

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 – Independence Park 7th Addition,
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)¹ considered the amendment request and staff report, then unanimously approved the request the following conditions identified in the WCWRPC staff report:

- 1) Any applicable environmental or erosion control permits must be obtained and related plans implemented as required by the City of Eau Claire and State of Wisconsin.
- 2) Should the 0.12-acre area identified for re-grading 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.

¹ 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: Independence Park 7th Addition, Lots 6 & 7
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

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 6 and 7 of the Independence Park 7th Addition 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 - **0.12 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

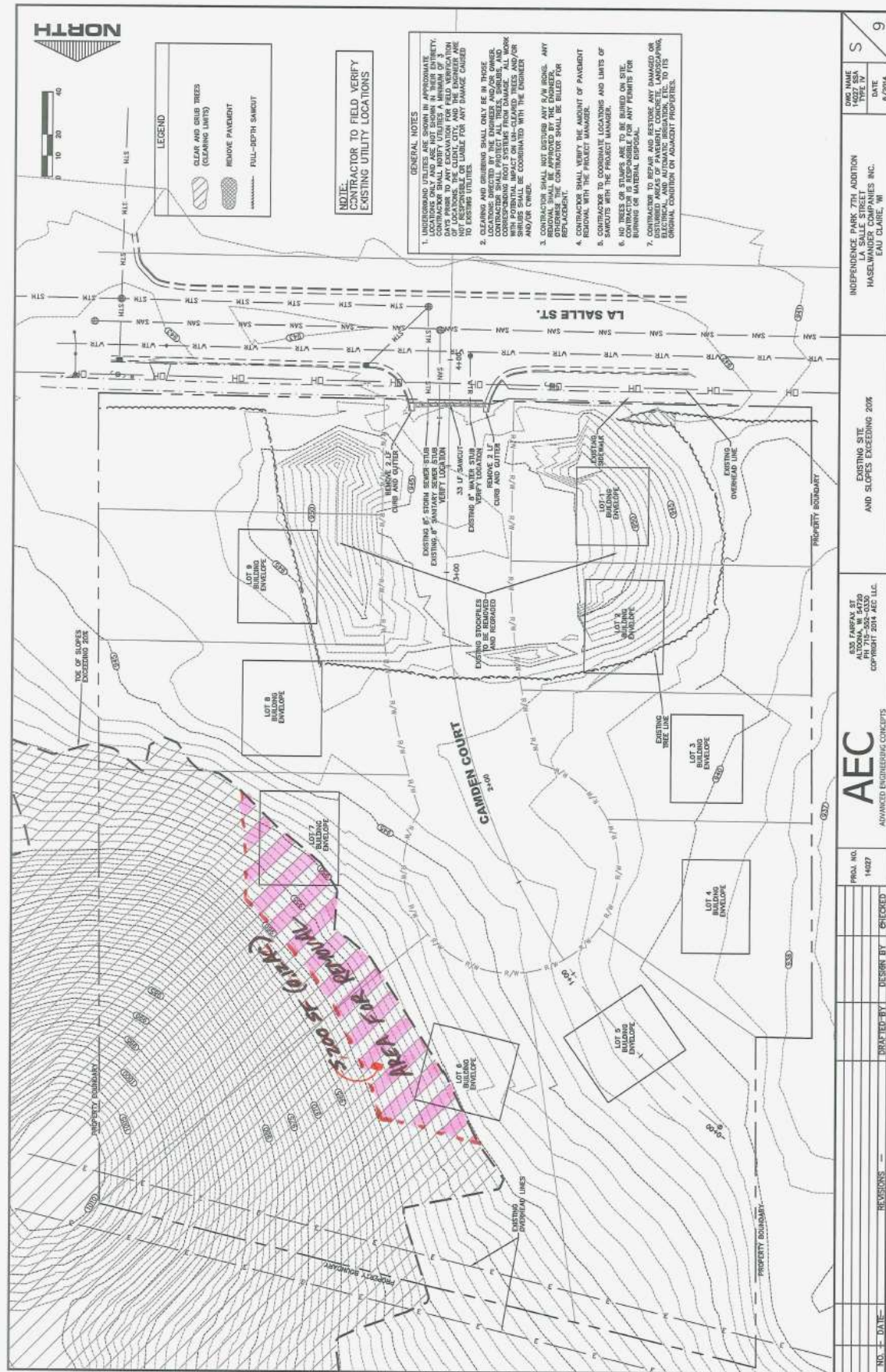
The approximately 3.1-acre Independence Park 7th Addition is located on the north east side of Eau Claire, north of La Salle Avenue between E. Princeton Avenue and Black Avenue. The USH 53 bypass is located about 1,500 feet east of the development. Below is an approximate location map of the project site:



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 0.12 acres to be removed shown
- the grading and erosion control plan

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



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 page.
- 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 sand or loamy sand with a high or very high permeability rate, but also have medium-to-rapid runoff and erosion potential is moderate to severe. With the steep slopes and a depth of 20"-40" to soft bedrock, some of the soils at the site do present limitations to dwellings.
- 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 (T27N-R9W), though many of these are aquatic and are associated with the Eau Claire and/or Chippewa Rivers.

027N009W						
<i>Acipenser fulvescens</i>	Lake Sturgeon	SC/H		S3	G3G4	Fish-
<i>Adoxa moschatellina</i>	Musk-root	THR		S2	G5	Plant
<i>Alasmidonta marginata</i>	Elktoe	SC/P		S3	G4	Mussel-
<i>Buteo lineatus</i>	Red-shouldered Hawk	THR		S3S4B,S1	G5	Bird-
<i>Cyprinostomus elongatus</i>	Blue Sucker	THR		S2	G3G4	Fish-
<i>Cyclonaias tuberculata</i>	Purple Wartyback	END		S2	G5	Mussel-
<i>Diarrhena obovata</i>	Beak Grass	END		S2	G4G5	Plant
<i>Ellipsaria lineolata</i>	Butterfly	END		S2	G4G5	Mussel-
<i>Emydoidea blandingii</i>	Blanding's Turtle	SC/H		S3S4	G4	Turtle-
Floodplain forest	Floodplain Forest	HIA		S3	G3?	Community-
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC/P		S4B,S4H	G5	Bird-
Karner Blue Federal High	Karner Blue Federal High	HIA		S1H	G1H	Other
Potential Range	Potential Range					
<i>Lycaeides melissa samuelis</i>	Karner Blue	SC/FL	LE	S3	G5T2	Butterfly
Moist cliff	Moist Cliff	HIA		S4	G1H	Community
<i>Moxostoma carinatum</i>	River Redhorse	THR		S2	G4	Fish-
Northern dry-mesic forest	Northern Dry-mesic Forest	HIA		S3	G4	Community
<i>Platanthera hookeri</i>	Hooker's Orchid	SC		S2	G4	Plant
<i>Plethobasus cyphus</i>	Bullhead	END	LE	S1	G3	Mussel-
<i>Tritogonia verrucosa</i>	Buckhorn	THR		S2	G4G5	Mussel-
<i>Truncilla donaciformis</i>	Fawnsfoot	THR		S1S2	G5	Mussel-

- The existing topography at the site is not all natural. Some of the area has previously been disturbed for a power transmission line.
- The proposed grading will cut into a "toe" or the side of the slope and does not disturb the top of the ridge line.
- Street and utilities have already been developed along the site's south boundary.
- Some lots will maintain much of the overall, existing grades, but will be graded to allow for construction of walk-out basements.
- Section 4.A.2. of the City's amendment justification states that the majority of stormwater produced will be conveyed to a 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 0.12 acres of steep slopes according to a engineered slope stabilization plan and WDNR Technical Standards for Erosion Control.

The nearest surface water—the Eau Claire River—is located approximately 6,100 feet to the south. Stormwater drainage would not directly discharge into a surface water.

The majority of stormwater would be conveyed to a facility within the subdivision that will be constructed to serve the nine residential lots, that would then discharge to the City of Eau Claire and Wisconsin DOT storm sewer systems, and will pass through a regional stormwater facility. The ultimate outfall of the existing system is the Eau Claire River approximately 6,100 feet to the south. The proposed nine-lot 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 allows 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.¹
- 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.²
- 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.³

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

The sewer extension for the Independence Park 7th Addition can be provided in a cost-effective manner. As stated previously, the property is bounded by LaSalle Street along its south boundary, which already has sewer and water services. Sewer service also already exists along East Princeton Avenue to the west of 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.

- The City of Eau Claire Plan Commission has approved the rezoning and preliminary plat for the property (7/14/14 Plan Commission minutes are attached).
- The WDNR WPDES permit for Construction Site Storm Water Runoff was approved on 8/1/14. The construction plan's Storm Water Pollution Prevention Plan (SWPPP) addresses 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.

¹ pages 55-56, Section 3.4.2

² page 79, Policy 2.1.5

³ 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. The request appears to adequately address all four criteria based on the information provided by the City of Eau Claire and the project engineer.

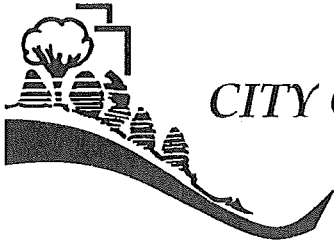
A recommendation for approval of this amendment request by the MPO should include the following conditions:

- 1) Any applicable environmental or erosion control permits must be obtained and related plans implemented as required by the City of Eau Claire and State of Wisconsin.**
- 2) Should the 0.12-acre area identified for re-grading 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 – Independence Park 7th Addition
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 Independence Park 7th Addition, 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 3.1 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.

The 0.12 of an acre proposed to be amended is adjacent to an area already disturbed for a power transmission line. The proposed grading will cut into the side of the slope and does not include disturbances at the top of the ridge line defining Princeton Valley. An engineered slope stabilization plan is included in the attached materials.

The City of Eau Claire Plan Commission approved the Preliminary Plat for Independence Park 7th Addition on July 14, 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

ka

Enclosures

cc: Darryl Tufte, Director of Community Development
Tom Gilbert, WisDNR
Neil Haselwander, Haselwander Brothers, Inc.
Sean Bohan, AEC

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

INDEPENDENCE PARK 7TH ADDITION

LOTS 6 & 7

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. The Independence Park 7th Addition Preliminary Plat was approved by the City of Eau Claire Plan Commission on July 14, 2014. The development will consist of 9 single family lots on 3.1 acres and will create the cul-de-sac Camden Court. 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%.
- C. A Type IV Amendment is required to allow land disturbance activities within an area designated as environmentally sensitive.
- D. The WisDNR issued a permit providing coverage under WPDES General Permit No. WI-S067831-04: Construction Site Storm Water Runoff (FIN: 51317).
- E. The purpose of this request is to modify the Sewer Service Area Plan to allow land disturbance activities for building pads within 0.12 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 plan amendment is generally located on the north east end of Eau Claire. The request area is located north of La Salle Avenue between E. Princeton Avenue and Black Avenue.
- B. The request area is just off of the proposed Camden Court cul-de-sac. The plan amendment area is midway through lots 6 and 7 at the toe of slopes that are 20% or greater.

3. REQUEST TO AMEND BOUNDARY

- A. The City of Eau Claire requests the WCWRPC to consider 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 6 and 7 of Independence Park 7th Addition.
 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.

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 6,100 feet from the Eau Claire River, the nearest water body. The runoff from the site does not directly discharge to the river.
 2. Downstream Drainage.
 - a. The majority of the surface water runoff produced by this plat is collected and conveyed to a storm water facility within the subdivision that will be designed and

Request for Type IV Sewer Service Area Plan Amendment Independence Park 7th Addition

constructed to serve this 9-lot subdivision. The storm water facility will discharge to the City of Eau Claire and WisDOT storm sewer system and will pass through a regional storm water facility prior to reaching the outfall to the Eau Claire River. The ultimate outfall of the existing system is the Eau Claire River and is approximately 6,100 feet to the south.

3. Consistency with Existing Development Patterns.
 - a. The proposed development is consistent with the surrounding existing development and has been approved by the City of Eau Claire Plan Commission.
 - b. The street and utilities have already been constructed along LaSalle Street and were stubbed into this parcel, containing the amendment area, in 2004 anticipating a future street and subdivision.
 - c. Similar Sewer Service Area Plan Amendments were approved for earlier Independence Park Additions north and west of this requested amendment.
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 (LaSalle Street and East Princeton Avenue) south and west of the site.
 - b. Sanitary 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 WisDNR 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.
 - b. The WisDNR issued a permit providing coverage under WPDES General Permit No. WI-S067831-04: Construction Site Storm Water Runoff (FIN: 51317).
7. Environmental Impacts
 - a. The amendment area is relatively isolated in regards to other Environmentally Sensitive Areas in the surrounding lands. The adjacent slope in excess of 20% has been disturbed by the power line corridor and maintenance access activities. The amendment area will be shaped and sloped back in order to provide a suitable building pad. The stabilization plan includes retaining walls.
 - b. Wildlife movement through the area appears to be minimal because it is surrounded by development with homes on either side, a power line corridor and Eagle Terrace to the north and La Salle Street to the south. The site is best described as an isolated pocket of woods.
 - c. The amendment area is 0.12 acres of 20% slopes or greater that will have its southwestern slope reshaped for lots 6 & 7.
 - d. There are not concentrated points of drainage within the amendment area.
8. Soils.
 - a. According to the Soil Survey of Eau Claire County, the soils in the amendment area are Plainbo loamy sand (PdC2), 6 to 12 percent slopes, and Boone-Plainbo complex (BoE), 12 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.

Request for Type IV Sewer Service Area Plan Amendment
Independence Park 7th Addition

9. Permits

- a. A Stormwater NOI (WRAPP) – land disturbing construction activity has been filed with the WisDNR and a permit issued. The construction plan SWPPP address's Post-Construction Performance Standards for Runoff.
- b. A sewer extension permit will be submitted to the WisDNR.
- c. The final plat will be filed with the City of Eau Claire upon approval of this requested amendment.

ATTACHMENTS:

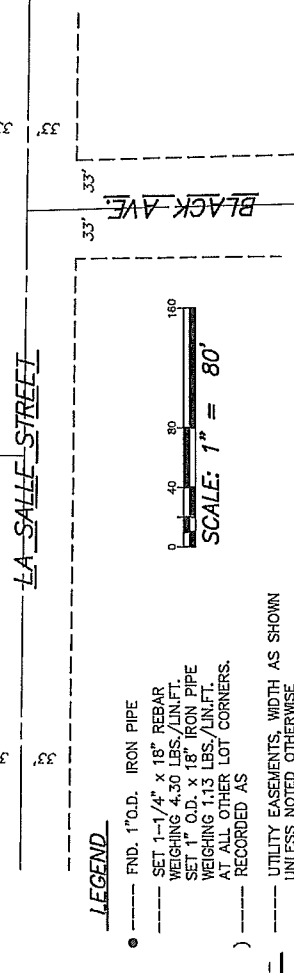
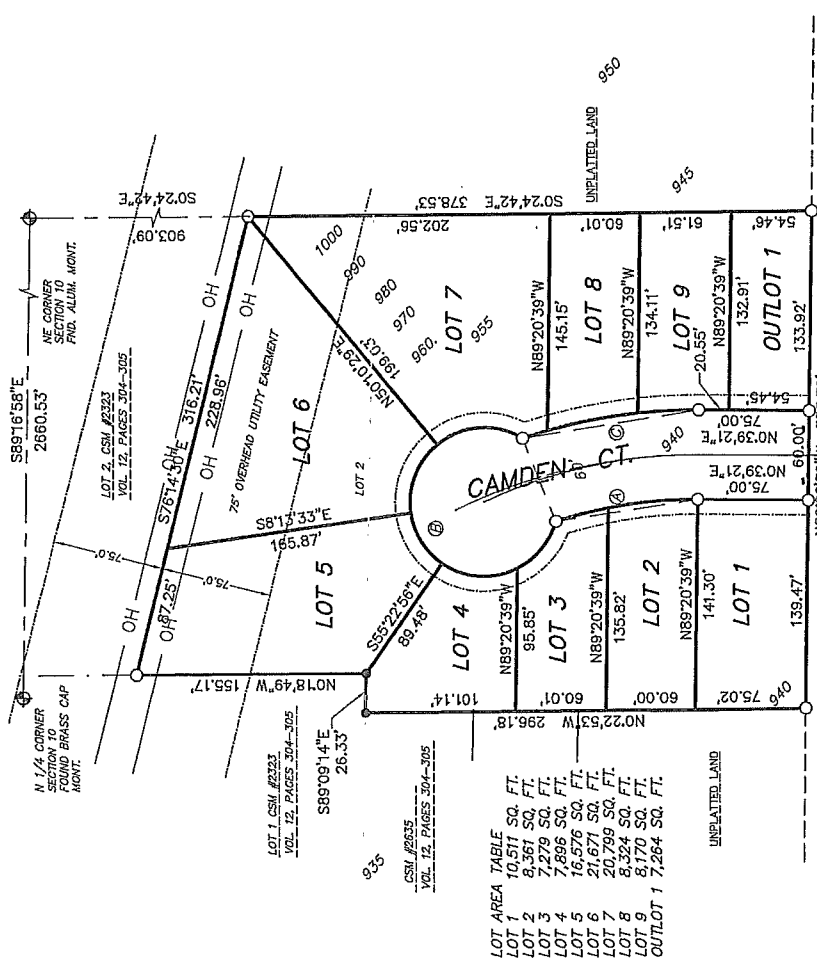
- Location Map
- Preliminary Plat
- 11" x 17" Exhibit Showing Environmentally Sensitive Area (>20% Slopes)
- 11"x17" Grading and Erosion Control Plan
- WPDES Construction Site Storm Water Runoff Permit FIN 51317
- City of Eau Claire Plan Commission Minutes
- City of Eau Claire Plan Commission Staff Report
- USDA Eau Claire County Soil Survey Excerpt



REAL LAND SURVEYING

635 FAIRFAX STREET
ALTOONA, WI 54720
(715) 514-4116

COPYRIGHT 2011
REAL LAND SURVEYING



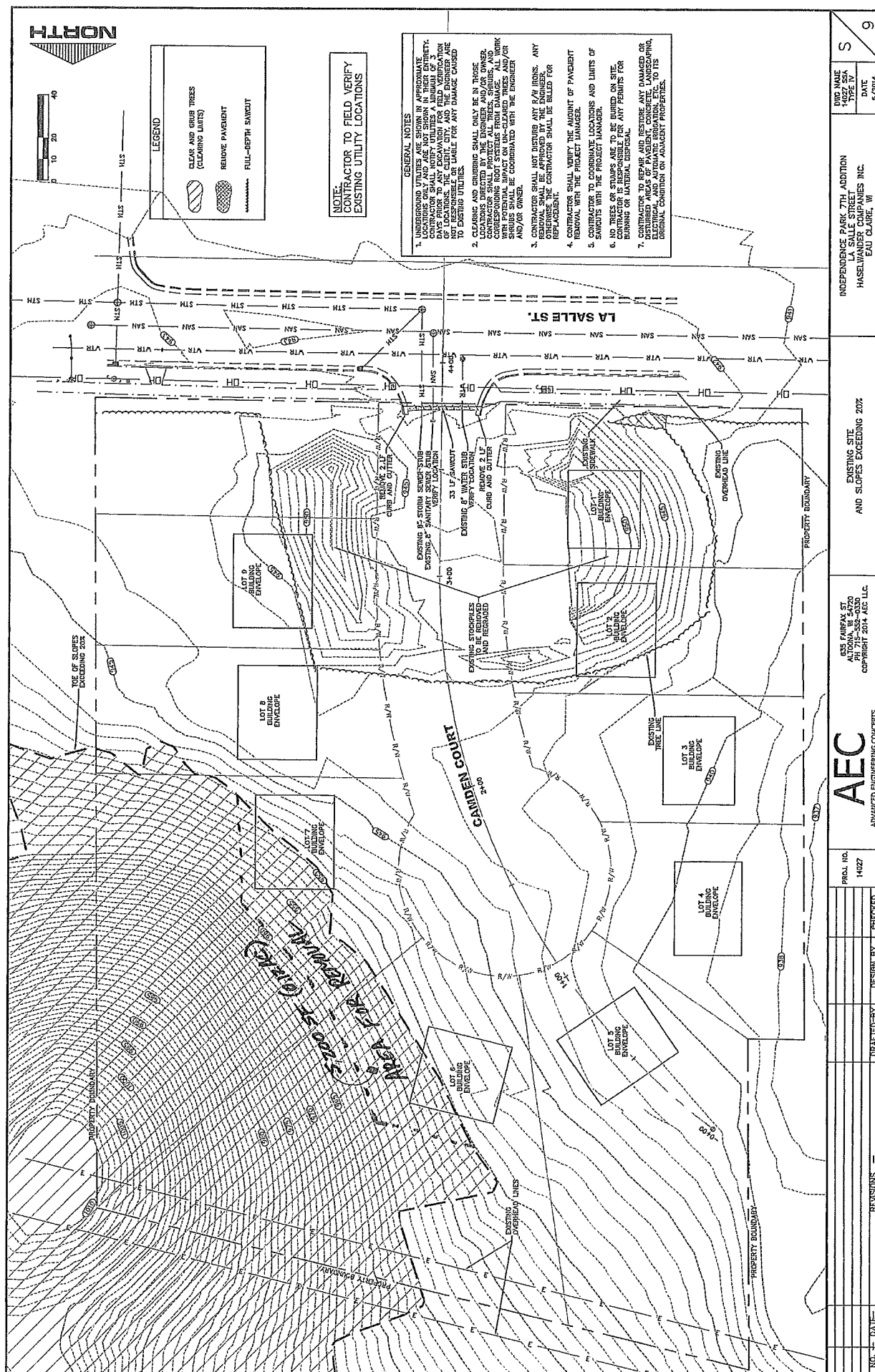
SURVEYOR'S CERTIFICATE:
I, PETER J. GARTMANN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS
CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

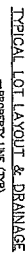
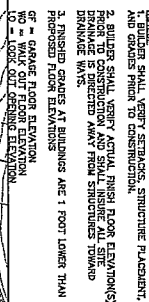
Peter J. Gartmann
PETER J. GARTMANN, R.L.S. 2279 DATED THIS 12th DAY OF June, 2014

CURVE TABLE									
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN	
A	1	96.41'	298.48'	018°30'21"	95.99'	N08°35'49"W	N00°39'21"E	N17°51'00"W	
	2	60.41'	298.48'	011°35'47"	60.31'	N05°08'32"W	N00°39'21"E	N10°56'26"W	
	3	36.00'	298.48'	006°54'34"	35.97'	N14°23'43"W	N10°56'26"W	N17°51'00"W	
B	4	249.67'	50.00'	286°06'00"	60.11'	S68°19'13"W	N31°22'13"E	S74°43'47"E	
	5	41.75'	50.00'	047°50'30"	40.55'	S50°48'32"E	S26°53'18"E	S74°43'47"E	
	6	53.67'	50.00'	061°30'22"	51.13'	S03°51'53"W	S34°37'04"W	S26°53'18"E	
C	7	41.15'	50.00'	047°09'23"	40.00'	S58°11'45"W	S81°46'27"W	S34°37'04"W	
	8	51.20'	50.00'	058°40'26"	48.99'	N68°53'20"W	N39°33'08"W	S81°46'27"W	
	9	61.89'	50.00'	070°55'21"	58.02'	N04°05'27"W	N31°22'13"E	N39°33'08"W	
D	10	119.80'	358.48'	019°08'51"	119.24'	N08°55'04"W	N00°39'21"E	N18°29'30"W	
	11	17.47'	358.48'	002°47'36"	17.47'	N17°05'43"W	N15°41'55"W	N18°29'30"W	
	12	61.29'	358.48'	009°47'48"	61.22'	N10°48'02"W	N05°54'08"W	N15°41'55"W	
E	13	41.03'	358.48'	006°33'29"	41.01'	N02°37'23"W	N00°39'21"E	N05°54'08"W	
	14								
	15								

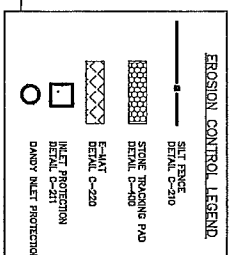
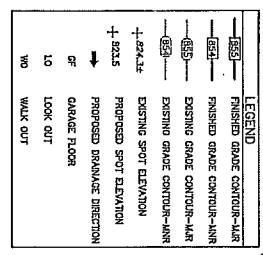
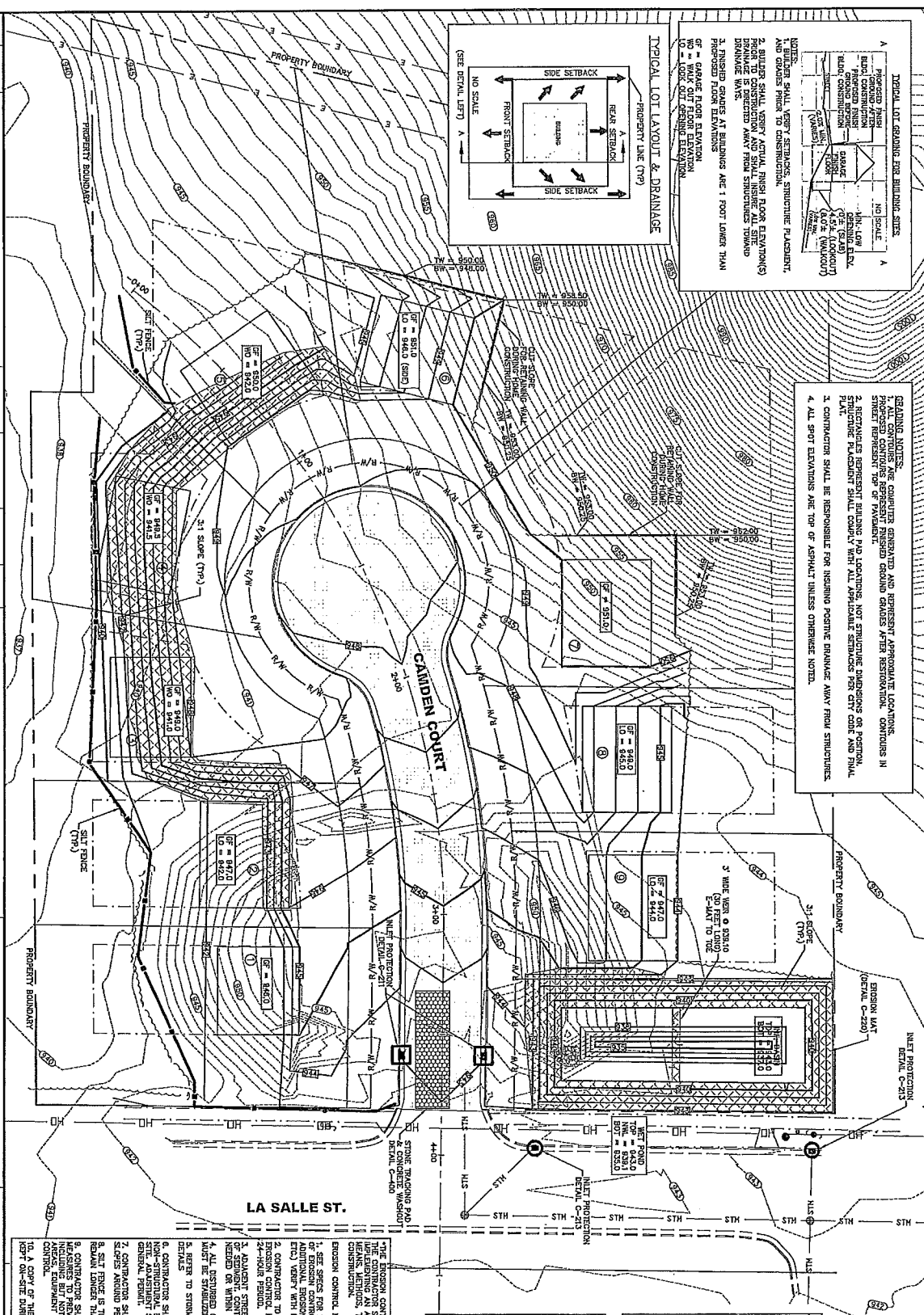
PRELIMINARY PLAT OF INDEPENDENCE PARK 7TH ADDITION

IN THE NE 1/4 OF THE NE 1/4,
SECTION 10, T27N, R9W,
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN
BEING PART OF LOT 2, CERTIFIED SURVEY MAP #2323, VOLUME 12 OF CSM, PAGES 304-305



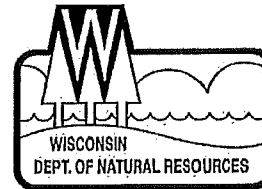


1. ALL CONTROLS ARE COUPLED, EXCEPTED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTROLS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONDITIONS IN STREET IMMEDIATELY TOP OF PAVEMENT.
2. RECTANGLES REPRESENT EXISTING PAV LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE STANDARDS PER CITY CODE AND FINAL PLAN.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR IGNORING POSITIVE DRAINAGE AWAY FROM STRUCTURES.
4. ALL SPOT ELEVATIONS ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.

[illegible]

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Baldwin Service Center
890 Spruce Street
Baldwin, WI 54002

Scott Walker, Governor
Cathy Stepp, Secretary
Dan Baumann, Regional Director
Telephone (715) 684-2914
FAX (715) 684-5940
TDD () -



August 1, 2014

Neil Haselwander
Haselwander Companies
3635 N Hastings Way
Eau Claire WI 54703

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-04: Construction Site Storm Water Runoff
Permittee Name: Haselwander Companies
Site Name: Independence Park-7th Addition
FIN: 51317

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on July 23, 2014, for the Independence Park-7th Addition site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-04, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is August 01, 2014. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:
<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-04
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

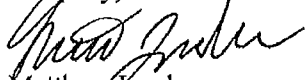
It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, 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 ss. 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 s. 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 s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

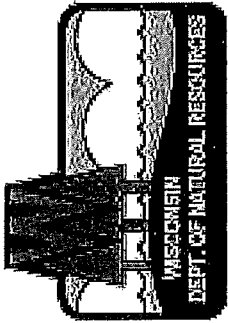
Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Matthew Jacobson at (715) 684-2914x138.

Sincerely,



Matthew Jacobson

ENCLOSURE: Certificate of Permit Coverage



CERTIFICATE OF PERMIT COVERAGE

UNDER THE WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT Permit No. WI-S067831-04

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

EROSION CONTROL COMPLAINTS

should be reported to the WDNR Tip Line at
1-800-TIP-WDNR (1-800-847-9367)

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 51317

Site Name: Independence Park-7th Addition

Address/Location: La Salle Street, Eau Claire City of EAU CLAIRE

Additional Information:

Landowner: Haselwander Companies

Landowner's Contact Person: Neil Haselwander

Contact Telephone Number: (715) 834-9997

Permit Start Date: August 01, 2014

By: _____

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA**

Minutes of July 14, 2014

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Tufte, Genskow, Ms. Rosenau

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1545-14) – TR-1A and R-1A to R-1, Camden Court**
and
PRELIMINARY PLAT (P-2-14) – Independence Park, 7th Addition

Mr. Tufte presented a request to rezone property on the north side of LaSalle Street, east of E. Princeton Avenue, from TR-1A and R-1A to R-1, and to approve the preliminary plat for Independence Park 7th Addition. The Comprehensive Plan identifies the site as being low-density residential development.

The preliminary plat has 9 lots for single-family home construction and an outlot for drainage detention. The outlot should be dedicated to the City. The lots need to meet the minimum standards for design in an R-1 District of 60' width and 8,000 square feet in area. Lots #3 and #4 are noted on the plat as being less than 8,000 square feet in size. Applicant will need to adjust the lot lines on the final plat to provide at least 8,000 square feet in lot size for all building lots with this plat. Lots #6 and #7 appear to have areas in excess of 20% grade. These areas must be legally defined and labeled "non-buildable" on the final plat for compliance with the City's Sewer Service Area Plan or they can apply for an exception to this standard. A reasonable area must be shown on these lots as buildable with this restriction.

Lot access is provided with a short cul-de-sac named Camden Court. Utility easement requests for Xcel Energy, AT & T, and Charter Communication must be shown on the final plat.

Mr. Hibbard questioned whether Lots 5 & 6 could be built within the utility easement area. Mr. Tufte stated the homes could be located to the front of it.

Mr. Hibbard asked why the City taking ownership of the detention pond. Mr. Genskow stated if it drains into a public right-of-way, the City takes ownership.

Ms. Mitchell moved to recommend approval the rezoning and preliminary plat with the conditions noted in the report. Ms. Ebert seconded. The motion passed unanimously.

2. **PUBLIC ZONING (PZ-1403) – Storage Building for Central Maintenance**

Mr. Tufte presented a request to approve a site plan in a P-Public District for a storage building to be located on the east side of Forest Street, across from the Central Maintenance building. The site plan shows a 65' x 75' building on the site with overhead doors facing north and south. Site access is via the existing curb cut to the site. The building is shown at a 30' setback from the street and a 40' setback from the alley to the south. The building elevation shows a metal-sided building with a partial masonry-appearance siding toward the street. It will be used to store existing material on this site and other material in the future.

STAFF REPORT

TO: Plan Commission

HEARING DATES:

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

8-0

FROM: Community Development

FILE NO.: Z-1545-14, P-2-14

CITY COUNCIL: 7/21/14, 7:00 p.m.

AGENDA ITEM: Request to rezone property on the north side of LaSalle Street, east of E. Princeton Avenue, from TR-1A and R-1A to R-1, and to approve the preliminary plat for Independence Park 7th Addition.

APPLICANT: Haselwander Brothers, Inc., 3615 N. Hastings Way, Eau Claire, WI 54703

PROPERTY OWNER: same

ENGINEER/ARCHITECT/

SURVEYOR: Real Land Surveying

TYPE OF INTEREST: owner

SURROUNDING LAND USE:

North:	vacant
East:	residence
South:	apartments
West:	residence

AREA: 9 lots

EXISTING ZONING: TR-1A and R-1A

EXISTING LAND USE: vacant

PROPOSED ZONING: R-1

PROPOSED LAND USE: single-family homes

COMPREHENSIVE PLAN: Comprehensive Plan

APPLICANT'S STATEMENT:

ANALYSIS

Haselwander Brothers, Inc., is requesting to rezone property on the north side of LaSalle Street, east of E. Princeton Avenue, from TR-1A and R-1A to R-1 and to approve the preliminary plat for Independence Park 7th Addition. Attached is the preliminary plat and vicinity map for the project.

The Comprehensive Plan identifies the site as being low-density residential development. The site has existing homes to the east and west, a power line corridor to the north, and four-plexes across the street to the south. We believe the rezoning request is consistent with the Comprehensive Plan and compatible with surrounding development.

The preliminary plat has 9 lots for single-family home construction and an outlot for drainage detention. The outlot should be dedicated to the City. The lots need to meet the minimum standards for design in an R-1 District of 60' width and 8,000 square feet in area. Lots #3 and #4 are noted on the plat as being less than 8,000 square feet in size. Applicant will need to adjust the lot lines on the final plat to provide at least 8,000 square feet in lot size for all building lots with this plat. Lots #6 and #7 appear to have areas in excess of 20% grade. These areas must be legally defined and labeled "non-buildable" on the final plat for compliance with the City's Sewer Service Area Plan or an exception to this standard would be required (see City Engineer's report). A reasonable area must be shown on these lots as buildable with this restriction.

Lot access is provided with a short cul-de-sac named Camden Court. Utility easement requests for Xcel Energy, AT & T, and Charter Communication must be shown on the final plat. Attached is the City Engineer's report on the availability of City services.

RECOMMENDATION

We recommend approval of Z-1545-14.

This item will be considered by the City Council at its July 2 meeting.

We would recommend approval of P-2-14, the preliminary plat for Independence Park 7th Addition subject to the following conditions:

1. Show the outlot as dedicated to the City.
2. Adjust the lot lines on the final plat so that all building lots are 8,000 square feet or larger
3. 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.
4. Indicate utility easement requests for Xcel Energy, AT & T, and Charter Communication.
5. Compliance with the attached recommendations of the City Engineer's report.

Engineering Analysis & Report



Department of Public Works Engineering Division

SUBJECT: Plat of Independence Park 7th Addition
Preliminary Plat Review

DATE: July 8, 2014

This report is prepared in accordance with Section 17.020 of the City Code for a proposed plat of Independence Park 7th Addition. This report is based on materials received by the City of Eau Claire Department of Public Works on July 8, 2014. This area is generally located: North of LaSalle Street, west of Black Avenue and east of East Princeton Avenue; in the NE ¼ of Section 10, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin.

STREETS

The street system for Independence Park 7th Addition is composed of 260 feet of new roadway. The street system includes:

- Camden Court

None of the proposed street grades are expected to exceed the 10% threshold that requires Plan Commission approval.

Portions of the roadway are already constructed at the street connections to LaSalle Street. Curb and gutter currently exists on LaSalle Street and will be required for this development. Sidewalk currently exists along LaSalle Street. 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 these streets. The request for the plat street names has been distributed to the Police Department, Fire Department, Communication Center, and Postal Service, to determine the adequacy of the street names. Before approval of the final plat, the street names will need approval by these agencies.

TRAFFIC

The proposed residential development is not anticipated to impact traffic flow in the area.

WATER MAIN

The existing water main in LaSalle Street is of adequate size and pressure to serve this subdivision. Construction of the water main facilities to be extended into this development should be done through a development agreement.

SANITARY SEWER

The existing sanitary sewer in LaSalle Street is of adequate size and depth to serve this subdivision. Construction of the sanitary sewer facilities to be extended into this development should be done through a development agreement.

Portions of the land within this preliminary plat have slopes that are steeper than 20% slope. These areas should be shown on the 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 on the Independence Park Development (Princeton Valley) have had Type IV Amendments approved with conditions for erosion control and engineered slope stabilization measures.

STORM DRAINAGE

Runoff from this development may discharge into the storm sewer that exists in LaSalle Street. This storm sewer will need to be extended into the development to provide a discharge location for runoff from the site.

A downstream analysis will be required for all discharge points to be sure that the conveyance systems can handle the peak flows. Runoff detention will be required for this site. Detention criteria will be:

The peak discharge from the developed plat, resulting from a 1-% probability design storm event (100-year) will not exceed the more restrictive of either:

- The peak discharge from the current land conditions, resulting from the 33% probability design storm event (3-year), or
- Downstream conveyance capacity. The point of concern for downstream conveyance capacity is at the intersection of Black Avenue and Providence Court. The downstream analysis may terminate where the Black Avenue drainage conveyance system discharges to the USH 53 ditch.

The preliminary plat shows an out lot for the storm water facility. This out lot will need to be dedicated to the City of Eau Claire.

Calculations will need to be provided showing that the storm water detention facility and storm drain piping is adequately sized.

Construction of the storm water facilities 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 facility in a non-erosive manner.

TRANSIT

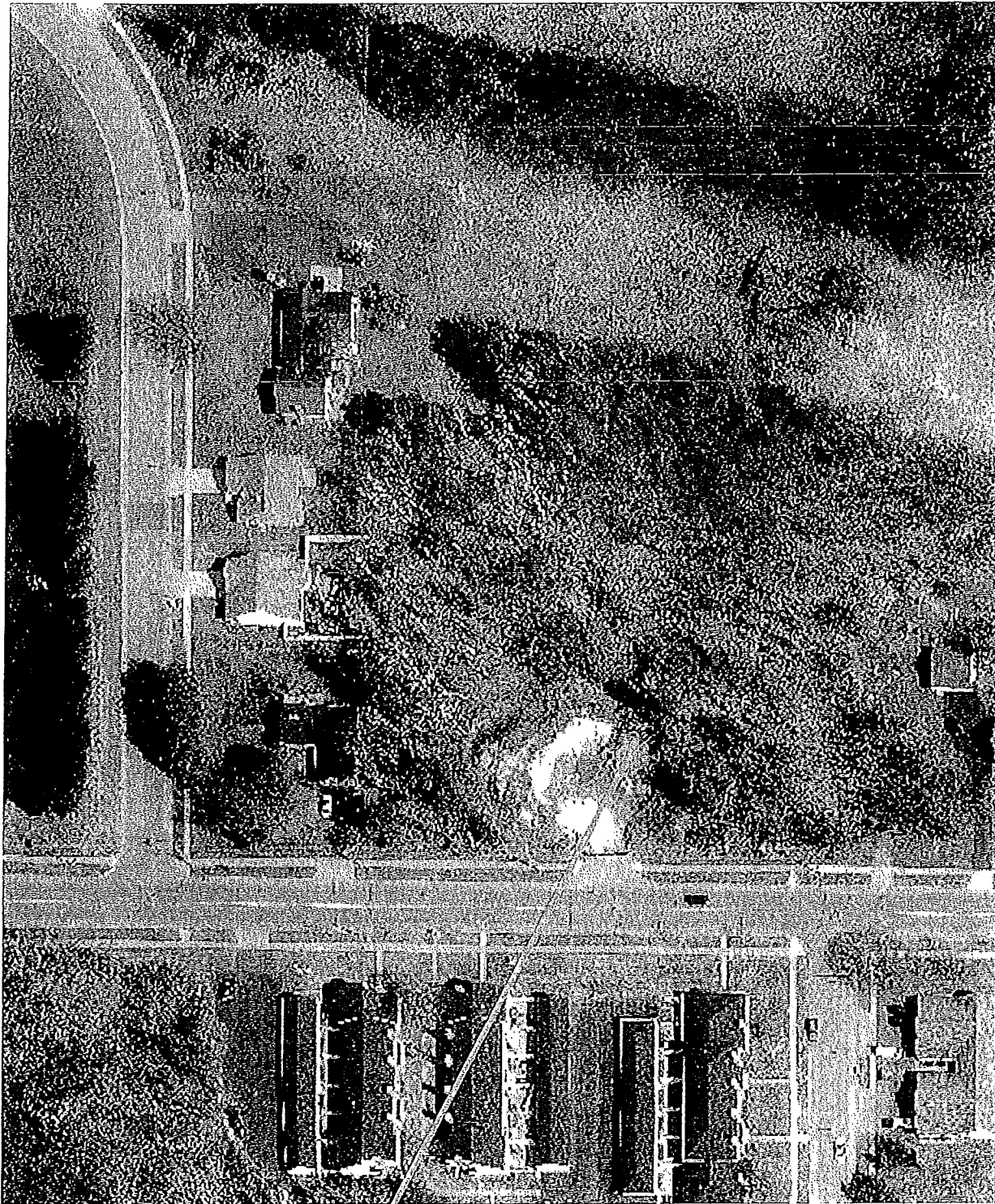
The closest transit route is located at the intersection of Abbe Hill Drive and LaSalle Street and requires crossing STH 312 to access it from this development. There are no current plans to extend transit service to this area.

RECOMMENDATIONS

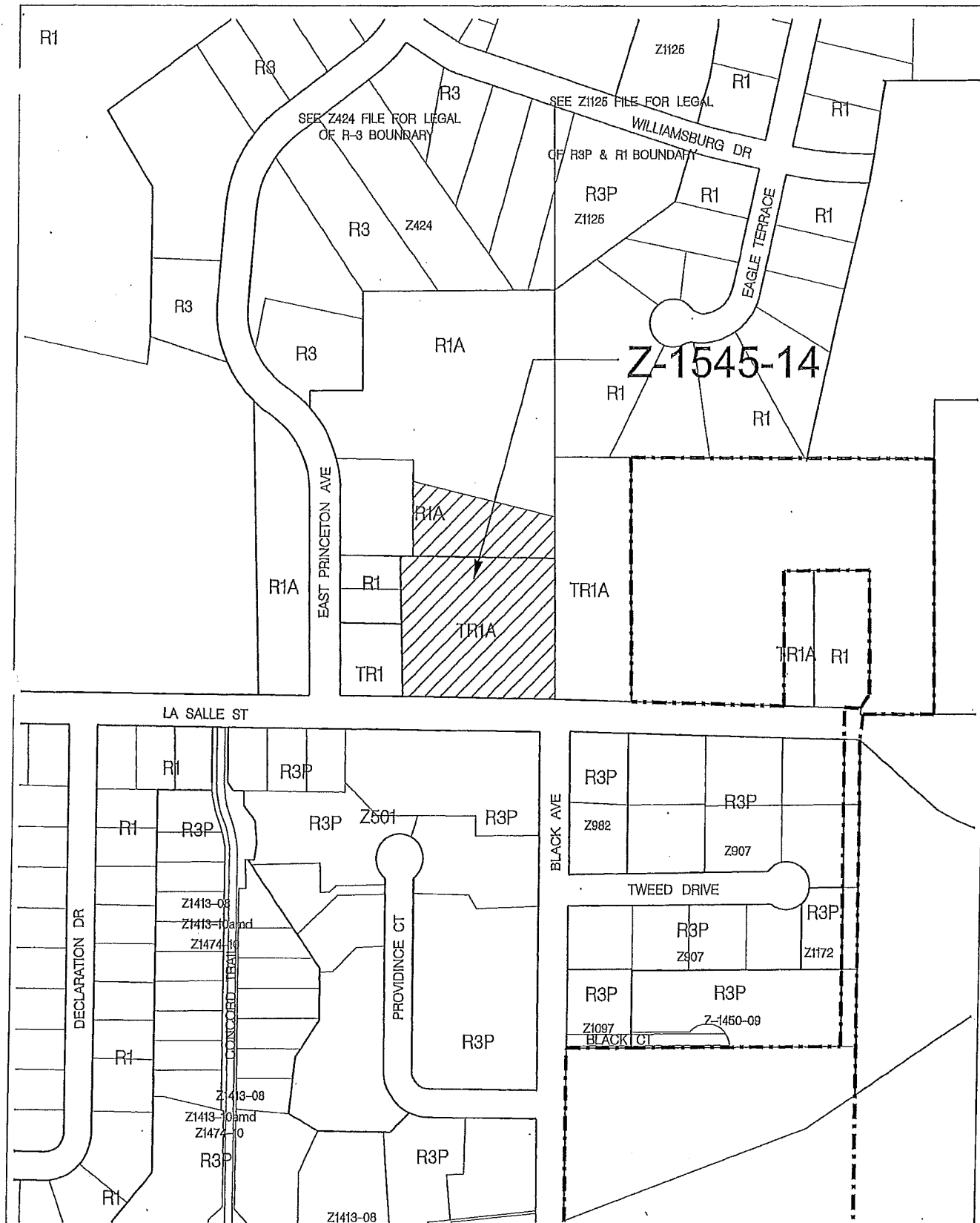
The preliminary plat for Independence Park 7th Addition meets the minimum subdivision requirements under Section 17.12 of the City Code. The following recommendations should be made part of the final plat conditions:



1. Enter a development agreement in accordance with Section 17.24 for street, sidewalk, and utility improvements within the subdivision and downstream drainage improvements, if required.
2. Provide detailed calculations of the estimated storm water runoff from this plat. These calculations are to be used to size on-site storm water conveyance systems, size the storm water detention facility, and the discharge piping from the detention facility to LaSalle Street. Include a downstream conveyance analysis from the proposed plat to where the Black Avenue storm water conveyance system discharges to the STH 312 ditch.
3. Provide information on proposed street grades. Street grades greater than 10% or less than 0.3% must be approved by the Plan Commission. This approval should be requested before the final plat being submitted.
4. Show areas on the plat that have slopes greater than 20% and areas within this designation where land disturbing activities are proposed to occur.
5. 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



**Subject property,
north side of LaSalle Street**



	DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF EAU CLAIRE, WI		FILE #	
			Z-1545-14	
ADDRESS	PARCEL NUMBER	ZONING	DATE	
NW OF LASALLE ST AND BLACK AVE	11-1360A & PORTION OF 11-1363	TR-1A & R-1A TO R-1	6-19-14	

LOT AREA TABLE

LOT 1	10,511 SQ. FT.
LOT 2	8,361 SQ. FT.
LOT 3	7,279 SQ. FT.
LOT 4	7,896 SQ. FT.
LOT 5	16,576 SQ. FT.
LOT 6	21,671 SQ. FT.
LOT 7	20,799 SQ. FT.
LOT 8	8,324 SQ. FT.
LOT 9	8,170 SQ. FT.
OUTLOT 1	7,264 SQ. FT.

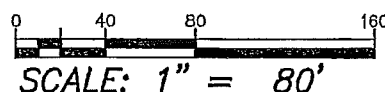
UNPLATTED LAND

UNPLATTED LAND

LEGEND

- FND. 1" O.D. IRON PIPE
- SET 1-1/4" x 18" REBAR
WEIGHING 4.30 LBS./LIN.FT.
SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
AT ALL OTHER LOT CORNERS.
- () --- RECORDED AS

--- UTILITY EASEMENTS, WIDTH AS SHOWN
UNLESS NOTED OTHERWISE



SCALE: 1" = 80'

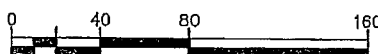
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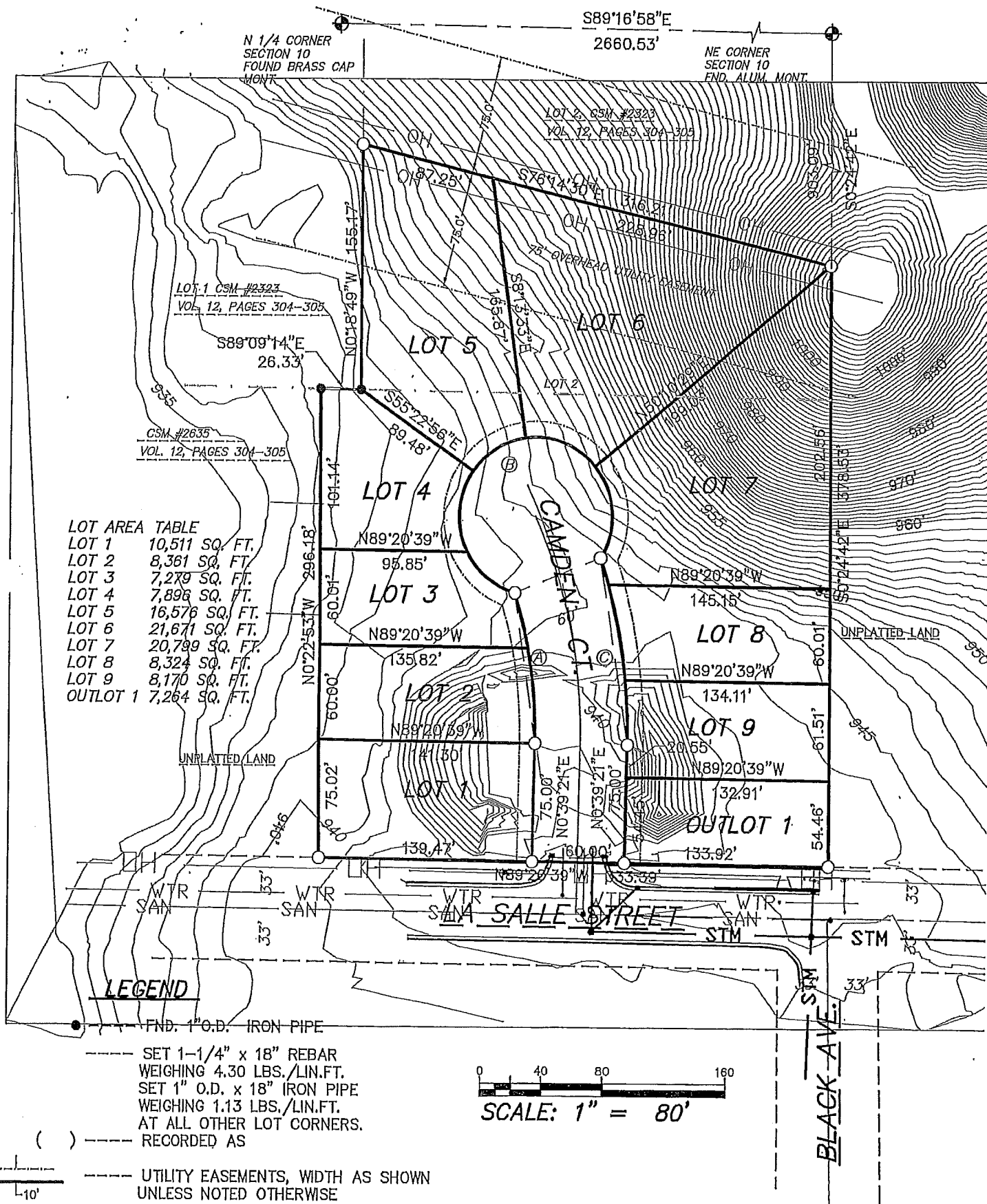
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- UTILITY EASEMENTS, WIDTH AS SHOWN UNLESS NOTED OTHERWISE



SCALE: 1" = 80'





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A | A | A

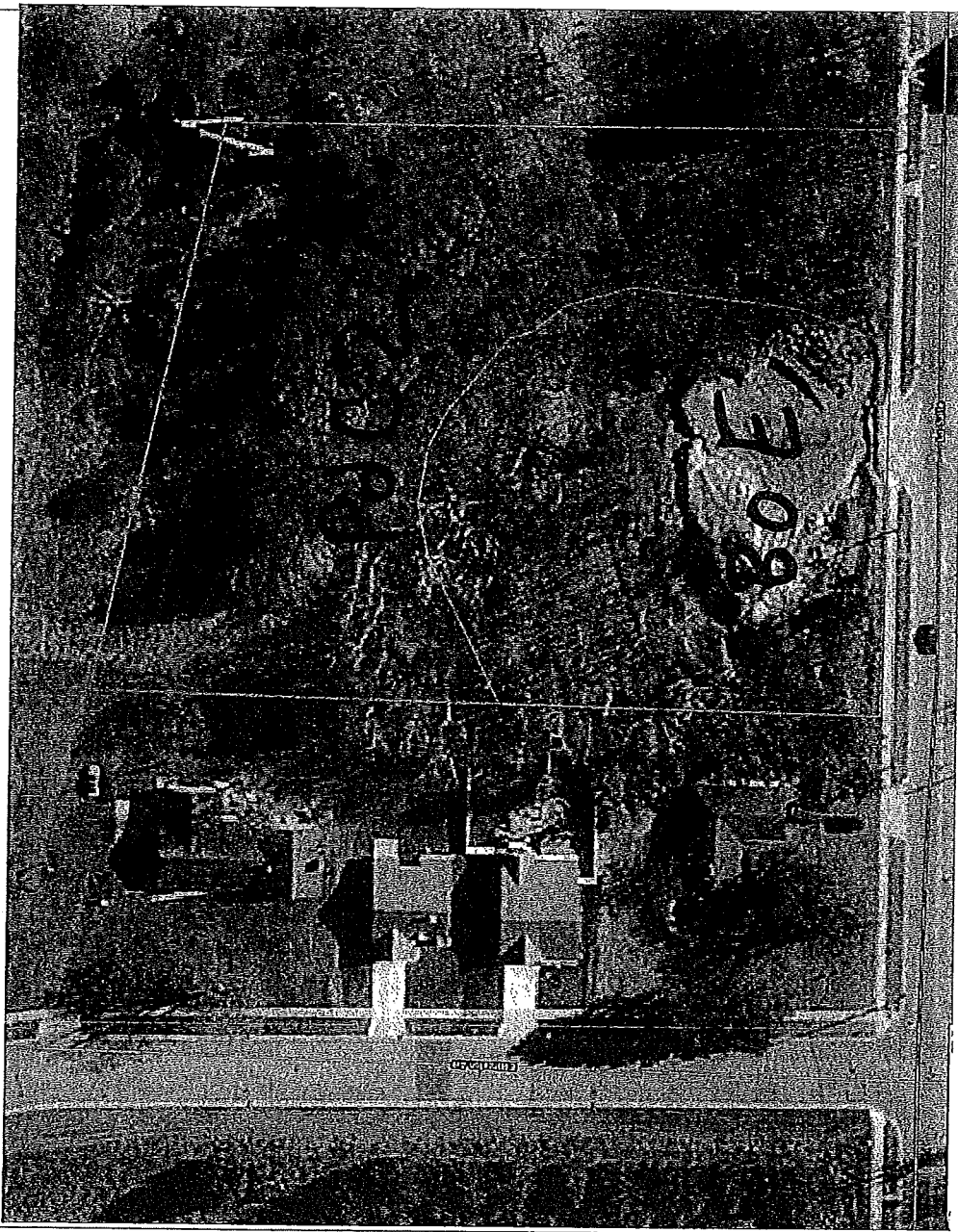
Area of Interest (AOI) | Soil Map | Soil Data Explorer | Download Soils Data | Shopping Cart (Free)

Printable Version | Add to Shopping Cart

Search				
Map Unit Legend				
Eau Claire County, Wisconsin (WI035)				
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI	
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	1.1	40.6%	
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	1.7	59.4%	
Totals for Area of Interest		2.8	100.0%	

Soil Map

 Scale (not to scale)



**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

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

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/50th 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 (10th 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 7th 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.