

Eau Claire Comprehensive Plan 2015

Plan Implementation Program



City of Eau Claire Wisconsin

Plan Implementation Program

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Plan Implementation Program

Eau Claire Comprehensive Plan must respond to the continuous stream of changes that occur in the community. This chapter describes how the plan's usefulness will be monitored and how it may be amended. .

This chapter of the *Comprehensive Plan* also lists the major actions that the City expects to take to carry out the objectives and policies of the *Comprehensive Plan*. This work plan should be updated annually.

Goal and Objectives

Goal

Ensure the ongoing implementation of the *Eau Claire Comprehensive Plan* as a relevant, usable, current and consistent statement of City policy.

Objective 1 – Annual Report

Continue to prepare an annual report describing how the plan has been used and what changes have occurred that may affect the relevance of the document.

Objective 2 – Periodic Amendments

Continue to periodically propose amendments to the plan as conditions warrant.

Objective 3 – Regular Reviews

Continue to conduct a formal review of the plan at least once every five years.

Objective 4 – Priority Actions

Continue to establish a schedule of short-term and long-term actions as a targeted work program to guide the ongoing implementation of the plan.

Plan Implementation Policies

Objective 1 – Annual Report

Continue to prepare an annual report describing how the plan has been used and what changes have occurred that may affect the relevance of the document.

Policies

1. Annual Reports

Every twelve months the Eau Claire City Planning staff will prepare a brief report summarizing:

- How the plan was used to direct major spending, regulatory and construction decisions
- How development did or did not coincide with the guidance of the plan
- How the city has changed in ways that may call for amendments to the plan.

Other City departments and related agencies such as the school district should be consulted for their opinions about these reports as appropriate.

The report should be transmitted to the City Plan Commission and the City Council, and made available to the public. Brief verbal presentation at workshop meetings should be conducted to call attention to the major findings of the annual report.

No plan amendments are necessitated in conjunction with these reports, although such amendments may be appropriate depending on the reports' findings.

Objective 2 – Periodic Amendments

Continue to periodically propose amendments to the plan as conditions warrant.

It is appropriate that some parts of the plan are rarely amended while others are highly subject to examination. The features that should be most long-lasting are those that are most fundamental such as the Goal of each Element (e.g., Land Use). The Objectives of each Element are more open to revision, and the specific Policies are most fungible. Changes to the plan maps would, of course, depend on the magnitude of the revision, their relationship to the Goals and Objectives, and the nature of the changing circumstances that lead to the desire for amendments.

Policies

1. Plan Amendments

The Eau Claire City Plan Commission will propose amendments to the comprehensive plan from time to time as circumstances warrant. The public, including nearby Towns and Counties, should be notified of these major proposed changes and allowed an opportunity to become informed of the change and comment. The City will consider neighborhood opinion in evaluating how a proposed change would meet the above criteria. The City could consider soliciting public opinion through direct mail survey forms, neighborhood meetings (where applicable), Planning Commission public meetings and the Internet.

Criteria to Consider When Reviewing Plan Changes

These criteria should be considered when reviewing changes to the plan:

- 1.** The change is consistent with the goals and objectives or other elements of the *Eau Claire Comprehensive Plan*.
- 2.** The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.
- 3.** Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- 4.** The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- 5.** The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- 6.** There is a change in City policies or neighborhood characteristics that would justify a change.
- 7.** The change corrects an error made in the original plan.
- 8.** There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- 9.** The change helps the City meet its life-cycle and affordable housing objectives.
- 10.** The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

Objective 3 – Regular Reviews

Continue to conduct a formal review of the plan at least once every five years.

Policies

1. Formal Reviews of the Plan:

At least once **every five years**, the City will instruct its Planning Commission and staff members to conduct a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose.

At least once every **ten years**, the process for the formal review should involve an *ad hoc* advisory group that assists the City Planning Commission, as was done in 2014 and 2015.

Objective 4 – Priority Actions

Continue to establish a schedule of short-term and long-term actions as a targeted work program to guide the ongoing implementation of the plan.

Policies

1. Priority Actions

The City will conduct the actions listed in the following tables through annual and multiple-year assignments.

2. Consistency with the Plan

The City's actions will be consistent with the policies of the Comprehensive Plan. Those actions include but are not limited to:

- Review of development applications
- The capital improvements program
- Neighborhood and district plans
- Plans of other agencies as they affect Eau Claire
- Official Maps*
- The Zoning Ordinance and Zoning Map*
- The Subdivision Ordinance*.

* Wisconsin law requires that these actions be consistent with an adopted comprehensive plan.

Major Implementation Steps by Plan Element

**Table 15-1
Land Use and Growth Management Plan Actions**

Development Reviews. Use the <i>Comprehensive Plan</i> , the design guidance of this chapter and the Urban Design Plan chapter when reviewing land development or zoning applications.	Ongoing
Airport Zoning. Create a new zoning district for the regional airport.	2016
Boundary Agreements. Seek to incorporate the peninsulas of the Towns of Washington, Union, Wheaton and Seymour that jut into the City's geographic area through boundary agreements.	2016 – 2025
Altoona. Negotiate future jurisdiction with Altoona.	2016
Perimeter Growth Management. Continue to review applications for land division throughout the Extra-Territorial Plat Approval Jurisdiction; enforce the regulations for minimum parcel size; protect planned rights-of-way.	Ongoing
Commercial Design Guidelines. Prepare commercial development design guidelines for downtown and a set for perimeter locations.	2016
Activity Centers. Promote the creation of mixed-use activity centers in present commercial areas.	Ongoing
Non-Conforming Uses. Continue to review zoning regulations to accommodate the non-conforming status of dwellings in older neighborhoods.	Ongoing

**Table 15-2
Transportation Plan Actions**

Development Review. Participate in the review of plats and site plans and other city planning; recommend design adjustments to private or public facilities for capacity, flow, safety and economy.	Ongoing
Parking. Implement recommendations of the 2016 Downtown parking study.	2016
Galloway Street. Conduct a feasibility study for the proposed Galloway Street bridge and connecting links.	2016 - 2020
State Street. Conduct a feasibility study for State Street work.	2016 - 2020
Melby Street. Conduct a feasibility study for Melby Street work.	2020 - 2025
Traffic Studies. Conduct traffic studies in these locations:	2016 - 2025
<ul style="list-style-type: none"> ▪ Menomonie Street ▪ Clairemont – Hendrickson ▪ Oakwood Mall area ▪ Cameron – Madison corridor ▪ Birch St – Galloway corridor ▪ Harding Avenue corridor 	
County Highway T. Study and monitor County Highway T for possible improvements and possible transfer to the State.	2020 - 2030
Transit Plan. Implement the recommendations of the <i>Transit Development Plan</i> ; site and build a new downtown transit center.	2016 - 2020
Bike and Ped Plan. Implement the recommendations of the <i>Bicycle and Pedestrian Systems Plan</i> .	Ongoing
Passenger Rail. Monitor the Minnesota passenger rail link study.	Ongoing
Parking. Update the Zoning Code parking requirements.	2016

**Table 15-3
Public Utilities Plan Actions**

Wastewater Plan. Complete the remaining improvements recommended by the 2007 <i>Wastewater Treatment Plan</i> .	2016 – 2030
Chippewa Interceptor. Study the feasibility of and budget for replacing the Chippewa River Interceptor Sewer.	2016
Water Plan. Budget for the recommendations of the <i>Water System Evaluation</i> .	2016 - 2025
Aging Water Lines. Replace aging or break-prone water or sewer lines as streets are rebuilt.	Ongoing
Inflow and Infiltration. Continue to make improvements that reduce water infiltration and inflow to the sanitary sewer system.	Ongoing
Plan Updates. Update the two-part 2014 <i>Water Source and Distribution Study</i> every five years. Update the 2007 <i>Wastewater Treatment Plan Facilities Plan Amendment</i> in approximately 2025.	2020 – 2025
USSA Boundary. Study the need to amend the boundary of the Urban Sewer Service Area whenever the <i>Chippewa Falls / Eau Claire Urban Sewer Service Plan</i> is updated by the Regional Planning Commission.	Ongoing
Utilities Access Policy. Continue the policy of providing municipal sewer or water service only to (a) properties in the City, (b) properties subject to a cooperative boundary agreement or (c) land that is the subject of another form of intergovernmental cooperation agreement.	Ongoing
Sewer System Plan. Prepare a comprehensive sanitary sewer system plan comparable to the 2014 water system plan.	2016 - 2020
Surface Water. Continue to apply and enforce the provisions of its Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System (MS-4) permit.	Ongoing

**Table 15-4
Parks, Trails and Greenways Plan Actions**

New Perimeter Parks. Acquire land for the six planned Neighborhood Parks and one Waterfront Park located in perimeter locations in conjunction with land subdivision if not before; list improvement costs in the multi-year capital improvements program.	Ongoing
Folsom Street Park. Acquire land for the proposed Folsom Street Park and budget for improvements.	2016 - 2020
Greenway Extensions. Acquire land for Greenway extensions as described in Policy 4-3 of the Parks Chapter. These include the South Barstow District riverfronts, the West Riverside Greenway, the Event Center Greenway expansion, and the Otter Creek Greenway (with Altoona).	Ongoing
Other Land Acquisitions. Acquire other properties as listed in Policy 2-2 under the City's five-year Parks Plan.	Ongoing
Sherman Creek Park. Negotiate with the Town of Union to make the existing Sherman Creek Park jointly accessible to Town and City residents.	2016 – 2020
Existing Parks. Improve existing parks as described in Table 5-3, Objective 7 and the five-year <i>Parks and Open Space Plan</i> .	Ongoing
Park Land Dedication. Consider adopting an ordinance requiring land or cash be dedicated with subdividing of residential lots.	2018
Half Moon Lake Greenway. Continue acquiring properties around Half Moon Lake as they become available.	Ongoing

**Table 15-5
Natural Resources Plan Actions**

Surface Water Plan. Continue to apply and enforce the provisions of its Surface Water Management Plan and its WPDES Municipal Separate Storm Sewer System.	Ongoing
Public Education. Continue public education about water resources through the leadership of the Chippewa Valley Storm Water Forum.	Ongoing
Zoning. Continue to apply protective zoning regulations especially floodplain and shoreland-wetlands and Section 15.12.290.	Ongoing
Lowes Creek. Give special attention to surface water management and land development in the Lowes Creek watershed and apply the recommendations of the Lowes Creek watershed plan.	Ongoing
Half Moon Lake. Continue to work with the Department of Natural Resources to improve water quality in Half Moon Lake.	2016 – 2020
Creek Plans. Update the Comprehensive Stormwater Management Plan by preparing protection plans for the Otter Creek and upper Sherman Creek sub-watersheds.	2016 – 2020
Floodplain Acquisition. Acquire developed property located in the 100-year floodplains.	2016 – 2025
Street Trees. Prepare and implement a city-wide plan for planting street trees.	2016
Steep Slopes. Consider adopting an ordinance that regulates development on steep slopes consistent with DNR standards.	2016- 2020

**Table 15-6
Economic Development Plan Actions**

Target Industries. Continue to target industries that may be attracted to local assets and that provide higher-wage jobs.	Ongoing
New Businesses. Work to attract entrepreneurs to Eau Claire who are most likely to succeed at establishing new industries and adding diverse employment opportunities to the city.	Ongoing
Development Sites. Continue to maintain an inventory of fully-serviced development sites. Act to promote the private development of a new location with sites for small industries and support businesses. Also work to promote the private development of an industrial area with rail service.	2016 - 2020
Highway T. Improve County Highway T to improve truck access from the north.	By 2030
Passenger Rail. Advocate and support the potential passenger rail service between Eau Claire and the Twin Cities.	2016 until success
Airport Zoning. Adjust zoning to enable the Regional Airport to add air cargo operations on-site.	2016
Cameron Interchange. Continue to advocate for building an interchange on I-94 at Cameron Street.	2016 – 2030
Redevelopment. Continue to support redevelopment and adaptive re-use of contaminated, blighted, functionally obsolete and under-utilized properties, including those in and near Downtown. Support the ongoing revitalization of the greater downtown and the riverfronts to build a vibrant city center.	Ongoing
Retention and Recruitment. Maintain a working relationship between local employers and colleges. Continue the public and private campaign to retain existing businesses and recruit new ones. Support initiatives that help make Eau Claire a desirable place to live and work.	Ongoing

**Table 15-7
Urban Design Plan Actions**

Special Places. Continue to protect, interpret and enhance the qualities of the City’s “special places” and examples of its cultural and economic heritage.	Ongoing
City Entrances. Design major entrances to the city with attractive gateway features.	Ongoing
Wayfinding Signs. Extend the Downtown wayfinding sign system.	2016 – 2030
Commercial Design Guidelines. Prepare and adopt design guidelines or standards for new commercial development in perimeter, corridor and downtown locations.	2016
Multiple-Family Design. Continue to follow the guidelines of the City’s Multi-Family Housing Design Manual and the Landscaping Manual.	Ongoing
New Streets. Build new streets according to the design standards presented in this plan and in the Transportation System Plan chapter.	Ongoing

Street Tree Practice. Strengthen the ordinance and practice regarding the planting of trees along public streets and roads.	2016
Street Tree Plan. Adopt a city-wide plan for species and spacing.	2016
Sign Ordinance. Review and consider improving the sign ordinance.	2018
Infill Development. Encourage infill development in older, traditional neighborhoods that respects the characteristics and prevalent housing styles of each neighborhood.	Ongoing
Activity Centers. Encourage a mixture of compatible land uses in a variety of locations and scales in order to create more vital and walkable activity centers.	Ongoing
Priority Streetscape Improvements. Invest in a higher than normal level of tree planting and decorative lighting along certain designated roads as illustrated by Figure 8-3, Priority Streetscape System.	Ongoing
Green Space Pattern. Continue to build a system of green open spaces for recreation, urban beauty and natural protection that are linked by linear parks (greenways), off-road paths and on-street bicycle lanes, and generously landscaped roads.	Ongoing

**Table 15-8
Neighborhoods and Districts Plan Actions**

Planning Summit. Initiate and organize the planning meeting(s) of representatives from the public and private sectors to advance this proposal for intensified and ongoing neighborhood improvement, including creation of a not-for-profit neighborhood development corporation.	2016
Coordinated Community Development. Seek to devise a comprehensive approach to neighborhood improvement. Focus and coordinate efforts that may already be underway by local organizations other than the City. Involve representatives of allied public or private organizations in planning and implementing this campaign.	2016 - 2025
Code Enforcement. Become more proactive in the enforcement of external and nuisance violations of the City maintenance regulations.	Ongoing
Rental Housing Inspections. Consider program requiring that rental housing be registered with the City or County and that such housing is inspected on a regular basis for conformance to the Housing Code.	2016
Alley Maintenance. Schedule the repair, reconstruction and snow plowing of public alleys to the same level as public streets.	Ongoing
Street Maintenance. Upgrade the standards for the repair of potholes and cracks in local (minor) streets.	Ongoing
Parking Regulations. Review parking regulations in congested areas and determine if changes would reduce parking congestion.	2016
Parking Sticker Program. Consider a program in which residents of neighborhoods affected by a high number of cars parked by non-residents may receive a sticker that allows them to park on their street.	2016
Neighborhood Plans. Continue to update neighborhood plans with help from residents, property owners and tenants.	Ongoing

Land Use Planning. Work with the neighborhood organizations to identify specific locations that are most suited for or in need of redevelopment, including perhaps increases in density, to guide private initiatives. Consider amending the zoning map or text in response.	Ongoing
Organizational Coordination. Host meetings of the neighborhood associations to compare efforts and ideas, resolve any differences near shared boundaries, and provide unified requests to the City.	Ongoing
University Communication. Facilitate annual meetings between representatives of the University and the neighborhoods to exchange ideas about topics of mutual interest and communicate them to the City.	Ongoing

**Table 15-9
Housing Plan Actions**

Housing Division. The Eau Claire Housing Division will continue to administer programs supported by federal block grant money such as housing rehabilitation loans, weatherization and home ownership.	Ongoing
Housing Authority. The Eau Claire Housing Authority will continue to administer federal programs such as public housing and rent assistance.	Ongoing
Code Enforcement. Become more proactive in the enforcement of external and nuisance violations of the City maintenance regulations.	Ongoing
Rental Housing Inspections. Consider a program requiring that rental housing be registered with the City or County and that such housing is inspected on a regular basis for conformance to the Housing Code.	2016
Neighborhood Planning Summit. Convene one or more meetings by representatives from the public and private sectors to advance the proposal of the Neighborhood Plan for accelerated improvements.	2016

**Table 15-10
Historic Resources Plan Actions**

Survey. Regularly update the historic resource survey.	2016 - 2020
National Register Nominations. Prepare additional National Register nominations for properties and districts as warranted by survey results.	Ongoing
Local Designations. Continue to consider additional local designations particularly those properties listed on the National Register.	Ongoing
Opt-Outs. Present options to Council for opted-out properties from historic districts and individual properties.	2016
Landmarks Ordinance. Discuss amendments to the landmarks ordinance with the City Manager and City Council.	2016
Design Advice. Continue to provide design advice in neighborhood and downtown planning and in the structural rehabilitation of historic and older non-historic buildings.	Ongoing
Markers. Expand the historic markers program.	Ongoing
Education. Continue educational outreach and interpretative efforts.	Ongoing

Table 15-11
Downtown Plan Actions

DECI Activities. Downtown Eau Claire, Inc., will continue to market, recruit and advocate for Downtown, working with owners, tenants, the City and the Redevelopment Authority of Eau Claire.	Ongoing
The Confluence. Complete performing arts center and the plaza at The Confluence, the public and private multiple-use redevelopment near Eau Claire Street and Graham Avenue.	2018
Block 7. Accomplish the redevelopment of Block 7, possibly including additional parking in the Galloway Street ramp.	2018
Graham Avenue. Achieve redevelopment and remodeling along this street, particularly key riverfront parcels.	2016 - 2030
Bus Transfer Center. Study, relocate and improve the bus center.	2020
Eau Claire Street Promenade. Improve the streetscape and rebuild this as a "convertible street" for use during festivals.	2020
Oxford Avenue Corridor. Redevelop this area consistent with the recommendations of the <i>West Riverside District Plan</i> .	2016 - 2030
Riverfront Greenways. Fill gaps and extend the greenway system along both rivers; improve neighborhood connector streets.	2016 – 2030
Streetscape Loop. Improve landscaping and lighting in the street loop of Barstow, Madison, Bellinger, Fifth and Lake.	2016 – 2030
Farwell Street. Study the feasibility of reducing driving lanes and adding streetscape and pedestrian amenities.	2025
City Hall Plaza. Redevelop the underused property between City Hall and the Phillips Library as either office or public park.	2025
Bridges. Build beauty and interest into replacement river bridges.	Ongoing
Confluence Bridge. Study the feasibility of building a walking and bicycling bridge at the mouth of the Eau Claire River.	2019
Master Planning. Prepare a plan for the revitalization of the areas east of North Barstow Street and north of Madison Street.	2016 - 2020
Parking. Implement recommendations of the 2016 parking study.	2016

Table 15-12
Community Facilities Plan Actions

Fire Stations. Prepare a study in 2016 of fire station locations, facilities and staffing and the advisability of any changes.	2016
Schools. Continue to cooperate with the School District for mutual benefit by locating schools and parks adjacent to one another.	Ongoing
UW Campus Plan. Consider adopting into this <i>Comprehensive Plan</i> by reference the 2011 <i>UW-EC Campus Master Plan</i> as the guidance for the properties owned by the University.	2016
Airport. Consider creating a new zoning district specific to the airport so that the airport's rights and responsibilities can be clearly established as they pertain to on-airport land use and development.	2016

Table 15-13
Intergovernmental Cooperation Plan Actions

Intergovernmental Agreements. Continue to follow the provisions of the agreements signed in 2011 with each of the five adjacent Towns.	Ongoing
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.	Ongoing
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.	2016
Shared Services Initiative. Continue to participate with Eau Claire County in the Joint Commission on Shared Services Initiatives.	Ongoing
City-County Health Department. 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.	Ongoing
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.	Ongoing