

August 29, 2014

Fran Keally  
Bureau of Watershed Management  
Wisconsin Department of Natural Resources  
101 South Webster Street  
Eau Claire, WI 53703-3474

RE: Chippewa Falls/Eau Claire Sewer Service Area Plan for 2025  
Type IV Sewer Service Plan Amendment – Briar Hills Estates, City of Eau Claire

Dear Ms. Keally:

The City of Eau Claire requested an amendment to the Chippewa Falls/Eau Claire Sewer Service Area Plan (SSA Plan) dated August 8, 2014. A copy of the City's request and supplemental materials is accompanying this letter.

WCWRPC conducted its staff review which was completed on August 12, 2014, which is also accompanying this letter. The proposed amendment was determined to be consistent with the goals and intent of the SSA Plan.

At its August 27, 2014, meeting, the Chippewa-Eau Claire Metropolitan Planning Organization (MPO)<sup>1</sup> considered the amendment request and staff report, then unanimously approved the request the following conditions identified in the WCWRPC staff report:

- 1) As requested by the City of Eau Claire, no home construction may occur until an Erosion Control Plan is approved by the City.
- 2) Any additional environmental or erosion control permits must be obtained and related plans implemented as required by the City of Eau Claire and State of Wisconsin.
- 3) Should the 0.493-acre area identified for encroachment be modified or expanded prior to final recording of the plat, a revised plat map of the amendment areas to be removed from the SSA should be provided to WCWRPC for review for consistency with the SSA Plan.

A copy of the MPO meeting minutes are also included within this letter for reference.

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<sup>1</sup> The Chippewa-Eau Claire Metropolitan Planning Organization is the area's designated water quality management planning entity.

This amendment request is now being forwarded to WDNR for final action. Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, reading "Chris Straight".

Chris Straight  
Senior Planner

ATTACHMENTS: City of Eau Claire Request for Type IV Amendment, 8/8/14  
WCWRPC Staff Report, 8/12/14  
MPO Meeting Minutes, 8/27/14

Cc: John R. Genskow, P.E., Deputy City Engineer, Eau Claire

## WCWRPC Review

# Chippewa Falls/Eau Claire Urban Sewer Service Area Plan Request for Type IV Amendment

**Project:** Briar Hills Estates, Lots 1-5, 17, 25, 26, 29  
**Requesting Entity:** City of Eau Claire  
**Request Received:** initial meeting 8/6/14; request received by WCWRPC on 8/11/14  
**Review Date:** August 12, 2014

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### Overview of the Amendment Request

The City of Eau Claire has prepared a complete request to the WDNR via WCWRPC for a Type IV – Plan Amendment as described below:

1. It is requested that the Sewer Service Plan map be updated to eliminate an Environmentally Sensitive Area of slopes greater than 20% from portions of Lots 1-5, 17, 25, 26 and 29 of the Briar Hills Estates development.
2. The Environmentally Sensitive Area and the SSA Plan Map shall be amended in the said location to allow the construction of single-family homes. An engineered slope stabilization plan was included with the request.

#### **Proposed ESA Change**

Steep slope loss for single-family homes.

ESA loss - **0.493 acres**

The cover letter and justification from the City's request, along with select maps, are attached for reference.

### Sewer Service Area (SSA) Planning Background

The *Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025* (SSA Plan) was developed to meet the pertinent requirements of the Federal law (Section 201 and Section 208), Wisconsin NR121, and WDNR planning guidance. This SSA Plan, as a component of the WDNR water quality management plan, establishes the framework within which wastewater facility plans and sewer extensions are reviewed under NR121. The MPO serves as the local policy committee for the development (and update) of the SSA Plan, and has an important advisory role in any plan amendments.

Some SSA plans in Wisconsin identify a specific acreage for the sewer service area which excludes areas not to be developed, such as ESAs or public rights of ways. Any SSA plan amendment which impacts acreage is carefully tracked so that the overall SSA acreage remains unchanged. Such an approach has historically not been used in the Chippewa Falls/Eau Claire urban area.

The 2025 SSA encompassed 65,264 acres of land of which 26,786 acres were estimated to be undeveloped as of 1/1/15. This acreage included projected growth areas based on topography, existing services, and 2025 population projections, with some additional flexibility to account for market factors and public rights-of-way. A significant portion of this undeveloped land also has environmentally sensitive areas

(e.g., wetlands, floodplains, steep slope) which may pose barriers to development. ESAs are excluded from the SSA in terms of policy, but were not subtracted from the acreage total. As such, the overall acreage of the SSA (65,264 acres) remains unchanged.

Though the SSA Plan describes and maps known environmentally sensitive areas (ESAs), the plan did not provide a specific acreage total for these ESAs for a number of reasons. Most notably, not all ESAs have been mapped and there were concerns with the accuracy of the existing ESA mapping data. Further, WCWRPC is only involved when a Water Quality Management 208 letter is required for sewer extensions and certain hook-ups; land use changes and encroachment upon ESAs may occur which WCWRPC is not made aware.

In short, the SSA Plan policies focus on ensuring adequate water quality protections when a WQM 208 letter is required, while other stormwater management, monitoring, and land use decision-making has historically been the responsibility of each community.

### **What is a Type IV Amendment?**

The SSA Plan delineates those areas with a potential for future sewered development by 2025, excluding environmentally sensitive areas (e.g., floodplains, wetlands, slopes greater than 20%, endangered species or habitats, sinkholes). A Type IV amendment is a change to the plan to allow for the extension of sewer service to an area delineated as an environmentally sensitive area (ESA). The area's SSA Plan did not identify a specific total acreage of ESA lands within the SSA due to the lack of reliable topographic data and in anticipation of the floodplain mapping updates (which have been completed in the time since the plan's adoption).

### **Process for Plan Amendments**

According to the approved SSA Plan, all requests for Type IV amendments will be reviewed in a case-by-case, site-specific manner. The plan recognizes the possible conflict between development and preservation of ESAs, and this amendment is an attempt to allow both to co-exist. The following steps are required:

- 1) Requests of this type should be submitted to the WCWRPC by the governmental entity that will be servicing the proposed area with sufficient information for an informed recommendation.
- 2) A proposed Type IV amendment necessitates a meeting between the developer, the municipality, WCWRPC, and WDNR during the analysis of a proposal to eliminate or minimize disagreements and misunderstandings early in the process. *In this case, an initial meeting took place between the Project Engineer (Advanced Engineering Concepts) and WCWRPC.*
- 3) WCWRPC and regional WDNR staff will cooperatively review and analyze the proposed amendment based on four criteria identified later in this report. *Due to restructuring in WDNR, regional WDNR staff were not available to assist with this review.*
- 4) Based on the cooperative review, WCWRPC will report the findings of the analysis to the MPO. The MPO will then review the request and recommend approval or disapproval of the amendment. According to the SSA Plan, "[a]ll changes in the plan require an amendment which must be approved by the MPO with final approval being made by the WisDNR, with the exception of a Type IV amendment which only requires WisDNR approval."

- 5) This amendment involves areas with slopes greater than 20% which requires from the developer an erosion control plan incorporating the best available management techniques using guidance from the Wisconsin Construction Site Best Management Handbook (WDNR, April 1989). The developer must also satisfy the following hydraulic criteria on all sites of the proposed development: all post-development discharges from the site for a 3-year, 24-hour frequency storm shall be equal to or less than the pre-development peak discharges from the site for a 3-year, 24-hour frequency storm. However, this stormwater management requirement is not to supersede any local ordinances in place.

It is the responsibility of the municipality to review and ensure proper implementation of the proposed erosion control plan. Upon approval of the erosion control plan by the municipality, it will send a letter stating approval to WDNR. Approval of the erosion control plan by the municipality is needed for the issuance of a Type IV Amendment by the WDNR.

- 6) Following the MPO's action, the amendment request will be forwarded to the WisDNR for final approval.

### **Site Description**

The approximately 21-acre Briar Hills Estates development is located on the southeast side of Eau Claire, between Prairie Crossing/Keystone Crossing to the north and I-94 to the south. This is a developing area with the site surrounded by commercial development and lots to the north and east and residential development to the west and southwest.

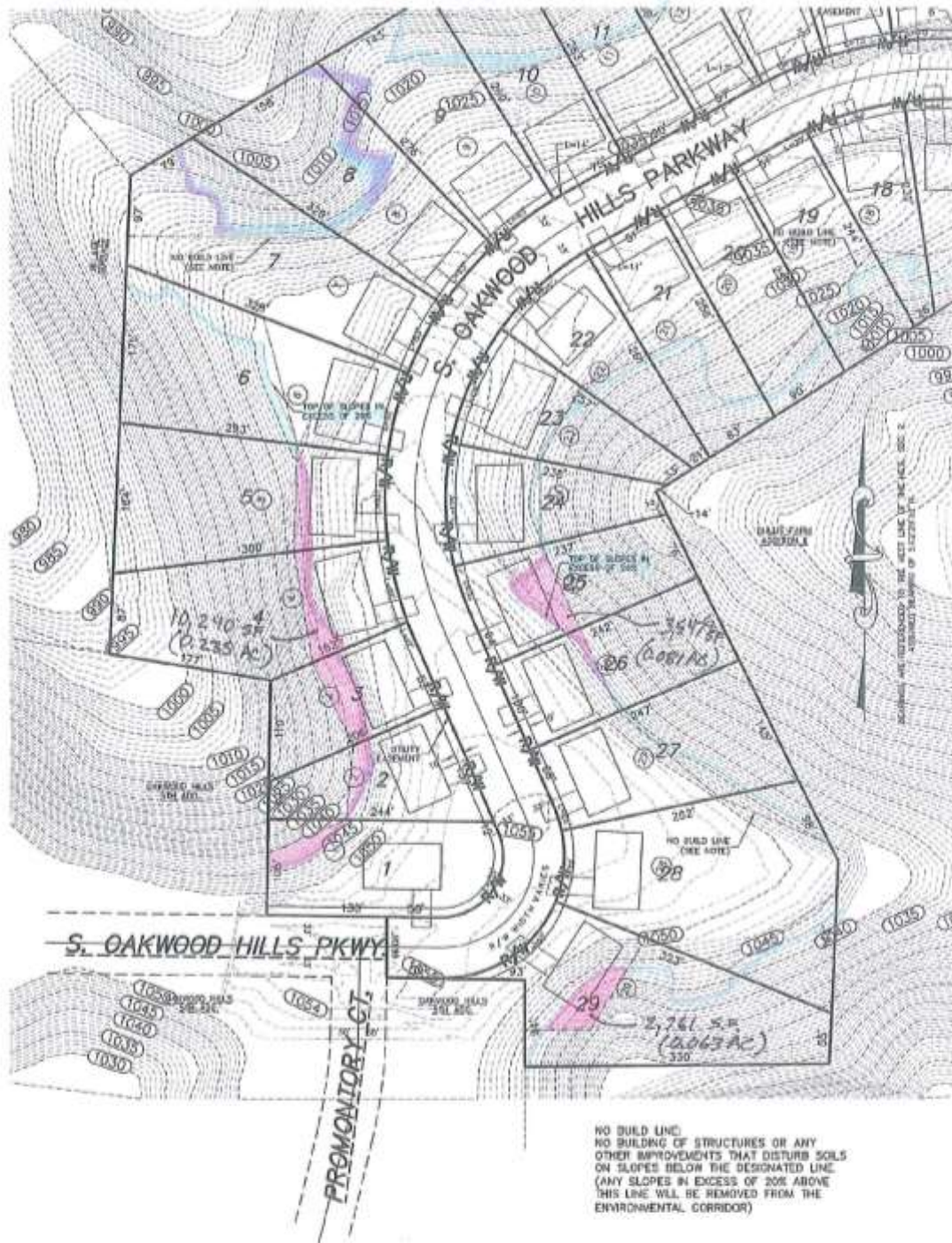
The materials provided by the City also included:

- a close-up version of the aerial project location map
- the approved preliminary plat
- a topographical site map with the building envelopes and 0.493 acres to be removed shown
- the grading plan

The topographical site map is also included on the following pages for convenience.







0 50 100 200  
 SCALE: 1" = 100'

PREPARED BY REAL LAND SURVEYING  
 CAD3 No. 14080PRELIM

PRELIMINARY PLAT OF  
**BRIAR HILL ESTATES**

IN THE NW¼ OF THE NE¼,  
 SECTION 2, T26N, R9W,  
 CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
 BEING ALL OF LOT 1, PENDING CSN

SHEET 2 OF 3



SCANNED AND REPRODUCTION TO THE BEST OF THE CITY OF EAU CLAIRE, WISCONSIN

NO BUILD LINE.  
 NO BUILDING OF STRUCTURES OR ANY OTHER  
 IMPROVEMENTS THAT DISTURB SOILS ON SLOPES BELOW THE  
 DESIGNATED LINE.  
 (ANY SLOPES IN EXCESS OF 20% ABOVE THIS LINE WILL BE  
 REMOVED FROM THE ENVIRONMENTAL CORRIDOR)

SCALE: 1" = 100'

PREPARED BY REAL LAND SURVEYING  
 CAD 115, 14000PRELIM

PRELIMINARY PLAT OF  
**BRIAR HILL ESTATES**  
 IN THE NW¼ OF THE NW¼,  
 SECTION 2, T26N, R5W,  
 CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
 BEING ALL OF LOT 1, PENDING CDM  
 SHEET 3 OF 3



## **Additional Site Characteristics & Proposed Activities**

- The SSA Plan does recognize that steep slopes (20% or greater slope) exist within the property, approximating the more accurately delineated areas of steep slope on the map on the previous pages
- There are no surface waters, shorelands, wetlands, or 100-year floodplains existing on the site.
- According to the NRCS Soil Survey of Eau Claire County, all (or nearly all) of the soils at the site are silt loams and loams with medium to rapid runoff with a moderate to severe erosion potential.
- WCWRPC is unaware of any endangered species or endangered habitats that have been identified at or very near the project site. The following rare species and natural communities have been identified within the township (T26N-R9W).

### **026N009W**

<i>Emydoidea blandingii</i>	Blanding's Turtle	SC/H	S3S4	G4	Turtle~
<i>Karner Blue Federal High</i>	Karner Blue Federal High	HA	SNR	GNR	Other
<i>Potential Range</i>	Potential Range				
<i>Packera plattensis</i>	Prairie Ragwort	SC	S3	G5	Plant

- The proposed disturbance of steep slopes will allow for the construction of walkout-style basements. As such, the actual area to be reshaped will only be approximately ½ of the proposed 0.493-acre amendment area.
- Street and utilities have already been developed adjacent to the proposed development with public utilities stubbed in.
- No-build areas are identified on previous plats to prevent future encroachment on steep slopes within the plat.
- Section 4.A.2. of the City's amendment justification states that the majority of stormwater produced will be conveyed to an existing stormwater facility; no stormwater will directly discharge to any surface waters.
- The City of Eau Claire has determined that the proposed use is consistent with the City's Comprehensive Plan, the preliminary plat has been approved, and the property is appropriately zoned for the development.

## **Review of the Request Based on Relevant Criteria**

### **CRITERIA 1. There will be no significant adverse water quality and/or environmental impact associated with providing sewer service to the area.**

WCWRPC is not staffed with a licensed engineer, so we rely heavily on the applicant municipality and the Wisconsin Department of Natural Resources for the review of such requests.

The project would result in the re-grading of approximately 0.493 acres of steep slopes according to an engineered slope stabilization plan and WDNR Technical Standards for Erosion Control.

The nearest surface water—Otter Creek—is located approximately 3,900 feet to the east. Stormwater drainage would not directly discharge into a surface water. The majority of stormwater would be conveyed to an existing regional facility that would outlet to the City of Eau Claire and Wisconsin



DOT storm sewer system. The ultimate outfall of the existing system is the Otter Creek. The proposed residential subdivision should not pose unique or significant surface water or groundwater quality risks if potential pollutants (e.g., used motor oil, herbicides/pesticides) are properly used and disposed of.

Other than the area of steep slopes, no other environmentally sensitive areas are known to exist on the site. The proposed stormwater management and erosion control activities as described by the City of Eau Claire, if fully implemented, would appear to mitigate potential water quality impacts, thereby meeting Criteria 1.

**CRITERIA 2. The proposed amendment is in compliance with the policies and goals of this plan.**

The SSA Plan has three primary goals, with related objectives and policies under each. Each goal, and its relationship to the request, is summarized here:

Goal 1. Create an orderly and planned pattern of community growth

The project is located within the SSA Plan boundary. According to the City of Eau Claire, the proposal is consistent with the City of Eau Claire Comprehensive Plan and sewer service can be provided in a cost-effective manner. Streets, sanitary sewer, and stormwater facilities already exist within the immediate area. Other residential development exists adjacent to the site.

Goal 2. Protect water quality, natural resources, and sensitive natural areas.

Addressed as part of Criteria 1 above.

Goal 3. Provide facilities and services in a efficient and environmentally sound manner.

Addressed as part of Criteria 3 below.

Regarding Compliance with Applicable SSA Plan Policies

The act of making the amendment request is consistent with the following SSA Plan policies:

- The SSA Plan includes policies that allow extensions or hookups to buildings on lots which are partially within an ESA if sufficient setbacks and erosion control measures are taken. Any change to an ESA delineation requires WDNR approval and a plan amendment.<sup>1</sup>
- Best management practices for erosion and stormwater control are encouraged where sewered development is proposed for areas with slopes of 12 percent or greater. Any land disturbance or the footprint of any building or structure associated with sewered development, including but not limited to principal or accessory building, parking areas, or retaining walls, shall not encroach upon slopes 20% or greater, without a Type IV Sewer Service Area Plan amendment. Open decks and/or stairways on post and pier foundations may encroach upon slopes 20% or greater with approval of the local regulating authority. A naturally occurring steep slope of 20% or greater shall not be graded, filled, or otherwise altered to avoid these requirements.<sup>2</sup>

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<sup>1</sup> pages 55-56, Section 3.4.2

<sup>2</sup> page 79, Policy 2.1.5

- All requests for Type IV amendments will be reviewed on a case-by-case, site-specific manner. A Type IV Amendment is requested by the municipality wishing to extend sewer service to an area delineates as an ESA.<sup>3</sup>

**CRITERIA 3. Such sewerage service can be provided in a cost-effective manner.**

The sewer extension for the Briar Hills Estates can be provided in a cost-effective manner. As stated previously, sewer and water services are already stubbed into the site.

**CRTIERIA 4. All appropriate local, state, and federal environmental permits (such as erosion control, wetland preservation, floodplain, etc.) have been granted for the proposed development.**

To our knowledge, steep slopes are the only environmentally sensitive features which would be impacted by the development.

- This plat is part of the Oakwood Business Park General Development Plan that was approved in 2003.
- The City of Eau Claire Plan Commission has approved the rezoning and preliminary plat for the property (8/4/14 Plan Commission minutes are attached).
- An erosion control plan has not been approved by the City of Eau Claire. The WDNR WPDES permit for Construction Site Storm Water Runoff will be filed, but has not been granted. The construction plan's Storm Water Pollution Prevention Plan (SWPPP) will address Post-Construction Performance Standards for Runoff.
- The grading plan and design of the slope stabilization has been completed under the supervision of a Professional Engineer licensed to practice in the State of Wisconsin.
- According to the City, the project will conform with Chapter 17 of the City of Eau Claire Code of Ordinances pertaining to subdivision design and all improvements will be constructed in accordance with applicable building codes and the City's specifications for street and utility construction.

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<sup>3</sup> page 91, Section 6.3.4

## **Conclusions**

This WCWRPC review was limited to the impacts of the proposed sewer extension in the context of the SSA Plan and does not constitute a land use, zoning, or subdivision plat review or engineering analysis of the site. Such additional reviews and analysis made be required by WDNR or the municipality.

**WCWRPC identified no findings pertaining to the amendment request which conflict with the relevant SSA Plan criteria, except that all required environmental permits have not yet been obtained as referenced in Criteria 4.** Otherwise, the request appears to adequately address all four criteria based on the information provided by the City of Eau Claire and the project engineer.

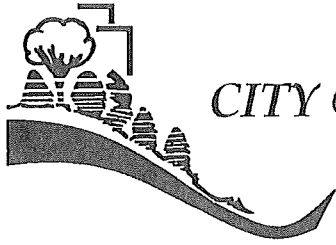
**A recommendation for approval of this amendment request by the MPO should include the following conditions:**

- 1) As requested by the City of Eau Claire, no home construction may occur until an Erosion Control Plan is approved by the City.**
- 2) Any additional environmental or erosion control permits must be obtained and related plans implemented as required by the City of Eau Claire and State of Wisconsin.**
- 3) Should the 0.493-acre area identified for encroachment be modified or expanded prior to final recording of the plat, a revised plat map of the amendment areas to be removed from the SSA should be provided to WCWRPC for review for consistency with the SSA Plan.**

It should be noted that a Type IV SSA Plan amendment in the Chippewa Falls-Eau Claire area has historically been rare. The WDNR has stated that such amendments should be seldom used and avoided if possible which is consistent with the goals and policies of the approved SSA Plan.

## **Attachments**

- City of Eau Claire amendment request letter with related attachments



## CITY OF EAU CLAIRE

*Department of Public Works*

*Phone: (715) 839-4934*

*Fax: (715) 552-7288*

August 8, 2014

Mrs. Lynn Nelson, Executive Director  
**WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION**  
800 Wisconsin Street, Suite D2-401  
Mail Box 9  
Eau Claire, WI 54703-3606

Re: Type IV Sewer Service Plan Amendment – Briar Hills Estates  
Environmentally Sensitive Areas – Slopes in Excess of 20 Percent  
Chippewa Falls/Eau Claire Urban Sewer Service Area Plan For 2025

Dear Mrs. Nelson:

With this letter, the City of Eau Claire requests the WCWRPC's consideration and approval of a Type IV – Sewer Service Plan Amendment for Briar Hills Estates, to maintain consistency with the previously approved plans and to support in-fill development. The City understands that the WCWRPC will coordinate the WisDNR review of this amendment as part of the approval process.

The overall project is approximately 21 acres and will conform with Chapter 17 of the City of Eau Claire Code of Ordinances. All improvements will be constructed in accordance with applicable building codes and the City of Eau Claire's Standard Specifications for Street and Utility Construction.

Slopes in excess of 20% are excluded from the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025 (SSAP) prepared in 2007.

A General Development Plan was approved for the Oakwood Business Park in 2003, which included the area for this plat. The General Development Plan identified slopes in excess of 20% and also designated a Conservancy Area. Information available at that time did not indicate that the slopes steeper than 20% would extend into where the building pad zones were shown for this development. Current information shows that some of the slopes greater than 20% extend into some of the proposed building pad locations. A Type IV Amendment to the Sewer Service Area Plan was approved on February 22, 2012 for the parcel adjacent to, and north of, the parcels at the intersection of South Oakwood Hills Parkway and Bullis Farm Road.

The 0.50 of an acre proposed to be amended is adjacent to the Conservancy Area, but will not encroach into it. An engineered slope stabilization plan is included in the attached materials.



The City of Eau Claire Plan Commission approved the Preliminary Plat for Briar Hills Estates on August 4, 2014, contingent on:

1. Legally define all areas in excess of 20% grade and label them "non-buildable" or obtain exception as noted in City Engineer's report. Show that a reasonable building pad remains on each lot.
2. Prepare materials for the City of Eau Claire to submit to the West Central Regional Planning Commission requesting an amendment to the Sewer Service Area Plan for land disturbing activities on areas with slopes greater than 20%. A Sewer Service Area Plan Amendment must be approved with the Wisconsin Department of Natural Resources prior to approving the final plat.

The grading plan and the design of the slope stabilization has been completed under the supervision of a Professional Engineer, licensed to practice in the State of Wisconsin, to protect against potential damage due to erosion. The project will be completed under coverage of the WPDES General Permit for Construction Site Storm Water Runoff.

Please contact me at (715) 839-4934 if you have any questions or would like to discuss this further.

Thank you.

**CITY OF EAU CLAIRE**



John R. Genskow, P.E.  
Deputy City Engineer

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Enclosures

cc: Darryl Tufte, Director of Community Development  
Tom Gilbert, WisDNR  
Jamie Radabaugh, Commonweal Development.  
Sean Bohan, AEC

REQUEST FOR A TYPE IV PLAN AMENDMENT TO THE  
CHIPPEWA FALLS / EAU CLAIRE URBAN SEWER SERVICE PLAN

BRIAR HILL ESTATES  
LOTS 1-5, LOT 17, LOT 25-26, AND LOT 29  
CITY OF EAU CLAIRE, WISCONSIN

**1. BACKGROUND**

- A. The Chippewa Falls / Eau Claire Urban Sewer Service Plan for 2025 (SSP), approved by the Wisconsin Department of Natural Resources (WDNR), delineates Environmentally Sensitive Areas including wetlands, shore lands, floodplains, steep slopes and other limiting physical features. The purposes of this request is to modify the limits of the environmentally sensitive area in a designated location, to permit the construction of single family homes on slopes that exceed 20%.
- B. A General Development Plan for Oakwood Business Park was approved by the City of Eau Claire in 2003. The General Development Plan includes the area covered by this preliminary plat and identified areas with slopes in excess of 20% and Conservancy Areas. Information available at that time did not indicate that slopes greater than 20% would extend into the proposed building pad areas. Current information shows that some of the slopes greater than 20% extend into some of the proposed building pads.
- C. The Briar Hill Estates Preliminary Plat was approved by the City of Eau Claire Plan Commission on August 4, 2014. The development will consist of 29 single family lots on 21 acres and will extend S. Oakwood Hills Parkway to Bullis Farm Road. The approval included conditions concerning defining slopes in excess of 20% and amending the Sewer Service Area Plan where land disturbance activities would occur within areas of slopes greater than 20%.
- D. A Type IV Amendment is required to allow land disturbance activities within an area designated as environmentally sensitive.
- E. The WisDNR approved a Type IV Amendment to the Sewer Service Area plan for Lot Oakwood Business Park Lot 4 to eliminate 1.38 acres of slopes in excess of 20% from the environmentally sensitive areas. This parcel is adjacent to, and north of, the lots at the intersection of S. Oakwood Hills Parkway and Bullis Farm Road.
- F. The purpose of this request is to modify the Sewer Service Area Plan to allow land disturbance activities for building pads within 0.50 acres of land identified as having slopes greater than 20% to facilitate in-fill development within the City of Eau Claire.

**2. LOCATION**

- A. The area of the proposed project and plan amendment is generally located on the south east end of Eau Claire. The project is located west of Bullis Farm Road, east of S. Oakwood Hills Parkway, south of Keystone Crossing and north of Interstate 94.
- B. The request area consists of 4 separate areas adjacent to the proposed extension of S. Oakwood Hills Parkway. The plan amendment areas are on a portion of lots 1 through 5, lot 17, lot 25 through 26 and lot 29 at the top of slopes that are 20% or greater. (See attached exhibit)

**3. REQUEST TO AMEND BOUNDARY**

- A. The City of Eau Claire requests the WCWRPC to review and approve this submittal to the WDNR of a Type IV – Plan amendment as described below:
  1. That the Sewer Service Plan map be updated to eliminate the Environmentally Sensitive Area from a portion of lots 1 through 5, lot 17, lot 25 through 26 and lot 29 in the Briar Hill Estates plat. The amendment areas are areas of steep slopes between the proposed right-of-way and no build lines.
  2. The Environmentally Sensitive Area and the SSP Map shall be amended in the said location to allow the construction of single family homes. The boundary is amended with a condition of approval that no home construction may occur until an Erosion Control Plan is approved by the City of Eau Claire.

Request for Type IV Sewer Service Area Plan Amendment  
Briar Hills Estates

**4. AMENDMENT JUSTIFICATION**

- A. The following information, supporting documentation and maps are provided as the basis and justification for approval of a Type IV – Plan Amendment.
1. Proximity to Streams.
    - a. The area of the proposed amendment is not located near any streams. The site is located approximately 3,900 feet from Otter Creek, the nearest water body to the site. The runoff from the site does not directly discharge to the creek.
  2. Downstream Drainage.
    - a. The majority of the surface water runoff produced by this plat is collected and conveyed to an existing regional stormwater facility that was designed and constructed to serve the area within the Oakwood Business Park General Development Plan, including this subdivision. The stormwater facility outlets to the City of Eau Claire and WisDOT storm sewer system. The ultimate outfall of the existing system is Otter Creek and is approximately 3,900 feet to the east.
  3. Consistency with Existing Development Patterns.
    - a. The proposed development is consistent with the Oakwood Business Park General Development Plan and the surrounding existing development of single family homes along S. Oakwood Hills Parkway.
    - b. The streets and public utilities have already been constructed adjacent to the proposed development and have stubbed into the parcel containing the amendment area.
    - c. Sewer service area amendments have been previously executed on lands directly adjacent to the project area.
  4. Compliance with City Comprehensive Land Use Plan.
    - a. The proposed development is consistent with the current City Comprehensive Land Use Plan.
  5. Cost Effective Sewer Service.
    - a. The sewer service provided to this area is cost effective as there is sanitary sewer on the existing streets east and west of the site that have been stubbed in to serve this area..
    - b. Sewer construction is not within an area considered steep slopes. The amendment would allow for the ideal situation of homes in relation to aesthetics, drainage, earthwork and accessibility.
  6. Erosion Control Plans.
    - a. Construction site erosion control, by the building contractor, will be consistent with the techniques outlined by WIDNR Technical Standards for Erosion Control. A detailed erosion control plan for the development has been prepared by a registered professional engineer. Turf restoration on all disturbed land will be accomplished as soon as possible on the site.
  7. Environmental Impacts
    - a. Approximately 6.9 acres (33% of the total site) of slopes exceeding 20% will be protected with a no build line that will be recorded with the plat. The amendment areas are 4 separate small strips or edges that account for a total of approximately 0.5 acres or 2.5% of the site.
    - b. The establishment of a no build line will leave an undisturbed thickly vegetated buffer on the back side of each lot.
    - c. Wildlife movement through the area appears to be minimal because it is surrounded by development with residential development to the south and west and commercial lands to the north and east. The Conservancy Area designated in the Oakwood Business Park General Development Plan will remain and is not impacted by this request.

Request for Type IV Sewer Service Area Plan Amendment  
 Briar Hills Estates

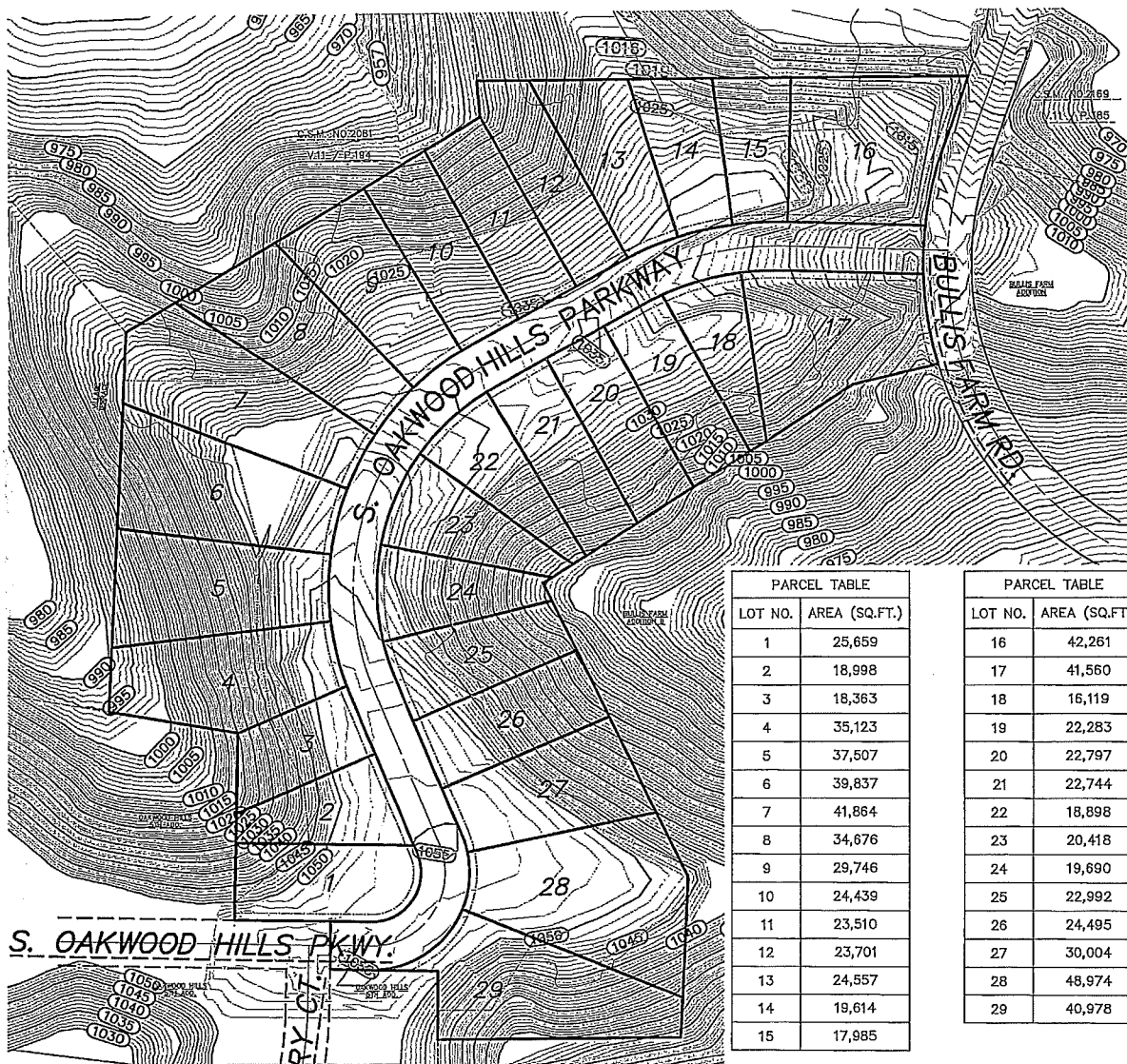
- d. The total amendment area is 0.50 acres of 20% slopes or greater that will have only approximately half of it reshaped during the individual construction of single family homes for walkout style structure construction.
  - e. There are no concentrated points of drainage, wetlands, endangered species or endangered habitats within the amendment area or project area.
8. Soils.
- a. According to the Soil Survey of Eau Claire County, the soils in the amendment area are Northfield silt loam (NtB), 2 to 6 percent slopes, Elkmound loam (EmD2), 12 to 20 percent slopes, and Elk Mound loam (EmE), 20 to 45 percent slopes. These soils have medium to rapid runoff and erosion potential is moderate to severe. The erosion can and will be controlled by following an approved erosion control plan. As previously stated, WIDNR Technical Standards for Erosion Control will be utilized before, during, and in the post construction phases.
9. Permits
- a. A Stormwater NOI (WRAPP) – land disturbing construction activity will be filed with the WDNR. The construction plan SWPPP will address Post-Construction Performance Standards for Runoff.
  - b. A WDNR sewer extension permit application will be filed.
  - c. The Final Plat will be filed with the City of Eau Claire upon approval of this requested amendment. The Preliminary Plat was approved August 4, 2014.

ATTACHMENTS:

- Location Map
- Preliminary Plat
- Preliminary Plat w/ proposed amendment and Environmentally Sensitive Areas (>20% Slopes)
- Grading Plan
- WisDNR Type IV Amendment for Oakwood Business Park Lot 4 (Adjacent Lot)
- Oakwood Business Park General Development Plan
- City of Eau Claire Plan Commission Minutes
- City of Eau Claire Plan Commission Staff Report
- USDA Eau Claire County Soil Survey Excerpt



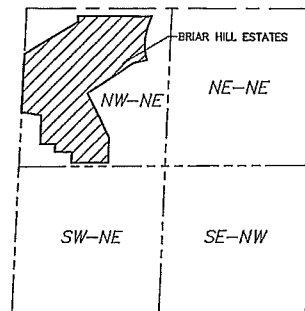




PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
1	25,659
2	18,998
3	18,363
4	35,123
5	37,507
6	39,837
7	41,864
8	34,676
9	29,746
10	24,439
11	23,510
12	23,701
13	24,557
14	19,614
15	17,985

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
16	42,261
17	41,560
18	16,119
19	22,283
20	22,797
21	22,744
22	18,898
23	20,418
24	19,690
25	22,992
26	24,495
27	30,004
28	48,974
29	40,978

LOCATION SKETCH  
OF THE NE¼ OF SECTION 2



LANDOWNER:  
- KEYSTONE CORP

SUBDIVIDERS:  
- CODY FILIPCZAK

APPROVING AUTHORITIES:  
- CITY OF EAU CLAIRE

OBJECTING AUTHORITIES:  
- DEPARTMENT OF ADMINISTRATION

SURVEYOR:  
- PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WISCONSIN 54720

PREPARED BY REAL LAND SURVEYING  
CADD No. 14080PRELIM



0 75 150 300  
SCALE: 1" = 150'

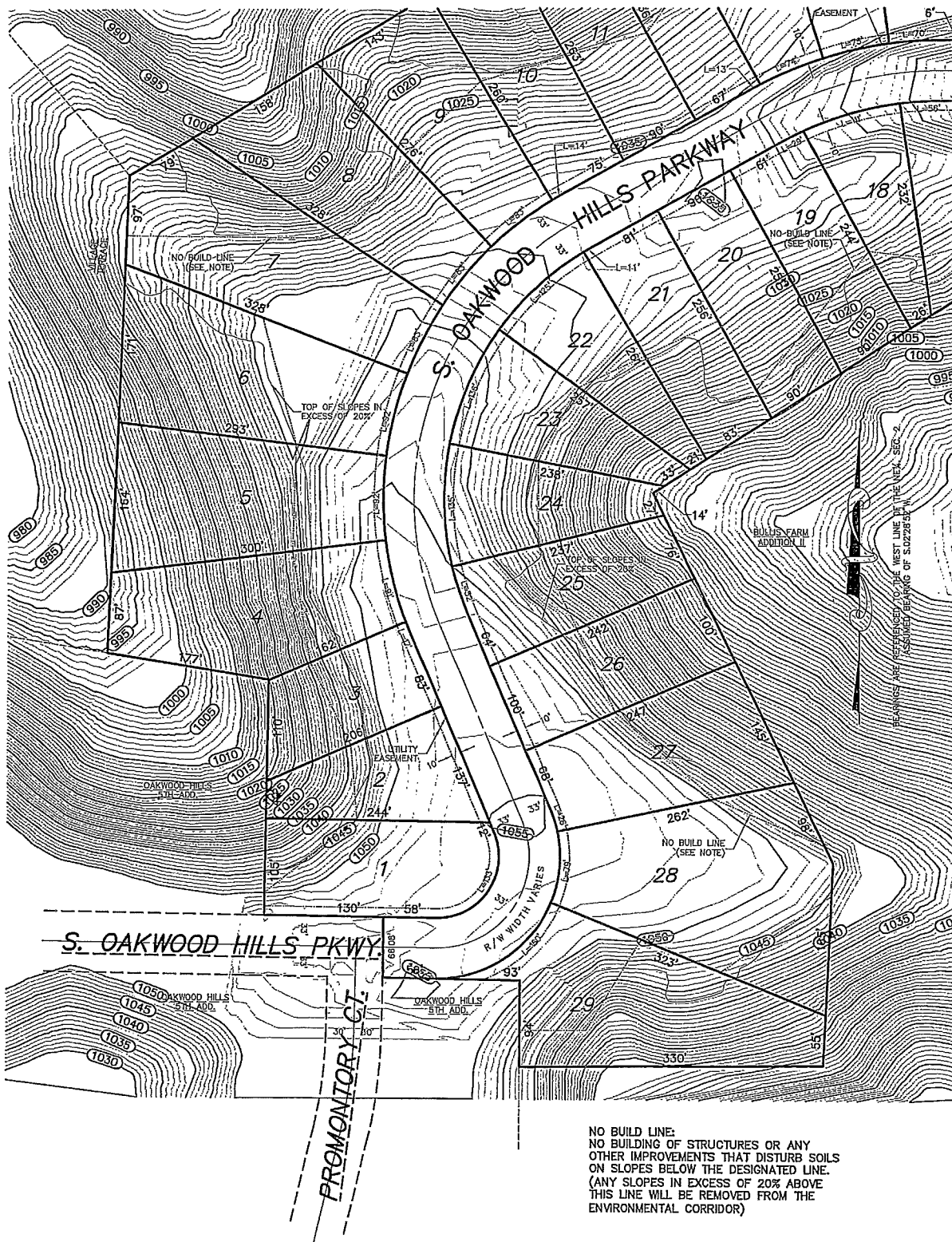
RECEIVED

JUL 15 2014

DEPT. OF PUBLIC WORKS

## PRELIMINARY PLAT OF BRIAR HILL ESTATES

IN THE NW¼ OF THE NE¼,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSM



0 50 100 200  
SCALE: 1" = 100'

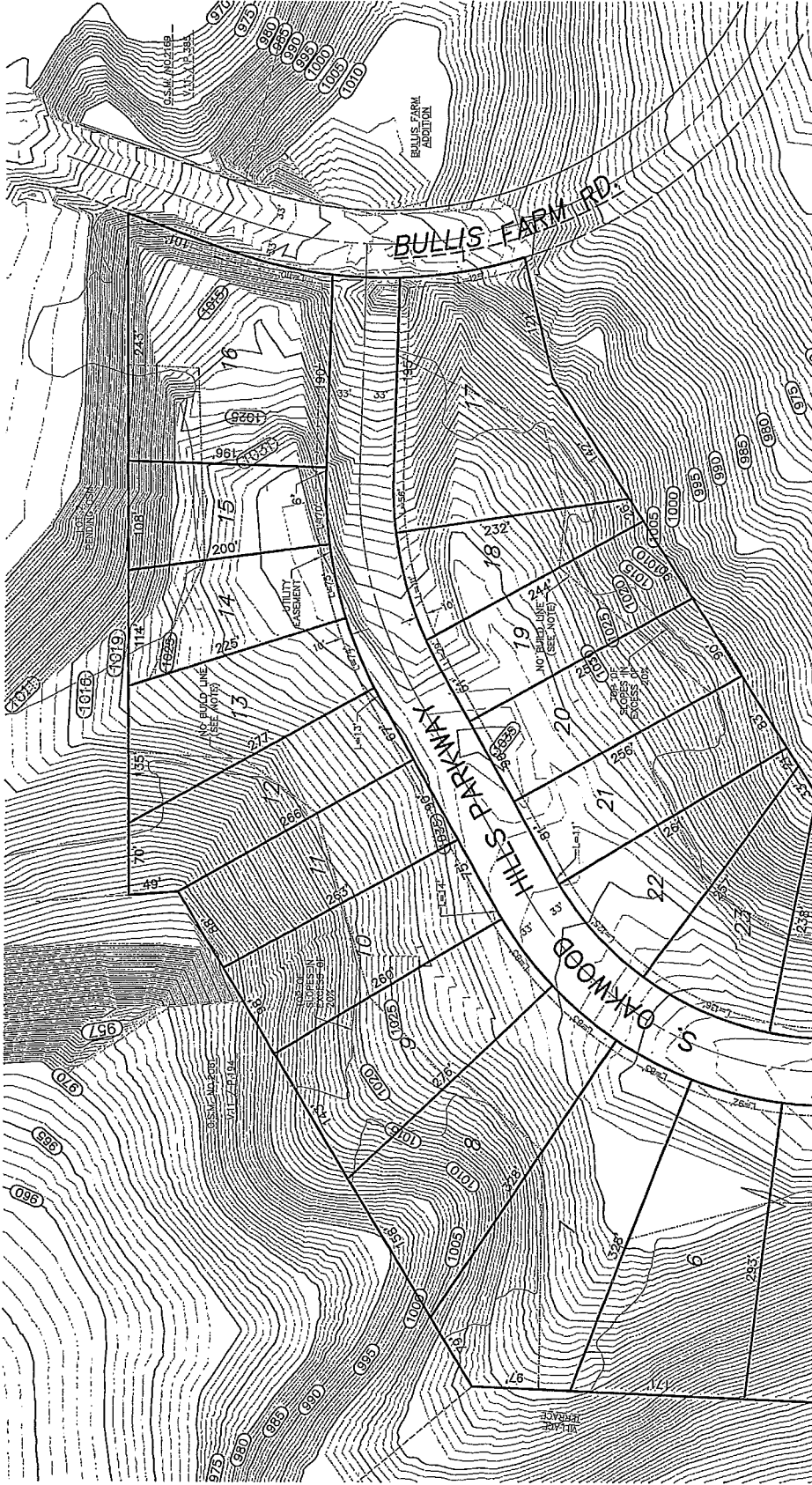
PREPARED BY REAL LAND SURVEYING  
CADD No. 14080PRELIM

# PRELIMINARY PLAT OF **BRIAR HILL ESTATES**

IN THE NW 1/4 OF THE NE 1/4,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSM

SHEET 2 OF 3





BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE 1/4, SEC. 2  
ASSUMED BEARING OF S.02.20.52"W.

NO BUILD LINE, STRUCTURES OR ANY OTHER  
IMPROVEMENTS THAT DISTURB SOILS ON SLOPES BELOW THE  
DESIGNATED LINE  
(ANY SLOPES IN EXCESS OF 20% ABOVE THIS LINE WILL BE  
REMOVED FROM THE ENVIRONMENTAL CORRIDOR)

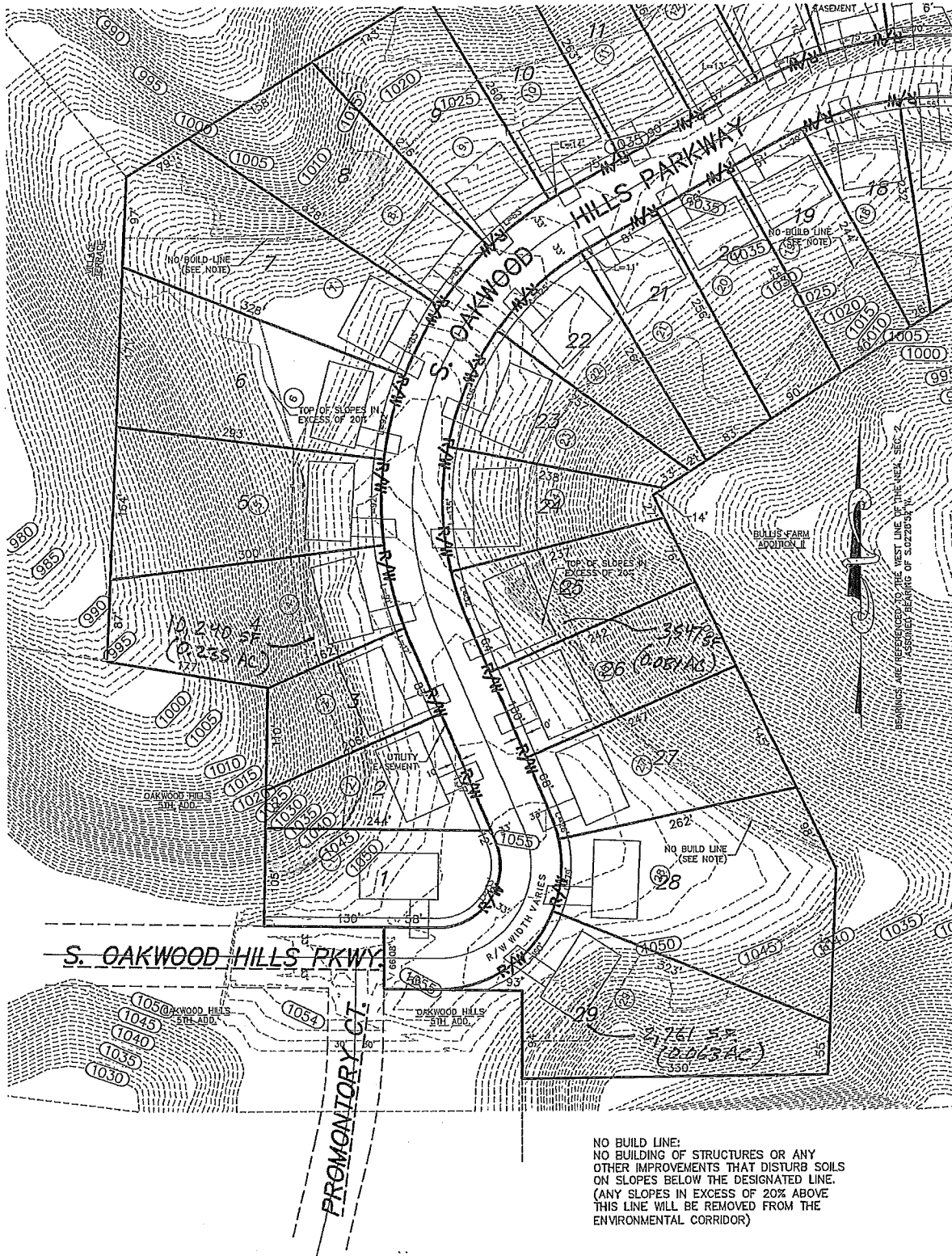


PREPARED BY REAL LAND SURVEYING  
CADD No. 1408OPRELIM

# PRELIMINARY PLAT OF **BRIAR HILL ESTATES**

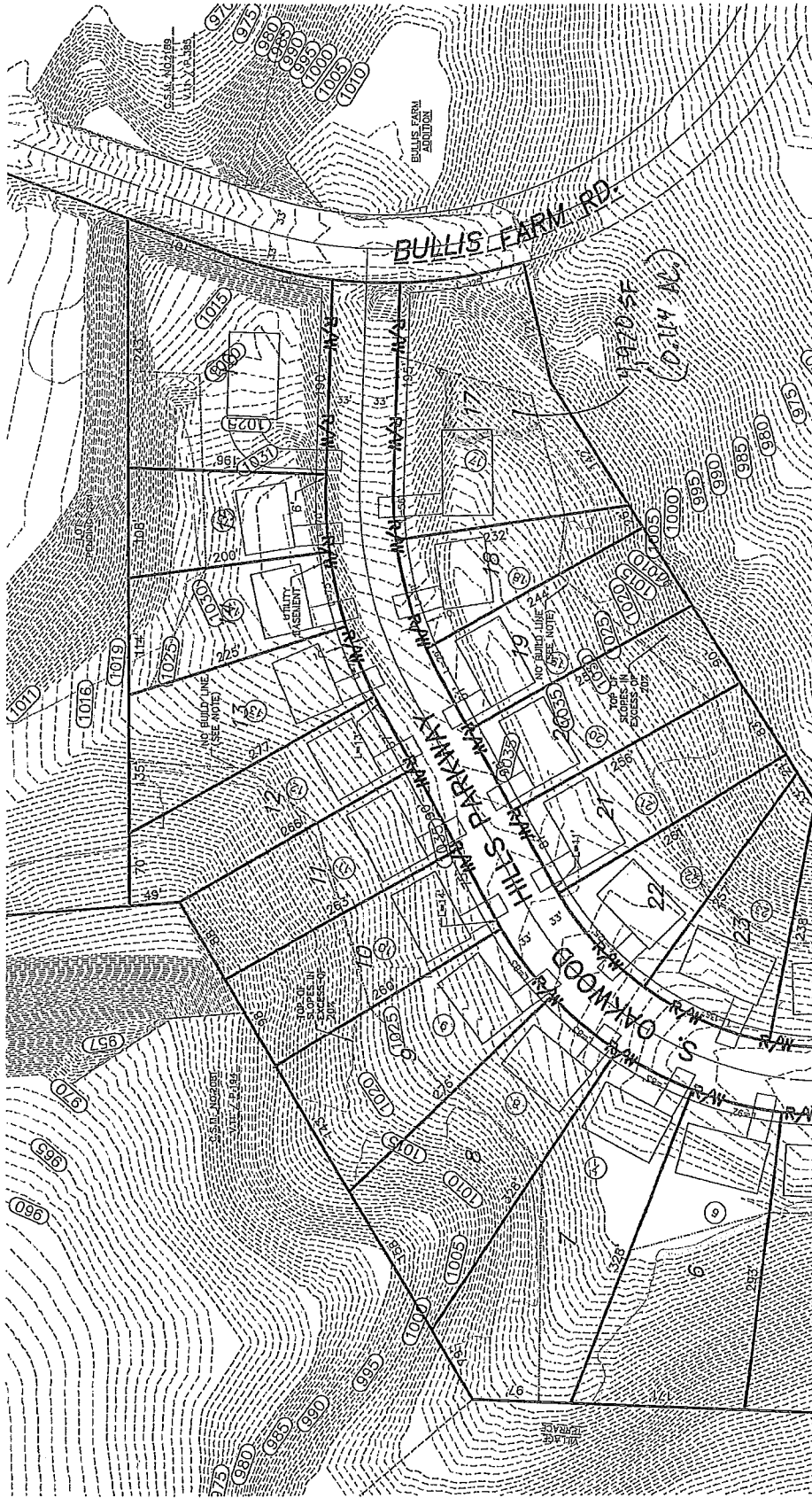
IN THE NW 1/4 OF THE NE 1/4,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSM





# PRELIMINARY PLAT OF **BRIAR HILL ESTATES**

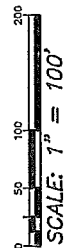
IN THE NW 1/4 OF THE NE 1/4,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSM



BEARINGS ARE REFERRED TO THE WEST LINE OF THE NE $\frac{1}{4}$ , SEC. 2  
ASSUMED BEARING OF S.02°28'52"W.



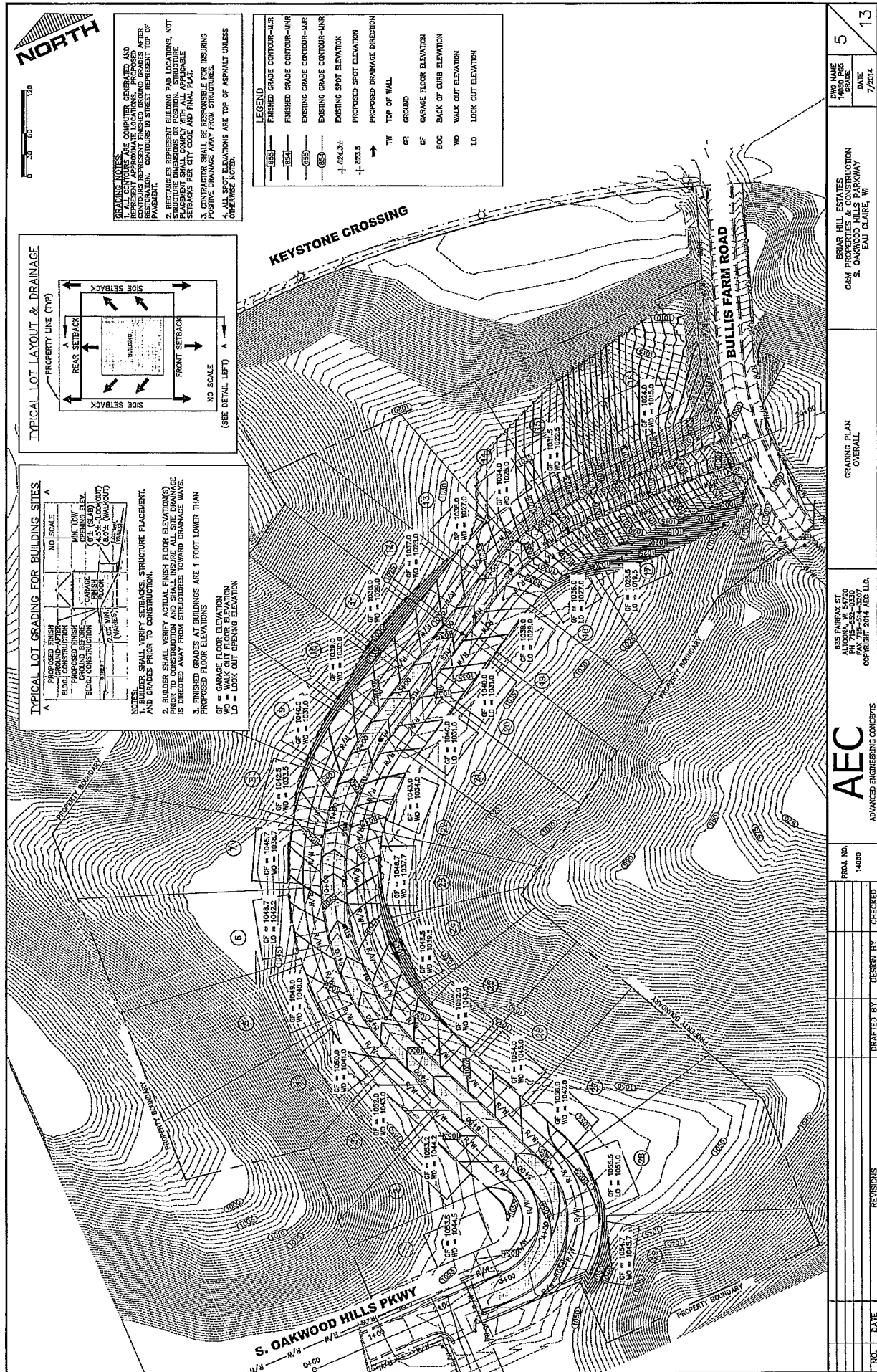
NO BUILD LINE  
NO BUILDING OF STRUCTURES OR ANY OTHER  
IMPROVEMENTS THAT DISTURB SOILS ON SLOPES BELOW THE  
DESIGNATED LINE  
(ANY SLOPES IN EXCESS OF 20% ABOVE THIS LINE WILL BE  
REMOVED FROM THE ENVIRONMENTAL CORRIDOR)



PREPARED BY REAL LAND SURVEYING  
CADD No. 14060PRELIM

PRELIMINARY PLAT OF  
**BRIAR HILL ESTATES**  
IN THE NW $\frac{1}{4}$  OF THE NE $\frac{1}{4}$ ,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSW

SHEET 3 OF 3









State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



February 22, 2012

DNR File No. WC-0006

RECEIVED

FEB 23 2012

DEPT. OF PUBLIC WORKS

Mr. Jay Tappen, Senior Planner  
West Central Wisconsin Regional Planning Commission  
800 Wisconsin Street  
Building D2-401, Mail Box 9  
Eau Claire, WI 54703-3606

Subject: Type IV Amendment to the *Chippewa Falls/Eau Claire Sewer Service Area Plan 2025*  
City of Eau Claire – Oakwood Business Park Lot 4

Dear Mr. Tappen:

We have received your request submitted to the Department on February 3, 2012, to amend the 2025 *Chippewa Falls/Eau Claire Sewer Service Area Plan* by deleting 1.38 acres of environmentally sensitive area (ESA) lands. This 1.38 acre parcel is part of the Oakwood Business Park and is adjacent to areas already disturbed for road cuts and adjacent to a heavy commercial development. The 1.38 acres includes a 0.45 acre section of steep slopes that must be removed to create the required vision triangle at the intersection of Bullis Farm Road and Keystone Crossing. In addition, the proposed grading for future Lot 4 development will cut into the side of the slope, although the ridge line south of Keystone Crossing will not be disturbed. The Department hereby approves this amendment request.

The City of Eau Claire requested this Type IV Amendment on January 9, 2012, which was reviewed by the staff at the West Central Wisconsin Regional Planning Commission (WCWRPC). On February 1, 2012, the Chippewa-Eau Claire Metropolitan Planning Organization (MPO), which is the local agency charged with advisory approval of amendments to the sewer service area plan approved the amendment by a unanimous vote. This Department approval is subject to the following conditions:

- Applicable environmental or erosion control permits are obtained from the City of Eau Claire;
- Related plans must be implemented as required by the City of Eau Claire code;
- Construction site erosion control will be consistent with the techniques outlined by WDNR Technical Standards for Erosion Control;
- No development or construction should encroach upon steep slopes adjacent to the 1.38 acres.

The approval of this amendment does not constitute approval of any other local, state, or federal permit that may be required for sewer construction or associated land development activities.

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court.

and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30 day period for filing a petition for judicial review.

Sincerely,



Thomas J. Mugan, P.E., Chief  
Wastewater Section  
Bureau of Water Quality

cc:

John Genskow, Deputy City Engineer, City of Eau Claire, 203 S. Farwell St, PO Box 5148, Eau Claire, WI 54702-5148

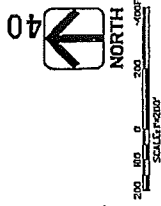
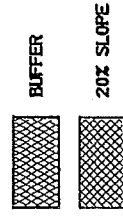
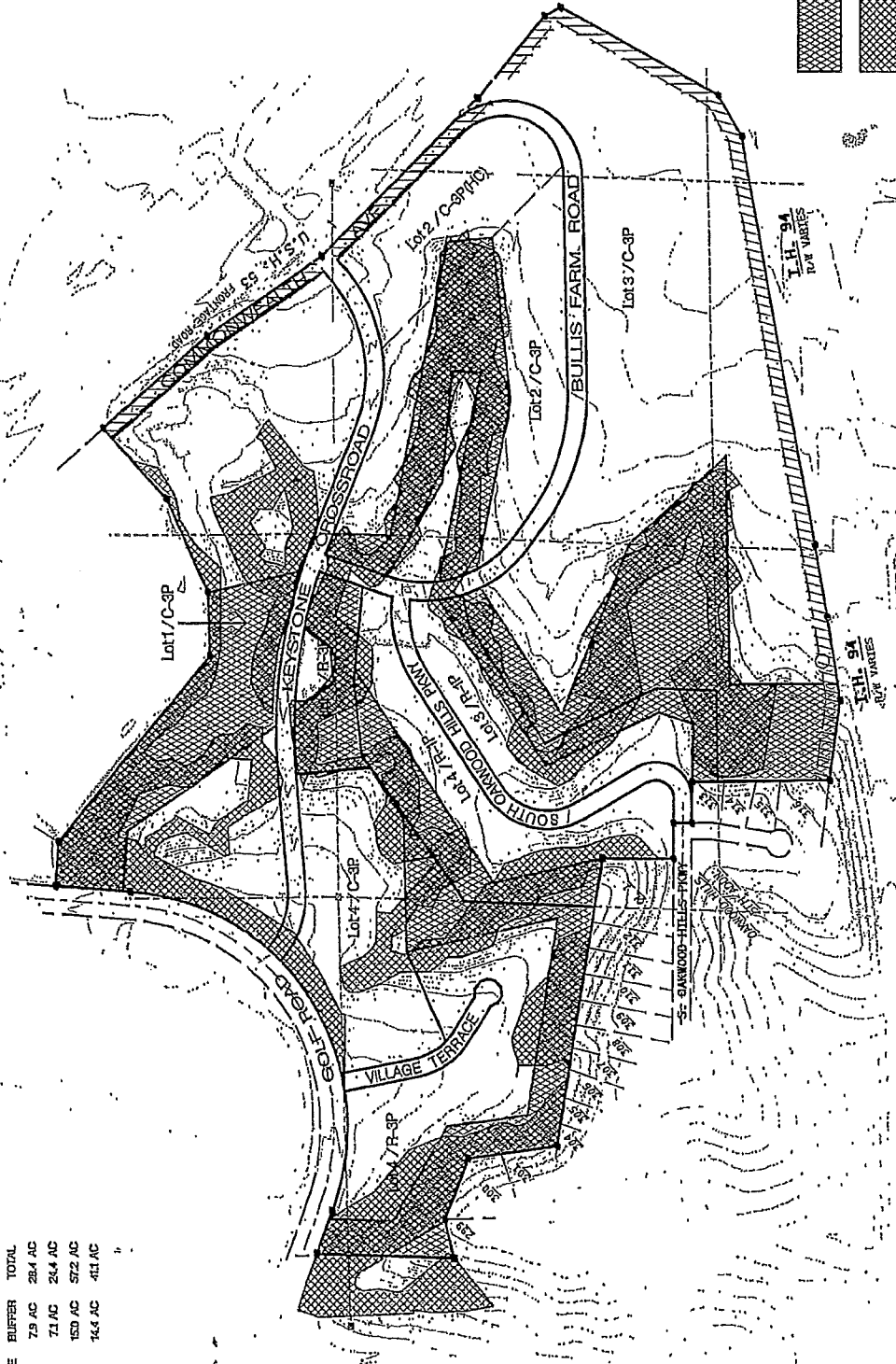
Chris Straight, WCWRPC, 800 Wisconsin St, Suite D2-401, Eau Claire, WI 54703-3606

Disa Wahlstrand, Ayres Associates, 3376 Packerland Drive, DePere, WI 54115

Tom Ponty – DNR – WC - Eau Claire

Fran Keally – WQ/3

PARCEL	DEVELOPABLE	BUFFER	TOTAL
1	20.5 AC	7.9 AC	28.4 AC
2	17.2 AC	7.1 AC	24.4 AC
3	42.2 AC	15.0 AC	57.2 AC
4	207.7 AC	14.4 AC	411 AC



# OAKWOOD BUSINESS PARK GENERAL DEVELOPMENT PLAN MAP 1

AMERICAN

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of August 4, 2014**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Hibbard, Larsen, Radabaugh, Pederson, Seymour, Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Weld.

1. **REZONING(Z-1546-14) – R-1P, R-3P, and C-3P to R-1P and C-3P, Keystone Crossing**  
**and**  
**PRELIMINARY PLAT (P-3-14) – Briar Hill Estates**

Jamie Radabaugh left his seat on the commission.

Commonweal Development has submitted a request to rezone property located south of Keystone Crossing, west of Bullis Farm Road, and north of S. Oakwood Hills Parkway from R-1P, R-3P, and C-3P to R-1P and C-3P, and to approve the General Development Plan for single-family homes and a commercial lot. The proposed rezoning is consistent with the existing zoning on this area. It results in a larger commercial lot that better fits the actual grade of the site. The rezoning reduces the number of dwelling units allowed on this property from 31 units to 29 single-family homes. The preliminary plat proposed a 25' front yard setback to help homes fit on these lots and reduce the disturbance of the 20% slopes in the rear yards of each lot. This reduced setback should be set in advance of homes being built. The 20% or greater slope line is shown on the plat and will need to be legally defined and labeled as "non-buildable" unless exceptions are approved by West Central Regional Planning Commission. Mr. Tufte pointed out several areas which will be amended. S. Oakwood Hills Parkway will be extended and dedicated as a through street to Bullis Farm Road instead of the previously approved Keystone Crossing.

Jamie Radabaugh, representing Commonweal, spoke in support.

Cody Filipozak, contractor, spoke in support. He stated that there are few single-family home sites available on the City's south side. There is a demand for these lots and noise from the freeway has not been an issue with home buyers.

Chris Pos, 4530 S. Oakwood Hills Pkwy., stated his concerns with the heavy traffic in the mall area but felt this plan was better than the previous approved plan.

Stan Larson, developer, stated that he owns two lots in the area and built many homes in this area and he is very pleased with the new zoning plan.

Ms. Mitchell moved to recommend approval of the rezoning with a change to condition #2 to discourage through traffic, and to approve the preliminary plat for Briar Hill Estates. Mr. Pederson seconded and the motion carried. Mr. Radabaugh abstained from voting

2. **CONDITIONAL USE PERMIT (CZ-1416) – Restaurant, 408 Water Street**

Mr. Radabaugh rejoined the commission.



## STAFF REPORT

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**TO:** Plan Commission

**HEARING DATES:**

**PLAN COMMISSION:** 8/4/14, 7:00 p.m.  
City Hall, Council Chambers

7-0

**FROM:** Community Development

**FILE NO.:** Z-1546-14, P-3-14

**CITY COUNCIL:** 8/11/14, 7:00 p.m.

---

**AGENDA ITEM:** Request to rezone property located south of Keystone Crossing, west of Bullis Farm Road, and north of S. Oakwood Hills Pkwy. from R-1P, R-3P, and C-3P to R-1P and C-3P, and to approve the General Development Plan (preliminary plat) for single-family homes and a commercial lot.

**APPLICANT:** Commonweal Development (Jamie Radabaugh), 3506 Oakwood Mall Dr., Eau Claire, WI 54701

**PROPERTY OWNER:** same

*MODIFIED CONSIDER #2*

**ENGINEER/ARCHITECT/**

**SURVEYOR:** Ayres Associates, 3433 Oakwood Hills Pkwy., Eau Claire, WI 54701

**TYPE OF INTEREST:** owner

**SURROUNDING LAND USE:**

North:	vacant
East:	commercial/vacant
South:	residence, commercial
West:	commercial, residence

**AREA:** 24.25 acres

**EXISTING ZONING:** R-1P, R-3P and C-3P

**EXISTING LAND USE:** vacant

**PROPOSED ZONING:** R-1P, C-3P

**PROPOSED LAND USE:** single-family homes & commercial lot

**COMPREHENSIVE PLAN:** Comprehensive Plan

**APPLICANT'S STATEMENT:**

**ANALYSIS**

Commonweal Development is requesting to rezone property located south of Keystone Crossing, west of Bullis Farm Road, and north of S. Oakwood Hills Parkway from R-1P, R-3P, and C-3P to R-1P and C-3P, and to approve the General Development Plan (preliminary plat) for single-family homes and a commercial lot. Attached is the preliminary plat and Certified Survey Map (CSM) for the project. The existing zoning of this property allows a commercial lot on Keystone Crossing, allows 20 condominiums on the north portion of Lot 1 of the attached CSM, and allows 11 single-family homes. The proposed rezoning expands the commercial lot on Keystone Crossing to match the site grading and is shown as Lot 2 on the CSM. Lot 1 on the CSM is zoned R-1P for 29 single-family home lots as shown on the preliminary plat. The R-1P zoning is to allow a 25' front yard setback for these homes instead of the normal 30'.

The proposed rezoning is consistent with the existing zoning on this area. It results in a larger commercial lot that better fits the actual grade of the site. The buildable area for this commercial lot does not change with this rezoning. The areas on this lot that are in excess of 20% grade need to be legally defined and labeled "non-buildable" on the CSM.

The rezoning for Lot 1 of the CSM actually reduces the number of dwelling units allowed on this property and is considered a down zoning. The present zoning allows 20 condominiums and 11 single-family homes, for a total of 31 units. The proposed rezoning to R-1P allows 29 single-family homes as shown on the preliminary plat.

The 25' front yard setback proposed with the R-1P zoning will help homes fit on these lots and reduce the disturbance of the 20% slopes in the rear yards of each lot. Establishing this setback in advance of homes being built on each lot is consistent with Section 18.20.190 of the Zoning Code and past decisions of the Plan Commission. Having a consistent setback for the length of this street is consistent with Section 18.20.080 C. of the Zoning Code which states the purpose of a front yard setback "is to encourage buildings to be in general alignment with each other along a street." Section 18.10.050 E. of the Planned Development Chapter of the Zoning Code allows the setbacks within a property proposed for R-1P zoning to be varied. We believe this request to allow a 25' setback along this street is consistent with these provisions of City Code, consistent with past decisions of the Plan Commission, and will help fit homes on these lots and reduce the disturbance of the 20% slope areas to the rear of each lot. The 20% or greater slope line is shown on the plat and will need to be legally defined and these areas labeled "non-buildable" on the final plat unless exceptions are approved by West Central Regional Planning Commission. The attached map illustrates the exceptions we anticipate. We believe there is reasonable area on each lot to build a home with this limitation.

Past rezonings for this property have raised some concerns with S. Oakwood Hills Parkway being a through street. Planning staff, City Engineering, and the Fire Department believe a through street is needed for improved emergency vehicle response and traffic patterns. The present zoning restriction on this property approved by City Council and Plan Commission states:

S. Oakwood Hills Parkway shall be dedicated as a through street as shown on the existing plan for this property. Design treatment will be placed on S. Oakwood Hills Parkway to discourage left-turns from Keystone Crossing.

We believe this provision should be maintained on this property with this rezoning.

**Plat**

The preliminary plat shows 29 lots for single-family development. All lots meet the design standards of the R-1 district. A 25' front yard setback is requested with the zoning for the property as previously noted to help new homes better fit on each lot. The areas in excess of 20% slope in the rear yards need to be legally defined and labeled "non-buildable" unless an exception is approved by West Central Regional Planning Commission. Utility easement requests have been sent to Xcel Energy, AT & T, and Charter Communication and must be shown on the final plat. Attached is the City Engineer's report on the provision of City services.

**RECOMMENDATION**

We recommend approval of Z-1546-14 subject to the following conditions:

1. A 25' front yard setback is allowed for the R-1P portion of this rezoning.
2. S. Oakwood Hills Parkway shall be dedicated as a through street as shown on the existing plan for this property. Design treatment will be placed on S. Oakwood Hills Parkway to discourage left-turns from Keystone Crossing.

THROUGH TRAFFIC

This item will be considered by the City Council at its August 11 meeting.

We recommend approval of P-3-14, the preliminary plat for Briar Hill Estates subject to the following conditions:

1. Areas in excess of 20% slope shall be legally defined and labeled "non-buildable" unless an exception is approved by West Central Regional Planning Commission. (CSM Lot 2 and plat).
2. Provide utility easement requests for Xcel Energy, AT & T, and Charter Communication.
3. Compliance with the attached recommendations of the City Engineer report.

# Engineering Analysis & Report

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## Department of Public Works Engineering Division

SUBJECT: Plat of Briar Hill Estates  
Preliminary Plat Review

DATE: July 30, 2014

This report is prepared in accordance with Section 17.020 of the City Code for a proposed plat of Briar Hill Estates. This area is generally the easterly extension of South Oakwood Hills Parkway; south of Keystone Crossing and west of Bullis Farm Road; in the NE 1/4 of Section 2, Township 26 North, Range 9, West, City of Eau Claire, Eau Claire County, Wisconsin.

### STREETS

The street system for Briar Hill Estates is composed of approximately 1,600 feet of new roadway. The street system includes the easterly extension of South Oakwood Hills Parkway, between Promontory Court and Bullis Farm Road. This connection is consistent with the previously approved General Development Plan for this area and is essential to provide secondary emergency access to the neighborhood to the west of the proposed plat. The connection also provides an alternate route in the event South Oakwood Hills Parkway is closed for any reason, including construction or emergency repair activities.

Existing topography may lead to street grades greater than 10%. Grades greater than 10% may be allowed if necessitated by topography, and must be approved by the Plan Commission. The Plan Commission did approve street grades up to 12% for the segments of Bullis Farm Road leading up to this proposed intersection. Approval of slopes up to 12% for the segment of South Oakwood Hills Parkway would be consistent with previous Plan Commission approvals in this area.

Portions of the intersections are already constructed at each intersection. Sidewalks will be required along all public streets, per City Code, unless a deferral is granted by the City Council. All requests for sidewalk deferral must be made in writing.

All lots in this subdivision will have access from South Oakwood Hills Parkway.

### TRAFFIC

The traffic generated by the single family units proposed should not adversely impact traffic flow in the area. The proposed development is consistent with the original proposed land use and trip generation for Oakwood Hills Business Park.

The connection of South Oakwood Hills Parkway to Bullis Farm Road will provide an additional connection for residential home traffic to Golf Road, a minor arterial, and Gateway Drive. Having multiple outlets from the neighborhoods to Golf Road and Gateway Drive will improve emergency access. Excessive through traffic (cut-through traffic) using South Oakwood Hills Parkway is not

anticipated due to the curvature of South Oakwood Hills Parkway connecting to Bullis Farm Road, which includes a corner radius of greater than 90 degrees.

#### **HIGHWAY NOISE**

The proposed plat is in the vicinity of Interstate Highway I-94. The highway existed prior to the development of the property into residential lots, and therefore, the City of Eau Claire and the Department of Transportation will not be responsible for any noise barriers for noise abatement. The final plat will contain a notation that the lots may experience noise at levels exceeding the level in Trans 405.04, Table 1, and that the City of Eau Claire and Department of Transportation are not responsible for abating noise from an existing interstate highway.

#### **WATER MAIN**

The existing water main in South Oakwood Hills Parkway and Bullis Farm Road is of adequate size and pressure to serve this subdivision. Construction of the water main facilities should be done through a development agreement. The City of Eau Claire's Water Distribution Plan calls for the water main in this section of South Oakwood Hills Parkway to extend the 12-inch diameter to the 12-inch diameter water main in Bullis Farm Road. City policy is for the developer of the subdivision to pay for the cost of an 8-inch diameter water main, the minimum size required to serve this development, and for the City to pay the additional costs of constructing the larger diameter water main. The development agreement will include provisions to allocate these costs.

#### **SANITARY SEWER**

The existing sanitary sewers in South Oakwood Hills Parkway and Bullis Farm Road are of adequate size and depth to serve this subdivision. Construction of the sanitary sewer facilities should be done through a development agreement.

Portions of the land within this preliminary plat have slopes that are steeper than 20%, and these areas are shown on the preliminary plat. The Chippewa Falls / Eau Claire Urban Sewer Service Area Plan for 2025, prepared by the Chippewa - Eau Claire Metropolitan Planning Organization and the West Central Wisconsin Regional Planning Commission and approved by the Wisconsin Department of Natural Resources July 5, 2007, defines slopes greater than 20% as Environmentally Sensitive Areas. The plan identifies these slopes as vulnerable to erosion. Land disturbance activities into these areas require a Type IV Sewer Service Area Plan Amendment. Applications for Type IV Amendments for slopes greater than 20% require the developer to submit an erosion control plan that typically includes proposed slope stabilization measures. Earlier phases of development in this area have had Type IV Amendments approved with conditions for erosion control and engineered slope stabilization measures.

#### **STORM DRAINAGE**

The proposed development is within the design parameters used to size the storm water facilities in South Oakwood Hills Parkway and Bullis Farm Road. No additional peak rate runoff control or runoff water quality best management practices will be required by the City of Eau Claire.

Construction of the storm water facilities to serve the subdivision should be done through a development agreement.



### **GRADING**

No grading information has been provided for this preliminary plat. A grading plan will be required showing how runoff from each parcel will reach the storm water facilities in a non-erosive manner.

### **TRANSIT**

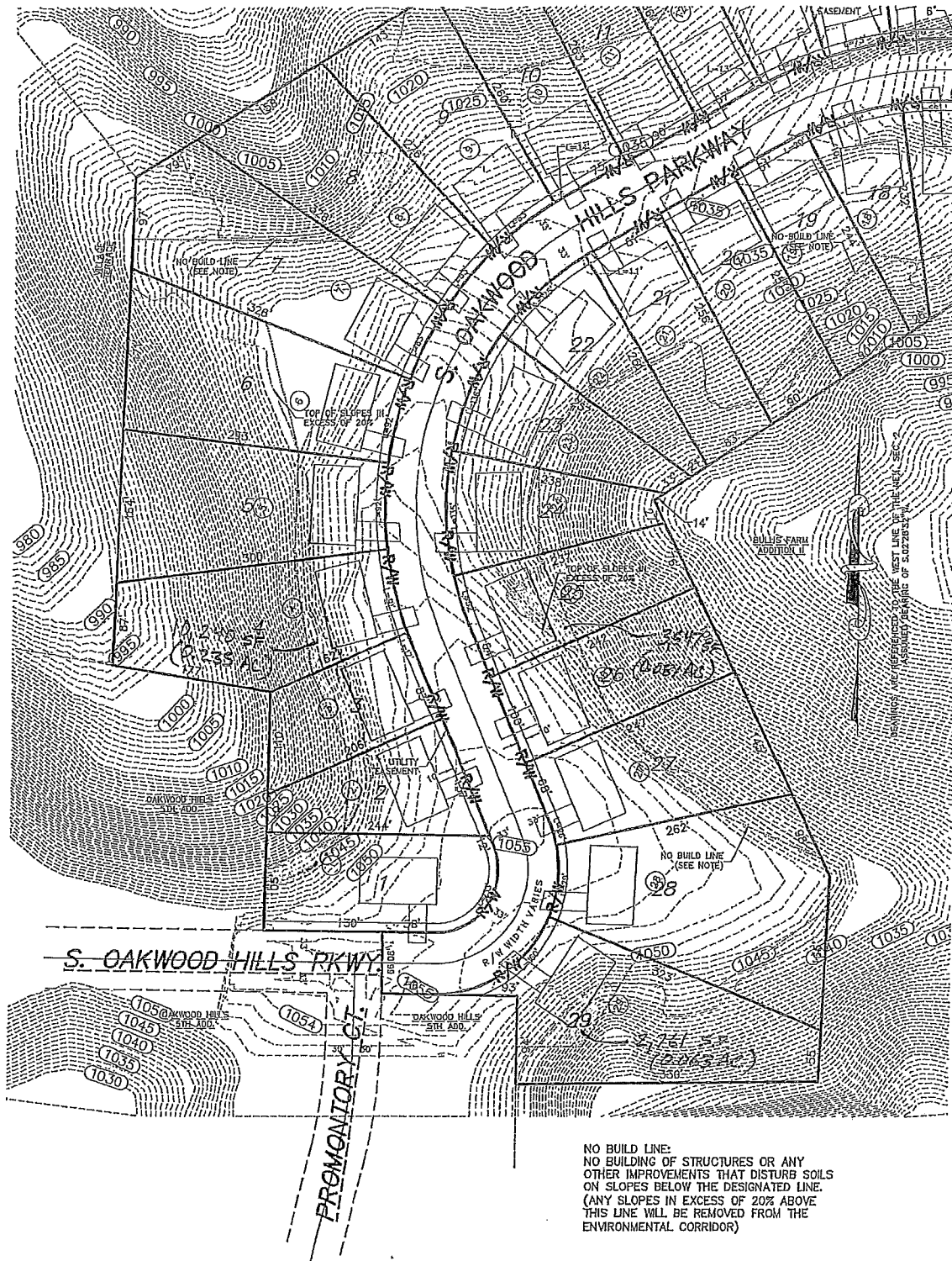
This project is unlikely to impact transit. The closest transit routes are along Golf Road and Commonwealth Avenue.

### **RECOMMENDATIONS**

The preliminary plat for Briar Hill Estates meets the minimum subdivision requirements under Section 17.12 of the City Code. The following recommendations should be made part of the final plat conditions:

1. Enter a development agreement in accordance with Section 17.24 for street, sidewalk, and utility improvements within the subdivision.
2. Provide information on proposed street grades. As part of the plat approval recommendation by the Plan Commission and subject to the final approval by the Public Works Department, a maximum street grade of 12% is authorized.
3. Prepare materials for the City of Eau Claire to submit to the West Central Wisconsin Regional Planning Commission requesting an Amendment to the Sewer Service Area Plan for land disturbing activities on areas with slopes greater than 20%. A Sewer Service Area Plan Amendment must be approved by the Wisconsin Department of Natural Resources prior to approving the final plat.

Prepared by: John Genskow, Deputy City Engineer  
Leah Ness, Transportation Engineer



0 50 100 200  
SCALE: 1" = 100'

PREPARED BY REAL LAND SURVEYING  
CADD No. 14080PRELIM

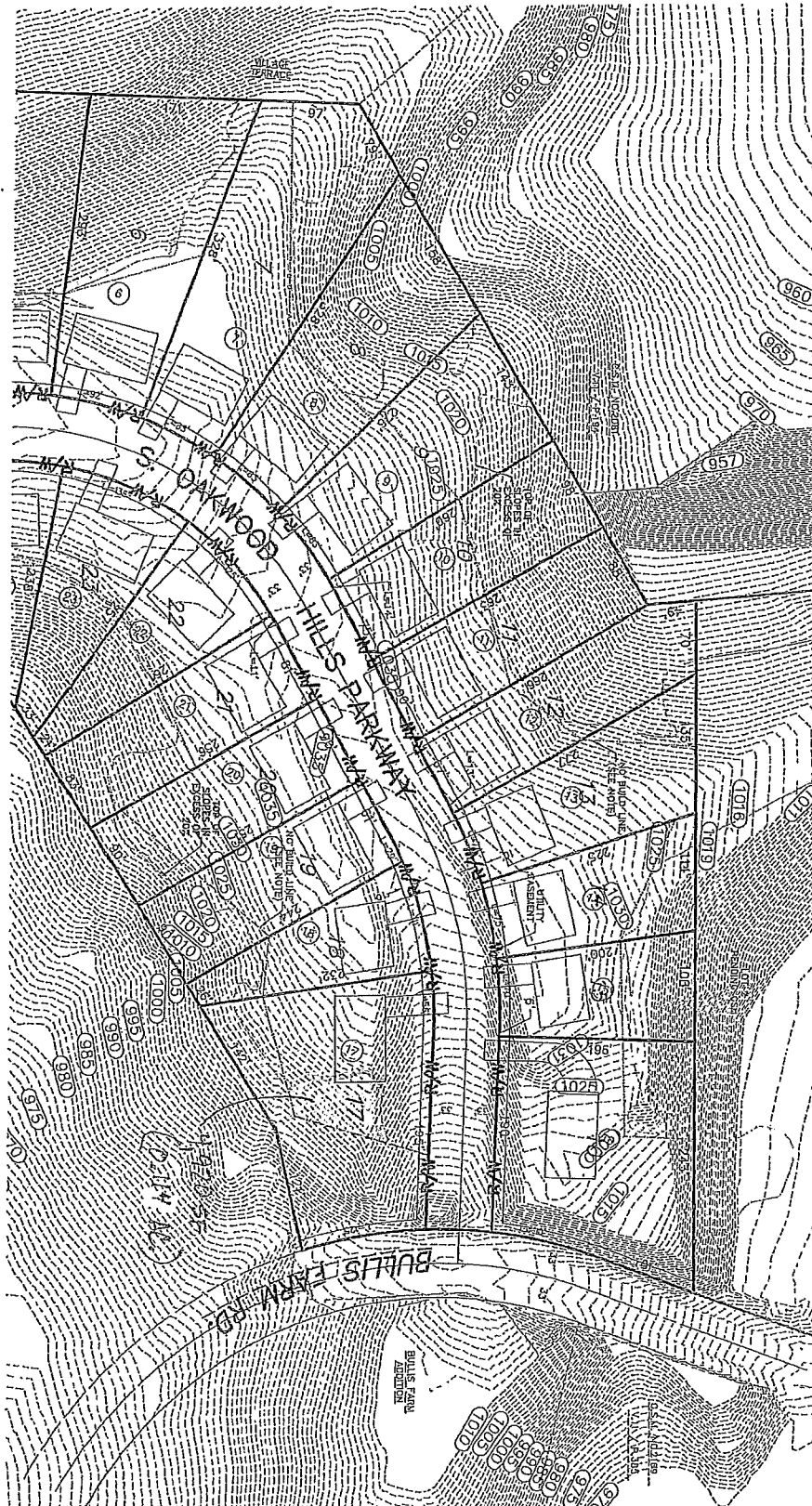
# PRELIMINARY PLAT OF **BRIAR HILL ESTATES**

IN THE NW $\frac{1}{4}$  OF THE NE $\frac{1}{4}$ ,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSM

SHEET 2 OF 3



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE¼, SEC. 2  
ASSUMED BEARING OF S.02°28'52"W.



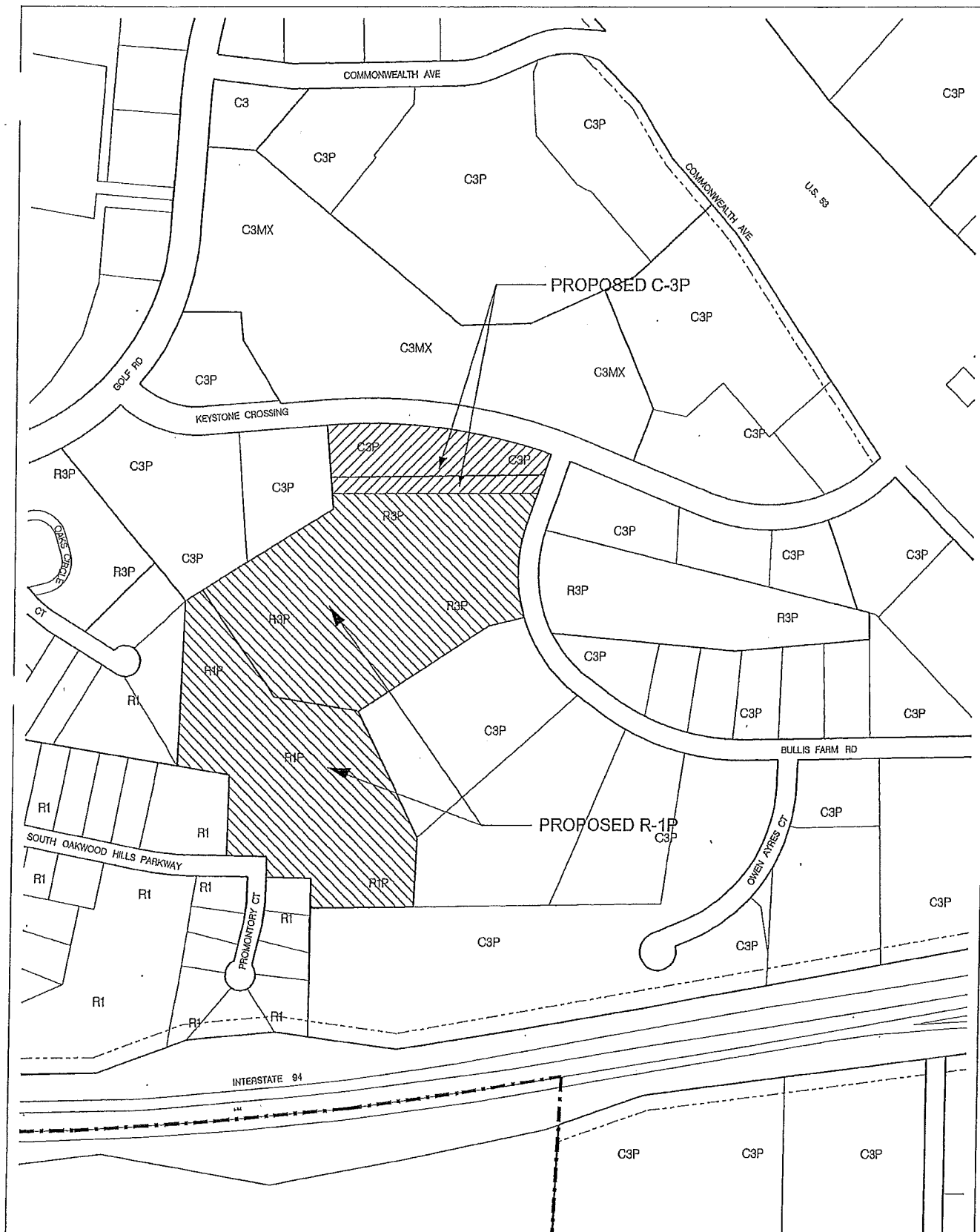
SCALE: 1" = 100'

PREPARED BY REAL LAND SURVEYING  
CAD No. 14080PRELIM

NO BUILD LINE.  
NO BUILDING OF STRUCTURES OR ANY OTHER  
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(ANY SLOPES IN EXCESS OF 20% ABOVE THIS LINE WILL BE  
REMOVED FROM THE ENVIRONMENTAL CORRIDOR)

PRELIMINARY PLAT OF  
**BRIAR HILL ESTATES**  
IN THE NW¼ OF THE NE¼,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CS#

SHEET 3 OF 3



DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY OF EAU CLAIRE, WI

FILE #

Z-1546-14



ADDRESS

PARCEL NUMBER

ZONING

DATE

SW OF KEYSTONE CROSSING & BULLIS FARM RD

15-3491 & 15-3512

R-1P, R-3P & C-3P TO R-1P & C-3P

7-9-14

## Darryl Tufte

---

**From:** Pete Gartmann <pgartmann@rls-aec.com>  
**Sent:** Wednesday, July 16, 2014 3:31 PM  
**To:** Darryl Tufte  
**Subject:** R-1P

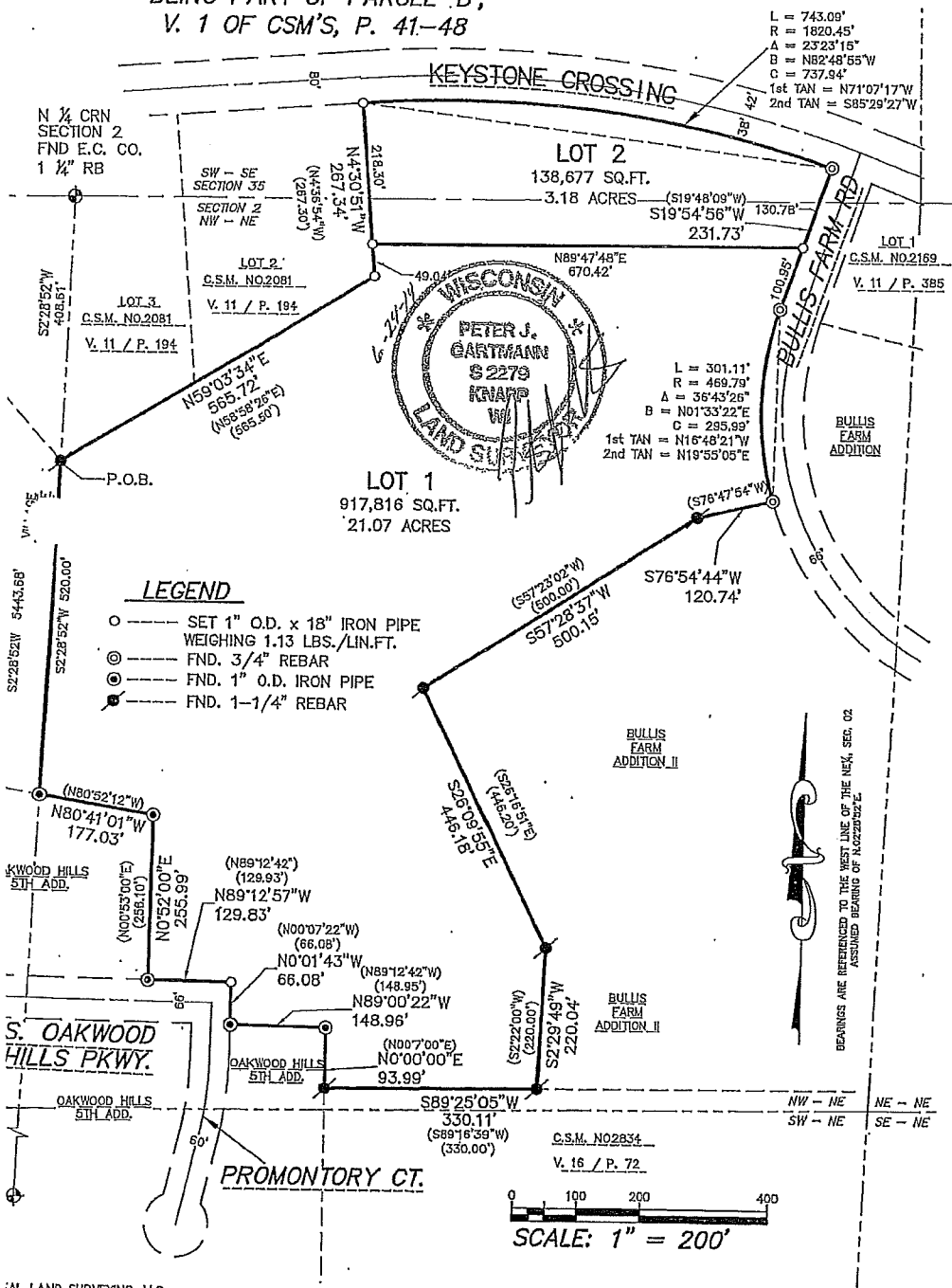
We would formally request a 25 setback for the front yard for Briar Wood

Pete Gartmann  
Real Land Surveying / Advanced Engineering Concepts  
635 Fairfax St  
Altoona WI 54720  
(715) 514-4116



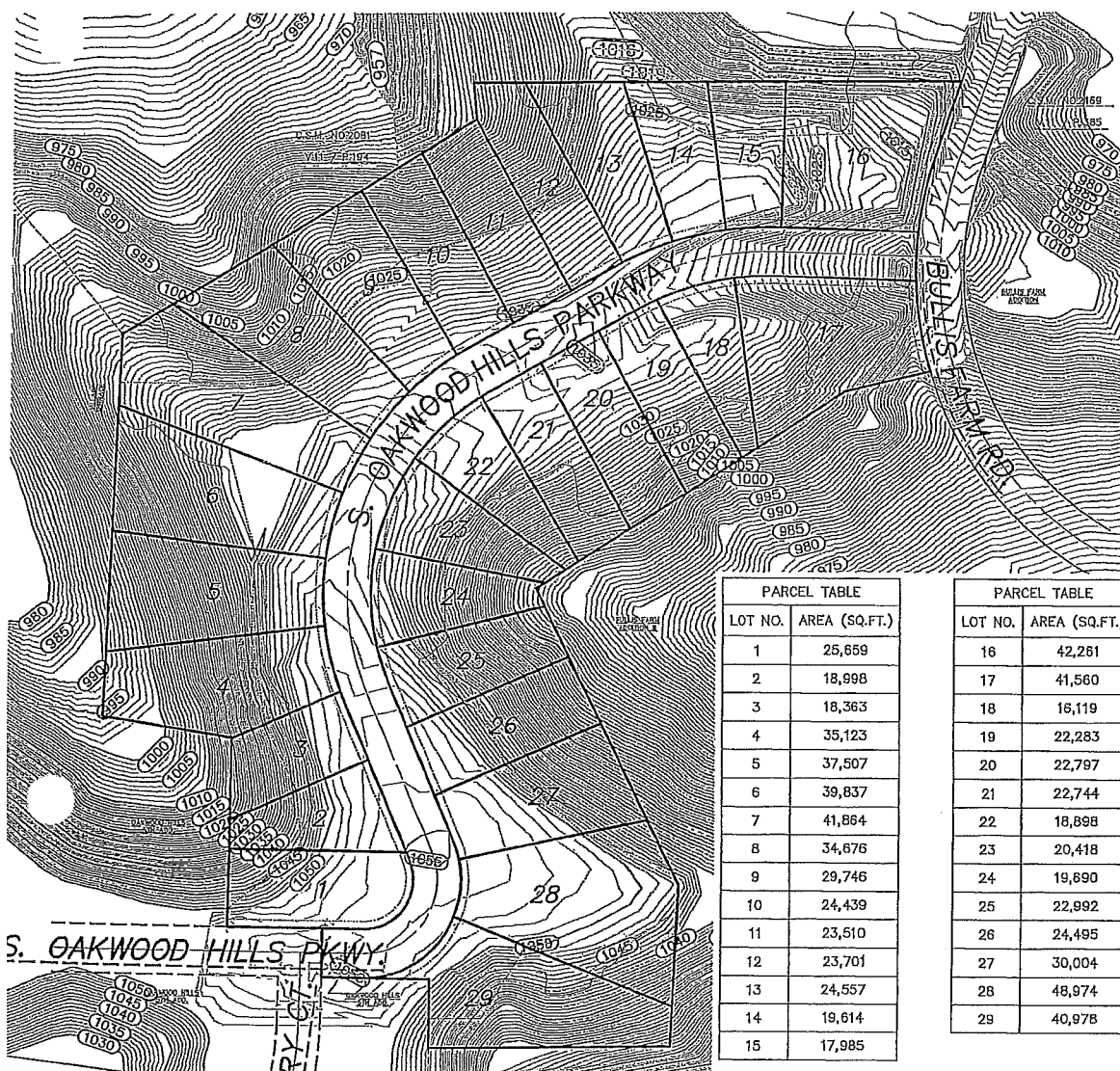
# CERTIFIED SURVEY MAP, No.

LOCATED IN THE NW $\frac{1}{4}$  OF THE NE $\frac{1}{4}$ ,  
SECTION 2, T26N, R09W AND IN THE SW $\frac{1}{4}$  OF  
THE SE $\frac{1}{4}$ , SECTION 35, T27N, R09W, CITY OF EAU  
CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING PART OF PARCEL 'B',  
V. 1 OF CSM'S, P. 41-48





**Subject Property**



PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
1	25,659
2	18,998
3	18,363
4	35,123
5	37,507
6	39,837
7	41,864
8	34,676
9	29,746
10	24,439
11	23,510
12	23,701
13	24,557
14	19,614
15	17,985

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
16	42,261
17	41,560
18	16,119
19	22,283
20	22,797
21	22,744
22	18,898
23	20,418
24	19,890
25	22,992
26	24,495
27	30,004
28	48,974
29	40,978

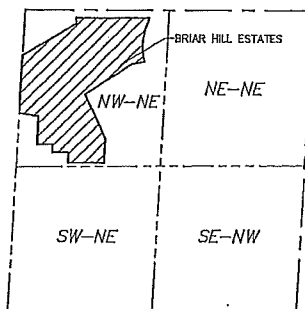
S. OAKWOOD HILLS PKWY.

PROMONTORY CT.



SCALE: 1" = 150'

LOCATION SKETCH  
OF THE NE¼ OF SECTION 2



LANDOWNER:  
- KEYSTONE CORP

SUBDIVIDERS:  
- CODY FILIPCZAK

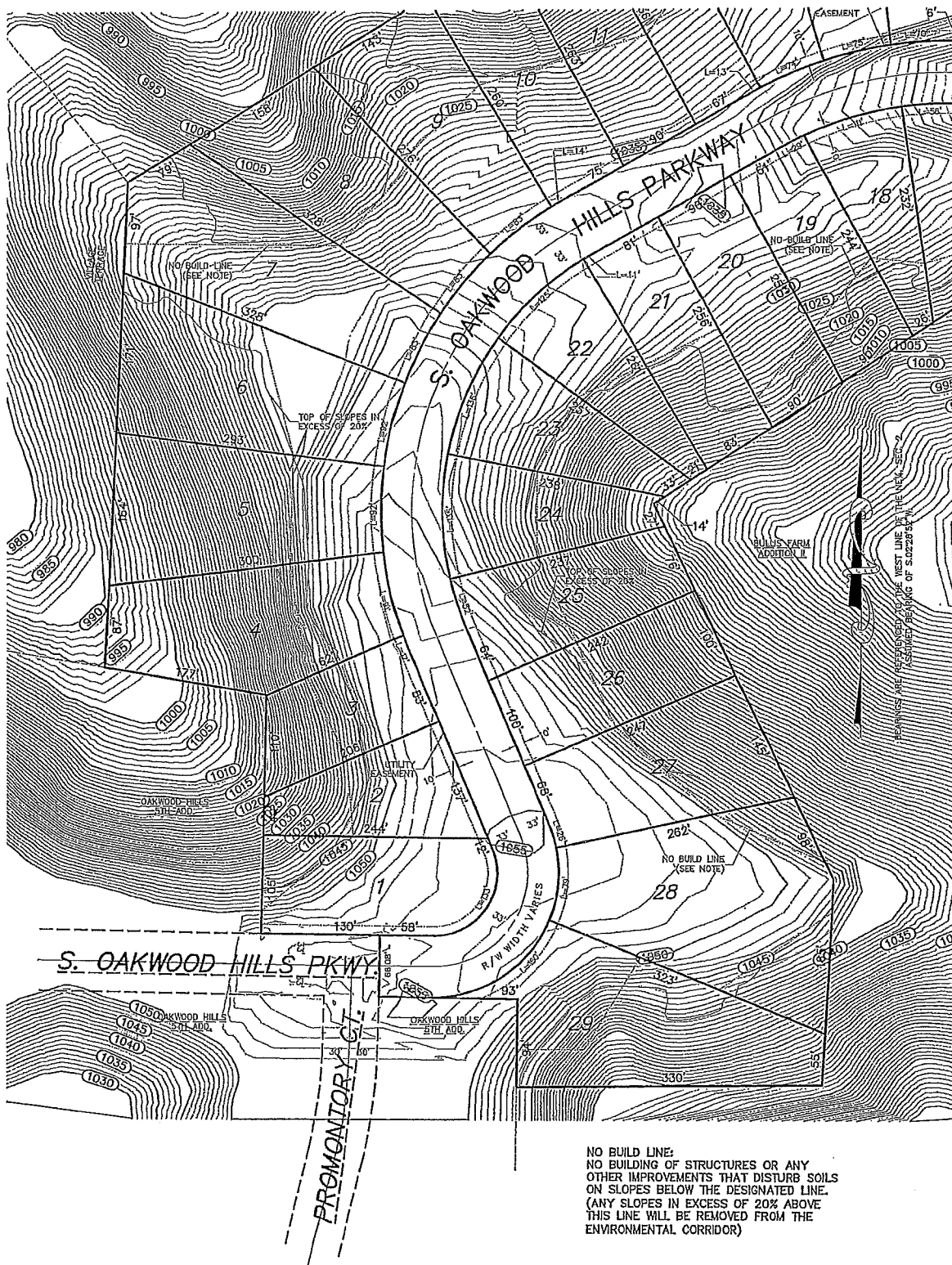
APPROVING AUTHORITIES:  
- CITY OF EAU CLAIRE

OBJECTING AUTHORITIES:  
- DEPARTMENT OF ADMINISTRATION

SURVEYOR  
- PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTONA, WISCONSIN 54720

PREPARED BY REAL LAND SURVEYING  
CADD No. 14080PRELIM

PRELIMINARY PLAT OF  
**BRIAR HILL ESTATES**  
IN THE NW¼ OF THE NE¼,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PENDING CSM



0 50 100 200  
 SCALE: 1" = 100'

# PRELIMINARY PLAT OF **BRIAR HILL ESTATES**

IN THE NW¼ OF THE NE¼,  
 SECTION 2, T26N, R9W,  
 CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
 BEING ALL OF LOT 1, PENDING CSM

PREPARED BY REAL LAND SURVEYING  
 CADD No. 14080PRELIM



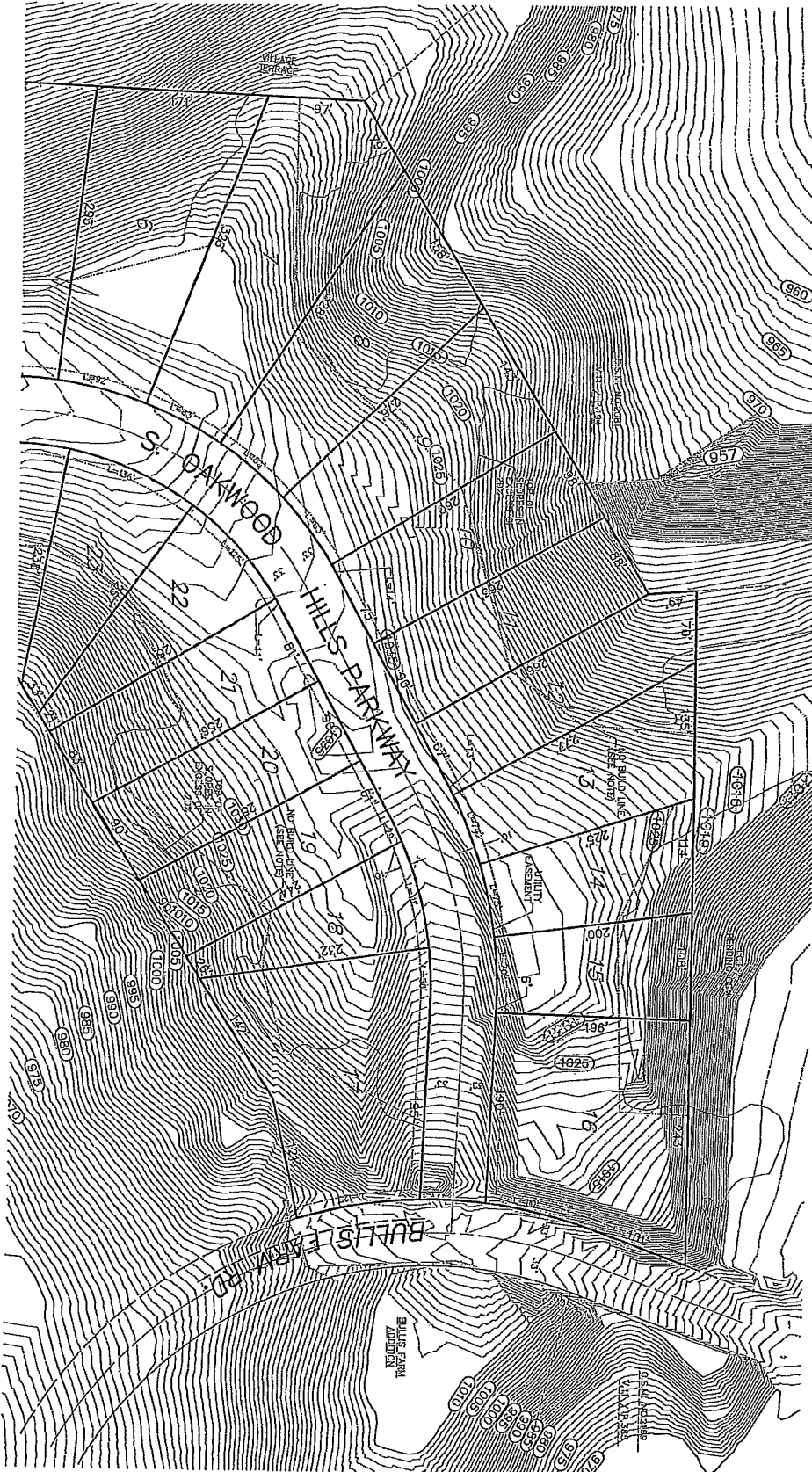


BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE1/4, SEC. 2  
ASSUMED BEARING OF S.02°28'52" W.



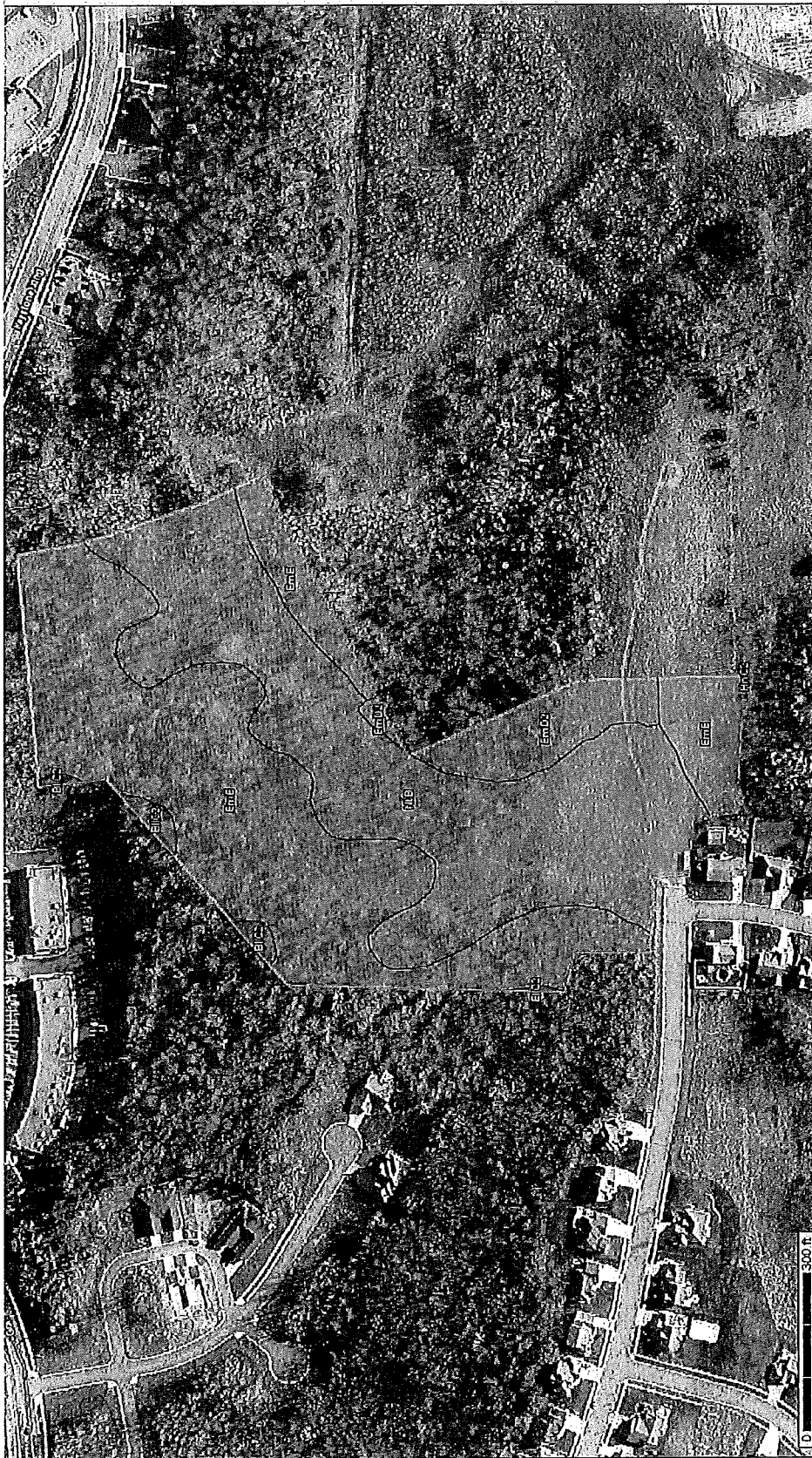
PREPARED BY  
CADD No. ) SURVEYING  
RELIN

NO BUILD LINE.  
NO BUILDING OF STRUCTURES OR ANY OTHER  
IMPROVEMENTS THAT DISTURB SOILS ON SLOPES BELOW THE  
DESIGNATED LINE.  
(ANY SLOPES IN EXCESS OF 20% ABOVE THIS LINE WILL BE  
REMOVED FROM THE ENVIRONMENTAL CORRIDOR)



PRELIMINARY PLAT OF  
**BRIAR HILL ESTATES**  
IN THE NW1/4 OF THE NE1/4,  
SECTION 2, T26N, R9W,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN  
BEING ALL OF LOT 1, PERDING CSM





Tables — Hydrologic Soil Group — Summary By Map Unit				
Summary by Map Unit — Eau Claire County, Wisconsin (WI035)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BIC2	Billet sandy loam, 6 to 12 percent slopes, eroded	B	0.2	1.3%
ElC2	Eleva sandy loam, 6 to 12 percent slopes, eroded	B	0.0	0.1%
EmD2	Elk mound loam, 12 to 20 percent slopes, eroded	D	1.2	6.6%
EmE	Elk mound loam, 20 to 45 percent slopes	D	8.7	49.0%
HnC2	Hixton loam, 6 to 12 percent slopes, eroded	B	0.0	0.0%
NTB	Northfield silt loam, 2 to 6 percent slopes	D	7.6	42.9%
Totals for Area of Interest			17.7	100.0%

**Minutes of the  
Chippewa-Eau Claire Metropolitan Planning Organization**

*Wednesday, August 27, 2014*

*8:00 p.m.*

*Suite 401, Banbury Place*

*800 Wisconsin Street, Eau Claire, Wisconsin*

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**Members Present:** Kerry Kincaid, City of Eau Claire (chair); Henry Shakal, Chippewa County (vice chair); Fred Belay, Town of Union; Douglas Kranig, Town of Seymour

**Others Present:** Jeff Abboud, WisDOT, NW Region

**Staff Present:** Ann Z. Schell, WCWRPC; Jason Duba, WCWRPC

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1. The meeting was called to order by Ms. Kincaid at approximately 8:07 p.m.
2. Welcomes and introductions were made, primarily for Mr. Duba, who had not yet met Mr. Belay or Mr. Kranig.
3. The minutes of the August 27, 2014 meeting were approved as presented. Motion by Mr. Shakal, seconded by Mr. Belay. The motion carried on a unanimous vote.
4. The minutes of the August 13, 2014 TAC meeting were discussed and accepted.
5. Ms. Schell described the situation requiring transfer of STP-Urban funds. These funds amount to \$515,000 approved by the MPO in 2009 for construction of a roundabout in Chippewa County at CTH J/50<sup>th</sup> Avenue. Analysis showed that the intersection did not meet warrants for a roundabout due to a lack of anticipated development. Instead, Chippewa County would like to transfer the \$515,000 to a project on CTH T (10<sup>th</sup> Ave. to STH 29), which has received approximately \$780,000 in federal funding through a new freight program. This project has determined a need for significantly thicker pavement to handle heavy truck traffic, nearly doubling the construction estimate. This particular transfer was recommended by the TAC on the importance of this project and the lack of viable alternatives for the funds, as no other projects were ready to go for 2014. The Council unanimously to approve this transfer of \$515,000 to the CTH T project following a motion by Mr. Belay, seconded by Mr. Kranig.
6. Ms. Schell explained the need to reconfirm projects in the TIP. As the current TIP was adopted in October, 2013, a new one is not necessary, but this confirmation is. After members examined the TIP and asked some clarifying questions of Ms. Schell, Mr. Shakal moved to confirm the TIP, Mr. Belay seconded, and the motion passed unanimously.
7. Ms. Schell presented information, criteria, and recommendations on two Type IV Amendments to the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan. The Council was being asked to approve the amendments:
  - Independence Park 7<sup>th</sup> Addition, City of Eau Claire (0.17 acres of steep slopes). This amendment was unanimously approved following a motion by Mr. Kranig, seconded by Mr. Belay. The approval includes the two recommended conditions presented with the staff report.
  - Briar Hills Estates, City of Eau Claire (0.50 acres of steep slopes). This amendment was unanimously approved following a motion by Mr. Belay, seconded by Mr. Shakal. The approval includes the three recommended conditions presented with the staff report.
8. Ms. Schell presented and discussed the Draft Chippewa-Eau Claire MPO Title VI Plan. The draft plan includes all the necessary elements required of such documents by the U.S. Department of Transportation and Federal Transit Administration. A significant part of the impetus for this plan is to encourage more

minority participation in MPO public activities. A public participation plan is included as Appendix A for the Title VI Plan. After some revision and public comment, the plan will be brought back before the MPO Council for approval at the next meeting.

9. No other business was brought before the Council.
10. The next meeting is tentatively scheduled for Wednesday, October 8, 2014 at 7:30 p.m.
11. The meeting was adjourned at approximately 8:50 p.m.