, WI 54701
- APPROVING AUTHORITIES:**  
- CITY OF EAU CLAIRE  
- TOWN OF SEYMOUR  
- EAU CLAIRE COUNTY
- OBJECTING AUTHORITIES:**  
- DEPARTMENT OF ADMINISTRATION
- SURVEYOR**  
- PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701

**HERITAGE ESTATES**  
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4,  
SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

TOWN BOARD RESOLUTION:

RESOLVED THAT THIS THE PLAT OF HERITAGE ESTATES, IN THE TOWN OF SEYMOUR, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN.

DATE APPROVED: \_\_\_\_\_ (PRINT NAME): \_\_\_\_\_  
TOWN CHAIRMAN

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN.

(SIGNATURE) \_\_\_\_\_  
TOWN CLERK

EAU CLAIRE COUNTY PLANNING AGENCY:

THIS PLAT KNOWN AS HERITAGE ESTATES IS APPROVED BY THE EAU CLAIRE COUNTY PLANNING AGENCY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SUBTITLE III, THE SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

CERTIFIED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

APPROVED: \_\_\_\_\_  
RODNEY J. ESLINGER, DEPARTMENT DIRECTOR

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE §

I, JEAN EISOLD, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF SEYMOUR, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2024, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF HERITAGE ESTATES IN THE TOWN OF SEYMOUR.

(SIGNATURE): \_\_\_\_\_ DATE: \_\_\_\_\_  
JEAN EISOLD, TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE §

I, GLENDA J. LYONS, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2024, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF HERITAGE ESTATES IN THE TOWN OF SEYMOUR.

(SIGNATURE): \_\_\_\_\_ DATE: \_\_\_\_\_  
GLENDA J. LYONS, COUNTY TREASURER

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF HERITAGE ESTATES LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS:

- COMMENCING AT THE EAST ¼ CORNER OF SECTION 12;
- THENCE N.89°50'35"W., ALONG THE EAST-WEST ¼ LINE OF SECTION 12, A DISTANCE OF 1323.87 FEET;
- THENCE N.00°16'51"E., A DISTANCE OF 42.15 FEET TO A POINT ON THE NORTH RIGHT WAY LINE OF OLSON DRIVE, ALSO BEING THE POINT OF BEGINNING;
- THENCE S.89°29'06"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 265.72 FEET;
- THENCE N.89°51'05"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 744.23 FEET;
- THENCE N.00°20'10"E., A DISTANCE OF 618.76 FEET;
- THENCE S.89°50'18"E., A DISTANCE OF 32.00 FEET;
- THENCE N.00°20'10"E., A DISTANCE OF 657.67 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12;
- THENCE S.89°49'58"E., ALONG SAID NORTH LINE, A DISTANCE OF 976.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼;
- THENCE S.00°16'51"W., ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼, A DISTANCE OF 1273.02 FEET TO THE POINT OF BEGINNING.

BEING SUBJECT TO EXISTING EASEMENTS

THAT BY THE DIRECTION OF JTH ENTERPRISES., I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS PLAT OF HERITAGE ESTATES. THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS SHOWN ON THE MAP AND DESCRIBED IN THE PROPERTY DESCRIPTION. THAT THIS PLAT OF HERITAGE ESTATES IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
PETER J. GARTMANN, P.L.S. 2279

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS COMMUNITY FEDERAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF HERITAGE ESTATES AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE JTH ENTERPRISES, OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID CITIZENS COMMUNITY FEDERAL BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_

AT \_\_\_\_\_, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024

(SIGNATURE) \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_

(PRINT NAME/TITLE) \_\_\_\_\_ (PRINT NAME/TITLE) \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ §

PERSONALLY APPEARED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

OWNER'S CERTIFICATE OF DEDICATION:

JTH ENTERPRISES., AS OWNERS, WE HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

---- EAU CLAIRE COUNTY

----TOWN OF SEYMOUR

----DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
JOSH HURT OWNER TRACY HURT OWNER

STATE OF WISCONSIN  
COUNTY OF \_\_\_\_\_ §

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE ABOVE NAMED JOSH HURT AND TRACY HURT, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

JTH ENTERPRISES, GRANTORS TO:  
XCEL ENERGY COMPANY, GRANTEE  
CHARTER COMMUNICATIONS, GRANTEE  
EAU CLAIRE ENERGY COOPERATIVE, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis Stats.

Certified \_\_\_\_\_,  
20\_\_\_\_

Department of  
Administration



**HERITAGE ESTATES**  
LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼,  
SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

FACT SHEET

TO FILE NO. 24-25/075

The Land Conservation Division (LCD) has applied for a Wisconsin Department of Natural Resources (DNR) - Management Staffing Grant that would provide funding for a new LTE position to be stationed within the LCD. The funding would be used to hire an Agronomist that would prioritize working with landowners and farmers in the Town of Bridge Creek and Town of Fairchild communities to expand upon the LCDs Nutrient Management Program and to implement the goals outlined within the Eau Claire River Watershed EPA 9-key Element Plan.

The DNR requires an Authorizing Resolution approved by the governing body of the organization that indicates which employees are authorized to do the following:

1. Sign and submit the grant application
2. Sign the Agreement/Contract between Eau Claire County and the DNR
3. Submit required reports to the DNR to satisfy the agreement
4. Submit reimbursement requests to the DNR
5. Sign and submit other required documentation that maybe required for the grant.

Fiscal Impact: The LCD applied for the maximum grant amount of \$200,000.00 which would then be reimbursed back to the county as the grant progresses, not to exceed 3 years. The matching requirements of the grant will be provided through in kind donations therefore requiring \$0.00 in county cash match.

Respectfully Submitted,



Rod Eslinger  
Planning & Development Director

4 AUTHORIZING THE DIRECTOR OF PLANNING AND DEVELOPMENT TO APPLY FOR A  
5 WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) MANAGEMENT STAFFING  
6 GRANT THROUGH THE DNR'S SURFACE WATER PROGRAM

7 WHEREAS, Eau Claire County is interested in obtaining a cost- share grant from the Wisconsin  
8 Department of Natural Resources (DNR) for the purpose of creating the Eau Claire River Watershed  
9 Agronomist Position;

10  
11 WHEREAS, Eau Claire County attests to the validity and veracity of the statements and  
12 representations contained in the grant application;

13  
14 WHEREAS, an Agreement/Contract is required to carry out the project; and

15  
16 NOW, THEREFORE, BE IT RESOLVED, that Eau Claire County will meet the financial  
17 obligations necessary to fully and satisfactorily complete the project and hereby authorizes and  
18 empowers the director of planning and development to submit the following documents to the DNR  
19 for financial assistance that may be available:

- 20 • sign and submit the grant application;
- 21 • sign the agreement/contract between Eau Claire County and the DNR;
- 22 • submit required reports to the DNR to satisfy the agreement;
- 23 • submit reimbursement requests to the DNR; and
- 24 • sign and submit other required documentation that maybe required for the grant.

25  
26  
27 BE IT FURTHER RESOLVED that Eau Claire County will comply with all local,  
28 state, and federal rules, regulations, and ordinances relating to this project and the cost-share  
29 Agreement/Contract.

30 ENACTED:

31 **Committee on Planning & Development**

32 AYE NAY ABSTAIN

33 \_\_\_\_\_  
34 Supervisor Dane Zook

33

35 \_\_\_\_\_  
36 Supervisor Robin Leary

36

37 \_\_\_\_\_  
38 Supervisor Jim Dunning

37

39 \_\_\_\_\_  
40 Supervisor Caleb Aichele

39

41 \_\_\_\_\_  
42 Supervisor Michele Skinner

41

43 RE/YK

44 Dated this 24<sup>th</sup> day of September, 2024.

**Planning and Development  
August 2024**

The following bills were sent to the Finance Department for payment:

**Planning**

Vendor	Amount	Description	Line Item#
USDA Geo-Pcard	80.00	USDA Imagery	202-15-51700-192-741
All Season Tire Co-Pcard	113.96	Oil Change/Tire Rotation	100-15-56920-241-000
Menards-Pcard	75.99	Supplies	100-15-56920-310-000
All Season Tire Co-Pcard	269.19	New Tire	100-15-56920-241-000
Amazon-Pcard	39.99	Copy Paper	705-08-51451-310-381
Amazon-Pcard	135.03	Office Supplies	100-15-56920-310-000
American Planning Assoc-Pcard	835.67	APA Membership	100-15-56920-324-000
Tundra Lodge-Pcard	196.00	Conference Lodging	100-15-56920-340-000
Blue Ox Music Festival	1,000.00	Financial Assurance Release	100-00-23173-000-000
APG Media	213.88	7/9/, Gundlach, 8/13 Public Notices	100-15-56920-321-000
Zach Felling	1,870.02	Esri Conferece Expense Reimbursement	202-15-51740-200-742
Digicopy	90.00	Office Supplies	100-15-56920-310-000
Amazon-Pcard	102.51	Office Supplies	100-15-56920-310-000
Dept of Administration-Pcard	997.60	New Home Seals	100-15-56920-310-000
Amazon-Pcard	43.99	Copy Paper	705-08-51451-310-381
ECC Highway	163.37	July Fuel	100-15-56920-330-000
ECC Highway	1,974.84	Bike Signs	405-15-57730-820-000
WRPLA	140.00	2024 Annual Meeting	100-15-56920-340-000
BTC Communications Inc	673,080.50	Bloomer Broadband Infrastructure Project	201-00-57195-819-000
Voyager	84.88	July Fuel	100-15-56920-330-000

**Resurvey**

Vendor	Amount	Description	Line Item#
Berntsen International-Pcard	1,237.27	Remonumentation Supplies	100-15-51740-360-200
Berntsen International-Pcard	194.95	Remonumentation Supplies	100-15-51740-360-200
Menards-Pcard	30.33	Survey Supplies	100-15-51740-360-200
Farrell Equipment & Supply-Pcard	32.99	Survey Supplies	100-15-51740-360-200

**Emergency Management**

Vendor	Amount	Description	Line Item#
Amazon-Pcard	239.99	EM Supplies	100-15-52924-813-000
WeatherTap-Pcard	99.95	Subscription	100-15-52924-813-000
WEMA	400.00	WEMA Conference Registration	100-15-52924-340-000
City of Eau Claire	2,765.01	HazMat Level "B" Equipment - 2023	100-15-52926-812-722
Disaster Ready Chippewa Valley	50.00	2024 Membership Dues	100-15-52924-324-000
Valerie Desio	87.18	Em Supplies Reimbursement	100-15-52924-390-000
Amazon-Pcard	13.56	Stickers	100-15-52924-813-000
International Assoc. Emergency Managers - Pcard	199.00	Membership Dues	100-15-52924-324-000
Delta - Pcard	308.96	Conference	100-15-5224-340-000

**Recycling**

Vendor	Amount	Description	Line Item#
Amazon-Pcard	155.94	Recycling Supplies	211-15-53635-370-000
Facebook-Pcard	3.22	Advertising	211-15-53635-368-000
Associated Recycler-Pcard	170.00	Membership	211-15-53635-324-000
Eau Claire Area Hmong Mutual Assistance	200.00	Hmong 2024 Beaver Creek Recycler	211-15-53637-200-748
Eau Claire Area Hmong Mutual Assistance	1,763.00	Hmong 2024 Beaver Creek Recycler	211-15-53635-368-000
First Choice Computer Recycling	3,648.09	July Batteries & Electronics	211-15-53636-309-745
Waste Management	41,861.52	July Curbside	211-15-53635-201-000
WRR Environmental	14,064.31	July Clean Sweep	211-15-53636-200-745
Village of Fairchild	231.20	June & July Recycling Attendant	211-15-53635-208-000
Town of Wilson	120.00	July Recycling Attendant	211-15-53635-208-000

**Land Conservation**

Vendor	Amount	Description	Line Item#
RTK Mobile-Pcard	30.00	GPS Data	100-15-56920-226-000
Lindstrom Equipment-Pcard	49.81	NoTill Drill Repair	207-15-56930-370-720
All Season Tire-Pcard	126.17	Oil Change	100-15-56920-241-000
Voyager	179.79	July Fuel	100-15-56920-330-000
Allyn Gunderson	800.00	2024 NMFE	207-15-56921-200-708
RTK Mobile-Pcard	30.00	GPS Data	100-15-56920-226-000
Bowe Trucking	11,116.00	DATCP Cost Sharing-Glenz Project	207-15-56924-200-706
Bowe Trucking	794.00	County Cost Sharing-Glenz Project	207-15-56924-390-703

Division	Totals
Planning	681,507.42
Resurvey	1,495.54
Emergency Management	4,163.65
Recycling	62,217.28
Land Conservation	13,125.77
<b>Total</b>	<b>749,383.89</b>



*Providing quality, innovative, and cost-effective services that safeguard and enhance well-being.*

## 2024 QUARTER 2 | PLANNING AND DEVELOPMENT

### SELECTED PERFORMANCE MEASURES

SELECTED PERFORMANCE MEASURES	
Value of new construction, land use permits (Year to date)	26.2 Million
Number of acres planted with the County's "no till planter" (Year to Date).	286 acres

### SUMMARY OF CURRENT ACTIVITIES

#### Emergency Management

- Revising the county's Continuity of Operations Plan.
- Pursuing state/federal grants to offset some of the reductions to EMPG.
- Beginning to plan for EOC exercise. Assisting Augusta with WI Disaster Fund to reimburse from the tornado.

#### GIS

- Adding over 3,000 multi-unit addresses to NG911 with grant funded GIS LTE Technician.
- Submitted NG911 GIS data for integration into the DMA\GeoComm NG911 system.
- Attended the ESRI User Conference and meet with ESRI staff regarding our 2025 Enterprise GIS System upgrade.
- Finalized major update of Future Land Use GIS layer and started the production of a Future Land Use GIS Dashboard.
- Submitted updated redistricting Ward Plans to state for election administration.
- Held first Land Information Council meeting to kick off Land Information Plan update

#### Land Conservation

- Held Environmental Engineer interview with a favorable candidate
- Title 17.05 revisions have been approved by the County Board
- Addressing several Title 17 violations in partnership with the WI DNR.
- Wildlife Damage Program transitioned to USDA APHIS.
- Hunter building Ascent Stormwater Database
- MDV Annual Report Submitted
- Assisting Lake Altoona with Bedload Sediment Collector project and US Army Corps of Engineers sedimentation study.
- Preparing Notice of Noncompliance forms and letters to send to Farmland Preservation participants located within the Town of Clear Creek
- Preparing for the UniverCity Event at Lake Altoona August 14<sup>th</sup>

#### Land Records

- Recruit and hire a summer survey intern
- Preserve all monuments for 2024 road work areas
- Draft legal descriptions for Chippewa Valley Regional Airport lease areas
- Complete initial field work for Town 27 North, Range 6 West
- Commence fieldwork in Town 25 North, Range 5 West

Our Core Behaviors:

Proactive Ownership | Infinite Possibilities | Customer First | Stronger Together | Ardent Learners | Unwavering Respect

### Land Use Controls

- Review permit application and land division requests
- Complete review and edits of scrivener's errors in Title 18
- Compiling and drafting title 18 text amendments after one year of administering the updated code
- Work with Town Lincon to establish seamless permitting processes to go with the new Town zoning ordinance
- Implement method of frequent, repeated citations to address code violations

### Planning and Sustainability

- Hosted 2<sup>nd</sup> Earth Week Open House at The Brewing Projekt in collaboration with JONAH and Beaver Creek Reserve. Estimated over 500 attendees and 40 vendors.
- Performed waste audits at 9 schools and wrapped up the first round of the Schools Fight Food Waste grant program.

## ISSUES ON THE HORIZON AND SIGNIFICANT TRENDS

### Emergency Management

- Reduction of federal grants. Increasing trend of disasters state (5 different events in 30 days) and nationwide.

### GIS

- In 2025 we will need to work with IT to update our ESRI Enterprise GIS System
- Updating NG911 data to new NENA data schema
- Working with Highway Dept as the onboard asset management product.
- Land Information Plan 3-year update.  
Determine local implications of the Judicial Security Act and workflow for shielding data.

### Land Conservation

- Will be working with the Town of Lincoln on the transition of town zoning and FPP and transitioning the Town of Clear Creek out of the Farmland Preservation Program.

### Land Use Controls

- Maintaining open communication with Towns that opted out of County zoning and are implementing new town ordinances.
- If interest rates stay at a high-level construction project may slow. To date there doesn't appear to be a major impact on permitting.

### Planning and Sustainability

- City of Eau Claire is completing a trash study evaluating curbside service models. If they decide to change the model it could impact how we collect recycling fees.

## STRATEGIC INITIATIVES (GREEN / AMBER / RED)

### County Board Strategic Initiatives/Action Items

The goal is to report on 2 strategic initiatives from the County's Strategic Plan.

Include action items with key performance indicators (KPIs) which demonstrate work that has been, will be, or needs to be completed in support of the strategic initiative. Label your action items with one of the following colors to signify their status:

- **Green** = Action item complete / on-track to complete / making expected progress
- **Amber** = Action item progress is paused / slower than expected / waiting
- **Red** = Action item progress is not being made / off-track / not expected to be complete

### **STRATEGIC PRIORITY B: QUALITY AND MEANINGFUL RELATIONSHIPS**

**Strategic Initiative:** Identify opportunities to strengthen partnerships and collaboration

**Key Initiative:** Develop a community collaboration council to strengthen internal and external partnerships and to leverage and extend county goals. (Towns)

**Status:** **Green**

#### **Key performance indicators:**

- Routine attendance at the Eau Claire County Town Association Unit Meetings providing important updates from Planning and Development,
- Attending town board meetings when requested,

Our Core Behaviors:

Proactive Ownership | Infinite Possibilities | Customer First | Stronger Together | Ardent Learners | Unwavering Respect

- Providing staff analysis at the Town of Washington's Town Board meeting on rezoning petitions and conditional use permits,
- Staying current on town related matters.

## GOALS FOR NEXT QUARTER

### Emergency Management

- Conduct or participate in 2 county exercises and 1 statewide exercise. Finish COOP and EOP reviews.

### Land Conservation

- Construction of farm BMPs.
- Environmental Engineer position
- Follow up with feedlot issues and finalize plans for coming into compliance.
- Follow up with NMFE participants.

### GIS

- Update NG911 Address Point and Centerline GIS data to conform with the new NENA standard.
- Finalize Future Land Use dashboard app and published it on our Hub site.
- Complete Download Parcel Map app for Hub site allowing anyone to download and print Section or Quarter Section parcel maps unassisted.
- Create a working draft of the Land Information Plan update.
- Remapping of T25N R6W post remonumentation.

### Land Records

- Continue efforts working on collecting field data for the remonumentation project in T25N-R5W.

### Land Use Controls

- Complete text amendments to Title 18
- Begin transitioning all violations into the Ascent program

### Planning and Sustainability

- Publish updated Recycling & Sustainability web page.
- Award round two of Schools Fight Food Waste grant.