550 N Dewey | UC Mixed Use Concept Plan

Presentation to the Eau Claire City Council and Plan Commission

ILLUSTRATIVE MIX / USES AND LOCATIONS MAY EVOLVE

Housing
Illustrative residential reuse

Work / office space
Flexible workspace concepts

Coffee and dining
Illustrative commercial uses

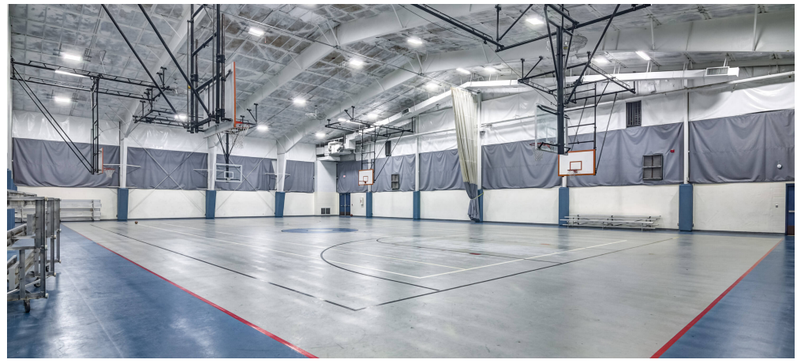
Indoor recreation
Illustrative gym reuse

Outdoor gathering
Illustrative shared spaces

Gardens and connections
Walks and open space



Existing buildings, gym, connecting structures and open space. Photo P31.



Existing gym / illustrative indoor recreation reuse. P25.



Existing frontage, lawn and building character. P40.

Request for approval

Approval requested: Amend the Comprehensive Plan (Future Land Use Map) from Low/Medium Density Houses to Mixed Use, and rezone from MR (Mixed Residential) to UC Commercial for a flexible mix of compatible uses.

Existing property photographs from the project archive. Capture dates are not recorded; photographs show conditions when taken.

UC zoning and mixed-use character

UC is the requested district because this mixed-use concept combines housing and workplaces with destinations open to the surrounding community. The City planning materials describe UC in terms of a mix of residential and nonresidential uses, community gathering, and pedestrian-oriented development.

Relationship to the Comprehensive Plan

The July 2025 land use category table associates Mixed Use Development with UC. The requested Comprehensive Plan amendment and UC rezoning are intended to support adaptive reuse of the property through a concept that includes housing, employment, dining, recreation, and outdoor gathering.

Use Concept	Relationship to the property
Apartments	Residential reuse of existing wings, with separate residential access.
Offices and shared work	Dedicated south-wing offices; illustrative flexible work and meeting space.
Coffee shops and restaurant	Public-facing food and gathering uses within the central connecting spaces.
Indoor pickleball	Public recreation within the existing gym building.
Gazebo and gathering court	The concept links dining areas with shared outdoor space.

Housing within existing buildings

Conceptual plans include housing within the existing building configuration while concentrating public-facing commercial and recreation uses at distinct entrances and gathering spaces. Ground-floor housing would be subject to the applicable limited-use provisions and City review.

A coordinated mixed-use concept

The buildings and grounds are presented as one development concept for purposes of the Comprehensive Plan amendment and rezone request. The requested actions establish the land-use direction; individual uses and building alterations remain subject to applicable approvals.

Public space and neighborhood character

Mixed-use concepts include a central restaurant court with a gazebo or pavilion, cafe seating, gardens, and pedestrian connections to indoor recreation and housing. The concept emphasizes reuse of the existing masonry buildings and landscape setting, with attention to neighborhood compatibility, residential privacy, and access.

Planning basis: City Land Use and Growth Management Plan, July 2025 Table 2-2; adopted LDO and amendments identified in the application source record and Appendix L.

Buildings and wings

The building references A-H correspond to the exterior site plan on page 4. The mix also includes dedicated south-wing offices. The plan envisions flexibility within the UC zoning classification to optimize the adaptive reuse of the property.

Plan area	Building or wing	Illustrative use
A	Dewey frontage wing	Additional apartments and resident support space, with the existing exterior character and distinct residential access retained.
B	Central frontage and entry wing	Additional apartments, resident common areas, and building support space.
C	Dulaney wing	Additional residential reuse, informed by preliminary apartment layouts in the project record.
D	Wing beside the central court	Additional apartments beside the shared landscape and court.
E	Main entry and central connecting spaces	Flexible shared and circulation space just inside the main entry and at the central connections.
F	Sisters House	21 apartments: 12 one-bedroom units and 9 studios. Conditional plan approval applies to this defined alteration.
G	Projecting hall and associated rooms	Coworking, meeting, and community space.
H	Existing gym building	Public indoor pickleball within the existing gym, with a distinct customer entrance.
South wing	Dedicated office space	Professional offices as a core work component of the mixed-use development.

Outdoor gathering and connections

A central restaurant/gazebo court, garden walks, parking, and service areas link the illustrative uses. The outdoor concept draws on the existing lawns, street edges, and open-space setting.

Adaptive reuse and residential access

The plan supports compatible residential and nonresidential uses within the existing building configuration. Public commercial and recreation destinations would have distinct entrances and pedestrian connections, while residential areas would retain secure access.

The use allocations are conceptual. A-H are drawing references, not legal building boundaries.

Exterior site plan and illustrative uses

Exterior building forms and parcel context within the UC mixed-use concept.



ILLUSTRATIVE BUILDING USES

A-D / Housing and workspace

Housing, offices, and support space. Final allocations may evolve.

F / Sisters House

The documented 21-apartment residential portion.

E / Flexible shared space

Shared and circulation space at the main entry and central connections.

H / Indoor recreation

Potential gym reuse, including pickleball.

G / Work and community

Flexible work, meeting and community space.

OUTDOOR SETTING

Court/gazebo location and operation require City review. Confirm accessory structure rules, seating and sound separation before finalizing the outdoor layout.

N

Orientation follows source plan. Do not scale.

Site plan: Topology Architecture+Design, August 2026. Building colors and labels added for this concept.

Illustrative building uses and parcel context. District, use and accessory-use requirements are addressed in application Appendix L.

Existing buildings and wings

Existing wings, connected buildings and the gym provide the setting for the UC mixed-use concept.



A-B / Dewey frontage

Existing masonry frontage and main entry define the residential street edge.



C / Dulaney wing

Distinctive projecting bay and lawn edge; potential residential reuse.



F / Sisters House

Residential wing beside the gym; the defined 21-apartment alteration.



D and adjoining wings

Rear view of the wing beside the court and the connected frontage buildings.



H and central connecting buildings

Gym at left, with the low connecting buildings and multiple residential wings visible.



Existing shared hall

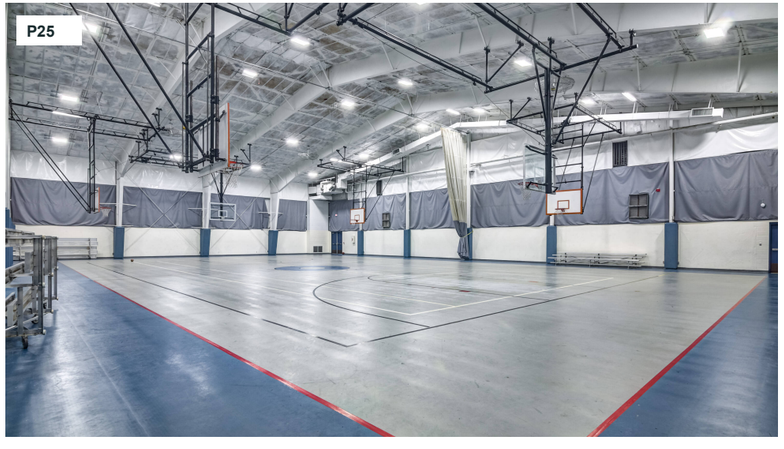
A large gathering room offers potential for meeting and community uses.

Existing property photographs from the project archive. Capture dates are not recorded; photographs show conditions when taken.

Use concepts are illustrative; photographs show the existing buildings and spaces.

Existing recreation spaces and grounds

Existing indoor spaces and landscaped grounds support housing, public recreation, coffee and dining, and shared outdoor space.



Existing gym / indoor recreation potential

The existing gym offers potential for indoor recreation, including pickleball.



Existing kitchen / food-service potential

Existing kitchen infrastructure informs the coffee and restaurant reuse concept.



Existing dining space

Shared dining rooms offer a starting point for a public food and gathering destination.



Front lawn and entrance walk

Existing landscape and walks provide the setting for pedestrian connections.



Open land and the railroad edge

The aerial records the landscape, tree cover and relationship to neighboring areas.



Frontage landscape and neighborhood

Existing lawns and walks connect the individual wings to the surrounding streets.

Existing property photographs from the project archive. Capture dates are not recorded; photographs show conditions when taken.

Use concepts are illustrative; photographs show the existing buildings and spaces.

Neighborhood setting

The property within the surrounding residential neighborhood.



The broad aerial places the property near the center of the view, with neighboring homes, church buildings, the railroad corridor and water visible around it.

Source: existing project photo archive, P35. Capture date not recorded; photograph shows conditions when taken.

Adjacent homes and streets

Existing buildings beside smaller homes, sidewalks and street corners.



The photograph shows the close relationship between the existing buildings and neighboring residences. Larger buildings beyond the property provide wider urban context.

Source: existing project photo archive, P07. Capture date not recorded; photograph shows conditions when taken.

Dewey frontage and neighborhood character

The lawn and entrance walks along the neighborhood street.



The frontage view shows the scale of the existing masonry buildings beside nearby houses, with lawns, trees and sidewalks connecting the street edge.

Source: existing project photo archive, P41. Capture date not recorded; photograph shows conditions when taken.

Aerial photograph and Parcel A outline

550 N Dewey Street | North-up overhead view of the main property and surrounding neighborhood



HIGHLIGHTED PROPERTY

A **Main property**

18221227091731020O2

Local parcel 221010177

Parcel A is identified as X Academy LLC in the state parcel dataset.

White lines show nearby GIS parcel boundaries.

IMAGERY AND MAP DATA

Aerial: Eau Claire County, 2023. Parcels: Wisconsin Statewide Parcel Map, Version 12 (2026 publication; source tax roll 2025).

GIS outlines are reference mapping. The signed survey and current title establish the legal amendment area.

Sources: Eau Claire County Aerial_2023 map service; Wisconsin Department of Administration / State Cartographer's Office V12 parcel layer. Accessed September 24, 2026.

Neighborhood aerial and Dells Pond

550 N Dewey Street | Nearby blocks and Dells Pond | North-up



Yellow outline: Parcel A. Aerial: Eau Claire County, 2023. Parcel: Wisconsin V12, 2026. Dells Pond identification: Wisconsin DNR, WBIC 2149900. Sources accessed September 24, 2026.

GIS outline is reference mapping. The signed survey and current title establish the legal amendment area.

RLS

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EAU CLAIRE, WI 54701
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LEGAL DESCRIPTION (FROM TITLE COMMITMENT EXHIBIT A)
COMMITMENT NUMBER: EC-23-1633

PARCEL A:
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, ST. JOHN'S ADDITION TO THE CITY OF EAU CLAIRE AND A PARCEL OF LAND IN ST. JOHN'S ADDITION TO THE CITY OF EAU CLAIRE (REFERRED TO ON THE PLAT OF SAID ADDITION AS HOSPITAL GROUNDS) MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF NORTH DEWEY STREET AND THE NORTH LINE OF ST. LOUIS STREET IN THE CITY OF EAU CLAIRE; THENCE NORTH ALONG THE WEST LINE OF NORTH DEWEY STREET 265 FEET TO THE SOUTH LINE OF ST. JOHN'S STREET; THENCE WEST ALONG THE SOUTH LINE OF ST. JOHN'S STREET TO THE EAST LINE OF THE RAILROAD RIGHT OF WAY; THENCE SOUTHERLY ALONG THE EAST LINE OF THE RAILROAD RIGHT OF WAY TO THE INTERSECTION OF THE NORTH LINE OF THE NOW VACATED ST. LOUIS STREET; THENCE EAST ON THE NORTH LINE OF NOW VACATED ST. LOUIS STREET TO THE POINT OF BEGINNING; TOGETHER WITH THE VACATED PORTION OF ST. FRANCIS STREET, THAT VACATED PORTION OF ST JOHN'S STREET AND ST. CLARE STREET, AND THAT CERTAIN ALLEY EXTENDING FROM ST. CLAIRE STREET ON THE NORTH ALONG THE WESTERLY BOUNDARY OF SAID PLAT TO ST. JOHN'S STREET ON THE WEST ADJOINING SAID LAND ABOVE DESCRIBED.

TAX PARCEL #: 18221-2-270917-310-2002

PARCEL B:
OUTLOT 1 OF CERTIFIED SURVEY MAP #3607 RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS, PAGE 229 AS DOCUMENT #1199162, LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 9 WEST, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN

TAX PARCEL #: 18221-2-270917-310-9002

SCHEDULE B2 ITEMS (SURVEY RELATED)

13 – EASEMENT GRANTED TO U.S. SPRINT COMMUNICATIONS CORPORATION DATED 9/11/1987 AND RECORDED 12/24/1987 IN VOLUME 683 OF RECORDS, PAGE 477 AS DOCUMENT #567424, NOT PART OF SUBJECT PROPERTY (ON RAILROAD RIGHT OF WAY).

14 – EASEMENT GRANTED TO MCI TELECOMMUNICATIONS CORPORATION DATED 9/22/1992 AND RECORDED 8/7/1995 IN VOLUME 946 OF RECORDS, PAGE 421 AS DOCUMENT #685290, NOT PART OF SUBJECT PROPERTY (ON RAILROAD RIGHT OF WAY).

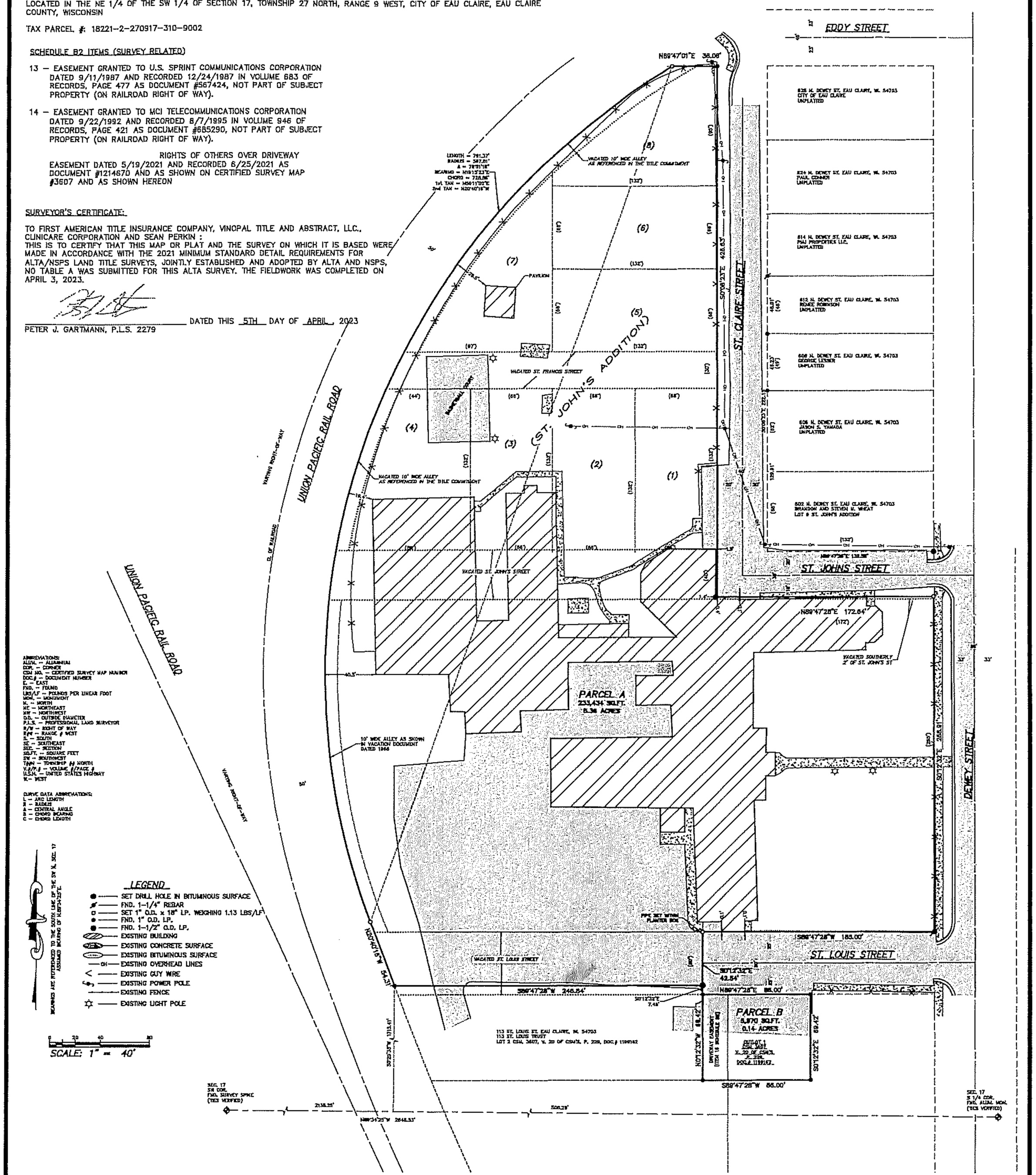
RIGHTS OF OTHERS OVER DRIVEWAY EASEMENT DATED 5/19/2021 AND RECORDED 6/25/2021 AS DOCUMENT #1214670 AND AS SHOWN ON CERTIFIED SURVEY MAP #3607 AND AS SHOWN HEREON

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, VINOPAL TITLE AND ABSTRACT, LLC., CLINICARE CORPORATION AND SEAN PERKIN :
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, NO TABLE A WAS SUBMITTED FOR THIS ALTA SURVEY. THE FIELDWORK WAS COMPLETED ON APRIL 3, 2023.

DATED THIS 5TH DAY OF APRIL, 2023
PETER J. GARTMANN, P.L.S. 2279

NOTES:
- LEGAL DESCRIPTIONS AND SCHEDULE B2 ITEMS ARE FROM A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY DATED JANUARY 18, 2023, ISSUED BY VIOPAL TITLE AND ABSTRACT, LLC. WITH A COMMITMENT NO. OF: EC-23-1633
- ADDRESS OF SURVEYED PARCEL FROM TITLE COMMITMENT IS 550 NORTH DEWEY STREET EAU CLAIRE, WISCONSIN 54703 THE AREA OF SURVEYED
  - PARCEL A: 232,760 SQUARE FEET (5.34 ACRES)
  - PARCEL B: 5,970 SQUARE FEET (0.13 ACRES)
- THIS PARCEL IS LOCATED IN ZONE X AS PER FEMA MAP PANEL 55035C0034E AND 55035C0053E BOTH HAVING AN EFFECTIVE DATE OF 2/18/2009
- UTILITIES SHOWN ON THIS SURVEY ARE FROM VISUAL INSPECTION IN THE FIELD, NO DIGGERS HOTLINE OR OTHER UTILITY LOCATING SERVICES WERE USED TO LOCATE SUBTERRANEAN UTILITIES
- THERE ARE NO CHANGES TO THE PUBLIC RIGHT OF WAY AND NO INDICATION OF RECENT IMPROVEMENTS
- NO TABLE A WAS PROVIDED FOR THIS ALTA



ABBREVIATIONS:
ALUM. – ALUMINUM
COR. – CORNER
CSM NO. – CERTIFIED SURVEY MAP NUMBER
DOC.# – DOCUMENT NUMBER
E. – EAST
FND. – FOUND
LBS/LF – POUNDS PER LINEAR FOOT
MON. – MONUMENT
N. – NORTH
NE – NORTHEAST
NW – NORTHWEST
O.D. – OUTSIDE DIAMETER
P.L.S. – PROFESSIONAL LAND SURVEYOR
R/W – RIGHT OF WAY
R#W – RANGE # WEST
S. – SOUTH
SE – SOUTHEAST
SEC. – SECTION
SQ.FT. – SQUARE FEET
SW – SOUTHWEST
T#N – TOWNSHIP # NORTH
V.#/P.# – VOLUME #/PAGE #
U.S.H. – UNITED STATES HIGHWAY
W. – WEST

CURVE DATA ABBREVIATIONS:
L – ARC LENGTH
R – RADIUS
Δ – CENTRAL ANGLE
CB – CHORD BEARING
CL – CHORD LENGTH

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW ¼, SEC. 17 ASSUMED BEARING OF N89°47'28"E

LEGEND
- SET DRILL HOLE IN BITUMINOUS SURFACE
- FND. 1-1/4" REBAR
- SET 1" O.D. x 18" LP. WEIGHING 1.13 LBS/LF
- FND. 1" O.D. LP.
- FND. 1-1/2" O.D. LP.
- EXISTING BUILDING
- EXISTING CONCRETE SURFACE
- EXISTING BITUMINOUS SURFACE
- OH — EXISTING OVERHEAD LINES
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING LIGHT POLE

0 20 40 80
SCALE: 1" = 40'

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
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CADD No. 23088 ALTA

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST, SECTION 17, TOWNSHIP 27 NORTH, RANGE 9 WEST, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN

FIELD WORK WAS COMPLETED ON 03/23/2023

PREPARED FOR: DONNELLAN REAL ESTATE

4/4/2023