

AGENDA

Eau Claire County
Committee on Parks & Forest
Monday, September 12, 2022 at 5:00 p.m.
227 1st St. W • Altoona, WI Room AG 103 and 104

Join from meeting link:

<https://eau Claire County.webex.com/eau Claire County/j.php?MTID=m31626caca6ae914ddb18d1f5c38332a4>

Join by meeting number:

Meeting number: 2597 827 6360 Password: SZkTGzPX743

Join by phone:

Dial in: 415-655-0001 Access Code: 2597 827 6360

For those wishing to make public comment, you must e-mail Josh Pedersen at Josh.Pedersen@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the public session to make your comments. Public comments are limited to 3 minutes per person and 30 minutes maximum for the public comment period.

1. Call to Order of Committee on Parks & Forest and Confirmation of Meeting Notice
2. Roll Call
3. Public Comment
4. Review/Approval of Committee Minutes - **Discussion/Action**
 - a. August 8, 2022
5. Entering into agreement with Anew to develop a carbon offset project on Eau Claire County Forest lands- **Discussion/Action**
6. Memorial Bench request by Amy Grelle - **Discussion/Action**
7. Presentation on Lake Eau Claire Clubhouse Study by Kim Grabinski of CBS Squared, Inc. - **Discussion/Action**
8. Request to move Coon Fork Office building by Jody Shong - **Discussion/Action**
9. Fall Forestry tour – **Discussion/Action**
10. Director’s Report
11. Future Committee Meetings and Items for Discussion

Next Meeting – October 10, 2022, at 5 pm

12. Adjourn

Prepared by Samantha Kraegenbrink – Administration

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MINUTES

Eau Claire County

Joint Meeting: Committees on Parks & Forest and Finance & Budget

Monday, August 8, 2022, at 5:00 p.m.

Eau Claire County Government Center

721 Oxford Ave., Eau Claire – Room 1277

Present Parks & Forest: Joe Knight, Tami Schraufnagel, Jodi Lepsch, Dane Zook, Missy Christopherson

Present Finance & Budget: Dane Zook, John Folstad, Robin Leary, Jim Dunning, Cory Sisk

Others Present: Josh Pedersen, Jody Gindt, Erika Gullerud, Kathryn Schauf, Norb Kirk, Amy Weiss, Sue McDonald, Kyle Johnson, Michele Skinner

Call to Order Committee on Parks & Forest and confirmation of meeting notice

Chairman Knight called the meeting to order at 5:00 pm and confirmed public posting of the meeting.

Call to Order Committee on Finance & Budget

Chairman Zook called the Committee on Finance & Budget to order at 5:00 p.m.

Public Comment

No members of the public wished to make comment.

Budget Overview (Parks & Forest)

Director, Josh Pedersen provided an overview of his proposed 2023 budget. The committee had the opportunity to discuss in detail, ask clarifying questions, and provide input. Motion by Schraufnagel to approve the 2023 budget request as presented. All in favor and none opposed, motion passes.

Committee on Finance & Budget Adjournment

The Committee on Finance & Budget adjourned at 6:25 p.m., ending the joint committee meeting.

Review of July 8, 2022, Committee Meeting Minutes

Chairman Knight suggested amendments to the minutes pertaining to the Health Department presentation, indicating that the department would seek to find the source of bacteria in Lake Altoona via the source (human, ruminant, or avian). Chairman Knight also suggested to delete the sentence regarding selling carbon credits under the Climate Action and Resilience Plan, indicating that it seems confusing. Supervisor Zook motions to accept the amendments as presented and approve the minutes from July 8, 2022. All in favor.

2023 Fee Schedule Changes

Josh Pedersen presented two suggestions on fee schedule changes for 2023. These were to increase the Harstad Park pavilion rental to \$75 and to add the LL Phillips Park pavilion to the rental schedule for a fee of \$50. Supervisor Zook motioned to accept the recommended fee schedule changes as presented and to also increase the Expo Center winter storage rate to \$1.75/sq. foot. All in favor.

Future Parks & Forest Committee Meetings and Items for Discussion

Next Parks & Forest committee meeting date is set for September 12, 2022, at 5:00 p.m. There was some discussion on the possibility of holding a fall forest tour and the topic will be placed on the September 12th agenda for consideration.

Committee on Parks & Forest Adjournment

The Committee on Parks & Forest adjourned at 6:48 p.m.

Respectfully Submitted by,

Josh Pedersen
Committee Clerk
Director – Parks & Forest

From: [amy grelle](#)
To: [Josh Pedersen](#)
Subject: Re: Bench
Date: Sunday, August 21, 2022 8:39:08 AM

WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.

Hi Josh,

Below is an abbreviated version of my Dad's story of Coon Fork for you to share at the council meeting..

Orrin Rongstad loved the outdoors and he loved the Eau Claire County area. especially Coon Fork..

He was born on April 22, 1931, to Johnny and Cora Ronstadt in York Wisconsin and passed away Aug 4, 2022, at the age of 91. He grew up in Osseo and graduated in 1949.

He spent his youth hunting, fishing and learning Eau Claire County area by its backroads, trees, fields and fences. He could point out the field where he shot his first buck in 1947. He could pinpoint where a wolf river apple tree was that he picked an apple from that his mom made a whole pie from (Wolf River apples are native to Wisconsin and produce 1-pound apples). He camped the banks of the Coon Creek the summer of 1948 with some high school buddies, well before there was a vision for a campground.

My dad served 5 years in the Air Force during the Korean War and then completed his Phd in Wildlife ecology. In 1962 he took his dad and my mom (married in 1962) on a final paddle up Coon Creek before the dam was built.

In the 1970's and 80's he would bring his family camping to Coon Fork. Campfires, fishing, swimming, archery, long walks in the woods. Endless memories for my brothers and I. Our extended family would often meet us there, camping or coming for a picnic.

In 1999 when I returned to Wisconsin with my family, we resumed the annual Coon Fork trips with my mom and dad. My husband and my boys learned firsthand why my dad loved the area. My boys learned to fish, climb trees, drive and be passionate about the outdoors. Our trips would often include other family members and always inspire a night around the fire with local relatives to hear their stories.

My husband also started taking my dad up every spring to camp and hunt turkey. They would gather all his local friends and relatives one of the nights for Orrin's birthday party around the campfire.

In 2015 my dad announced he was selling his camper and no longer camping. But for the next 2 years he joined us sleeping in a tent attached to his car!(age 86 and 87, see pic) followed by 2 more years staying in a hotel but spending all day at Coon Fork. Summer of 2019 was his final trip. He enjoyed time around the campfire with his older sister, and 2 younger brothers with their wives. (See pic). And a final look at the lake(see photo)

His legacy at Coon fork will live on through all the memories and stories Orrin has created and shared but we would like to create a lasting memory there. If you take a short walk down the Evergreen trail, along the creek you will come upon a small

fishing hole. That hole has been known as Ori's hole for decades in our family. (See a couple pics). I envision our family returning there and sitting on his bench and telling the stories of Coon Fork (after we try to catch some fish!)

**We would like the bench to say:
Orrin Rongstad
Walking in the woods**

Thank you for your consideration and for hearing my dad's story.

On Thu, Aug 18, 2022 at 8:38 AM Josh Pedersen <Josh.Pedersen@eauclairecounty.gov> wrote:

Josh Pedersen, CPRP

Parks and Forest Director

Eau Claire County Parks and Forest Dept.

227 1st Street West

Altoona, WI 54720

Phone: (715) 839-4783

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**LAKE EAU CLAIRE COUNTY PARK
CLUBHOUSE STUDY**



CBS Squared has examined the existing Clubhouse building at Lake Eau Claire County Park and the surrounding park setting to provide an evaluation of the existing building and make recommendations regarding the the building and its future use.

After thoroughly reviewing the building, and considering options for how best to address the problems and concerns (renovation vs. new building), CBS Squared recommends that the Eau Claire County Parks and Forest Department consider a hybrid approach.

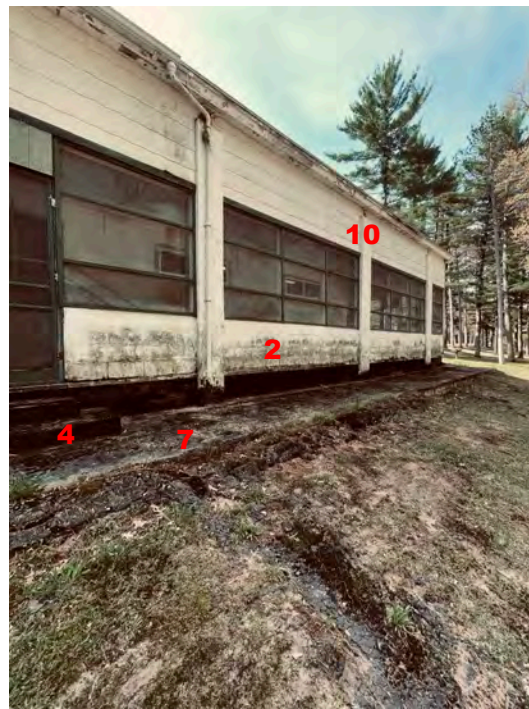
This hybrid approach involves retaining part of the existing structure, while also creating a new facility in a more ideal location.

Our recommended solution will allow for a couple of exciting opportunities:

1. Preserve the historical aspects of the existing building
2. Create a unique repurposed, versatile, multi-function space
3. Provide a new, modern, accessible facility that will serve the park for years to come

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY

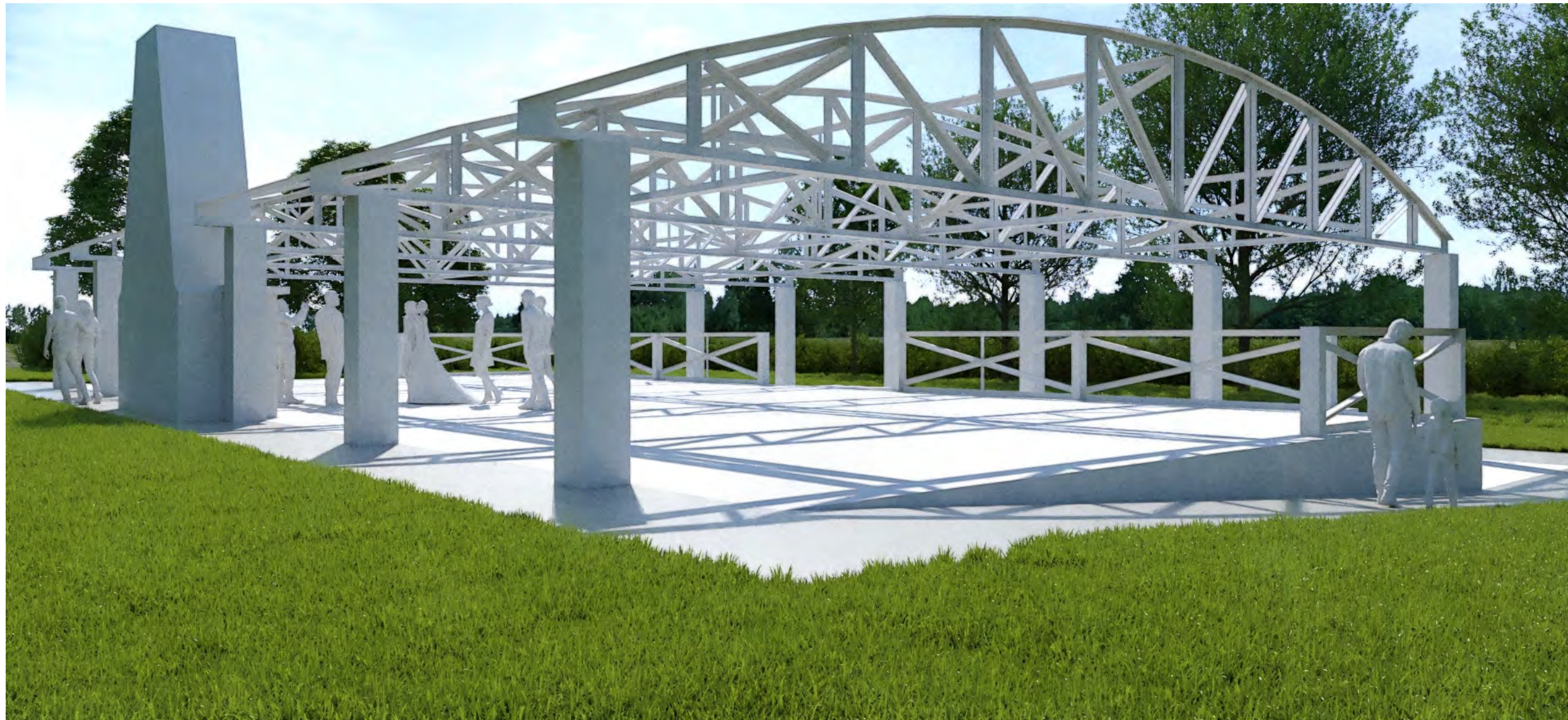
CONDITIONS OF INTEREST

LEGEND

- 1 - Persistent rodent and insect infestation
- 2 - Persistent mold and mildew
- 3 - Persistent condensation of the concrete floor
- 4 - Persistent Moss
- 5 - Rotting wood trim
- 6 - Ventilation retrofit replaces humid air with humid air
- 7 - Surface and sub-surface moisture undermining concrete walks
- 8 - Multiple nonconforming ADA elements
- 9 - Steel structure in good shape
- 10 - Concrete piers in good shape
- 11 - Snow melt and ice damming creates water incursion at doors
- 12 - Fireplace in good shape

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





**LAKE EAU CLAIRE
COUNTY PARK
CLUBHOUSE STUDY**

**PROPOSED OPEN
AIR PAVILION**

CONCEPT :

Remove all items except the original concrete foundations, slabs, piers and steel trusses. Clean the remaining items and protect with paint.

The existing stone fireplace will remain and can be used as it is presently used.

Replace walks at perimeter and provide railings where required by code and ADA.

**LAKE EAU CLAIRE COUNTY PARK
CLUBHOUSE STUDY**





**LAKE EAU CLAIRE
COUNTY PARK
CLUBHOUSE STUDY**

**PROPOSED OPEN
AIR PAVILION**

USE :

The open air pavilion can be modified with shade structures of varying materials and used for a variety of functions.

Weddings

Concerts

Picnics

Graduation photos

Lectures

Family reunions

Corporate events

**LAKE EAU CLAIRE COUNTY PARK
CLUBHOUSE STUDY**





LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY

PROPOSED NEW CLUBHOUSE

CONCEPT :

The new Clubhouse would be constructed on higher ground adjacent to the existing parking area.

Relocating to high ground location solves:

Water infiltration issue

Sun shading
(more sun exposure for this location)

Mold and mildew mitigated with new floor construction, better ventilation and greater sun exposure.

Insulated floor slab and better ventilation reduces potential for floor condensation

Pest and rodent resistant materials

ADA compliant access routes

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY

PROPOSED NEW CLUBHOUSE

SPACES :

Seasonal use facility with heat and air conditioning

Flush toilets with indoor and outdoor access

Kitchen with multiple work triangles and serving windows for interior and exterior service

Large gathering area for 270 persons maximum

Large paved patio area directly accessed from new gathering space

Custodial and mechanical rooms

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY



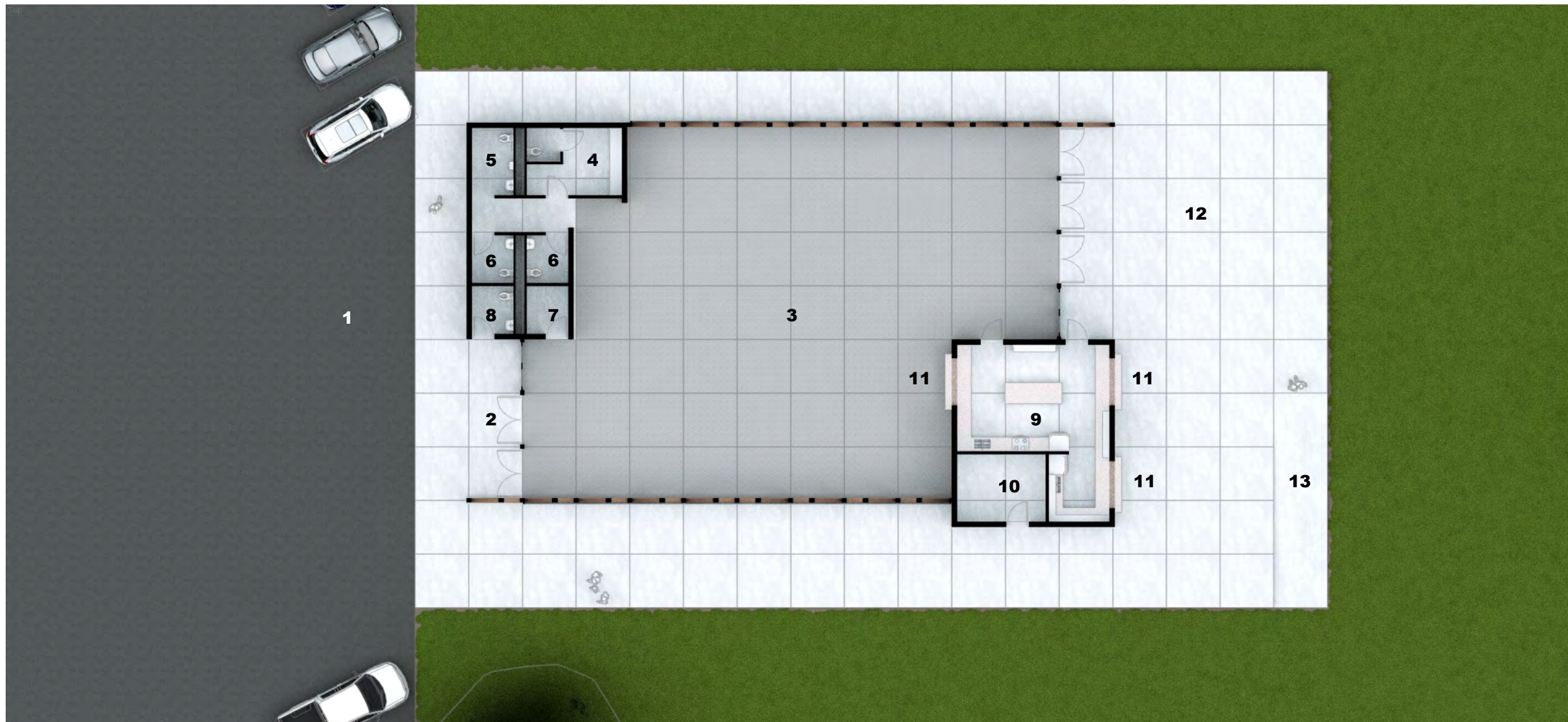


**LAKE EAU CLAIRE
COUNTY PARK
CLUBHOUSE STUDY**

**PROPOSED NEW
CLUBHOUSE**

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY

PROPOSED PLAN

LEGEND

- 1 - Parking
- 2 - Main Entry
- 3 - Main Gathering Space (299 persons max.)
- 4 - Changing Room
private toilet
counter w/ sink
mirrors
- 5 - Unisex - WC, Urin. & Lav
- 6 - Unisex - WC & Lav
- 7 - Custodial
- 8 - Unisex - WC & Lav
(exterior access)
- 9 - Kitchen
- 10 - Mechanical
- 11 - Serving Window
- 12 - Plaza/Patio
- 13 - Sloped Walk to Lawn

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY

INTERIOR OF PROPOSED CLUBHOUSE

FEATURES :

A heavy timber truss-like wall system with common wood trusses and metal roofing would provide for large clear span space for the interior.

Large expanses of glass are proposed to allow for views of the wooded surrounding and for natural light to reach into the space.

Easy to maintain insulated concrete floor

Clear span space allows for multiple arrangements for seating and tables

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





**LAKE EAU CLAIRE
COUNTY PARK
CLUBHOUSE STUDY**

PROPOSED SITE

LEGEND

- 1 - Dam
- 2 - Parking
- 3 - Proposed Clubhouse
- 4 - Existing Volleyball
- 5 - Lighted Path
- 6 - Proposed Open Air Pavilion
- 7 - Existing Park Office
- 8 - Existing Maintenance Area

**LAKE EAU CLAIRE COUNTY PARK
CLUBHOUSE STUDY**





**LAKE EAU CLAIRE
COUNTY PARK
CLUBHOUSE STUDY**

**VIEW LOOKING AT
PROPOSED
CLUBHOUSE**

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





**LAKE EAU CLAIRE
COUNTY PARK
CLUBHOUSE STUDY**

**VIEW LOOKING AT
PROPOSED OPEN
AIR PAVILION**

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY





Proposed Clubhouse Estimate

ITEM	UNIT COST	QUANTITY	UNIT	TOTAL COST
Project supervision	\$6.00	5,120.00	sq.ft.	\$30,720.00
Mobilization	\$0.50	5,120.00	sq.ft.	\$2,560.00
Temp utilities	\$15,000.00	1.00	lot	\$15,000.00
Cleaning / Trash removal	\$0.75	5,120.00	sq.ft.	\$3,840.00
Site amenities	\$0.50	5,120.00	sq.ft.	\$2,560.00
Bond	\$1.00	5,120.00	sq.ft.	\$5,120.00
Earthwork excavation	\$95,000.00	1.00	lot	\$95,000.00
Paving	\$15,000.00	1.00	lot	\$15,000.00
Landscaping	\$0.75	14,500.00	sq.ft. disturbance	\$10,875.00
Concrete slabs	\$6.00	10,880.00	sq.ft.	\$65,280.00
Foundation	\$20.00	484.00	lin.ft.	\$9,680.00
Glulam	\$135,000.00	1.00	lot	\$135,000.00
Common trusses	\$10.00	7,100.00	sq.ft.	\$71,000.00
Masonry	\$15.00	5,120.00	sq.ft.	\$76,800.00
Roofing	\$15.00	7,100.00	sq.ft.	\$106,500.00
Insulation	\$6.00	5,120.00	sq.ft.	\$30,720.00
Glass	\$100.00	1,360.00	sq.ft. glass walls	\$136,000.00
Rough carpentry	\$1.50	5,120.00	sq.ft.	\$7,680.00
Gyp. bd.	\$3.00	5,120.00	sq.ft.	\$15,360.00
Doors - exterior	\$6,000.00	10.00	each	\$60,000.00
Doors - interior	\$3,000.00	12.00	each	\$36,000.00
Cabinets	\$350.00	135.00	lin.ft.	\$47,250.00
Painting	\$1.75	5,120.00	sq.ft.	\$8,960.00
Caulking	\$1.00	5,120.00	sq.ft.	\$5,120.00
Specialties	\$1.00	5,120.00	sq.ft.	\$5,120.00
Appliances	\$6,000.00	1.00	lot	\$6,000.00
Plumbing	\$15.00	5,120.00	sq.ft.	\$76,800.00
HVAC	\$25.00	5,120.00	sq.ft.	\$128,000.00
Electrical	\$25.00	5,120.00	sq.ft.	\$128,000.00
Well	\$18,000.00	1.00	sq.ft.	\$18,000.00
Septic	\$40,000.00	1.00	sq.ft.	\$40,000.00
				\$1,393,945.00
Contingency @ 2.5%				\$34,848.63
A/E fees @ 7%				\$97,576.15
Plan Approval				\$1,500.00
				\$1,527,869.78



Proposed Open Air Pavilion Estimate

ITEM	UNIT COST	QUANTITY	UNIT	TOTAL COST
Selective demo	\$20.00	4,500.00	sq.ft.	\$90,000.00
Lighting and painting	\$10.00	4,500.00	sq.ft.	\$45,000.00
Guardrails and handrails	\$75.00	250.00	l.ft.	\$18,750.00
Concrete sidewalk	\$6.00	2,000.00	sq.ft.	\$12,000.00
				\$165,750.00
Contingency @ 5%				\$8,287.50
A/E fees @ 7%				\$11,602.50
Plan Approval				\$1,500.00
				\$187,140.00

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY

ESTIMATES

Proposed Open Air Pavilion

Total : \$187,140

Proposed New Clubhouse

Total : \$1,527,870

Grand Total : \$1,715,010

In conclusion:

CBS Squared's recommended hybrid approach for the Lake Eau Claire County Park Clubhouse is to preserve the existing structure for a fresh new function in a way that helps eliminate many of the moisture related problems resulting from being built at a low point in the park, while also creating a modern new facility in a different (higher ground) location that eliminates the potential for similar issues.

This approach increases the usable activity spaces in the park while providing a multi-use, modern facility that will accommodate the growing community for many, many years.

LAKE EAU CLAIRE COUNTY PARK CLUBHOUSE STUDY



Brevik Memorial Visitors & Historical Center

Proposal Relocation

Due to the historical significance of the Coon Fork log cabin we are asking the committee to grant permission to move the cabin to a new location within the park and use the structure for a historical visitor's center.

Creation of a Log Cabin Foundation (Due to the cost and time involved in creating a Foundation this will only be done **after approval** of the project can be obtained by the Eau Claire County Parks & Forest Committee) The Foundation will be responsible for the following as it pertains to the relocation of the cabin.

1. The removal of 3 to 4 white pine trees that are 12" to 14" in diameter to include the removal of stumps. In addition, small underbrush will also need to be cleared.
2. We are requesting that the fill already in the location of the proposed sight be used to bring the location to final grade.
3. The 133" x 180" concrete slab would be constructed at the proposed site at the same size as the current concrete slab. It would be constructed of 5000 psi concrete with 8" to 12" haunches around entire perimeter with $\frac{5}{8}$ rebar 2ft on center throughout. Once the concrete slab is in place we will add a pressure treated 4x6 beam along with other shims as needed to accommodate the "curb"

Eau Claire County Parks & Forest responsibility: Removal of the metered power from the building along with communication lines from the exterior and interior of the building.

4. The inside of the building we would need to remove the desk along with the countertops. In addition, it will need to be determined how the cabin is secured to the current foundation.
5. How the building will be moved. It is planned that the building will be moved with a metal lifting platform just wider than the cabin. The cabin will be lifted approximately 8" and remove the current concrete "curb" that it is currently setting on then sliding the metal lifting structure underneath and set the cabin back on the platform to lift from the metal structure high enough to back a trailer underneath and again back down on the trailer and move to it proposed location and reverse the process to set it on its new location.
 - a) What happens if this fails and we have a pile of lumber? What will we do?
 - (1) Re-purpose logs in the form of a memorial.
 - (2) Gift the material to the Brevik family.
 - (3) Using the tongue and groove boards from the inside of the cabin as the interior wall of the new office building.

6. Proposed timeline for the project.
 - a) Clearing land-**1 day**
 - b) Pouring of the concrete slab before it's too cold. **1.5 days** This time also allows for the appropriate time for the concrete to cure. **Min. of 10 days.**
 - c) Prepping the building - **1 week tying in the events from d and e**
 - d) Actual moving of the building.
 - e) The setting on the new foundation.
 - f) Securing the building for use. **-1 day**
- B. The Foundation will be responsible for the following after the building has been secured.
 1. The legal creation of a Foundation
 2. Cabin maintenance
 - a) Interior
 - b) Exterior
 3. Historical documents that will be housed in the Cabin.
 - a) The collection of said documents.
 - b) Displaying the documents, pictures, and any other historical artifacts relevant to the history of Coon Fork.
 4. A Geo cashe will be put in the location of the cabins to help people locate it.
 5. A little Library will be placed outside of the cabin to provide books for campers as well.
- C. What is expected of Eau Claire County Parks & Forest
 1. The Foundation would ask the Parks & Forest Department to collaborate with the members in order for this project to come to fruition.
 2. Allow the clearing of land to the right or west of the woodlot.
 3. Allow the pouring of a foundation in that same location so that the cabin can be moved there.
 4. We would NOT be asking for the building to have water or electricity.
 - a) After the Foundation has been established and fundraising has been done. We wish to retrofit the cabin with renewable energy in the form of solar panels. We feel this would be a good example of how buildings can be repurposed.
 5. After the moving, renovations, and historical document placement the Foundation would ask that the cabin be opened by park staff in the morning and closed by park staff in the evening.

At this time, I would ask if there are any questions regarding the proposal?

Current
Location



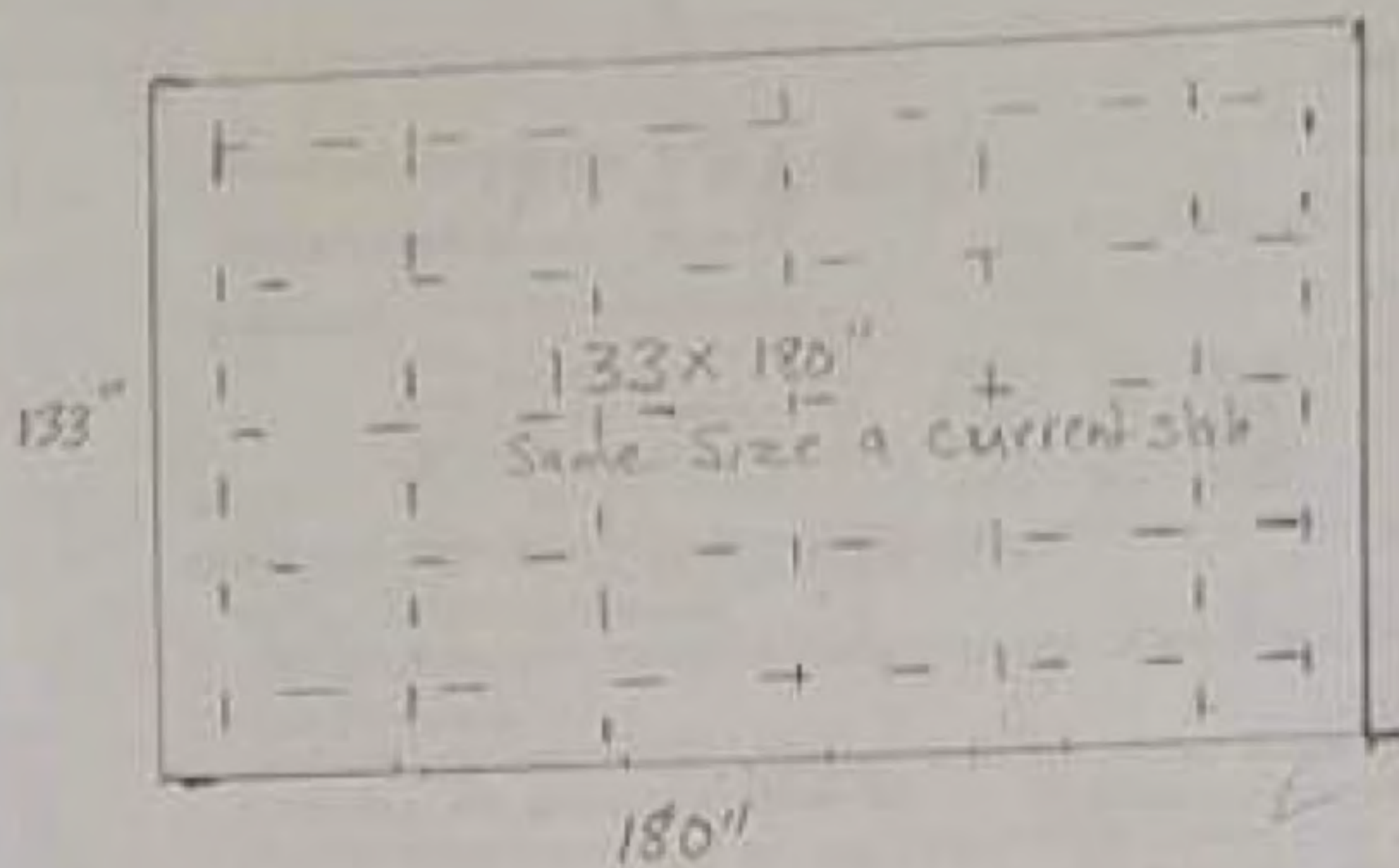
Proposed
Location



Sat

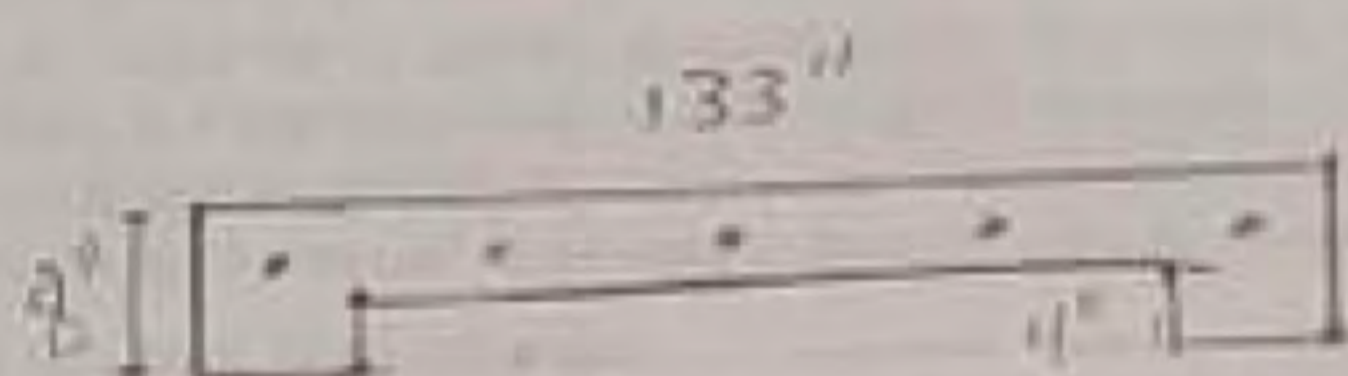
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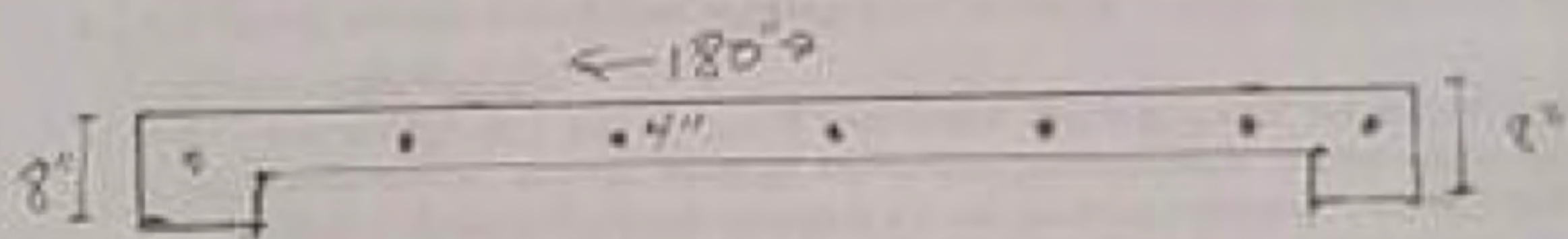


5,000 psi Concrete
w/ fiber

Rebar approx
every 2 feet



8" Haunches
on all sides



Phase 2

Over Engineered