



Plan Commission Work Program 2023

(Adopted December 5, 2022)

The following is the list of recommended projects for the 2023 Plan Commission Work Program. ***Bold italicized text shows proposed timeline.***

ADMINISTRATIVE

- **Annual Development Newsletter, Major Accomplishments, Development Map and Report, Housing Affordability Analysis.** *Continue annually.* | **Q1 & Q4 2023.**
- **Plan Commission Training.** *Continue regular training on legislative changes, meeting protocol, etc.* | **Ongoing.**
- **Housing, Infill, and Redevelopment Inventory / Regional Housing Study.** Identify and periodically update an inventory of infill sites and redevelopment areas; develop new regional housing study to identify housing needs. | **Q2 2023.**

LEGISLATIVE

- **Zoning Code Rewrite – 30-year Update.** ARPA-funded to update zoning and related districts and development codes. Improved user legibility with illustrations and greater emphasis on sustainable urban form-based approach rather than current use-based regulations. | **18-month project. Q1 2023 RFP to hire consultant. Q2 2023 – Q3 2024 review, research, rewrite and approve code.**
- **Affordable Housing Fund.** Utilize fund that appropriates grants or loans to affordable housing projects. | **ARPA funding Phase 2 (Q4 2023).**
- **Artisan / Micro-Manufacturing Zoning Code Revision.** Draft new language to allow for these less intensive industrial type uses mixed with retail storefronts. | **New ordinance under Zoning Code Rewrite project.**
- **Clean Energy & Low Carbon Development Code.** Per the Renewable Energy Action Plan, draft new development ordinance to transition to 100% renewable energy and carbon neutrality by 2050. | **New ordinance under Zoning Code Rewrite project.**
- **Parking Standards.** Reviewing parking standards to reduce cost of developing housing and subsequent demand for automobile infrastructure. | **Incorporated under Zoning Code Rewrite project.**
- **Floodplain Ordinance.** Amend code to consider DNR's model ordinance and add all Letters of Map Revisions. Create a standard operating procedure (SOP) for review staff

and add GIS layer for public. | **SOP in Q2 2023; code changes under Zoning Code Rewrite project.**

- **Liner Site.** Redevelopment of site adjacent to N. Barstow ramp | **Phase II site plan for Plan Commission review anticipated Q1 2023.**
- **Form-Based Codes.** Identify areas for FBC implementation. | **Incorporated under Zoning Code Rewrite project.**
- **Short-Term Rentals Ordinance.** Eau Claire County licenses “Tourist Rooming Houses” and updated City codes intended to align with their codes. | **Amend code as needed in Q1 2023, before zoning code rewrite.**
- **Park Land Dedication.** The Comprehensive Plan calls for the City to consider adopting an ordinance requiring land or funding be dedicated with subdividing of residential lots. | **Incorporated under Zoning Code Rewrite project.**
- **Sign Code.** The current Sign Code was last revised in 2017 and is due for additional review and update. | **Complete code amendments Q1 2023, before zoning code rewrite.**
- **Water Street TID Neighborhood Revitalization Plan.** As an outcome of Tax Improvement District (TID) No. 12, develop a plan/program to encourage rehabilitation of properties in the neighborhood, walkability improvements, and other place-based Invest Health grant program goals. | **Restart efforts and complete by Q4 2023.**
- **Neighborhood Planning – Shawtown Neighborhood.** Work with Shawtown Neighborhood Association to develop their first neighborhood plan. | **Launched September 2022. Complete by Q4 2023.**
- **Open Space Conservation, Tree Preservation and Bird-friendly design.** Preserve open space in new developments through the use of conservation policies and plans. Use guidance from *Chapter 8: Urban Design Plan* in concurrence with work of the Sustainability Advisory Committee. | **Incorporated under Zoning Code Rewrite project.**
- **Bicycle Parking and Pedestrian Access Standards.** With the Bicycle & Pedestrian Advisory Committee, find ways to increase bicycle parking at existing businesses, public buildings, and residential buildings, as well as improve pedestrian access within, to and from new and existing developments. | **Incorporated under Zoning Code Rewrite project.**

OTHER RELATED PROJECTS, PLANS, PROGRAMS

- **Complete Streets Policy.** Staff will be working with Engineering staff on a city-wide Complete Streets Policy. | ***Review with Engineering Department. Incorporated under Zoning Code Rewrite project.***
- **Transit Center Redevelopment.** Staff is working with Community Services who is leading the “Chippewa Valley Regional Transit Transfer Center Revitalization Project.” The project is expected to include a 7-story transit transfer center and mixed-use building. | ***Transit Center under construction; Phase II housing proposal for Plan Commission review pending development agreement, Q2 2023***
- **City Park Designation in Forest Hill.** Study the feasibility of trail connections and park space north of Harding Avenue, south of Forest Hill Cemetery and west of the Flynn School. Work with the Community Services Department, Landmarks Commission, and the Waterways and Parks Commission to elevate this proposed project from the 2018-2022 *Park, Open Space & Recreation Facilities Plan* (p. 34). | ***Pending an updated 2023-2027 Parks Plan, proposed in CIP.***