



May 2, 2014

DNR File No. WC-0007

Ms. Lynn Nelson, Executive Director
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 Altoona – Club View Estates

Dear Ms. Nelson:

We received a request submitted electronically to the Department on April 29, 2014, to amend the *2025 Chippewa Falls/Eau Claire Sewer Service Area Plan* to allow the extension of sewer service to 1.1 acres of land delineated as an environmentally sensitive area. These 1.1 acres are part of the 21.3 acre development known as Club View Estates and include areas of steep slopes, some of which are not natural, but instead are the result of fill from the construction of the Spooner Avenue overpass of USH 53. The Department hereby approves this amendment request. This review is an equivalent analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Stats (see attached maps).

The City of Altoona requested this Type IV Amendment on February 25, 2014, which was reviewed by the staff at the West Central Wisconsin Regional Planning Commission (WCWRPC). On April 9, 2014, 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:

- Prior to grading or construction, any applicable land use, environmental, erosion control and storm water management permits must be obtained and related plans implemented, as required by the City of Altoona;
- Should the layout or uses of Lots 13, 14, 17-24, and 36-41 be modified prior to 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 Sewer Service Area Plan;
- The project will disturb over one acre of land and therefore will be subject to NR 216 and NR 151 permitting for a construction site. An application will need to be completed and submitted for review prior to any land disturbing activities. The permit forms can be found at <http://dnr.wi.gov/topic/stormwater/construction/forms.html>
- Construction site erosion control will be consistent with the techniques outlined by WDNR Technical Standards for Erosion Control.

This plan update becomes a part of the Lower Chippewa River Basin Plan and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217), and outlined in the federal regulations 40 CFR, Part 35.

The approval of this sewer service area plan update 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:

Cindy Bauer, Clerk, City of Altoona, 1303 Lynn Avenue, Altoona, WI 54720
David A. Walter, DPW, City of Altoona, 1303 Lynn Ave, Altoona, WI 54720
Chris Straight, WCWRPC, 800 Wisconsin St, Suite D2-401, Eau Claire, WI 54703-3606
Eric Henningsgard– DNR/Baldwin Office
Lisa Helmuth – WQ/3
Fran Keally – WQ/3

RECEIVED

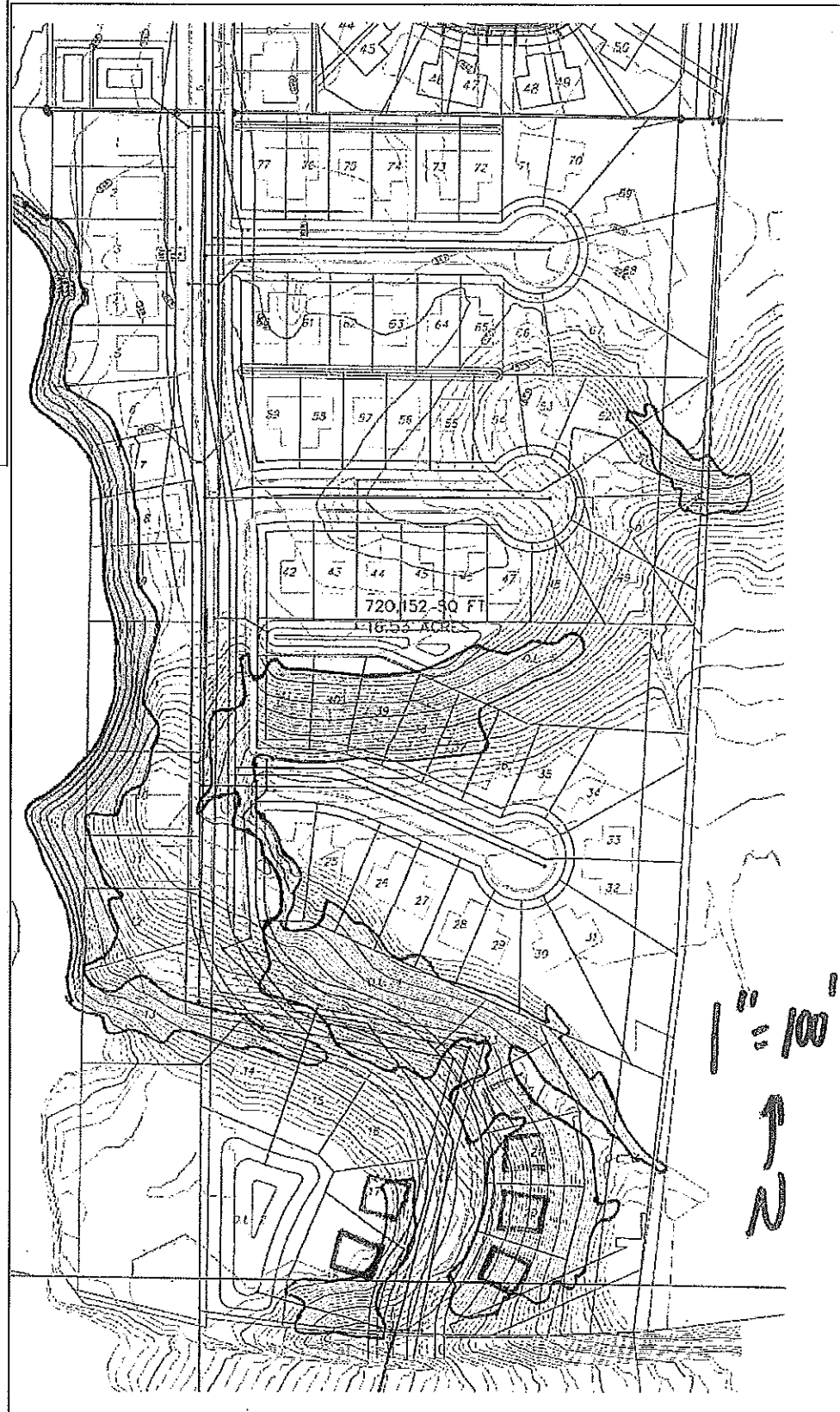
MAY - 5 2014

WT/3 - WY/3 - OGL/3

**Club View
 Estates
 Preliminary Plat
 and Building
 Footprints**

Areas of steep
 slopes (20+%)
 shown in dark
 gray.

Provided by
 Advanced
 Engineering
 Concepts, LLC.





September 12, 2014

DNR File No. WC-0008

Ms. Lynn Nelson, Executive Director
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 – Briar Hills Estates

Dear Ms. Nelson:

We received a request dated August 29, 2014, to amend the *2025 Chippewa Falls/Eau Claire Sewer Service Area Plan* to allow the extension of sewer service to homes which will encroach upon 0.493 acres of steep slope currently delineated as an environmentally sensitive area (ESA). The Department approves this amendment request subject to the conditions and notes below.

This amendment area is part of the 21-acre development known as Briar Hills Estates, which is part of the General Development Plan for the Oakwood Business Park. In 2003, this General Development Plan identified areas of slopes in excess of 20% and also designated a Conservancy Area. Information available at that time did not indicate that slopes steeper than 20% would extend into the building pad zones for this development. More recent surveys for the actual plat development revealed that 0.493 acres of steep slopes remained in the back of nine lots along S. Oakwood Hills Parkway, even though variances were granted to reduce the required front set back from the street (See Maps on Sheets 1, 2, and 3.)

The City of Eau Claire requested this Type IV Amendment on August 8, 2014, which was reviewed by the staff at the West Central Wisconsin Regional Planning Commission (WCWRPC). On a case-by-case basis, a Type IV Amendment allows land disturbance activities within an area designated as environmentally sensitive by removing the land from the ESA and amending the boundary. On August 27, 2014, 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 with the following conditions:

- As requested by the City of Eau Claire, no home construction may occur until an Erosion Control Plan is approved by the City;
- 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;
- 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 Sewer Service Area Plan.

In addition, the Department requests that WCWRPC does not issue the 208 conformance letter for a sewer extension prior to receiving a copy of the WPDES permit for Construction Site Stormwater Runoff.

Finally, please note the following points for future amendment requests:

- Construction site erosion control shall be consistent with the techniques outlined by *WDNR Erosion Control Technical Standards*;
- The City of Eau Claire must send their approved Erosion Control Plan or an *engineered slope stabilization plan*, if required, to the regional WDNR for comment prior to the commencement of building construction;
- As stated in the 2025 Sewer Service Area Plan (Section 6.3.4), the WCWRPC and all applicants who are considering requesting a Type IV Amendment should make a formal request for a meeting with the appropriate regional WDNR staff prior to preliminary plat development. It is critical that WDNR regional staff have a chance to review any proposals which seek to encroach upon environmentally sensitive areas prior to an amendment request to WCWRPC.

This plan update becomes a part of the Lower Chippewa River Basin Plan and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217), and outlined in the federal regulations 40 CFR, Part 35.

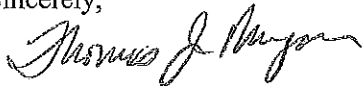
This review is an equivalent analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Stats.

The approval of this sewer service area plan update 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, PE, Deputy City Engineer, Department of Public Works, 203 S. Farwell St, PO Box 5148,
Eau Claire, WI 54702-5148

Sean Bohan, Advance Engineering Concepts, LLC, 635 Fairfax St, Altoona, WI 54720

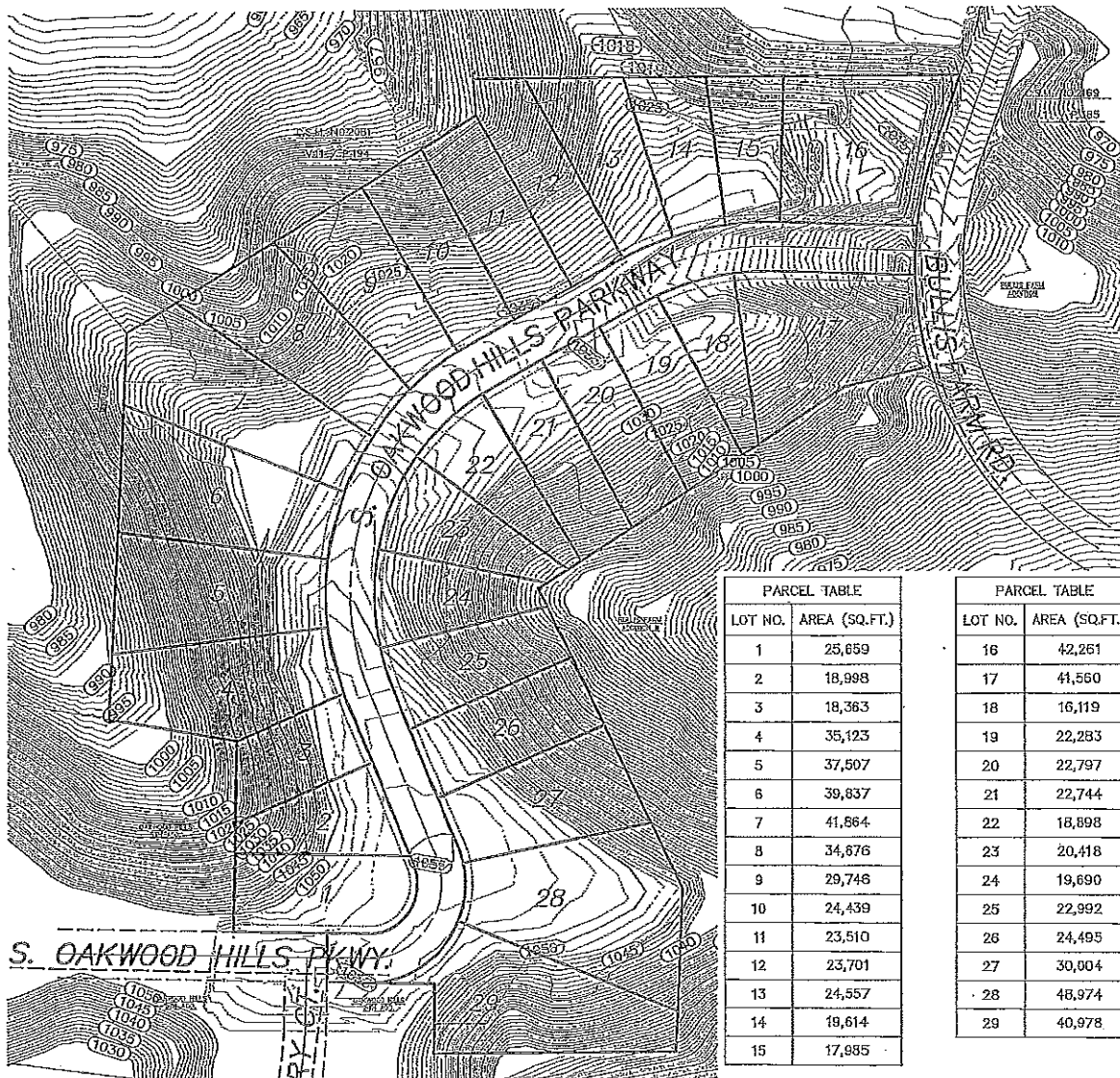
Chris Straight, WCWRPC, 800 Wisconsin St, Suite D2-401, Eau Claire, WI 54703-3606

Eric Henningsgard-- DNR/Baldwin Office

Matt Jacobson -- DNR/Baldwin Office

Lisa Helmuth -- WQ/3

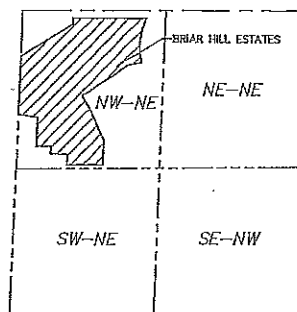
Fran Keally -- WQ/3



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	17,885

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 NW¼ OF SECTION 2



LANDOWNER:
-- KEYSTONE CORP

SUBDIVIDERS:
-- CODY FILIPOZAK

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

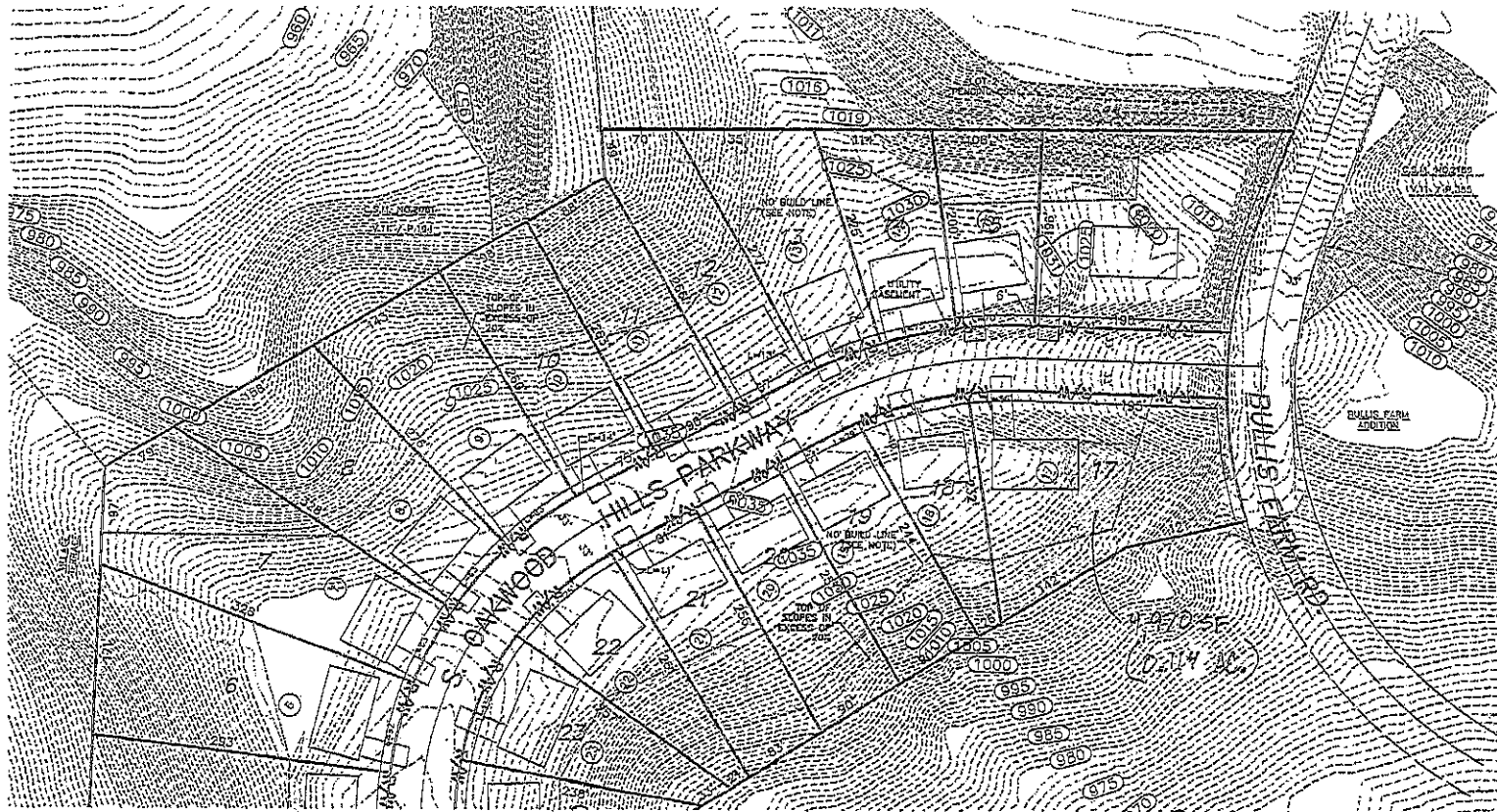
JUL 15 2014

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

SHEET 1 OF 3



0 50 100 200
SCALE: 1" = 100'

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. 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 3 OF 3

WCM
WISCONSIN
CADD
COORDINATE, PLATTED, ADJUSTED, REVD.



September 22, 2014

DNR File No. WC-0009

Ms. Lynn Nelson, Executive Director
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 – Independence Park 7th Addition

Dear Ms. Nelson:

We received a request dated August 29, 2014, to amend the *2025 Chippewa Falls/Eau Claire Sewer Service Area Plan* to allow the extension of sewer service to homes on lots which are partially within an environmentally sensitive area (ESA). The Department approves this amendment request subject to the conditions and notes below.

This amendment area is part of the 3.1-acre development known as Independence Park 7th Addition, which is located on the northeast side of Eau Claire Avenue, north of La Salle Avenue, between E. Princeton Avenue and Black Avenue. The rear portion of Lots 6 and 7 contain slopes greater than 20%. Approximately 0.12 acres have been identified for re-grading (See Maps 1 and 2.)

The City of Eau Claire requested this Type IV Amendment on August 8, 2014, which was then reviewed by the staff at the West Central Wisconsin Regional Planning Commission (WCWRPC). On a case-by-case basis, a Type IV Amendment allows land disturbance activities within an area designated as environmentally sensitive by removing the land from the ESA and amending the boundary. On August 27, 2014, 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 with the following conditions:

- Any applicable environmental or erosion control permits must be obtained and related plans implemented as required by the City of Eau Claire and the State of Wisconsin;
- 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 Sewer Service Area Plan.

In addition, please note the following points for future amendment requests:

- Construction site erosion control shall be consistent with the techniques outlined by *WDNR Erosion Control Technical Standards*;
- The City of Eau Claire must send their approved Erosion Control Plan or an *engineered slope stabilization plan*, if required, to the regional WDNR for comment when the final placement of all the building pads is known;

- As stated in the 2025 Sewer Service Area Plan (Section 6.3.4), the WCWRPC and all applicants who are considering requesting a Type IV Amendment should make a formal request for a meeting with the appropriate regional WDNR staff prior to preliminary plat development. It is critical that WDNR regional staff have a chance to review any proposals which seek to encroach upon environmentally sensitive areas prior to an amendment request to WCWRPC.

This plan update becomes a part of the Lower Chippewa River Basin Plan and will be forwarded to the US Environmental Protection Agency to meet the requirements of the Clean Water Act of 1987 (Public Law 92-500 as amended by Public Law 95-217), and outlined in the federal regulations 40 CFR, Part 35.


This review is an equivalent analysis action under s. NR 150.20 (2) (a) 3, Wis. Adm. Code. By means of this review, the Department has complied with ch. NR 150, Wis. Adm. Code, and with s. 1.11, Stats.

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

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Sincerely,


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

cc:
John Genskow, PE, Deputy City Engineer, Department of Public Works, 203 S. Farwell St, PO Box 5148,
Eau Claire, WI 54702-5148
Sean Bohan, Advance Engineering Concepts, LLC, 635 Fairfax St, Altoona, WI 54720
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Eric Henningsgard – DNR/Baldwin Office
Matt Jacobson – DNR/Baldwin Office
Lisa Helmuth – WQ/3
Fran Keally – WQ/3

MAP 1



MAP 2

