

**City of Eau Claire  
Waterways and Parks Commission  
Wednesday, October 23, 2019  
7:00 p.m.  
North Conference Room – City Hall**

**Agenda**

- I. Approval of minutes from the September 25, 2019 meeting.
- II. New Business
  - a. Welcome new commission member – Ellen Faulkner
  - b. Presentation and comment on Draft Cannery District Concept Plan. (Aaron White)
  - c. Information only: Discussion of next meeting date (Jeff Pippenger)
- III. 2019 Special Events list (Information only)
- IV. Director’s Report (Information only)
- V. Adjournment

**Please call the Community Services Office  
(715-839-4649) if you cannot attend this meeting!**

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*"Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in accessible location or format must contact the ADA Coordinator for the City of Eau Claire, at 839-4921 or at 203 South Farwell Street by 2:00 PM the Monday prior to the meeting so that any necessary arrangements can be made to accommodate each request."*

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**CITY OF EAU CLAIRE  
WATERWAYS AND PARKS COMMISSION  
(Meeting Minutes)**

**September 25, 2019**

**Members Present:** Joshua Miller, Tom Fiedler, Ron Doering, John Lor, Kate Beaton, Kirk Dahl, Meredith Ball, Susan McLeod

**Members Absent:** John Bodkin, Jenni Sterling (also, one open position on the Commission with Jeanne Mueller's resignation)

**Staff Present:** Jeff Pippenger, Dave Solberg, Pat Ivory

The meeting was chaired by Joshua Miller in the North Conference Room at City Hall and called to order at 7:00 p.m.

**Minutes:** The minutes of the August 28, 2019 meeting were approved as written.

**Business Agenda.**

**A. Recommendation on the application to rezone land located west of the Northwest Community Park from R-1A to R-2P with a preliminary plat for Jeffers Ridge Twin Homes.** Pat Ivory provided an overview of an application submitted to rezone land located to the west of the Northwest Community Park and east of Jeffers Road from R-1A to R-2P. The proposed zoning and accompanying preliminary plat for the development called Jeffers Ridge Twin Homes would create 80 parcels. This would accommodate 40 twin homes (80 dwellings).

The preliminary plat proposes a street system that provides a connection with Jeffers Road and a north-south street system that connects with the subdivision located to the south and the subdivision located to the north. The extension of these streets is consistent with the concept plan for the area and Northwest Community Park that shows access to the Northwest Community Park from Van Es Parkway, Daisy Lane, Waylon Street, Shorewood Heights Parkway, Old Wells Road, Gessner Road, and potentially along the North Crossing.

Pat noted that staff anticipated that Daisy Lane would be the primary access to the park as it includes a pathway on the north side to accommodate pedestrian and bicycle accessibility. Initial development of the park facilities at this access location is scheduled to occur in 2022. Specific plans for these park facilities will be reviewed by the Waterways and Parks Commission at such time. Pat also noted that the applicant would be providing a pedestrian/bicycle easement to the Northwest Community Park as part of the preliminary plat between lots 10 and 11.

The plat also proposes two outlots; one abutting the park to the west and one located in the central portion of the subdivision. These outlots will be used for storm water facilities. The outlot directly west of the park is within an existing Xcel Energy electric transmission line

easement.

Steve Wiggins, the applicant, spoke in support.

**ACTION TAKEN:** John Lor moved to recommend approval. Tom Fiedler seconded the motion. All votes were in favor. Motion carried.

**B. Recommendation on use agreement for Chippewa River Gauge.** Dave Solberg informed the Commission that the USGS, which operates a river gauge on the Chippewa River near Dells Dam would like to relocate the gauge to an area south of Madison Street in the northwest corner of Phoenix Park. Dave noted that the gauge at the current location has been regularly vandalized.

**ACTION TAKEN:** Susan McLeod moved to recommend approval. John Lor seconded the motion. All votes were in favor. Motion carried.

**Other Items.**

- The Commission reviewed the special events listing and Director's Report.
- Commission photo. The Commission photo was taken prior to adjournment.

The meeting was adjourned at 7:30 p.m.

Submitted by,  
Susan McLeod, Secretary

# STAFF REPORT

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**TO:** Waterways and Parks  
Commission

**MEETING DATE:**  
10/23/19, 7:00 p.m.  
North Conference Room

**FROM:** Community Development

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**AGENDA ITEM:** Presentation and comment on Draft Cannery Redevelopment District  
Concept Plan

**APPLICANT:** Eau Claire Redevelopment Authority

**ENGINEER/ARCHITECT/**

**SURVEYOR:** Vandewalle and Associates

**SURROUNDING LAND USE:**

North:	Residential/Vacant
East:	Chippewa River
South:	Madison Street
West:	Residential/commercial

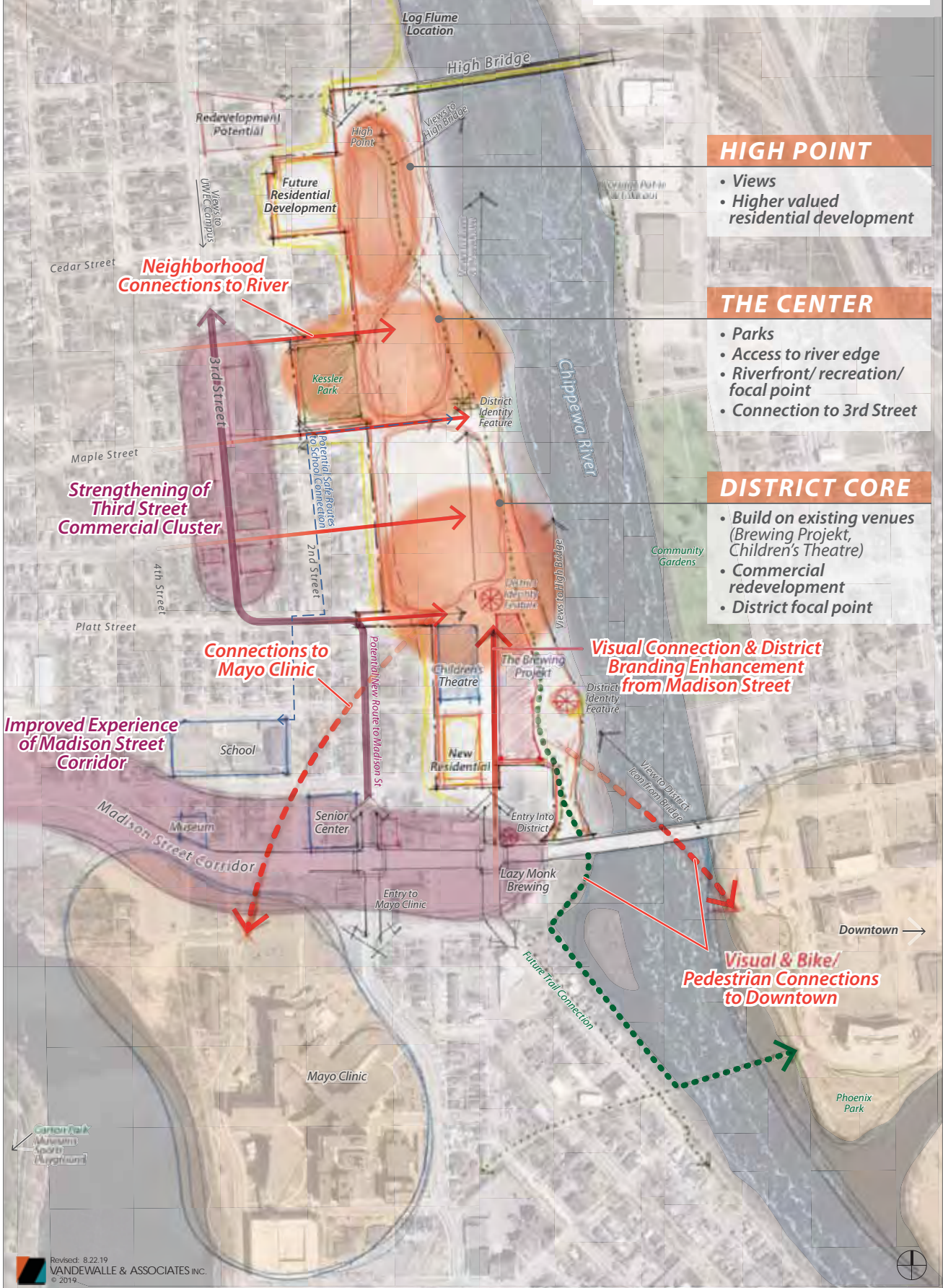
The Eau Claire Redevelopment Authority is working with Vandewalle and Associates in the development of a concept plan for the Cannery Redevelopment District located on the west side of the Chippewa River and north of Madison Street. The area includes the existing recreational trail along the west side of the Chippewa and parcels purchased by the Redevelopment Authority. The concept plan includes a mix of land uses including parks, greenways, housing, and commercial. The City held a community/neighborhood meeting in September to obtain community input on the draft plan.

**DRAFT**

**CANNERY DISTRICT**

# CANNERY DISTRICT District Opportunities

Eau Claire, Wisconsin



**HIGH POINT**

- Views
- Higher valued residential development

**THE CENTER**

- Parks
- Access to river edge
- Riverfront/ recreation/ focal point
- Connection to 3rd Street

**DISTRICT CORE**

- Build on existing venues (Brewing Projekt, Children's Theatre)
- Commercial redevelopment
- District focal point

**Improved Experience of Madison Street Corridor**

**Connections to Mayo Clinic**

**Neighborhood Connections to River**

**Strengthening of Third Street Commercial Cluster**

**Visual Connection & District Branding Enhancement from Madison Street**

**Visual & Bike/ Pedestrian Connections to Downtown**



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# CANNERY DISTRICT Development Plan (& Alternative Site Scenarios)

Eau Claire, Wisconsin

High Bridge

Chippewa River

## FIRST & CEDAR

21 Townhomes

## THE CENTER

- OPTION 1:**  
Kessler Park remains & improved/ townhomes on District Park & First Street  
22 Townhomes
- OPTION 2:**  
Townhome development on Kessler Park site/ Neighborhood Park next to District Park  
26 Townhomes

## THE HEIGHTS

- OPTION 1: RESIDENTIAL**  
80 units (1.5/unit)  
3 stories (above parking)  
96,000 sf total (1,200 sf/unit)  
1 level of parking  
120 parking spaces
- OPTION 2: RESIDENTIAL**  
150 units (1.5/unit)  
6 Stories (above parking)  
180,000 sf total (1,200 sf/unit)  
2 levels of parking  
220 parking spaces



River-Edge Area  
Walking, Fishing, & Small boats

River Access Features

## RIVERSIDE SITES

- OPTION 1:**  
Urban Park for residents  
Destination Active Space  
Parking
- OPTION 2:**  
Urban Park for residents  
Commercial destination  
28,800 sf commercial  
Parking
- OPTION 3:**  
Commercial/residential mixed-use  
13,900 sf commercial  
52,000 sf residential  
Parking

## MAPLE

- RESIDENTIAL**  
72 units  
3 stories  
86,000 sf total (1,200 sf/unit)  
1 level of parking (below-grade)  
80 parking spaces (1.0+/unit)  
11 Townhomes
- COMMERCIAL**  
7,000 sf commercial (one level)

## PLATT & OXFORD

- OPTION 1: RESIDENTIAL**  
80 units (1.0/unit)  
3-4 stories  
96,000 sf total (1,200 sf/unit)  
1 level of parking (below grade)  
80 parking spaces
- COMMERCIAL**  
16,000 sf commercial (one and two level)
- OPTION 2: MAKERSPACE & RETAIL**  
30,000 sf commercial (one and two level)

## FIRST & PLATT

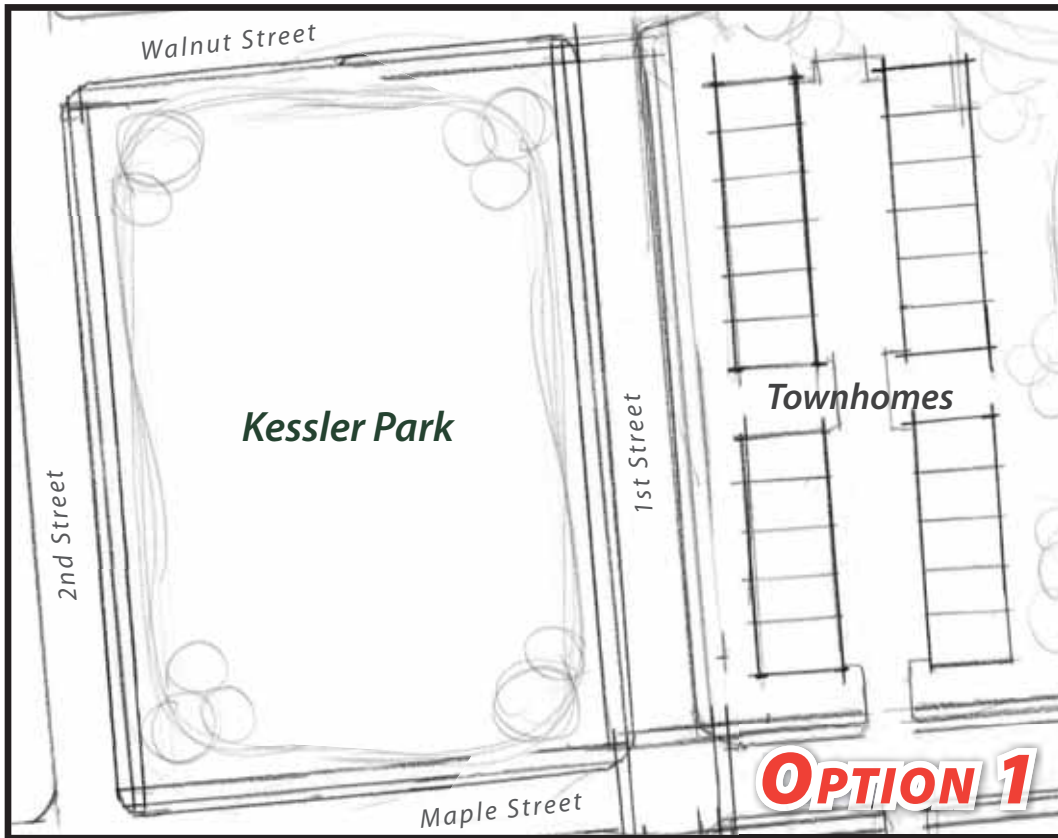
10 Townhomes

# THE CENTER

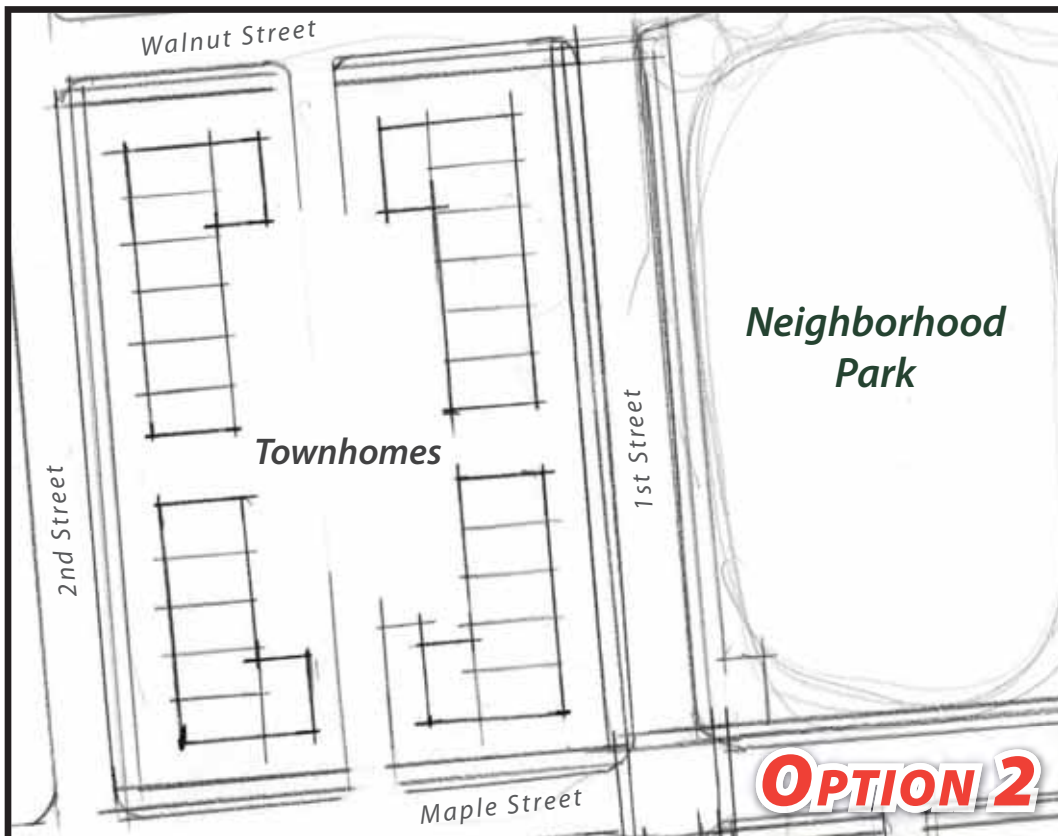
## CANNERY DISTRICT Alternative Site Scenarios

Eau Claire, Wisconsin

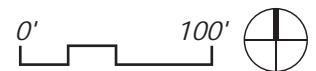
# DRAFT



- Kessler Park remains & improved/ townhomes on District Park & First Street
- 22 Townhomes



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- 26 Townhomes



# PLATT & OXFORD

## CANNERY DISTRICT *Alternative Site Scenarios*

*Eau Claire, Wisconsin*

# DRAFT



### OPTION 1

#### RESIDENTIAL

80 units (1.0/unit)

3-4 stories

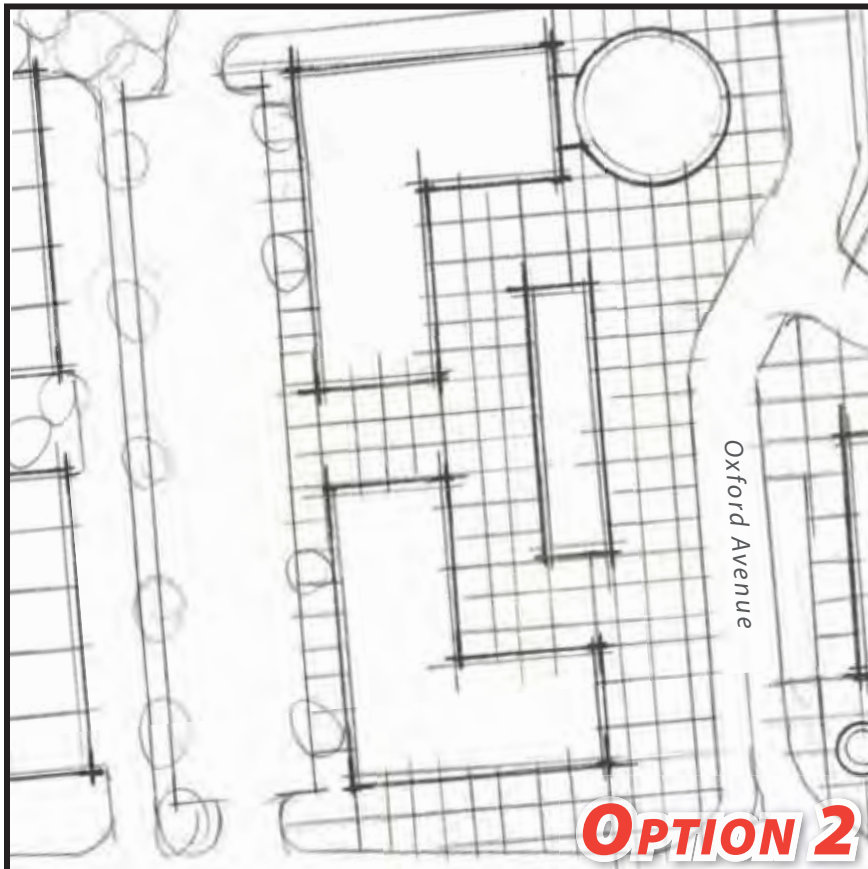
96,000 sf total (1,200 sf/unit)

1 level of parking (below grade)

80 parking spaces

#### COMMERCIAL

16,000 sf commercial  
(one and two level)



### OPTION 2

#### MAKERSPACE & RETAIL

30,000 sf commercial  
(one and two level)



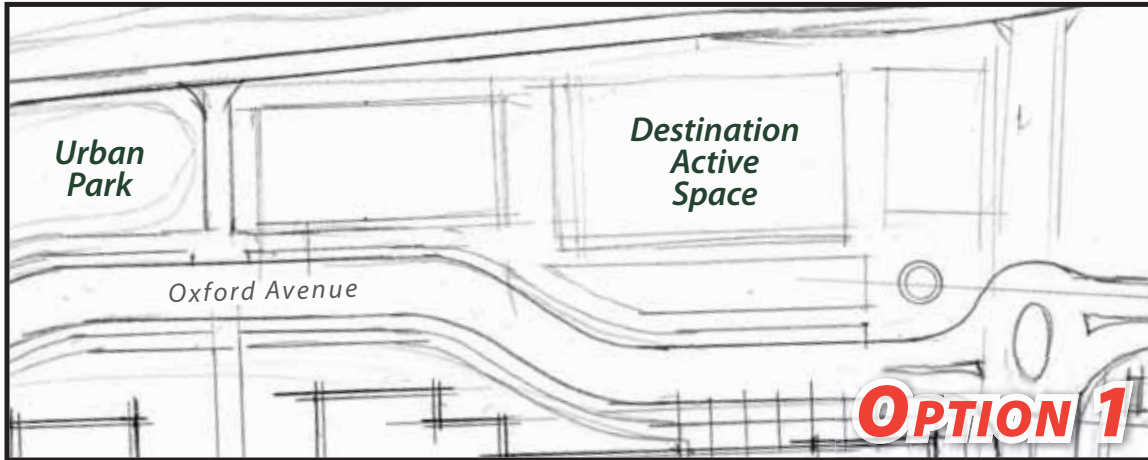


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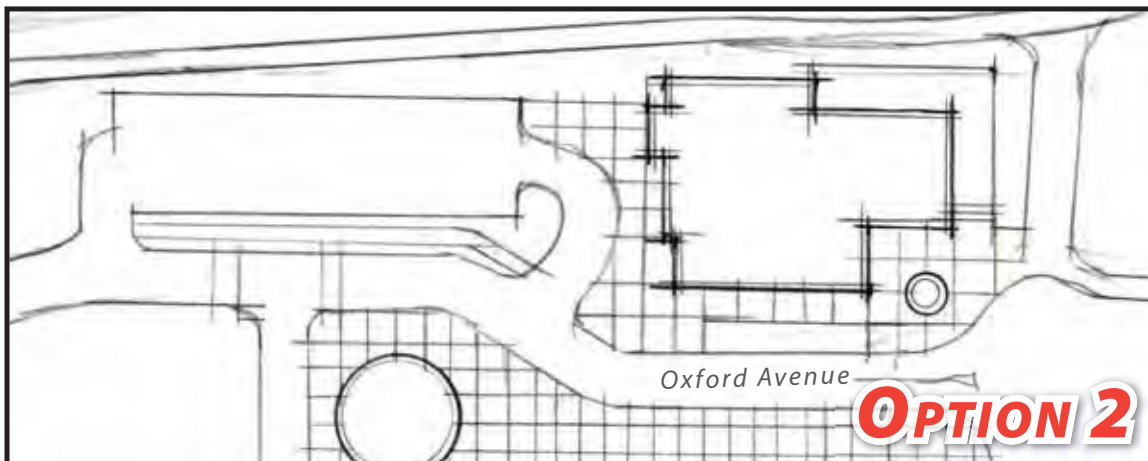
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Eau Claire, Wisconsin

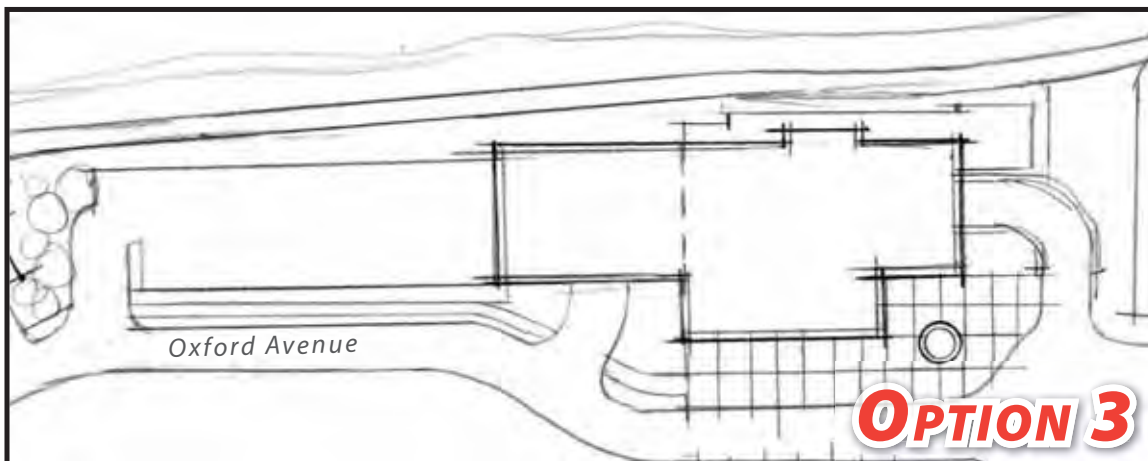
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- Urban Park for residents
- Destination Active Space
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- Urban Park for residents
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28,800 sf commercial
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- Commercial/residential mixed-use  
13,900 sf commercial  
52,000 sf residential
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**PARKS, RECREATION AND FORESTRY**

**STAFF REPORT**

**PROJECT NAME: Meeting Date**

**To:** Waterways and Parks Commission

**Date:** October 23, 2019

**From:** Jeff Pippenger

**Description:** Waterways and Parks Commission Meeting Date

**Location:** N/A

**Background:** Scheduled meeting dates for the Commission are November 27, 2019 and December 25, 2019. Discussion regarding altering these dates.

**Justification:** N/A

**Proposed Location:** N/A

**Facilities Features:** N/A

**Storm Water:** N/A

**City of Eau Claire Park and Open Space Master Plan:** N/A

**City Comprehensive Plan:** N/A

**Financial:** N/A

**LAWCON:** N/A

## 2019 Waterways and Parks Commission Meeting Dates

Agenda Item Wording Due	Packet Material Due Date	Posted on Web Site	Meeting Date
January 15	January 17	January 18	January 23
February 19	February 21	February 22	February 27
March 19	March 21	March 22	March 27
April 16	April 18	April 19	April 24
May 14	May 16	May 17	May 22
June 18	June 20	June 21	June 26
July 16	July 18	July 19	July 24
August 20	August 22	August 23	August 28
September 17	September 19	September 20	September 25
October 15	October 17	October 18	October 23
November 19	November 21	November 22	November 27*
December 17	December 19	December 20	December 25*

\*tentative date

All dates subject to change.

## November/December 2019 Special Events

Event	Date	Location
Carson 5 & 10	10/26	Carson Park
Downtown Trick or Treating	10/31	Downtown Eau Claire
Turkey Trot	11/28	Hobbs Ice Arena, city trails and streets
Clearwater Winter Parade	12/6	Owen Park, 1st Avenue
Let it Glow	12/6	Phoenix Park
Haymarket Holiday	12/7	Haymarket Plaza
Run Santa Run 5K	12/7	Phoenix Park, city streets & trails

CITY OF EAU CLAIRE COMMUNITY SERVICES DEPARTMENT  
PARKS, RECREATION AND FORESTRY  
October 2019 Monthly Report

Parks Division

- Ribbon Cutting for Carson Park Pillars on October 11<sup>th</sup>
- In the process of winterizing our parks.
- Owen Park restrooms and pavilion is planned to start on October 21 and be completed by the end of the year.
- Fishing line recycling stations are completed. Locations are at Halfmoon Lake near the Causeway, Lakeshore Park, Braun's Bay, and Rod and Gun, Riverview Park, Mt. Simon and Phoenix Park.

Forestry Division

- Ongoing street tree structural pruning.
- Fall stump removal is completed.
- EAB eradication will continue with boulevard trees and park areas.

Recreation Division

- Akervik Rink construction is complete. The new in floor heating system, dasher boards, four locker rooms, storage areas, and mezzanine viewing area are ready for the busy hockey and figure skating season.
- Wall art is expected to be completed the last week in October, or first week in November.
- A ribbon cutting ceremony is expected sometime in early November.

Prime Times

The 2019/20 Fall and Winter edition is now available and can be found online at [www.eauclairewi.gov/primetimes](http://www.eauclairewi.gov/primetimes)

Special Events

The Special Events Committee continues to work with all the groups that conduct events within city parks and meets monthly. The group will also review alcohol license applications.



**REEL IN & RECYCLE**



**MONOFILAMENT RECYCLING BIN**

Keep our waterways  
tangle-free

For more information on monofilament recycling visit [www.bonnie.com/foundation](http://www.bonnie.com/foundation)

**NO CANS - NO BOTTLES - NO TRASH**

**NO TRASH  
PLEASE  
NO CANS**





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NO TRASH PLEASE NO CANS





**REEL IN & RECYCLE**



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