

# City of Eau Claire 2009 Development Map and Report



Department of Community Development  
Eau Claire, Wisconsin

# City of Eau Claire 2009 Development Map and Report



*Luther Hospital Bed Tower Addition, 1221 Whipple Street*

Department of Community Development  
Eau Claire, Wisconsin

***Cover Photos:***

Left: Hobbs Ice Center Expansion & Remodeling, 915 Menomonie Street  
Right: Wisconsin Street Association, 312 Wisconsin Street

# 2009 DEVELOPMENT AND REPORT

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# **INTRODUCTION**

# INTRODUCTION

The 2009 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2009 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 2009 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 2009 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 2009 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 2009. 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 2009 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 2009. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2009 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

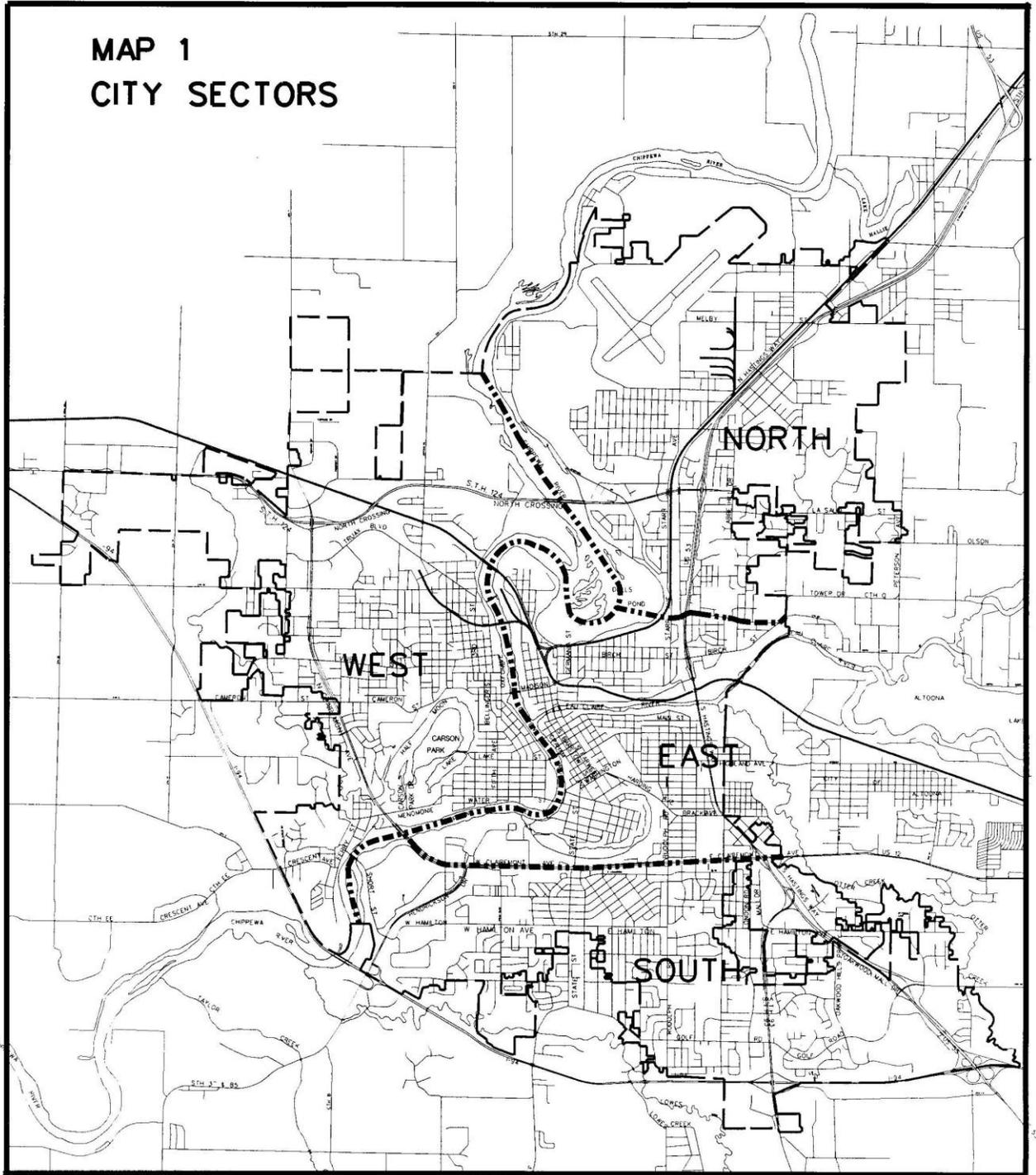
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 2009**

**I. ANNEXATIONS**

<b>Map #</b>	<b>Sector</b>	<b>Town</b>	<b>Housing Units</b>	<b>Population</b>	<b>Area Annexed (acres)</b>
1	North	Seymour	1	1	1.7
2	South	Washington	0	0	65.4
3	West	Union	<u>0</u>	<u>0</u>	<u>4.6</u>
Total			1	1	71.7

**II. REZONINGS**

<b>Map #</b>	<b>Sector</b>	<b>Previous District</b>	<b>New District</b>	<b>Area Rezoned (acres)</b>
1	North	C-2	R-1	0.2
2	North	R-1A	R-1	0.4
3	North	TR-1A	R-3P	1.7
4	East	R-2	R-3P	0.2
5	East	CBDP	Amd. Provisions	0.5
6	East	I-1 & C-3	CBD	1.3
7	East	Public	CBDP	1.3
8	East	C-2	R-1	0.2
9	South	R-1	R-1P	0.3
10	South	C-2	R-3P	0.5
11	South	TR-1	R-1	1.0
12	West	TR-1A & TI-1	Public & I-1P	31.8
13	West	TR-1A	R-3P	<u>27.9</u>
Total				67.3

### III. SUBDIVISIONS

Map #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	Zoning
1	North	Colonial Estates Condos	1.7	16 units	R-3P
2	South	Speros Condominium	<u>1.0</u>	<u>3</u> com. space	C-2P
Total			2.7	19	

### IV. BUILDING CONSTRUCTION

#### A. General Summary

##### 1. Permit Breakdown

Type	# of Permits	Valuation (\$)
Signs	136	790,811
Heating	675	17,227,354
Building	<u>1,072</u>	<u>178,261,904</u>
Total	1,883	196,280,069

##### 2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	15*	5
Commercial	5	0
Industrial	4	0
Public	<u>0</u>	<u>0</u>
Total	24	5

\*Includes the demolition of 19 dwelling units.

##### 3. Conditional Permits

Type	# of Permits
Plumbing	648
Electrical	678
Mechanical – HVAC	675
Sign	136
Plan Examinations:	
building	46
plumbing	60
Zoning appeals	4
Conditional use permits	21
Site plan review	29

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

**Commercial/Office (23 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Wisconsin Street Assoc. 312 Wisconsin St.	Mixed-use building	East	1,590,000
Midelfort Clinic 733 W. Clairemont Ave.	Remodel existing radiology	South	1,098,000
Luther-Midelfort 3845 London Rd.	Addition	South	921,000
Kwik Trip 2715 Golf Rd.	New convenience store	South	900,000
RLS Legacy Builders 2451 Truax Blvd.	Pizza Ranch	West	815,000
Jeremiah Bowe 4750 Golf Rd.	Remodel Culver's Restaurant	South	671,375
Keystone Corporation 3755 Oakwood Mall Dr.	Interior alterations for Verizon Wireless showroom	South	631,319
Graham Avenue Investments 320 Graham Ave.	Alterations and addition to office building	East	620,000
J & Dee Enterprises LLC 1233 W. Clairemont Ave.	New building to include office area and repair garage	South	450,093
Larmun-Health of Eau Claire 4045 Commonwealth Ave.	Asia Palace	South	400,000
Chilson, Inc. 3443 Hwy. 93	Additions and remodel for Chilson Subaru	South	350,000
The Clairemont 2120 Heights Dr.	Physical therapy reposition and interior remodel	East	338,337
Kwik Trip, Inc. 2715 Golf Rd.	New car wash	South	270,000
Schafer Properties II, LLC 3314 E. Hamilton Ave.	Gordy's Express convenience store	South	229,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Larsco, LLC 901 W. Clairemont Ave.	Tenant space build-out for Jimmy Johns	South	210,000
Darrin Schober 517 E. Clairemont Ave.	Interior remodel – 2 new offices, new casework, roof and roof top units	South	150,000
Feed My People 2610 Alpine Rd.	New offices in existing space and some misc. alterations	West	135,000
Dove Health Care 3656 Mall Dr.	Addition	South	130,000
Kwik Trip, Inc. 2715 Golf Rd.	Gas island canopy	South	125,000
Family Video 10 W. Madison St.	Carve out space for Little Caesar Pizza	West	120,000
Buffalo Wild Wings 4612 Keystone Crossing	Tenant improvements	South	120,000
Alliance Bank 2728 Mall Dr.	Interior remodel	South	117,000
Oakwood Business Park 4653 Keystone Crossing	Interior build-out for MacMan	South	100,000

**Industrial/Warehouse (6 projects)**

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Nestle USA, Inc. 3120 9 <sup>th</sup> St.	Warehouse addition	West	9,000,000
Nestle Infant Nutrition 5023 Venture Dr.	Structural shell	West	6,503,000
Maletto Packaging, Inc. 2715 Hogarth St.	Warehouse addition	North	750,000
Nestle USA, Inc. 1200 Nestle Ave.	New pump gallery	West	400,000
KAB Investments, LLC 1245 Continental Dr.	Addition to Park Ridge Distribution	South	237,000

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Silver Springs Garden 2424 Alpine Rd.	Interior alterations – convert process area to warehouse	West	150,000

**Public/Semi-public (19 projects)**

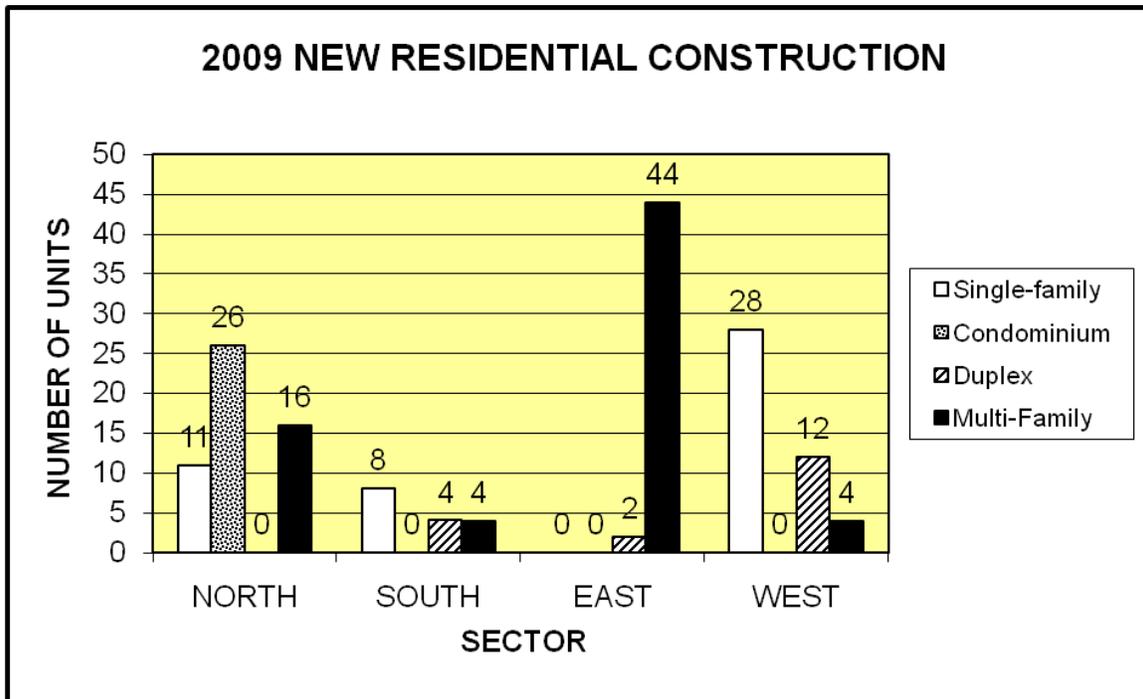
<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Luther/Mayo Health Services 1221 Whipple St.	Five-story bedtower addition	West	104,000,000
City of Eau Claire 915 Menomonie St.	Addition and alterations to Hobbs Municipal Ice Arena	West	4,850,000
Chippewa Valley Airport 3800 Starr Ave.	Addition to airport terminal, remodel existing interior	North	4,000,000
Luther/Mayo Health Services 1400 Bellinger St.	Remodel old emergency department into new O.R. suites	West	3,700,000
CVTC 620 W. Clairemont Ave.	Remodel library and barber/cosmetology areas	East	2,298,000
City of Eau Claire 1000 Ferry St.	Wastewater treatment plant sludge storage tank	West	2,018,000
Luther/Mayo Health Services 1221 Whipple St.	Radiology build-out	West	1,295,320
Grace Lutheran Foundation 3214 Gala St.	Addition to building	East	814,863
Grace Lutheran Church 202 W. Grand Ave.	Misc. interior alterations	West	579,455
City of Eau Claire 400 Eau Claire St.	Remodel	East	539,601
Luther/Mayo Health Services 1221 Whipple St.	Exiting changes and alterations to corridor to achieve 2-hour rating from stairway	West	523,159

<b>Name/Address</b>	<b>Description</b>	<b>Sector</b>	<b>Value (\$)</b>
Luther/Mayo Health Services 1221 Whipple St.	Conference room remodeling – lower level	West	386,000
Eau Claire Children's Theater 1814 Oxford Ave.	Theater addition	West	325,000
Luther/Mayo Health Services 1400 Bellinger St.	Remodel MCLC third floor cardiology and echocardiology	West	250,000
Luther/Mayo Health Services 1400 Bellinger St.	Remodel fourth floor physical therapy	West	165,457
Luther/Mayo Health Services 1400 Bellinger St.	Remodel existing retail pharmacy	West	130,000
Luther/Mayo Health Services 1400 Bellinger St.	Remodel fourth floor orthopedics	West	108,000
Grace Lutheran Foundation 3214 Gala St.	Misc. alterations to existing portions of Grace Woodlands building	East	105,900

B. New Residential Construction – City of Eau Claire

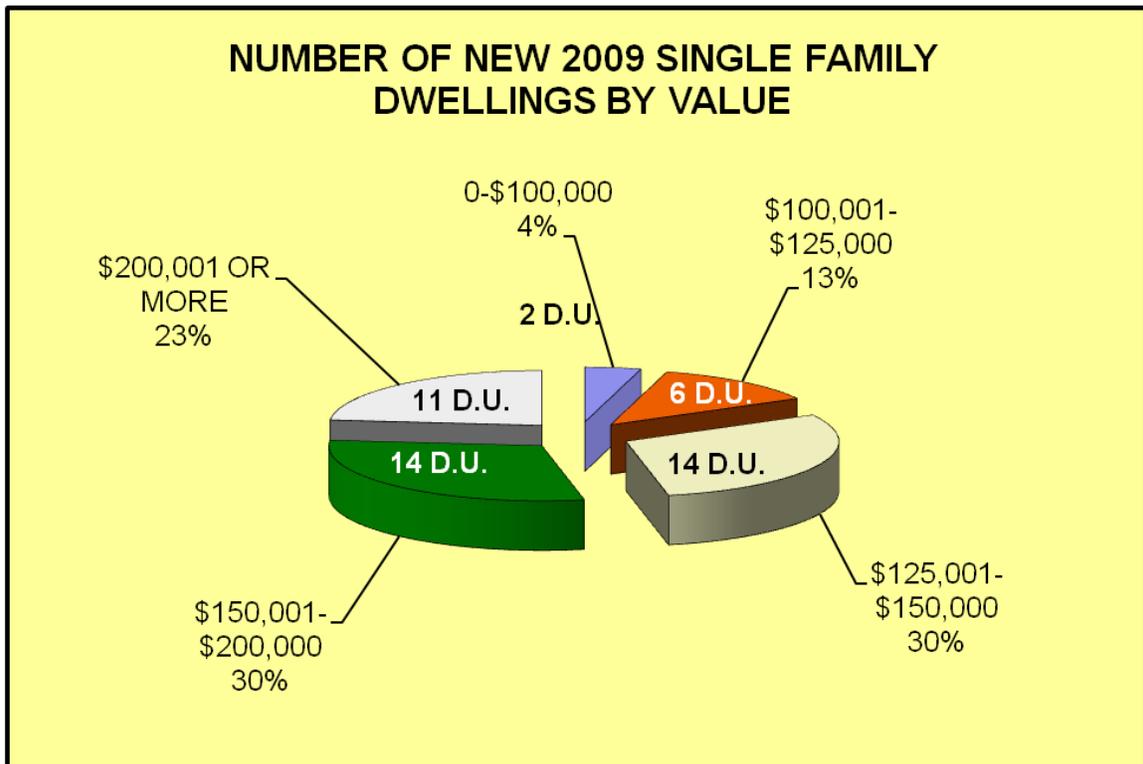
Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	11	26	0	16	53
South	8	0	4	4	16
East	0	0	2	44*	46
West	<u>28</u>	<u>0</u>	<u>12</u>	<u>4</u>	<u>44</u>
Total	47	26	18	68	159

\*Includes two mixed-use buildings; 24 units at 312 Wisconsin Street, and 20 units at 320 Graham Avenue.



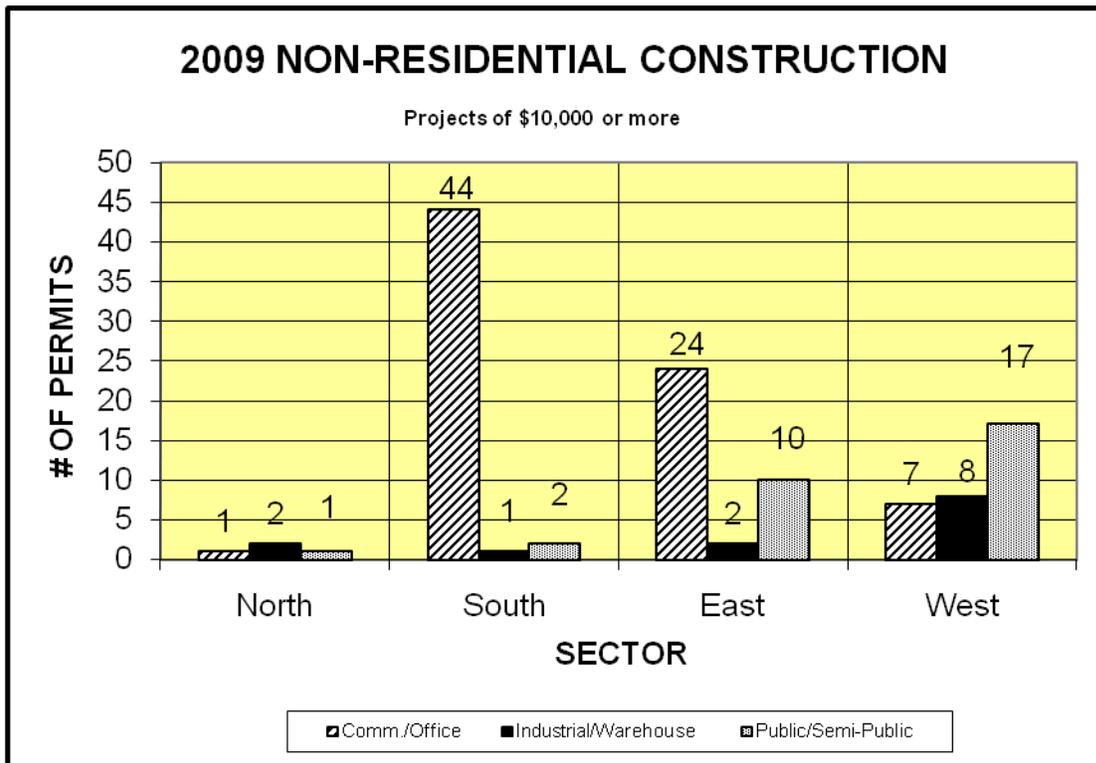
Valuation (\$)					
Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	1,567,000	2,047,000	0	800,000	4,414,000
South	2,178,000	0	400,000	250,000	2,828,000
East	0	0	100,000	0*	100,000*
West	<u>4,661,950</u>	<u>0</u>	<u>1,118,822</u>	<u>150,000</u>	<u>5,930,772</u>
Total	8,406,950	2,047,000	1,618,822	1,200,000	13,182,772*

\*The residential valuations of mixed-use buildings at 312 Wisconsin Street and 320 Graham Avenue are included in the valuations for commercial permits.



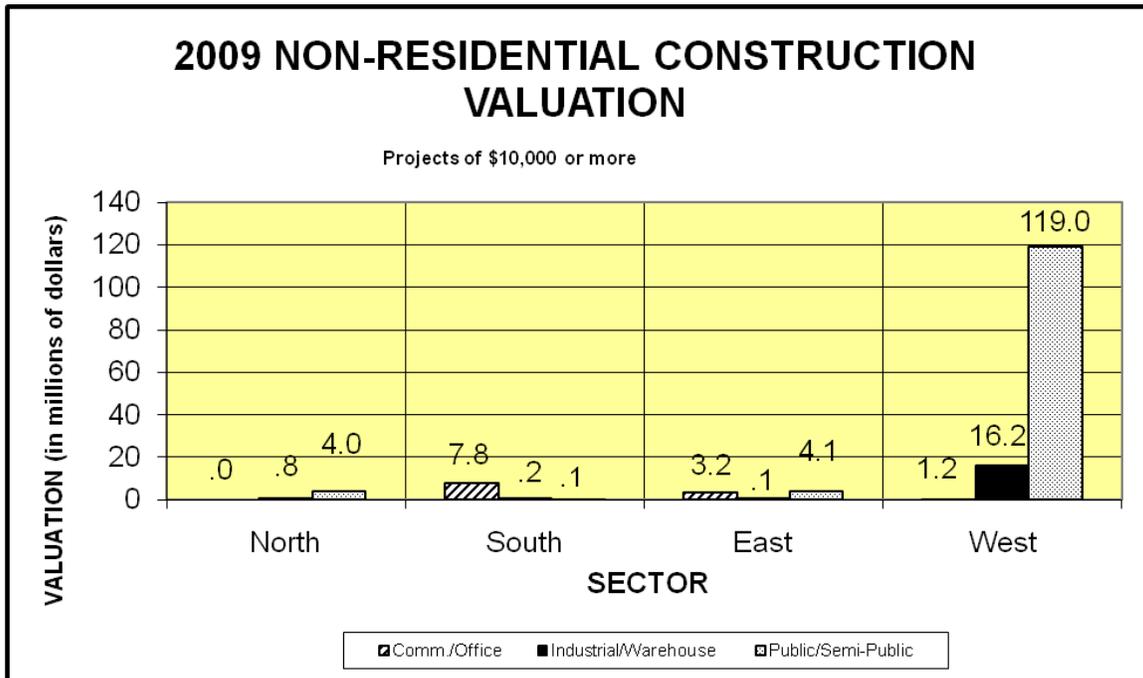
C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

<b># of Permits</b>				
<b>Sector</b>	<b>Comm./Office</b>	<b>Industrial/Warehouse</b>	<b>Public/Semi-public</b>	<b>Total</b>
North	1	2	1	4
South	44	1	2	47
East	24	2	10	36
West	<u>7</u>	<u>8</u>	<u>17</u>	<u>32</u>
<b>Total</b>	<b>76</b>	<b>13</b>	<b>30</b>	<b>119</b>



**Valuation (\$)**

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	35,000	790,000	4,000,000	4,825,000
South	7,800,328	237,000	95,000	8,132,328
East	3,178,220	140,000	4,139,744	7,457,964
West	<u>1,221,250</u>	<u>16,217,000</u>	<u>118,959,744</u>	<u>136,397,994</u>
Total	12,234,798	17,384,000	127,194,488	156,813,286



## **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	2009
Total Number	14	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7	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	194.2	71.8
Population	151	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22	2	8	2	64	1
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	33.88

\*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.

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### II. REZONINGS

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Number	43	7	18	22	31	29	34	34	34	33	33	27	29	35	25	25	27	22	22	13
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	67.4

### III. SUBDIVISIONS

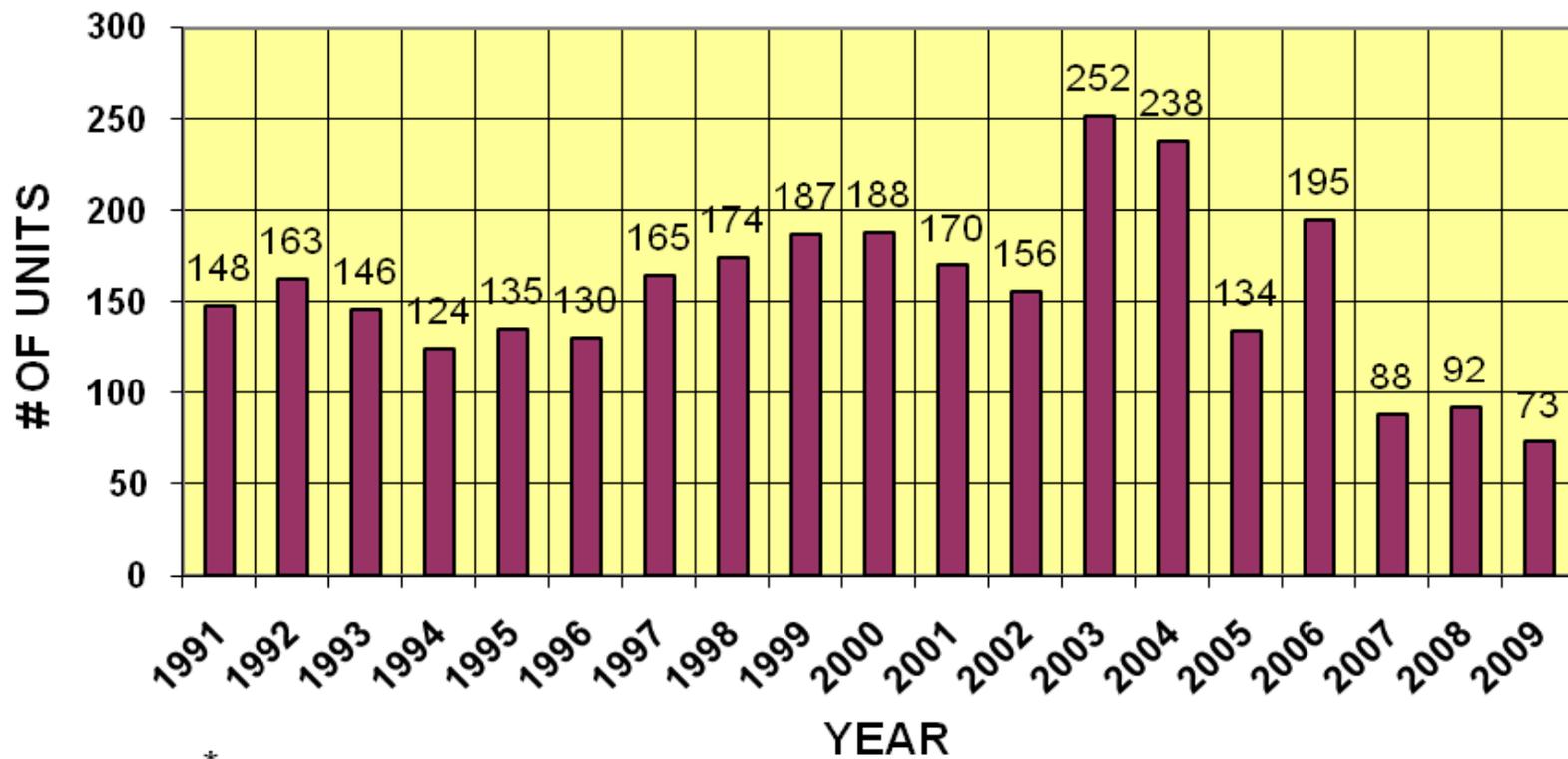
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Number	3	1	5	5	3	7	8	7	7	7	7	6	10	14	12	11	12	8	3	2
Total Area (acres)	64.9	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84	53.7	2.7
# of Lots	42	40	91	61	81	72	227	84	291	202	72	50	260	371	261	235	204	118 units 3 bldgs 86 lots	52	16 DU 3 com tenant suites

#### 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	2009
Single-family	145	148	163	146	124	135	130	165	174	187	188	170	156	252	190	104	104	67	36	47
Condominium															48*	30	91	21	56	26
Duplex	8	0	16	40	18	40	42	58	50	44	36	46	62	38	28	14	6	16	12	18
Multiple-family	75	72	159	127	113	205	254	259	207	159	269	273	411	60	106	106	59	92	97	68
Total	228	220	338	313	255	380	426	482	431	390	493	489	629	350	372	254	260	196	201	159

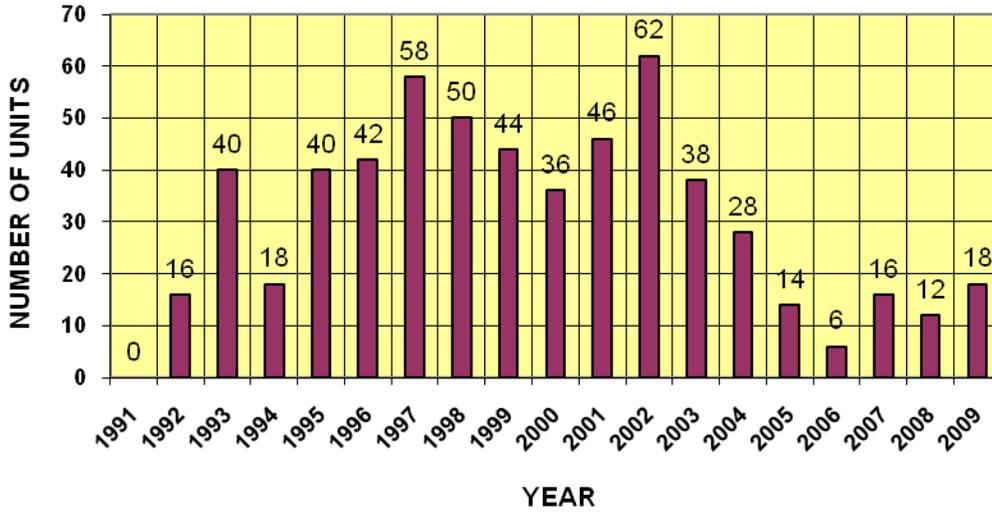
\*Prior to 2004, condominium dwellings were included in the single-family totals.

# SINGLE FAMILY CONSTRUCTION

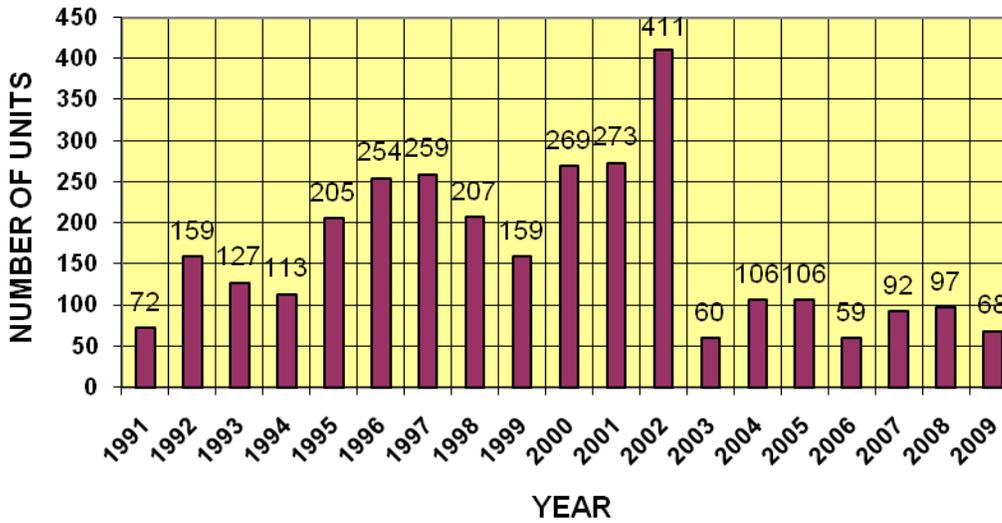


\*Includes single family units and condominiums

### DUPLEX CONSTRUCTION



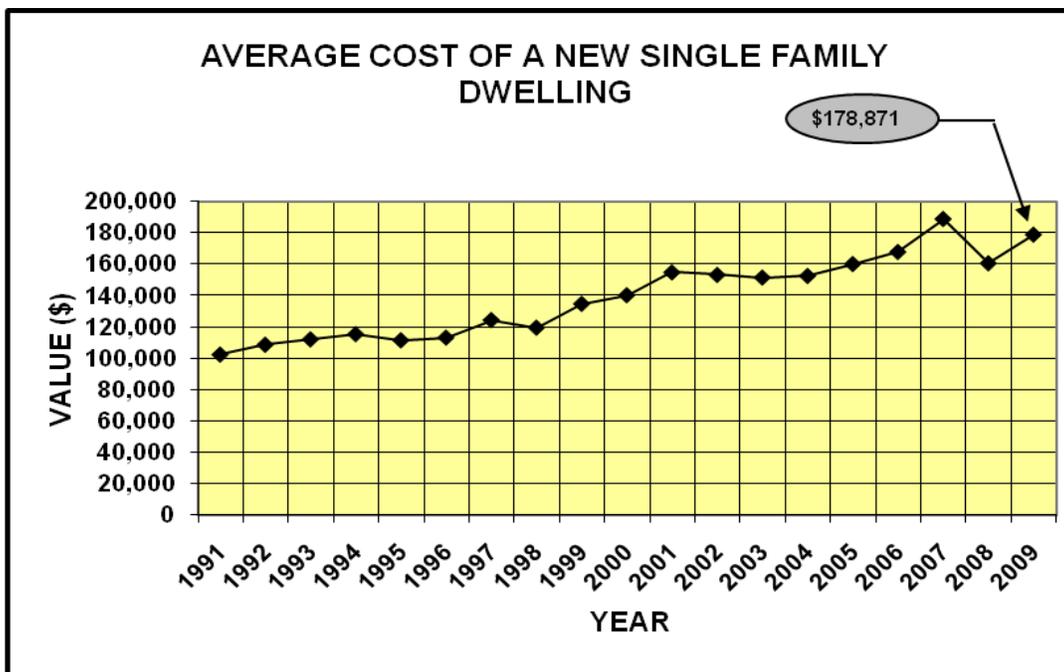
### MULTIPLE FAMILY CONSTRUCTION



## SINGLE-FAMILY HOUSING COSTS

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
2009	178,871	131,804

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



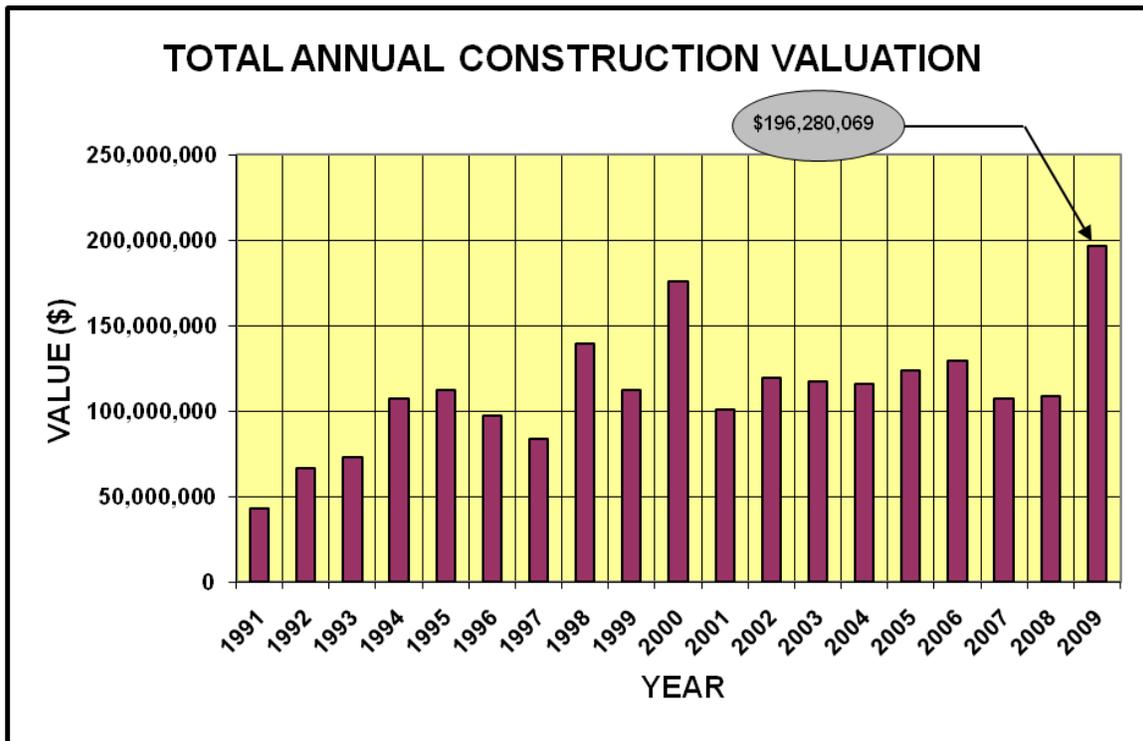
**# OF PERMITS/VALUATION (\$)  
(\$10,000 or more)**

<b>Year</b>	<b>Commercial/Office</b>	<b>Industrial/Warehouse</b>	<b>Public/Semi-Public</b>
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
2009	76/12,234,748	13/17,384,000	30/127,194,488

## 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
2009	196,280,069*

\*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.

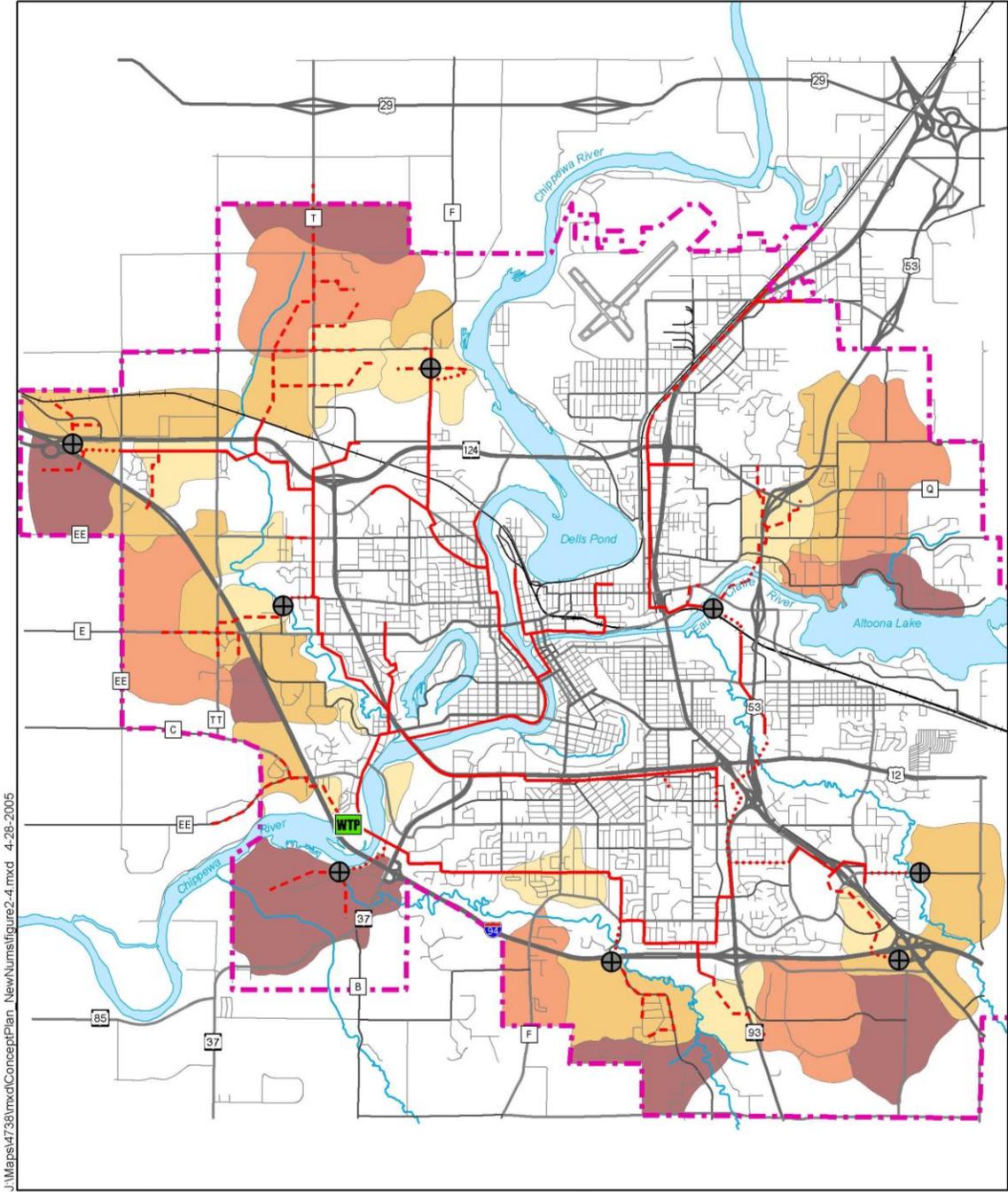
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

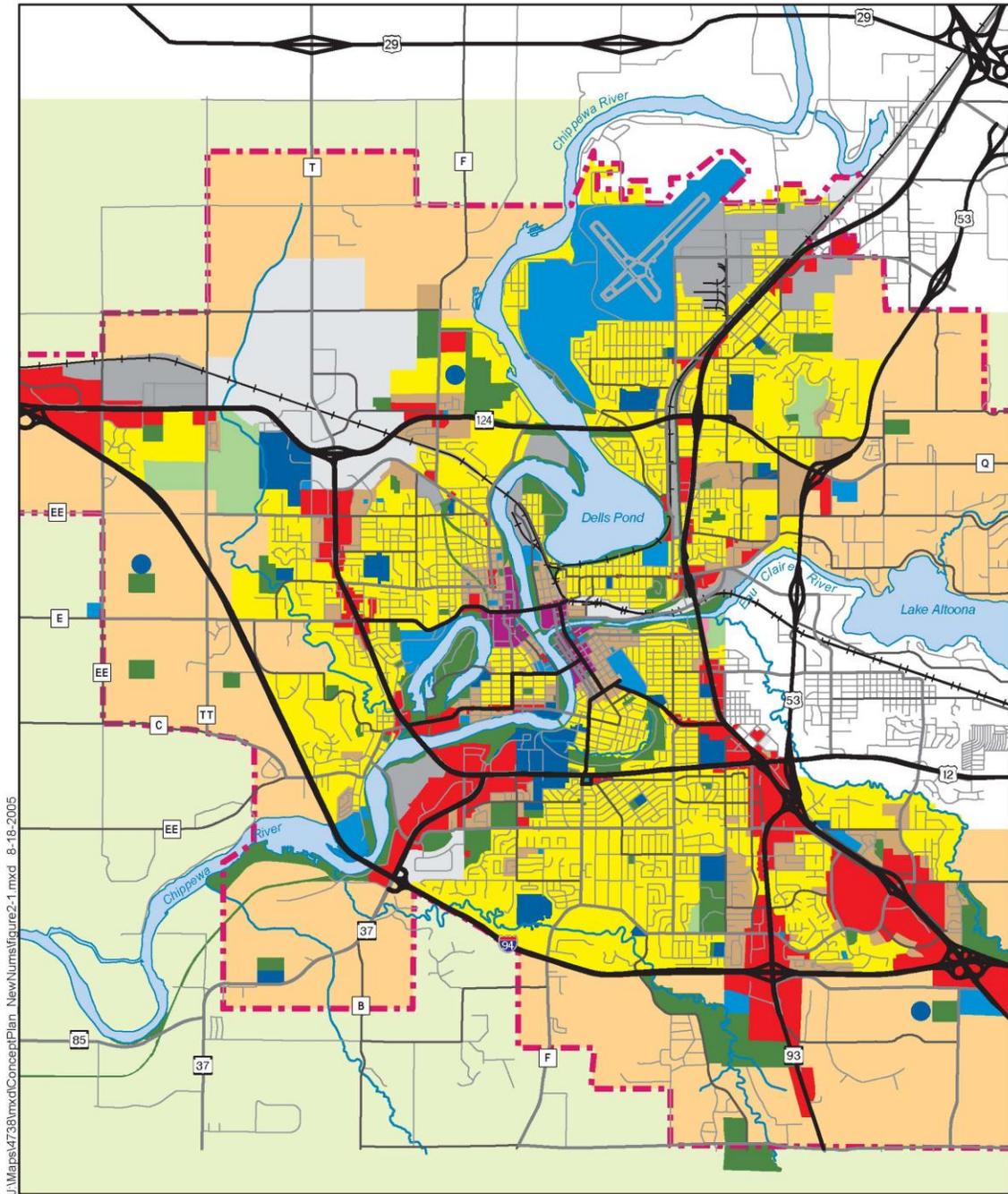
In review of the Staging Plan, the report finds the following:

**Annexations.** During the 2009 calendar year, 3 annexations totaling approximately 72 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. Two of the annexations (#s 1 & 3) occurred within areas already serviced by sanitary sewer. The remaining annexation (# 2) occurred in long-term and medium-term A staging areas.

**Subdivisions.** There were 2 subdivisions approved in 2009. 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

**Planned Land Use**

- 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 13 rezoning applications in 2009. 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, 48 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 2009, building permits were issued for 8 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

	<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>
3103 Clearwater Ridge Dr.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
3137 Clearwater Ridge Dr.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
3151 Clearwater Ridge Dr.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
3117 Clearwater Ridge Dr.	4	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
3204 Benrud Pkwy.	4	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
2214 First St.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
320 Graham Ave.	20	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
312 Wisconsin St.	24	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Total</b>	<b>68</b>									

# **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>2008 Net Change</b>	<b>2009 Net Change</b>	<b>Housing Units on 1-1-10</b>
North	4,587	70	87	36	40	29	25	31	26	38	53	5,022
South	6,831	208	155	353	147	220	123	141	110	34	15	8,337
East	6,631	-8	-2	-2	6	-4	-3	-1	0	27	44	6,688
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>32</u>	<u>8,119</u>
Total	24,895	459	485	598	341	365	215	263	195	206	144	28,166

## **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**

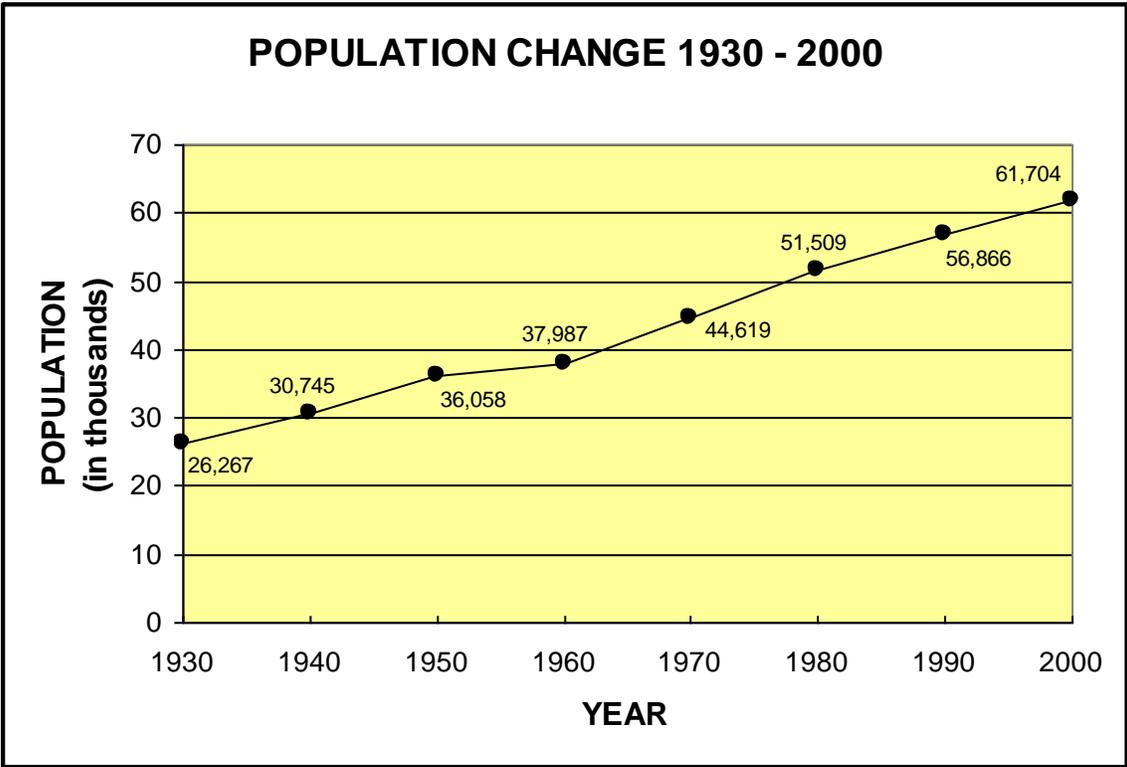
Sector	4-1-2000*	1-1-2001	1-1-2002	1-1-2003	1-1-2004	1-1-2005	1-1-2006	1-1-2007	1-1-2008	1-1-2009	1-1-2010	Gain (loss) from 4-1-2000
North	12,160	12,298	12,464	12,514	12,569	12,614	12,641	12,681	12,705	12,733	12,773	613
South	15,338	15,740	16,040	16,172	16,536	16,794	16,967	17,243	17,352	17,378	17,388	2,050
East	17,808	17,792	17,788	17,784	17,791	17,785	17,780	17,778	17,778	17,791	17,813	5
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>18,313</u>	<u>1,915</u>
Total	61,704	62,592	63,536	63,908	64,575	65,105	65,363	65,848	66,038	66,191	66,287	4,583

\*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 2010, the City population has increased by an estimated 4,583 persons. This increase represents an average annual increase of approximately 458 persons or a growth rate of .74 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, 2010. As of this date, the State estimates Eau Claire's population at 66,149.

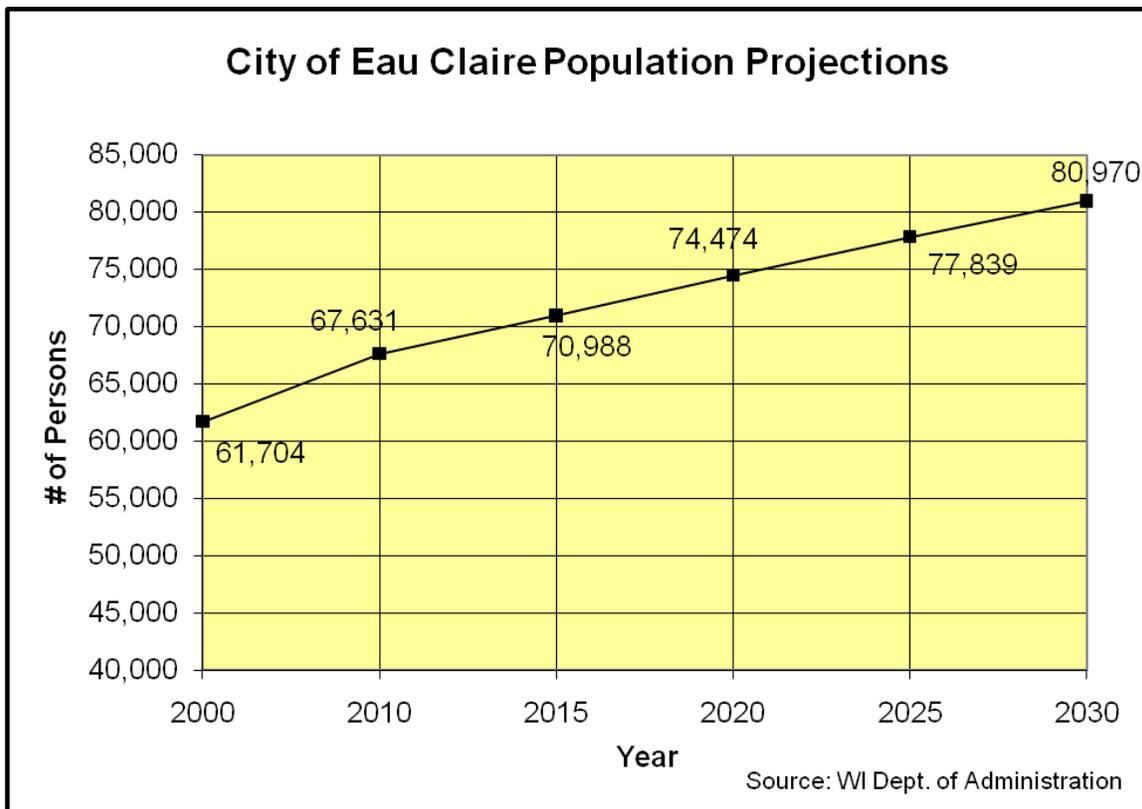


**POPULATION & HOUSEHOLD PROJECTIONS**

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>	<b>2030</b>
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.



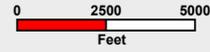
**PART V**

**2009**

**DEVELOPMENT MAP**

# 2009 DEVELOPMENT MAP

- Single Family - Detached**
- Condominium Unit**
- Duplex**
- 8
**Multiple Family Structure**  
(and # of units per permit)
- Commercial & Office\***
- Industrial & Warehouse\***
- Public & Semi Public Projects\***  
\* Valuation of \$10,000 or more
- Annexations**
- Subdivisions**
- Rezoning**



PJI 10-8-10

