

Eau Claire Comprehensive Plan 2015

Governmental Cooperation Plan



City of Eau Claire Wisconsin

Governmental Cooperation Plan

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Governmental Cooperation Plan

This chapter describes what the City will do to promote cooperation among and between nearby units of government for mutual benefit, smart growth, environmental protection and service efficiency.

Summary of Governmental Cooperation Issues

The major governmental cooperation issues are:

- 1. Shared Services:** To what extent should the City of Eau Claire promote the sharing of services and facilities with other units of government?
- 2. Consistent Land Use Regulations:** Should the City of Eau Claire encourage more consistent standards for development codes, land use regulation, building inspection, and code enforcement in the metropolitan area?
- 3. Boundary Change:** What should the City of Eau Claire do, if anything, to reduce the uncertainty among local communities about the timing, sequence, and costs of boundary changes while ensuring that development in the urban service area is consistent with the *Eau Claire Comprehensive Plan*?
- 4. Trust between Governments:** What should the City of Eau Claire do to foster relationships between governments to exhibit trust and respect?
- 5. Open Space and Environmental Asset Conservation:** What should the City of Eau Claire do to encourage metropolitan area jurisdictions to protect key environmental assets such as rivers and wetlands, woods, scenic areas, and prime farmland?

Progress since the 2005 Plan

Much progress has been made since the 2005 *Comprehensive Plan* in terms of cooperation between the City and its five adjacent Towns with regard to the planning and regulation of land use, utilities and roads on the periphery of the City.

The major planning issue in the 2005 plan was: *What should the City do to ensure that urban expansion is compact, cost-efficient and designed for lasting value?*

Governmental Agreements

In response to that issue, the City proposed and the Towns each accepted subdivision regulations saying that land divisions for residential purposes shall be permitted based on an overall base density standard of one single family lot per 10 acres in the Sewer Service Area of the Town unless features were included that facilitate future urban growth with City

utilities. Eau Claire and Chippewa Counties did the same. The provisions of those agreements are outlined on pages 10 through 13 of the Land Use and Development Assessment chapter and on pages 13 through 15 of the Land Use Plan chapter.

The City then prepared plans for land use that would apply to properties that successfully petition for annexation in each of the five Towns, along with general plans for the extension of public utilities and major roads. One such plan was prepared for the Sewer Service Area in each of the five adjacent Towns, and they are being incorporated into this *Comprehensive Plan*.

These agreements are of historic proportion and demonstrate that governments can work together for the greater good even when it requires bending entrenched practices and convictions.

Goal and Objectives

Craft working arrangements with other units of government that benefit the City and advance the specific aims of the Comprehensive Plan.

Objective 1 – Planning and Growth Management

Engage neighboring jurisdictions in planning and agreements to achieve ongoing, compact serviced growth and environmental protection.

Objective 2 – Services and Facilities

Continue to seek ways to share services and facilities in ways that benefit the City.

Objective 3 – Economic Development

Work with other jurisdictions and agencies to advance business growth.

Objective 4 – Environmental Protection

Collaborate for the good of natural resources.

Objective 1 – Planning and Growth Management

Engage neighboring jurisdictions in planning and agreements to achieve ongoing, compact serviced growth and environmental protection.

1. Governmental Agreements and Extra-territorial Review

Continue to follow the provisions of the agreements signed in 2011 with each of the five adjacent Towns.

Continue to review all proposed plats and certified survey land divisions in the City's extraterritorial subdivision review area to ensure compatibility with the City Subdivision Ordinance and *Comprehensive Plan*.

Those agreements stated that land divisions for residential purposes shall be permitted based on an overall base density standard of one single family lot per 10 acres in the Sewer Service Area of the Town unless features were included that facilitate future urban growth with City utilities. The agreements are summarized on pages 10 through 13 of the Land Use and Growth Management Assessment chapter and pages 13 through 15 of the Land Use Plan chapter,

Also follow the guidance of the five *Sewer Service Area Plans* that were prepared subsequent to the agreements. Those plans addressed land use, roads, municipal utilities, environmental protection and development design. They are accurately reflected in the chapters of this *Comprehensive Plan* on land use, transportation, utilities, natural resources and urban design.

2. Boundary Agreements

Continue to encourage the use of general agreements and cooperative boundary agreements with adjacent jurisdictions to provide for the orderly transition of jurisdictional boundaries in the Extra-territorial Plat Approval Jurisdiction consistent with the *Comprehensive Plan*.

The agreements should define the boundaries, the phasing of transition and land uses and identify significant natural resources to protect. In locations with existing urban development and public utilities, consider sharing property tax revenue and the cost of upgrading roads and utilities.

Look favorably on annexation petitions that are fiscally sound, consistent with the *Comprehensive Plan* and help the City manage growth wisely and efficiently.

3. Transition Area Joint Planning

Continue to prepare land use and road plans in the Sewer Service Area through joint efforts of the City, one or more Towns and the County.

4. Services for Annexations

Continue to require that annexation is coordinated with the timely and efficient provision of adequate public facilities and services and that no extension of City sewer and water service is provided without annexation into the City of Eau Claire.

5. Boundary Change Notification

Provide written notification of public meetings and hearings regarding proposed annexations to the appropriate Town Clerk.

6. Alternative Resolution Strategies

As stated in the Intergovernmental Agreements, resolve governmental disagreements through methods other than law suits.

Some governmental differences over land use, annexation, surface water management and so on might be resolved through a means other than the legal system and protracted litigation. These include cooperative planning, informal negotiation, facilitated negotiation, mediation and binding arbitration.

7. Village of Lake Hallie

Negotiate a mutually agreeable boundary line for the 3-mile Extra-territorial Plat Review Jurisdiction among the City of Eau Claire, the Village of Lake Hallie and the City of Altoona. These lines presently overlap and conflict in the Town of Seymour.

8. City of Altoona

Negotiate a line to designate areas for potential future annexation to the City of Eau Claire versus the City of Altoona in the Town of Washington.

Coordinate with the City of Altoona on the review of planned patterns of land use along the common municipal boundary, road functional classification, protection of Otter Creek, and riverfront park and trail planning.



A growth management area in the Town of Washington near Eau Claire and Altoona.

9. Regional Planning Commission

Continue to coordinate with the West Central Regional Planning Commission on transportation planning, land use patterns, growth forecasting and the boundaries of the Sewer Service Area.

10. Extra-territorial Area Notifications

Encourage local government agencies to provide timely notifications to the Eau Claire City Clerk about proposed developments, land subdivisions, rezonings, and public improvements in the City’s Extra-territorial Plat Approval Jurisdiction.

11. Adjacent Jurisdiction Notifications

Provide notifications regarding proposed rezonings or conditional use permits in the City of Eau Claire within 175 feet of the City border to the administrator or clerk of the adjacent jurisdiction.

12. The Comprehensive Plan on the Internet

Continue to maintain a City web site providing current information about the City's *Comprehensive Plan*.

13. Joint Meetings of Planning Officials

Sponsor occasional meetings of planning officials to discuss metropolitan planning and growth.

Such meetings could include public and private sector leaders from the metropolitan area to discuss planning, service delivery, economic development and quality of life issues.

In addition, the City should encourage regular meetings of planning and zoning officials from the area jurisdictions to discuss issues of common concern.

14. Regional Planning

Support and participate in regional planning related to the goals and objectives of the *Comprehensive Plan*.

Encourage area jurisdictions to participate in efforts to address transportation system and surface water management issues.

Continue to participate as a member of the Metropolitan Planning Organization and work with the West Central Regional Planning Commission on issues of regional impact in western Wisconsin.

Objective 2 – Services and Facilities

Continue to seek ways to share services and facilities in ways that benefit the City.

1. General Approach to Sharing Services and Facilities

Share services or facilities with other units of government when there is a clear net benefit to the City and the result of such an agreement will not be contrary to the goals, objectives or policies of this *Comprehensive Plan*, particularly in growth management.

2. Joint Commission on Shared Services Initiatives

Continue to participate with Eau Claire County and the Eau Claire Area School District on the Joint Commission on Shared Services Initiatives.

The commission studies and proposes collaboration in areas such as purchasing, health insurance, records management, geographic information systems, information technology, administrative functions, and administrative space and facilities.

3. Counties of Eau Claire and Chippewa

Continue to work with the Eau Claire County Health Department on matters of public health and housing inspections, particularly in an accelerated neighborhood revitalization campaign.

Continue to share mapping services with Eau Claire and Chippewa Counties, and other units of government through the geographic information system.

Work with Eau Claire and Chippewa Counties on the possible jurisdictional transfer of County Highway T to the Wisconsin Department of Transportation.

4. Regional GIS Mapping System

Continue to share mapping data with the West Central Wisconsin Regional Planning Commission.

Encourage consistency among the official mapping efforts of the county, city, and adjacent jurisdictions to ensure effective coordination for future streets, highways, and parks and other infrastructure in the metropolitan area.

5. City of Altoona

Continue to provide sanitary sewer service to the City of Altoona under a pre-existing contract.

6. Town of Washington

Continue to provide sanitary sewer service under a 1981 contract to portions of the Town of Washington: the Washington Heights peninsula and the area north of I-94 near Lowes Creek. City water service is also provided in portions of these sewer districts under past agreements. The City hopes to eventually receive annexation petitions from landowners in these locations or else work with the Town on a boundary agreement.

7. Wisconsin Department of Transportation

Coordinate with the Wisconsin Department of Transportation on:

- Transferring to the DOT the jurisdiction of County Highway T, widening the road and building a bridge over the Union Pacific Railroad tracks
- Bringing passenger rail to Eau Claire from the Twin Cities and siting the station
- Building an interchange on I-94 at Cameron Street
- Rebuilding Downtown river bridges
- Studying and improving problem locations such as Golf Road at US 53 or Clairemont Avenue (US 12) at Hendrickson Drive (State Highway 37).

8. University of Wisconsin

Coordinate with UWEC regarding off-campus living, traffic, campus-edge land use planning, off-campus growth and the regulation of liquor licenses along Water Street.

9. School Districts

Coordinate with the School District on land use planning for future schools and parks.

Ensure that future acquisition and development of facilities for the Eau Claire School District, Chippewa Valley Technical College, and University of Wisconsin-Eau Claire is consistent with the City's *Comprehensive Plan*

10. Redevelopment and Housing Authorities

Coordinate with the Redevelopment Authority and the Housing Authority on their missions, particularly with regard to the central neighborhoods and Downtown.

11. Regional Transit

Monitor development patterns in adjacent communities and assess the potential for expansion of the City of Eau Claire bus system.

Objective 3 – Economic Development

Work with other jurisdictions and agencies to advance business growth.

1. Coordinated Marketing and Recruiting

Work with other bodies that assist economic development to market the region, build its image and attract employers and employees. These organizations include the Wisconsin Economic Development Corporation, the Wisconsin Department of Workforce Development and private non-profit groups such as the Eau Claire Economic Development Corporation, Momentum West, Downtown Eau Claire, Inc., the University of Wisconsin-Eau Claire and Chippewa Valley Technical College.

2. Redevelopment for Economic Growth

Continue to coordinate with the Redevelopment Authority of the City of Eau Claire to plan and accomplish evolution of obsolete and obsolescent properties that have potential for new businesses.

Objective 4 – Environmental Protection

Collaborate for the good of natural resources.

1. Wisconsin Department of Natural Resources

Seek assistance from the Wisconsin DNR on:

- Water quality improvements in Half Moon Lake
- Changing the means of riverbank protection
- Managing river greenways or parks with high natural value
- Protecting water quality in the Lowes Creek watershed.



Lowes Creek, with its cold water and sandy bottom, is a natural trout stream that must be protected through multi-jurisdictional efforts.

Plan Action Steps

Each of the policies in this chapter is an action step. The most important steps are listed below.

**Table 14-1
Governmental Cooperation Plan Actions**

Action	Timing
Intergovernmental Agreements. Continue to follow the provisions of the agreements signed in 2011 with each of the five adjacent Towns.	Continuous
ETJ Plat Review. Continue to review all proposed plats and certified survey land divisions in the City’s extra-territorial subdivision review area to ensure compatibility with the City Subdivision Ordinance and Comprehensive Plan.	Continuous
Future Boundary with Altoona. Negotiate a line to designate the areas that may receive annexation petitions to the City of Eau Claire and the City of Altoona in the Town of Washington east of US 53 and south of US 12.	2016
Shared Services Initiative. Continue to participate with Eau Claire County and the Eau Claire Area School District in the Joint Commission on Shared Services Initiatives	Continuous
City-County Health Department. Continue to work with the Eau Claire City-County Health Department on matters of public health and housing inspections, particularly in an accelerated neighborhood revitalization campaign.	Continuous
Highway T. Coordinate with the Wisconsin Department of Transportation on transferring to the DOT the jurisdiction of County Highway T, widening the road and building a bridge over the Union Pacific Railroad tracks.	2016 to 2030
Passenger Rail. Coordinate with the Wisconsin and Minnesota Departments of Transportation on bringing passenger rail to Eau Claire from the Twin Cities and siting the station.	2016 to 2025
Lowes Creek. Seek assistance from the Wisconsin Department of Natural Resources on protecting water quality in the Lowes Creek watershed.	Continuous

Bringing passenger rail service to Eau Claire will require the coordinated efforts of two state departments of transportation and the City.

