

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 8, 2023

Time: 7:00 p.m.

Location: *Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703*

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 2604 832 3800

Password: hCdgu8Cm8Z8

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference: 1-415-655-0001 Access Code: 26048323800##

For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@eauclairecounty.gov at least 60 minutes prior to the start of the meeting.

**Please mute personal devices upon entry*

A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment (**15 minute maximum**)
4. Review/Approval of July 11, 2023 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Preliminary Plat for Ladybug Lane / Discussion – Action **Pages 5-9**
6. Review of the Groundwater Study Scope of Work with the U.S. Army Corps of Engineers / Discussion – Action **Pages 10-20**
7. Review of June bills / Discussion **Page 21**
8. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting August 22, 2023
9. Adjourn

Prepared by: Holly Weigand

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MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, July 11, 2023

Time: 7:00 p.m.

Location: Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

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Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 2603 996 7232

Password: wwJE39dSv34

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For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@eauclairecounty.gov at least 60 minutes prior to the start of the meeting.

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A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.

Members Present: Robin Leary, James Dunning, Dane Zook, Todd Meyer,

Members Absent: Nancy Coffey, Nick Smiar

Ex officio Present:

Staff Present: Rodney J. Eslinger, Ben Bublitz

1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting to order at 7 p.m. and confirmed with Director Eslinger the meeting was properly noticed.

2. Roll Call – Members present are noted above. A quorum was present.

3. Public Comment (**15 minute maximum**) – None

4. Review/Approval of June 27, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the June 27, 2023 meeting minutes.

ACTION: Motion by Todd Meyer and seconded by James A. Dunning to approve the June 27, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0

5. Public Hearings

a. A conditional use permit concerning a request for a cottage industry contractor business (tree service) in the A-2 Agriculture-Residential District. Owner: Mitchell Downing. Legal: Lot 1 CSM 420, Vol 2, P239, #543841, Town of Pleasant Valley, Eau Claire County, WI. CUP-0007-23.

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request for a cottage industry contractor business (tree service) on the applicant's property. Mr. Bublitz reported that the applicant will construct a garage where the applicant will store equipment associated with the business. He reviewed with the committee the location within the Town of Pleasant Valley, an aerial, zoning of the property, proposed hours of operations,

and adjacent land uses. Ben noted that the tree service business will employ one employee. On July 10, 2023, the Town of Pleasant Valley Town Board met and recommended approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet in the RH District complies with the code standards for accessory structures in the district, is consistent with the purpose of the code and the standards for granting a conditional use. Mr. Bublitz recommended approval subject to the conditions in the staff report.

Mitch Downing, owner, and the applicant, spoke in favor the request. He indicated that he plans to construct a 40 by 64 shed on the property to store all his tree service-related equipment. He clarified that the only access to the property is off STH 93 and that his employee will meet at the property at 7 am.

No one else spoke in favor of or against the request.

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0007-23) request concerning a cottage industry contractor business (tree service). Motion carried on a voice vote: 4-0-0.

b. A conditional use permit for transportation, communications, pipeline, electric transmission, utility, or drainage uses (broadband fiber shelter) in the A-P Agricultural Preservation and A-2 Agriculture – Residential District. Owner: Bloomer Broadband. Legal: A parcel of land located in part of Lot 50 of the Fifth Assessor's Plat of the Town of Seymour in the NW ¼ of the NE ¼ of Section 10, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin. CUP-0008-23

Ben Bublitz presented the staff report for the conditional use permit request for a utility broadband fiber shelter in the A-P District. He reviewed the site location within the town (90th and Burnell), aerial map, and site map with the committee. He indicated that the shelter would be a 10 by 16-foot precast shelter that would be located on the parcel to meet all required setbacks. The town already has approved the site access. The Town of Seymour Town Board met on June 12th and recommended approval of the conditional use permit as requested.

Staff concluded that the applicant's request for a conditional use permit for to locate broadband fiber shelter in the A-P District complies with the code standards, is consistent with the purpose of the code and the standards for granting a conditional use. Mr. Bublitz recommended approval subject to the conditions in the staff report subject to one correction. Ben noted that on page 23 of the committee packet, condition 4, second sentence that the words cottage industry should be replaced with permit.

Travis McFarland, applicant (Bloomer Broadband), spoke in favor of the request. He clarified for the committee that this structure will be used to enhance the transmission of information by adding light to the fiber inside the structure. He confirmed that the shelter will be precast stone color building.

Duane Anderson, 9516 Olson Road, spoke in opposition to the request. He felt that the applicant took advantage of his dad with lease agreement. He said his dad is 91 years old and may not of understood the terms of the agreement at the time it was signed. He also stated a concern that the shelter could impact the future value of the property.

Diane Anderson, 9646 Olson Road, spoke in opposition to the request. She didn't like the fact that the easement was perpetual.

David Ecklor, 2244 N. 90th Ave, spoke in opposition. He had concerns with the height of the building and he felt the company took advantage of an elderly man.

No one else spoke in favor or against the request.

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0008-23) for transportation, communications, pipeline, electric transmission, utility, or drainage uses (broadband fiber shelter). Motion carried on a voice vote: 4-0-0.

6. **(POSTPONED by the applicant)** Committee Review– A request to reduce the contiguous buildable area of lot from 21,780 square feet to 3,489 square feet. Lot located in part of the NW ¼ of the SW ¼, Section 4, Township 26 North, Range 6 West, Town of Bridge Creek, Eau Claire County, Wisconsin. (Kinderman/Gartmann) / Discussion – Action

This matter will be considered by the committee at its August 8, 2023 meeting.

7. Final Plat for Juniper Ridge / Discussion – Action

Director Eslinger presented the staff report for the Final Plat of Juniper Ridge. Mr. Eslinger recommended approval of the Final Plat of the Juniper Ridge subject to the conditions outline in the staff report.

ACTION: Motion by James A. Dunning to approve the Final Plat of Juniper Ridge as recommended by staff. Motion carried on a voice vote: 4-0-0.

8. 2024 Planning & Development Budget / Discussion

Director Eslinger reviewed the proposed 2024 Planning and Development Budget. He gave a brief overview of the department's mission, strategic direction, capital changes, and one position change. The committee requested that Director Eslinger provide hard copies of the budget documents ahead of the joint committee meeting with Budget and Finance and Planning and Development.

9. 2024 Fee Increases Action / Discussion – Action

Director Eslinger presented the 2024 fee schedule to the committee. He noted that anticipated increases would result in about \$20,830 of new revenue based on projected permitting.

ACTION: Motion by Dane Zook to approve the 2024 fee schedule as presented and discussed. Motion carried on a voice vote: 4-0-0.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting August 8, 2023 (July 25, 2023 was canceled by the committee)

11. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:20 pm.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development

Preliminary Plat Report



To: Committee on Planning and Development
Regarding: Preliminary Plat of “Ladybug Lane”
Surveyor: Eric Knauf; American Land Surveying
Owner/Agent: Rebecca Maug
Date: August 2, 2023
Cc: Eric Knauf, Elizabeth Pettis, Clerk/ Treasurer;
Ricky Strauch, Chair, Town of Pleasant Valley

Committee Members:

The statutory time limit for the County to take action on this matter expires on **September 11, 2023**. The County must “Approve, Conditionally Approve or Deny” this submitted Preliminary Plat by this time or it automatically is deemed approved by statute. Committee may also, by majority vote, require the subdivider to submit other reasonable and pertinent information necessary to review the plat, as per 18.79.020 B.

Staff has reviewed and recommends conditionally approving the **07/13/2023** “Preliminary Plat of **“Ladybug Lane”**”.

Recommended conditions for approval are as follows:

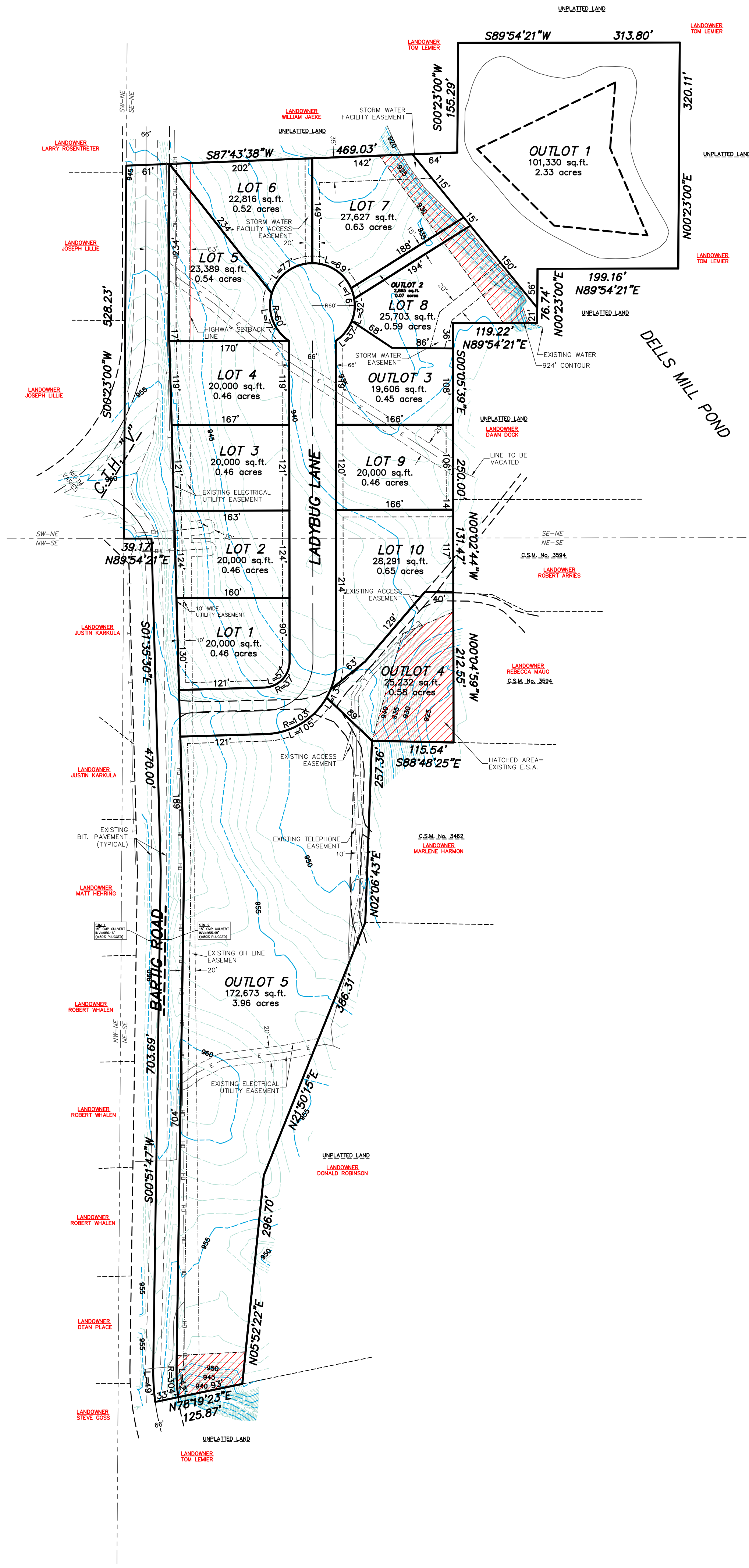
- 1) That the Town of Bridge Creek conditionally approves this preliminary plat.
- 2) Highway Department has not returned comment but may have access/design requirements along the County Road “V” frontage and access. -Communication from Hwy -they will handle this during the driveway approval process.
- 3) That the storm water plans meet the approval of the Eau Claire County Land Conservation Department, (lot configuration may be affected) and address issues discussed regarding the proposed storm water easement.
- 4) The ESA in Outlot 1 does not fully encompass the steep slope. Please update to include this.
- 5) Per 18.82.060 C - Side lot lines shall generally be at right angles to street lines or radial to curved streets or cul-de-sacs. This will need to be addressed.
- 6) Per 18.20.015, will need to provide floodway data supporting stated base flood elevation.
- 7) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)
- 8) That the Final Plat complies with all applicable portions of A-E 7, s. 236 of the Wisconsin Statutes and that the Department of Administration has no objection to the final plat and certifies to this.
- 9) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).

Notes:

- 1) The developer will need to meet with the USPS Postmaster to determine type and location of mailbox installation for this development for the final.
- 2) Ownership condition for Outlot must be stated on the face of the final plat. If a percentage interest divided amongst the lot owners is used, lot owner deeds must reflect the percentage of Outlot ownership interest.
- 3) Per Chapter 18.77.090 (Groundwater management and drinking water supply) not addressed.
- 4) The full Health Department report and recommendations are attached as part of this packet.
- 5) Lots 7, 8, and Outlot 2 have slopes greater than 20 and 30%. This may limit lake access and future structures. Though certain use/access are allowed under title 18.
- 6) Stormwater easement in Lot 8 crosses steep slopes. This will be examined more closely in the stormwater plan.
- 7) The following statements will need to be added to the final plat:
 - o “Basement floors shall be built a minimum of 1’ above the seasonal high water table elevation.”
 - o “Eau Claire County and the Town of Bridge Creek have the perpetual right, privilege, and easement to enter upon any Outlot and stormwater management facility to operate, repair, maintain, relocate, reconstruct, and replace said facilities as either of them, in their sole discretion, determines that any such action is necessary or desirable to accommodate anticipated flows of stormwater or melt water.”
 - o “Stormwater easements are for the benefit of all lots in this plat. After installation of stormwater facilities within this plat (as per plan filed with Eau Claire County), the elevations of the ground within these easements cannot be altered without prior approval from Eau Claire County and the Town of Pleasant Valley. No improvement or object may be placed within these easements that would impede the flow of water.”
- 8) Soil borings have been reviewed and are approved.
- 9) Subdivision name is acceptable for recording.

Respectfully submitted:

Dean J. Roth, PLS
Eau Claire County Surveyor
Land Records Division Supervisor
Department of Planning and Development
Room 3344 - 721 Oxford Avenue
Eau Claire, WI 54703-5481
Voice: 715-839-4742
FAX 715-831-5802
E-mail: dean.roth@co.eau-claire.wi.us



-PROPERTY OWNER: REBECCA MAUG
5256 FRIEDCK RD
EAU CLAIRE, WI 54701-9610

-LAND SURVEYOR: ERIC KNAUF, AMERICAN LAND SURVEYING
3028 HARTWOOD DRIVE
EAU CLAIRE, WI 54703

-PARCEL ZONING: UNZONED TOWNSHIP

-ADJOINING PARCEL ZONING: UNZONED TOWNSHIP

-BASE FLOOD ELEVATION: 924.6 FEET (NAVD 88)

-WATER ELEVATION: 918.5 FEET (NAVD 88) (MARCH 2023)

-PLAT AREA: 15.61 ACRES

SCALE: 1" = 100'



Date: 7/24/2023

To: Dean Roth, Planning and Development

From: Elizabeth Paulson, REHS. Environmental Health Specialist

Re: Proposed plat for "Lady Bug Lane"

I have reviewed the Proposed Plat of "Lady Bug Lane" for compliance with sections 18.77.080 C. and 18.77.090 of Title 18, Eau Claire County Code.

1. The proposed 10 lot development of "Lady Bug Lane" has lot sizes that are from .46 acres to .65 acres with some lots having easements and environmentally sensitive areas. The prior land use and management activities within the subdivision were not included in the information provided to this department. The Eau Claire County contour and generalized water-table elevation maps indicate that groundwater in the proposed plat likely flows to the east towards the mill pond.

The Health Department has reviewed available groundwater data in the area. Available Nitrate concentrations from nearby wells suggest relatively low nitrate levels in the area, but the data is very limited. The proposed development has the potential to contribute nitrate and other contaminants to local groundwater by onsite wastewater treatment leaching. The potential for groundwater contamination generally correlates with the density of private onsite wastewater treatment systems.

The proposed lot sizes are much smaller than other subdivisions in the county and are not consistent with nearby developments. The proposed density would generally exceed the Health Department's current density recommendations (at least 1 lot per acre). There are lots on this proposed plat that are limited by environmentally sensitive area and/or easements which could result in further reduction of available spacing for individual POWTS and private wells. There is a concern about the size of area that will be needed for a POWTS system depending on the number of bedrooms that each house will have. No additional information was provided on the size of the proposed homes for each lot. With the reduced lot sizes, it is important to ensure that un-disturbed and sufficient area is allocated for an appropriately sized POWTS. Per county code, holding tanks will not be authorized in most cases, this includes any sites that have been disturbed due to negligence during construction activities.

The Health Department generally does not support development at densities of less than 1 lot per acre due to heightened potential for impacts to nearby private wells. The Department encourages increasing lot sizes to promote more separation between septic drain fields and potable wells for this proposed development. Individual homeowners in this development may also want to consider optional practices to prevent or mitigate potential nitrate or other groundwater contaminants, including but not limited to: installing a POWTS pre-treatment device, drilling a deeper well, water treatment system, etc. The Health Department would also support consideration of alternative wastewater treatment and drinking water distribution strategies that may be feasible in the area to further reduce risk of drinking water

contamination, including but not limited to: clustered POWTS, connection to municipal water and sewer, etc. Further investigation of the groundwater dynamics in the area by a qualified environmental consultant could assist in evaluating the potential for groundwater contamination from the proposed development.

2. The soil borings performed for lots 1-10 were done on June 7, 2023, by William Heidt CST #227872 are approved. The borings done show that the soils are highly variable, and the soils vary in dept to limiting factor on each lot. The USDA's online Web Soil Survey suggests that the soils in the area are very limited in their ability to filter wastewater effluent. There are other areas of the county that share this classification but have not been developed at the proposed density. In addition to soils and as noted above, there is concern with the proposed lot sizing and the space that will be required to install a POWTS for each home. It is also noted that there are some lots that have restricted characteristics such as environmentally sensitive areas. The lots should be evaluated and managed to ensure that there is a suitable, un-disturbed site for a POWTS to be installed.

If approved at the proposed lot density, it is recommended that a full soil evaluation be performed for each lot and a POWTS area be determined and allocated for each lot. This level of pre-design may help mitigate the potential for groundwater impacts by ensuring sufficient spacing between individual wells and POWTS. However, this would reduce options for the siting of homes and accessory buildings on each lot. If approved to be developed at this density, it is likely that most lots will lack sufficient space to install a replacement POWTS if the original were to fail, leaving homeowners with limited options for replacement in the future.

3. In summary, the Health Department has concerns about the proposed development. These concerns include a heightened potential for groundwater contamination and additional logistical challenges related to the siting of individual potable wells and POWTS. The Department generally does not encourage development at this density. If approved as proposed, developers are encouraged to consider additional design and implementation practices to ensure available space for water and wastewater systems.

Please contact with have any questions,

Elizabeth Paulson, REHS | *Environmental Health Specialist*

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720 Second Avenue, Eau Claire, WI 54703

www.ehealthdepartment.org



Scope of Work

Groundwater Study
Eau Claire County, WI

This Scope of Work is for a groundwater study for Eau Claire County, Wisconsin which will involve synthesizing data, constructing a conceptual site model (CSM), and constructing a numerical groundwater flow model, if warranted. Eau Claire County (herein referred to as “the sponsor”) will be completing this study in partnership with the United States Army Corps of Engineers (USACE). This partnership is made possible through the USACE Planning Assistance to the States (PAS) program.

Background

The goal of the project is to develop a tool that can be used to assist the sponsor in making land use and land development planning decisions related to groundwater usage. Example uses include evaluating future development-related groundwater needs and the physical properties of the aquifer (i.e., recharge, capacity, etc.) Additionally, there is a need for understanding potential development-related impacts to the aquifer (i.e., pollutant impacts).

In their initial request, the sponsor identified the following objectives:

- Map existing depths to the water table within the county and to identify groundwater flow directions of the aquifers.
- Determine groundwater aquifer (recharge) capacity and quality.
- Identify susceptible or sensitive areas that might impact groundwater supply from land use and climatic impacts.

Further discussion with the sponsor identified a project focus area on the northwest corner of the county (**Figure 1**). The sponsor estimates this area to be approximately 350 square miles, centered on Eau Claire, WI, not necessarily focused on the city, but rather the areas of current or future development.

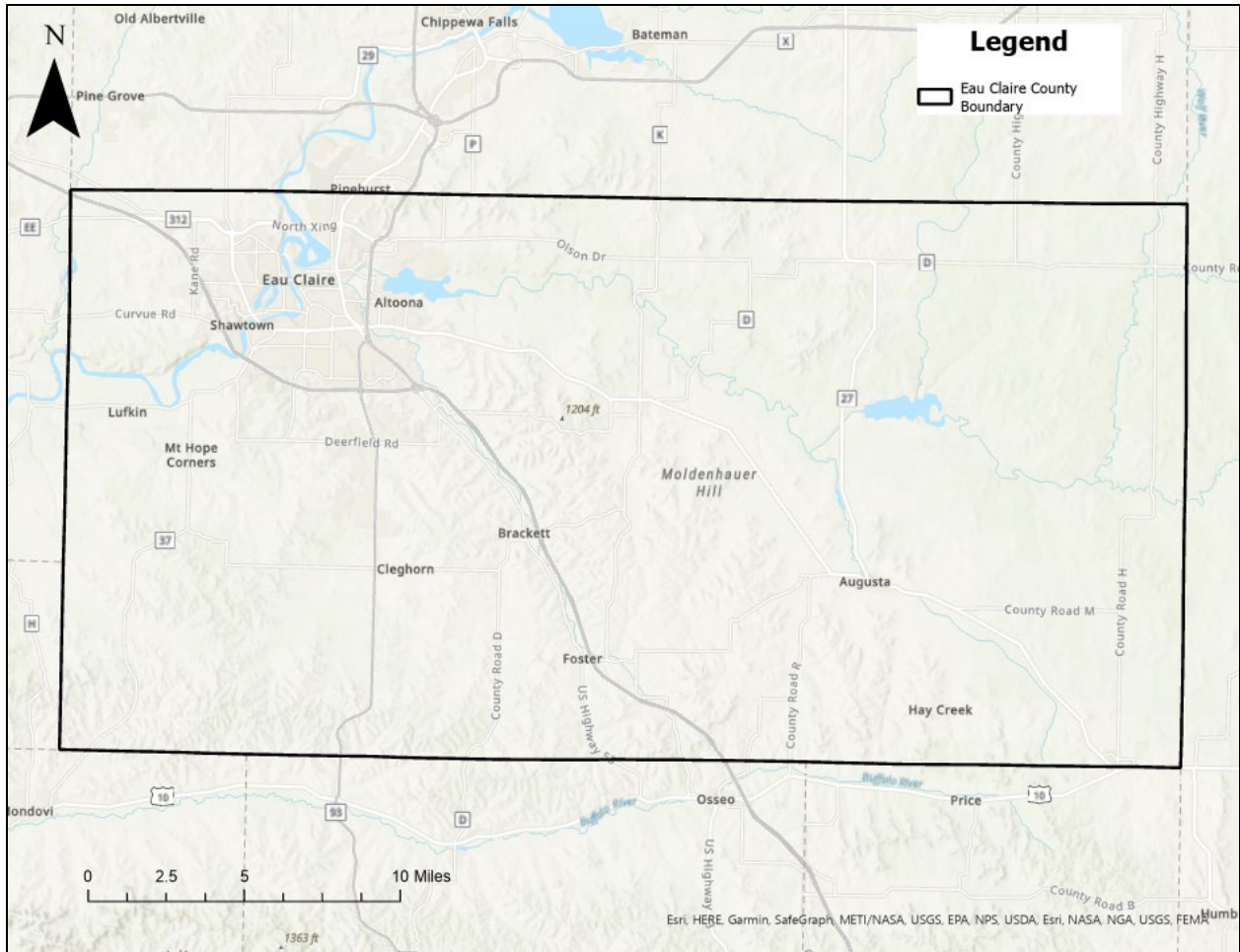


Figure 1. Eau Claire County boundary.

Additional questions that the sponsor would like to be able to answer with the project deliverable(s) are:

- Which areas are more/less susceptible to drawdown from high-capacity or low-capacity wells?
- Which areas are better suited for development with private well/septic vs. connection to municipal systems?
- In a particular subdivision area (developed or proposed), what is the likelihood that an individual septic failure would impact surrounding wells?
- What areas might be more problematic for landspreading as it applies to impacting drinking water wells?

Project Overview

The USACE Groundwater Regional Center of Expertise (GWRCX) in the Philadelphia District (NAP) will assist the St. Paul District (MVP) with the project. Because there is uncertainty in what data are available, a two-phased approach is proposed. Phase 1 of the project will allow NAP and MVP (herein referred to as USACE) to first compile the available information related to the groundwater resources of the county and develop a Conceptual Site Model (CSM). The CSM of the groundwater flow system will

describe groundwater inflow and outflow to the aquifers in the area of interest as well as identify factors that may impact the quality or quantity of groundwater resources. Should data gaps exist in the CSM, or the needs of the sponsor require the development of a subsequent numerical groundwater model, a Phase 2 may be pursued to meet the project needs.

Phase 1

The first phase of the project will include:

- Development of project goals, objectives, and identification of the sponsor's intended usage of the project deliverable(s).
- Data review, assessment, and identification of data gaps.
- Development of a CSM.
- Discussion of the CSM's ability to meet the goals, objectives, and sponsor's intended usage; and
- Reporting.

The tasks associated with Phase 1 are outlined below.

Task 1 - Planning Charrette

Upon initiation of the project, USACE will hold an in-person (MVP) planning charrette (with virtual participation by NAP) with the sponsor and any relevant stakeholders (i.e., local government officials, agencies, etc.). The purpose of the charrette is to:

1. Define specific goals, objectives, and deliverables for the project and to identify how the sponsor intends on utilizing the project deliverables.
2. Discuss existing resources, current data availability, and develop a plan for acquiring this information.
3. Agree amongst USACE and stakeholders on respective roles and responsibilities.

Upon completion of this charette, USACE will develop meeting minutes and action items to guide future work.

Task 2 - Data Collection and Review

Data collection will be a collaborative effort between USACE, the sponsor, and any applicable stakeholders. USACE will compile a list of data needs and present it at the planning charette for discussion about what is available and how it can be obtained efficiently. This data could include but is not limited to:

1. Reports related to groundwater for the area of interest.
2. Geologic Data – Boring logs (including location data), historic fence diagrams and lateral extents of aquifers and confining units.
3. Spatial Data – Locations of important features, including channel alignments, pumping well locations, piezometers, monitoring wells, etc.
4. Topographic Data – Any topographic data (LIDAR, etc.), including river, lake bathymetry.
5. Groundwater Data – Time series water level data in surrounding piezometers or wells. Information should include names, location, screened interval, and reference elevation (if data is provided in units of depth).

6. Pumping Data – Groundwater extraction data for pumping wells within the area of interest. Information should include names, location, screened interval, reference elevation (if data is provided in units of depth), and pumping rates (time varying withdraw rates, if available).
7. Surface Water Data - Lake or river stage data, flow data, flood data.
8. Information on groundwater recharge and storage in the area of interest.
9. Information on location and extent of areas of known groundwater contamination.

USACE will review and evaluate the data that has been collected. Any uncertainty or gaps in the data will be identified so that a sensitivity or uncertainty analysis can be conducted in a later phase.

Task 3 - Conceptual Site Model (CSM) Development

After the data is compiled and reviewed, it will be synthesized to construct a CSM, which is a detailed, qualitative description of the groundwater system. The availability of data will determine the complexity of the CSM and inform the need for further phases of the project. The CSM may include a 3-D geologic representation as well as any important sources or sinks to the groundwater system. The boundaries of the conceptual model will be equal to or larger than the area of interest and will also encompass the area of a possible groundwater flow model to be completed in future phases of work. Based on this CSM, a qualitative assessment of the factors influencing the quality and quantity of groundwater resources of Eau Claire County will be made.

An additional goal of developing the CSM will be to identify if the CSM is sufficient to meet the objectives of the sponsor or if additional numerical modeling (Phase 2) is warranted.

USACE will provide a draft of the CSM to the sponsor and stakeholders for review, including the conceptualization of the geology, to ensure it aligns with local knowledge of the project area before USACE finalizes the CSM.

Task 4 – Climate Change Assessment

USACE policy requires the development a climate change assessment accompany all projects. This assessment is intended to enhance USACE climate preparedness and resilience by incorporating relevant information about observed and future climate change impacts in hydrologic analyses for USACE projects. This assessment can inform the decision process related to future project planning. In accordance with USACE Engineering and Construction Bulletin (ECB) 2018-14, USACE will perform a climate change assessment for the project area. The climate change assessment will accompany the final reporting.

Task 5 – Phase 1 Report

The final product for the Phase 1 work will be a report documenting the data, CSM and its development, findings, and recommendations. This report will summarize the work performed and incorporate comments and recommendations discussed during the Phase 1 Final Charrette.

Task 6 – Phase 1 Final Charrette

Upon the completion of the CSM and draft reporting, USACE will hold an in-person (MVP) planning charrette (with virtual participation by NAP) with the sponsor and any relevant stakeholders. The purpose of this charette will be to:

1. Review the CSM and draft report and receive comments to be incorporated into the final reporting and finalization of Phase 1.
2. Work with the sponsor and stakeholders on how the final deliverables (CSM) can be used in the future to meet the sponsor's goals.
3. Discuss the need for further work including data collection and/or numerical modeling (Phase 2).

Phase 2

Several of the goals of this groundwater study may require development of a numerical model. Numerical groundwater flow models can be constructed for many diverse purposes and range widely in complexity. The key to developing a successful groundwater model is to define clear, achievable goals, and to balance the model complexity with the available data. Because the quantity and quality of data available for developing a numerical groundwater model is not currently known, the exact complexity of the numerical model cannot be determined at this time. Data collection and analysis during Phase 1 will help to determine the appropriate strategy for developing a numerical flow model.

The tasks below provide basic details of possible modeling strategies. As Phase 1 progresses and a better understanding of the area is developed, tasks may be refined or prioritized by the sponsor.

Task 1 – Identify and Fill Data Gaps

A lack of data may limit the ability of the groundwater study to provide meaningful answers to proposed questions due to high levels of uncertainty. If this is the case, data gaps will be identified, and recommendations of how to fill the data gaps will be developed and implemented as funding allows. Additional data collection could involve installing wells, performing geologic borings, or collecting water level or stream flow measurements. The additional data will be used to better understand the groundwater flow system and provide data for model calibration.

Task 2 – Groundwater Flow Model Development

The conceptual site model created in Phase 1 will be used to develop a 3-D numerical groundwater flow model. Defensible boundaries will be established based on a review of the conceptual site model and coordinated with the sponsor to ensure the model sufficiently covers the area of interest. A published groundwater modeling code will be selected to perform the numerical modeling. The model will include all important sources and sinks of groundwater identified in Phase 1, such as pumping and recharge.

Task 3 – Model Calibration and Validation

To ensure that model input parameters reflect site conditions, and the flow system has been represented appropriately, the groundwater model will be calibrated to observed water level data, if available. Model calibration is achieved by adjusting the model inputs within appropriate ranges until the model solution closely approximates observed water levels. Model calibration can be to steady state or transient conditions. Calibration to steady state conditions requires less data and is typically easier to perform than calibration to transient conditions. Transient calibration is more complex as it requires the model to replicate changes in stresses on the groundwater system over time. Although a transient calibration is more difficult and time consuming, it increases confidence in model results. The groundwater data collected in Phase 1 and Task 1 of Phase 2 (identify and fill data gaps) will dictate the

level of calibration that can be performed. For the purposes of this scope, it is assumed that model calibration can be achieved in 120 hours.

Once the model is calibrated to a certain set of conditions, the calibrated input parameters can be validated by using them to predict a set of observed water levels separate from the calibration dataset. Model validation increases confidence in the model input parameters but may not be possible if groundwater level data is limited.

Task 4 – Sensitivity Analysis

Uncertainty in model input parameters is often explored through a sensitivity analysis where individual parameters are varied over an established range to assess the impact on model results. A sensitivity analysis produces a range of model results rather than one answer. Sensitivity analyses are particularly important when calibration data is limited or where there are data gaps in the conceptual model. Sensitivity analyses could involve varying parameters such as hydraulic conductivity, recharge, or boundary conditions. Specific sensitivity analyses to be conducted would be defined once the uncertainty in the model is better understood.

Because the quality and quantity of calibration data is not currently known, the uncertainty in the model cannot be predicted at this time. For the purposes of this scope, it is assumed the modeling team will spend 80 hours exploring the sensitivity of the model to adjustments in model parameters.

Task 5 – Predictive Scenarios

In this task, the calibrated model will be used to model conditions other than those used for model calibration. This could include modeling changes in meteorological conditions (e.g., changes in recharge) or changes in pumping rates and determining how these changes could impact modeled groundwater levels. For this scope, it is assumed that the modeling team will spend 48 hours conducting predictive scenarios. The number and type of desired scenarios will be determined as modeling goals are refined through coordination with the sponsor prior to model construction.

Task 6 – Phase 2 Final Charette

Following completion of the groundwater flow model, USACE will hold a final Charette with the sponsor and any relevant stakeholders. The purpose of this charette will be to:

1. Present the model development and final results.
2. Work with the sponsor and stakeholders on how the final deliverables (model files and modeling report) can be used in the to meet the sponsor's goals.
3. Get feedback from the sponsor on the final results, which can be incorporated into the final report.

Task 7 – Phase 2 Reporting

The final product of Phase 2 will be a report documenting the groundwater flow model development, calibration, model scenarios, and uncertainty in the model results.

General Schedule & Cost Estimate

The following summarizes the estimated costs and major milestones as they are currently understood. Further discussion may necessitate revisions to this tentative schedule to meet the project needs.

Phase 1	Estimated Completion (Months after the project begins)	Estimated Cost
Task 1 - Planning Charrette	1	\$11,519
Task 2 - Data Collection and Review	1 – 3	\$33,600
Task 3 - Conceptual Site Model (CSM) Development	3 – 8	\$61,530
Task 4 – Climate Change Assessment	1 – 3	\$13,440
Task 5 – Phase 1 Report	8 – 12	\$21,460
Task 6 – Phase 1 Final Charrette	12	\$11,519
Phase 1 Subtotal		\$153,068
Phase 2	Due Date	Approx. Cost
Task 1 – Identify and Fill Data Gaps	12 – 15	\$43,470
Task 2 – Groundwater Model Development	15 – 17	\$55,862
Task 3 – Model Calibration	17 – 19	\$24,288
Task 4 – Sensitivity Analysis	19 – 21	\$16,192
Task 5 – Predictive Scenarios	21 – 22	\$9,715
Task 6 – Phase 2 Charrette	23	\$12,065
Task 7 – Phase 2 Reporting	22 – 24	\$21,524
Phase 2 Subtotal		\$183,116
Project Total		\$336,184

**EAU CLAIRE COUNTY
GROUNDWATER ADVISORY COMMITTEE**

**MEETING MINUTES – July 7, 2023, 10:00 am,
Eau Claire County Courthouse, Rm 3312
721 Oxford Ave, Eau Claire, WI 54703**

MEMBERS PRESENT: Nancy Coffey, Jodi Lepsch, Jane Mohler, Sham Anderson, Darryll Farmer, Anna Mares (arrived virtually at 10:10 am)

MEMBERS ABSENT: James Dunning, Mary Kenosian, Mark Kaeding

STAFF PRESENT: Chad Berge, Christina Rauh (Land Conservation Division); Rod Eslinger (Planning & Development); Matt Steinbach (Eau Claire City/County Health Department)

OTHERS PRESENT: Karla Sparks, Jeremiah Jazdzewski (US Army Corps of Engineers)

1. Call to order by Chair.

The meeting was called to order by Chair Coffey at 10:00 am.

2. Roll call of members present

Roll call was taken. A quorum was present with 5 members in attendance.

3. Confirmation of Compliance with Open Meeting Law

Coffey confirmed compliance with the open meetings law.

4. Public Comment Period

None

5. Review/Approval of May 25, 2023, meeting minutes

DISCUSSION: None

ACTION: Motion by Lepsch/Second by Mohler to approve the May 25, 2023, meeting minutes. Motion carried on a voice vote with no one in opposition, 5-0-0

6. Review of the Groundwater Study Scope of Work with the U.S. Army Corps of Engineers.

DISCUSSION: Jeremiah with the U.S. Army Corps of Engineers (USACOE) reviewed the scope prepared by their agency. The scope is divided into two phases. Phase 1 is comprised of a Groundwater Conceptual Model and Phase 2 includes the development of a Groundwater Flow Model. Phase 1 is planned to encompass the entire county and Phase 2 will have a focus area of approximately 350 square miles within the county. The next steps in the process are for the GAC to approve the scope by a motion to move the project to the Planning and Development Committee who will also need to pass a motion to move the project to the County's Authorized Agent. Once the authority is given to the County's Authorized Agent, the USACOE will work with the agent to draft and sign the Certificate of Authority and the Certificate of Lobbying. After the documents are signed an Affirmative is passed through the USACOE, which can take up to 60 days to approve.

Mares arrived virtually at 10:10 a.m.

7. Members, Staff and Agency Updates

- a. **Committee Members** – No updates.
- b. **Regional Planning Commission** – Not present.
- c. **Planning and Development** –No updates.
- d. **Land Conservation** – Nothing to add.
- e. **Health Department** – Steinbach shared the new testing equipment is installed.
- f. **County Municipalities** – Not present.

8. Set next Meeting Date

The next regular meeting date is July 20, 2023, at 4:00 p.m. in room 3312.

9. Future Agenda Items:

10. Adjourn

Coffey adjourned the meeting at 11:31 a.m.

Respectfully Submitted,



Chad Berge, Land Conservation Manager
Groundwater Advisory Clerk

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[SIGNATURE OF PPA SIGNATORY]

[TYPED NAME]

[TITLE IN FULL]

DATE: _____

CERTIFICATE OF AUTHORITY

I, _____, do hereby certify that I am the principal legal officer for the **[FULL NAME OF NON-FEDERAL SPONSOR]**, that the **[FULL NAME OF NON-FEDERAL SPONSOR]** is a legally constituted public body with full authority and legal capability to perform the terms of the **[INSERT: Agreement or Amendment No. __, as applicable]** between the Department of the Army and the **[FULL NAME OF NON-FEDERAL SPONSOR]** in connection with the **[FULL NAME OF STUDY OR PROJECT]**, and to pay damages, if necessary, in the event of the failure to perform in accordance with the terms of this **[INSERT: Agreement or Amendment, as applicable]**, as required by Section 221 of Public Law 91-611, as amended (42 U.S.C. 1962d-5b), and that the person who executed this **[INSERT: Agreement or Amendment, as applicable]** on behalf of the **[FULL NAME OF NON-FEDERAL SPONSOR]** acted within **[INSERT: his or her, as applicable]** statutory authority.

IN WITNESS WHEREOF, I have made and executed this certification this _____ day of _____ 20____.

[INSERT TYPED NAME]
[Insert Full Title]

**Planning and Development
June 2023**

The following bills were sent to the Finance Department for payment:

Planning

Vendor	Amount	Description	Line Item#
Ayres Associates	25,000.00	2023 Aerial Imagery	201-15-27730-829-023
Ayres Associates	8,935.20	2023 Aerial Imagery	202-15-51740-200-742
MSA Professionals	1,507.25	Comp Zoning Ordinance Revision	100-15-56920-200-000
Peter Strand	22.93	May Mileage Expenses	100-15-56920-330-000
Peter Strand	360.00	WLIA Spring Conference Expenses	100-15-56920-340-000
Silver Shield	3,785.50	Chevy Silverado Truck Bed Organizer	201-15-57730-811-022
Silver Shield	742.16	Chevy Silverado Truck Bed Organizer	405-15-57730-811-021
APG	168.20	Public Hearing Notices	100-15-56920-321-000
Egress Window Guy	72.50	Partial Building Permit Refund	100-15-44400-000-000
Voyager	204.87	May Fuel	100-15-56920-330-000
WCCA	100.00	2023 Membership	100-15-56920-340-000
Zach Felling	627.40	ESRI Conference Expenses	202-15-51740-200-742
ECC HWY	136.20	Equipment - Recycling	211-15-53637-200-748
ECC HWY	166.89	May Fuel	100-15-56920-330-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#
Disaster Ready Chippewa Valley LLC	50.00	2023 Membership	100-15-52924-324-000
Tyler Esh	126.19	May Travel Expenses	100-15-52924-330-000

Recycling

Vendor	Amount	Description	Line Item#
Earthbound Environmental Services	2,424.08	Compost Screening	211-15-53637-200-748
GFL Environmental	6,365.96	Dropsite May	211-15-53635-208-000
GFL Environmental	46,545.66	Curbside May	211-15-53635-201-000
Johnson Litho Graphics	13,992.28	2023 Recycler	211-15-53635-368-000
Town of Wilson	102.60	April Recycling Attendant	211-15-53635-208-000
WRR Environmental Services Co, Inc	14,382.22	May Clean Sweep	211-15-53636-200-745
Village of Fairchild	122.40	May Recycling Attendant	211-15-53635-208-000
Waste Management	43,146.24	Curbside May	211-15-53635-201-000
Recycling Connections Corporation	11,335.88	Compost Bin Sales	211-15-56367-310-748
Town of Wilson	82.08	May Recycling Attendant	211-15-53635-208-000

Land Conservation

Vendor	Amount	Description	Line Item#
Turning Point Systems Group	13,880.00	GPS Unit	201-00-51982-390-100
Voyager	342.00	May Fuel	100-15-56920-330-000
Advanced Engineering Concepts	278.50	Remington Auto SW Closeout	100-00-23172-000-000
Northland Excavating LLC	499.35	BD-22-05	207-15-56924-390-703
Northland Excavating LLC	6,990.90	BD-22-05	207-15-56924-200-706
Barron County	240.00	Summer Tour 2023	100-15-56920-340-000
Paws & Claws	3,000.00	FA Release SW-08-17	100-00-23172-000-000
Tim Wucherer	23.98	No Till Drill Reimbursement	207-15-56930-370-000
ECC HWY	360.12	May Flagging - 05/18	207-15-56924-390-716
ECC HWY	125.86	May Fuel	100-15-56920-330-000

Division	Totals
Planning	41,829.10
Resurvey	-
Emergency Management	176.19
Recycling	138,499.40
Land Conservation	25,740.71
Total	180,504.69