

Third Ward Neighborhood Plan Update

Third Ward & UWEC Joint Meeting

Wednesday, October 23, 2019

5:30 p.m. to 7:30 p.m.

Room 1917, Centennial Hall, UWEC

1698 Park Avenue, Eau Claire, WI 54701

Attendance: Third Ward representatives Jim Erickson, Sharon Hildebrand, Allen Keniston, Chris Klesmith and Susan Miller. UWEC representatives Mike Rindo and Troy Terhark. City of Eau Claire representative Ned Noel

Agenda

1. Brief Neighborhood Planning Background

Mr. Noel provided background on the City's neighborhood planning process. Individual plans are developed in conjunction with the City's Plan Commission and neighborhood association. They serve as guides for mostly physical improvements of a neighborhood and are adopted as elements of the City's Comprehensive Plan.

2. UWEC's Plan Changes

- **Housing POLICY #B1 - Support housing choices for all (No Off-campus Housing UWEC Issue)**

After discussion, the two parties agreed that the "Support housing choices for all" policy on pages 53-54 in the draft plan covers students so no language needs amending. There was also agreement that there is no outright restriction on Blugold Real Estate Foundation, Inc. creating more off-campus student housing, but that projects need to meet zoning (such as R-3 and R-4), and that a proposed structure needs to be physically compatible with the immediate area.

- **Housing POLICY #B2 - Carefully study any down-zoning changes (Down-zoning UWEC Issue)**

The two parties agreed that the University should be involved in the down-zoning study and any recommended changes. UWEC will be added to the plan in the responsibility section.

- **Redevelopment POLICY #C1 - Restrict campus growth outward into the neighborhood (Campus Expansion UWEC Issue)**

The two parties agreed to use instead the existing 2001 Third Ward Neighborhood Plan language as found on pages 24-26. This language ties the issue to lost of dwellings and discourages growth but does not create an absolute restriction. The plan states:

“Discourage growth and expansion of the UWEC campus into the neighborhood in a manner that would result in the unnecessary loss of additional dwellings. A critical component in encouraging stability and reinvestment within the neighborhood, particularly in the vicinity of the University is the need for property owners to be assured that future growth of the University will not result in further encroachment into the neighborhood and result in the demolition of additional housing. Map 7 [Map 1 in update plan] delineates this boundary within the neighborhood.

In addition, parking options that do not result in facility encroachment into the neighborhood need to be considered to address parking deficiencies on and around the campus. Additional facilities developed by the University must provide sufficient parking to accommodate the demand created.”

- **Transportation POLICY #A2 - Parking permit system (Resident-only Parking Permit Program UWEC Issue)**

The two parties agreed that the permit program idea needs study and the University should be involved in it. They will be added to the plan in the responsibility section. References to Green Bay’s and Madison’s programs will be removed.

- **Transportation POLICY #A3 - Other City Strategies (UWEC Parking lots / Hibbard Lot Expansion Issue)**

It was agreed to delete the text about no absolute parking lot expansions since the University can add more parking on their current campus. See also the Campus Expansion Issue above.

- **Transportation POLICY #A4 - University strategies (Parking Structures on Campus UWEC Issue)**

The two parties agreed the plan should not dictate to UWEC that they should build a parking ramp. References to other universities’ ramps will be removed. Language will be added that the University is open to collaborating with the City and Third Ward to find effective solutions.

- **Quality of Life – General Concerns**

The two parties agreed that it serves each other well to market the benefits of the neighborhood and to work on issues like health, safety and sustainability together.

3. Conclusion & Next Steps

Meeting notes will be shared with the two parties. Third Ward Association Steering Committee will review and vote on proposed changes at their November 13th meeting. Public hearings are anticipated for the City’s Plan Commission on December 2nd and the City Council on December 9th.