

# THIRD WARD NEIGHBORHOOD PLAN



SOUTHERN PORTION OF THIRD WARD (CIRCA. 1932)

**Department of Community Development  
Eau Claire, WI  
January, 2001**

## RESOLUTION

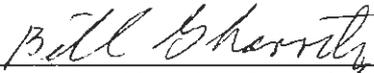
**WHEREAS**, the Third Ward Neighborhood Association requested the Plan Commission to prepare a neighborhood plan of the Third Ward in an effort to address issues and problems occurring in the Third Ward; and

**WHEREAS**, the City Plan Commission has directed the Department of Community to work with the Third Ward Neighborhood Association in the development of a neighborhood plan for the Third Ward; and

**WHEREAS**, the Third Ward Neighborhood Association and the Department of Community Development have drafted a plan for the Third Ward that includes: a neighborhood profile, identification of issues and problems, development of vision and goal statements and a listing of recommendations to improve the neighborhood.

**NOW, THEREFORE, BE IT RESOLVED** that, pursuant to Wis. Stats. S.62.23(3), the Plan Commission, as an aid to the Commission and City Council, does hereby approve and adopt the Third Ward Neighborhood Plan, as an element of the Comprehensive Master Plan of the City of Eau Claire.

**BE IT FURTHER RESOLVED** that this action shall be recorded on that portion of the Comprehensive Master Plan adopted hereby by the identifying signature of the Secretary of the Plan Commission, and a copy of such portion of the Comprehensive Plan shall be certified to the City Council.

  
\_\_\_\_\_  
Secretary, City Plan Commission

Adopted,  
January 2, 2001

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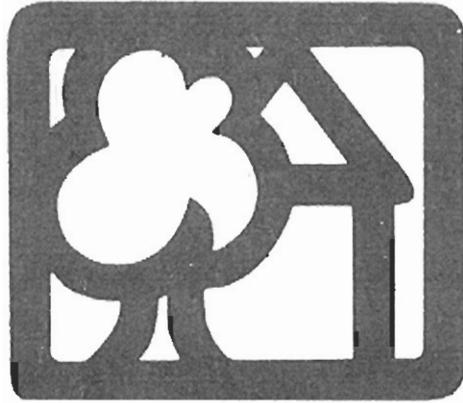
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## *PREFACE*

This document was prepared under Wis. Statutes; Section 62.23 (City Planning), subsection 3 (Master Plans). It serves as a guide for the City of Eau Claire concerning issues such as transportation, land use, parks, housing and other community services and facilities for the Third Ward Neighborhood.

This document was not prepared under the recently adopted “Smart Growth” legislation of Wisconsin Statutes. It is not intended to comply with this legislation nor to be interpreted under these standards. At such time as the City of Eau Claire updates its Comprehensive Plan under the provisions of the “Smart Growth” legislation enacted by the State of Wisconsin, the Plan Commission and City Council in discussion with the neighborhood association should review this neighborhood plan and make a determination as to whether the neighborhood plan will continue to serve as a guide pursuant to Wis. Statutes 62.23 s(3) or should be updated under the “Smart Growth” provisions with the new City’s Comprehensive Plan.

**THIRD WARD NEIGHBORHOOD PLAN**



**INTRODUCTION**

# INTRODUCTION

## *PURPOSE*

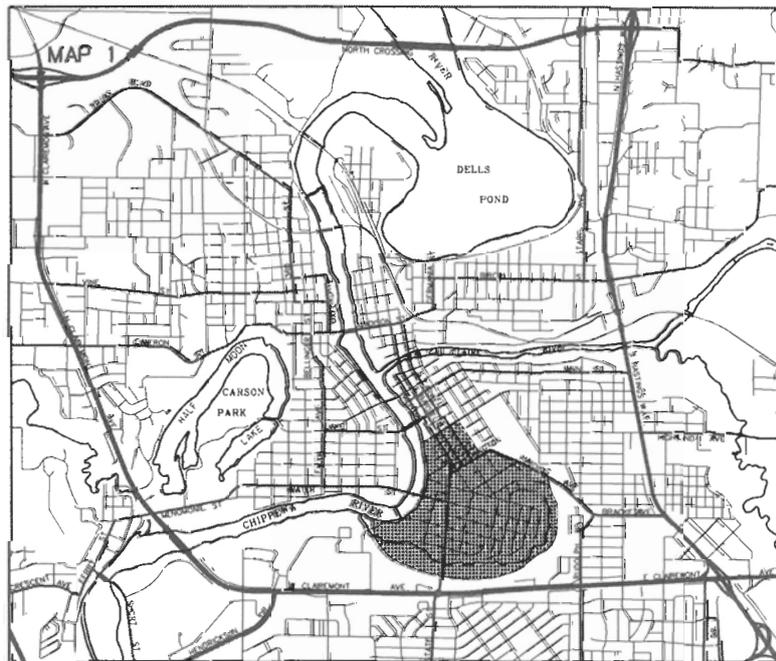
This plan has been developed as a cooperative effort between the residents of the Third Ward Neighborhood and the City of Eau Claire in an effort to identify issues facing the neighborhood and develop a means to resolve these problems. It serves as an element of Comprehensive Plan which stresses the importance of neighborhood planning and the need for stable neighborhoods as building blocks for the City. The plan states that one of the primary objectives of the City is **“to enhance and maintain the quality of life in Eau Claire’s neighborhoods.”** The Comprehensive Plan also emphasizes that residents of the neighborhoods play a key role not only in the development of plans at the neighborhood level but in the implementation of the actions that are recommended.

The primary purpose of developing this plan is to take an in depth look at issues facing the Third Ward and develop a realistic and shared vision to strive for. Once adopted, this plan should serve as a guide for public agencies, residents, property owners and others concerning the planning and implementation of public and private investments for the neighborhood. The scope of such a plan

should incorporate a ten to fifteen year time-frame, but be re-evaluated on a periodic basis.

## *DESCRIPTION OF THE NEIGHBORHOOD*

The Third Ward Neighborhood is a predominately residential neighborhood which borders Eau Claire’s Central Business District to the north. The neighborhood primarily contains a mixture of late 19<sup>th</sup> century and early 20<sup>th</sup> century homes which display a rich diversity of style and scale. It also includes a variety of housing types ranging from single family dwellings to multiple family housing and high rise apartments for the elderly. The majority of multiple family housing is located to the north of Washington Street. The neighborhood contains 56 blocks and is bounded by Emery Street to the north, Harding Avenue and Dewey Street to the east, Putnam Park to the south and by the Chippewa River to the west (see Map 1.)



The neighborhood was initially the home of early settlers and successful businessmen such as Henry Putnam, Joseph Thorp and John Owen who built their mansion-like homes in the 1870's overlooking the Chippewa River. Although these homes are no longer standing, a number of equally outstanding Queen Anne, Georgian Revival and Colonial Revival homes were constructed in the northwest portion of the neighborhood near the end of the 19<sup>th</sup> century by other business and industrial leaders of the community.

During the succeeding years of the early 20<sup>th</sup> century, the Third Ward expanded to the east and south to the edge of Putnam Park. These homes although somewhat more modest than the Queen Anne homes built in Oakwood Reserve, still are very impressive and provide an assortment of inspired styles and designs which have long made the Third Ward an attractive and desirable place to live. These homes built in the early 20<sup>th</sup> century include varying designs of Colonial Revival, American Foursquare, Tudor Revival, Bungalow, Front and Side Gable and Prairie School. No other neighborhood in Eau Claire has quite the variety in housing styles and types as the Third Ward.

The neighborhood's character is also derived by the distinctive and beautiful natural environment that surrounds the neighborhood. The back-drop of Putnam Park serves as a one of defining features of the neighborhood. This natural, wildlife and scenic area totaling over 200 acres envelops the southern and eastern portions of the neighborhood and most residents guard this resource as their own. Not to be out-done, the Chippewa River defines the western

edge of the neighborhood. The scenic beauty and ever changing character of the Chippewa lends its ambience to the neighborhood.

Finally, the creation of the State Normal School in 1914 (now known as the University) to the west of the neighborhood along the banks of the Chippewa River has had some negative effects on the Third Ward, but is also an integral part of the neighborhood. Its presence has added to the charm and unique character of the Third Ward.

### ***BACKGROUND***

In the fall of 1998, the Third Ward Neighborhood Association requested the City Plan Commission work with the neighborhood in the preparation of a neighborhood plan as provided in the City's Comprehensive Plan. This request was in response to concerns neighborhood residents had about a number of issues that they felt were resulting in a decline in the quality and character of the Third Ward.

These concerns date back to the late 1970's when in response to changes that were occurring in the neighborhood, residents of the Third Ward organized the Third Ward Neighborhood Association. Numerous issues were identified at that time, however, the primary concerns of residents included:

- ❑ Conversion of single family homes to rental properties.
- ❑ Conversion of single family homes to multiple family housing.
- ❑ Rental property upkeep.
- ❑ UWEC student parking on neighborhood streets.
- ❑ Traffic circulation and safety issues.

- The status of Park Elementary School.

In December of 1981, the Association requested assistance in preparing a neighborhood plan to address their concerns. The plan was developed during 1982 and the first half of 1983 with the neighborhood and City holding a series of meetings to obtain public input for the plan. Work on the plan ceased in September of 1983 due to issues that were not resolved between the neighborhood association and the City.

The majority of these issues remain the focus of residents of the Third Ward Neighborhood yet today. Therefore, with renewed energy, the neighborhood association has requested work to begin on a new plan for the neighborhood.

Since 1983, several changes or transitions have occurred in the neighborhood which should be noted. These include:

- Park Elementary School was closed in 1998 and children in the neighborhood are now bused to Manz Elementary School.
- In 1996, the City with the assistance of the neighborhood association purchased the Demler property and relocated the neighborhood playground to this site from the Kappus site.
- The Intensified Housing Enforcement Program was created in 1983 and administered by the City/County Health Department to address deteriorated housing conditions through-out most of the central neighborhoods of the City. A Code Enforcement Officer position

was also created in 1989 within the City's Inspection Services Division to assist in City related code enforcement issues.

- In 1993, the City's 100 Year Floodplain was re-evaluated by the DNR which resulted in the removal of virtually all the homes in the neighborhood from the floodplain. Prior to this date, nearly 40 percent of the dwellings in the neighborhood were within the floodplain which placed severe limitations on changes and modifications that could be made to a structure.
- In 1998, the City and University entered into an agreement to provide free bus service for UWEC students. This service has been well received by students and may result in less commuting traffic to the campus.
- In 1998, State Street was reconstructed from Summit Avenue south to Garfield Avenue. This section of the street was widened from three to four lanes.
- The University started construction of a new residence hall on the upper campus that will be completed in the fall of 2000. The residence hall includes 80 apartment units and will accommodate 320 students. The construction of this building away from the campus's adjacent neighborhoods enables those neighborhoods to maintain their existing housing stock.
- The City completed a comprehensive revision of its zoning ordinance in 1990. The revision included changes that now require approval of a conditional use permit for the conversion of a single family dwelling into a duplex. In addition, in 1998, an amendment was made to require site plan approval for any

new duplex and changes were made to the parking requirements for new boarding/lodging dwellings.

### ***PLANNING PROCESS***

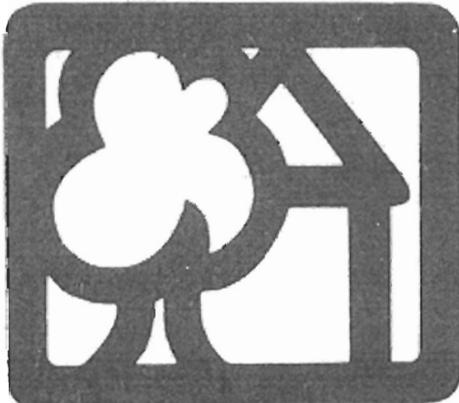
As mentioned above, the Third Ward Neighborhood Association requested the City Plan Commission work with the neighborhood on the preparation of a neighborhood plan during the fall of 1998. To assist in the preparation of the plan, the neighborhood association formed a fourteen member steering committee to serve as a focus group to assist in providing neighborhood input in the preparation of the plan. The neighborhood was divided into eight sectors and the committee members were selected from each sub-area to ensure representation from the different portions of the neighborhood.

In order to assist the committee in providing feedback regarding neighborhood issues, it was decided to distribute a mail-out survey to a randomly selected number of households within the neighborhood. The survey was distributed in the spring of 1999 and 304 surveys were returned which were then tabulated. This represented a 51 percent return rate for the survey. The tabulated results of the survey are compiled in a document dated May, 1999.

Based on the information collected from the survey and other neighborhood contacts, the committee identified issues and concerns which committee members felt needed to be addressed in the neighborhood. The committee then met with representatives from the City's Departments of Public Works and Community Development to discuss the

issues that had been identified. Based on these discussions, committee members worked to develop a vision statement for the neighborhood as well as goals and objectives for the plan. Based on these statements, specific action strategies were identified.

**THIRD WARD NEIGHBORHOOD PLAN**



**NEIGHBORHOOD PROFILE**

## NEIGHBORHOOD PROFILE

This section provides a general overview of the Third Ward Neighborhood. It has been compiled from numerous sources such as the 1980 and 1990 U.S. Census, City of Eau Claire Assessment records, site surveys, etc. Additional information concerning some of the topics is provided in the appendix of this plan.

### *LAND USE.*

- *Residential.* Land use within the Third Ward Neighborhood is illustrated in Map 2. The majority of the neighborhood is residential in nature, however, dwelling unit density varies dramatically between the northern and southern portions of the neighborhood. The northern portion of the neighborhood includes a mixture of higher density housing including duplexes, roominghouses and several large apartments (Park Towers, Grace Barstow Apartments, Key Apartments, etc.) Whereas, the southern portion of the Third Ward is predominately single family housing with duplexes scattered through-out.

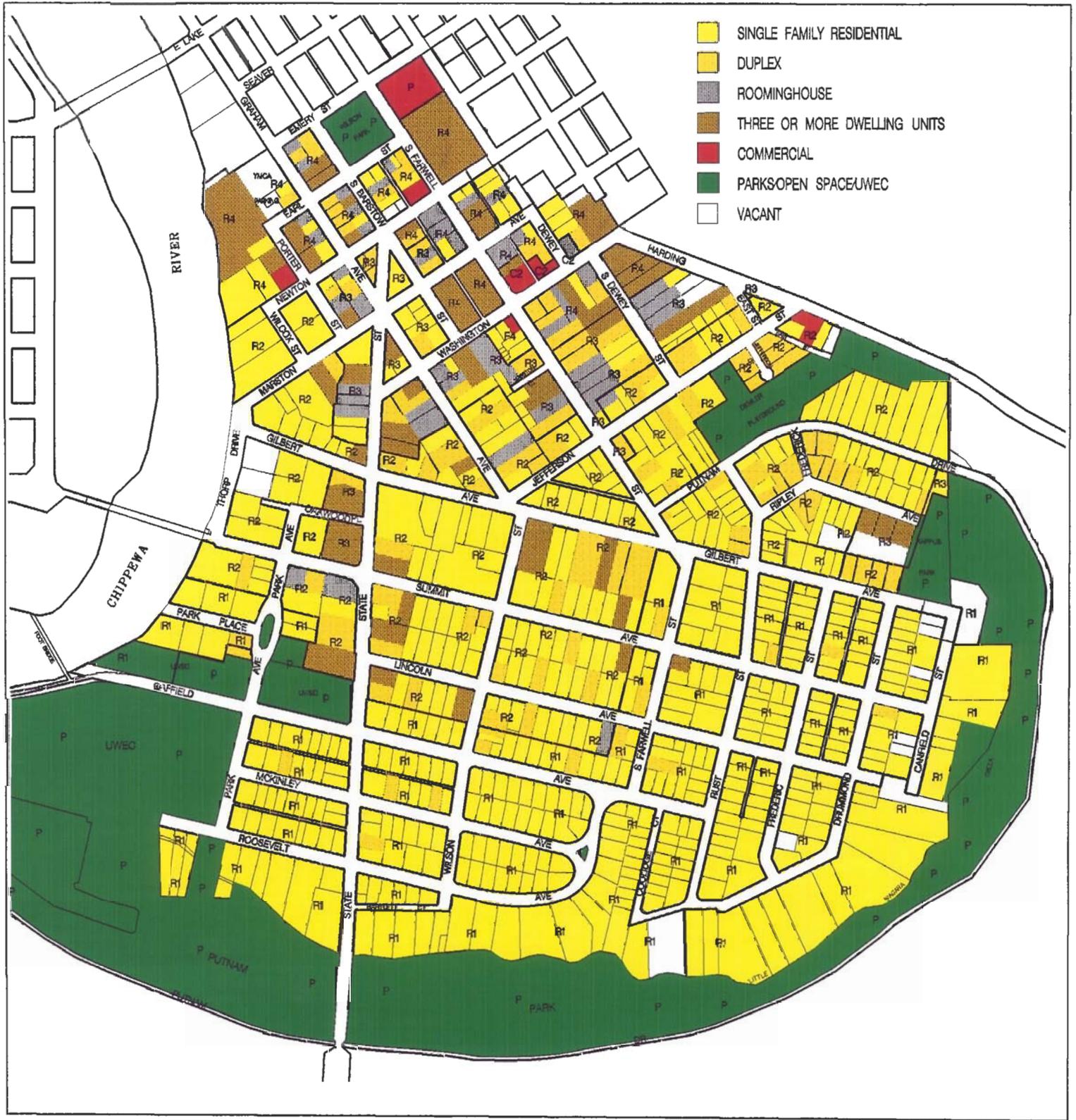
The portion of the neighborhood bounded by Washington Street, Gilbert Avenue and Jefferson Street forms somewhat of a transition area between these two areas. The dwelling unit density within this area is less than that to north, but still contains a mixture of multiple family housing types. However, it should be noted that the density within this area has increased in recent years with the construction of eight and nine unit apartment buildings in the vicinity of the intersection of

Harding Avenue and Washington Street.

- *Commercial.* There is one small neighborhood commercial district at the northeast corner of Washington and Farwell Streets. This area encompasses less than one block and contains four businesses. In addition, there are several office type uses located in buildings that previously were residential dwellings. These changes in use were approved by conditional use permits and are located in buildings in the northern portion of the neighborhood.
- *Parks and Open Space.* The neighborhood has a variety of parks and open space areas. The largest of these is Putnam Park which is 196 acres in size and is owned and maintained by the University. This park borders the neighborhood to the south and east. Putnam Park has been established as a natural area with only limited development such as trails permitted.

The neighborhood also has several other smaller parks within its boundaries. This includes: Wilson Park, Demler Park, and Kappus Park. Demler Park is the designated area where the City provides a summer playground program and a supervised skating rink in the winter. The neighborhood association also operated its Community Gardens at this location.

- *University.* The University of Wisconsin-Eau Claire campus borders the neighborhood to the west. Map 2 delineates the majority



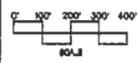
- SINGLE FAMILY RESIDENTIAL
- DUPLEX
- ROOMINGHOUSE
- THREE OR MORE DWELLING UNITS
- COMMERCIAL
- PARKS/OPEN SPACE/UWEC
- VACANT

THIRD WARD  
NEIGHBORHOOD  
PLAN

# LAND USE WITH ZONING OVERLAY

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
2



of the UWEC campus with the Public (P) zoning classification and is colored green. In addition, 103, 117 and 123 Roosevelt Avenue are shown as single-family residential on the map; however, 103 Roosevelt is owned by the University and the University may consider the purchase of 117 and 123 Roosevelt in the future.

- The current enrollment of the University is 10,395 students which is slightly lower than in 1998. University officials anticipate enrollments to increase only to 10,480 within the next eight years, however this does not include marketing efforts to attract part-time “non-traditional” students over the next few years which could include up to an additional 200 persons attending evening and week-end courses.

The University provides housing for approximately 3,538 students at the present time. Housing for an additional 320 students will be provided in the fall of the 2000. The remainder of the students live off-campus primarily in surrounding neighborhoods such as the Third Ward.

- *Community Facilities.* Finally, the neighborhood has few community facilities such as churches or schools within its boundaries. The Ecumenical Religious Center is located at 110 Garfield Avenue. This facility houses two congregations: the Newman Church and the University Lutheran Church. No other churches are located within the neighborhood, although many churches are located close by to the north within the downtown and to

the west in the Randall Park Neighborhood. Park Elementary School was closed by the School District in 1998 leaving the Third Ward without a neighborhood school.

### **ZONING.**

Map 2 displays the current zoning within the Third Ward. Generally, the northern portion of the neighborhood is zoned R-3 or R-4 which allows higher density housing. The central portion of the neighborhood is zoned R-2 which allows single family dwellings and duplexes. The remainder of the neighborhood to the south is zoned R-1 for single family dwellings. There is only limited commercial zoning within the neighborhood. This includes the half block area of C-2 zoning for Farwell/Washington Commercial District. Finally, the publicly owned lands including the parks and University properties are zoned P-Public.

### **POPULATION.**

- *Total Population.* The population of the neighborhood was 3,566 persons in 1990. This is comparison to 3,591 persons in 1980. The 1990 population figure does not include the construction of the two apartment buildings located near Washington Street and Harding Avenue.
- *Persons Under 18 Years.* In 1990, there were 459 persons living in the neighborhood who were under 18 years of age. This compares to 518 persons in 1980 and 731 persons in 1970.

- *Persons 65 Years and Older.* In 1990 there were 610 persons living in the Third Ward who were 65 years or older. This compares to 574 persons in 1980 and 617 persons in 1970.
- *Race.* The racial breakdown of the neighborhood differs somewhat from that of the City. 1.7 percent of the neighborhood's population was of Asian descent in 1990 in comparison to the City average of 3.8 percent.
- *Income.* In 1989, the neighborhood's median family income (in 1989 dollars) was \$40,192 in comparison to the city-wide median family income of \$32,396. However, when considering per capita income, the neighborhood was well below the City average; \$8,825 in comparison to \$11,426. The difference in family Vs per capita income within the neighborhood reflects the large student population within the Third Ward.
- *Housing Tenure.* More than half of the housing units within the neighborhood (57.6%) are rental occupied dwellings. Map 3 illustrates the location of the rental and owner occupied housing by parcel based on 1999 City Assessment information. The map indicates that the majority of the renter occupied dwellings are located in the northern portions of the neighborhood. This is also where the concentration of the multiple family dwellings are located. However, it is important to note that there are approximately 780 parcels within the neighborhood and 533 of these parcels (68.4%) are owner occupied parcels, therefore over half of the neighborhood by area is still owner occupied.
- *Change in Housing Tenure.* Census statistics and City Assessment information indicates that since 1980 that the number of owner occupied homes has declined. In 1980 there were 606 owner occupied dwellings within the neighborhood in comparison to 572 units in 1990. 1999 City assessment figures indicate a further decline since 1990. Appendix A includes three maps which demonstrates the change in housing tenure during this timeframe.
- *Housing Conditions.* The structural condition and physical appearance of the dwelling units varies considerably within the neighborhood. Map 4 provides a 1998 summary of the housing condition by block in the Third Ward. This information was compiled by the City/County Health Department based on visual exterior inspections of every dwelling in the

**HOUSING.**

- *Total Units.* According to the 1990 Census, there were 1,402 dwelling units within the Third Ward. This compares to 1,411 dwelling units in 1980.
- *Housing Types.* In 1990, 650 or 46.4 percent of these dwellings were single family homes. The following is a complete breakdown of the neighborhood by housing type:

TYPE	HOUSING TYPE	
	UNITS	PERCENT
Single Family	650	46.4
Duplex	243	17.3
3 to 4 units	143	10.2
5 or more units	388	26.1



THIRD WARD NEIGHBORHOOD PLAN	<h2 style="margin: 0;">HOUSING OCCUPANCY</h2> <h3 style="margin: 0;">1999</h3> <p style="font-size: small; margin: 0;">DEPARTMENT OF COMMUNITY DEVELOPMENT EAU CLAIRE, WISCONSIN</p>	MAP 3



neighborhood. The rating given each block is an average of the condition ratings given each structure on the block.

As shown, blocks with the predominance of problems tend to be in the north portion of the neighborhood in those areas where the majority of dwellings are renter occupied. The type of repairs needed ranges from minor repairs to extensive rehabilitation.

The previous City/County Health Department's housing conditions survey was conducted in 1993. A comparison of the two surveys indicates some improvement in several of the blocks along Washington Street. However, there was little improvement within the area north and east of Marston and Porter Avenues.

- *Historic Properties.* The City has conducted several Historic Intensive Surveys to identify individual properties and groups of structures that would be eligible for local, state or National Register. These surveys (the most recent completed in 1997) have identified two districts and a number of individual properties eligible for one or more of these registers. Appendix B includes listing of these individual properties and a map of the Third Ward Historic Landmark District.

#### **TRANSPORTATION AND PARKING.**

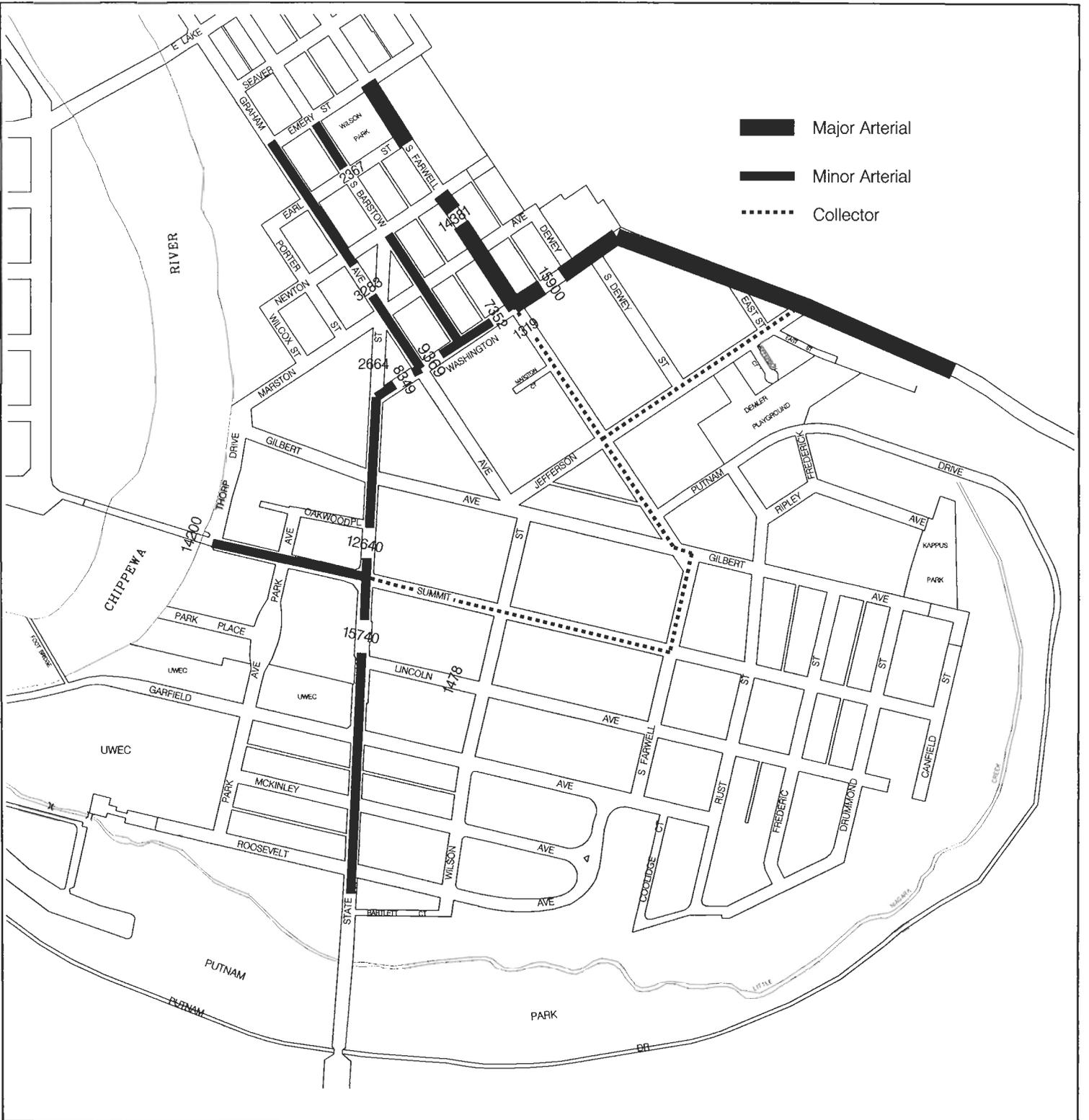
- *Vehicular Circulation.* The arterial and collector street system within the neighborhood is illustrated in Map 5. Due to the neighborhood's location in relation to the downtown and the

University, the arterial streets in the Third Ward are heavily impacted by traffic. Traffic volumes along State Street, Summit Avenue, Farwell Street, Harding Avenue and portions of Washington Street carry over 12,000 vehicles per day.

In addition, several collector streets are located within the neighborhood. These include Farwell Street (between Washington and Summit), Jefferson Street (between Harding and Farwell) and Summit Avenue (between Farwell and State.) In addition, to accommodating local traffic within the neighborhood, residents feel that these streets are used by motorists from outside the neighborhood as short-cuts and to get to the University.

- *Street Condition.* The current condition of each street within the neighborhood is illustrated in Appendix C. This map indicates that there are 26 blocks or portions of blocks of streets that have been rated as poor. Another 26 blocks are rated as only fair.
- *Parking.* A survey of on-street parking regulations was conducted within the neighborhood and found a variety of restrictions governing on-street parking. Appendix D provides a summary of the various on-street parking restrictions.

Streets within the neighborhood were also surveyed at various times of the day and year to determine level of on-street parking in the neighborhood. Results are summarized in Appendix D and indicate that the parking congestion within the neighborhood is a result of non-residential parking associated

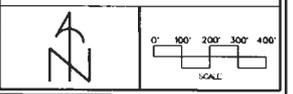


-  Major Arterial
-  Minor Arterial
-  Collector

THIRD WARD  
NEIGHBORHOOD  
PLAN

*STREET CLASSIFICATION SYSTEM*  
*1998 TRAFFIC COUNTS*

MAP  
**5**



0' 100' 200' 300' 400'  
SCALE

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

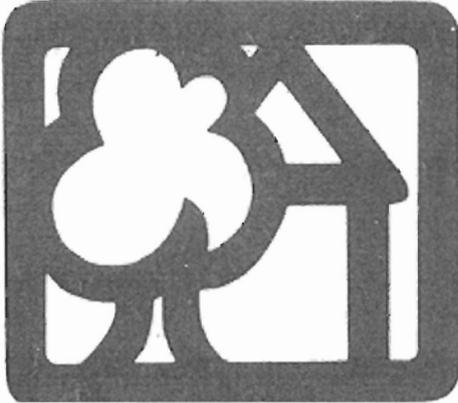
with the University. Results indicated that most streets as far east of the campus as Farwell Street were nearly parked to capacity during the weekdays when the University was in session. Whereas on week-ends and during the summer, parking was available on most streets.

Parking use surveys were also conducted during the early evening hours while the University was in session and found that Garfield, Park and Roosevelt Avenues located on the west side of State Street to be parked to near capacity. Whereas, streets east of State Street had parking availability. However, residents indicate that parking availability on the streets east of State Street is also limited at night from midnight to morning when the calendar parking requirements are in effect.

- *Pedestrian and Bicycle Circulation.* There is a great deal of pedestrian and bicycle traffic within the neighborhood. This traffic is greater than in most neighborhoods due to the University. Only the Randall Park Neighborhood would have comparable levels of pedestrian and bicycle traffic. The majority of this traffic is generated from: students and faculty living in the neighborhood and students parking on the streets within the neighborhood and then walking to the University campus. The primary flow of these pedestrians results in the need to cross several of the arterial streets in the neighborhood; particularly State Street and Summit Avenue. The neighborhood has an extensive sidewalk system, but no bike lanes or pathways

Elementary school aged and middle school aged children living in the neighborhood attend Manz Elementary School and South Middle School which are both located outside the neighborhood. These students are bused to these schools by the Eau Claire School District.

**THIRD WARD NEIGHBORHOOD PLAN**



**RESOURCES & ASSETS**

## RESOURCES AND ASSETS

The Third Ward Neighborhood residents identified many positive attributes about their neighborhood when they were surveyed by the City. These resources and assets are the reasons why the residents feel the Third Ward is unique, why they are proud of their neighborhood and why they choose to live there.

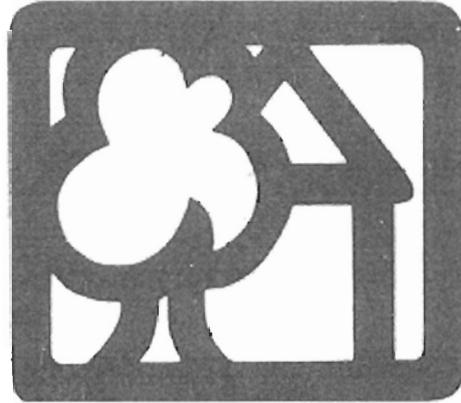
It is important to consider these factors in the development of this plan in an effort to ensure that these resources and assets are not lost nor diminished over time. In addition, these features may present opportunities for neighborhood residents and the City to capitalize on them in an effort to enhance the neighborhood.

These resources and assets in descending order of importance as identified by neighborhood residents and the steering committee include:

- ❑ Central location of the neighborhood relative to downtown, many services, shopping, parks, etc.
- ❑ Friendly neighbors.
- ❑ The unique and historic architecture of many of the homes in the Third Ward.
- ❑ Close proximity to the UWEC Campus and all the amenities offered there.
- ❑ The general neighborhood character and appearance of the Third Ward.
- ❑ Variety of housing styles.

- ❑ Having Putnam Park as a natural and wildlife area along the east and south sides of the neighborhood.
- ❑ Tranquility of the neighborhood.
- ❑ Diversity of the residents.
- ❑ Resident care and pride in their homes.
- ❑ General sense of security and safety.
- ❑ The tree lined streets.
- ❑ Close proximity to many parks, the recreational trail and the Chippewa River.
- ❑ Having Demmler Park and the Community Gardens in the neighborhood.
- ❑ Having a well established and generally stable neighborhood.
- ❑ Having a large number of families living in the Third Ward.
- ❑ Pedestrian orientation of the neighborhood.
- ❑ Convenient bus service
- ❑ Good street maintenance and snow removal in the neighborhood.
- ❑ A positive image as a good place to live and raise a family.
- ❑ The existence of an active neighborhood association.

**THIRD WARD NEIGHBORHOOD PLAN**



**PROBLEMS & ISSUES**

## **PROBLEM AND ISSUES**

An important element of a neighborhood plan is the identification of problems and issues that exist within the neighborhood. To assist the Third Ward Steering Committee in this process, the neighborhood residents were surveyed to obtain their input concerning issues they felt were important within the Third Ward. The survey results are available in a separate document titled “Third Ward Neighborhood Survey”, May 1999.

Utilizing the neighborhood survey as a basis for their discussion, the steering committee discussed the issues that were identified in the survey, added to this listing and then prioritized them in terms of their relative importance within the neighborhood. A listing of these issues by priority ranking and by grouping can be found in Appendix E. Upon developing a priority ranking for the issues and problems, the committee identified additional issues during subsequent discussions. These issues were added to the listing, but no priority was assigned.

The following is a listing and brief description of the issues and problems identified. They have been grouped into four general categories and within each grouping are listed in general order of importance as viewed by the steering committee.

### ***LAND USE AND ENFORCEMENT***

1. **Conversion of Owner Occupied Homes to Rentals.** Committee members voiced a concern about the trend in the conversion of owner occupied homes into rental dwellings. Residents feel that this change has had a negative affect on the stability of the neighborhood and has resulted in a change in the character of the neighborhood which has traditionally been a neighborhood of predominately owner occupied homes. In addition, problems associated with a number of the rental properties is a concern of residents. Examples of these problems include: poor upkeep of the property, parking on lawns and unimproved surfaces, overcrowding within dwelling units, increased traffic, parties, etc.
2. **Code enforcement.** Comments received from the survey and from the steering committee indicate a feeling that general code enforcement within the neighborhood by the City and City/County Health Department needs to be more aggressive. Enforcement concerns relate to: property upkeep, building maintenance, zoning issues and housing codes. Committee members are concerned that poor or ineffective enforcement will lead to “creeping blight” to neighboring properties.
3. **Appropriateness of Zoning Within the Neighborhood/Density.** Zoning is a primary concern of both the residents and steering committee. The R-2 zoning within the neighborhood allows for the potential conversion of single family dwellings into duplexes with the approval of a conditional use permit

if certain standards are met. Committee members are concerned about the allowance of any additional duplexes within the neighborhood as this would result in further increases in population density. Increases in density which have already occurred in the neighborhood have had a negative affect on the stability and character of the Third Ward. Committee members also stated that the presence of the R-2 zoning hinders neighborhood efforts in encouraging home ownership within the Third Ward and promoting the area as an attractive neighborhood for families to live.

The steering committee also questioned the appropriateness of some of the R-3 and R-4 zoning in the northern portion of the neighborhood. This zoning has enabled the conversion of many single family dwellings into multiple unit dwellings. These changes have also led to problems associated with the higher densities which have already been discussed.

4. **Poor Property Upkeep.** This issue pertains to those properties which are generally poorly maintained in one manner or another. Upkeep relates to the general exterior condition of the buildings and general property maintenance relating to such things as: trash removal, unkept lawns, unshoveled sidewalks, etc. These problems tend to be associated with rental properties and relate to residents concerns about stability and image of the neighborhood and the spread of these problems to neighboring properties.

5. **UWEC Growth and Expansion.** Most residents of the Third Ward indicated that the proximity of the University was an asset for the neighborhood. However, many also voiced a concern about further growth of the campus into the neighborhood. This concern pertains not only to the potential loss of additional homes in the neighborhood, but also the uncertainty that property owners neighboring the campus may have about the status of their homes.

6. **Deteriorated Properties on Neighborhood Edges.** This issue relates to #4 above, but pertains to specific areas along the northern portion of the neighborhood and along Dewey Street where higher residential densities exist due to conversions of single family homes into multiple family dwellings within the R-3 and R-4 areas. In these areas, some of the problems are more acute do to the higher density housing that has been allowed on what were at one time single family properties.

7. **Insensitive Exterior Renovations and Infill Development** Some exterior renovation work completed in the neighborhood has not been sensitive to the appearance or character of the structure and has had a negative impact on neighboring properties and the general character of the neighborhood. Examples include the removal of porches, use of inappropriate materials, removal of architectural detailing from dwellings and the removal of windows.

The issue of compatible design of infill development was also identified as a concern in the survey. Several new buildings have been constructed in the Third Ward which have not compatible with surrounding dwellings in terms of general design, scale or character.

8. **Status of Historic District.** A number of property owners opted out of the Third Ward Historic District back in 1992 leaving a number of gaps in the district. The district in its current configuration is not functioning in the manner as originally intended when it was designated and has created inequities between property owners which originally made up the district.
9. **Washington/Farwell Street Commercial District.** The vitality of the Washington/Farwell Street Commercial District is important to many residents of the Third Ward. This includes not only the condition, appearance and upkeep of the properties and buildings, but the types of businesses that operate in this district. This area serves as an entry to the neighborhood, thus it helps define the character and image of the neighborhood.
10. **Vandalism.** Concern was raised about problems with vandalism within the neighborhood ranging from graffiti to the destruction of private property.

## ***TRANSPORTATION***

1. **Excessive Speed of Traffic on Residential Streets.** Excessive vehicle speed on some of the

residential streets was identified as an issue in the survey.

2. **Residential Street Widths.** The width of residential streets when reconstructed is a primary concern of the steering committee. This concern relates to a perception that the City places too much of an emphasis on moving vehicles through a neighborhood when designing for the reconstruction of streets and may not fully consider factors such as maintaining the character of the neighborhood, loss of lawns and trees and pedestrian safety.
3. **Pedestrian Safety along State Street.** The survey and committee both raised issue about the difficulty of pedestrians trying to cross State Street due to heavy traffic volumes, high speed of the traffic and the increased width of the street.
4. **Too Much Traffic Within the Neighborhood.** Residents complained about having a substantial volume of traffic within the neighborhood. This traffic is primarily generated from UWEC students parking in the neighborhood.
5. **Putnam Park/Putnam Drive.** Several steering committee members expressed reservations about whether motor vehicle use on Putnam Drive within Putnam Park is appropriate. Conflicts with non-motorized use of the park were noted.

Steering committee members also expressed concern about the encroachment of University facilities

into the park along the west end of Putnam Drive.

6. **Congested Streets.** Insufficient off-street parking for the University's facilities has resulted in heavy on-street parking by University students within the Third Ward. Residents have difficulty parking on the street in the vicinity of their homes. The conversion of single family dwellings to duplexes and rooming-houses with insufficient off-street parking has compounded the problem.

Not only are the residents having difficulty parking in the neighborhood, but they find the streets congested due to the on-street parking. This congestion has led to concerns related to the safety of the children living in the neighborhood and as well as for pedestrians in general.

7. **Arterial Streets in the Neighborhood.** The high volume of traffic on the arterial streets within and surrounding the neighborhood inhibits the movement of people from one portion of the neighborhood to another; thus creating barriers within the neighborhood. This has resulted in portions of the neighborhood becoming somewhat isolated or removed from the rest of the Third Ward and some difficulty in entering and leaving the neighborhood at certain intersections. Of particular concern is the safety of pedestrians along and crossing both State Street and Harding Avenue. Students walking to Memorial High School was also noted as a safety concern.

8. **Thorp Drive.** The steering committee noted that Thorp Drive is used as a short-cut by many people (both pedestrians and motorized vehicles.) The street is very narrow and has no sidewalk on either side which has led to pedestrian safety concerns.

9. **Street Condition.** An analysis of the street condition within the neighborhood indicates that a number of streets are in poor condition.

### ***PUBLIC FACILITIES AND SERVICES***

1. **Replacement and Pruning of Boulevard Trees.** Resident comments indicated a concern over the change in character along many of the streets due to the loss of the boulevard trees due to Dutch elm disease and from street reconstruction. In addition, the steering committee expressed concern over the current procedure of notifying property owners regarding the planting of new trees in conjunction with street reconstruction projects.

2. **Sidewalk Condition.** Poor sidewalk condition was identified as a problem along a number of streets within the neighborhood.

Inadequate snow removal from neighborhood sidewalks was also identified as a concern by the committee. Of particular concern is that the snow on the sidewalks along Harding Avenue, State Street and on the Water Street bridge is removed in a timely manner.

3. **Safety and Security.** Many people indicated on the survey that one of the positive features of the Third Ward is the feeling of safety and security within the neighborhood. However, others contradicted this feeling and expressed concerns about their personal safety. This concern seemed most pronounced in the northern portion of the neighborhood in areas that are in close proximity to the campus and downtown. The problem is most evident late in the evening in the Marston-Gilbert-Graham area.

4. **Poor Street Lighting.** The steering committee noted that certain areas within the neighborhood need better street lighting. Although the existing street lighting may meet city-wide lighting standards, portions of the neighborhood may still need additional lighting due to the presence of the University and the pedestrian focus of the neighborhood.

5. **Lack of Community Facilities.** The steering committee noted that although the neighborhood is surrounded by many churches, schools, and other community related facilities; few are located within the neighborhood. This creates a difficulty for the association to find public meeting space within the Third Ward.

Residents of the neighborhood also indicated a concern over the loss of Park Elementary School. Residents expressed concern about how the closing of the school might effect the neighborhood.

## ***NEIGHBORHOOD EMPOWERMENT***

1. **Neighborhood Communication with UWEC and the City.** Many residents commented that better communication is needed between the neighborhood and the University. This would include not only discussions concerning long range facility planning of the University that may effect the neighborhood, but also the establishment of a regular dialog between the organizations.

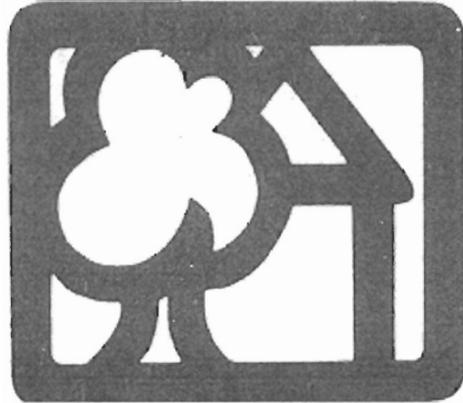
Committee members also noted that better communication between the neighborhood and the City is needed. The steering committee feels that the neighborhood association and neighborhood residents are not consistently notified about issues pertaining to the neighborhood in some cases on a timely basis and in some cases not at all. The neighborhood feels it would be beneficial to be informed and involved in the early stages of decision making and planning of any projects or plans that may effect their neighborhood.

2. **Need for Student Orientation Related to the Neighborhood.** Steering committee members indicated that young adults living in the neighborhood while attending the University or Technical College need to be better informed about the neighborhood they live in and the impact they have on the neighborhood. Concerns raised related to late night parties, loud music, cars parked on lawns or in

inappropriate locations, property upkeep, etc.

3. **Neighborhood Leadership.** This issue pertains to need for the neighborhood association to continue to encourage residents of the neighborhood to become active and involved in association activities in order to enable continued and sustained leadership from year to year.
4. **Cooperation With Downtown Groups.** The need exists to work with business groups from the downtown to coordinate activities and programs and better communicate common needs to the proper parties.
5. **Lack of Neighborhood Activities and Programs.** Residents indicated that a need exists to have more activities within the neighborhood in an effort to get people more active in the neighborhood and get them to know their neighbors.

**THIRD WARD NEIGHBORHOOD PLAN**



**VISION & GOALS**

## VISION

*The Third Ward Neighborhood is one of Eau Claire's oldest neighborhoods. It has many assets including its central location, historic character, abundance of parks and natural open spaces, variety of housing choices, diverse population and proximity to the University Wisconsin – Eau Claire. It has been an attractive, safe and desirable place to live since the 1800's. With its vast array of unique housing types and styles, the neighborhood is one of the defining features of the form and image of the City.*

*Residents of the Third Ward envision that the neighborhood's unique charm and character will be maintained and enhanced into the future. It will be a safe, vibrant and inviting neighborhood with well maintained dwellings and yards; where people enjoy parks and natural areas in comfort and safety; where traffic does not degrade the neighborhood nor conflict with pedestrian and bicycle movements within the neighborhood; where the University and businesses enhance the resident's quality of life and contribute to the neighborhood's vitality; and where all residents are valued and work together to provide stability to the Third Ward.*

## GOALS AND OBJECTIVES

### LAND USE AND ENFORCEMENT

The Third Ward Neighborhood will continue to be an attractive place to live with a variety of well maintained housing choices for families, students and senior citizens.

1. Ensure that any renovation of existing structures or redevelopment within the neighborhood is consistent with the character and integrity of the neighborhood, including the retention or addition of architectural features and details that help maintain the architectural character of the neighborhood.
2. Promote owner occupancy within the neighborhood and reverse the trend increasing numbers of rental properties.
3. Promote responsible rental property ownership, management and tenancy.
4. Encourage neighborhood stability by maintaining the single family, duplex and multiple family dwelling unit make-up and composition within the Third Ward and discourage changes resulting from both conversions of existing dwellings and the replacement of existing structures to higher density housing.
5. Ensure that all properties are well maintained and in compliance with housing, building and health codes through responsive code enforcement practices.
6. Enhance the character and appearance of the Washington/Farwell Commercial area as an inviting area that would better serve the needs of the neighborhood.

7. Encourage the maintenance and rehabilitation of the existing housing stock as the preferable form of providing housing within the neighborhood over the demolition of existing housing for redevelopment.
8. Consider professional office re-use of existing buildings along Farwell Street, north of Washington Avenue in order to retain these structures and the character of this street.
9. Preserve historically and architecturally significant structures within the neighborhood.
10. Discourage any additional encroachment of University facilities into the neighborhood.
4. Preserve the character and atmosphere of the residential streets in the neighborhood created by the landscaped boulevards, trees and sidewalks.
5. On street parking in residential areas should primarily serve the neighborhood residents, while non-residential uses should provide parking to accommodate the need created by the entity.
6. Promote increased pedestrian and bicycle traffic within the neighborhood and encourage non-auto transportation choices of travel.
7. Improve pedestrian and bicycle safety along and across the arterial streets in the neighborhood.

***TRANSPORTATION***

Motor vehicles, bicycles and pedestrians shall be accommodated in a manner to promote their safe movement within the neighborhood balanced with the need that the motor vehicles not disrupt or degrade the quality or character of the neighborhood.

1. Minimize non-neighborhood traffic on residential streets within the neighborhood.
2. Encourage narrow residential street widths when such streets are reconstructed in order to increase pedestrian and bicycle safety, slow vehicle speeds and retain the character of the streetscape.
3. Slow vehicular traffic through enforcement and “traffic calming” measures to promote pedestrian and bicycle safety and livability within the neighborhood.

8. Provide pedestrian and bicycle linkages within the neighborhood and to downtown, the University, recreational areas and the neighborhood schools.

***PUBLIC FACILITIES AND SERVICES***

Provide public facilities, improvements and services within the Third Ward to enhance the quality of life within the neighborhood.

1. Provide a safe and secure environment for the residents of the neighborhood.
2. Strive to enhance the neighborhood character and identity along the arterial streets in the neighborhood.
3. Provide both park and open space facilities and recreational

opportunities to meet the needs of the residents of the neighborhood.

4. Work to provide convenient bus transit service, particularly for students to meet the varying needs of the neighborhood's residents and encourage more bus ridership through-out the City.
5. Preserve Putnam Park as a passive recreational area maintained in its natural state.
6. Provide timely delivery of government services and the repair and reconstruction of the infrastructure within the neighborhood.
7. Protect environmental assets within the neighborhood.

***NEIGHBORHOOD  
EMPOWERMENT***

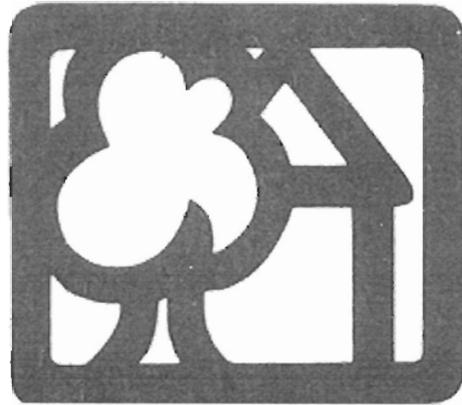
Foster a sense of community and cooperation among all residents, property owners and organizations for the betterment of the neighborhood and its residents.

1. Improve communication, involvement and interaction between the City and the neighborhood and

within the neighborhood among residents and property owners.

2. Build stronger relationships and cooperation with the University and other neighborhood and business associations.
3. Local units of government shall strive to solicit neighborhood input early in the planning stages for projects and expenditures which take place within the neighborhood or which may have an effect on the Third Ward.
4. Promote the neighborhood association as a positive and active group working towards the improvement of the neighborhood and encouraging cooperation and involvement of the residents and
5. Increase the awareness of services and programs for youth, adults, and senior citizens within the community.
6. Capitalize on the rich history and diversity of the neighborhood in promoting the vitality, identity and character of the Third Ward.
7. Strive to create a neighborhood gathering location for residents of the neighborhood which will serve as a place for events and activities.

**THIRD WARD NEIGHBORHOOD PLAN**



**RECOMMENDATIONS**

## NEIGHBORHOOD PLAN RECOMMENDATIONS (1-2-01)

The recommendations presented herein have been developed in an effort to achieve the vision set forth by the Third Ward Planning Steering Committee and implement the goals and objectives of this neighborhood plan. These recommendations attempt to address the specific problems and concerns identified by the residents of the neighborhood and serve as a guide for improvements and development within the Third Ward. These recommendations should be considered in conjunction with other related elements of the Comprehensive Plan, including; the City Center Plan, Waterways Plan and the City Parks Plan.

The recommendations are listed in priority order within the category in which they are grouped. The general time-frame for addressing each recommendation is also listed. The time-frames include: ongoing (O), immediate (I), short-term of within three years (S) and longer term of more than three years (L.)

### LAND USE AND ENFORCEMENT

1. The neighborhood association requests that the City Plan Commission initiate a down-zoning of areas within the Third Ward which are identified in Map 6. A map illustrating land use and the proposed changes can be found in Appendix F.

The existing zoning within the neighborhood is one of the primary issues of residents and the steering committee. This concern is based on a feeling that additional increases in dwelling unit density will result because of the current zoning that is in place through the conversion of single family homes to duplexes in the R-2 district and conversions of structures to even higher densities in the R-3 and R-4 districts.

In addition, another major concern of the residents is the continued decline in owner occupancy rates within the Third Ward. Many of the problems

occurring in the neighborhood are associated with this increase in the number of rental properties. The steering committee feels that the issue of down-zoning property within the Third Ward is an integral component in emphasizing the neighborhood's commitment towards achieving the objective of stabilized housing tenure, encouraging owner occupancy, and addressing many of the other code enforcement problems existing in the area.

**Responsibility: TWN, City Plan Commission (I)**

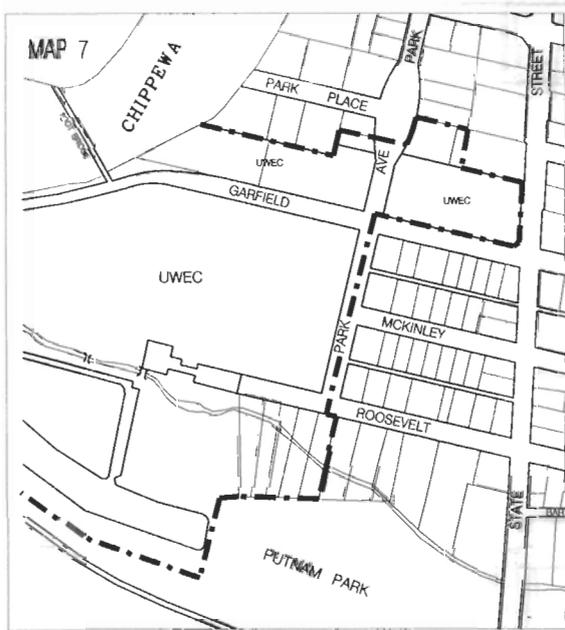
2. Work to develop and advocate the adoption of licensing requirements for landlords. Such licensing requirement would be established on a city-wide basis and provide basic standards for owning a rental property.

**Responsibility: Neighborhood Associations, City Attorney (I)**

3. 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 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. (Also see item #8 in the Transportation Recommendation Section.) Additional facilities developed by the University must provide sufficient parking to accommodate the demand created.

**Responsibility: UWEC, TWN (O)**

4. Provide stricter enforcement of the ordinances that regulate the number of unrelated persons living within the dwelling units in the neighborhood. To assist in this enforcement, residents must be diligent in notifying the Inspection Services Division about possible violations. Another means of accomplishing improved enforcement is for the City/County Health Department officials to monitor the number of dwelling occupants as part of their required inspections which are undertaken as part of the Intensified Housing Enforcement Program.

**Responsibility: Health Dept., City Inspections Division, Residents (O)**

5. Provide timely notification to the neighborhood association for all public hearing items to be reviewed by the City. Consider increasing the radius distance of 175 feet for notification of property owners in order to enable greater neighborhood input on such public hearing items.

**Responsibility: Neighborhood Coalition, City Council (S)**

6. Encourage the continued utilization of the Intensified Housing Enforcement Program within the neighborhood. The City/County Health Department has administered this Community Development Block Grant (CDBG) funded housing code program since the early 1980's, which has played an important role in addressing exterior and interior housing code violations within the neighborhood. As the City continues to grow and resources continue to be stretched, consider the addition of a housing code inspector to assist the program.

**Responsibility: TWN, City/County Health Department. (O)**

7. Encourage exterior maintenance, renovation and rehabilitation work on dwellings that is consistent with the character and design of the building. Guidelines that should be followed for such work are included in Appendix G. These guidelines are excerpts from the Secretary of Interior Guidelines for Rehabilitation. The steering committee discussed the feasibility of implementing these guidelines as mandatory provisions but did not feel that this was appropriate for the neighborhood at the present time.

For any project funded by City administered programs, these guidelines should be required. Any project requiring approval from the Plan Commission, Zoning Board of Appeals or City Council; compliance with these guidelines should be required as a part of the conditions of approval. Finally, for those projects where compliance with the guidelines is voluntary, the neighborhood association needs to work with property owners to inform them about the benefits and advantages in following the guidelines.

In such cases where exterior work is required by the City/County Health Department, officials should work with property owners in recommending that the exterior code compliance work be done in a manner which is consistent with the appearance of the building and not degrade the property or detract from the neighborhood.

**Responsibility: Dept. of Community Development, TWN, Health Dept. (O)**

8. Encourage persons through direct contacts and mailings that opted out of the Third Ward Historic Landmark District in 1992 to consider adding their property back into the historic district. Based on resident input from the survey, there is a desire in maintaining the architectural character of the houses in the Third Ward. The neighborhood association will therefore encourage the re-establishment of the district and ask the City to evaluate areas around the district for possible inclusion.

In addition, the City should continue to survey and document other important architectural or historical buildings within the neighborhood. A recent historic survey of the Third Ward identified additional significant properties.

**Responsibility: TWN, City Landmarks Commission (S)**

9. Encourage neighborhood service and retail businesses within the Farwell /Washington Business District which compliment the scale and character of this business/neighborhood area. Any expansion of the C-2 boundaries of this district should accommodate only such neighborhood businesses that promote the re-use of the existing structures in order to retain the character of the area. In addition, residential uses such as the rooming house located on the northeast corner of Dewey and Washington having commercial zoning should be

rezoned to a residential classification.

Also, consider professional office re-use of the existing residential buildings along Farwell Street located north of Washington Avenue which are zoned R-4 if continued residential use of such properties is not feasible. Such professional office re-use would be considered only if the existing structures are utilized in order to retain the existing character of the buildings along the street in lieu of razing them and allowing the construction of a new office building.

**Responsibility: City Plan Commission, TWN (O)**

10. Conduct an annual sweep or drive-thru of the neighborhood to identify code violations at an early stage in order to speed up compliance and reduce the spread of these problems to neighboring properties. This program has been implemented in the North River Fronts, North Side Hill and Mount Washington Neighborhoods with good results. This sweep or drive-thru of these neighborhoods generally includes a member of the respective neighborhood association, Code Enforcement Officer, Associate Planner and representative from the City/County Health Department.

**Responsibility: City Inspections, City/County Health Dept., TWN (O)**

11. Target intensified housing code efforts and programs towards blocks having the most blighted conditions as identified in Map 4. Using the housing condition survey completed

by the Health Department in 1998, work with the Department to target efforts to improve the condition of housing in those areas having the most severe problems. Target the availability and use of CDBG funds to these blocks to assist in the necessary rehabilitation.

**Responsibility: City/County Health Dept. (I)**

12. The neighborhood recommends that the City amend the penalty provisions of the City ordinance to enhance fines for properties with repeated or habitual ordinance violations.

**Responsibility: Neighborhood Associations, City Attorney (S)**

13. Off-street parking for dwellings converted from single-family homes can detract from the appearance of the neighborhood and contribute to the decline and instability of areas once occupied by families. While it is important to provide off-street parking for the tenants of these dwellings; this must also be balanced by appearance issues relating to parking lot size, provisions for lawn and green space, location on the premise and pavement surface material. Therefore, the design and appearance of off-street parking for duplexes, rooming houses and multiple family dwellings must maintain the residential character of the neighborhood and not detract from surrounding properties. To ensure this; site plans for duplexes, rooming houses and multiple family dwellings should be evaluated to ensure that such off-street parking areas are located inconspicuously and not within front yards, do not

occupy excessive portions of side or rear yards and provide appropriate surfacing, wheel restraints and landscaping.

**Responsibility: City Plan Commission (O)**

14. Require that through zoning and site plan approvals that the design of new residential construction be consistent with the character, scale and design of existing dwellings in the area.

**Responsibility: City Plan Commission (O)**

15. As enforcement case load increases, consider the creation of a seasonal position to assist the City Code Enforcement Officer in the Inspection Services Division in code enforcement work within the older neighborhoods of the City.

**Responsibility: City Council (L)**

16. Consider a change in the notice requirements pertaining to the shoveling of sidewalks and cutting of lawns. Consider either requiring no notice to property owners for non-compliance or require only one notice to each owner rather than one notice per property per season.

**Responsibility: Neighborhood Coalition, City Council (S)**

17. Encourage site improvements within the Farwell/Washington Business District such as trees, landscaping and decorative lighting as part of site plans reviews or at the time of street reconstruction.

**Responsibility: City Plan Commission (O)**

## TRANSPORTATION

1. Continue the street improvement program with in the neighborhood. A number of streets within the neighborhood have been reconstructed in recent years, but many still need attention. Those streets rated in poor condition need to be given the highest priority of the streets within the neighborhood when plans for street reconstruction are discussed by the City Council.

Reconstruction of these streets also has a positive impact on the upkeep of buildings in these areas. Studies have shown that street improvements encourage abutting property owners to take more pride in their properties which results in improved property upkeep and maintenance.

In addition, when such streets are reconstructed, narrow street widths should be retained. The narrower streets of 28 to 32 feet in width encourage slower vehicle speeds and less non-neighborhood traffic thus promoting a more safe and pedestrian friendly environment. These streets also contribute to the neighborhood character of the Third Ward by retaining the wider boulevards and the mature boulevard trees planted within these areas.

**Responsibility: City Public Works Dept., TWN (O)**

2. Several recommendations were identified by the Committee pertaining to pedestrian issues. These include:
- Study alternatives that would provide a more convenient and safe pedestrian crossing at the

intersection of Jefferson Street and Harding Avenue. (S)

-Explore the feasibility of constructing a sidewalk on the west side of Harding Avenue if the safety of the pedestrian crossing at Jefferson and Harding can not be improved. Eligibility of the project for possible federal funding from the pedestrian safety enhancement programs should be determined. (L)

-Request that the Eau Claire School District provide busing to students living in the neighborhood that attend Memorial High School since Harding Avenue is the only pedestrian access to the school. (S)

-Attempt to place greater visual emphasis on the pedestrian crosswalks located at the non-signalized intersections of State Street. Options such as wider crosswalks and enhanced striping used at the intersections of Jefferson Street and Harding Avenue or First Avenue and Water Street should be implemented. (S)

-Study the sequence and timing of the walk lights at the signalized intersections on State Street to see if they can be more responsive to pedestrians attempting to cross State Street. (I)

-Due to concerns for crosswalk safety on the widened section of State Street, consider a city-wide drive to make the driving public aware of the rights of pedestrians that are within the crosswalk. (S)

**Responsibility: City Public Works Dept., Police Dept., TWN (S)**

3. Request the Police Department to work with the neighborhood on increased speeding enforcement in the neighborhood. Assist the Police Department using alternatives suggested by the Police Department in order to help implement a neighborhood speed watch program which would assist in the identification of problem vehicles. Employ the use of the portable vehicle speed trailer and movable speed warning signs for this program.

**Responsibility: TWN, Police (I)**

4. Encourage increased police patrols and surveillance of the neighborhood concerning the illegal parking of vehicles too close to alleys, intersections and driveways. In areas of particular concern, consider painting the curbs to better designate the no parking areas.

In addition, consider increased fines for parking violators.

**Responsibility: Police Dept., TWN (O/S)**

5. Consider the implementation of improvements to Thorp Drive to address pedestrian safety concerns. One option to be considered is to close the street to vehicular traffic and make it into a pedestrian greenway along the river. Another option is to make Thorp Drive a one-way street, construct a pedestrian/bicycle pathway and incorporate some benches along the riverfront. The City should survey residents that abut or are in the

vicinity of Thorp Drive to determine if there is a consensus on how best to address the pedestrian safety issues.

**Responsibility: City Community Development and Public Works Departments, TWN (S)**

6. Investigate design options concerning the reconstruction of Summit Avenue from the Chippewa River east to State Street which enhance pedestrian safety and mobility along and crossing this street. Maintaining the street width and encouraging vehicular traffic to access and exit the UWEC campus from State Street (Garfield and Roosevelt) should be key considerations for any design options that are developed. In lieu of a signalized intersection at Park and Summit Avenues, prohibiting or limiting left hand turns at the intersection will be evaluated.

**Responsibility: City Public Works Dept., UWEC, TWN (S)**

7. Employ traffic calming measures on residential streets in order to minimize through traffic and high vehicle speeds when other options such as enhanced enforcement have proven to be unsuccessful. Such measures can encourage a more livable neighborhood by providing walkable, bike-friendly and neighborhood oriented streets by addressing problem areas that have been identified. Such measures should be considered for problem streets when they are reconstructed and on such streets where enforcement measures have been unsuccessful. Examples include: reduced (tighter) intersection radii, necking down or bulbing

intersections, street islands, speed hump or dips, textured pavements, narrower streets, better signing, etc. On-street parking can also serve as a traffic calming measure. Traffic calming measures should only be implemented after endorsement by the neighborhood and the affected property owners.

**Responsibility: City Public Works Dept., TWN (O)**

8. Reinforce City and University efforts to expand use of the City Transit system; particularly those efforts geared towards increasing student rider-ship from through-out the community. Increased student bus rider-ship is important as it will have a two-fold benefit for the neighborhoods surrounding the campus. First of all, it will reduce parking pressure near the campus and secondly it will help distribute student housing through-out the community rather than concentrate it near the University. Satellite parking lots for students and downtown commuters located in fringe areas of the City would be one alternative that should be studied.

In addition, study the need and feasibility of extending bus service further into the neighborhood such as along the collector streets of the Third Ward. This would improve the accessibility of those services located outside the neighborhood for those living in the Third Ward.

**Responsibility: TWN, UWEC, City Transit (O)**

9. Study the feasibility of implementing a parking permit system within a portion of the neighborhood most

impacted by the student on-street parking created by the University. Such parking permit system would exempt residents from the parking time limits posted on the street. The area most effected lies west of Farwell Street and south of Gilbert Avenue. When considering such a parking permit system for this portion of the neighborhood, review permit systems from other Midwest cities such as: Mankato, MN; Iowa City, IA; Stevens Point, WI; River Falls, WI; Duluth, MN; St Paul, MN; Milwaukee, WI; Green Bay, WI; Ames, IA; Madison, WI; and Oshkosh, WI.

If such a measure is implemented, it must be undertaken in conjunction with other measures outlined in this plan aimed at reducing on-street parking in the neighborhood. Care must be taken not to shift the parking issue further east into the neighborhood nor expand parking lot facilities within the neighborhood.

**Responsibility: TWN, City Council, UWEC (S)**

10. Place speed limit signs on Jefferson Street (between Harding and Farwell), Farwell Avenue (between Washington and Lincoln) and Summit Avenue (between Farwell and State.) These streets are the collector streets within the neighborhood and need to be signed accordingly.

**Responsibility: City Streets Division (I)**

11. At such time when State Street south of Garfield Avenue, State Street north of Summit Avenue and Washington Avenue are considered

for reconstruction, every effort should be made in collaboration with the neighborhood to develop designs that improve pedestrian and bicycle circulation along these routes, enable the pedestrians to cross the streets safely, do not widen existing street widths and which encourage slower vehicle speeds.

**Responsibility: City Public Works Dept., TWN (L)**

12. Consider incorporating streetscape improvements such as decorative lighting and landscaping along the arterial streets within the neighborhood as they are reconstructed. This would include: State Street north of Summit Avenue, Summit Avenue west of State Street, Washington Street and Farwell Ave. These improvements would tie in with those streetscape improvements already completed along State Street and Water Street.

Installation of decorative streetscape lighting must be balanced by neighborhood concerns of excessive brightness as well as glare that can be produced by such lighting. In addition, it is important to design the decorative lighting along these streets to incorporate “dark sky” technology to minimize excess light pollution.

**Responsibility: City Public Works Dept., Property Owners, TWN (L)**

13. Consider incorporating an improved facility for pedestrians and bicycles on the Water Street Bridge at such time as when the bridge is reconstructed. In addition, incorporate decorative lighting into the design which is consistent with

lighting improvements completed along Water Street and First Avenue. Such lighting should be designed to minimize light directed upwards from the fixture.

**Responsibility: City Public Works Dept. (L)**

***PUBLIC FACILITIES AND SERVICES***

1. Several recommendations were identified by the Committee concerning boulevard trees. These include:

-Consider a change in the notification procedure used for the planting of boulevard trees in conjunction with street reconstruction projects. Notify abutting property owners to respond back to the City if they decide they do not want a tree planted on their boulevard as part of the project rather than the current practice of notifying the City only if they want a tree. **(S)**

-Request the City to develop a boulevard tree inventory and tree replacement plan for the neighborhood. The plan would identify boulevard locations within the neighborhood where trees are needed. Once specific locations are identified for boulevard tree plantings, work to secure funding for the trees in these areas. **(S)**

-Request the City to consider developing a City-wide policy or plan pertaining for the removal and pruning of boulevard trees. This would not only include City related activities concerning boulevard trees, but activities undertaken by utility companies

and contractors working within the boulevard areas which have an impact on the trees. The policy or plan should also consider a means of owner notification of proposed work activities within the boulevard that may effect abutting trees and involve supervision of boulevard tree related work by the City Forester. **(I)**

-Consider developing additional measures to minimize boulevard tree loss or damage during street reconstruction projects. This could consist of a report prepared by the City Forester for each reconstruction project which outlines the procedures or measures to be taken to protect each tree that can be retained in the boulevard during the reconstruction work. This report would become part of the contract for the reconstruction work and contractors failing to follow these requirements would be subject the penalty provisions of the contract. **(I)**

-Educate property owners about boulevard tree planting in conjunction with street reconstruction projects, including: the proper selection of trees and the appropriate placement in relation of sidewalks and utilities such as sanitary sewer and water. **(O)**

**Responsibility: TWN, Neighborhood Coalition, City Forester, City Council**

2. Several recommendations were identified by the Committee concerning Putnam Park. These include:

-Discourage further encroachment of University facilities and parking into Putnam Park along the west end. (O)

-Provide better notification to the neighborhood of projects and changes being considered within the park. Consider either a regular notification of the neighborhood of Putnam Park Commission meetings or appointment of a neighborhood liaison to the Commission. (O)

-Putnam Drive within the park should not be widened and the current level of maintenance not increased. (O)

**Responsibility: Putnam Park Commission, UWEC, TWN**

3. Review facility needs at Demmler Park in order to target not only the needs of the children of the neighborhood, but all residents of the Third Ward. In addition, study the feasibility of upgrading the shelter house at the park to incorporate an indoor gathering or meeting area. Finally, additional trees need to be planted in the park particularly along the sidewalk and boulevard.

**Responsibility: City Parks and Recreation Dept., TWN (S/L)**

4. Encourage the City of continue to maintain the current level of maintenance and facilities at Kappus Park.

**Responsibility: TWN, City Parks Division (O)**

5. Preserve the public street islands within the neighborhood. The street islands (Park Avenue, and Roosevelt Avenue) add to the unique character

of the Third Ward and have a traffic calming effect. When reconstruction of streets involving these islands is being considered, they should be retained.

**Responsibility: City Council (O)**

6. Evaluate the need for additional street lighting within certain areas of the neighborhood such as along the neighborhood's collector streets and pedestrian entryways to the University. Due to the pedestrian nature of the Third Ward and its proximity to the University and downtown; evaluate certain areas for the need of additional street lighting which in some situations may need to exceed the standard lighting requirements generally utilized by the City.

**Responsibility: TWN, City Public Works Dept. (S)**

7. The removal of snow from City maintained sidewalks such as along Harding Avenue, State Street and on the Water Street Bridge is a priority of the neighborhood. Encourage the City to continue its efforts to keep snow removed from these areas as quickly as possible.

**Responsibility: TWN, Streets Division (O)**

8. Study the need for a new lighting system in Wilson Park using decorative light fixtures which incorporates the "dark sky" technology and reconstructing the sidewalks extending to the center of the park from the southwest and southeast corners.

**Responsibility: City Parks Division (L)**

**NEIGHBORHOOD  
EMPOWERMENT**

1. Work with neighborhood residents and the neighborhood association concerning the “advance planning” for the reconstruction of streets and other public works related projects in the Third Ward. Such discussions should occur prior to scheduled public hearings or the initiation of design work and relate to the identification and discussion of potential issues that may be involved with the project, such as: street width, impact on pedestrians, boulevards, trees, parking, etc.

**Responsibility: All City  
Departments, TWN (O)**

2. The neighborhood association should meet on a regular basis with persons owning rental property within the neighborhood to discuss and attempt to resolve issues that may exist. The neighborhood should also contact the Apartment Association to develop a relationship to discuss and resolve problems.

In addition, consider creating a renter ombudsman office to assist student and other renters in dealing with housing related issues and problems. The University or City/County Health Department would be possible candidates for providing such a service.

**Responsibility: TWN, UWEC,  
Health Dept. (O/L)**

3. Develop an on-going orientation program for students residing in the neighborhood encouraging them to be stewards of the Third Ward and also educate them about what

responsibilities they have as residents of the Third Ward. The program could include such things as newsletter articles written in the Third Ward newsletter, brochures, articles in the Spectator, a neighborhood booth at UWEC House Day done in cooperation with other neighborhood associations, inviting students to neighborhood block parties or picnics, etc.

**Responsibility: TWN, UWEC (S)**

4. Encourage the UWEC administration to appoint a liaison to meet and work with the Third Ward Neighborhood Association on neighborhood issues relating to the University.

**Responsibility: TWN, UWEC, (I)**

5. Request a reconsideration and change in the City policy concerning the eligibility of neighborhood associations for administrative funding from the Community Development Block Grant Program. The Third Ward and several other neighborhood associations are currently not eligible for these funds. As an alternative, consider other funding sources to assist the neighborhood associations.

**Responsibility: TWN (S)**

6. Encourage the extension of the Water Street Community Policing Boundaries to include the west portion of the neighborhood in the vicinity of the Marston-Gilbert-Graham area which has experienced late night problems with vandalism, parties, trespassing and crime. In addition, encourage increased police surveillance in problem areas such as this and consider the establishment of a neighborhood watch program

where needed. This would provide more visibility of the police within the Third Ward and encourage closer contact between neighborhood residents and the police.

**Responsibility: TWN, Police (S)**

7. The Third Ward will work with the other neighborhood associations within the City to support the newly formed Neighborhood Coalition to work together on common goals, projects and issues.

**Responsibility: TWN (O)**

8. Utilize students from the UWEC Service Learning Program to assist the Third Ward Neighborhood Association in various activities such as promotions, clean-ups, code enforcement, etc.

**Responsibility: TWN (S)**

9. Request the City to have a liaison from City Hall attend steering committee meetings of the neighborhood association. This would assist in providing an improved line of communication with City Hall.

**Responsibility: TWN (O)**

10. Support efforts of the Farwell/Washington area business that promote the vitality and viability of the area as a neighborhood center. This could include consideration of incorporating the area into the City Center program in order to make available the resources and programs of the City Center Corporation for promotion and rehabilitation.

**Responsibility: District Businesses, TWN (O)**

11. Develop and implement a neighborhood strategy to promote the image of the neighborhood and market the Third Ward to families. Development of a neighborhood brochure, printing the logo for the neighborhood on apparel and other merchandise, making a tour map of historic properties, forming neighborhood welcoming committee and developing a web site are examples of projects that could be undertaken.

The City should also expand the neighborhood section of its website to provide more information about Eau Claire's neighborhoods. Links to neighborhood websites should be developed as such websites are brought on-line.

**Responsibility: TWN, Dept. of Community Development (S)**

12. Request that the City Center Corporation meet with representatives of the neighborhood associations that are adjacent to the City Center area in order to keep them informed of City Center's projects and promotional efforts. This will also enable City Center officials to become more aware of issues affecting the neighborhoods encourage cooperation between the neighborhoods and City Center.

**Responsibility: Neighborhood Associations, City Center Corp. (O)**

13. Sponsor a program that provides positive or negative recognition to properties or property owners concerning such issues as property maintenance, restoration and property improvements. This

“orchids and onions” approach can be used to commend those having a positive influence on the neighborhood and provide negative publicity for those properties which have chronic problems.

**Responsibility: TWN (S)**

a site in the southern portion of the neighborhood near Putnam Park.

**Responsibility: TWN (L)**

14. Investigate facilities that may serve as a meeting location for the neighborhood association that would be located within or in close proximity to the neighborhood. Such sites could be: Park Towers Apartments, the Public Library, Grace Barstow Apartments, the Ecumenical Center on campus, YMCA, the former Park School and Demmler Park.

**Responsibility: TWN (S)**

15. Promote the use of funding programs that would assist in housing rehabilitation and encourage home ownership. Several programs have been implemented in Eau Claire to assist homeowners in the rehabilitation of their older homes and which encourage home ownership. Pursue efforts to expand the use of these programs within the Third Ward. In addition, research and review programs with similar objectives that have been successfully implemented in other communities to determine if they could be initiated in Eau Claire.

**Responsibility: Dept. of Comm. Development, Neigh. Coalition (S)**

16. Place informational kiosks or bulletin boards in the neighborhood to assist the dissemination of information. One location could be at Demmler Park while another location could be at the University or

# APPENDIX A

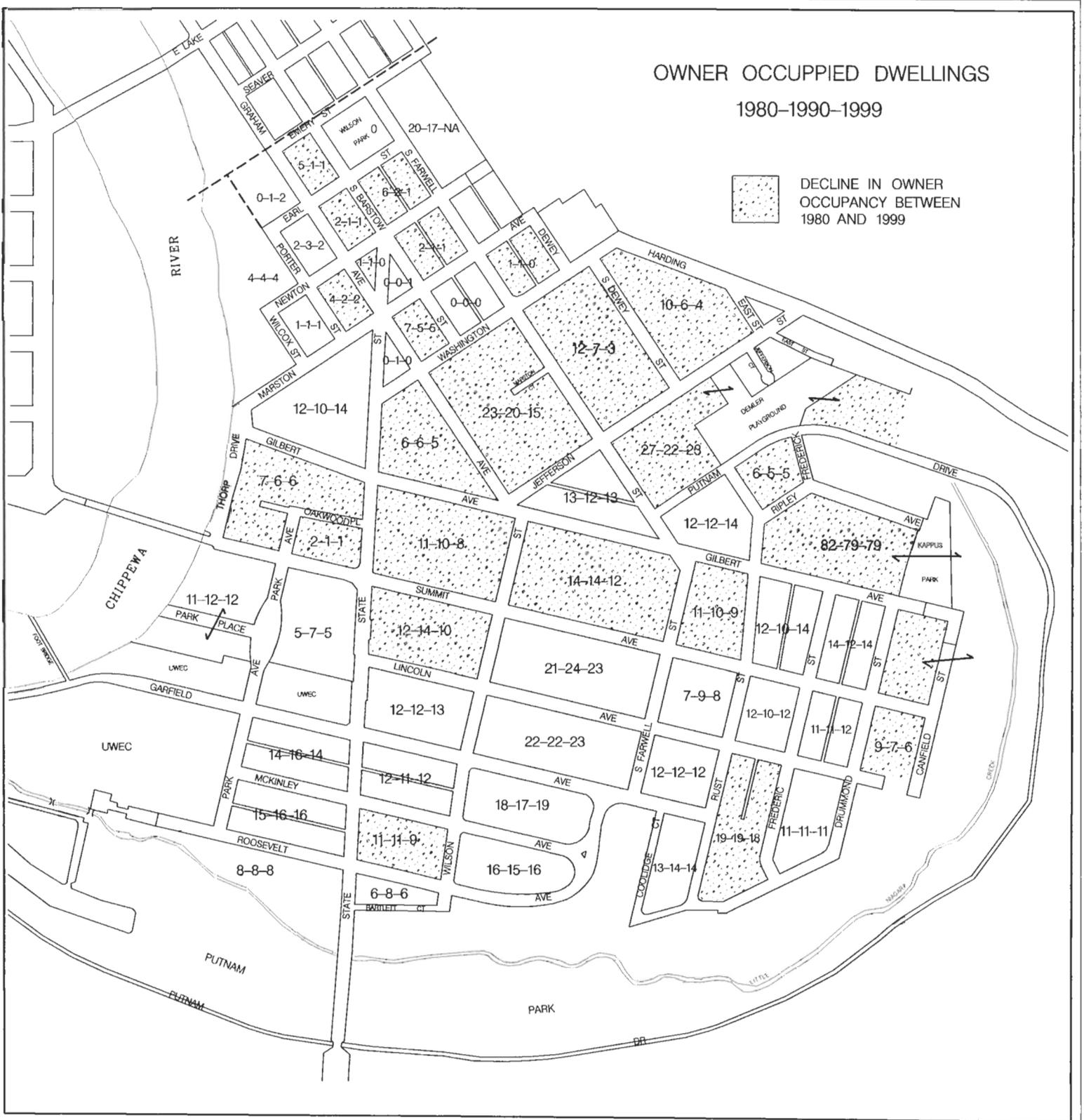
## HOUSING TENURE

OWNER OCCUPIED DWELLINGS

1980-1990-1999



DECLINE IN OWNER OCCUPANCY BETWEEN 1980 AND 1999

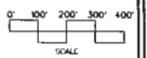


THIRD WARD  
NEIGHBORHOOD  
PLAN

CHANGE IN OWNER  
OCCUPANCY

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
8







# **APPENDIX B**

## **HISTORIC PROPERTIES**

**INDIVIDUAL PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR ARE LOCALLY LANDMARKED LOCATED WITHIN THE THIRD WARD NEIGHBORHOOD:**

<b>NAME</b>	<b>ADDRESS</b>	<b>YEAR BUILT</b>	<b>STYLE</b>
John S. Owen House	907 Porter Ave.	1923	Colonial Revival
Cobblestone House	1011 State St.	1866	Gothic Revival
Van Buren House	221 Washington St.	1871	Carpenter Gothic
Elijah Swift House	1233 Graham Ave.	1883	Stick Style
Sumner Moon House	1307 Wilson St.	1904	Georgian Revival
William Bailey House	415 Gilbert Ave.	1874	Upright & Wing/Italianate
Cameron House	470 Summit Ave.	1885-88	Second Empire
Delos Moon House	1328 Wilson St.	1905-08	Colonial Revival
Webster House	333 Summit Ave.	1881	Victorian Cottage
N. B. Rundle House	1501 State Street	1885	Queen Anne
Buffington House	1500 State Street	1890	Queen Anne
A. L. Kenyon House	333 Garfield Ave.	1915	Bungalow
Schofield Hall	105 Garfield Ave.	1914-16	Collegiate Gothic
Galloway House	213 Oakwood Pl.	1888-89	Queen Anne
Winslow House	210 Oakwood Pl.	1889	Queen Anne
Cutter House	1302 State St.	1885-89	Queen Anne
Drummond House	1310 State St.	1888	Queen Anne
Orlando Brice House	120 Marston Ave.	1918	Georgian Revival
Roy Wilcox House	104 Wilcox St.	1915-16	Prairie School/Georgian
James Barber House	132 Marston Ave.	1903-04	Tudor Revival
Nels Werner House	443 Roosevelt Ave.	1929	Georgian Revival
Schwahn House	447 McKinley Ave.	1928	Georgian Revival
Demmler House	435 Jefferson St.	1887	Classic Revival
Dean-Griffin House	920 S. Farwell St.	1885	Queen Anne



# APPENDIX C

## STREET CONDITION



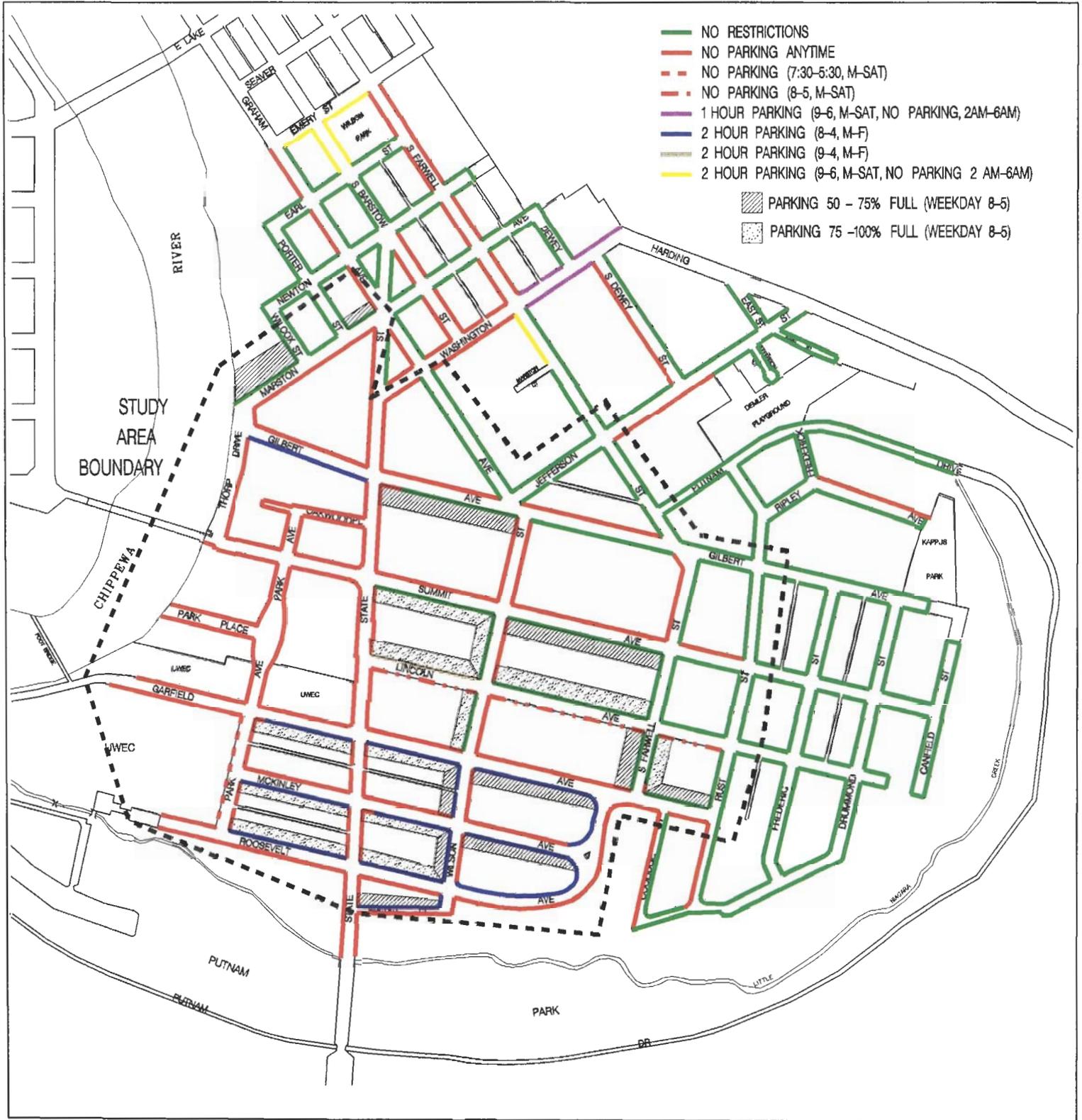
# APPENDIX D

## ON-STREET PARKING

### THIRD WARD NEIGHBORHOOD ON - STREET PARKING

STREET	SECTIONS	MAX. CAPACITY	DAYTIME DURING SCHOOL					SUMMER			EVENING DURING SCHOOL			WEEKEND	
			MONDAY 4/26/99 8:30-11AM	WEDNESDAY 4/28/99 3-5PM	FRIDAY 4/30/99 1-3 PM	MONDAY 5/3/99	TUESDAY 5/4/99 0:00 11:30AM-12:30PM	MONDAY 8/1/99 11/15/99	MONDAY 8/2/99 1:30-3 PM	WEDNESDAY 8/1/99 6:30-7:30PM	MONDAY 10/25/99 8-9 PM	MONDAY 11/15/99 7:30-8:30PM	WEDNESDAY 12/1/99 8-9 PM	SATURDAY 10/9/99 3-4 PM	SATURDAY 10/9/99 3-4 PM
PARK AVE. STATE ST.	Roosevelt Ave to Garfield Ave (W)	11 (Night)	0	N/A	N/A	7	N/A	7	4	10	17	12	0	0	
	Washington St to Marston Ave (E)	5	3	1	8	7	7	4	7	2	2	3	4	4	
	Marston Ave to S Barstow St (W)	8	1	1	2	0	2	0	2	0	3	5	3	3	
	Marston Ave to S Barstow St (E)	6	0	0	0	0	0	0	0	0	0	0	0	0	
	Roosevelt Ave to McKinley Ave (W)	10	8	4	2	3	8	3	10	0	2	2	0	0	
	McKinley Ave to Garfield Ave (W)	9	5	5	1	6	10	1	9	1	2	1	0	0	
	Garfield Ave to Lincoln Ave (W)	12	12	10	9	10	12	8	12	8	5	3	7	7	
	Lincoln Ave to Summit Ave (W)	12	11	6	12	12	12	4	12	4	5	5	2	2	
	Garfield Ave to Lincoln Ave (W)	11	11	4	10	11	9	2	11	0	1	3	0	0	
	Garfield Ave to Lincoln Ave (E)	5	2	3	4	5	3	1	3	0	0	1	1	1	
RUST ST	Lincoln Ave to Summit Ave (W)	9	4	0	2	2	5	2	5	2	1	1	1	1	
	Lincoln Ave to Summit Ave (E)	8	0	1	4	3	1	1	1	2	2	0	4	4	
	Summit Ave to Gilbert Ave (E)	10	0	0	0	0	0	0	0	1	2	0	1	1	
	Putnam Dr to Jefferson St (W)	12	N/A	6	3	0	1	3	4	3	4	2	1	1	
	Putnam Dr to Jefferson St (E)	10	3	0	0	0	0	1	0	0	0	2	0	0	
	Jefferson St to Washington St (W)	12	N/A	3	3	13	4	2	4	2	7	7	3	3	
	Jefferson St to Washington St (E)	14	9	7	5	2	12	2	14	8	8	9	10	10	
	Drummond St to Lincoln St (E)	18	8	2	3	4	3	5	6	2	2	5	6	6	
	Garfield Ave to Lincoln Ave (W)	7	1	1	2	1	1	0	1	2	1	2	2	2	
	Lincoln Ave to Summit Ave (W)	9	0	1	1	1	0	1	0	0	1	0	0	0	
BARTLETT CT. ROOSEVELT AVE.	Lincoln Ave to Summit Ave (E)	5	2	1	1	0	0	0	0	0	0	1	0	0	
	Summit Ave to Gilbert Ave (W)	10	2	0	2	2	2	4	3	0	2	1	3	3	
	Summit Ave to Gilbert Ave (E)	14	1	0	2	2	1	2	3	3	0	0	0	0	
	Slate St to Wilson St (N)	13	10	5	1	8	5	8	1	2	3	10	0	0	
	Slate St to State St (N)	21	20	18	24	22	24	8	22	0	19	19	0	0	
	Slate St to Wilson St (N)	13	10	6	7	13	14	0	14	0	2	2	0	0	
	Wilson St to McKinley Ave (N)	21	12	4	4	5	4	7	4	1	0	1	2	2	
	McKinley Ave to Garfield Ave (W)	4	N/A	N/A	N/A	N/A	3	N/A	N/A	0	0	1	0	0	
	Park Ave to State St (S)	22	22	20	20	24	21	11	24	13	20	13	2	2	
	State St to Wilson St (S)	11	9	5	6	12	13	2	12	3	3	4	0	0	
GARFIELD AVE.	Wilson St to Roosevelt Ave (S)	17	16	3	2	4	0	2	13	3	3	1	1	1	
	Park Ave to State St (S)	18	17	19	17	15	19	17	15	12	10	1	0	0	
	State St to Wilson St (S)	22	17	17	19	21	21	8	19	3	3	1	1	1	
	Wilson St to Roosevelt Ave (S)	19	14	7	5	5	23	0	14	0	1	2	1	1	
	S Farwell St to Rust St (N)	10	8	1	4	10	8	0	10	0	0	0	0	0	
	State St to Wilson St (N)	19	17	14	12	16	20	0	16	3	3	4	3	3	
	State St to Wilson St (N)	19 (Night)	0	0	0	0	0	2	4	0	0	1	0	0	
	Wilson St to S Farwell St (N)	27	27	12	11	26	26	7	26	3	4	5	7	7	
	Wilson St to S Farwell St (S)	10	4	1	0	0	0	0	0	3	0	1	1	1	
	S Farwell St to Rust St (N)	8 (Night)	0	0	0	0	0	0	0	3	0	0	0	0	
SUMMIT AVE.	State St to Wilson St (S)	21	21	10	11	18	2	18	3	8	5	4	0	0	
	Wilson St to S Farwell St (S)	28	24	12	12	27	16	10	7	10	2	9	7	7	
	S Farwell St to Rust St (S)	12	2	3	2	4	2	2	4	3	4	1	1	1	
	Thorpe Dr to State St (S)	15	6	10	2	8	8	3	8	2	2	1	1	1	
	State St to Wilson St (S)	22	19	10	9	5	18	1	9	4	4	0	0	0	
	Wilson St to S Farwell St (S)	22	2	5	4	4	4	4	1	1	3	3	1	1	
	S Farwell St to Rust St (N)	8	2	3	3	3	3	3	1	2	2	2	4	4	
	S Farwell St to Rust St (S)	9	3	1	1	0	0	0	3	2	0	0	0	0	
	Jefferson St to Washington St (W)	23	13	10	15	9	9	4	7	7	6	12	8	8	
	Jefferson St to Washington St (E)	23	10	7	7	6	15	4	6	6	2	5	10	10	
WILCOX AVE.	Washington St to Marston St (E)	8	3	2	1	2	2	0	2	2	2	1	1	1	
	Marston St to Newton St (E)	6	3	2	1	3	0	3	5	1	5	2	2	2	
	Newton St to Earl St (E)	8	5	6	8	8	5	1	8	5	4	5	4	4	
	Earl St to Emery St (E)	10	6	2	6	6	4	4	5	5	5	2	2	2	
	Marston St to Newton St (W)	9	2	1	0	0	1	0	6	0	0	4	0	0	





<p>THIRD WARD NEIGHBORHOOD PLAN</p>	<p><i>ON-STREET PARKING RESTRICTIONS &amp; USE</i></p> <p>DEPARTMENT OF COMMUNITY DEVELOPMENT EAU CLAIRE, WISCONSIN</p>	<p>MAP 13</p> <p>↑ N</p> <p>0' 100' 200' 300' 400' SCALE</p>
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# APPENDIX E

## ISSUES AND PROBLEMS

**THIRD WARD NEIGHBORHOOD  
ISSUES AND PROBLEMS**

6-15-99

**COMMITTEE MEMBERS**

ITEM	A	B	C	D	E	F	G	H	I	J	K	L	M	TOTAL PTS.	# OF RESPONSES	PRIORITY
	CONVERSION OF OWNER OCC. HOMES	1	1	1	1	1	1	1	1	1	1	5	1	1	17	13
CODE ENFORCEMENT	1	1	1	4	1	1	1	1	1	1	5	1	1	20	13	1.54
RESIDENTIAL ZONING APPROPRIATENESS	1	1	1	3	3	1	1	1	1	1	5	1	1	21	13	1.62
TRAFFIC SPEED ON RESIDENTIAL STREETS	1	1	1	1	2	1	1	3	1	1	4	3	2	22	13	1.69
POOR PROPERTY UPKEEP	2	2	1	1	3	4	1	2	2	1	5	2	1	27	13	2.08
RESIDENTIAL STREET WIDTHS	5	1	1	3	1	1	4	2	1	1	5	2	1	28	13	2.15
DETERIORATED PROPERTIES ON NEIGH. FRINGE	3	2	1	3	1	1	1	4	1	1	5	4	1	27	12	2.25
PEDESTRIAN SAFETY ALONG STATE STREET	1	2	2	2	1	1	2	5	1	1	4	5	3	30	13	2.31
COMMUNICATION WITH UWEC & CITY	1	1	4	1	2	2	4	3	2	3	5	3	1	32	13	2.46
STUDENT ORIENTATION RELATED TO THE NEIGH.	2	1	4	1	4	3	4	3	2	1	4	3	1	33	13	2.54
INSENSITIVE EXTERIOR RENOVATIONS	2	3	1	3	3	3	2	2	2	4	5	2	2	34	13	2.62
TOO MUCH TRAFFIC WITHIN NEIGH.	2	1	2	2	2	3	3	5	3	2	4	5	2	36	13	2.77
MOTORIZED TRAFFIC ON PUTNAM DR.	5	3	5	4	3	1	1	1	4	2	1	1	5	36	13	2.77
CARS PARKED ON STREETS	3	1	3	1	1	3	3	5	3	1	5	5	2	34	13	2.77
REPLACEMENT OF BOULEVARD TREES	2	1	1	3	4	2	5	5	2	1	5	5	2	36	12	2.83
NEIGHBORHOOD LEADERSHIP	1	2	1	3	2	5	5	5	2	1	4	5	1	37	13	2.85
ARTERIAL STREETS IN THE NEIGH.	4	4	3	2	2	1	4	5	2	2	3	5	4	41	13	3.15
STATUS OF HISTORIC DISTRICT	2	2	2	3	2	5	4	5	4	1	4	5	3	42	13	3.23
WASH/FARWELL COMMERCIAL DISTRICT	3	2	2	3	3	4	5	5	3	3	3	5	2	43	13	3.31
ON-STREET PARKING REGULATIONS & ENFORC.	2	2	4	1	3	5	4	5	5	1	4	5	2	43	13	3.31
COOPERATION WITH DOWNTOWN GROUPS	3	2	3	4	4	5	4	4	4	2	3	4	3	45	13	3.46
SIDEWALK CONDITION	2	3	4	3	5	5	4	5	2	2	2	5	3	45	13	3.46
SAFETY AND SECURITY	1	3	4	1	5	5	5	5	5	3	2	5	2	46	13	3.54
THORP DRIVE	2	1	4	4	4	4	4	5	5	3	2	5	4	47	13	3.62
STREET CONDITION	1	3	4	3	5	5	4	5	4	2	4	5	2	47	13	3.62
POOR STREET LIGHTING	3	2	5	3	5	5	4	5	4	3	1	5	3	48	13	3.69
VANDALISM	2	3	5	4	5	4	5	5	3	3	2	5	4	50	13	3.85
NEIGH. ACTIVITIES & PROGRAMS	5	5	4	4	5	5	5	5	5	4	3	5	5	60	13	4.62

NOTE: The lower the number for the priority; the higher the ranking.

## THIRD WARD NEIGHBORHOOD ISSUES AND PROBLEMS

CATEGORY	ITEM	PRIORITY
Land Use and Enforcement	Conversion of Owner Occ. Homes	1.31
	Code Enforcement	1.54
	Residential Zoning Appropriateness	1.62
	Poor Property Upkeep	2.08
	Deteriorated Properties on Fringe	2.25
	Insensitive Exterior Renovations	2.62
	Status of Historic District	3.23
	Wash./Farwell Commercial District	3.31
	Vandalism	3.85
	UWEC Growth and Expansion	NR
Transportation	Excessive Speed on Residential Streets	1.69
	Residential Street Widths	2.15
	Pedestrian Safety Along State Street	2.31
	Too Much Traffic Within Neighborhood	2.77
	Putnam Dr./Putnam Park	2.77
	Congested Streets	2.77
	Arterial Streets in Neighborhood	3.15
	Thorp Drive	3.62
	Street Condition	3.62
Public Facilities & Services	Replacement of Boulevard Trees	2.83
	Sidewalk Condition	3.46
	Safety and Security	3.54
	Poor Street Lighting	3.69
	Lack of Community Facilities	NR
Neighborhood Empowerment	Communication With UWEC & City	2.46
	Student Orientation Related to Neigh.	2.54
	Neighborhood Leadership	2.85
	Cooperation With Downtown Groups	3.46
	Neighborhood Activities & Programs	4.62

Note: - The lower the number for the ranking, the higher the priority.  
 - Two items were identified by the steering committee after they had established priorities for the issues and problems and therefore has no ranking (NR.)

# APPENDIX F

## ZONING CHANGE RECOMMENDATIONS

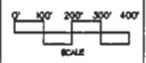


THIRD WARD  
NEIGHBORHOOD  
PLAN

# PROPOSED ZONING CHANGES

MAP  
15

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN



# APPENDIX G

## REHABILITATION GUIDELINES

## *GUIDELINES FOR REMODELING*

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The following guidelines developed by the United States Department of the Interior are suggestions for the use of property owners rehabilitating or making additions to older buildings. These may be houses or commercial buildings of architectural, historical or cultural distinction or other older structures with design elements that contribute to the character of the neighborhood. The application of these guidelines will enable property owners to make improvements to older buildings without detracting from original design characteristics.

1. Every reasonable effort should be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site should be treated with sensitivity.
6. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
8. Every reasonable effort should be made to protect and preserve archeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the

size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Detailed application of these guidelines can be found in "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". National Park Service. 1983.