

Amended
March 26, 2002

REDEVELOPMENT PLAN
North Barstow Area Expanded

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Exhibit A: Boundary Description

Maps:	Map I	Project Area Boundaries
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A. **Boundaries of Redevelopment Area**

Boundaries of the Redevelopment Project Area are shown on Map I, "Area Boundaries", and are described in Exhibit A attached hereto and incorporated herein.

B. **Redevelopment Plan Objectives**

Redevelopment activities for the project will be undertaken in general conformity with the City of Eau Claire Comprehensive Plan. The plan for redevelopment will be designed to meet the following goals and objectives, whenever possible:

1. To eliminate unsanitary, substandard and structurally deficient residential, commercial and other deteriorated and obsolete structures.
2. To eliminate inappropriate land use, including ground floor residential uses in the flood plain or in commercial districts, and other existing land uses incompatible with the recommended land use.
3. To improve the environment and the aesthetics of the Project Area.
4. To strengthen and diversify the economic base of the downtown and the city by encouraging well planned mixed-use development.
5. To provide quality open space adjacent to the riverfronts and to provide space for public access to the riverfronts for the active enjoyment of the Eau Claire community.
6. To reduce fragmented land ownership patterns and encourage major reinvestment and large-scale development of the area through assembling separately owned parcels under a single ownership.
7. To encourage economic development that incorporates the preservation and continued use or reuse of historic structures.

C. **Existing Land Uses, Zoning and Condition of Real Property**

The existing use of land in the Project Area is shown on Map I, Existing Land Use.

As indicated on "Existing Land Use Map" Project Area includes large areas of vacant land located along the edges of the Chippewa River, as well as vacant lots which had structures previously removed by the Redevelopment Authority.

Residential structures are concentrated in the area bounded by William Street, North Barstow, E. Madison Street and Forest Street. Most of the dwelling units appear to be occupied. There are 23 residential structures north of East Madison Street, with a total of 46 dwelling units. Most of these are single-family or duplex structures and three are multi-family buildings. South of East Madison Street, there are four remaining residential structures in the redevelopment area and eight residential dwelling units located on upper floors of commercial structures. Most of the buildings are single-family or duplex structures and there is one multi-family building for a total of 15 residential dwelling units. There are no residential structures located south of the Eau Claire River but there are 31 residential dwelling units located in the upper floors of commercial structures.

There are 40 commercial and industrial properties with structures in the project area. There are 2 vacant commercial lots. The commercial structures and uses are located on the major arterial streets of East Madison Street, North and South Barstow Street, and Graham Avenue. These uses consist of retail, office, restaurant/bar, auto service stations and auto sales and repairs. There are many structures with second story storage or residential uses. There are also a few storage garages located off the alleys. Most structures appear to have some business occupancy and usage, although the storage buildings may have minimal use. There are also private parking lots located in association of some commercial businesses and private parking lots, which are leased to customers in the area south of the Eau Claire River. These uses reflect a similar commercial usage that is found throughout the downtown area.

Publicly owned lands consist of the former Phoenix Steel property along the Chippewa River and other parcels on the banks of the rivers. Public parking lots exist on Hobart Street and at the Haymarket Parking Lot on Eau Claire Street. The Post Office and Xcel Energy occupy property on the north shore of the Eau Claire River along North Barstow Street.

There are no heavy industrial uses in the project area.

The Flood Plain Map indicates that almost the entire project area is within the 100 year flood elevation of 783.3 MSL. An exception are properties fronting on North Barstow Street and the Post Office and Xcel Energy property adjacent to Railroad Street. The lowest elevation is 775.6 and is located in the Phoenix Steel property just east of the river dike.

A survey of property conditions was conducted in 1993 and in 2002 and a map indicating properties exhibiting blight are shown on the "Blighted Properties Map".

D. Land Acquisition

The Redevelopment Authority will acquire property according to procedures under Section 35.05 and 35.06 of the Wisconsin Statutes and Chapter 202 of the Wisconsin Administrative Code.

The North Barstow Redevelopment project area was created in 1993 and has since acquired 13 residential properties, 1 commercial property, and 4 vacant lots within the district. All occupants have been relocated and the structures demolished.

The Redevelopment Authority will continue to pursue the purchase of all of the residential properties located within the original district. Acquisition of residential property located north of East Madison Street will be considered on a case-by-case basis when funding becomes available.

The Redevelopment Authority is currently negotiating to acquire the former SuperAmerica site at 203 E. Madison and the commercial property at 221 E. Madison. The Redevelopment Authority anticipated acquiring additional commercial property within the existing district. Properties south of the Eau Claire River may be acquired to further the goals of the North Barstow redevelopment area.

The Redevelopment Authority will seek to acquire properties on a voluntary basis, unless the property is required for a specific redevelopment project.

The current equalized value of property within the expanded project area is \$6,035,300. This includes \$4,676,200 for commercial properties, \$92,900 for industrial properties, and \$1,266,200 for residential properties.

Residential Properties - South of East Madison Street. The properties located south of East Madison Street are the properties that have been targeted first for acquisition because of the conditions of the structures and their location in the flood plain. This area suffered flooding in 1993 and is most prone to flooding of all residential areas in the city. There are compelling safety reasons to remove the residential uses from this area. After clearance, the residential properties will remain vacant open space until the Redevelopment Authority approves a project plan for the area. Ultimate disposition of the parcels will depend on the scale of an approved project into commercial or other uses to benefit the downtown and community.

Residential Properties - North of East Madison Street

The residential properties north of East Madison Street have not been targeted for immediate acquisition. Many of these properties, including all of those west of Hobart Street, are located in the flood plain. The properties fronting North Barstow Street are not considered in the flood plain. Purchase of all of these properties will depend on the availability of funding for blight elimination. Blighted properties, which are offered for sale, may be purchased to assemble larger parcels to encourage private redevelopment projects.

Commercial Properties – North of the Eau Claire River

These properties are located primarily along the arterial streets of North Barstow and East Madison Street. At the time of the development of this plan, all the properties appear to be occupied by a business usage. These occupied structures will require a significant level of funding to acquire and the Redevelopment Authority may exercise its powers of condemnation to acquire such properties. The Authority may acquire commercial/industrial properties consistent with approved redevelopment objectives for the area.

E. Relocation

In regard to acquisitions of property, the Redevelopment Authority will relocate all residential tenants and businesses in accordance with Wisconsin Relocation Law and in conformance with federally required standards when federal funds are used. Anti-Displacement and Relocation plans will be filed with the appropriate federal and state agencies and approved by the City Council to assure that sufficient decent, safe and sanitary alternative housing is available. Residential tenants who will need to relocate will be informed of their rights under Wisconsin Relocation Law. Those who are income eligible will be placed on the waiting list for public subsidized housing programs and will be given priority status due to their relocation by government action. Those eligible tenants will receive rental assistance payments and moving allowances. Owner-occupants of residential properties will be offered moving costs and replacement housing payments in order to find decent, safe, and sanitary housing. The Redevelopment Authority does not anticipate making any temporary residential relocations. However, if such temporary relocations occur, the Redevelopment Authority will reimburse for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including moving and increased rent or utility costs. The City of Eau Claire maintains staff able to assist in relocation of occupants of property acquired under this plan.

F. **Demolition**

Upon acquisition of properties and the relocation of the occupants, the Redevelopment Authority will seek to demolish and clear the structures from the premises. The Redevelopment Authority will maintain the property until the reuse of the property is determined, at which time the property may be redeveloped or sold for development for a public or private use which furthers the goals of the Redevelopment Plan.

G. **Reuse of Parcels, Proposed Zoning and Land Use**

Most of the project area south of East Madison Street is zoned CBD-Central Business District. See Map "Existing Zoning". At this time only the Haymarket Parking Lot on Graham Avenue is zoned P-Public. The commercial properties fronting the north side of East Madison Avenue are also zoned CBD-Central Business District. North of these commercial properties the residential area is zoned R-4 High Rise Multiple Dwelling District. The former Phoenix Steel property site and other lands fronting the Chippewa and Eau Claire Rivers will be rezoned P-Public to conform to the proposed use of these properties and public parkland. See map "Proposed Rezoning". At this time no rezonings are anticipated for the residential R-4 area north of East Madison Street. The residential areas adjacent to the Phoenix Steel site will be cleared and the properties will remain vacant open space until the Redevelopment Authority approves a redevelopment project. The potential equalized value of the redevelopment area after the acquisition and clearance of the residential and commercial properties is completed is estimated to be \$5,291,800.

The 2000 census indicates 237 persons lived within the redevelopment area. After clearance of the designated residential properties the population density is estimated to be approximately 200 persons or four persons per acre.

Former Phoenix Steel Property

This property is already owned by the City of Eau Claire and the most appropriate reuse of the property is as a public parkland along the Chippewa River. The City has prepared a parkland development plan for this area, which will be implemented with the creation of a tax increment district. Due to the nature of the land and its location in the flood plain, the Redevelopment Authority anticipates that public use may involve enclosed structures that may contain playground area, exhibition pavilions, outdoor gathering areas, and or public display areas. The Chippewa River trail system will be enhanced and a structure functioning as a service center for the trail system may be constructed east of the existing pedestrian bridge. Also public open space will be provided at the confluence of the

two rivers and trail improvements and a pedestrian bridge may be constructed along the north bank of the Eau Claire River.

Acquired Land in North Barstow Redevelopment District

Reuse of the 4-acre site in the North Barstow Redevelopment District identified on the map on the following page may include a site for future development including the potential of a 100,000 square foot Royal Credit Union (RCU) building.

Commercial Properties – South of the Eau Claire River

The commercial properties south of the Eau Claire River appear to be occupied by commercial use on the ground floor with several buildings having commercial or residential uses on the second floor. The exception is 2 S. Barstow Street, which is completely vacant at this time. The occupied structures will require a significant level of funding to acquire and the Redevelopment Authority may exercise its powers of condemnation to acquire such properties. The Redevelopment Authority will not pursue condemnation of these properties until a more detailed and specific redevelopment plan has been approved for this area. The Redevelopment Authority may acquire commercial properties through negotiated acquisition consistent with approved redevelopment objectives for this area. Redevelopment will most likely occur with the combined reuse of the Haymarket Parking Lot with adjacent commercial redevelopment or mixed-used redevelopment. The Redevelopment Authority will seek to preserve historically significant features of the sites and existing buildings.

H. Street, Alleys, Public Utilities and Private Utilities

After clearance of the residential and commercial properties for blight elimination, the utilities will be disconnected from the properties and abandoned. The public street system will remain as is pending future redevelopment plans. Because the area is prone to flooding the need exists to construct more permanent storm water pumping facilities. There is adequate existing infrastructure serving the project area and no additional public utilities will be needed. Future redevelopment plans may require the closing or vacation of some of the rights-of-way in order to accommodate larger scale developments than can be placed on the existing grid system.

ATTACHMENT A

LEGAL DESCRIPTION REDEVELOPMENT DISTRICT #1 AMENDED

That part of Blocks 5 through 7 and 20 through 25 of Huyssen, Marfield, Galloway and Meredith's Addition and other unplatted land in Government Lot 1 of Section 17, T27N, R9W also Block 3 of Chapman and Thorp's Third Addition, Block 2 of Eau Claire Lumber Company's 10th Addition, Blocks 58 and 62 and part of Block 63 of Village of Eau Claire and other unplatted land in Government Lot 7 of Section 20, T27N, R9W, all in the City of Eau Claire, Eau Claire County Wisconsin described as follows:

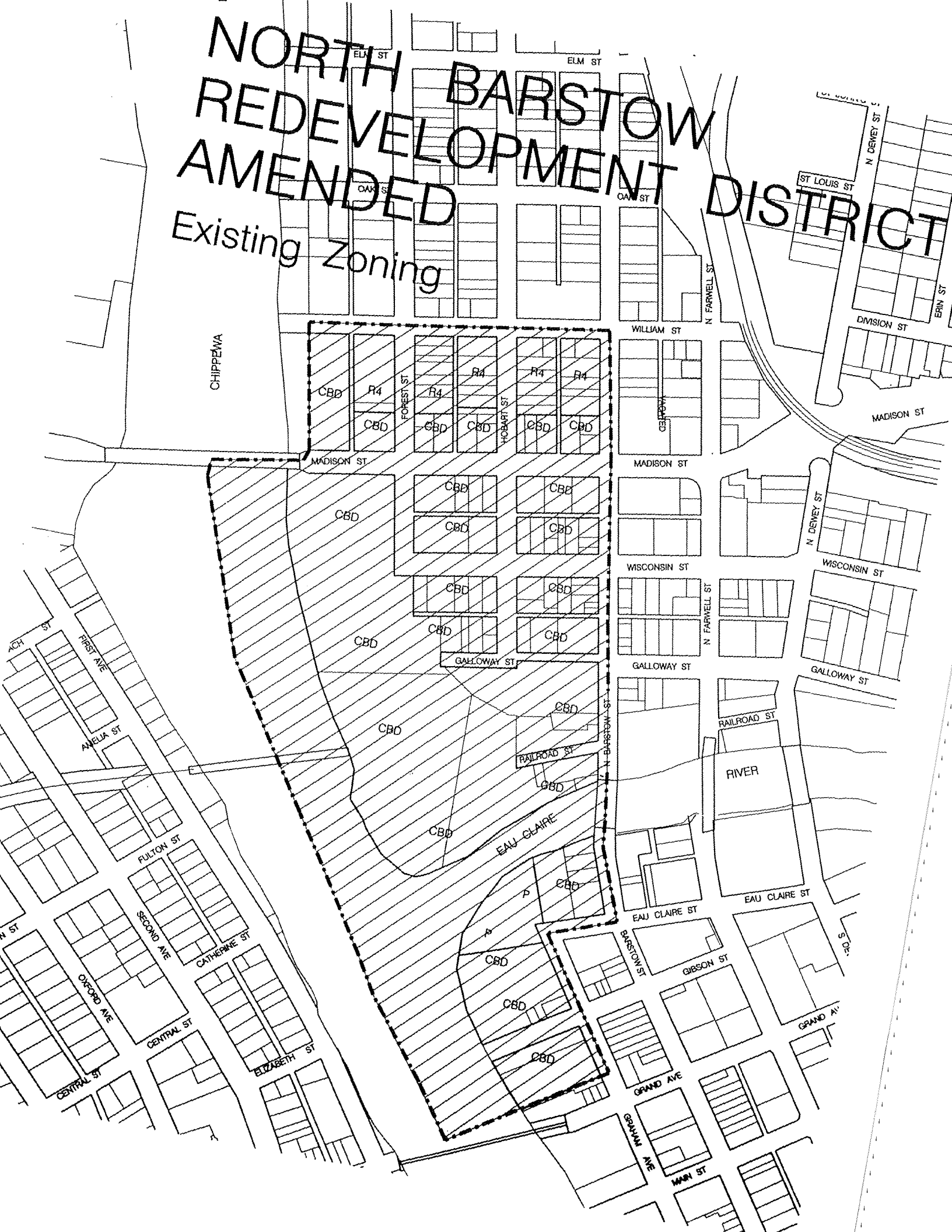
Commencing at the NE corner of Block 25 of Huyssen, Marfield, Galloway and Meredith's Addition; thence north along the northerly extension of the east line of said Block 25 to the centerline of William Street; thence east along the centerline of William Street to the intersection with the centerline of North Barstow Street and point of beginning; thence west along the centerline of William Street to the west line of Block 23 of Huyssen, Marfield, Galloway, and Meredith's Addition; thence south along said west line to the north R/W line of Madison Street; thence west along said north R/W line to the centerline of the Chippewa River; thence south along the centerline of the Chippewa River to the westerly extension of the south line of the north 6.5 feet of Lot 8 of Block 63 of the Village of Eau Claire; thence east along the south line of the north 6.5 feet of said Lot 8 and it's extension to the centerline of Graham Avenue; thence north along the centerline of Graham Avenue to the centerline of Eau Claire Street; thence east along the centerline of Eau Claire Street to the centerline of Barstow Street; thence north along the centerline of Barstow Street to the point of beginning.

NORTH BARSTOW
REDEVELOPMENT
DISTRICT



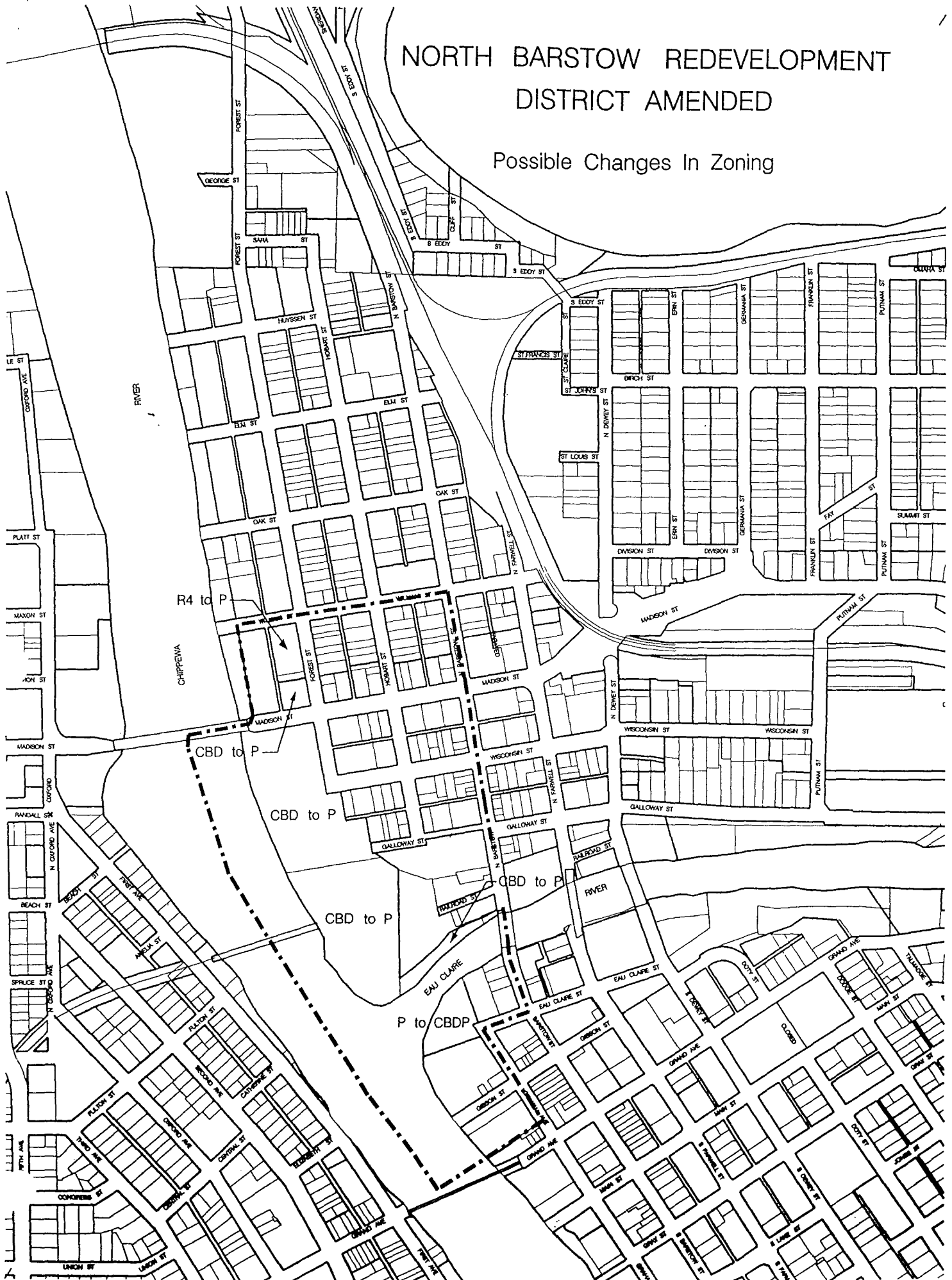
NORTH BARSTOW REDEVELOPMENT AMENDED DISTRICT

Existing Zoning



NORTH BARSTOW REDEVELOPMENT DISTRICT AMENDED

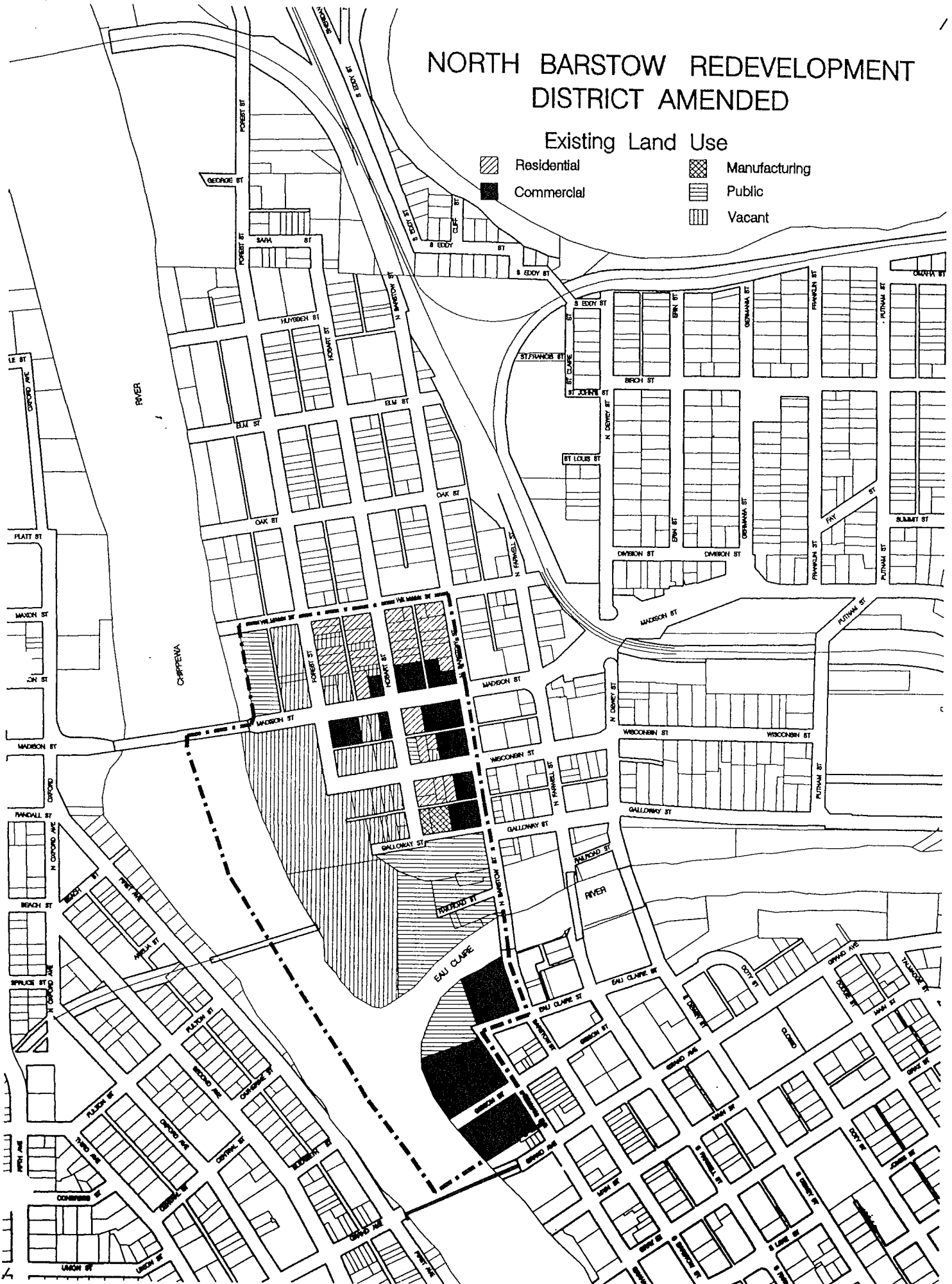
Possible Changes In Zoning



NORTH BARSTOW REDEVELOPMENT DISTRICT AMENDED

Existing Land Use

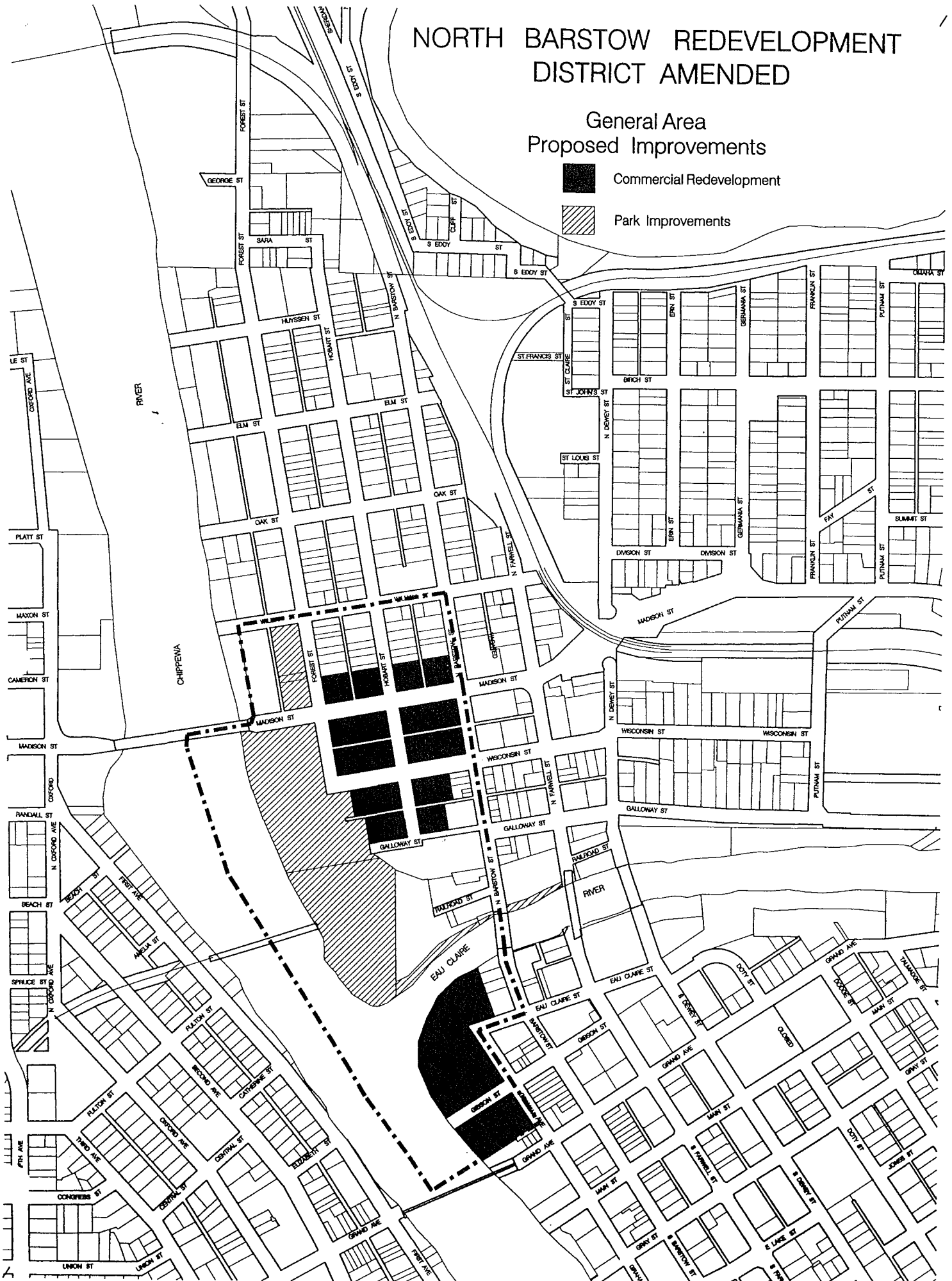
- | | |
|---|---|
|  Residential |  Manufacturing |
|  Commercial |  Public |
| |  Vacant |



NORTH BARSTOW REDEVELOPMENT DISTRICT AMENDED

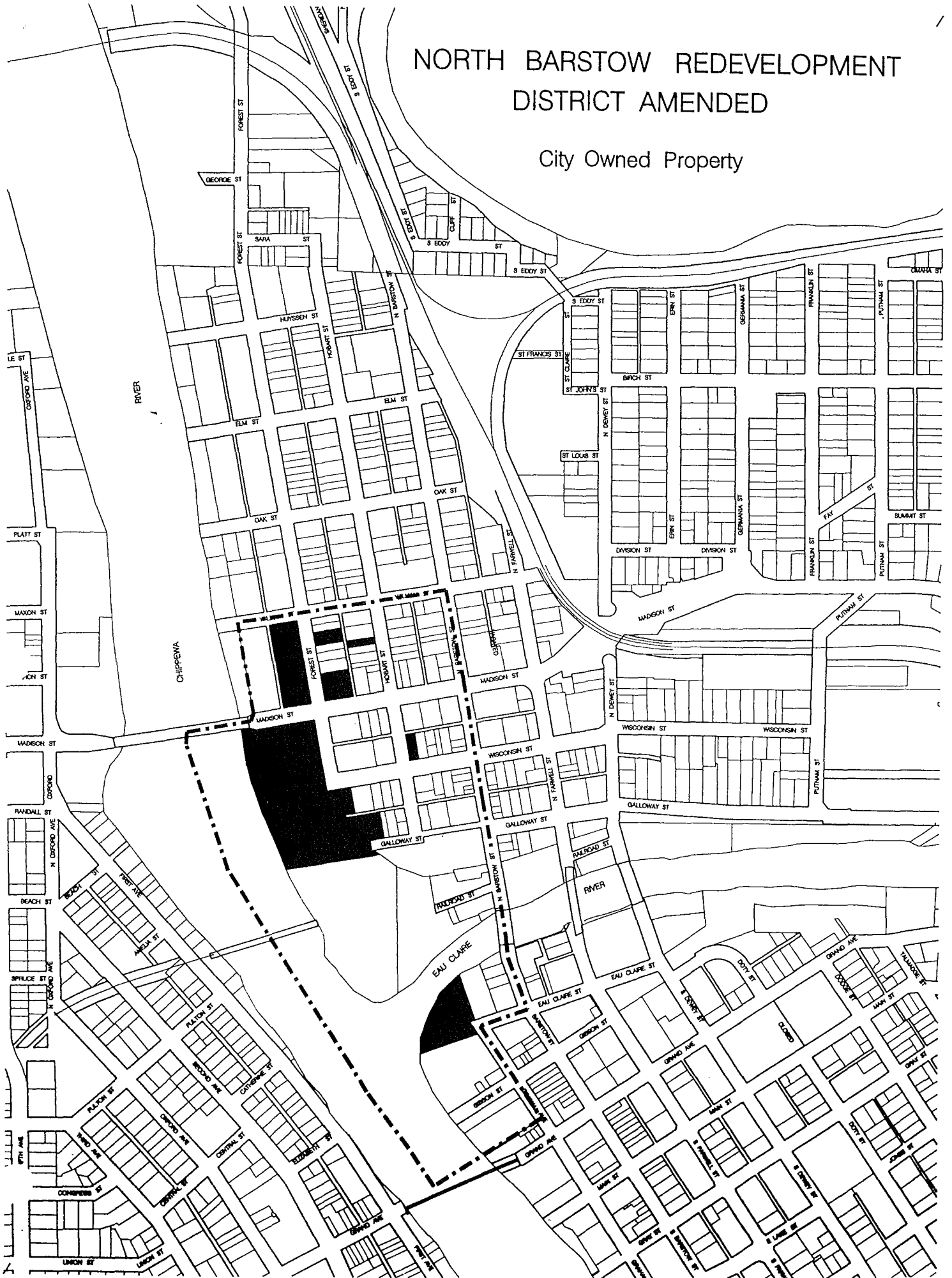
General Area Proposed Improvements

-  Commercial Redevelopment
-  Park Improvements

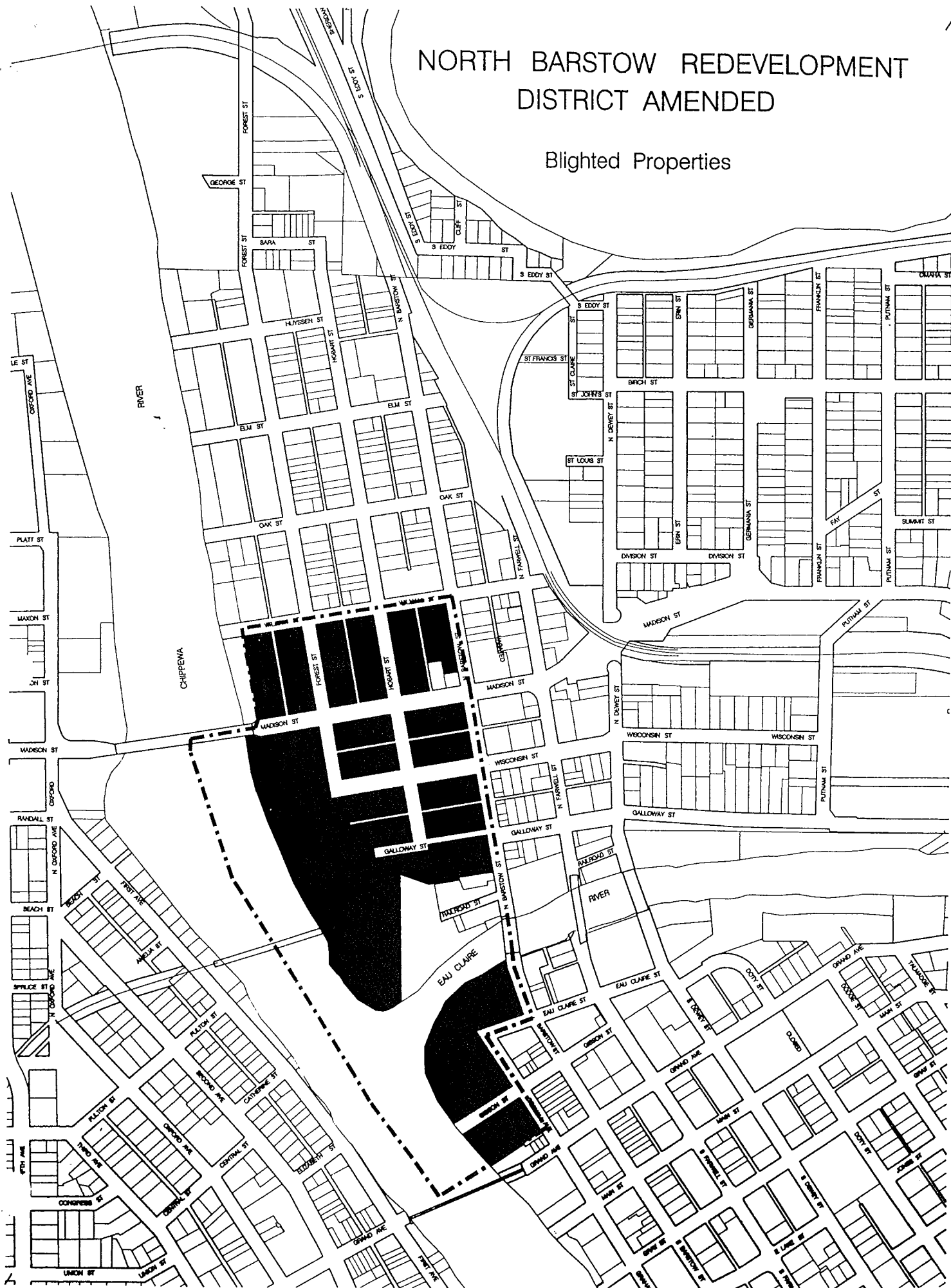


NORTH BARSTOW REDEVELOPMENT DISTRICT AMENDED

City Owned Property



Blighted Properties



NORTH BARSTOW REDEVELOPMENT DISTRICT AMENDED

Floodplain Boundary

