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# Waterways and Parks Commission

## Agenda

7:00 p.m., December 6<sup>th</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, August 23<sup>rd</sup>, 2023.**
4. **Open Public Comment Period for Items that do not appear on this Agenda**
5. **Business Agenda Items**
  - a. Eagle Scout Project: Storage shed at Fairfax Park
  - b. Recommendation for the potential disposition of land located behind 1305 Menomonie St (Corey Lee)
  - c. Recommendation for the potential disposition of land located at 717 Short St (Corey Lee)
  - d. Recommendation for approval of easement at Mt Tom (Corey Lee)
  - e. Recommendation for an addendum to include playgrounds in the ordinance prohibiting smoking in specific areas in City Parks
  - f. Remote attendance review and vote
  - g. Discussion and recommendation of the CORBA Plan for Well Site Trails
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., August 23<sup>rd</sup>, 2023

City of Eau Claire

Council Chambers – City Hall

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1. **Call to Order** by Ellen Faulkner at 7:00 PM
2. **Roll Call**

**Members Present:** Christopher Johnson, Ellen Faulkner, Charlotte Hudgins, Megan Holmes, Joe Maurer, Roderick Jones

**Members Absent:** Kirk Dahl, Jessica Schoen, Gina Keenan, Mark Stanley, Meredith Ball

**Staff Present:** Steve Plaza, Ryan Petrie, Lindsay Jerry, Christien Huppert

**Others Present:** Angie Goodwin, Jake Rass, Bob Magnuson
3. **Reading and approval of minutes of the past meeting on Wednesday, July 26<sup>th</sup>, 2023.**
  - a. Motion to approve the July minutes made by Commissioner Johnson, Commissioner Holmes seconds the motion. July minutes approved with none opposed.
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 and Health Science Building located along the Chippewa River. Presentation by Ryan Petri, City Planning Department.
    - i. Commissioner Faulkner recuses herself due to a conflict of interest.
    - ii. The new building is proposed to be located West of the lower campus, along the Chippewa River, where two dorms were removed last year. The plan would add a significant amount of green space back to the site. The proposed building is 100 feet from Chippewa River, with a plan to raise it up slightly above the floodplain to meet the ordinance. The proposed structure would not have a basement.
    - iii. Building code would consider a structure over 75 feet tall to be a high-rise. The dorms located there previously were 4 stories, with a height of 45 feet. The proposed structure is higher, but within the permitted parameters. The plan adds connections to sidewalks and maintains the pedestrian corridor. The site plan is for brick and cast stone masonry, and takes landscaping and the aesthetics of the building into consideration.
    - iv. Measures planned to protect Little Niagara during construction presented by Angie Goodwin of Ayres Associates. A typical DNR setback is 50 feet. However, because there was development on site prior to 2004, that setback doesn't apply. The proposal includes two rows of silt fencing, and a turtle turnaround zone. Measures for stormwater management will be reviewed by the DNR. In the site plan, 80% of the roof water is grounded toward a large stormwater treatment pond. The DNR requires 40% suspended solids removal, the rest will be discharged elsewhere and to Little Niagara Creek. By design the water would return to the river as quickly as possible, with no detention pond. Paved and grass areas drain to the treatment pond. The site plan as a whole exceeds expectations, with the first floor 2.5 feet above the Chippewa River floodplain.



- v. Commissioner Maurer motions to recommend the site plan, seconded by Commissioner Holmes. With all in favor, the motion passes. The recommendation will move forward to Planning Commission on Sept 17<sup>th</sup> and to City Council on September 22<sup>nd</sup>.
- b. Discussion on potential for remote attendance for future Waterways and Parks Commission meetings.
  - i. Review of the remote attendance proposal by Steve Plaza. Opened for discussion, with a review of the proposal. Remote attendance will become eligible for a vote at the next Waterways and Parks Commission meeting.

## 6. Discussion and Direction

### a. Announcements

#### i. CIP project updates:

- a. Construction at Cannery Park is underway, and will be completed during the summer of 2024. Spohn ranch is forming up the skatepark. Even if the concrete is laid before winter, Cannery Park will still be a construction zone until summer.
- b. Pember is ready to go at Princeton Park. The playground equipment will be ready in winter.
- c. Carson Park's Huffcutt restroom will be completed this fall. The restroom by the playground will stay open for continuous restroom access.
- d. Boyd Park construction is complete. The benches and bike racks have been installed.
- e. Concrete is finished and in use at the boardwalk path from the Tennis Center to Rod and Gun Park. Work on the three offshoots of boardwalk section will begin this or next week, and should wrap up by the end of October.
- f. With football season ahead, portable rental bleachers are being installed at Carson Park. We have an order in for the new set that we're purchasing, but they won't be ready in time.

### b. Future Agenda Items

- i. Vote on an addendum to the Waterways and Parks Commission bylaws to allow for virtual meetings when necessary
- ii. Recommendation for an addendum to include playgrounds in the ordinance prohibiting smoking in specific areas in City Parks

## 7. Adjournment

- a. Commissioner Faulkner motions to adjourn, seconded by Commissioner Hudgins. The motion to adjourn passes with all in favor.

## **PARKS, RECREATION AND FORESTRY**

### **STAFF REPORT**

#### **PROJECT NAME: Eagle Scout Project – Fairfax Park**

**To:** Waterways and Parks Commission

**Date:** December 6, 2023

**From:** Steve Plaza

**Description:** Eagle Scout Project – Fairfax Park

**Location:** Fairfax Baseball Fields

**Background:** Brady Johnson is requesting to place a storage shed between the batting cages in Fairfax Park. We have received writing approval from the American League President, Nate Stafford and the City has no objections to this request.

**Justification:** This storage shed will be maintained by the American League and will add additional storage to the facility. The plans for the shed are below and a roll-up door will be added for convenience.

**Proposed Motion:** I move that we approve the proposed Eagle Scout Project to place a storage shed in Fairfax Park between the batting cages.

**Proposed Location:** N/A

**Facilities Features:** N/A

**Storm Water:** N/A

**City of Eau Claire Park and Open Space Master Plan:** Yes

**City Comprehensive Plan:** Yes

**Financial:** N/A

**LAWCON:** N/A

Date: 11/05/2023 - 5:43 PM

Design Name: Shed Design

Design ID: 305359768360

Estimated Price: \$3,271.17

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.



**How to recall and purchase your design at home:**



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Shed Designer
3. Recall your design by entering Design ID: 305359768360
4. Follow the on-screen purchasing instructions

**How to purchase your design at the store:**

1. Enter Design ID: 305359768360 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

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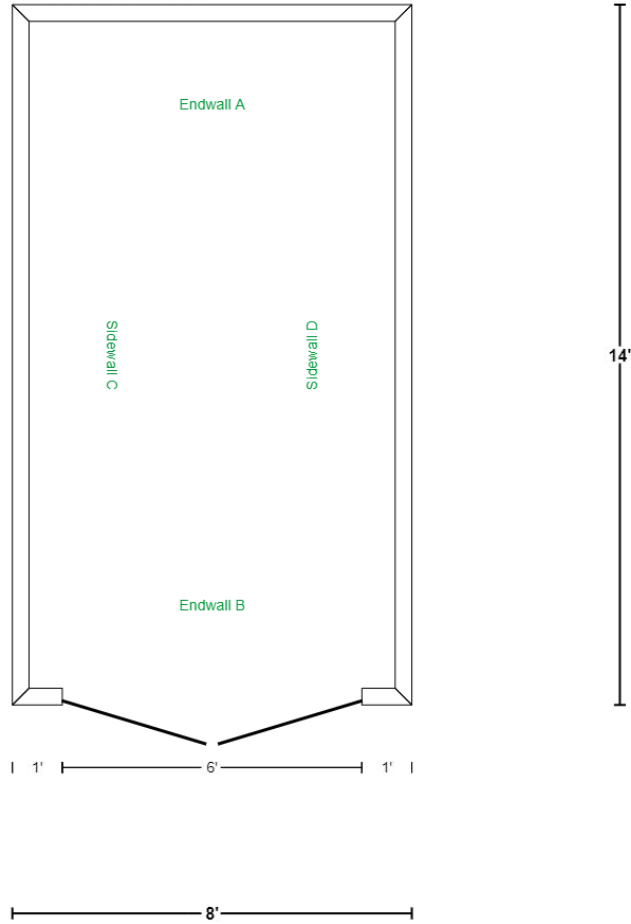
Date: 11/05/2023 - 5:43 PM

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SHED



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## Dimensions

# Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

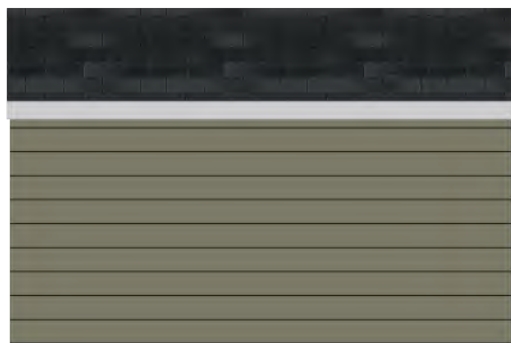


**ENDWALL B**

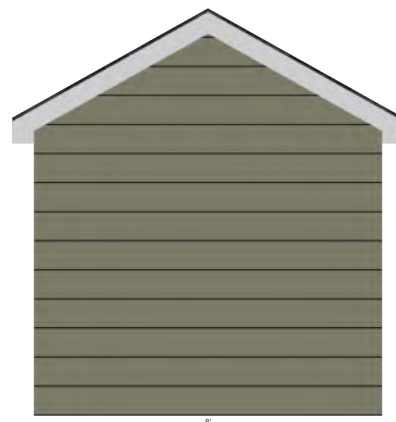
72" x 81" Wood Frame Double Door



**SIDEWALL D**



**SIDEWALL C**



**ENDWALL A**

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## Materials

### Building Info

Building Location Zip Code:	54701
Building Type:	EZ Build Frame Construction
EZ-Build Frame Type:	8' Gable
Building Length:	14'
Floor Sheathing:	3/4 AC2® Pressure Treated AG CCX Plywood
Gable Overhang:	None

### Wall Info

Siding Material Types:	LP Engineered Wood
LP Engineered Wood Siding:	Sherwin-Williams Prefinished 3/8 x 8 x 12' Textured Lap Siding(15 Yr Paint Warranty), Color: Arbor Mist
Engineered Wood Corner Trim Color:	Arbor Mist
Wainscot Material Type:	None
Wall Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
House Wrap:	None
Gable Vents:	None

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### Roof Info

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	3-Tab Shingle
3Tab Roofing:	Owens Corning® Supreme® 25 Year Warranty 3-Tab Shingles (33.3 sq. ft.), Color: Onyx Black
Roof Underlayment:	#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia, Color: White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit, Color: White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

### Openings

Wooden Door:	72" x 81" Wood Frame Double Door
Wooden Door Type:	Engineered Siding and Trim

### Additional Options

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SHED



## E-Z BUILD SHED GUIDE

8' x 8' • 8' x 12' • 8' x 16'

You can construct your own E-Z frame shed with the help of this step by step guide.

North American softwood dimensional lumber sizes:	
Nominal	Actual
in x in	
1 x 4	¾ x 3½
1 x 6	¾ x 5½
2 x 4	1½ x 3½
2 x 6	1½ x 5½



### STEP 1. GENERAL

Prior to beginning construction, the area selected for the shed location must be level and cleared of obstructions.

### STEP 2. INVENTORY

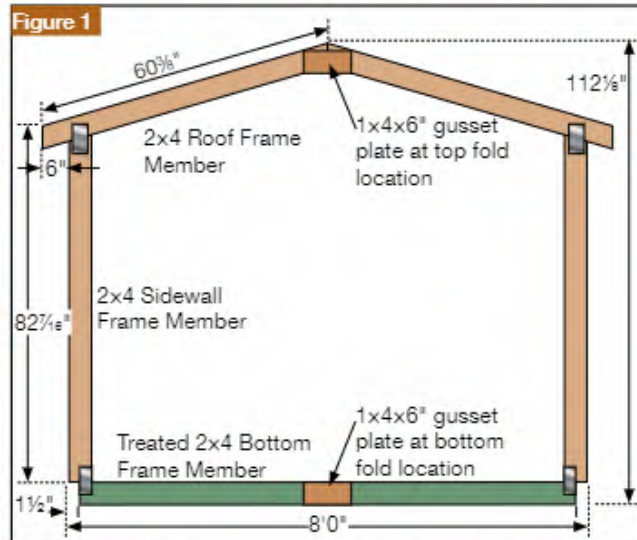
Separate all lumber, hardware, etc. into individual stacks of like items.

### STEP 3. FRAME PREPARATION

Unfold each frame, setting aside two frames to be used as end walls. From 1x4 pine boards, cut gusset plates 6" long;

- 16 for an 8' building
- 24 for a 12' building
- 32 for a 16' building

Apply gusset plates on each side of the top and bottom fold locations. Use four 8d nails on each gusset plate. Frames used as end walls require only one gusset plate at the top and bottom on the side opposite the metal plates. **See figure 1.**



**PLEASE NOTE:** This shed construction aid is intended solely to provide general knowledge as to one of the ways a shed may be constructed. We suggest you check with your local building officials regarding site location, permit procedures, safety regulations and specifications of materials used to construct your new storage shed. Builders who utilize this aid must proceed at their own risk and are solely responsible for complying with all building codes which pertain in their community. Midwest Manufacturing hereby disclaims all liability for any damages whether consequential, incidental, special or otherwise, which may result from following this do-it yourself aid.

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Sku# 101-6841

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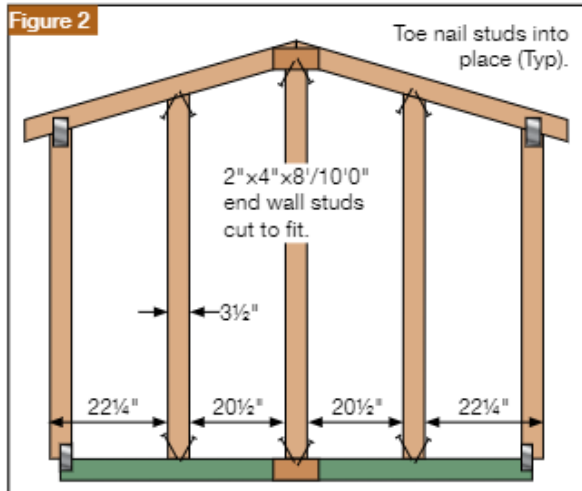
Design ID: 305359768360

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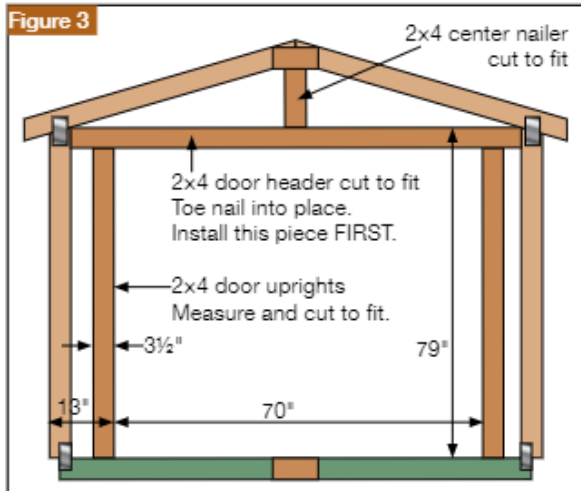
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**STEP 4. BACK WALL FRAME**

Using one frame selected as an end wall, measure and mark stud locations according to dimensions shown in **figure 2**. Place the proper length 2x4 studs at those locations. Mark required length and angles. Cut each 2x4 to fit. Toe nail studs into place using (2) 8d nails top and bottom. **See figure 2**. Using the remaining end wall frame, repeat step 4, using **figure 3** as a guide.

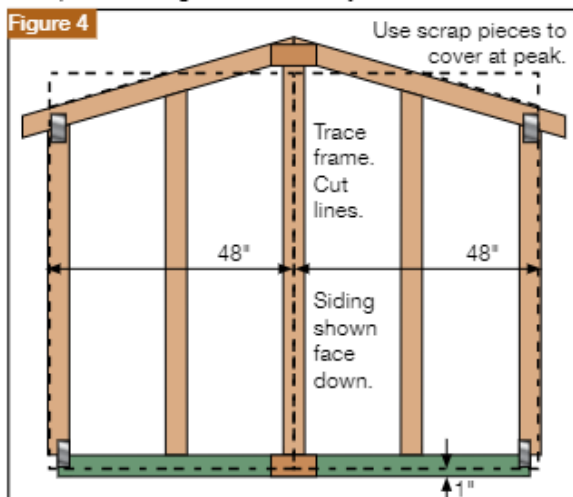


**STEP 5. FRONT WALL FRAME**



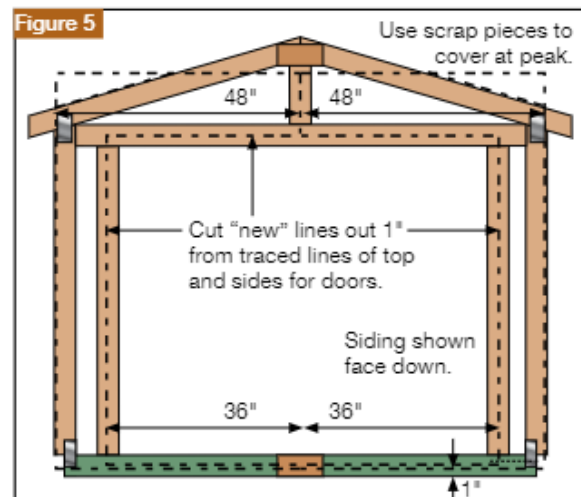
**STEP 6. SIDING BACK WALL**

Place two 4'x8' sheets of wall sheathing face down side-by-side on a level surface. Place the back wall frame on the sheathing, as shown in **figure 4**. Trace the back wall frame on the sheathing, remove frame and cut along the lines. Properly place sheathing on the frame and nail into place using 6d nails every 8" on center.



**STEP 7. SIDING FRONT WALL**

Using the front wall frame, repeat step 6, using **figure 5** as a guide. *Prior to cutting lines for the doors, extend outlines out 1" in all directions.* Cut "new" lines for your doors shown in STEP 8. Properly place siding on frame and nail using 6d nails every 8" on center.



NOTE: Some siding pieces will need to be butted together, so a straight cut is necessary. To keep moisture from "wicking" into the siding, keep the bottom of the siding 1" above the bottom of the treated bottom frame member.

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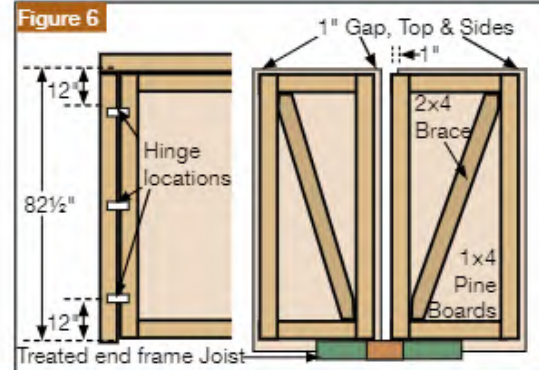
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## SHED

### STEP 8. DOOR FRAMING

Cut 1x4 boards and attach to the door siding interior with siding extending 1" out top & sides. Extend 1x4 board out 1" for the center of one door. Ensure bottom boards clear treated end frame joist. Bend protruding 8d nails. Cut and fasten 2x4 cross braces. Cut 1x4 boards and attach flush to door siding exterior. Apply hinges and hasp. **See figure 6.** Attach 1x4 trim to the front wall sided frame and fasten doors to the frame.



### STEP 9. RAISING FRAMES

From treated 2x4's, cut rim joists:

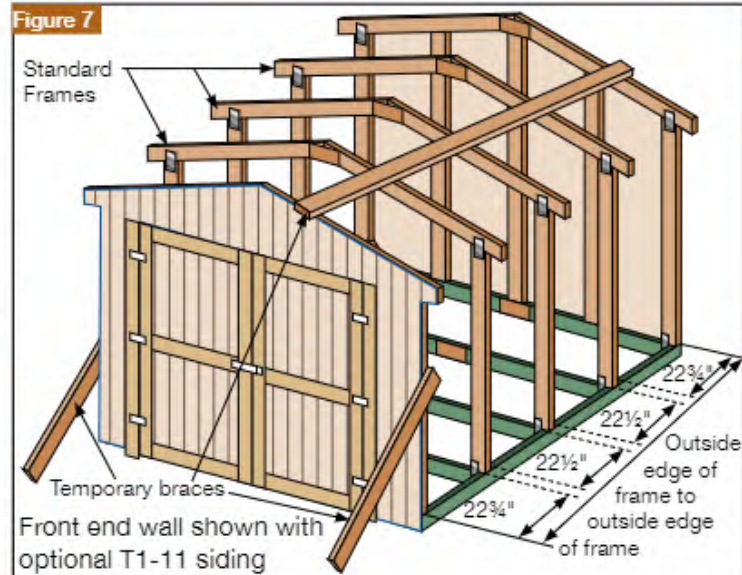
- 95" for an 8' building
- 191" for a 16' building
- 143" for a 12' building

Place the rim joists 8' apart in the area where the shed is to be set. Stand the front and back walls up at the proper ends of the rim joists. Temporarily brace both ends. Nail rim joists to the end walls using 10d nails. **See figure 7.**

Stand the remaining frames up:

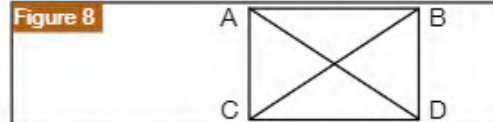
- 3 for 8' building
- 5 for 12' building
- 7 for 16' building

Place a temporary brace across the roof frame members. Nail to rim joists at dimensions shown.



### STEP 10. SQUARE THE BUILDING

At base of building, measure diagonally. Adjust building until AD=BC. Building is then square. **See figure 8.**

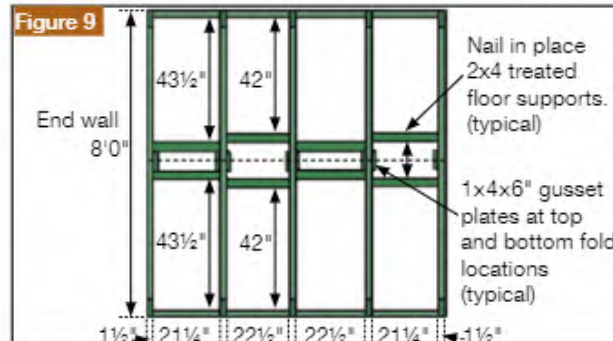


### STEP 11. FLOOR SUPPORTS

From the remaining treated 2x4's cut (4) 21 1/4" floor supports and the required amount of 22 1/2" floor supports:

- 4 for an 8' building
- 8 for a 12' building
- 12 for a 16' building

Install as shown in figure 9, using 10d nails.



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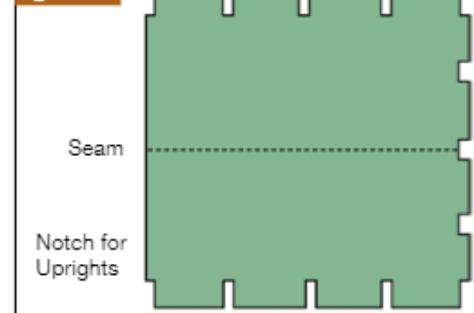
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## SHED

### STEP 12. FLOOR SHEATHING

- 8' Building: Cut (2) 4'x8' sheets of  $\frac{3}{4}$ " floor sheathing to 95" long. Notch each piece to fit wall frame members. Nail in place using 8d nails every 8" on center.
- 12' Building: From one 4'x8' sheet of  $\frac{3}{4}$ " flooring, cut 2 pieces 47½" long. Cut (2) 4'x8' sheets to 95½" long. Notch each piece as required to fit wall frame members. Fasten with 8d nails every 8" on center.
- 16' Building: From  $\frac{3}{4}$ " sheathing cut (4) 4'x8' sheets to 95½" long. Notch as required to fit wall frame members.

Figure 10



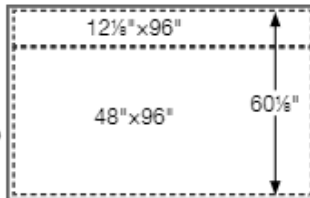
### STEP 13. SIDING WALLS

- 8' Building: Cut (4) 4x8 sheets of sheathing to 47½"x83" long. Apply sheathing in vertical direction. All splicing is done on centers of frame, and save cut-offs to use in gable ends.
- 12' Building: Cut (6) 4'x8' sheets of sheathing: 4 @ 47½"x83" & 2 @ 48"x83". Apply sheathing in vertical direction.
- 16' Building: Cut (8) 4'x8' sheets of sheathing: 4 @ 47½"x83" & 4 @ 48"x83". Apply sheathing in vertical direction.

NOTE: If T-11 siding is used place cut edges at corners and all splicing is done on centers of frames. Make certain end walls and frames are plumb (vertically level), then fasten using 6d nails.

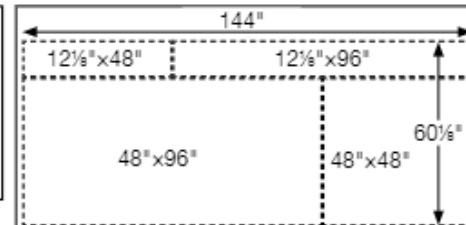
### STEP 14. ROOF

- 8' Building: The total overall length of your roof from the outside of back wall sheathing to outside of front wall sheathing should be 96". Install 4'x8' OSB



sheathing on the bottom of the roof slope. It should butt against the inside of the fascia trims. Nail in place with 6d nails every 8" on center. Cut a 4'x8' OSB sheathing piece into 2 pieces 12½" wide. Nailing sheathing and repeat for opposite side.

- 12' Building: Install 4'x8' OSB sheathing horizontally on the bottom of the roof slope. It should butt against the inside of the fascia trims. Cut one end to fit on center of an inside roof frame member. From another 4'x8' sheet, cut a 48" piece to fit the remainder of the bottom of the roof slope. From another 4'x8' sheet, cut 3 pieces 12½" wide for the tops. Cut to fit with ends on center of inside roof frame members. Stagger seams.



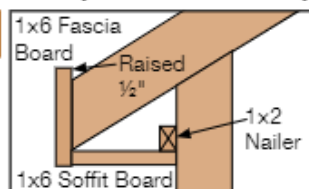
- 16' Building: Install (2) 4'x8' sheets of OSB sheathing on the bottom of the roof slope. It should butt against the inside of the fascia trims. Cut one end of each to fit on center of the middle roof frame member. Nail in place with 6d nails every 8" on center. Cut another 4'x8' OSB sheathing piece into 2 pieces 12½" wide. Cut to fit and complete nailing sheathing. Do other side.

Apply roof edge and felt. Apply shingles as per instructions printed on bundles.

### STEP 15. SOFFIT & TRIM

For both the Fascia and optional Soffit use:

- 8' Bldg: 1x6x8' boards
- 12' Bldg: 1x6x12' boards
- 16' Bldg: 1x6x16' (or 8') boards



End wall fascia trim	4 Pieces 1x6 Cut to fit.
Corner trim on end walls	4 Pieces 1x4 Cut to fit.
Corner trim on sidewalls	4 Pieces 1x4 Cut to fit.

Nail to the exposed ends of the roof frame members using 8d nails. Place top edge of fascia board ½" above the top of the roof frame member to cover exposed edge of the roof sheathing.



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**Design ID: 305359768360**

**Estimated Price: \$3,271.17**

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**MEMORANDUM****FINANCE DEPARTMENT**

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*Date: October 31, 2023*

*To: Planning Commission & Parks and Waterways Commission*

*From: Corey Lee, Budget Analyst*

*Subject: Menomonie Street Excess Land Report*

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Due to zoning needs of the property at 1305 Menomonie St, it has been requested that the City sells part of parcel 04-0282, which is located next to the Chippewa River.

The attached report regarding the potential disposition of land located behind 1305 Menomonie St (04-0281) has been prepared under the Policy for Disposal of Land.

This request will be sent to City Council next, along with easements.

**City of Eau Claire**  
**Report on Excess Land**  
*Part of 0 Race St (04-0282)*  
*October 31, 2023*



**PART OF PARCEL NO.**  
04-02082

**PART OF PROPERTY ADDRESS**

0 Race St

**CURRENT ZONING**

The property is currently zoned P, Public.

**LEGAL DESCRIPTION (AREA OF INTEREST)**

A parcel of land in Block "A" of Daniel Shaw Lumber Company's Addition to the City of Eau Claire, Wisconsin, which is in Government Lot 1 of Section 25, Township 27 North, Range 10 West, described as follows:

Commencing at the Northeast Corner of said Section 25;  
Thence N89°53'53"W, 631.83 feet along the North line of the Northeast Quarter of said Section 25;  
Thence S00°06'07"W, 105.82 feet;  
Thence S11°08'15"E, 121.20 feet to the **Point of Beginning**;  
Thence S11°08'15"E, 11.50 feet;  
Thence N78°51'45"E, 151.65 feet to a point on the westerly right-of-way line of United States Highway "12" also know as North Clairemont Avenue;  
Thence N51°11'07"E, 19.17 feet along said right-of-way;  
Thence N07°47'52"W, 2.60 feet along said right-of-way;  
Thence S78°51'45"W, 168.78 feet to the **Point of Beginning**.

Said parcel contains 1,864 square feet or 0.04 total acres, more or less.

**PARCEL SIZE (AREA OF INTEREST)**

1,864 sq. ft.

**HOW ACQUIRED**

Purchased from GG Sweet Company Inc in December 1997

**REASON FOR DISPOSITION**

Area is needed for business to be a conforming property

**WHY ACQUIRED**

Property was acquired in 1997 since the parcel is adjacent a waterway.

**ACQUISITION COST**

Unknown

**CURRENT USE**

Special Area (Parks)

**RESTRICTIONS/COVENANTS**

Easement to be drafted for water line / in area and for public access for future trail.

**City of Eau Claire**  
**Report on Excess Land**  
*Part of 0 Race St (04-0282)*  
*October 31, 2023*



**COST TO MAINTAIN**

None

**ENVIRONMENTAL OR OTHER LIABILITIES**

No contamination issues or other liabilities have been identified or are thought to be present.

**NEEDED FOR CONTINUATION OF BASIC MUNICIPAL SERVICES?**

This property is not needed for the continuation of basic municipal services.

**DEVELOPMENT POTENTIAL**

Overall parcel is planned to be a future park.

**HIGHEST AND BEST USE IF DEVELOPED OR SOLD (AREA OF INTEREST)**

Best use would be to sell to adjoining property owners.

**ESTIMATED MARKET VALUE**

According to the City Assessment office the value of the land is approximately \$7,400.

**TAX VALUE ANALYSIS**

This may increase the assessed land value of the parcel by approximately \$7,400.

**PREFERRED METHOD OF DISPOSAL IF SOLD**

Quit Claim Deed – Through Title Agency

**CONSEQUENCES OF DISPOSAL**

No operating consequences are foreseen.

**PROPOSED USE AND DEVELOPMENT**

Current owners are looking open a bar for the space. It will be a 2,400 sq ft space, which will include a cooler, kitchen, office, and bathrooms.

Provide a new concept of local dining to the Shawtown area, offering a full menu including: pizza, wings and sandwiches.

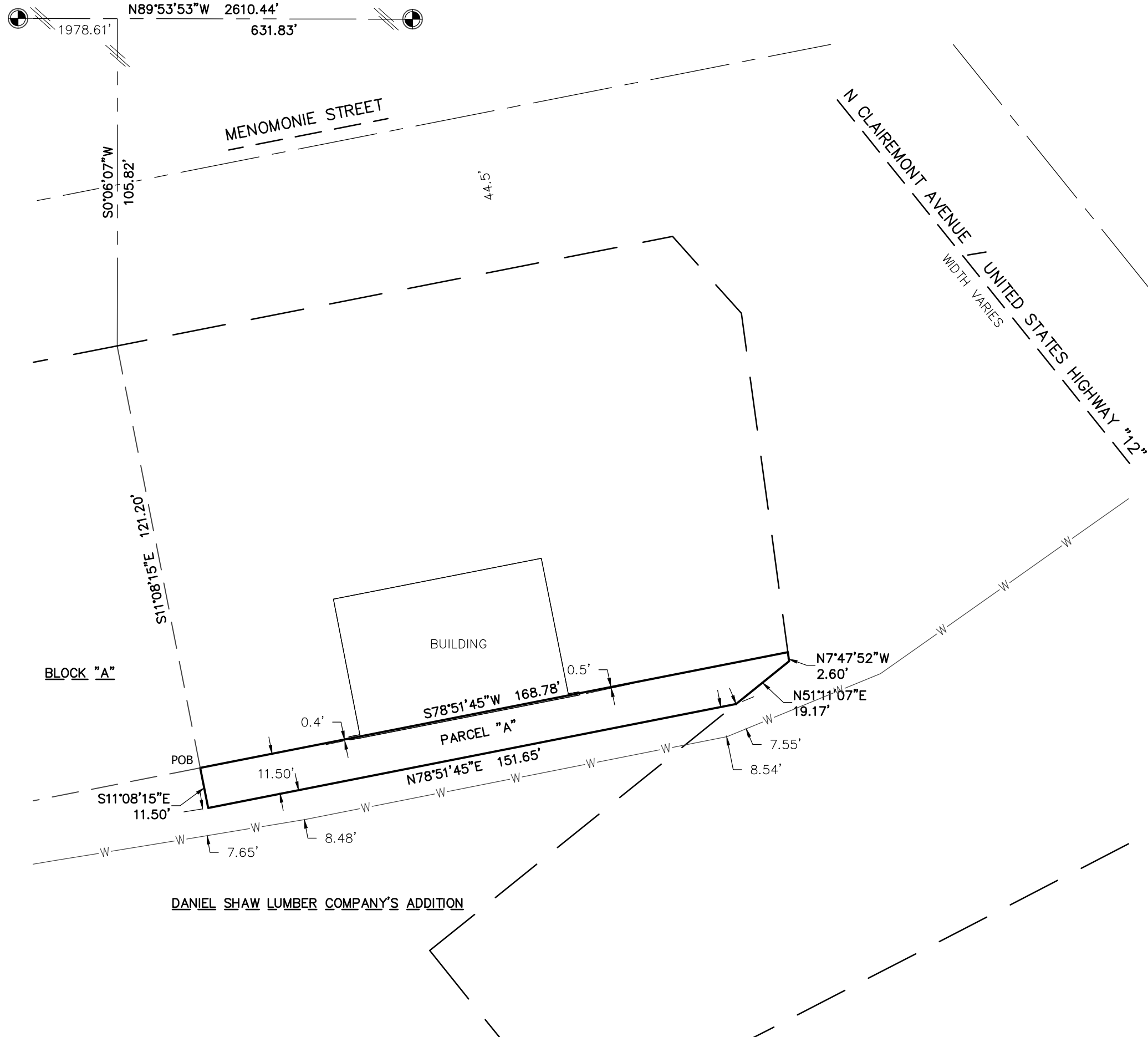
see attached for floor plan.

NORTH 1/4  
CORNER  
SECTION 25

NORTHEAST  
CORNER  
SECTION 25

# EXHIBIT MAP

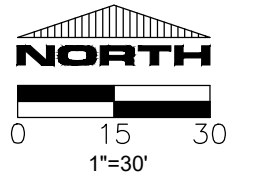
PART OF BLOCK "A" OF DANIEL SHAW LUMBER COMPANY'S ADDITION, LOCATED IN GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 27 NORTH, RANGE 10 WEST, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN.



### LEGEND

- PUBLIC LAND SURVEY SYSTEM MONUMENT
- WATERMAIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 25, ASSUMED TO BEAR N89°53'53"W.



### PARCEL "A" DESCRIPTION:

A parcel of land in Block "A" of Daniel Shaw Lumber Company's Addition to the City of Eau Claire, Wisconsin, which is in Government Lot 1 of Section 25, Township 27 North, Range 10 West, described as follows:

Commencing at the Northeast Corner of said Section 25;  
 Thence N89°53'53"W, 631.83 feet along the North line of the Northeast Quarter of said Section 25;  
 Thence S00°06'07"W, 105.82 feet;  
 Thence S11°08'15"E, 121.20 feet to the **Point of Beginning**;  
 Thence S11°08'15"E, 11.50 feet;  
 Thence N78°51'45"E, 151.65 feet to a point on the westerly right-of-way line of United States Highway "12" also known as North Clairemont Avenue;  
 Thence N51°11'07"E, 19.17 feet along said right-of-way;  
 Thence N07°47'52"W, 2.60 feet along said right-of-way;  
 Thence S78°51'45"W, 168.78 feet to the **Point of Beginning**.

Said parcel contains 1,864 square feet or 0.04 total acres, more or less.

EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 831-0654 • EMAIL: INFO@ESSELLC.CO

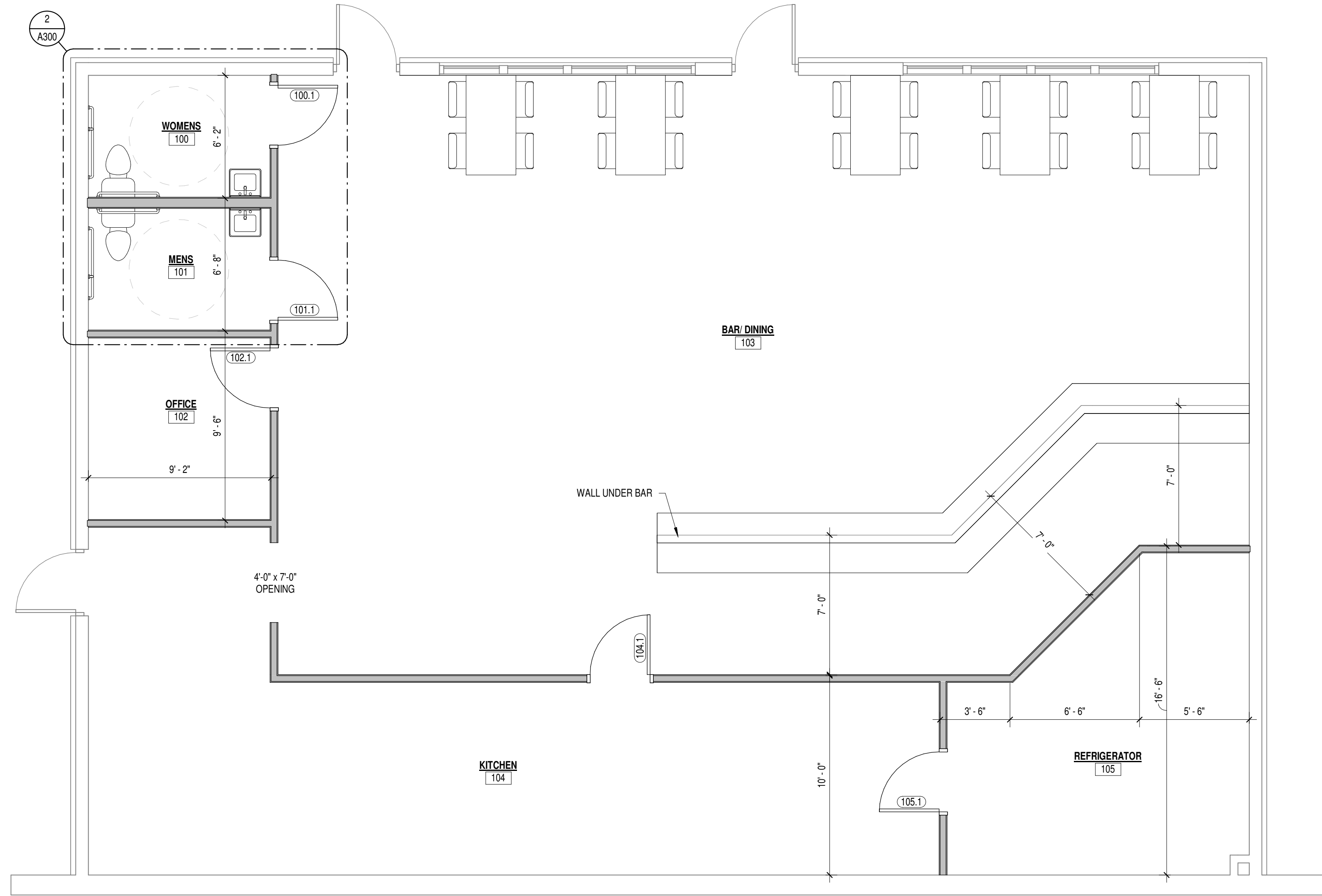


**PRELIMINARY  
NOT FOR CONSTRUCTION**

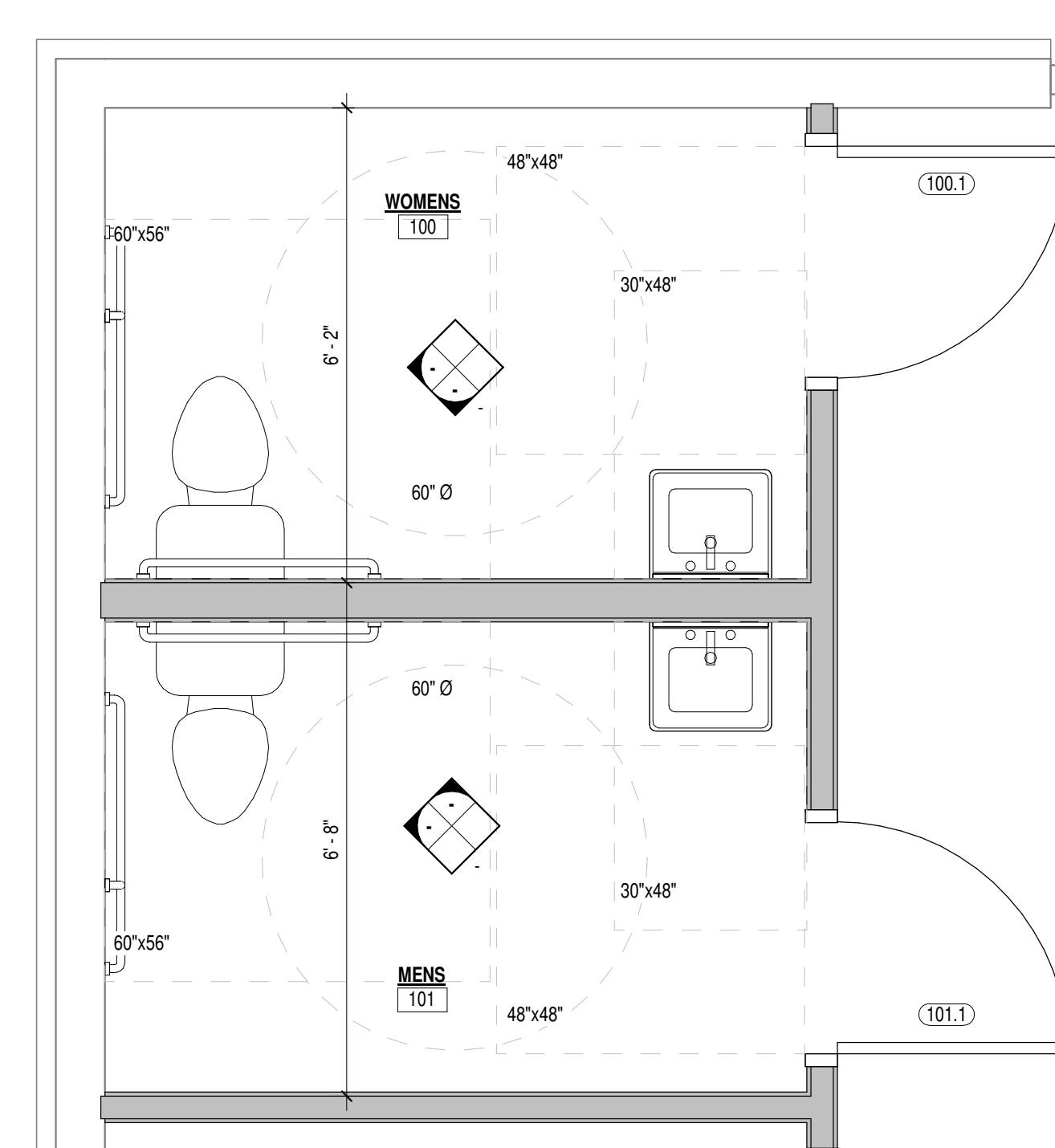
**GENERAL FLOOR PLAN NOTES:**  
 A. INTERIOR AND EXTERIOR DIMENSIONS:  
 a. EXTERIOR STUD WALLS: FACE OF EXTERIOR SIDE OF STUD  
 b. OPENINGS: EDGES OF OPENING  
 c. INTERIOR STUD WALLS: FACE OF STUD, NOMINAL  
 B. WOOD BLOCKING:  
 a. PROVIDE SOLID WOOD BLOCKING FOR ALL WALL AND SOFFIT MOUNTED PRODUCTS AND EQUIPMENT INDICATED ON DRAWINGS  
 C. PROVIDE CORNER GUARD PROTECTION AT ALL OUTSIDE CORNERS  
 D. DOOR FRAMES SHALL BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.  
 E. GPDW @ WALLS TO HAVE CONTROL JOINTS @ 20'-0" O.C. MAX., TYP.  
 F. REQUIRED ADA CLEARANCES AT PLUMBING FIXTURES DENOTED WITH DASHED LINES.

**FLOOR PLAN LEGEND:**

ROOM NAME	ROOM TAG
101	ROOM TAG
(RM# 1)	DOOR TAG
1 A.401	ELEVATION TAG
1 A101	SECTION TAG
Wf	WINDOW TAG
1i	WALL TAG
Name Elevation	ELEVATION DATUM
	EXIT LIGHT



**1 FIRST FLOOR**  
1/4" = 1'-0"



**2 ENLARGED MENS AND WOMENS**  
1/2" = 1'-0"

REVISIONS:

NO.	DATE

ISSUE DATE: 05.26.2023

**A300**

5/26/2023 10:43:10 AM

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**MEMORANDUM****FINANCE DEPARTMENT**

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*Date: December 6, 2023*

*To: City Council – Planning Commission & Parks and Waterways Commission*

*From: Corey Lee, Budget Analyst*

*Subject: Short Street Excess Land Report*

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A representative of American Materials located at 717 Short St contacted the city to purchase part of parcel 15-1082 which cuts into American Materials property. The parcel which contains the interested land is part of the City of Eau Claire trail network, which was an old railroad through the city.

City Council requested staff review city-owned property and determine if it's necessary to retain. Staff believes this portion of the parcel is no longer necessary.

The attached report regarding the potential disposition of land located along Short Street has been prepared under the Policy for Disposal of Land.

**City of Eau Claire**  
**Report on Excess Land**

*Part of 0 Short Street*  
*November 15, 2023*



**PARCEL NO.**

Part of 15-1082

**PROPERTY ADDRESS**

0 Short St

**CURRENT ZONING**

The property is currently not zoned, its use is a public trail area.

**LEGAL DESCRIPTION**

FORMER RR R/W IN GOV LOTS 6, 7 & 8 SEC 25-27-10 - BIKE TRAIL  
596762-easement  
596761-Title

**PARCEL SIZE**

ABOUT 16,600 SQ. FEET  
Currently being Surveyed

**HOW ACQUIRED**

Purchased from former Railroad

**REASON FOR DISPOSITION**

Adjoining parcel inquired about purchasing small portion

**WHY ACQUIRED**

For Trail construction.

**ACQUISITION COST**

Unknown

**CURRENT USE**

Larger parcel is part of the City trail network, this area is considered unneeded.

**RESTRICTIONS/COVENANTS**

None known of.

**COST TO MAINTAIN**

None

**ENVIRONMENTAL OR OTHER LIABILITIES**

No contamination issues or other liabilities have been identified or are thought to be present.

**NEEDED FOR CONTINUATION OF BASIC MUNICIPAL SERVICES?**

This property is not needed for the continuation of basic municipal services.



**City of Eau Claire**  
**Report on Excess Land**  
*Part of 0 Short Street*  
*November 15, 2023*



**DEVELOPMENT POTENTIAL**

None

**HIGHEST AND BEST USE IF DEVELOPED OR SOLD**

Too small to be developed. Best use would be to sell to adjoining property owners.

**ESTIMATED MARKET VALUE**

According to the City Assessment office the value of the land is approximately \$7,400.

**TAX VALUE ANALYSIS**

This may increase the assessed land value of the parcel by approximately \$7,400.

**PREFERRED METHOD OF DISPOSAL IF SOLD**

Quit Claim Deed through a Title Company

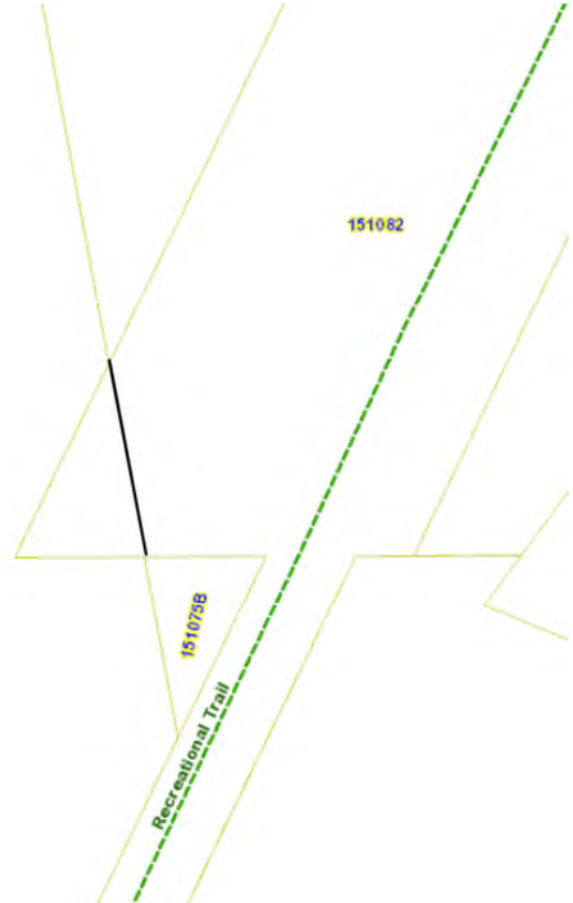
**CONSEQUENCES OF DISPOSAL**

No operating consequences are foreseen.

**PROPOSED USE AND DEVELOPMENT**

Area is already being used by American Materials, area will be continued to be used as a storage area.

**City of Eau Claire**  
**Report on Excess Land**  
*Part of 0 Short Street*  
*November 15, 2023*



## EASEMENT FOR INGRESS AND EGRESS

**THIS INDENTURE**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between **CITY OF EAU CLAIRE**, a Wisconsin municipal corporation, (“Grantor”), and **SEAN C OLSON**, and their successors and assigns (“Grantee”).

**WITNESSETH: the Grantor is the owner of the real property in Eau Claire, Wisconsin described and depicted as the “Property”, on Exhibit A which exhibit is attached hereto and incorporated herein and Grantor desires to grant to Grantee rights to access and use a portion of such Property described and depicted on Exhibit A as the “Easement Premises” pursuant to the terms herein and Grantee desires to acquire such rights.**

**NOW, THEREFORE**, the Grantor, for good and valuable consideration to it in hand provided by said Grantee, receipt of which is hereby acknowledged, grants to the Grantee a perpetual easement upon, over, across, and along the Easement Premises to operate, maintain, repair, and use a Driveway. Such Driveway shall not exceed 2 inches in height and 120 inches in width in either horizontal dimension. The Driveway may not be constructed with concrete or asphalt, however, may be constructed with pervious material, the construction of which must be approved by the Grantor prior to construction. Grantee must demonstrate to the reasonable satisfaction of Grantor that such construction and Driveway is necessary, together with the right to reconstruct the same at any time hereafter as the Grantee deems useful or necessary across, over, or through the said Property:

*SEE ATTACHED EXHIBIT A*

Grantee shall pay for all physical damage to the Property caused by Grantee’s exercise of the rights granted herein. Claims on account of such damages may be referred to Grantee’s address.

Grantee shall pay a one-time fee of Two Thousand Three Hundred Dollars (No/100) (\$2,300.00)

Any Facilities installed within the Easement Premises at Grantee’s expense shall remain Grantee’s property, removable at Grantee’s option or required to be removed by Grantor in the event this Easement is extinguished.

The Grantor shall not obstruct or permit to be obstructed the Easement Premises at any time without the prior express written consent of the Grantee.

This Easement shall terminate upon lack of demonstrated need by Grantee.

This easement shall run with the land and shall be binding upon all of the representatives, heirs, assigns, and successors of Grantor, unless terminated for lack of need.

The Grantee shall keep the area in good repair, complaint with all City of Eau Claire ordinances, and any other relevant statutory or code requirements.

Recording Area

Name and Return Address

City of Eau Claire  
Finance Admin  
203 S Farwell Street  
Eau Claire, WI 54701

Parcel Identification Number (PIN)

Part of 221-10-1241-000

Grantor's and Grantee's obligations under this Easement shall be binding upon their respective successors and assigns.

**TO HAVE AND TO HOLD SAID EASEMENT** unto said Grantee for the uses and upon the terms as aforesaid.

**IN WITNESS WHEREOF**, the Grantor and the Grantee have caused this instrument to be duly executed, acknowledged, and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF EAU CLAIRE**

By: \_\_\_\_\_  
Stephanie A. Hirsch, City Manager

\_\_\_\_\_  
Nicholas Koerner, City Clerk

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

\* \_\_\_\_\_

Notary Public

\_\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_

**\* Please print or type name of notary**

By: \_\_\_\_\_  
Sean C Olson, Owner

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

\* \_\_\_\_\_

Notary Public

\_\_\_\_\_ County, Wisconsin

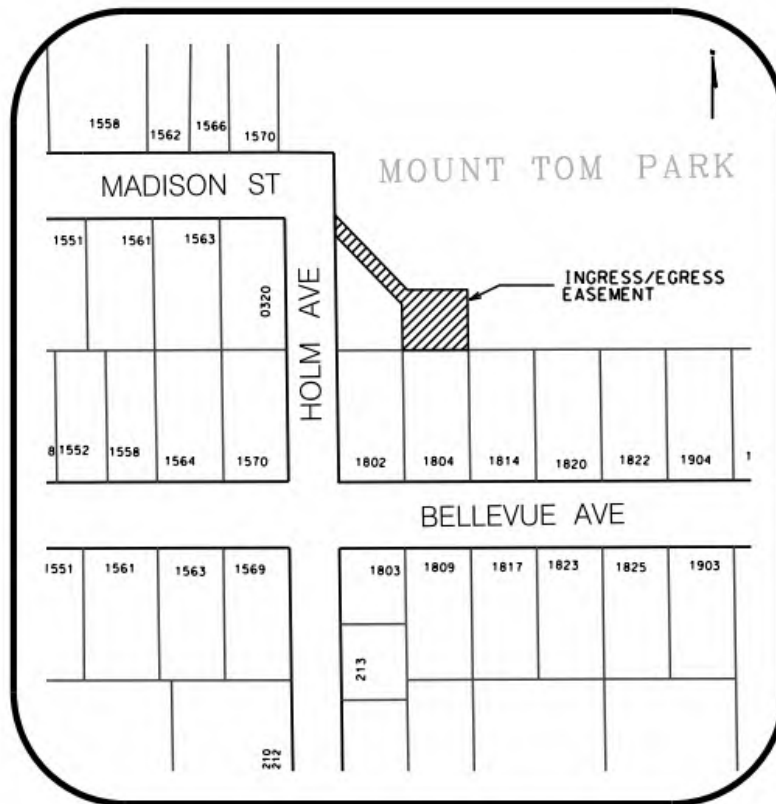
My commission expires \_\_\_\_\_

**\* Please print or type name of notary**

## EXHIBIT A

Located in part of the Northeast Quarter of the Southwest Quarter of Section 16, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin, more particularly described as follows:

Commencing at the Southwest Corner of said Section 16; thence North 00 degrees 10 minutes 04 seconds West along the West Line of the Southwest Quarter of said Section 16, a distance of 2104.20 feet; thence South 89 degrees 50 minutes 27 seconds East, a distance of 2234.54 feet to the South Right-of-Way (ROW) Line of Birch Street and the Point of Beginning; thence continuing South 89 degrees 50 minutes 27 seconds East along said South ROW Line, a distance of 15.00 feet; thence South 00 degrees 09 minutes 33 seconds West perpendicular to said South ROW Line, a distance of 15.00 feet; thence North 89 degrees 50 minutes 27 seconds West parallel to said South ROW Line, a distance of 15.00 feet; thence North 00 degrees 09 minutes 33 seconds East perpendicular to said South ROW Line, a distance of 15.00 feet to the Point of Beginning.



INGRESS / EGRESS EASEMENT  
1804 BELLEVUE AVENUE

## PARKS, RECREATION AND FORESTRY

### STAFF REPORT

#### PROJECT NAME: Change to Smoking Ordinance

**To:** Waterways and Parks Commission

**Date:** September 27, 2023

**From:** Steve Plaza

**Description:** Proposed Change to Smoking Ordinance

**Location:** City Playground

**Background:** The City of Eau Claire currently has smoking ordinance 8.05.050 titled “***Smoking Prohibited in Specified Outdoor Locations***” below is the wording of that ordinance:

**SECTION 1.** That Section 8.05.050 entitled “Smoking prohibited in specified outdoor areas” is hereby amended as follows:

***8.05.050 Smoking prohibited in specified outdoor areas.*** *Smoking shall be unlawful in the following areas:*

*A. Within a reasonable distance of all outside entrances to, operable windows of, or ventilation systems of public places or places of employment where smoking is prohibited pursuant to ss. 8.05.030 and 8.05.040 so as to prevent smoke from entering said enclosed areas in which smoking is prohibited.*

*B. In the seating areas of all outdoor arenas, stadiums, and amphitheaters, as well as in the bleachers and grandstands used by spectators at sporting and other public events, including, without limitation, Carson Park football and baseball stadiums.*

*C. Those portions of city parks temporarily posted as no smoking areas by the department of community services at the request of a park permit holder or park facility lessee or when necessary for the public health or safety.*

*D. Those areas outside of city facilities that are posted as no smoking by the city manager or his or her designee.*

City staff would like to add the following amendment to include playgrounds stating:

***E. Within 20 feet of a playground, play space, learning trail, or other city park area designed for children.***

**Justification:** On occasion City staff gets asked to have someone stop smoking in or near the playground which is allowed. We also believe that there is some risk of second-hand smoke to minors if exposed.

**Proposed Motion:** I move that we approve the proposed amendment change to the Smoking Ordinance 8.05.050 to include prohibiting smoking within 20 feet of playgrounds.

**Proposed Location:** N/A

**Facilities Features:** N/A

**Storm Water:** N/A

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

**City Comprehensive Plan:** N/A

**Financial:** N/A

**LAWCON:** N/A



## 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).

# PARKS, RECREATION AND FORESTRY

## STAFF REPORT

### PROJECT NAME: CORBA's Wells Site Trails Plan

**To:** Waterways and Parks Commission

**Date:** December 6, 2023

**From:** Steve Plaza

**Description:** CORBA's Wells Site Trails Plan

**Location:** City's Wells Site, adjacent to the Water Plant on Riverview Dr.

**Background:** In February of 2023 the City Council approved an Agreement with CORBA, **C**ommunity for **O**utdoor **R**ecreation, **B**iking and **A**dventure volunteer group to design unpaved trails for walkers and bikers on the City Wells Site. These trails are unpaved to enhance the natural surroundings of property, and offer a variety of different trails to experiences.

This site's primary purpose is to generate water for the City of Eau Claire. Even though the Wells Site is not designated as "Park Land," the Parks Department has taken the lead on this Trails Plan since recreational activities will be taking place on the property.

Over the summer of 2023, a nationally known trail planning service called IMBA Trail Solutions toured the property and worked with CORBA and the Parks Department to develop the trail plan that we're presenting tonight.

The following public meetings have been or will be held regarding the Wells Site Trails Plan:

- Waterways & Parks Jan 25, 2023
- City Council Feb 14, 2023
- Airport NA Meeting March 13, 2023
- Public Engagement November 28, 2023
- Waterways & Parks December 6, 2023
- City Council January 2024 – Final Recommendation

At our Public Engagement session held on November 28<sup>th</sup> 24 people participated in our survey and the results are as follows.

- *Do you currently use the Wells Site:* Yes: 23 No: 1

- *Choose two of the following activities you currently engage in at the site*

○ Mountain Biking	13
○ Walking	12
○ Hiking	10
○ Dog Walking	10
○ Running/Jogging	06
○ Nature Viewing	04
○ Road Biking	02
○ Other	01

**Justification:** The Wells Site has had volunteer trails on its property for over 75 years according to one resident. These trails began as deer trails and then neighbors began to walk them for enjoyment. Over the years, more and more people moved to the neighborhood, and more trails have developed over time. Some of these trails have been developed by walkers while other have been developed by bikers.

We have also seen a large increase in trail development since COVID. Many types of activities are currently happening in the Wells Site such as cross country meets, snowshoeing, off-road biking, walking, running, dog walking, bird watching and one resident indicated horseback riding has been seen on the trails.

With all these types of activities there is bound to be conflict between user groups and trail maintenance. The Parks Department does groom a classic and Nordic ski trail in the winter months, but no other trail maintenance is done by city staff unless a tree falls across the path.

This trail plan will give structure to the site and allow different types of activity groups to use the trails with as few “touch points” as possible. It would also simplify a complex system of trails that can be easy to get turned around in. Attached are two maps, one map showing the current 17.22 miles of trails, the second map showing CORBA Trails Plan with 14.02 miles of developed trails. This plan will keep 8.67 miles of trails the same, 1.76 miles of trail will be improved, add 3.59 miles of new trail and return 6.79 miles to its natural state.

If this plan is not adopted I foresee the current use and development of trails will continue with little oversight of design and maintenance. If this plan is adopted we will have a plan to develop the trails in a controlled manner to benefit all users striving to reduce conflict and increase user’s enjoyment.

**Proposed Motion:** I move that we approve/deny the proposed CORBA Trails Plan for the City Wells Site.

**Proposed Location:** City Wells Site adjacent to the Water Treatment Plant on Riverview Dr.

**Facilities Features:** unpaved trails

**Storm Water:** N/A

**City of Eau Claire Park and Open Space Master Plan:** Yes

**City Comprehensive Plan:** Yes

**Financial:** Trail Development and Maintenance will be completed by CORBA

**LAWCON:** N/A



# EAU CLAIRE WISCONSIN

October 2023

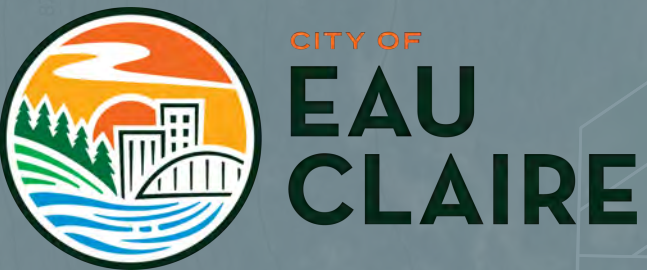
# WELLS TRAILS - EXISTING CONDITIONS

## Legend

- Existing
- Project Boundary
  - Gravel Road
  - Double Track
  - Single Track
  - Social Trails
  - Tax Parcels
  - Buildings/Structures
  - Chippewa River
  - Evaporative Ponds
  - Paved Roads
  - Bike Path
  - Trailhead
  - Parking
  - Park Pavilion



Prepared for:



Prepared by:



Note: This map is intended for planning purposes only. Property boundaries are Approximate. Do not use for design development or construction estimates.

Wells Existing Trails Table	
Trail Type	Mileage
Double Track	2.76
Gravel Road	2.84
Single Track	9.55
Social	2.07
<b>Total</b>	<b>17.22</b>

\*Trails shown are those that were walked/ridden during the Spring 2023 site visit. Strava Heat Maps show there are many more social trails throughout the property.

\*\*Trail mileage includes trails on County property.





# EAU CLAIRE WISCONSIN

October 2023

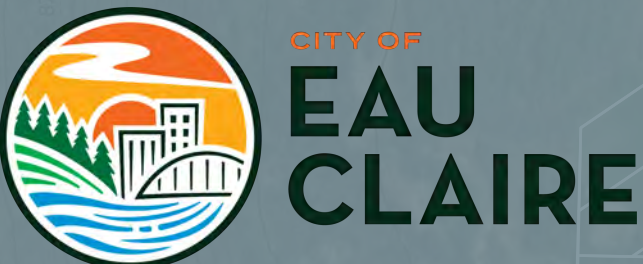
# WELLS TRAILS - DRAFT CONCEPT PLAN

## Legend

- Existing**
- Project Boundary
  - Tax Parcels
  - Buildings/Structures
  - Chippewa River
  - Evaporative Ponds
  - Roads
  - Bike Path
  - Trailhead
  - Parking
  - Park Pavilion
- Planned**
- Gravel Road (Shared-Use)
  - Double Track Trail (Shared-Use)
  - Singletrack Trail (Shared-Use)
  - Singletrack Trail (Shared-Use, Bike-Optimized)
  - Singletrack Trail (Hike-Only)
  - Hub/Junction (Hub Signage)
  - Minor Intersection (Directional Signage)
  - Parking
  - Trailhead (Kiosk Signage)
  - Neighborhood Access Point



Prepared for:



Prepared by:



Note: This map is intended for planning purposes only. Property boundaries are Approximate. Do not use for design development or construction estimates.

All bike-optimized trails would be implemented following universal access guidance to allow for adaptive-use park visitors. Depicted trail corridors are conceptual in nature, final trail alignments will be ground truthed and field flagged during the following design phase.

Segment ID	Trail Type	Style	Season	Existing Trail (Mile)	Proposed Trail Improvements (Mile)	Proposed New Trail (Mile)	Total Length (Mile)
100	Singletrack	Shared-Use Bike-Optimized	Summer/Winter Fat Bike	0.05	0.19	0.81	1.05
101	Singletrack	Shared-Use Bike-Optimized	Summer/Winter Fat Bike	0.27	0.17	0.44	0.44
102	Singletrack	Shared-Use Bike-Optimized	Summer/Winter Fat Bike	0.23	0.58	0.80	0.80
103	Singletrack	Shared-Use Bike-Optimized	Summer/Winter Fat Bike	0.13	0.23	0.55	0.91
104	Singletrack	Shared-Use	Summer/Winter Fat Bike	0.80	0.80	0.06	1.67
105	Singletrack	Shared-Use	Summer/Winter Fat Bike			0.05	0.05
201	Double Track	Double Track	Summer/Winter Nordic Ski	0.20			0.20
202	Double Track	Double Track	Summer	0.25	0.12		0.37
203	Double Track	Double Track	Summer	0.32			0.32
204	Double Track	Double Track	Summer/Winter Nordic Ski	0.19			0.19
205	Double Track	Double Track	Summer	0.11			0.11
206	Double Track	Double Track	Summer/Winter Nordic Ski	0.13			0.13
207	Double Track	Double Track	Summer	0.40			0.40
208	Double Track	Double Track	Summer	0.87			0.87
209	Double Track	Double Track	Summer/Winter Nordic Ski	0.28			0.28
210	Double Track	Double Track	Summer	0.17			0.17
211	Double Track	Double Track	Summer			0.17	0.17
301	Singletrack	Shared-Use	Summer			0.41	0.41
302	Singletrack	Shared-Use	Summer	0.33			0.33
303	Singletrack	Shared-Use	Summer	0.07	0.20	0.19	0.45
304	Singletrack	Shared-Use	Summer	0.47			0.47
305	Singletrack	Shared-Use	Summer	0.34		0.03	0.37
306	Singletrack	Shared-Use	Summer	0.12			0.12
401	Singletrack	Hike Only	Summer	0.31		0.58	0.90
	Gravel Road	Existing Access Road	Summer/Winter Fat Bike	2.84			2.84
<b>Total</b>				<b>8.67</b>	<b>1.76</b>	<b>3.59</b>	<b>14.02</b>

