

# NORTH RIVER FRONTS



# NEIGHBORHOOD PLAN

## North River Fronts Neighborhood Plan

City of Eau Claire Comprehensive Plan

January, 2004

## **RESOLUTION**

**WHEREAS**, the City of Eau Claire adopted an element of the Comprehensive Master Plan entitled "North River Fronts Neighborhood Plan" on May 5, 1981 and later updated the plan on February 3, 1987; and

**WHEREAS**, the North River Fronts Neighborhood Association requested the Plan Commission to update the neighborhood plan in an effort to address current issues and problems occurring in the neighborhood; and

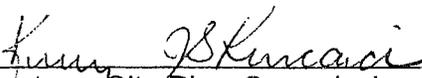
**WHEREAS**, the City Plan Commission has directed the Department of Community Development to work with the North River Fronts Neighborhood Association in the update of the neighborhood plan; and

**WHEREAS**, the North River Fronts Neighborhood Association and Department of Community Development have reviewed and updated sections of this plan regarding: the neighborhood profile, issues, problems, goals and recommendations; and

**WHEREAS**, the Eau Claire Plan Commission has studied and considered this amended neighborhood plan.

**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 North River Fronts Neighborhood Plan, as amended, 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,

November 17, 2003

**RESOLUTION**

**A RESOLUTION CERTIFYING THE NORTH RIVER FRONTS NEIGHBORHOOD PLAN AS PART OF THE CITY'S COMPREHENSIVE PLAN.**

**WHEREAS**, the Eau Claire City Plan Commission has studied and considered the update of the North River Fronts Neighborhood Plan as an element of the City's Comprehensive Plan; and

**WHEREAS**, the City Plan Commission adopted the update of the North River Fronts Neighborhood Plan on November 17, 2003; and

**WHEREAS**, the City Plan Commission noted that the neighborhood plan was not prepared under the recently adopted "Smart Growth" legislation of Wisconsin Statutes nor was it intended to comply with this legislation or to be interpreted under these standards.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council, as an aid to the Plan Commission and the City Council in the performance of their duties, does hereby certify the update of the North River Fronts Neighborhood Plan, a copy of which is on file in the office of the City Clerk and open to public inspection during normal business hours, as an element of the Comprehensive Master Plan of the City of Eau Claire.

Adopted,

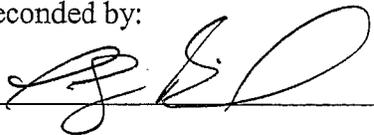
February 10, 2004

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Motion to adopt the resolution

  
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Seconded by:

  
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## **Preface**

This document was prepared under Wisconsin 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 North River Fronts 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 completes an update of its Comprehensive Plan under the provisions of the "Smart Growth" legislation enacted by the State of Wisconsin, the Plan Commission and the 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 Wisconsin Statutes 62.23 s(3) or should be included under the "Smart Growth" provisions with the new City's Comprehensive Plan.

## **Executive Summary**

The North River Fronts Neighborhood contains mostly modest single-family and duplex homes on small lots though pockets of commercial and industrial businesses can be found throughout. The neighborhood was first developed in the late 1800s, as it provided housing for those working for such companies as the paper mill to the north, Phoenix Manufacturing, Walter Brewery and the Uniroyal Tire Company (formerly the Gillette Tire Company). The closing and relocation of some of these major employers over the years has led to a transition within the neighborhood in recent decades that has included decreased homeowner occupancy, declining housing condition, a more transient population, a perception of being an unsafe neighborhood and neighborhood apathy.

Over the past 30 years, the population for the neighborhood has decreased from 1,191 in 1970 to just 889 in 2000; 25% decrease. Likewise, the homeownership rate has also steadily decreased from 35% in 1970 to 18% in 2000. With the neighborhood's high mobility rate, establishing community ties and strengthening neighborhood bonds becomes difficult and adds to the identity crisis many residents feel is preventing families from moving to the neighborhood.

However, the North River Fronts Neighborhood has many positive amenities upon which it can build and offers much for families and individuals who value convenience. This includes its close proximity to downtown, numerous park and open space areas, access to the recreational trail, post office access and convenient transit service. Residents feel that having a neighborhood playground, a new riverfront park, a Community Oriented Policing Office (COP5) and an active neighborhood association all increase the value of their neighborhood and make living there an enjoyable experience. At the same time, poor property upkeep (including the Walter Brewery site), outdated zoning, location in the 100-year floodplain and poor property management by some landlords keep the area from realizing its full potential.

Support for the COP5 office, continuing strong community programming by the neighborhood association and rezoning the area for more appropriate uses are all strategies to help increase the attractiveness of the North River Fronts Neighborhood. Redevelopment of the brewery site and other portions of the neighborhood, increasing homeownership opportunities, support for downtown revitalization efforts and maintaining the architectural integrity of structures within the neighborhood will also help the neighborhood revitalize its image and promote the area as a convenient, safe and affordable place to live in Eau Claire.

## **Introduction**

### *Background*

The North River Fronts Neighborhood Plan was originally prepared in 1981 through the interaction of City staff, neighborhood residents and property owners within the North River Fronts area. It was updated in 1987 and is currently one of four neighborhood plans adopted by the City as part of the Eau Claire Comprehensive Plan. The North River Fronts Neighborhood Plan is a guide that details workable goals for future land use, redevelopment and neighborhood improvement strategies.

Since 1987, the neighborhood has witnessed the closing of the Hibernia Brewery (formerly Walter Brewery), Uniroyal Tire Company and most recently Holsum Bakeries. It has also experienced an increase in investor-owned properties and witnessed the downtown and Madison Street commercial areas change in appearance and retail capacity. The neighborhood is experiencing a decreasing population (from 1,016 in 1980 to 889 in 2000) and decreasing homeowner occupancy (just 18% in 2000). In addition, all the housing located within the floodplain on the west side of Forest Street was purchased by the City using federal funds and is now a park and open space area. These changes as well as others has made it necessary to reevaluate the problems that exist in the neighborhood at the present time and update goals and strategies to address these problems.

### *Purpose*

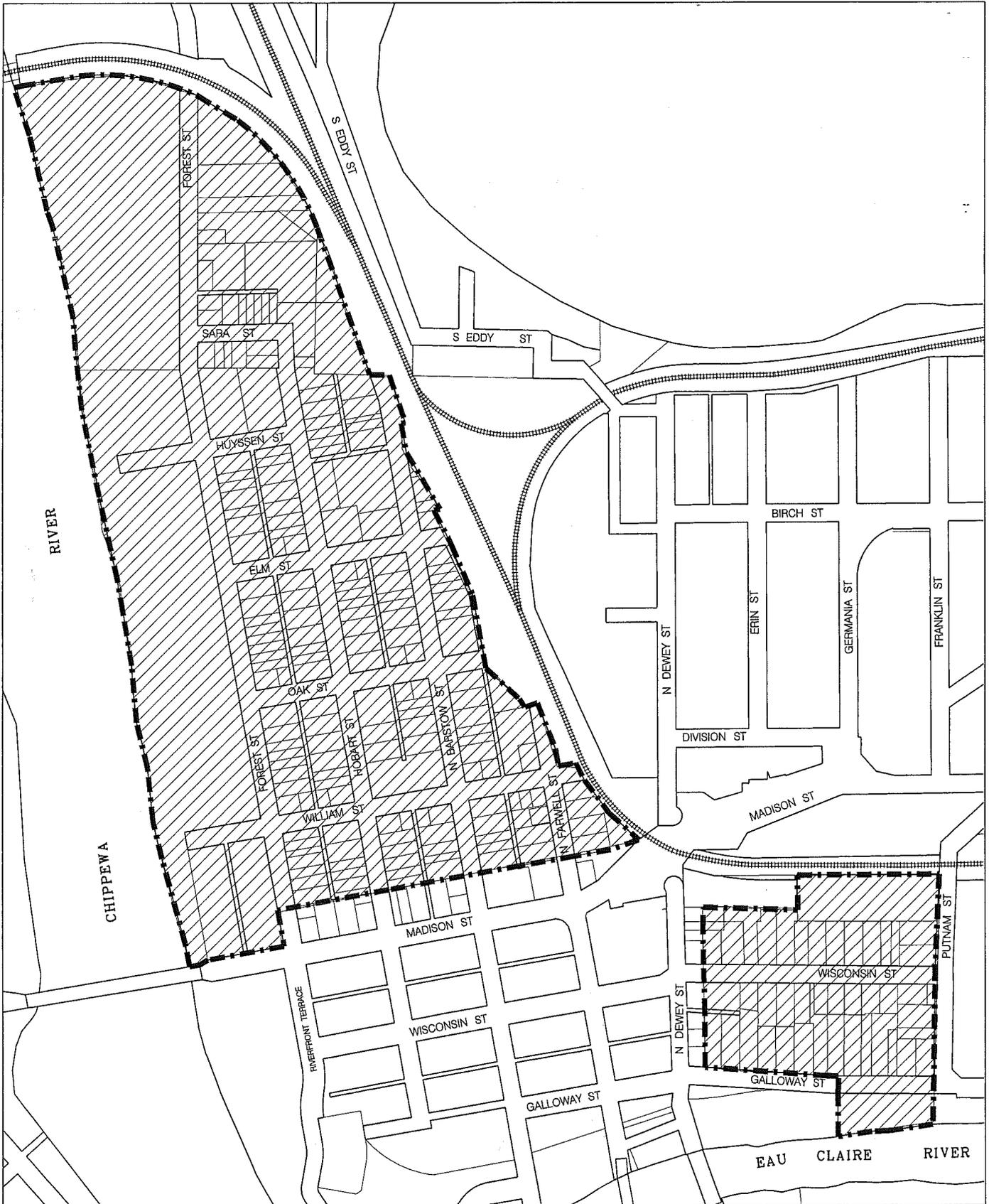
The purpose of this plan is to build upon the previous plans, establish a new set of attainable goals and strategies and to provide a baseline assessment for the area as it encounters change. It seeks to furnish residents and policy makers with information regarding the conditions that exist within the neighborhood today and to provide a framework and recommendations to guide public and private initiatives in the area over the next 5-15 years.

### *Boundaries*

The North River Fronts Neighborhood is divided into two areas (see Map A). The first area lies south and west of the Chicago Northwestern railroad tracks, north of the first tier of parcels on the north side of Madison Street and east of the Chippewa River. The second area is south of Madison Street, east of the first tier of parcels on the east side of Dewey Street, west of Putnam Street and north of the Eau Claire River.

### *Description of the Neighborhood*

The North River Fronts Neighborhood is predominately a residential neighborhood that borders Eau Claire's Central Business District to the south. The neighborhood primarily contains modest single-family and duplex homes built in the late 1890s. The neighborhood is identifiable by its proximity to both

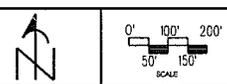


NORTH RIVER  
FRONTS  
NEIGHBORHOOD  
PLAN

# NEIGHBORHOOD BOUNDARY

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
A



the Chippewa and Eau Claire Rivers, its diverse mix of housing and proximity to downtown.

The neighborhood also has several park and open space areas within its boundaries. This includes Hobart Playground (to be relocated north of Huysen Street), the Forest Street Recreational Area along the west side of Forest Street (created in 1997-98 when the homes in this area were purchased and removed by the City using FEMA funds) and the future recreational trail along the north side of the Eau Claire River.

The City's Central Maintenance Facility is also located within the neighborhood. The main facility is located on the west side of Forest Street to the north of Sara Street and the salt shed and material storage yard is located across the street to the east.

#### *Planning Process*

In October of 2002, the North River Fronts Steering Committee requested the City Plan Commission work with the neighborhood in updating the neighborhood plan. The expansion of the City Shops facilities on Forest Street and relocation of Hobart Playground necessitated updating the neighborhood plan completed in 1987. To assist in the preparation of the plan, the North River Fronts Neighborhood Association was assigned with the task of assembling a Steering Committee. This committee was formed to oversee the planning process and offer feedback on plan alternatives, components and drafts.

In order to assist the committee in providing feedback regarding neighborhood issues, it was decided that a mail-out survey should be distributed to all residents living within the neighborhood. The survey was distributed in March of 2003 and was mailed to all residents living within existing North River Fronts Neighborhood boundaries. Based on the information collected from the survey and other neighborhood contacts, the committee identified issues, resources and strategies which committee members felt needed to be addressed in the neighborhood.

The survey was comprised primarily of close-ended questions whereby respondents chose set number values that related to their opinion. There were also opportunities for open-ended responses in the "issues" section and again in the "resources" portion of the survey. Surveys were mailed to residents of each dwelling unit identified in the March 2002 Chippewa Valley, Wisconsin Polk City Directory where 362 units were identified. The survey universe was pared down after this initial survey mailing as envelopes labeled "vacant" and "no such address" were returned by the post office. A reminder postcard was mailed approximately two weeks after the survey mailing identifying a one-week deadline for returning outstanding surveys. The number of total surveys used in the calculation of the survey universe was further pared down as postcards were returned that went to newly "vacant" properties. In all, there were 293 surveys mailed out with 85 returned for a 29% return rate. This rate is not high, though it

is predictable for an area that is 82% rental with a high mobility rate. Tabulated responses to the survey can be found in Appendix A.

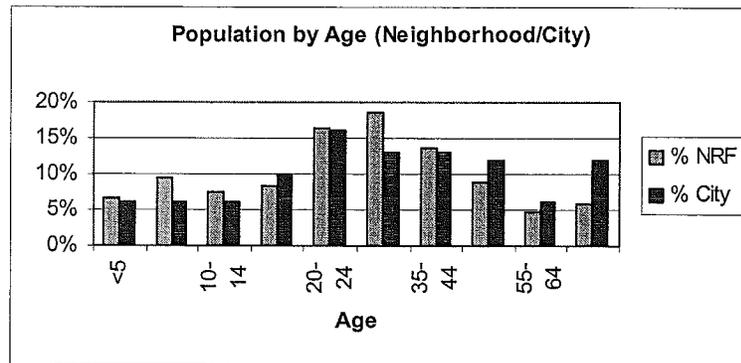
## Neighborhood Profile

The majority of the statistics included within this neighborhood profile come from the 2000 U.S. Census. This Census data is the best source of detailed demographic information available at the neighborhood level. The data illustrates trends that are occurring within the neighborhood and can be used to forecast future demographic progressions.

### Population Characteristics

*Total Population.* The population of the neighborhood was 889 in 2000. This is in comparison to 1,016 in 1980 for a decrease of 13% over the last 20 years. Going back to 1970, there has been a 25% decrease in total population over the last 30 years. It is estimated that the current population may be lower than it was in 2000 as some additional housing units have been razed since 2000.

*Population by Age.* In 2000, school-aged children (5-18) comprised approximately 25% of the neighborhood population. Young adults (19-24) accounted for approximately 16%, while seniors (age 65+) represented 6% of the neighborhood's 889



residents. Table 1 provides a breakdown of the neighborhood residents by age and compares them to the city overall.

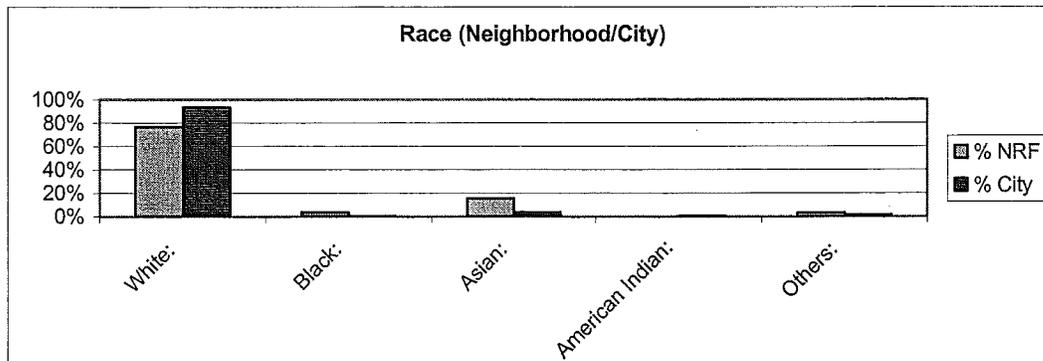
Table 1.  
Population by Age

Age	Male	Female	Total	% NRF	% City
<5	32	28	60	7%	6%
5-9	41	44	85	10%	6%
10-14	36	30	66	7%	6%
15-19	42	32	74	8%	10%
20-24	80	65	145	16%	16%
25-34	108	57	165	19%	13%
35-44	62	58	120	13%	13%
45-54	45	33	78	9%	12%
55-64	29	14	43	5%	6%
65 and over	20	33	53	6%	12%
	495	394	889	100%	100%

**Race.** The racial composition of the neighborhood is shown in Table 2. The North River Fronts Neighborhood was approximately 77% white in 2000, compared with 93% white for the City of Eau Claire that same year. The North River Fronts Neighborhood offers a greater racial diversity than the City as a whole having a greater percentage of blacks: 4% to 1% respectively and with Asians: 16% to 4% respectively.

Table 2.

Race	Neighborhood	% NRF	City	% City
White:	684	77%	57657	93%
Black:	36	4%	429	1%
Asian:	140	16%	2259	4%
American Indian:	1	0%	337	1%
Others:	28	3%	1022	2%
	889	100%	61704	100%



## Housing and Land Use

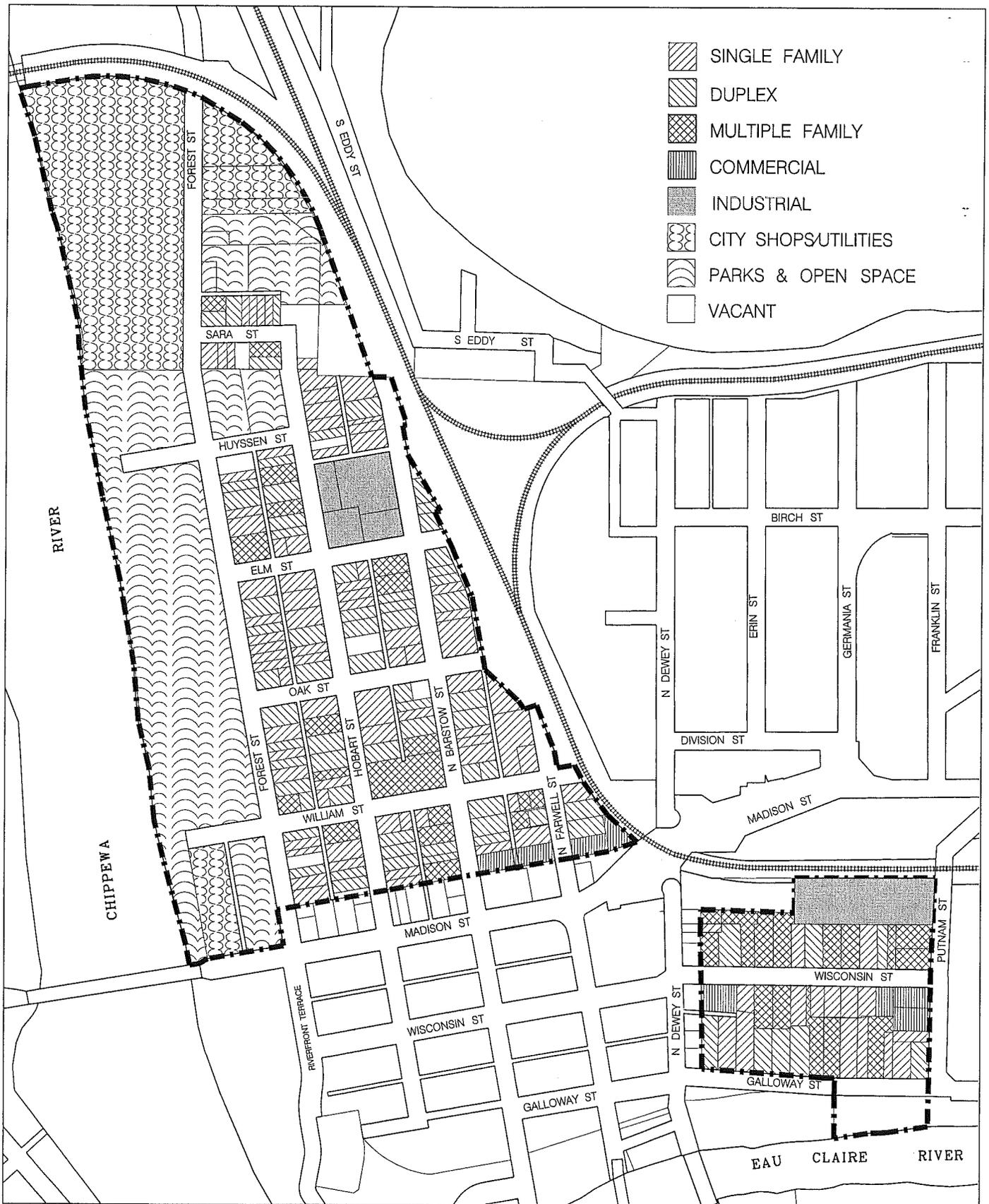
**Total Units.** According to the 2000 Census, there were 448 dwelling units within the North River Fronts Neighborhood. This compares to 526 units in 1980. There were 391 households in 2000, with an average household size of 2.2. This compares to an average household size of 2.36 for the city overall. Table 3 compares housing occupancy figures from 1980 and 2000.

Table 3.

### Housing Occupancy

	<u>1980</u>	<u>2000</u>	<u>%Change '80-'00</u>
Total:	526	448	-15%
Occupied:	478	391	-18%
Vacant:	48	57	19%

**Housing Type.** Single-family homes comprised 47% of the properties within in the neighborhood in 2003 with 95 lots showing single-family use. Properties with duplexes numbered 72 or 36%, with multi-family properties numbering 33 or 16%. These numbers reflect 200 total residential lots within the neighborhood. (see Map B)



NORTH RIVER  
FRONTS  
NEIGHBORHOOD  
PLAN

# LAND USE

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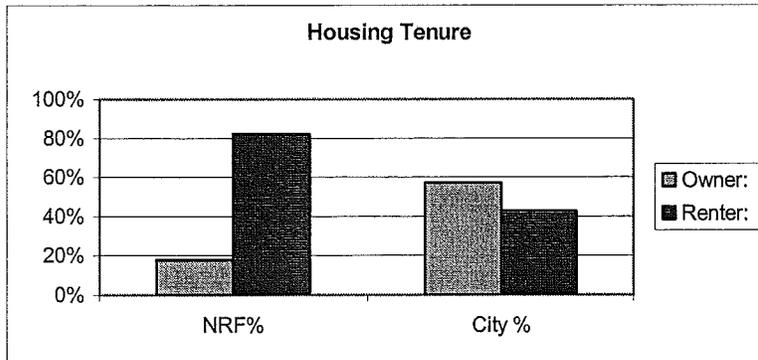
MAP  
B

0' 100' 200'  
50' 150'  
SCALE

*Housing Tenure.* In 2000, 82% of the housing units within the neighborhood were rental occupied dwellings. This compares to 74% rental occupancy in 1980 and 65% in 1970. In 2000, the City overall was about 43% rental occupied dwellings. Table 4 compares housing tenure figures between the North River Fronts Neighborhood and City of Eau Claire in 2000.

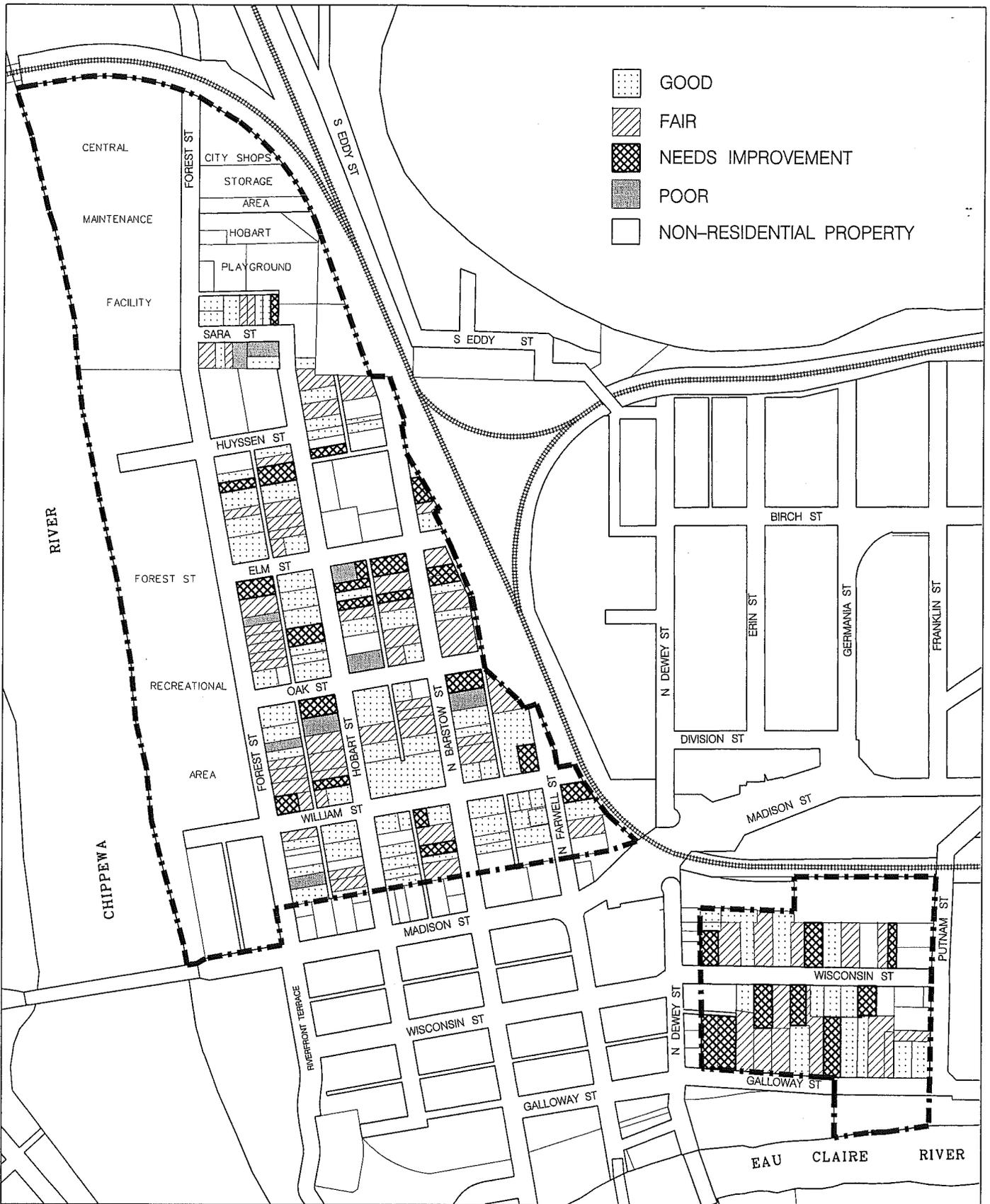
Table 4.

<u>Housing Tenure</u>	<u>NRF</u>	<u>NRF%</u>	<u>City</u>	<u>City %</u>
Owner:	72	18%	13759	57%
Renter:	319	82%	10257	43%



*Housing Condition.* The housing stock within the neighborhood is among the oldest in the City of Eau Claire with many properties showing some degree of deterioration. In order to assess the current condition of housing within the neighborhood, the North River Fronts Neighborhood Association conducted a Housing Condition Survey in March of 2003. Based on the Intensified Housing Code Survey designed by the City County Health Department, this neighborhood survey considered exterior housing condition, as well as yard appearance and general upkeep. Survey results (see Map C) indicate that the majority of the homes in the neighborhood to be in good to fair condition. This is similar to the results of the 1998 Intensified Housing Code Survey completed by the City/County Health Department (see Appendix B).

*Historic Properties.* The neighborhood's northern proximity to downtown gave rise to early growth as a working class neighborhood including homes that were modest in size. Sprinkled throughout the neighborhood, however, are examples of historic architecture that have been identified as significant by the State Historical Society of Wisconsin and the Eau Claire Landmarks Commission. These properties include 527 and 605 North Barstow 627 Wisconsin Street and the Walter Brewery.

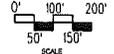


NORTH RIVER  
FRONTS  
NEIGHBORHOOD  
PLAN

# HOUSING CONDITION

MAP  
C

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN



## Resources and Assets

The North River Fronts Neighborhood residents identified many positive attributes about their neighborhood when surveyed by the City. Many of the resources identified are the primary reasons residents were attracted to the area when they decided to live in the North River Fronts Neighborhood.

The resources and assets identified represent opportunities for neighborhood residents and the City to explore in redeveloping the area. It is important that the resources identified remain strong components that identify the neighborhood and keep it attractive for future residents.

The following list represents resources and assets identified in the neighborhood survey. The list is arranged in descending order of importance according to the responses. A complete listing of rankings is included in Appendix A. Percentages indicate people who responded "contributes" when asked what services make the North River Fronts Neighborhood a place where they wish to live.

- Friendly neighbors-----72%
- Maintaining a Community Policing Office (COP 5)-----66%
- Close location of post office-----64%
- Accessibility to bike/walking trail-----64%
- Proximity to hospitals-----62%
- Proximity to downtown-----60%
- Presence of own neighborhood park (Hobart)-----58%
- Presence and proximity of Eau Claire and Chippewa Rivers-----55%
- Having an active neighborhood association-----54%
- Good transit opportunities and access to central bus terminal-----47%
- Unique architectural character of many neighborhood residences----38%
- Diversity of population in race, age-----37%
- Diverse topography of the neighborhood-----35%
- Relative proximity to schools-----25%

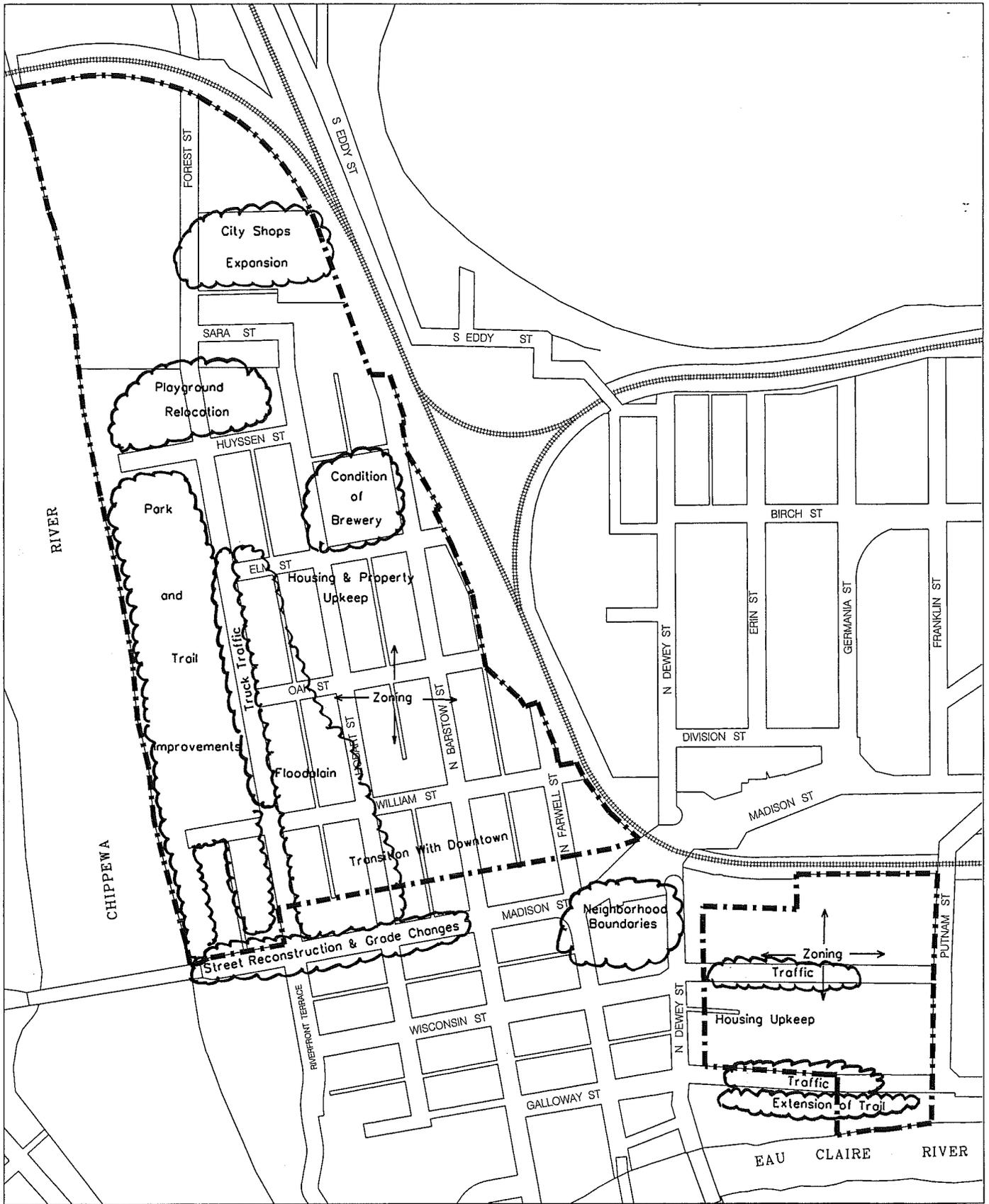
## **Problems and Issues**

An important component of the neighborhood plan is the identification of problems and issues that exist within the neighborhood. The problems and issues that follow were identified through the neighborhood-wide survey (see Appendix A) and by the Steering Committee and City staff. Map D illustrates some of the issues relative to their location in the neighborhood.

**Zoning.** A primary concern of residents in the North River Fronts Neighborhood is the potential for significant increases in population density under the current zoning, the wide range of uses allowed under the existing zoning and the incompatibility of the zoning with the current uses. Most of the neighborhood is zoned R-4 Multiple Family Residential and I-1 Light Industrial while many of the homes in the area are single-family or duplex structures (see Map E). The R-4 zoning potentially allows high-rise (three or more floors) multiple-family residential development, which could create compatibility issues with existing single-family and duplex housing. Likewise, the I-1 zoning at the north end of the neighborhood does not allow for residential use and exists as a byproduct of the former Walter Brewery site.

**Poor Property Upkeep.** This issue pertains to those properties where either the structure or yard is 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 including overgrown shrubs, trash removal and automotive debris. These problems tend to be associated more with the rental properties than with owner-occupied dwellings, but properties in unsightly condition exist throughout the neighborhood. Map C details the results of a neighborhood's Housing Condition Survey detailing property conditions throughout the entire neighborhood (the 1998 Intensified Housing Code Survey as performed by the City/County Health Department in 1998 is also included within this document in Appendix B). Poor property upkeep has a negative effect on the image of the neighborhood and tends to encourage other property owners in the vicinity to also defer maintenance and upkeep, thus creating a cycle of continued decline within an area.

**Former Walter Brewery Property.** The former Walter Brewery property located north of Elm Street between N. Barstow St. and Hobart St. has been largely vacant since 1988 when the brewery (then Hibernia Brewery) closed. Portions of the property have been reused for storage and light manufacturing, but the majority of the buildings have been deteriorating since the brewery closed and buildings and equipment gutted, incurring little to no maintenance for many years. The site is currently severely blighted as several of the buildings have many broken windows and exterior maladies. There is also an issue concerning the structural soundness of the structure as many interior modifications have allegedly occurred unchecked in recent years.



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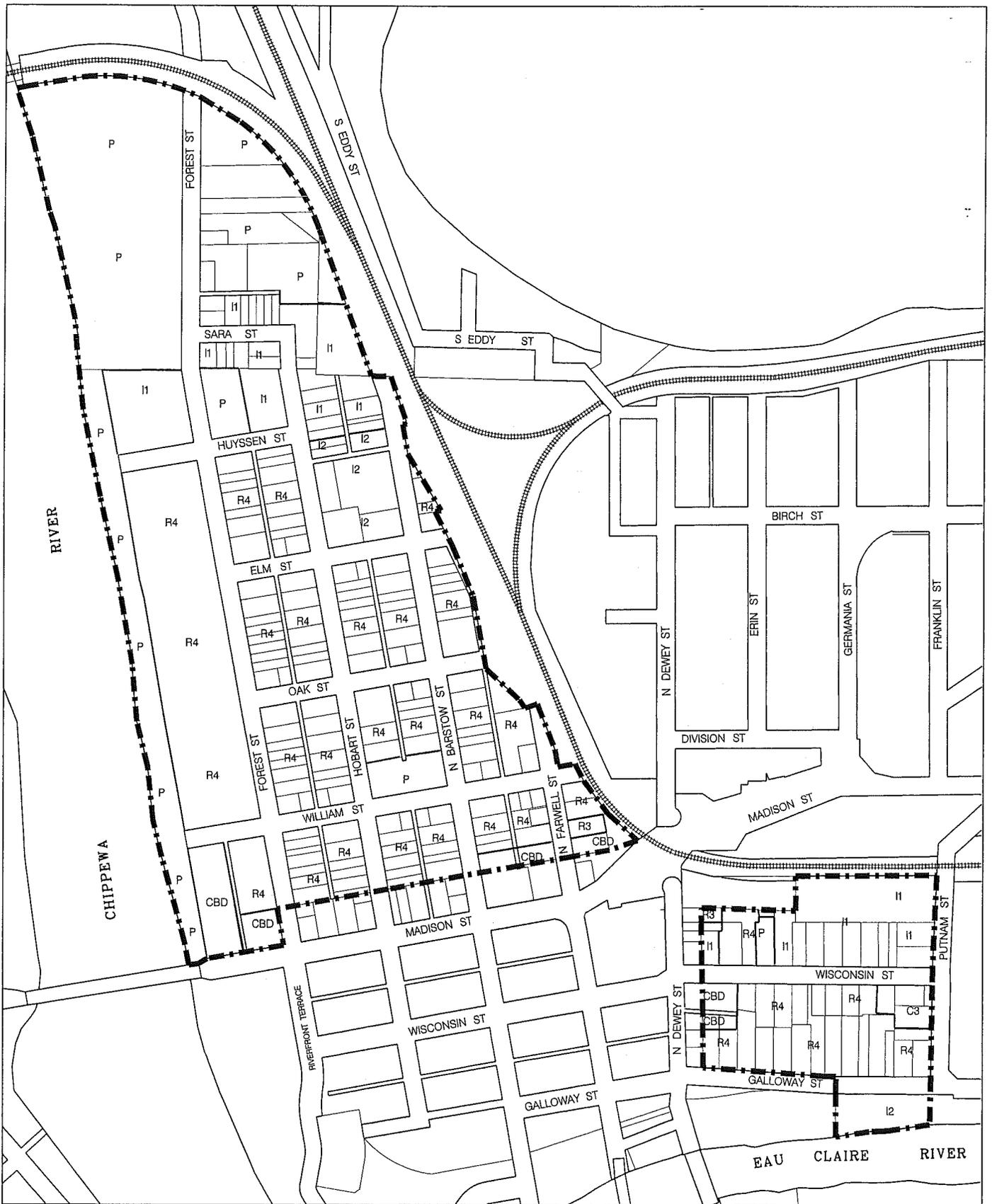
# ISSUES

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
D



SCALE

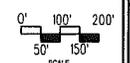


NORTH RIVER  
FRONTS  
NEIGHBORHOOD  
PLAN

# ZONING

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
E



In addition, another issue is that the property is currently designated as a local landmark pursuant to Chapter 2.65 of the City Code. This designation would have to be rescinded if the City decided to demolish the buildings.

**Floodplain.** A significant portion of the North River Fronts Neighborhood is located in the 100-year floodplain of the Chippewa River (see Map F). The City of Eau Claire has adopted flood protection measures recommended by the Federal Emergency Management Agency (FEMA), which restricts alterations and building within the floodplain. Since the 1987 neighborhood plan, the City purchased and cleared all of the dwellings that were located on the west side of Forest Street along the Chippewa River using FEMA funds. This clearance occurred in 1997 and 1998. Still, many properties remain in the floodplain and issues pertaining to repair of properties within the floodplain and the availability of loans for property rehabilitation exist. Many homeowners feel they are unfairly challenged in rehabilitating their properties due to restrictions connected to floodplain designation.

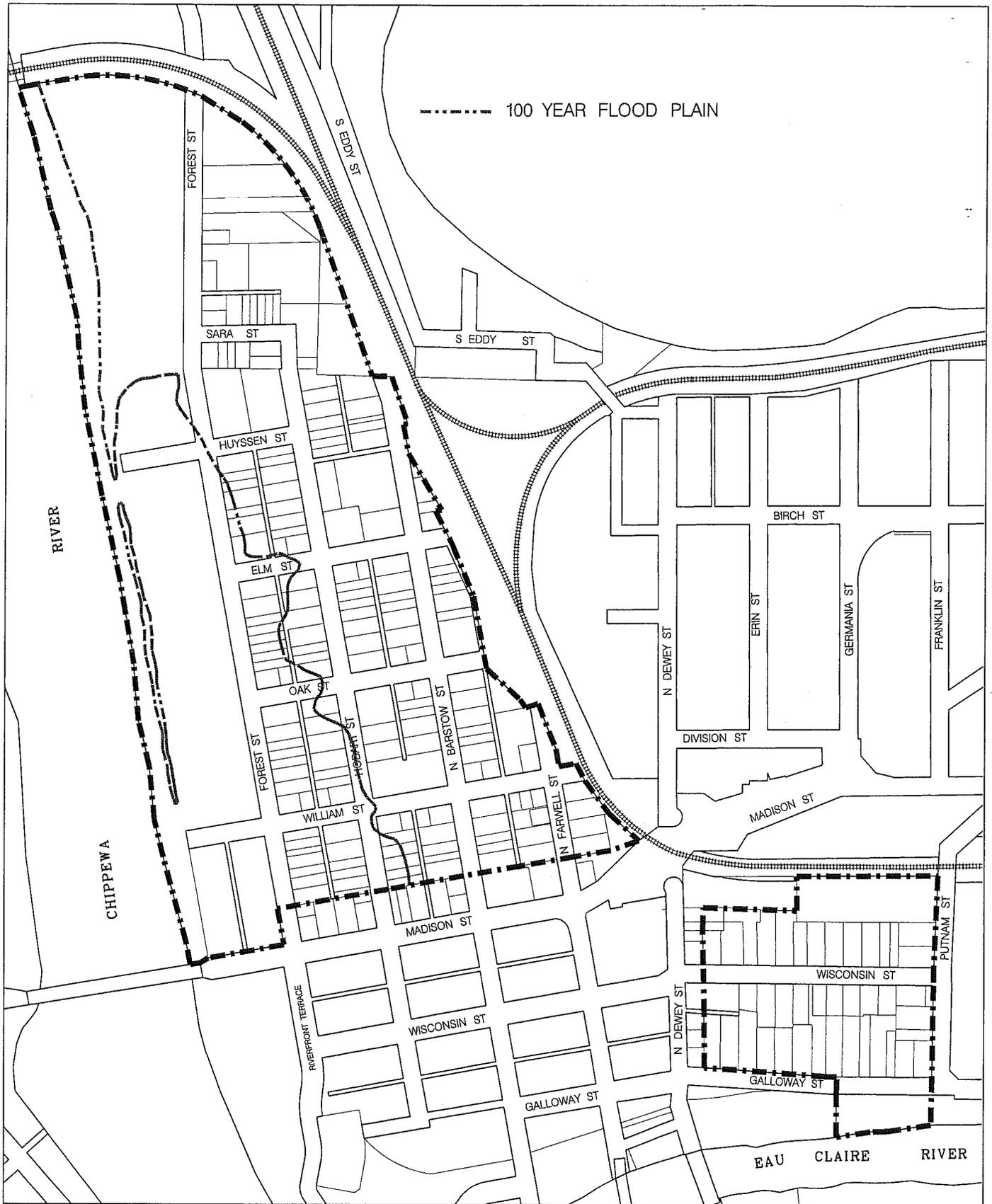
Another issue related to the floodplain is that the intersection of Madison Street and Forest Street will be raised in elevation to remove it from the floodplain. This will result in raising the approach of Forest Street to Madison Street. Issues of how abutting properties area affected by this change need to be considered.

**Transient Neighborhood.** The transient nature of the neighborhood was also identified as a problem because fewer residents have a long-term stake in the well-being and improvement of the neighborhood. This condition is exacerbated as the number of owner-occupied housing continues to decrease.

In addition, the Steering Committee has concern regarding the number of Community Based Residential Facilities or group homes such as halfway houses, transitional, or transient housing located within or near the North River Fronts Neighborhood. The Committee feels that it is not in the best interest of the neighborhood or downtown to concentrate too many of these facilities in the area, which may further erode or destabilize the neighborhood and hinder revitalization efforts.

**Neighborhood Image.** An important issue identified by the Steering Committee is that non-residents perceive the neighborhood as an unsafe part of the City and as an undesirable place to live. This negative perception of the North River Fronts Neighborhood by others throughout the community is a concern for residents. Attracting people to live and visit the neighborhood becomes increasing difficult as stereotypes increase, particularly when many of the reasons for the perceptions are not based on accurate information.

**Rental Housing Occupants.** The perception of the neighborhood is that it hosts some the most inexpensive rental rates in the City and that this attracts persons that place a lower standard on property upkeep, regular maintenance and

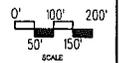


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# FLOODPLAIN

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
F



garbage regulations. It could also be argued that tenants who feel they are paying less rent perceive themselves as less invested in the neighborhood and are more likely to move, accept substandard housing conditions and be less involved in the community. This issue is tied closely with the following concern related to some of the landlords within the neighborhood.

**Investment Rental Properties.** The Steering Committee and survey results indicated a concern about the proliferation of rental properties in the neighborhood and that this is attracting property investors that are not good property managers or stewards of their properties. Some of these investor owners have demonstrated that they are simply purchasing properties in the neighborhood and using these homes as income generators without regard to property upkeep or appropriate tenant selection.

**Lighting.** There were a number of comments made on the survey and in meetings concerning the quality and location of street lighting. Some residents feel there is not adequate lighting on many streets and most alleys within the neighborhood especially within the section north of Madison Street. Concerns in these areas relate to increased crime, particularly such activity as vandalism, graffiti and theft.

**Litter.** There is a large accumulation of litter in the area as a result of frequent move-outs, lack of tenant responsibility and the neighborhood's location below the Chicago Northwestern railroad tracks and along the Chippewa and Eau Claire River banks. In addition, the commercial district bordering the neighborhood to the south is a source of litter with garbage dumpsters located facing residential properties.

**Motor Vehicle Storage and Parking.** A chronic problem within the neighborhood in recent years has been tenant and property owners leaving inoperative motor vehicles parked or stored in the yards of residential properties. The City has aggressively enforced the City code, which prohibits inoperative motor vehicles, however, it has still been a continual problem within the neighborhood. The neighborhood also experiences problems with the parking of vehicles on unimproved surfaces including lawns.

Concern was also noted regarding the design, appearance and screening of commercial parking lots abutting or encroaching into residential areas within the neighborhood. Some of these parking lots utilize the rear yards of residences, which was felt to be inappropriate.

**Speeding/Traffic.** Many residents are concerned with the rate of speed at which some vehicles travel through the neighborhood. Residents who have young children and pets are particularly concerned about the safety risks speeding vehicles impose upon their families. Speeding vehicles also make it difficult for the elderly and young children to cross streets safely.

Traffic volumes on certain streets has also been a concern of neighborhood residents. Streets mentioned in the survey and by the Steering Committee include: Galloway Street, Wisconsin Street and Forest Street. In addition, a concern was raised as to how traffic volumes (particularly relating to trucks) will change on Galloway Street when Birch Street is connected to the Highway 53 Freeway and an improved connection between Birch Street and Galloway Street is completed.

**Condition of Alleys.** The North River Fronts Neighborhood is one of the older neighborhoods within Eau Claire and still contains many street-oriented houses with garages to the rear. Access to these garages is generally from an alley, which are not maintained by the City. The responsibility of maintaining the alleyway, including snow removal is that of the individual property owners. Unfortunately, many alleys have been neglected and are now showing signs of no maintenance, harsh winters and heavy use.

**Condition of Streets.** The City of Eau Claire is monetarily limited to the amount of street repairs it can complete within a given year. Streets are currently analyzed for condition, use, and wear and a determination on the longevity of the street is then made. Several streets within the neighborhood are in the "failed" or "poor" category and are in need of reconstruction.

**Parks and City Shops Area.** As previously mentioned, the neighborhood is fortunate to have several park and open space facilities within the boundaries of the neighborhood. However, there are issues relating to these areas that will be the focus of the City and residents of the neighborhood. The first relates to the relocation of Hobart Playground over to the area located to the north Huyssen Street and on both the east and west sides of Forest Street and then the redevelopment of the former playground site for use by the City's Public Works Department.

The second issue is the planning, design and eventual development of the Forest Street Recreational Area. This area is approximately 16.2 acres in size and was created when the City purchased dwellings in this area using FEMA funds since the land is in the floodplain.

## **Neighborhood Goals**

This section details goals identified by Plan Update Steering Committee members and survey participants. The goals reflect the strengths and weaknesses within the neighborhood, while expanding upon original goals identified in the 1987 Neighborhood Plan. Categories for the goals include: Land Use and Redevelopment, Public Facilities, Character and Image and Transportation.

### **Land Use and Redevelopment**

Many issues identified by the Steering Committee pertain to the condition of the neighborhood in terms of its housing stock, open space and industrial heritage. Some of these problems include: housing condition, infill development, zoning, the former Walter Brewery site and problems that occur as a result of proximity to the Chippewa River.

- **Property Upkeep**. Many of the concerns within the neighborhood relate to property upkeep and maintenance. *Maintain levels of current code enforcement and quick response to resident complaints and ensure improvements in housing condition reflect the architectural character of the building and fit the scale of neighborhood.*
- **Homeownership**. Generally, properties that are owner occupied are generally better maintained and residents are often more involved in the community. *Promote the area to families and first-time homebuyers.*
- **Zoning**. Almost half (47%) of the people surveyed agreed that the population density within the neighborhood (less multi-family, and more duplex and single-family housing) should be reduced or expressed concerns about high density multiple family housing that could occur under the present zoning. In addition, it was noted that the industrial zoning in the neighborhood was not compatible with existing land uses. *Ensure that the zoning of the neighborhood is compatible with the existing use of parcels and also compatible for redevelopment that may be considered in certain areas.*
- **Commercial Parking**. There are a number of commercial parking lots on the periphery of the neighborhood that lack proper design, landscaping and screening to soften their appearance to adjacent residential properties. *Ensure that commercial parking lots within or on the periphery of the neighborhood incorporate proper landscaping and screening in order to improve the aesthetics of the neighborhood.*
- **Redevelopment**. The former Walter Brewery has fallen into disrepair and in its current condition negatively effects the stability of the area and inhibits efforts to revitalize the neighborhood. Other sections of the neighborhood should also be considered for redevelopment due to deteriorated condition and location within the floodplain. *Encourage the redevelopment of deteriorated properties within the neighborhood, which are severely blighted, located in the floodplain or which have inappropriate uses for the area.*

- Historic Significance. The North River Fronts Neighborhood has retained several historic residential properties representing the architectural character of their time. *Preserve historically and architecturally significant residential structures within the neighborhood.*
- Floodplain. A large portion of the neighborhood still falls within the 100-year floodplain requiring flood insurance and making acquisition of home improvement loans problematic. *Consider options to reduce the floodplain area within the neighborhood and work with property owners to assist them in maintaining properties that will remain in the floodplain.*

### **Public Facilities**

The North River Fronts Steering Committee placed a high priority on maintaining and expanding the public facilities located within the neighborhood. The Committee feels that this is a key factor in working towards the future stability of the neighborhood.

- Neighborhood Playground. *Provide playground facilities to meet the recreational needs of the neighborhood with facilities as observed in other playgrounds throughout the City.*
- Forest Street Recreational Area. *Capitalize on the location of the Forest Street Recreational Area along the Chippewa River and its proximity to Phoenix Park.*
- Bike trail linkage. *Explore alternatives to adding an extension of the Recreational Trail through the Forest Street Recreational Area and connecting to other park facilities such as Mount Simon Park.*
- City services. *Ensure timely delivery of city services including the repair and reconstruction of infrastructure within the neighborhood.*
- Central Maintenance Facility Storage Yard. *Ensure that the redevelopment of the Hobart Playground site for the City shops use is integrated into the overall design Central Maintenance Facility and does not negatively effect neighboring properties or the aesthetics along Forest Street.*

### **Character and Image**

The Steering Committee believes that the North River Fronts Neighborhood suffers from an image problem. In addition to physical improvements, which must be accomplished within the neighborhood, there are also certain intangible aspects of the neighborhood, which are important to the stability and vitality of the neighborhood. Residents, landowners and nearby businesses must work together to accomplish these goals.

- Decrease litter. The amount of litter and debris that accumulates in certain areas of the neighborhood, including along the hill below the railroad and on resident properties detracts from the overall appeal of the area. *Continue neighborhood clean-ups, encourage proper disposal of refuse and inform enforcement officials of problem properties.*
- Decrease crime (increase COP5 presence). The presence of the Community Oriented Policing office (COP5) in the North River Fronts

neighborhood provides comfort to area residents and allows for an avenue for quick conflict resolution. *Support and encourage the Eau Claire Police Department to keep COP5 office active in the area.*

- Neighborhood Association. *Promote the neighborhood association and its activities to help build a stronger and more responsive community.*
- Downtown. *The continuing redevelopment of the downtown will have a positive effect on the North River Fronts Neighborhood. Support and encourage appropriate downtown development.*

### **Transportation**

Motor vehicles, bicycles and pedestrians need to be accommodated in a manner to promote their safe movement within the neighborhood. With the neighborhood's proximity to the City's downtown, it is also important to promote linkages between the neighborhood and downtown activity centers and facilities.

- Traffic Calming. *Slow vehicular traffic through enforcement and traffic calming measures to promote pedestrian and bicycle safety.*
- Truck Traffic. *Minimize non-neighborhood traffic on local streets within the neighborhood.*
- Pedestrian Linkages. *Provide pedestrian and bicycle linkages within the neighborhood, to downtown and recreational areas.*

## **Neighborhood Improvement Strategies**

The following neighborhood improvement strategies seek to realize the goals, address the issues and augment the resources previously identified within this document. The recommendations are listed under one of the four general categories identified in the preceding section on neighborhood goals. It is important to note that many of the recommendations or strategies are interrelated and could be listed under several categories.

### **Land Use and Redevelopment**

1. Rezone the area north of Madison Street to RM (Mixed Residential). Although some redevelopment has occurred within the neighborhood located north of Madison Street over the years (such as the Owen Rust Apartment Building), a great many of the single-family and duplex residential structures continue to age with many in need of substantial repair. Current zoning in this portion of the neighborhood is R-4 (High-Rise Multiple-Family District) and I-1 (Light Industrial) making many of the current dwellings non-conforming. Rezoning this portion of the neighborhood to RM (Mixed Residential) would be more consistent with the current land use within the neighborhood and more consistent with the dwelling unit densities that the Steering Committee would prefer to see for any residential redevelopment that may occur.  
*Responsibility:* NRFNA, City Plan Commission  
*Timeframe:* Immediate
  
2. Rezone Galloway and Wisconsin Street to R-2. A majority of the structures built in the 600 block of Galloway St. and Wisconsin St. are single-family and duplex housing. Many of these original structures still remain intact after a period of conversion to multi-family use, while others are being converted back to single-family use and are being restored. Rezoning this area to R-2 zoning would be more consistent with current land uses and help preserve the architectural character and historic nature of these homes.  
*Responsibility:* NRFNA, City Plan Commission  
*Timeframe:* Immediate
  
3. Rezone Park Areas to "P" Public. Several of the park, playground and open space areas within the neighborhood area not zoned for "P" Public for public open space use. These areas include the new playground site, Forest Street Recreational Area and future recreational trail along the north side of the Eau Claire River.  
*Responsibility:* NRFNA, City Plan Commission  
*Timeframe:* Immediate
  
4. Redevelop the former Walter Brewery site. The former Walter Brewery complex is in severely blighted condition. Several buildings within the

complex are used for storage, but the majority of the buildings have been gutted and left in disrepair. Redevelopment of this site should be a high priority of the City and neighborhood as its current blighted state significantly impairs other efforts to improve the neighborhood. Since no positive movement has occurred from the private sector towards the redevelopment of this property since the brewery closed, the City needs to take a lead role in ensuring that plans do move forward to redevelop the site.

Residential redevelopment of this property having a dwelling unit density compatible with the RM zoning district is recommended. The site is adjacent to existing single-family and duplex dwellings. In addition, the new playground for the neighborhood will also be adjacent.

*Responsibility:* City of Eau Claire, NRFNA

*Timeframe:* Short-term

5. Intensified Housing Program. 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 and it has played an important role in addressing the exterior and interior housing code violations within the neighborhood.

*Responsibility:* NRFNA, City/County Health Department

*Timeframe:* Ongoing

6. Property Upkeep. Target intensified housing code efforts and programs towards blocks having the most blighted conditions. Using the housing condition survey completed by the City/County Health Department in 1998 in conjunction with the North River Fronts Property Condition Survey performed by residents in 2003, work with the Health Department to target efforts to improve the condition of housing in those blocks identified as having significant violations. Explore the availability and use of CDBG funds to these blocks to assist in the necessary rehabilitation.

Periodic communication with the City's Code Enforcement Officer as well as continuing the "spring drive-thru" with the neighborhood association president and city staff also help encourage appropriate property upkeep standards and should continue.

*Responsibility:* City County Health Department, Dept. of Community Development, NRFNA

*Timeframe:* Ongoing

7. Architectural Character. Encourage exterior maintenance, renovation and rehabilitation work on dwellings that is consistent with the character and design of the building. In such cases where exterior work is required by the City/County Health Department, officials should work with property

owners in recommending 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. Careful consideration should be made in terms of materials, designs and the scale of structures. The significant architectural buildings that remain within the neighborhood act as markers for the area and help define the block where they are situated.

*Responsibility:* Health Department, Dept. of Community Development, NRFNA

*Timeframe:* Ongoing

8. Residential and Commercial Parking. It is recognized that off-street parking must be made available for duplex and multi-family residences per City Code. However, this need must also be balanced by appearance issues relating to parking lot size, provisions for lawn and green space, location on the premise, screening and pavement surface material. The design and appearance of off-street parking for all residences should maintain the residential character of the neighborhood and not detract from surrounding properties.

Likewise, commercial parking lots within or on the periphery of the neighborhood should also incorporate landscaping and screening necessary to improve the aesthetics of the neighborhood. In addition, parking lots should be avoided that would eliminate yard areas of residential lots in order to provide parking for commercial establishments in the area.

To address these concerns, site plans should be evaluated to ensure that such off-street parking areas are properly located and designed and incorporate needed landscaping.

*Responsibility:* City Plan Commission

*Timeframe:* Ongoing

9. Redevelopment. In addition to the Walter Brewery site, other areas within the neighborhood north of Madison Street should be considered for redevelopment. The first priority for redevelopment should be those areas where concentrations of deteriorated housing are present. Such redevelopment should be consistent with the standards of the RM zoning district.

Properties that exist within the floodplain that can be raised above the flood level should be redeveloped when it is feasible to do so. Other properties that exist in the floodplain and are too low to be practically filled in should be converted to public open space when the properties deteriorate past reconstruction costs exceeding 50 percent of the assessed value. Larger scale residential projects are encouraged in these

areas when raising individual lots out of the floodplain is not feasible or practical.

*Responsibility:* Redevelopment Authority, Housing Division

*Timeframe:* Ongoing

10. Community Based Residential Facilities & Group Homes. There are a significant number of Community Based Residential Facilities or group homes such as halfway houses, transitional, or transient housing located within or near the North River Fronts Neighborhood. The neighborhood offers affordable housing, access to downtown and governmental facilities and transportation opportunities. At the same time, it is not in the best interest of the neighborhood or downtown to concentrate too many of these facilities in the area which may further erode or destabilize the neighborhood and hinder revitalization efforts. It is recommended that no additional such facilities be located within or near the neighborhood.

*Responsibility:* City Plan Commission

*Timeframe:* Ongoing

11. Extension of downtown. In the long-term, the extension of Central Business District designation from downtown north to William Street and west of Forest Street should be explored. Many of the homes in this area are in declining condition. As interest in the downtown continues to grow, additional downtown housing should be encouraged or commercial redevelopment could be considered in this area. This transition should take place over time and allow all residents who currently reside in this area to stay as long as they wish. Such redevelopment should not be considered on a lot-by-lot basis, in a piece-meal fashion that could leave existing residential structures cut-off from the neighborhood. It should be of a broader scale providing linkages to downtown development occurring on the south side of Madison Street.

*Responsibility:* City of Eau Claire

*Timeframe:* Long-term

### **Public Facilities**

1. Neighborhood Playground. Hobart Playground for many years has served as a gathering place for neighborhood children and local events. The playground will be relocated in 2004 to the northeast corner of Forest Street and Huyssen Street and the northern portion of the Forest Street Recreational Area. This relocation is in conjunction with plans to expand the City Shops storage yard into the present Hobart Playground site.

Plans for the relocated park (North River Fronts Playground and Community Center) include new playground equipment and amenities similar to other neighborhood playgrounds in the City. Appendix C provides an illustration of the design for the playground. Construction of a multipurpose shelter building as part of the new playground is also being

explored, especially as redevelopment occurs downtown and interest in finding housing near downtown amenities grows. In addition, it is important to incorporate measures to ensure safe pedestrian access across Forest Street in order for those using the playground to access playground facilities on the west side of the street.

*Responsibility:* Department of Parks and Recreation, NRFNA

*Timeframe:* Immediate

2. Recreational Trail. Residents rated the City's Recreational Trail as a highly desirable neighborhood amenity and support the extension of the trail through the neighborhood. The trail would extend north from Phoenix Park under Madison Street and then north along the Chippewa River and Forest Street Recreational Area. Development of this segment of trail would add to the usage of the entire trail system. In addition, the Recreational Trail will be extended east along the north side of the Eau Claire River from Phoenix Park. Access points to the trail for the trail users should be incorporated into the trail design. Finally, consideration should be given to determining the feasibility of extending the trail from the neighborhood to Mount Simon Park and Dell's Pond.

*Responsibility:* City of Eau Claire

*Timeframe:* Long term

3. Forest Street Recreational Area. The Forest Street Recreational Area was created in 1997/98 when the City purchased and cleared all of the dwellings that were located on the west side of Forest Street along the Chippewa River using FEMA funds. This 16.2-acre area is within the floodplain, but has tremendous park and open space potential for the neighborhood and downtown. Although there are floodplain restrictions on this land concerning what can be built on this site, residents would like to see the eventual utilization of this area maintain the open, natural character of the space. Commercial or residential development in this area would not be appropriate.

As discussed above, the northern portion of this area will incorporate neighborhood playground facilities such as the shelter building, parking and access to the river for fishing. In addition, the recreational trail should be extended through this area connecting with Phoenix Park to the south. The remainder of the open space should be developed in a manner to retain a passive recreational character capitalizing on its location along the Chippewa River. Major active recreational or athletic field type uses should not be considered for this area; rather a facility similar to Owen Park is envisioned.

*Responsibility:* Department of Parks and Recreation, NRFNA

*Timeframe:* Ongoing

4. Timely Delivery of City Services. Residents want to ensure that timely delivery of city services such as snow removal, street sweeping, etc., be provided within the neighborhood in order to provide a quality environment for families to live. There is a general perception among neighborhood residents that some of the older city neighborhoods do not receive the same level of services as newer areas of the City.  
*Responsibility:* City of Eau Claire, NRFNA  
*Timeframe:* Ongoing
  
5. Street Lighting. Evaluate the need for additional or more efficient street lighting within certain locations within the neighborhood. Due to the proximity of the neighborhood to downtown and pedestrian nature of the neighborhood, the need for improved lighting should be considered, which in some locations may need to exceed the standard lighting requirements utilized by the City.  
*Responsibility:* Public Works Department, NRFNA  
*Timeframe:* Ongoing

### **Character and Image**

1. Litter and Garbage. There is a fair amount of litter and debris that accumulates within the neighborhood on a regular basis. Some of this can be attributed to the high turnover rate of residences and the related packing or moving waste and also from the commercial areas that are adjacent to the neighborhood. There is also a learning curve experienced by new renters as they learn when the garbage collection is scheduled and when garbage totes should be placed curbside. Therefore, strict enforcement of garbage tote regulations should be observed. Neighborhood clean-ups as performed by the neighborhood association also helps to rid the neighborhood of various debris and trash collections and should be continued.  
*Responsibility:* NRFNA, City/County Health Department  
*Timeframe:* Ongoing
  
2. Police Presence (Community Oriented Police Office 5). The COP5 Office on North Farwell Street allows the residents of the neighborhood direct contact with police officials. Relationships with the officers are also enhanced through this location allowing residents to call with complaints or concerns to someone they know. The COP5 Office also increases the perception of safety within the neighborhood required to attract families to the area. Maintaining this office and increasing local pedestrian-oriented patrols will enhance the appeal and safety of the entire area. The neighborhood should continue to support the work and presence of the program in the neighborhood.  
*Responsibility:* ECPD  
*Timeframe:* Ongoing

3. Neighborhood Association Boundaries. The North River Fronts Neighborhood Association exists in two sections: the area immediately north of Madison Street between the Chippewa River and N. Farwell Street; and the portion immediately east of North Dewey Street, west of Putnam St. including the 600 blocks of Wisconsin Street and Galloway Street. Current City policies encourage neighborhood associations to have contiguous non-overlapping boundaries. Association boundaries should be expanded to join the two sections.  
*Responsibility:* NRFNA  
*Timeframe:* Immediate
4. Homeownership Opportunities. The neighborhood association should work with local lending institutions and the City Housing Division to promote the area to young families and first-time homeowners in order to increase owner occupancy rates. Homeownership is generally associated with the development of a stronger community and better property upkeep. The association should also establish relationships with other neighborhood associations and local realtors to help promote the area for homeownership. The association should also work with downtown organizations such as Downtown Eau Claire, Inc. (DECI) to promote additional downtown housing opportunities within the neighborhood.  
*Responsibility:* NRFNA  
*Timeframe:* Ongoing
5. Neighborhood Promotion. The neighborhood's image is a powerful determinant of its ability to attract persons to buy homes in the neighborhood and feel safe in the area. The neighborhood association must continue to take an active role in shaping the neighborhood's image by defining and promoting its strengths and opportunities (see Appendix D for a listing of examples of current activities that the neighborhood association is involved in). This may involve numerous methods such as developing marketing materials, involvement in festivals and special events, sponsoring flower gardens and providing information to the media about the positive aspects of the neighborhood.  
*Responsibility:* NRFNA  
*Timeframe:* Ongoing
6. Youth and Family. The neighborhood association has placed a high priority on providing information, services and activities for families and the youth residing in the neighborhood (see Appendix D for a listing of examples of current activities that the neighborhood association is involved in). Whether it is sponsoring a picnic or offering after school programs for neighborhood children, such activities help bring residents together in a positive setting and make the neighborhood a better place to live. This has been accomplished through coordinated efforts with the Community Police Office and other service organizations. The association

should continue to focus their efforts on these types of activities and attempt to involve the assistance of as many organizations as possible.

*Responsibility:* NRFNA

*Timeframe:* Ongoing

7. Downtown Support. Support efforts of Downtown Eau Claire, Inc., the Eau Claire Redevelopment Authority and the various Business Improvement Districts as they work to revitalize downtown and promote its vitality. Such efforts could include business recruitment, downtown housing, festivals and promotions. In addition, efforts to encourage a grocery store to locate downtown would have a very positive affect on the neighborhood and should be encouraged.

*Responsibility:* NRFNA

*Timeframe:* Ongoing

## **Transportation**

1. Speeding Enforcement. Request the Police Department to work with the neighborhood on increased speeding enforcement in the neighborhood. Assist in the development of a neighborhood speed watch program, which would assist in the identification of problem areas and vehicles. Employ the use of the portable vehicle speed trailer and movable speed warning signs for this program.

*Responsibility:* ECPD, NRFNA

*Timeframe:* Immediate

2. Increased Parking Enforcement. Encourage increased enforcement of illegal parking of vehicles too close to alleys, intersections and driveways. In areas of particular concern, consider painting the curbs to better designate no parking areas. Enforcement and identification of abandoned vehicles should also increase through neighborhood identification and reporting.

*Responsibility:* ECPD, Code Enforcement Officer, NRFNA

*Timeframe:* Ongoing

3. Neighborhood Transition to Madison Street Reconstruction project. Madison Street will be reconstructed in 2004 in order to elevate the street out of the floodplain in the vicinity of Forest and Hobart Streets. Careful consideration must be paid to the connecting streets that provide access to the North River Fronts Neighborhood such as Forest Street and Hobart Street. Especially important are drainage issues that will arise from having street grades raised while house elevations remain static. Extensive communication efforts should be developed to help inform residents about options and effects of the project. In addition, opportunities to enhance the appearance of these entrances into the neighborhood should be considered.

*Responsibility:* Department of Public Works, NRFNA  
*Timeframe:* Short-term

4. Automobile and Truck Traffic. Concerns were noted regarding traffic along Forest Street, Wisconsin Street and Galloway Street relating to both traffic speed and volumes and the ability of pedestrians to safely cross these streets. This includes concerns about traffic volume changes that may occur in the future along Galloway Street when improved connections to Birch Street and the Highway 53 Freeway are completed.

Residents should pay close attention to vehicle identification numbers and license plate numbers of trucks traveling in excess of posted speed limits and report these vehicles to employers of the offending vehicles (ie. Cascades Tissue, City of Eau Claire and Banbury Place). Careful consideration should be made to ensure good communication between the neighborhood association, residents and neighboring employers. If continued efforts to communicate concerns with area employers are not successful, the City should consider traffic calming techniques on these streets to slow the traffic and increase pedestrian safety.

Finally, traffic volumes should be monitored as improved connections are completed between Galloway Street, Birch Street and the Highway 53 Freeway. Pedestrian safety along and crossing Galloway Street should be a consideration in order to encourage pedestrian and bicycle circulation from the neighborhood to such destinations as Banbury Place, the recreational trail along the Eau Claire River and downtown.

*Responsibility:* Public Works Department, NRFNA  
*Timeframe:* Ongoing

5. Pedestrian and Bicycle Safety. Several areas exist within the neighborhood where pedestrian and bicycle safety needs to be addressed. Pedestrian safety enhancements and traffic calming measures should be utilized where appropriate to improve safety and circulation within these areas. Areas that were noted include:
  - A.** The new playground site will be divided by Forest Street. To address this situation, pedestrian safety measures (such as curb bump-outs, pedestrian tabletop or pedestrian activated signals) should be provided in conjunction with the construction of the new playground. This will enable those utilizing the playground to more safely cross Forest Street.
  - B.** Pedestrian accessibility to the Forest Street Recreation Area from both the neighborhood and from downtown should also be a consideration. Access from downtown should be from the grade separated trail extension from Phoenix Park under Madison Street. Additional enhancements at the intersection of Forest Street and

Madison Street should be considered when Madison Street is reconstructed in 2004. Along Forest Street, access points should be designated and pedestrian crossing enhancements provided at those locations. Some off-street parking within this area should also be a consideration.

**C.** Give consideration to employing traffic calming measures along Wisconsin Street and Galloway Street as needed in an effort to reduce vehicle speed and provide improved pedestrian crossing locations. Pedestrian and bicycle access should also be provided from the neighborhood to the future recreational trail that will extend along the north side of the Eau Claire River.

**D.** It is important to encourage safe and convenient pedestrian and bicycle access to downtown from the neighborhood. Therefore, the City should explore alternatives that may enhance access across Madison Street.

*Responsibility:* NRFNA, City

*Timeframe:* Ongoing

6. Street Improvement Program. Elm Street was reconstructed in 2003; however, the neighborhood still has a number of streets in poor condition. The City should continue the street reconstruction program with special attention given to Oak Street, Barstow Street (north of William), Huyssen Street, Hobart Street (north of Elm), Sara Street and Wisconsin Street, which are in very poor condition. This should include the reconstruction of alleys within the neighborhood. Rather than wait for petitions from property owners to reconstruct the alleys, the City should initiate the improvements.

*Responsibility:* Department of Public Works

*Timeframe:* Immediate

NORTH RIVER FRONTS



NEIGHBORHOOD PLAN

## Appendix A

### Neighborhood Survey Results

North River Fronts Neighborhood Survey

The following survey questions were distributed to residents of the North River Fronts neighborhood in February and March of 2003. There were 85 out of 293 surveys returned for a response rate of 29% (note: originally there were 362 surveys distributed but this number was pared down to 293 as some addresses no longer existed or the units were vacant). In most cases the Mean (statistical average) and Mode (selection that occurs most often) are given along with the percentage of responses for each question. Percentages may not add up to 100% due to rounding.

**Q-1** Some of the following issues may or may not be a problem for you where you live. Please circle the number that best represents your opinion.

	Ranking	Mean	Mode	No (0) Opinion	Not a (1) Problem	Minor (2) Concern	Major (3) Concern
Number of bars in area	Not a Concern	1.5	1	14%	52%	25%	9%
Quality of landlords	Minor Concern	1.9	1	15%	37%	20%	28%
Quality of tenants	Minor Concern	2.1	2	10%	21%	35%	33%
No grocery stores in area	Minor Concern	2.1	3	9%	26%	32%	33%
Condition of the former Hibernia Brewery	Minor Concern	2.2	3	25%	21%	18%	37%
Cars speeding	Minor Concern	2.0	2	5%	26%	39%	31%
Excessive litter	Minor Concern	2.1	3	5%	29%	31%	35%
Abandoned cars	Not a Concern	1.7	1	13%	49%	17%	21%
Dogs barking	Not a Concern	1.5	1	5%	58%	27%	11%
Stray cats	Minor Concern	1.8	1	6%	48%	34%	10%
Graffiti	Not a Concern	1.4	1	14%	53%	29%	4%
Overall property condition	Minor Concern	1.9	2	8%	28%	46%	18%
Burning of refuse	Not a Concern	1.2	1	18%	66%	15%	1%
Noise (stereos, alarms)	Not a Concern	1.6	1	4%	45%	44%	7%
Condition of alleys	Minor Concern	2.0	1	14%	32%	25%	29%
Children outside late at night	Not a Concern	1.7	1	7%	51%	22%	20%
Flooding	Not a Concern	1.4	1	19%	54%	22%	5%
Number of large trucks that drive through neighborhood	Minor Concern	1.8	1	12%	40%	28%	20%
Condition of streets	Minor Concern	2.0	2	6%	28%	34%	32%

Others: lease limitations, not enough street lights (2), tearing down buildings, not cleaning up after dogs, robberies/break-ins (3), drugs (2), short bus service hours, adults fighting

North River Fronts Neighborhood Survey

Q-2 Overall, how satisfied are you with the condition of your neighborhood?

	Mean	Mode	No Opinion	Very Dissatisfied	Very Satisfied
Results	2.6	3	0	1 7%	2 31% 3 39% 4 9%

Q-3 Please indicate which of the following factors you feel contribute to making the North River Fronts Neighborhood a place where you wish to live (circle number)

	Ranking	Mean	Mode	No Opinion (0)	Contributes (2)	Neither Contributes nor Deducts (3)
Public transit	Contributes	2.7	3	31%	1%	21%
Architectural character of houses	Contributes	2.4	3	26%	8%	28%
Diversity of topography	Contributes	2.5	3	33%	5%	27%
Proximity to schools	Neither	2.3	2	39%	6%	31%
Proximity to downtown	Contributes	2.7	3	20%	5%	15%
Proximity to rivers	Contributes	2.7	3	21%	2%	21%
Accessibility to bike/walking trail	Contributes	2.8	3	20%	1%	15%
Located near post office	Contributes	2.8	3	18%	1%	18%
Having a community policing office in neighborhood (COP5)	Contributes	2.8	3	18%	2%	14%
Having good neighbors	Contributes	2.7	3	11%	11%	17%
Diversity of population	Contributes	2.4	3	22%	7%	34%
Hobart neighborhood park	Contributes	2.7	3	26%	2%	14%
Activity of neighborhood association	Contributes	2.6	3	21%	7%	18%
Proximity to hospitals	Contributes	2.8	3	20%	0%	18%
Others: children's activities, nice trees, little traffic, great bird watching, cheap rents						

(22-36)

North River Fronts Neighborhood Survey

Q-4 Please rate your feelings about the following statements concerning the North River Fronts neighborhood (on a scale of 1-5 where "1" is "strongly disagree" and "5" is "strongly agree").

	Ranking	Mean	Mode	No Opinion	Strongly Disagree	Neutral	Strongly Agree	
				(0)	(1)	(2)	(3)	
				8%	1%	2%	(4)	
				8%	2%	4%	(5)	
				8%	2%	4%	15%	
				8%	2%	4%	40%	
The appearance of housing in the neighborhood needs improvement	Agree	4.0	5	8%	1%	2%	15%	40%
Home ownership should be encouraged	Strongly Agree	4.6	5	8%	2%	4%	18%	41%
There should be additional bike/walking trail linkages in our neighborhood	Agree	3.8	5	11%	5%	5%	31%	34%
We need to decrease crime in the neighborhood	Agree	4.2	5	8%	2%	2%	17%	22%
Increased police patrols (on foot or bike) would help reduce crime	Agree	3.9	5	9%	5%	7%	21%	20%
It is easy to walk around the neighborhood	Agree	3.4	5	4%	13%	14%	20%	24%
There should be less density in the neighborhood (less multi-family, and more duplex and single-family housing)	Agree	3.7	5	12%	7%	5%	30%	15%
I would like to see an increased quantity of housing in the neighborhood	Neutral	3.1	3	9%	21%	8%	25%	17%
The city should work to decrease the floodplain in our neighborhood	Agree	3.7	3	20%	5%	2%	28%	20%
Special attention should be made to ensure historic architectural standards in our neighborhood	Agree	4.0	5	15%	2%	4%	22%	21%
								35%

(37-46)

North River Fronts Neighborhood Survey

Q-5 How would you rate the following services provided in your neighborhood?

	Ranking	Mean	Mode	No Opinion	0	1	2	3	4
					Very Dissatisfied	Dissatisfied	Satisfied	Very Satisfied	
Adequacy of street lighting	Satisfied	2.6	3	7%	15%	25%	39%	14%	
Availability of public transit	Satisfied	3.3	3	17%	0%	6%	45%	33%	
Animal Control	Satisfied	2.7	3	10%	12%	9%	59%	9%	
Snow Removal	Satisfied	2.9	3	7%	6%	15%	57%	15%	
Street cleaning and maintenance	Satisfied	2.6	3	7%	13%	20%	49%	10%	
Availability of sidewalks	Satisfied	3.1	3	6%	1%	7%	70%	17%	
Rodent control	Satisfied	2.8	3	26%	7%	12%	45%	10%	
Park maintenance and upkeep	Satisfied	3.1	3	25%	2%	6%	50%	18%	
Property code enforcement	Satisfied	2.6	3	33%	9%	16%	35%	6%	
Public schools	Satisfied	2.9	3	31%	5%	8%	45%	12%	
Trash/garbage collection	Satisfied	3	3	15%	6%	7%	54%	18%	
Stormwater drainage	Satisfied	3	3	26%	1%	6%	58%	9%	
Recreation programs	Satisfied	3	3	34%	4%	6%	47%	9%	
Police protection	Satisfied	3	3	14%	8%	2%	59%	17%	
Fire/rescue service	Satisfied	3.2	3	21%	1%	1%	54%	22%	
Weed enforcement	Satisfied	2.8	3	34%	5%	13%	39%	9%	
Zoning enforcement	Satisfied	2.7	3	42%	6%	9%	38%	5%	
Pedestrian and bicycle safety	Satisfied	2.8	3	24%	2%	15%	54%	5%	
Sidewalk snow removal	Satisfied	2.6	3	6%	11%	27%	48%	8%	
Timely information about development projects	Satisfied	2.9	3	27%	5%	12%	45%	12%	
City staff support for neighborhood organizations	Satisfied	3	3	40%	2%	8%	37%	12%	
City communication with neighborhood associations	Very Satisfied	3.6	3	33%	1%	12%	40%	14%	

North River Fronts Neighborhood Survey

Q-6 Overall, how satisfied are you with City services provided for your neighborhood.

	Mean	Mode	No Opinion	Very Dissatisfied	Very Satisfied
Results	2.8	3	0	2	3
			6%	19%	59%
					11%

Q-7 Listed below are some ideas which could be recommended in a plan for your neighborhood. Please indicate your feelings as to whether the following improvement strategies should be included in the plan (circle number).

	Ranking	Mean	Mode	No Opinion	Strongly Oppose	Oppose	Support	Strongly Support
Rezoning some residential areas to RM (Mixed Residential) to allow a variety of housing types	Oppose	2.3	3	0	1	2	3	4
				32%	22%	10%	27%	8%
Extend the bike trail along the Chippewa River where it borders the neighborhood	Support	3.2	4	21%	7%	4%	32%	37%
Extend the central business district zoning of downtown to William Street	Support	2.5	3	24%	21%	7%	38%	11%
Rezoning some areas (like Galloway street) to R-1 single-family residential	Support	3.0	3	34%	6%	11%	29%	20%
Expand boundaries of the neighborhood association south of Madison Street	Support	2.8	3	34%	7%	13%	29%	17%

Finally, we would like to ask some questions about your household. These questions will help us interpret the survey results and prepare a better plan for the neighborhood.

Q-8 Do you own (or are you buying) your home? (circle the number of your answer)

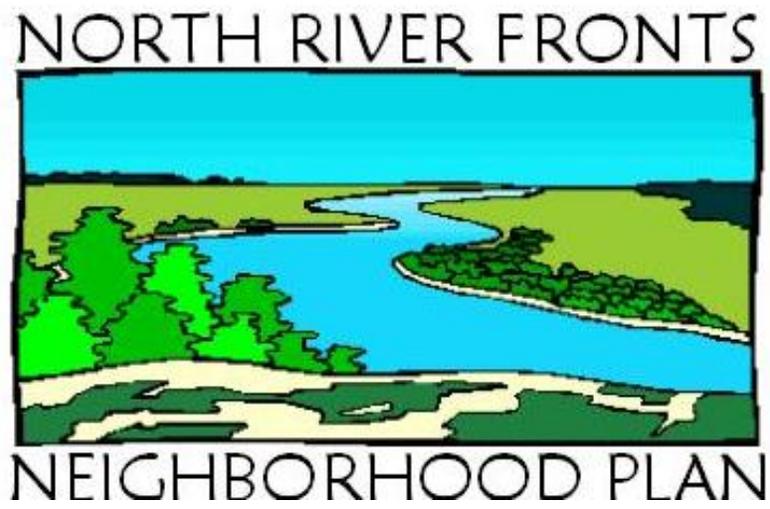
1. Yes 2. No  
 40% 58% (2% not responding)

Q-9 How long have you lived at your current address?

Median: 4 years Mean: 8 years, 9 months

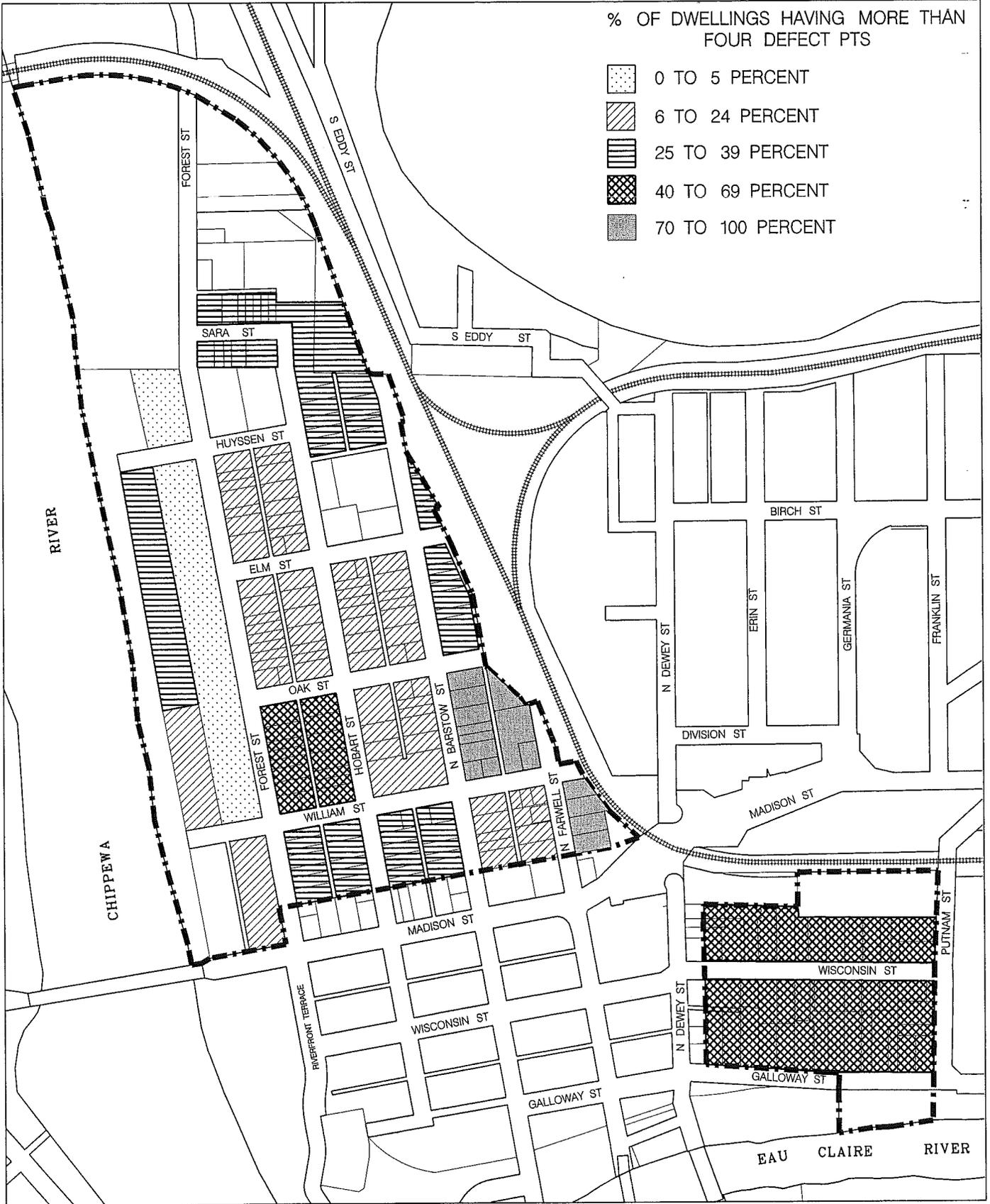
Q-10 Number of people in each of the following age groups that are in your household. (If none, write "0")

Age	# People
under 5 yrs. of age	10
5-14	15
5-19	7
20-24	15
25-64	59
65 and over	18



## Appendix B

1998 Housing Condition Survey

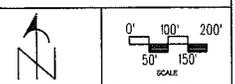


NORTH RIVER  
FRONTS  
NEIGHBORHOOD  
PLAN

1998 CITY/ COUNTY HEALTH DEPT.  
HOUSING CONDITION SURVEY

DEPARTMENT OF COMMUNITY DEVELOPMENT  
EAU CLAIRE, WISCONSIN

MAP  
G



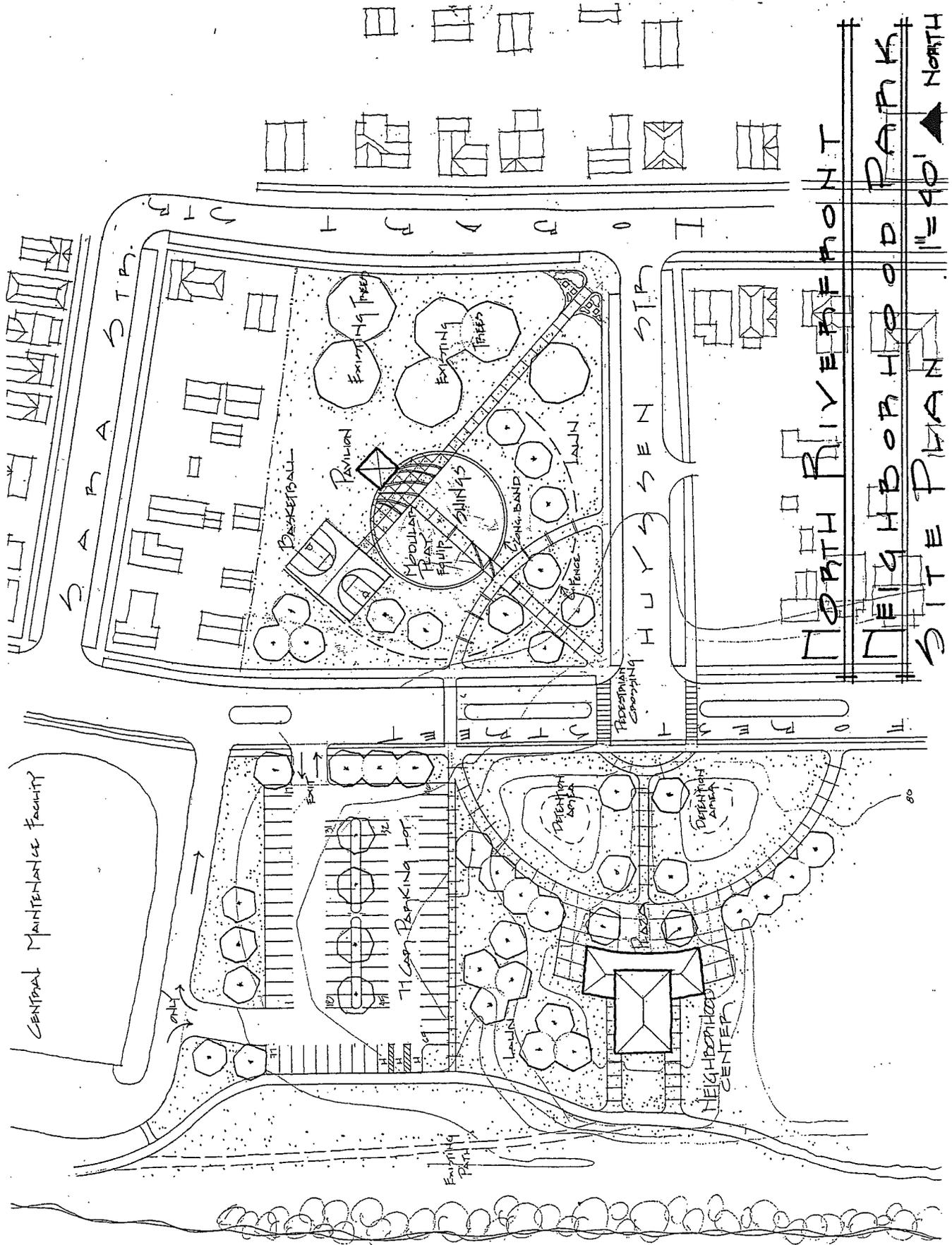
NORTH RIVER FRONTS



NEIGHBORHOOD PLAN

## Appendix C

Design For  
North River Fronts Playground and  
Community Center



CENTRAL MAINTENANCE FACILITY

SARA STR.

HUYSEN STR.

GIBSON ST.

NORTH RIVERFRONT  
NEIGHBORHOOD PARKS  
SITE PLAN

1"=40' NORTH

71 CAR PARKING LOT

NEIGHBORHOOD CENTER

BASKETBALL

PAVILION

EXISTING TREES

EXISTING TREES

SLIDING

LONG-BAND

LAWN

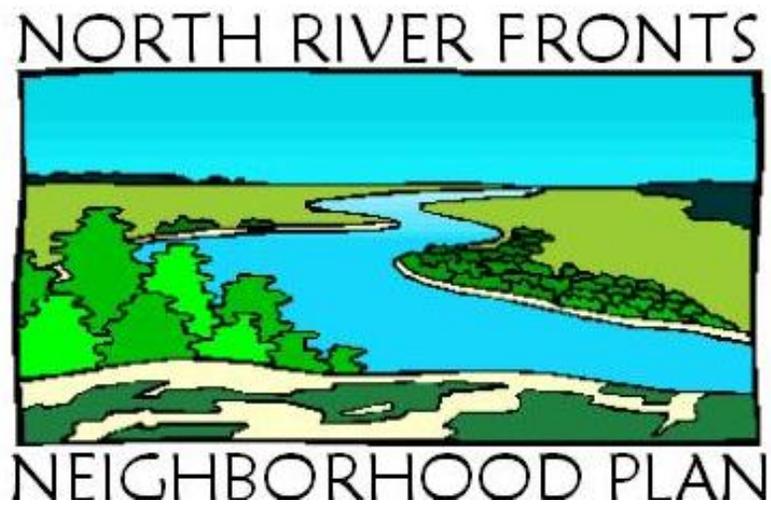
FENCE

PEDESTRIAN CROSSING

ORIENTATION BOARD

ORIENTATION BOARD

80



## Appendix D

### NRF Neighborhood Yearly Activities

## **North River Fronts Neighborhood Association Yearly Activities**

The following represents a listing of the various activities the neighborhood association currently coordinates, organizes, and uses to help strengthen the community.

- Fall picnic at Hobart Park
- Chili Feed
- Escorting children to various shows at the Eau Claire Center for the Performing Arts
- Halloween candy giveaway
- Bingo party
- Ice cream party
- Barbeque party
- Neighborhood Pie and Ice Cream Social following Neighborhood Night Out on Crime events at Owen Park
- Easter egg coloring and egg hunt
- Thanksgiving food basket giveaway
- Christmas tree giveaway
- Christmas party
- Christmas food basket and fruit basket giveaway
- Decorating of neighborhood Christmas trees and making of ornaments
- Making Valentines for neighborhood seniors and residents of Owen Rust Apartments
- Making May Baskets for neighborhood seniors and residents of Owen Rust Apartments
- Breakfast Club for children in neighborhood every Saturday (with COP5 office and Safe n' Sound)
- Neighborhood clean-ups and appliance disposal (2-3 times per year as needed)
- Quarterly neighborhood newsletter