

**City of Eau Claire**  
**Waterways and Parks Commission**  
**Wednesday, February 26, 2020**  
**7:00 p.m.**  
**North Conference Room – City Hall**

**Agenda**

- I. Approval of minutes from the January 22, 2020 meeting.
- II. Recognition (Jeff Pippenger)
  - a. Tom Fiedler
- III. New Business
  - a. Recommendation to approve the Carson Park Baseball Stadium and bleacher improvements. (Jeff Pippenger)
  - b. Recommendation to approve and implement an Adopt-A-Park or Trail Program in the City of Eau Claire. (Steve Plaza)
- IV. 2020 Special Events list (Information only)
- V. Director's Report (Information only)
- VI. Adjournment
- VII. Group Picture

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

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*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."*

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

**January 22, 2020**

**Members Present:** Joshua Miller, Ron Doering, Susan McLeod, John Bodkin, Meredith Ball, Jenni Sterling, Kate Beaton, Jessica Schoen

**Members Absent:** John Lor, Kirk Dahl, Ellen Faulkner

**Staff Present:** Jeff Pippenger, Dave Solberg, Josh Solinger, Steve Plaza, 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 November 13, 2019 meeting were approved as written.

**New Commissioner:** Jessica Schoen was welcomed to the Commission. Jessica replaces Tom Fiedler who completed his second term on the Commission.

**Recognition:** A plaque was presented to Bob Von Haden for his service on the Commission from 2008 to 2017.

**Election of Officers:** The following officers were elected by the Commission.

**-Chairperson:** Meredith Ball moved to nominate Joshua Miller as Chairperson. No other nominations were received. All votes were in favor. Motion carried.

**-Vice Chairperson:** Kate Beaton moved to nominate Ron Doering as Vice Chairperson. No other nominations were received. All votes were in favor. Motion carried.

**-Secretary:** Meredith Ball moved to nominate Susan McLeod as Secretary. No other nominations were received. All votes were in favor. Motion carried.

**Business Agenda:**

**A. Presentation on Design Plan for Wilson Park Water Feature.** Josh Solinger was present at the meeting to provide an overview of the public input process and final design for the water feature at Wilson Park. The new water feature replaces the fountain in the park that is no longer working and had to be replaced. Josh noted that the City held a series of public input meetings to obtain suggestions on the design of the new water feature. The new water feature includes texturized concrete and multiple in-ground fountain heads using the same area as the previous fountain. Space of seating around the water feature is included and consists of benches, boulders, and grass-covered berms. The City plans construction during the summer. The Commission thanked Josh for his presentation.

**B. Recommendation on Downtown Riverwalk.** Dave Solberg informed the Commission that the City had planned to construct a riverfront trail section on the south side of the Eau Claire River between South Barstow Street and South Farwell Street. The trail was planned to extend under South Farwell Street to connect with the library property. Cost estimates for the trail are exceeding the budget for the project, therefore changes in the scope of the plan are being considered. Dave discussed the revised plan that did not provide the grade separation at Farwell Street. However, a second phase to the project would provide a stairway connection to a trail that would extend under Farwell Street and then to Dewey Street. Dave also discussed the materials that would be used for the retaining walls.

**ACTION TAKEN:** Kate Beaton moved to recommend approval of the revised project. Jessica Schoen seconded the motion. All votes were in favor. Motion carried.

**C. Recommendation on Cannery Trail Extension and Madison Street Underpass.** Dave Solberg reviewed plans for the extension of the Cannery District trail under Madison Street to First Avenue located on the west side of the Chippewa River. Plans call for a bid option for stairways that would be located north and south of Madison Street for pedestrians to access the trail from the street level along Madison Street.

**ACTION TAKEN:** John Bodkin moved to recommend approval. Ron Doering seconded the motion. All votes were in favor. Motion carried.

**D. Recommendation of Riverview Drive Reconstruction Project.** Dave Solberg reviewed plans for the reconstruction of Riverview Drive from Welsh Court north to Riverview Park. This is a rural cross section street that would be reconstructed to urban standards. Tentative plans for the new street call for two vehicle lanes, room for future bicycle lanes, a wide pathway along the east side of the street, a sidewalk on the west side extending from Welsh Court to Riverview Park and then within the park, and on-street parking at selected locations. Crosswalks are proposed at Welsh Court, in the vicinity of the boat landing parking lots, and at the south end of Riverview Park. Rectangular rapid flashing beacons (RRFB) are being considered at a couple locations including at the proposed crosswalk located at the south end of the park. The Commission discussed the project and Kate Beaton suggested that bicycle curb cutouts be considered along the wider pathway to allow bicyclists the opportunity to switch between the street and pathway.

**ACTION TAKEN:** Meredith Ball moved to recommend approval. John Bodkin seconded the motion. All votes were in favor. Motion carried.

**E. Recommendation on Update of Half Moon Lake Water Quality Management Plan.** Jeff Pippenger provided an overview of the Update of the Half Moon Lake Water Quality Management Plan. The plan updates the previous plan from 2010. Jeff discussed the importance of the lake to the community, community involvement in the update process, and the improvements that have occurred over the years. The plan is important when requesting

grant funding.

Buzz Sorge, retired from the Wisconsin DNR, indicated that he had assisted in the update process and commended the City for their commitment to improving the water quality of the lake.

Bob Von Haden spoke in support of the plan.

**ACTION TAKEN:** Jenni Sterling moved to recommend approval of the updated plan. Ron Doering seconded the motion. All votes were in favor. Motion carried.

**F. Recommendation on Rezoning, Amending 5-Year Parks Plan, and Concept Plan for Princeton Park.** Jeff Pippenger provided an overview of a request by the City to rezone two parcels of land along West Princeton Avenue and review a concept plan for the Princeton Neighborhood Park. In addition, the City is requesting to amend the 5-Year Parks Plan to include Princeton Park as a neighborhood park. Jeff indicated that the City has been working with the neighborhood on the design for the park and the neighborhood will then fundraise for the improvements.

Phil Johnson, from CBS Squared, Inc. discussed the design of the park and the playground equipment that was tentatively planned.

**ACTION TAKEN:** Kate Beaton moved to recommend approval of the rezoning, site plan, and park plan amendment. Susan McLeod seconded the motion. All votes were in favor. Motion carried.

**Other Items.**

-The Commission reviewed the special events listing and Director's Report and Steve Plaza was introduced to the Commission. Steve is the new Parks Manager replacing Todd Chwala. Todd recently retired.

The meeting was adjourned at 9:15 p.m.

Submitted by,  
Susan McLeod, Secretary

## PARKS, RECREATION AND FORESTRY

### STAFF REPORT

#### PROJECT NAME: CARSON PARK BASEBALL STADIUM AND BLEACHER IMPROVEMENTS

**To:** Waterways and Parks Commission

**Date:** 2/26/2020

**From:** Jeffrey Pippenger, Community Services Director

**Description:** This project is a public/private partnership that will replace the aging bleachers on the first and third base side, while adding much needed climate-controlled restrooms, storage, and dugouts. Additionally, concession and apparel sales areas will be constructed to enhance the customer experience at the stadium.

The new bleacher system will consist of 912 stadium seats, and up to 38 wheelchair accessible/unimpeded viewing areas. The sides and back of the bleachers will be enclosed with a rock face concrete block wall that will enhance the already historical grandstand of Carson Park Stadium. The new bleacher system will be enclosed, which not only conceals the supporting structure underneath the bleachers, but creates an enclosure for other amenities.

The restrooms will be located underneath and on the backside of each bleacher system, and will consist of ADA accessible stalls, seven sanitary fixtures, a diaper changing table, and be climate controlled to allow opening for the early spring games.

The concessions, apparel, and storage areas will make up the other areas underneath the bleachers to provide a secure and much needed amenities and storage space at the park. The existing dugouts will be replaced with new, larger concrete dugouts that provide additional space for seating and equipment.

**Location:** Carson Park Baseball Stadium

**Background:** The Carson Park baseball stadium was open for play in 1937, and is a historic site that was home to many past Major Leaguers as well as collegiate, high school, amateur baseball players.

**Justification:** The current baseline bleacher system at Carson Park baseball were constructed in 1964, and have been moved each year to provide seating at the football field. The bleacher system is showing significant wear and tear, and need to be replaced. Additionally, the current ADA accommodations are not adequate and need to be corrected. The dugout system is too small to allow an entire team to be in the

dugouts and we find many players and coaches outside of the protection of the current dugouts.

**Proposed Location:** Carson Park Baseball Stadium

**Facilities Features:** Bleachers, dugouts, new restrooms, concessions, apparel, and storage spaces.

**Storm Water:** Storm sewer system already exists at the stadium and will be utilized in this project.

**City of Eau Claire Park and Open Space Master Plan:** Supported by the Park and Open Space Master Plan.

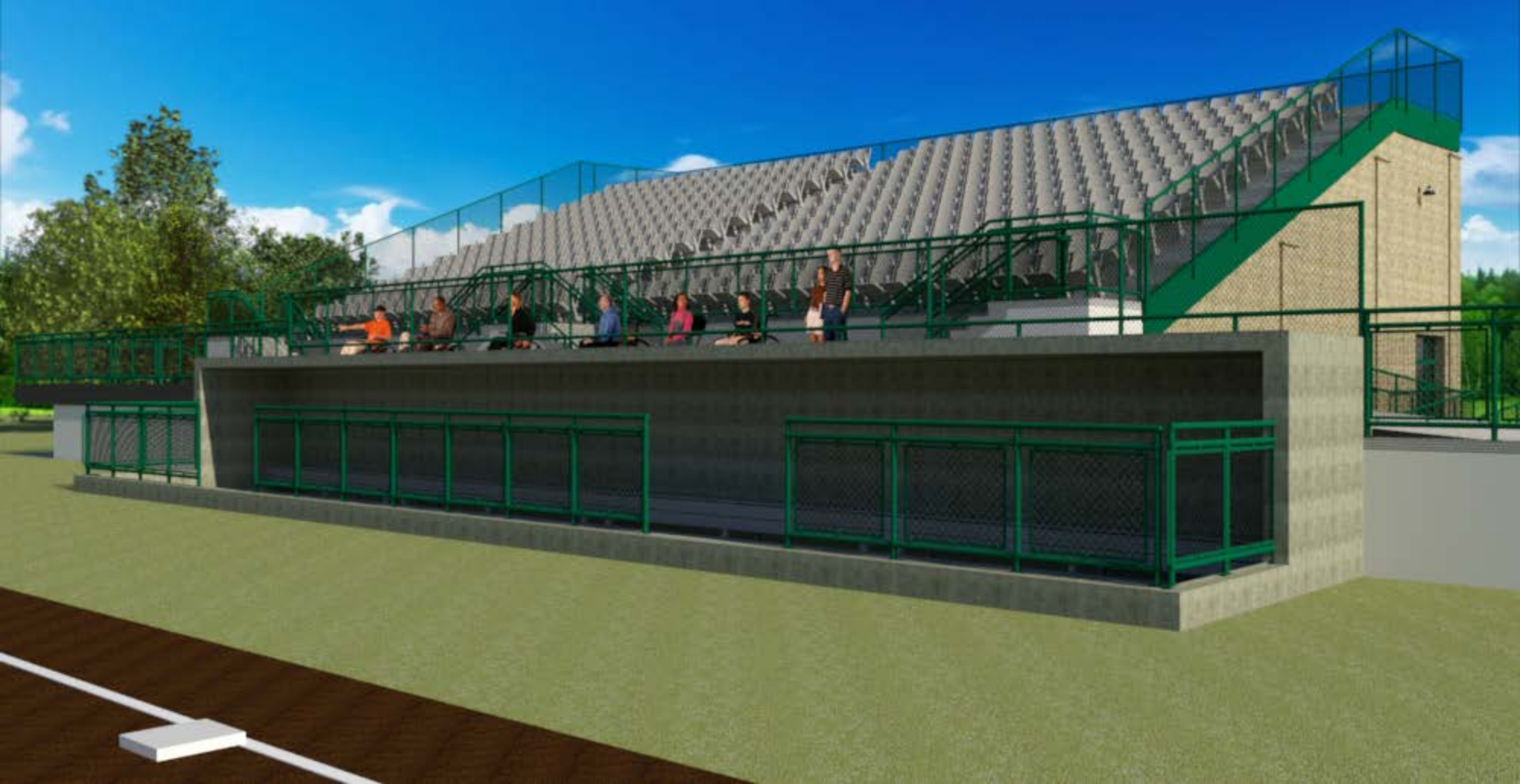
**City Comprehensive Plan:** Consistent with Comprehensive Plan.

**Financial:** City of Eau Claire is committed to \$1.5M in funding and Fundraising Group has agreed to raise \$1.5M.

**LAWCON:** NA







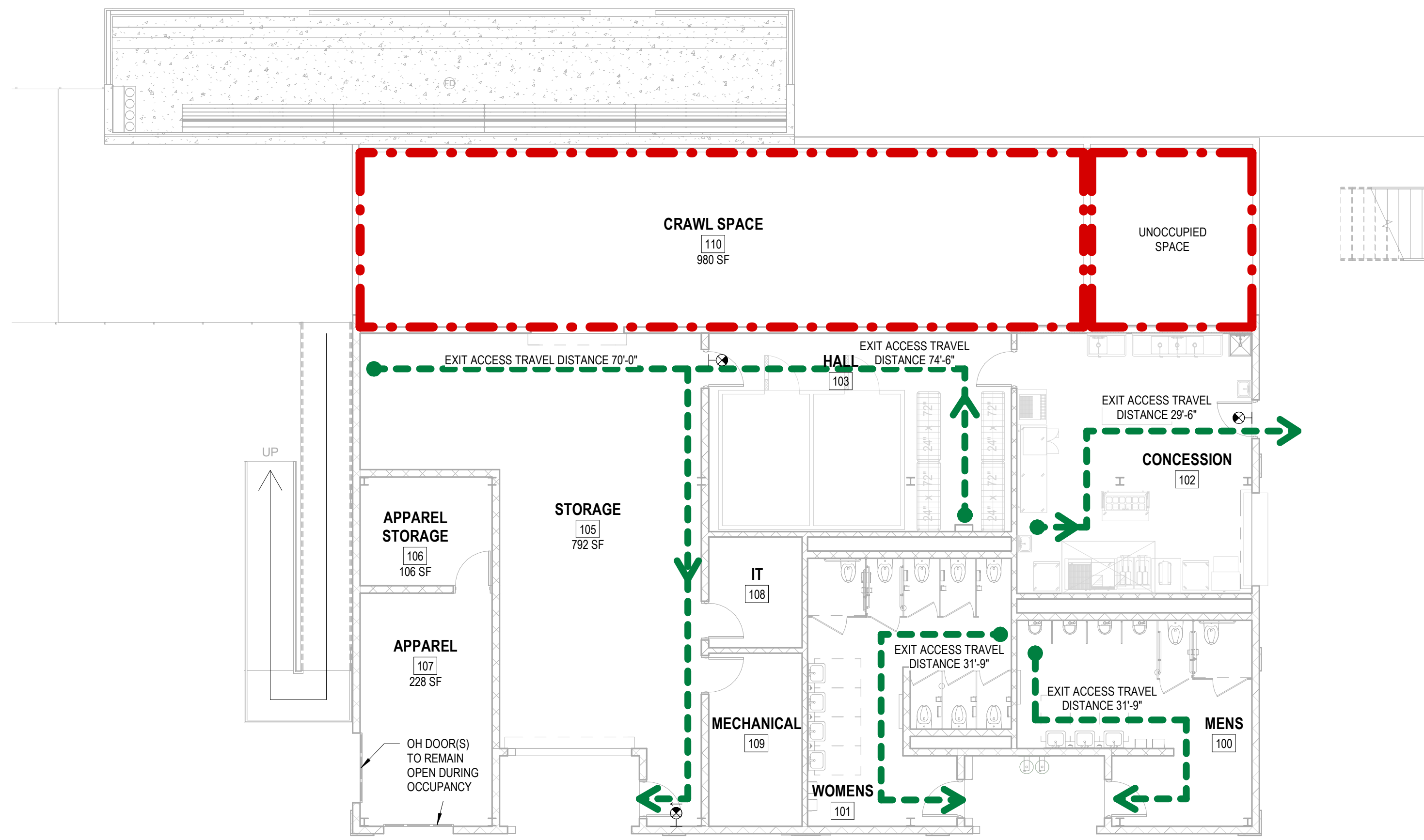




CARSON PARK



RESTROOMS



1 FIRST FLOOR LIFE SAFETY PLAN (FIRST BASE BUILDING)  
G101 SCALE: 1/8" = 1'-0"



**LIFE SAFETY PLAN LEGEND**

	LIGHTED EXIT SIGN
	WALL HUNG FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET
	COMMON PATH OF EGRESS
	TRAVEL DISTANCE
	SEPERATION WALL

**NOTE 1:**  
THIS PLAN SHOWS AND LOCATES ALL WALL ASSEMBLIES THAT ARE REQUIRED BY CODE TO BE FIRE RATED. THERE MAY BE WALLS & PARTITIONS LOCATED ELSEWHERE WHICH, DUE TO OTHER BENEFITS CONFERRED BY A PARTICULAR ASSEMBLY, ARE CONSTRUCTED AS FIRE-RATED ASSEMBLIES, BUT ARE NOT REQUIRED AS SUCH. SUCH ASSEMBLIES WILL NOT BE DESIGNATED ON THE LIFE SAFETY DRAWINGS.

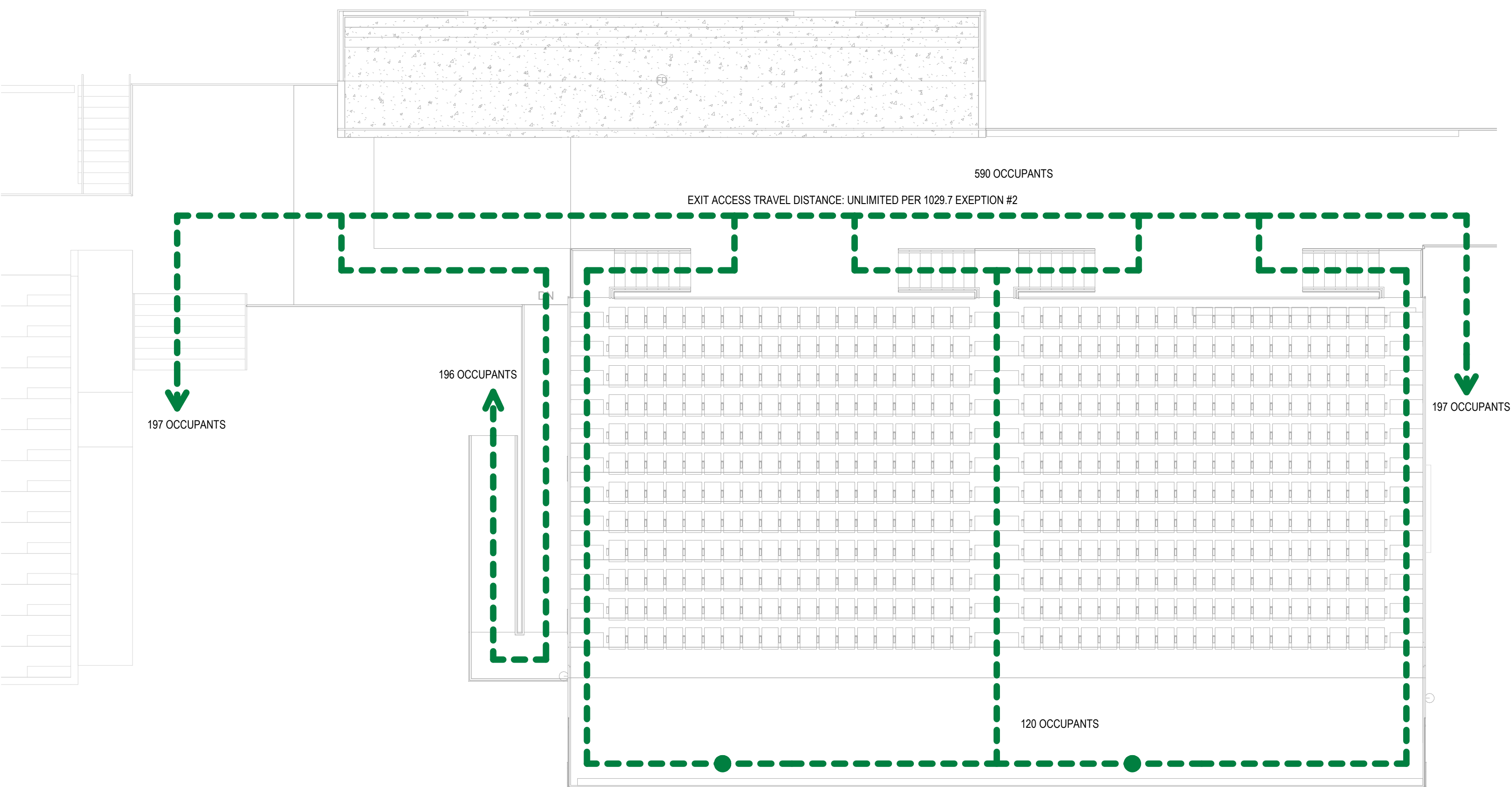
**NOTE 2:**  
TOTAL OCCUPIABLE SQUARE FOOTAGE OF EACH SEPERATED COMPARTMENT, MUST BE LESS THAN 1000 SQUARE FEET.

MARK	DATE	DESCRIPTION

**CITY OF EAU CLAIRE**  
CARSON PARK BASEBALL STADIUM & BLEACHER IMPROVEMENTS  
702 CARSON PARK DRIVE, EAU CLAIRE, WI 54703



2 MEZZANINE LIFE SAFETY PLAN (FIRST BASE BUILDING)  
G101 SCALE: 1/8" = 1'-0"



3 BLEACHER LIFE SAFETY PLAN (FIRST BASE BUILDING)  
G101 SCALE: 1/8" = 1'-0"



**EAU CLAIRE OFFICE**  
2433 Clearwood Hills Parkway  
Eau Claire, Wisconsin 54701  
(715) 824-3161

**RIVER FALLS OFFICE**  
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NOT FOR CONSTRUCTION - FINAL REVIEW SET

01.10.2020
PROJECT No: 08-1817.00
LIFE SAFETY FLOOR PLANS (FIRST BASE BUILDING)

**G101**

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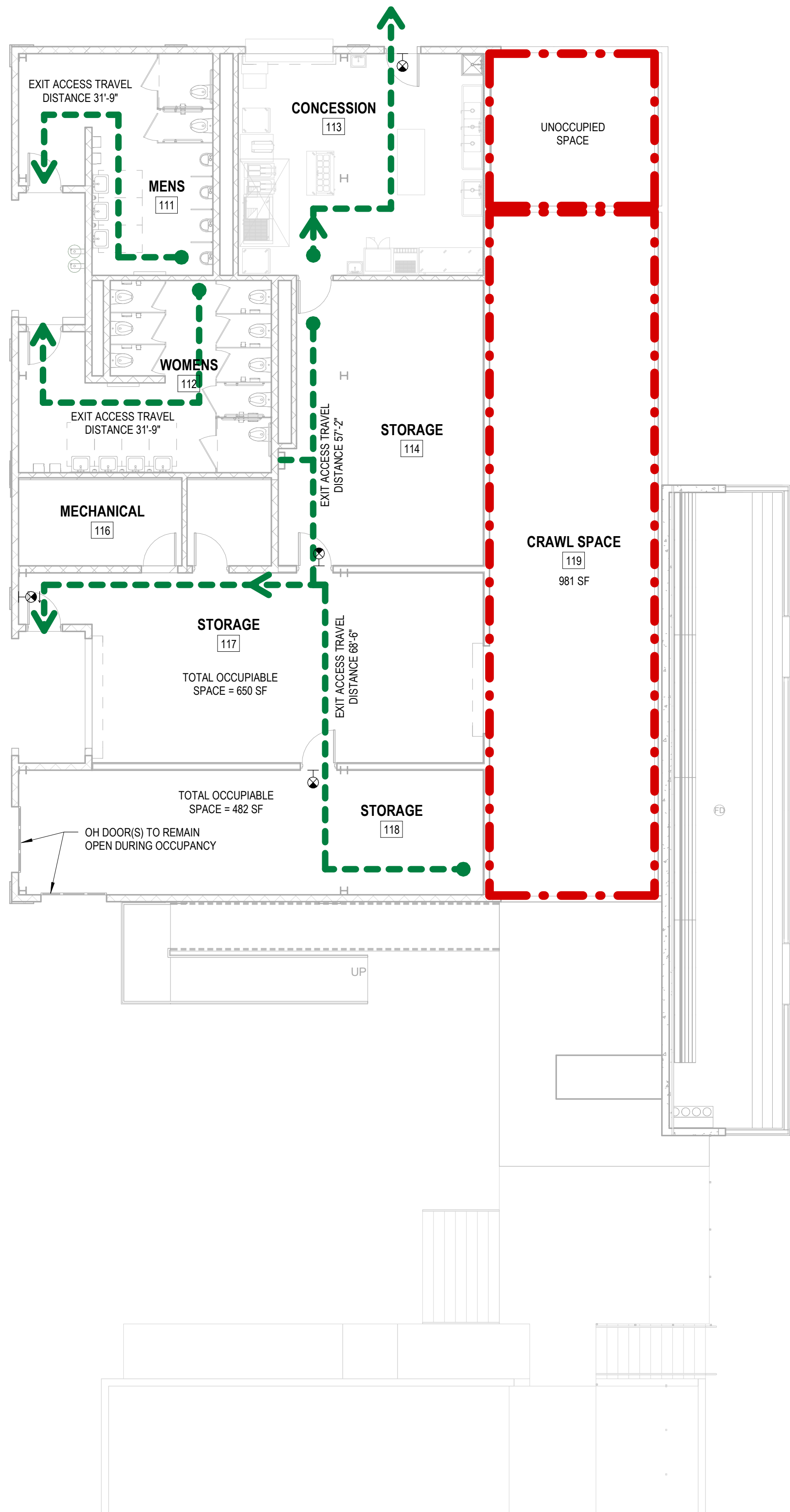
1/10/2020 12:48:05 PM\J0808181700 Carson Park\112 Rev\08181700 CARSON PARK\_191125.v1

1 FIRST FLOOR LIFE SAFETY PLAN (THIRD BASE BUILDING)

G102 SCALE: 1/8" = 1'-0"



PLAN NORTH

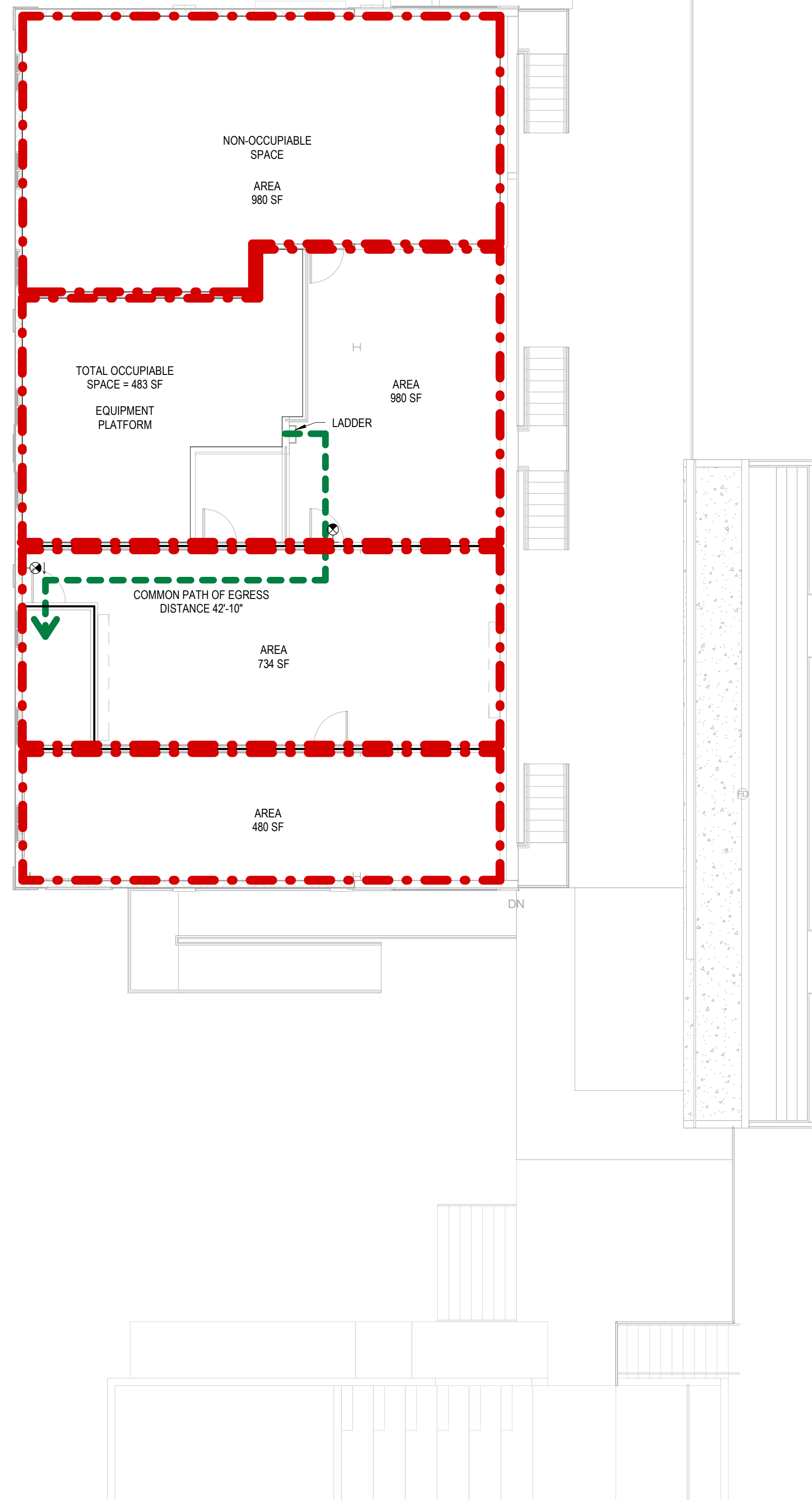


2 MEZZANINE LIFE SAFETY PLAN (THIRD BASE BUILDING)

G102 SCALE: 1/8" = 1'-0"



PLAN NORTH

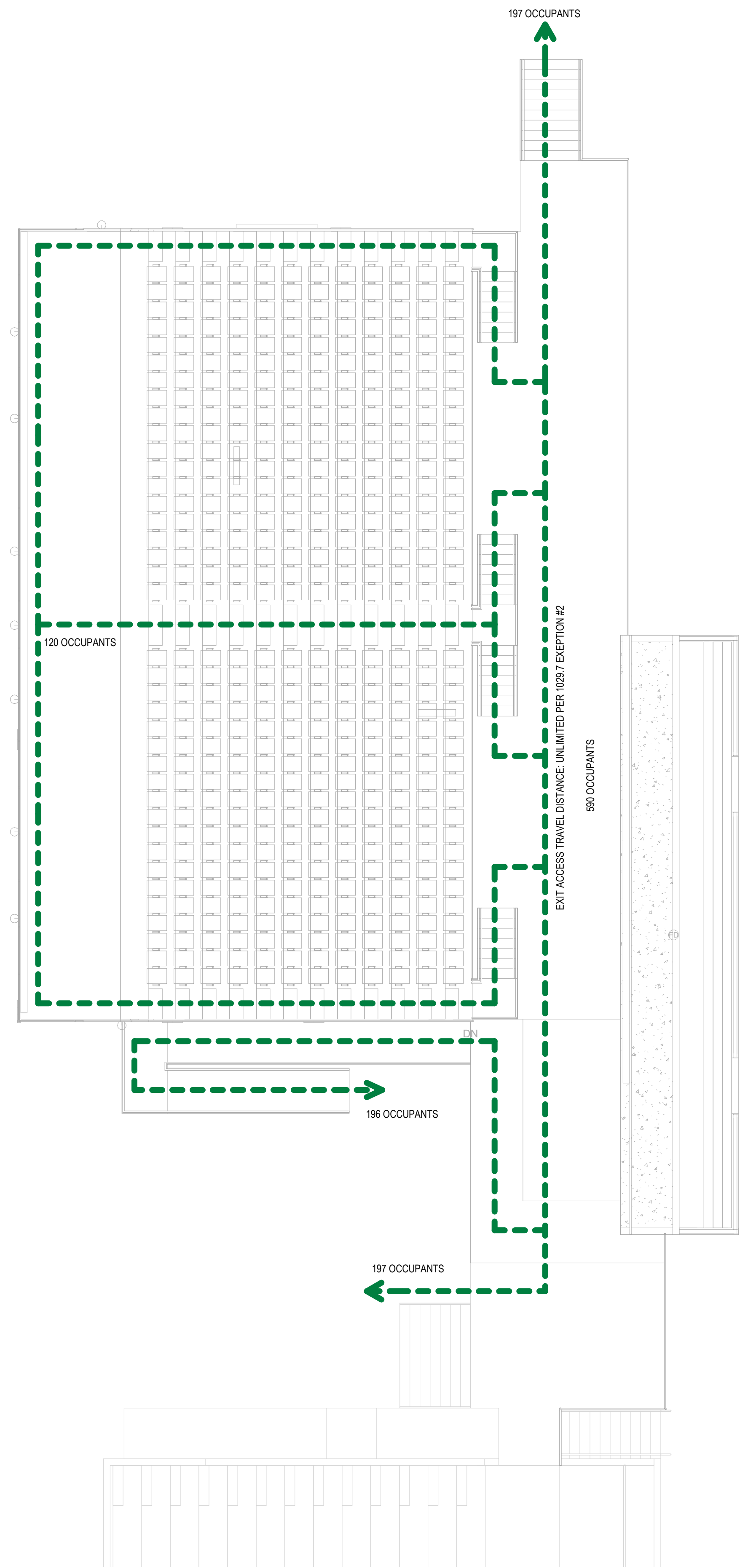


3 BLEACHER LIFE SAFETY PLAN (THIRD BASE BUILDING)

G102 SCALE: 1/8" = 1'-0"



PLAN NORTH



NOT FOR CONSTRUCTION - FINAL REVIEW SET



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01.10.2020  
PROJECT No: 08-1817.00  
LIFE SAFETY FLOOR PLANS  
(THIRD BASE BUILDING)

**G102**

**CITY OF EAU CLAIRE**  
**CARSON PARK BASEBALL STADIUM & BLEACHER**  
**IMPROVEMENTS**  
702 CARSON PARK DRIVE, EAU CLAIRE, WI 54703

MARK	DATE	DESCRIPTION



NORTH

0 20 40

### SITE MATERIALS LEGEND

CONCRETE PAVEMENT DETAIL 7 / C702	
ASPHALT PAVEMENT DETAIL 6 / C702	
INFIELD LIMESTONE SCREENINGS (MATERIAL FURNISHED BY OWNER)	
6" TOPSOIL AND HYDROSEED	
SOD	
RIPRAP	
CONSTRUCTION LIMITS	
PRECAST CONCRETE WHEEL STOP DETAIL 1 / C703	

### NOTES

- (A) REINSTALL SALVAGED SIGN
- (B) INSTALL NEW SIGN

### PROTECTION NOTES

PROTECT ALL UNDERGROUND UTILITIES AND UTILITY STRUCTURES THAT ARE NOT SHOWN AS REMOVED OR ABANDONED IN PLACE

PROTECT ALL REMAINING TREES AND MULCH. EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN DRIP LINES OF REMAINING TREES

MARK	DATE	DESCRIPTION

**CITY OF EAU CLAIRE**  
**CARSON PARK BASEBALL STADIUM & BLEACHER**  
**IMPROVEMENTS**  
 702 CARSON PARK DRIVE, EAU CLAIRE, WI 54701

**Eau Claire Office**  
 3433 Oakwood Hills Parkway  
 Eau Claire, Wisconsin 54702  
 (715) 834-3151

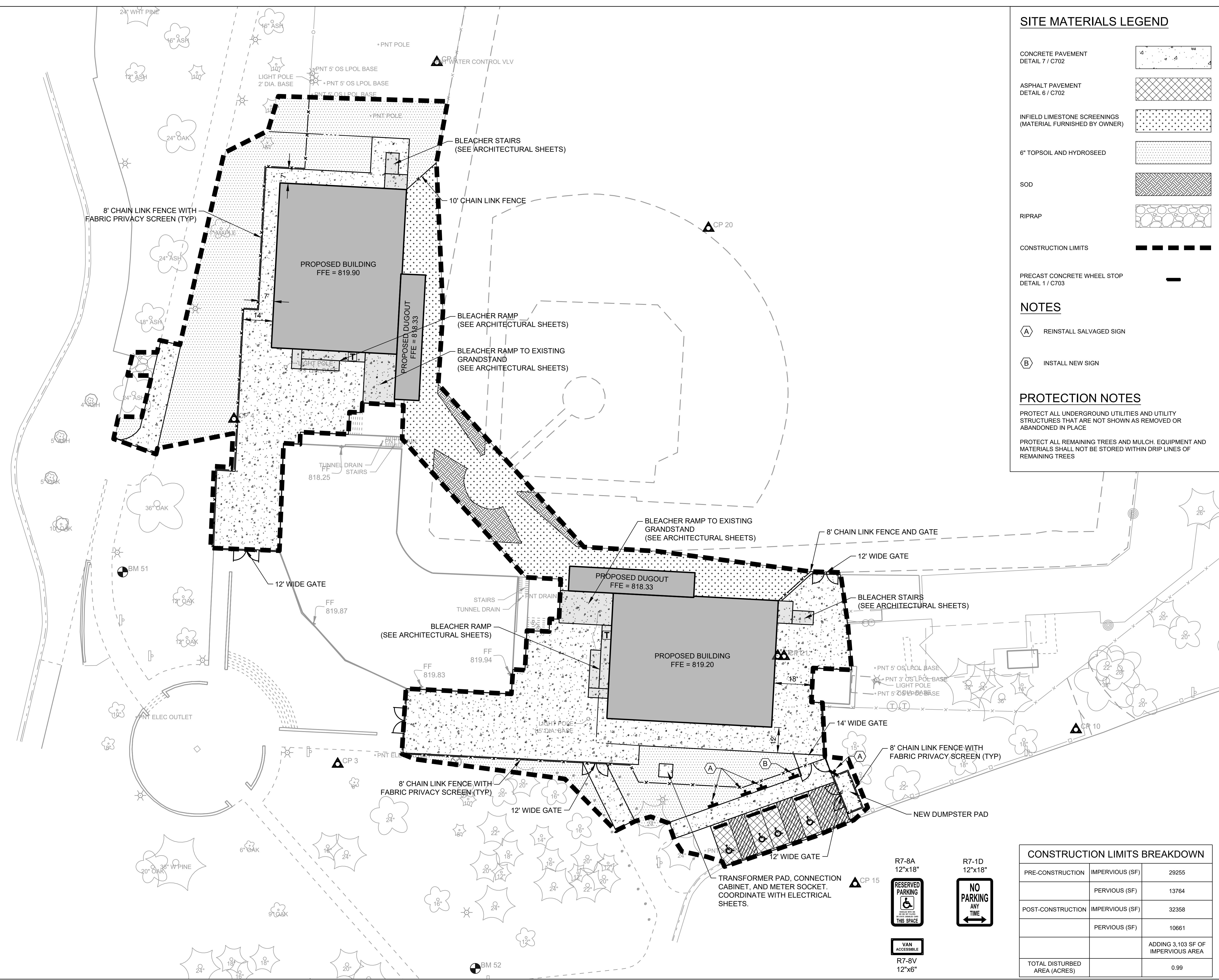
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NOT FOR CONSTRUCTION - FINAL REVIEW SET

01.10.2020
PROJECT No: 08-1817.00
SITE LAYOUT & MATERIALS PLAN
<b>C300</b>



### CONSTRUCTION LIMITS BREAKDOWN

PRE-CONSTRUCTION	IMPERVIOUS (SF)	PERVIOUS (SF)	TOTAL
	29255	13764	
POST-CONSTRUCTION	32358	10661	
		ADDDING 3,103 SF OF IMPERVIOUS AREA	
TOTAL DISTURBED AREA (ACRES)		0.99	

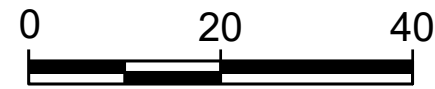
R7-8A  
12"x18"

R7-1D  
12"x18"

VAN ACCESSIBLE  
R7-8V  
12"x6"

1/14/2020 8:46 AM I:\23\Eau Claire\08-1817.00 Carson Park\CADD\Sheets\Plan\C300 Site Layout & Materials Plan.dwg





### GRADING LEGEND

- SPOT ELEVATION (EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)      • XXX.XX
- MATCH EXISTING ELEVATION (VERIFY)      XXX.XX ME
- SURFACE SLOPE
- NEW CONTOURS
- EXISTING CONTOURS
- CONSTRUCTION LIMITS

### PROTECTION NOTES

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 702 CARSON PARK DRIVE, EAU CLAIRE, WI 54701

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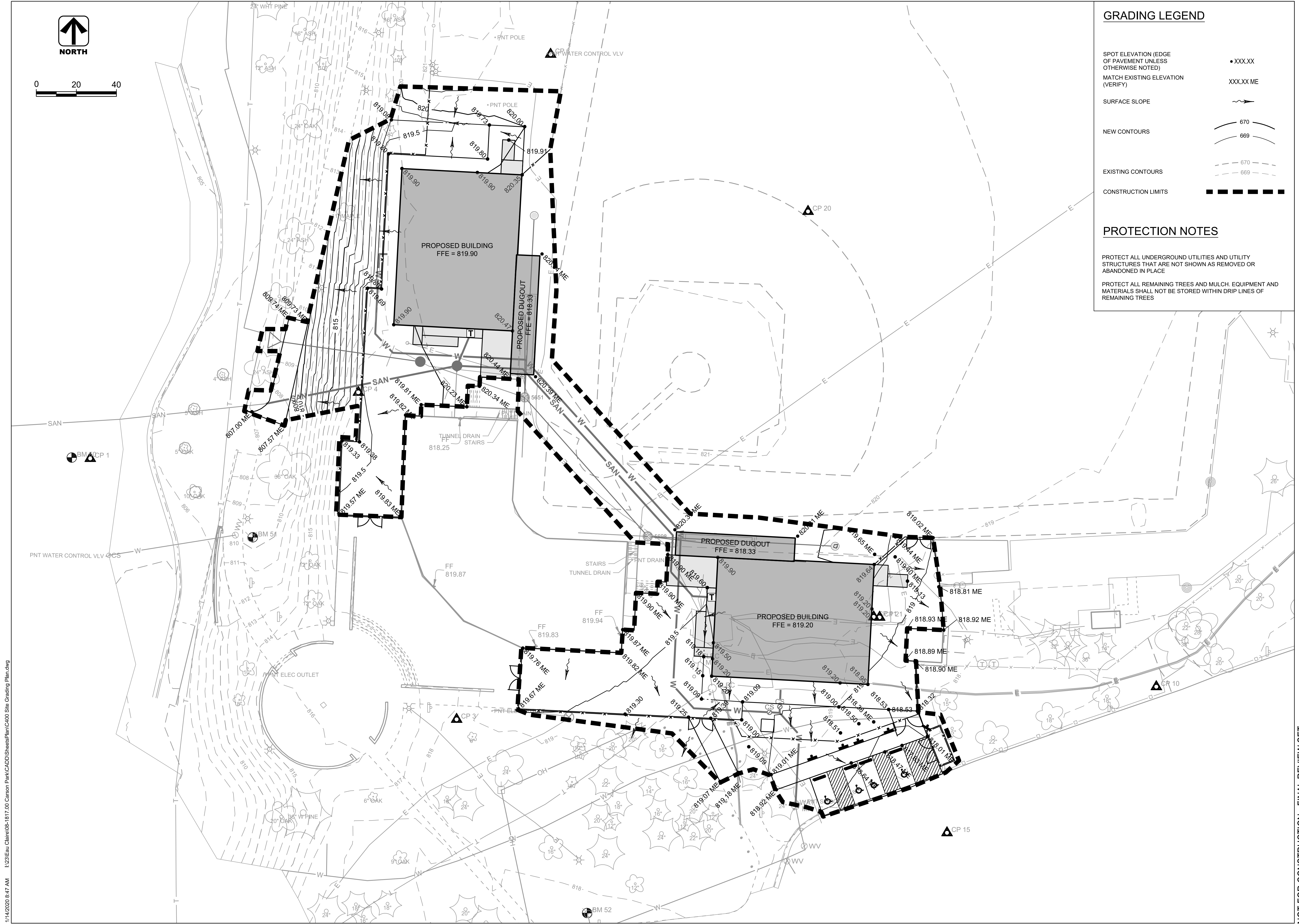
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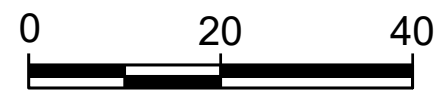
01.10.2020
PROJECT No: 08-1817.00
SITE GRADING PLAN
<b>C400</b>



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NORTH



### EROSION CONTROL LEGEND

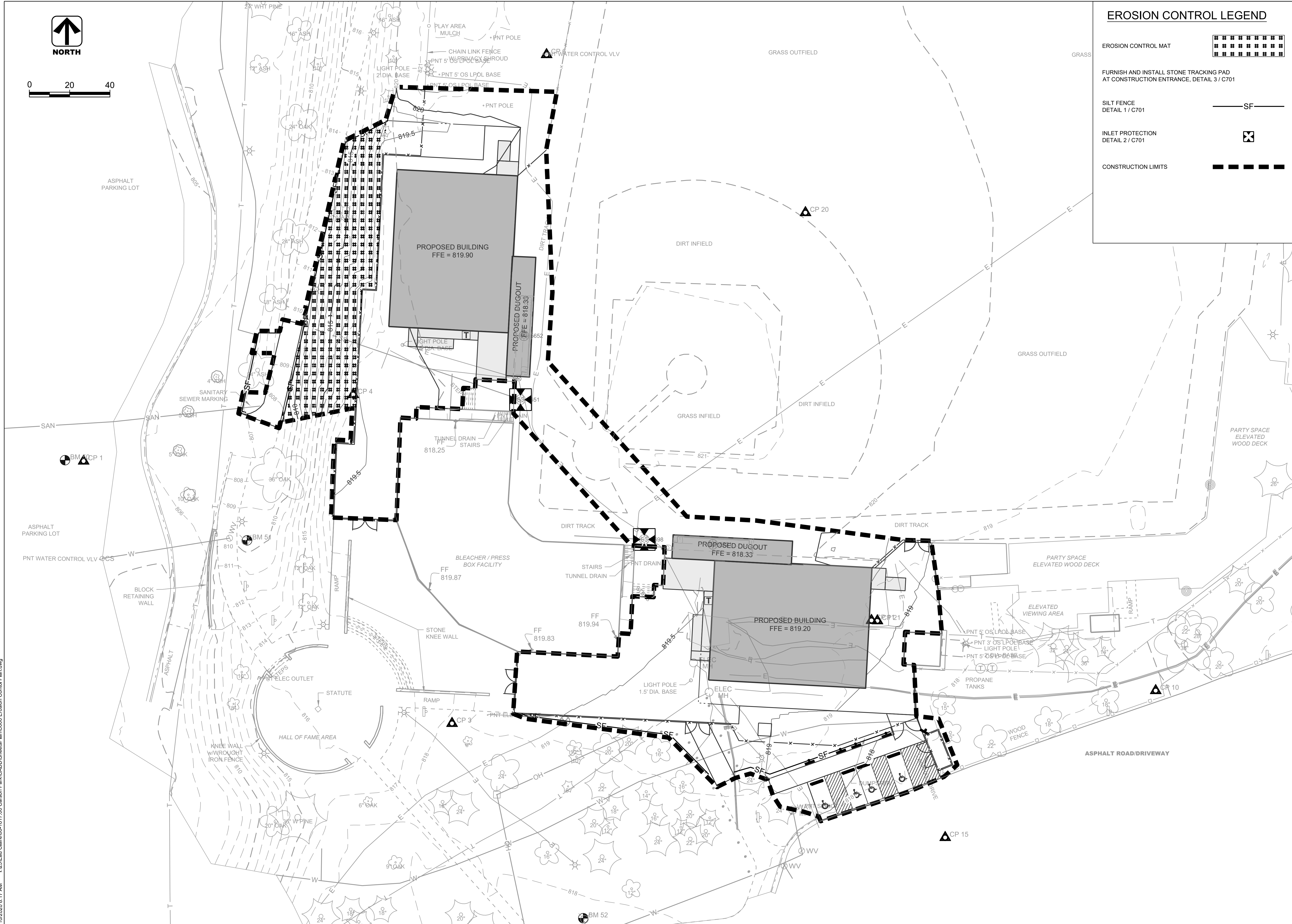
EROSION CONTROL MAT

FURNISH AND INSTALL STONE TRACKING PAD AT CONSTRUCTION ENTRANCE, DETAIL 3 / C701

SILT FENCE DETAIL 1 / C701

INLET PROTECTION DETAIL 2 / C701

CONSTRUCTION LIMITS



**CITY OF EAU CLAIRE**  
**CARSON PARK BASEBALL STADIUM & BLEACHER IMPROVEMENTS**  
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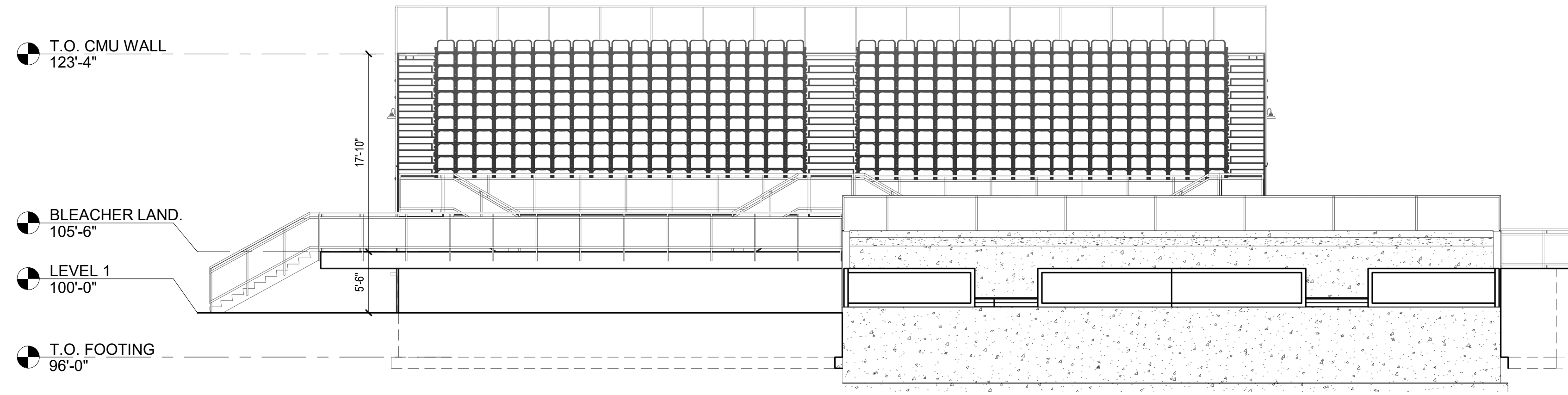
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01.10.2020
PROJECT No. 08-1817.00
EROSION CONTROL PLAN
<b>C600</b>

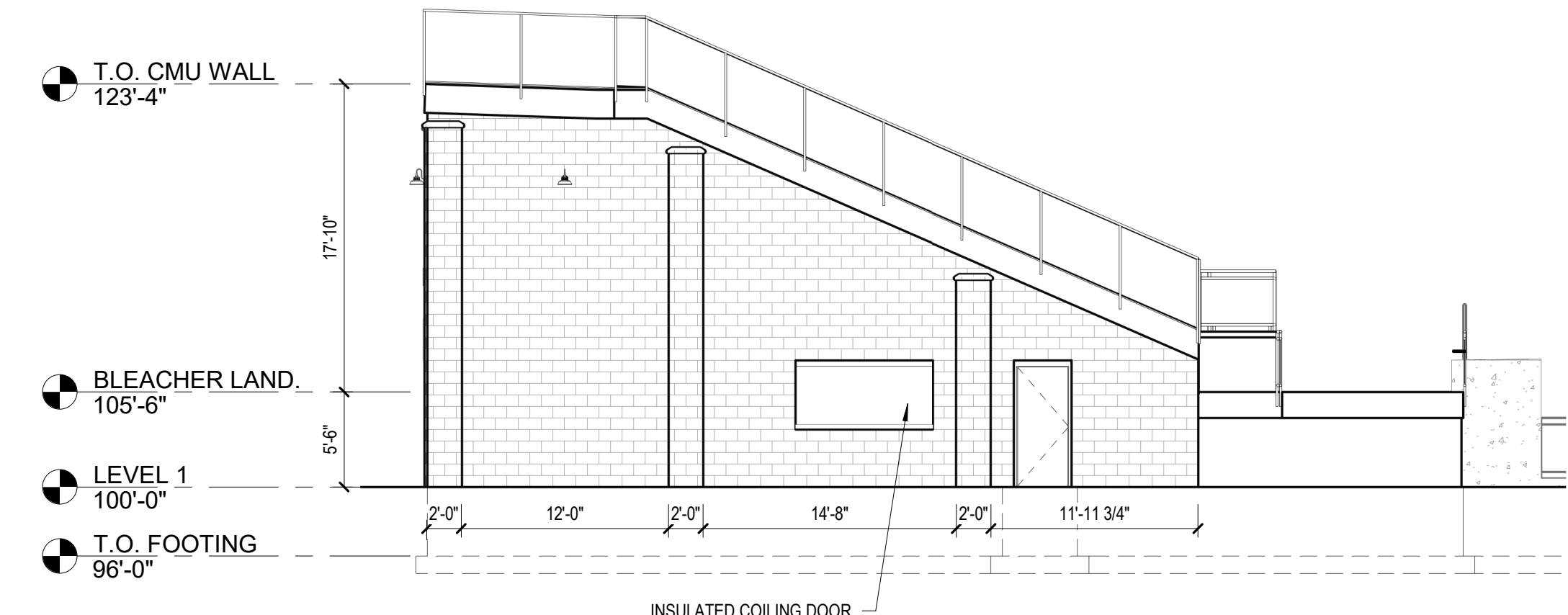
1/10/2020 8:17 AM I:\23\Eau Claire\08-1817.00 Carson Park\CAADD\Sheets\Plan\C600 Erosion Control Plan.dwg

NOT FOR CONSTRUCTION - FINAL REVIEW SET

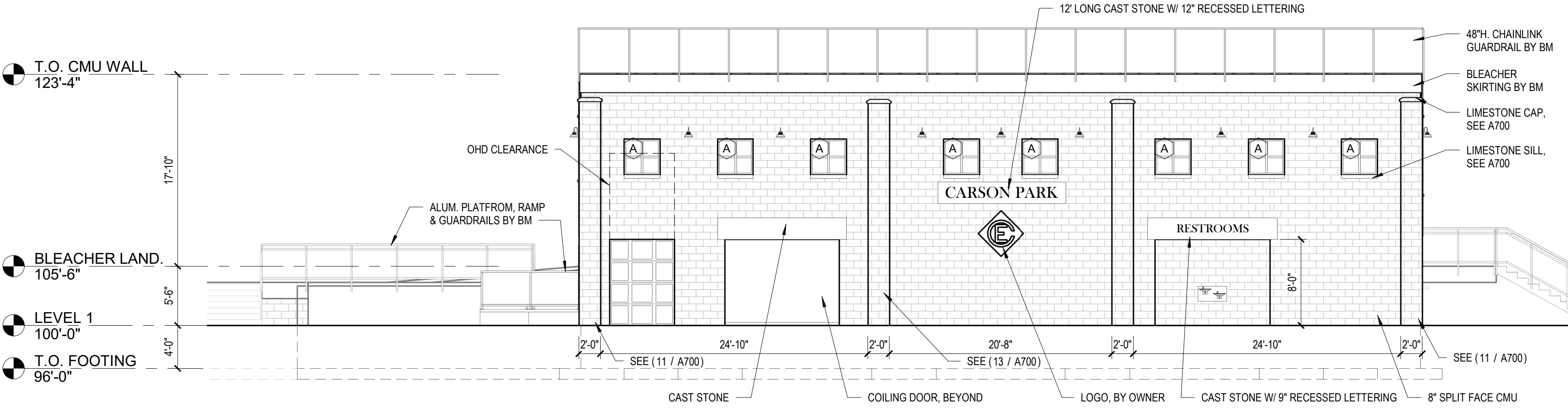




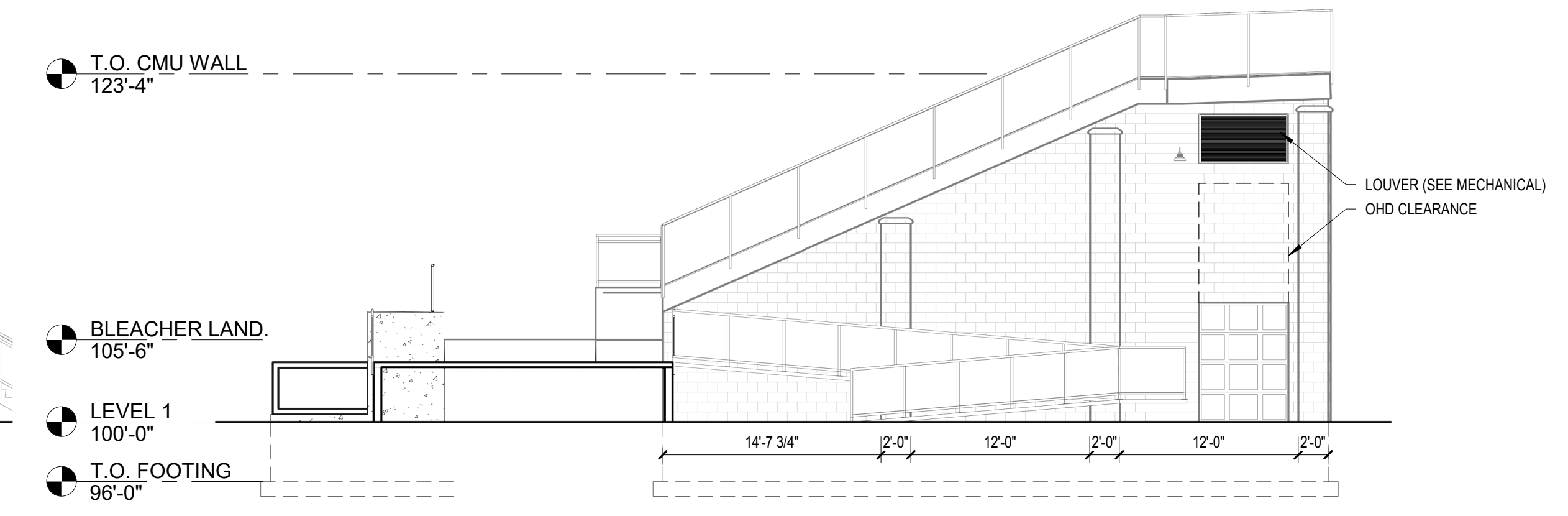
1 NORTH ELEVATION (FIRST BASE) & EAST ELEVATION (THIRD BASE-OPPOSITE HAND)  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (FIRST BASE) & NORTH ELEVATION (THIRD BASE-OPPOSITE HAND)  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (FIRST BASE) & WEST ELEVATION (THIRD BASE-OPPOSITE HAND)  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (FIRST BASE) & SOUTH ELEVATION (THIRD BASE-OPPOSITE HAND)  
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

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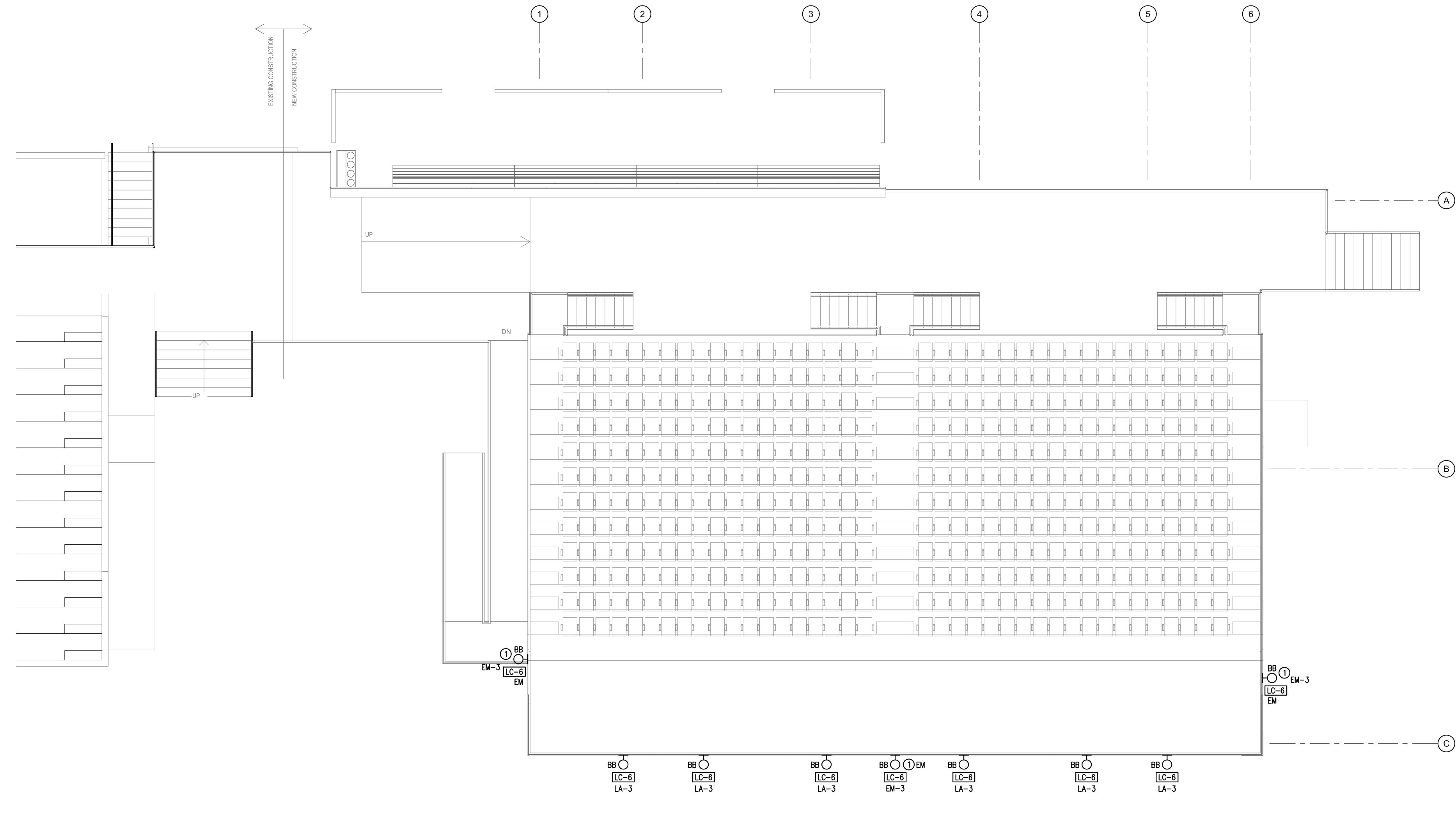
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NOT FOR CONSTRUCTION - FINAL REVIEW SET

01.10.2020  
PROJECT No: 08-1817.00  
EXTERIOR ELEVATIONS  
**A201**



C:\ark\1102020\9-16 AM\17053 E101-E102-E103.dwg



**1 DECK LEVEL LIGHTING PLAN**  
**E103** 1/8" = 1'-0" (FIRST BASE SIDE)  
 NORTH

**ELECTRICAL NOTES:**

① PROVIDE AN EMERGENCY LIGHTING CONTROL UNIT EQUAL TO A HUBBELL #HLSZBRUNV. LIGHTS SHALL COME ON REGARDLESS OF SWITCH POSITION IF A POWER FAILURE IS SENSED. COORDINATE LOCATION OF CONTROL UNIT WITH OWNER FOR TEST BUTTON ACCESS.

**NOTE:** PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE WITH ONE ANOTHER ALONG WITH OTHER TRADES BEFORE BEGINNING ANY INSTALLATION AND CONTINUING THROUGHOUT PROJECT.

MARK	DATE	DESCRIPTION

**CITY OF EAU CLAIRE**  
**CARSON PARK BASEBALL STADIUM & BLEACHER**  
**IMPROVEMENTS**  
 702 CARSON PARK DRIVE, EAU CLAIRE, WI 54701

**Eau Claire Office**  
 3433 Oakwood Hills Parkway  
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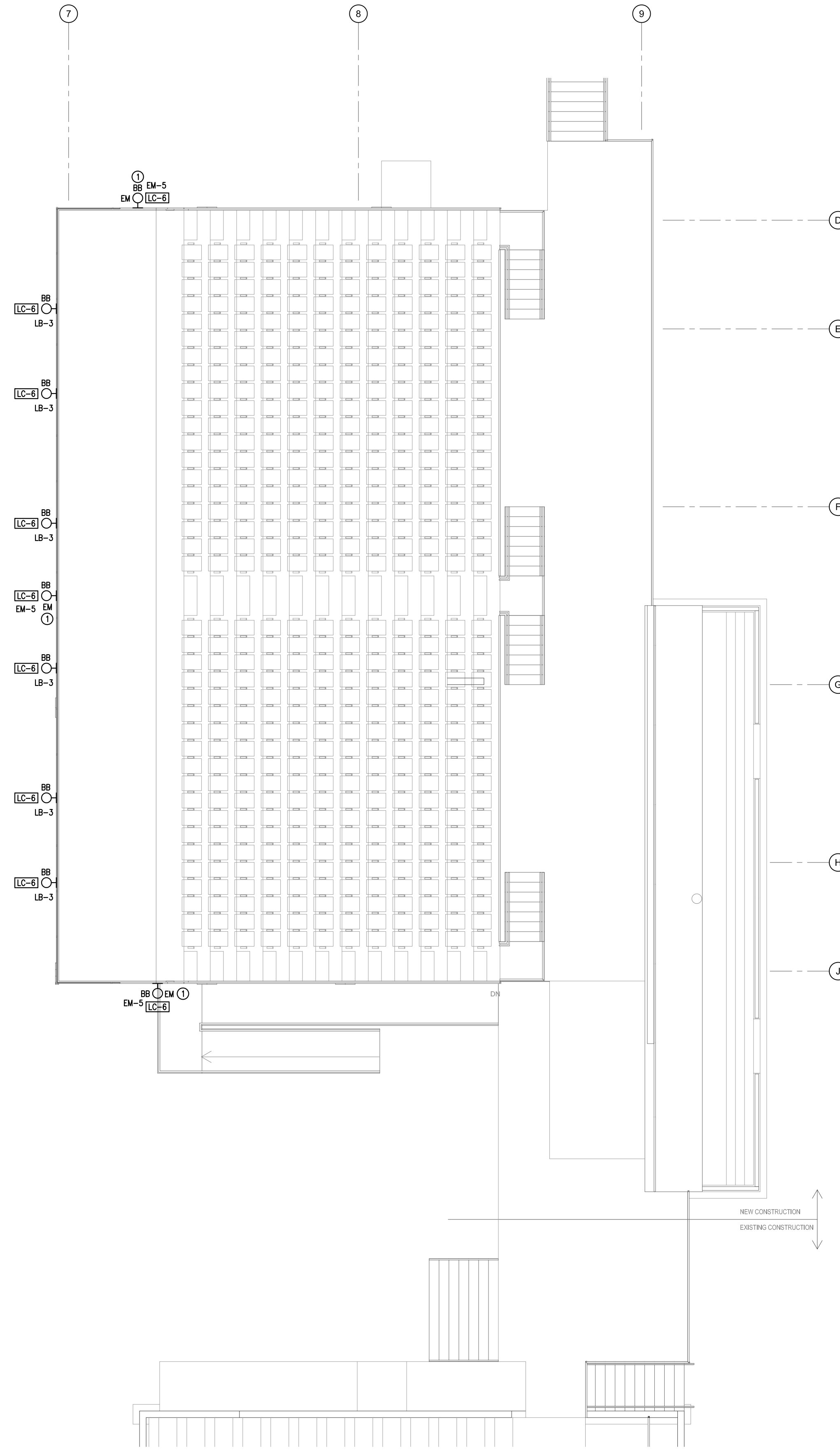
**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**  
**1-10-20**

**APEX Engineering**  
 Eau Claire, Wisconsin  
 Telephone: 715-835-7736  
 Web: apexengineering.biz  
 Project No.: 17053  
 Drawn By: CRK  
 Designed By: CRK

01.10.2020
PROJECT No: 08-1817.00
ELECTRICAL DECK LEVEL LIGHTING PLAN (FIRST BASE SIDE)
<b>E103</b>

**NOT FOR CONSTRUCTION - FINAL REVIEW SET**

CadK 1/10/2020 9:19 AM 17053 E104-E105-E106.dwg



**ELECTRICAL NOTES:**

① PROVIDE AN EMERGENCY LIGHTING CONTROL UNIT EQUAL TO A HUBBELL #HLSZABRUVN. LIGHTS SHALL COME ON REGARDLESS OF SWITCH POSITION IF A POWER FAILURE IS SENSED. COORDINATE LOCATION OF CONTROL UNIT WITH OWNER FOR TEST BUTTON ACCESS.

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**River Falls Office**  
 215 N. Second Street Suite 204  
 River Falls, Wisconsin 54222  
 (715) 828-4098  
 Fax: (715) 426-6866

THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

01.10.2020
PROJECT No: 08-1817.00
ELECTRICAL DECK LEVEL LIGHTING PLAN (THIRD BASE SIDE)
<b>E106</b>

**PRELIMINARY ONLY**  
**NOT FOR CONSTRUCTION**  
**1-10-20**

**APEX**  
 Engineering

Eau Claire, Wisconsin  
 Telephone: 715-835-7736  
 Web: apexengineering.biz  
 Project No.: 17053  
 Drawn By: CRK  
 Designed By: CRK

**NOT FOR CONSTRUCTION - FINAL REVIEW SET**



City of Eau Claire, WI



Legend

- City Parcels
- Parcel Labels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads
- City and Village Streets
- Ramps
- Railroads
- Recreational Trail
- City Zoning
- Lift Station
- Sanitary Manhole by Flow Basin
- Sanitary Manhole
- Sanitary Lateral
- Force Main
- Sanitary Line
- Storm Structures
- Box Inlet
- Catch Basin Manhole
- Storm Structure
- Storm Line
- Stormwater Facility
- BMP
- NA
- Overflow Storage
- Required Detention
- Reservoir
- Booster Station
- Hydrants
- Valve
- HP Water Main
- Hydrant Lead
- Water Lateral
- Water Main

Aerial Photo 2013

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	
Sources:	



**SITE PLAN****Submittal Requirement Checklist  
Minor Site Plans (per City Code 18.45.040)**

Electronic copy (pdf) email to [planning@eauclairewi.gov](mailto:planning@eauclairewi.gov) or to [ryan.petrie@eauclairewi.gov](mailto:ryan.petrie@eauclairewi.gov) and one (1) copy of an 8½ x 11 site plan, and a narrative statement showing the proposed time and phasing within which the applications for Final Implementation Plan approval for all portions of the Planned Development are intended to be filed. Submittal should contain the following:

1. Contain a vicinity map showing railroads, major streams or rivers, and public streets within 1,000' of the site.
2. Be prepared at a scale of 1" = 10' to 1" = 60'.
3. Be arranged so that the top or left of the plan represents north, and have directional arrows and appropriate scale shown clearly.
4. Show the date of preparation and name, address, and phone number of the preparer.
5. Provide the address and legal description of the site and show the boundaries and dimensions graphically.
6. Show the total area of the site in acres or square feet and the location of existing and proposed structures and indicate as applicable height and building dimensions, entrances, number of dwelling units, and square footage by category of use.
7. Show the location and dimensions of existing and proposed curb cuts, aisles, off-street vehicle parking and loading spaces, required bicycle parking, and walkways.
8. Show all curb cuts adjacent to the site.
9. Show the location and provide a landscaping schedule of all plantings, including grasses, shrubs, and trees.
10. Show the location, height, and material for screening walls and fences.
11. Show all exterior signs on the site.
12. List the type of surfacing proposed for all parking, loading, and walkway areas.
13. Describe the proposed use and show the number of additional parking spaces required and provided. If the required parking is provided off-premise, a statement or plan showing compliance with off-street parking requirements should be submitted.
14. Show existing and proposed public streets or rights-of-way and easements.
15. Show existing and proposed fire hydrants.
16. Show the location and method of screening for all outdoor trash areas on site.
17. Show the projected timetable for start and completion of the project.
18. When required under the City's storm drainage standards, a drainage control plan (contact City Engineer).

N/A Application fee (see attached fee schedule)



**CITY OF EAU CLAIRE – SITE PLAN APPLICATION**

Department of Community Development  
203 S. Farwell Street  
Eau Claire, WI 54702-5148  
Phone: 715-839-4914  
Email: [planning@eauclairewi.gov](mailto:planning@eauclairewi.gov)

Review Fee \$ \_\_\_\_\_

Project Description \_\_\_\_\_

Location/Address \_\_\_\_\_

Legal Description \_\_\_\_\_

Parcel # \_\_\_\_\_

**Engineer/Architect**

**Developer/Builder/Owner**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Street \_\_\_\_\_  
City/Zip \_\_\_\_\_  
Phone # \_\_\_\_\_  
Email or Fax # \_\_\_\_\_  
Contact Person \_\_\_\_\_

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Street \_\_\_\_\_  
City/Zip \_\_\_\_\_  
Phone # \_\_\_\_\_  
Email or Fax # \_\_\_\_\_  
Contact Person \_\_\_\_\_

Developed site \_\_\_\_\_ acres/sq. ft.  
Number of detention facilities on site \_\_\_\_\_

Total existing impervious area \_\_\_\_\_ sq. ft.  
Total new impervious area \_\_\_\_\_ sq. ft.

*\*\* Impervious area means a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by rain water. The term includes: areas covered by structures, roof extensions, patios, porches, driveways, loading docks, sidewalks, and semi-impervious surfaces such as compacted gravel, all as measured on a horizontal plane.*

**\*\*\*\*\*OFFICE USE\*\*\*\*\***

File No. \_\_\_\_\_ Date Filed \_\_\_\_\_

Address Assigned \_\_\_\_\_

Zoning \_\_\_\_\_ # of Units \_\_\_\_\_

Plan Commission Meeting \_\_\_\_\_

Approved ( ) Yes ( ) No \_\_\_\_\_  
initials

City Council Meeting \_\_\_\_\_  
Approved ( ) Yes ( ) No \_\_\_\_\_  
initials

For Treasury Use #2412

## City of Eau Claire Site Plan Fee Chart

Site Plans A	5 or less parking stalls	\$220 fee
Site Plans B	6-20 parking stalls	\$440 fee
Site Plans C	21-50 parking stalls	\$680 fee
Site Plans D	Each additional 50 stalls	\$345 fee
Site Plan Parking Variance		\$115 fee

Examples of site plan fees:

One duplex structure	4 stalls required	\$220 fee
One 4-plex structure	6 stalls required	\$440 fee
Office building 8,000 sq. ft.	24 stalls required	\$680 fee
Retail store 20,000 sq. ft.	80 stalls required	\$1,025 fee
Shopping center 50,000 sq. ft.	275 stalls required	\$2,045 fee

Fees are based on required parking by zoning ordinance, not on the total number provided by the developer. Fees are accumulative.

For example:

3 duplexes with 12 spaces is \$440  
 six 4-plexes with 36 spaces is \$680

January 30, 2020

Scott Allen, Director of Community Development  
City of Eau Claire  
203 S. Farwell Street  
P.O. Box 1548  
Eau Claire, WI 54702

Re: Carson Park Baseball Stadium and Bleacher Improvements Submitted – Site Plan Submittal

Dear Mr. Allen:

The site plan submittal package for the Carson Park Baseball Stadium and Bleacher Improvements submitted on behalf of City of Eau Claire. The information provided with this submittal includes:

- 1 Site Plan Application
- 6 Sets of Project Location and Zoning Map
- 6 Sets of Select Plans Sheets (11x17)
  - G101 Life Safety Floor Plans (First Base Building)
  - G102 Life Safety Floor Plans (Third Base Building)
  - C300 Site Layout and Materials Plan
  - C400 Site Grading Plan
  - A201 Exterior Elevations
  - E103 Electrical Deck Level Lighting Plan (First Base Side)
  - E106 Electrical Deck Level Lighting Plan (Third Base Side)
- 6 Sets of Project Renderings

### Project Need

The current baseline bleachers at Carson Park were constructed in 1964 and have been physically moved each year to provide seating for the nearby football field during the fall. As a result, the bleachers show significant wear and user safety has become a concern. In addition, the bleachers are not able to accommodate handicapped spectators nor offer them comparable viewing that is available to non-handicapped viewers. Finally, Carson Park lacks an adequate number of ADA-accessible restroom facilities.

### New Project Description

The proposed project fully addresses these deficiencies and provides other amenities that will enhance the experience of visitors to the stadium and improve facility operations.

The project consists of two new permanent bleacher structures – one each along both baselines. Each structure will seat 456 non-handicapped spectators plus provide an accessible, unimpeded viewing area for up to 38 wheelchairs.

The bleachers consist of aluminum decking with individual plastic seats. Protective guardrails will run along the perimeter of the seating area. The guardrails will be painted green and infilled with matching green vinyl-coated chain-link mesh. An ADA-accessible ramp constructed of aluminum decking and aluminum stairs provide access to the seating and viewing areas. These will have the same type of guardrails and protective mesh as is around the bleacher seating area.



The sides and back of the bleachers will be enclosed with a rock-face concrete block wall that will generally match the color of the existing grandstand building. This enclosure not only conceals the supporting structure underneath the bleachers, but also creates an enclosure for other amenities located underneath the seating:

- Two ADA-accessible restrooms, each with seven sanitary fixtures, and a diaper changing table
- A 500 square foot preparation area/serving window for concessions, plus additional food storage spaces and walk-in cooler
- A 300 square foot retail area for apparel sales
- Secure, conditioned storage for IT equipment required for scoreboard operation and security cameras
- Secure storage for grounds maintenance equipment and supplies

In addition, the existing dugouts will be demolished and replaced with new, larger concrete dugouts that provide additional space for seating and equipment. The dugouts will be colored to match the coloration of the original dugouts.

#### Site Plan Summary

The project site consists of just under one acre of disturbance and includes removal and demolition of the existing bleachers, dugouts, and utility vault structures on the first and third base lines. The site construction consists of new, primarily concrete, paved plaza areas around the above described facility that compliments and connects to the existing plaza and viewing spaced. The site construction also will include new utility services to the building, reconstructed ADA parking stalls, and trash enclosure and pad.

#### Zoning

The site is currently zoned P-Public. No rezoning is required as part of this project and the new facility will meet the requirements of this zoning.

#### Site Access and Pedestrian Circulation

Vehicular site access will not change as a result of the project.

Stadium pedestrian flow/access will not change from the current condition with all attendees ticketing at the existing grandstand and then entering the bleachers through gates in either direction at the project reconstruction limits.

#### Traffic Impact and Parking Analysis

Traffic impact and parking was not evaluated as part of this project as there is no change in the operation of the facility and seating capacity is not increased with the new facility.

The existing ADA parking stalls to the south of the stadium are being reconstructed as part of this project as the existing grades do not meet ADA requirements. In the process of reconstructing this parking area, an additional ADA stall will be made available increasing the stall count from 3 to 4.



### ADA Access

Plaza areas, site access, building and bleacher access are all designed with ADA accessible grades. The reconstructed areas are paved improving the overall accessibility of the plaza and bleacher areas from the existing condition.

### Screening / Planting Plan

A total of eight (8) trees will be removed from around the stadium for building and site/utility construction. City of Eau Claire Parks staff will replant trees as appropriate once site is restored to replace removed trees. Pervious areas disturbed for construction will receive topsoil and be reseeded with lawn seed mix once final grades have been achieved. Areas with steep slopes will also receive erosion mats to prevent erosion until seed has established. No landscaping beds or planting areas are included in the scope of this project.

Chain link fence around the perimeter of the plaza will be installed with the same fabric screen material that is currently used around the rest of the stadium.

### Grading and Stormwater

Design team met with City Engineering staff to review the existing and proposed conditions for the site. The submitted plan is designed in accordance with those coordination meetings and staff requirements. Grading and Drainage Plan and Erosion Control Plan have been provided to City Engineering staff for review.

A Storm Water Management Notice of Intent permit is not required to be submitted to the WDNR as the site is under 1 acre of total disturbance.

### Utilities

New water service will be provided to each of the new buildings by adding a new meter to the meter manhole located south of the stadium near the off-street ADA parking stalls. The new service will consist of a 2.5-inch service line out of the manhole connecting to individual service lines to each new building. Service lines will be seasonal with meter removed and lines blown out each winter. Each building will have its own shut-off valve to allow water to be shut off for each building independently.

New sanitary service will be connected to the existing sanitary line serving the existing grandstand on the third base side of the field which discharges to the west toward the parking lot and connects with the rest of the park service lines and city main.

### Signage

Ordinance does not limit signage in Public zoned districts other than the requirement for signage to be authorized and erected by a public agency. The project includes a wall sign on both structures as shown on the building elevations views. The copy area between the lettering and logo is approximately 32 square feet per building. See building elevation views for copy area images.

### Lighting

A lighting plan is included with site plan submittal. All new exterior lighting provided as part of the project is per City of Eau Claire standards, including full cut-off fixtures.



Trash Enclosure

The plan includes a new dumpster pad and screening fence near the ADA parking stalls where the current dumpster is currently stored. The screening will consist of an 8-foot tall chain link fence with fabric screen material to match what is used around the rest of the stadium areas.

Schedule

The anticipated schedule for the project is as follows:

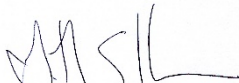
02/10/2020	-	Landmarks Commission Meeting
02/26/2020	-	Waterways & Parks Commission Meeting
03/02/2020	-	Plan Commission Meeting
03/09/2020	-	City Council Presentation Meeting
Spring 2020	-	Issue project for Bidding
Fall 2020	-	Construction Starts (after baseball season)
Spring 2021	-	Construction Complete (before baseball season)

Sincerely,

Ayres Associates Inc



Raivo Balciunas, AIA, LEED AP  
Architect  
715.831.7719  
BalciunasR@AyresAssociates.com



Gareth Shambeau, PE  
Civil Engineer  
715.831.7616  
ShambeauG@AyresAssociates.com



## PARKS, RECREATION AND FORESTRY

### STAFF REPORT

#### PROJECT NAME: Adopt-A-Park or Trail Program

**To:** Waterways and Parks Commission

**Date:** 2/26/20

**From:** Julie Booth, Recreation Program Supervisor  
Steve Plaza, Parks, Forestry, Cemetery, Building & Grounds Manager

**Description:** Recommendation to approve and implement an Adopt-A-Park or Trail Program in the City of Eau Claire.

**Location:** This program would be open to any public park or trail within the City of Eau Claire.

**Background:** The 2019-2020 Leadership Eau Claire Team would like to assist in the implementation of an Adopt-A-Park or Trails Program. The Parks Division and Recreation Division feel this will help present one strong volunteer program for our residents to participate in.

**Justification:** A branded program would help encourage groups and organizations to get involved and help to maintain and beautify our parks and trail systems. In addition, it would, at minimum, assist the parks maintenance staff with the spring and fall clean-up while setting a positive image for the city.

**Mission Statement:** To support the beautification and awareness of local parks or trails while encouraging and recognizing neighborhood and community involvements.

**Proposed Location:** This program would be open to any public park or trail within the City of Eau Claire upon the approval of the Volunteer Coordinator.

**Facilities Features:** Will be the 1<sup>st</sup> trail or park that gets adopted

**Storm Water:** No impact at this time

**City of Eau Claire Park and Open Space Master Plan:** Goal "C" subsection 3: "Promote joint public-private ventures in developing park and waterway facilities"

**City Comprehensive Plan:** Consistent with the Comprehensive Plan.

**Financial:** Signage cost

**LAWCON:** N/A

## **Proposed City of Eau Claire Adopt a Park or Trail Brochure**

**Program mission:** To support the beautification and awareness of local parks or trails while encouraging and recognizing neighborhood and community involvement.

### **About the City of Eau Claire Adopt a Park or Trail Program**

The City of Eau Claire Adopt a Park or Trail Program provides opportunities for individuals and organizations to get involved in a variety of capacities. Adopting groups meet monthly for a two-year commitment.

### **Who can participate?**

Open to all individuals and organizations in the City of Eau Claire community, including:

- Businesses
- Church groups
- Individuals and families
- Neighborhood associations
- Recreation enthusiasts
- Service groups
- Schools
- Clubs

### **Why participate?**

There are:

- 52 parks
- Over 1,000 acres of park land in our system
- 29 miles of recreational trails and 4 miles of mountain biking trails

Eau Claire community members can make a big difference by investing time and talent into the city's parks and trails. We can improve parks and green spaces and promote a healthy environment all while helping to build a stronger community.

### **Benefits of Being Involved**

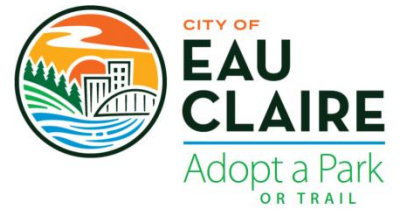
- **Community involvement.** As a volunteer, you will have a unique opportunity to donate services to the community and enjoy the results of your hard work. Volunteers will become stewards of the public lands by working to improve parks and trails in a meaningful way.
- **Environmental.** Your effort and involvement in our parks and trails increases public awareness of the importance of protecting our natural resources, generates pride in our parks system and demonstrates a commitment to the community and the environment.
- **Recognition.** Adoptions sign featuring the name of the Adopting Group will be posted at the adoption sites and a Certificate of Appreciation will be provided to each group member. Adopting Groups will receive recognition on the City of Eau Claire website and in the annual report.

## **Proposed Adoption Agreement & Policies**

1. The adopting group must abide by all state and local laws, rules and regulations, all written and verbal guidelines, directions and instructions of the City of Eau Claire
2. Adopters duties and limits are defined in the Adoption Agreement signed by a representative of the adopter and by a representative of City of Eau Claire
3. Adopters must complete the City of Eau Claire Volunteer Services Liability Waiver Agreement prior to every workday
4. Requests to adopt specific sites are processed based on existing needs. The City of Eau Claire reserves the right to designate specific adoption sites.
5. Adopters are required to commit to two years of service.
6. A designated Group Leader will be required for each organization to serve as the liaison to the Volunteer Coordinator. The Group Leader will be responsible for meeting with the Volunteer Coordinator, signing the Adoption Agreement, scheduling workdays, ensuring compliance with the Adoption Agreement and completing Post Clean-Up Reports.
7. Monitoring of the adopted area must be done once a month between the months of April-October and include:
  - a. Picking up trash and litter
  - b. Raking leaves and pulling weeds
  - c. Fluffing playground sand and wood chips
  - d. Washing playground equipment
  - e. Washing picnic tables and benches
  - f. Sweeping hard surfaces
  - g. Reporting vandalism, unsafe conditions or necessary repairs
  - h. Other special projects as designated by Volunteer Coordinator
  - i. Completing the monthly Post Clean-Up Report
8. The City of Eau Claire will provide all necessary materials
9. Groups should provide the Volunteer Coordinator with at least one week's notice (preferably two) of their intent to perform these workdays to assist staff with coordinating park shall provide their own transportation as necessary to accomplish the program requirements.
10. Adopters may not modify or add to the existing landscape or site design plan without the consent of City of Eau Claire staff
11. Adopt-A-Park/Trail signage is the property of the City of Eau Claire and will be installed, modified and removed only by designated staff. Advertising other than adopter's name is not allowed on signage

**How to apply:** Scan QR Code or visit the City of Eau Claire Adopt a Park or Trail Program sign-up page:

# Adopt a Park or Trail Application



**Today's Date** \_\_\_\_\_

**Name of Organization** \_\_\_\_\_  
*(As it would appear on sign)*

**Contact Person (Group Leader)** \_\_\_\_\_  
*(First & Last)*

**Mailing Address** \_\_\_\_\_  
*(City, State, Zip Code)*

**Phone(s)** \_\_\_\_\_

**Email** \_\_\_\_\_

**Organization Website** \_\_\_\_\_

**Type of Organization**

<input type="checkbox"/> Business	<input type="checkbox"/> School	<input type="checkbox"/> Neighborhood Associations
<input type="checkbox"/> Church	<input type="checkbox"/> Club	<input type="checkbox"/> Service Group <input type="checkbox"/> Other

**Interest Location for Adoption**

<input type="checkbox"/> Northside	<input type="checkbox"/> Southside	<input type="checkbox"/> Westside
<input type="checkbox"/> Central/Downtown	<input type="checkbox"/> Other _____	

**Do you have a preference for a park or trail?** \_\_\_\_\_

**Interested in**       Park       Trail       Other \_\_\_\_\_

**Estimated Number of Volunteers** \_\_\_\_\_ Adults      \_\_\_\_\_ Kids (under 18)

**What does your organization hope to gain from this experience?**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Type(s) of projects your organization would like to accomplish?**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I understand that this is an application for the Adopt a Park and Trail Program, and that an Eau Claire Parks, Recreation, & Forestry representative will contact me to finalize an agreement.



# Post Clean Up Report



To be completed each time an individual/group cleans and maintains a park or trail. Please turn in no later than the 30<sup>th</sup> of each month. If no activities were completed, please provide the adopted park/trail, group/organization involved, and check box at the bottom of the page.

Activity Date & Adopted Park/Trail: \_\_\_\_\_

Group/Organization/Individual: \_\_\_\_\_

Contact Person (Group Leader): \_\_\_\_\_

Primary Contact Phone(s): \_\_\_\_\_

Total Number of Volunteers: \_\_\_\_\_ Total Time Worked: \_\_\_\_\_

Total Number of Bags Collected (trash or weeds): \_\_\_\_\_

What other activities did you complete during your work day? (ex: inspections, trash removal, weeding, etc)

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What was the general condition of the adopted park/trail?

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List any items of concern that may require maintenance attention: (excessive erosion on trail, broken sprinkler heads, graffiti, broken equipment, drug paraphernalia, dead trees, etc – please provide specific location)

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Have all the necessary forms/policies been submitted for all volunteers? Yes \_\_\_\_\_ No \_\_\_\_\_

Our group did not participate in any work this month: \_\_\_\_\_

# Adopt-A-Park/Trail Roster



To be completed each time a group returns from maintaining a park or trail, and turned in no later than the 30<sup>th</sup> of each month.

Work Date: \_\_\_\_\_

Group/Organization: \_\_\_\_\_

Participant	Participant's Email	Approximate Number of Hours

Please return monthly post clean up report to: Julie Booth, [Julie.Booth@EauClaireWi.Gov](mailto:Julie.Booth@EauClaireWi.Gov)

# Adopt-A-Park/Trail

*Certificate to recognize their volunteer community service in the  
Adopt-A-Park/Trail program on behalf of the City of Eau Claire*

*is hereby granted to*

*Group/Organization*

*February 21, 2020*



---

Jeff Pippenger, M.S., Community Services Director



CITY OF  
**EAU  
CLAIRE**

---

Adopt a Park  
OR TRAIL

*Sponsored By:*  
**CURT Group**

# February/March 2020 Special Events

Event	Date	Location
Polar Plunge	2/23	Halfmoon Lake
Shamrock Shuffle	3/14	UWEC Campus, City Trails & Sidewalks
O'Claire Irish Fest	3/15	Haymarket Plaza & City Sidewalks

CITY OF EAU CLAIRE COMMUNITY SERVICES DEPARTMENT  
PARKS, RECREATION AND FORESTRY  
February 2020 Monthly Report

Parks Division

- Removing Ash Trees at Mount Simon
- Finished painting the interior wall in Hobbs Ice Arena
- Begin maintaining our summer equipment
- Will be receiving a new Kubota to pull the cross-country ski groomer to groom 5 cross-county trails throughout the city
- Repairing Park and Historical District Signs where needed
- Flood six Outdoor Skate Rink sites
- Snow removal of approximately 40 miles of sidewalks and trails, including the winter trail route after each snowfall

Forestry Division

- Working with Fire Department to burn two brush piles along the trail in Boyd Park. These piles were created in coordination of Boyd Park Neighborhood Association & Excel Energy
- Working with the engineering department to coordinates the spring sidewalk replacement program
- Finished Ash Tree removal in the eastside neighborhood for the season and moved to the far westside for removal and trimming
- Forestry Division attended their annual Winter Conference to get CEU for their recertification
- Working with three neighborhood groups for spring planting
  - Boyd Park
  - 1<sup>st</sup> Avenue Planting
  - Wold Ct. Planting

Recreation Division

**2019-20 attendance Through Feb 13.**

Boyd	1304
Pinehurst	5627
Putnam Heights	1075
Sam Davey	633
Roosevelt	1025
Demmler	257
Oakwood	1654
<b>Total</b>	<b>11,575</b>

**2018-19 attendance through Feb 13**

Boyd	1198
Pinehurst	1575
Putnam Heights	1007

Sam Davey	743
Roosevelt	603
Demmler	263
Oakwood	449
<b>Total</b>	<b>5838</b>

### Prime Times

The 2020 Spring and Summer edition is now available online at [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.