Village of Eau Claire, Michigan

Master Plan Update
ADOPTED NOVEMBER 26, 2012

AND

Parks and Recreation Plan
Capital Improvements Program
ADOPTED DECEMBER 17, 2012

Creating the Vision for 2035 and beyond
Village History

The Village of Eau Claire was incorporated in 1861 and operates as a general law Michigan Village government.

Original settlers arrived in the 1830’s taking advantage of the agricultural amenities of the area and ease of shipping products to the urban center of Benton Harbor and South Bend, due to Eau Claire’s location on major north/south and east/west wagon, interurban rail and eventually vehicle transportation routes.

Master Planning and economic development have always been a major element of Village government demonstrated by the 1936 Council action instructing the Village President “to appoint a committee to investigate the possibilities of opening a manufacturing plant”. These efforts resulted in the purchase of land, development of the Village Business Park and location of a number of manufacturing businesses, some which remaining in operation today.

The Village today known for its small town culture, agriculture roots and business opportunities, showcasing the centennial celebration statement that Eau Claire is a “one hundred fifty year story of the greatest thing in America….its people.”

Planning Commission

The Village Council established the five-member Planning Commission on December 12, 2011 and charged them with the responsibility for preparation of the Master Plan and Capital Improvement Program.

The Master Plan is adopted by the Planning Commission while the Capital Improvements Program prepared by the Planning Commission is adopted by the Village Council.

Park & Recreation Committee

On June 18, 2012, the Village Council authorized the Planning Commission to address park, recreation and open space needs of the Village documented in a five-year plan adopted by the Village Council.
Introduction

Purpose
A common question is; what is a Master Plan? And even more specifically, what is the role of the Village Master Plan?

In general, the Master Plan is intended to guide land use decisions and provide direction to current and future Planning Commissions and the Village Council which will implement it.

This Master Plan is an “umbrella document,” bringing together plans and studies from other agencies, presenting a coordinated approach to future growth, preservation of areas of specific environmental concern as well as describing land areas needed for future residential, and commercial, industrial, and recreational use.

It also addresses and serves as the “official” Parks and Recreation Plan and Capital Improvement Program for the Village.

With this understanding, Village officials seek the help and cooperation of its citizens and those interested in participating in the development of the Village of Eau Claire in implementing the vision set forth in the Plan.

Planning Process
This Plan was developed with the input and support of many citizens as well as members of a number of Village Council, staff and advisors. The planning process included the following general steps:

1. Data gathering, including census, economic, housing, transportation, and other geographic data plus review of existing plans.

2. Analysis of existing conditions, trends, and issues from other plans and polices.

3. Input from citizens via a web-based survey and a community participation workshop.

4. Vision, Future Land Use Plan, and Implementation Strategies which were subjected to citizen review simultaneously with the Planning Commission review.

5. Public hearing held by the Planning Commission on the draft plan.


Common Themes
Throughout the planning process several over riding themes emerged:

1. Controlled sustainable growth: The Plan focuses on extending the historic pattern of development outward from the original town center in a controlled pattern of development that maximizes current and logical future extensions of water, sewer and storm water management infrastructure.

2. Downtown development: The Plan contemplates actions to revitalize the business district.

3. Future uncertainties: While every effort was made during the planning process to uncover all potential events and actions that might influence the future of Eau Claire, the Planning Commission recognizes that actions and events beyond the control of Village may influence the amount and timing of the growth and development within Village. The concern lies with the availability of jobs for existing and new residents within the larger St. Joseph/Benton Harbor and South Bend regional community.

4. Regional cooperation with others: The Plan acknowledges that Eau Claire depends on other regional communities for certain life-style needs, especially employment. The Plan seeks complementary and cooperative efforts with others to fulfill community needs.

5. Infrastructure investment needed: The Plan is based on the renovation of existing and installation of new infrastructure.

Plan Organization
This plan is organized by subject area. Each chapter, or “plan element”, contains relevant data (gathered from the census and other sources), public input results and discussion of future trends, before presentation of the community vision statement, objectives, and strategies and the Future Land Use Plan.
Existing Conditions

Physical Landscape
The greater Eau Claire area has rather flat topography. Storm water management is achieved through two drainage ways, each depositing via Farmers Creek into the St. Joseph River.

Municipal Infrastructure
Eau Claire is proud of its infrastructure system which provides services to almost every area within the Village boundary. The system has been designed with strategically placed locations allowing for extension of the system into abutting land areas designed for future development. However, these systems which are designed to serve a population approximating 800 people will need to be upgraded at some point in time to continue the future growth and development envisioned in this plan.

Transportation
Michigan M-140 is the main north-south and Pipestone Road/M-62 is the man east-west roadway, both being used for both local and regional commuting use.

The most notable project of community interest is streetscaping of downtown Main Street and creation of an intercommunity trailway system linking regional population centers with Eau Claire.

Parks, Recreation and Open Spaces
Eau Claire has four parks comprising 36 acres of land easily accessible from surrounding neighborhoods mostly containing playground equipment for young children and baseball fields. Elementary, Middle and High School facilities (4) are also available. The school district and sports complex provide baseball, soccer and football fields for organized sport teams.

The Planning Commission, also serving as the Village Parks Planning Committee, has prepared a Five-Year plan, (appendix A) of improvements designed to remedy access, provide public gathering places, and establish a walking trail system among other improvements.

Pattern & Existing Land Uses
Eau Claire can be classified as a true “traditional neighborhood development (TND)” town characterized by a central business district surrounded by compact residential development. This pattern dates back to Eau Claire’s founding in the late 1800’s. During the growth years during the 1940 - 1960’s the compact development pattern expanded outward. The compact historic pattern of development provides much desired community “walkability.” This easy walk from home to the downtown and compact commercial business district remains today due to the development of close-by residential areas.

This pattern of land use forms the “small-town” character and appeal desired by residents and visitors alike.

The People Say...
Efforts should be taken to retain Eau Claire’s small town rural character (79%) while being proactive seeking new development (95%), including promoting the Village for new residents (100%) by offering incentives (79% - 100%) and adding infrastructure services to support new growth (85%).
Socio Economic Characteristics

Population
The US Census Bureau estimates there are 625 residents living in Eau Claire today (2010), an increase of 31 since 2000. Estimates indicate a current population (2012) of 693, an 11% increase since 2010. The planning Commission expects population to double and range between 1,000 and 1,200 in 2035; 25 years in the future.

Predicting Eau Claire’s future population is most difficult and certain assumptions are made, including the economic recovery reignites home construction allowing Berrien and Cass counties to grow at a faster rate than Michigan and that Village and close-by regional employment opportunities will increase.

Households
Households, an indicator of the number of dwelling units needed to house the projected population will also increase. Historically, in the decade of the ‘80’s and ‘90’s Eau Claire’s dwelling unit count equaled the number of households with most (69%) being owner occupied with only a few vacant.

Projections indicate that Eau Claire will need to double the number of dwelling units to house its desired population of 1,000, or more, in 2035.

This will require new residential developments and installation of new infrastructure that might extend into Berrien and Pipestone townships in areas they have designated for housing development in their Master Plans.

Jobs and Employment
In good times, the Village of Eau Claire area had a workforce of about 550 people, an 83% labor force participation rate, with 26% working in the Village, or nearby. A majority of Eau Claire’s workforce travel to other communities throughout the regional area, with 46% of the workforce traveling from 10 to 30 minutes to their jobs. Interesting a rather large number, 19%, travel more than 30 minutes for work.

These journey-to-work travel times demonstrate the importance of job growth and employment opportunities within the regional area to Eau Claire residents.

The Village cooperates with regional economic development organizations in local and regional job creation efforts.

The People Say....
The Village should promote commercial (100%) and industrial (100%) development opportunities that will create jobs by providing more land for industry and other businesses (69%). While there is strong agreement to preserve the historic character of the downtown (53%), efforts to encourage additional locally owned retail business (100%) should be pursued including hiring someone to actively recruit new businesses to locate in the downtown (53%) with the objective of anchoring the downtown with a “major business” (79%). The Village is encouraged to undertake physical “streetscaping” appearance improvements (65%), including seeking grant funds to aid privately owned building façade improvements (74%).

The most important improvement to me is business; more businesses make the Village happier and attract people.
Education is most important in the future. With a superior school system we can bring more people into our community.
A Sensible and Sustainable Future Growth Plan

Creating the Plan
The concept of “sensible and sustainable growth” began in the 1980’s as a means to bring together two compatible but different ideas; first, the need for sound planning for decisions about future growth; second, the application of common sense to many development issues facing communities today.

A sustainable Future Growth Plan is one that “meets the needs of the present without compromising the ability of future generations to meet their own needs.”

With this understanding, Eau Claire in collaboration with Berrien and Pipestone townships can make decisions that not only “make sense” from a community needs perspective today but also considers the impact of today’s decisions upon the future social, environmental and economic needs.

Applying Smart Growth Principles
There are commonly held principles to be employed to achieve a sensible and sustainable Future Growth Plan, all which have been considered by the Planning Commission in preparing the Master Plan Update:

1. Compact, contiguous growth.
2. Redevelopment of built-up areas and infill locations.
3. Encouragement of mixed-uses.
4. Providing travel choices.
5. Protecting natural resources.
6. Creating a range of housing choices.
7. Creating livable neighborhoods.
8. Promoting economic development.
10. Creating “walkability”

Creating an Affordable Growth Plan
While a portion of the cost necessary for future development will come from sponsors of future development, some costs of future growth will be borne by the Village of Eau Claire. It is the responsibility of Planning Commission to carefully balance the amount and timing of future development with the ability of the Village of Eau Claire to finance required services, especially extensions and improvements of municipal infrastructure, noted the Capital Improvements Program.

This Plan incorporates compact and contiguous growth, the lowest cost pattern of future development.

Village -Township Future Growth and Utility Collaboration
This Plan recognizes the Village must make infrastructure investments in order to grow. The Plan therefore is based on the policy that abutting township lands needing future municipal utilities will be serviced by the Village under cooperative agreements with the surrounding townships.

Promotion of Economic Development
Employment opportunities and the available quality of life drive the vigor and economic vitality of the community.

This Plan recognizes the importance of reinventing the retail and commercial vibrancy of the downtown by forming a Downtown Development Authority, as recommended by the Planning Commission, to access State of Michigan grant funds. Village action will also be taken with Berrien County, Cornerstone Chamber of Commerce and other regional partners to attract local and regional new industrial business expansion to increase job opportunities and expand Eau Claire’s tax base.
Governance and Services

Participation and Involvement
Over the past year, Village residents have been talking about the future of Eau Claire…asking what it will be and what plans do we have for it.

Even faced with uncertainties of a recessionary economic recovery and divergent priorities of what is important to Eau Claire’s future, the Planning Commission has worked toward unified solutions that are believed to be the best direction for future growth and development.

Activism and involvement are the lifeblood of good governance and necessary for successful implementation of this Plan.

The People Say...
Residents (90%) feel they have an average to very good understanding and awareness of community affairs, mostly from “word of mouth” communications (42%) and the Village newsletter (37%). Understandably, the role of the Village Council is well understood (53%), with less understanding of the role and duties of the Planning Commission (39%).

Some believe there is a need for better communication between the Village Council and residents (42%) and most (85%) admit to having no knowledge of the zoning ordinance map of desired land uses.

Nurturing Future Leaders
The statement “our children’s future is in Eau Claire” is a common theme in every discussion about the future of Eau Claire. Efforts to involve young people at an early age who will become future Village leaders, as expressed by the Planning Commission and Village Council “is one of our most important goals as governmental leaders”.

Our Youth Say...
A group of middle and high school leaders were gathered to discuss Eau Claire’s future. After additional schooling and career pursuits, all but two said they will, or would like to, return to live in, or around, Eau Claire probably in recognition of their statement that Eau Claire has a very good quality of life” and “good schools”.

They say - “the people know everyone”, “we can walk to everything”, “we have small school classes”, “we like our rural small town landscape”, being cited as a few of Eau Claire’s desirable characteristics.

While liking the smallness, students recognize growth is needed - small locally owned shops, a Community Center, more jobs, a place for teens to “hang-out” and have “something to do” plus recreational trails were mentioned.

Eau Claire Village Services
Citizens give above average high marks to street conditions, storm water drainage, and public safety; refuse collection and parks and recreation services. Criticism was levied on friendless and helpfulness of Village staff. With nuisance abatement, zoning and building code enforcement rated lowest.

Quality of Life
The People Say...
Overall, a vast majority (84%) say Eau Claire merits a very good to good grade as a place to raise children with a clear majority rating the schools and overall quality of life (78%) in Eau Claire as good to very good. Needing attention are social activities, medical services and personal shopping needs.

Pathways & Trails Project
In response to the call to create a “walkable community” the Five-Year Parks Plan emphasizes incremental projects to increase walkability and public access to the current parks system including construction of activity centers; band shell, splash pad and other facilities to increase family usage.

The People Say....
The parks system provides year-around activities needed not only for our youth but all residents and visitors.
Eau Claire’s Vision of the Future

Defining the Future Vision
The term “vision” as used in this context, is a broad statement that expresses a consensus regarding what the Village of Eau Claire should be like in the future. As such, the vision addresses issues of visual character and community aesthetics as well as population and economic growth and prosperity. It also addresses non-visual issues such as what one will experience living in the community, local philosophy regarding quality of life and how various components of the community interact with one another.

In other words, the Vision for the Future, seeks to place into words the collective opinion of the community for the pattern of land uses desired in the future including public services supporting the living environment and community social activities desired by Village residents and visitors.

The 2035 Vision Statement

Statement of Objectives for Future Development

In 2035 Eau Claire is known as a Village of hard-working people who recognize the Village as a good place to live and who enjoy living in a clean and friendly agricultural-based rural small community offering park & recreation, community involvement, employment and shopping opportunities accessible by a short walk from their homes.

Policies and Strategies

“Carrying-Out” The Vision Statement
The following policies and strategies have been identified as the means to achieve the desired end-state of the Village of Eau Claire based on the 2035 Community Vision Statement. The 2035 Vision is a broadly stated goal or objective that describes what Eau Claire “seeks to achieve in the future”. Policies provide clear guidance for decision-making indicating the direction to achieve the 2035 Vision Statement. Strategies provide guidance on “how Eau Claire intends to accomplish each policy”.

Policies for Land Use Development

Policy 1 – Community Character
Assure an attractive and distinctive community with a thriving central business district surrounded by residential neighborhoods.

Strategies:
• Create regional identity and recognition as a desirable place to live, shop and conduct business based on the theme “small town rural agricultural/family farm based values”.
• Support commercial development that serves both resident and visitor needs.
• Participate in intergovernmental collaboration and coordination necessary to fulfill the objectives of the Vision Statement.
• Promote new development that respects the natural environment, takes advantage of incremental utility system expansion and promotes “walkability” between neighborhoods and commercial businesses.
• Ensure cost efficient necessary municipal supplied services.

Objective 2 – Residential Land Use
Assure attractive and safe residential neighborhoods with close-by access to park and recreation activities that also provide a range of housing types and choices.

Strategies:
• Acknowledge and preserve housing opportunities in all neighborhoods.
• Encourage high-quality, well-designed residential developments having a wide variety of housing choices.
• Consider increased density for residential and mixed-use developments sited within walking distance of the commercial corridor.
Objective 3 – Economic Development
Assure current and future viable commercial and other business districts that serve the needs of residents and visitors alike while enhancing tax base.

Strategies:
• Create a Downtown Development Authority with downtown, commercial and retail development expansion and promotion duties.
• Establish a Village Committee to plan and promote industrial business location.
• Collaborate with others establishing regional job centers that will provide employment for Village residents.

Policies for Development of Public Places, Lands, and Structures

Objective 4 – Park, Recreation, Open Space, Greenways, Trails and Public Structures
Assure a supply of parks, recreation facilities, dedicated open space, and a regionally interconnected trail system that provides a range of recreational opportunities and enhances the overall community image and quality of life experience.

Strategies:
• Designate a multi-purpose walkway and trails system with interconnections to regional systems.
• Empower the Parks and Recreation Committee to administer actions to implement the Five-Year Parks and Recreation Program.
• Pursue with county and regional agencies, trailway connectivity to the Niles, St. Joseph/Benton Harbor and Dowagiac communities.

Objective 5 - Transportation
Assure the provision of a safe and efficient street and road network that provides movement of vehicles, pedestrians and bicyclists throughout Eau Claire and the region.

Strategies:
• Support completion of US-31 and a community connector to Eau Claire.
• Maintain and improve street surfaces including “streetscaping” Main Street.
• Support regional public transit connections to job centers located in remote regional locations.

Objective 6 – Municipal Supplied Utilities
Assure that municipal supplied utilities, water, wastewater and storm drainage are sufficient for current needs and are incrementally expandable to serve future needs.

Strategies:
• Engage in future utility planning necessary to time installation of utilities with projected population growth.
• Establish short and long term capital improvement schedules for required municipal utility investments.

FUTURE LAND USE MAP
The Future Land Use Plan Map on the following page is a graphic representation of the 2035 Vision Statement, objectives and strategies and other recommendations of this plan. It shows the location and uses of land, transportation improvements, public buildings and structures, parks and open spaces. It serves as the zoning plan required by Section 203 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended). A larger scale map is available for viewing in the Village Hall.
FUTURE LAND USE PLAN

Regional Context
Future growth of Eau Claire contemplates a pattern of regional land use now being guided by the Berrien County Master Plan. This Plan recognizes and implements the work of the County Planning Commission shown in the County Board of Commissioners endorsed Future Land Use Plan Map characterizing Eau Claire as part of “small town urban fringe” development.

How the Plan was Prepared
On June 26, 2012, over 15 people gathered together to discuss the future of Eau Claire. With facilitation services of the Village consultant, small groups discussed input data, established future growth policies and “literally mapped out” where future development should take place. The groups also discussed and identified park, recreation, open space and trailway needs of the community.

After an hour of small work group discussions and formal presentations of their work to all attendees, a clear pattern of future land uses and park, recreation, open space and trailway needs desired by those in attendance emerged.

The Planning Commission has consolidated this information using the “mapping” and recommendations to produce the Village of Eau Claire Future Land Use Map.

Appendices to this Plan
Parks, Recreation, Open Space and Greenway Plan
This appendix contains a detailed inventory and analysis of all facilities located in and available for use by Village residents. It contains a Five-Year program listing desired projects and associated costs for Village sponsored facility and programmatic improvements.

The Parks, Recreation, Open Space and Trailways Plan, consisting of this document and the appendix, were adopted by the Village Council upon the recommendation of the Parks and Recreation Committee which also serves as the Planning Commission.

Capital Improvements Program
This appendix contains a Six-Year list of infrastructure improvements with estimated costs and possible funding sources along with a proposed schedule for implementation.

The Capital Improvement Program prepared by the Planning Commission, consisting only of this appendix, was adopted by the Village Council upon the recommendation of the Planning Commission.

Major Influencers
Eau Claire’s future is interrelated with several future decisions, the most important being regional job development. Regional trailway system improvements both west-west and north-south will have a major impact on the residential and visitor desirability of the Village of Eau Claire. Tourism, especially agi-tourism being promoted in Southwestern Michigan will also increase the desirability of the Village of Eau Claire as a place to visit and live.
Implementation

Legal Function of the Plan
The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, states, that a Village “shall make and approve a master plan as a guide for development”, one that -

• “Is coordinated, adjusted, harmonious, efficient and economical.
• Considers the character of the planning jurisdiction and its suitability for particular uses judged in terms of such factors as trends in land use and population development.
• Will in the present and future, best promote the public health, safety, morals, order, convenience, prosperity, and general welfare.
• Promotes adequate transportation for safe and efficient movement of people and goods by motor vehicles, bicycles, and pedestrian means.
• Addresses safety from fires and other damage.
• Provides access to light and air flow.
• Address location of and distribution of population.
• Encourages good civic design and efficient expenditure of public funds.
• Provides for recreation.
• Uses resources in accordance with their character and adaptability.”

The Plan provides the legal basis for Village implementation of land use regulations, the Parks, Recreation, Open Space and Greenways Plan plus the Capital Improvement Program as well as the 2035 Vision.

Guide for Decision Making
The Village of Eau Claire Master Plan provides a guide for land use decision making and a framework for decisions that will impact the future growth of the Village of Eau Claire while maintaining and enhancing the quality of life.

Strategies May Change
Because not all strategies can be implemented at once and some specific actions may change as detailed action plans are developed, this Master Plan must be viewed as a living document, subject to changes and modifications over time. Obviously, the most important unknown variable is financial; gathering sufficient resources to implement specific strategies.

Achieving the Vision of Eau Claire for the year 2035 will take major commitments from Village leaders, strong public/private sector cooperation, access to state and federal financial resources and input and assistance from Eau Claire residents.

While the final shape, form and scale of future development is yet unknown, it will eventually be refined implemented by the Planning Commission and Village Council under the watchful eye of the citizens of Eau Claire.

Village Council
Davis Kurtz, President
Virginia Gonzalez, Trustee
Kenneth Karn, Trustee
Thomas Baker, Trustee
Robert Stanczyk, Trustee

Village Staff
Pam Anstiss, Clerk
Lisa Brokowski, Treasurer,
Charles Sherene, Police Chief
Tom Stiles, Fire Chief
Michael Keesler, Public Works Supervisor

Planning Commission
David Ferguson, Chair
Ken Karn
Jeff Rice
Kevin Layman
Lionel Matthews

Parks & Recreation Committee
David Ferguson, Chair
Ken Karn
Jeff Rice
Kevin Layman
Lionel Matthews

Village Engineer, Wightman & Associates
Steve Carlisle, P.E., Project Manager
Chuck Eckenstahler, Consulting Planner

Christian Nearpass, Building Inspector
Ken Simpson, Electrical Inspector
Ed Wainwright, Mechanical & Plumbing Inspector

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Phone (269) 461-6173 Fax: (269) 461-6813
http://eauclairemi.com/
Appendix A
PARKS, RECREATION, OPEN SPACE AND GREENWAY PLAN

Introduction
The Michigan Department of Natural Resources (DNR) provides financial assistance to communities within the State of Michigan that wish to acquire land for parks and open space or that wish to develop recreation facilities. Assistance is available from the Michigan Natural Resources Trust Fund and the federal Land and Water Conservation Fund. To be eligible to apply for these funds the Village must have an approved plan on file with the DNR. The narrative portions of the Master Plan cited below and this Appendix A to the Master Plan comprise the Village of Eau Claire Plan.

Community Description
See Master Plan page 2.

Description of the Public Input Process
See Master Plan page 8. County & Regional Planning Commission review was initiated on September 19, 2012. Public Hearing notice was published on October 24, 2012 for hearing held on November 26, 2012.

Administrative Structure
See Master Plan page 2. Planning Commission prepares the Parks Plan and recommends adoption by Village Council with Village Council responsible for project implementation and maintenance via services provided by the Public Works Department. Annually the Council has budgeted approximately $10,000 for maintenance and improvements, an amount that will likely be continued in future budgets. Community groups such as the local veterans organization and other volunteers, on an informal basis, assist with improvements and maintenance needs upon approval by Council. The Village encourages use of Parks facilities by visitors and residents of the greater Eau Claire community.

Recreation Inventory & Accessibility Assessment
This plan identifies number of accessibility deficiencies to be address in the list of future improvement projects, plus the regional M-62 intercommunity trailway.
GOALS AND OBJECTIVES
See Master Plan page 9.

ACTION PROGRAM
This table details the Five-Year action program and cost estimates for park improvements plus recognizes involvement with the M-62 intercommunity trailway.

Overall Certification
I hereby certify that the content of the recreation plan for The Village of Eau Claire, Berrien County, Michigan includes the required contents set forth by the Department of Natural Resources.

Dave Kurtz
Eau Claire
Village President
12/17/2012
Appendix B  
CAPITAL IMPROVEMENTS PROGRAM (CIP)

Introduction
The Michigan Planning Enabling Act (PA33 of 2008, as amended MSA 125.3865) requires the planning commission or legislative body of every local unit of government, “after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements”.

“The capital improvements program shall show, those public structure and improvements, in general order of their priority that in the commission’s judgment will be needed or desirable and can be undertaken within the ensuing 6 year period”.

The CIP is a long-range plan identifying capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

The CIP includes not only the construction of new infrastructure, but also the maintenance, repair and rehabilitation of existing infrastructure. Capital improvement projects include roads, park and recreation facilities, water, storm and sanitary sewer infrastructure, buildings and grounds, and streetscape projects.

Some communities also include fire and police department expenditures and general fund expenses that are over a predetermined cost. This CIP addresses fiscal years March 1, 2013 to February 28, 2018.

The CIP is flexible and subject to annual review to adjust Village needs with financial capabilities. The Village is by no means committed to perform each item in this plan; however, the CIP is intended to be a useful guidance document for better Village management.

Planning Process
The Eau Claire Planning Commission has been designated with the responsibility of preparing the CIP, presenting its recommendation to the public and accepting public comments and finally recommending a 6-year CIP to the Village Council for adoption.

In this process the Planning Commission consulted with elected officials and staff, surrounding communities and representatives of the community both in formal and informal sessions.
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<th>Projects</th>
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<th>Sanitary</th>
<th>Sewer</th>
<th>Water</th>
<th>Major Street</th>
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<tbody>
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<th>Sewer</th>
<th>Water</th>
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<th>Grants/Loans</th>
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<tbody>
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<tbody>
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