



Housing & Zoning

Friday, March 14



Chippewa Valley

Technical
College



Housing & Zoning

Friday, March 14



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VISIONARY



University of Wisconsin
Eau Claire






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**Eau Claire Energy
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WINTER STORM
WARNING
UNTIL WED 12PM



31st Annual



*Chippewa
Valley Rally*



CHAMBER ALLIANCE
Chippewa Falls • Eau Claire • Menomonie

TUESDAY

April 22, 2025



2025 Spring Election – April 1

- **Wisconsin Supreme Court**
- **Superintendent of Public Instruction**
- District III State Appeals Court
- Eau Claire County Circuit Court Branch 2
- City Councils, Town Boards, School Boards
 - Eau Claire City Council**
 - 5 At Large Seats, 7 Candidates (3 incumbents)**



2025 EC City Council Candidate Sit-Down

 by Eau Claire Area Chamber of Commerce

Playlist • 7 videos • No views

The April 1 Spring Election features 7 candidates for the At-Large Eau Claire City Council seats. The top 5 ...[more](#)

 Play all



1



2025 Eau Claire City Council Candidate Sit-Down Episode #1: Charlie Johnson

Eau Claire Area Chamber of Commerce • 1 view • 1 hour ago

2



2025 Eau Claire City Council Candidate Sit-Down Episode #2: Nate Otto

Eau Claire Area Chamber of Commerce • No views • 1 hour ago

3



2025 Eau Claire City Council Candidate Sit-Down Episode #3: Ethan Reed

Eau Claire Area Chamber of Commerce • 1 view • 1 hour ago

4



2025 Eau Claire City Council Sit-Down Episode #4: Larry Mboga

Eau Claire Area Chamber of Commerce • No views • 1 hour ago

5



2025 Eau Claire City Council Candidate Sit-Down Episode #5: Phil Swanhorst

Eau Claire Area Chamber of Commerce • No views • 1 hour ago

6



2025 Eau Claire City Council Candidate Sit-Down Episode #6: Mary Catherine Partlow

Eau Claire Area Chamber of Commerce • 1 view • 1 hour ago

7



2025 Eau Claire City Council Candidate Sit-Down Episode #7: Joshua Miller

Eau Claire Area Chamber of Commerce • No views • 1 hour ago

CITY COUNCIL CANDIDATE SIT-DOWN



billy

2025 Eau Claire City Council At-Large Election

March 12, 2025

When: Tuesday, April 1st, 2025, polls open 7:00am - 8:00pm. Find your voting location at myvote.wi. There will also be in-person absentee voting in your municipal clerk's office on weekdays, March 18 - March 30, 2025.

What It's About: There are seven candidates for five open At-Large Eau Claire City Council seats, including incumbents Charlie Johnson, Larry Mboga, and Joshua Miller; along with newcomers Nate Otto, Mary Catherine Partlow, Ethan Reed, and Philip Swanhorst. Incumbents Kate Felton and Roderick Jones are not seeking reelection. The City Council also has five district seats, which will be up again in 2027, and the City Council President, which will be on the 2026 ballot.

[Click here for information about other races on the Spring ballot](#)

The Chamber's role: Although the Chamber is active in policy issues, it is non-partisan and does not endorse political candidates. We do provide information, in the candidates' own words, to help voters make informed decisions. For the competitive Eau Claire City Council race, we are providing two resources:

1) Candidate Sit-Down Video Interviews

All seven candidates sat down for five-minute interviews with Chamber VP Governmental Affairs Scott Rogers to tell us why they're running and what their priorities would be if elected.

[Click here to view the videos](#) (Eau Claire Chamber YouTube channel)

2) Good Government Council Questionnaire

The Chamber's Good Government Council (GGC) is a subcommittee of its Governmental Affairs Committee dedicated to encouraging voter participation and providing members of the business community with non-biased information about candidates' positions on important local economic issues. Each answer was limited to 150 words.

[Continue reading to see the candidates' responses...](#)

Q1. What are your background and qualifications and, if elected, what will be your top three priorities during your term on the City Council?

Categories

[Advocacy](#)

[Awards & Recognitions](#)

[Business Matters Podcast](#)

[Celebration Center](#)

[Chamber Media](#)

[Diversity, Equity & Inclusion](#)

[Education](#)

[Other News](#)

[Ribbon Cuttings & Ground Breakings](#)

[Talking Point Podcast](#)

[Uncategorized](#)

[Workforce](#)

Archives

Select Month





Nominations now open through April 30:

- Small Business of the Year
- Business of the Year
- Emerging Business
- Resilient Business
- Young Professionals
Best Place to Work

CHAMBER ROYALE

Thursday, May 15, 2025 • Eau Claire Event District

Hosted by: The Eau Claire Area Chamber of Commerce





Housing & Zoning

Friday, March 14

THE CITY of
Altoona



Goals – Implement Comprehensive Plan

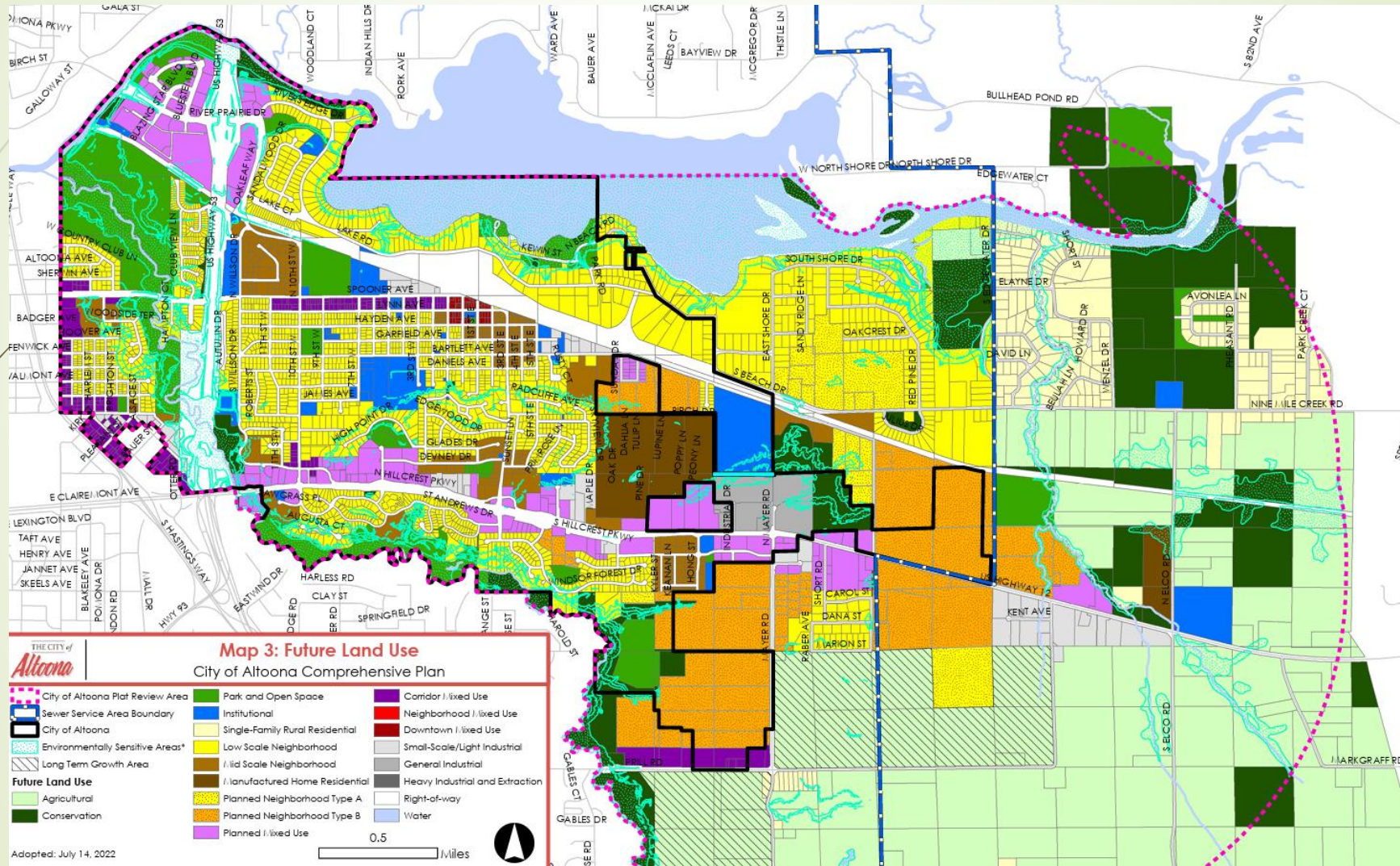


2022

CITY OF ALTOONA, WISCONSIN
COMPREHENSIVE PLAN

ADOPTED: 7.14.22

Goals – Effectively Manage Growth



Goals – Promote Housing Construction / Improve Affordability



mid-rise apartments



6-flat



4-flat (fourplex)



townhouse courtyard (attached)



duplex courtyard



small single-family detached



large single-family detached

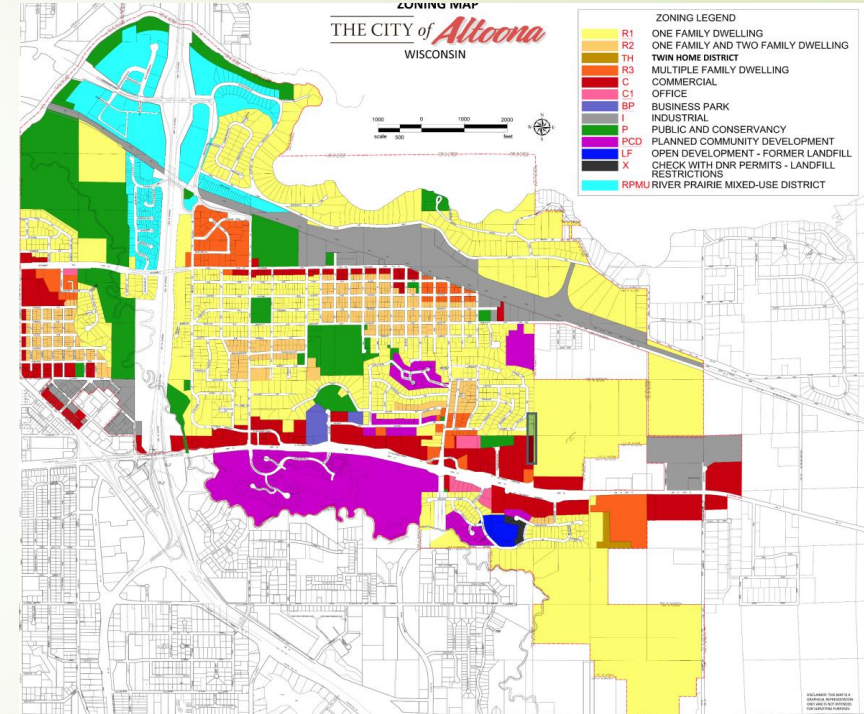
Goals – Promote Mixed Use Development



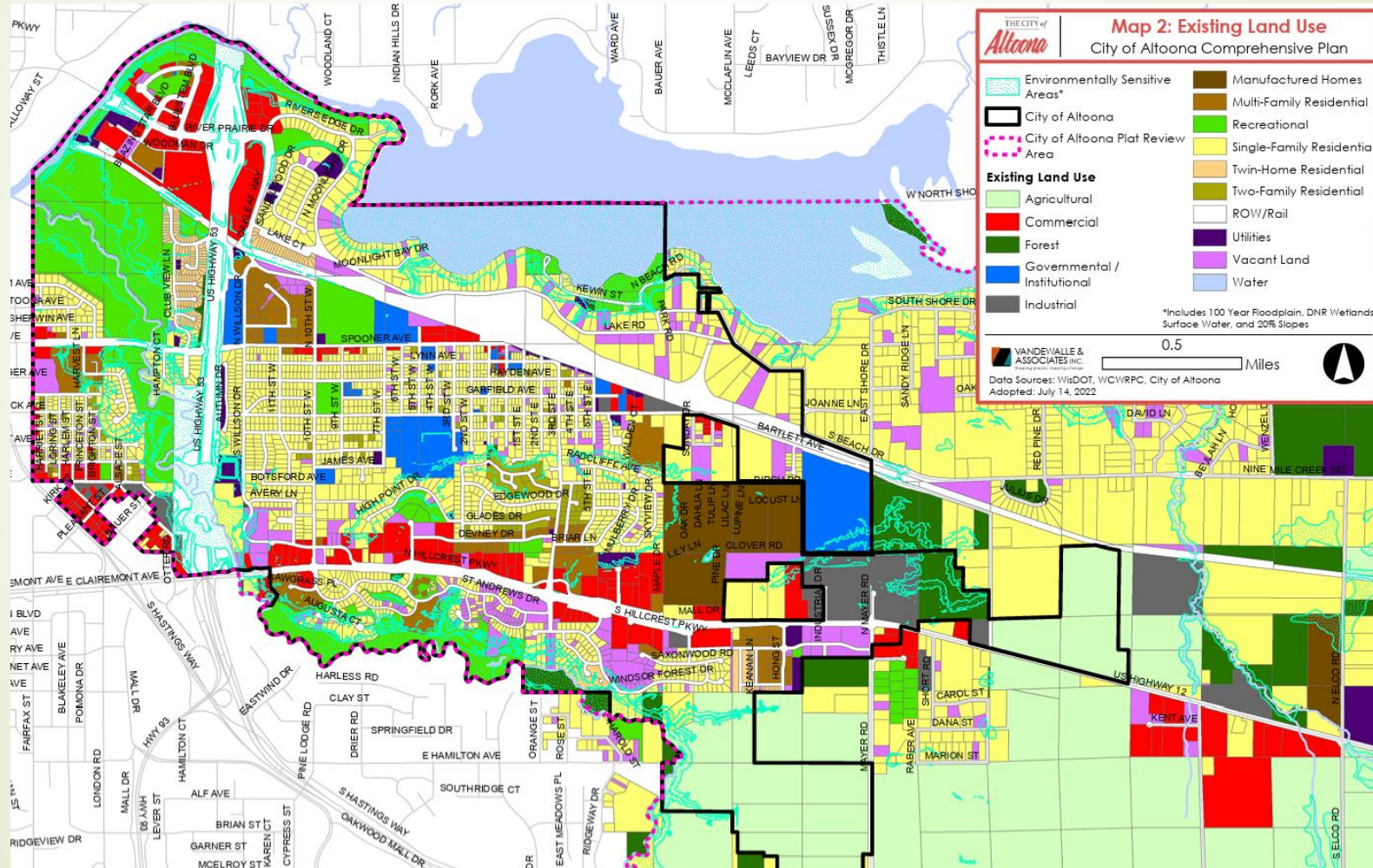
Goals – Facilitate Infill Construction



Goals – Reduce PCD Reliance



How Are We Trying to Achieve Our Goals?



Where Are We Now?

1. Project Initiation
2. Community Engagement
3. Existing Conditions Analysis & Preliminary Recommendations
4. District & Use Standards
5. Development & Sign Standards
6. Subdivision & Zoning Procedures
7. Draft and Final Zoning and Development Code





Housing & Zoning



Friday, March 14



EAU CLAIRE, WISCONSIN

CENTURY
CODE UPDATE

Honoring the last 100 years and planning for the next



Eau Claire Area Chamber of Commerce – Eggs & Issues
March 14, 2025



Project Overview
Purpose, Process, & Values

Eau Claire Zoning Timeline

1923

Eau Claire's first zoning code was adopted and divided the City into 5 districts. Fun fact, the entire code was only 7 pages long.

1952

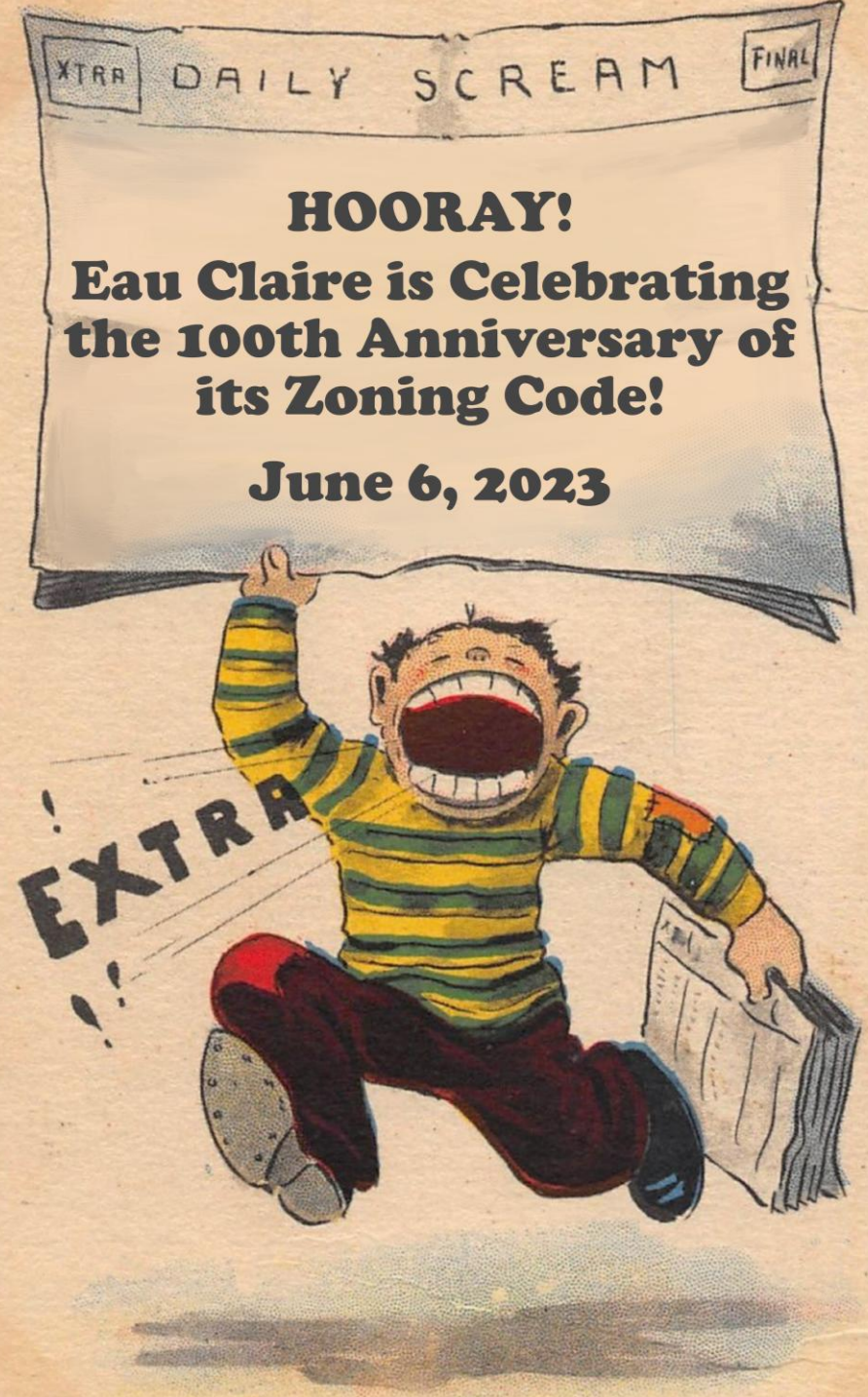
This was the first major overhaul to the 1923 code and many of the City's current dimensional standards and use separations were established during this update.

1990

The latest overhaul to the City's code occurred in 1990. A lot has changed in the past 33 years requiring the City take another holistic look at its code.



Why the Century Code Update?



2023 Update Purpose (Goals)

- » Undertake a **public process** that fairly addresses the issues and solutions and **includes as many voices as possible**
- » **Educate** with evidence-based literature/data on the need for **zoning reforms** and the associated co-benefits
- » Improve **user-friendliness**
- » Align zoning with Comprehensive Plan vision of **compact and sustainable development**
- » Improve development process **certainties**
- » Produce more **housing supply, diversity** of choices, and affordability

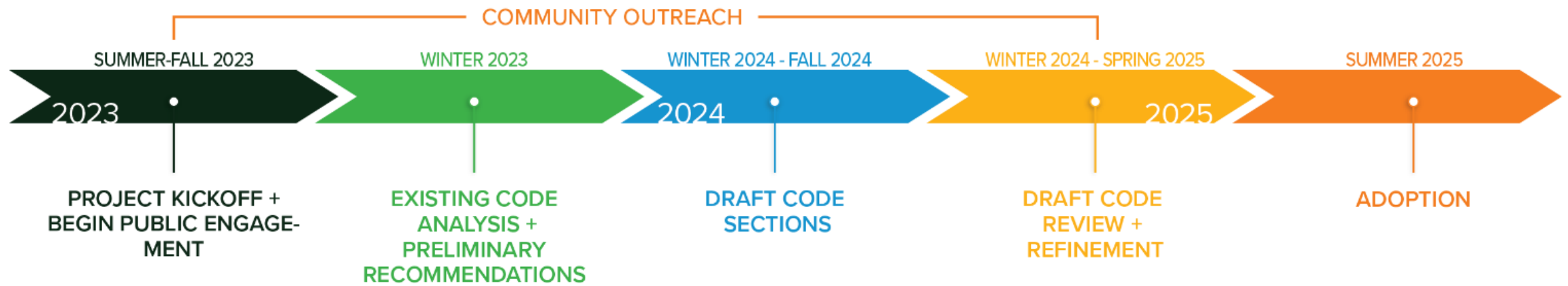


2023 Update Purpose (Goals)

- » Lessen pressure on **sprawl** and **environmental and habitat degradation**
- » **Lower carbon emissions** of development and transportation in support of goal for city-wide **carbon neutrality by 2050**
- » Take a more **active role** in city planning
- » Produce **better site and building design**
- » Produce more **complete streets and neighborhoods** with housing choices, commercial and jobs within walkable distance
- » Reduce **exclusionary zoning** practices



CENTURY CODE UPDATE TIMELINE



Stakeholder Engagement

- » Stakeholder communications/ meetings/interviews/presentations
- » Community open houses
- » 11 ZPAC meetings
- » 11 Zoning Technical Advisory mtgs.
- » Input from boards, committees, and commissions
- » Community survey, social media marketing
- » Website (educational materials, videos, draft content, comment portal)
- » Neighborhood meetings, tours, workshop



Explore Proposed Zoning District and Map Changes

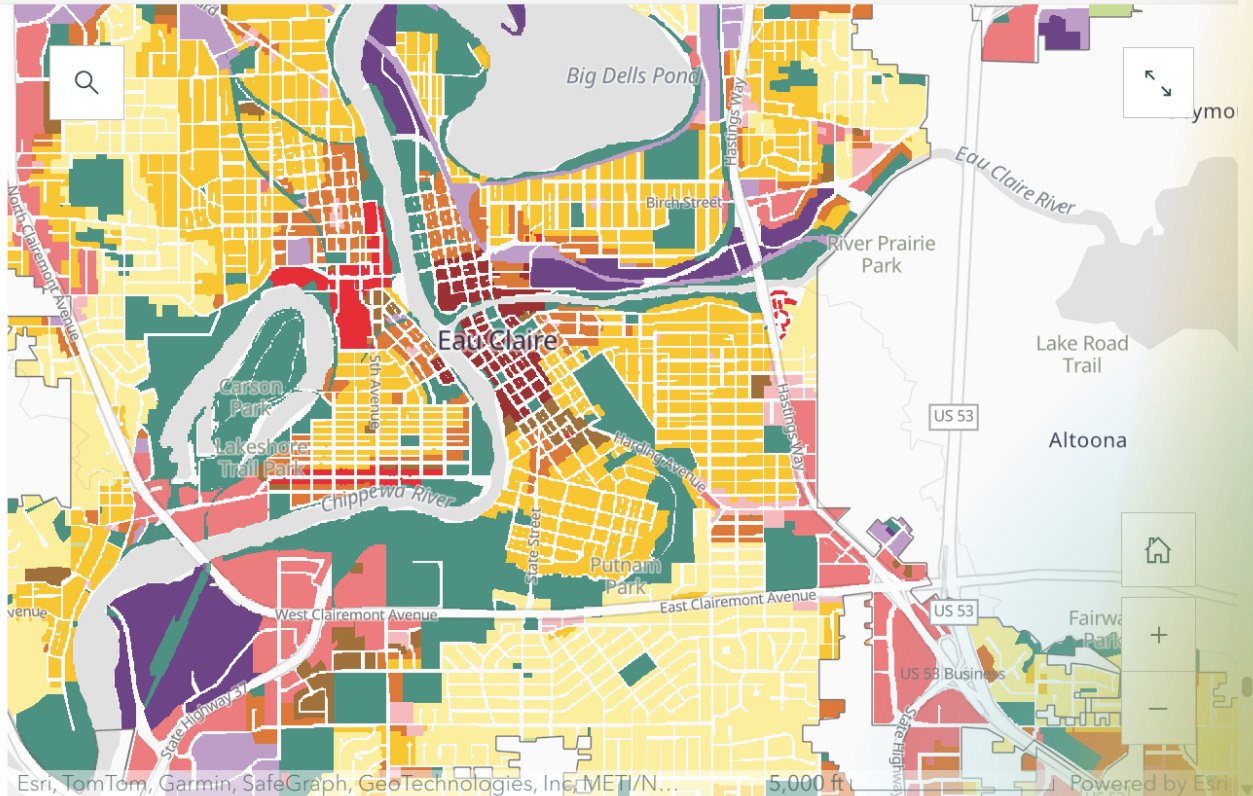
Eau Claire is considering updates to its zoning districts and map. Explore the interactive StoryMap below to learn more and provide feedback. [Click here to review the draft Land Development Ordinance chapters that provide more detail about the types of development and uses that are proposed to be allowed in each district.](#)

Introduction Current Zoning Map Proposed Zoning Map Proposed Districts Parcel Viewer Share Your Thought →

Parcel Viewer

Now that you have a better understanding of the proposed changes to the City's zoning districts, you are likely wondering if they will impact your property.

To find out, either click the magnifying glass symbol in the top left to search your address or click on the button with the + symbol in the lower right hand corner to zoom into your



Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/N... 5,000 ft Powered by Esri

Land Development Ordinance (LDO)

CURRENT
Title 17: Subdivisions

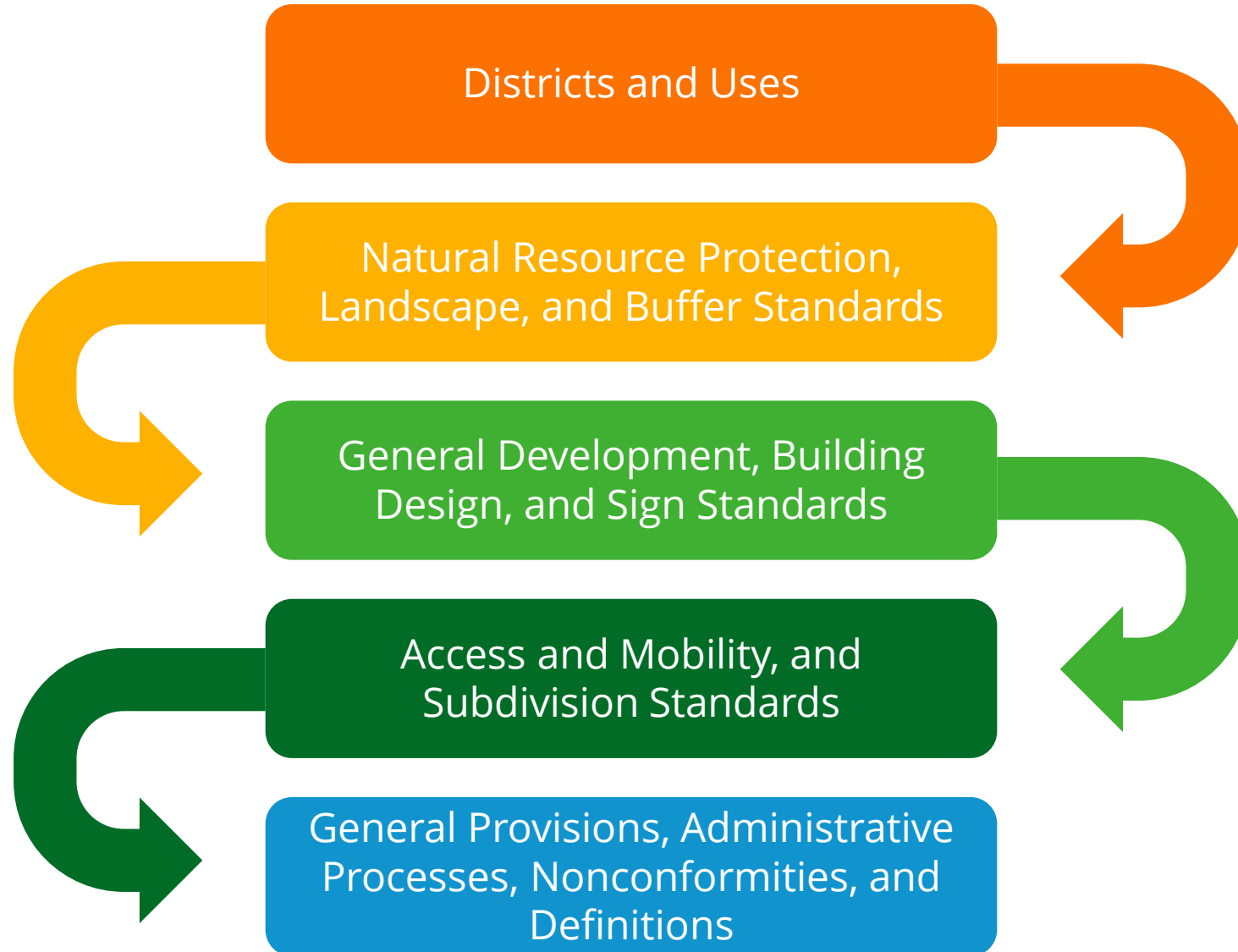
CURRENT
Title 18: Zoning

Title 19
Updates to
Stormwater
& Erosion
Control

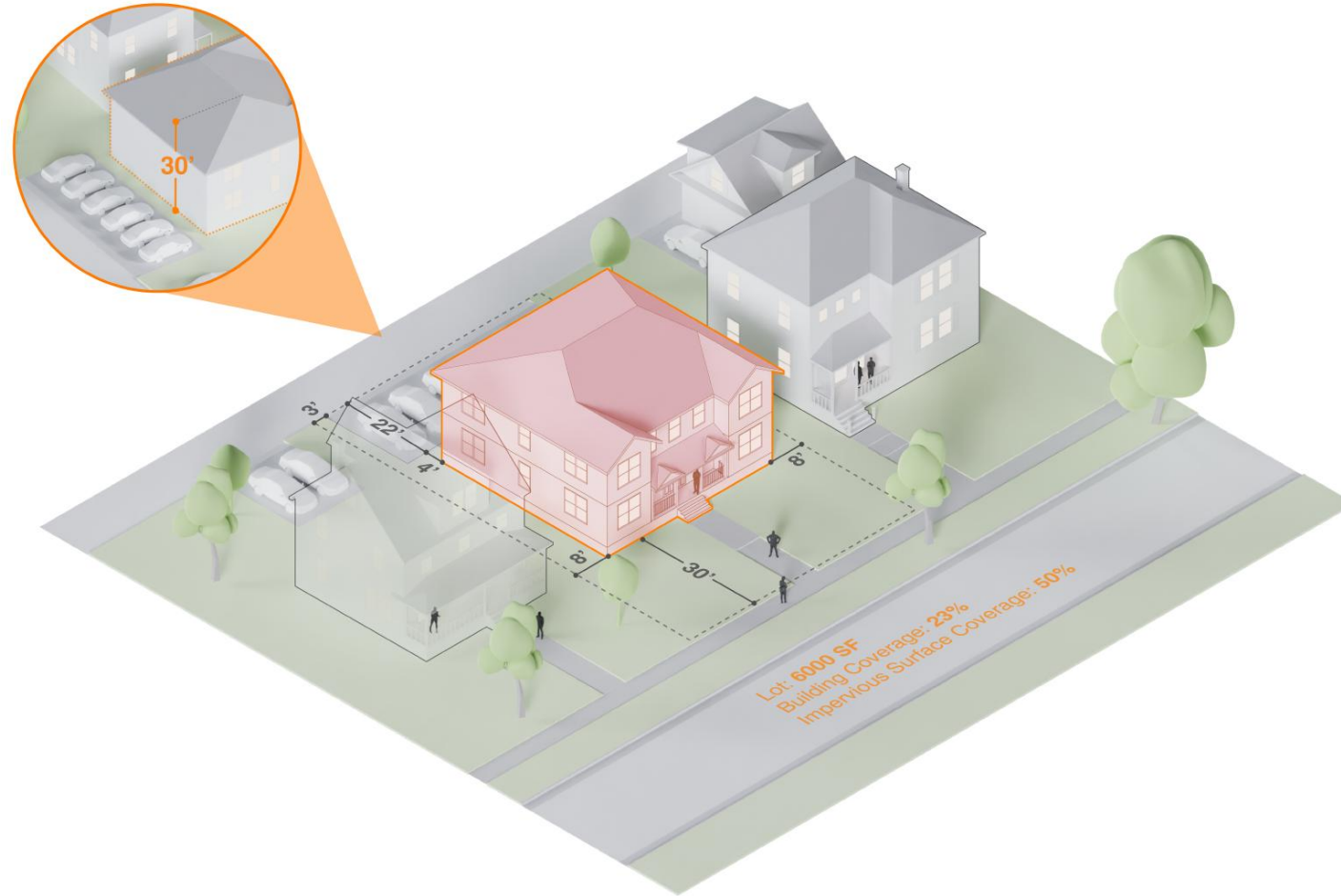
NEW
Title 17: Land
Development Ordinance



Century Code Drafting Process



Historic Neighborhoods Gentle Density Infill Visualization - Quadplex



Alley Loaded

Historic Neighborhoods Existing Gentle Density - Quadplex

Parcel Report

2023 Property Record | City of Eau Claire, WI
Assessor information is valid as of 2023-08-14

Parcel Number: 03-0097
PIN: 18221227090002070

OWNER INFORMATION	TAX INFORMATION
SALLY J. M. 800 BLANCH CLARK RD. EAU CLAIRE, WI 54601	View the data on Eau Claire County's Site External Report

PARCEL INFORMATION	PRIMARY BUILDING
Street Number: 1001	Customer Prefix: 870000
Street Name: S ARSTOWN ST	Number of Units: 4
Lot Area (sq. ft.): 6,500	Total Lot Area (sq. ft.): 4,956
Property Class: COMMERCIAL	Assessment Date (m/d/y): 2-4-19
Subdivision: Eau Claire	Assessment Finish (m/d/y): 0
	Garage Type:
	Garage Size:
	Cost Type:
	Hot Water:

VALUATION AND SALE HISTORY
2023 Land Assessment: \$48,800
2022 Improved Assessment: \$212,100
2023 Total Assessment: \$260,900
Land Sale Date: 1998-10-31
Land Sale Price: \$67,500
Previous Sale Date: 1975-01-01
Previous Sale Price: \$41,000

BUILDING SKETCHES
Occupancy: Single-Family
Structure: 2-STORY
Year Constructed: 1911
Building Status: Sketch

LEGAL DESCRIPTIONS



Historic Neighborhoods Existing Gentle Density - Quadplex



PARCEL INFORMATION		PRIMARY BUILDING	
Street Number:	214	Exterior Finish:	VINYL
Street Name:	CHIPPEWA ST	Number of Units:	4
Lot Size (sq ft):	10,340	Total Living Area (sq ft):	4,256
Property Class:	COMMERCIAL	Basement Size (sq ft):	2,304
School Dist:	Eau Claire	Basement Finish (sq ft):	0
VALUATION AND SALE HISTORY		Garage Type:	
2023 Land Assessment:	\$83,600	Garage Size:	
2023 Improved Assessment:	\$709,900	Fuel Type:	GAS
2023 Total Assessment:	\$793,500	Heat Type:	100%
Last Sale Date:	2019-06-03	Air Conditioning:	0
Last Sale Price:	\$0	Fireplaces:	6
Previous Sale Date:	2017-02-17	Number of Rooms:	4
Previous Sale Price:	\$0	Number of Bedrooms:	8
		Full Baths:	8
		Half Baths:	4
BUILDING SKETCHES			
Occupancy:	Story Height:	Year Constructed:	Building Sketch:
APARTMENT	2 STORY	2017	Sketch
LEGAL DESCRIPTIONS			
LOT 3 CSM 3128 REC V 17 P 315 DOC 1122729 LOC IN SW 1/4 SEC 20-27-9			

Infill Focused Residential District Revisions

Required Design Standards

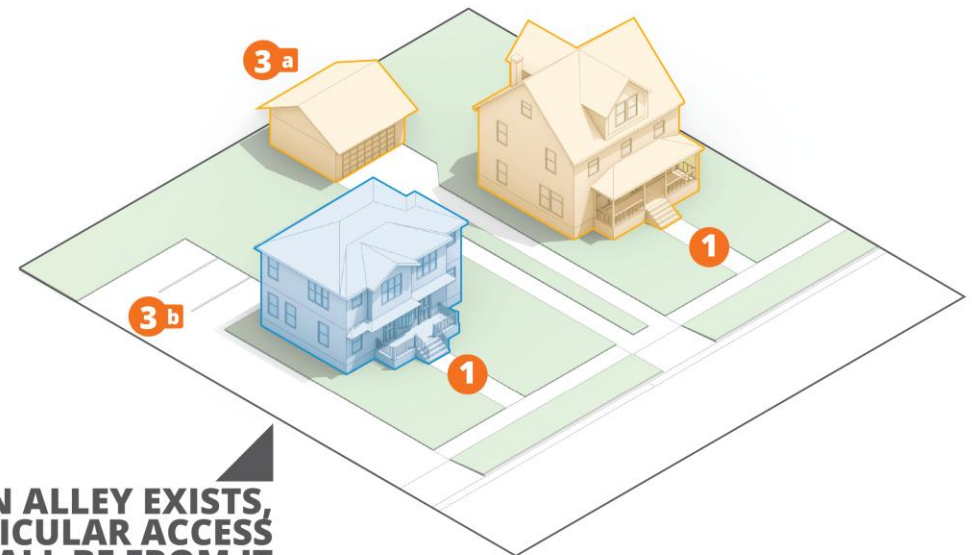
- » Orientation
- » Roof Type
- » Off-Street Parking
- » Quality Enhancements

TWO-UNIT DWELLING

- 2 Roof Type: Hip
- C Quality Enhancements: Front Porch, Roof Dormer, Bay Window

ONE-UNIT DWELLING

- 2 Roof Type: Gable
- C Quality Enhancements: Front Porch, Roof Dormer, Covered Stoop, Ribbon Driveway



**IF AN ALLEY EXISTS,
ALL VEHICULAR ACCESS
SHALL BE FROM IT**

Housing Supply Boosts

Land Development Ordinance Affecting Housing & Costs				
Cost Savings		Neutral		More Expensive

- » Smaller lots & dimensional standards (setbacks)
- » Smaller Streets
- » More Housing Choices & By-right uses
- » More Live-Work options
- » Parking reductions (transit, affordable units, downtown, etc.)
- » Clearer objective standards for improved outcomes

Housing Costs & Quality of Life

ISSUES

Land Development Ordinance Affecting Housing & Costs				
Cost Savings		Neutral		More Expensive

- » Park land fee or dedication/Social gathering space
- » Building Design standards
- » Landscaping requirements
- » Tree Preservation





Next Steps

Next Steps

- » **March – April** – LDO Finalization
- » **May 5th** – Last ZPAC Meeting
- » **Public Open House** – June 17th
- » **June 30th & July 21st** – Public Hearings

Project Website

<https://eau-claire-zoning-code-rewrite-hlplanning.hub.arcgis.com/>





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