



# Zoning for Affordable Housing

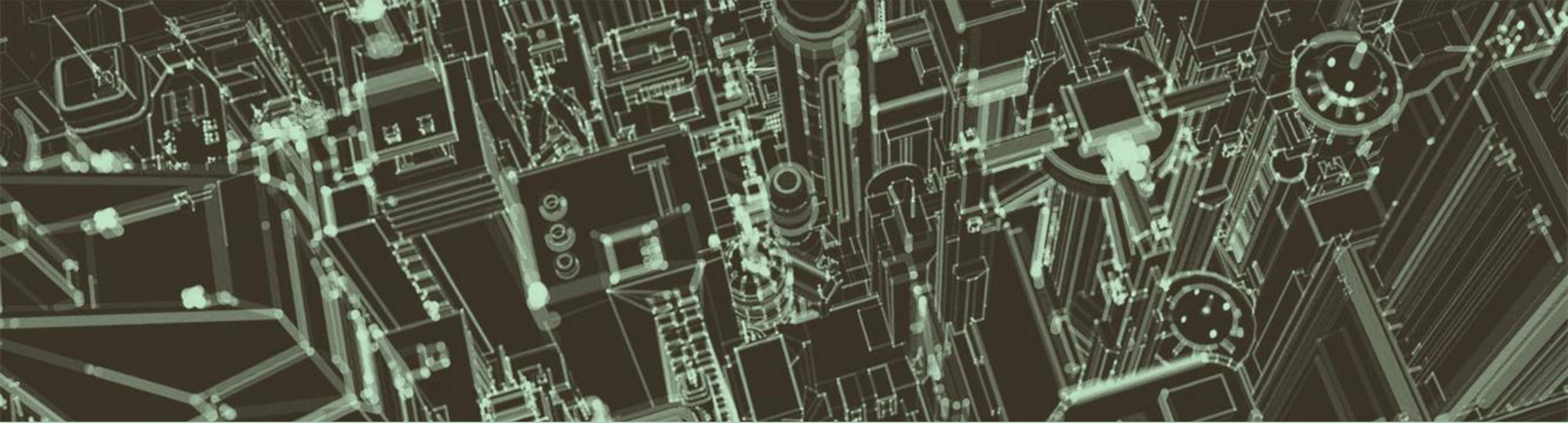
Eau Claire Regional Housing Conference | December 1, 2022



# Speakers

- Scott Allen, City of Eau Claire
- Taylor Greenwell, City of Altoona
- Matt Michels, Eau Claire County
- Brad Hentschel, City of Chippewa Falls
- *Moderator:* Scott Rogers, Eau Claire Area Chamber of Commerce & City of Eau Claire Housing Opportunities Commission





# City of Eau Claire

Scott Allen, Community Development Director



# *Enabling Better Places: A User's Guide to Wisconsin Neighborhood Affordability*

- Collaboration between Congress for the New Urbanism (CNU) and League of WI Municipalities
- Partners: WI Builders Association; WI Realtors Association; AARP-WI; NAIOP-WI; WHEDA
- CNU conducted a 'regulatory assessment' of several communities and regions
- Case study communities: Eau Claire; Horicon; Ripon; Waukesha; Waunakee
- Final report with review of WI development patterns and common code issues
- Concluded with several core recommendations

# *Enabling Better Places: A User's Guide to Wisconsin Neighborhood Affordability*

## Lot and Yard Standards

- Lot widths and areas realigned to match historic patterns.
- Setbacks reduced to allow greater use of lots.
- Increase permitted lot coverage.

## Historic Multi-Family

- Allow multi-family in single-family zoned areas with existing two-family and multi-family.
- Adopt regulations for height and building size to match new development with the existing neighborhood.
- Base number of units on size of building, not lot.

## Accessory Dwelling Units (ADUs)

- Allow accessory dwelling units by right for all single-family zoning districts.
- Apply standards similar to historic guidelines including no additional parking spaces.

## Remove Unnecessary Regulations and Restrictions

- Permit residential uses in the downtown.
- Permit residential uses, including multi-family, in commercial.
- Manage residential density with building types not lot size.
- Modify allowed building types to reflect the existing conditions.

## Adjust Parking Requirements

- Reduce or eliminate parking minimums.
- Allow shared parking to count towards parking minimums.
- Allow on-street parking to count toward parking minimums.

## Evaluate Process

- Adopt a Traditional Neighborhood Development (TND) Ordinance.
- Consider replacing existing PD standards with TND standards.
- Assess and streamline subdivision process.
- Assure workforce housing applications will be prioritized and time from submittal to decision maximum 90 days.



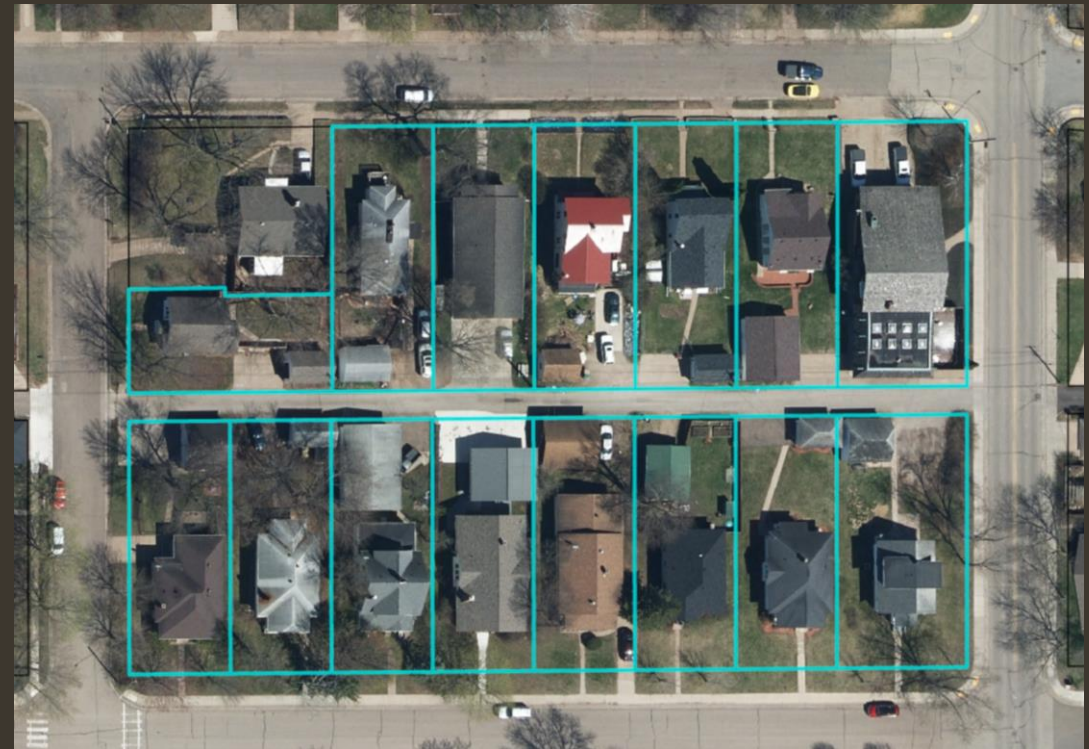
# Common Code Issue: Historic Multi-Family

## Problems:

- Modern code often doesn't reflect existing conditions.
  - Minimum lot widths and areas
  - Setbacks
  - Maximum % Lot coverage
- Most found in neighborhoods created before 1960s.
  - Areas built in historic core:
    - Historic Randall Park
    - Third Ward
    - East Side Hill
    - North River Fronts
    - North Side Hill

## Solutions:

- ADUs allowed by right in all single-family districts
- ADUs not required to provide additional parking
- 'RM' Zoning District (Mixed Residential)
- Form-based codes



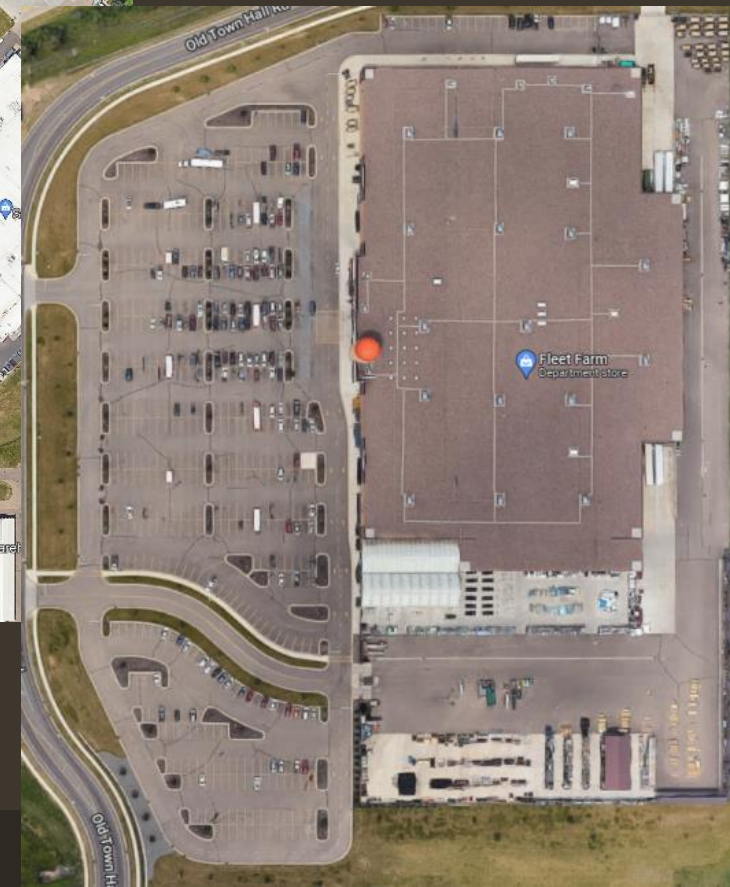
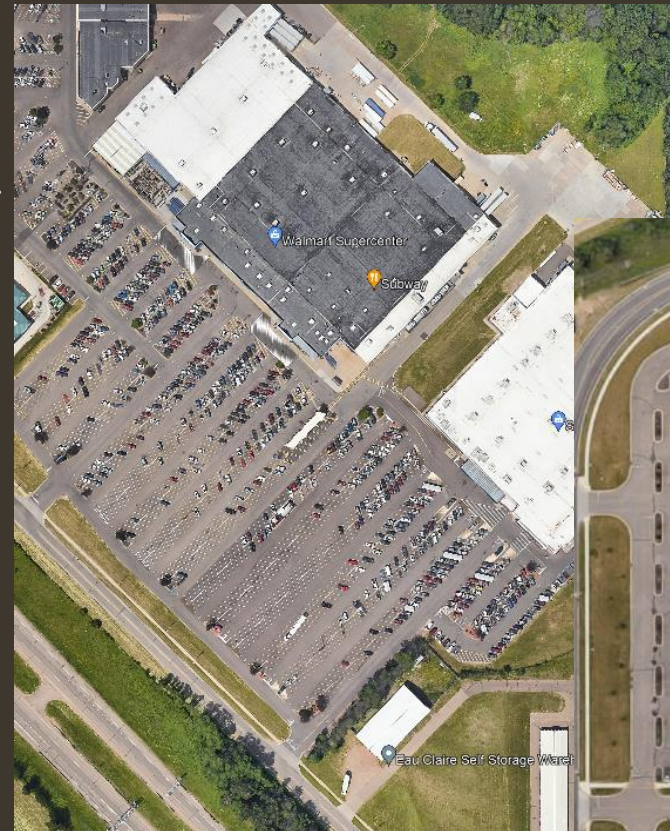
# Common Code Issue: Adjust Parking Requirements

## Problems:

- Government-mandated parking minimums, rather than lender and tenant demand
- Location and size reduces land for housing, limiting potential density
- Archaic parking expectations using land use type square footages

## Solutions:

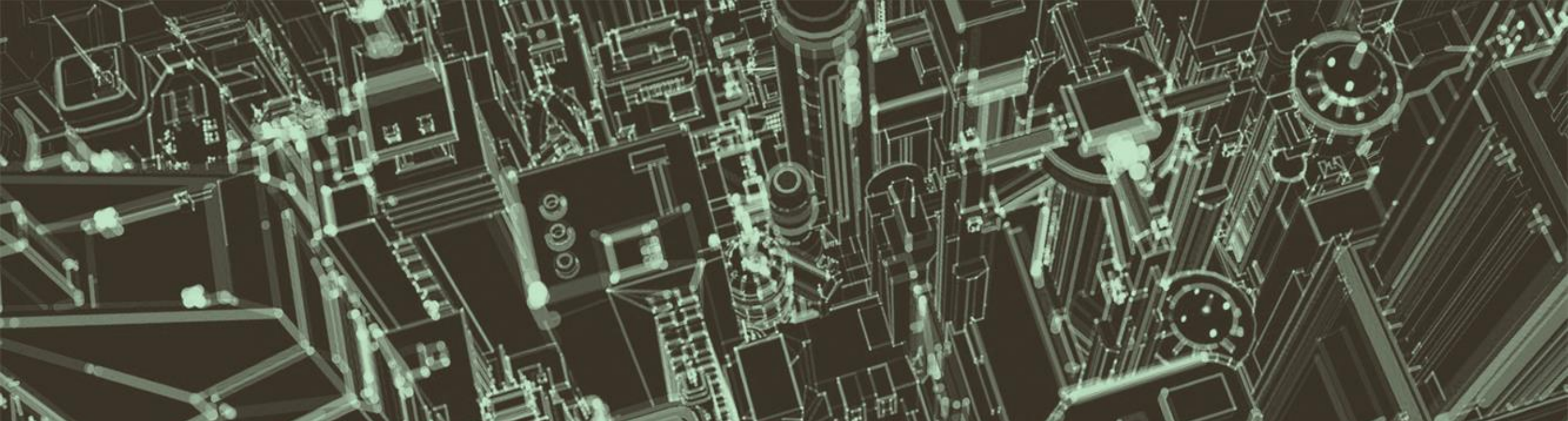
- Reduce or eliminate parking minimums
  - Eau Claire has parking maximums but still large, with exceptions allowed
  - Reductions permitted, primarily in Downtown (bus routes, bicycle parking)
- Allow shared parking to count toward parking minimums
  - Some allowance in Downtown, based on proximity
- Allow on-street parking and allow it to count toward parking minimums



# What's Next for the City of Eau Claire?

- Shawtown Neighborhood Plan (mid-2023)
- Short-term rental regulations update (early 2023)
- Zoning Code overhaul (issue RFP beginning 2023)
- Regional Housing Study (launching immediately!)





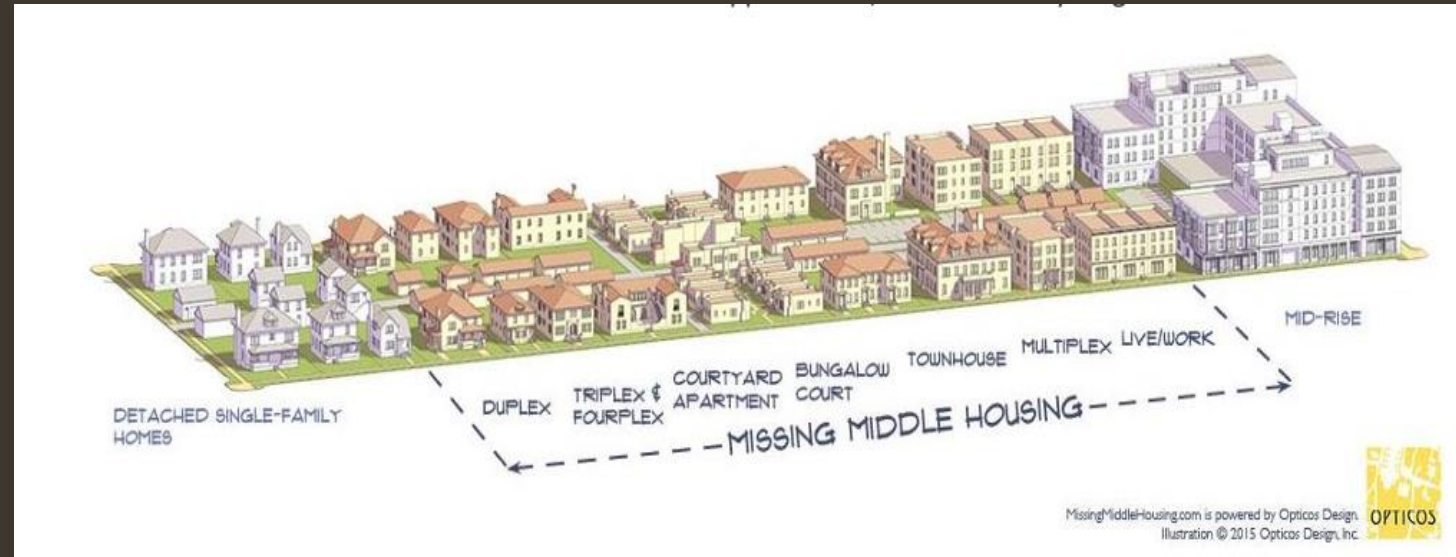
# City of Altoona

Taylor Greenwell, Planning Director



# Regional Housing Study

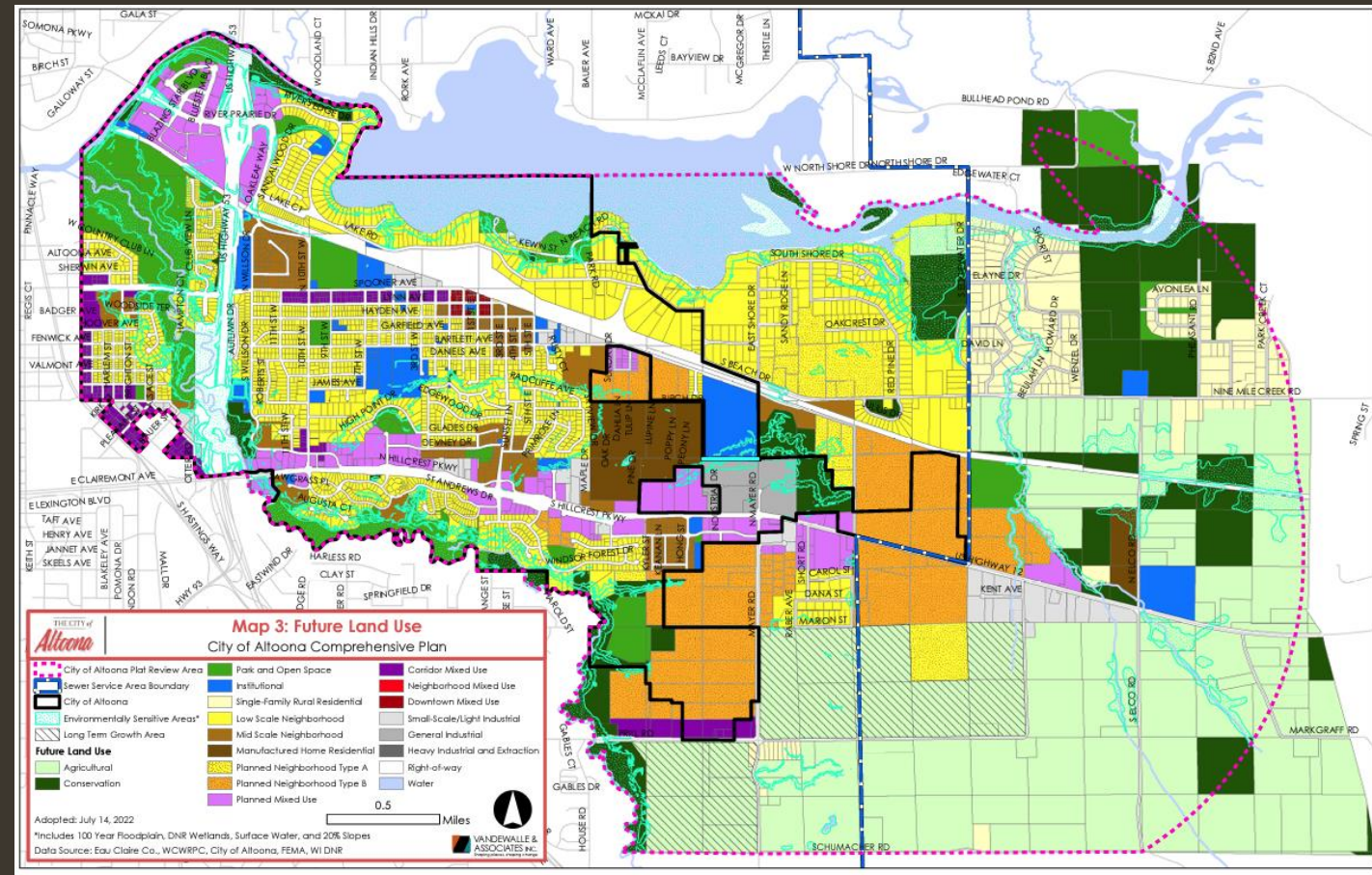
- Chippewa Valley Regional Housing Task Force – 2019 Report
- Regional Housing Study:
  - Partners – City of Eau Claire, Eau Claire County, City of Altoona
  - Objectives:
    - Establish / provide overall policy & technical measures
    - Integrate through the lenses of equity, climate / sustainability, fiscal impacts, land use, health, utilities, and transportation





# Altoona Comprehensive Plan

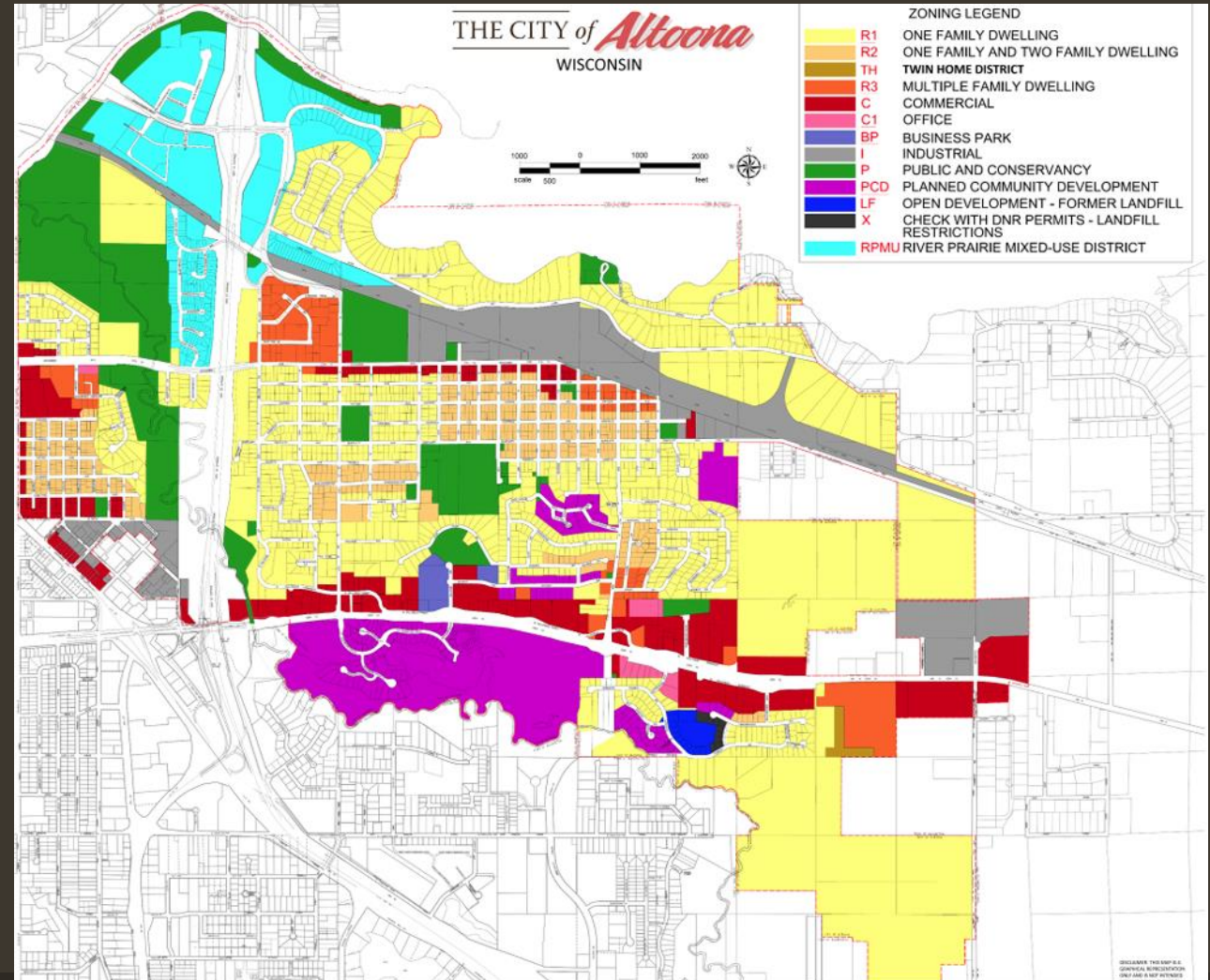
- Completed in July 2022; last updated in 2009
- First step in informing policy updates and reforms for land use, zoning, energy housing, and development
- Next steps:
  - Regional housing study
  - Energy study
  - Comprehensive development and zoning code update

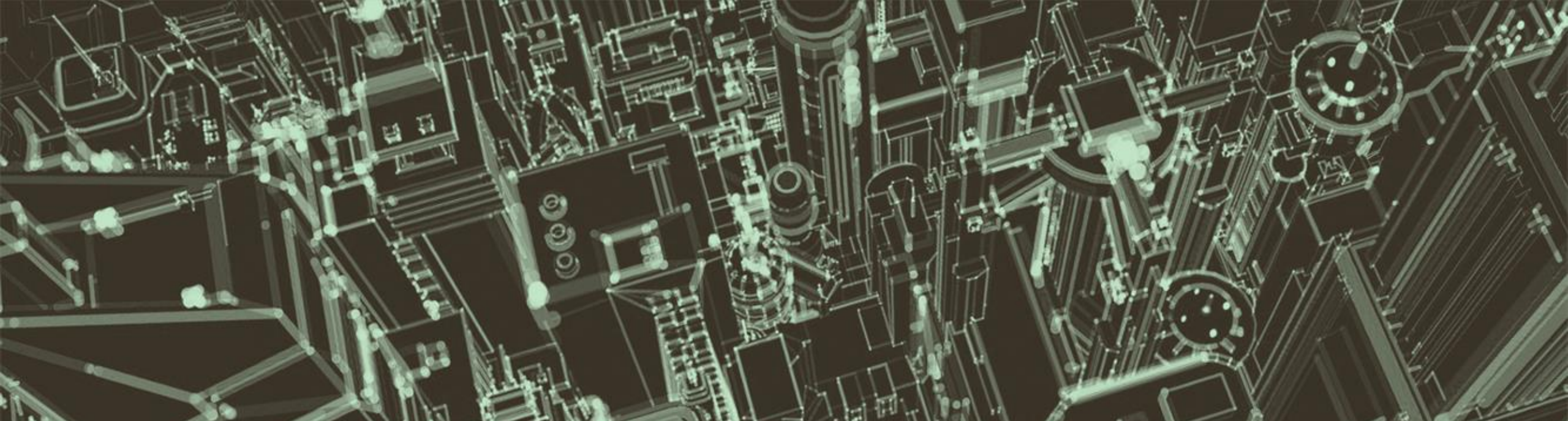




# Comprehensive Code Update

- Key Highlights:
  - Hybrid ordinance
  - Remove exclusionary zoning provisions
  - Promote mixed use
  - Integration of variable housing
  - Aging in place
  - Coordinate with other housing affordability tools



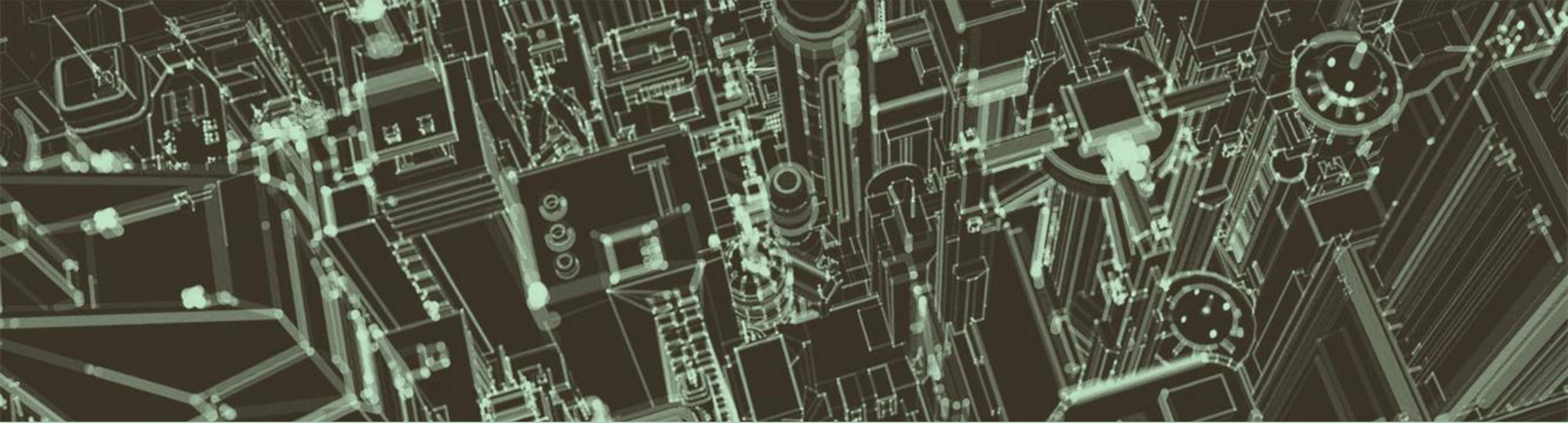


# Eau Claire County

Matt Michels, Senior Planner







# City of Chippewa Falls

Brad Hentschel, City Planner





# Accessory Dwelling Units (ADUs) - Overview

- Accessory dwelling units on same property as principal/primary dwelling unit
  - Upper level of carriage houses
  - Garages
  - Basements
  - Attics
- “Gentle Density”
  - Virtually invisible/little disturbance to neighborhood aesthetics



Source: American Planning Association

# ADUs continued

- Homeowner income stream
- Multigenerational living
- Sustainability
- Infill vs. greenfield development and impact to Q-O-L factors

# ADU's – Code Considerations

- Detached vs. Attached
- Single Family District as permitted
- Parking spaces
- Owner occupancy
- Maximum per lot
- Alternative setbacks/sizing/lot coverage
- Aesthetics
- Utility connections
- Emergency Services/Access
- Minimum Floor Areas

\*Financing Hurdles



# Recent Actions

- Twin Homes by right (previously only via special use)
- Single Family Conversions
- PUD Amendments



# Tiny Homes

- 10 Tiny Homes relocated to Site
- Community Building
- Future
  - 5 Duplexes (10 Units)
  - 3 6-Plexes (18 Units)
- Greenhouse
- Playground
- Workshop
- Retail?



# BUILD-Chippewa Falls

- BUILD-CF – Subprograms
  - Curb Appeal
  - Major Renovation
  - Downtown housing conversion
  - First Time Homebuyer Program
  - Acquisition
- Partnership with Chippewa County Housing Authority





# Chippewa Falls – Next Steps

- Administrative Review
- Comprehensive Plan Update
  - Affordability large discussion during kick-off meeting
  - Will be holding Focus Group(s) around this topic
  - Policy recommendations and strategies to be developed
  - Implementation strategies to follow
- Downtown Second Story Activation
- Revisiting BUILD-CF provisions





THANK YOU!

