

# Summary

# West Riverside District Plan



2 May 2011



## ***West Riverside District Plan***

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## Summary of the Draft

# *West Riverside District Plan*

17 February 2011

The *West Riverside District Plan* is summarized on the following four pages. Because only the key policies are presented here, readers are urged to investigate further by examining the body of the plan.

**Madison- Cameron Streets Corridor:** Land development along Madison Street should continue to evolve to a mixture of small retail and service businesses, offices, and potentially, housing above commercial space. Buildings in this corridor may be up to four stories in height. The Bellinger-Mappa block may undergo redevelopment. Additional off-street parking may be created west of Babcock Street for the Phillips Senior Center, the Montessori School and the historic Ager House. The single-family housing along Whipple Street may eventually be redeveloped to housing above shops or multi-family housing. The Ager House and adjacent public open space will be preserved. The outdoor storage at the First Supply Eau Claire should either be screened much better or removed for redevelopment. Public art or monuments should be located along Madison Street to announce arrival and focus. See pages 56 through 59 of the plan document.



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**Luther-Mayo Hospital and Vicinity:** If additional facilities are added to the Luther-Mayo Hospital complex, they are expected to be within the boundaries of its present property. Fulton Street will remain the southern edge of the medical campus. See page 60 of the plan document.

**Southeast Neighborhood:** New multiple-family housing will be encouraged between the West Riverside Office Building and the multi-use trail. Property facing Bellinger Street, including the triangular block south of Randall Street, may be redeveloped to small offices, especially those medically-related. The industrial buildings near the multi-use path should be redeveloped to housing. See page 61 of the plan document.

**Near North Neighborhood:** The residential neighborhood between Platt and Cameron Streets should retain its present scale and character. See page 61 of the plan document.

**Northern Neighborhood:** North of Platt Street, only a few isolated changes are proposed in the pattern of land use and development. There are three parcels of wooded land on steep slopes that could be used for housing, along with two aging industrial sites. See page 62. of the plan document.

**Oxford Avenue Corridor:** Property along the Oxford Avenue corridor should be redeveloped to take advantage of its views to the proposed riverfront park and the river itself. Land uses may include small shops and service businesses, offices, and multiple-family housing. Some housing may be located over commercial spaces. Surface parking should be minimized in favor of locations underneath buildings. Refer to pages 68 to 71 of the plan document.



Image of the potential future Oxford Avenue looking north from Maxon Street and the Children's Theater.

**Bicycling and Walking Paths:** There are three former railroad corridors crossing the District, one of which has already been converted to a bicycling and walking path. The other two should also be used as recreational trails. A path for walking and bicycling should be extended around the northern and western sides of Half Moon Lake. See page 74 of the plan document.

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**Neighborhood Links to the Riverfront:** Fountain, Vine and Fulton Streets should be improved as east-west connections from the residential neighborhood to the river. Along all three streets, sidewalks should be rebuilt as needed, pedestrian street crossings striped, gaps filled in the pattern of street trees, and decorative lighting installed. Refer page 2 64-65 and Figure 16, Enhanced Pedestrian Routes to the Riverfront.

**Riverfront:** There should be a continuous band of park space along the riverfront wide enough, at a minimum, for a paved pedestrian and bicyclist path along the top of the river bluff. This riverfront park may be substantially wider north of Platt or Maple Streets. See pages 62 to 64 of the plan document.

**Riverfront Park and Trail Design:** The desired boundaries of the planned riverfront park are expected to be set during a subsequent planning process. This park land may be purchased by the City using a variety of funding sources. When planning the park and trail, care should be given to providing a comfortable relationship to the housing planned adjacent to the trail; a variety of active and passive recreational activities should be anticipated; some areas should be returned to natural conditions; links to the neighborhood and city-wide trail system should be included; High quality materials should be used. See pages 64 to 67 of the plan document.

**Kessler Park:** North of Maple Street, the riverfront park could broaden substantially, coming all the way west to First Street. In exchange, Kessler Park could be sold for housing development and its functions moved east of First Street. Kessler Park will be retained until replacement land is acquired and improved. The decision on moving Kessler Park will be made by the Council after considering all factors.

**Undeveloped Park Land at First and Cedar Streets:** This property is undeveloped and probably not needed for park purposes. Consequently, the City should either sell it for housing development (with some design standards) when the market is ripe or develop it with affordable housing through the housing Division of the Community Development Department. See page 72.



Image of the proposed riverfront trail with adjacent housing, looking north into the park.

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**Neighborhood Organization:** The City should encourage and aid the creation of a neighborhood organization that can advocate for the interests of the District.

**Residential Neighborhood Zoning:** Upon adoption of this District plan, City staff will initiate a process of examining the zoning of every residential property in the neighborhood for the purpose of potentially adjusting that zoning to a less intensive category. See pages 75-76 of the plan document.

**Housing Rehabilitation:** Private housing rehabilitation will be encouraged and assisted by the existing rehabilitation programs administered by the Eau Claire Housing Division and by the Housing Code Compliance Program of the Eau Claire City-County Health Department.

**Code Compliance:** The City will continue to support those owners who wish to maintain an attractive neighborhood through continued and intensive enforcement of City regulations on building and yard maintenance, parking, trash and other nuisances. The Eau Claire Police Department will continue to offer the Certified Landlord Program.



New development along Oxford Avenue may range from two to four stories in height and include townhouses, apartment buildings (rental or ownership), retail or office buildings, or some combination of commercial and residential space.



Narrow-lot single-family housing would be appropriate for infill and redevelopment sites in many parts of the West Riverside District. These examples of new housing use traditional American architectural proportions and features (such as the front porch), which would blend nicely with many of the older houses in the District. Such homes would offer contemporary floor plans and amenities while evoking nostalgic sentiments. The garage would be located in the rear and accessed from the alley.