

Third Ward Neighborhood Plan Update

Steering Committee

Meeting #5 NOTES

Thursday, March 21, 2018

6:45 p.m. to 8:45 p.m.

Red Cedar Room, L.E. Phillips Memorial Library

400 Eau Claire St., Eau Claire, WI 54701

Attendance:

Plan Update Steering Committee members Peter Hable, Peggy O'Halloran, Susan Miller, Amy Pleski, Kevin Rosenberg, Gloria Song; City staff Ned Noel

Agenda

1. Neighborhood Planning

Mr. Noel explained the City's neighborhood plans are 10 to 15 year guides and are adopted as a Comprehensive Plan element. They not only reflect the values of a particular neighborhood but also the larger City, its values, policies and goals.

2. Review & Approval Process

Mr. Noel shared the proposed review process and schedule.

- March 21st Review by Steering Committee
- April 1st Plan Commission Discussion & Direction
- April 10th Neighborhood Assoc. Review & Recommendation
- May 6th Plan Commission Public Hearing & Approval (*tentative*)
- May 13th/14th City Council Public Hearing & Approval (*tentative*)

3. Draft Plan Review

Several grammar errors and editing concerns were noted throughout the document. Mr. Noel will make revisions.

The executive summary was reviewed. The committee added “reduce parking congestion” to the major goals list.

Mr. Rosenberg stated he would like the background included from the original plan. It will help provide reasons why the neighborhood association should be active in reviewing plans by the private sector, City or UWEC.

The committee agreed to soften language about blight and new development on Page 24 under Land Use.

It was agreed to add more language on Page 35, under Transportation, about problems such as on-street parking blocking roads, parking regulation confusion, traffic congestion, snow removal, and transit.

Housing improvement strategies were discussed. Members agreed to use the website more to promote resources, financing and incentives to improve owner occupancy.

The committee supported using Policy #B1 (page 51) as a lens to evaluate proposed housing developments that meet the needs of various households but does not conflict with the neighborhood plan or the City’s Comprehensive Plan.

Related to Policy #B3 (Page 53), Mr. Noel will forward the proposed zoning code amendments to better regulate short-term rentals (Air B&Bs).

Members agreed to move Policy #C2 (page 54) regarding UWEC on and off-campus student housing to the Redevelopment section, specifically under University Growth.

The committee agreed that Policies #D1 and #D2 on page 56 (using traditional design elements) will be helpful when reviewing projects so that the design is compatible with the immediate context.

Under the Redevelopment section (page 58), the committee agreed to change the “Encourage New Growth” goal to “Encourage Revitalization”.

Mr. Hable, Ms. Miller and others shared concerns about promoting major changes in density. After discussion, it was agreed by all to let the Comprehensive Plan guide and not down-zone the northern section of the Third Ward. A down-zoning would create too many non-conformities with land uses and structures and also cause real estate lending problems. Individual project proposals would come before the association to be evaluated against the neighborhood plan. The review policies on pages 60 and 61 (#B1 and #B2) of “gentle density” and allowing more “middle housing” structures were supported by members. These will be helpful to review projects for proper intensity of use, scale, mass, and design compatibility.

The committee agreed to not recommend allowing accessory dwelling units (ADUs) in R-1 and R-2 zoned properties. Concerns of added parking, rentals and enforcement of ADUs after the property is sold to possible landlords were cited.

Under Transportation Improvement Strategies, the committee agreed to modify the last goal on page 66 to include all forms of travel, including the automobile.

On page 67, the committee was in favor of researching and developing some type of parking permit program. They agreed it could possible include stalls for purchase but that residents would get priority. Ms. Miller cited La Crosse is piloting a parking permit program currently.

Members agreed that it will continue to be important to work with UWEC and the City to solve the parking problem within Third Ward.

The committee was informed that City Council approved only the southern State St. road reconstruction project for 2019. The project scope will end at Bartlett Court. For 2020, a roundabout was approved at Roosevelt Ave by council with State Street being reconstructed to Garfield Ave. The committee agreed to remove in Policy #B2 (page 69) the bolded neighborhood association sentence. The draft plan language will be updated.

At 9:00 p.m. the meeting ended due to the library closing.

It was agreed by all to send Mr. Noel any additional comments on the plan, starting at page 70, Policy #B3 onward. Comments are due by March 29th before the Plan Commission meets.

4. Next Steps

Mr. Noel stated a representative may wish to address the Plan Commission if so desired on April 1st at 7:00 p.m. at the Eau Claire Courthouse Board Room. An agenda will be provided to the chair.

Mr. Noel will work with the chair for the neighborhood association's review/recommendation meeting on April 10th.

Submitted by Ned Noel, Associate Planner, City of Eau Claire