

City of Eau Claire 2006 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin



City of Eau Claire 2006 Development Map and Report



Luther Hospital ICU Addition

Department of Community Development Eau Claire, Wisconsin

Cover Photo:

Waterford Development, Pinnacle Way

2006 DEVELOPMENT AND REPORT

TABLE OF CONTENTS

	<i><u>Page</u></i>
INTRODUCTION	
I. DEVELOPMENT ACTIVITY FOR 2006	1
II. OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1990	13
III. IMPLEMENTATION OF COMPREHENSIVE PLAN	20
IV. POPULATION AND HOUSING UNIT ESTIMATES	26
V. 2006 DEVELOPMENT MAP	30

LIST OF MAPS

	<u>Page</u>
1. 2006 DEVELOPMENT MAP: CITY SECTORS.....	Introduction
2. EAU CLAIRE PUBLIC UTILITIES STAGING PLAN.....	21
3. EAU CLAIRE LAND USE PLAN	23
4. 2006 DEVELOPMENT MAP	30

INTRODUCTION

INTRODUCTION

The 2006 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2006 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 accompany 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 the 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 2006 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 2006 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 2006 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 2006. 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 2006 are included in the report, along with the number of dwelling units lost through the demolition of residential structures.

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 2006. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2006 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

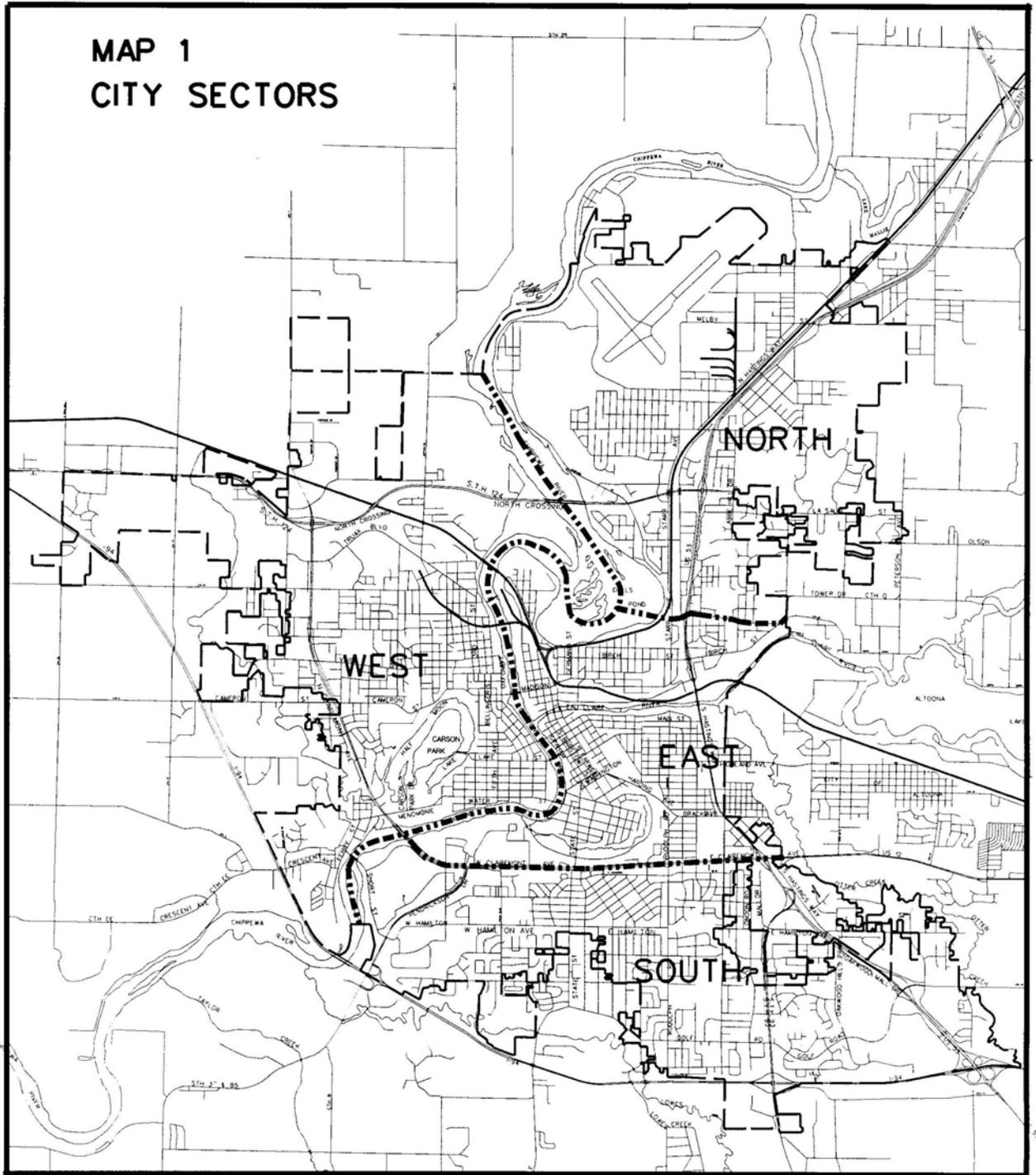
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 Hwy. 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 2006**

I. ANNEXATIONS

Map #	Sector	Town	Housing Units	Population	Area Annexed (acres)
1	North	Seymour	0	0	30.52
2	South	Washington	1	2	0.46
3	South	Washington	0	0	137.98
4	South	Washington	0	0	2.58
5	South	Washington	<u>1</u>	<u>6</u>	<u>1.33</u>
Total			2	8	172.87

II. REZONINGS

Map #	Sector	Previous District	New District	Area Rezoned (acres)
1	North	R-1 & I-1	I-2	7.7
2	North	TR-1	R-1	0.5
3	North	TR-1A	R-1	0.6
4	North	C-2	R-2P	0.7
5	East	R-3, R-4, R-4P, CBD, I-1, & I-2	RMP	32.7
6	East	R-2	C-2	0.2
7	East	R-3	R-1	0.2
8	East	R-1 & R-3	R-3P	0.2
9	East	C-3P, C-3H & C-2H	C-3P	15.4
10	East	C-1A	C-3P	1.8
11	South	R-2 & R-3P	R-1 & R-3P	18.4
12	South	R-1	R-2P	0.7
13	South	R-1	R-2	1.5
14	South	R-2 & R-2P	R-2P	2.9
15	West	RM & R-4P	CBDP	4.0
16	West	C-3 & I-1	CBDP	4.9
17	West	I-1	R-2	1.3
18	West	C-2	R-2	0.3
19	West	R-1A & R-1	R-2	0.2
20	West	C-2P	R-1	0.4
21	West	TR-1A	R-1	0.9
22	West	TR-1A	R-1	71.7
23	West	TR-1A & R-2	R-1	2.8
24	West	C-3P	R-3P	4.6
25	West	I-1P	C-3P	3.8
26	West	R-1A	C-2P	2.9
27	West	R-1A	R-1	<u>2.1</u>
Total				183.4

III. SUBDIVISIONS

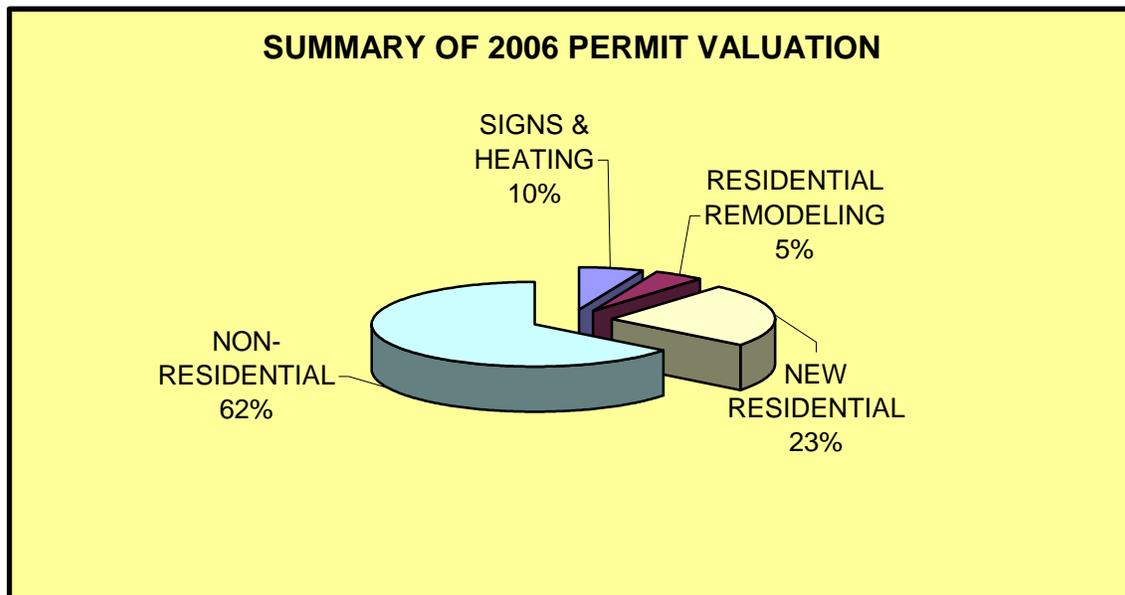
Map #	Sector	Name	Area Subdivided (acres)	# of Lots	Zoning
1	North	Melby Street Storage Condos	12.6	29	I-2
2	North	Princeton Woods Condos	1.4	4	R-3
3	North	Silver Ridge Condos	0.4	4	R-3P
4	East	Waterford	15.5	10	CBDP
5	South	South Pointe Shopping Center 2 nd Addition	9.8	5	C-3
6	South	Bullis Farm Addition	28.3	12	C-3P
7	South	Village Terrace Condos	3.9	18	R-3P
8	South	Village Terrace Addition	12.5	17	R-1
9	South	Southvilla Condos	5.8	30	R-3P
10	South	AA Storage Condos	0.4	13	I-2
11	West	Sherman Estates 3	13.7	38	R-1
12	West	Prairie Crossing Condos	<u>5.0</u>	<u>24</u>	R-3P
Total			109.3	204	

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits	Valuation (\$)
New residential		
single-family	104	17,451,450
condominiums	91	8,861,447
duplex	3	579,479
multiple-family	9	2,770,000
Residential alterations	746	5,989,985
Residential accessory structures	96	649,505
Non-residential (projects \$10,000 or more)	138	80,282,835
Misc. non-residential additions & remodeling	68	234,540
Signs	117	917,874
Heating	<u>903</u>	<u>11,597,589</u>
Total	2,275	129,334,704



2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	4*	5
Commercial	1	0
Industrial	<u>1</u>	<u>1</u>
Total	6	6

*Includes the demolition of 40 dwelling units.

3. Conditional Permits

Type	# of Permits
Plumbing	798
Electrical	929
Mechanical – HVAC	903
Sign	117
Plan Examinations:	
building	47
plumbing	49
Special inspections	36
Zoning appeals	3
Conditional use permits	35
Site plan review	46

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

Commercial/Office (40 projects)

Name/Address	Description	Sector	Value (\$)
Marshfield Clinic 2116 Craig Rd.	Addition	East	10,000,000
Goldridge Group 401 Pinnacle Way	Mixed-use building, mercantile & apartments	East	7,650,000
Goldridge Group 216 Pinnacle Way	Bldg. shell for 3-story office w/parking garage	East	4,700,000
Charter Bank 1010 W. Clairemont Ave.	New office building	East	3,500,000
Goldridge Group 310 Pinnacle Way	Bank	East	2,200,000
Arrowhead Properties 4410 Golf Ter.	New office building	South	2,100,000
Goldridge Group 208 Pinnacle Way	Parking ramp	East	1,800,000
Midelfort Clinic 733 W. Clairemont Ave.	Build out 2 nd floor shell; remodel Family Care	South	1,200,000
Commonweal Development 4840 Keystone Crossing	White Oak Commons	South	1,100,000
Michelle Face & Eric Etzel 4956 Bullis Farm Rd.	Northern Pines ENT clinic & day spa	South	1,100,000
Texas Roadhouse 5019 Keystone Crossing	New restaurant	South	1,088,123
Acquisition Realty 2833 Mall Dr.	New clothing retailer	South	1,050,000
Manuel & Lynnae Rivera 4207 Oakwood Hills Pkwy.	Manny's Mexican Cocina	South	1,000,000
Wal-Mart 3915 Gateway Dr.	Interior remodeling	South	931,800

Name/Address	Description	Sector	Value (\$)
Outback Steakhouse 5020 Keystone Crossing	New restaurant	South	885,000
Bank Mutual 3250 N. Clairemont Ave.	Office building	West	852,626
Acquisition Realty 5314 Prill Rd.	New retail building	South	800,000
HPI Properties 2615 London Rd.	Multi-tenant remodel Harbor Tool/Freight	South	775,000
Goldridge Group 310 Pinnacle Way	Interior finish of 1 st & 2 nd floors of bank	East	500,000
Mike & Wendi Cronk 1614 Truax Blvd.	New building for Bright Beginnings Day Care	West	500,000
Market & Johnson 2350 Galloway St.	Office addition	East	425,000
Starbucks Coffee 953 W. Clairemont Ave.	New building	South	369,000
O'Reilly Auto Parts 2434 Mercantile Dr.	New auto parts store	West	350,000
Valuation Specialists 3940 Oakwood Hills Pkwy.	New office building	South	290,000
John Mogensen 302 N. Barstow St.	New retail/office building w/two second floor apartments	East	280,000
Goldridge Group 310 Pinnacle Way	Interior finish of 3 rd floor	East	200,000
CMI 719 W. Hamilton Ave.	Addition	South	200,000
General Growth 4800 Golf Rd.	Interior alterations for Dress Barn	South	152,000
Lake Gas Company 2326 Western Ave.	Monopole cellular tower	North	145,000

Name/Address	Description	Sector	Value (\$)
Royal Credit Union 200 Riverfront Ter.	Tenant alterations for Ryberg & Happe	East	130,000
Valuation Specialists 3940 Oakwood Hills Pkwy.	Tenant lease space build-out	South	130,000
General Growth 4800 Golf Road	Alterations for Christopher & Banks	South	120,000
Best Buy 4090 Commonwealth Ave.	Install home theater & partial remodel	South	119,000
Brackett Ave. Properties 2142 Brackett Ave.	Tenant build-out	East	110,000
Cigan Properties 101 N. Farwell St.	Finish suites for Edward Jones & UGA	East	100,000
American Crop Insurance 200 Riverfront Ter.	Tenant space build-out	East	100,000
Menards, Inc. 3210 N. Clairemont Ave.	Garden center bi-fold doors	West	100,000
HPI Properties 2615 London Rd.	Alterations to Dollar Tree	South	100,000
Menards, Inc. 3619 S. Hastings Way	Garden center bi-fold doors	South	100,000
Commonweal Development 3755 S. Oakwood Mall Dr.	Alterations for Alltel	South	100,000

Industrial/Warehouse (6 projects)

Name/Address	Description	Sector	Value (\$)
PDM Bridge Company 2800 Melby St.	Plant addition	North	1,400,000
Max Phillips & Son 3532 White Ave.	Process equipment control building	North	598,840
SN'L Enterprises 3130 Melby St.	Office/warehouse building for Esco	North	260,000
Fastenal Company 2344 Truax Blvd.	Warehouse addition	West	200,000
RM Services 4635 Anderson Dr.	Office/warehouse, condo #5	North	177,000
RM Services 4627 Anderson Dr.	Office/warehouse, condo #6	North	177,000

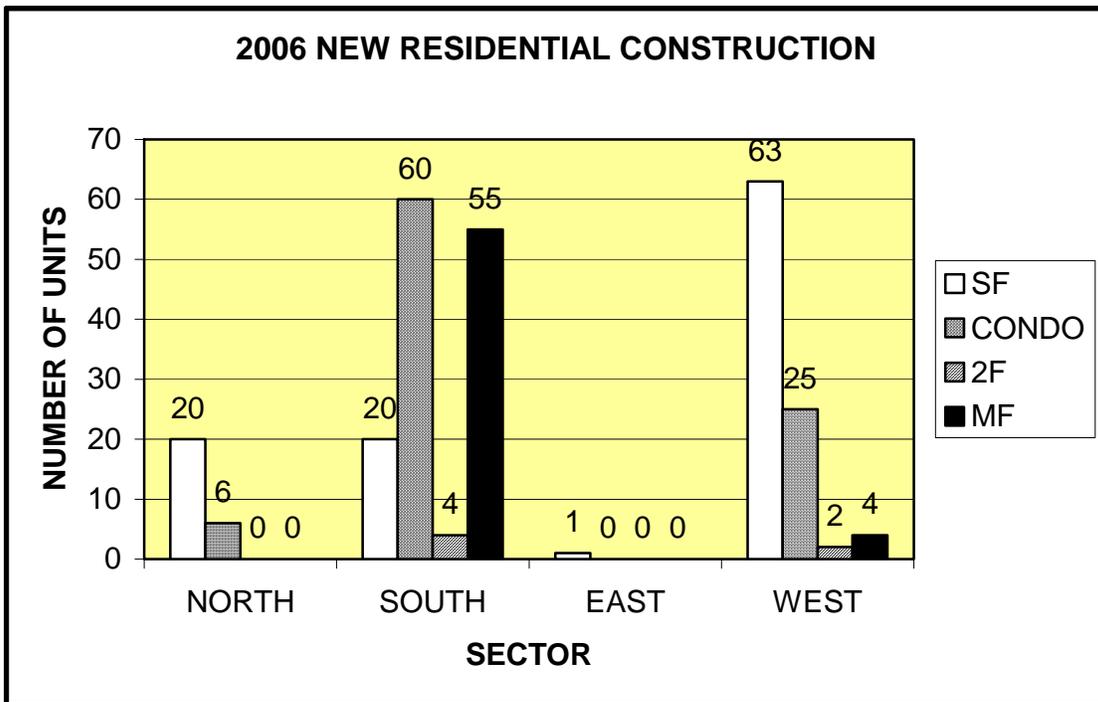
Public/Semi-public (17 projects)

Name/Address	Description	Sector	Value (\$)
Luther/Mayo Health Serv. 1221 Whipple St.	ICU addition & remodel	West	10,000,000
CVTC 2320 Alpine Rd.	Nanorite addition	West	3,868,895
Peace Lutheran Church 501 E Fillmore Ave	Additions & alterations	South	3,300,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Patient stack renovations for 5 th & 6 th floors	East	3,000,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Radiology expansion	East	2,000,000
Messiah Lutheran Church 2015 N. Hastings Way	Sanctuary addition & alterations	North	1,250,000
Luther/Mayo Health Serv. 1221 Whipple St.	Remodel Behavioral Health Dept.	West	980,000
Luther/Mayo Health Serv. 1221 Whipple St.	Central processing remodeling	West	750,000

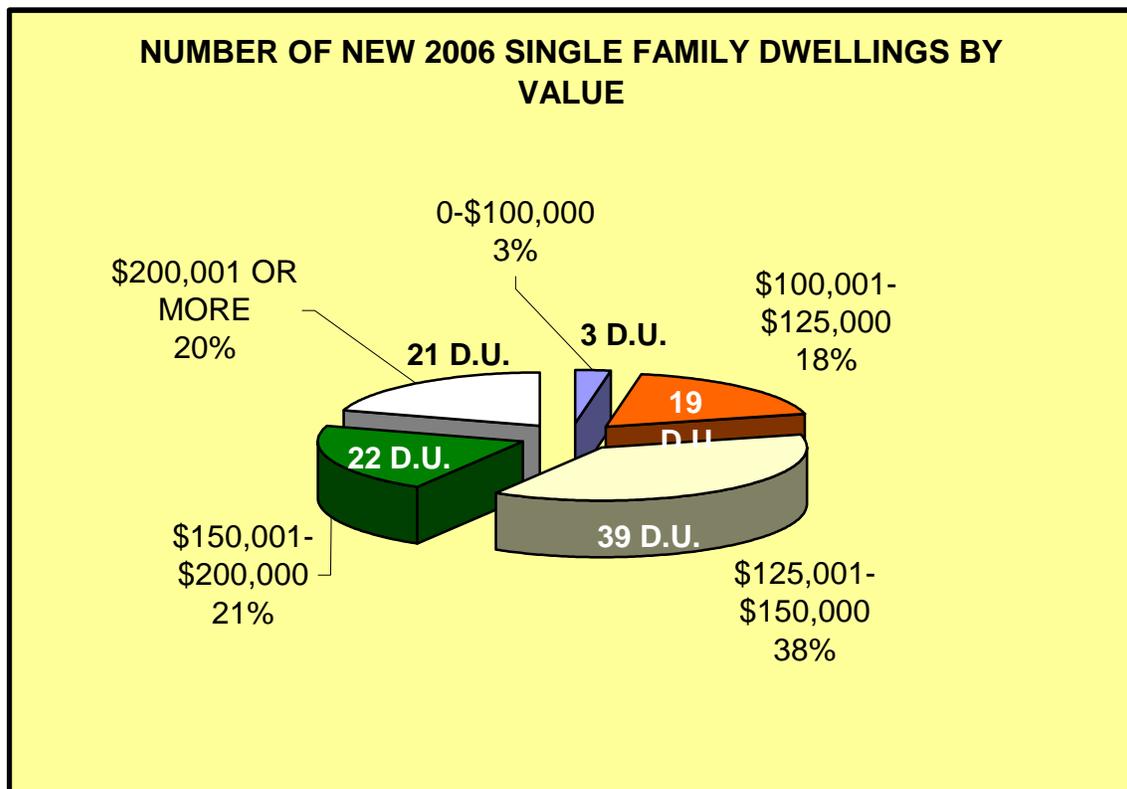
Name/Address	Description	Sector	Value (\$)
St. Matthew's Lutheran Church 1915 Hogeboom Ave.	Church addition & remodel	East	496,689
Luther/Mayo Health Serv. 1221 Whipple St.	Remodel Hemodialysis area	West	450,000
Plymouth United Church 2010 Moholt Dr.	Sanctuary addition	West	275,000
CVTC 620 W. Clairemont Ave.	Toilet room alterations/ceiling work for HVAC remodel	East	195,666
Luther/Mayo Health Serv. 1221 Whipple St.	Remodel 1 st floor locker rooms into offices	West	185,685
St. John's Lutheran Church 1804 Highland Ave.	Interior alterations	East	154,000
Luther/Mayo Health Serv. 1400 Bellinger St.	Remodel 1 st floor imaging	West	133,605
Luther/Mayo Health Serv. 1221 Whipple St.	Remodel LH Cystoscopy suite	West	100,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Elevator #5 renovations	East	100,000

B. New Residential Construction – City of Eau Claire

Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	20	6	0	0	26
South	20	60	4	55	139
East	1	0	0	0	1
West	<u>63</u>	<u>25</u>	<u>2</u>	<u>4</u>	<u>94</u>
Total	104	91	6	59	260

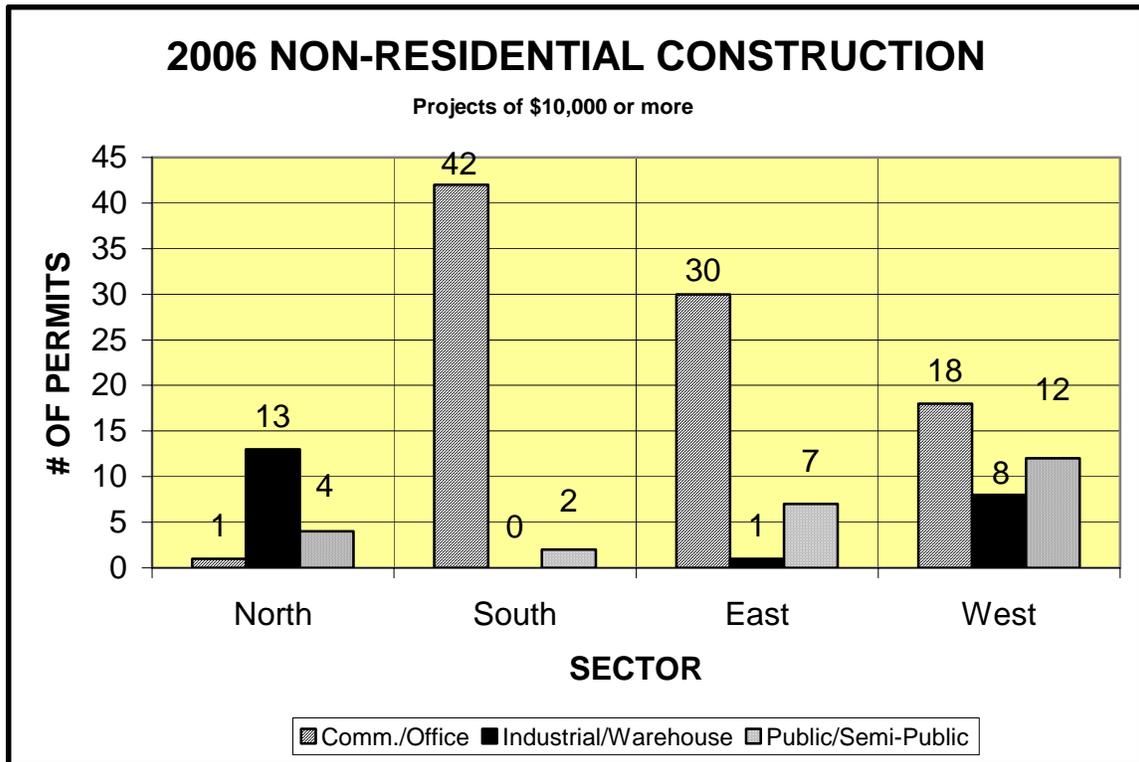


Sector	Valuation (\$)				Total
	Single-family	Condominium	Duplex	Multi-family	
North	3,164,000	1,400,000	0	0	4,564,000
South	4,642,000	5,643,697	280,000	2,530,000	13,095,697
East	65,000	0	0	0	65,000
West	<u>9,580,450</u>	<u>1,817,750</u>	<u>299,479</u>	<u>240,000</u>	<u>11,937,679</u>
Total	17,451,450	8,861,447	579,479	2,770,000	29,662,376

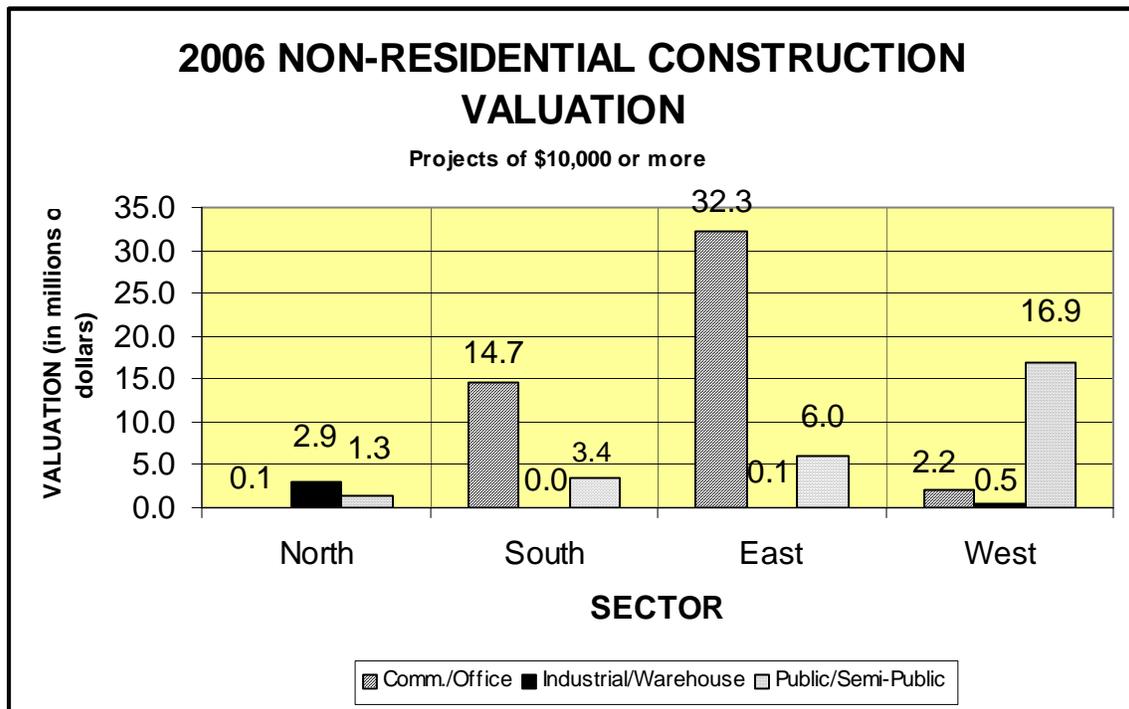


C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	1	13	4	18
South	42	0	2	44
East	30	1	7	38
West	<u>18</u>	<u>8</u>	<u>12</u>	<u>38</u>
Total	91	22	25	138



Sector	Valuation (\$)			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	145,000	2,876,766	1,290,000	4,311,766
South	14,616,913	0	3,370,000	17,986,913
East	32,313,120	50,000	5,966,355	38,329,475
West	<u>2,222,238</u>	<u>546,500</u>	<u>16,885,943</u>	<u>19,654,681</u>
Total	49,297,271	3,473,266	27,512,298	80,282,835



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	2005	2006
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9	9	5
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	146.8	172.9
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22	2	8
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	33.19	33.45

*Includes detachment

NOTE: Adjustment in sq. mi. made in 2003 based on computer calculations 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	2005	2006
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35	25	25	27
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	632.5	183.4

III. SUBDIVISIONS

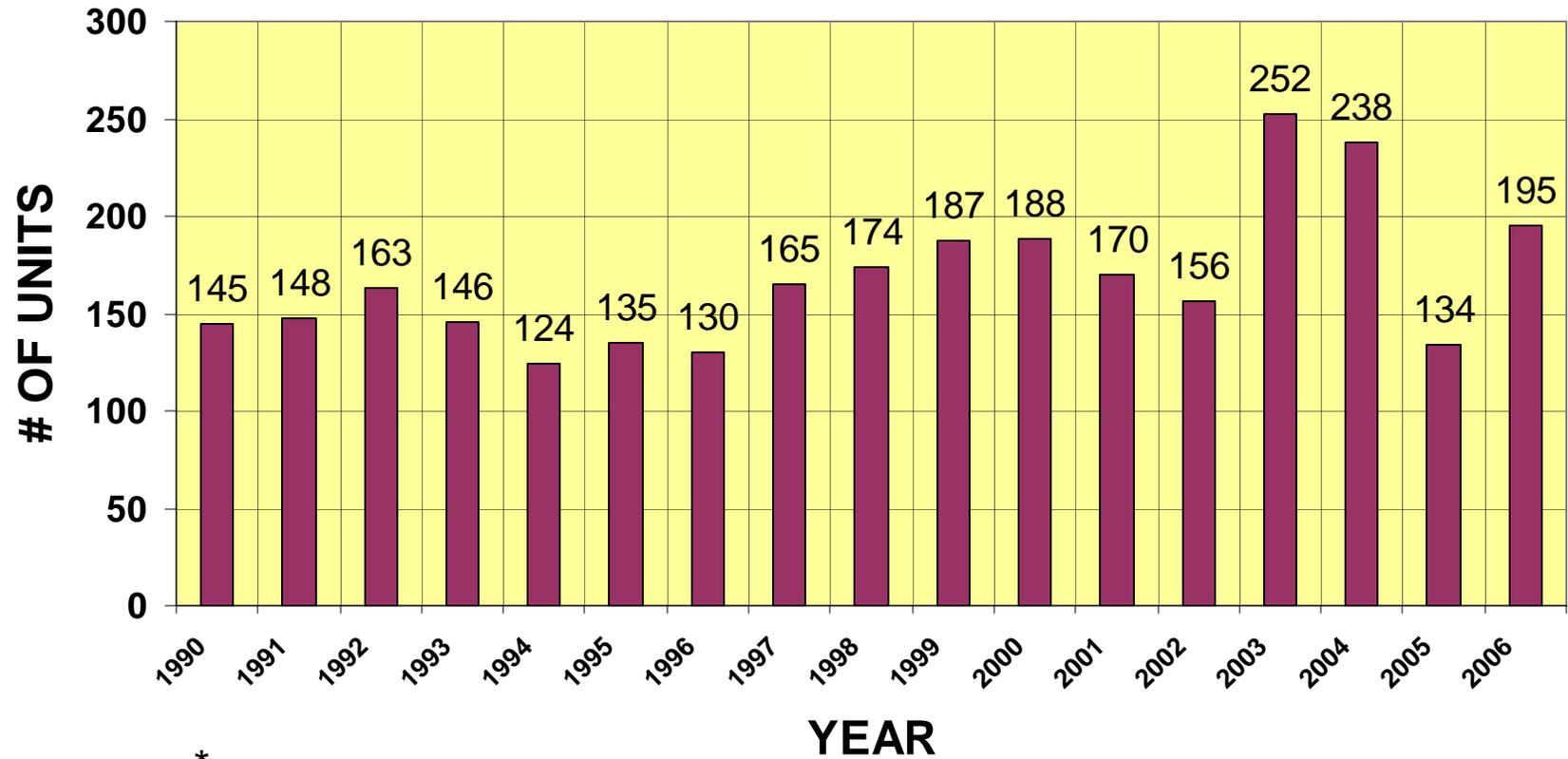
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14	12	11	12
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2
# of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371	261	235	204

IV. BUILDING CONSTRUCTION (No. of Units)

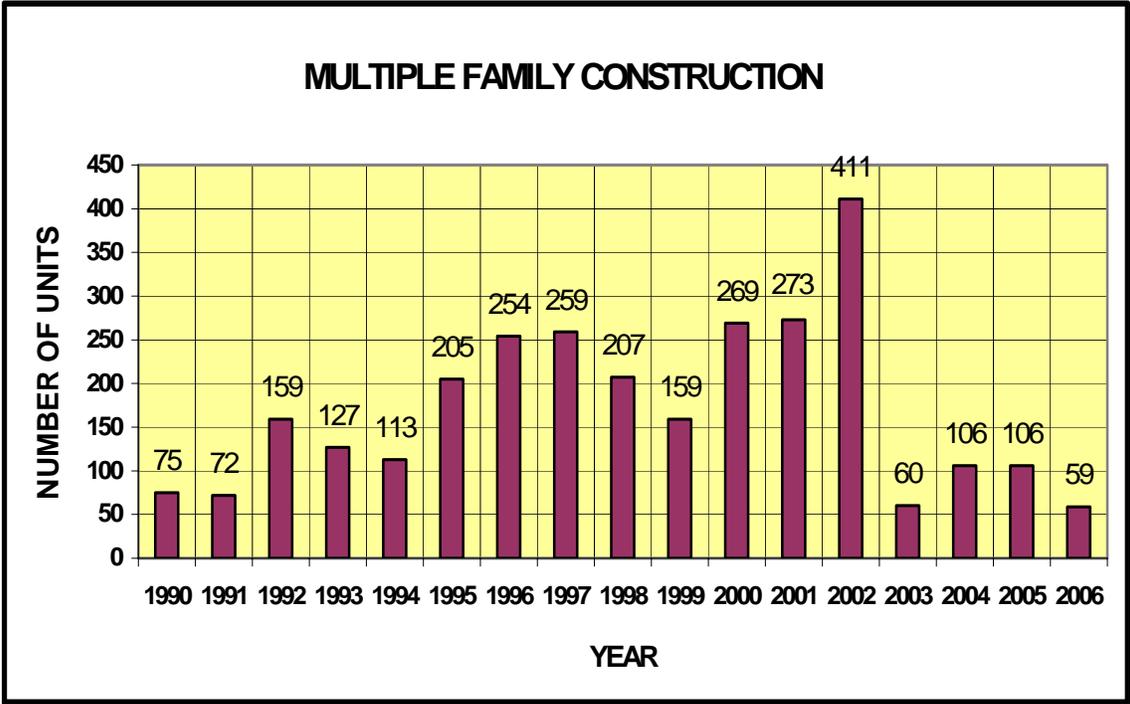
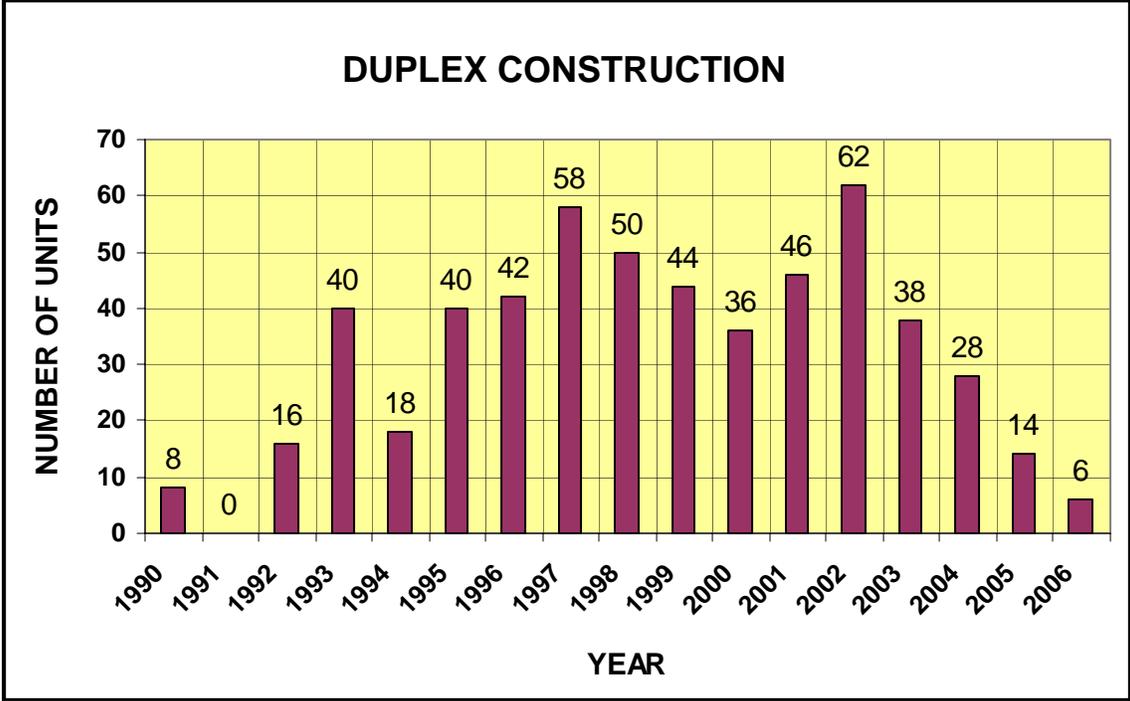
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Single-family	145	148	163	146	124	135	130	165	174	187	188	170	156	252	190	104	104
Condominium															48*	30	91
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38	28	14	6
Multiple-family	75	72	159	127	113	205	254	259	207	159	269	273	411	60	106	106	59
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350	372	254	260

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

SINGLE FAMILY CONSTRUCTION



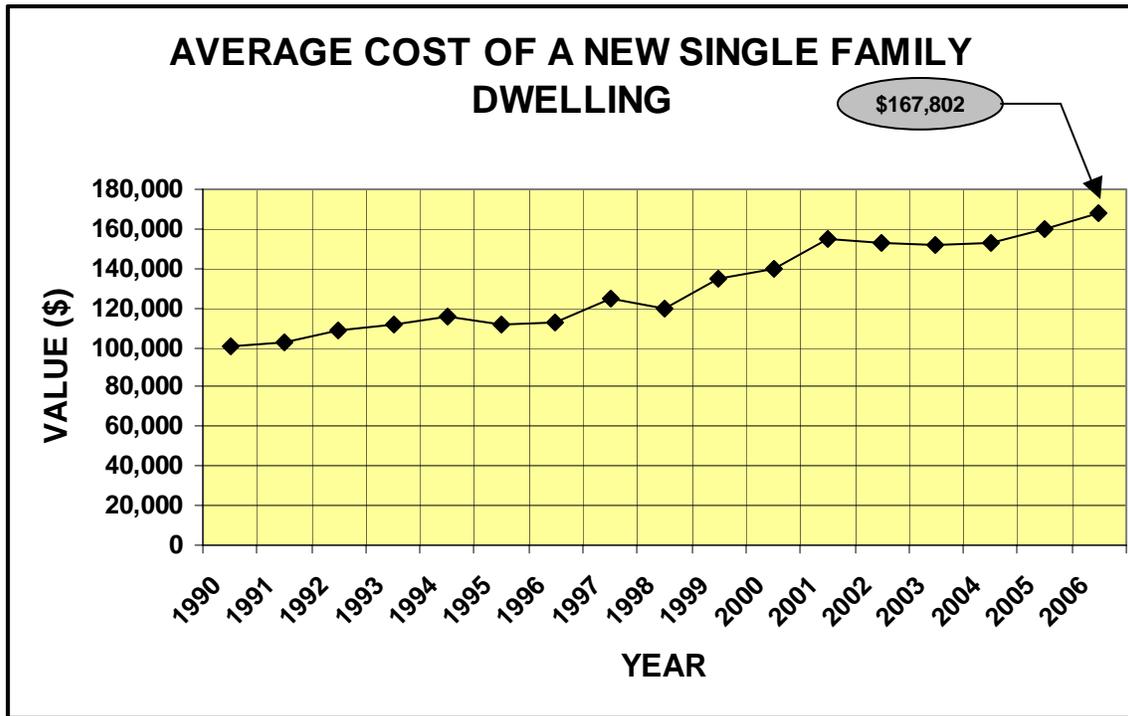
*Includes single family units and condomimiums



SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home	Average Sales Price for a New & Existing Home*
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
2005	160,103	140,565
2006	167,802	140,723

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



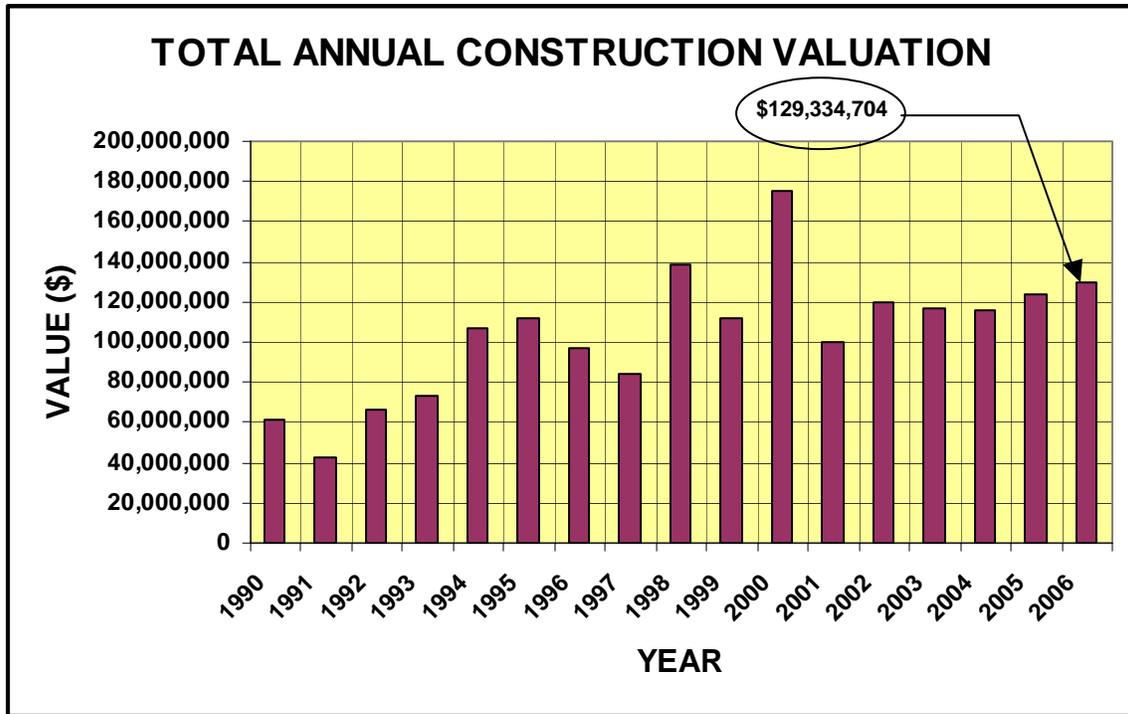
OF PERMITS/VALUATION (\$)

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
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
2005	103/24,630,337	18/31,859,930	36/24,068,761
2006	91/49,297,271	22/3,473,266	25/27,512,298

TOTAL CONSTRUCTION VALUATION

Year	Value (\$)
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
2005	123,568,137
2006	129,334,704

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



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 achieves the goals of the Plan.

The Comprehensive Plan is a general guide for the physical development of the City. As a guide, the City Plan Commission and City Council use it 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, dating back to 1982 initially based its review on the City's Comprehensive Plan, which was adopted in 1982. In 1993, the City prepared a new Comprehensive Plan, which this report then uses to track and monitor development. In 2005, the most recent Comprehensive Plan for the City was adopted. This plan as with the previous plan, includes thirteen chapters, including: land use, transportation, natural resources, parks, physical character, economic development, public utilities, community facilities, housing, historic preservation, downtown, intergovernmental cooperation, and plan implementation.

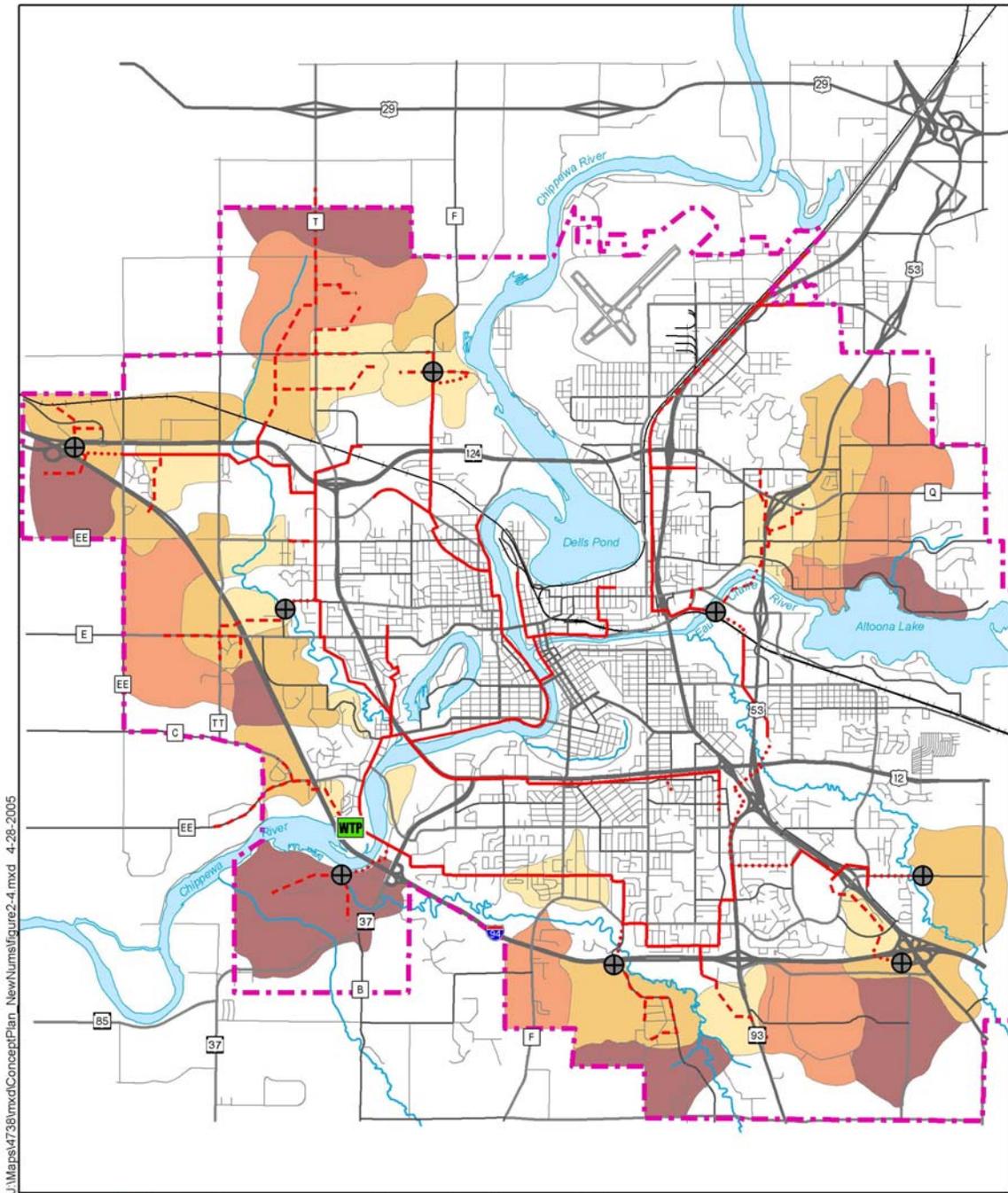
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public Utilities Stage Plan and Land Use Plan Map.

PUBLIC UTILITIES STAGING PLAN

The Public Utilities Staging Plan is similar to the Staging Plan contained in the 1993 Plan. Its rationale is twofold:

1. To encourage 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.
2. To steer development to areas where public facilities can be most economically provided and extended.
3. It directs growth to areas that will not put undue strain on existing streets and utilities.

Sanitary sewer service is the key to the Public Utilities Staging Plan, which is illustrated in Map 2. As shown on this map, the plan provides for four general sequence levels of providing major sewer extensions, which include:



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- | | | |
|---------------|------------------------|--------------------------------|
| Stage | Sewer Line Type | ⊕ Pump Stations |
| Short Term | Existing Trunk Lines | WTP Wastewater Treatment Plant |
| Medium Term A | Planned Trunk Lines | Proposed Urban Sewer |
| Medium Term B | Force Main | Service Area Boundary |
| Long Term | | |

Map 2
Public Utilities
Staging Plan

Short Term. Areas that are not presently served but require minor extensions of trunk line sewers or can be easily served by lateral lines.

Medium Term - A. Areas that are not currently served but are expected to receive development pressure and need for trunk line service to accommodate development during the next five years.

Medium Term - B. Areas that are not currently served but are expected to receive development pressure and a need for trunk line service to accommodate development during the next 5 to 10 years.

Long Term. Areas that may need trunk line sewer service for anticipated urban development but are not anticipated to be served for ten years or more.

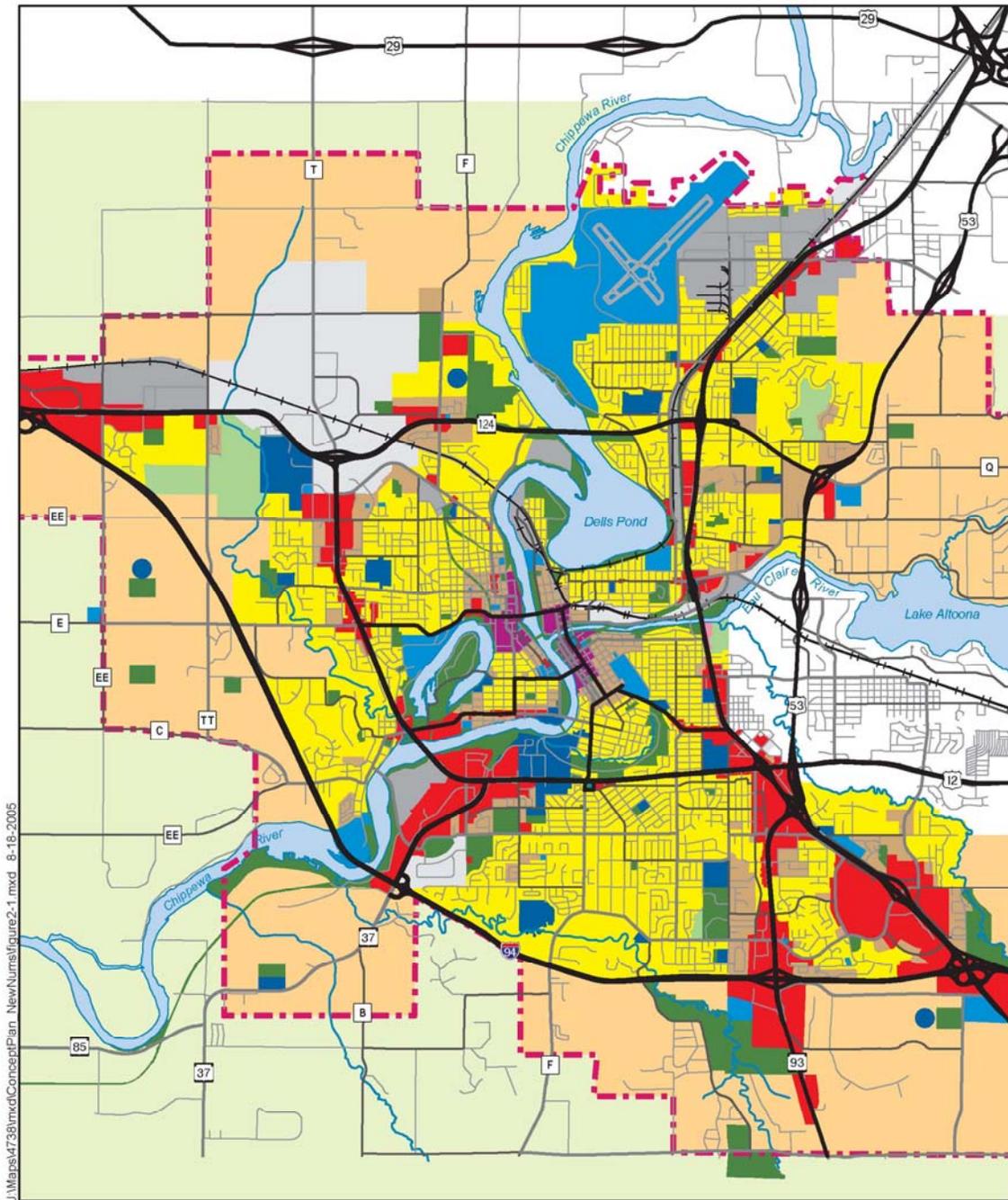
In review of the Staging Plan, the report finds the following:

Annexations. During the 2006 calendar year, 5 annexations totaling approximately 173 acres were approved by the City of Eau Claire. A summary of these annexations can be found in the first section of this report and their locations are illustrated on the development map found at the end of the report. Three of the annexations involved individual lots being annexed to obtain sanitary sewer service. One involved the annexation of right-of-way along the North Crossing (#1) in an area already serviced. The fifth annexation (#3) was located within a Medium Term Staging area.

Subdivisions. There were 12 subdivisions approved in 2006, for a total of 135 residential lots and 69 commercial or industrial lots. A summary of these subdivisions can be found in the first section of this report and are also shown on the development map. Ten of the subdivisions were located in areas already served by utilities and two (#'s 6 through 11) were located in areas identified as Short Term Staging.

LAND USE CHAPTER AND MAP

This report also reviews development activity in relation to the Land Use Map, which is included in this report as Map 3. The purpose of the Land Use Chapter and Map are to establish a general pattern for continued physical development for the City. 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



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Planned Land Use

- Proposed Urban Sewer Service Area Boundary
- Future Neighborhood
- Low Density Housing
- Medium & High Density Housing
- Commercial
- Mixed Use
- Downtown
- Light Industry
- General Industry
- School
- Public Facility
- Park
- Golf Course
- Agriculture or Very Low Density Housing
- Potential School Location

Map 3
Planned Land Use

conformance with the Land Use Chapter, this report will review rezonings and major non-residential development projects, which have a value of \$100,000 or more for conformance with the Plan. In addition, the siting criteria for multiple-family development, which is contained in the Plan, will be used to evaluate the placement of multiple-family projects in the City.

The City approved 27 rezoning applications in 2006. A summary of these rezonings can be found in the first section of this report and are also shown on the development map. All were in conformance with the Planned Land Use Map.

In addition, 63 major (\$100,000 or more) non-residential projects were granted building permits. These projects are listed in the first chapter of this report. All of this development was in conformance with the development pattern identified in the Planned Land Use Map.

Finally, the Land Use Chapter states that the City consider the following criteria when reviewing development proposals for medium to high-density housing:

- Adequate utility and street capacity
- The ability of a given area or neighborhood to absorb additional density
- Adequate access
- Transit service
- Proximity to services and employment opportunities
- Proximity of schools and natural amenities
- Compatibility with adjacent development
- Suitability of the site for construction

In 2006, building permits were issued for 8 projects having more than 4 units. The following chart illustrates whether each of these projects satisfied the locational criteria contained in the Plan.

LOCATIONAL CRITERIA

	# of Units	Adequate Utility & Street Capacity	Ability of Area to Absorb Additional Density	Adequate Access	Transit Service	Proximity to Services & Employment Opportunities	Proximity to Schools	Proximity to Neighborhood Park Areas	Compatibility with Adjacent Development	Suitability of Site for Construction
1704 Menomonie St.	4	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
4810 Southridge Ct.	4	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4811 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4819 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4827 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4835 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4843 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
4851 Southridge Ct.	8	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Total	56									

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.

Sector	# of Occupied Dwelling Units	# of Vacant Dwelling Units	Total Dwellings	% Vacant	Average Household Size
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.

Sector	Housing Units on 4-1-00	2000 Net Change	2001 Net Change	2002 Net Change	2003 Net Change	2004 Net Change	2005 Net Change	2006 Net Change	Housing Units on 1-1-07
North	4,587	70	87	36	40	29	25	31	4,905
South	6,831	208	155	353	147	220	123	141	8,178
East	6,631	-8	-2	-2	6	-4	-3	-1	6,617
West	<u>6,846</u>	<u>189</u>	<u>245</u>	<u>211</u>	<u>148</u>	<u>120</u>	<u>70</u>	<u>92</u>	<u>7,921</u>
Total	24,895	459	485	598	341	365	215	263	27,621

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**

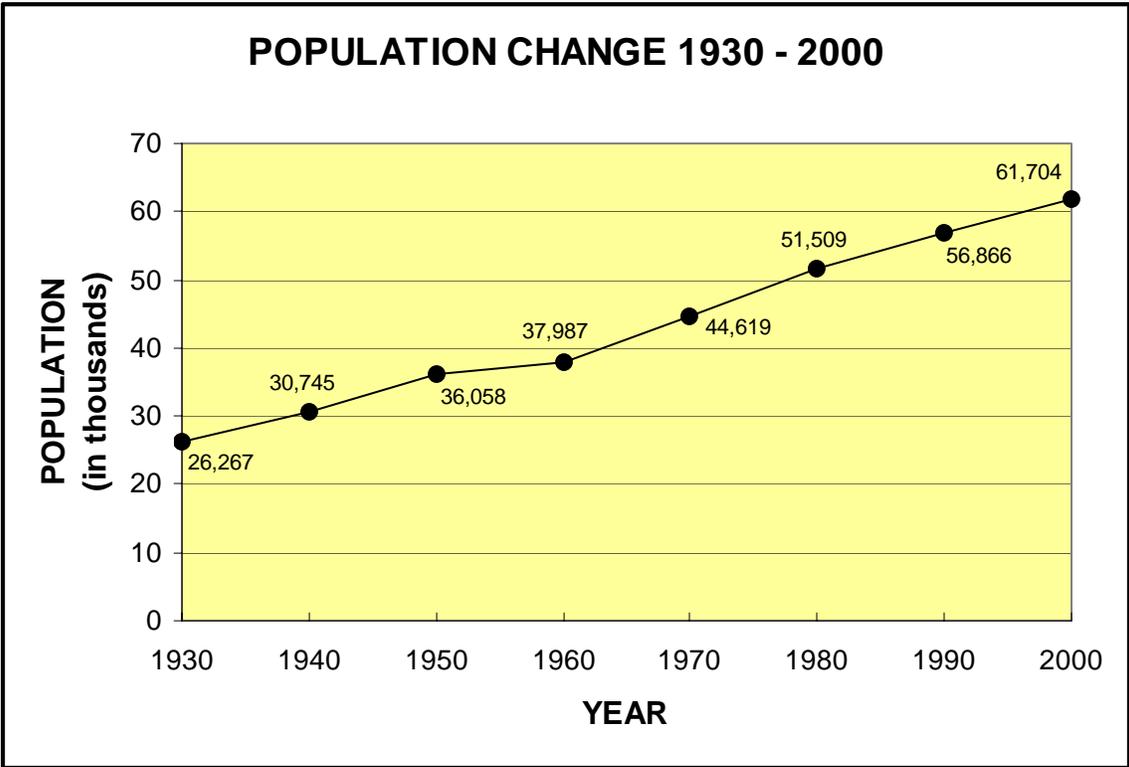
Sector	4-1-2000*	1-1-2001	1-1-2002	1-1-2003	1-1-2004	1-1-2005	1-1-2006	1-1-2007	Gain (loss) from 4-1-2000
North	12,160	12,298	12,464	12,514	12,569	12,614	12,641	12,681	521
South	15,338	15,740	16,040	16,172	16,536	16,794	16,967	17,243	1,905
East	17,808	17,792	17,788	17,784	17,791	17,785	17,780	17,778	(-30)
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>17,975</u>	<u>18,146</u>	<u>1,748</u>
Total	61,704	62,592	63,536	63,908	64,575	65,105	65,363	65,848	4,144

*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 2007, the City population has increased by an estimated 4,144 persons. This increase represents an average annual increase of approximately 592 persons or a growth rate of .96 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, 2007. As of this date, the State estimates Eau Claire’s population at 65,202.



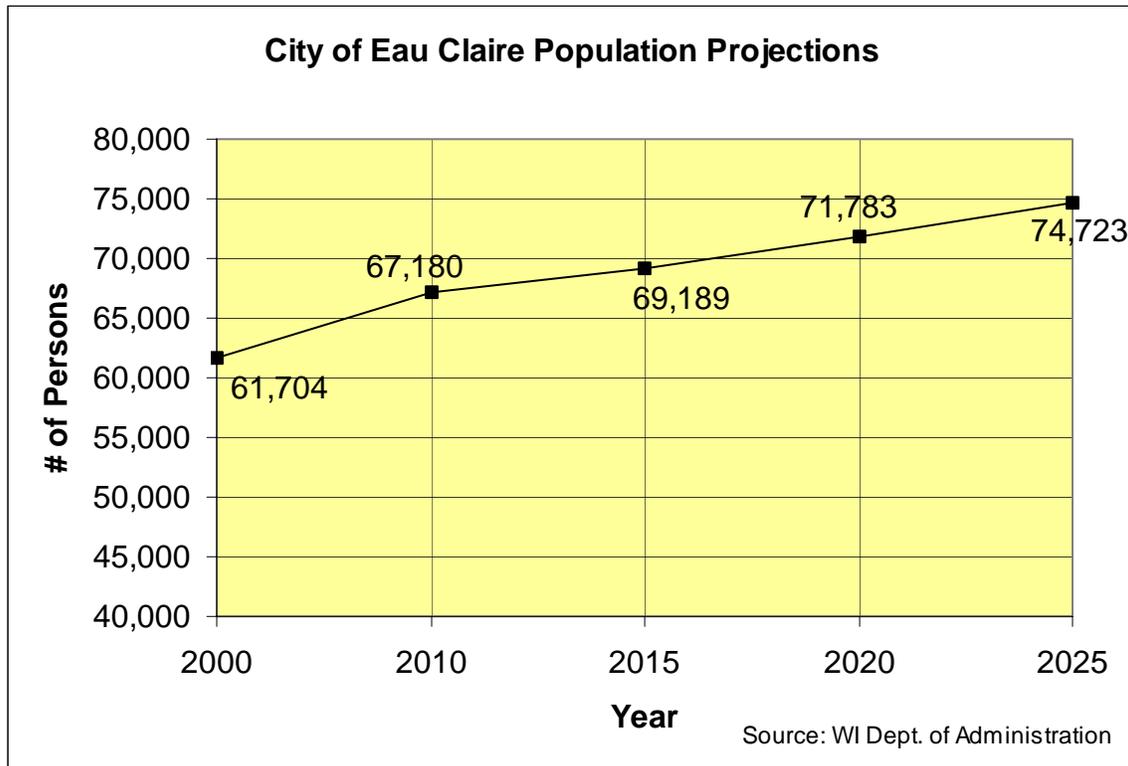
POPULATION & HOUSEHOLD PROJECTIONS

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

	2000	2010	2015	2020	2025
Population Projection	61,704	67,180	69,189	71,783	74,723
Household Projection	23,346	25,928	26,996	28,216	29,341

The 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

2006 DEVELOPMENT MAP

2006 DEVELOPMENT MAP

-  **Single Family - Detached**

 **Condominium Unit**

 **Duplex**

 **Multiple Family Structure**
(and # of units per permit)

 **Commercial & Office***

 **Industrial & Warehouse***

 **Public & Semi Public Projects***

 **Annexations**

 **Subdivisions**

 **Rezoning**
- * Valuation of \$10,000 or more

