

**City of Eau Claire
Waterways and Parks Commission
Wednesday, November 13, 2019
7:00 p.m.
North Conference Room – City Hall**

Agenda

- I. Approval of minutes from the October 23, 2019 meeting.
- II. New Business
 - a. Recommendation to approve aboveground pole easement, 800 block of Forest Street. (Leah Ness)
 - b. Recommendation on a rezoning and general development site plan for Prairie Heights Residences located to the northeast of Birch Street and River Prairie Drive. (Pat Ivory)
 - c. Information only: 2020 Waterways and Parks Calendar (Jeff Pippenger)
- 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)**

October 23, 2019

Members Present: Joshua Miller, Tom Fiedler, John Lor, Kirk Dahl, Meredith Ball, Susan McLeod, John Bodkin, Ellen Faulkner

Members Absent: Jenni Sterling, Ron Doering, Kate Beaton

Staff Present: Jeff Pippenger, Aaron White, Pat Ivory

The meeting was chaired by Joshua Miller in the North Conference Room at City Hall and called to order at 7:00 p.m.

Minutes: The minutes of the September 25, 2019 meeting were approved as written.

New Commissioner: Ellen Faulkner was welcomed to the Commission. Ellen is replacing Jeanne Mueller.

Business Agenda.

A. Presentation and Comment on Draft Cannery Redevelopment District Concept Plan. Aaron White provided an overview of the draft Cannery Redevelopment District Concept Plan that had been prepared by Vandewalle and Associates for the Eau Claire Redevelopment Authority. The Cannery Redevelopment District is located on the west side of the Chippewa River and north of Madison Street. The area includes the existing recreational trail along the west side of the Chippewa and parcels purchased by the Redevelopment Authority. Aaron noted that a concept plan had been prepared in 2017, but that plan didn't provide sufficient development within the Tax Increment District to fund the park improvements. The revised concept plan includes more development areas included a mix of housing and commercial. Aaron added that the City held a community and neighborhood meeting in September to obtain input on the draft plan.

The Commission discussed the draft concept plan and Susan McLeod questioned the height of the proposed buildings at the north end of the district. It was also suggested that the School District be made aware of the plans and proposed additional dwelling units.

It was noted that the Commission would review the detailed plans for the park areas at a later date. Community meetings will be scheduled to obtain input when planning for these park areas commences.

B. Discussion of Commission Meeting Date. The Commission discussed the date for their next meetings in November and December. The Commission will meet on November 13th and the December meeting date will be determined if a meeting is necessary.

Other Items.

-The Commission reviewed the special events listing and Director's Report.

The meeting was adjourned at 7:50 p.m.

Submitted by,
Susan McLeod, Secretary

MEMORANDUM

Engineering Department



TO: Waterways & Parks Commission

FROM: Leah Ness, PE, PTOE, Deputy City Engineer

DATE: November 7, 2019

A handwritten signature in black ink that reads "Leah Ness".

SUBJECT: Aboveground Pole Easements – 800 block of Forest Street

Northern States Power is requesting two easements in the 800 block of Forest Street for the relocation of two span guy poles. The purpose of the span guys poles is to support existing poles and infrastructure located on the east side of Forest Street. The request comes as a result of the City expanding the trail connection along the west side of Forest Street from north of Madison Street to the High Bridge. With the widened trail, the easement allows for the poles and/or guy wires to be placed on City property.

The proposed easement for this facility helps to maintain the safety of the infrastructure while allowing for the expanded trail along Forest Street, which benefits the neighborhood and community trail users.

City staff recommends approval of the requested utility easements.

**FOREST STREET
EAU CLAIRE
EASEMENT REQUEST MAP**

**DESIGNER TRAVIS WERLEIN
715-737-1482**

**NEW STUB POLE TO BE
INSTALLED 2' WEST OF NEW
BIKE TRAIL. NEW LOCATION
WILL BE OUTSIDE OF ROAD
RIGHT OF WAY**

**EXISTING 3PH LIGHT
ANGLE POLE**

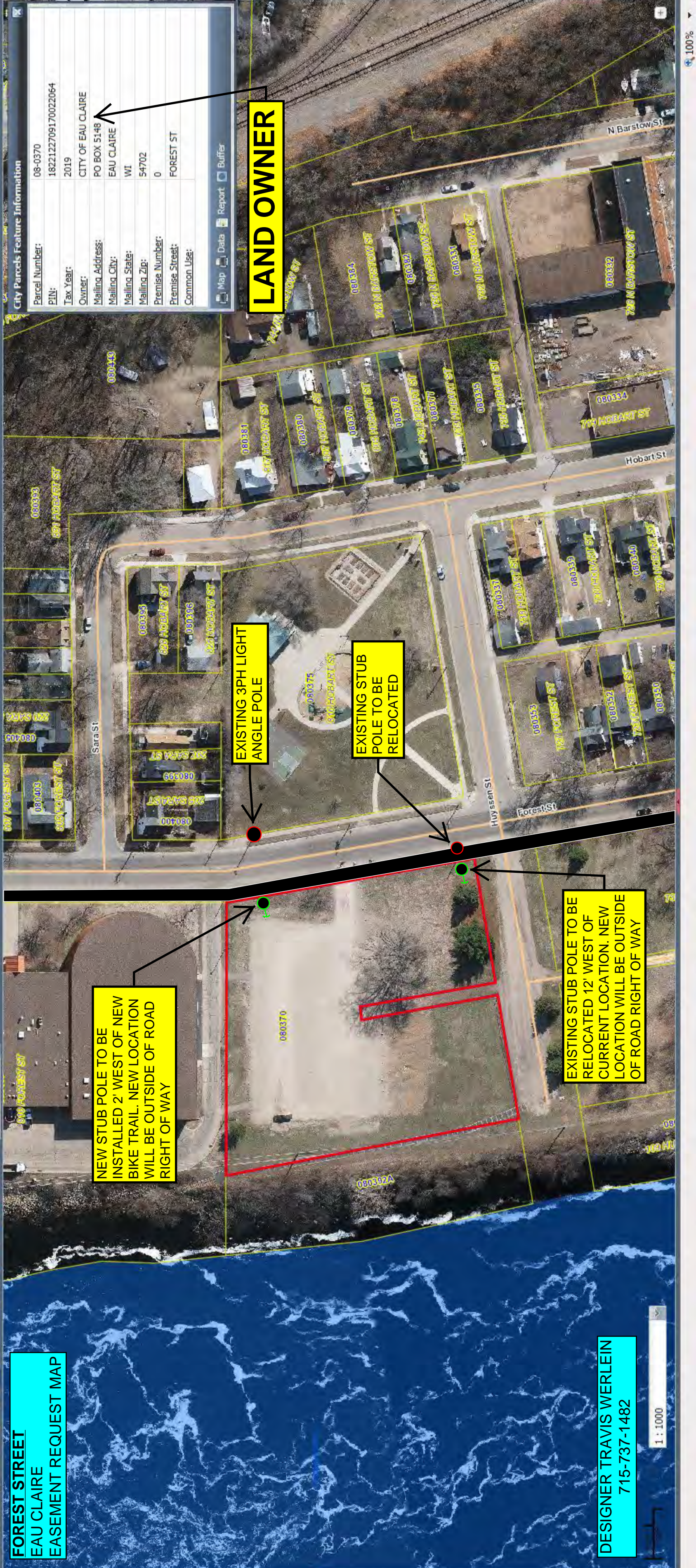
**EXISTING STUB
POLE TO BE
RELOCATED**

**EXISTING STUB POLE TO BE
RELOCATED 12' WEST OF
CURRENT LOCATION. NEW
LOCATION WILL BE OUTSIDE
OF ROAD RIGHT OF WAY**

LAND OWNER

City Parcels Feature Information

Parcel Number:	08-0370
PIN:	1822122709170022064
Tax Year:	2019
Owner:	CITY OF EAU CLAIRE
Mailing Address:	PO BOX 5148
Mailing City:	EAU CLAIRE
Mailing State:	WI
Mailing Zip:	54702
Premise Number:	0
Premise Street:	FOREST ST
Common Use:	





NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 1 OF 2 SHEETS



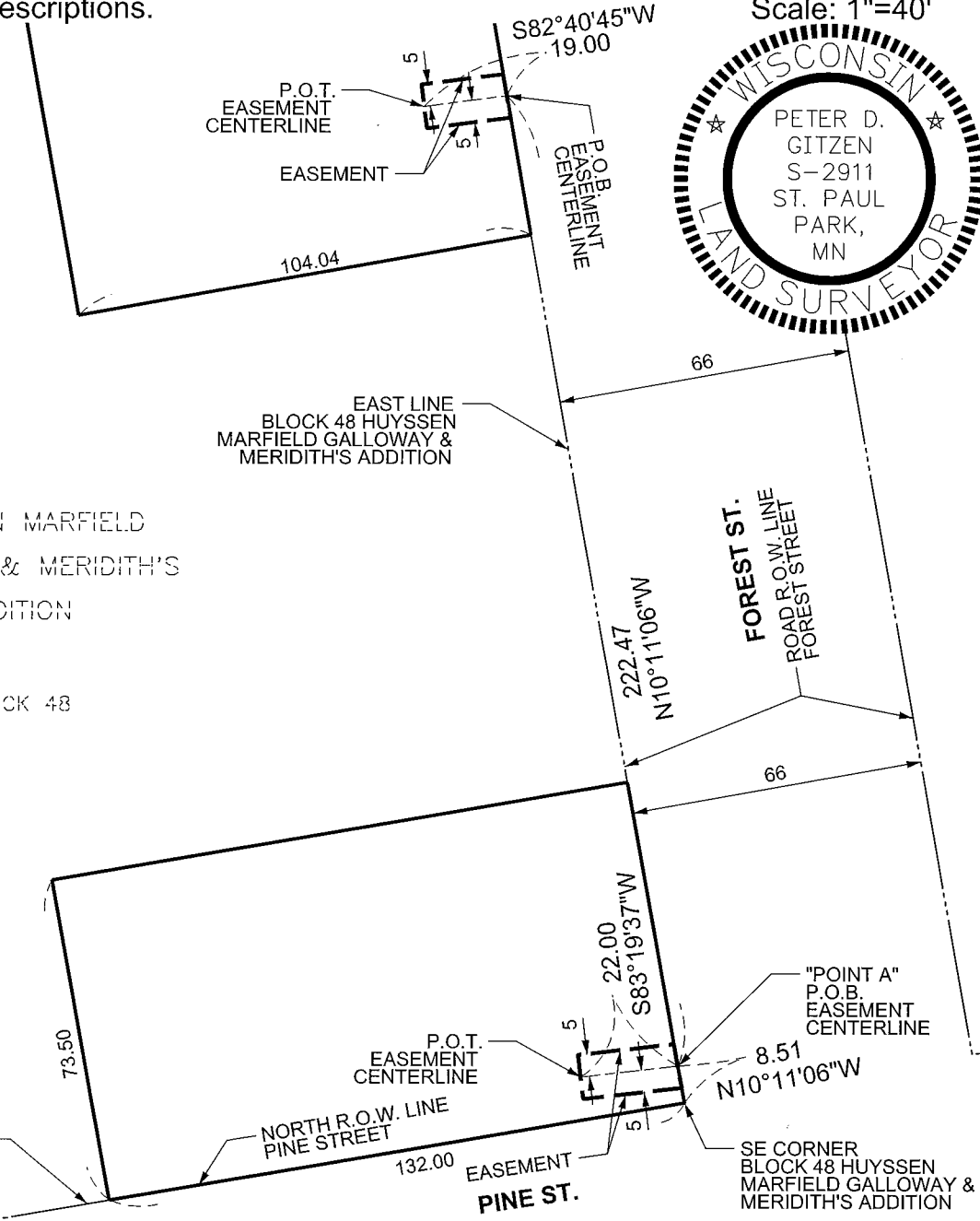
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Certificate of Survey
Location: City of Eau Claire, Eau Claire County, Wisconsin
Grantor: City of Eau Claire
See sheet 2 of 2 for descriptions.

GOV'T LOT 2

SECTION 17



HUYSSSEN MARFIELD
GALLOWAY & MERIDITH'S
ADDITION
BLOCK 48

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

DISTRIBUTION
PARCEL: CITY OF EAU CLAIRE
SEC. 17, T.27N., R.9W., 4TH P.M.
CO.: EAU CLAIRE

PETER D. GITZEN

LIC. NO. S-2911

DATE

10/15/19



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 2 OF 2 SHEETS

Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

"Property":

A piece of land in Block 48 of Huysen, Marfield, Galloway and Meredith's Addition to the City of Eau Claire, described as follows: Starting at the Southeast corner of Block 48 aforesaid; thence North $89^{\circ} 25'$ West 146 feet; thence North 73 and $5/10$ feet; thence South $89^{\circ} 25'$ East 146 feet; thence South 73 and $5/10$ feet to point of beginning, excepting the West 14 feet.

ALSO: A piece of land commencing on the East line of Block 48 of Huysen, Marfield, Galloway and Meredith's Addition to the City of Eau Claire, 44 feet North of the Southeast corner of the North Half of said block as a starting point; thence West parallel with the South line of the North half of said block as a starting point; thence West parallel with the South line of the North half of said block, 104 feet 6 inches; thence North parallel with the East line of said block to the North line of said block; thence Southeasterly on the North line of said block to the East line of said block; thence South on the East line of said block to the place of beginning, except the right-of-way of the C.M. & St. P. R.R., also the right-of-way of a piece of land 10 feet North and South by 104 feet 6 inches East and West adjoining the above described piece of land on the South for a driveway for all parties, their heirs or assigns, adjoining said driveway.

All in Eau Claire County, Wisconsin.

Easement Area:
A 10.00 foot wide easement over, under across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerline:

Commencing at the southeast corner of Block 48 of Huysen, Marfield, Galloway and Meredith's Addition to the City of Eau Claire; thence North 10 degrees 11 minutes 06 seconds West 8.51 feet along the east line of said Block 48 to the a point hereinafter referred to as "Point A" and the point of beginning of the centerline to be described; thence South 83 degrees 19 minutes 37 seconds West 22.00 feet and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said east line of Block 48.

TOGETHER WITH:

A 10.00 foot wide easement over, under across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerline:

Commencing at the herein before described "Point A"; thence North 10 degrees 11 minutes 06 seconds West 222.47 feet along the east line of Block 48 of Huysen, Marfield, Galloway and Meredith's Addition to the City of Eau Claire to the point of beginning of the centerline to be described; thence South 82 degrees 40 minutes 45 seconds West 19.00 feet and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said east line of Block 48.

DISTRIBUTION

PARCEL: CITY OF EAU CLAIRE
SEC. 17, T.27N., R.9W., 4TH P.M.
CO.: EAU CLAIRE

Containing 0.01 acres, more or less.



STAFF REPORT

TO: Waterways and Parks
Commission

MEETING DATE:
11/13/19, 7:00 p.m.
City Hall, North Conference Room

FROM: Community Development

FILE NO.: Z-1658-19

AGENDA ITEM: Recommendation on a rezoning and general development site plan for Prairie Heights Residences located to the northeast of Birch Street and River Prairie Drive and along the Eau Claire River.

APPLICANT: Gerrard Development, LLC

ARCHITECT/DESIGNER: Cornerstone Architects, LLC

SURROUNDING LAND USE:

North:	Residential
East:	Eau Claire River
South:	River Prairie Drive
West:	Residential/office

AREA: approx. 5.2 acres

EXISTING ZONING: C-1AP & I-2

PROPOSED ZONING: C-3MX & Public

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Mixed use
development and City greenway

COMPREHENSIVE PLAN: Land Use Plan and Park and Open Space

ANALYSIS:

Gerrard Development, LLC working with Cornerstone Architects, LLC are requesting approval of a rezoning to C-3MX and a general development site plan for a mixed use development project located northeast of Birch Street River Prairie Drive. The proposed development would include 80 apartments and approximately 9,000 square feet of commercial space. Attached is the general development plan, building elevations, vicinity map, and aerial for the project. The rezoning of City-owned property along the Eau Claire River to "P" Public is also included with the rezoning.

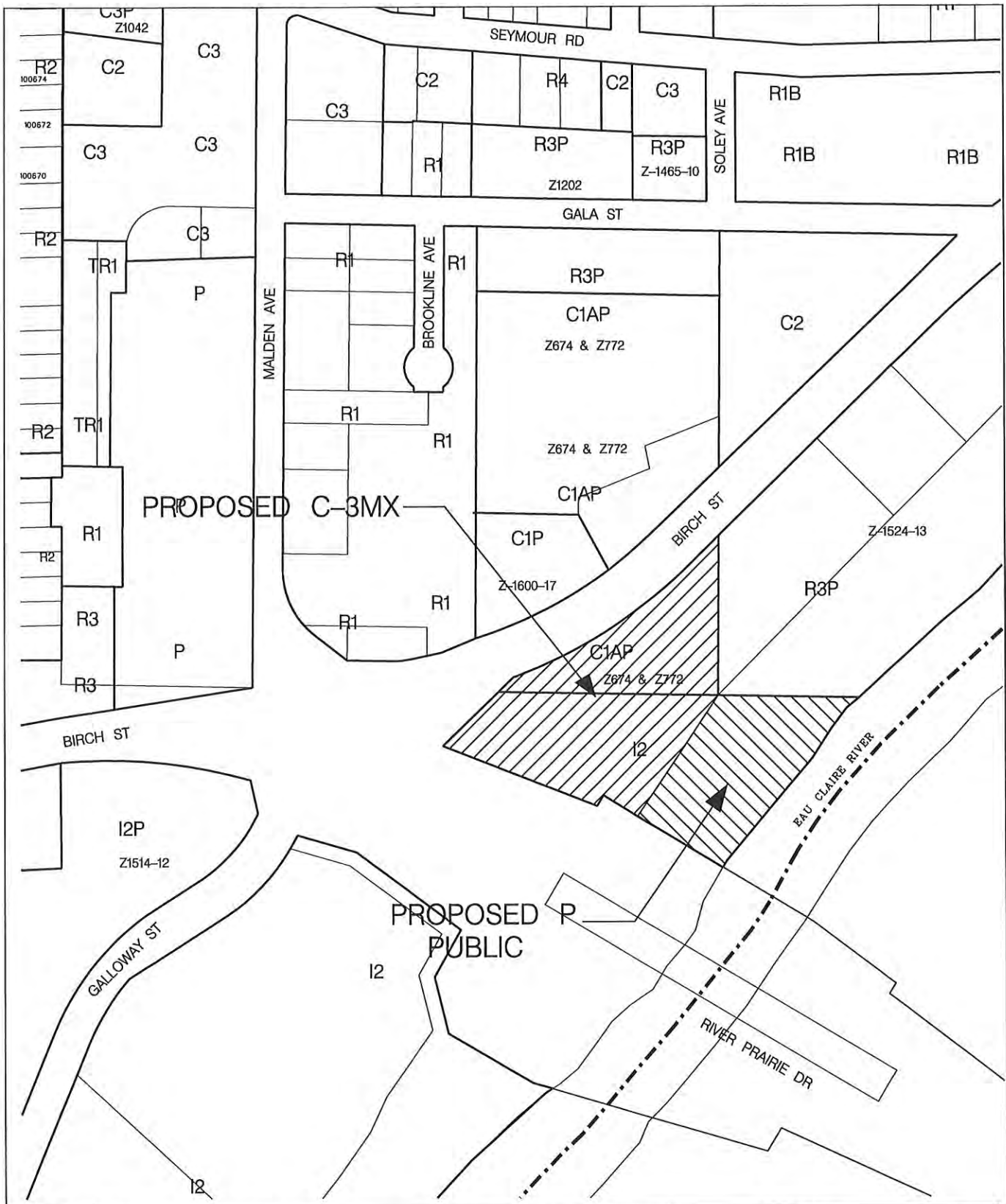
The project site is approximately 3.4 acres in size and upon zoning approval, the property would be sold by the City to Gerrard Development per an agreement approved by the City Council several months ago. The City-owned parcel along the river is approximately 1.8 acres in size.

The site plan notes that the proposed building would be at least 40 feet from any property line and would be approximately 120 feet from the top of the bank of the river. The top of bank is noted on the site plan. The City's Greenway Guidelines (attached) state that buildings should be at least 40 feet from the top of the bank along the river and at least 20 feet from the property line abutting the City property. In addition, parking areas, driveways, decks, and similar land improvements should not be less than 10 feet from the top of bank and property line.

Access to the development would be off of Birch Street. The majority of the parking (117 spaces) would be provided within the structure and 9 spaces would be provided on a surface lot. Site drainage is to an infiltration basin and wet detention pond located to the west and north of the building. Approval of City Engineering would be required. If approved, a detailed site plan would be submitted to the Plan Commission that would address specific issues relating to: utility connections, grading, drainage, lighting, signage, parking, pedestrian circulation, landscaping, etc.

The site plan shows the potential for a City trail/pathway along the river. This trail would be constructed at a later date and plans for this trail would be presented to the Waterways and Parks Commission at that time.

The recommendation of the Waterways and Parks Commission will be forwarded onto the Plan Commission and City Council.



DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EAU CLAIRE, WI

FILE #

Z-1658-19



ADDRESS

NE OF BIRCH ST & RIVER PRAIRIE DR

PARCEL NUMBER

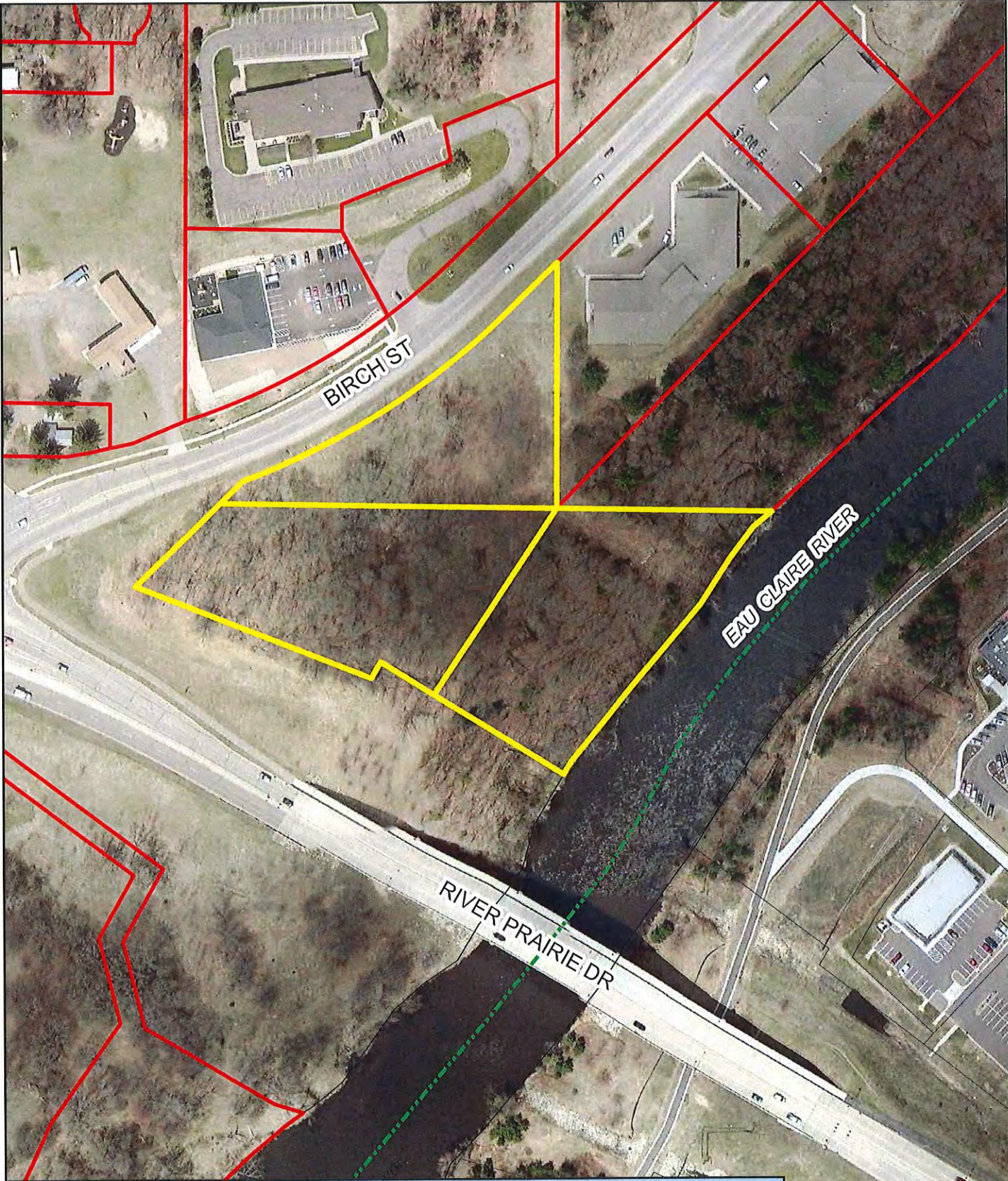
10-1161-B, 10-1161-C, 10-1456

ZONING

I-2 & C-1AP TO C-3MX & P

DATE

10-24-19



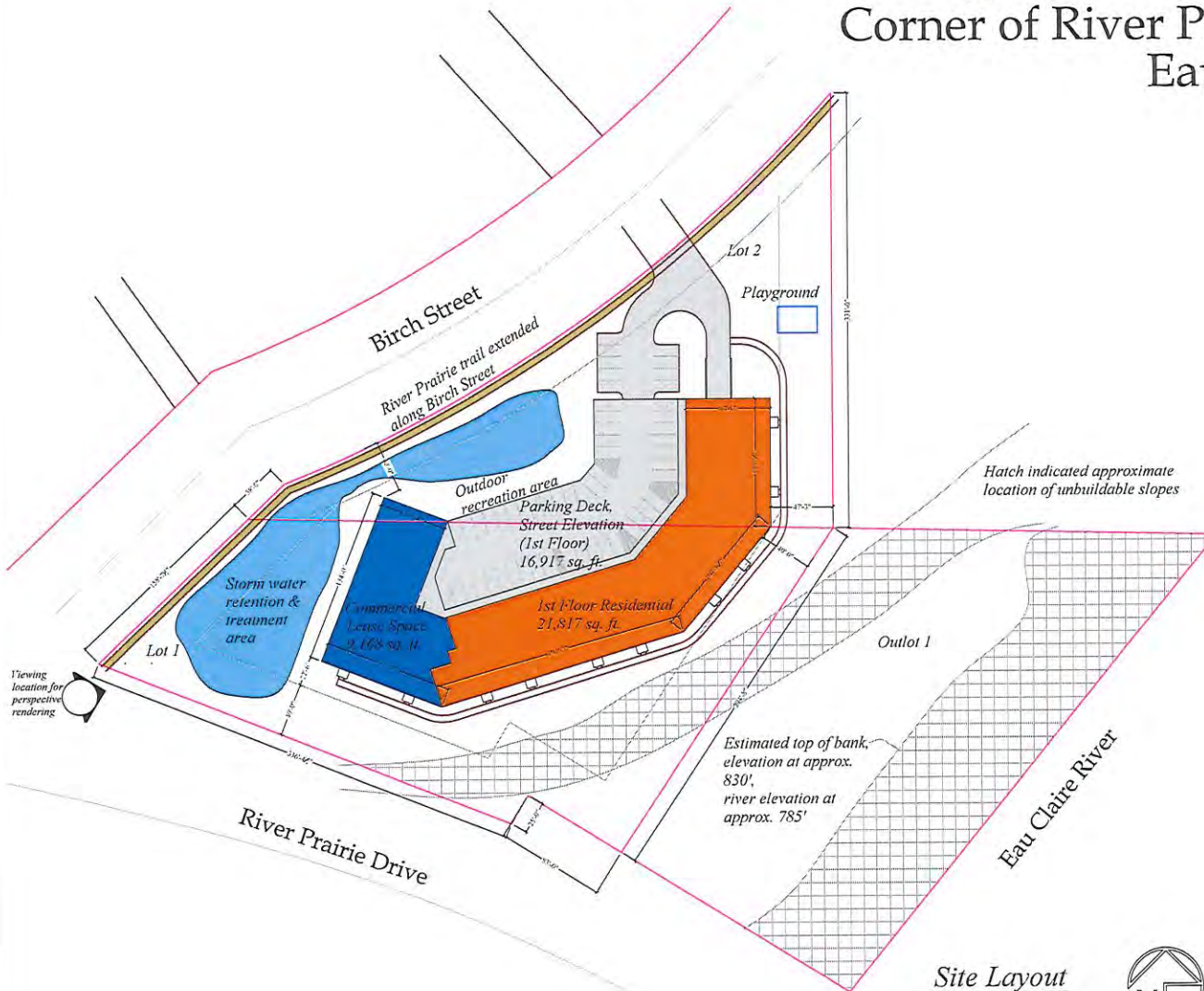
Z-1658-19 AERIAL MAP

NE OF BIRCH ST & RIVER PRAIRIE DR



Prairie Heights Residences

Corner of River Prairie Dr & Birch St
Eau Claire, Wisconsin



Site Layout
Scale: 1" = 40'-0"



Project Calculations:

Property Size = 145,926 sq. ft. (3.35 acres)
Lot 1 = 86,055 sq. ft.
Lot 2 = 59,871 sq. ft.

Lot Coverage: 72,468 sq. ft. (49.7%) coverage, balance is open.
Parking Lot & Drives = 6,973 sq. ft.
Storm Water Areas = 17,593 sq. ft.
Building Footprint = 47,902 sq. ft.

Multi-Family Residential and Commercial with Underground Vehicle Parking:

- R-2 Multi-family Residential occupancy
Type 5A - Combustible, Unprotected Construction
4 story above grade plane
Full NFPA 13 Fire Sprinkler system

- S-2 Low Hazard Storage Occupancy (Parking Garage)
Type 2B - Non-Combustible, Unprotected Construction
2 story above grade plane
Full NFPA 13 Fire Sprinkler system

- B Business Occupancy (9,168 sq. ft.)
Type 5B - Combustible, Unprotected Construction
1 story at grade
Full NFPA 13 Fire Sprinkler system

Ground Floor Parking & Apts = 47,902 sq. ft.
First Floor Pkg. Comm & Apts = 47,902 sq. ft.
Second Floor Apartments = 24,028 sq. ft.
Third Floor Apartments = 24,028 sq. ft.
Bldg Footprint = 47,902 sq. ft. Bldg Total Area = 143,860 sq. ft.

Residential Units Allowed per MIX zoning = 21 per acre plus 25%
3.35 x 21 x 1.25 = 87.9 units allowed

80 Residential Units: (10% reserved for homeless)
37 - 1 Bedroom (670 sq. ft.)
31 - 2 Bedroom (964 sq. ft.)
12 - 3 Bedroom (1,232 sq. ft.)

On Site Parking Requirement Calculation:
(1 space per bedroom & 1 space per 300 sf of office)
35 (37 - 1 Bedroom, 4 handicap, 4 homeless)
54.5 (31 - 2 Bedroom, 3 handicap, 3 homeless)
31.5 (12 - 3 Bedroom, 1 handicap, 1 homeless)
31 (9,168 sf / 300 sf/vehicle, commercial)
152 Parking requirement per base ordinance
-38 (less 15% for bikes & public transportation)
114 Total Parking Requirement

On Site Parking Provided:
72 - Underground parking stalls (2 HC van accessible)
45 - 1st Flr Parking Deck (2 HC van accessible)
9 - Surface parking stalls
126 - Total Parking Provided

SHEET	DESCRIPTION	DATE
A1	Site Layout	11/11/19
A1T	Site overlay on Topographic Map	11/11/19
A2	Ground Floor Plan	10/25/19
A3	1st Floor Plan	10/25/19
A4	2nd Floor Plan	10/25/19
A5	3rd Floor Plan	10/25/19
A6	South & East Elevations	10/25/19
A7	Rendering viewed from street section	11/11/19

General Contractor:
Gerrard development, llc
4200 23rd Ave, Eau Claire, WI 54601
Phone: 715.832.1425
Fax: 715.832.1425
Website: www.gerrarddevelopment.com

Architect:
Cornerstone Architects, LLC
"Designing the Future"
1018 N. 2nd St. 201 N. Vermont Street
Eau Claire, WI 54601
Phone: 715.832.2500 Email: info@cornerstonearch.com

Project:
Gerrard Development, LLC
Prairie Heights Residences
River Prairie Drive, Eau Claire, WI 54602

DATE	BY	SCALE	REVISION
11/11/19	ND	AS SHOWN	1

Sheet No. **A1**

Prairie Heights Residences

Corner of River Prairie Dr & Birch St
Eau Claire, Wisconsin



Site Layout
Scale: 1" = 40'-0"

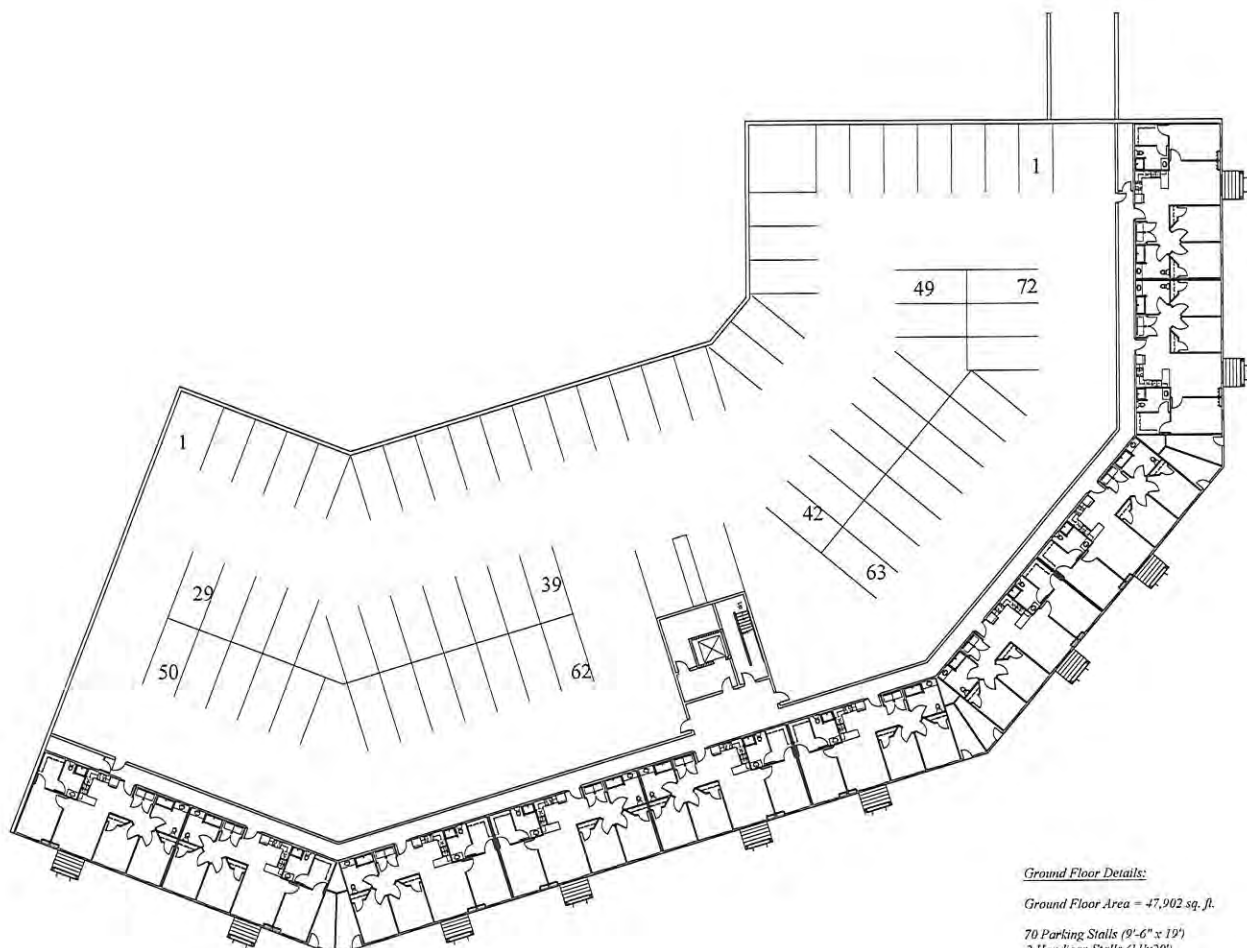


General Contractor:
Gerard Development, LLC
420 20th Ave, Eau Claire, WI 54601
Tel: 785.832.1425
Web: www.gerarddevelopment.com

Cornerstone Architects, LLC
"Designing the Future"
PO Box 288 201 W. Vermont Street
Eau Claire, WI 54601
Tel: 785.832.5397 Email: info@cornerstonearch.com

Gerard Development, LLC
Prairie Heights Residences
River Prairie Drive, Eau Claire, WI 54602

Sheet No.	A1T
Scale	1" = 40'-0"
Date	11/18
Drawn by	AS
Checked by	AS
Project No.	11/18



Ground Floor Details:
 Ground Floor Area = 47,902 sq. ft.
 70 Parking Stalls (9'-6" x 19')
 2 Handicap Stalls (11'x20')
 10 - 3 Bedroom Apts (1,100 sq ft)

Ground Level Floor Plan
 Scale: 1/16" = 1'-0"

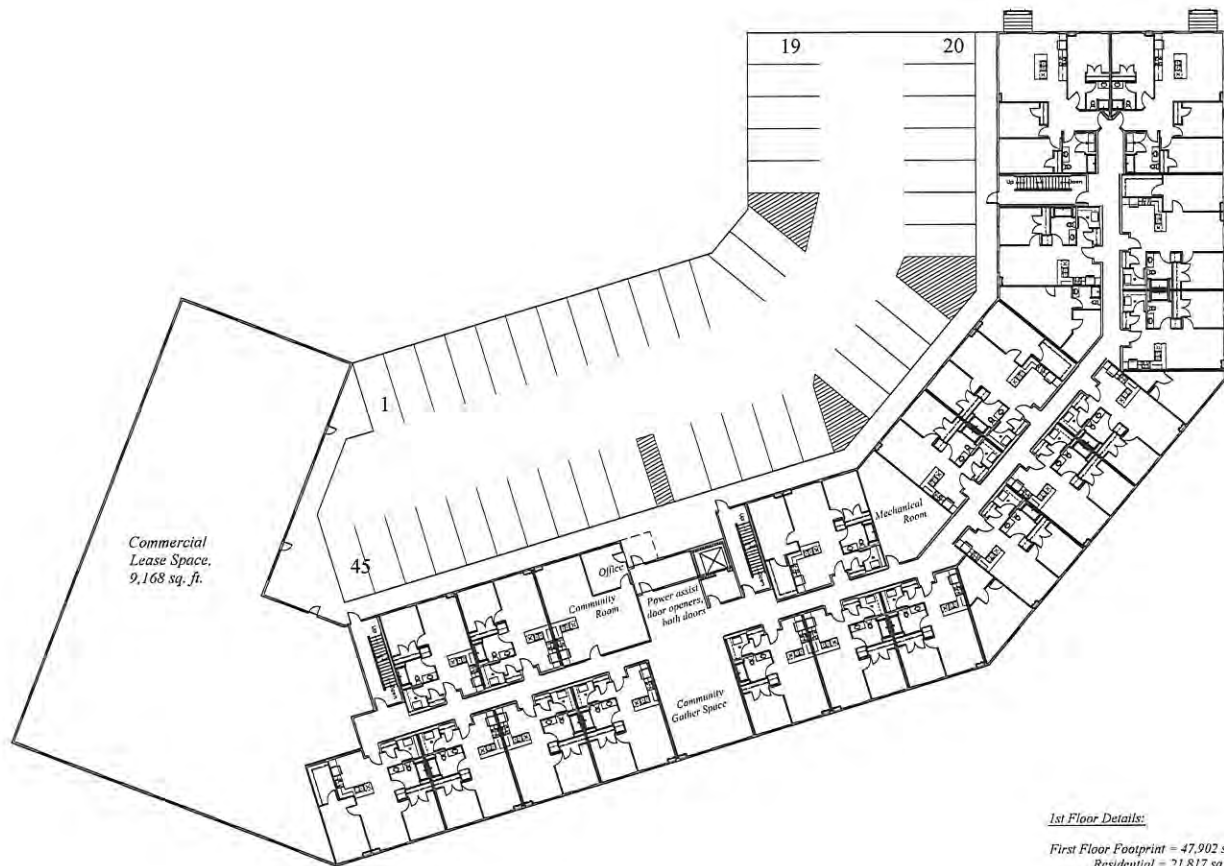


General Contractor:
Gerrard development, llc
 400 2nd Ave, SCW
 Lincoln, WI 53090
 Phone: 262-782-1485
 Website: www.gerrarddevelopment.com

Cornerstone Architects, LLC
 "Designing the Future"
 1016 W. 28th St. Verona Street
 Verona, WI 53593 Email: info@cornerstonearch.com

Gerrard Development, LLC
 Prairie Heights Residences
 River Prairie Drive, East Claire, WI 53702

Date Issued		Project	
DATE	BY	NO.	DESCRIPTION
02/21/17	AK	01	Ground Level Floor Plan



Commercial Lease Space,
9,168 sq. ft.

1st Floor Details:

First Floor Footprint = 47,902 sq. ft.
Residential = 21,817 sq. ft.
Commercial = 9,168 sq. ft.
Parking = 16,917 sq. ft.

20 Apartment Units:
11 - 1 Bedroom (670 sq. ft.)
7 - 2 Bedroom (964 sq. ft.)
2 - 3 Bedroom (1,232 sq. ft.)

43 Parking Stalls (9'-6" x 19')
2 Handicap 1 in. Accessible Stalls (11' x 19')

First Floor Plan
Scale: 1/16" = 1'-0"



General Contractor:
Gerrard development, llc
420 Ch. Am. Dr.
L. Gibson
P.O. Box 722-1455
222-5-4422/4237985-107

Cornerstone Architects, LLC
"Designing the Future"
1024 S. 20th W. Yreka, CA
1000-88-821507 Email: info@cornerstonefirm.com

Gerrard Development, LLC
Prairie Heights Residences
River Prairie Drive, Eau Claire, WI 54602

Drawn	Checked	Date	Revised	By	Date
1	1	11/12/17			
2	2	11/21/17			



2nd Floor Details:

Second Floor Footprint = 24,028 sq. ft.

25 Apartment Units:

- 13 - 1 Bedroom (670 sq. ft.)
- 12 - 2 Bedroom (964 sq. ft.)
- 0 - 3 Bedroom (1,232 sq. ft.)

Second Floor Plan
Scale: 1/16" = 1'-0"



Date: DWG: 24 Title: 022117 User: jk Plot: 022117 Plot Name:	Project: 2nd Floor Plan	Gerrard Development, LLC Prairie Heights Residences River Prairie Drive, East Claire, WI 53402	Cornerstone Architects, LLC "Designing the Future" 1976 W. 286 20 th W. Veterans Street Menasha, Wisconsin 54952 Phone: (920) 753-3333 Email: info@cornerstonearch.com
		General Contractor: Gerrard development, llc 420 20 th Ave, South La Crosse, Wisconsin 54601 Phone: (608) 785-4425 Website: www.gerrarddevelopment.com	A4



3rd Floor Details:

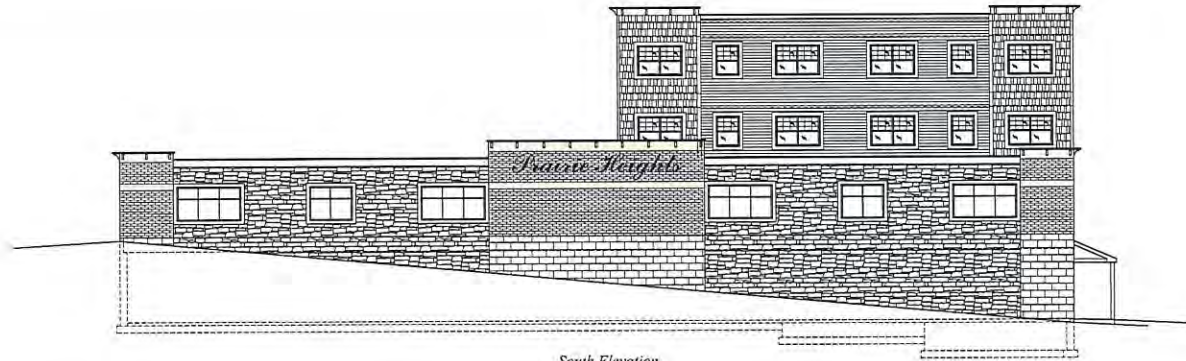
Third Floor Footprint = 24,028 sq. ft.

- 25 Apartment Units:
- 13 - 1 Bedroom (670 sq. ft.)
 - 12 - 2 Bedroom (964 sq. ft.)
 - 0 - 3 Bedroom (1,232 sq. ft.)

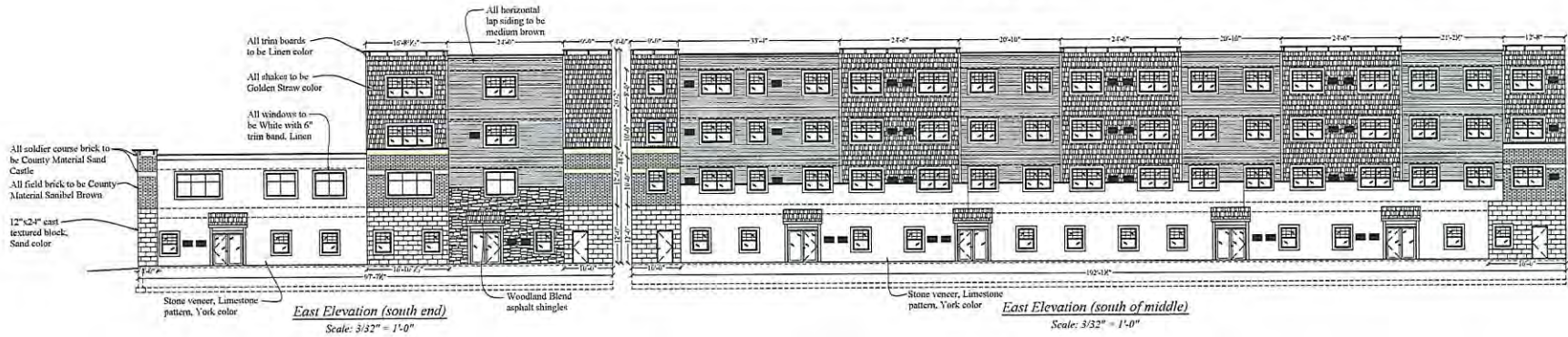
Third Floor Plan
Scale: 1/16" = 1'-0"



<p>Sheet Number: Third Floor Plan</p>	<p>Date: 06/21/13</p>	<p>Scale: 1/16" = 1'-0"</p>	<p>File: 3rd Floor Plan</p>	<p>Revision: 01/13</p>	<p>Author: JTB</p>
<p>Project:</p>					
<p>Gerrard Development, LLC Prairie Heights Residences River Prairie Drive, East Claire, WI 54702</p>					
<p>Architect:</p>					
<p>Cornerstone Architects, LLC "Designing the Future" 1016 W. 28th St. Verona, WI Phone: 608.783.1122 Fax: 608.783.1123 Email: info@cornerstonepa.com</p>					
<p>General Contractor:</p>					
<p>Gerrard development, llc 420 2nd Avenue, South La Crosse, Wisconsin 54601 Phone: 608.783.1122 Website: www.gerrarddevelopment.com</p>					
<p>A5</p>					

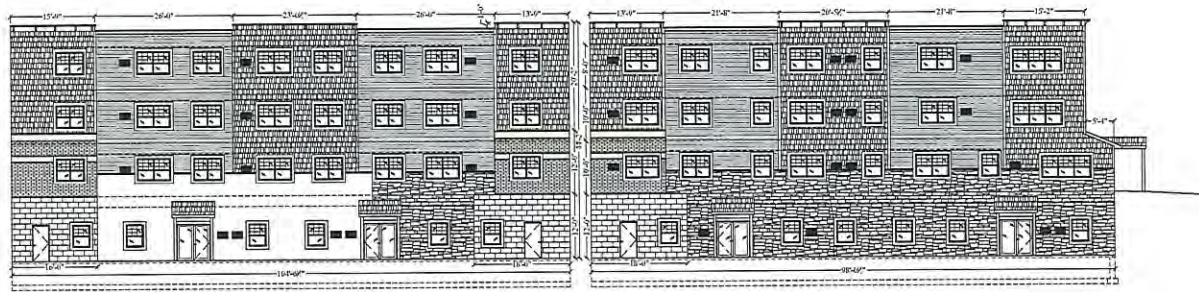


South Elevation
Scale: 1/8" = 1'-0"



East Elevation (south end)
Scale: 3/32" = 1'-0"

East Elevation (south of middle)
Scale: 3/32" = 1'-0"



East Elevation (north of middle)
Scale: 3/32" = 1'-0"

East Elevation (north end)
Scale: 3/32" = 1'-0"



General Contractor:
Gerrard Development, LLC
450 7th Avenue, Suite 200
La Crosse, Wisconsin 54601
Phone: 608-787-1165
Website: www.gerrarddevelopment.com

Cornerstone Architects, LLC
"Designing the Future"
1076-286 301 W. Veterans Street
Fremont, Wisconsin 54753
Phone: 608-785-3300 Email: info@cornerstonearch.com

Gerrard Development, LLC
Prairie Heights Residences
River Prairie Drive, East Union, WI 54702

Project	Prairie Heights Residences			
Drawn By	SK	Checked By	SK	Date
Date	02/13/17	File	16-0004	
Leaf Number		Revision Code		



Building Rendering Viewed from intersection of River Praire Drive & Birch Street

General Contractor
Gerrard Development, LLC
 420 2nd Street South
 La Crosse, Wisconsin 54601
 Phone 608-782-1458
 Website www.gerrarddevelopment.com

Cornerstone Architects, LLC
 "Designing the Future"
 700 Broadway Street
 Fond Du Lac, Wisconsin 54930
 Phone 920-924-5500 Email: fond@cornerstone-architect.com

Gerrard Development, LLC
 Prairie Heights Residences
 River Praire Drive, Eau Claire, WI 54602

Project

Phase	Start Date	End Date	Notes
Design	01/15/2014	01/15/2014	
Permit	01/15/2014	01/15/2014	
Construction	01/15/2014	01/15/2014	
Final Review	01/15/2014	01/15/2014	

Development Guidelines for Waterway and Greenway Areas

A. **Purpose and Authority.** The guidelines established herein have been adopted pursuant to the authority granted in Title 18 (Zoning Code) and Chapter 2.64 (City Waterways and Parks Commission) of the Eau Claire Municipal Code and in accordance with the policies and recommendations contained in the Eau Claire Waterway Plan which have been adopted as an official documents of the City's Comprehensive Plan. These guidelines implement official City policy which state that the protection, enhancement, and promotion of the City's waterways is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the community. Established City policy states:

- Building design and site layout in development adjacent to the waterways should enhance the attractiveness of the natural setting and stimulate an appreciation of the waterway's beauty;
- The ultimate land use for the waterway corridor should be open space, recreation, and only that development which permits public access and enjoyment and is physically, visually, and functionally consistent with the goals of waterway revitalization.

To these ends, the guidelines stated herein have been established to protect the aesthetic and visual character of the waterways and greenway system, to enhance and protect water quality and the riparian environment, and promote high quality design and development along these areas.

B. **Applicability.** These guidelines apply to development on properties delineated in Chapter 2.64 for which any zoning variance, site plan, conditional use permit, rezoning, or other matters in which review by the Board of Appeals, Waterways and Parks Commission, Plan Commission, or City Council is required. In addition, administrative decisions of City staff which effect the waterways, greenway, or shoreline shall be made consistent with these guidelines and, whenever possible, in consultation with the Waterways and Parks Commission. These guidelines shall be considered in addition to the provisions established for floodplains and wetlands and those standards specified in Title 18. The approval of such development may include conditions deemed necessary to insure compliance with these guidelines.

C. **Definitions.** The definitions contained in Title 18 and listed below are applicable to these guidelines.

Greenway. Public lands which comprise the open space system abutting the waterways and delineated in the Eau Claire Waterways Plan.

Ordinary High Water Mark (OHWM). The point on a bank of a waterway up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognizable characteristic. Final determination of the location of the OHWM shall be made by the City Engineer.

Shoreline. Land abutting the waterways extending landward from the OHWM to the floodway boundary or to the top of the bank, whichever is greater.

Waterways. The Chippewa River, Eau Claire River, Sherman Creek, Lowes Creek, Otter Creek, Little Niagara Creek, Hallie Lake, which lie within the City of Eau Claire and Half Moon Lake.

D. Guidelines.

1. Vegetation and Topography. Removal of the existing vegetation along the shoreline and on steep slopes along the waterways can result in severe environmental and aesthetic damage to the waterways and should be avoided as much as practically possible and kept to the minimum necessary for the development to occur. Maintaining the existing vegetation in these areas is important to provide a stable shoreline, protect water quality, keep nutrients from the water, preserve native flora, enhance the appearance of the aesthetic value of the natural environment, and preserve fish and wildlife habitat.

Earthmoving and filling should also be kept to the minimum necessary for the development to occur. Where earthmoving and filling activity is approved, grading, erosion prevention, and vegetation restoration plans will be reviewed by the City Engineer and Parks and Recreation Department to minimize erosion from the site during construction and upon completion of the project. When the use of fill is approved for the development, it is not to contain garbage refuse, any form of contaminated materials, broken asphalt and concrete, tires, and other debris.

The primary means for providing permanent bank stabilization where the vegetation is disturbed is through replanting; however, shorelines subject to severe erosion and shorelines located within the Central Business District and Water Street Commercial District both as defined in the Comprehensive Plan may be developed at an "urban" scale, thus permitting manmade features or structures such as terracing and retaining walls to be used for bank stabilization purposes. Bank stabilization through the use of rip-rapping is permitted, however, not encouraged in these areas. If this method is selected, it must consist of only clean rock material, not materials such as broken concrete and asphalt, tires, and other debris. When rip-rapping must be utilized, it must be minimized in area and scale as much as practically possible and completed with a combination of landscaping and/or terracing to "soften" its appearance along the waterways.

Large trees are an integral element of the natural environment along the waterways and significantly add to the aesthetics of these areas; thus, every effort should be made to maintain existing trees along the shoreline and on steep slopes along the waterways, particularly those which appear to be healthy. For those trees which are retained, it is important that the existing grade elevation and soil at the base be altered as little as possible to ensure their healthy existence. A tree exceeding 6 inches in caliper which is removed should be replaced with a new tree 2 inches or more in caliper.

The provisions on river bank management, plantings, and forest management, contained in the Natural and Cultural Resource Protection Plan within the Waterways Plan dated July 10, 2012, and on file in the office of Community Development, applies and is adopted herein by reference.

2. Drainage. The City will continue to apply and enforce the provisions of its *Surface Water Management Plan* and its WPDES (Wisconsin Pollutant Discharge Elimination System) Municipal

Storm Water Discharge Permit with the Wisconsin Department of Natural Resources throughout the watersheds that drain to the rivers, creeks, and lakes. The City Engineer will determine the required improvements for drainage.

Runoff from rainfall, snow melt, or other activities will be collected on-site and treated with site-appropriate Best Management Practices (BMPs) for pollutant removal prior to discharging into the public storm sewer system. New outfalls on the river and stream banks will be discouraged unless there is not a practical alternative. Best Management Practices may include:

- Ponds to detain and filter runoff before it reaches a stream, natural lake, or wetland
- Rain gardens
- Bio-filtration devices
- Vegetated swales
- Infiltration areas
- Pervious pavement
- Buried storage vaults
- Oil and water separators.

BMPs may also include "good housekeeping" practices to keep pollutants from entering site runoff. These practices may include:

- Covering dumpster or material storage areas to prevent contact with rainfall
- Nutrient management programs to prevent over-use of fertilizers and/or pesticides
- Site designs that minimize paved areas and areas exposed to vehicular traffic.

Storm water may also be captured, cleansed, and released using BMPs located under parking lots.

3. Unique Resources. Every effort should be made to protect the natural topographic and landscape features of a site as well as scenic overlooks, vistas, and historic sites as noted in the Waterways Plan.
4. Orientation. Buildings on sites abutting a waterway or the Greenway will be designed to benefit from that location as well as contribute to the beauty of the waterway environment.

Building features that will be encouraged or considered by the City during the review of site plan applications along the waterways include:

- Equal façade treatment on all sides
- Windows facing the waterway
- Plazas, decks, or balconies toward the water
- Materials such as clay brick, wood, stone, architectural accent metals and low-reflective glass.

Site design and building architecture should allow for the mutual benefit of the private development and the public open space; the design of each should complement the other while providing an apparent demarcation between the two. Means of demarcation may include:

- Horizontal separation
- Elevation differences
- Plantings

- Planted berms
- Stoops, porches, decks, plazas, or balconies
- Fences that are 90 percent open (e.g., wrought iron or similar) or low masonry walls.

5. Setback. In order to minimize any adverse effects on the waterway environment and enhance the appearance and image of these areas, it is necessary that development, including structures, parking lots, drives, storage areas, signs, decks, deposition or extraction of materials, etc., be set back from the waterways. Buildings should be set at least 40 feet from the top of bank in order to protect a corridor of trees and other vegetation as well as to soften the view to the building from the water; reductions to this guideline may be granted in the Downtown as outlined in the Waterway Plan. The top of bank will be located by the City Engineer. It is commonly defined as the point at which the slope changes from less than to greater than 20 percent. Parking areas, driveways, public streets, plazas, decks, and similar land improvements may be located at a reduced setback but not less than 10 feet from the top of the bank or greenway. In locations where there is no top of bank, the setback should be at least 50 feet from the Ordinary High Water Mark (OHWM). Where there is publicly owned land along the waterfront (the Greenway) Buildings or other structures should be located no closer than 20 feet from the land-side edge of property line with such land. In addition to the guidelines set forth above, site specific characteristics of a particular property as listed below may dictate additional setback:

- The property abuts an especially scenic or natural portion of the greenway and such setback is essential to preserve these areas;
- Slope of the area exceeds 12 percent;
- The property possesses unique or valuable features or resources in which the additional setback is necessary to preserve such features;
- The Eau Claire Waterway Plan identifies an area as proposed greenway and the additional setback is necessary to allow for the eventual extension of the greenway along that portion of the waterway without conflicting with the proposed development;
- The floodplain or shoreland/wetland provisions require additional setback;
- The height or mass of a building which is proposed would have a detrimental impact on the abutting greenway or waterway.

The setback guidelines of this section are not applicable to the structures and facilities identified below since by their nature a setback is not reasonable or practical in most cases. However, this does not waive requirements such as the floodplain or shoreland/wetland provisions.

- a) Publicly related activities by local, state, or federal government such as:
 - Public utility structures and facilities, including bridges, roads, sanitary sewer, storm sewer, and water utility systems, storm sewer outfalls, pumping stations, and dikes
 - Recreational facilities within the greenway, including trails, scenic overlooks, observation platforms, boardwalks, retaining walls, docks, piers, boat ramps, benches, and ancillary items such as parking lots and access drives
 - Signs for streets, historical sites, and the greenway
- b) Other utility and transportation structures and facilities, including railroad tracks, railroad bridges, dams and related structures, above and below ground transmission lines.

- c) Privately owned docks, piers, boat ramps, and stairways.
6. Building Penetration. Land development adjacent to waterways or linear waterfront parks should avoid creating buildings that form a disproportionately long wall parallel to the waterway. View and access points through river corridor development will be designed. Development composed of two or more smaller buildings are favored over a single, very long building in order to allow visual and physical penetration toward the waterway from inland sites. Side yard setbacks prescribed in the existing zoning districts will also mandate a certain degree of building separation, particularly in lower density residential areas.
7. Landscaping. A landscaped buffer between the greenway and any development is important to minimize potential conflicts between the two uses and promote a high quality, visually pleasing environment. Sites along the waterways will be well landscaped in order to provide a suitable transition to the more natural waterway corridor, to reflect the value of the riparian property, provide natural benefits and generally conform to the City's standard landscaping requirements. The required setbacks described in this plan will receive particular attention especially as needed to soften the views to buildings from the water or to create a visual demarcation between public and private properties.
8. Screening. Visually objectionable development features such as loading docks, parking lots, overhead doors, trash receptacles, or outdoor storage will be screened from public view by plantings, berms, walls, or fences as prescribed by the Eau Claire Zoning Ordinance. Fences or walls will be combined with plantings to soften their appearance. Coniferous plantings will be included to provide year-round effectiveness and color. Materials and plantings will harmonize with the building and overall site in the following manner:
- If the greenway or waterway is to abut an active use area such as a parking lot or driveway, hedges, shrubs, berms, or any combination thereof must be provided to separate the active use areas from the greenway. A continuous buffer having a minimum height of 3 feet is necessary to provide such separation.
 - Uses which may be more incompatible with the greenway and waterway environment require greater screening. Such uses and equipment include: trash receptacles, mechanical and utility equipment, truck loading and unloading areas, industrial uses, and open storage areas. Solid fences or retaining walls 6 to 8 feet in height used to provide screening should be constructed with materials that complement and enhance the appearance of the development. It is also important to landscape along the fence or retaining wall to "soften" the appearance of the structure.
9. Access to the Greenway. Private sites are encouraged to provide pedestrian links to any adjacent multi-use path in the Greenway. Public sidewalks and bicycle paths should also be provided at many locations to the waterfront trails to tie the neighborhoods to the waterfronts.
10. Exterior Lighting. The design of exterior lighting should complement the development and shall be shielded as per the City's Exterior Lighting Manual standards. Exterior lighting which enables evening utilization of the greenway is encouraged as part of the site improvements for a property.

11. Utility Lines. Utility lines such as telephone, cable, and electric should be placed underground in order to enhance the appearance of the development.
12. Signs. Signs erected along the waterway or greenway can negatively affect the appearance of a development and be incompatible with the natural setting of the waterways. Billboards (off-site outdoor business advertising signs) will not be allowed within 300 feet of the Ordinary High Water Mark of a waterway. If visible from the waterway or Greenway, flashing signs, animated signs, electronic signs, and reader board signs should be at least 300 feet from the Ordinary High Water Mark of a waterway. Business wall signs facing a waterway on parcels abutting the waterway must be approved with a signing plan as set forth in Chapter 16.16 and should be subdued and indirectly lit (not back-lit). Pylon signs will not be allowed between a building and a waterway. The design and location of all other signs should complement the design of the development and preserve the scenic qualities of the area.
13. Visual Access. The Eau Claire community wishes to maintain the image of verdant and naturally forested river valleys, creek corridors, and lake edges. At the same time, it is understood that sustained appreciation for these resources grows, in part, from the ability to view them. Seeing portions of buildings from the water or the opposite shore is not considered inappropriate or objectionable in all instances.

It is acknowledged that urban development along the Chippewa River between Dells Dam and the Clairemont Avenue bridge can, if properly designed, have a high degree of visual compatibility with the river. Therefore, the City will allow judicious thinning and pruning of trees and brush along the waterways in order to create views and glimpses of the water as long as the overall impression of forest is maintained. The City Forester should be consulted prior to undertaking such actions to ensure that bank stability is maintained, native flora is not destroyed, and that it is in compliance with DNR regulations.

- E. **Submittal Requirements**. Any development application for which these guidelines are applicable should be accompanied by information required for a site plan submittal and as necessary to determine that the application is in compliance with the objectives of these guidelines. In addition, the following information should also be provided:
1. Location of the OHWM, floodway boundary, meander line (if applicable), and floodplain boundary on the site plan;
 2. Location of the 50 foot setback from the OHWM or the 40 foot setback from the top of bank;
 3. Description of exterior building materials proposed for all buildings;
 4. General description of the existing shoreline and site vegetation, vegetation proposed for removal, proposed landscape materials, and bank stabilization measures proposed. Existing trees exceeding 6 inches in caliper should be identified by species and shown on the site plan.

PARKS, RECREATION AND FORESTRY

STAFF REPORT

PROJECT NAME: Meeting Dates

To: Waterways and Parks Commission

Date: November 13, 2019

From: Jeff Pippenger

Description: Waterways and Parks Commission 2020 Meeting Dates

Location: N/A

Background: Information on scheduled meeting dates for the Commission in 2020.

Justification: N/A

Proposed Location: N/A

Facilities Features: N/A

Storm Water: N/A

City of Eau Claire Park and Open Space Master Plan: N/A

City Comprehensive Plan: N/A

Financial: N/A

LAWCON: N/A

2020 Waterways and Parks Commission Meeting Dates

Agenda Item Wording Due Date	Packet Material Due Date	Posted on Web Site	Meeting Date
January 15	January 16	January 17	January 22
February 19	February 20	February 21	February 26
March 18	March 19	March 20	March 25
April 15	April 16	April 17	April 22
May 20	May 21	May 22	May 27
June 17	June 18	June 19	June 24
July 15	July 16	July 17	July 22
August 19	August 20	August 21	August 26
September 16	September 17	September 18	September 23
October 21	October 22	October 23	October 28
November 18	November 19	November 20	November 25*
December 16	December 17	December 18	December 23*

*tentative dates

All dates subject to change.

November/December 2019 & January 2020 Special Events

Event	Date	Location
Turkey Trot	11/28	Hobbs Ice Arena, city trails and streets
Clearwater Winter Parade	12/6	Owen Park, 1st Avenue
Let it Glow	12/6	Phoenix Park
Haymarket Holiday	12/7	Haymarket Plaza
Run Santa Run 5K	12/7	Phoenix Park, city streets & trails
Ugly Sweater Run	12/14	City trails and sidewalks downtown
No special events scheduled	January	
2019 special event summary:		
110 special events		

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

Parks Division

- Completed installation on concrete bleacher pads at Jeffers Park
- Batting cages at Fairfax Park completed
- Buoys and docks removed from Chippewa River and Halfmoon Lake
- Trail work underway at Carson Park behind the Tennis Center and Riverwalk Trail Downtown

Forestry Division

- Installing 332 boulevard trees this fall
- Continuing our EAB efforts on boulevard and parks trees

Recreation Division

- Installing ADA door openers at Hobbs Ice Arena
- Youth, High School, and College Hockey programs have begun

Prime Times

- The 2019/20 Fall and Winter edition is now available 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.