



CITY OF EAU CLAIRE

Department of Public Works

Phone: (715) 839-4934

Fax: (715) 552-7288

February 28, 2011

Mr. Jay Tappen

WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

800 Wisconsin Street, Suite D2-401

Mail Box 9

Eau Claire, WI 54703-3606

RECEIVED

MAR - 4 2011

**West Central Wisconsin
Regional Planning Commission**

RE: Type IV Sewer Service Plan Amendment – Princeton Crossing
Environmental Corridors – Slopes in Excess of 20 Percent

Dear Mr. Tappen:

With this letter, the City of Eau Claire requests the DNR's consideration and approval of a Type IV – Sewer Service Plan Amendment of the Princeton Crossing Condominiums to maintain consistency with the previously approved plans and to support in-fill development.

The Wisconsin Department of Natural Resources (DNR) issued a "Plan Acceptance for Post Construction Performance Standards for Runoff" referenced under:

WPDES General Permit No. WI-S067831-3: Construction Site Storm Water Runoff

Permittee Name: Haselwander Companies

Site Name: Princeton Crossing Condominiums

FIN: 39413

The letter dated August 1, 2008, stated the storm water pollution prevention plan (SWPPP) submitted on July 28, 2008, is accepted and construction may commence after local permits and approvals have been granted. The letter and grading plan that was included in the SWPPP is enclosed for reference.

The City of Eau Claire Plan Commission approved the restoration grading plan for this area on June 30, 2008, contingent on the submittal to the DNR for the WPDES permit referenced above.

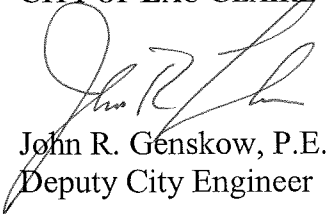
The grading and utility installation work covered under the referenced documents is substantially complete and surface restoration is in progress.

The effect of this grading work removed 0.8 acres of slopes in excess of 20 percent and added 0.6 acres of slopes in excess of 20 percent for a net loss of 0.2 acres. The grading plan and the design of the slope stabilization was done under the supervision of a Professional Engineer, licensed to practice in the State of Wisconsin, to protect against potential damage due to erosion.

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

rkW

Enclosures

cc: Darryl Tufte, Director of Community Development
Tom Gilbert, WisDNR
Neil Haselwander, Princeton Crossing Condos
Sean Bohan, Advanced Engineering Concepts

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

CONDOMINIUM PLAT OF CONCORD TRAIL
LOTS 2-6 & 8-15
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.
- B. The Wisconsin Department of Natural Resources (DNR) issued a "Plan Acceptance for Post Construction Performance Standards for Runoff" referenced under Permit No. WI-S067831-3
- C. The City of Eau Claire Plan Commission approved the restoration grading plan for this area on June 30, 2008.
- D. A Type IV amendment is required to allow a previously designated Environmentally Sensitive Area to be developed.
- E. 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% and to designate new areas with slopes in excess of 20%.
- F. The plat for Concord Trail will be submitted to the City of Eau Claire Plan Commission upon the approval of this amendment.

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 between LaSalle Street and the North Crossing (Hwy 312) and between Declaration Drive and Providence Court.
- B. The request area is on Concord Trail and will run north-south and will extend the east-west Concord Trail from Black Avenue. The plan amendment area is along the north-south portion of Concord Trail and will be approximately 400 feet south of LaSalle St.

3. REQUEST TO AMEND BOUNDARY

- A. It is requested that the City of Eau Claire approve this submittal to the WDNR of a Type IV – Plan amendment as described below:
 - 1. It is requested that the Sewer Service Plan map be updated to eliminate the Environmentally Sensitive Area from lots 2 through 6, and lots 8 through 15 of Concord Trail.
 - 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.
 - 3. New areas of the development (approx. 0.60 acres) to be placed into the Environmentally Sensitive Area for the Sewer Service Plan map. This area would mostly consist of the rear of Lots 1 through 10. (see 11"x 17" Grading and Erosion Control Plan)

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 relatively near any streams. The site is located approximately 4,900 feet from the Eau Claire River, the nearest water body tributary to the site. 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 an existing regional storm water facility that was designed and constructed to serve the surrounding residential area and the Highway 53 Bypass. The stormwater facility is south of the project on the south side of Highway 312 and west of the Highway 53 Bypass. The stormwater facility is owned, operated, and maintained by the WDOT. The ultimate outfall of the existing system is the Eau Claire River and is approximately 4,900 feet to the south.
3. Consistency with Existing Development Patterns.
 - a. The proposed development is consistent with the surrounding existing development.
 - b. The street and utilities have already been developed in the amendment area.
 - c. The City of Eau Claire required that Concord Trail be continued through the requested amendment area in order to facilitate secondary emergency vehicle access between the development to the south of the requested amendment area and LaSalle Street. The alignment was constrained by the location of the 30-foot wide access portion of this parcel connecting to LaSalle Street.
 - d. The City of Eau Claire required that the water main for the development to be “looped” to the water main in LaSalle Street to improve service and enhance fire protection to the Black Avenue area. The water main was constructed under the access road.
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 north, south, east, and west of the site.
 - b. Sewer service has been extended past the environmentally sensitive areas in order to serve lots outside of the amendment area. Since the street and utilities would be installed, the environmentally sensitive lots will be allowed to be platted.
 - c. An existing sewer easement parallels the south edge of the property, and is perpendicular to Concord Trail, thus providing an inexpensive and simple sewer extension.
6. Erosion Control Plans.
 - a. The Wisconsin DNR issued WPDES General Permit No. WI-S067831-3 Construction Site Storm Water Runoff for the general site grading included and erosion control plan that was prepared by a Professional Engineer licensed to practice in the State of Wisconsin. This plan was implemented.
 - b. The City of Eau Claire Plan Commission approved Restoration and Grading Plan included an erosion control plan that was prepared by a Professional Engineer licensed to practice in the State of Wisconsin. This plan was implemented.
 - c. Construction site erosion control, by the building contractor, will be consistent with the techniques outlined by Wisconsin DNR Technical Standards for Erosion Control. A detailed erosion control plan for the condominium plat has been

prepared by a registered professional engineer. Turf restoration on all disturbed land will be accomplished as soon as possible on the site.

7. Environmental Impacts.

- a. The amendment area is relatively isolated in regards to other Environmentally Sensitive Areas in the surrounding lands. A portion of the amendment is an isolated hill that was reshaped and lowered in accordance with approved grading plans, and the other portion of the amendment area is the side of another hill that was cut back in order to flatten the slope of the proposed development and in order to construct a road. This work was done in accordance with a grading and restoration plans approved by both the Wisconsin Department of Natural Resources and the City of Eau Claire Plan Commission.
- b. Wildlife movement through the area appears to be minimal because it is isolated by LaSalle Street on the north side and the Highway 53 / North Crossing-312 interchange to the south. East of the site are dense condominiums and to the west is medium density residential. The site is best described as an isolated pocket of woods.
- c. The southerly isolated hill that has been re-graded had approximately 0.63 acres of 20% slopes or greater. The northerly hill had 0.18 acres of its western slope reshaped of the total 2.1 acres of 20% slopes or greater.

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, WDNR Technical Standards for Erosion Control will be utilized before, during, and in the post construction phases.

9. Permits.

- a. A Storm Water NOI – land disturbing construction activity has been filed with the WDNR. Facility Identification No. 39413. The construction plan SWPPP is accepted for Post-Construction Performance Standards for Runoff.
- b. The City of Eau Claire Plan Commission approved the grading restoration plan on June 30, 2008.

ATTACHMENTS:

Location Map

Parcel Map

Exhibit Showing Environmentally Sensitive Area (>20% Slopes)

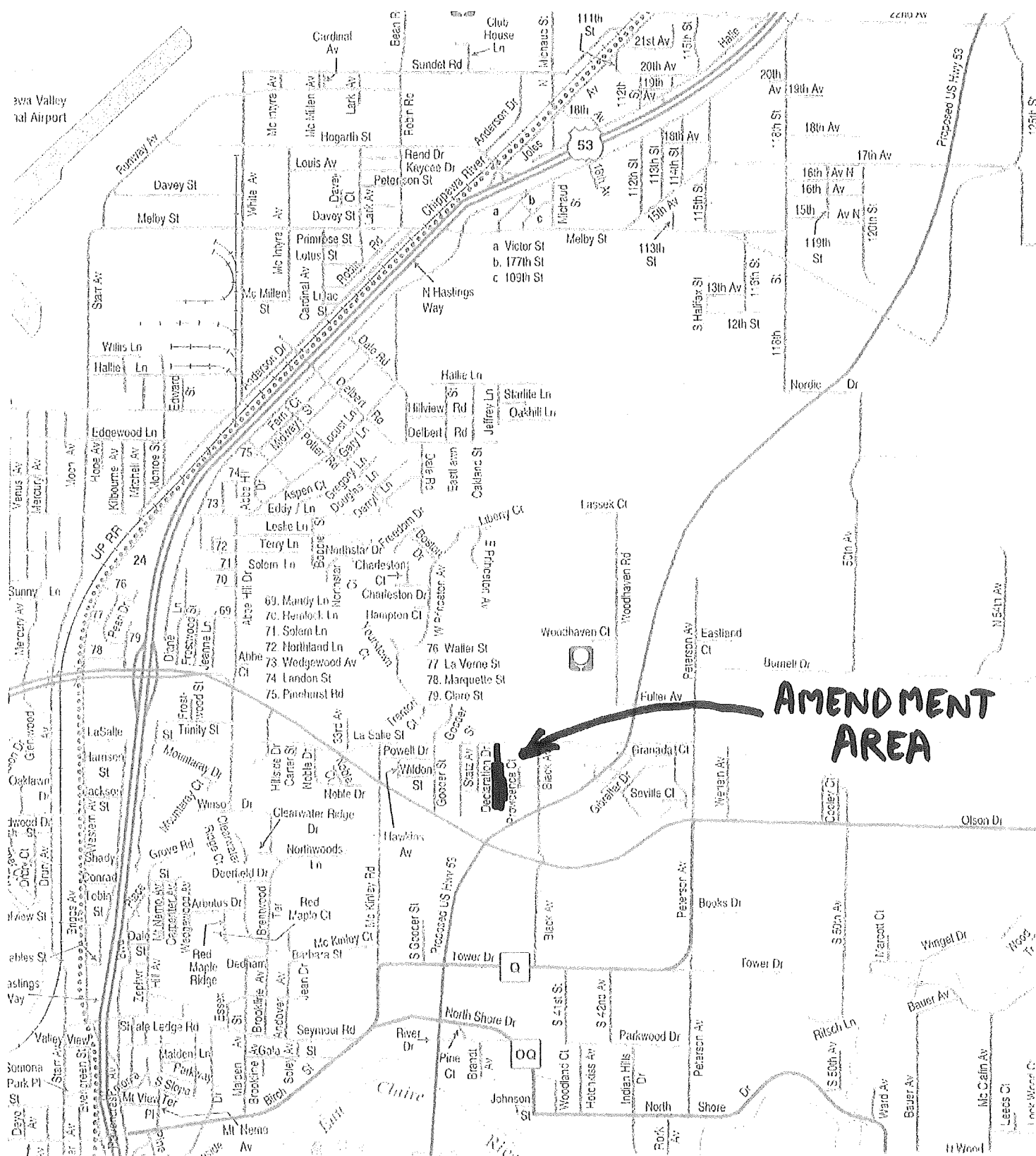
Grading and Erosion Control Plan

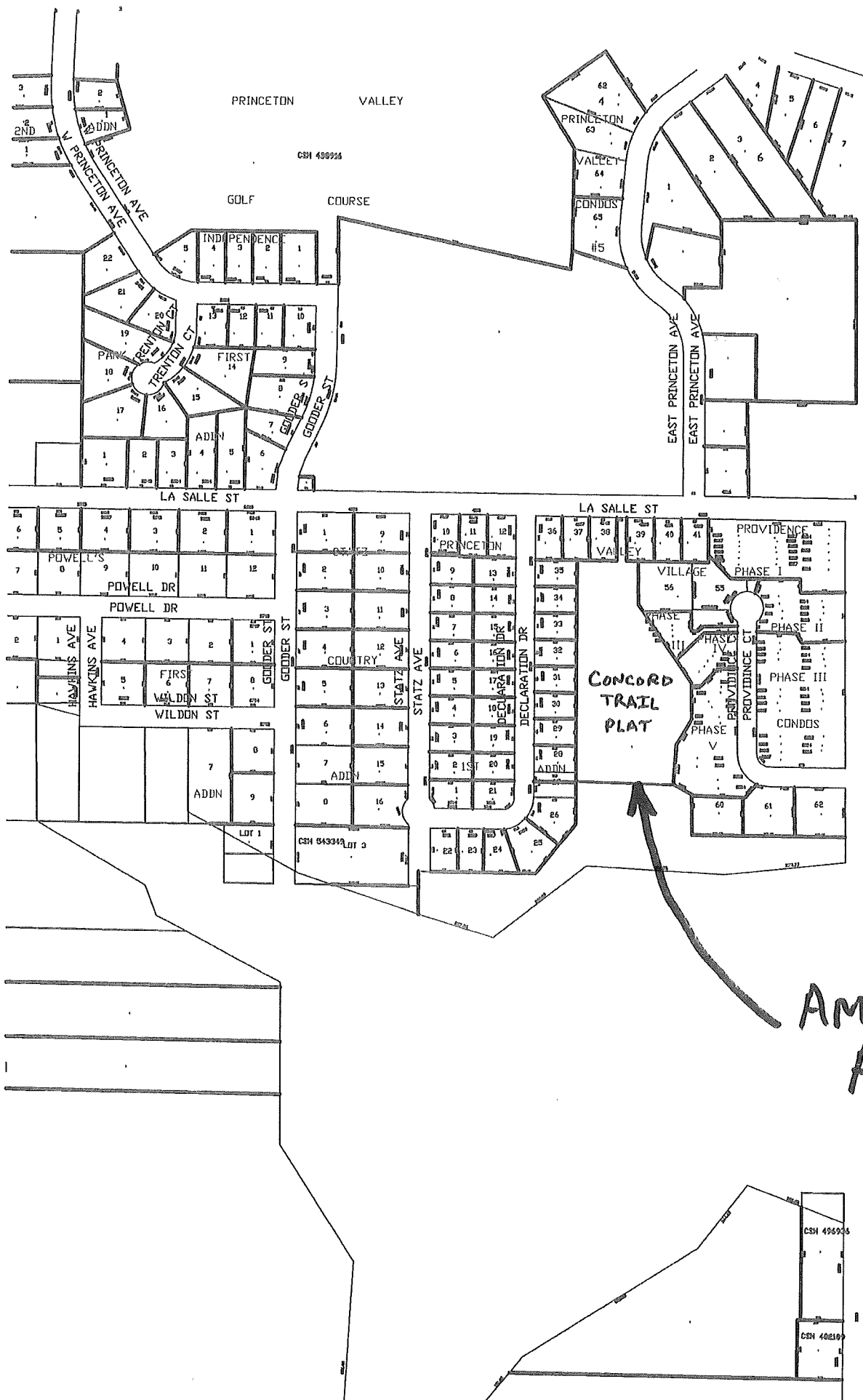
Environmental Corridor Dedication Legal Description

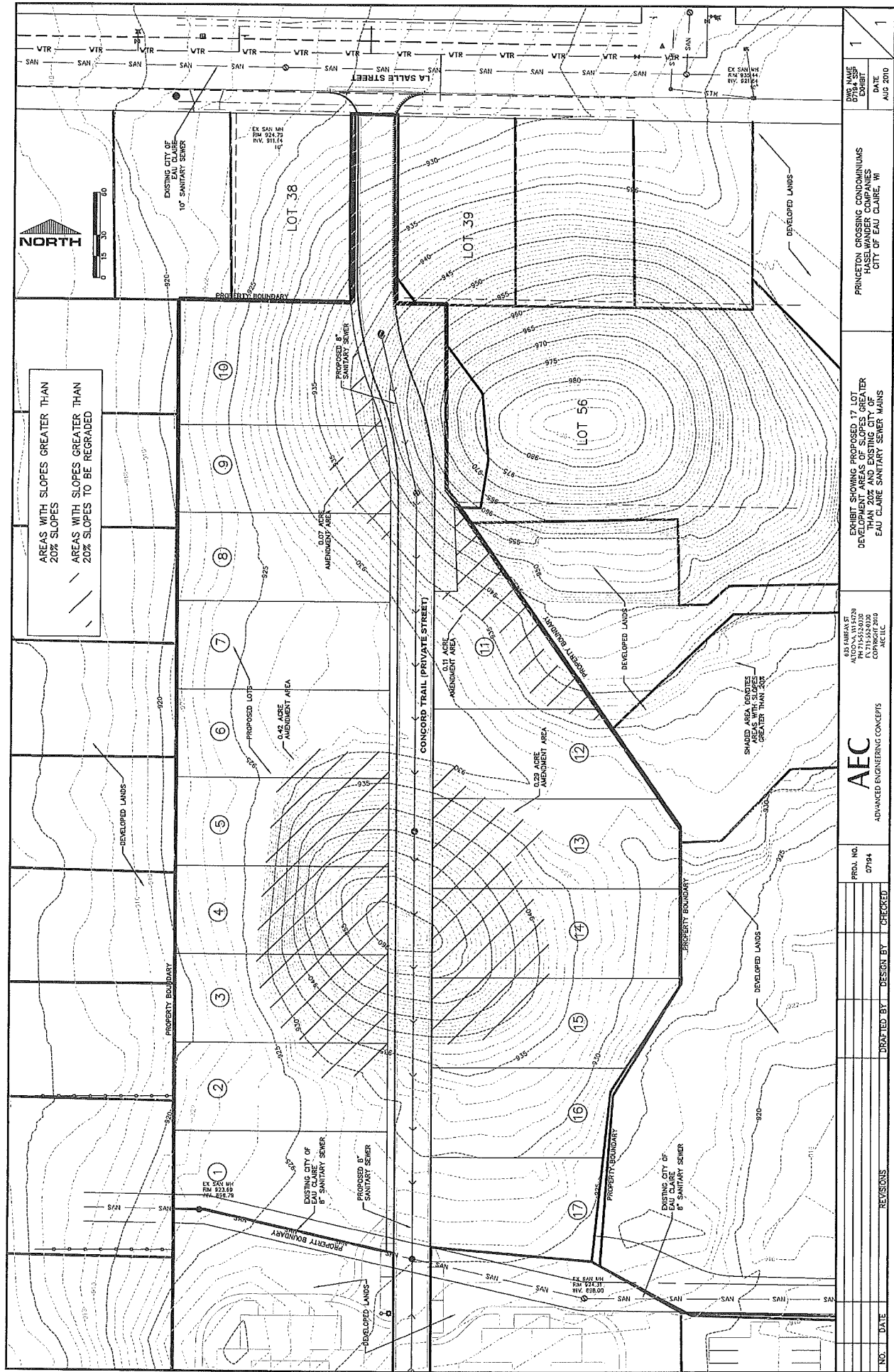
USDA Eau Claire County Soil Survey Excerpt

City of Eau Claire Plan Commission Minutes 06/30/2008

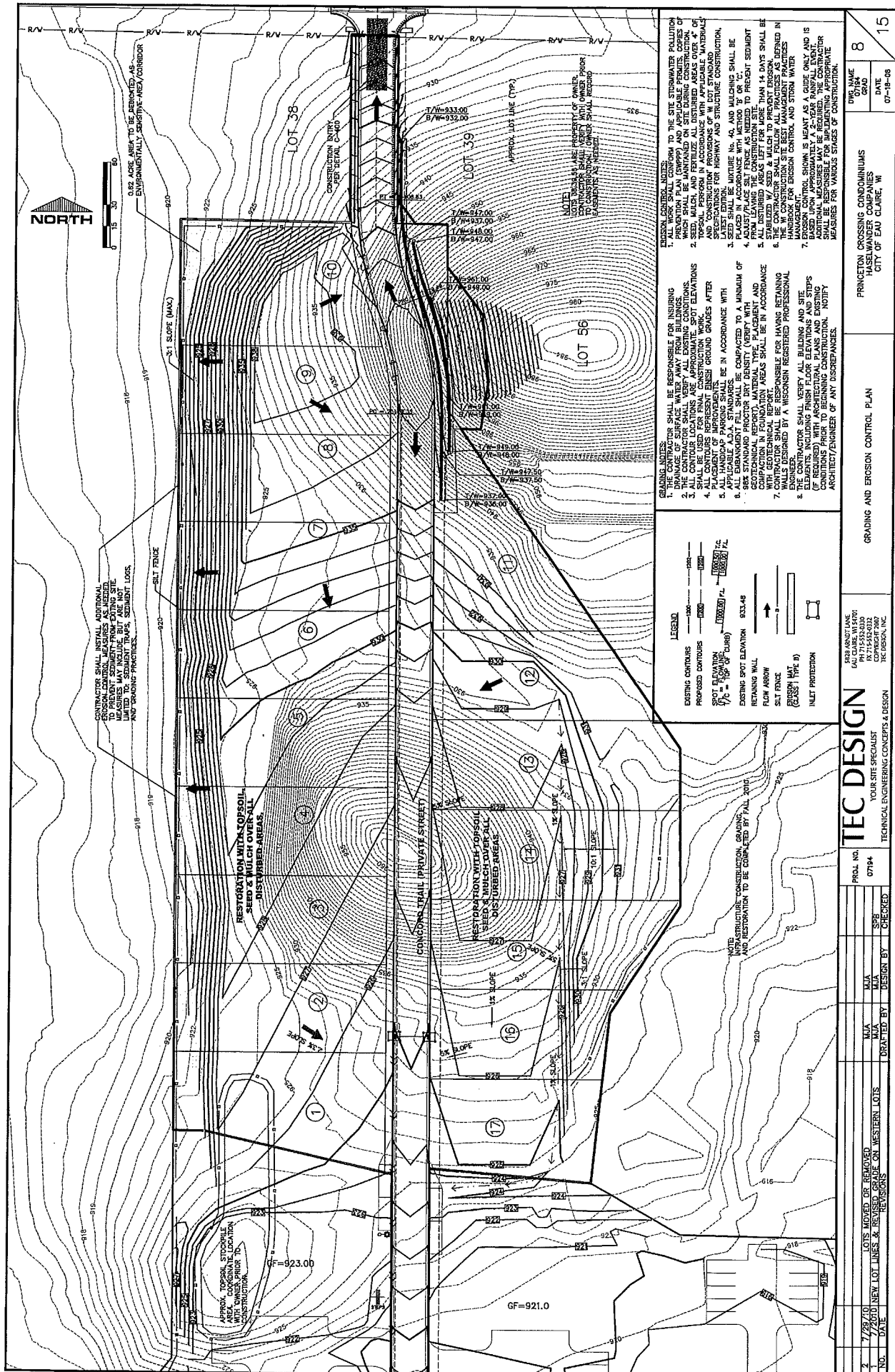
Wisconsin Department of Natural Resources Letter – Permit No. WI-S067831-3







NO.		DATE	REVISIONS	DESIGNED BY		CHECKED	PROJ. NO.		07164		AEC		ADVANCED ENGINEERING CONCEPTS		AEC I/C		EX. 10/15/19		ALDOVA, WI 54601		PH 715-533-0020		COPYRIGHT 2019		AEC I/C		EXHIBIT SHOWING PROPOSED 17 LOT DEVELOPMENT AREAS OF SLOPES GREATER THAN 20% AND EXISTING CITY OF EAU CLAIRE SANITARY SEWER MAINS		PRINCETON CROSSING CONDOMINIUMS		CITY OF EAU CLAIRE, WI		DWS NAME		1		1		DATE		AUG 2010	
-----	--	------	-----------	-------------	--	---------	-----------	--	-------	--	-----	--	-------------------------------	--	---------	--	--------------	--	------------------	--	-----------------	--	----------------	--	---------	--	---	--	---------------------------------	--	------------------------	--	----------	--	---	--	---	--	------	--	----------	--



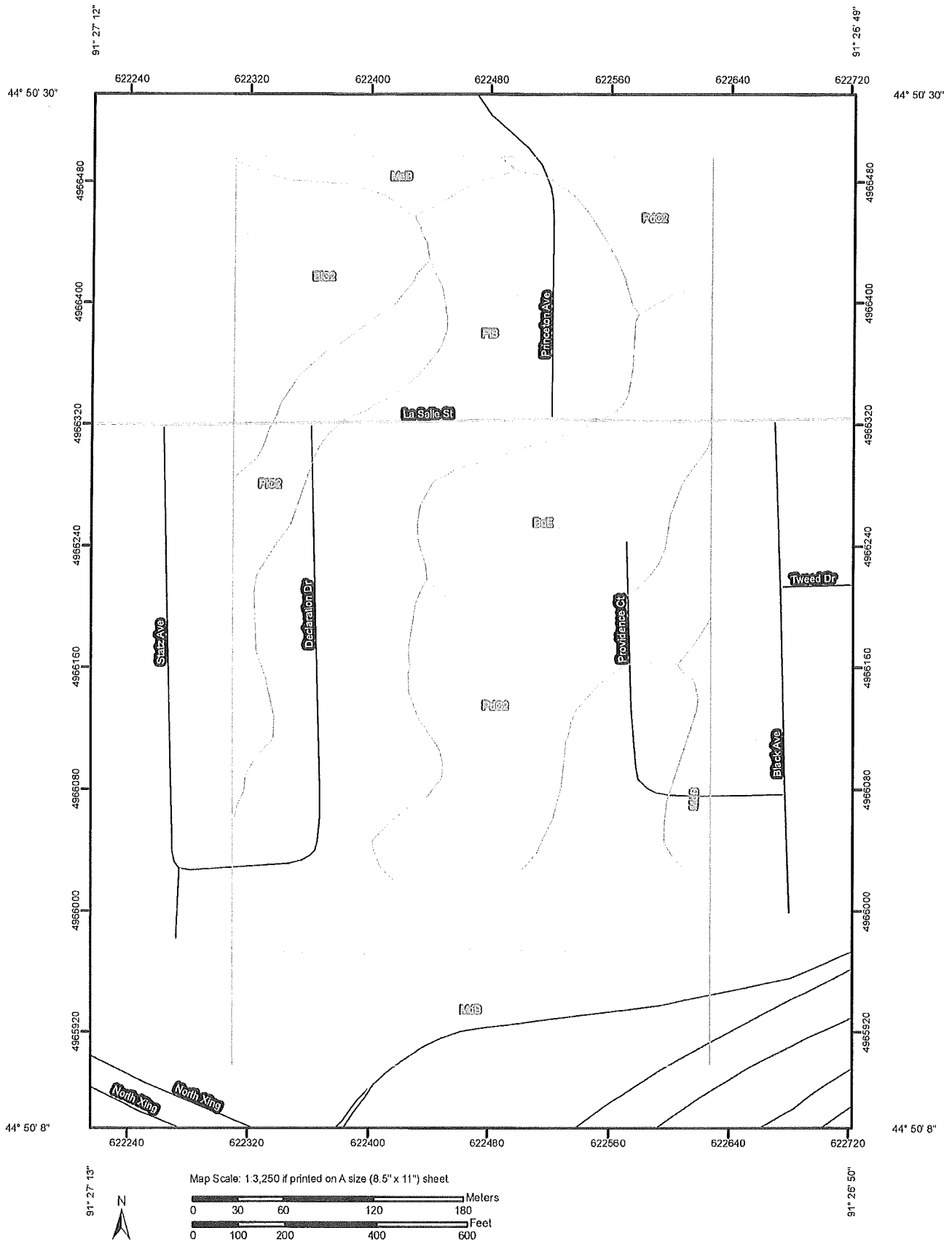
February 8, 2011

Environmental Corridor Dedication Legal Description

A PARCEL OF LAND LOCATED IN THE SE¼ OF THE NE¼, SECTION 10, T27N, R9W, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION;
- THENCE N.00°24'42"W., ALONG THE EAST LINE OF SAID SECTION, 250.78 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE U.S.H. 53/S.T.H. 312 INTERCHANGE;
- THENCE S.84°14'30"W., ALONG SAID NORTHERLY LINE, 406.23 FEET;
- THENCE N.86°30'12"W., ALONG SAID NORTHERLY LINE, 420.56 FEET;
- THENCE N.00-59-53 W. 242.58 FEET TO THE POINT OF BEGINNING;
- THENCE N.10-47-37 W. 163.84 FEET;
- THENCE N.00-01-45 W. 523.00 FEET;
- THENCE S.89-14-20 E. 119.22 FEET;
- THENCE S.53-12-11 W. 59.53 FEET;
- THENCE S.32-14-27 W. 26.03 FEET;
- THENCE S.12-09-46 W. 26.79 FEET;
- THENCE S.01-03-13 W. 132.12 FEET;
- THENCE S.06-55-49 W. 156.68 FEET;
- THENCE S.02-56-13 E. 39.85 FEET;
- THENCE S.07-15-08 E. 45.94 FEET;
- THENCE S.00-49-23 W. 49.79 FEET;
- THENCE S.05-23-41 W. 74.62 FEET;
- THENCE S.02-17-10 W. 47.39 FEET;
- THENCE S.02-10-58 E. 54.10 FEET TO THE POINT OF BEGINNING.

Soil Map—Eau Claire County, Wisconsin



MAP LEGEND

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

MAP INFORMATION

Map Scale: 1:3,250 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840. Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 15N NAD83

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 8, Jun 24, 2009

Date(s) aerial images were photographed: 7/13/2005

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

Eau Claire County, Wisconsin (WI035)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BIC2	Billelt sandy loam, 6 to 12 percent slopes, eroded	3.6	7.7%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	5.6	11.9%
MdB	Menahga sand, 1 to 6 percent slopes	6.8	14.5%
MeB	Meridian loam, 2 to 6 percent slopes	0.9	1.9%
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	8.0	17.0%
PIB	Plainfield loamy sand, loamy substratum, 1 to 6 percent slopes	19.2	40.8%
PIC2	Plainfield loamy sand, loamy substratum, 6 to 12 percent slopes, eroded	2.9	6.2%
Totals for Area of Interest		47.0	100.0%

from 20 to 160 acres in size. Included in mapping are small areas of Dakota and Tell soils.

Runoff is slow, and the erosion hazard is slight. Management practices are needed to reduce runoff, control erosion, and maintain organic matter content and good tilth.

Nearly all areas of this soil are used for crops. This soil is well suited to all crops commonly grown in the county, including specialty crops. If properly managed, it is highly productive. This soil is also suited to pasture and wildlife habitat. It has slight or moderate limitations for most nonfarm uses. Capability unit IIe-2; not placed in a woodland suitability group; wildlife group 5; recreation group 1.

Plainbo Series

The Plainbo series consists of excessively drained, gently sloping to very steep, sandy soils underlain by sandstone. Native vegetation is scrub oak and jack pine.

In a representative profile the surface layer is dark grayish brown loamy sand about 7 inches thick. The subsoil is about 14 inches thick. It is dark yellowish brown loamy sand in the upper part and dark yellowish brown sand in the lower part. The substratum to a depth of about 60 inches is yellowish brown sand in the upper 8 inches and light yellowish brown weakly cemented sandstone below.

Available water capacity and natural fertility are low in these soils. Permeability is rapid.

In places areas of gently sloping Plainbo soils are used for crops, but some areas remain in native woods or are planted to pine trees. Areas of gently sloping to very steep soils are used for permanent pasture, woodland, or wildlife habitat. Gently sloping soils are not well suited to cultivated crops unless they are irrigated. Other areas are generally unsuited to cultivated crops. Plainbo soils are well suited to plants, such as pine trees, that require little water. Limitations for many nonfarm uses are slight to severe.

Representative profile of Plainbo loamy sand, 6 to 12 percent slopes, eroded, in a cultivated field, 300 feet south and 300 feet east of the northwest corner of sec. 10, T. 27 N., R. 8 W.:

- Ap—0 to 7 inches; dark grayish brown (10YR 4/2) loamy sand; weak medium granular structure; very friable; medium acid; abrupt smooth boundary.
- B2—7 to 13 inches; dark yellowish brown (10YR 3/4) loamy sand; weak medium subangular blocky structure; very friable; strongly acid; clear smooth boundary.
- B3—13 to 21 inches; dark yellowish brown (10YR 4/4) medium sand; single grained; loose; strongly acid; clear smooth boundary.
- C1—21 to 29 inches; yellowish brown (10YR 5/4) medium sand; single grained; loose; medium acid; abrupt smooth boundary.
- C2—29 to 60 inches; light yellowish brown (10YR 6/4) weakly cemented sandstone.

Sandstone is at a depth of 20 to 40 inches. The Ap horizon is very dark grayish brown (10YR 3/2) or dark grayish brown (10YR 4/2). In uncultivated areas there is an A1 and an A2 horizon. The A1 horizon is 1 to 4 inches thick and is black (10YR 2/1), very dark gray (10YR 3/1), or very dark grayish brown (10YR 3/2). The A2 horizon is 2 to 4 inches thick and is grayish brown (10YR 5/2), light

brownish gray (10YR 6/2), or pale brown (10YR 6/3).

Plainbo soils are near Boone, Eleva, and Plainfield soils. Unlike Boone soils, Plainbo soils have a solum that is more than 5 percent weatherable minerals. Plainbo soils are coarser textured than Eleva soils, and they lack the horizon of clay accumulation of the Eleva soils. Plainbo soils formed partly or entirely in sandstone residuum, while Plainfield soils formed in deep sandy outwash.

PdB—Plainbo loamy sand, 2 to 6 percent slopes.

This gently sloping soil is on ridgetops on sandstone uplands and on sandstone hills near sandy stream terraces and outwash plains. Most areas are irregularly shaped and range from 10 to 80 acres in size. The profile of this soil is similar to the one described as representative for the series, but the surface layer is slightly darker and thicker. Included in mapping are small areas of Plainfield soils.

Runoff is slow, and the erosion hazard is slight. This soil is subject to soil blowing. Low available water capacity limits crop yields during most seasons. It is better to plant early in spring before the soil has a chance to dry out than to plant later when the soil is drier. Management practices are needed to supply regular additions of organic matter, conserve moisture, reduce runoff, and control erosion and soil blowing.

About two-thirds of the acreage of this soil is used for crops. This soil is not well suited to most crops commonly grown in the county. Because of low available water capacity, deep rooted crops such as alfalfa-brome grass grow better than other crops. Supplemental irrigation is necessary for dependable crop production. This soil is well suited to pine trees. It has slight to severe limitations for many nonfarm uses. Capability unit IVs-3; woodland suitability group 3s1; wildlife group 3; recreation group 4.

PdC2—Plainbo loamy sand, 6 to 12 percent slopes, eroded. This sloping soil is on ridges on sandstone uplands and on sandstone hills near stream terraces and outwash plains. Most areas are long and narrow or irregularly shaped. They range from 4 to 60 acres in size. This soil has the profile described as representative for the series.

Included with this soil in mapping are small areas of Elkmound and Plainfield soils. Also included are some areas of slightly steeper Plainbo soils.

Runoff is medium, and the erosion hazard is moderate. This soil is subject to soil blowing. Management practices are needed to conserve moisture, maintain plant cover, and control erosion and soil blowing.

Most areas of this soil have been used for crops in the past, but many areas now have been planted to pine trees. This soil is generally unsuited to cultivated crops. Most areas that are used for crops are in hay. This soil is also used for woodland and wildlife habitat. It has slight to severe limitations for many nonfarm uses. Capability unit VI-3; woodland suitability group 3s1; wildlife group 3; recreation group 4.

Plainfield Series

The Plainfield series consists of excessively drained, nearly level to sloping, sandy soils on stream terraces and outwash plains. Native vegetation is hardwood and conifer trees.

Most areas of this complex are wooded. A few small areas that were used for crops are now used mainly for pasture. Many open areas are planted to pine trees. These soils are unsuited to crops and are better maintained in permanent vegetative cover. They have moderate or severe limitations for most nonfarm uses. Capability unit VIIs-9; woodland suitability group 3s1; wildlife group 3; recreation group 4.

BoE—Boone-Plainbo complex, 12 to 45 percent slopes. The moderately steep to very steep soils in this complex are on the sides of sandstone hills and ridges. Most areas are long and narrow or irregularly shaped and range from 10 to 160 acres in size.

This complex is about 50 to 60 percent Boone sand and 20 to 30 percent Plainbo loamy sand. The rest is small areas of Eleve and Elkmound soils. The Boone soil in this complex has the profile described as representative for its series. The Plainbo soil has a profile similar to the one described as representative for its series, but the surface layer is thinner than the one in the representative profile, and the underlying sandstone is slightly shallower.

Included with this complex in mapping, especially in areas that have slopes of more than 20 percent, are thin sandy soils that range from a few inches to 20 inches thick over sandstone. Sandstone outcrops on sharp breaks and ridge points are indicated by a spot symbol on the soil map.

Runoff is medium to rapid, and the erosion hazard is severe. These soils are subject to soil blowing. Management practices are needed to maintain plant cover, conserve moisture, and control erosion and soil blowing.

Most areas of this complex are wooded. Many small areas that were used for crops or pasture are now planted to pine trees or are left idle. These soils are better suited to wildlife habitat or to such permanent vegetation as trees than they are to crops. They have moderate or severe limitations for most nonfarm uses. Capability unit VIIs-9; woodland suitability group 3s3; wildlife group 3; recreation group 4.

Burkhardt Series

The Burkhardt series consists of somewhat excessively drained, nearly level and gently sloping, loamy soils underlain by sand and gravel. These soils are on stream terraces. Native vegetation is mixed prairie grasses.

In a representative profile the surface layer is very dark brown sandy loam about 10 inches thick. The subsoil is about 8 inches thick. It is dark brown sandy loam in the upper 6 inches and dark brown gravelly loamy sand in the lower 2 inches. The substratum to a depth of about 60 inches is pale brown stratified sand and gravel.

Permeability is moderately rapid. Available water capacity and natural fertility are low.

Most areas of these soils are used for cultivated crops. These soils are moderately well suited to most of the crops commonly grown in the county. They are well suited to open land wildlife habitat and are moderately well suited to woodland. Limitations for most nonfarm uses are slight or moderate.

Representative profile of Burkhardt sandy loam, 0 to 3 percent slopes, in a cultivated field, 600 feet south and 50 feet west of the northeast corner of the SE1/4, sec. 7, T. 26 N., R. 10 W.:

Ap—0 to 10 inches; very dark brown (10YR 2/2) sandy loam; weak fine subangular blocky structure; friable; strongly acid; abrupt smooth boundary.

B2t—10 to 16 inches; dark brown (7.5YR 4/4) sandy loam; weak medium subangular blocky structure; friable; clay bridging between sand grains; medium acid; clear smooth boundary.

IIB3—16 to 18 inches; dark brown (7.5YR 4/4) gravelly loamy sand; weak fine subangular blocky structure; very friable; medium acid; clear smooth boundary.

IIC—18 to 60 inches; pale brown (10YR 6/3) sand and gravel; single grained; loose; medium acid.

Thickness of the solum is commonly about 18 inches, but it ranges from 10 to 20 inches. The Ap horizon is black (10YR 2/1) or very dark brown (10YR 2/2). The A and B horizons and the underlying material are 20 to 35 percent fine and medium gravel.

Burkhardt soils are near Chetek, Dakota, and Sparta soils. Burkhardt soils have a darker colored and thicker surface layer than Chetek soils. They have thinner A and B horizons than Dakota soils, and they are coarser textured than those soils. Burkhardt soils are finer textured than Sparta soils.

BuA—Burkhardt sandy loam, 0 to 3 percent slopes. This nearly level and gently sloping soil is on broad stream terraces. Most areas are long, wide, and regularly shaped. They range from 6 to 60 acres in size.

Included with this soil in mapping are small areas of Dakota and Sparta soils. Also included are areas of this soil that have a surface layer of loam or gravelly loam. Small areas where the surface layer is gravelly loam are indicated by gravel spot symbols on the soil map.

Runoff is slow, and the erosion hazard is slight. Low available water capacity limits crop yields during most seasons. Management practices are needed to supply organic matter and conserve moisture.

Most areas of this soil are used for crops. This soil is moderately well suited to most crops commonly grown in the county. In some areas this soil is a source of gravel for commercial uses. This soil has slight or moderate limitations for most nonfarm uses. Capability unit IIIe-3; woodland suitability group 3d1; wildlife group 4; recreation group 3.

Cable Series

The Cable series consists of poorly drained, nearly level, loamy soils in depressions on till plains. Native vegetation is trees, grasses, and sedges that require large amounts of water.

In a representative profile the surface layer is very dark gray loam about 5 inches thick. The subsurface layer is about 10 inches thick and is mottled. It is dark gray loam in the upper part and gray sandy loam in the lower part. The subsoil is about 27 inches thick. It is gray light loam in the upper part and brown sandy loam in the lower part. The subsoil is mottled with dark brown, brown, and strong brown. The substratum to a depth of about 6 inches is dark brown, mottled sandy loam.

on broad stream terraces and outwash plains. Some small, irregularly shaped areas are at the base of sandstone uplands. Most areas range from 4 to 60 acres in size. This soil has a profile similar to the one described as representative for the series except for mottles in the lower part of the subsoil.

Included with this soil in mapping are small areas of Billett and Shiffer soils.

Runoff is slow, and the erosion hazard is slight. This soil has a seasonal water table at a depth of 3 to 5 feet during wet seasons. Low available water capacity limits crops yields during most seasons. Management practices are needed to divert and remove runoff, supply organic matter, and conserve moisture during dry periods.

Most areas of this soil are used for crops. This soil is moderately well suited to all crops commonly grown in the county. It has moderate or severe limitations for most nonfarm uses. Capability unit IIIs-4; woodland suitability group 3o1; wildlife group 1; recreation group 2.

Boone Series

The Boone series consists of excessively drained, gently sloping to very steep soils on the tops and sides of ridges on the sandstone uplands. These soils formed in sand weathered from sandstone. Native vegetation is dominantly hardwood trees and a few pine trees.

In a representative profile the surface layer is very dark grayish brown sand about 3 inches thick. Below this to a depth of about 26 inches is yellowish brown and yellow fine and medium sand. This is underlain by very pale brown and strong brown, weakly cemented, banded sandstone that extends to a depth of about 60 inches.

Available water capacity is very low in these soils, and natural fertility is low. Permeability is very rapid.

Most areas of these soils are in woods or grass. Some areas of small, gently sloping soils are used for crops, but many pine trees have been planted in such areas. In other small areas of gently sloping soils, the vegetation is reverting to native hardwoods. These soils are not suited to cultivated crops. Unless irrigated these soils are suited only to trees or plants that do not require large amounts of water. Limitations for many nonfarm uses are moderate or severe.

The Boone soils in this county are mapped only in a complex with Plainbo soils.

Representative profile of Boone sand in a wooded area of Boone-Plainbo complex, 12 to 45 percent slopes, 400 feet south and 700 feet west of the northeast corner of the SE¼ sec. 28, T. 26 N., R. 10 W.:

A1—0 to 3 inches; very dark grayish brown (10YR 3/2) sand; weak fine granular structure; very friable; strongly acid; abrupt smooth boundary.

C1—3 to 13 inches; yellowish brown (10YR 5/6) fine and medium sand; single grained; loose; strongly acid; clear smooth boundary.

C2—13 to 26 inches; yellow (10YR 7/6) fine and medium sand; single grained; loose; few small sandstone fragments in lower part; strongly acid; clear smooth boundary.

C3—26 to 60 inches; very pale brown (10YR 8/4) and strong brown (7.5YR 5/8) weakly cemented sandstone bedrock; strongly acid.

Sandstone bedrock is at a depth of 20 to 40 inches. Where the soil is cultivated, the Ap horizon is very dark grayish brown (10YR 3/2) or dark grayish brown (10YR 4/2) and ranges from 4 to 6 inches in thickness. In some uncultivated areas there is an A2 horizon that is grayish brown (10YR 5/2) or pale brown (10YR 6/3) and is 2 to 4 inches thick. The A1 horizon ranges from 1 to 4 inches in thickness. It is black (10YR 2/1), very dark gray (10YR 3/1), or very dark grayish brown (10YR 3/2).

Boone soils are near Elewa, Elkmound, Plainbo, and Plainfield soils. They contain less clay than Elewa and Elkmound soils and fewer weatherable minerals than Plainbo and Plainfield soils. (The soil material of Boone soils is less than 5 percent weatherable minerals.)

BoB—Boone-Plainbo complex, 2 to 6 percent slopes. The gently sloping soils in this complex are on the side slopes and ridgetops of sandstone uplands. Most areas are long and narrow and range from 2 to 40 acres in size.

This complex is about 40 to 50 percent Boone sand and 30 to 40 percent Plainbo loamy sand. The rest is mainly small areas of Plainfield loamy sand. The Boone and Plainbo soils have profiles similar to those described as representative for their respective series. Both soils are deeper to sandstone than the representative soil, however, and Boone sand has a thicker and lighter colored surface layer in areas that are or were cultivated.

Runoff is slow, and the erosion hazard is slight. These soils are subject to soil blowing. Management practices are needed to maintain plant cover, conserve moisture, and control erosion and soil blowing.

About two-thirds of this complex is wooded. The rest is used for crops or pasture or is left idle. Many areas are planted to pine trees. These soils are unsuited to cultivated crops. Unless the soils are irrigated, they support only vegetation that does not require large amounts of water, such as grass, scrub oak, or pine trees. These soils have moderate or severe limitations for most nonfarm uses. Capability unit VIIs-9; woodland suitability group 3s1; wildlife group 3; recreation group 4.

BoC—Boone-Plainbo complex, 6 to 12 percent slopes. The sloping soils in this complex are on the crests and sides of sandstone ridges. Most areas are long and narrow and range from 4 to 60 acres in size.

This complex is about 40 to 50 percent Boone sand and 30 to 40 percent Plainbo loamy sand. The rest is mainly small areas of Plainfield loamy sand. The Boone and Plainbo soils have profiles similar to those in the soils described as representative for their respective series. The Boone soil has a slightly thicker surface layer than the one in the representative Boone soil, however, and the Plainbo soil, unlike the representative soil, is not eroded.

Included with this complex in mapping are small areas of moderately eroded Boone and Plainbo soils.

Runoff is slow or medium, and the erosion hazard is moderate. These soils are subject to soil blowing. Management practices are needed to maintain plant cover, conserve moisture, and control erosion and soil blowing.

6/30/08 - Monday, June 30, 2008



CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of June 30, 2008

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, FitzGerald, Kayser, Waedt, Duax, Kaiser, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kaiser.

1. **REZONING (Z-1419-08) - I-1P and C-3P to C-3P N. Clairemont Avenue and Truax Blvd.**

Mr. Tufte reported that the applicants have submitted a letter requesting that this item be postponed until a site plan is completed for review.

Mr. Kaiser opened a public hearing on this request and no one appeared in support or opposition.

Mr. Duax moved to postpone the request until a site plan has been submitted. Mr. Kayser seconded and the motion carried.

2. **REZONING (Z-1420-08) - TR-1A to C-3P, 3675 London Road**

Royal Construction has submitted a request to rezone property located at 3675 London Road from Temporary R-1A to C-3P and to adopt the General Development Plan for a health care facility. The Plan Commission and City Council had previously approved a site plan and C-3P zoning for the property to the east for a health clinic. This parcel will be added to the site plan which will allow a revised grading plan which better fits the site and also allows for a possible expansion. The existing house will be removed.

Tim Pabich, Royal Construction Company, appeared in support and no one appeared in opposition.

Mr. Kayser moved to recommend approval. Mr. Waedt seconded and the motion carried. Mr. Pearson abstained.

3. **REZONING (Z-1421-08) - TR-1A and R-1A to C-3P, Black Avenue & North Crossing and**
CERTIFIED SURVEY MAP (CSM-4-08) - Commercial Lots
and
SITE PLAN (SP-0822) - Convenience Store, Black Avenue

Mr. Buchanan joined the meeting.

Neil Haselwander has submitted a request to rezone property located at the southwest corner of Black Avenue and CTH "Q" from TR-1A and R-1A to C-3P and to approve the General Development Plan for commercial development. The plan includes a site plan for the first phase for convenience store and restaurant and a CSM for the property.

Mr. Tufte reported that the Comprehensive Plan identifies this site as being appropriate for commercial development. The plan proposes a convenience store, hotel, and restaurant. Mr. Tufte reviewed the available parking as shown on the General Development Plan.

Vierbicher Associates has submitted the final condo plat for Milestone Senior Living Condominiums located south of Hwy. 312 and west of Mill Run Road. The final condo plat proposes a Phase I, 4-unit building, and shows the future phases for the project. The final condo plat is consistent with the preliminary condo plat and site plan.

Steve Wiggins, RHS Companies, spoke in support.

Mr. FitzGerald moved to recommend approval. Mr. Kayser seconded and the motion carried.

9. **SITE PLAN (SP-0817) - Princeton Crossing Condos, Black Avenue**

As a condition of approval of the Princeton Crossing Condo project the applicant has to submit a restoration plan for the grading of the site north of the 4-plexes and a time frame for completion and revegetation. Mr. Haselwander has submitted a plan for approval. The restoration plan for the area shall be completed by 2010. The grading and erosion control plan will be with topsoil, seed, and mulch.

Mr. Haselwander addressed the concerns of the commission. He stated that in the future he would hope to submit a development plan for the north area, but this depends on the Eau Claire housing market and how well the proposed development is received. He is proposing a spruce tree planting along the edge of the development to the west, extending north to LaSalle Street. He presented a map showing the proposed plantings.

Mr. Kayser moved to approve the restoration plan with the conditions listed in the staff report, and adding a third condition which includes the spruce tree plantings along the edges of the development. Mr. Buchanan seconded and the motion carried.

10. **SITE PLAN (SP-0823) - Mini-storage Facility, 2715 Pleasant Street**

Tim Pabich has submitted a site plan for a new mini-storage facility at 2715 Pleasant Street. The proposed development shows four rows of mini-storage bays that vary in size. Bituminous pavement will surround the storage bays for access/circulation. Mr. Tufte noted the Xcel Energy power lines crossing the property and a need for notification and clearance for the easement.

Tim Pabich, Royal Construction, spoke in support. He preferred not to have to get a letter from Xcel Energy because of their difficult communications in Denver.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report, modifying #3 to provide a variety of trees in the boulevard to promote tree diversity, and #4 adding the following words to the beginning of the condition, "The Plan Commission recommends that ". Mr. Buchanan seconded and the motion carried.

11. **SITE PLAN (SP-0824) - 112 E. Grand Avenue**

Jeff Mares has submitted a site plan for a waiver in parking in the Central Business district (CBD) at 112 E. Grand Avenue. There will be seating for 29 people, which requires 10 parking spaces. The previous use of the site was office space. The variance is for 7 parking spaces. Mr. Tufte pointed out the 10 public stalls across the street, plus the Barstow lot and the parking ramp all within 800 feet of the establishment.

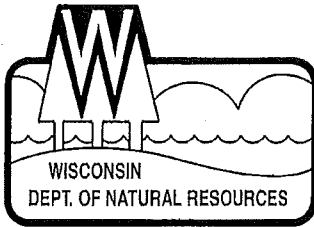
Jeff Mares, applicant, spoke in support and described the operation of the tea shop.

Mr. FitzGerald moved to approve the site plan with the condition in the staff report. Mr. Kayser seconded and the motion carried.

12. **COMPREHENSIVE PLAN AMENDMENT**

Mr. Tufte introduced a work plan and public participation plan to the commission for approval to begin to provide amendments to the Comprehensive Plan concerning sustainability in the community. The 2000 Smart Growth initiative did not have much in terms of sustainability. The City Manager has initiated a staff "Green" team to look into items concerning sustainability within the City's operations. Mr. Tufte outlined the public participation into a series of four public meetings. There will also be informational surveys available on the internet and in the media. He felt this item should be carried out in a timely manner, with conclusion this winter, and any proposed amendments will then be considered at public hearings.

Commissioners expressed their approval of this initiative and encouraged its use also as an educational opportunity for the community.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Scott Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TTY Access via relay - 711

August 1, 2008

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

SUBJECT: Plan Acceptance for Post-Construction Performance Standards for Runoff
WPDES General Permit No. WI-S067831-3: Construction Site Storm Water Runoff
Permittee Name: Haselwander Companies
Site Name: Princeton Crossing Condominiums
FIN: 39413

Dear Permittee:

The Wisconsin Department of Natural Resources received your amended SWPPP for the road and utility installation for the Princeton Crossing Condominiums on 7/28/2008, the additional fee amount of \$95 received August 1, 2008. The Department evaluated the information provided regarding storm water discharges from your construction site. **The SWPPP submitted on 7/28/2008 is accepted and construction may commence after local permits and approvals have been granted.**

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 Judith Hayducsko at (715) 831-3268.

Sincerely,

Judith Hayducsko, P.E.
West Central Region
Water Resources Engineer

cc: John Genskow – City of Eau Claire - electronic
Chris Strom – TEC - electronic