

December 5, 2017

Lisa Helmuth, Water Resources Management Specialist
Wisconsin Department of Natural Resources
Division of Environmental Management-Water Quality Monitoring Section
101 South Webster Street
P.O. Box 7921
Madison, WI 53707-7921

RE: Request for WDNR Administrative Review and a possible Type IV Amendment of the Chippewa Falls/Eau Claire Urban Sewer Service Plan for 2025 involving approximately 0.10 acres of steep slope (20+%) within the southern portion of Lot 6 of the Woodland Plat, City of Eau Claire

Dear Ms. Helmuth:

The Commission has received the enclosed request dated December 5, 2017, from the City of Eau Claire for a Type IV Sewer Service Plan Amendment to remove approximately 0.10 acres of environmentally sensitive area (ESA) from the sewer service area plan in order to allow for in-fill development of a single-family home on a newly created lot. The Eau Claire Plan Commission has approved a Certified Survey Map (CSM) to allow construction of the new home on the condition that a Type IV amendment is approved.

WCWRPC is requesting a WDNR administrative review and action on the amendment request for the following reasons:

- Within the current sewer service area plan (SSA Plan), it is unclear whether WCWRPC and the local water quality advisory committee (the MPO) have the authority to review and take action on this amendment request. This is a proposed infill development; no sewer extension or 208 conformance review is required. Sanitary sewer service for the Woodland Plat was constructed in 1998. Chapter 6.3 of the SSA states that a Type IV amendment is requested when there is potential ESA encroachment in concert with a sewer extension, which is also consistent with most policies in the current plan. Historically, if there is no sewer extension, typically there is no 208 letter required and WCWRPC has not been involved. As you are aware, we are currently updating the SSA Plan policies and procedures to clarify such uncertainties. But in the interim, a strict interpretation of Chapter 6.3 suggests that the standard amendment procedure does not apply to the City's 12/5/17 amendment request.

- Potentially complicating matters is the fact that this is an “after-the-fact” amendment request. As noted in the 9/18/17 Plan Commission minutes included in the City’s request, grading at the site and encroachment of the approximately 0.10 acres of steep slope ESA has already occurred prior. As I understand it, this grading occurred without the consent and knowledge of the City and prior to the involvement of the current land surveying/engineering firm. While this may not impact the decision to approve or deny the amendment, the current SSA Plan does not suggest how such “after-the-fact” amendments should be handled and potential actions should such an amendment be denied.

The following additional information may be particularly helpful in your consideration of this request:

- The project location is within the sewer service area boundary and, except for the ESA encroachment, the project is otherwise in conformance with the SSA Plan. In fact, policies within the SSA Plan specifically encourage infill and a compact pattern of development.
- As noted in the City’s request, the site is located over 6,500 feet from the nearest surface water or floodplain. I will add that the nearest mapped wetland is over 3,500 feet from the project site. Except for the steep slope, the project area includes no other known ESAs and there would be no direct runoff of stormwater to any surface water or wetland.
- The City’s request includes a Site Grading and Erosion Control Plan prepared by a licensed engineer and describes the construction erosion control and post construction stabilization measures that are being required. The City’s Engineering Department has approved the Grading Plan.

Please contact me if you have any questions.

Thank you,



Chris Straight
Senior Planner

chris@wcwrpc.org

cc: John Genskow, City Engineer, City of Eau Claire
Eric Knauf, American Land Surveying



Engineering Department
Phone: 715-839-4934
Fax: 715-552-7288

December 5, 2017

Ms. Lynn Nelson, Executive Director
WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION (WCWRPC)
800 Wisconsin Street
Mail Box 9
Building D2, Room 401
Eau Claire, WI 54703

RE: Type IV Sewer Service Plan Amendment – Lot 6 Woodland Plat
Environmentally Sensitive Areas – Slopes in Excess of 20%
Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025

Dear Ms. Nelson:

With this letter, the City of Eau Claire requests the WCWRPC's consideration and approval of a Type IV – Sewer Service Plan Amendment to allow disturbance of 0.1 acres of the above referenced lot containing slopes in excess of 20%. Approving this amendment will 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 to split an existing parcel to allow construction of a single family home on the newly created lot. All improvements will be constructed in accordance with applicable building and plumbing codes as well as the approved site grading plan.

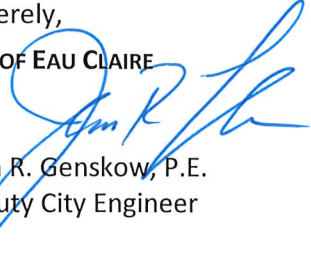
Slopes in excess of 20% are excluded for the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025 (SSAP) prepared in 2007.

The City of Eau Claire Plan Commission approved the CSM with the understanding that a Type IV Amendment would be required prior to construction moving forward on the site. A grading plan including slope stabilization measures has been prepared by an engineer licensed to practice in the State of Wisconsin and has been approved by the City of Eau Claire.

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

Sincerely,

CITY OF EAU CLAIRE


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

Enclosures

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

**WALID SLEIMAN RESIDENCE
LOT 6, WOODLAND
4724 OAKWOOD HILLS PARKWAY
EAU CLAIRE, WISCONSIN**

1. Background
 - A. The Chippewa Falls / Eau Claire Urban Sewer Service Plan (SSP) for 2025 approved by the Wisconsin Department of Natural Resources (WDNR) on July 5, 2007, delineates Environmentally Sensitive Areas including wetlands, shore lands, floodplains, steep slopes, and other limiting physical features. The purpose for this request is to modify the limits of the environmentally sensitive area in a designated location to permit the construction of a single family home on a slope that exceeds 20%.
 - B. The City of Eau Claire Planning Commission approved a Certified Survey Map (CSM) to split Lot 6 on the Woodland Plat on September 18, 2017, with the understanding that the SSP needed to be amended to allow construction within the 20% no-build line shown on the plat.
 - C. A Type IV Plan Amendment is required to amend the SSP.
 - D. The purpose of this request is to amend the SSP to allow land disturbance activities for a building pad within 0.1 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 Type IV Plan Amendment is located on the southeast side of Eau Claire. The requested area is Lot 6 of the Woodland Plat, which is located on S. Oakwood Hills Parkway.
 - B. The area that will be subject to the proposed amendment is within the southerly portion of Lot 6. (See Preliminary CSM.)
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 for approval as described below:
 1. That the SSP Map be amended to eliminate approximately 0.1 acres of the platted non-buildable area from Lot 6 of the Woodland Plat.
 2. The Environmentally Sensitive Area and the SSP Map shall be amended in said location to allow the construction of one single family home per the grading and stabilization plan prepared by an engineer licensed to practice in the State of Wisconsin and approved by the City of Eau Claire.

Amendment Justification

- A. The following technical information follows requirements listed within Section 6.3 Sewer Service Area Amendment Process of the Chippewa Falls/Eau Claire Urban Sewer Service Area Plan for 2025. This supporting documentation serves as justification for a Type IV Amendment; specifically for development of an Environmentally Sensitive Area involving slopes in excess of 20%.

(1) Proximity to Streams

- i. The proposed area of development is not located close nor discharges directly to any river, stream, or water body tributary. The closest water body point to which the development could affect is Otter Creek; a tributary of the Eau Claire River. The proposed amendment is located approximately 6,500 feet west of the area's outfall to Otter Creek. The runoff from this site passes through two regional storm water facilities prior to discharge to Otter Creek and should not negatively impact the creek with direct runoff from erosion.

(2) Downstream Drainage

- i. Treatment of surface water runoff and drainage and peak rate runoff control is accomplished by a 1.3 acre regional storm water pond and infiltration basin serving the Woodland Plat and S. Oakwood Hills Parkway. This facility is located in the south east quadrant of the S. Oakwood Hills Parkway and Golf Road intersection. Discharge from this facility flows through a second storm water facility, approximately 22 acres in size and designed to treat and serve the surrounding commercial development, residential, and infrastructure. Specifically, the second storm water facility is located in the northwest quadrant of the Golf Road and USH 53 intersection. It is owned, operated, and maintained by the City of Eau Claire.

(3) Consistency with Existing Development Patterns

- i. The proposed lot subdivision would result in a lot configuration consistent with the layout of the existing neighborhood and would result in in-fill development. This layout is supported by the City of Eau Claire Community Development staff.

(4) Compliance with the City Comprehensive Land Use Plan

- i. The proposed development is consistent with the current City of Eau Claire Comprehensive Land Use Plan.

(5) Cost-Effective Sewer Service

- i. A sanitary sewer was constructed in S. Oakwood Hills Parkway in 1998 to serve the Woodland Plat. No sewer main extension is required to serve this proposed construction.

(6) Erosion Control Plans

- i. Best management practices proposed for control and minimization of erosion and sedimentation for the project site are shown on the Site Grading and Erosion Control Plan for this project. This plan was prepared by a professional engineer licensed to practice in the State of Wisconsin.
- ii. Construction erosion control measures include silt fencing, erosion control mat, and tracking control. All disturbed areas will be restored with grass seed and/or sod as soon as possible after earthwork activities have been completed. Steep slopes shall be maintained at maximum slopes as shown on the Site Grading Plan. Drainage swales will divert runoff away from steep slopes and will be lined with erosion mat for vegetative restoration.
- iii. Post-construction stabilization measures include retaining walls, runoff diversion, vegetation, and armored slopes.

(7) Environmental Impacts

- i. Environmentally Sensitive Areas (20% slopes) will be graded to provide stable slopes and a suitable building area for a single family residence where attainable. Landscape retaining walls will be installed where naturally stable slopes are not attainable.
- ii. Wildlife movement through the area appears to be minimal because it is surrounded by development on all four sides. The site is best described as an isolated pocket of woods on a hillside.

(8) Soils

- i.* Soils within the environmentally sensitive area of the site are predominately characterized by well-drained loam; mapped as the Elk Mound loam. These soils are generally medium to finely textured in the upper horizons that extend to weakly cemented sandstone bedrock. These soils formed in loamy deposits are typically found on upland ridges. Permeability is moderate to moderately rapid in the upper horizons and moderately slow to moderate in the sandstone bedrock. Slopes can range up to 60%; in the amendment area, slopes are consistent with this survey. The potential for runoff and associated erosion range from negligible to high depending upon the slope. The disturbed area has moderate risk (0.37 on a scale of 0.02 to 0.69) for susceptibility of soil to sheet and rill erosion by water. Higher values indicate higher risk of erosion.

(9) Permits

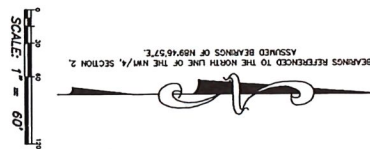
- i.* The City of Eau Claire Plan Commission has approved the proposed CSM.
- ii.* The City of Eau Claire Engineering Department has approved the submitted Grading Plan.
- iii.* A building permit will be required and construction will be required to meet all requirements of the Uniform Dwelling Code and the approved Site Grading Plan.

Attachments

- Woodland Subdivision Plat
- Preliminary CSM (illustrating the proposed amendment area, contains vicinity map)
- Grading and Erosion Control Plan
- City of Eau Claire Plan Commission Staff Report
- City of Eau Claire Plan Commission Minutes
- USDA Eau Claire County Soil Survey Excerpt

May 8. 2nd
VOL. PLA FACE 49th

EAU CLAIRE COUNTY
REGISTER OF DEEDS
JUL 25 PM 4 00



1. DUANE R. BUNTZ, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF WOODLAND LOCATED IN THE NW¼ OF SECTION 14, T14N, R10E, S14E, OF THE 1836 ORIGINAL PUBLIC LANDS BEING PART LOT 193, OAKWOOD HILLS THIRD ADDITION AND ALL OF LOTS 13+14, OAKWOOD HILLS SECOND ADDITION, ALSO BEING ALL OF VACATED PARKVIEW CORNER (VACATED BY THE CITY OF EAU CLAIRE, 01/6/99 RESOLUTION NO. 99-13) BEING PART OF LOT 134, OAKWOOD HILLS SECOND ADDITION, AND BEING PART OF LOT 134, OAKWOOD HILLS SECOND ADDITION, ALSO BEING ALL OF OUTLOT 1 AND 2, OF CERTIFIED SURVEY MAP NO. 1645 AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE S 89°04'45" E, 417.01 FEET, THENCE SOUTHERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, 116.04 FEET TO THE POINT OF BEGINNING, THENCE S 76°04'40" W, 166.5 FEET TO THE SOUTHEAST CORNER OF OUTLOT 2, CERTIFIED SURVEY MAP NO. 1645; THENCE S 76°04'40" W, ALONG THE SOUTH LINE OF SAID OUTLOT AND THE SOUTH LINES OF LOTS 135 AND 137, OAKWOOD HILLS SECOND ADDITION, 116.04 FEET TO THE WEST CORNER OF SAID OUTLOT 2, THENCE S 89°04'45" E, 417.01 FEET TO THE SOUTHEASTLY LINE OF LOT 134, OAKWOOD HILLS SECOND ADDITION, 116.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 134, THENCE N 80°20'40" W, ALONG THE EASTERLY LINE OF LOTS 133 AND 132, OAKWOOD HILLS SECOND ADDITION, 116.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 132, THENCE N 80°20'40" W, ALONG THE WEST LINE OF LOT 132, OAKWOOD HILLS THIRD ADDITION; THENCE N 01°01'21" E, ALONG SAID WEST LINE, 166.5 FEET, THENCE N 87°14'46" E, 272.83 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO EASEMENT.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAU CLAIRE IN SURVEYING, DIVIDING AND MAPPING THE SAME

DATED THIS 1st DAY OF April, 2002.

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN
COUNTY OF FAUCLAIRE 31

I, REBECCA K. NOLAND, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF July 9, 2002 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WOODLAND IN THE CITY OF EAU CLAIRE.

DATE: July 9, 2002 SIGNED: Rebecca K. Noland
REBECCA K. NOLAND, COMPTROLLER-TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE ss:

I, LARRY C. LOKKEN, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF July 12, 2002 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WOODLAND IN THE CITY OF EAU CLAIRE.

DATE: July 12, 2002 SIGNED: Larry C. Lokken
LARRY C. LOKKEN, COUNTY TREASURER

COMMON COUNCIL RESOLUTION:
RESOLVED, THAT THE PLAT OF WOODLAND IN THE CITY OF EAU CLAIRE, IS HEREBY APPROVED BY THE
COMMON COUNCIL.

COMMON COUNCIL RESOLUTION:
RESOLVED, THAT THE PLAT OF WOODLAND IN THE CITY OF EAU CLAIRE, IS HEREBY APPROVED BY THE
COMMON COUNCIL

APPROVED: April 23, 2002 (DATE) SIGNED: [Signature]
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL,
CITY OF EAU CLAIRE.

Donna A. Austad
DONNA A. AUSTAD, CITY CLERK

CURVE DATA									
C/R/VE	LOT	LENGTH	RADIUS	BEARING	CHORD	DEL. A	TANGENT	1ST TANGENT	2ND TANGENT
A - B	5, 6	784.61	417.46	52.779.39 E	260.20	361.9102°	136.92	S09°20'08" E	S45°39'10" E
	5	33.02	417.46	51.796.06 E	1.61	63.1565°	16.92		
	6	231.59	417.46	52°45.37 E	228.63	314°7'06"	118.86		

LEGEND

● FINO, 1.5" O.D. IRON PIPE
 ○ FINO, 1" O.D. IRON PIPE
 ○ SET 1-1/4" x 18" REBAR
 ○ WEIGHING 4.50 LBS./CU.FT.
 ○ SET 1" O.D. x 2" IRON PIPE
 ○ WEIGHING 1.15 LBS./CU.FT.
 AT ALL OTHER LOT CORNERS,
 RECORDED AS
 ()
 ----- UTILITY EASEMENTS, WITH AS SHOWN
 ----- UNLESS NOTED OTHERWISE
 148

Subject of Interest
Lot 6

9

9

There are no objections to this plat with respect to Secs. 226.15, 226.19, 226.28 & 226.21, Wis. Stats.

Certified June 14th, 2002
Thane M. Roberts
Deputy Register of Administration

LOCATION SKETCH
OF THE NW¼,
SECTION 2, T26N, R9W

	<p>WOODLAND</p> <p>NW</p> <p>NE - NW</p> <p>SE - NW</p> <p>SW - NW</p>
--	--

OWNER'S CERTIFICATE OF DEDICATION:

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

WE ALSO CERTIFY THAT THIS PLAN IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- CITY OF EAU CLAIRE
- DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS 20th DAY OF JUNE, 2002.

C. David Bugher
C. DAVID BUGHER, PARTNER

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE ss:

PERSONALLY APPEARED BEFORE ME THIS 20th DAY OF JUNE 2002, THE ABOVE NAMED C. DAVID BUGHER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES: 3-31-04

CONSENT OF CORPORATE MORTGAGEE:

AMERICAN BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT OF WOODLAND AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF EAU CLAIRE WOODLAND DEVELOPMENT, LLP, OWNERS OF SAID LAND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREIN SIGNED THESE PRESENTS TO BE SIGNED BY
EB Williams AND Stephen J. Martine, AT EAU CLAIRE, WISCONSIN AND
 ITS CORPORATE SEAL TO BE HEREIN AFFIXED 20 DAY OF June, 2002.

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE 33

PERSONALLY APPEARED BEFORE ME THIS 20th DAY OF June 2002, THE ABOVE NAMED C. DAVID BUGHER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

Mark Wicklund, NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-04

WOODLAND

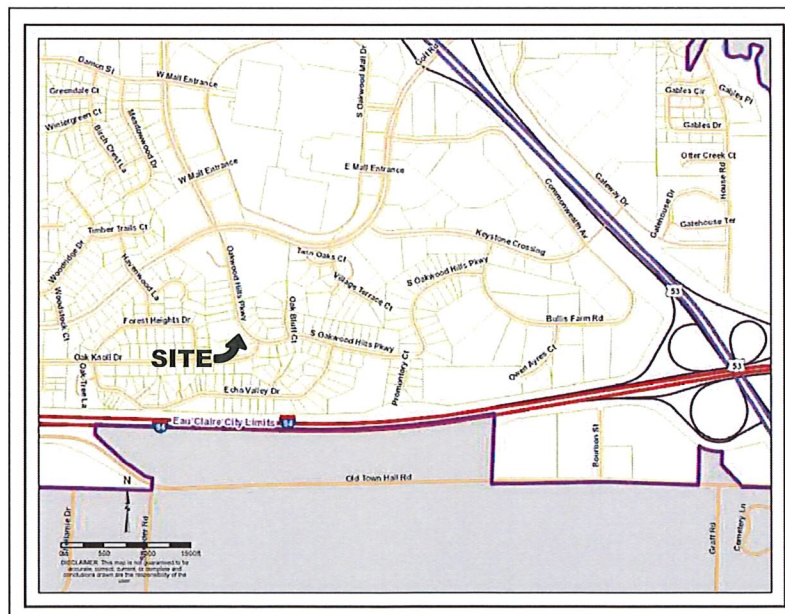
BEING PART OF LOT 193, OAKWOOD HILLS THIRD ADDITION,
ALSO BEING PART OF VACATED PARKVIEW COURT
AND PART OF VACATED OAKWOOD HILLS PARKWAY
AND ALL OF LOTS 134-137, OAKWOOD HILLS SECOND ADDITION
ALL IN SECTION 2, T36N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN

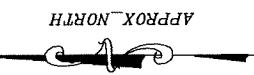
ALL OF LOT 6, WOODLAND
SECTION 2, T26N, R9W,
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY,
WISCONSIN

0 40 80 160

SCALE: 1" = 80'

GRID NORTH
EAU CLAIRE COUNTY, WI COORDINATE SYSTEM (NAD 83/91)





4724 Oakwood Hills Parkway

LEGEND

GRADING/EROSION CONTROL	
	SILT FENCE - TO BE INSTALLED PRIOR TO ANY CONSTRUCTION
	PERVIOUS FLOW PATH
	GRADE SPOT ELEVATION
	OPEN AREA GRADE SPOT ELEVATION
	PERVIOUS FLOW PATH AND GRADE

STRIP VEGETATION AND SCARP TOPSOIL IN RUNOFF FLOW PATH 6' WIDTH. MAINTAIN EX GRADES. MAINTAIN MIN. 4" TOPSOIL AND RESTORE WITH EROSION CONTROL MAT TYPE II CLASS B

RECOMMENDED SUBDIVIDED PROPERTY LINE

8' SIDE YARD OFFSET

LIMIT OF DISTURBANCE

LOT 6 WOODLAND

STRIP VEGETATION & ORGANIC SOILS. SHAPE MIN. 6" HIGH BERM AT TOP OF EXCAVATION. FACE FOR RUNOFF DIVERSION. DRESS WITH MIN. 4" TOPSOIL AND RESTORE WITH EROSION CONTROL MAT TYPE II CLASS B

SPREAD MIN 4" TOPSOIL. INSTALL MEDIUM DUTY COCONUT EROSION MAT. CLASS II TYPE B. ALL 2:1 SLOPES AND DIVERSION BERM

8' SIDE YARD OFFSET

EXISTING PROPERTY LINE

2:1 TOP

PROPOSED HOUSE

PROPOSED 5' SIDEWALK 5' THICK

PROPOSED 5' THICK CONC. DRIVEWAY #2 REBAR @ 18" CENTERS EACH WAY, CENTERED IN SLAB 12" MAX. JOINT SPACING. 1/2" EXPANSION JOINT FELT BETWEEN GARAGE SLAB, DRIVEWAY SLAB, SIDEWALK AND CURB/GUTTER.

TEMPORARY ACCESS DRIVE SHALL BE 3" CRUSHED AGGREGATE 6" DEEP FROM ROAD TO FOUNDATION FOR WIDTH OF DRIVEWAY.

NOTE: ALL PERVIOUS AREAS TO BE DRESSED WITH MINIMUM 4" TOPSOIL, SEEDED AND MULCHED UNLESS OTHERWISE NOTED. SEED AND MULCH MAY BE REPLACED WITH MATURE SOD. SOD MUST BE PROPERLY STAKED IN PLACE TO PREVENT DISPLACEMENT.

NOTE: ALL STEEP SLOPE AREAS MUST RECEIVE MEDIUM DUTY COCONUT EROSION MAT. CLASS II TYPE B UNLESS OTHERWISE NOTED. ALL EROSION MAT MUST BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT.

NOTE: ALL CONCRETE MUST BE MIN. 3500 PSI MIX DESIGN AND INSTALLED PER NOTES ON PLANS.

NOTE: IF THIS BAR DOES NOT MEASURE 1" NOT MEASURE 1" AT DOUBLE SCALE 2. OR NOT TO SCALE

THIS DRAWING IS THE PROPERTY OF OAKRIDGE ENGINEERING, INC. IT IS NOT TO BE LOANED, COPIED OR DUPLICATED IN ANY MANNER WITHOUT THE PERMISSION OF OAKRIDGE ENGINEERING, INC.

DATE: 08/25/17 BY: DDM APPROVED: DDM

SOUTH OAKWOOD HILLS

BITUMINOUS PAVEMENT

SAWCUT EXISTING CURB. GRIND DOWN CURB BACK AS NECESSARY TO GUTTER ELEVATION FOR EXTENT OF AFFRON, APPROX. 29' LIN. FT.

MATCH EXISTING C 988.05

MATCH EXISTING C 988.05

MATCH EXISTING C 988.05

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	OPEN AREA GRADE SPOT ELEVATION
	PERVIOUS FLOW PATH AND GRADE

LEGEND

GRADING/EROSION CONTROL	
	SILT FENCE - TO BE INSTALLED PRIOR TO ANY CONSTRUCTION
	PERVIOUS FLOW PATH
	GRADE SPOT ELEVATION
	OPEN AREA GRADE SPOT ELEVATION
	PERVIOUS FLOW PATH AND GRADE

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LEGEND

SURVEYOR'S NOTES

STAFF REPORT

TO: Plan Commission

HEARING DATES:

PLAN COMMISSION: 9/18/17, 7:00 p.m.
City Hall, Council Chambers

FROM: Community Development

FILE NO.: CSM-10-17

CITY COUNCIL: None

AGENDA ITEM: Request to approve of a Certified Survey Map (CSM) to modify a 20 percent slope no-build line for property at 4724 S. Oakwood Hills Parkway.

APPLICANT: American Land Surveying

PROPERTY OWNER: Sleiman Custom Homes LLC

**ENGINEER/ARCHITECT/
SURVEYOR:** Same

TYPE OF INTEREST: Surveyor

SURROUNDING LAND USE:

North:	Residence
East:	Residence
South:	Residence
West:	Residence

AREA: 83,699 square foot lot

EXISTING ZONING: R-1

EXISTING LAND USE: Residence

PROPOSED ZONING: Same

PROPOSED LAND USE: 2 residences

COMPREHENSIVE PLAN: Comprehensive Plan

APPLICANT'S STATEMENT:

ANALYSIS

American Land Surveying is requesting approval of a Certified Survey Map (CSM) that modifies a 20 percent slope no-build area for property at 4724 S. Oakwood Hills Parkway. Attached is the proposed CSM for the project along with the grading plans for the single-family home that is planned for this lot. Lot 1 of this CSM has an existing home. Lot 2 has been graded for a new home. The grading disturbed an area of 20 percent slope that is labeled non-buildable on the plat for this property. Applicant has filed this CSM requesting an amendment to the 20 percent slope line as shown on the CSM. The grading plan shows how the hill is re-graded and the retaining walls that are proposed to build the single-family home on the property.

The Plan Commission is being asked to initiate an amendment process to the 20 percent slope standard of the sewer service plan. This will involve West Central Regional Plan Commission and DNR review of the request. The City Engineer will also review the grading plan for slope stabilization and drainage.

RECOMMENDATION

We recommend approval of CSM-10-17.

**City of Eau Claire
Plan Commission Minutes
Meeting of September 18, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Klinkhammer, Larsen, Pederson, Seymour, Radabaugh;
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Petrie, Genskow, Basom, Hoffer

The meeting was chaired by Ms. Ebert.

1. SIGN CODE ORDINANCE AMENDMENT

Mr. Ivory presented an update to the sign code to address the U.S. Supreme Court ruling about the display of temporary signs. The main issue to come from the ruling was that signs cannot be regulated based on their message or what they say; content neutral is the legal term. This means that signs such as awning, projecting, fuel canopy, real estate, thrift sales, etc. which traditionally have been regulated based on the message of the sign are an issue within the code. This amendment addresses content neutral language.

No one spoke to this agenda item.

Mr. Klinkhammer moved to recommend approval of the sign amendment, Mr. Larsen seconded and the motion carried.

**2. REZONING (Z-1609-17) – RM to R-2P, South side of Hudson Street
CONDITIONAL USE PERMIT (CZ-1714)**

Mr. Tufte presented a request to rezone the south side of Hudson Street, west of 7th Avenue from RM to R-2P. The seven dwellings existing on these properties include five duplexes and two single-family homes. The duplexes are on lots which are 8,316 square feet in size. The zoning code allows the Commission to grant conditional use permits for lots between 8,000 to 10,000 square feet. To avoid non-conforming structures, staff recommends a 20-foot front yard setback.

Chris Harder, 13296 134th Avenue, Chippewa Falls, owner of 725 Hudson Street, noted that all the current owners, except one that they could not get in contact, are opposing the rezoning and won't be able to rebuild the existing structures as is. He did have a signed document opposing the rezoning of the properties.

Mr. Seymour moved to recommend approval of the rezoning and conditional use permits for the existing duplexes. Ms. Mitchell seconded and the motion carried 5-3 (Mr. Radabaugh, Ms. Ebert, Mr. Pederson voted nay).

**3. REZONING (Z-1611-17) – R-1 to R-3P, 3807 E. Hamilton Avenue
SITE PLAN (SP-1722) – 8-unit Apartment**

Mr. Tufte presented a request to rezone property from R-1 to R-3P and to approve a site plan for an 8-unit apartment building located at 3807 E. Hamilton Avenue. The project is an 8-unit apartment building with 2-bedroom units with an 11-car garage and 5 surface parking stalls. The garages are at a 20-foot setback from the state right-of-way. A 50-foot setback is normally required from a state right-of-way. For this property, the right-of-way is a hillside and the roadway is at a grade above this lot. The comprehensive plan designates the property as being appropriate for commercial development. The Commission will need to judge if an apartment building is consistent with the standards noted in the comprehensive plan.

Scott Ihrke, property manager for Benrud Properties spoke in support of the project.

Mr. Klinkhammer moved to recommend approval of the rezoning and site plan with the conditions noted in the report. Mr. Pederson seconded and the motion carried.

CERTIFIED SURVEY MAP (CSM-10-17) – 4724 S. Oakwood Hills Parkway

Mr. Tufte presented a request to approve a Certified Survey Map (CSM) that modifies a 20 percent slope no-build area for property at 4724 S. Oakwood Hills Parkway. Lot 1 is the existing home and Lot 2 has been graded for a new home. The Commission needs to initiate an amendment process to the 20 percent slope standard of the sewer service plan.

Applicant, Eric Knauf with American Land Surveying noted the site has been graded already.

Ms. Mitchell moved to approve the CSM. Mr. Larsen seconded and the motion carried 7-1 (Mr. Pederson noted nay).

5. CERTIFIED SURVEY MAP (CSM-11-17) – 4515 Brooks Drive

Mr. Tufte presented a request to approve a Certified Survey Map (CSM) to create three lots located at 4515 Brooks Drive in the Town of Seymour. The property is 1.87 acres in size, as proposed with 0.623 acre lots. The property is within the sewer service area for the City of Eau Claire, which requires 10-acre lots. The Commission must grant an exception to the 10-acre lot requirements.

Applicant, Pamela Lovelien, noted the zoning is R-1L which requires a 20,000 square foot lot.

Mr. Pederson moved to approve the CSM. Mr. Klinkhammer seconded and the motion carried.

6. EASEMENT

Ms. Basom presented a request to recommend approval of an easement for utilities located at 4937 and 4939 Coventry Court. The easements would be located along the south and west edge of the properties. The permanent easement is needed to extend water and sewer under Interstate 94 for a future development.

No one spoke during the public hearing.

Mr. Klinkhammer moved to recommend approval of an easement. Ms. Mitchell seconded and the motion carried.

7. EASEMENT

Ms. Basom presented a request to recommend approval of an easement for a city light pole. The city is requesting an easement from Lazy Monk for access to maintain its fixture. Lazy Monk has requested an easement for their storm sewer.

No one spoke during the public hearing.

Mr. Larsen moved to recommend approval of the easements. Mr. Granlund seconded and the motion carried.

8. EASEMENT

Ms. Basom presented a request for an easement on Hewitt. The city has approached Northern States Power Company regarding the purchase of 6,870 square feet for the purpose of building a lift station and an easement for an additional 3,820 square feet for a temporary easement for storage.

No one spoke to this agenda item.

Mr. Pederson moved to recommend approval of an easement and land purchase. Seconded by Mr. Larsen and the motion carried.

9. **SITE PLAN (SP-1030 Amd) – Cedar Creek Church Addition, 3520 Eastwind Drive**

Mr. Tufte presented a request for a site plan amendment for a church addition located at 3520 Eastwind Drive. The site plan notes a 3,780 square foot building addition with a corridor connecting to the existing church. The building addition adds a canopy for drop-off and pickup. The church currently has 130 parking stalls and the addition results in a loss of two stalls for the canopy.

Don Bredle, 427 Jefferson Street, chairman of the expansion of the building noted support of the project.

Mr. Klinkhammer moved to approve the site plan with staff conditions. Seconded by Mr. Radabaugh and the motion carried.

10. **SITE PLAN (SP-1724) – Peoples Bank Midwest, 4251 Southtowne Drive**

Mr. Tufte presented a request to approve a site plan for a 5,321 square foot building with a drive up facility located at 4251 Southtowne Drive. Staff would recommend a curb to separate the drive-thru lane with the drive for the parking lot. Required parking is 22 stalls, there are 28 stalls shown on the site plan. The site plan shows a mixture of street trees and foundation plantings. The proposed signs shall meet C-3 zoning district standards and are reviewed with a sign permit.

Applicant, Michael O'Meara, 5115 Mischler Drive, noted he would be willing to work with staff on how to separate the drive-thru lane with the drive for the parking lot.

Mr. Klinkhammer moved to approve the site plan subject to conditions of the staff report. Seconded by Mr. Granlund and the motion carried.

11. **DISCUSSION/DIRECTION**

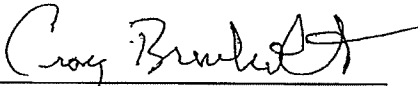
A. Code Compliance Items
None.

B. Future Agenda Items
None.

C. Additions or Corrections to Minutes
None.

12. **MINUTES**

The minutes of the meeting of September 5, 2017 were approved.



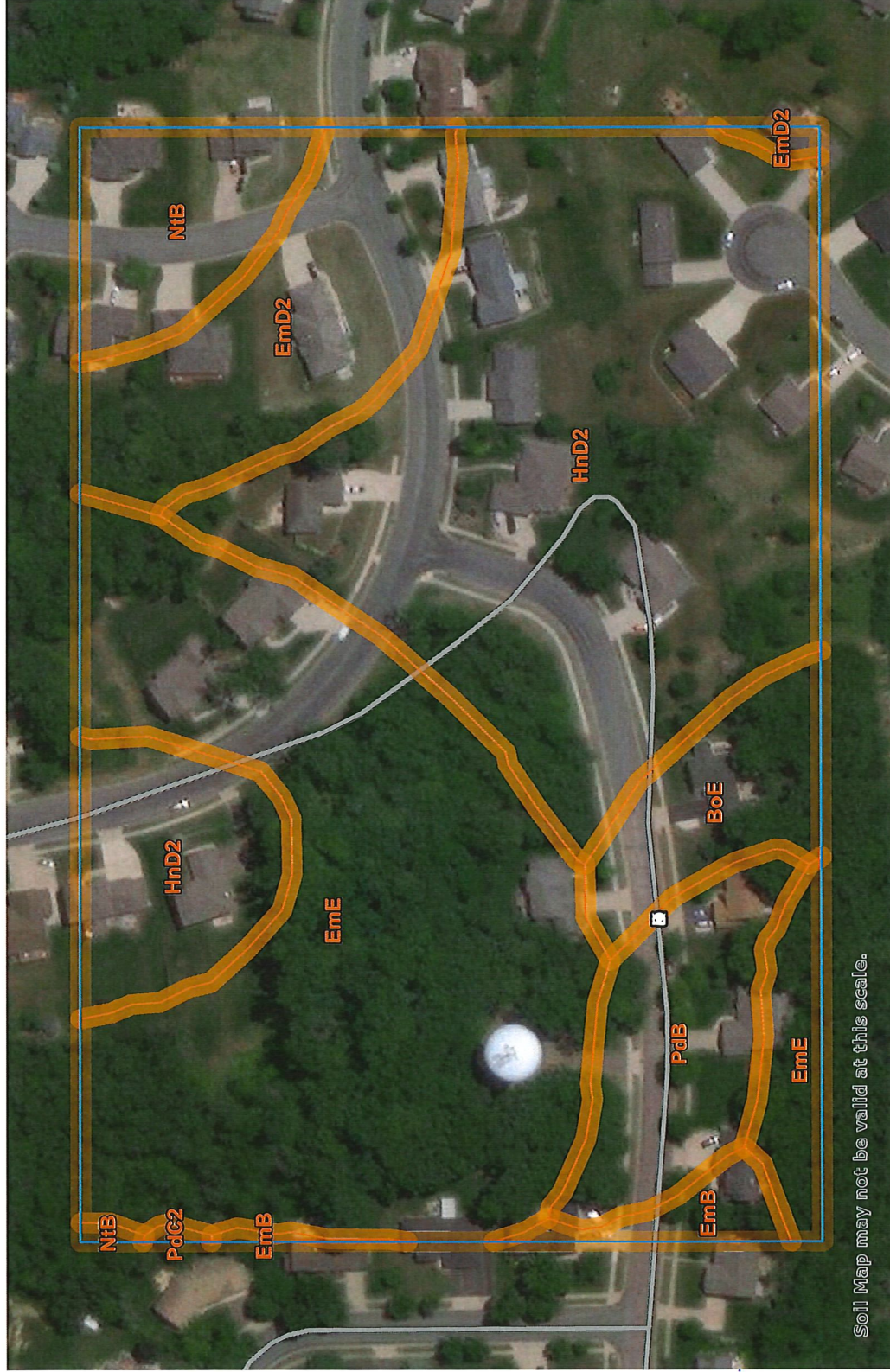
Craig Brenholt, Secretary

Soil Map—Eau Claire County, Wisconsin (Slieman Site)

91° 26' 28" W

44° 46' 9" N

44° 46' 9" N



Soil Map may not be valid at this scale.

91° 26' 28" W

44° 46' 1" N

44° 46' 1" N










































Map Scale: 1:1,840 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	 Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	 Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 13, Sep 27, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2013—Mar 7, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	0.8	4.5%
EmB	Elk mound loam, 2 to 6 percent slopes	0.3	1.5%
EmD2	Elk mound loam, 12 to 20 percent slopes, moderately eroded	1.7	9.7%
EmE	Elk mound loam, 20 to 45 percent slopes	6.0	33.6%
HnD2	Hixton loam, 12 to 20 percent slopes, eroded	6.9	39.2%
NtB	Northfield silt loam, 2 to 6 percent slopes	0.9	5.1%
PdB	Plainbo loamy sand, 2 to 6 percent slopes	1.1	6.3%
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	0.0	0.1%
Totals for Area of Interest		17.7	100.0%

Eau Claire County, Wisconsin

EmE—Elkmound loam, 20 to 45 percent slopes

Map Unit Setting

National map unit symbol: 2tc6j
Elevation: 560 to 1,740 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Elkmound and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elkmound

Setting

Landform: Valley sides
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy slope alluvium over loamy residuum weathered from sandstone

Typical profile

A - 0 to 6 inches: loam
2Bw - 6 to 12 inches: channery loam
2Cr - 12 to 79 inches: bedrock

Properties and qualities

Slope: 20 to 45 percent
Percent of area covered with surface fragments: 1.0 percent
Depth to restrictive feature: 12 to 20 inches to paralithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D

Other vegetative classification: Low AWC, adequately drained
(G105XY002WI)
Hydric soil rating: No

Minor Components

Hixton, thin solum

Percent of map unit: 4 percent
Landform: Valley sides
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Mod AWC, adequately drained
(G105XY005WI)
Hydric soil rating: No

Elevasil, moderately eroded

Percent of map unit: 2 percent
Landform: Valley sides
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Mod AWC, adequately drained
(G105XY005WI)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 13, Sep 27, 2016

Eau Claire County, Wisconsin

HnD2—Hixton loam, 12 to 20 percent slopes, eroded

Map Unit Setting

National map unit symbol: g4x4
Elevation: 800 to 1,400 feet
Mean annual precipitation: 28 to 33 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 135 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Hixton and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hixton

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy slope alluvium over sandy residuum

Typical profile

Ap,E - 0 to 11 inches: loam
Bt1-Bt3 - 11 to 27 inches: loam
2C1 - 27 to 36 inches: sand
2Cr, 2R - 36 to 60 inches: weathered bedrock

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: About 36 inches to paralithic bedrock;
About 36 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to high (0.14 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Other vegetative classification: Mod AWC, adequately drained with
limitations (G105XY006WI)

Hydric soil rating: No

Data Source Information

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 13, Sep 27, 2016