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# Waterways and Parks Commission

## Agenda

7:00 p.m., August 23<sup>rd</sup>, 2023

City of Eau Claire

Council Chambers – City Hall

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1. **Call to Order**
2. **Roll Call**
3. **Reading and approval of minutes of the past meeting on Wednesday, July 26<sup>th</sup>, 2023.**
4. **Open Public Comment Period for Items that do not appear on this Agenda**
5. **Business Agenda Items**
  - a. Recommendation regarding the site plan for the UWEC Science/Health Science Building located along the Chippewa River
  - b. Discussion on potential for remote attendance for future Waterways and Parks Commission meetings
6. **Discussion and Direction**
  - a. Announcements
  - b. Future Agenda Items
7. **Adjournment**

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Ellen Faulkner, Chairperson  
c: News Media

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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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# Waterways and Parks Commission

## Minutes

7:00 p.m., July 26<sup>th</sup>, 2023

City of Eau Claire

North Conference Room – City Hall

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1. **Call to Order** by Steve Plaza at 7:01 PM
2. **Roll Call**  
**Members Present:** Mark Stanley, Christopher Johnson, Kirk Dahl, Jessica Schoen, Charlotte Hudgins, Gina Keenan  
**Members Absent:** Megan Holmes, Joe Maurer, Ellen Faulkner, Meredith Ball, Roderick Jones  
**Staff Present:** Steven Plaza, Christien Huppert, Ryan Petrie, Lindsay Jerry  
**Others Present:** None
3. **Reading and approval of minutes of the past meeting on Wednesday, May 24<sup>th</sup>, 2023.**
  - Motion to approve the May minutes made by Commissioner Keenan. Commissioner Johnson seconds the motion. Minutes approved with no amendments.
4. **Open Public Comment Period for Items that do not appear on this Agenda**
5. **Business Agenda Items**
  - a. Input discussion on Century Code Update (Ryan Petrie, City Planning Department)
    - The City of Eau Claire is looking to update the Zoning Code, and has hired two consultants with the purpose of updating ordinances. The Waterways and Parks Commission will review the code and offer recommendations. It's been around 33 years since the last update. The plan is to get public participation for consideration along with future staff meetings, as well as Plan Commission and Council work sessions. Once the code has been drafted, Waterways and Parks Commission will review it for recommendation and a new code will move forward for adoption next fall.
    - Roundtable discussion regarding city zoning, especially in regard to water runoff management and storm retention, housing and commercial real estate development, and environmental sustainability.
  - b. Discussion on potential for remote attendance for future Waterways and Parks Commission meetings.
    - According to Waterways and Parks Commission by laws, before an amendment can be made to the by laws, it must appear as an agenda item three times, with a vote occurring on the third discussion.
    - Members discussed the Standing Rules for Remote Attendance provided by the City of Eau

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Claire Legal Department.

- c. Recommendation for approval of a new Vice Chair for the Waterways and Parks Commission
  - Commissioner Johnson volunteers to fill the role of Vice Chair. Jessica Schoen motions to nominate Commissioner Johnson for Vice Chair of the Waterways and Parks Commission, seconded by Commissioner Hudgins. The motion passes with all in favor.

**6. Discussion and Direction**

a. Announcements

- Spohn ranch waiting for soil compaction tests at Cannery Park skate track. Going in at same time as road improvements. The footing for the warming shelter has been installed.
- The bid for work on Princeton Park has been approved.
- The Half Moon Trail from Folsom St. to Madison St. is on the budget for 2024 construction. Work on the boardwalk sections will begin by next week.
- A couple of weeks ago, City Council passed a resolution for water stewardship brought forward by Andrew Werthman and Kate Felton. Commissioner and City Councilperson Schoen has requested to be involved as things progress.

b. Future Agenda Items

- Ryan Petrie will present the site plan for the University's Science and Health Building along the Chippewa River. The site plan will be reviewed by the Planning Commission, then by City Council.

**7. Adjournment**

- Motion to adjourn by Commissioner Keenan, seconded by Mark Stanley, with none opposed. The meeting adjourns at 8pm.

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Ellen Faulkner, Chairperson  
c: News Media

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Aerial View





Approach from Main Entry





Approach from Main Entry





Approach from Northwest corner





View of the South facade





Across the River View





August 9, 2023

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

Re: UWEC Science and Health Sciences Building  
Site Plan Submittal – Waterways and Parks

Dear Mr. White,

The informational site plan package for the Science and Health Sciences Building project is submitted on behalf of the State of Wisconsin Division of Facilities Development and the UWEC campus. A pre-submittal for parking and flood plain was submitted June 9, 2023, and reviewed with City staff on June 15, 2023. The pre-submittal information is included in this letter and the attachments.

#### Site Plan

The new building is proposed on lower campus on a site that is south of the Garfield Pedestrian Corridor (and south of the Chippewa River), east of Putnam Drive and north of Little Niagara Creek.

Front/North - The front of the Science and Health Sciences Building faces the Garfield Pedestrian Corridor and the Chippewa River and will be visible to those on the river. The striking finish of the exterior of the building will add a beautiful view of the campus and will be instantly recognizable.

East – The east side of the building is pedestrian circulation.

South – The south side of the building is green space that extends to Little Niagara Creek. The project includes an ADA accessible pedestrian path to Little Niagara Creek, from the east side pedestrian walkways.

West - The west side of the site is the generator enclosure, trash enclosure, loading dock and utility area.

Two existing campus residence halls have been removed from the project site, to make room on the site for the new building. The project also includes the removal of the existing Phillips Science Hall, after occupation of the new building, making way for a proposed parking lot expansion for additional lower-campus parking.

#### Building

The new Science and Health Sciences building is programmed to be approximately 184,000 net assignable square feet (NSF), and 330,000 gross square feet (GSF), as a five-story building with a 6<sup>th</sup> floor level that includes a mechanical equipment room to serve the building, and a greenhouse and telescope observatory dome. There is no basement proposed.

This new building will replace the existing 192,250 GSF Phillips Science Hall, which was constructed in 1963 with an addition in 1968, and no longer fulfills the University's requirements for teaching the science curricula of the 21st century.



The new building exterior is constructed of brick and cast stone masonry, and includes aluminum framed punched window openings, and some glass curtainwall areas. The first floor is 20 feet high, and the upper levels are 16' from floor to floor. The 5<sup>th</sup> floor level is 68' above the ground level, the 6<sup>th</sup> floor mechanical and greenhouse level is 84' above ground level. This height is above the 75' threshold that defines a building as a high-rise in the building code, so the building is a high rise by code. The building's overall height is approximately 113'. There are appurtenances located on the roof level that are typical to this building type, such as HVAC fans and exhaust stacks. These are set back from the roof edge to help reduce their visual impact.

### Floodplain

The Chippewa River floodway limits run along the north side of Garfield Pedestrian Corridor outside the project limits. No construction or disturbance is proposed in the floodway as part of this project.

Portions of the site are within the 100-year floodplain for the Chippewa River. There is a floodplain north of the project within the bank of the Chippewa River (outside project limits) and from backwater flooding from the Chippewa River into Little Niagara Creek on the south side of the site. Note that UWEC has a flood control gate that prevents the Chippewa River from flooding into Little Niagara Creek. However, the Little Niagara Creek area is mapped as a floodplain because FEMA does not recognize flood gates.

The effective Base Flood Elevation (BFE) at the proposed structure is 778.3 NAVD88. The first-floor elevation (FFE) will be 2.5 feet above the BFE or elevation 780.8 exceeding the state and City ordinance requirement of 2 feet above BFE. The site will be graded to elevate the ground around the building to a minimum to one foot above the BFE (779.3') at and extending at least 15-ft from the face of the building to meet the requirements for development within a floodplain per state and City ordinance. The attached exhibit shows a line for the base flood elevation (778.3'), base flood elevation + 1' (779.3), proposed contours and building finished floor elevation (780.8), and the existing flood plain lines.

The 40' setback line from the ordinary high-water mark (OHWM) is also shown on the attached. There are no buildings or walls proposed within this setback. There is some trail that crosses into the setback to allow access to and engagement with Little Niagara Creek that is proposed as impervious surface.

The site will be graded such that dry land access above the 100-year flood elevation will be provided to the front entrance along the Garfield Pedestrian Corridor along the north side of the building.

The project is not planning to remove the building from the mapped floodplain using a LOMR-F but would meet the FEMA requirements for removal.

### Wetlands

Wetlands were identified along Little Niagara Creek. There is a 5' buffer from the construction limits to the wetlands. Due to the required elevation, there will be fill placed in this area within the construction limits.

The erosion control plan will address how to protect the wetland areas during construction and once the fill is completed. Protective measures include a double line of silt fence along Little Niagara Creek, and erosion control mat on all seeded grass areas. There are no proposed modifications of wetlands on the site.

### Grading and Stormwater

Stormwater will be addressed by use of a new storm water piping system, with the majority of roof runoff and the north and west sides of the site runoff, discharging to an expanded bio-infiltration device at the



northwest corner of the site. It will be landscaped and provide the required treatment to meet the WDNR and City requirements.

The project will follow the Wisconsin Department of Natural Resources (WDNR) and City of Eau Claire standards for storm water management for development.

Storm water runoff for the project will be treated to meet a minimum 40% Total Suspended Solids reduction as required by the Wisconsin Department of Natural Resources (WDNR) and the City of Eau Claire, for redevelopment. The site will not perform rate control, due to the proximity to the Chippewa River. Storm water calculations will be submitted separately to City Engineering staff.

#### Erosion Control

The contractor will maintain erosion controls to protect the site and prevent sediment pollution of adjacent water courses and properties. Unless otherwise specified, erosion controls will comply with the planning, design, and maintenance provisions of Chapter 3 of the Wisconsin Department of Natural Resources *Technical Standards*. During construction, erosion and sedimentation control will be implemented and controlled through adherence to WDNR technical standards. Construction erosion control practices include silt fence, inlet protection, and stone tracking pads.

Long term erosion control will be achieved through seeding and erosion mat of all grass areas, including slopes and ditches. The plans and specifications will outline erosion control measures to be in place during construction.

#### Landscaping

The site's landscape was designed in conjunction with UWEC facility planning and maintenance staff to ensure it meets campus standards for aesthetics, maintenance, and operations, resulting in both a beautiful and functional outdoor space. As it is located along the newly renovated Garfield Pedestrian Corridor, special consideration has been taken to ensure the materials, site furnishings, and planting complements the overall composition of this area of campus. Accessible pathways have been provided to increase walkability and integration with the adjacent campus buildings and open spaces, and the dramatic grade changes along the eastern side of the proposed building have provided unique opportunities for community gathering with strategically placed seat walls and elevated terraces.

Several existing trees at the project site are slated for removal; however, many of the trees along the project perimeter will be protected in place during construction operations. The landscape along Little Niagara Creek will also be protected in place per WDNR and UWEC requirements to help preserve the quality of the creek's watershed and to provide environmental education opportunities.

If you have any questions, please do not hesitate to reach out to either of us!

Sincerely,

Ayres Associates Inc

Angi Goodwin, PE  
Site Project Manager

Potter Lawson, Inc.

Robert Mangas  
Project Manager













## Staff Report

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To: Waterways and Parks Commission     Hearing Dates:  
Waterways & Parks: 8/23/23, 7 p.m.

From: Community Development

File No.: PZ-2301     Plan Commission: 9/18/23, 7 p.m.  
City Council: 9/26/23, 7 p.m.

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Agenda Item:     A recommendation regarding the site plan in a P-Public district for the UWEC Science and Health Science Building and other improvements along the Chippewa River.

Applicants: UWEC, Potter Lawson, Inc. and Ayres Associates     Area: +/- 2.7 acres

Surrounding Land Use:     North: Chippewa River  
East: Campus  
South: Little Niagara Creek  
West: Putnam Drive

Existing Zoning: P – Public

Proposed Zoning: Same

Existing Land Use: Vacant

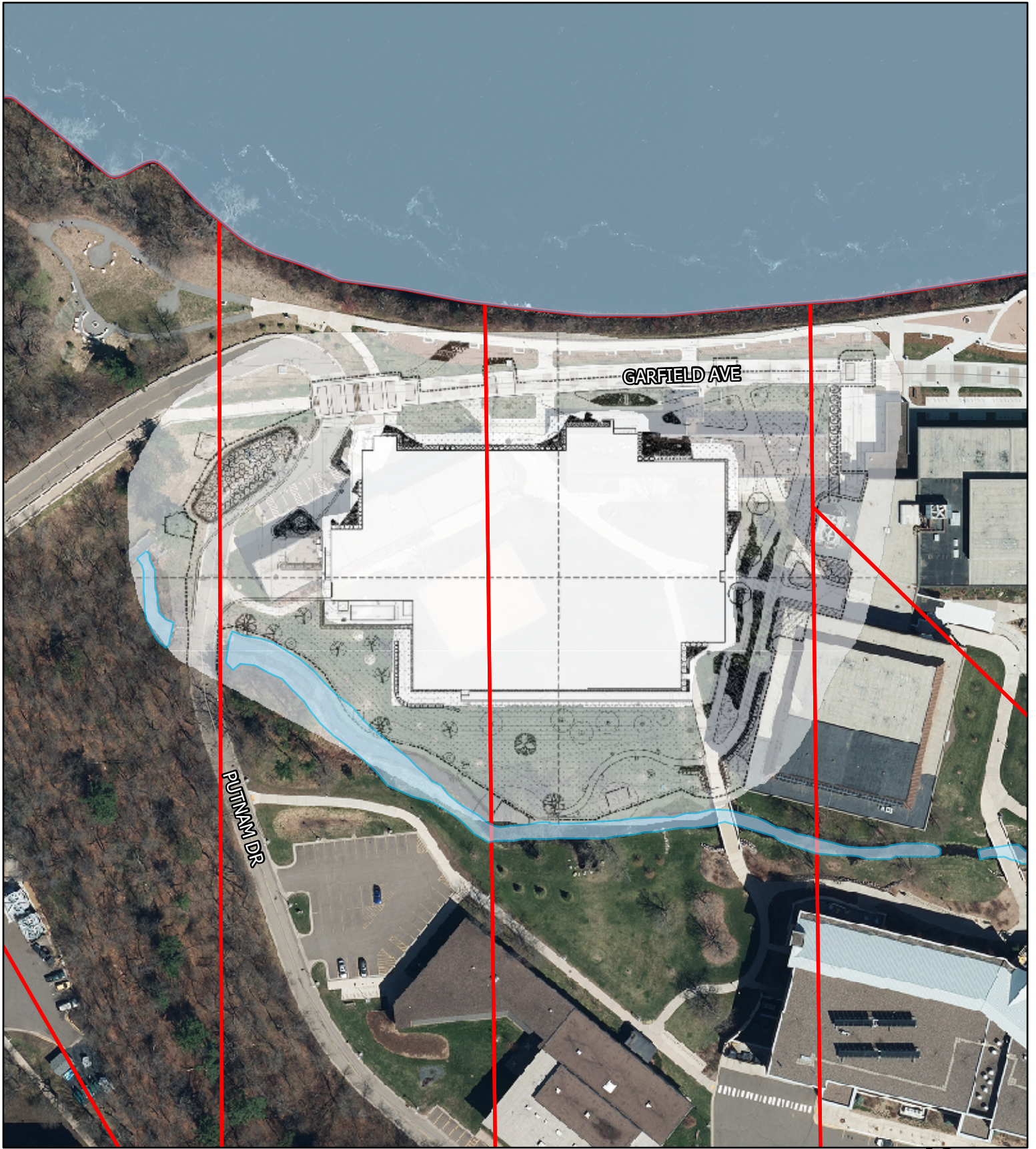
Proposed Land Use: Science & Health Science

Analysis: UWEC along with Potter Lawson, Inc. and Ayres Associates are requesting a recommendation regarding the site plan in a P-Public district for the UWEC Science and Health Science Building and other improvements along the Chippewa River. The property is zoned P – Public and the property is approximately 2.7 acres in size. Attached is the site plan, building elevation, narrative and floor plan showing the proposed project. Two existing campus residence halls have been removed from the project site to make room on the site for the new building. The new Science and Health Science building is approximately 184,000 net square feet and 330,000 gross square feet. The proposed building is approximately the same setback as other buildings along the Chippewa River. The setback is approximately 100 feet from the Chippewa River and approximately 45 feet from Little Niagara Creek. The proposed structure is a five-story building with a 6<sup>th</sup> floor level that includes a mechanical equipment room to serve the building, a greenhouse and telescope observatory dome. The proposed structure is approximately 84 feet above ground level measured to the greenhouse level. The 5<sup>th</sup> floor is approximately 68 feet. The narrative notes this height is above the 75 feet threshold that defines a building as a high-rise in the building code, so the building is a high rise by code.

The narrative explains the proposed project notes the exterior façade as shown in the building façade. The façade is constructed with brick and cast stone masonry including aluminum framed punched window openings and some glass curtainwall areas. The main entrance will be facing the Chippewa River. The site plan shows the landscaping plan for the project to meet the city requirements along with the campus standards for aesthetics and to blend in with the existing Garfield Pedestrian Corridor and the Chippewa River landscape.

The recommendation from the Waterways and Parks Commission will be forwarded to the Plan Commission and to the City Council.



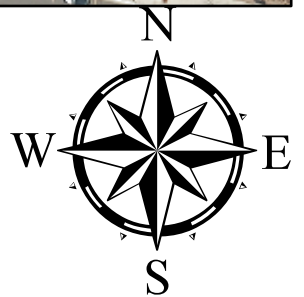


CITY OF  
**EAU  
CLAIRE**

0 50 100 200  
Feet

Aerial Map  
Agenda Item: PZ-2301  
Address: 101 Garfield Ave

 Parcels





## REMOTE ATTENDANCE – STANDING RULES

Remote attendance at City of Eau Claire [committee name] meetings is permitted through full compliance with Wisconsin Open Meetings Law, City of Eau Claire Ordinance 2.04.055, and by the adoption and application of these rules. The [committee name] recognizes that Wisconsin Open Meetings Law requires the public have the fullest and most complete information regarding the affairs of government as is compatible with the conduct of governmental business.<sup>1</sup> As such, [committee name] will strive to provide as much advance notice of meetings with virtual attendance as is reasonably possible and all proceedings shall be open and accessible to the public.

Pursuant to City of Eau Claire Ordinance 2.04.055, and acknowledging the necessity of full compliance with that ordinance, the [committee name] establishes the following standing rules governing remote attendance:

1. Understanding that Wisconsin Open Meetings Law requires transparency and accessibility for the public, the preference for meeting attendance by committee members shall be in person. Remote attendance shall be utilized only when a committee member is unable to attend a meeting in person to allow for the greatest public access and understanding of [committee name] proceedings.
2. A request to add a virtual attendance option to a meeting shall be considered from the [committee name] chairperson or if submitted from at least two members of the [committee name]. Requests must be submitted to the staff liaison or City Clerk at least 96 hours (4 days) prior to the scheduled meeting.
3. A request for virtual attendance made in a timely manner and properly publicly noticed shall result in a meeting held entirely virtually.
4. Committee members attending remotely shall be located in an environment with technology that allows the member to hear and speak in the meeting.
5. Committee members attending remotely shall remain on screen with video on in order to vote and count for quorum.
6. As required by City of Eau Claire Ordinance 2.04.055, virtual attendance shall not be permitted for meetings involving quasi-judicial proceedings, closed session, or any other proceeding where in-person attendance is necessary to fully participate in the proceedings.

Adopted [date, 2023].

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<sup>1</sup> Wis. Stat. §19.81(1).