



"Dells Pond"



NORTH SIDE HILL NEIGHBORHOOD PLAN

MAY 1997
CITY OF EAU CLAIRE COMPREHENSIVE PLAN

RESOLUTION

A RESOLUTION CERTIFYING THE NORTH SIDE HILL NEIGHBORHOOD PLAN AS PART OF THE CITY'S COMPREHENSIVE PLAN.

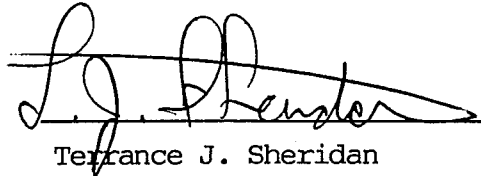
WHEREAS, the Eau Claire Plan Commission has studied and considered the amended portion of the Comprehensive Master Plan relating to the North Side Hill neighborhood area and has certified the same to the City Council.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Wis. Stats. s. 62.23(3), the City Council, as an aid to the Plan Commission and the City Council in the performance of their duties, does hereby certify the North Side Hill Neighborhood Plan as amended, 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.

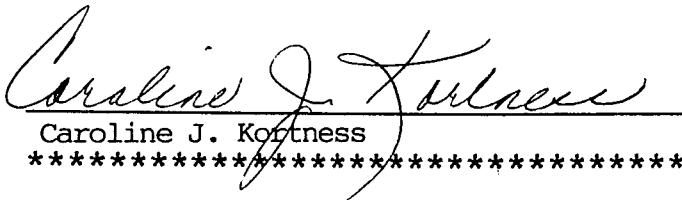
Adopted,

May 13, 1997

Motion to adopt the resolution.


Terrance J. Sheridan

Seconded by:


Caroline J. Korfness

RESOLUTION

WHEREAS, the city of Eau Claire adopted an element of the Comprehensive Master Plan entitled "North Side Hill Neighborhood Plan" on February 19, 1980; and

WHEREAS, the North Side Hill Neighborhood Association and Department of Community Development have reviewed and updated sections of this plan regarding: the neighborhood profile, issues, problems, goals and strategies, polices, and future land use; 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 Side Hill 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,

May 5, 1997

Memo from the North Side Hill Neighborhood Association



Date: March 11, 1997
To: Pat Ivory, City Planner
City of Eau Claire
Department of Community Development
From: Jane Tappen, President
North Side Hill Neighborhood Association
Subject: North Side Hill Neighborhood Plan Update

At our February meeting, the steering committee of the North Side Hill Neighborhood Association approved the draft of the neighborhood update plan and recommended that it be presented to the City Council to begin the plan approval process. We wish to thank you, Pat, for your fine efforts in working with our steering committee to pinpoint assets and problems of our neighborhood and develop strategies for promoting and improving this area that we are proud to live in.

The neighborhood plan will be an excellent tool for our neighborhood association as we continue to promote our area's assets, target areas of our neighborhood that need special attention, assist the City in enforcing codes and ordinances, and set priorities for requesting needed services from the City. We look forward to the public hearing about our plan, and again want to thank you for making our association a collaborative partner in the development of this document.

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INTRODUCTION

PURPOSE

This plan is an update of the North Side Hill Neighborhood Plan which was adopted in 1980. The update of this neighborhood plan enables the neighborhood residents and the City to identify problems which the neighborhood is currently facing and sets forth recommendations to guide policy and public and private investments for the next 10 to 20 years.

This plan is an element of the City's Comprehensive Plan and is based on policies contained within that document. It has been prepared in conjunction with related City plans such as the City's Waterway Plan and the City Center Plan. Development of the document has been accomplished as a cooperative effort between the City of Eau Claire and the North Side Hill Neighborhood Association. The North Side Hill Neighborhood Steering Committee worked on behalf of the association.

BACKGROUND

The original plan for the North Side Hill Neighborhood was prepared after residents of the neighborhood approached the City in 1978 about a number of problems and issues the area was facing that needed immediate action. These issues included the conversion of owner-occupied residences to rentals, the conversion of single-family homes to duplexes and multiple family dwellings, increased vandalism, and a general decline in the appearance of the neighborhood.

In an effort to deal with these problems, the residents formed the North Side Hill

Neighborhood Association to address some of the problems in a more organized and coordinated basis. Map 1 shows the boundary of the North Side Hill Neighborhood.

The Association then began working with the City to develop a neighborhood strategy plan for the North Side Hill. This plan was adopted by the City in 1980. Its purpose was to identify neighborhood problems, set forth possible solutions and identify the roles and responsibilities of the various organizations, groups and individuals whose cooperation and involvement would be necessary to achieve the goals of the plan.

OVERVIEW OF THE ORIGINAL NEIGHBORHOOD PLAN

The objective of the 1980 North Side Hill Neighborhood Plan was twofold. First, it was the intention of those developing the plan to develop an approach which would get residents of the area involved in a coordinated and organized manner to address problems facing their neighborhood. Secondly, the plan was an attempt to develop a mechanism to help stabilize and preserve the character of the neighborhood to encourage families to stay in the neighborhood.

Since the adoption of the 1980 plan, much has been accomplished. Many of these accomplishments have resulted from recommendations originally developed as part of the recommendations proposed in the 1980 plan. Some of the improvements made and actions taken to benefit the neighborhood since 1980 include:

- Rezoning of the majority of the R-3 and R-4 areas within the neighborhood to R-2. This change helped address the issue of

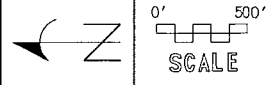


NORTH SIDE
HILL
NEIGHBORHOOD
PLAN

NEIGHBORHOOD BOUNDARY

MAP 1

DEPARTMENT OF COMMUNITY DEVELOPMENT
EAU CLAIRE, WISCONSIN



conversion of single-family homes to multiple unit dwellings which was creating higher densities within portions of the neighborhood.

- Adoption of the Intensified Housing Enforcement Program to address the deteriorated condition of the many of the rental problems in the neighborhood.
- Use of grant funds for the City's Community Development Block Grant Program for housing rehabilitation loans and home ownership programs.
- A continued commitment by the Eau Claire School District to maintain a strong neighborhood elementary school within the neighborhood.
- Improvements to McDonough Playground including new tennis courts and new playground equipment.
- Continued bus transit service helping to serve the transportation needs of many residents of the neighborhood.
- Improvements to Mount Simon Community Park which has enhanced the image of the neighborhood by its presence.
- Creation of a Code Enforcement Officer position with the City to provide more aggressive code enforcement not only within the North Side Hill Neighborhood, but on a city-wide basis.

Although improvements to the neighborhood have been made, issues still exist within the neighborhood. Therefore, it is beneficial to periodically re-evaluate

the problems and issues that exist in the neighborhood and update the goals and strategies of the plan.

Therefore, this plan updates the 1980 plan and reflects changes that have occurred in the neighborhood since that time. In addition, it incorporates recommendations of other Comprehensive Plan elements which have been updated since 1980.

NEIGHBORHOOD PROFILE

LAND USE AND ZONING

The current land use within the North Side Hill Neighborhood is illustrated on Map 2. The neighborhood is primarily a residential neighborhood adjacent to industrial and commercial areas to the south and west. To the north is Dells Pond and to the east a commercial area extending along Birch Street.

Residential. The majority of the neighborhood consists of single-family homes and duplexes. There are approximately 40 multiple-family structures within the neighborhood. The majority of these are located in the western portion of the neighborhood within a two block area east and west of Germania Street. Nearly all of these units involve structures which at one time were single-family homes, but have been converted into multiple-family housing prior to the change in zoning in the early 1980s. The Eau Claire Academy is also located within the neighborhood west of N. Dewey Street. The Academy provides housing for those enrolled at the facility.

Community Facilities. As illustrated on the land use map, the North Side Hill has several very prominent community facilities located within the neighborhood. This includes three churches, Longfellow School, Sacred Heart School, and several privately owned cemeteries along Omaha Street to the east of Churchill Street. The Eau Claire Academy mentioned above is also a very visible facility within the neighborhood.

Commercial. The North Side Hill has one larger commercial area located along Birch

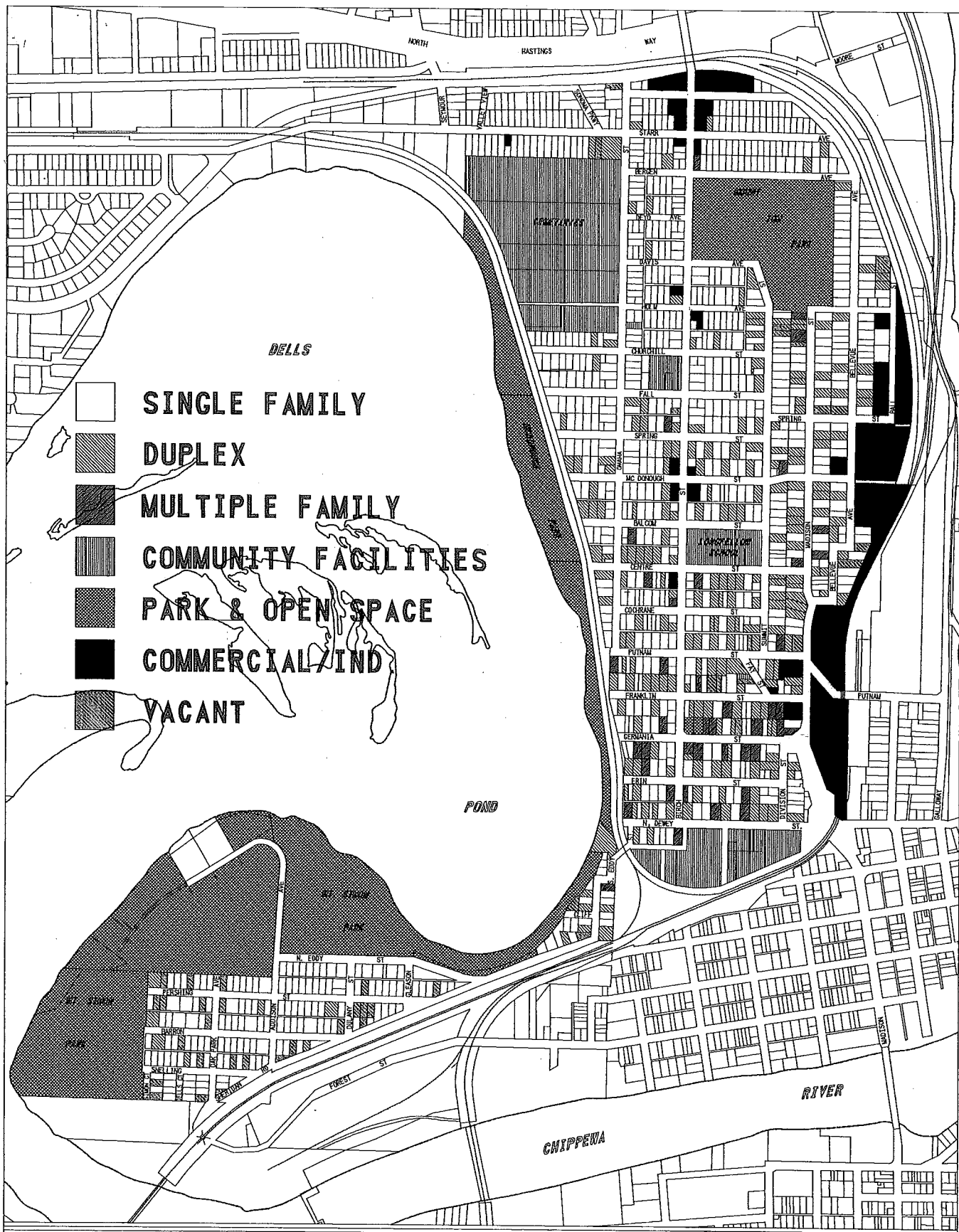
Street in the vicinity of Starr Avenue and consists of a mixture of commercial uses. Business owners in this area have not organized into a formal business association to promote or improve the area. In addition, a small cluster of commercial buildings is located at the intersection of Birch and McDonough Streets and along E. Madison Street in the vicinity of Franklin and Putnam Streets.

Industrial. In addition to bordering two major industrial areas (Pope and Talbot to the west and Banbury Place to the south), the southern edge of the neighborhood also contains a mix of industrial uses. Truck traffic generated by these uses combined with the bordering industries to the south has created some conflicts with neighborhood residents.

Parks and Open Space. The North Side Hill is fortunate to have several important park and open space areas within the neighborhood. This includes Mount Simon Community Park which is approximately 50 acres in size and located in the northwestern portion of the neighborhood along the Chippewa River and Dells Pond. The park provides a variety of facilities and activities ranging from picnicking, volleyball, fishing, boating and baseball.

McDonough Playground is also located within the neighborhood. McDonough overlooks Dells Pond and provides one of the finest panoramic vistas of the north side of the city. The City also operates a supervised summer playground program at this facility.

Finally, the Mount Tom area is located to the east of the neighborhood along Birch Street. At the present time, only minimal improvements have been provided at Mount Tom.

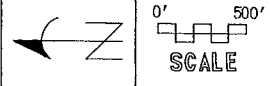


**NORTH SIDE
HILL
NEIGHBORHOOD
PLAN**

EXISTING LAND USE

MAP 2

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Vacant Land. As shown on Map 2, there are a number of vacant parcels located within the neighborhood. Information obtained from City Assessor records indicates that approximately 50 parcels are classified as vacant. The majority of these parcels are located in the portion of the neighborhood in the vicinity of Mount Simon Park.

Zoning. Map 3 shows the current zoning within the neighborhood. As shown, the majority of the area is zoned R-2 which allows single-family homes and duplexes. As mentioned in the background section of this plan, the current zoning was enacted in 1980, upon request of the North Side Hill Neighborhood Association to replace the R-3 and R-4 zoning which allowed higher residential densities. Remaining R-3 areas are located along Germania Street, the Eau Claire Academy and in the vicinity of Bellevue Avenue and Centre Street. Commercial and industrial zoning is located in relation to the existing commercial and industrial uses discussed above in this section. The one exception is the residential properties along the south side of Fay Street which are zoned C-2.

HOUSING CHARACTERISTICS

Housing Age. 1990 Census statistics indicate that there are approximately 1,505 year-round housing units located within the North Side Hill Neighborhood. This compares to a 1970 Census figure of 1,520 year-round housing units. As shown in Table 1, the housing stock within the neighborhood is quite old, as 955 dwelling units (63 percent of the total) were constructed prior to 1940. These older structures include a variety of architectural styles including upright and wing, bungalow and four-square.

**TABLE 1
AGE OF HOUSING**

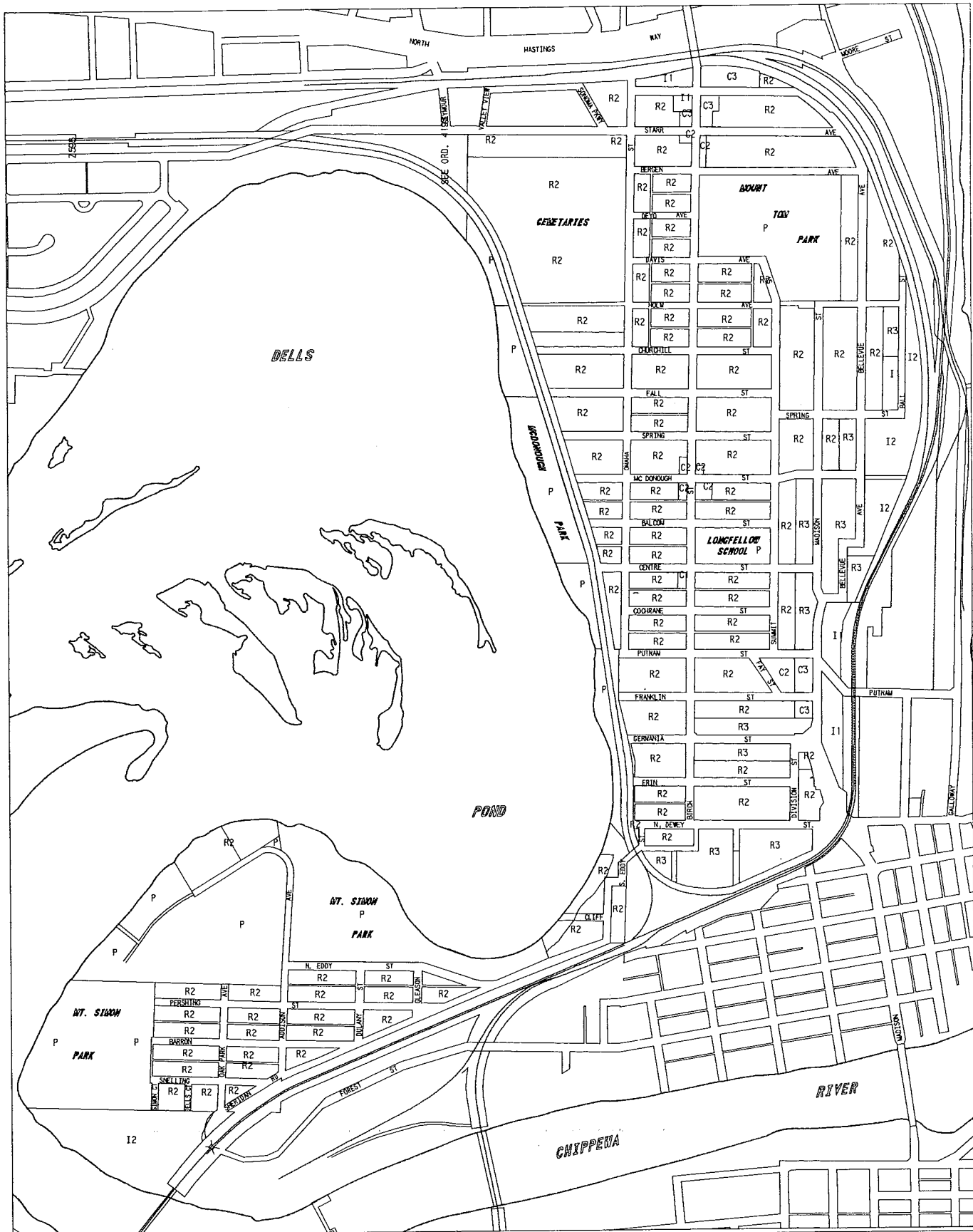
<u>Date Constructed</u>	<u>Number</u>	<u>Percent</u>
Before 1940	955	63
1940-1959	362	24
1960-1979	136	9
After 1979	<u>52</u>	<u>4</u>
Total	1,505	100

Source: 1990 Census

Housing Condition. The structural condition and physical appearance of the housing stock varies considerably from block to block within the neighborhood. Generally, the predominance of housing condition problems tends to be those housing units which are renter occupied. The type of repairs needed ranges from minor repairs to extensive rehabilitation involving major building components.

Map 4 provides a summary of housing condition by block within the neighborhood. This information was obtained from a 1993 survey taken by the City/County Health Department. The condition rating on a block-wide basis is an average of condition ratings for each structure in each block. Therefore, two or more severely deteriorated structures within a block will significantly lower the overall block rating even though there may be several structures in good condition within the respective block.

The neighborhood steering committee felt that since the survey information was almost three years old that several areas should be re-surveyed by the Health Department. Areas mentioned included several blocks located east of Cochrane Street which would be more accurately classified as fair rather than deteriorating

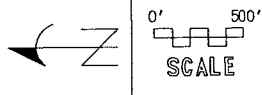


NORTH SIDE
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NEIGHBORHOOD
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EXISTING ZONING

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MAP 3



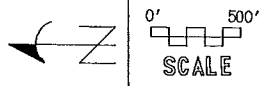


NORTH SIDE
HILL
NEIGHBORHOOD
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HOUSING CONDITIONS

MAP 4

DEPARTMENT OF COMMUNITY DEVELOPMENT
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and that housing conditions along Franklin Street north of Birch Street were in worse condition than classified.

Statistics from the City/County Health Department indicate that housing conditions have improved within the neighborhood since the original neighborhood plan was adopted. The major reasons for this improvement is the adoption of the Intensified Housing Enforcement Program administered by the Health Department and the availability of low-interest rehabilitation loans through the City.

Although not included in the evaluation of housing conditions by the Health Department, other problems tend to be associated with housing units which are in a deteriorating condition. This includes poor yard upkeep, accumulations of trash and debris, and lack of yards or open space on parcels because of off-street parking.

Housing Composition and Tenure. Table 2 provides a breakdown of the composition of the housing stock within the neighborhood. This table illustrates the transition that has occurred within the neighborhood from an area which was originally a single-family neighborhood.

**TABLE 2
HOUSING COMPOSITION**

<u>Residential Class.</u>	<u># of Structures</u>	<u>Percent</u>
Single-family	851	76
Duplex	228	20
Multiple Family	<u>39</u>	<u>4</u>
Total	1,118	100

Source: 1995 Assessment Information

One of the concerns of neighborhood residents back in 1978 was the conversion of owner-occupied homes into rental units. The 1980 neighborhood plan indicated that approximately 585 dwelling units back in 1970 were rentals. Based on U.S. Census figures, this trend has continued through 1990 as the neighborhood had approximately 664 rental units. Table 3 illustrates the change in housing tenure that has occurred in the North Side Hill Neighborhood.

**TABLE 3
HOUSING TENURE**

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>% of Total in 1970</u>	<u>% of Total in 1990</u>
Owner Occupied	882	854	761	58	51
Renter Occupied	585	634	664	38	44
Vacant	<u>53</u>	<u>58</u>	<u>80</u>	<u>4</u>	<u>6</u>
Total Housing Units	1,520	1,546	1,505	100	100

Source: U.S. Census

As indicated in Table 3, although the number of rental dwelling units continued to increase between 1980 and 1990, the rate of increase was less than that experienced in the preceding 10 years. However, 1990 Census figures indicate that only slightly more than 50 percent of the dwellings in the neighborhood are now owner-occupied. Map 5 illustrates the location of owner-occupied and renter-occupied housing units based on city assessment records.

Buildings of Architectural or Historic Value. An Intensive Survey was conducted by the State Historical Society in 1981 and updated in 1987 to identify individual structures and groups of structures which would be eligible for nomination to the Local, State, or National Register. The survey identified several

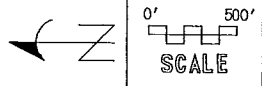


NORTH SIDE
HILL
NEIGHBORHOOD
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HOUSING OCCUPANCY

MAP 5

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individual properties, but no districts eligible for nomination. The individual properties include: Sacred Heart Church, St. Joseph's Chapel located in Sacred Heart Cemetery, and a Sears Catalog House located on Omaha Street.

The State Historical Society of Wisconsin (SHSW) has indicated that the City should re-evaluate several of Eau Claire's neighborhoods, including the North Side Hill. The SHSW feels that some of the neighborhoods such as the North Side Hill should be reviewed in greater detail than originally surveyed.

POPULATION CHARACTERISTICS

Age Distribution. It is important to analyze population characteristics of the neighborhood to determine if any trends are occurring over time and to determine the types of services required by the residents. Table 4 provides a breakdown of the neighborhood residents by age comparing 1975 and 1990 Census data.

**TABLE 4
POPULATION BY AGE**

Age	# of Persons		
	1970	1990	Change
0-4	305	354	49
5-17	724	784	60
18-24	782	429	- 353
25-39	684	991	307
40-59	665	470	- 195
60+	<u>751</u>	<u>539</u>	<u>- 212</u>
	3,911	3,567	- 344

Source: U.S. Census

As shown in Table 4, the overall population of the neighborhood declined by 344 persons between 1970 and 1990. This decline occurred between 1970 and 1980 as the 1980 population was approximately 3,545.

The age group 18 to 24 years showed the largest decline of 353 persons, while the 25 to 39 year group showed the largest increase. The age groups of 0 to 4 years and 5 to 17 years also showed a modest increase over this twenty-year time span. Appendix A shows the age distribution of the residents within the North Side Hill by area.

Racial Distribution. The racial composition of the neighborhood has changed significantly since 1980. Table 5 shows the distribution of the neighborhood residents by race.

**TABLE 5
POPULATION DISTRIBUTION
BY RACE**

Race	# of Persons	
	1980	1990
White	3,494	3,339
Black	9	111
Amer. Indian	28	38
Asian	5	79
Other	<u>9</u>	<u>0</u>
Total	3,545	3,567

Source: U.S. Census

Length of Residency. Since there is a high percentage of rental units in the neighborhood, the length of time families stay in the neighborhood is an issue when trying to get residents involved and interested in improving their neighborhood. Generally, people that do not plan to stay long in the neighborhood are not going to be interested in helping to improve the area. Table 6 provides a breakdown of how long residents have lived in their dwelling.

**TABLE 6
LENGTH OF OCCUPANCY IN
CURRENT DWELLING**

<u># of Years</u>	<u>% of Households</u>
Less than 1 year	29
1 to 5	29
6 to 10	9
11 to 20	10
21 to 30	9
Greater than 30	<u>14</u>
	100

Source: 1990 Census

Table 6 illustrates the fact that the residents of the North Side Hill are quite transient, as persons in over 50 percent of the households had lived at their current address for less than six years when the 1990 Census was taken. In addition, 29 percent were new to their residence.

TRANSPORTATION

Vehicular Circulation. The arterial and collector street system for the neighborhood is illustrated on Map 6. As shown, Birch Street and Germania streets are arterials which carry approximately 13,000 to 15,000 vehicles per day. These traffic counts were taken in 1995 after the opening of the North Crossing. Traffic volumes along Birch Street prior to construction of the North Crossing ranged from 16,000 to 20,000 vehicles per day. Wisconsin DOT projects volumes along this corridor to increase through the year 2010. Although traffic volumes have decreased in recent years, based on current traffic volumes and roadway design, Wisconsin DOT classifies this corridor at or near capacity at the present time.

The North Side Hill also has two collector streets within the neighborhood. These

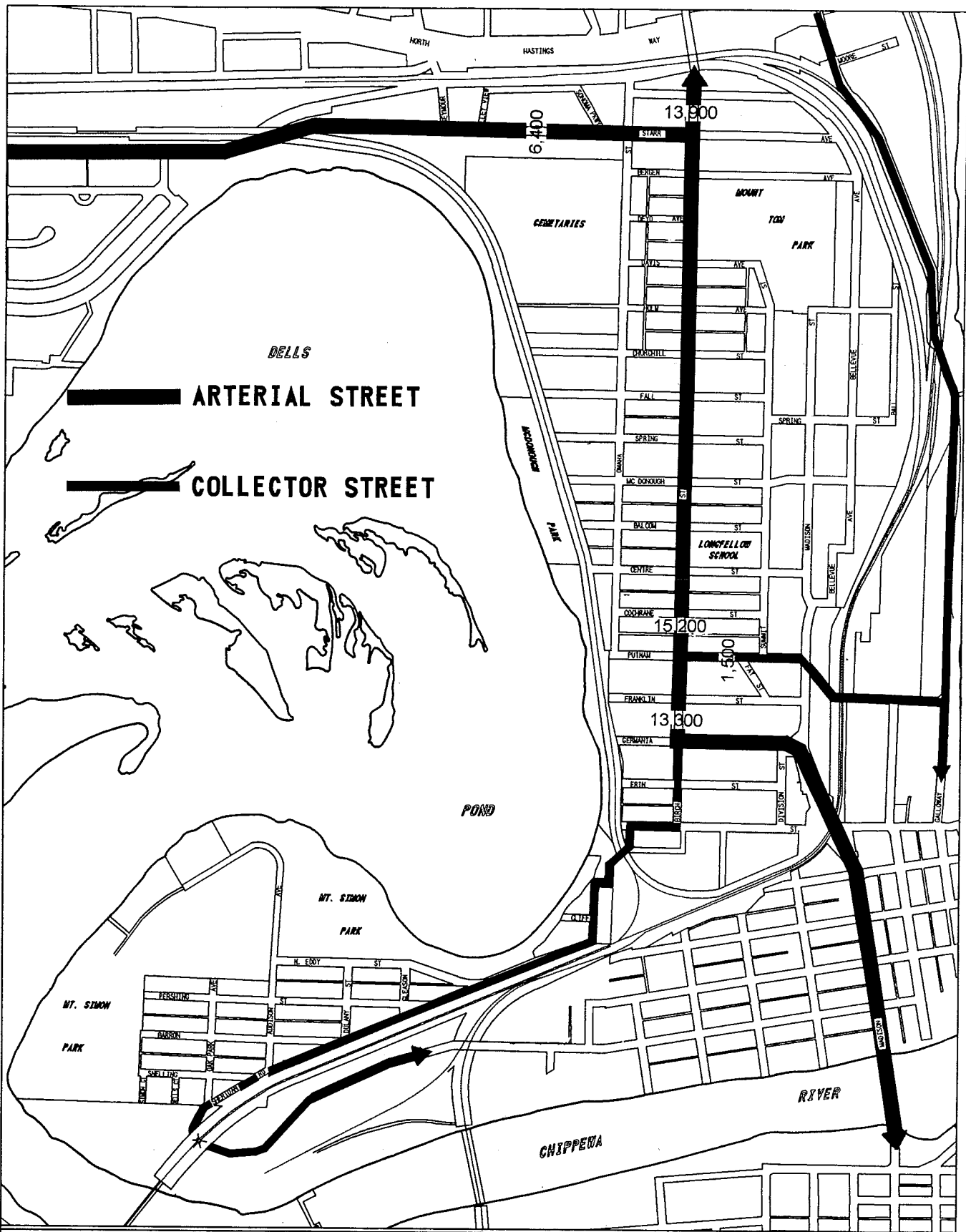
include Eddy Street which provides access to Mount Simon Park and is used as an access route to Pope and Talbot. Putnam Street is also classified as a collector as it provides a connection between Birch Street and the Banbury Place vicinity.

In addition to the traffic and safety issue of Birch Street, the neighborhood steering committee noted the use of Omaha Street as a collector route. Some motorists use Omaha Street to bypass Birch Street traffic and all the intersections along Omaha Street are uncontrolled. Police statistics show that 7 accidents have occurred along Omaha since 1995.

The location of the neighborhood relative to Pope and Talbot and the industrial areas to the south, results in regular truck traffic within the neighborhood. Streets frequently used by trucks include: Birch Street, Germania Street, Eddy Street, Putnam Street, Starr Avenue and McDonough Street.

Street Condition. The condition of each street in the neighborhood as of 1995 is shown on Map 7. The map displays the condition rating (pavement condition index) for each street which is derived from an analysis of the age, construction and condition of the pavement surface. The higher the index, the better the condition of the street. Generally, an index of 70 or higher is good and 40 to 70 is fair. As shown on Map 7, over 20 blocks of streets are rated as poor (below 40). Also, note that since this pavement condition rating is two years old, the index rating for each street would have decreased approximately 4 to 6 points since 1995.

Parking. Problems associated with parking are related to a combination of on-street parking shortages created by area businesses and rental properties which do



ARTERIAL STREET

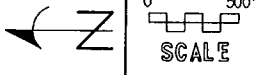
COLLECTOR STREET

NORTH SIDE
HILL
NEIGHBORHOOD
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STREET SYSTEM
TRAFFIC COUNTS

MAP 6

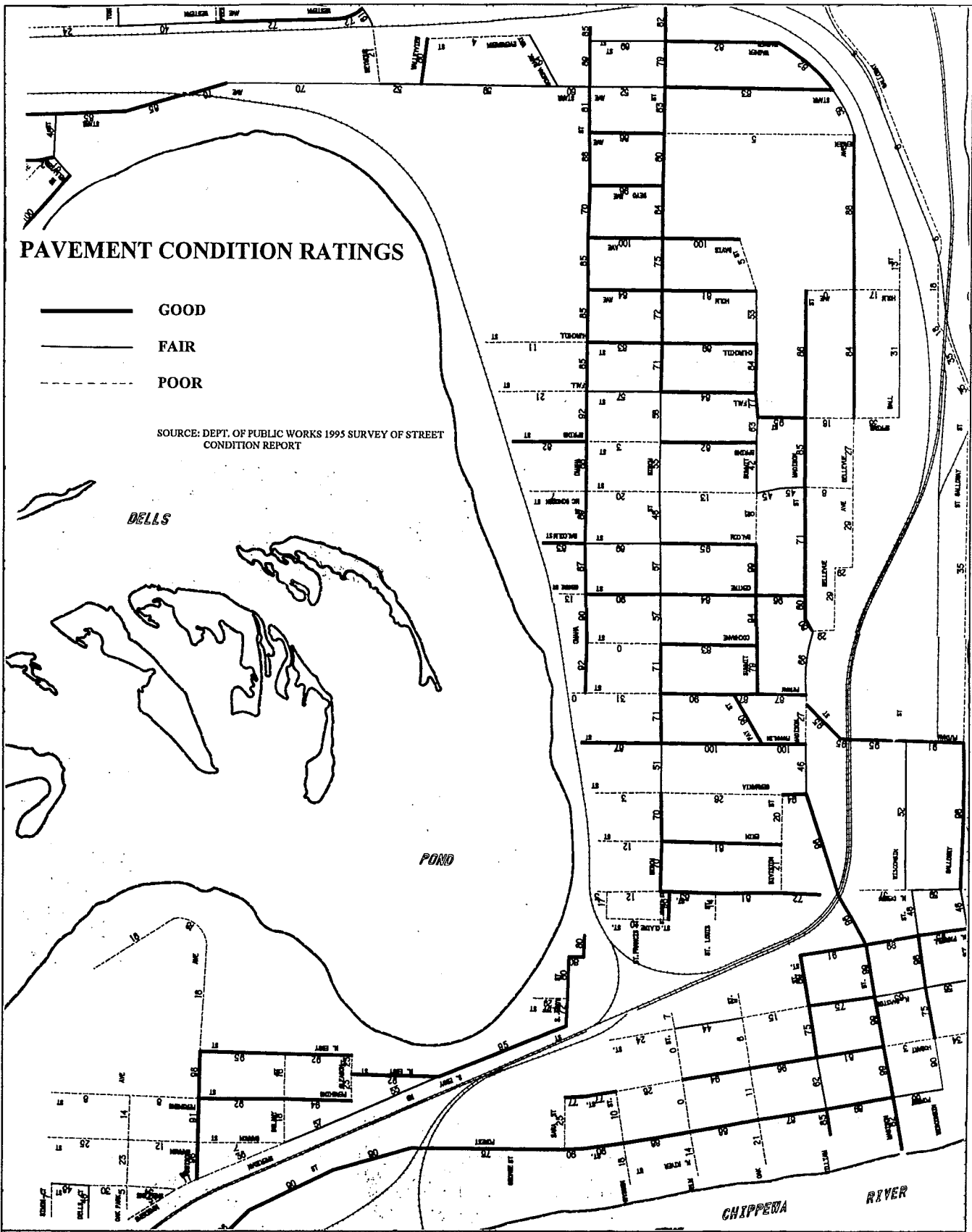
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EAU CLAIRE, WISCONSIN



PAVEMENT CONDITION RATINGS

- GOOD
- - - FAIR
- - - POOR

SOURCE: DEPT. OF PUBLIC WORKS 1995 SURVEY OF STREET
CONDITION REPORT



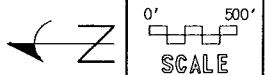
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PAVEMENT CONDITION

DEPARTMENT OF COMMUNITY DEVELOPMENT
EAU CLAIRE, WISCONSIN



MAP 7



not provide sufficient off-street parking. Areas where the problems are most pronounced are listed in the Problems and Issues section of this plan. Parking problems which existed in the neighborhood back in 1980 created by Uniroyal no longer exist with the Banbury Place operation.

Bus Routes. The Eau Claire Transit System continues to operate three bus routes (Mount Simon, North High and Locust Lane area) through the neighborhood. Travel to other parts of Eau Claire is possible through the central transfer station downtown.

Pedestrian and Bicycle Traffic. Both pedestrian and bicycle traffic in the neighborhood is primarily local in origin and destination. As part of the City's Comprehensive Plan, the City is proposing two trail systems which would be utilized for recreational use and also promote bicycle use for transportation purposes. One trail will be located to the south of the neighborhood along the north side of the Eau Claire River. The other trail will extend along the bluff line of Dells Pond.

The primary safety issue pertaining to pedestrian and bicycle traffic is the problem in crossing Birch Street due to its high traffic volumes. This was an issue in the 1980 neighborhood plan. A secondary safety issue is pedestrian and bicycle access to the Mount Simon Park area. Eddy Street in the vicinity of the Chicago Northwestern Railroad bridge poses problems for pedestrian and bicycle traffic.

STRENGTHS AND RESOURCES

Residents of the North Side Hill Neighborhood, when surveyed by the City, identified many positive characteristics about their neighborhood which they are very proud of and which they feel make their neighborhood unique. In addition, many of these characteristics also provide opportunities for the residents of the neighborhood as they work with the City to enhance and improve the North Side Hill. These strengths and resources identified by the residents and the neighborhood steering committee include:

- Good communication between neighbors. Neighbors also watch out for each other.
- Affordable housing in the neighborhood.
- Good variety of parks, open spaces and playgrounds.
- Good location of the neighborhood providing good access to downtown, shopping, services, parks, etc.
- Unique and historic character of much of the housing.
- Well kept lawns and properties (showing pride in the neighborhood).
- Quiet neighborhood.
- Friendly neighbors.
- Diversity of residents within the neighborhood.
- The existence of an organized and persistent neighborhood association.
- General respect for the property of others. (A sense of neighborhood.)
- Having sidewalks along most streets in the neighborhood.
- Location near natural amenities such as Dells Pond and the Mount Simon area.
- Wildlife within these adjacent natural areas.
- Presence of schools within the neighborhood.
- City bus service within the neighborhood.
- General security and safety within the neighborhood.
- Presence of several churches.
- Large number of young people living in the neighborhood.

PROBLEMS AND ISSUES

As a component of updating the neighborhood plan, the residents of the North Side Hill were surveyed to identify problems and issues that they feel negatively affect their neighborhood or need to be addressed before a problem develops. A copy of the results to this survey can be found in Appendix B. The neighborhood steering committee also discussed and added to this listing and upon completion of their work, prioritized these issues by their perceived importance to the neighborhood.

Generally, the residents and Steering Committee feel that improvements have occurred in the neighborhood since the adoption of the original neighborhood plan. However, problems still do exist. Some of these problems are similar to those identified back in 1980, while other problems have developed which were not identified in the original plan.

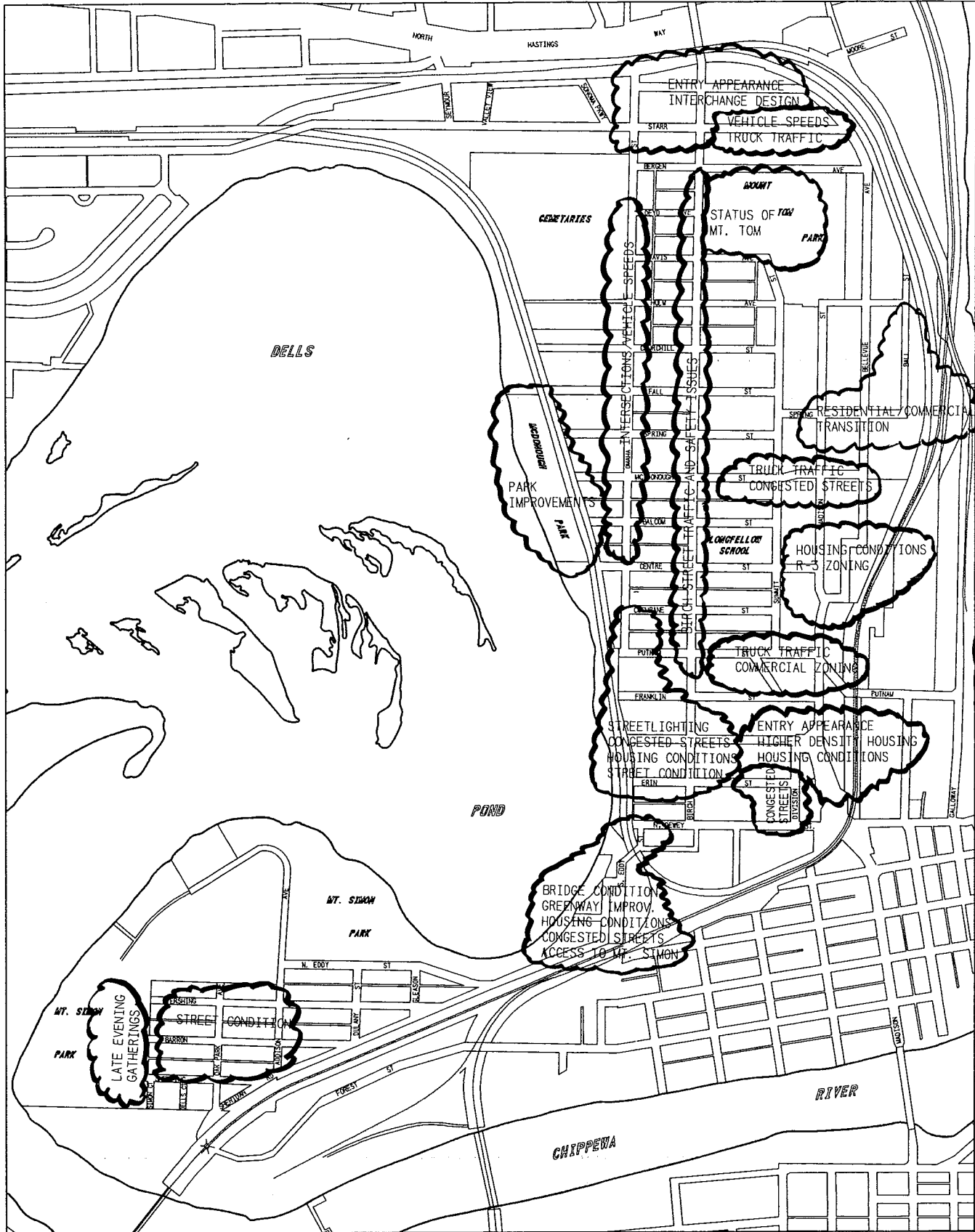
The following is a listing of the problems and issues identified as part of updating the neighborhood plan. They are listed in general order of importance as determined by the neighborhood steering committee, although some issues which are similar in nature have been grouped together in some cases. Map 8 illustrates the location of those issues which relate to a specific location within the neighborhood. A complete listing of the comparative priorities given these problems by the Steering Committee can be found in Appendix C.

- **High Speed of Traffic on Residential Streets.** Residents of the neighborhood and Steering Committee members consistently voiced their concern

regarding excessive speeds of vehicles on residential streets. This was one of the most important concerns noted by the Steering Committee. Although the committee feels that this is a neighborhood-wide issue, specific problem areas identified include Starr Avenue south of Birch Street, Omaha Street, Putnam Street, and North Eddy Street. Traffic speed within school zones in the vicinity of Longfellow School and Sacred Heart School is also a concern.

Related to this issue is the number of uncontrolled intersections within the residential portions of the neighborhood which many of the residents perceive to be potentially hazardous. The committee in particular noted the intersections along Omaha Street as a concern because of the heavier traffic volumes on Omaha Street than the intersecting side streets.

- **Impact of Birch/Germania Streets on the Neighborhood.** Residents have a number of concerns regarding Birch and Germania Streets which generally relate to the high volumes of traffic this arterial corridor carries. Residents feel the presence of the corridor negatively affects the neighborhood in a number of ways, such as: the creation of a division within the neighborhood because of the heavy traffic, the difficulty pedestrians have in crossing the street at various times of the day (this is an issue of safety and convenience), the location of Longfellow Elementary School along Birch Street, lack of property upkeep and maintenance on some of the rental properties along the corridor, and finally, the uncertainty of how the arterial corridor will be upgraded in the

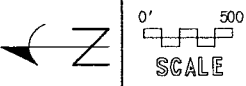


NORTH SIDE
HILL
NEIGHBORHOOD
PLAN

NEIGHBORHOOD
ISSUES

MAP 8

DEPARTMENT OF COMMUNITY DEVELOPMENT
EAU CLAIRE, WISCONSIN



future to accommodate anticipated increases in traffic volumes.

- **Housing Condition and Property Upkeep.** Poor upkeep of properties within the North Side Hill has been identified by the residents as a problem. This relates to the exterior condition of the structures but it also involves general property maintenance relating to trash removal, unkept lawns, unshoveled sidewalks, accumulation of brush and junk, inoperative vehicles, parking on unimproved surfaces, etc. These problems tend to be more prevalent with rental properties and are a key component relating to neighborhood image and stability of the area.

Housing condition surveys conducted by the City/County Health Department in 1993 have identified several areas within the neighborhood where the condition of the housing is quite poor. Map 4 illustrates the locations of the housing which is in need of the most attention. Steering Committee members noted that poor housing conditions and property upkeep, if left unchecked, has a tendency to encourage blighted conditions on neighboring properties and other problems within the neighborhood. Therefore, diligent code enforcement focusing on these types of housing condition and property upkeep problems is critical to maintaining the stability and the sense of pride residents have in their neighborhood.

- **Street Condition.** A review of the condition rating of the streets within the neighborhood indicates that overall, the streets in the neighborhood are in fairly good condition. Several streets in the North Side Hill have been reconstructed in recent years; however, a number of

streets still rate very low and are getting progressively worse. Map 7 indicates which streets are rated poor at the present time. In addition, the Eddy Street railroad bridge over the Chicago Northwestern Railway is in very deteriorated condition.

- **Juvenile crime activity.** Juvenile crime activity particularly as it relates to vandalism is a issue identified by the residents of the neighborhood. Although statistics do not indicate a severe problem within the North Side Hill in comparison to other areas of the city, residents are concerned that isolated acts of vandalism and violence could increase in number if not addressed.
- **Redevelopment of Blighted Areas.** There are several isolated areas within the neighborhood which are in deteriorated condition. In some instances, rehabilitation of these properties may not be feasible or appropriate and redevelopment should be a consideration.
- **Lack of Neighborhood Programs and Activities.** Comments received from the neighborhood survey suggested that more programs or activities appealing to the residents of the area are needed.
- **Neighborhood Apathy.** Steering Committee members expressed concern about getting people within the neighborhood active and involved with issues relating to the area. In order for the North Side Hill Neighborhood Association to be effective, it needs a broad level of involvement and commitment by more than just a handful of residents. Part of this problem stems from the transient nature of some portions of the neighborhood

with residents in these areas having less of a long-term stake in the improvement and stability of the North Side Hill.

- **Truck Traffic Within Neighborhood.** Residents and Steering Committee members expressed concern about excessive commercial and industrial truck traffic on residential streets. Areas of particular concern are along McDonough and Putnam Streets between Birch Street and E. Madison Street and on Starr Avenue south of Birch Street.
- **Timely Municipal Services.** Survey results indicate that approximately 50% of the neighborhood residents feel that the North Side Hill lacks timely municipal services such as snow plowing, street sweeping, sidewalk and alley repairs and police surveillance in comparison to other areas of the city. In addition, resident feelings were mixed on the quality of the street-related services provided within the neighborhood.
- **Congested Streets/Insufficient off-street Parking.** A number of streets within the neighborhood are quite congested with vehicle parking. This problem is most common in portions of the neighborhood where the majority of dwellings are rental units. Many of these rental units which were at one time owner-occupied homes are now converted to rentals with insufficient off-street parking to accommodate the tenants. This problem is compounded in the winter with the odd/even parking regulations and where existing off-street parking areas are not plowed properly. The Steering Committee noted the following streets in particular as problem areas: Germania and Franklin

Street area north of Birch Street, Division Street, Putnam Street, N. Dewey Street and Eddy Street in the vicinity of the railroad bridge.

- **Neighborhood Image and Perception.** Survey responses indicated that most residents of the neighborhood were very proud of their neighborhood and felt that the North Side Hill was an excellent place to live and raise a family. However, many of these same people stated that they felt people living in other parts of Eau Claire had a negative perception of the neighborhood. Therefore, the Steering Committee feels that this is a concern when attempting to attract families to the North Side Hill. Many of the problems and issues identified in this section tend to contribute to portraying the neighborhood as an area not conducive for families.
- **Neighborhood Watch.** The Steering Committee noted that the Neighborhood Watch Program has not been fully implemented within the neighborhood. At the present time, the neighborhood association has erected signs for the program, but has not worked any further to implement the program.
- **Inconsistent Exterior Renovations.** Some exterior renovation work to residential buildings has occurred in the neighborhood which has changed the character and appearance of the buildings. This includes the use of inappropriate materials, removal of original architectural details, and other related exterior work which has not been consistent with the design or architecture of the late 19th century and early 20th century houses. The majority of these types of changes have occurred to rental properties, some of

which have been required by the City/County Health Department to meet existing code requirements. Such changes not only affect the appearance of the structure being remodeled, but also the character of the entire area where the property is located.

- **Poor Street Lighting.** The Steering Committee perceive that certain streets and areas within the neighborhood could be better lighted. Areas specifically identified by the committee include the Germania/Franklin Street area north of Birch Street. Other portions of the neighborhood should be evaluated to determine whether street lighting is adequate.
- **Curb-side Garbage and recycling pickup.** Residents are concerned that with the adoption of the new curb-side garbage and recycling ordinance that garbage and recycling containers are being left out near the curb other than on collection days. The placement of these containers on the boulevard for extended periods of time has created an unkept look along the neighborhood streets and has resulted in garbage and recycling materials getting blown and tipped out of containers.
- **Bus Transportation.** Survey results indicated strong feelings that bus service provided by the City was very good within the neighborhood. Based on this response, the Steering committee expressed concern that this service be maintained within the neighborhood by the City since so many people in the neighborhood rely on this form of transportation.
- **Pedestrian/Bicycle Circulation.** The steering Committee expressed a need for bicycle and pedestrian connections to activity areas within the neighborhood such as Longfellow School and McDonough Playground as well as to sections of the City's proposed linear greenway system to the north along Dells Pond and to the south along the Eau Claire River.
- **McDonough Playground.** Some improvements at McDonough Playground were suggested, including the need for restroom facilities, a basketball court, improved garbage collection and better promotion of the playground.
- **Loss of Boulevard Trees.** A significant number of elm trees along the street boulevards have been removed in recent years, many of which have not been replaced by new trees.
- **Entrances to the Neighborhood.** Several entryways to the neighborhood such as along Birch Street to the east and Germania Street do not present the most attractive image for the neighborhood, as a number of buildings and properties are quite deteriorated and unkept. The allowance of billboard advertising along these commercial street frontages adds to the problem. Committee members expressed concern that this encourages a negative perception of the North Side Hill, particularly for those not familiar with the area.
- **Greenway Beautification.** The need to improve both visual and physical access to vistas along the Dells Pond area was identified by the Steering Committee.
- **Mount Tom.** Back in the early 1900s, Mount Tom was an integral component of the North Side Hill. It still provides

one of the best vistas of the city. At one time the City had proposed to make open space improvements to the site but these plans were deferred in lieu of other park improvements in the community. At the present time, few park improvements exist at Mount Tom and the upper portion of the site is in poor condition.

- **Loud Music and Parties.** Some properties in the neighborhood, particularly rental properties, have tenants who are playing music too loud or have loud parties at late hours of the evening or night which is creating a disturbance within the neighborhood.

In addition, the portion of Mount Simon located north of Pershing, Barron and Snelling Streets is very isolated and has been serving as a late evening gathering and party location. Resulting problems include: loud parties, littering and high speed traffic concerns.

NEIGHBORHOOD GOALS

Upon identification of the strengths and resources of the North Side Hill, as well as the problems and issues of the neighborhood, the North Side Hill Neighborhood Association Steering Committee updated the goals which were developed in the 1980 neighborhood plan. Generally, the updated goals contained in this plan are quite similar to those found in the original plan. These goals have been categorized into five areas to assist in addressing the problems and issues which have been identified.

LAND USE AND REDEVELOPMENT

Land use issues such as high density residential zoning and the conversion of homes to rentals which existed back in 1980 have, for the most part, been addressed. Generally, residents of the neighborhood have not identified any specific land use issues which are critical to the neighborhood at the present time. Issues which have been identified relate to efforts to maintain the overall stability of the neighborhood. The most significant land use issue identified as part of this plan update process relates to redevelopment of blighted properties located in isolated areas within the neighborhood.

Land Use and Redevelopment Goals

- Maintain the current residential density within the North Side Hill.
- Work to encourage families to stay and move into the neighborhood and prevent an increase in the percentage of rental units in the neighborhood.

- Improve the character of the existing housing stock as an inviting and unique neighborhood.
- Encourage rehabilitation of dwellings in the North Side Hill which is consistent with the character of the structure.
- Encourage appropriate redevelopment of selected areas which may be severely blighted or which have inappropriate uses for the area.

PUBLIC FACILITIES AND SERVICES

A large number of the concerns identified by the Steering Committee related to public facilities and services provided by the City. This includes such items as: delivery of municipal services, street condition, snow removal, street lighting, transit and parks and open space.

Public Facilities and Service Goals

- Provide timely delivery of government services and the repair and reconstruction of the infrastructure within the neighborhood.
- Complete street improvements to bring all local streets within the NSH up to good pavement index rating.
- Provide both park facilities and recreational opportunities to meet the needs of all the residents of the neighborhood.
- Work to maintain and provide convenient and regular bus transit service within the neighborhood to major activity centers throughout the community.

NEIGHBORHOOD CHARACTER AND IMAGE

A number of the problems and issues identified do not relate directly to physical improvements within the neighborhood, but rather to more intangible aspects of attempting to encourage the stability and vitality of the North Side Hill. Several comments made by the Steering Committee emphasized the need to instill a "sense of neighborhood" in order to maintain the North Side Hill as a good place to live. A genuine commitment on the part of neighborhood residents and organizations working with the City will be necessary to accomplish these goals.

Neighborhood Character and Image Goals

- Make the North Side Hill a safe and crime-free neighborhood.
- Maintain the character of the neighborhood as an inviting and affordable residential area and instill a more positive image of the neighborhood.
- Promote the neighborhood association as a positive and active entity working towards the improvement of the neighborhood and as an organization which instills cooperation and involvement of the residents.
- Enhance the appearance of neighborhood entryways.

PROPERTY MAINTENANCE AND UPKEEP

The residents of the neighborhood and Steering Committee could not overemphasize the need for the proper

maintenance and upkeep of properties to assist in the implementation of this plan. Over time, poor maintenance and property upkeep of isolated properties will have a negative effect on the neighborhood. It results in a general decline in the character and image of the neighborhood as a whole and causes a gradual decline in the general upkeep of surrounding properties. Therefore, in order to maintain or improve the stability of portions of the neighborhood and encourage families to stay or move into an area, property maintenance and upkeep are critical.

Property Maintenance and Upkeep Goals

- Increase the involvement and commitment of absentee landlords in the maintenance and upkeep of their properties.
- Aggressively enforce codes to protect the safety, property values, and physical appearance of the neighborhood.

TRANSPORTATION AND PARKING

Transportation and parking issues rated the highest priority of all the issues identified by the neighborhood steering committee. Several of the concerns center around the current status of the Birch/Germania arterial corridor as well as the future impact on this east/west arterial within the neighborhood. Other issues raised by residents relate to vehicular conflicts on local streets throughout the neighborhood and truck traffic within the neighborhood.

Transportation and Parking Goals

- Promote the efficient and safe movement of vehicular traffic within the neighborhood in accordance with

arterial, collector, and local street classification system.

- Enhance the character of Birch Street within the North Side Hill and work to minimize its impact and adverse effects on the neighborhood.
- Provide safe pedestrian and bicycle access to activity areas which are both in and outside the neighborhood.

NEIGHBORHOOD IMPROVEMENT STRATEGIES

The following improvement strategies are recommended herein to implement the goals identified for the North Side Hill. These strategies in turn attempt to address specific problems and issues which have been identified from the survey of neighborhood residents and by the neighborhood steering committee.

As each goal statement was grouped into general topic area in the preceding section, each recommendation is likewise categorized to implement the goal statements contained in that particular category. It is important to note that many of the recommendations are inter-related and could be listed in several of the topic areas.

Finally, the organizations or groups primarily responsible for the implementation of each recommendation are also identified. In some cases, there may be several organizations responsible for the task. The general timeframe for the work is also identified and as noted, a number of recommendations will require ongoing efforts by the responsible organization.

LAND USE AND REDEVELOPMENT

- 1. Target intensified housing code efforts and programs to blocks having the most deteriorated housing conditions.** Utilizing housing condition surveys of the City/ County Health Department, target efforts of the City/County Health Department to improve the condition of housing in areas identified as having the most

severe problems. These areas include: south side of Eddy Street located to the west of the wooden railroad bridge and properties near the intersection of E. Madison Street and Bellevue Avenue. In addition, the North Side Hill Neighborhood Association should work to secure CDBG funding which will target rehabilitation efforts to these areas.

Responsibility: City/County Health Department, NSH Neighborhood
Timeframe: 1998

- 2. Encourage the redevelopment of parcels along Germania Street, south of Birch Street.** Issues concerning housing condition, proximity of dwellings to the street, appearance of neighborhood entryways and future changes to the east/west arterial warrant consideration of removal and redevelopment of most properties along Germania Street between E. Madison Street and Birch Street. Redevelopment options and design in this area relate to changes eventually chosen for the Birch Street arterial corridor; however, incorporation of a parkway design for Germania Street would appear appropriate. Such improvements would enhance the entry to the neighborhood from the west and eliminate blighted conditions in this area.

Responsibility: City of Eau Claire, NSH Neighborhood
Timeframe: Long-term

- 3. Maintain existing R-2 residential zoning classifications throughout neighborhood and do not allow additional commercially zoned parcels along Birch Street.** The

1978 rezoning of the majority of the neighborhood to R-2 has appeared to limit the conversion of single-family units to multiple family dwellings. Therefore, the R-2 zoning of these areas should be retained. The residential character along the majority of Birch Street also adds favorably to the character and image of the North Side Hill. Additional commercial zoning along Birch Street would have a negative impact on the character of the neighborhood and would add to already high traffic volumes in this area.

Responsibility: City of Eau Claire
Timeframe: On-going

- 4. Monitor new development occurring in the neighborhood for compliance with the intent of the neighborhood's zoning.** To ensure that the goals of the North Side Hill Neighborhood Plan are being met, it is important to monitor development that occurs in the neighborhood. This can be accomplished through annual review of the City's Development Map and Report which reviews development activity for compliance with the City's Comprehensive Plan and by the review and comment of members of the North Side Hill Neighborhood Association.

Responsibility: Department of Community Development, NSA Neighborhood
Timeframe: On-going

- 5. Encourage the utilization of rehabilitation guidelines for exterior renovation work.** One of the important aspects of the North Side Hill is the unique housing stock located in the neighborhood.

However, a concern was raised about the architecturally inconsistent treatment some dwellings have received when remodeling or code compliance work has been undertaken. This has included: use of incompatible materials, removal of original architectural details, extensive alterations to the appearance of the front facade and other related work not sensitive to the architecture of the dwellings.

The neighborhood should also encourage the City/County Health Department to recommend code compliance work be undertaken in the most architecturally consistent manner possible for the building in question.

Architecturally inconsistent exterior alterations will result in a general decline in the character of the property and area similar to the affect of buildings which are allowed to deteriorate. A key component of maintaining the stability in a neighborhood and encouraging family investment into older neighborhoods is in maintaining the architectural character of the residential properties.

To address this, the utilization of the Secretary of Interior Guidelines for Rehabilitation should be followed for such renovation work. For any project funded by City administered programs, these guidelines should be mandatory. The guidelines are listed in Appendix D.

Responsibility: NSH Neighborhood, City Plan Commission, City/County Health Department
Timeframe: On-going

- 6. Survey and document important architectural or historical buildings.** In 1982, the City conducted a survey to identify properties important to the community because of either historic or architectural reasons. The North Side Hill was surveyed at that time on only a limited basis and should be reviewed in greater detail.

Responsibility: Eau Claire Landmarks Commission
Timeframe: 1997

- 7. Encourage the design of new residential construction to be consistent with existing housing stock.** The 1982 plan incorporated a series of guidelines that the design for any new residential dwellings built in the neighborhood should follow. This was to encourage construction compatible with the general design features and character of the existing dwellings in the neighborhood. This was felt to very important in order to maintain some cohesiveness within the neighborhood.

These guidelines are also incorporated into this plan and are listed in Appendix E. The guidelines relate to the height, mass, form, and building scale for new residential construction. The City and neighborhood association should continue to encourage the utilization of these guidelines for any new single-family or duplex construction and require such if funded through City administered program. The Plan Commission should also give consideration to the guidelines as site plans are reviewed for multiple-family development.

Responsibility: NSH Neighborhood, City Plan Commission
Timeframe: On-going

- 8. Rezone residential properties along Fay Street and study zoning near Bellevue Avenue and Centre Street.** Several residential properties are located along Fay Street which are currently zoned C-2. These properties should be rezoned to R-2 in order to be consistent with the surrounding zoning of residential parcels.

Consideration should also be given to the appropriateness of the R-3 zoning in the vicinity of Bellevue Avenue and Centre Street. Assessment information indicates that most dwellings in this area are either single-family homes or duplexes.

Responsibility: City of Eau Claire
Timeframe: 1998

PUBLIC FACILITIES AND SERVICES

- 9. Continue the street improvement program with the neighborhood.** Several local streets within the neighborhood have been reconstructed in recent years; however, a large number of streets within the North Side Hill remain in very poor condition. The City should continue this reconstruction program to address the remaining local streets which need attention.

The Steering Committee noted that the benefits of street improvement goes beyond the transportation concerns normally discussed when a street is upgraded. Committee members indicated that they felt that the condition of the streets within the

neighborhood has an influence on the overall image and perception of the North Side Hill. In addition, the reconstruction of local streets has appeared to encourage homeowners to take more pride in their properties which has resulted in improved property upkeep and the sprucing up of abutting residences.

However, committee members also indicated that there are a large number of low- and moderate-income and elderly households within the neighborhood, many of which may have difficulty paying for the needed street improvements. Although the City has deferral programs available to some of these households, the Committee questioned whether these programs are adequately assisting all of the households in need. Since this issue affects not only the North Side Hill, but several other older neighborhoods within Eau Claire, the Committee recommended that the City re-evaluate the programs in place and consider alternative solutions. Neighborhood groups such as the North Side Hill should be involved in the review process.

Responsibility: City of Eau Claire, NSH Neighborhood, residents
Timeframe: On-going

- 10. Ensure timely delivery of City services to address the unique needs of the North Side Hill.** The results from the neighborhood survey indicate that responses were mixed regarding the City's delivery of street-related services to the North Side Hill. Such services include: snow removal, street sweeping and street and sidewalk maintenance. In addition, the survey indicated that approximately half of

the neighborhood residents share the perception that older city neighborhoods such as the North Side Hill do not receive the same level of such services as newer areas of the city. Committee members argue that due to the nature of older neighborhoods that the type or method of providing such services within these neighborhoods needs to be considered in order to adequately provide the service or address the problem.

Responsibility: City of Eau Claire, NSH Neighborhood
Timeframe: On-going

- 11. Provide facility improvements to McDonough Playground.** The neighborhood steering committee noted that a number of improvements have been made to McDonough Playground since the 1980 neighborhood plan, including the addition of tennis courts and new playground equipment. Additional improvements suggested for the playground include the construction of a basketball court and the addition of restroom facilities would be beneficial since the park is quite isolated. Also, additional garbage cans which would be emptied more often would help address the problem of litter at the playground.

Responsibility: Eau Claire Parks Department, NSH Neighborhood
Timeframe: 1998-2000

- 12. Evaluate the need for additional street lighting.** The need was expressed that additional street lighting should be considered in certain portions of the neighborhood due to unique circumstances which exist. This includes areas where a lot

of activity occurs as well as where higher population density exists. Portions of the neighborhood which should be studied include: in the vicinity of the Eau Claire Academy and Longfellow Elementary School, east portion of Bellevue Avenue, and in proximity to the Mount Simon baseball fields and McDonough Playground.

Responsibility: City of Eau Claire

Timeframe: Long-term

13. Maintain Bus Transit Service.

Neighborhood residents expressed a genuine need for bus transit service within the neighborhood. The North Side Hill has many households which are dependent on this service due to limitations in income which limit their access to other forms of transportation and due to a high number of elderly households which no longer have access to automobiles. Residents also expressed high satisfaction with the level of bus transit service provided in the North Side Hill. The neighborhood's concern is that this level of service is not reduced in some fashion in the future. Therefore, the North Side Hill Neighborhood must work to further promote use of the bus transit by neighborhood residents and keep residents informed of potential changes in service to the neighborhood.

Responsibility: NSH Neighborhood, City of Eau Claire

Timeframe: On-going

- 14. Improve access to Mount Simon Park and provide additional public greenway along Dells Pond.** Issues of deteriorated housing, improved accessibility to Mount Simon Park and

providing additional greenway along Dells Pond warrant consideration of acquiring properties along Dells Pond located to the north of Eddy Street and in the proximity of Cliff Street. The Eau Claire Waterway Plan recommends the extension of the City's greenway system and acquisition of properties in this area. A plan should be developed to consider alternative acquisition strategies for addressing the above issues.

Responsibility: City of Eau Claire

Timeframe: Long-term

- 15. Extend pedestrian/bicycle trail along Dells Pond.** In conjunction with the extension of the public greenway along Dells Pond as identified in #14, a pedestrian bicycle trail should be extended from Mount Simon Park south and east along the bluff line of Dells Pond to connect with the Urban Link portion of the Chippewa River State Trail which will run north/south and parallel to Starr Avenue and Western Avenue.

Responsibility: City of Eau Claire

Timeframe: Long-term

- 16. Develop plans for the west portion of Mount Simon Park.** The City should work with the neighborhood in the long-term planning of the west portion of Mount Simon Park located north of Pershing, Barron and Snelling Streets. In the short term, efforts should be made to address problems existing within this portion of the park with late night parties and littering.

Responsibility: City of Eau Claire, NSH Neighborhood

Timeframe: Immediate and long-term

- 17. Develop plans for open space improvements at Mount Tom.** Plans should be developed to capitalize on the panoramic views of Mount Tom. This City-owned land located in the heart of the city should be improved to serve as a positive reflection on the neighborhood and serve as a focal point for the North Side Hill.

Responsibility: Eau Claire Parks Department, NSH Neighborhood
Timeframe: Long-term

CHARACTER AND IMAGE

- 18. Implement the Community Policing Program into portions of the neighborhood.** In order to provide more visibility of the police department in the neighborhood and encourage closer contact between neighborhood residents and the police, the Neighborhood Association should work to have the Community Policing Program phased into the neighborhood. Initially, the neighborhood should work to have the existing Community Policing area located to the west, extended to cover the western portions of the North Side Hill which are adjacent to the district. On a longer term basis, the neighborhood should work with the Police Department to develop a new Community Policing area which would incorporate the majority of the neighborhood.

Responsibility: City of Eau Claire Police Department, NSH Neighborhood
Timeframe: 1998 and long-term

- 19. Complete the implementation of the Neighborhood Watch Program.** The neighborhood association should work to complete the implementation of the Neighborhood Watch Program to assist in the prevention of vandalism and other crimes within the neighborhood. This program encourages communication and participation among neighborhood residents and projects a feeling that residents of the neighborhood care for the area in which they live.

Responsibility: NSH Neighborhood, Eau Claire Police Department
Timeframe: 1997-1998

- 20. Support and encourage increased police surveillance within the neighborhood.** The Eau Claire Police Department has submitted federal grant applications to provide additional police surveillance within the city. The neighborhood association should continue to support efforts to obtain additional neighborhood police officers. In addition, increased police surveillance should be encouraged in isolated areas of the neighborhood, particularly at Mount Simon and McDonough Playground.

Responsibility: NSH Neighborhood, Eau Claire Police Department
Timeframe: On-going

- 21. Promote use of funding programs which assist in housing rehabilitation and home ownership.** Several programs are available which can assist homeowners in the rehabilitation of their older homes in the neighborhood and which encourage home ownership. Efforts should be made to increase the

availability of funding for these programs and promote their use in the North Side Hill.

Responsibility: City Housing Authority, NSH Neighborhood
Timeframe: On-going

- 22. Upgrade the appearance of neighborhood entryways.** The image and character of a neighborhood can many times be defined by the appearance of the entryways to such areas. In order for the neighborhood to project a more positive image, major entries to the North Side Hill need to be improved. The Germania Street entry is of highest priority for the neighborhood. As outlined in #2, redevelopment of parcels along this street should be evaluated with the incorporation of streetscape improvements and the removal of billboards.

Responsibility: NSH Neighborhood, City of Eau Claire
Timeframe: Long-term

- 23. Support the policies of the City Center Plan.** Efforts to promote a strong and vibrant Central Business District also enhance the character and image of the North Side Hill. Therefore, efforts of the Downtown Business Improvement District and businesses which are consistent with the plan should be strongly supported by the neighborhood association.

Responsibility: NSH Neighborhood
Timeframe: On-going

- 24. Increase resident involvement in North Side Hill Neighborhood Association activities.** Many of the issues and problems identified in the

neighborhood can be effectively dealt with by the neighborhood itself, given a strong and active Neighborhood Association. The North Side Hill Neighborhood Association has continued to become more effective in addressing neighborhood issues, but a broader base representation of residents on the association steering committee is still needed. By increasing the Steering Committee's representation from throughout the neighborhood, the association's credibility will increase and it can help better serve the needs of the area.

Through promotional efforts, the association should build upon their current base of resident support and work to recruit additional membership to the association's steering committee. In addition, as an active and representative organization of the North Side Hill, the group must take the leadership role in shaping the neighborhood's image and promoting the strengths of the North Side Hill.

To assist the neighborhood, the City should continue to place a high priority in providing CDBG funding to help in the administrative operation of the association and make City staff available for input and assistance where appropriate. In addition, the City should assist the neighborhood through the development of a GIS computer database to help the City, Neighborhood Association and School District in better evaluating the needs of the North Side Hill.

Responsibility: NSH Neighborhood, residents, City of Eau Claire
Timeframe: On-going

- 25. Implement a tree replacement program along residential streets.** Tree lined streets add to the special character or "feel" of any neighborhood. The North Side Hill has lost many of its boulevard trees in the past 10 years, yet replacement has occurred only sporadically. The neighborhood association should work with the City Forester to identify boulevard areas where tree plantings are needed and request CDBG funding for the new trees in these areas.

Responsibility: City Forestry Division, NSH Neighborhood
Timeframe: 1998

- 26. Neighborhood Youth Activities.** The Neighborhood Association should work with organizations such as the Eau Claire Coalition for Youth and Youth Volunteer Corps to provide activities and work opportunities for the youth living in the neighborhood. The neighborhood should also support CDBG funding for such organizations in helping to provide opportunities for neighborhood youth.

Responsibility: NSH Neighborhood, City of Eau Claire
Timeframe: On-going

PROPERTY MAINTENANCE AND UPKEEP

- 27. Enforce applicable city ordinances to maintain the appearance of neighborhood properties.** Properties which are not in compliance with one or more of the City's ordinances are an aggravation for adjacent property owners who do make the effort to maintain their property. In addition, allowing such conditions to continue

can result in the gradual decline in the general upkeep of surrounding properties. Examples of such violations which need to be promptly addressed include: blighted or deteriorated housing conditions, parking on unimproved surfaces, providing the required number of off-street parking spaces, storage of inoperative motor vehicles, unmowed lawns, unshoveled sidewalks, loud parties or music, too many occupants residing in dwelling units, etc.

In order to provide prompt and sustained enforcement of such City ordinances, intensified housing enforcement activities conducted by the City/County Health Department and regular neighborhood "drive-throughs" by the City's Code Compliance Officer should be strongly supported and encouraged by the neighborhood association. In addition, the Neighborhood Association should encourage and support the adoption of ordinances which would assist enforcement officials in obtaining compliance with violations addressed above.

Finally, the neighborhood can assist by conducting periodic "sweeps" of the neighborhood in collaboration with the City Inspections Division and the City/County Health Department. This assistance will help identify problems or problem areas at an early stage in order to speed up notification and compliance.

Responsibility: City Inspection Services Division, NSH Neighborhood, City/County Health Department
Timeframe: On-going

- 28. Update Housing Conditions Survey.** The City/County Health Department conducted a housing conditions survey of the neighborhood in 1993. This survey should be conducted periodically in order to update this information. This will allow enforcement officials and the neighborhood to better target housing improvement efforts.

Responsibility: City/County Health Department

Timeframe: 1998-1999

- 29. Update and distribute informational brochures.** The neighborhood standards brochure which outlines most of the property upkeep regulations applicable to the neighborhood should be updated into a more graphical format and periodically distributed to residents of the neighborhood. In addition, a brochure addressing acceptable alternatives for driveway and parking lot surfacing should be prepared to help homeowners and landlords understand city requirements.

Responsibility: NSH Neighborhood, other City neighborhood associations, Community Development Department

Timeframe: 1997

TRANSPORTATION AND PARKING

- 30. Replace Eddy Street railroad bridge.** The Eddy Street railroad bridge over the Chicago Northwestern Railroad is in poor condition and needs to be replaced. Design plans for the new bridge should accommodate neighborhood pedestrian and bicycle use as well as the trail system outlined in #15.

Responsibility: City of Eau Claire

Timeframe: 1999

- 31. Improve traffic flow and access to the Mount Simon Park area.** As outlined in #14, improvements should be considered to Eddy Street west of the railroad bridge which would improve accessibility to Mount Simon Park and the portion of the neighborhood adjacent to the park. This work would be in conjunction with improvements outlined relating to addressing blighted housing conditions in this area and providing additional greenway along Dells Pond.

Responsibility: City of Eau Claire

Timeframe: Long-term

- 32. Work with officials from Wisconsin DOT regarding reconstruction of the Birch Street/Highway 53 interchange.** Wisconsin DOT is currently investigating alternative designs for the reconstruction of the Birch Street/Highway 53 interchange. Alternatives include possible street alignments which would encourage greater vehicle use of Galloway Street as an alternative to Birch Street. Implementation of such alternatives should be strongly supported which would reduce traffic on Birch Street, reduce truck traffic within the neighborhood and could avoid a costly upgrade of the Birch Street arterial corridor.

Responsibility: City of Eau Claire, NSH Neighborhood

Timeframe: 1997-1998

- 33. Monitor traffic volumes, vehicle speeds, accident rates and on-street parking along neighborhood streets.** The North Side Hill Neighborhood

due to its higher population density and unique mix of housing types has traffic concerns which differ from newer neighborhoods of the city. In order to avoid vehicle conflicts with pedestrians and bicyclist, traffic volumes, vehicle speeds, accident rates and level of on-street parking must be monitored to ensure the safety of neighborhood residents. In addition, the City should ensure that appropriate off-street parking is provided for duplex and multiple family dwellings in areas where streets have high levels of on-street parking utilization.

Responsibility: Eau Claire Police Department

Timeframe: On-going

- 34. Develop alternatives for the eventual reconstruction of Birch Street.** In conjunction with #32, alternatives for the eventual reconstruction of Birch Street should be developed and evaluated. The range of the alternatives studied will be dependent on the redesign option selected for the Birch Street/Highway 53 interchange as to whether sufficient truck and auto traffic is redirected to Galloway Street. As alternatives are developed, such alternatives should include an alternate arterial route and propose a means of reducing the impact of a Birch Street route on the adjacent neighborhood. Neighborhood issues to be considered in the development of these alternatives include: the visual impact of the corridor on the neighborhood, pedestrian and bicycle circulation both along the corridor and crossing it, the division of the neighborhood by the arterial, and effect on adjacent properties.

Responsibility: City of Eau Claire, Wisconsin DOT, NSH Neighborhood

Timeframe: Long-term

- 35. Minimize truck traffic within the neighborhood.** Commercial and industrial truck traffic within the neighborhood has long been a concern of neighborhood residents. The North Side Hill Neighborhood should work with officials to encourage roadway designs for the Birch Street/Hwy. 53 to interchange and along Galloway Street (recommendations #32 and #34) which would encourage truck utilization of these routes. The neighborhood and City should also work with officials from industries which are adjacent to the neighborhood to encourage greater awareness on their part of the resident's concerns.

Responsibility: NSH Neighborhood, City of Eau Claire, WI DOT

Timeframe: On-going

- 36. Provide pedestrian/bicycle linkages to the proposed riverfront trail.** The City will be extending the riverfront trail along the north side of the Eau Claire River which will connect with the Chippewa River State Trail near the Phoenix Park area to the west and to a trailway extending along Starr and Western avenues to the west. Linkages or connections to this trail should be developed to allow safe and convenient access to this trail for neighborhood residents. The neighborhood should be provided the opportunity for input into the design of these trailway as plans are developed by the City.

Responsibility: City of Eau Claire, NSH Neighborhood

Timeframe: On-going

Appendix

APPENDIX A

			NSHP2						
NORTH SIDE HILL NEIGH.			AGE GROUPINGS						
BLK #	HU	PERSON	0-4	5-17	18-24	25-39	40-59	60+	
MOUNT SIMON AREA									
101	39	87	7	20	9	27	11	13	
102	12	26	0	6	2	8	4	4	
103	18	34	4	6	4	12	5	3	
104	13	30	0	6	3	4	6	11	
105	14	40	1	11	1	9	11	7	
106	18	41	2	3	4	12	7	13	
110	7	19	0	5	1	7	6	0	
111	11	30	1	8	0	11	4	6	
112	18	43	5	6	6	15	8	3	
113	4	11	2	0	2	1	2	4	
TOTALS	154	381	22	71	32	106	64	64	TOTAL 359
% OF TOTAL			6.1%	19.8%	8.9%	29.5%	17.8%	17.8%	
WEST PORTION OF NEIGH.									
302	145	327	38	67	33	101	42	46	
303	11	28	4	6	1	12	2	3	
304	9	18	1	2	5	0	3	7	
305	12	39	4	10	6	8	3	8	
306	6	139	4	128	1	4	0	4	
311	23	61	9	12	11	12	7	10	
312	26	53	7	11	3	18	10	4	
313	28	65	4	14	14	11	11	11	
314	23	53	5	6	11	17	9	5	
315	35	86	8	16	19	20	14	9	
316	45	82	5	8	17	19	16	17	
317	60	137	24	26	28	36	10	13	
318	26	61	11	10	8	18	6	8	
319	17	31	1	3	11	5	3	8	
320	35	80	16	12	12	28	8	4	
321	34	64	6	12	5	23	7	11	
322	0	0	0	0	0	0	0	0	
323	23	59	9	14	6	15	7	8	
507	33	69	11	14	7	16	14	7	
508	34	80	7	17	16	22	9	9	
509	39	86	8	22	14	26	8	8	
513	33	75	4	18	9	20	8	16	
514	0	0	0	0	0	0	0	0	
TOTALS	697	1693	186	426	237	431	197	216	TOTAL 1693
% OF TOTAL			11.0%	25.2%	14.0%	25.5%	11.6%	12.8%	
EAST PORTION OF NEIGH.									
401	25	50	2	7	5	12	11	13	
402	37	81	7	12	11	17	8	28	
404	63	173	19	37	21	50	28	18	
405	17	55	5	15	4	17	10	4	
406	22	41	4	5	3	20	1	7	
407	8	21	2	2	3	4	7	3	
408	17	41	3	11	3	10	6	8	
409	20	47	1	15	2	18	2	9	
410	22	47	7	7	2	11	6	14	
411	21	48	4	8	3	11	10	12	
412	20	50	4	10	6	10	7	13	
413	15	34	3	5	2	10	8	6	
414	21	43	5	7	2	13	4	12	
415	31	63	5	11	5	24	9	9	
416	22	57	7	7	4	18	10	11	
417	24	66	9	11	14	17	7	8	
418	25	78	10	17	6	31	5	7	
502	3	11	1	1	4	2	2	1	
503	32	69	0	16	6	25	5	17	
504	46	87	9	7	9	16	18	28	
505	58	144	19	28	19	46	18	14	
506	23	43	4	3	9	11	9	7	
510	13	35	2	9	4	11	5	4	
511	34	82	11	20	6	30	10	5	
512	18	52	3	16	7	20	3	3	
TOTALS	637	1516	146	287	160	454	209	259	TOTAL 1515
% OF TOTAL			9.6%	18.9%	10.6%	30.0%	13.8%	17.1%	

NEIGH.									
TOTALS	1488	3570	354	784	429	991	470	539	TOTAL 3567
% OF TOTAL			9.8%	21.8%	11.9%	27.6%	13.1%	15.0%	

North Side Hill Neighborhood Survey

The City of Eau Claire and the North Side Hill Neighborhood Association are currently beginning the process of updating the NSH neighborhood plan. This plan is a detailed guide for the City on issues such as land use, transportation, parks and redevelopment. We are interested in your opinions on a number of issues affecting the neighborhood. You can help us greatly by filling out this questionnaire. All information will be confidential. None of the participants will be identified by name or location. Thank you.

1. In your opinion, which of the following problems are the five most urgent problems in your neighborhood? Please put a "1" next to the most urgent, "2" to the next, etc.

	Priorities					Total Pts.
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
1. Traffic on Birch Street	39	32	26	21	13	131
2. Street condition	46	27	17	20	14	124
3. Upkeep of rental property	40	33	20	15	10	118
4. Through traffic on residential streets	15	25	16	23	17	96
5. Crime	24	16	20	20	15	95
6. Poor housing conditions	14	21	16	9	13	73
7. Noise	8	13	22	10	12	65
8. Parking	5	3	11	14	7	40
9. Poorly maintained parks and playgrounds	5	4	11	3	3	26
10. Zoning	0	2	0	1	9	12
10. Not enough social services	0	4	3	2	3	12
11. Poor schools	0	0	3	0	3	6

2. How would you classify the condition of the following features on your block?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Total Responses</u>
Housing	23	130	80	12	245
Street pavement	22	79	70	73	244
Street lighting	17	114	69	35	235
Sidewalks	22	129	67	22	240
Storm drainage	27	147	39	21	234
Sewers	28	155	43	10	236
Condition of yards	18	122	83	22	245

3. Would you like to have more of the following in the neighborhood?

	<u>Yes</u>	<u>No</u>	<u>Total Responses</u>
Day care facilities	47	169	216
Churches	30	185	215
Social services for senior citizens	86	135	221
Health and hospital facilities	36	180	216
Grocery stores	80	152	232
Drug stores	86	144	230

4. There are many services and facilities that are provided within our neighborhood. How would you rate their quality?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't Know</u>	<u>Total</u>
Availability of public transit	82	95	23	5	39	244
Animal control	35	86	53	44	26	244
Snow removal/street cleaning	30	111	64	35	4	244
Street maintenance	17	84	70	70	4	245
Rodent control	23	78	43	19	72	235
Enforcement of property upkeep ordinances	11	72	52	65	40	240
Public schools	53	106	28	5	47	239
Mt. Simon Park	65	104	26	4	40	239
McDonough playground	32	102	45	11	51	241
Mt. Tom recreational area	28	93	40	19	58	238
Recreation programs	31	71	31	8	93	234
Police protection	55	107	39	21	20	242
Fire protection & rescue service	93	92	10	1	48	244

5. Listed below are some of the physical improvements which could be included in a plan for your neighborhood. In the spaces below, indicate whether you would like to see improvements addressed for these items within the North Side Hill.

	<u>Agree</u>	<u>Disagree</u>	<u>No Opinion</u>	<u>Total</u>
a) Upgrade neighborhood housing	164	18	55	237
b) Do something to slow traffic on residential streets	176	25	38	239
c) Improve street lighting	124	57	54	235
d) Improve street pavement condition	161	28	45	234
e) Make it easier for pedestrians to cross Birch Street	183	14	41	238
f) Restrict on-street parking	76	107	43	226
g) Put in or improve sidewalks	110	54	64	228
h) Clean up garbage and junk from yards	188	20	26	234
i) Improve playground facilities	108	45	75	228
j) Upgrade Birch Street	126	43	61	230

6. Below is a list of reasons for living in this neighborhood. Do you agree or disagree that these are advantages of living here?

	<u>Agree</u>	<u>Disagree</u>	<u>No Opinion</u>	<u>Total</u>
a) Convenient to downtown	197	23	23	243
b) Near shopping	155	63	21	239
c) Near park and playground facilities	174	17	49	240
d) Good public transit	168	16	58	242
e) Friendly neighbors	180	28	36	244
f) Good housing	126	55	50	231
g) Quiet neighborhood	150	65	24	239
h) Good school	141	24	74	239
i) Near family and friends	108	50	76	234
j) Nice looking area	122	61	50	233
k) Low crime	100	95	38	233

7. List four of the most positive things you can think of about your neighborhood.

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>Total</u>
Parks	14	8	7	4	33
Quiet Neigh.	41	23	9	2	75
Bus System	5	2	8	2	17
Friendly	60	34	2	1	97
Good Schools	7	11	7	6	31
Low Taxes	2	2	4	1	9
Diversity	1	3	1	1	6
Churches	2	3	1	0	6
Code Enforcement	0	3	0	0	3
Sidewalks	0	0	1	0	1
Streets	3	2	1	0	6
Scenery	6	9	5	4	24
Good Location	32	27	26	4	89
Snow Removal	2	0	1	1	4
Safe Neigh.	<u>1</u>	<u>6</u>	<u>9</u>	<u>1</u>	17
	176	133	82	27	

8. List the things you don't like about your neighborhood.

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>Total</u>
Poor Appearance of Rentals	54	18	9	5	86
Traffic	19	18	7	4	48
Gang Activity	4	11	4	1	20
Sidewalks	2	2	4	1	9
Street Condition	16	14	15	4	49
Drugs	1	0	2	0	3
Minorities	4	5	2	1	12
Speeding & Other	11	15	8	3	37
Taxes	4	0	0	1	5
Loose Animals	20	6	5	2	33
Snow Removal	5	3	6	1	15
Trains	1	3	1	0	5
Parking of Cars	3	2	2	4	11
Noise from Trains	9	7	2	1	19
Litter	5	6	2	2	15
Trucks	1	4	2	0	7
Unfriendly Neigh.	2	5	2	1	10
Kids in Roads	10	15	8	3	36
Thru Streets Needed	0	0	0	2	2
Crime	18	8	10	3	39
School	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	1
	189	143	91	39	

Please answer either TRUE (T) or FALSE (F) for the following questions:

9. $\begin{matrix} T & 181 \\ F & 53 \end{matrix}$ The neighborhood has a good variety of parks for children to play.
10. $\begin{matrix} T & 104 \\ F & 124 \end{matrix}$ The North Side Hill neighborhood has many historic buildings which make the neighborhood quite unique.
11. $\begin{matrix} T & 124 \\ F & 109 \end{matrix}$ I feel that crime is a problem within the neighborhood.
12. $\begin{matrix} T & 126 \\ F & 87 \end{matrix}$ Overall condition within the North Side Hill Neighborhood has improved in recent years.
13. $\begin{matrix} T & 76 \\ F & 162 \end{matrix}$ I did not know that there is an active neighborhood association for the North Side Hill.
14. $\begin{matrix} T & 55 \\ F & 155 \end{matrix}$ Generally, people living in other parts of Eau Claire think that the North Side Hill area is a nice neighborhood.
15. $\begin{matrix} T & 136 \\ F & 96 \end{matrix}$ I am satisfied with the overall appearance of the neighborhood.

16. T 128 F 107 I feel that traffic at the intersection of Birch Street and Starr Avenue is a problem.
17. T 110 F 108 The City does not provide the same level of services such as snow plowing and street repair to the North Side Hill neighborhood as it does to other neighborhoods in Eau Claire.
18. T 157 F 56 I feel that this is a good neighborhood to live in and to raise a family.
19. Please state what you think should be done with Birch Street within the next 20 years.

Resurface	8
Re-route	13
Widen	47
Make a one-way	4
Traffic lights	7
No trucks	8
Lower speed	5
No problem exists	11
More pedestrian crossings	6
Side street problem	2
Rezone	1
	<u>112</u>

20. How long have you lived in this neighborhood?

	<u>Years Lived in Neighborhood</u>
Less than 1 year	15
1 to 5 years	94
6 to 10 years	31
11 to 20 years	35
21 to 30 years	23
More than 30 years	<u>49</u>
	247

21. Do you rent or own the dwelling that you currently live in?

Own: 183

Rent: 65

Comparison of perception of neighborhood improvement in recent years (Question #12) vs. ownership status (Question #21):

	<u>Owners</u>	<u>Renters</u>	<u>Total</u>
Has Improved	92	34	126
Has Not Improved	<u>66</u>	<u>19</u>	<u>85</u>
	158	53	211

Feelings of what should be done to Birch Street (Question #19) vs. ownership status (Question #21):

	<u>Own</u>	<u>Rent</u>	<u>Combined</u>
Resurface	6	2	8
Re-route	12	1	13
Widen	32	15	47
Make a one-way	3	1	4
Traffic lights	3	4	7
No trucks	6	2	8
Lower speed	2	3	5
No problem exists	9	2	11
More pedestrian crossings	5	1	6
Side Street Problem	2	0	2
Rezone	<u>1</u>	<u>0</u>	<u>1</u>
	81	31	112

NORTH SIDE HILL NEIGHBORHOOD PROBLEMS AND ISSUES

CATEGORY	ITEM	RATING
Transportation	High traffic speed on residential streets	1.62
	Future status of Birch Street	1.62
	Pedestrian safety along Birch Street	1.92
	Uncontrolled residential street intersections	2.00
	Truck traffic within neighborhood	2.54
	Congested streets	2.62
	Public Facilities	Poor condition of streets
Poor snow removal on streets		2.54
Poor conditions of sidewalks		2.62
Poor street lighting		3.08
Bus transportation		3.15
Pedestrian/bike circulation		3.23
Upkeep of McDonough playground		3.31
Beautification of greenway areas		3.46
Plans for Mt. Tom		3.62
Land Use/ Redevelopment	Redevelopment of blighted properties	2.15
	Insufficient off-street parking	2.62
	Inconsistent exterior renovations	3.00
Character/Image	Juvenile crime activity	1.92
	Lack of neighborhood programs and activities	2.38
	Neighborhood apathy	2.54
	Lack of police presence	2.62
	Neighborhood perception	2.77
	Neighborhood watch program	2.85
	Loss of boulevard trees	3.31
	Entrances to neighborhood	3.38
	Billboards in neighborhood	4.38
Property Maintenance & Upkeep	Condition of rental properties	1.77
	Poor neighborhood upkeep	1.85
	Code enforcement	2.23
	Update housing survey	3.15
	Garbage and recycling containers	3.15
	Loud parties and music	4.15

NOTE: Lower the rating number, higher the priority.

APPENDIX D: GUIDELINES FOR REMODELING

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.

APPENDIX E: GUIDELINES FOR NEW CONSTRUCTION

The following design guidelines should be considered for new residential construction within the neighborhood.

1. Design:

All new construction should meet high standards of contemporary design. Design elements of surrounding buildings of architectural or historical significance such as roof shape, bays, cornice lines, etc., should be incorporated into the design of new buildings to encourage design compatibility with existing buildings.

2. Facade:

Facades should be similar in design to surrounding buildings. The size, proportion and number of openings and the ratio of solids to voids should be related to adjacent buildings. The vertical emphasis of the front facade reflected in the height-to-width ratio should be preserved.

3. Materials:

Wood or brick that is compatible in scale, color and texture of the facades of adjacent buildings are preferred materials for exterior facades. Plywood, wide aluminum siding, and multi-colored brick are generally not preferred.

4. Roof Line:

Roof shapes should be consistent with the height, slope and design

features of roofs of buildings in the area. Gable roofs are preferred roof shapes. Residential buildings should not be constructed with flat roofs.

5. Colors:

Exterior colors should be harmonious with the colors of surrounding buildings and with colors in use during the period when the majority of the buildings were constructed.

6. Landscaping and Parking:

- a) Building and other facilities should be located to preserve trees and other natural features of the site.
- b) A minimum of .5 to 1 percent of the total estimated improved property area should be considered for trees and shrubs.
- c) Front, side and rear yards should have adequate lawn or vegetative cover, with parking provided only in the rear yards.

RESOLUTION


WHEREAS, the city of Eau Claire adopted an element of the Comprehensive Master Plan entitled "North Side Hill Neighborhood Plan" on February 19, 1980; and

WHEREAS, the North Side Hill Neighborhood Association and Department of Community Development have reviewed and updated sections of this plan regarding: the neighborhood profile, issues, problems, goals and strategies, polices, and future land use; 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 Side Hill 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,

May 5, 1997

RESOLUTION

A RESOLUTION CERTIFYING THE NORTH SIDE HILL NEIGHBORHOOD PLAN AS PART OF THE CITY'S COMPREHENSIVE PLAN.

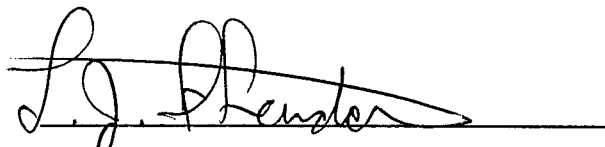
WHEREAS, the Eau Claire Plan Commission has studied and considered the amended portion of the Comprehensive Master Plan relating to the North Side Hill neighborhood area and has certified the same to the City Council.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Wis. Stats. s. 62.23(3), the City Council, as an aid to the Plan Commission and the City Council in the performance of their duties, does hereby certify the North Side Hill Neighborhood Plan as amended, 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,

May 13, 1997

Motion to adopt the resolution.


Terrance J. Sheridan

Seconded by:


Caroline J. Korfness
