



Plan Commission Work Program 2024

(Adopted December 4, 2023)

The following is the project list for the 2024 Plan Commission's Work Program. ***Bold italicized text shows anticipated timeline.***

ADMINISTRATIVE

- **Annual Development Newsletter, Major Accomplishments, Development Map and Report, Housing Affordability Analysis.** *Continue annually. | Complete by Q1*
- **Plan Commission Training.** *Continue regular training on legislative changes, meeting protocol, etc. | Ongoing*
- **Rezoning Code [Project Website](#).** *Provide regular updates on process and development code information to public. | Ongoing*
- **Site Plan [Website Storymap](#).** *Update public map and project information on site plans approved by Plan Commission/staff. Ongoing*

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. | Q1 2023 - Q1 2025 to approve code*
- **Artisan / Micro-Manufacturing Zoning Code Revision.** *Draft new language to allow for these less intensive industrial type uses mixed with retail storefronts. | Incorporated 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. | Incorporated 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 any new Letters of Map Revisions. Finalize a standard operating procedure (SOP) for staff review and add GIS layer for public. | Incorporated under Zoning Code Rewrite project*

- **Form-Based Codes.** Identify areas for 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. | *Incorporated under Zoning Code Rewrite project*
- **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*
- **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*
- **Sign Code.** The current Sign Code was last revised in 2017 and is due for additional review and update. | *Incorporated under Zoning Code Rewrite project*

PLANNING

- **Shawtown Neighborhood Plan.** Work with Shawtown Neighborhood Association to develop their neighborhood plan. | *Complete by Q1*
- **Comprehensive Plan.** Develop scope of work for 10-year update of the 2015 plan. | *Preparation 2024. Start after zoning code update in early 2025, complete 2026*
- **Urban Sewer Service Area Plan Update.** Secure funding to update the Urban SSA Plan or in conjunction with the Comprehensive Plan. | *2024 or in conjunction with Comprehensive Plan*
- **Park, Open Space & Recreation Facilities Plan/City Park Designation in Forest Hill.** Support Parks and Recreation on the update of the parks system plan. 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). | *Q1 - Q4*

OTHER RELATED PROJECTS, PLANS, POLICIES, 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***
- **Liner Site.** Redevelopment of site adjacent to N. Barstow ramp/Children’s Museum. | ***Phase II site plan for Plan Commission review anticipated 2024***
- **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/final condo plat, anticipated Q1 2024***
- **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. | ***Delayed - funding not available until 2026.***