



**Waterways and Parks Commission
Agenda
September 23, 2020**

PLEASE TAKE NOTICE that there will be a meeting of the City Waterways and Parks Commission on Wednesday, September 23, 2020 at 7:00 p.m. The meeting will be held at City Hall Chambers via remote access only on the following agenda items:

- 1. Call to Order**
- 2. Roll Call**
- 3. Reading and approval of minutes of the past meeting, July 22, 2020**
- 4. Open Public Comment Period for Items that do not appear on this Agenda.**
- 6. Other Business Agenda items**
 - a. Recommendation to amend the general development plan for Prairie Heights Residences located at the northeast corner of Birch Street and River Prairie Drive and along the Eau Claire River. (Scott Allen)
 - b. Recommendation to allow the Shawtown Neighborhood Association to create designated foot trails in Veterans Park, classified a Special Area (Space located along the Chippewa River, off Clairemont Avenue and Menomonie Street.) (Steve Plaza)
 - c. 2020 Special Events list (Information only)
 - d. Director's Report (Information only)
- 7. Discussion and Direction**
 - a. Future Agenda Items
 - b. Announcements
- 8. Adjournment**

Joshua Miller, Chairperson
c: News Media

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)**

July 22, 2020

Members Present: Joshua Miller, Ron Doering, Susan McLeod, John Bodkin, John Lor, Ellen Faulkner, Jenni Sterling

Members Absent: Meredith Ball, Kate Beaton, Kirk Dahl, Jessica Schoen

Staff Present: Steve Plaza, Kristine Basom, Dave Solberg, Pat Ivory

The meeting was chaired by Joshua Miller and called to order at 7:00 p.m. The meeting was held online via Webex.

Minutes: The minutes of the June 24, 2020 meeting were approved noting that Ellen Faulkner should be listed as abstaining from the vote on item B.

Business Agenda:

A. Recommendation on sale of 1805 Menomonie Street. Kristine Basom provided an overview of a proposal to sell the property located at 1805 Menomonie Street to the Flying Eagles Ski Club. The ski club has leased the land for the operation of the Mount Washington Ski Hill for years. The Ski Club plans to continue operation of the ski hill and would prefer ownership of the property.

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

B. Recommendation rezoning and site plan for a mixed-use development northeast of the Eau Claire River and North Barstow Street. Pat Ivory provided an overview of an application requesting rezoning (Public to CBDP) and site plan for a mixed-use development project located between North Barstow Street and North Farwell Street on the north side of the Eau Claire River. The City's recreational trail and greenway extends along the south side of the project site and north of the Eau Claire River.

The parcel is currently owned by the City of Eau Claire. Approximately 12 months ago, the City prepared a Request for Proposal (RFP) to seek applications to redevelop the existing parking lot into a mixed-use development. This proposal submitted by Bolton & Menk was selected by the City Council and the developers and City have since entered into a Memorandum of Understanding for the project to go forward pending rezoning and site plan approval.

The proposed development includes approximately 8,600 square feet of commercial space on the first floor (restaurant, service businesses, and retail) and 76 residential units on the upper four floors. In addition, a lower (basement) level will provide parking for 40 vehicles. The

project also includes surface parking for 33 vehicles and the developer would enter into an agreement with the City to lease another 25 spaces in the North Barstow parking ramp located directly to the west.

The building is designed with a variety of exterior building materials, colors, and textures and includes multiple windows overlooking the river. The building also features an outdoor patio on the west side of the building, a public riverfront promenade/walkway along south side of the building abutting the greenway, and extensive landscaping around the building.

The building will be setback approximately 15 feet from the south property line which is consistent with the City's Greenway Guidelines for buildings located within Downtown. The building's design and scale is also consistent with the Haymarket Landing building located to the west and the Chamber Building located to the east. The project also complies with the policies of the City's Waterways Plan in encouraging the redevelopment of uses such as surface parking lots along the river into quality mixed use urban developments.

The development does not encroach or reduce the City's greenway along the north side of the river. It also maintains the pathway/sidewalk connection from the trail located near the river level up to the street level.

Pat noted that the Commission's review should focus on the development in relation to the greenway and river using the Greenway Guidelines for direction and items such as drainage, lighting, parking, vehicle circulation, and landscaping would be reviewed by the Plan Commission.

Justin Ernst, Steve Miller, and Joy Hanimer representing Bolton and Menk discussed the proposed project. It was noted that the project would provide a public space along the south (river-facing) side of the building and would be set back over 15 feet from the property line. It was noted that the building was designed to front on the river. The project would provide needed housing for the Downtown area and opportunities for smaller (micro) retailers and service businesses, which were noted as a need by Downtown Eau Claire, Inc.

The Commission discussed the rezoning and site plan and several Commission members expressed concern about scale and height of the building noting that the other buildings in the immediate vicinity were not as tall as the proposed building. Concerns also related to blocking the public views of the river and that the size of the building was out of proportion with the size of the parcel. The building setback was also discussed with some noting that a building of this height should be set back further. John Bodkin added that the property should be developed into open space.

ACTION TAKEN: Ellen Faulkner moved to recommend approval of the rezoning and site plan. Ron Doering seconded the motion. The motion carried 4-3 with Commissioners Jennie Sterling, John Bodkin, and Ellen Faulkner voting no.

C. Presentation on Carson Park Master Plan Public Survey. Steve Plaza informed the Commission that the City started the initial phase of updating the Carson Park Management Plan that included an online community survey. The Commission asked that staff forward a link to the survey.

Other Items.

-The Commission reviewed the special events listing and Director's Report presented by Dave Solberg.

-The Commission commended staff for the Fourth of July fireworks.

-A plaque was presented to Pat Ivory. Pat is retiring from the City and the Commission wished him well and thanked him for his work with the Commission.

The meeting was adjourned at 8:20 p.m.

Submitted by,
Susan McLeod, Secretary



Staff Report

To: Waterways and Parks Commission **Meeting Date:** 9/26/20, 7:00 P.M.
City Hall, Council Chambers

From: Community Development

File No.: Z-1658-19 Amd

Agenda Item: Recommendation on an amended 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:** Cornerstone Architects, LLC

Property Owner: City of Eau Claire (south/Lot 1); Gerrard Development, LLC (north/Lot 2)

Surrounding Land Use:

North:	Commercial
East:	Commercial
South:	Eau Claire River
West:	Parking ramp/vacant

Area: +/- 3.34 acre

Comprehensive Plan: Waterways Plan

Existing Zoning: C-3MX & Public

Proposed Zoning: Same

Existing Land Use: Vacant

Proposed Land Use: Mixed use residential and commercial/office

Analysis: Gerrard Development, LLC working with Cornerstone Architects, LLC are requesting an amendment to their general development site plan for a mixed use development project located northeast of Birch Street and River Prairie Drive. The proposed development would include 60 apartments and approximately 10,000 to 12,000 square feet of commercial space. Attached is the general development plan, building elevations, vicinity map, and aerial for the project.

The project site is approximately 3.34 acres in size and upon Council approval, the portion of the property (south) would be sold by the City to Gerrard Development per an agreement approved by the City Council in 2019. The City-owned parcel along the river is approximately 1.8 acres in size.

The site plan notes that the new configuration of the proposed buildings would still 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. Approximately half of the 113 parking spaces (54) would be underground and 59 spaces would be provided on a surface lot. Site drainage was previously proposed to go to an infiltration basin and wet detention pond located at the southwest portion of the property. Drainage is no longer specified but is required as a part of the future Site Plan approval and with the approval of City Engineering.

Changes to the general development plan include separating the commercial uses from the residential by creating a second building at the corner of Birch Street and River Prairie Drive. The applicant also proposes to reduce residential units from 80 to 60 and increase commercial square footage from 9,000 square feet to 10-12,000 square feet. Although parking would be reduced from 117 spaces to 113, 50 more spaces are now proposed to be added to surface parking.

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 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 for their meetings later in October.

Development Guidelines for Waterway and Greenway Areas.

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.

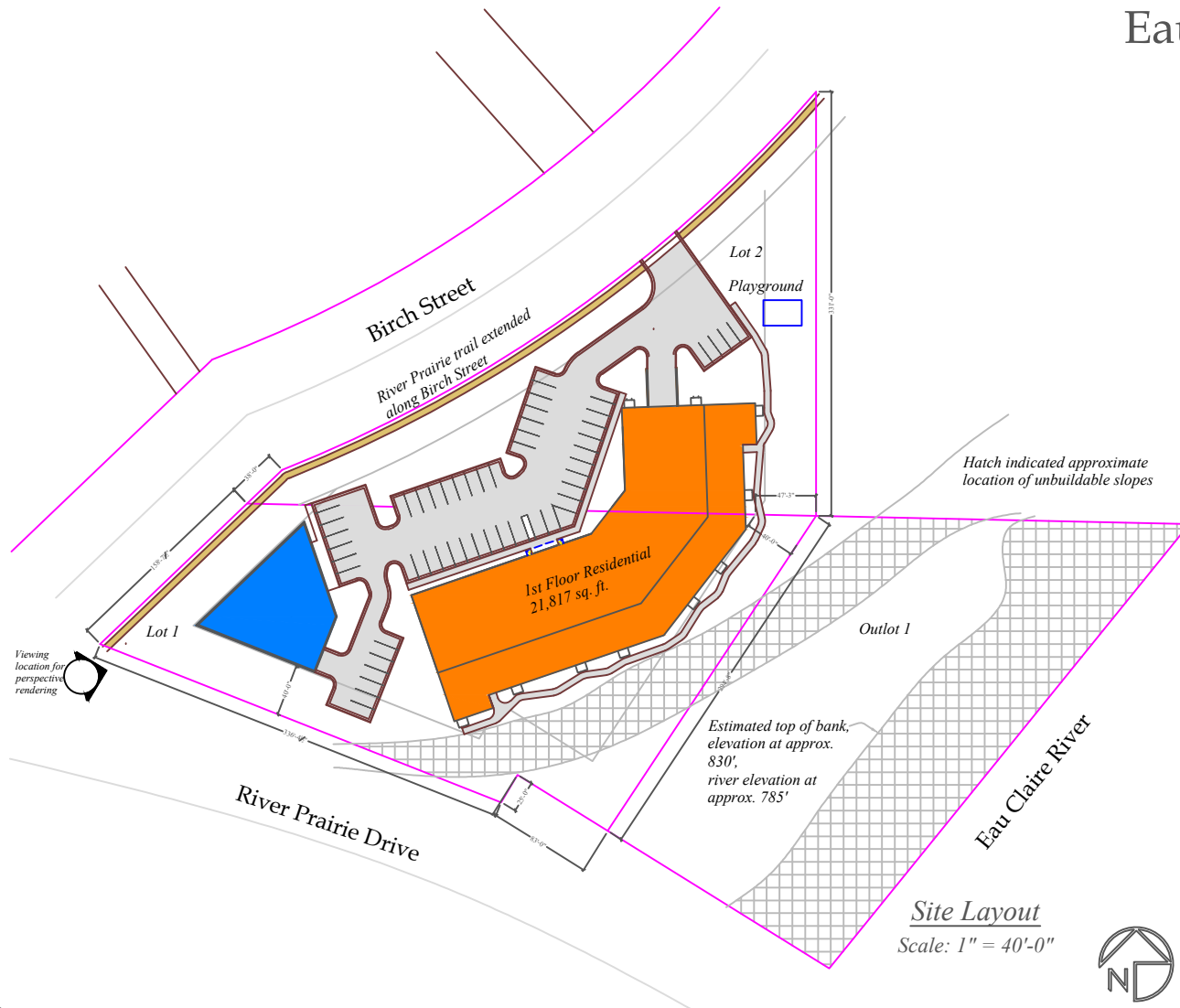
Parking areas, driveways, public streets, plazas, decks, and similar land improvements may be located at a reduced setback but not less than 10 feet from the top of the bank or greenway. In locations where there is no top of bank, the setback should be at least 50 feet from the Ordinary High Water Mark (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.

Prairie Heights Residences

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



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: 63,122 sq. ft. (43.3% coverage, balance is open).
 Parking Lot & Drives = 26,310 sq. ft.
 Apartment Building = 30,296 sq. ft.
 Commercial Building = 6,516 sq. ft.

Stand Alone Commercial Office and Multi-Family Residential 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

Multi-Family Residential Building

Ground Floor Parking & Apts = 30,296 sq. ft.
 First Floor Apartments = 19,062 sq. ft.
 Second Floor Apartments = 19,062 sq. ft.
 Third Floor Apartments = 18,720 sq. ft.
 Bldg Footprint = 30,296 sq. ft. Bldg Total Area = 87,140 sq. ft.

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

60 Residential Units: (10% reserved for homeless)

- 26 - 1 Bedroom (670 sq. ft.)
- 22 - 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)
- 26 (26 - 1 Bedroom, 4 handicap, 4 homeless)
- 44 (22 - 2 Bedroom, 3 handicap, 3 homeless)
- 36 (12 - 3 Bedroom, 1 handicap, 1 homeless)
- 27 (8,000 sf / 300 sf/vehicle, commercial)
- 133 Parking requirement per base ordinance
- 20 (less 15% for bikes & public transportation)
- 113 Total Parking Requirement

On Site Parking Provided:

- 54 - Underground parking stalls (1 HC van accessible)
- 59 - Site Parking (1 HC van accessible)
- 113 - Total Parking stalls

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



General Contractor:
 Gerard Development, LLC
 100 S. 6th Street, North - Suite A
 La Crosse, Wisconsin 54601
 Phone: 608/782-4455
 Website: www.gerrarddevelopment.com

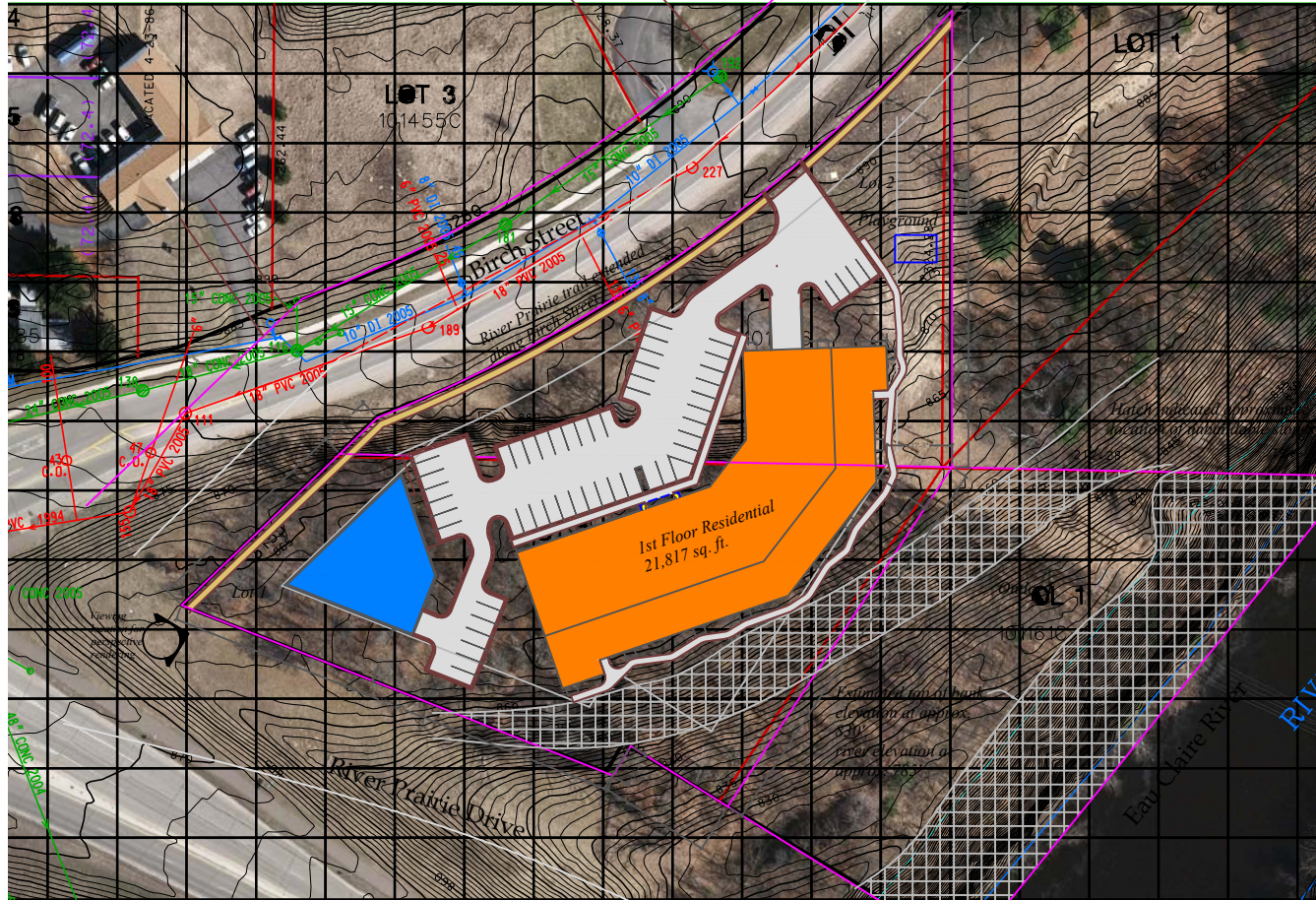
Comerstone Architects, LLC
 "Designing the Future"
 PO Box 285, Eau Claire, Wisconsin 54601
 Phone: 608/782-4455
 Website: www.comerstone.com

Gerard Development, LLC
 Prairie Heights Development, 2020
 River Prairie Drive, Eau Claire, WI 54702

Sheet No.	Project	Scale	Date	Author	Checker	Reviewer	Revision	Drawn
A1	Prairie Heights Development	1" = 40'-0"	08/23/19	AS	AS	AS		AS

Prairie Heights Residences

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



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



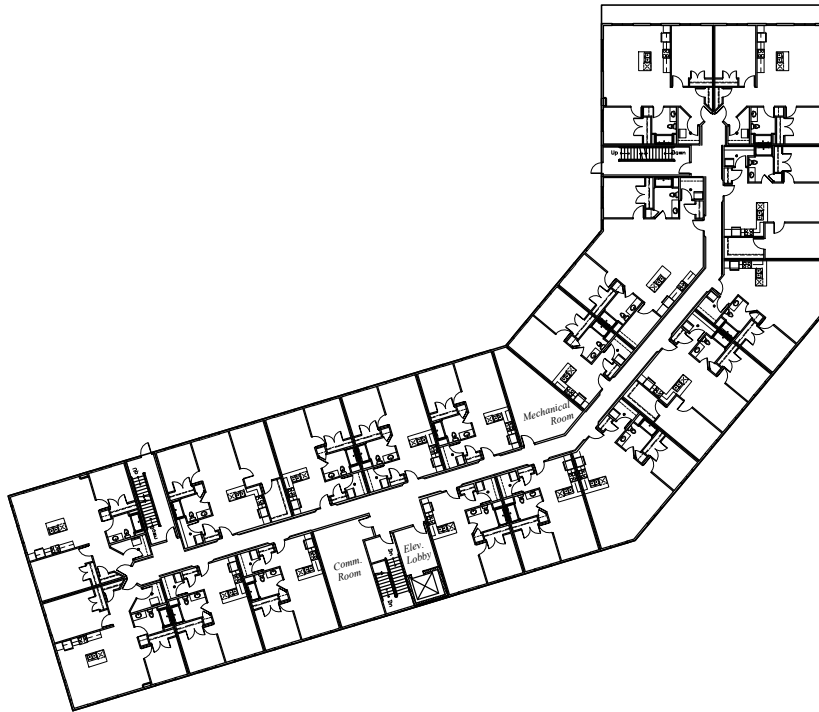
General Contractor:
Gerard Development, LLC
1000 6th Street, North - Suite A
La Crosse, Wisconsin 54601
Phone: 608/782-4455
Website: www.gerarddevelopment.com

Cornerstone Architects, LLC
"Designing the Future"
PO Box 285
Tama, Wisconsin 54689
Phone: 608/782-4455
Email: tina@cornerstonepa.com

Project:
Gerard Development, LLC
Prairie Heights Development, 2020
River Prairie Drive, Eau Claire, WI 54702

Sheet Description	Scale	Revision
Site Plan	1" = 40'-0"	1
Foundation		1
Structural		1
MEP		1
Other		1
Drawn	10/23/20	
Checked		
Reviewed		
Approved		

A1T

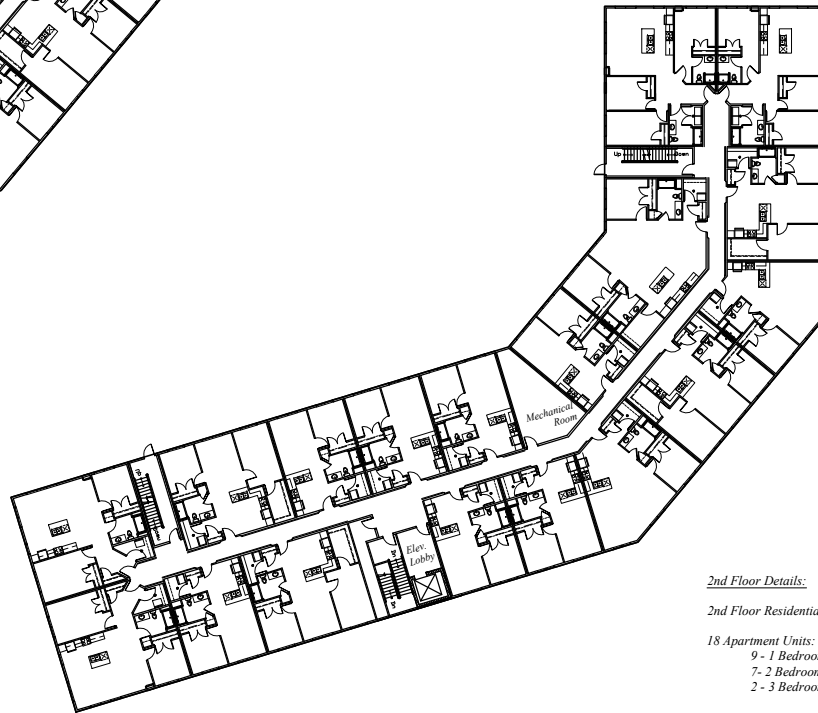


3rd Floor Plan
Scale: 1/16" = 1'-0"

3rd Floor Details:

3rd Floor Residential = 18,720 sq. ft.

- 18 Apartment Units:
 10 - 1 Bedroom (670 sq. ft.)
 8 - 2 Bedroom (964 sq. ft.)
 0 - 3 Bedroom (1,232 sq. ft.)



2nd Floor Plan
Scale: 1/16" = 1'-0"

2nd Floor Details:

2nd Floor Residential = 19,062 sq. ft.

- 18 Apartment Units:
 9 - 1 Bedroom (670 sq. ft.)
 7 - 2 Bedroom (964 sq. ft.)
 2 - 3 Bedroom (1,232 sq. ft.)

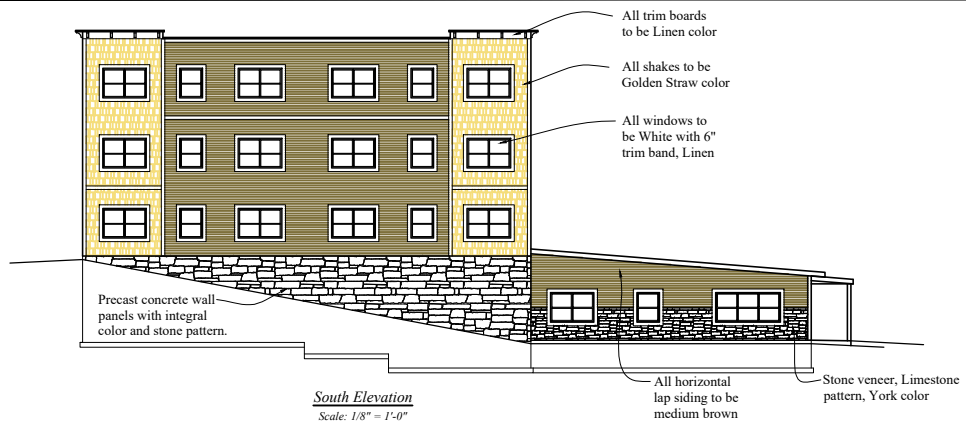


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 La Crosse, Wisconsin 54601
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 Website: www.gerarddevelopment.com

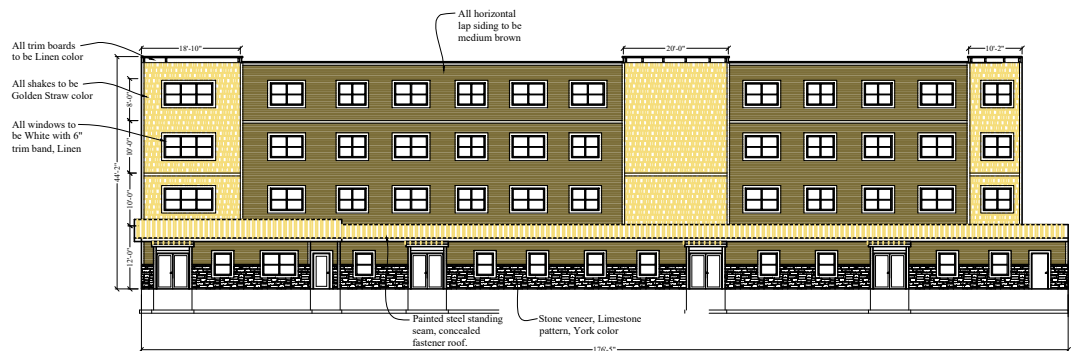
Comerstone Architects, LLC
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 PO Box 285, 101 W. Wisconsin Street
 Tomah, Wisconsin 54687
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Gerard Development, LLC
 Prairie Heights Development, 2020
 River Prairie Drive, Eau Claire, WI 54702

Sheet No.	Project	Scale	Date	Author	Checker	Reviewer	Approver
2nd & 3rd Floor Plans							
202			08/23/20				
2nd							
3rd							



South Elevation
Scale: 1/8" = 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"

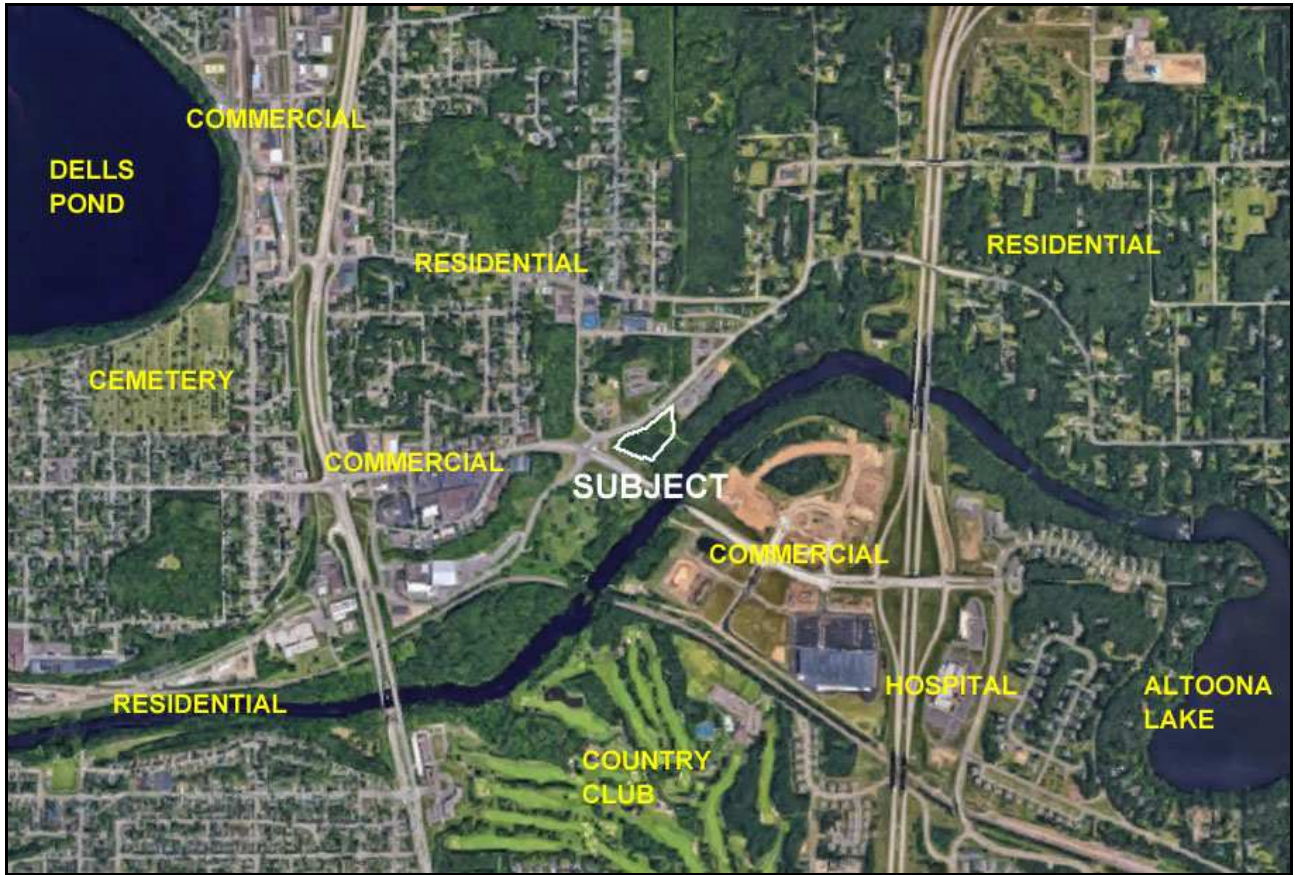
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Gerard Development, LLC
 Prairie Heights Development, 2020
 River Prairie Drive, Eau Claire, WI 54702

Project	
Architect	Cornerstone Architects, LLC
Client	Gerard Development, LLC
Date	08/20/20
Scale	As Shown
Author	Tomah
Checker	Tomah
Plotter	Plotter
Plot Date	08/20/20
Plot Scale	As Shown
Plotter	Plotter
Plot Date	08/20/20

Below are aerial photographs that further detail the site's location and surrounding land uses.



PARKS, RECREATION AND FORESTRY

STAFF REPORT

PROJECT NAME: Adopt-A-Park or Trail Program

To: Waterways and Parks Commission

Date: 9/23/20

From: Steve Plaza, Parks, Forestry, Cemetery, Building & Grounds Manager

Description: Recommendation to allow the Shawtown Neighborhood Association to create designated foot trails in Veterans Park, classified a Special Area. This group is part of our Adopt a Park Program.

Location: Veterans Park, Special Area

Background: The newly created Shawtown Neighborhood Association would like to create some designated trails (footpaths) in Veterans Park. Our 2018-2022 Open Space Plan designated this area a special area for a sign, however; the 2016 Parks, Recreation and Forestry Community Survey identifies trails and bikeways as the 2nd most important facilities/amenities to households. Large community parks came in was the 1 priority in the survey.

The Shawtown Neighborhood Association feels this area is a blank slate and have the following plan to create the park as a more user-friendly environment:

The overall goals of this space are as follows:

- Keep the space natural and green
- Keep the space clean and safe
- Remove invasive plant species
- Embrace the historical qualities of the landscape

As a result, we are proposing the following maintenance and improvement plan geared towards meeting our group's objectives and the goals above:

Annually

- Trail grooming
- Remove garbage and excessive flooding debris
- Remove invasive plant species
- Clear runoff trap below State Highway 12 / Clairemont

Initial Improvements

- Enhance and/or create trails on the eastern side of Sherman Creek

1-5 Year Improvements

- Erosion control
- Consider permanent (and possibly memorial) benches / seating
- Consider renaming to embrace history following naming guidelines
- Create fishing line collection stations (like at Braun's Bay)
- Lessen risk of exposed rebar on waterfall
- Limited access for fishing along shoreline

Long Term

- Increase police awareness (Homeless/Camping)
- Consider adding city-maintained garbage/recycling cans at Race Street entrance to promote less litter
- Proposal to add permanent bike racks at one or both entrances
- Plant native/wild berries on the eastern-most edge of the space.
- Help control growth under powerlines

Justification: With the help of the Shawtown Neighborhood Association we could create walking trail and activities in an area that hasn't seen much use over the years. It would help create more trails (footpaths) to response to the needs of the neighborhood.

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

Proposed Location: Veterans Park, Special Area

Facilities Features: Footpaths through Veterans Park

Storm Water: No impact at this time

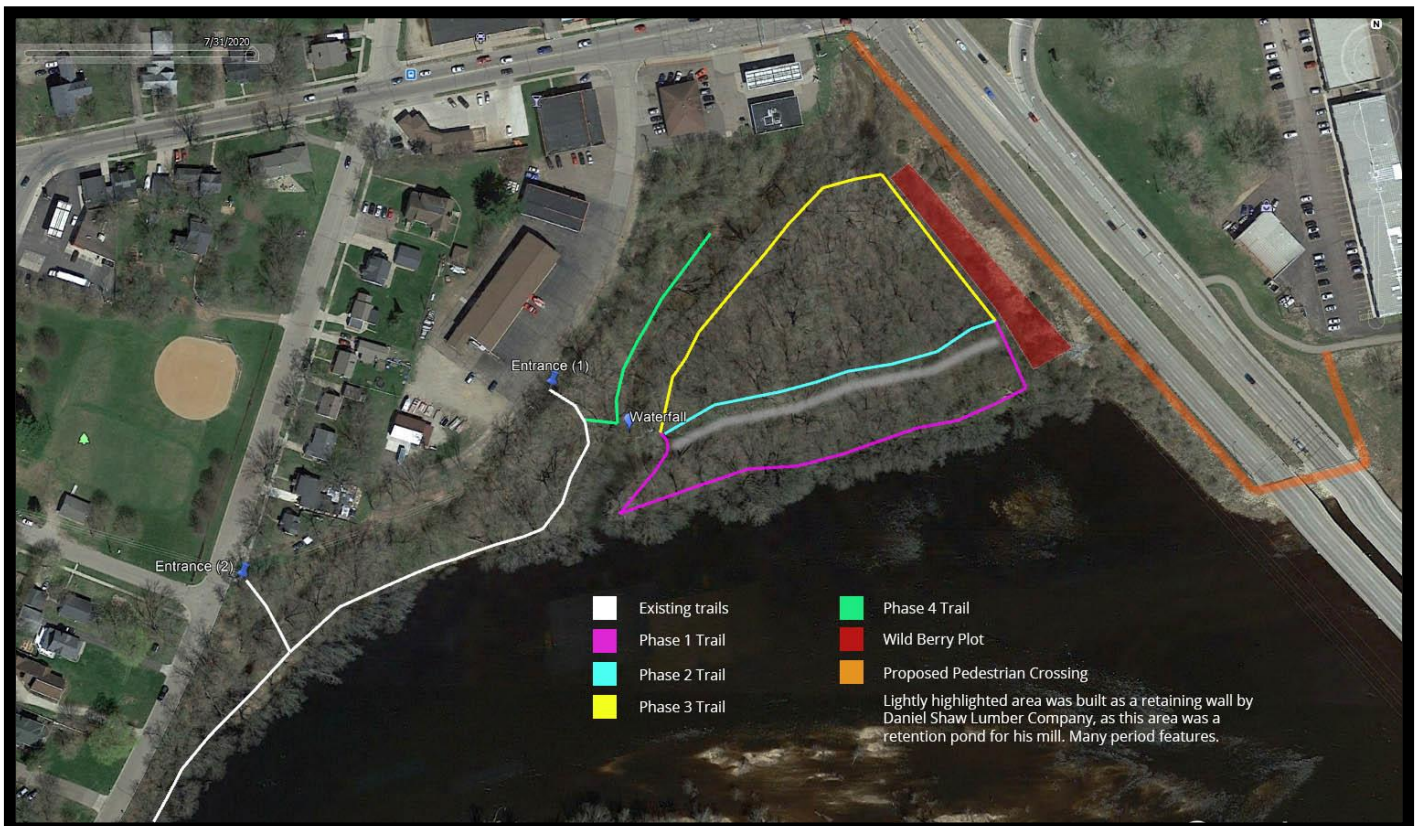
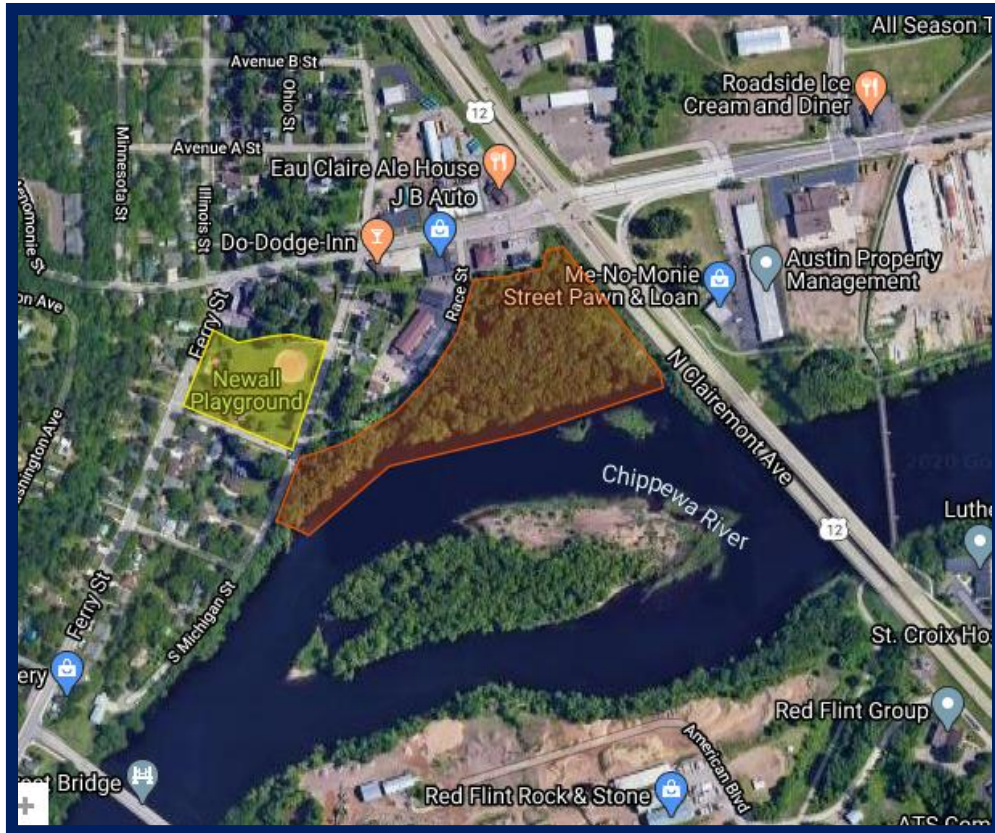
City of Eau Claire Park and Open Space Master Plan: Goal "C" subsection 3: "Promote joint public-private ventures in developing park and waterway facilities"

City Comprehensive Plan: Consistent with the Comprehensive Plan.

Financial: None – All work will be completed by volunteers

LAWCON: N/A

Veterans Memorial Park Arial Map



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

Parks Division

- The Streets and Parks Divisions collaborated to replace the culvert on the lower road of Rod & Gun Park to help with drainage and smooth out the road.
- Replacing three walking bridges in Rod and Gun Park.
- Applied for a grant from the DNR for continued Alum treatment on Half Moon Lake.
- Work being done to replace a columbarium front in Forest Hill Cemetery.
- Cleaned the concrete in Hay Market Plaza to remove marks from skateboards, and added additional skate blockers on benches and common skate “grinding” areas.
- Crews recently mowed and brushed along several miles of City Trails. The most efficient piece of equipment for this operation cuts more coarsely than a traditional lawn mower. There was feedback regarding the unsightliness of the coarseness of cutting. Typically, within a few weeks, the underlying vegetation grows through it and it is unnoticeable. Additionally, in areas conducive to pollinator species of plants, pollinator patches were maximized to raise more desirable plants in those areas freshly cut.

Forestry Division

- Trees ordered for fall and spring
- Ash Trees removed from Water Street BID area

Recreation Division

- Crews are completing fall maintenance at Fairfax Pool to include replacing some concrete on the pool deck. Overall, mechanical operations are solid and our summer water line repair was successful.
- Limited fall activities will be offered in September and October. Due to COVID, the Recreation Division plans to offer activity updates in two month increments this instead of issuing a larger Fall/Winter Prime Times Catalog. See attachment for the most recent list of published fall events.
- Hobbs reopened Sunday, September 20th. All facility use must be scheduled in advance. An attendant will be on location to allow building access and provide additional sanitizing and cleaning needs. Hobbs reopening preparations and operational plan were reviewed by the Risk Manager, Colleen Schian and Incident Command contact, Al Bertrang. Traffic plans are set with barricades and signage provided by Streets Division.

Prime Times

The 2020 Fall and Winter edition is being issued in small sections as activities are planned and allowed. Information can be found online at www.eauclairewi.gov/primetimes

Special Events

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