



CITY OF  
**EAU  
CLAIRE**

# CANNERY DISTRICT





## THE CENTER

**RESIDENTIAL**  
 26 Townhomes  
 (on Kessler Park site)  
 Neighborhood Park  
 Cannery District Park

## FIRST & CEDAR

**RESIDENTIAL**  
 21 Townhomes

## THE HEIGHTS

**RESIDENTIAL**  
 150 units (3 buildings)  
 6 Stories (above parking)  
 180,000 sf total (1,200 sf/unit)  
 2 levels of parking  
 220 parking spaces (1.5/unit)

## MAPLE

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

## RIVERSIDE SITE

**COMMERCIAL (+POTENTIAL RESIDENTIAL)**  
 28,800 sf (two levels)  
 \*Potential for upper floor residential  
 Parking  
 Urban Park

## PLATT & OXFORD

**COMMERCIAL**  
 Potential 25,000 sf  
 (one and two level)  
**RESIDENTIAL**  
 80 units (1 building)  
 3-4 stories  
 96,000 sf total (1,200 sf/unit)  
 1 level of parking (below grade)  
 80 parking spaces (1.0/unit)

<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Townhomes
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	Residential
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span>	Commercial (with residential above)
<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	Commercial



Residents and visitors are already starting to congregate to the Cannery District thanks to the long-established Children's Theatre, a recent multi-million dollar renovation to the new Brewing Projekt brewery and taproom, restoration and continuation of pedestrian trails in the area including the iconic High Bridge, and a 71-unit apartment complex that broke ground this fall.

With close proximity to the Mayo Clinic Health System, easy access to a system of recreational paths, and a planned expansive public park, the Cannery District is an area that will continue to grow in desirability. It will also build off of the overwhelming success of the neighboring Phoenix Park redevelopment which is located across the river.

# A Makers' District

Over several months, Vandewalle & Associates researched the history of the area, gathered feedback from the community, and as a result determined that the Cannery District is an ideal area for makers to thrive. Eau Claire already has an established makers economy of woodworkers, bakers, brewers, artists, actors and more.

The Cannery District is in Tax Increment Financing District (TID) #13 which is a mixed-use TID encompassing 41.5 acres and 28 parcels. The TID will support:

- street and utility improvements
- development of park, trail, and public green space
- new mixed-use redevelopment

On the following pages are the recommendations for each site.



# CANNERY DISTRICT

## Platt & Oxford



Located across the street from the Chippewa River, the commercial district is well-suited for creative businesses and offers scenic views, recreational trails, and convenient access to those who work and live in the area.

### Commercial

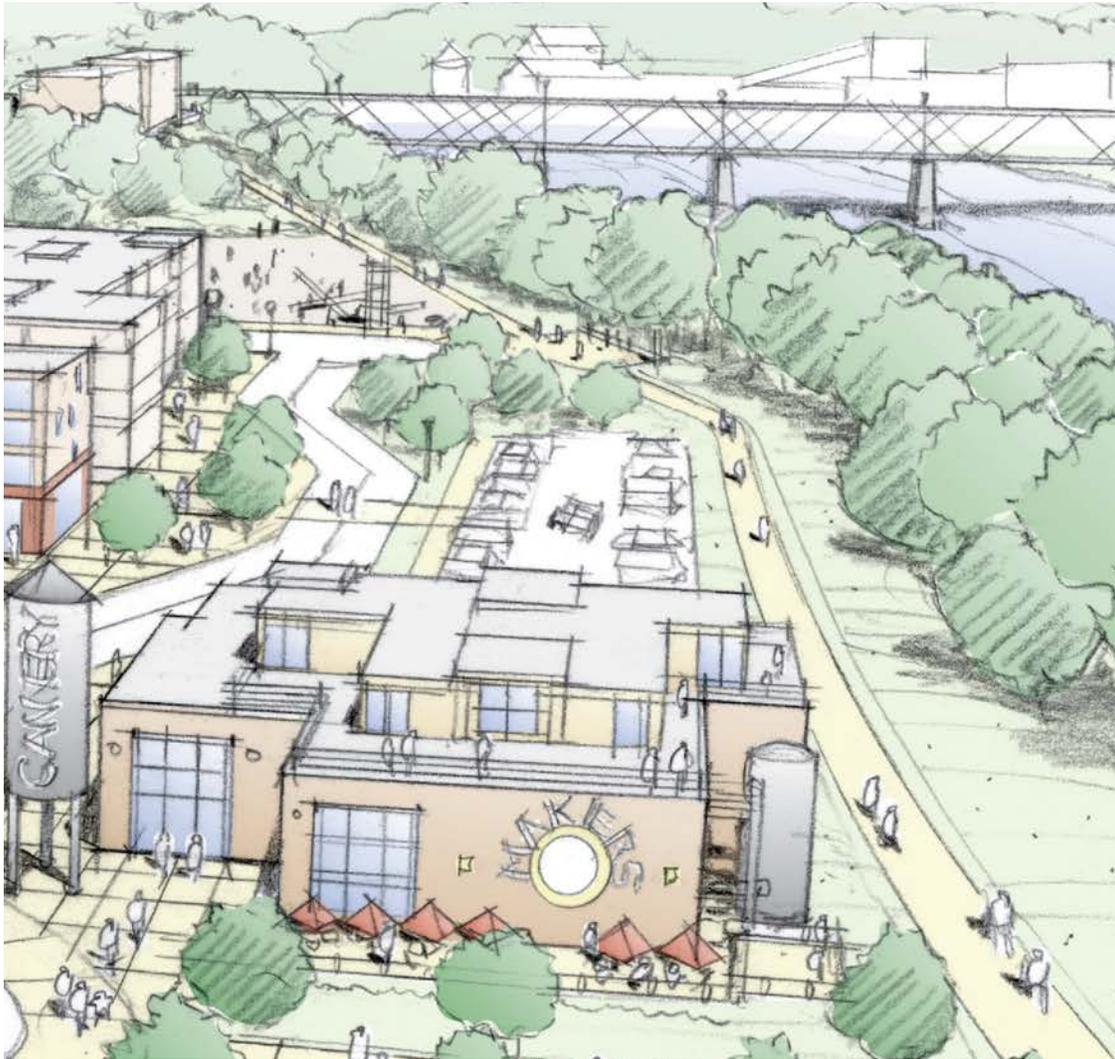
Potential for 25,000 sf  
1&2 levels  
Current lot roughly 2.3 acres

### Residential

1 building w/ 80 units  
3-4 stories  
96,000 sf total (1,200 sf/unit)  
1 level of parking w/ 80 spots  
(below grade)

# CANNERY DISTRICT

## Riverside Sites



The Riverside site, located near multiple existing breweries and a planned district park, would be an ideal spot for a food hall or another development that would feature maker-inspired businesses. Additionally, being situated alongside the recreational trails on the Chippewa River would make this a coveted spot to live.

### Commercial & Potential Residential

Potential for 28,000 sf  
1&2 levels (potential for upper floor residential)  
Parking & Urban Park  
Current lot roughly 1.3 acres

# CANNERY DISTRICT

## The Maple



Located directly across from an expansive planned park and green space, The Maple will start the district transition from commercial to residential.

### Commercial

Potential for 7,000 sf  
1 level  
Current lot roughly 2.7 acres

### Residential

1 building w/ 72 units  
3 stories  
96,000 sf total (1,200 sf/unit)  
1 level of parking w/ 80 spots  
(below grade)  
11 town homes

# CANNERY DISTRICT

## The Center



The Center is a desirable location for a small, residential community as it will be located directly across from an expansive planned park, recreational trails, and is a short distance to an elementary school.

### Residential

26 town homes or similar development type

Neighborhood Park

Cannery District Park

Current lot roughly 1.85 acres

# CANNERY DISTRICT

## The Heights



The Heights will capitalize on the Chippewa River giving it's residents access to exclusive views that only a small number of locations have in the City of Eau Claire. Other features that will draw people in is the restored High Bridge, recreational path, and a nearby large park.

### Residential

150 units in 3 buildings  
6 stories  
180,000 sq ft total (1,200 sf/unit)  
2 levels of parking  
220 parking spaces  
Current lot roughly 3.5 acres



# CANNERY DISTRICT EAU CLAIRE, WI OVERVIEW

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