

# City of Eau Claire 2004 Development Map and Report



Department of Community Development  
Eau Claire, Wisconsin



# City of Eau Claire 2004 Development Map and Report



Silver Spring Gardens Inc.  
2424 Alpine Road

Department of Community Development  
Eau Claire, Wisconsin

**Cover Photo:**  
Children's Museum of Eau Claire

# 2004 DEVELOPMENT MAP AND REPORT

## TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION	
I. DEVELOPMENT ACTIVITY FOR 2004 .....	1
II. OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1990 .....	15
III. IMPLEMENTATION OF COMPREHENSIVE PLAN .....	22
IV. POPULATION AND HOUSING UNIT ESTIMATES .....	28
V. 2004 DEVELOPMENT MAP .....	32

## LIST OF MAPS

	<u>PAGE</u>
1. 2004 DEVELOPMENT MAP: CITY SECTORS .....	Introduction
2. EAU CLAIRE SEWER SERVICE AREA STAGING PLAN .....	24
3. EAU CLAIRE LAND USE PLAN .....	26
4. 2004 DEVELOPMENT MAP .....	32

# **INTRODUCTION**

## INTRODUCTION

The 2004 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2004 land development activity for the City as a whole and by sectors of the City which are illustrated on Map 1 and described in an accompanying table. A similar map and report has been prepared since 1980 to provide a record of annual development and to assist in monitoring the growth and development of the City of Eau Claire. In addition, these development maps and reports will be used to evaluate the effectiveness of the City of Eau Claire Comprehensive Plan. It should be noted that the city sector boundaries used in this report were adjusted in 1987 to coincide with U.S. Census tract boundaries. This change enables the comparison of development data with census statistics.

The major components of the report and map include: annexation, zoning changes, subdivisions, building activity, and public infrastructure construction. The following is a brief description of these components:

### **ANNEXATIONS**

The Development Report lists annexation activity by the town from which the land was annexed, the size of the land involved, the population and number of housing units within the area, and the sector in which it is located. The Development Map identifies the annexations approved in 2004 with the capital letter "A" and a subscripted number referring to the table on pg. 1.

### **REZONINGS**

The Development Report lists rezoning activity by what the initial zoning of the property was, what the property was rezoned to, the size of the land involved, and the sector in which it is located. The Development Map identifies the rezonings approved in 2004 with the capital letter "Z" and a subscripted number referring to the table on pgs. 1 and 2.

### **SUBDIVISIONS**

The Development Report lists subdivision activity by subdivision name, size of the area subdivided, number of lots subdivided, zoning of the property, and sector in which it is located. The Development Map identifies the subdivisions approved in 2004 with the capital letter "S" and a subscripted number referring to the table on pg. 2.

## **BUILDING ACTIVITY**

The Development Map displays and the Development Report summarizes building activity for which permits were issued during 2004. In addition, state-owned facilities which are not required to obtain a city building permit prior to construction are added into the values reported for public and semi-public construction occurring in a particular year. In the City of Eau Claire, most of the projects which do not require a building permit are those on the University of Wisconsin-Eau Claire campus.

Following are the criteria for the recording of building permits on the Development Map and in the Development Report.

### **Residential Construction**

Permits for the construction of new housing units have been recorded in three categories: single family, duplex, and multiple family (including townhouses). The Development Map indicates the number of housing units included in each multiple family project. Remodeling projects, alterations or additions to residential structures are not shown on the map or summarized by sector, however, are summarized for the city as a whole on pgs. 3 and 4.

### **Non-Residential Construction**

Permits issued for non-residential construction have been recorded in three categories -- commercial (retail) and office; industrial and warehouse; and public and semi-public (includes all tax-exempt property, major UW-EC projects which did not require a permit and utilities). The non-residential construction tabulations include both new construction and remodeling; however, projects having a value of less than \$10,000 (typically, minor alterations) are not shown on the map or summarized by sector, however, are summarized for the city as a whole on pgs. 3 and 4.

### **Demolitions**

All permits for the demolition of structures which were issued during 2004 are included in the Report along with the number of dwelling units lost through the demolition of residential structures.

## **PUBLIC INFRASTRUCTURE CONSTRUCTION**

### Street Construction

The Development Map and Report contain information on major street improvements completed during 2004. The Development Report separates these improvements into street construction (i.e., new streets) and reconstruction. The improvements are also tabulated based upon the City's Functional Classification system, so that total mileage is reported for each of the four types of streets -- principal arterial, minor arterial, collector and local.

### Utilities Construction

Major utilities construction -- both new and replacement -- is included in the report. These figures show linear feet of construction for sanitary sewer, water and storm sewer lines. Not included are projects which only extend service or coverage to individual properties. Work which was completed during 2004 is included.

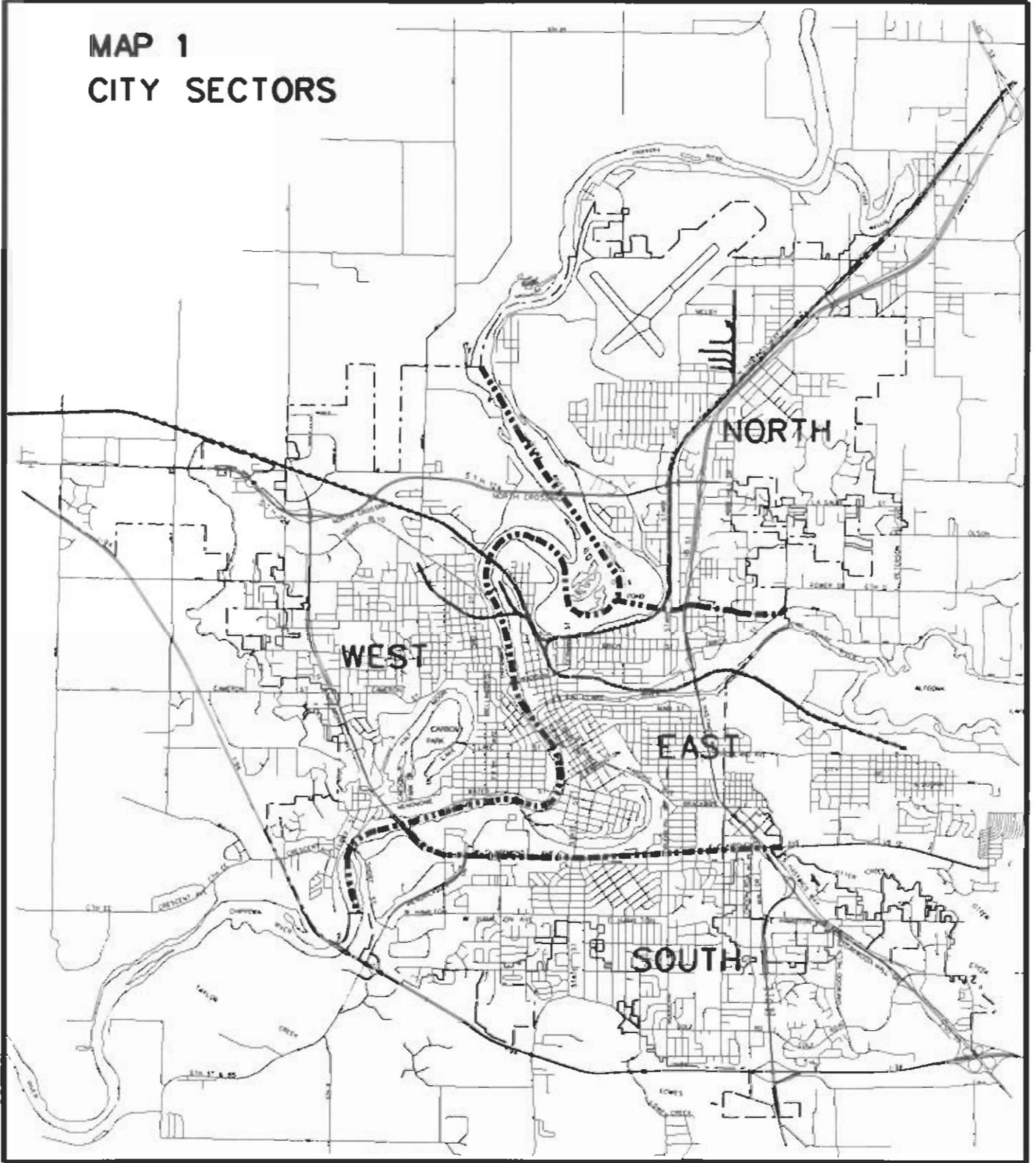
Finally, the Development Report is organized into four parts. Part I summarizes land development activity for the city as a whole and for each of the four sectors of the city. Part I also provides a general summary of building activity for the city as a whole, including a listing of major building projects (value of \$100,000 or more) for which building permits were issued in 2004. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2004 in the City of Eau Claire has complied with the Land Use Plan which is an element of the City's Comprehensive Plan. Part IV contains current estimates of population and number of housing units in the city. Development activity (particularly annexations, subdivisions, residential building permits and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, this report reflects the adoption of the Land Use Plan element of the City's Comprehensive Plan, and the intention that land use and development decisions be made in accordance with the Comprehensive Plan. The Development Map and Report will help the City annually monitor its compliance with the Comprehensive Plan, by becoming a more accurate and detailed record of development activity and population growth for the City of Eau Claire.

## DESCRIPTION OF CITY SECTORS

- NORTH:** Land east of the Chippewa River and north of a line created by Seymour Road extended, Seymour Road, N. Shore Drive, N. Shore Drive extended and the Eau Claire River.
- SOUTH:** Land east of the Chippewa River and south of Clairemont Avenue and Highway 12.
- EAST:** Land south of Seymour Road extended, Seymour Road, N. Shore Drive, N. Shore Drive extended, and the Eau Claire River and which is east of the Chippewa River and north of Clairemont Avenue.
- WEST:** Land located west of the Chippewa River.

**MAP 1**  
**CITY SECTORS**



**PART I**

**DEVELOPMENT**  
**ACTIVITY**  
**FOR 2004**

## I. ANNEXATIONS

<u>Map #</u>	<u>Sector</u>	<u>Town</u>	<u>Housing Units</u>	<u>Population</u>	<u>Area Annexed (acres)</u>
1	North	Seymour	2	6	1.6
2	North	Seymour	0	0	0.4
3	South	Washington	2	3	0.6
4	South	Washington	1	2	6.3
5	South	Washington	1	3	1
6	West	Union	0	0	0.1
7	West	Union	1	6	1.5
8	West	Union	1	2	1.5
9	West	Union	<u>0</u>	<u>0</u>	<u>2.5</u>
Total			8	22	15.5

## II. REZONINGS

<u>Map #</u>	<u>Sector</u>	<u>Previous District</u>	<u>New District</u>	<u>Area Rezoned (acres)</u>
1	North	TP	P	21.7
2	East	I-2	P	4.9
3	East	I-1, R-4, CBD	P	11.0
4	East	P	CBD	0.5
5	East	CBD, I-2	CBD	4.6
6	East	R-1	CBDP	14.9
7	East	R-1	C-1P	0.4
8	South	C-3	Amend Dev. Plan	3.5
9	South	TR-1A	C-3P	0.6
10	South	C-3P	Amend Dev. Plan	0.6
11	South	R-3P	C-3P, Amd. R-3P	14.5
12	South	TR-1A	R-2P	14.1
13	South	TR-1A	R-3P	4.3
14	South	R-1P, R-3P, C-3P	Amend Dev. Plan	29.6
15	South	I-1P	Amend Dev. Plan	1.8
16	West	C-2	R-4P	0.2
17	West	C-3P	R-3P	1.9
18	West	TR-1A	R-1	46.3
19	West	C-3P	Amend Dev. Plan	0.2
20	West	TR-1A	R-1	2.5
21	West	TC-2	C-2	0.6

<u>Map #</u>	<u>Sector</u>	<u>Previous District</u>	<u>New District</u>	<u>Area Rezoned (acres)</u>
22	West	TR-1A	R-2	44.7
23	West	R-1, R-2P, R-3P, C-3P, P	R-2P, C-2P	209.4
24	West	TR-1A, C-2	C-2	2.1
25	West	R-1A	R-1	<u>10.0</u>
Total				444.9

### III. SUBDIVISIONS

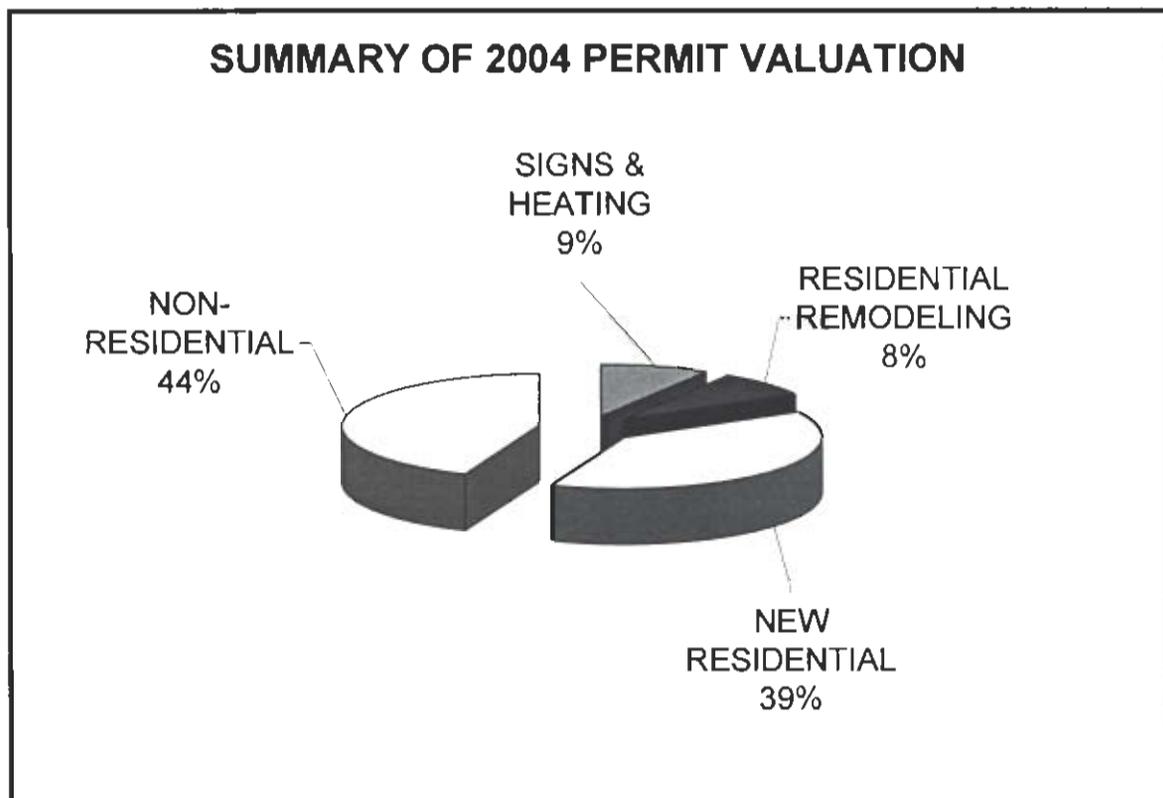
<u>Map #</u>	<u>Sector</u>	<u>Name</u>	<u>Area Subdivided (acres)</u>	<u>No. of Lots</u>	<u>Zoning</u>
1	North	The Woodlands II	7.4	18	R-1
2	North	Princeton Woods Condominiums	1.1	4	R-3
3	South	South Point Shopping Center 1st Addition	6	3	C-3
4	South	Southridge Subdivision	14.9	18	R-3P & C-3P
5	South	Fairfax Parkside	5.7	40	R-2P
6	South	Pine Park East 1st Addition	4.9	12	R-1
7	West	Sherman Estates II	23.3	67	R-1
8	West	Hoyem Acres 6th Addition	6.7	23	R-1
9	West	Mesa Ridge Condominiums	3.6	22	R-3P
10	West	Sun Rae Mesa 3rd Addition	4.5	10	R-3P
11	West	Sun Rae Mesa 2nd Addition	10.7	24	R-1
12	West	Emi Hill Addition	<u>7.9</u>	<u>20</u>	R-1
Total			96.7	261	

#### IV. BUILDING CONSTRUCTION

##### A. General Summary

##### 1. Permit Breakdown

<u>Type</u>	<u>No. of Permits</u>	<u>Valuation (\$)</u>
New Residential		
single family	190	28,967,221
condominiums	48	7,409,800
duplex	14	2,429,000
multiple-family	12	6,615,000
Residential Alterations	824	8,213,736
Residential Accessory Structures	109	490,677
Non-Residential (projects \$10,000 or more)	137	50,598,194
Mis. Non-Residential Additions & Remodeling	41	67,452
Signs	103	495,907
Heating	<u>1,130</u>	<u>10,168,039</u>
Total	2,608	115,455,026



## 2. Building Demolition Permits

<u>Type</u>	<u># of Permits</u>	
	<u>Principal Structure</u>	<u>Accessory Structure</u>
Residential	10*	2
Commercial	5	2
Industrial	<u>1</u>	<u>0</u>
Total	16	4

\*Included the demolition of 15 dwelling units.

## 3. Conditional Permits

<u>Type</u>	<u># of Permits</u>
Plumbing	936
Electrical	959
Mechanical-HVAC	1,130
Sign	103
Plan Examinations:	
building	59
plumbing	45
Special Inspections	66
Zoning Appeals	9
Conditional Use Permits	35
Site Plan Review	64

4. Non-Residential Construction Projects (\$100,000 or more in value)

**Commercial/Office (39 Projects)**

<b><u>Name/Address</u></b>	<b><u>Description</u></b>	<b><u>Sector</u></b>	<b><u>Value (\$)</u></b>
Royal Credit Union 200 Riverfront Terrace	interior build-out for RCU Corporate Center	East	\$3,000,000
Menards 3619 S. Hastings Way	new storage building	South	1,700,000
Stansfield Vending 1517 Prairie Lane	new building	West	1,400,000
Bergstrom Enterprise 3525 Hwy. 93	addition to "Hummer" dealership	South	1,136,000
Khatib LLC 659 W. Hamilton Avenue	new medical clinic for Eau Claire Heart Institute	South	950,000
Arrowhead 4229 Southtowne Drive	office building	South	900,000
Arrowhead Properties LLC 4233 Southtowne Drive	office building	South	900,000
Oakwood Business Park LLC 4653 Keystone Crossing	Shoppes @ Oakwood II	South	800,000
Robert Schoettl 5705 Hwy. 93	new retail space for Swimrite Pool & Spa	South	710,000
Mike Dooley 442 Water Street	new tavern/apartment	West	700,000
Menards 3210 N. Clairemont Ave.	54' canopy & interior remodeling	West	604,000
Convenience Stores Investments 2303 N. Clairemont Avenue	Kwik Trip car wash	West	500,000
Barry Bernicke 4813 Keystone Crossing	new office building	South	491,400
London Square Theaters 3109 Mall Drive	new addition & retrofit auditorium	South	464,747

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Arrowhead Properties LLC 2523 W. Folsom Street	new office building	West	440,000
Bauer Built Tires 3014 Mall Drive	auto service addition	South	400,000
Mark Held 4605 Royal Drive	office building addition	South	400,000
Oakwood Business Park LLC 4601 Keystone Crossing	restaurant for Panera Bread	South	345,000
Midelfort Clinic 733 W. Clairemont Avenue	remodel ENT facility & first floor entrance	South	254,000
Wai-Mart 3915 Gateway Drive	canopy over garden center	South	225,000
Arrowhead Properties LLC 4233 Southtowne Drive	finish tenant space for Northwest Mutual Life	South	189,000
Giles Enterprises, Inc. 2821 Hendrickson Drive	addition to front, remove solarium & exterior facade	South	175,000
Keystone Corporation 3802 W. Oakwood Mall Dr.	Oak Leaf Surgery Center Pain Clinic	South	154,000
Phoenix Management 1302 Arlen Court	office addition	West	152,500
Commonweal Dev. Corp. 4601 Keystone Crossing	Men's Wearhouse	South	150,000
Chippewa Valley Airport 3800 Starr Avenue	60 x 60 hangar	North	135,798
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<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Chippewa Valley Airport 3800 Starr Avenue	60 x 60 hangar	North	135,798
Menards 3619 S. Hastings Way	interior mezzanine	South	127,000
Menards 3210 N. Clairemont Avenue	16 x 50 addition to receiving area	West	120,000
Oakwood Business Park LLC 4601 Keystone Crossing	tenant alterations for for 2nd Wind	South	120,000
Oakwood Business Park LLC 4601 Keystone Crossing	interior work for Country Treasure's	South	120,000
General Growth Properties 4800 Golf Road	alterations for Helzberg Diamonds	South	120,000
Menards 3210 N. Clairemont Avenue	storage mezzanine	West	118,000
Art Hoepfner 615 S. Barstow Street	office remodel	East	112,000
Holiday Companies 539 Water Street	remodel store	West	100,000
General Growth Properties 4800 Golf Road	remodel tenant space for Yankee Candle	South	100,000

**Industrial/Warehouse (8 Projects)**

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Silver Springs Garden 2424 Alpine Road	building addition	West	\$9,300,000
Xcel Energy 1206 Western Avenue	addition & remodeling	North	2,100,000
ATP Developers LLC 1353 International Drive	new building for Accutech Plastics	South	675,000
Fastenal Company 2344 Truax Blvd.	office/warehouse	West	300,000

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Hutchinson Technology Inc. 2435 Alpine Road	two-story connecting link	West	250,000
RM Services 2602 W. Frank Street	warehouse/office	West	180,000
RK Future LLC 4711 Anderson Drive	warehouse for CityWide Insulation	North	138,000
Lake Gas Company 2326 Western Avenue	new office/storage building	North	134,650

**Public/Semi-Public (17 Projects)**

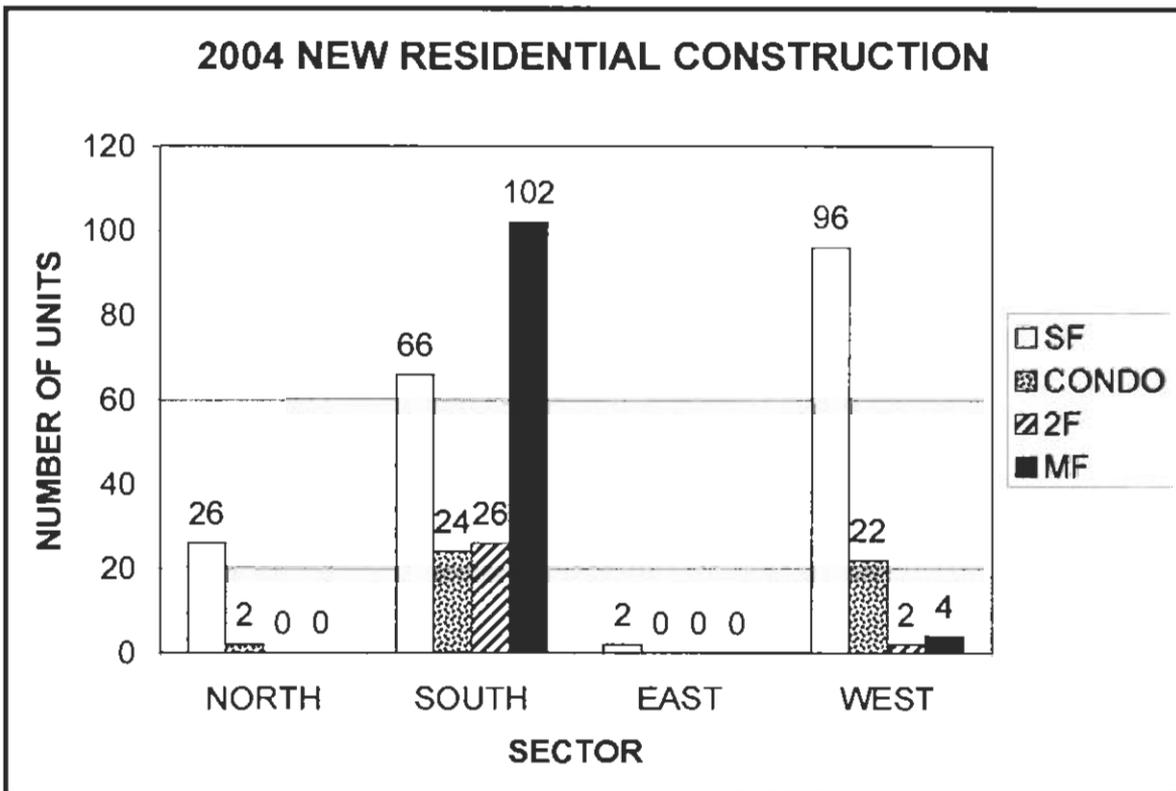
<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Luther/Mayo 1221 Whipple Street	shell only for cath lab addition & remodel	West	\$3,000,000
Chippewa Valley Regional Airport 3801 Airport Road	air traffic control tower	North	2,700,000
Trinity Lutheran Church 1314 E. Lexington Blvd.	addition	South	2,200,000
Dove Healthcare 1405 Truax Blvd.	26-unit two-story addition	West	1,890,000
St. James the Greater 2502 11th Street	5,680 sq. ft. addition	West	865,001
Sacred Heart Hospital 900 W. Clairemont Avenue	additions & alterations	East	760,000
Luther/Mayo 1400 Bellinger Street	Breast Imaging Center remodel & addition	West	750,000
Eau Claire Children's Museum 220 S. Barstow Street	interior alterations	East	625,000
UW-Eau Claire 105 Garfield Avenue	Phillips Hall renovation	East	609,858
Good Shephard 1120 Cedar Street	elevator, stairway & lobby additions	West	510,000

<u>Name/Address</u>	<u>Description</u>	<u>Sector</u>	<u>Value (\$)</u>
Sacred Heart Hospital 900 W. Clairemont Avenue	MRI addition & remodel	East	480,000
Unitarian Church 421 S. Farwell Street	addition	East	390,987
Luther/Mayo 1221 Whipple Street	Surgery Center expansion	West	380,000
City of Eau Claire 175 Riverfront Terrace	Trail Head shelter	East	298,000
Diocese of LaCrosse 416 N. Dewey Street	alterations & additions to parish center	East	189,139
Luther/Mayo 1400 Bellinger Street	remodel Women's Health area on 2nd floor	West	155,000
Eau Claire Board of Education 3800 Starr Avenue	remodel Sam Davey School for elevator	North	150,000

B. New Residential Construction - City of Eau Claire

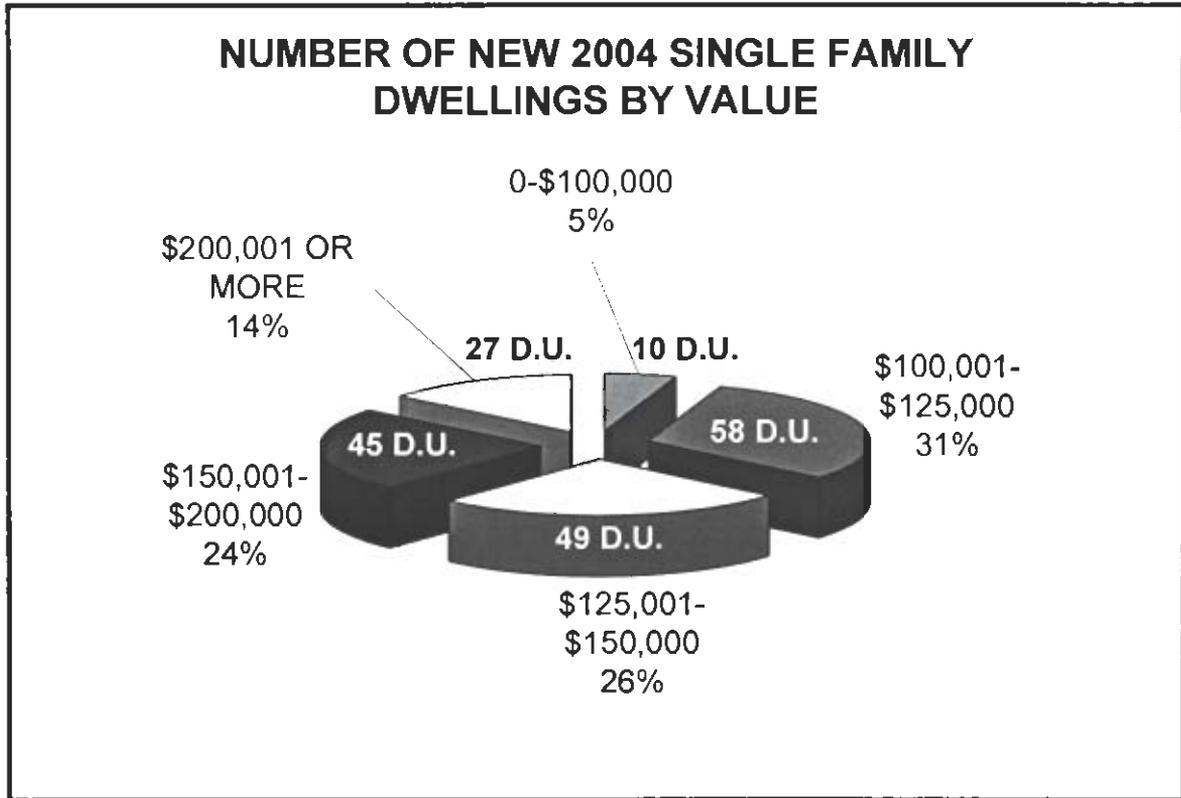
# of Units

<u>Sector</u>	<u>Single Family</u>	<u>Condominium</u>	<u>Duplex</u>	<u>Multi-Family</u>	<u>Total</u>
North	26	2	0	0	28
South	66	24	26	102	218
East	2	0	0	0	2
West	<u>96</u>	<u>22</u>	<u>2</u>	<u>4</u>	<u>124</u>
Total	190	48	28	106	372



**Valuation (\$)**

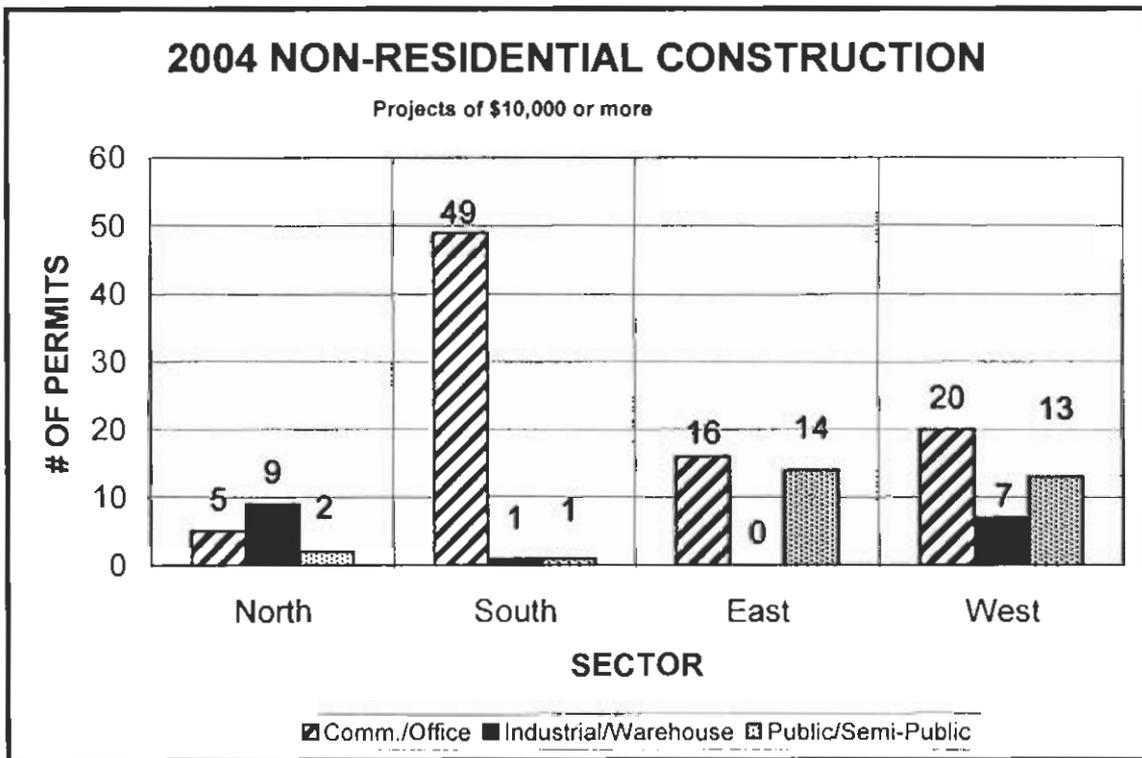
<b><u>Sector</u></b>	<b><u>Single Family</u></b>	<b><u>Condominium</u></b>	<b><u>Duplex</u></b>	<b><u>Multi-Family</u></b>	<b><u>Total</u></b>
North	4,294,900	400,000	0	0	4,694,000
South	10,664,856	3,549,800	2,205,000	6,230,000	22,649,656
East	215,000	0	0	0	215,000
West	<u>13,792,465</u>	<u>3,460,000</u>	<u>224,000</u>	<u>385,000</u>	<u>17,861,465</u>
Total	28,967,221	7,409,800	2,429,000	6,615,000	45,420,121



C. Non-Residential Construction (projects \$10,000 or more in value) - City of Eau Claire

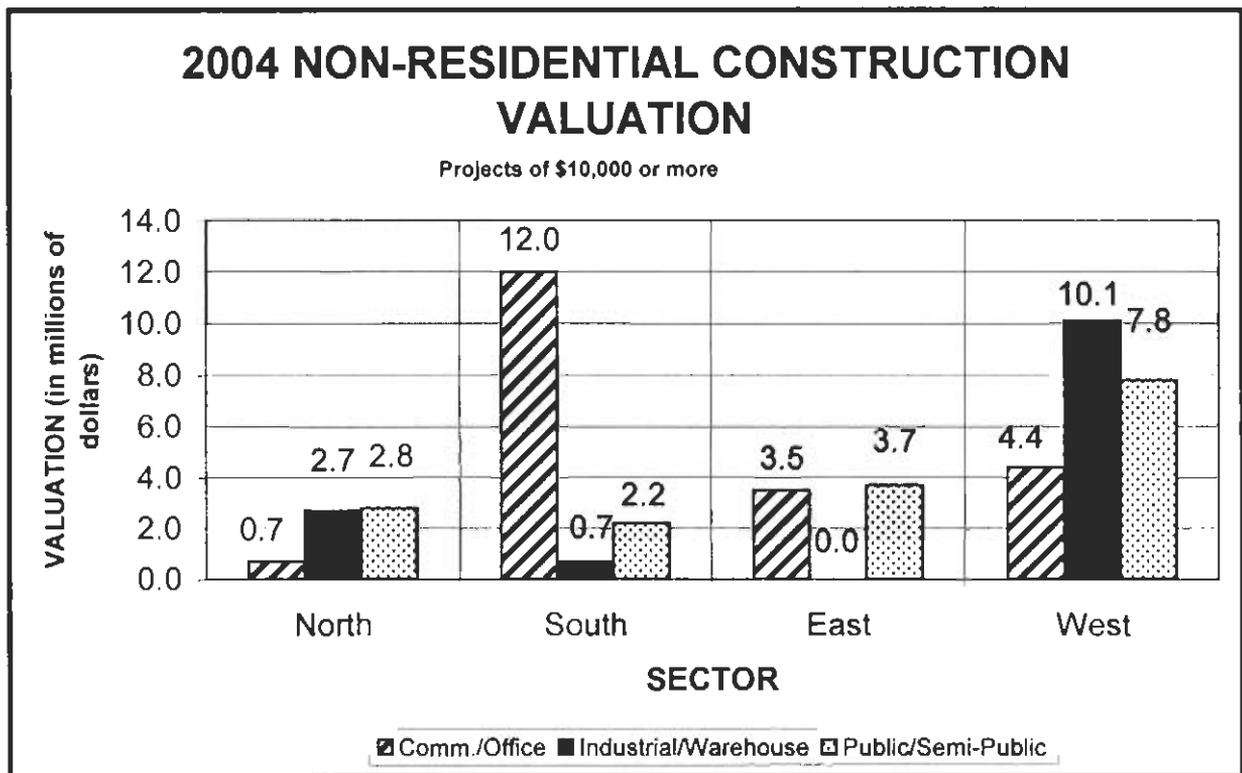
**# of Permits**

<b><u>Sector</u></b>	<b><u>Comm./Office</u></b>	<b><u>Industrial/Warehouse</u></b>	<b><u>Public/Semi-Public</u></b>	<b><u>Total</u></b>
North	5	9	2	16
South	49	1	1	51
East	16	0	14	30
West	<u>20</u>	<u>7</u>	<u>13</u>	<u>40</u>
Total	90	17	30	137



**Valuation (\$)**

<b>Sector</b>	<b>Comm./Office</b>	<b>Industrial/Warehouse</b>	<b>Public/Semi-Public</b>	<b>Total</b>
North	678,990	2,687,150	2,850,000	6,216,140
South	11,976,615	675,000	2,200,000	14,851,615
East	3,451,260	0	3,689,572	7,140,832
West	4,416,500	10,131,000	7,842,107	22,389,607
<b>Total</b>	<b>20,523,365</b>	<b>13,493,150</b>	<b>16,581,679</b>	<b>50,598,194</b>



## V. PUBLIC INFRASTRUCTURE

### A. Streets

#### 1. New Construction (miles)

##### Sector

<b>Classification</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>Total</b>
Principal Arterial	0	0	0	0	0
Minor Arterial	0	0	0	0	0
Collector	0	.37	0	0	.37
Local	.38	.95	.28	1.39	3.00
<b>Total</b>	<b>.38</b>	<b>1.32</b>	<b>.28</b>	<b>1.39</b>	<b>3.37</b>

#### 2. Reconstruction (miles)

##### Sector

<b>Classification</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>Total</b>
Principal Arterial	0	0	.13	.34	.47
Minor Arterial	0	.76	.03	0	.79
Collector	.53	1.93	.10	1.09	3.65
Local	.34	.62	1.34	1.21	3.51
<b>Total</b>	<b>.87</b>	<b>3.31</b>	<b>1.60</b>	<b>2.64</b>	<b>8.42</b>

### B. Utility Construction (miles)

##### Sector

<b>Classification</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>	<b>Total</b>
Sanitary Sewer	.37	.65	1.74	1.04	3.80
Water	.32	1.36	1.50	1.18	4.36
Storm Sewer	.13	1.34	1.16	.70	3.33
<b>Total</b>	<b>.82</b>	<b>3.35</b>	<b>4.40</b>	<b>2.92</b>	<b>11.49</b>

**PART II**

**OVERVIEW OF  
DEVELOPMENT  
INFORMATION  
SINCE 1990**

**OVERVIEW OF SELECTED DEVELOPMENT INFORMATION  
SINCE 1990**

**I. ANNEXATION**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9
Total Area (acres)	346.9	96.1	(56.2)	120.8	79.6	296.1	288	172.7	75.8	254.9	4.7	122.8	223.2	177.7	15.5
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22
Sq. Mi. of City at Year End (minus any detachments)	29.83	29.96	29.87	30.07	30.19	30.83	31.30	31.57	31.69	32.09	32.10	32.29	32.65	32.93	32.99

\*Includes detachment

NOTE: Adjustment in sq. mi. made in 2003 based on computer calculation of city area. Areas for previous years back to 1990 were also adjusted.

**II. REZONINGS**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35	25
Total Area (acres)	913.5	43.0	313.0	113.3	314.8	408.55	536.7	320.0	164.9	280.7	314.9	196.5	200.0	902.9	440.9

**III. SUBDIVISIONS**

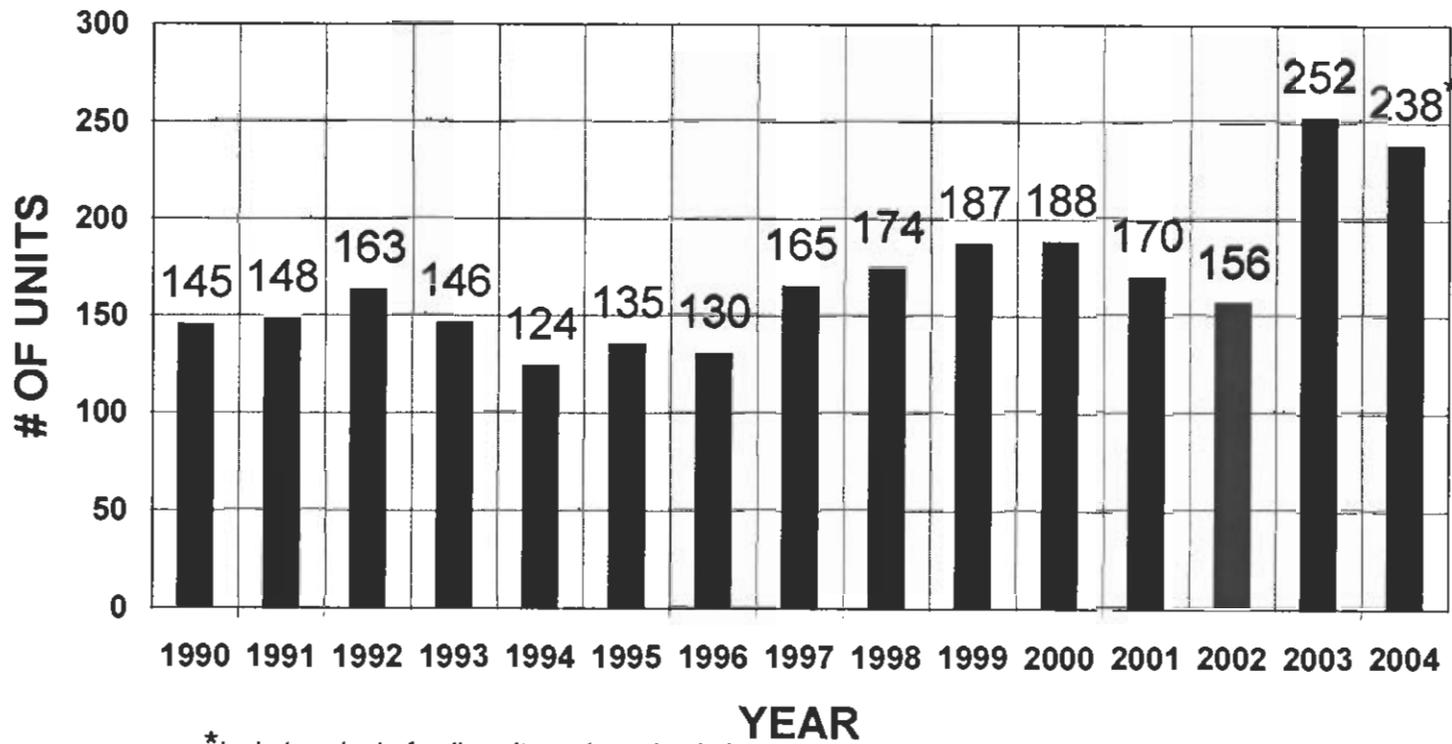
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14	12
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7
No. of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371	261

**IV. BUILDING CONSTRUCTION (No. of Units)**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Single Family	145	148	163	146	124	135	130	165	174	187	188	170	156	252	190
Condominium															48*
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38	28
Multiple Family	75	72	159	127	113	205	254	259	207	159	269	273	411	60	106
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350	372

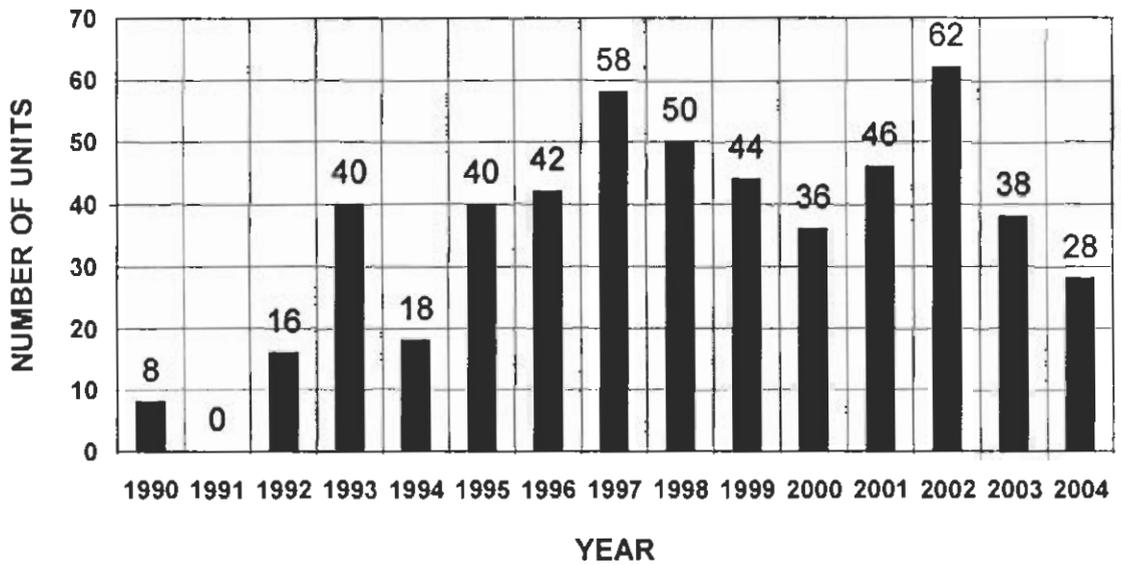
\*Prior to 2004, condominium dwellings were included in the single-family totals.

## SINGLE FAMILY CONSTRUCTION

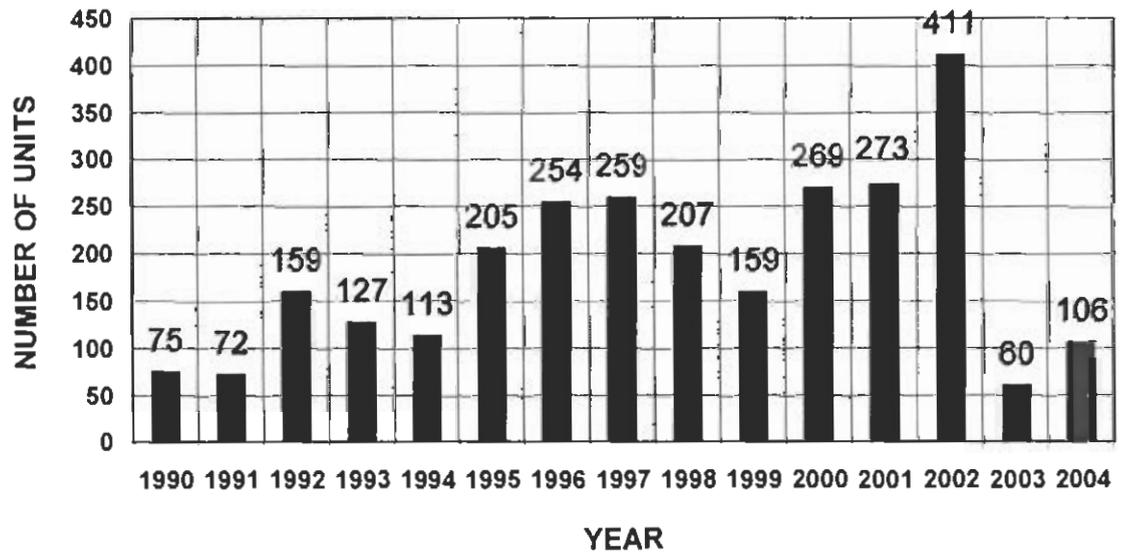


\*Includes single family units and condominiums

### DUPLEX CONSTRUCTION



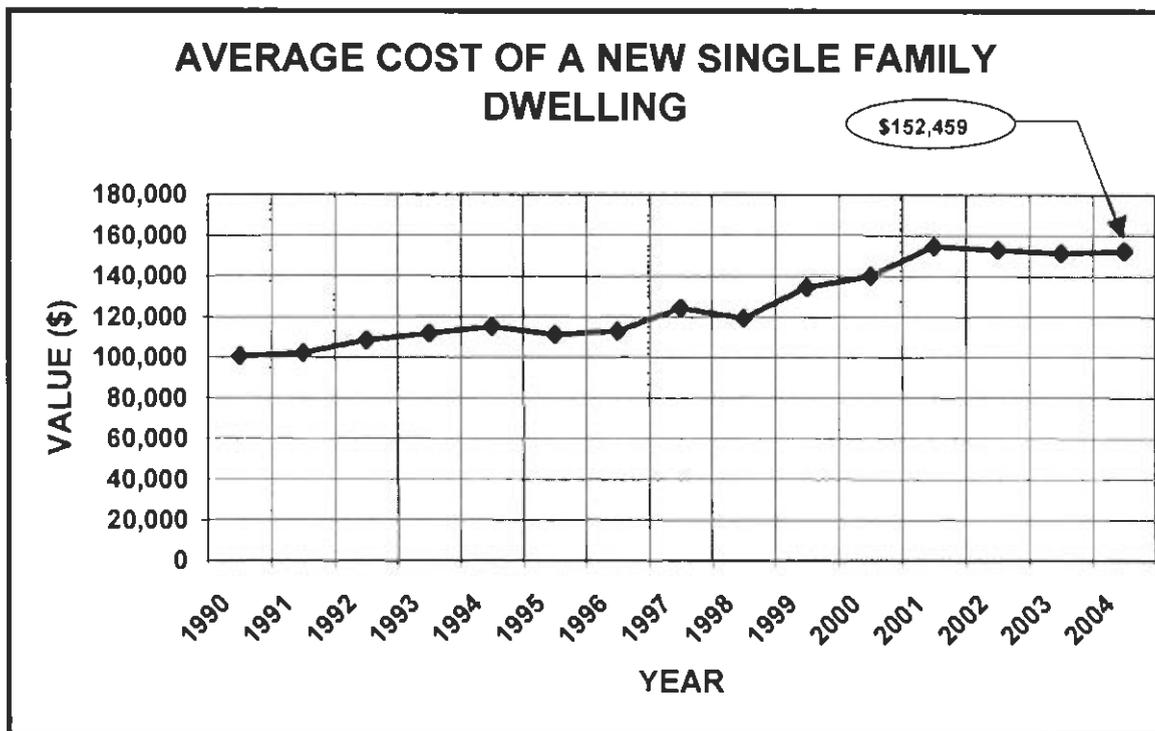
### MULTIPLE FAMILY CONSTRUCTION



## SINGLE-FAMILY HOUSING COSTS

<u>YEAR</u>	<u>AVERAGE PRICE FOR A NEW HOME</u>	<u>AVERAGE SALES PRICE FOR A NEW &amp; EXISTING HOME*</u>
1990	100,595	55,800
1991	102,243	63,226
1992	108,510	63,632
1993	111,961	71,755
1994	115,298	73,560
1995	111,359	81,806
1996	113,067	84,960
1997	124,305	91,812
1998	119,436	97,896
1999	134,629	103,996
2000	140,168	117,784
2001	154,721	120,261
2002	153,088	125,253
2003	151,436	127,074
2004	152,459	135,101

\*Source: Eau Claire-Chippewa Board of Realtors (includes new and existing single-family homes sold through a realtor).



B. Non-Residential Construction (projects \$10,000 and more)

**# OF PERMITS/VALUATION (\$)**

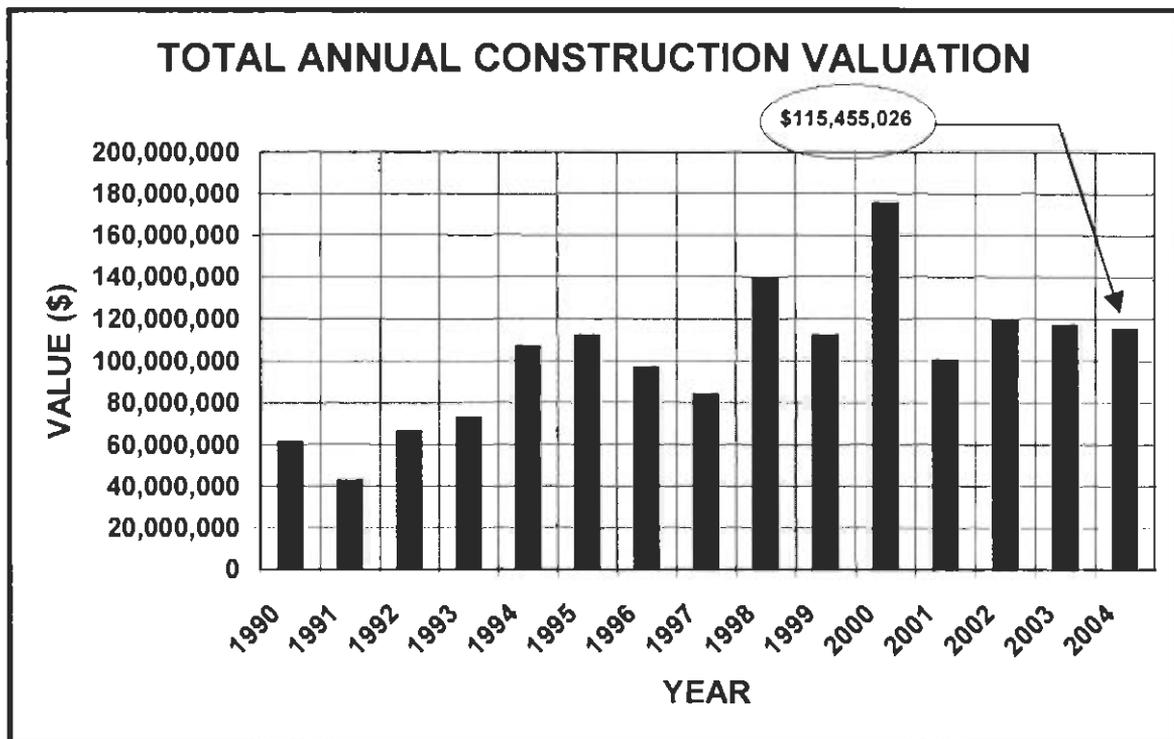
<u>YEAR</u>	<u>COM./OFFICE</u>	<u>IND./WAREHOUSE</u>	<u>PUB./SEMI-PUBLIC</u>
1990	58/20,864,079	22/4,763,450	26/7,551,022
1991	72/7,965,274	14/2,485,072	24/7,014,262
1992	80/11,631,331	25/14,040,249	21/6,273,214
1993	82/10,512,481	28/7,818,800	41/20,130,410
1994	107/20,865,586	31/14,892,437	31/36,799,392
1995	112/27,401,403	40/30,173,416	32/14,534,759
1996	93/11,675,007	26/28,226,912	27/8,808,747
1997	92/18,360,629	28/7,984,674	28/7,191,625
1998	111/36,441,167	36/12,796,923	28/36,463,248
1999	70/25,133,384	40/20,051,884	28/7,902,137
2000	116/23,801,407	29/43,378,629	36/40,135,568
2001	90/21,249,147	29/3,874,250	36/11,752,094
2002	77/14,488,984	23/6,041,780	25/43,316,226
2003	92/35,214,213	17/3,340,690	21/15,789,371
2004	90/20,523,365	17/13,493,150	30/16,581,679

C. Total Valuation

**TOTAL CONSTRUCTION VALUATION**

<u>YEAR</u>	<u>VALUE (\$)</u>
1990	60,989,951
1991	42,514,393
1992	66,211,944
1993	73,024,616
1994	106,938,693
1995	112,060,373
1996	96,900,792
1997	83,856,020
1998	138,979,694
1999	112,124,357
2000	175,551,200*
2001	100,375,034
2002	119,433,514
2003	116,926,259
2004	115,455,026

\*Note: This is an all-time record for the City!



## V. PUBLIC INFRASTRUCTURE

### A. Streets - New Construction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Principal Arterial	0	0	0	5.90	0	0	0	0	0	0	0	0	0	0	0
Minor Arterial	0	0	1.41	0	0	.16	0	0	0	.13	0	0	0	0	0
Collector	.16	.13	.19	0	1.76	2.30	0	.42	.09	.71	0	0	0	0	.37
Local	2.61	1.00	3.33	.78	1.57	1.03	2.14	1.39	3.5	3.47	2.41	2.75	1.16	2.68	3.00
<b>Total</b>	<b>2.77</b>	<b>1.13</b>	<b>4.93</b>	<b>6.68</b>	<b>3.33</b>	<b>3.49</b>	<b>2.14</b>	<b>1.81</b>	<b>3.59</b>	<b>4.31</b>	<b>2.41</b>	<b>2.75</b>	<b>1.16</b>	<b>2.68</b>	<b>3.37</b>

### B. Streets - Reconstruction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Principal Arterial	0	2.13	.39	.65	0	2.69	1.25	0	3.02	.79	1.06	0	.58	0	.47
Minor Arterial	1.04	1.24	.96	2.85	2.36	.54	1.73	3.40	1.32	.85	1.20	0	.86	2.24	.79
Collector	1.30	1.25	2.13	1.68	.24	2.60	2.55	1.75	.74	2.12	.16	1.80	.35	1.86	3.65
Local	6.17	4.97	4.28	3.35	5.76	6.89	5.53	6.05	3.8	8.91	8.64	6.13	12.37	4.16	3.51
<b>Total</b>	<b>8.51</b>	<b>9.59</b>	<b>7.76</b>	<b>8.53</b>	<b>8.36</b>	<b>12.72</b>	<b>11.06</b>	<b>11.20</b>	<b>8.88</b>	<b>12.67</b>	<b>11.06</b>	<b>7.93</b>	<b>14.16</b>	<b>8.26</b>	<b>8.42</b>

### C. Utility Construction (miles)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000*	2001*	2002	2003	2004
Sanitary Sewer	3.34	2.60	3.36	2.61	6.15	4.09	4.27	8.81	5.25	5.94	2.11	5.83	6.16	7.39	3.80
Water	3.96	3.03	3.77	1.52	5.90	4.68	3.03	5.55	6.67	6.71	3.22	5.19	3.5	7.88	4.36
Storm Sewer	3.51	2.17	1.34	2.10	4.55	2.17	2.13	2.70	3.91	5.55	2.32	1.80	4.21	5.33	3.33
<b>Total</b>	<b>10.81</b>	<b>7.80</b>	<b>8.47</b>	<b>6.23</b>	<b>16.60</b>	<b>10.94</b>	<b>9.43</b>	<b>17.06</b>	<b>15.83</b>	<b>18.20</b>	<b>7.65</b>	<b>12.83</b>	<b>13.87</b>	<b>20.60</b>	<b>11.49</b>

\*Excludes privately financed utilities.

**PART III**

**IMPLEMENTATION OF  
COMPREHENSIVE PLAN**

The Annual Development Map and Report have two primary purposes. The first is to report the year's development activity for the city and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the report deals specifically with tracking how well the City's growth and development in any particular year achieves the goals of the plan.

The Comprehensive Plan is a general guide for the physical development of the city. As a guide, it is used by the City Plan Commission and City Council in making decisions regarding annexations, rezonings, plats, the sizing and timing of various public improvements and in the review of private development proposals.

Previous reports have utilized the City's Comprehensive Plan which was adopted in 1982 to track development of the city. In 1992, the City initiated the process of updating the 1982 plan for the city. This effort was completed in the fall of 1993 with the adoption of several elements. These elements included: transportation, utilities, land use, parks and open space, and community image. The City initiated the process of updating this 1993 plan in the fall of 2003. Work is currently progressing on this update and it is anticipated that it will be completed in the fall of 2005. This report will continue to review development activity in relation to the 1993 plan until such time as the ongoing Comprehensive Plan update process is completed.

#### **EAU CLAIRE YEAR 2010 STAGING PLAN**

The first component of the Comprehensive Plan which will be specifically considered in this report will be the review of annexations, plat approvals and the extension of public utilities in relation to the Eau Claire Year 2010 Staging Plan.

The rationale for following the Staging Plan is outlined in the Comprehensive Plan but is summarized below:

- B. It encourages development to occur where public investments and public service capacity already exists so as to maximize their use and reduce public costs associated with development.
- C. The Staging Plan steers development to areas where public facilities can be most economically provided.

It directs growth to areas that will not put undue strain on existing streets and utilities.

Sanitary sewer service is the key to the Staging Plan, and Map 2 illustrates the general sequence of major sewer extensions consistent with the regional *Urban Sewer Service Plan for 2010* (1990). The four levels of sewer service are:

**Priority 1: Existing Sewered Areas.** Areas that are currently served (as of 1993); no trunk line extension would be needed to expand service to these areas; they can be easily served by lateral lines.

**Priority 2: Expansion of Existing Facilities.** Areas as of 1993 that were served but were included in the City's Capital Improvements Program for minor extensions of trunk sewer and/ or areas that can be easily served by lateral lines.

**Priority 3: Trunk Line Facility Expansion.** Areas that are not served (as of 1993) but were planned to receive trunk line service to accommodate development expected within a five to ten year period.

**Priority 4: Long-Term Trunk Line Facility Expansion.** Areas that may need trunk sewer service for anticipated urban development, but not programmed to be served in the near future.

Even though the City does not have full financial responsibility for infrastructure costs, it still has considerable risk and, therefore, must insist upon following the Staging Plan.

Private land developers in Eau Claire will either design, finance and install utilities and road themselves or else post a bond that the City can draw upon and let the City do the work. The City continues to have responsibility for arterial streets, trunk sewer and water lines, lift stations and water towers -- items that serve many plats or neighborhoods.

Thus, although the City does not bear full financial responsibility for urban infrastructure, it still has the risk involved in the arterial and trunk features as well as other shared facilities such as parks. Likewise, the School District bears the full cost of schools and school bus routes.

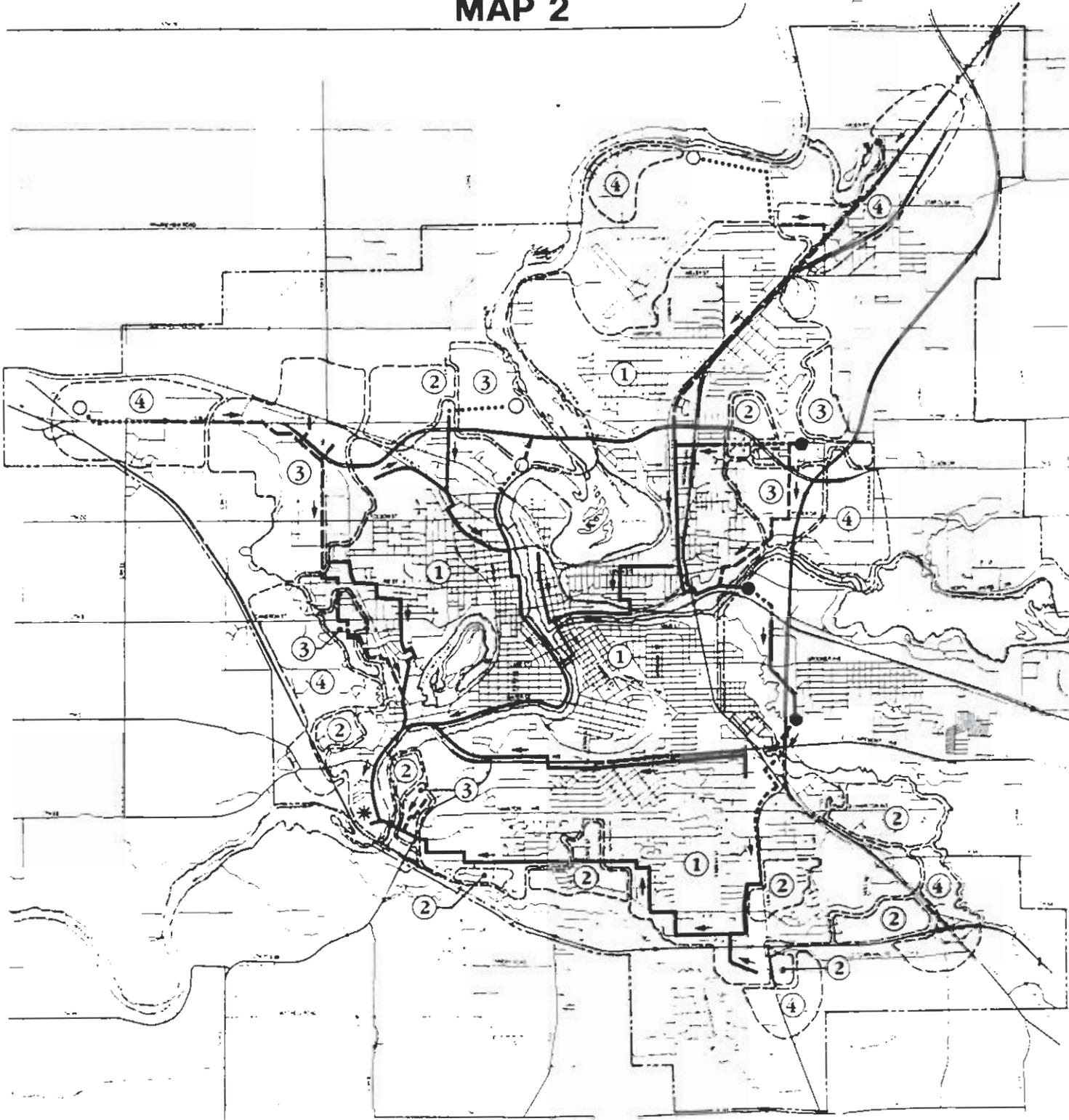
Policies contained in the Comprehensive Plan which pertain to the staging of sanitary sewer service include:

***Policies:***

1. **Staging Plan:** The City will extend sanitary sewer service according to the priorities presented by the *Sanitary Sewer Service Area Staging Plan*, Map 2.
2. **Utility Extension Priority:** The City will give priority to utility extensions that would further a contiguous and compact pattern of development over those that would cross land not immediately expected to develop.
3. **Environmentally Sensitive Areas:** The City will respect and protect environmentally sensitive areas as identified in the Urban Sewer Service Plan and elsewhere when reviewing plans for development.

During the 2004 calendar year, 9 annexations totaling approximately 16 acres were approved by the City of Eau Claire. A summary of these annexations can be found on page 1 of this report and their locations are illustrated on the development map found at the end of the report. Most of these annexations involved individual lots being annexed to obtain sanitary sewer service.

# MAP 2



- |   |                           |
|---|---------------------------|
| ① Existing Sewered Area                   | — Existing Trunk Lines    |
| ② Expansion of Existing Facility          | - - - Planned Trunk Lines |
| ③ Trunk Line Facility Expansion           | ● Existing Lift Stations  |
| ④ Long Term Trunk Line Facility Expansion | ○ Planned Lift Stations   |
| - - - 2010 Urban Sewer Service Area       | * Water Treatment Plant   |

## Sanitary Sewer Service Area Staging Plan

**Eau Claire Comprehensive Plan**  
CITY OF EAU CLAIRE WISCONSIN



BRW

Eight of the annexations occurred in Priority #1, 2 or 3 areas and one was within a priority #4 area, all of which already have sewer service or where sewer service extensions were minimal.

There were 12 subdivisions approved in 2004, for a total of 258 residential lots and 3 commercial lots. A summary of these subdivisions can be found on Page 2 of this report and their locations are illustrated on the development map. Eight of these subdivisions were located in Priority #1 or 2 areas. The remaining four were located in Priority #3 or #4 areas, where sanitary sewer had been recently extended in accordance with the Comprehensive Plan.

In conclusion, majority of sanitary sewer and water utility construction in 2004 occurred in conformance with the Staging Plan. Sanitary sewer and water main extensions did occur in several Priority #3 and #4 areas. It should be noted that since the staging plan was adopted in 1993, extension of utilities into the Priority #3 and #4 areas is now occurring with the completion of the majority of the trunk line extensions in the Priority #1 and #2 areas in previous years.

## **LAND USE PLAN MAP**

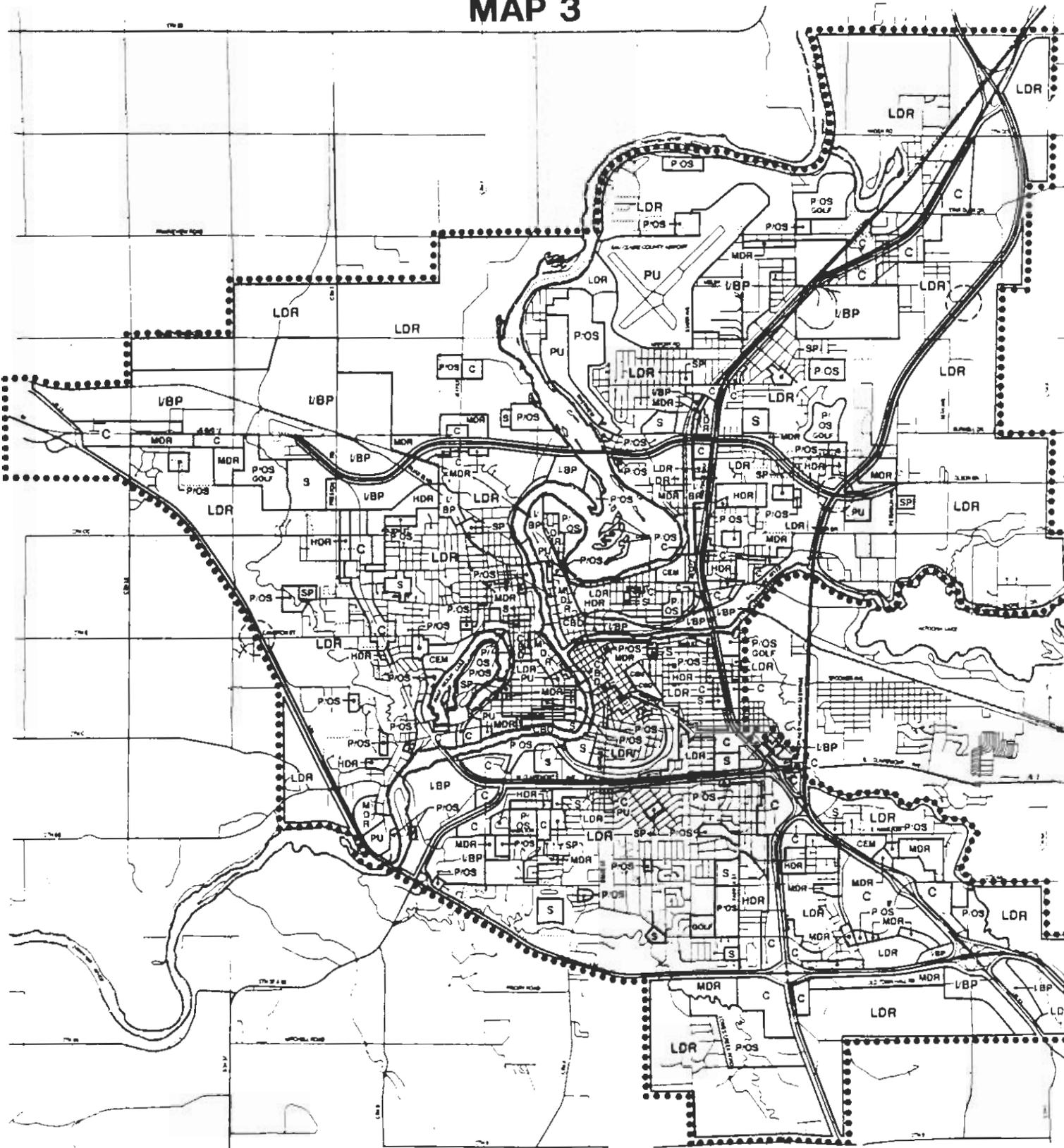
This report also reviews development activity in relation to the Land Use Plan Map which is included in this report as Map 3. The purpose of the Land Use Plan and Map are to establish a general pattern for the continued physical development of the community. It addresses the locations of housing, businesses, industry and parks, and serves as a basis for the zoning ordinance and the zoning map which control the use of the land and design of specific sites. In order to determine conformance with the Land Use Plan, this report will review rezonings and major non-residential development projects which have a value of \$100,000 or more for conformance with the Land Use Plan. In addition, siting criteria for multiple-family developments which is contained in the plan will be used to evaluate the placement of multiple-family projects in the city.

The City approved 25 rezoning applications in 2004. Four of these were generally not in conformance with the Land Use Plan Map and with its supporting policies. The first was Rezoning #6 which involved the rezoning of land to CBD where the Comprehensive Plan recommends a golf course or low-density residential.

Rezoning #7 was also not in compliance with the Comprehensive Plan. This rezoning from R-1 to C-1P encroached into the residential neighborhood to the north. Rezoning #9 was not in compliance. The Comprehensive Plan notes that this area is appropriate for low-density residential development, not C-3P development. Finally, Rezoning #11 was not in compliance. The Land Use Plan Map recommended that this area be developed for moderate-density residential development, not C-3P development.

In addition, 64 major (\$100,000 or more) non-residential developments were granted building permits in 2002. These projects are listed on Pages 5-8. All of this development activity was

# MAP 3



- LDR Low-Density Residential  
1 + 2 Family
- MDR Mid-Density Residential  
Older Small-Lot 1 + 2 Family
- HDR High-Density Residential Apartment
- C Commercial
- CBD Central Business District
- I/BP Industrial/Business Park
- P/OS Park/Open Space
- PU Public Facility
- S School or University

- SP School and Playground
- Interchange Study Area
- ..... Year 2010 Urban Sewer Service Area Boundary

NOTE: Shorelines of lake, rivers and creeks are publicly protected.

## Land Use Plan

**Eau Claire Comprehensive Plan**  
CITY OF EAU CLAIRE, WISCONSIN



in conformance with the development pattern identified in the Land Use Plan Map.

Finally, the Land Use Plan states that the City will encourage higher-density residential development in those areas where the following criteria for the location of multi-family housing are or will be satisfied:

- . adequate utility and street capacity
- . ability of a given area or neighborhood to absorb additional density
- . adequate access
- . transit service
- . proximity to services and employment opportunities
- . proximity to schools and natural amenities
- . compatibility with adjacent development
- . suitability of site for construction

In 2004, building permits were issued for 7 projects having more than 4 units which totaled 86 units. The following chart below illustrates whether each project actually satisfied the locational criteria listed above:

### Locational Criteria

	# OF UNITS	ADEQUATE UTILITY AND STREET CAPACITY	ABILITY OF AREA TO ABSORB ADDITIONAL DENSITY	ADEQUATE ACCESS	TRANSIT SERVICE	PROXIMITY TO SERVICES AND EMPLOYMENT OPPORTUNITIES	PROXIMITY TO SCHOOLS	PROXIMITY TO NEIGHBORHOOD PARK AREAS	COMPATABILITY WITH ADJACENT DEVELOPMENT	SUITABILITY OF SITE FOR CONSTRUCTION
5730 Gatehouse Dr.	8	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
5731 Gatehouse Dr.	8	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
4723 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4733 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4739 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4729 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
2390 Ridgeview Dr.	38	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	86									

**PART IV**

**POPULATION AND  
HOUSING UNIT ESTIMATES**

For general planning purposes, it is important to keep track of the annual growth or decline in city population and number of housing units. The number of persons and the number of housing units are related to various types of development activity, including annexations, subdivisions, new residential construction and residential demolitions. These development factors may be used to maintain a current estimate of population and housing units in the City of Eau Claire.

### **Housing Unit Estimates**

The 2000 U.S. Census has published data relating to households and vacancy status for the City of Eau Claire. The table below summarizes this information for each of the four sectors within the city.

<b><u>Sector</u></b>	<b><u># of Occupied Dwelling Units</u></b>	<b><u># of Vacant Dwelling Units</u></b>	<b><u>Total Dwellings</u></b>	<b><u>Percent Vacant</u></b>	<b><u>Ave. Hshld. Size</u></b>
North	4,516	71	4,587	2%	2.7
South	6,583	248	6,831	4%	2.3
East	6,320	311	6,631	5%	2.8
West	<u>6,597</u>	<u>249</u>	<u>6,846</u>	<u>4%</u>	<u>2.5</u>
Total	24,016	879	24,895	4%	2.6

Source: 2000 U.S. Census

The annual housing unit estimates represent the sum of (number of housing units at the beginning of the year + number of housing units added per year through new construction + number of housing units added per year through annexations) - (number of housing units lost per year through residential demolition and those moved out of the city). The annual housing estimates do not include the number of units added or lost each year through the conversion of existing structures.

<b><u>Sector</u></b>	<b><u>Housing Units on 4-1-00</u></b>	<b><u>2000 Net Change</u></b>	<b><u>2001 Net Change</u></b>	<b><u>2002 Net Change</u></b>	<b><u>2003 Net Change</u></b>	<b><u>2004 Net Change</u></b>	<b><u>Housing Units on 1-1-05</u></b>
North	4,587	70	87	36	40	29	4,849
South	6,831	208	155	353	147	220	7,914
East	6,631	-8	-2	-2	6	-4	6,621
West	<u>6,846</u>	<u>189</u>	<u>245</u>	<u>211</u>	<u>148</u>	<u>120</u>	<u>7,759</u>
Total	24,895	459	485	598	341	365	27,143

### **Population Estimates**

Population estimates for the City of Eau Claire are shown below. These estimates are derived by the Eau Claire Department of Community Development and are based upon 2000 census

data, then adjusted on an annual basis by annexations and development activity which has occurred within the city. The population estimates by sector is computed by multiplying the number of occupied housing units within each sector by the estimated mean household size for each sector.

**Population  
# of Persons**

<u>Sector</u>	<u>4-1-2000*</u>	<u>1-1-2001</u>	<u>1-1-2002</u>	<u>1-1-2003</u>	<u>1-1-2004</u>	<u>1-1-2005</u>	<u>Gain (loss) from 4-1-2000</u>
North	12,160	12,298	12,464	12,514	12,569	12,614	454
South	15,338	15,740	16,040	16,172	16,536	16,794	1,456
East	17,808	17,792	17,788	17,784	17,791	17,785	(-23)
West	<u>16,398</u>	<u>16,762</u>	<u>17,244</u>	<u>17,438</u>	<u>17,679</u>	<u>17,912</u>	<u>1,514</u>
Total	61,704	62,592	63,536	63,908	64,575	65,105	3,401

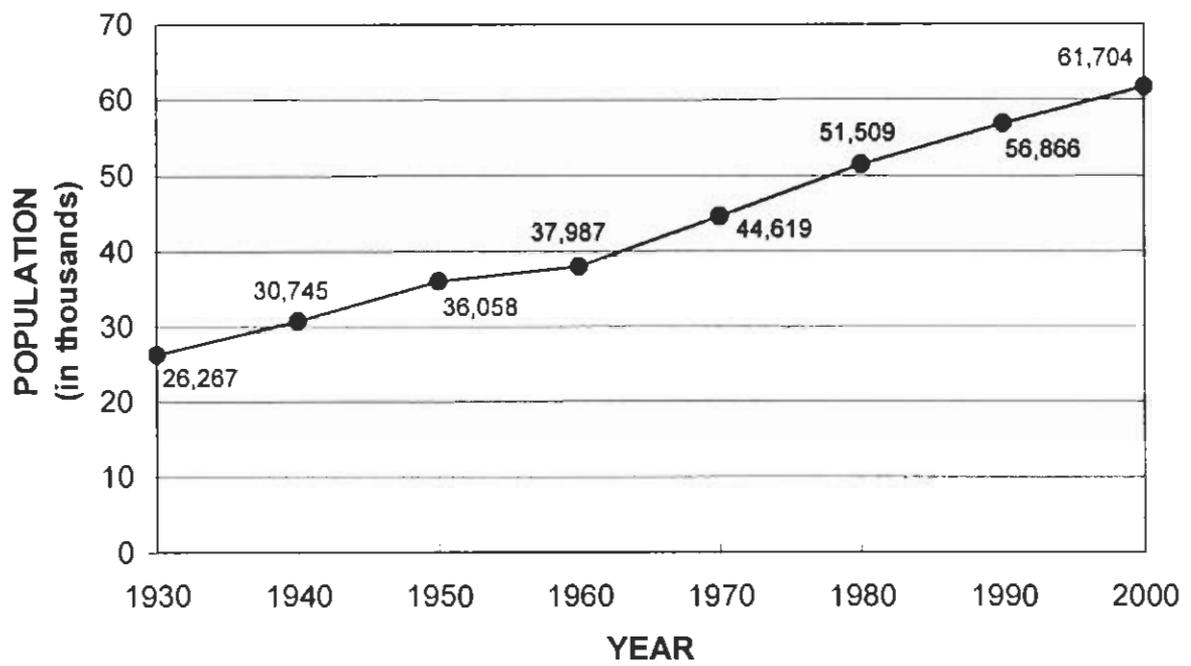
\*2000 U.S. Census

Based on city population estimates, the following graph illustrates how the City of Eau Claire's population has changed since 1930. As shown, the City's population has continued to grow throughout this period.

Between the years of 2000 and 2005, the City population has increased by an estimated 3,401 persons. This increase represents an average annual increase of approximately 680 persons or a growth rate of 1.10 percent per year. This compares to an annual growth rate of .85 percent that occurred during the 90s.

The Wisconsin Department of Administration also provides population estimates for the City. The State's method of calculating these estimates differs from that used by the City. The most current estimate available from the State is for January 1, 2005. As of this date, the State estimates Eau Claire's population at 64,632.

### POPULATION CHANGE 1930 - 2000



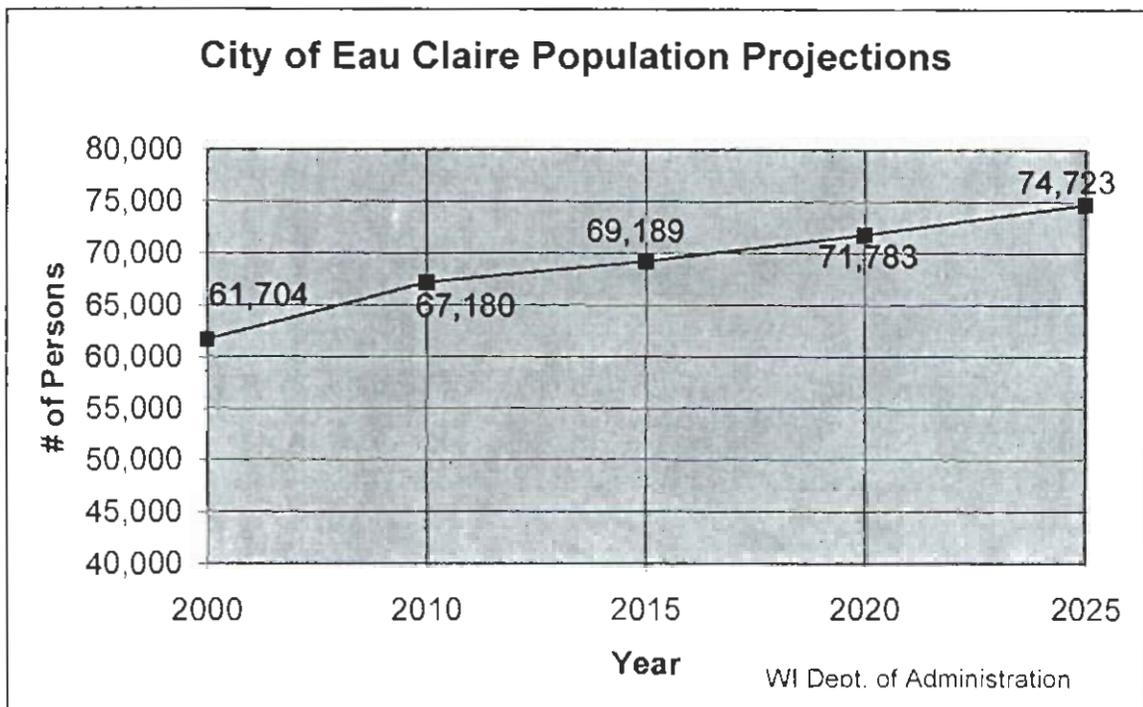
**Population Projections**

Population projections are a prerequisite to planning, as population growth or decline determines the level of demand for various land uses, facilities, and services. For this reason, population projections for the City of Eau Claire are an important component of development monitoring.

	<u>2000</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>
Population Projection	61,704	67,180	69,189	71,783	74,723

The population projections provided above were prepared by the Wisconsin Department of Administration, Demographic Services Center in January 2004. The projections estimate that the City's population will increase by 5,476 persons by the year 2010 and by 13,019 persons by 2025.

The following graph illustrates these population projections.



**PART V**

**2004**

**DEVELOPMENT MAP**

# 2004 DEVELOPMENT MAP



Single Family - Detached



Condominium Unit



Duplex



Multiple Family Structure  
(and # of units per permit)



Commercial & Office\*

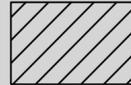


Industrial & Warehouse\*



Public & Semi Public Projects\*

\* Valuation of \$10,000 or more



Annexations



Subdivisions



Rezoning

