

**City of Eau Claire
Waterways and Parks Commission
Wednesday, September 25, 2019
7:00 p.m.
North Conference Room – City Hall**

Agenda

- I. Approval of minutes from the August 28, 2019 meeting.
- II. New Business
 - a. Updated picture of commission (Pat Ivory)
 - b. Recommendation on an application to rezone land located west of the Northwest Community Park from R-1A to R-2P with a preliminary plat for Jeffers Ridge Twin Homes. (Pat Ivory)
 - c. Recommendation to approve a use agreement for the USGS to relocate the Chippewa River Gauge from 910 Forest Street to Phoenix Park. (Dave Solberg)
- III. 2019 Special Events list (Information only)
- IV. Director's Report (Information only)
- V. Adjournment

**Please call the Community Services Office
(715-839-4649) if you cannot attend this meeting!**

"Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in accessible location or format must contact the ADA Coordinator for the City of Eau Claire, at 839-4921 or at 203 South Farwell Street by 2:00 PM the Monday prior to the meeting so that any necessary arrangements can be made to accommodate each request."

**CITY OF EAU CLAIRE
WATERWAYS AND PARKS COMMISSION
(Meeting Minutes)**

August 28, 2019

Members Present: Joshua Miller, Tom Fiedler, John Bodkin, Ron Doering, John Lor, Kate Beaton, Kirk Dahl, Meredith Ball

Members Absent: Susan McLeod, Jenni Sterling (also, one open position on the Commission with Jeanne Mueller's recent resignation)

Staff Present: Jeff Pippenger, Dave Solberg, Pat Ivory

The meeting was chaired by Joshua Miller at the City's Central Maintenance Facility Conference Room and called to order at 7:00 p.m.

Minutes: The minutes of the June 26, 2019 meeting were approved as written.

Business Agenda.

A. Recommendation on the vacation of Newton Street west of Wilcox Street. Dave Solberg provided an overview of a request to vacate Newton Street to the west of Wilcox Street. Dave noted that City staff had researched the history of this segment of right-of-way and was not able to locate any documentation that the City Council had taken official action to vacate this right-of-way. He noted that City maps had shown the right-of-way as vacated. The abutting properties owners are now requesting official action to vacate the right-of-way. Dave noted that City staff are recommending that the right-of-way not be vacated based on policy statements in the Comprehensive Plan that encourage public access to the waterways.

Dave noted that the Commission had four general options in making their recommendation to the Plan Commission and City Council, which include: recommending the right-of-way vacation, recommending vacation with the addition of a public access easement either along the riverfront or extending from Wilcox Street west to the river, recommending not to vacate the right-of-way, and finally recommending not to vacate the right-of-way with the addition of a use easement for the abutting property owners.

Anton Smets from 28 Newton Street spoke in support of the vacation of the right-of-way. Mr. Smets stated that City records have shown the right-of-way as vacated noting that he had been assessed for street improvements based on the assumption that the street was vacated and he felt that he had been taxed on the land. He added that the concept of a trail along this section of the river made no sense due the steep bank, proximity of so many structures near the river, and that this section of the river was very dangerous when the water level was high.

Waterways and Parks Commission Meeting
August 28, 2019
Page 2 of 2

John Mogensen from 104 Wilcox Street spoke in support of the right-of-way vacation. Mr. Mogensen distributed information that had been prepared by the City such as staff reports and maps that indicated that the right-of-way had been previously vacated. He also noted that the property assessments had been determined based on the right-of-way being vacated. Finally, he questioned whether this was an issue of adverse possession based on the abutting property owners using the land for many years.

Lisa Aspenson from 104 Wilcox Street also spoke in support of the right-of-way vacation.

ACTION TAKEN: Kirk Dahl moved to recommend approval of the street vacation. Tom Fiedler seconded the motion.

Kirk Dahl then moved to amend the motion to allow the street vacation with the inclusion of an easement along the river to the City, 20 feet from the top of the bank for a possible trail. Meredith Ball seconded the motion. The motion did not pass with a 4-4 vote with John Bodkin, Ron Doering, Tom Fiedler, and Jon Lor voting no.

John Lor then moved to amend the motion to not vacate the street, but allow a permanent user easement for the abutting property owners. Kate Beaton seconded the motion. The motion did not pass by a 5-3 vote with Meredith Ball, John Bodkin, Ron Doering, Tom Fiedler, and Kirk Dahl voting no.

The Commission then voted on the main motion, which passed on a 5-3 vote with Kate Beaton, Joshua Miller, and John Lor voting no.

Other Items.

-Future meeting location. Jeff Pippenger noted that the renovations at City Hall were completed and asked the Commission members where they would prefer to schedule their future meetings. It was the consensus of the Commission to meet in the North Conference Room at City Hall.

-The Commission reviewed the special events listing and Director's Report. As part of the Director's report, the Commission discussed the riverbank treatment that was undertaken by Tree Savvy. John Bodkin expressed concern about the removal of some of the large trees, that some of the smaller, non-invasive trees were not kept, and that the replanting was yet to occur. Jeff Pippenger noted that the replanting would occur this fall.

-Commission photo. The Commission photo was tabled to a future meeting.

The meeting was adjourned at 8:50 p.m.

Submitted by,
Susan McLeod, Secretary

STAFF REPORT

TO: Waterways and Parks
Commission

HEARING DATES:
9/25/19, 7:00 p.m.
North Conference Room

FROM: Community Development

FILE NO.: Z-1649-19 & P-5-19

PLAN COMMISSION: 9/30/19

AGENDA ITEM: Recommendation on an application to rezone land located west of the Northwest Community Park from R-1A to R-2P with a preliminary plat for Jeffers Ridge Twin Homes

APPLICANT: Real Land Surveying

PROPERTY OWNER: Multiple owners

**ENGINEER/ARCHITECT/
SURVEYOR:** Real Land Surveying

TYPE OF INTEREST: Architect

SURROUNDING LAND USE: North: Residential/Vacant
East: Northwest Community Park
South: Residential/Vacant
West: Residential

AREA: approx. 21 acres

EXISTING ZONING: R-1A

EXISTING LAND USE: vacant

PROPOSED ZONING: R-2P

PROPOSED LAND USE: Twin homes

ANALYSIS

Real Land Surveying has submitted an application to rezone approximately 21 acres of land located to the west of the Northwest Community Park and east of Jeffers Road from R-1A to R-2P. The proposed zoning and accompanying preliminary plat for the development called Jeffers Ridge Twin Homes would create 80 parcels. This would accommodate 40 twin homes (80 dwellings). Since the land in question abuts the Northwest Community Park, review by the Waterways and Parks Commission is necessary.

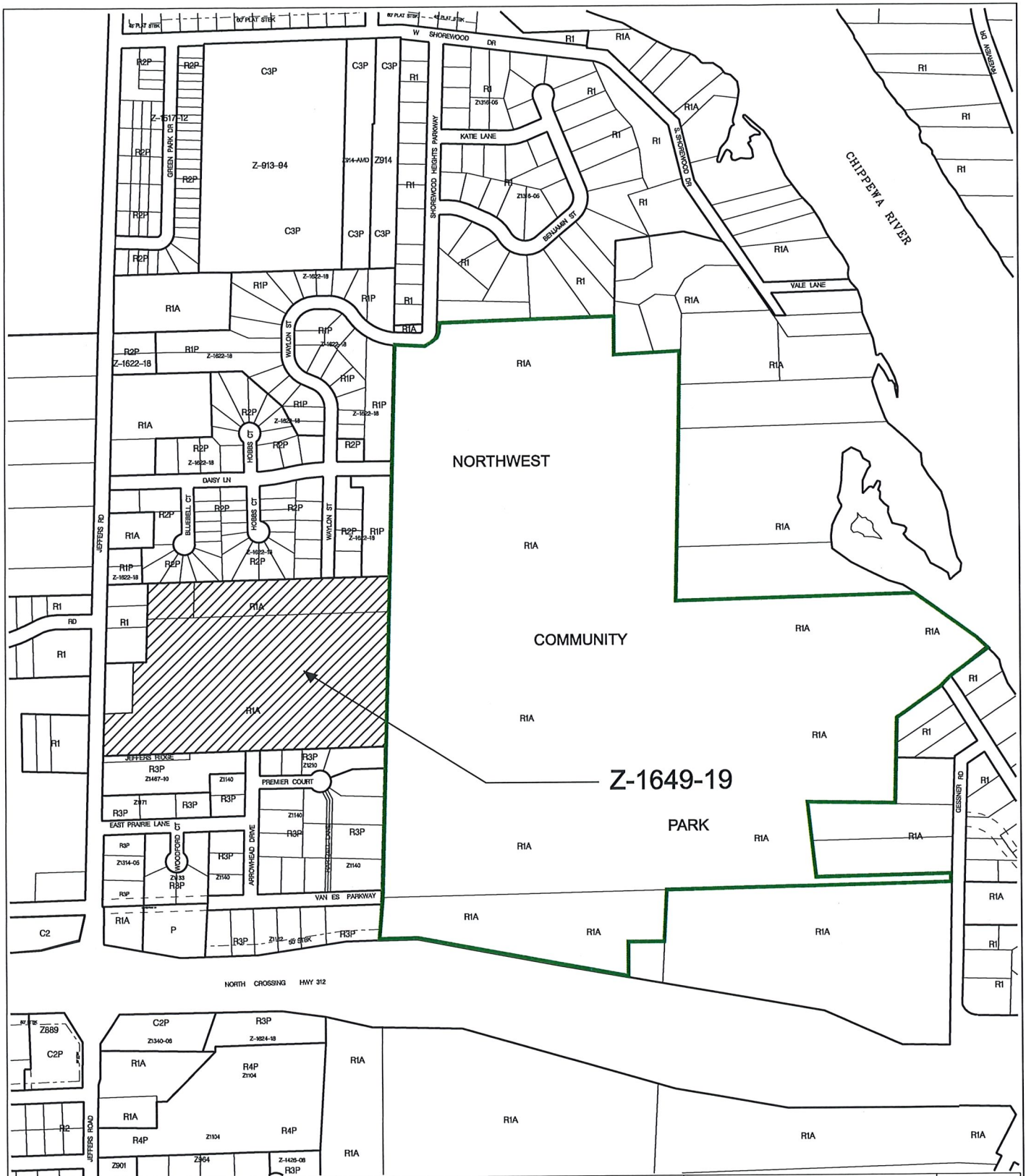
The preliminary plat (see attached) proposes a street system that provides a connection with Jeffers Road (Jeffers Ridge) and a north-south street system that connects with the subdivision located to the south and the subdivision located to the north (Arrowhead Drive-Jeffers Ridge-Waylon Street). The extension of these streets is consistent with the concept plan for the area and Northwest Community Park that shows access to the Northwest Community Park from:

- Van Es Parkway
- Daisy Lane
- Waylon Street
- Shorewood Heights Parkway
- Old Wells Road

We anticipate that Daisy Lane will be that primary access to the park as it includes a pathway on the north side to accommodate pedestrian and bicycle accessibility. Initial development of the park facilities at this access location is scheduled to occur in 2022. Specific plans for these park facilities will be reviewed by the Waterways and Parks Commission at such time.

Staff has also asked for a publicly accessible pedestrian/bicycle connection to the Northwest Community Park as part of the preliminary plat. This connection is shown on the preliminary plat between lots 10 and 11. Staff feels that this 15' public easement is sufficient to accommodate a trail connection to the park.

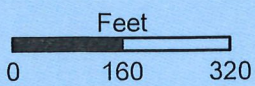
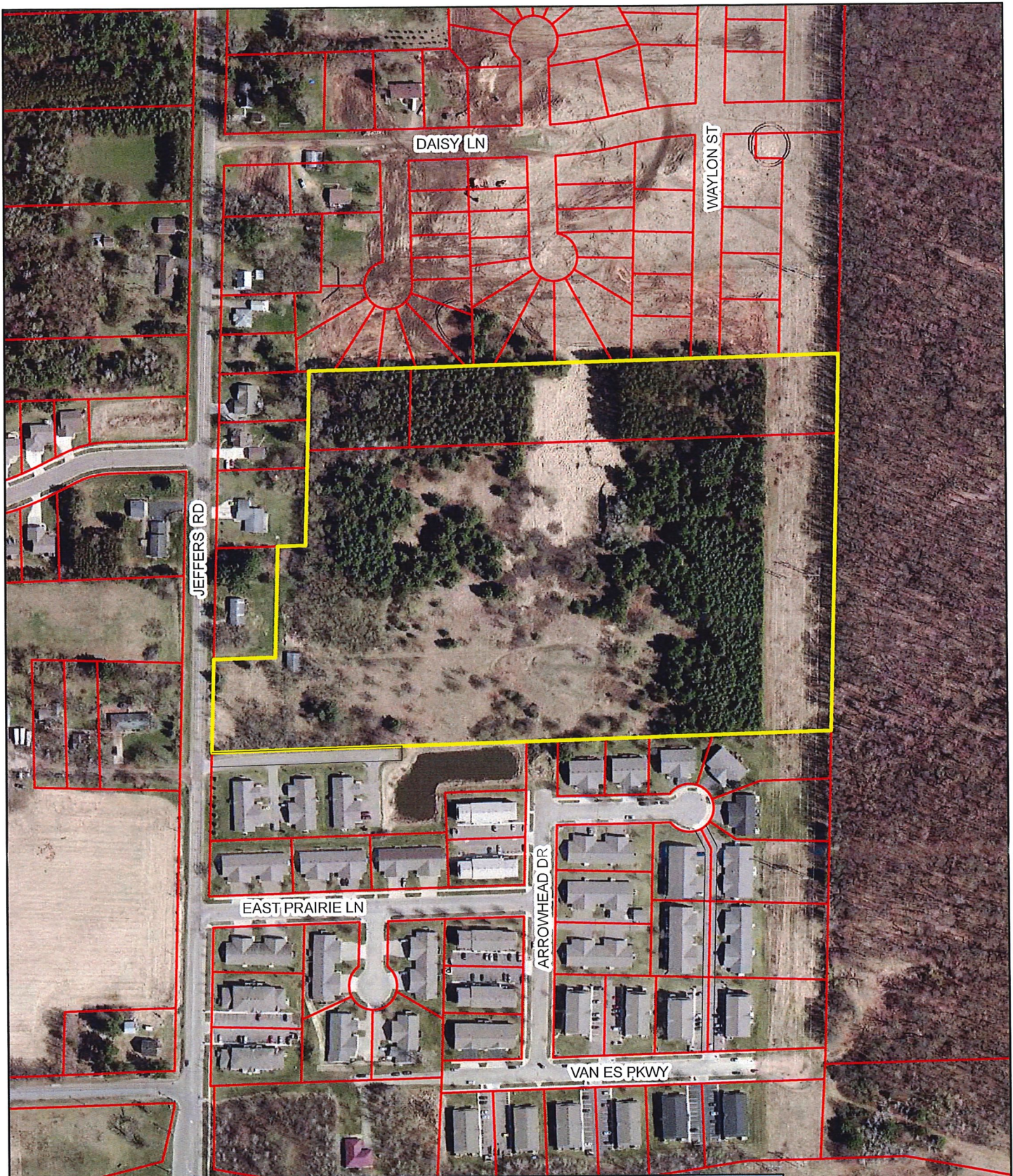
The plat also proposes two outlots; one abutting the park to the west and one located in the central portion of the subdivision. These outlots will be used for storm water facilities. The outlet directly west of the park is within an existing Xcel Energy electric transmission line easement.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EAU CLAIRE, WI**

FILE #	
Z-1649-19	
ZONING	DATE
R-1A TO R-2P	9-3-19

ADDRESS	PARCEL NUMBER
NE OF JEFFERS RD & EAST PRAIRIE LN	14-0765, 14-0766-C, PORTION OF 14-0766-B



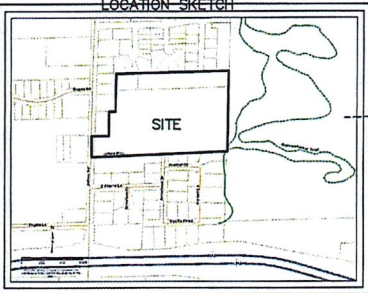
Z-1649-19

AERIAL MAP

EAST OF JEFFERS ROAD



LOCATION SKETCH



LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)	LOT NO.	AREA (SQ.FT.)
1	5,583	29	11,959	57	8,079
2	5,527	30	8,923	58	5,723
3	5,668	31	6,828	59	5,375
4	6,005	32	6,020	60	6,375
5	5,787	33	8,176	61	5,375
6	5,845	34	9,066	62	5,375
7	5,859	35	10,274	63	5,375
8	5,885	36	8,077	64	5,375
9	5,870	37	6,794	65	5,250
10	5,876	38	6,232	66	7,402
11	6,255	39	7,222	67	6,097
12	7,249	40	7,187	68	7,181
13	7,631	41	7,547	69	7,128
14	9,300	42	6,547	70	6,772
15	11,488	43	7,216	71	5,881
16	13,427	44	5,000	72	5,701
17	10,393	45	5,003	73	5,521
18	7,352	46	8,311	74	5,410
19	6,234	47	7,940	75	5,370
20	6,200	48	6,282	76	5,382
21	4,853	49	6,580	77	5,478
22	6,890	50	7,874	78	5,786
23	7,089	51	10,650	79	6,138
24	6,032	52	6,850	80	6,626
25	6,032	53	5,891	101	98,161
26	5,031	54	6,628	102	125,653
27	5,019	55	7,176		
28	10,961	56	7,213		

SETBACKS
FRONT 25'
SIDE 8'
REAR 25'
SPECIAL FRONT
SETBACKS
LOTS 17-18 = 35
LOTS 15-16 = 49'
LOTS 13-14 = 43'
LOTS 11-12 = 28'

THIS PLAT IS ALLOWED AS A TWIN HOME TYPE LAND DIVISION. NO LOTS ARE TO BE BUILT ON AS SINGLE FAMILY HOMES.

REAL LAND SURVEYING

1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4116

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REAL LAND SURVEYING

SCALE: 1" = 100'

SHEET 1 OF 2

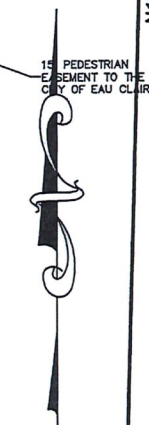
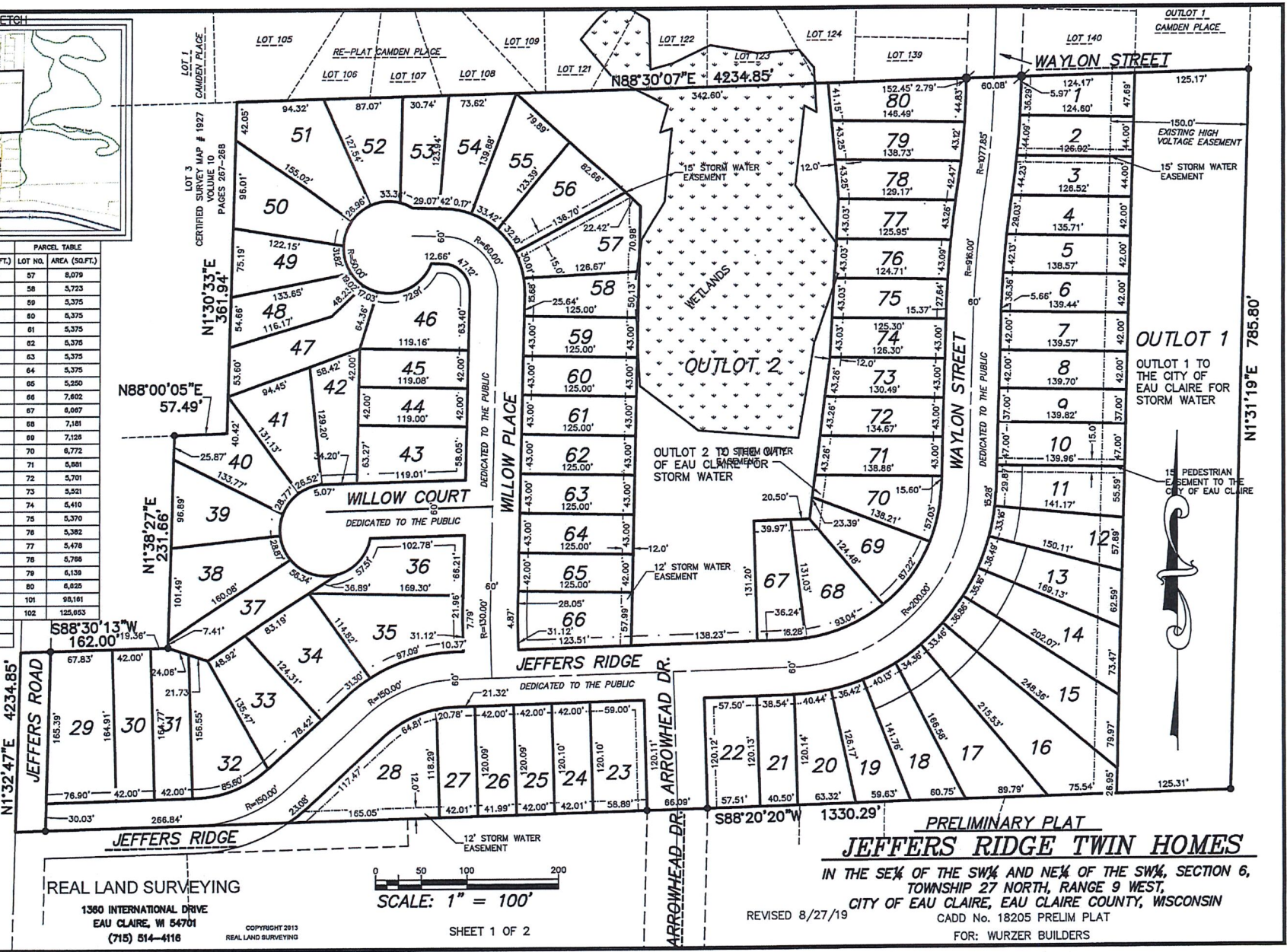
REVISED 8/27/19

PRELIMINARY PLAT
JEFFERS RIDGE TWIN HOMES

IN THE SE¼ OF THE SW¼ AND NE¼ OF THE SW¼, SECTION 6,
TOWNSHIP 27 NORTH, RANGE 9 WEST,
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN

CADD No. 18205 PRELIM PLAT

FOR: WURZER BUILDERS

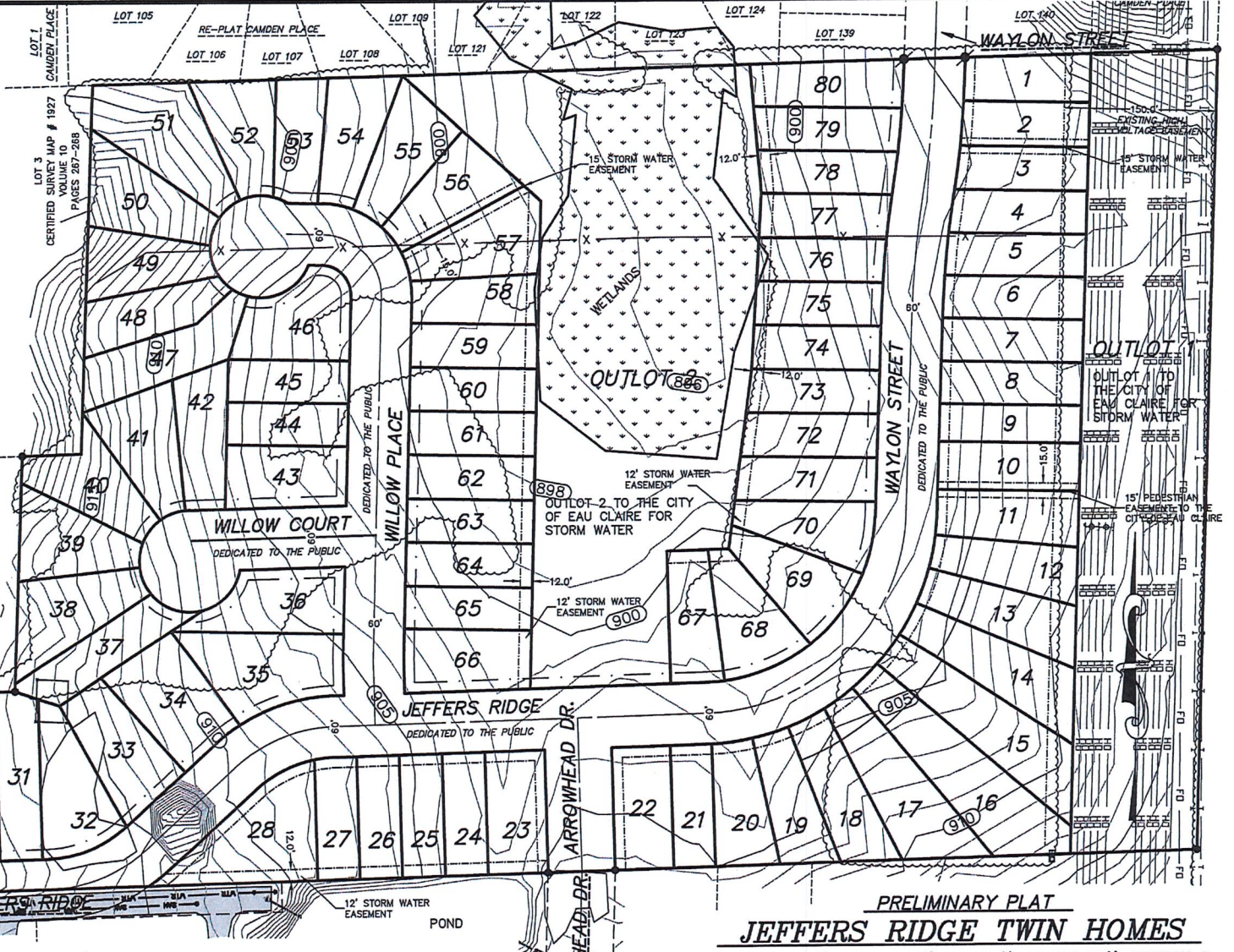


LEGEND

- ⊗ FOUND 3/4" REBAR
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- EXISTING BUILDING
- EXISTING BITUMINOUS SURFACE
- <--- EXISTING GUY WIRE
- ⊙--- EXISTING LIGHT POLE
- ⊕--- EXISTING POWER POLES
- OH--- EXISTING OVERHEAD LINES
- ⊙--- EXISTING AREA DRAIN
- EXISTING CURB INLET
- EXISTING SIGN
- ⊕--- EXISTING ELECTRIC PEDESTAL
- ⊕--- EXISTING ELECTRIC PEDESTAL
- ⊕--- EXISTING FIRE HYDRANT
- ⊕--- EXISTING WATER VALVE
- ⊕--- EXISTING GAS METER
- ⊕--- EXISTING AC UNIT

0 50 100 200
SCALE: 1" = 100'

8/29/19
WISCONSIN
PETER J. GARTMANN
S 2279
KNAPP
WI
LAND SURVEYOR



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

DATED THIS _____ DAY OF _____, 2019
 PETER J. GARTMANN, P.L.S. 2279

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 REAL LAND SURVEYING

SHEET 2 OF 2

PRELIMINARY PLAT
JEFFERS RIDGE TWIN HOMES

IN THE SE¼ OF THE SW¼ AND NE¼ OF THE SW¼, SECTION 6,
 TOWNSHIP 27 NORTH, RANGE 9 WEST,
 CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN
 CADD No. 18205 PRELIM PLAT

FOR: WURZER BUILDERS

REAL LAND SURVEYING
 1380 INTERNATIONAL DRIVE
 EAU CLAIRE, WI 54701
 (715) 514-4118

PARKS, RECREATION AND FORESTRY

STAFF REPORT

PROJECT NAME: US GEOLOGICAL SURVEY USE PERMIT PHOENIX PARK

To: Waterways and Parks Commission

Date: September 25, 2019

From: David Solberg - Engineering

Description: Use Agreement.

Location: Phoenix Park.

Background: The USGS operates a river gauging station on the Chippewa River near, and downstream of the Dells Pond Dam. The site is adjacent to the City of Eau Claire Central Maintenance Facility at 910 Forest Street. The station is continually vandalized at this location and the USGS would like to relocate the station to a location which may be less prone to vandalism. The proposed new location is shown on Attachment 1.

The USGS has requested a use agreement the use of a location in Phoenix Park which does not interfere with current park uses, does not draw attention to the station, and is serviceable as necessary for gauge operations and maintenance. The proposed river gauge cabinet is approximately 26" width x 24" depth x 50" height.

Staff recommends approval of the use agreement with the US Geological Survey.

Justification: The USGS River Gauge provides data both used by Xcel Energy and the City of Eau Claire for flood control information and dam operations. The data it records serves a public purpose.

Proposed Location: Phoenix Park, near Farmer's Market Pavilion.

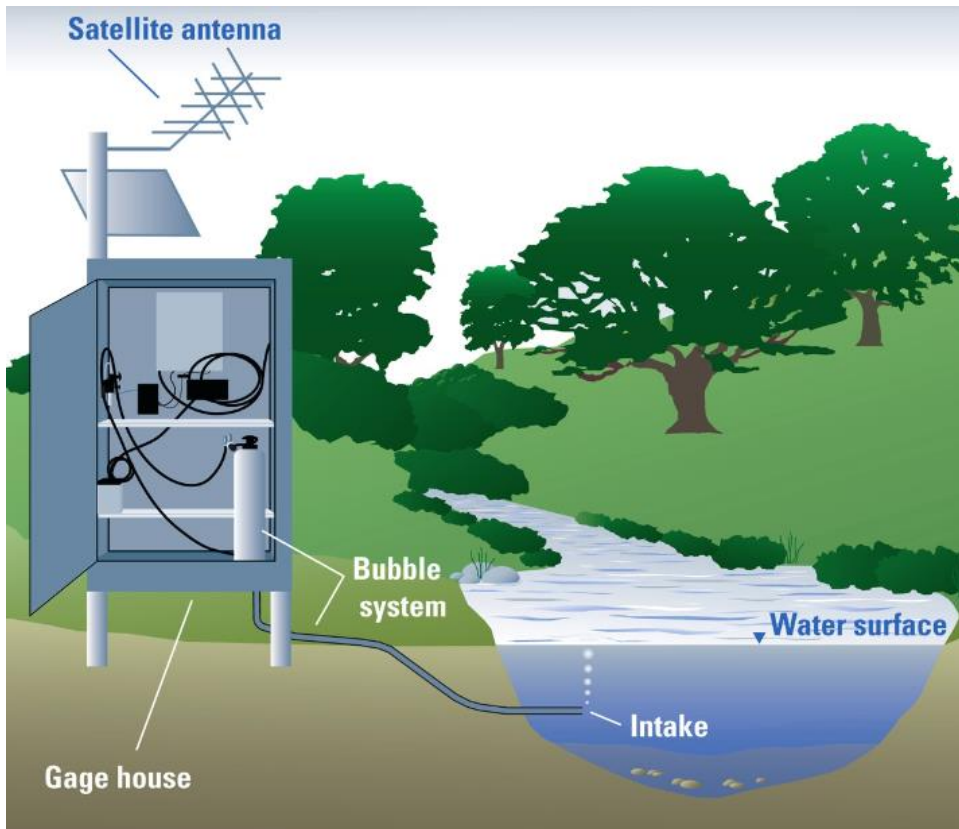
Facilities Features: An instrument cabinet, small solar panel attachment, small antennae, and underground wiring and tubing necessary to accurately gather river surface elevation data.

Storm Water: No impacts.

Financial: No impact to City budget.

LAWCON: N/A





CITY OF EAU CLAIRE COMMUNITY SERVICES DEPARTMENT
PARKS, RECREATION AND FORESTRY
September 2019 Monthly Report

Parks Division

- All athletic fields have been over seeded, and sodded where appropriate.
- All baseball infield renovations are completed.
- Lakeshore skate plaza approach/sidewalk under construction.
- Stone walls and columns at Carson Park near Causeway masonry work complete, and copper column caps installed. Light fixtures on schedule to be installed in October.

Forestry Division

- Ongoing street tree structural pruning.
- Fall planting vacancy inventory complete.
- Fall stump removal to finish up by end of September.

Recreation Division

- Akervik Rink is nearing completion with a new floor that has a heating system to prevent frost from going down into the soil. A ribbon cutting ceremony will be forthcoming after completion of dasher boards, glass, and painting of the floor.
- Wall art is expected to be completed the last week in September or first week in October.

Prime Times

The 2019/20 Fall and Winter edition can be found online at www.eauclairewi.gov/primetimes

Special Events

The Special Events Committee continues to work with all the groups that conduct events within city parks and meets monthly. The group will also review alcohol license applications.