

# City of Eau Claire 2007 Development Map and Report



Department of Community Development  
Eau Claire, Wisconsin



# City of Eau Claire 2007 Development Map and Report



Luther Hospital Emergency Addition

## Department of Community Development Eau Claire, Wisconsin

### *Cover Photos:*

*Left: Globe University, 4955 Bullis Farm Road*

*Right: Metropolis Hotel and Water Park, 2402 Lorch Avenue*

# 2007 DEVELOPMENT AND REPORT

## TABLE OF CONTENTS

	<i><u>Page</u></i>
INTRODUCTION	
I. DEVELOPMENT ACTIVITY FOR 2007 .....	1
II. OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1990 .....	13
III. IMPLEMENTATION OF COMPREHENSIVE PLAN .....	20
IV. POPULATION AND HOUSING UNIT ESTIMATES .....	26
V. 2007 DEVELOPMENT MAP .....	30

## LIST OF MAPS

	<i><b>Page</b></i>
1. 2007 DEVELOPMENT MAP: CITY SECTORS.....	Introduction
2. EAU CLAIRE PUBLIC UTILITIES STAGING PLAN.....	21
3. EAU CLAIRE LAND USE PLAN .....	23
4. 2007 DEVELOPMENT MAP .....	30

# **INTRODUCTION**

# INTRODUCTION

The 2007 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2007 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 2007 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 2007 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 2007 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 2007. 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 2007 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 2007. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2007 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

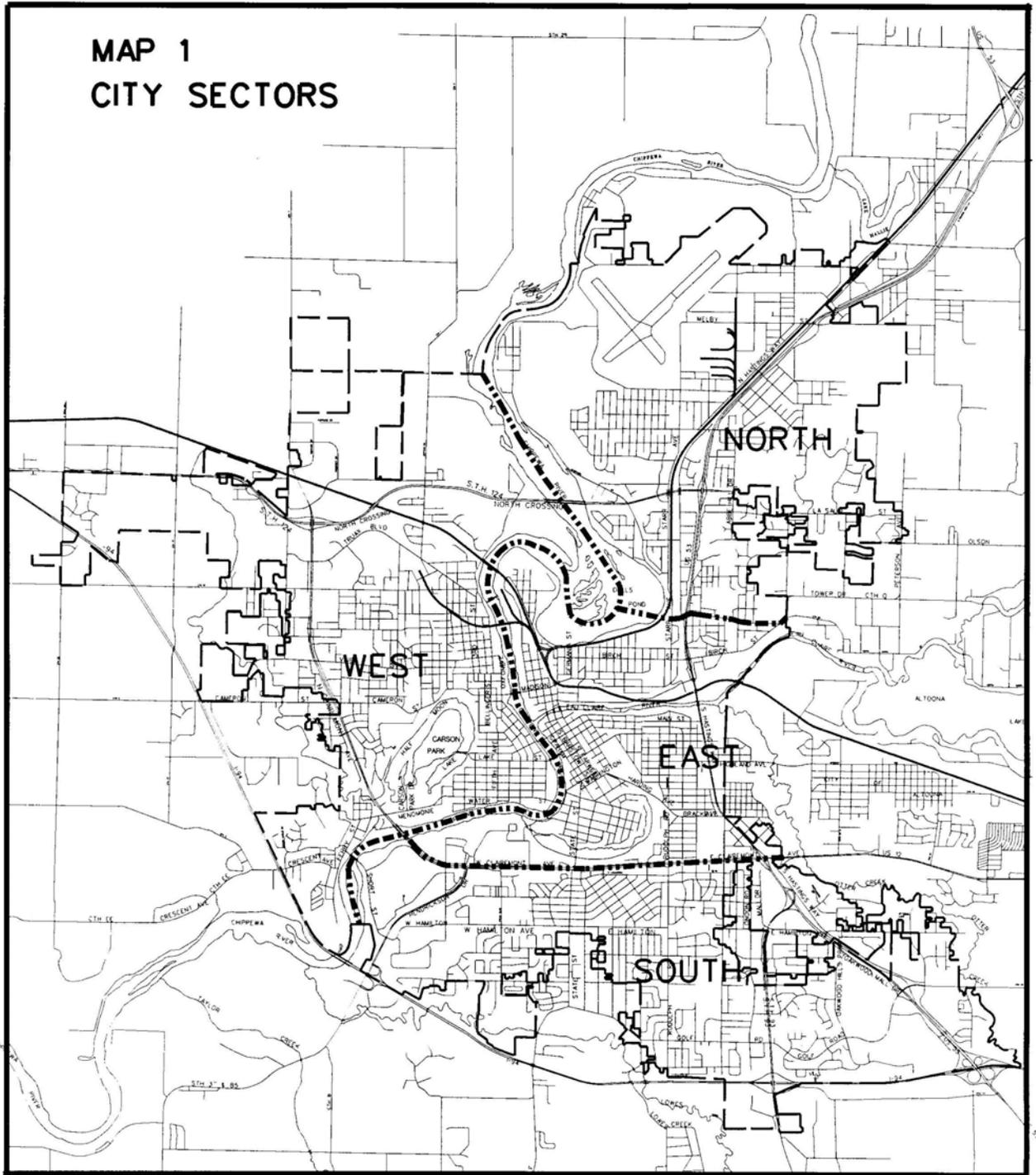
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 are 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 2007**

**I. ANNEXATIONS**

<b>Map #</b>	<b>Sector</b>	<b>Town</b>	<b>Housing Units</b>	<b>Population</b>	<b>Area Annexed (acres)</b>
1	South	Washington	0	0	7.6
2	West	Union	2	1	1.1
3	West	Union	<u>0</u>	<u>1</u>	<u>4.8</u>
Total			2	2	13.5

**II. REZONINGS**

<b>Map #</b>	<b>Sector</b>	<b>Previous District</b>	<b>New District</b>	<b>Area Rezoned (acres)</b>
1	North	TR-1A	R-1A	1.5
2	North	TR-1 & TR-1A & P	R-1A	9.4
3	North	R-1	C-3P	5.0
4	East	CBD	CBDP	3.1
5	South	TR-1A	R-3P	5.1
6	South	TR-1A	C-3P	77.5
7	South	I-1 & R-3P	C-3P	3.8
8	South	TR-1 & TR-1A & P	R-1P & R-1	6.1
9	South	TR-1	R-1	0.6
10	South	TR-1	R-1	1.0
11	West	R-3P & C-2P	R-3P	2.7
12	West	CBDP	CBDP	4.5
13	West	I-1	CBDP	1.4
14	West	C-2	R-3P	0.1
15	West	R-3 & I-1	R-3P	0.3
16	West	TC-3	C-3P	3.3
17	West	TR-1A	R-1	4.8
18	West	R-1A	R-1	1.4
19	West	C-2P	R-3P & C-2	19.9
20	West	C-3P & R-3P	R-3P & C-2P	32.2
21	West	C-3P & R-3P	C-3P	3.6
22	West	R-1	R-2P	<u>7.0</u>
Total				194.3

### III. SUBDIVISIONS

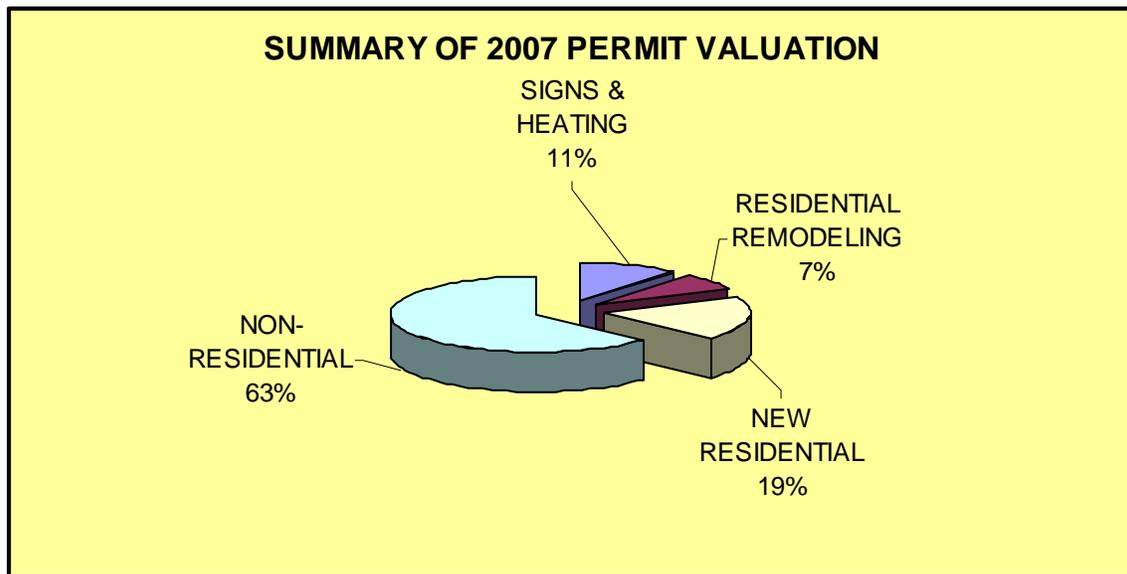
Map #	Sector	Name	Area Subdivided (acres)	# of Lots	Zoning
1	North	Pine Ridge Condos	3.96	10	R-2P
2	North	Princeton Ridge Condos	3.63	8	R-3P
3	East	Waterford Condos	15.49	3 (bldgs.)	CBDP
4	South	Gateway Ridge Condos	4.94	84	R-3P
5	South	White Oak Commons Condos	11.1	2	C-3P
6	South	Lowes Creek Village	6.88	12	R-1
7	West	Mill Meadows	55.46	71	R-1
8	West	Westridge Village Marketplace Condos	<u>1.38</u>	<u>16</u>	R-3P
Total			102.8	206	

### IV. BUILDING CONSTRUCTION

#### A. General Summary

##### 1. Permit Breakdown

Type	# of Permits	Valuation (\$)
New residential		
single-family	67	12,509,271
condominiums	21	2,363,202
duplex	8	1,265,000
multiple-family	12	4,110,000
Residential alterations	734	6,886,680
Residential accessory structures	92	956,837
Non-residential (projects \$10,000 or more)	172	67,363,300
Misc. non-residential additions & remodeling	5	210,285
Signs	125	887,505
Heating	<u>785</u>	<u>10,425,457</u>
Total	2,021	106,977,537



## 2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	9*	4
Commercial	10	0
Industrial	1	0
Public	<u>1</u>	<u>2</u>
Total	21	6

\*Includes the demolition of 9 dwelling units.

## 3. Conditional Permits

Type	# of Permits
Plumbing	705
Electrical	821
Mechanical – HVAC	785
Sign	125
Plan Examinations:	
building	73
plumbing	47
Zoning appeals	13
Conditional use permits	35
Site plan review	55

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

**Commercial/Office (39 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Steil City LLC 5150 Fairfiew Dr.	Metropolis Hotel & Water Park	South	7,000,000
KTJ Limited Partnership 6440 Sculy Dr.	Gander Mountain store	South	4,000,000
Chippewa Valley Home Builders 4319 Jeffers Rd.	New office and lease space	West	957,000
Commonweal Development 3005 Golf Rd.	Red Robin restaurant	South	800,000
Larsco LLC 2839 Mall Dr.	Strip center	South	650,000
Goldridge Group 402 Pinnacle Way	Coffee shop	East	523,558
SLL Properties LLC 2734 Mall Dr.	Addition/alterations to Bridal Shoppe	South	500,000
Commonweal Development 3410 Oakwood Dr.	Great American Insurance Group	South	490,000
General Growth 4800 Golf Rd.	Alterations for Victoria's Secret	South	436,845
Royal Credit Union 1049 W. Clairemont Ave.	Interior/exterior alterations to RCU-Shopko site	South	400,000
Goldridge Group 329 Water St.	Exterior/interior work – Burrachos/hair salon	West	390,000
Clear Channel 1819 Mitchell Ave	New 340' tower/equipment shelter	South	339,315
Pang Cher Vue 3021 Mall Dr.	Noodle Wrap restaurant & 3,000 sq. ft. building shell	South	338,608
S. H. Van Gordon 1020 Menomonie St	Addition	West	250,000
Mega Express 2920 Craig Rd.	Addition and interior alterations	South	240,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Bath & Body Works 4800 Golf Rd.	Alterations for Bath & Body Works	South	239,406
Commonweal Development Corp 3704 Oakwood Hills Pkwy.	Interior alterations for UBS Financial Services, Inc.	South	219,000
STS Integrated Therapies 829 W. Clairemont Ave.	Tenant space remodel for STS Integrated Therapies, LLC	South	200,000
Larsco LLC 2839 Mall Dr.	Tenant space build-out for Jersey's	South	200,000
Phillips & Donnellan, Inc. 1417 S. Hastings Way	Alterations for O'Reilly Auto Parts	East	198,800
Midelfort Clinic 733 W. Clairemont Ave.	Alterations to dermatology-Endo-HMR	South	161,700
Phillips Properties 2611 Birch St.	Convenience store	East	150,000
John Mogensen 624 Water St.	New bldg. – commercial on ground; apts. on 2 <sup>nd</sup> floor	West	150,000
U.S. Postal Service 126 N. Barstow St.	Remodel lobby	East	133,767
Commonweal Development 3410 Oakwood Mall Dr.	Office alterations for American Family Insurance	South	130,000
Commonweal Development 3704 Oakwood Hills Pkwy.	Exterior/interior alterations; front entry tower.	South	126,500
Goldridge Group 2221 Highland Ave.	Alterations to Community Health Partnership	East	121,000
West Riverside LLP 221 W. Madison St.	Alterations on 2 <sup>nd</sup> floor for Luther Hospital	West	120,000
Grand Star LLC 5314 Prill Rd.	Tenant build-out for Burracho's	South	118,000
Barry Bernicke 4813 Keystone Crossing	Finish lower level office space	South	115,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Goldridge Group 329 Water St.	Alterations for Suite B – Burracho's	West	115,000
Arrowhead Properties LLC 4410 Golf Terrace	Alterations for Suite 120	South	113,600
Anton Smets 2005 Highland Ave.	Elevator addition & interior stairway	East	111,000
Tom Dow 745 Kenney Ave.	Convert restaurant area into office space	South	110,000
Larsco LLC 2839 Mall Dr.	Tenant build-out for Laundromat	South	110,000
Arrowhead Properties 4410 Golf Terrace	Suites 101, 102 & 103	South	105,000
Sacred Heart Hospital 2125 Heights Dr.	Partial remodel of 1 <sup>st</sup> floor	East	103,000
Eastridge Center LLC 2221 Highland Ave.	Military recruiting office remodel	East	100,000
SLL Properties 2734 Mall Dr.	Alterations for lease spaces 2751 & 2759 London Rd.	South	100,000

**Industrial/Warehouse (8 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Valley Builders Hardware 1527 International Dr.	New office/warehouse for Valley Builders Hardware	South	1,566,000
Badger State Inc. 2507 Fortune Dr.	New office and warehouse	West	850,000
Compression Inc. 3449 Sky Park Blvd.	Interior alterations	South	504,505
RM Services 4651 Anderson Dr.	Condo unit	North	180,000
RM Services 4643 Anderson Dr.	Condo unit	North	180,000
ATP Developers LLC 1353 International Dr.	Addition	South	175,000
L & M Mail Service 2452 Truax Blvd.	Addition	West	112,000
TBG Holdings LLC 3833 White Ave	Remodel upper level	North	100,000

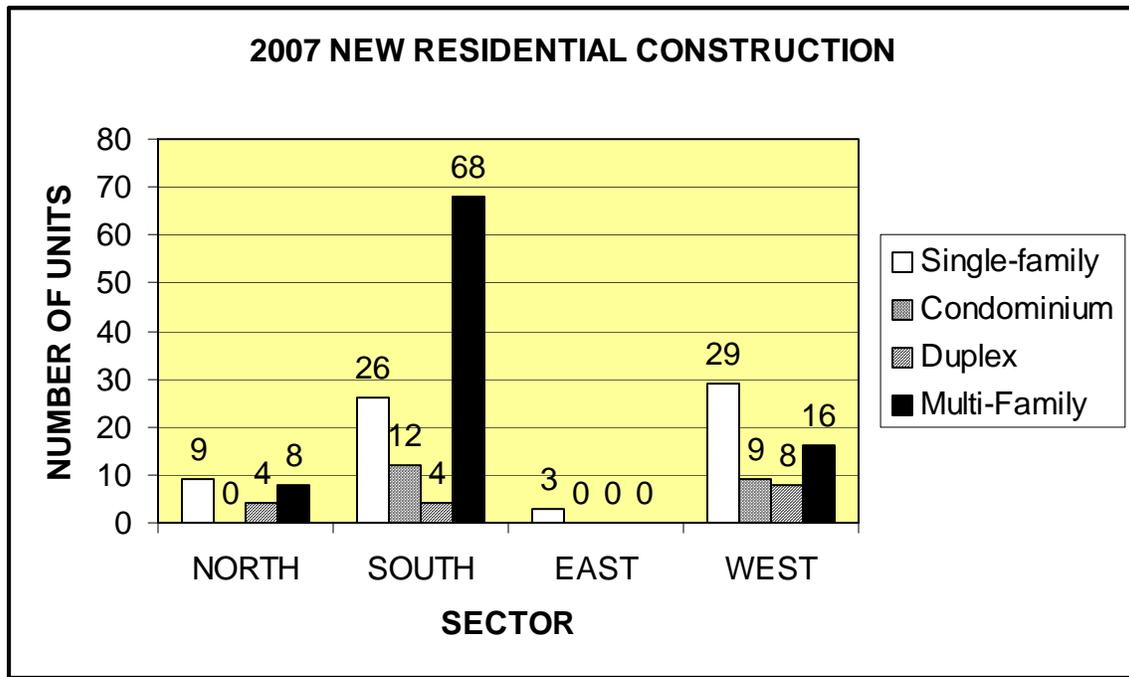
**Public/Semi-public (21 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Luther/Mayo Health Serv. 1400 Bellinger St.	Emergency/clinic expansion & remodel	West	22,000,000
Our House Senior Living 5510 Renee Dr.	33-unit RCAC & 24-unit CBRF	West	5,900,000
Myhre Holdings 4955 Bullis Farm Rd.	Globe University	South	2,900,000
Luther/Mayo Health Serv. 1221 Whipple St.	Remodel 5 <sup>th</sup> floor Neuroscience	West	1,064,000
Eau Claire Children's Museum 220 S. Barstow St.	Renovations	East	1,043,496
Meadowlark Health Serv. 1405 Truax Blvd.	CBRF addition	West	890,000

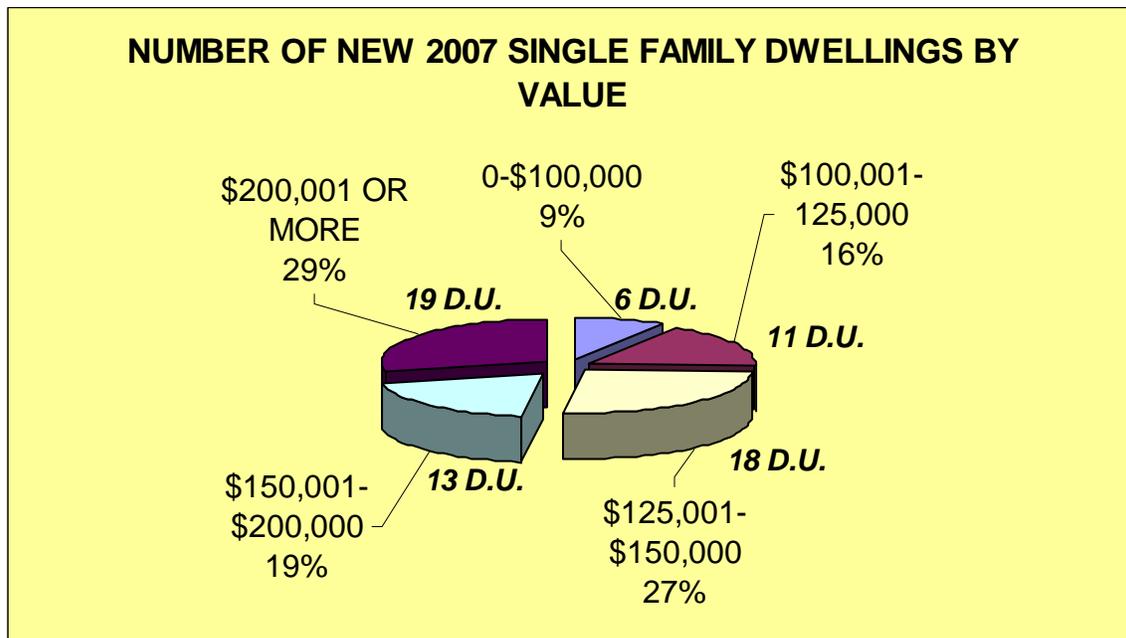
<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Chippewa Valley Airport 3800 Starr Ave.	New hangar for Menards, Inc.	North	800,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Additions to generator building	East	699,685
Sacred Heart Hospital 900 W. Clairemont Ave.	Remodel Operative MRI, brain lab	East	665,000
Sacred Heart Hospital 900 W. Clairemont Ave.	ACMS first floor in-fill	East	584,700
Sacred Heart Hospital 900 W. Clairemont Ave.	Radiology remodel Phase 3	East	386,000
Eau Claire Children's Museum 220 S. Barstow St.	Interior alterations Phase 3	East	235,120
Luther/Mayo Health Serv. 1221 Whipple St.	Alterations for temporary OR	West	185,000
City of Eau Claire 800 Centre St.	Park bldg. w/restrooms	East	131,144
City of Eau Claire 2711 Riverview Dr.	New park bridge	North	130,164
VFW Post 305 1300 Starr Ave.	Addition	North	125,000
Dove Healthcare 1405 Truax Blvd.	Remove ballast rock & install durolast roof system	West	122,000
Chippewa Valley Airport 3800 Starr Ave	Mayo One crew house	North	120,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Remodel administration & brain & spine institute	East	115,000
Chippewa Valley Technical College 3623 Campus Rd.	Flood house	West	101,288
Sacred Heart Hospital 900 W. Clairemont Ave.	Remodel staff lounge & anesthesia work room	East	100,000

B. New Residential Construction – City of Eau Claire

Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	9	0	4	8	21
South	26	12	4	68	110
East	3	0	0	0	3
West	<u>29</u>	<u>9</u>	<u>8</u>	<u>16</u>	<u>62</u>
Total	67	21	16	92	196

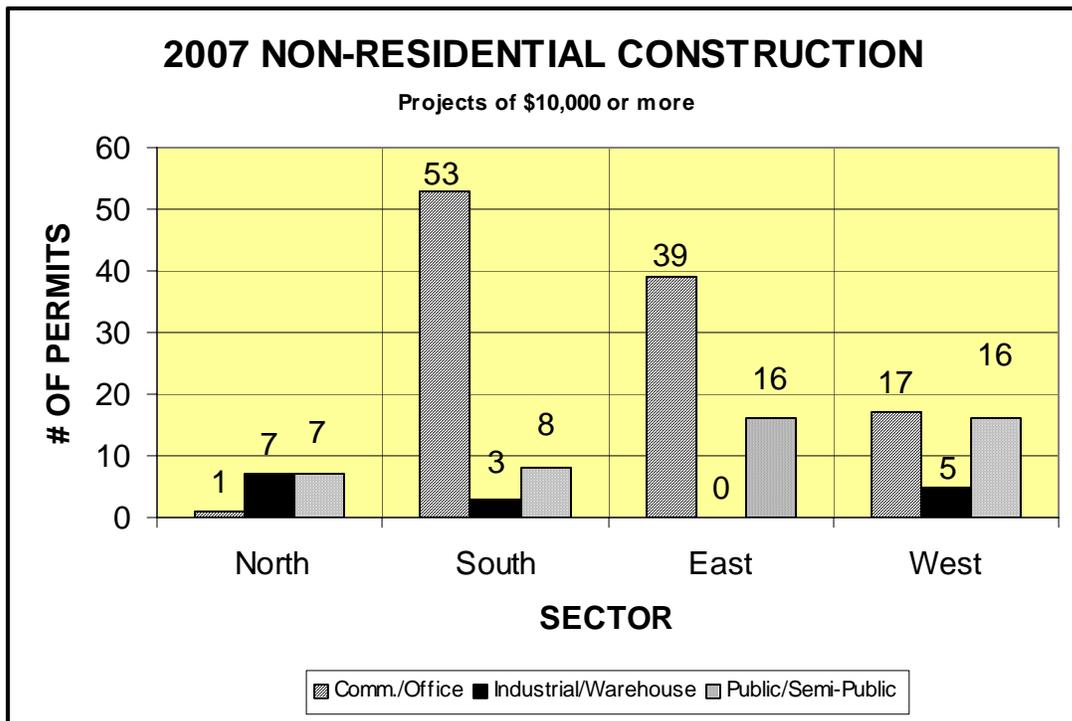


Sector	Valuation (\$)				Total
	Single-family	Condominium	Duplex	Multi-family	
North	1,585,000	0	200,000	500,000	2,285,000
South	6,621,526	1,154,260	380,000	2,890,000	11,045,786
East	300,000	0	0	0	300,000
West	<u>4,002,745</u>	<u>1,208,942</u>	<u>685,000</u>	<u>720,000</u>	<u>6,616,687</u>
Total	12,509,271	2,363,202	1,265,000	4,110,000	20,247,473

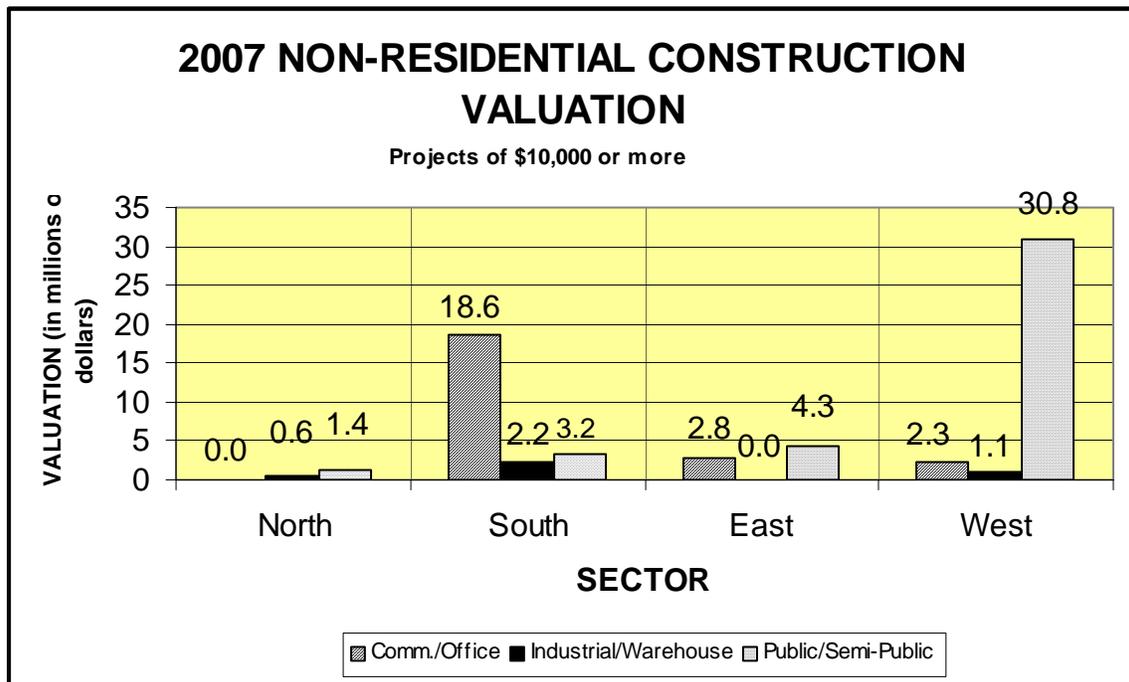


C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	1	7	7	15
South	53	3	8	64
East	39	0	16	55
West	<u>17</u>	<u>5</u>	<u>16</u>	<u>38</u>
Total	110	15	47	172



Sector	Valuation (\$)			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	14,000	610,356	1,367,907	1,992,263
South	18,584,173	2,245,505	3,202,150	24,031,828
East	2,844,858	0	4,286,506	7,131,364
West	<u>2,323,500</u>	<u>1,063,450</u>	<u>30,820,895</u>	<u>34,207,845</u>
Total	23,766,531	3,919,311	39,677,458	67,363,300



## **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	2007
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9	9	5	3
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	13.5
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22	2	8	2
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	33.47

\*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	2007
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35	25	25	27	22
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	194.3

### III. SUBDIVISIONS

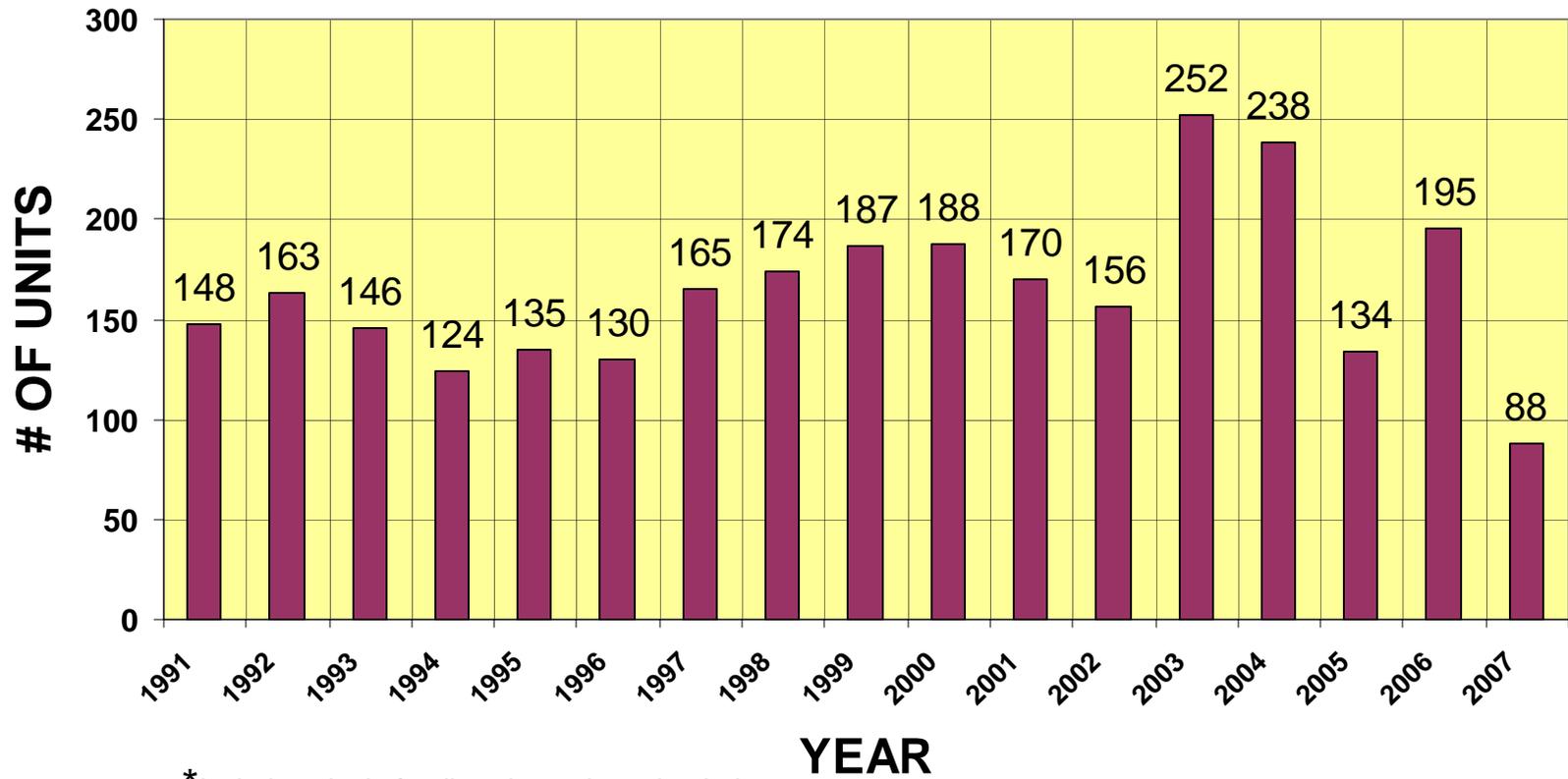
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14	12	11	12	8
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84
# of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371	261	235	204	118 units 3 bldgs 86 lots

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

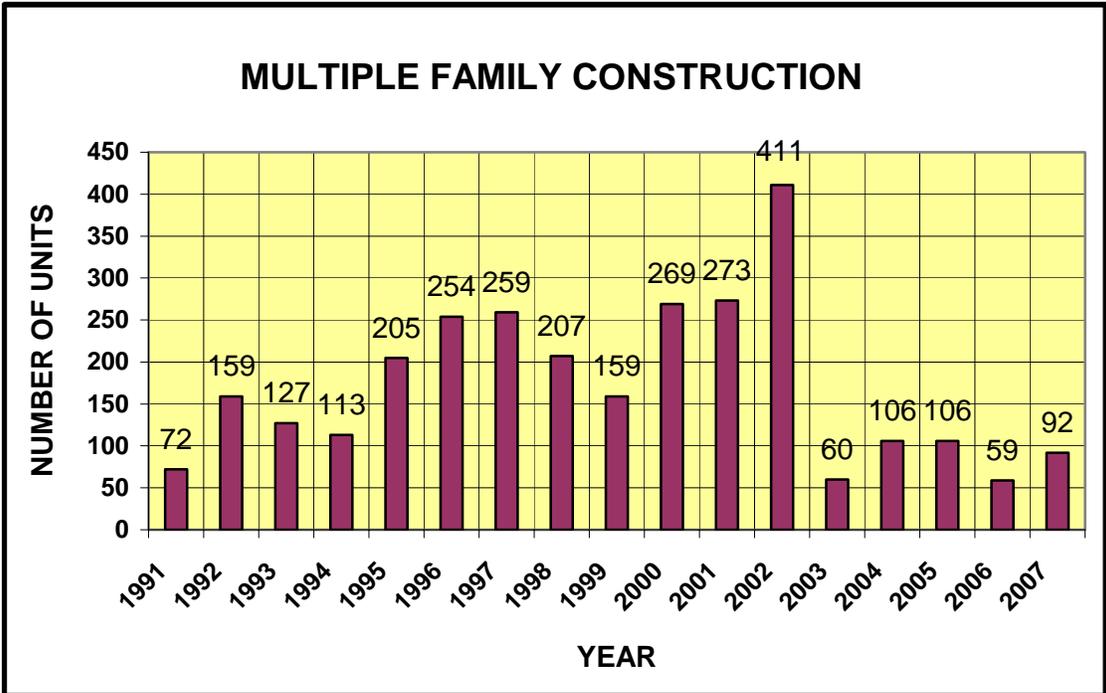
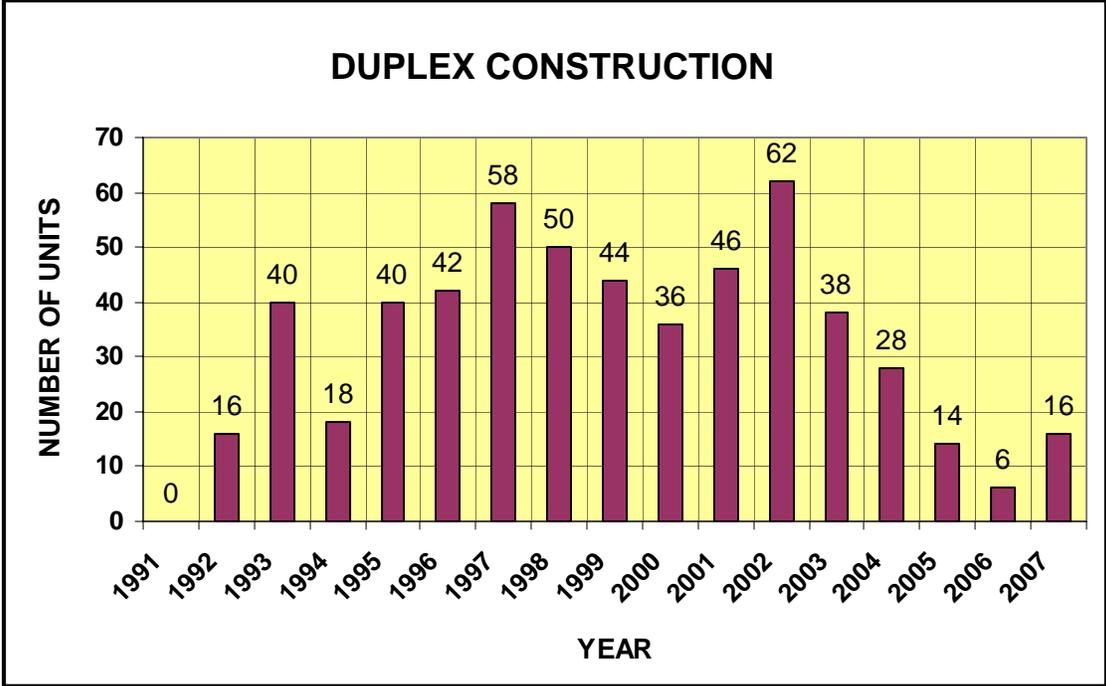
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Single-family	145	148	163	146	124	135	130	165	174	187	188	170	156	252	190	104	104	67
Condominium															48*	30	91	21
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38	28	14	6	16
Multiple-family	75	72	159	127	113	205	254	259	207	159	269	273	411	60	106	106	59	92
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350	372	254	260	196

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

# SINGLE FAMILY CONSTRUCTION



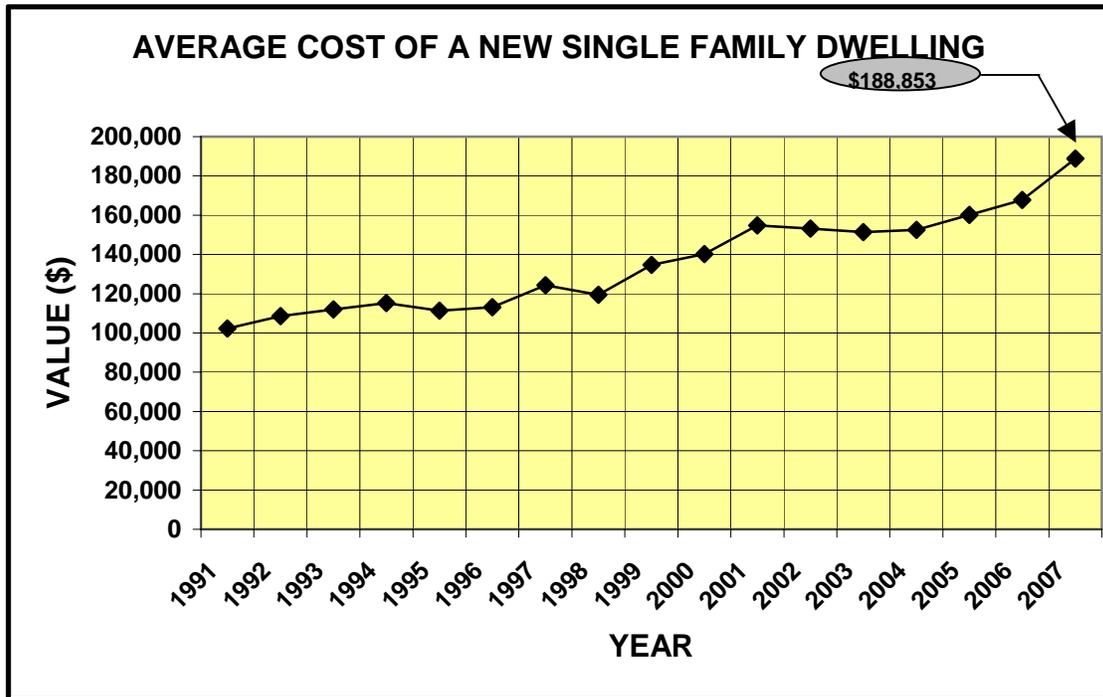
\*Includes single family units and condominiums



## 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
2007	188,853	144,131

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



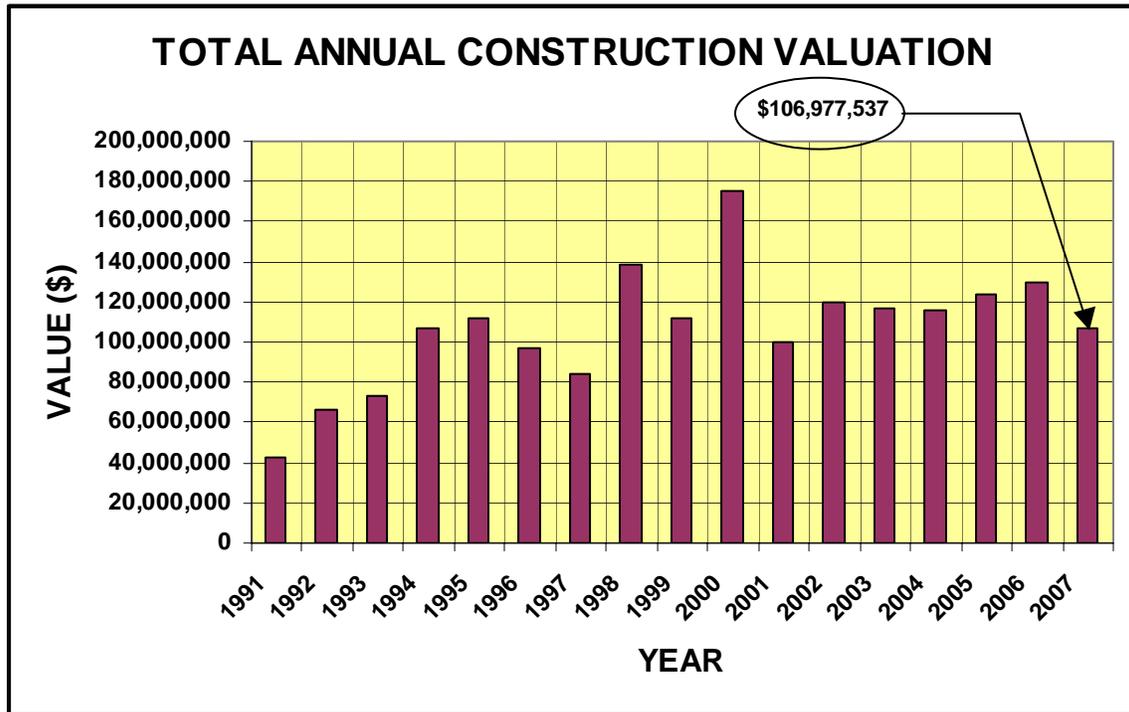
### # OF PERMITS/VALUATION (\$)

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
2007	110/23,766,531	15/3,919,311	47/39,677,458

## 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
2007	106,977,537

\*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.

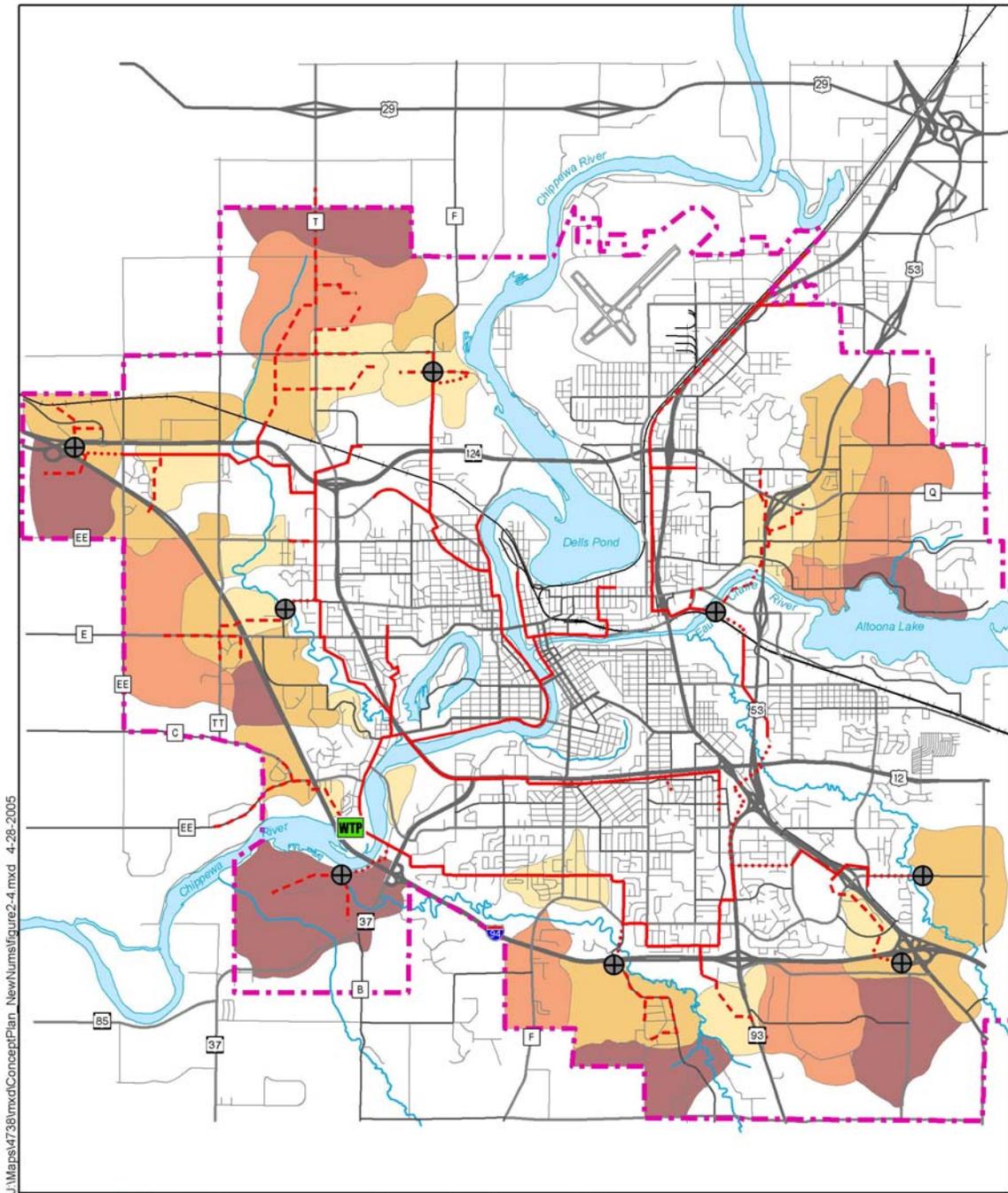
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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



J:\Maps\47281.mxd\ConceptPlan\_New\Nums\figure2-4.mxd 4-28-2005



- |               |                        |                                |
|---------------|------------------------|--------------------------------|
| <b>Stage</b>  | <b>Sewer Line Type</b> | ⊕ 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.

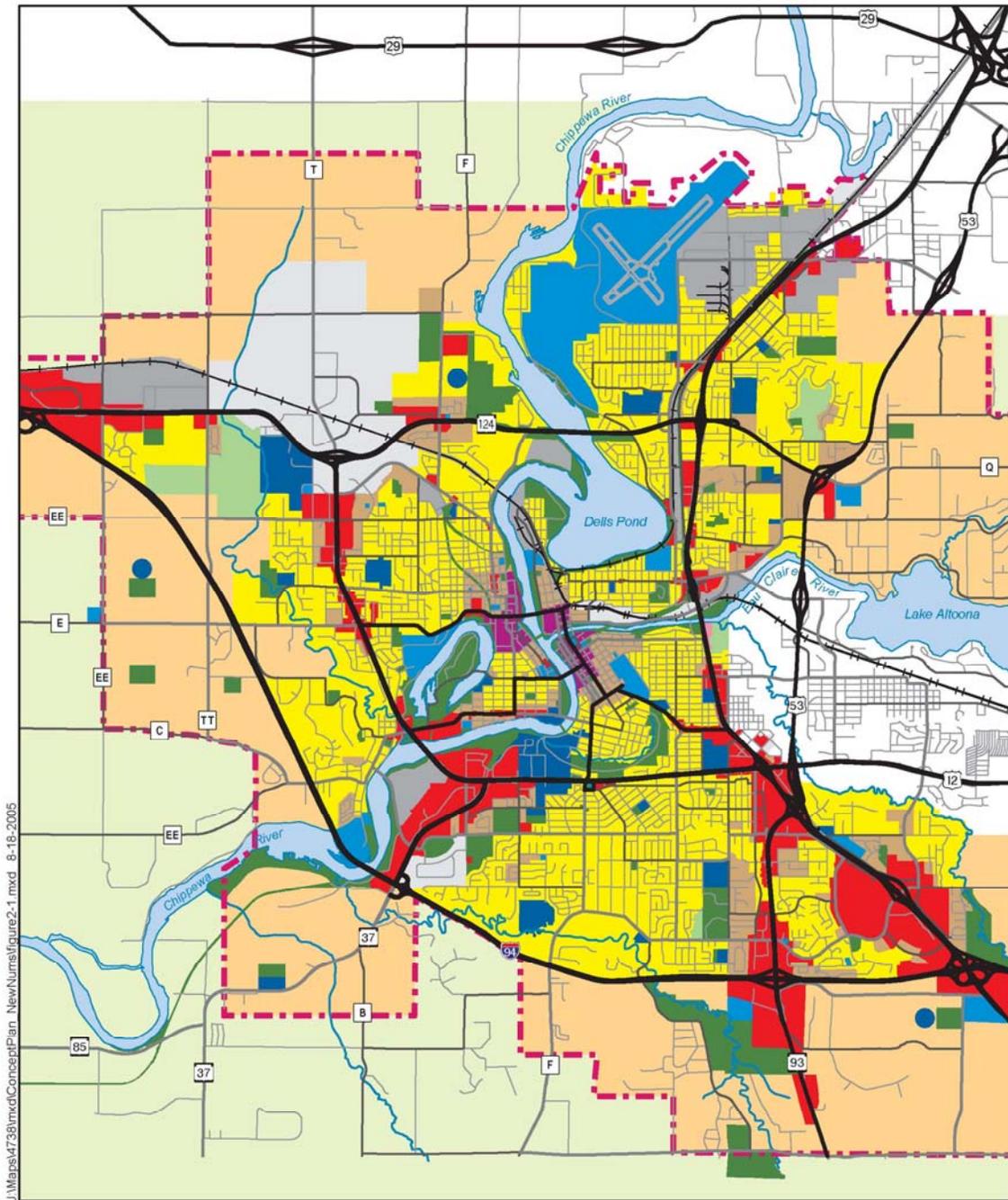
In review of the Staging Plan, the report finds the following:

**Annexations.** During the 2007 calendar year, 3 annexations totaling approximately 13.5 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. All three of the annexations occurred within areas already serviced by sanitary sewer. Annexation #1 was developed for multiple-family housing and Annexations #2 and #3 involved single-family parcels annexed to obtain sanitary sewer service.

**Subdivisions.** There were 8 subdivisions approved in 2007, for a total of 185 residential lots, one residential condominium building, and 4 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. Six of the subdivisions are located in areas already served by utilities, Subdivision #8 is located in the Medium Term A Staging Area, and Subdivision #7 is located in the Long-term Staging Area.

## **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



J:\Maps\4738\mxd\ConceptPlan\_NewHums\figure2-1.mxd 8-18-2005



**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 22 rezoning applications in 2007. 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, 70 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 2007, building permits were issued for 12 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

	<b># of Units</b>	<b>Adequate Utility &amp; Street Capacity</b>	<b>Ability of Area to Absorb Additional Density</b>	<b>Adequate Access</b>	<b>Transit Service</b>	<b>Proximity to Services &amp; Employment Opportunities</b>	<b>Proximity to Schools</b>	<b>Proximity to Neighborhood Park Areas</b>	<b>Compatibility with Adjacent Development</b>	<b>Suitability of Site for Construction</b>
1635 Clearwater Ridge Ct.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
1701 Clearwater Ridge Ct.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
4562 Arrowhead Dr.	8	Yes	Yes	Yes	No	Yes	No	No <sup>1</sup>	Yes	Yes
4580 Arrowhead Dr.	8	Yes	Yes	Yes	No	Yes	No	No <sup>1</sup>	Yes	Yes
3408 Gateway Dr.	10	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3418 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3422 Gateway Dr.	10	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3428 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3434 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3438 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3442 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3446 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
<b>Total</b>	<b>92</b>									

<sup>1</sup> Adjacent to future community park.

# **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>Sector</b>	<b># of Occupied Dwelling Units</b>	<b># of Vacant Dwelling Units</b>	<b>Total Dwellings</b>	<b>% Vacant</b>	<b>Average Household Size</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>Sector</b>	<b>Housing Units on 4-1-00</b>	<b>2000 Net Change</b>	<b>2001 Net Change</b>	<b>2002 Net Change</b>	<b>2003 Net Change</b>	<b>2004 Net Change</b>	<b>2005 Net Change</b>	<b>2006 Net Change</b>	<b>2007 Net Change</b>	<b>Housing Units on 1-1-08</b>
North	4,587	70	87	36	40	29	25	31	26	4,931
South	6,831	208	155	353	147	220	123	141	110	8,288
East	6,631	-8	-2	-2	6	-4	-3	-1	0	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>59</u>	<u>7,980</u>
Total	24,895	459	485	598	341	365	215	263	195	27,816

**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**

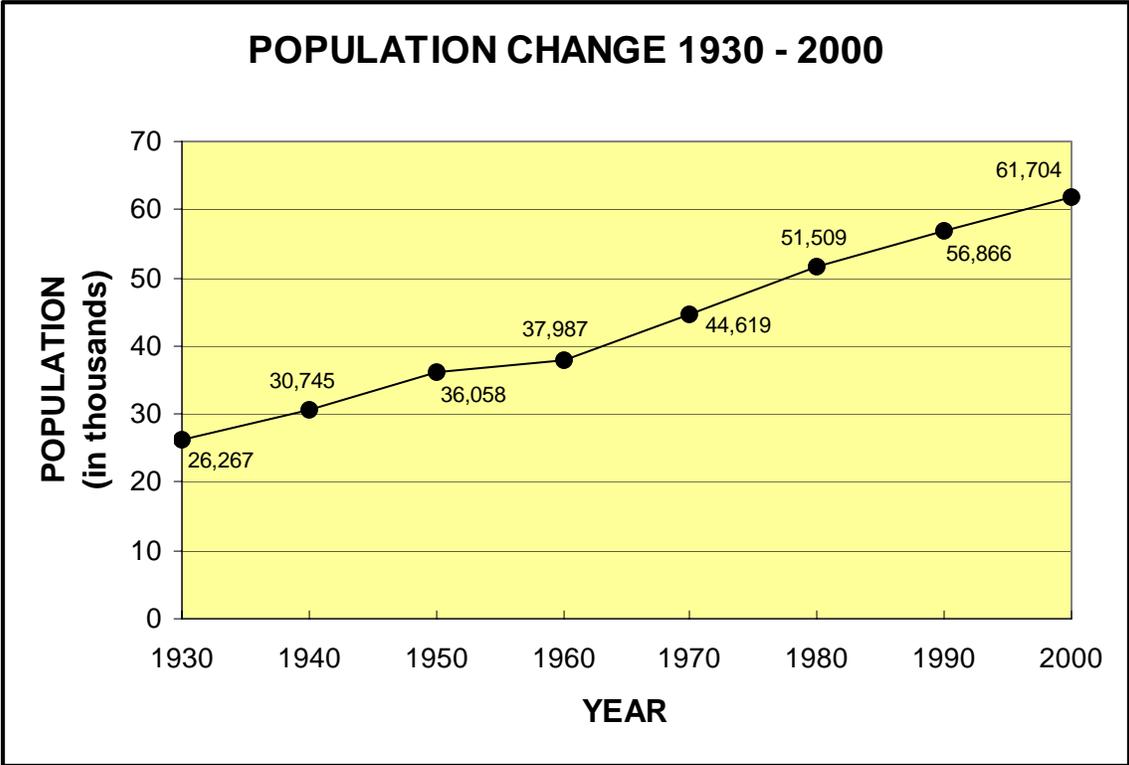
Sector	4-1-2000*	1-1-2001	1-1-2002	1-1-2003	1-1-2004	1-1-2005	1-1-2006	1-1-2007	1-1-2008	Gain (loss) from 4-1-2000
North	12,160	12,298	12,464	12,514	12,569	12,614	12,641	12,681	12,705	545
South	15,338	15,740	16,040	16,172	16,536	16,794	16,967	17,243	17,352	2,014
East	17,808	17,792	17,788	17,784	17,791	17,785	17,780	17,778	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>18,203</u>	<u>1,805</u>
Total	61,704	62,592	63,536	63,908	64,575	65,105	65,363	65,848	66,038	4,334

\*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 2008, the City population has increased by an estimated 4,334 persons. This increase represents an average annual increase of approximately 542 persons or a growth rate of .88 percent per year. This compares to an annual growth rate of .85 percent that occurred during the 90s. As shown in the table above, the annual growth rates for the City during the early portion of the decade exceeded those recent years.

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, 2008. As of this date, the State estimates Eau Claire’s population at 65,362.



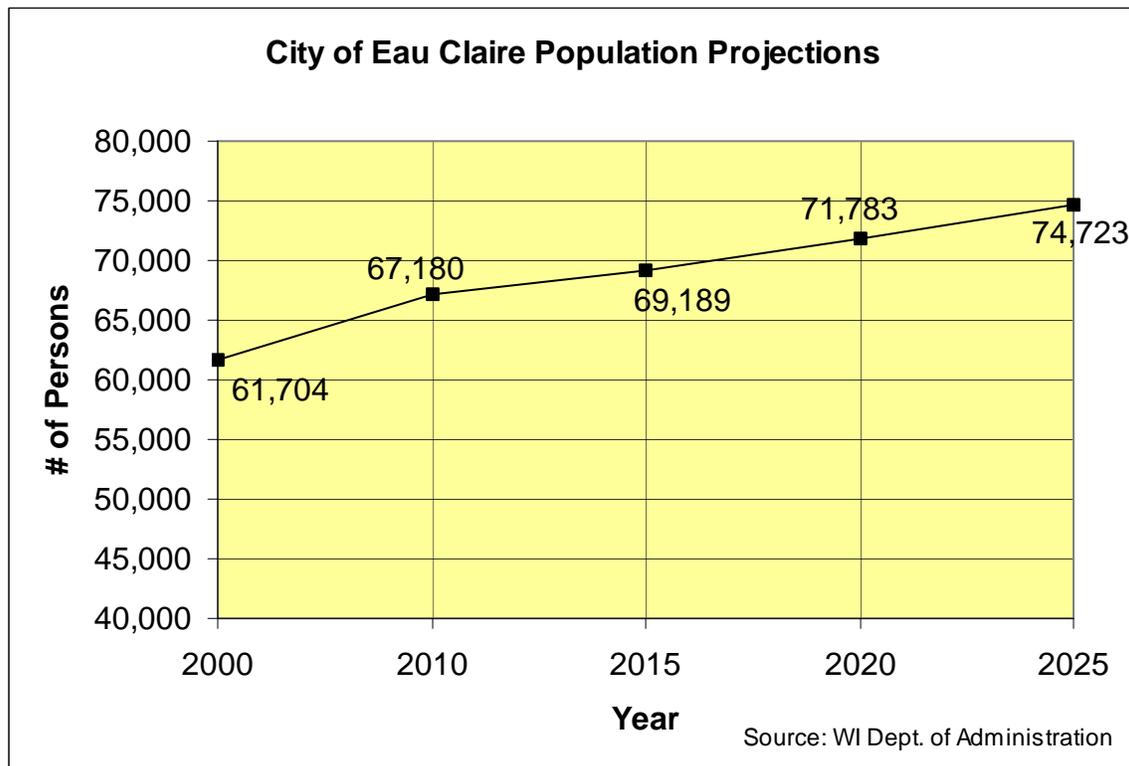
**POPULATION & HOUSEHOLD PROJECTIONS**

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.

	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
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**

**2007**

**DEVELOPMENT MAP**

# 2007 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

