

City of Eau Claire 2008 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2008 Development Map and Report



The Livery Restaurant and Cowtown Saloon, 316 Wisconsin Street

Department of Community Development Eau Claire, Wisconsin

Cover Photos:

Left: Midelfort Pharmacy Building, 325 East Madison Street
Right: Phoenix Parkside Development, 315 Riverfront Terrace

2008 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2008 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2008 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 2008 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 2008 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 2008 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 2008. 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 2008 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 2008. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2008 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.

PART I

**DEVELOPMENT
ACTIVITY
FOR 2008**

I. ANNEXATIONS

Map #	Sector	Town	Housing Units	Population	Area Annexed (acres)
1	North	Seymour	0	1	16.6
2	South	Washington	0	0	4
3	South	Washington	1	1	0.4
4	South	Washington	1	1	0.5
5	West	Union	2	1	1
6	West	Union	0	0	117
7	West	Wheaton	<u>60</u>	<u>24</u>	<u>54.5</u>
Total			64	28	194

II. REZONINGS

Map #	Sector	Previous District	New District	Area Rezoned (acres)
1	North	TC-3	C-3P	19.6
2	North	TR-1A & R-3P	R-3P	10
3	North	TR-1A & R-1A	C-3P	8
4	North	TR-1B	R-1A	1.6
5	North	TR-1B	R-1A	2.5
6	East	Multiple	R-2P, RM-P, C-1P & P	107.5
7	East	CBDP	Amd. Plan	15.5
8	South	C-1A	Amd. Plan	0.8
9	South	R-1	R-2P	0.5
10	South	TR-1A	C-3P	3.8
11	South	TR-1A	C-3P	0.3
12	South	TR-1A	C-3P	0.4
13	South	I-1P	Amd. Plan	4.6
14	West	I-1 & P	R-3P	2.9
15	West	I-1	CBDP	2.6
16	West	TR-1A	R-1	2.2
17	West	C-3P & I-1P	C-3P	2.8
18	West	TR-1A	R-2P	0.8
19	West	R-1A	R-1	1.4
20	West	R-3P	R-3P & C-2P	18.1
21	West	TR-1A	I-1P	112.1
22	West	R-1A	R-3P	<u>0.7</u>
Total				318.7

III. SUBDIVISIONS

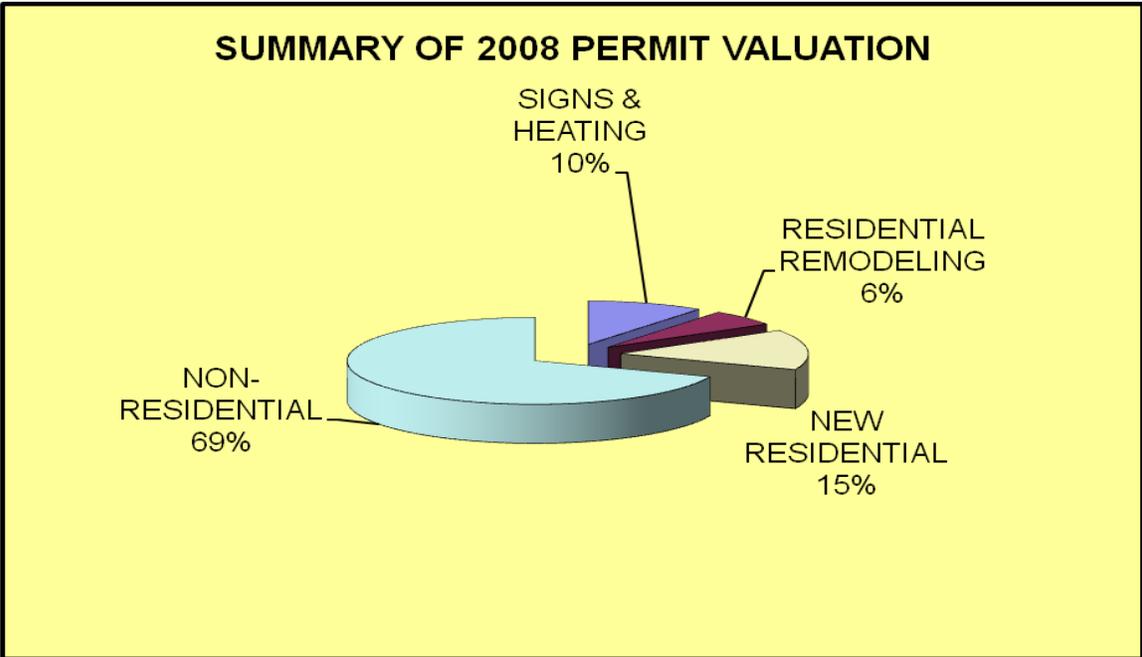
Map #	Sector	Name	Area Subdivided (acres)	# of Lots	Zoning
1	North	Princeton Crossing	3.7	40	R-3P
2	South	Bullis Farm Addition II	41.5	6	C-3P
3	West	Westridge Village Mileston Condos	<u>8.5</u>	<u>6</u>	R-3P
Total			53.7	52	

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits	Valuation (\$)
New residential		
single-family	36	5,780,389
condominiums	56	5,251,444
duplex	6	835,000
multiple-family	13	4,206,000
Residential alterations	680	6,012,826
Residential accessory structures	67	585,168
Non-residential (projects \$10,000 or more)	165	74,459,393
Misc. non-residential additions & remodeling	40	51,468
Signs	138	1,325,730
Heating	<u>800</u>	<u>9,803,514</u>
Total	2,001	108,310,932



2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	17*	4
Commercial	5	1
Industrial	0	0
Public	<u>0</u>	<u>0</u>
Total	22	5

*Includes the demolition of 25 dwelling units.

3. Conditional Permits

Type	# of Permits
Plumbing	622
Electrical	742
Mechanical – HVAC	800
Sign	138
Plan Examinations:	
building	63
plumbing	47
Zoning appeals	7
Conditional use permits	42
Site plan review	46

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

Commercial/Office (44 projects)

Name/Address	Description	Sector	Value (\$)
Dove Health Care 3656 Mall Dr.	50-bed nursing & rehab facility	South	4,500,000
Commonweal Development 4130 Commonwealth Ave.	Tenant space build-out for Michael's store & building shell	South	3,700,000
Gold's Gym 3225 Lorch Ave.	Gold's Gym	South	3,500,000
Phoenix Parkside, LLC 315 Riverfront Ter.	Mixed-use building (33 dwelling units)	East	3,023,000
West Park Partners 2536 Alpine Rd.	Addition to Idexx building	West	1,475,000
Larmun-Health of Eau Claire 4045 Commonwealth Ave.	10,000 sq. ft. retail addition shell	South	1,450,000
Southside Holdings 3217 Stein Blvd.	Medical office for West Wisconsin Urology	South	1,250,000
Kwik Trip, Inc. 1130 W. MacArthur Ave.	Kwik Trip convenience store w/attached car wash	South	1,100,000
Larmun-Health of Eau Claire 4045 Commonwealth Ave.	Remodel most of building for Joann Fabrics & Crafts	South	850,000
Donnellan Real Estate 1720 Harding Ave.	Construct one-story office building	East	800,000
Protogon, LLC 2524 Golf Rd.	New office/mercantile building	South	750,000
Craig Johnson 2504 Mall Dr.	Eau Claire Animal Hospital	South	690,000
Phillips Properties 2717 Birch St.	Addition to Gordy's County Market	East	600,000
Marshfield Clinic 2116 Craig Rd.	Space build-out for Neurology Physiology Sleep Lab	East	600,000

Name/Address	Description	Sector	Value (\$)
WI Sonics Properties 2831 Hendrickson	New Sonics drive-in restaurant	South	550,000
Commonweal Development 4130 Commonwealth Ave.	Tenant space build-out for Pet Smart	South	450,000
Xcel Energy 1414 W. Hamilton Ave.	Office remodel	South	422,509
MEP Associates Office 2710 Arbor Ct.	New office building	South	400,000
Sam's Club 4001 Gateway Dr.	Reroof	South	350,000
Kwik Trip, Inc. 2232 Otter Rd.	Remodel convenience store to Kwik Trip	East	300,000
Quality Inn 809 W. Clairemont Ave.	Demo & rebuild lobby; add vehicle canopy	South	292,000
Midelfort Clinic 733 W. Clairemont Ave.	MCC Vitreoretinal renovation (remodel eye clinic)	South	250,000
HPI Properties 2615 London Rd.	Tenant space build-out for Momentum Fitness	South	250,000
Chilco Leasing, LLC 3403 Hwy. 93	Building remodel for Subaru dealership	South	250,000
TNVB, LLC 2201 Brackett Ave.	Remodel tenant space for "Strategic Fund Raising"	East	200,000
Kwik Trip, Inc. 2230 Otter Rd.	Kwik Trip car wash	East	200,000
Commonweal Development 4840 Keystone Crossing	Tenant space build-out for "Affordable Dentures"	South	198,000
General Growth 4800 Golf Rd.	Remodel tenant space for "Justice" store	South	170,318
Sam Assam 1232 W. Clairemont Ave.	Remodeling building for "National Pawn"	East	168,500
Goldridge Group 216 Pinnacle Way	Tenant space build-out for "State Farm"	East	160,000

Name/Address	Description	Sector	Value (\$)
John Mogensen 308 N. Barstow St.	Remodel Craig Chemical building	East	150,000
Goldridge Group 2221 Highland Ave.	Tenant space remodel for "Community Health Partnership"	East	150,000
Larsco, LLC 901 W. Clairemont Ave.	Tenant space build-out for "PM Sleep Center"	South	150,000
Larsco, LLC 2839 Mall Dr.	Tenant space build-out for "Midelfort Pharmacy"	South	150,000
General Growth 4800 Golf Rd.	Remodel tenant space for "Auntie Anne's"	South	150,000
Bob Graziano 4605 London Rd.	Addition to Day Care Center	South	137,000
Goldridge Group 216 Pinnacle Way	Tenant space build-out for "Anthem Insurance"	East	130,000
Chippewa Valley Home Builders 4319 Jeffers Rd.	Tenant space build-out for "Progressive"	West	130,000
General Growth Properties 4800 Golf Rd.	Remodel "Spencers Gifts" tenant space	South	130,000
Phoenix Parkside, LLC 325 E. Madison St.	Tenant space build-out for "Midelfort Pharmacy"	East	120,714
S & J Partnership 2855 Mall Dr.	Tenant space build-out for "The Old Elbow School Shop"	South	110,000
General Growth 4800 Golf Rd.	Tenant space remodel for "Charlotte Russe"	South	102,000
Kwik Trip, Inc. 1130 W. MacArthur Ave.	Kwik Trip gas canopy	South	100,000
Gold's Gym 3225 Lorch Ave.	Tenant space build-out for "Glow Tanning"	South	100,000

Industrial/Warehouse (10 projects)

Name/Address	Description	Sector	Value (\$)
United Products 2520 Davey St.	104' x 100' warehouse addition	North	3,896,600

Name/Address	Description	Sector	Value (\$)
Central Storage & Warehousing 2650 Fortune Dr.	Cold storage and warehousing building	West	3,400,000
Cascade Tissue Group 1200 Forest St.	Palletizing building	East	2,500,000
Great Lakes Educational Loan Services 1529 Continental Dr.	Remodel building for Great Lakes Educational Loan Services	South	2,500,000
Indianhead Food Service 313 Hastings Pl.	Addition to Indianhead Foodservice Distributors	East	2,144,000
Phillips Plastics Corp. 1233 International Dr.	Remodel the "White Room"	South	800,000
Badger West Wine & Spirits 5400 Old Town Hall Rd.	12,600 sq. ft. warehouse addition	South	715,000
Cigan Properties Limited 320 Putnam St.	Renovate building for warehouse	East	250,000
Lindner Properties, LLC 1343 Western Ave.	Addition to Eau Claire Diesel	North	155,000
Litho Specialists 2726 Mondovi Rd.	Interior alterations	South	136,000

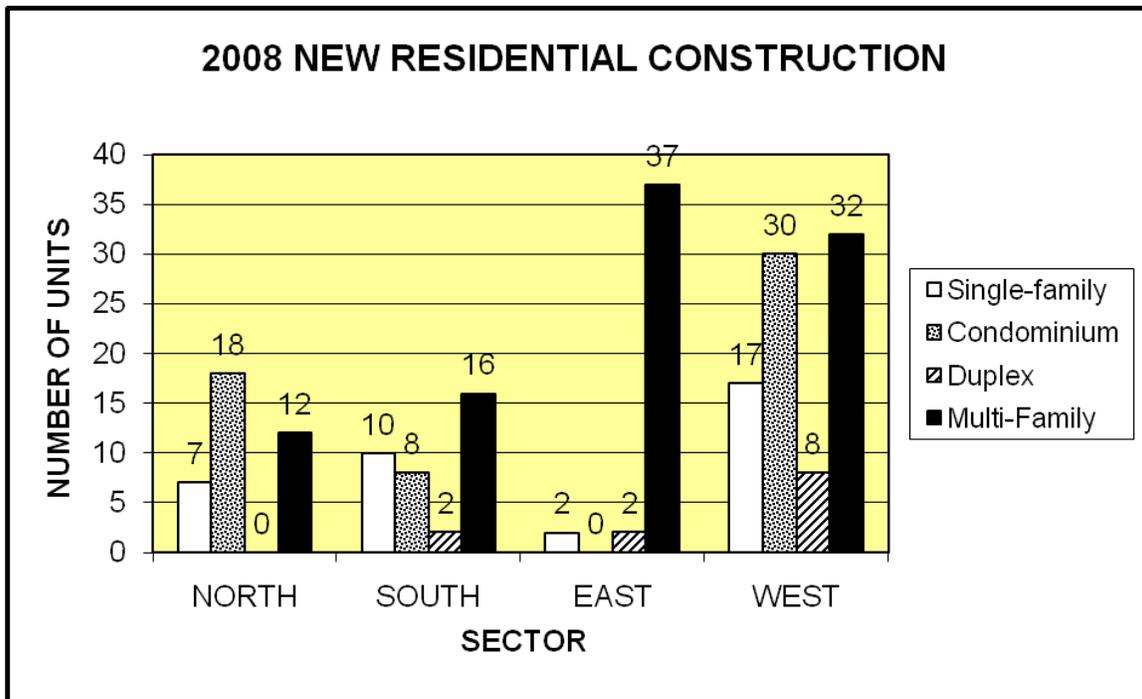
Public/Semi-public (17 projects)

Name/Address	Description	Sector	Value (\$)
Luther/Mayo Health Serv. 1105 Whipple St.	Parking ramp	West	7,513,086
Sacred Heart Hospital 900 W. Clairemont Ave.	Patient stack renovations (Phase II) for 5 th & 6 th floors	East	4,844,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Radiology remodel Phase IV	East	3,000,000
Immanuel Lutheran College 501 Grover Rd.	Construct new academic center; 3 existing structures will be demolished	South	2,650,000
Chippewa Valley Airport 3800 Starr Ave.	New hangar for Menard's	North	1,600,000

Name/Address	Description	Sector	Value (\$)
Luther/Mayo Health Services 1400 Bellinger St.	Helipad & corridor addition	West	700,000
Luther/Mayo Health Services 1400 Bellinger St.	Helipad & corridor link addition; Emergency/clinic expansion & remodel	West	700,000
Luther/Mayo Health Services 1400 Bellinger St.	Shell space build-out for MRI area	West	456,000
Eau Claire Board of Education 633 W. MacArthur Ave.	Kitchen remodel & addition	South	357,000
Sacred Heart Hospital 900 W. Clairemont Ave.	ICT neurosurgery build-out	East	310,000
Grace Lutheran 816 Porter Ave.	Remodel 5 bath/spa rooms; remodel lounge & activity rooms	East	296,463
Luther/Mayo Health Services 1221 Whipple St.	Construction work in kitchen related to new hood	West	235,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Construction work related to electrical service replacement	East	148,000
City of Eau Claire 3309 County Farm Rd.	Two new shelters in a neighborhood park	West	140,000
YMCA 700 Graham Ave.	Replace existing roofing	East	123,819
Luther/Mayo Health Services 1221 Whipple St.	Construction work in kitchen related to new dishwasher	West	112,000
Luther/Mayo Health Services 1221 Whipple St.	Temporary entrance canopy for Luther Hospital	West	100,000

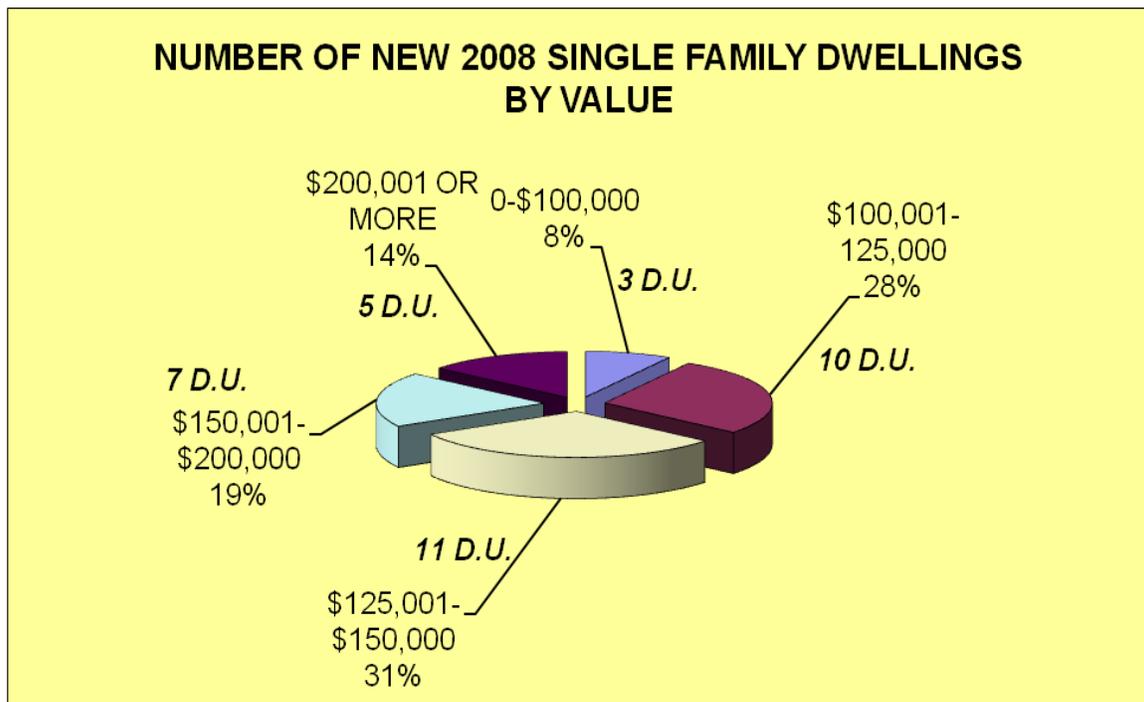
B. New Residential Construction – City of Eau Claire

Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	7	18	0	12	37
South	10	8	2	16	36
East	2	0	2	37	41
West	<u>17</u>	<u>30</u>	<u>8</u>	<u>32</u>	<u>87</u>
Total	36	56	12	97	201



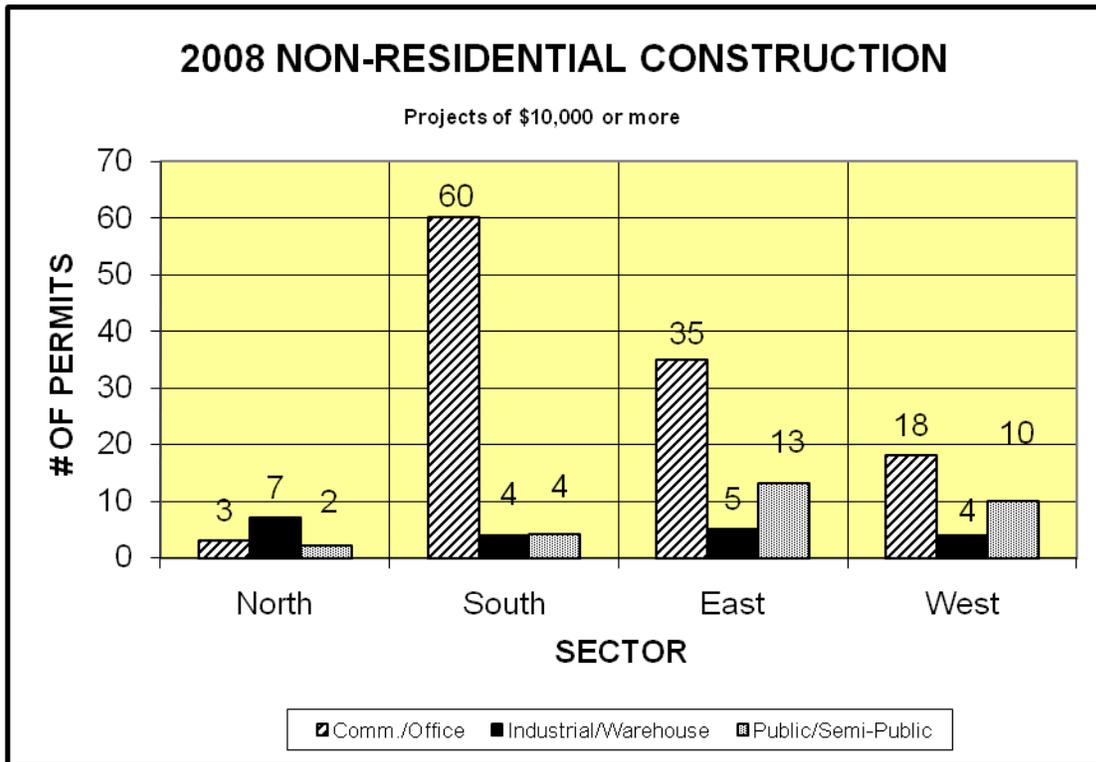
Sector	Valuation (\$)				Total
	Single-family	Condominium	Duplex	Multi-family	
North	1,390,000	1,450,000	0	750,000	3,590,000
South	1,721,195	1,067,444	185,000	680,000	3,653,639
East	265,000	0	100,000	196,000*	561,000*
West	<u>2,404,194</u>	<u>2,734,000</u>	<u>550,000</u>	<u>2,580,000</u>	<u>8,268,194</u>
Total	5,780,389	5,251,444	835,000	4,206,000	16,072,833

*The valuation of a mixed-use building containing 33 units on Riverfront Terrace is included in the commercial valuations. Also, the nursing facility and CBRF located on Mall Drive is included in the commercial valuations.

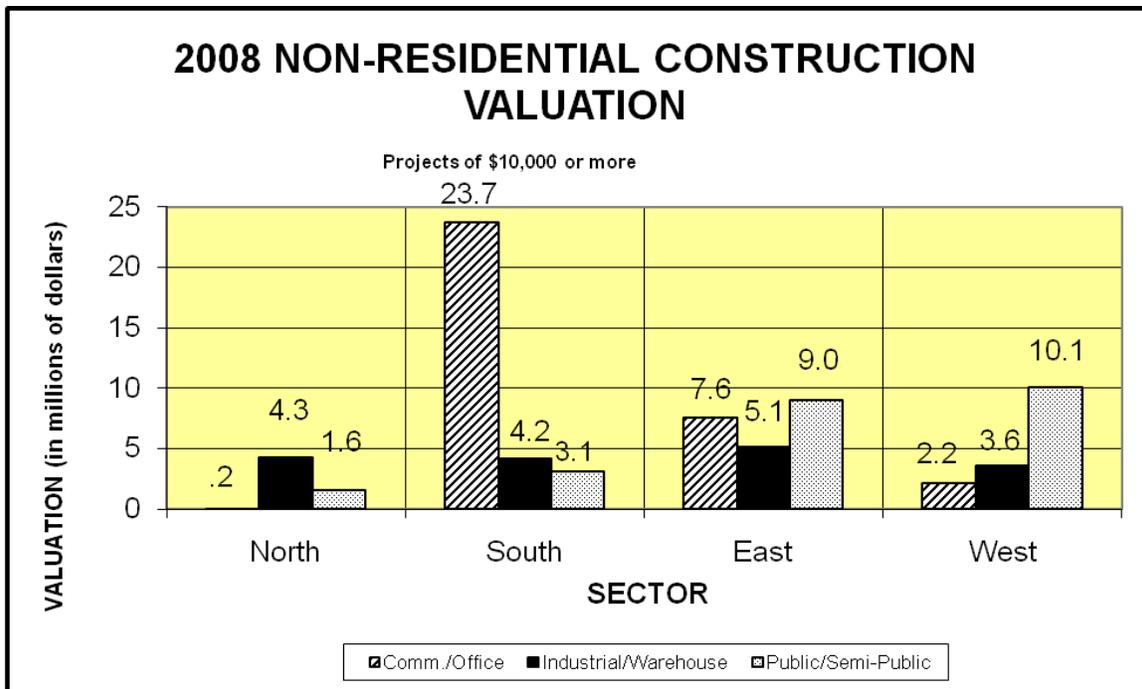


C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	3	7	2	12
South	60	4	4	68
East	35	5	13	53
West	<u>18</u>	<u>4</u>	<u>10</u>	<u>32</u>
Total	116	20	29	165



Sector	Valuation (\$)			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	165,000	4,276,600	1,616,600	6,058,200
South	23,708,234	4,151,000	3,085,500	30,944,734
East	7,574,566	5,089,000	8,966,172	21,629,738
West	<u>2,159,509</u>	<u>3,550,950</u>	<u>10,116,262</u>	<u>15,826,721</u>
Total	33,607,309	17,067,550	23,784,534	74,459,393



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	2008
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7
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	194.2
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22	2	8	2	64
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	33.77

*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	2008
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35	25	25	27	22	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	318.7

III. SUBDIVISIONS

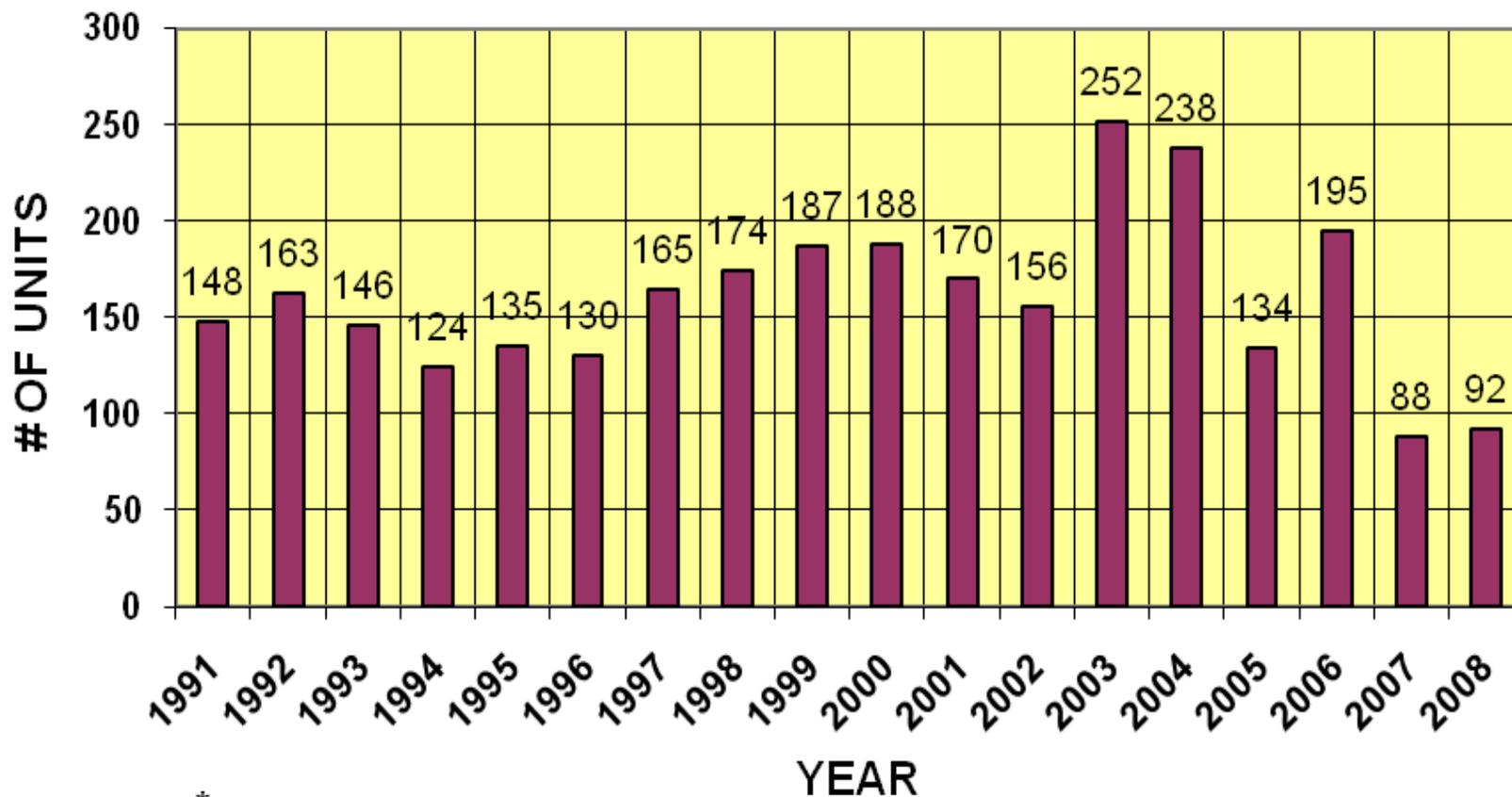
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14	12	11	12	8	3
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84	53.7
# of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371	261	235	204	118 units 3 bldgs 86 lots	52

IV. BUILDING CONSTRUCTION (No. of Units)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Single-family	145	148	163	146	124	135	130	165	174	187	188	170	156	252	190	104	104	67	36
Condominium															48*	30	91	21	56
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38	28	14	6	16	12
Multiple-family	75	72	159	127	113	205	254	259	207	159	269	273	411	60	106	106	59	92	97
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350	372	254	260	196	201

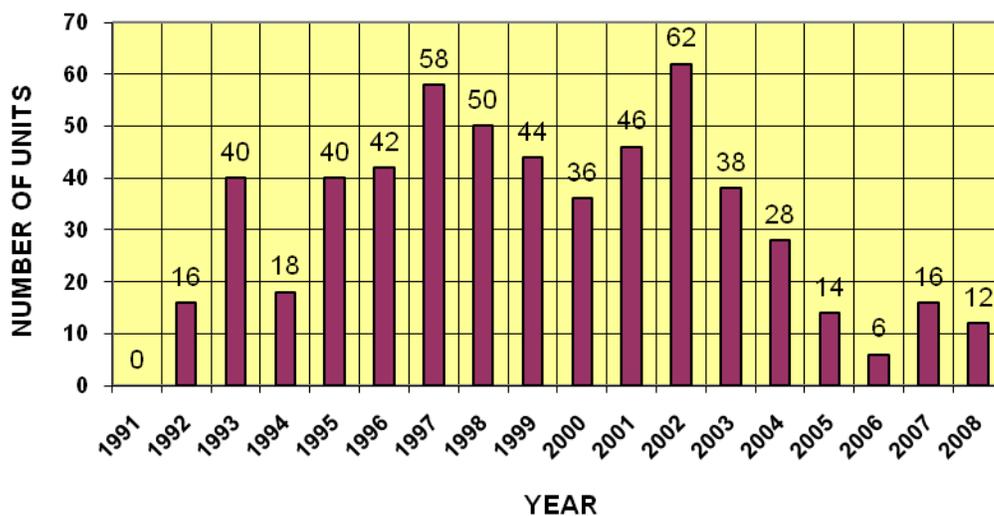
*Prior to 2004, condominium dwellings were included in the single-family totals.

SINGLE FAMILY CONSTRUCTION

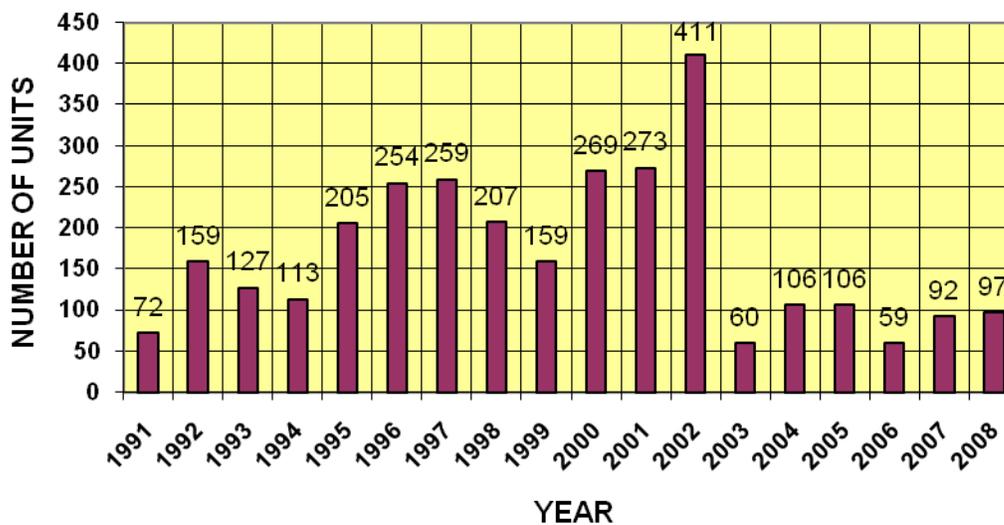


*Includes single family units and condomimiums

DUPLEX CONSTRUCTION



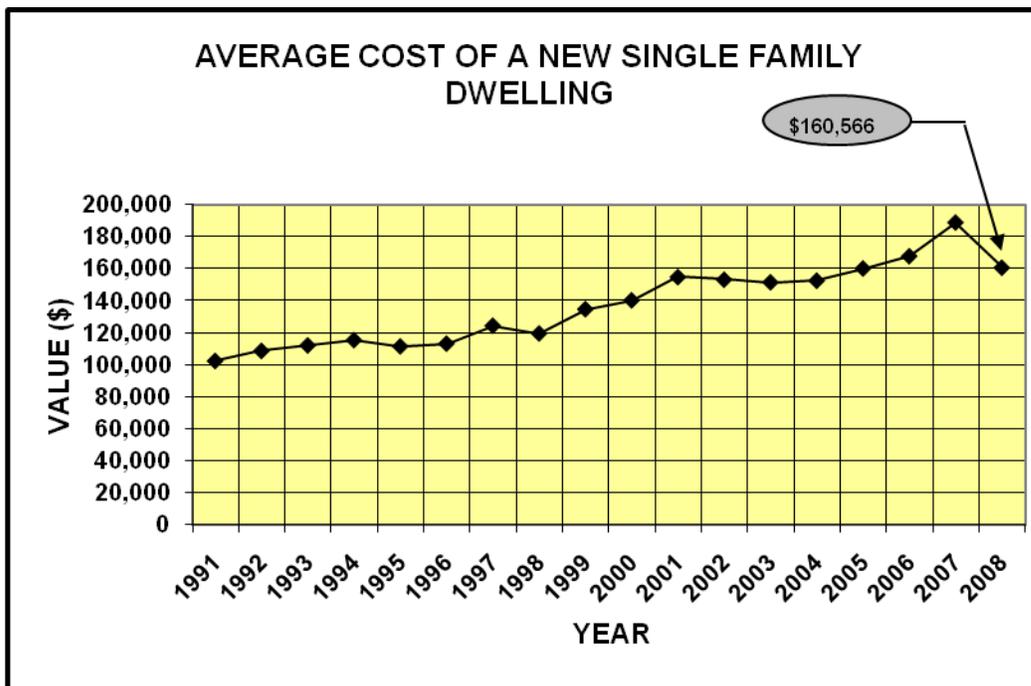
MULTIPLE FAMILY CONSTRUCTION



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
2008	160,566	143,915

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



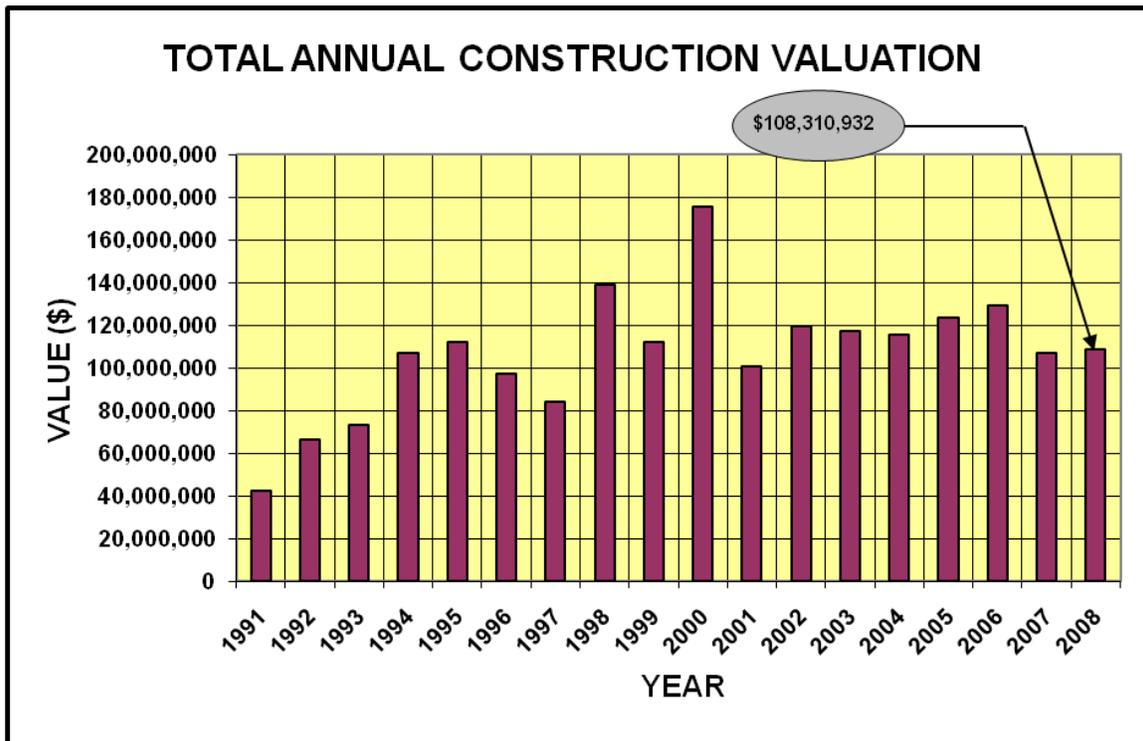
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

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
2008	116/33,607,309	20/17,097,550	29/23,784,534

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
2008	108,310,932

*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.

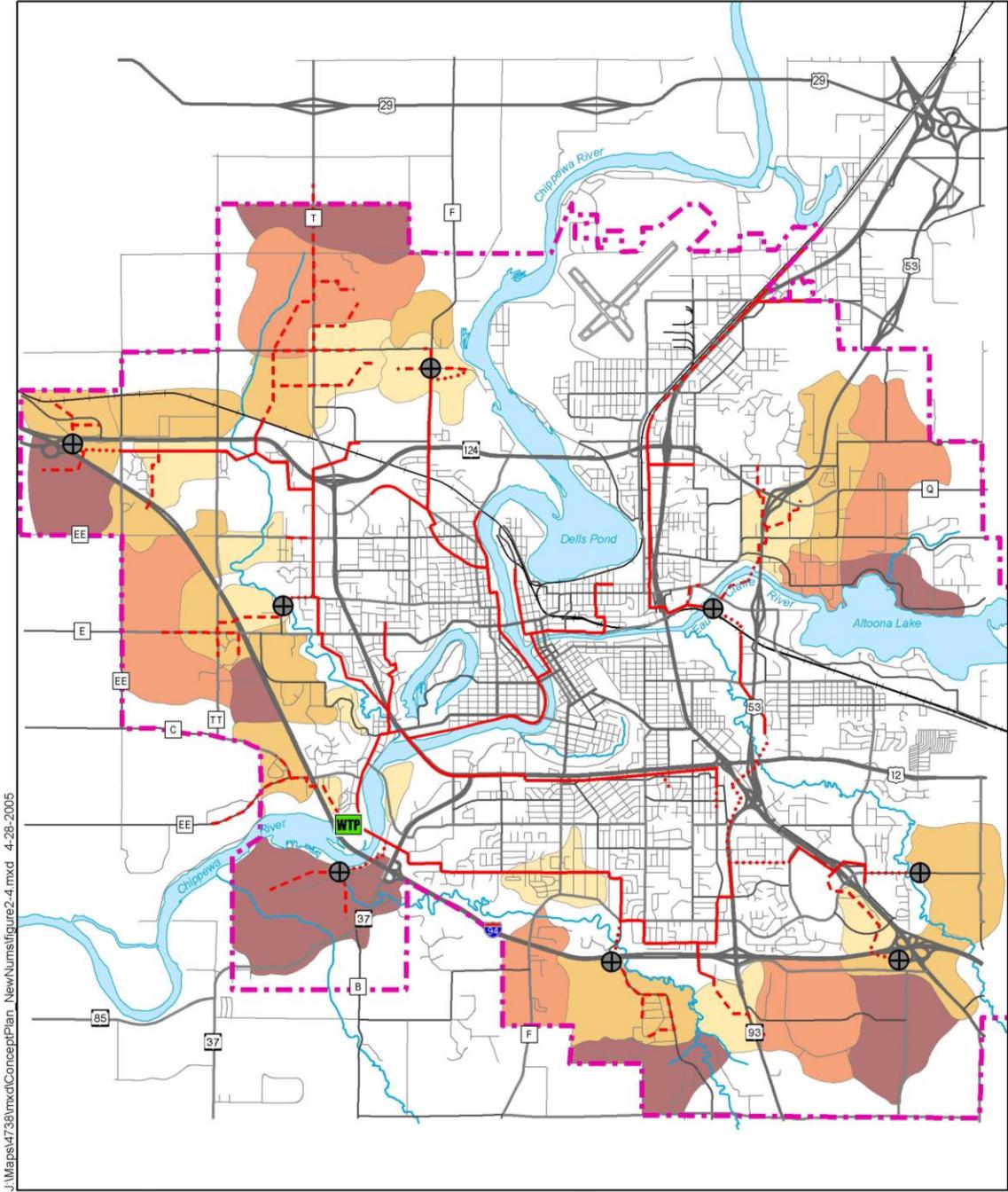
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

PUBLIC UTILITIES STAGING PLAN

The 2005 Public Utilities Staging Plan is similar to the Staging Plan contained in the 1993 Plan. Its rationale is:

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.

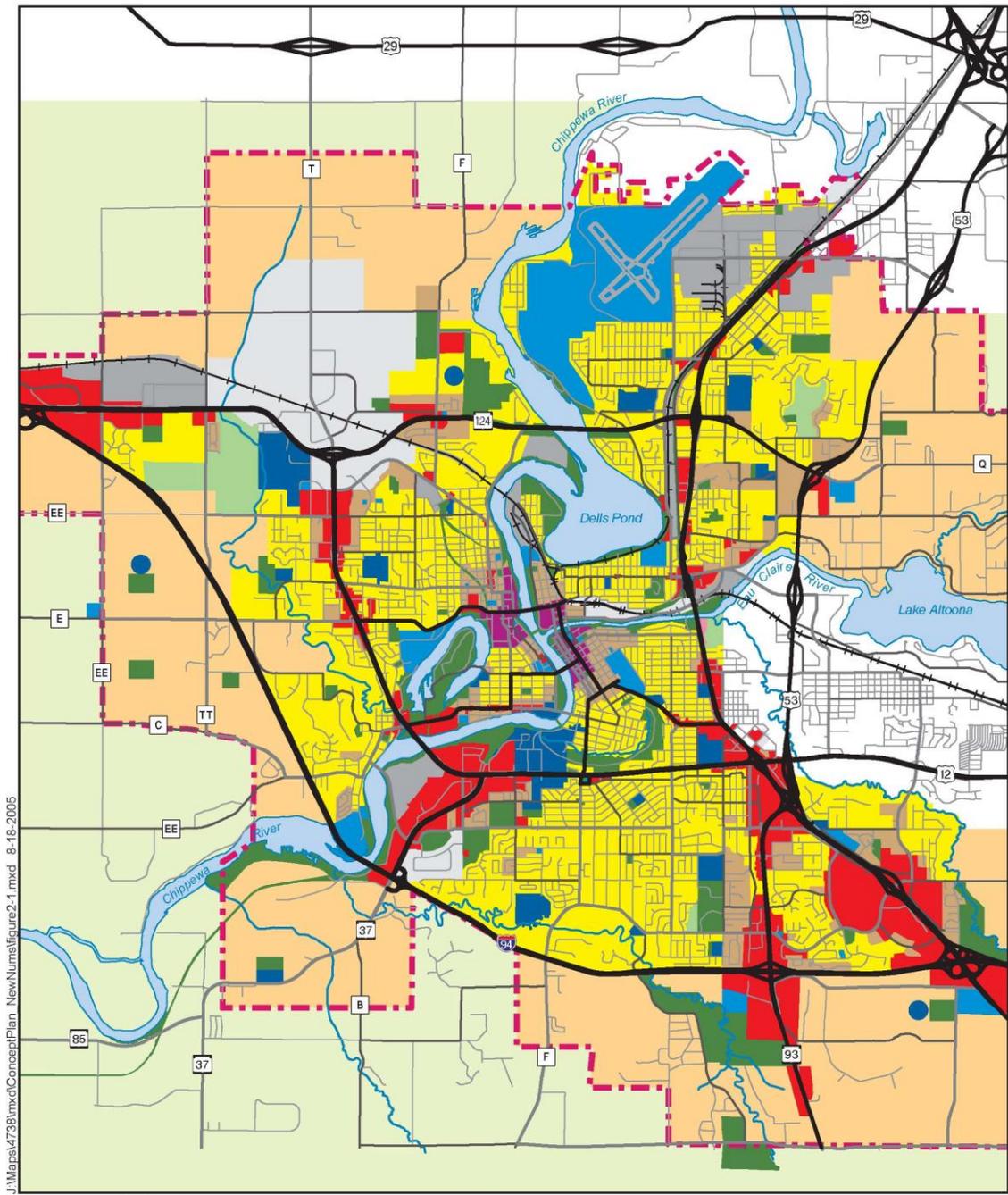
In review of the Staging Plan, the report finds the following:

Annexations. During the 2008 calendar year, 7 annexations totaling approximately 194 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. Four of the annexations (#s 2, 3, 4, & 5) occurred within areas already serviced by sanitary sewer. The remaining three annexations (#s 1, 6 & 7) occurred in short-term or medium-term A staging areas.

Subdivisions. There were 3 subdivisions approved in 2008, for a total of 52 residential lots. A summary of these subdivisions can be found in the first section of this report and are also shown on the development map. All of the subdivisions are located in areas already served by utilities.

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 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.



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- 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**

The City approved 22 rezoning applications in 2008. 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, 71 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 2008, building permits were issued for 11 projects having 4 or more 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
315 Riverfront Ter.	33	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
1437 Clearwater Ridge Ct.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
1438 Clearwater Ridge Ct.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
1634 Clearwater Ridge Ct.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
3412 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
3402 Gateway Dr.	8	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
750 Hagman St.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
738 Hagman St.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
720 Hagman St.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
224 Ninth Ave.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
218 Tenth Ave.	16	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	93									

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	2007 Net Change	2008 Net Change	Housing Units on 1-1-09
North	4,587	70	87	36	40	29	25	31	26	38	4,969
South	6,831	208	155	353	147	220	123	141	110	34	8,322
East	6,631	-8	-2	-2	6	-4	-3	-1	0	27	6,644
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>107</u>	<u>8,087</u>
Total	24,895	459	485	598	341	365	215	263	195	206	28,022

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

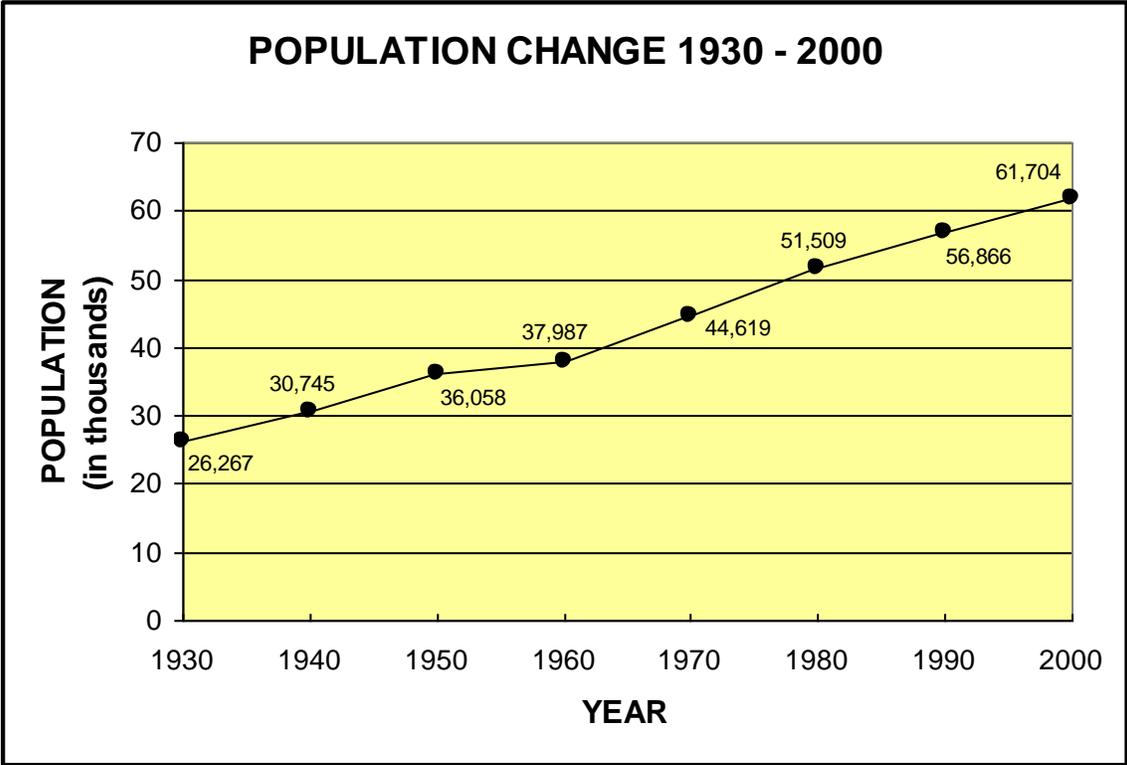
Sector	4-1-2000*	1-1-2001	1-1-2002	1-1-2003	1-1-2004	1-1-2005	1-1-2006	1-1-2007	1-1-2008	1-1-2009	Gain (loss) from 4-1-2000
North	12,160	12,298	12,464	12,514	12,569	12,614	12,641	12,681	12,705	12,733	573
South	15,338	15,740	16,040	16,172	16,536	16,794	16,967	17,243	17,352	17,378	2,040
East	17,808	17,792	17,788	17,784	17,791	17,785	17,780	17,778	17,778	17,791	(-17)
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>18,289</u>	<u>1,891</u>
Total	61,704	62,592	63,536	63,908	64,575	65,105	65,363	65,848	66,038	66,191	4,487

*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, 2009. As of this date, the State estimates Eau Claire's population at 65,950.



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	2030
Population Projection	61,704	67,631	70,988	74,474	77,839	80,970
Household Projection	24,016	27,074	28,725	30,327	31,846	33,189

The projections provided above were prepared by the Wisconsin Department of Administration, Demographic Services Center, in May 2008.

PART V

2008 DEVELOPMENT MAP

2008 DEVELOPMENT MAP

-  **Single Family - Detached**

 **Annexations**
 -  **Condominium Unit**

 **Subdivisions**
 -  **Duplex**

 **Rezoning**
 -  **Multiple Family Structure**
(and # of units per permit)
 -  **Commercial & Office***
 -  **Industrial & Warehouse***
 -  **Public & Semi Public Projects***
- * Valuation of \$10,000 or more

