

City of Eau Claire 2010 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2010 Development Map and Report



Phoenix Park Restroom Facility

Department of Community Development
Eau Claire, Wisconsin

Cover Photos:

Left: 222 Wisconsin Street (27-unit mixed-use development)

Right: 522 Water Street (26-unit mixed-use development)

2010 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2010 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2010 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 2010 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 2010 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 2010 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 2010. 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 2010 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 2010. Part II provides a brief overview of the City's development activity since 1990. Part III reports how well growth and development activity in 2010 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

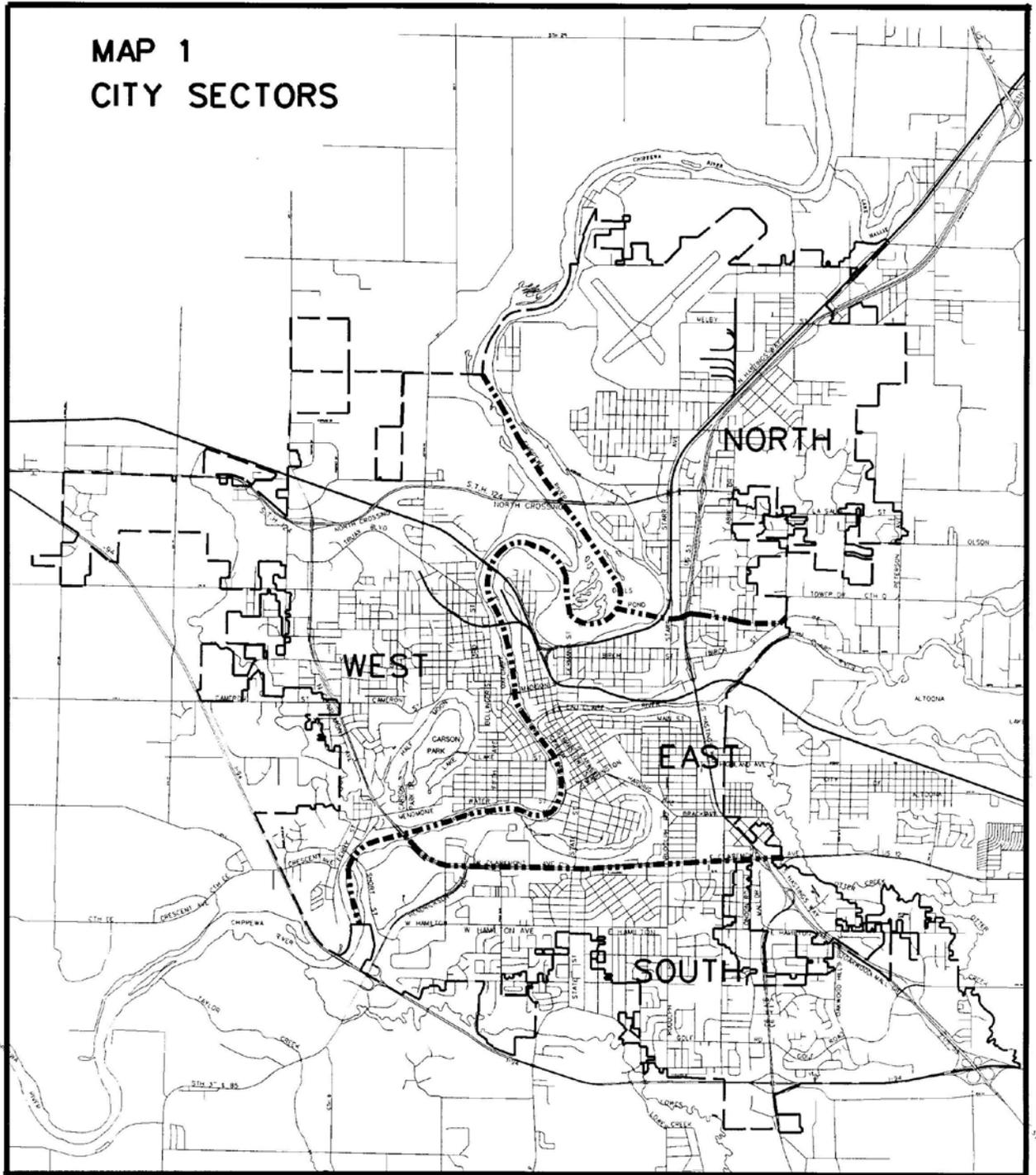
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 2010**

I. ANNEXATIONS

| Map # | Sector | Town | Housing Units | Population | Area Annexed (acres) |
|--------------|---------------|-------------|----------------------|-------------------|-----------------------------|
| 1 | North | Seymour | 0 | 0 | 2.2 |
| 2 | South | Washington | 1 | 2 | 8.4 |
| 3 | West | Union | <u>1</u> | <u>1</u> | <u>0.8</u> |
| Total | | | 2 | 3 | 11.4 |

II. REZONINGS

| Map # | Sector | Previous District | New District | Area Rezoned (acres) |
|--------------|---------------|--------------------------|---------------------|-----------------------------|
| 1 | North | R-3P | Amd. Gen. Dev. Plan | 10 |
| 2 | North | C-2 | R-2 | 1.8 |
| 3 | East | R-1 | R-3P | 0.5 |
| 4 | East | CBD | CBDP | 1.9 |
| 5 | South | TR-1A | R-1 | 8.4 |
| 6 | South | TR-1A | R-3P | 10.4 |
| 7 | West | CBDP | Amd. Provisions | 15.4 |
| 8 | West | RM | Public | 2.5 |
| 9 | West | R-1 & R-3 | Public | 9 |
| 10 | West | R-1A | R-3P | <u>4.5</u> |
| Total | | | | 64.4 |

III. SUBDIVISIONS

| Map # | Sector | Name | Area Subdivided (acres) | # of Lots/Units | Zoning |
|-------|--------|--------------------------|-------------------------|-----------------|--------|
| 1 | North | Western LaSalle | 5.1 | 9 units | R-1 |
| 2 | North | Princeton Crossing Condo | 1.9 | 8 units | R-3P |
| 3 | South | Prairie Park – Phase 1 | 10.4 | 31 units | R-3P |
| 4 | West | Country Meadows | 2.4 | 12 units | R-3P |
| 5 | West | Aspen Ridge | <u>8</u> | <u>36</u> units | R-3P |
| Total | | | 27.8 | 96 | |

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

| Type | # of Permits | Valuation (\$) |
|----------|--------------|-------------------|
| Signs | 123 | 584,295 |
| Heating | 783 | 8,607,002 |
| Building | <u>1,151</u> | <u>68,839,789</u> |
| Total | 2,057 | 78,031,086 |

2. Building Demolition Permits

| Type | # of Permits | |
|-------------|---------------------|---------------------|
| | Principal Structure | Accessory Structure |
| Residential | 9* | 3 |
| Commercial | 5 | 1 |
| Industrial | 0 | 1 |
| Public | <u>0</u> | <u>0</u> |
| Total | 14 | 5 |

*Includes the demolition of 10 dwelling units.

3. Conditional Permits

| Type | # of Permits |
|-------------------------|--------------|
| Plumbing | 640 |
| Electrical | 713 |
| Mechanical – HVAC | 738 |
| Sign | 123 |
| Plan Examinations: | |
| building | 62 |
| plumbing | 59 |
| Zoning appeals | 7 |
| Conditional use permits | 22 |
| Site plan review | 41 |

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

Commercial/Office (31 projects)

| Name/Address | Description | Sector | Value (\$) |
|---|--|---------------|-------------------|
| 522 Water Street LLC 522 Water St. | Mixed-use building | West | 4,500,000 |
| Wisconsin Street Assoc. 222 Wisconsin St. | Mixed-use building | East | 2,000,000 |
| Lee Ann Properties LLC 2725 Mall Dr. | Remodel | South | 2,000,000 |
| Commonweal Development 3805 S. Oakwood Mall Dr. | Three-tenant space building | South | 1,179,131 |
| Gordy's County Market 3310 E. Hamilton Ave. | Liquor department addition | South | 1,067,000 |
| Larsco LLC 2615 Mall Dr. | New building for Pawn America | South | 1,000,000 |
| Commonweal Development 4112 Oakwood Hills Pkwy. | New office building | South | 800,000 |
| Oak Pointe Limited Partnership 4030 Commonwealth Ave. | Remodel tenant space for Ashley Furniture | South | 600,000 |
| Commonweal Development 3440 Oakwood Hills Pkwy. | Remodel space for Oakleaf Medical Center | South | 530,000 |
| Commonweal Development 3805 S. Oakwood Mall Dr. | Tenant space build-out for HuHot | South | 500,000 |
| Eau Claire Theatre Group LLC 3109 Mall Dr. | Lobby addition/remodel | South | 480,000 |
| Northern Business Development 4508 London Rd. | Addition/remodel for Scrub Hub | South | 425,000 |
| Midelfort Clinic 733 W. Clairemont Ave. | Renovate 2 nd floor surgery dept. | South | 369,185 |
| Kwik Trip Inc. 108 W. Madison St. | Addition/alteration | West | 359,000 |

| Name/Address | Description | Sector | Value (\$) |
|--|---|---------------|-------------------|
| Lee Ann Properties LLC 2725 Mall Dr. | Remodel exterior of United Healthcare building | South | 325,000 |
| Lee Ann Properties LLC 2725 Mall Dr. | Remodel | South | 299,964 |
| Marshfield Clinic 2116 Craig Rd. | Remodel pain clinic | East | 257,000 |
| Oakwood Business Park LLC 4840 Keystone Crossing | Tenant space build-out for Fuji Steakhouse | South | 250,000 |
| General Growth 4800 Golf Rd. | Tenant space remodel for The Buckle | South | 240,000 |
| Cenergy LLC 2308 E. Clairemont Ave. | Alterations for Mega Holiday C- store | East | 230,000 |
| Wild Mill LLC 3905 Kane Rd. | Addition/remodel Mill Run club house | West | 230,000 |
| VFW Post 305 | Remodel | North | 200,000 |
| Ken Vance 5201 Fairview Dr. | Addition at Ken Vance Car City | South | 200,000 |
| Sand Capital 216 Pinnacle Way | Office space build-out | East | 186,000 |
| Oakwood Business Park LLC 4601 Keystone Crossing | Tenant space build-out for Clearwater Creek | South | 186,000 |
| Commonweal Development 3805 S. Oakwood Mall Dr. | Tenant space build-out for Aspen Dental | South | 151,000 |
| Tom Stewart 1920 S. Hastings Way | Interior alterations for Broadway Pizza | East | 148,000 |
| Commonweal Development 3805 S. Oakwood Mall Dr. | Tenant space improvements for Jimmy John's | South | 112,000 |
| General Growth 4800 Golf Rd. | Tenant space remodel for Best Buy Mobile | South | 104,000 |
| Hannic LLC 1315 S. Hastings Way | Interior alterations | East | 100,000 |

| Name/Address | Description | Sector | Value (\$) |
|--|-------------------------------|---------------|-------------------|
| General Growth Properties 4800 Golf Rd. | Misc. remodeling for Maurices | South | 100,000 |

Industrial/Warehouse (15 projects)

| Name/Address | Description | Sector | Value (\$) |
|--|--|---------------|-------------------|
| Nestle USA, Inc. 1200 Nestle Ave. | Remodel Block 6 | West | 3,000,000 |
| Nestle USA, Inc. 1200 Nestle Ave. | Block 4 alterations | West | 546,391 |
| D M Properties 1339 Continental Dr. | Mfg. and warehouse addition | South | 400,000 |
| A & J Vans 2650 Prospect Dr. | New facility | West | 400,000 |
| Xcel Energy 1501 Black Ave. | Alterations/remodel | North | 309,500 |
| Nestle USA, Inc. 1200 Nestle Ave. | CIP tank room addition | West | 300,000 |
| Menards, Inc. 3230 E. Hamilton Ave. | Alterations to create storage building | South | 280,984 |
| Nestle USA, Inc. 1200 Nestle Ave. | Mezzanine | West | 240,000 |
| Nestle USA, Inc. 3120 Ninth St. | Packaging dock addition | West | 215,667 |
| Nestle USA, Inc. 3120 Ninth St. | Finish 2 nd floor office space of Block B | West | 200,000 |
| Menards, Inc. 3230 E. Hamilton Ave. | Create storage building, Unit "F" | South | 163,003 |
| Nestle USA, Inc. 1200 Nestle Ave. | Addition to pump gallery | West | 147,000 |
| Menards, Inc. 3230 E. Hamilton Ave. | New mini-storage building, Unit "A" | South | 137,863 |

| Name/Address | Description | Sector | Value (\$) |
|--|-------------------------------------|---------------|-------------------|
| Menards, Inc. 3230 E. Hamilton Ave. | New mini-storage building, Unit "B" | South | 107,107 |
| Nestle USA, Inc. 1200 Nestle Ave. | Locker room addition | West | 100,000 |

Public/Semi-public (19 projects)

| Name/Address | Description | Sector | Value (\$) |
|---|--|---------------|-------------------|
| Luther/Mayo Health Services 1221 Whipple St. | 4 th floor bed tower build-out | West | 9,400,000 |
| Chippewa Valley Airport 3800 Starr Ave. | Addition to airport terminal, misc. remodeling | North | 3,421,761 |
| Luther/Mayo Health Services 1221 Whipple St. | Auditorium build-out | West | 1,367,734 |
| Eau Claire County Courthouse 721 Oxford Ave. | Parking ramp addition | West | 1,105,203 |
| Luther/Mayo Health Services 1400 Bellinger St. | 2 nd , 3 rd , & 4 th floor remodeling | West | 826,360 |
| Sacred Heart Hospital 900 W. Clairemont Ave. | ACMS build-out | East | 634,500 |
| Sacred Heart Hospital 900 W. Clairemont Ave. | 7 th floor bariatric patient rooms remodel | East | 588,000 |
| Chippewa Valley Airport, 3800 Starr Ave. | Customer waiting room addition/remodel for Heartland Aviation | North | 578,980 |
| Sacred Heart Hospital, 900 W. Clairemont Ave. | Remodel linear accelerator room | East | 405,330 |
| Luther/Mayo Health Services 1400 Bellinger St. | MCLC radiology waiting and reception area | West | 326,180 |
| Luther/Mayo Health Services 1400 Bellinger St. | Fast track ED remodel | West | 194,000 |

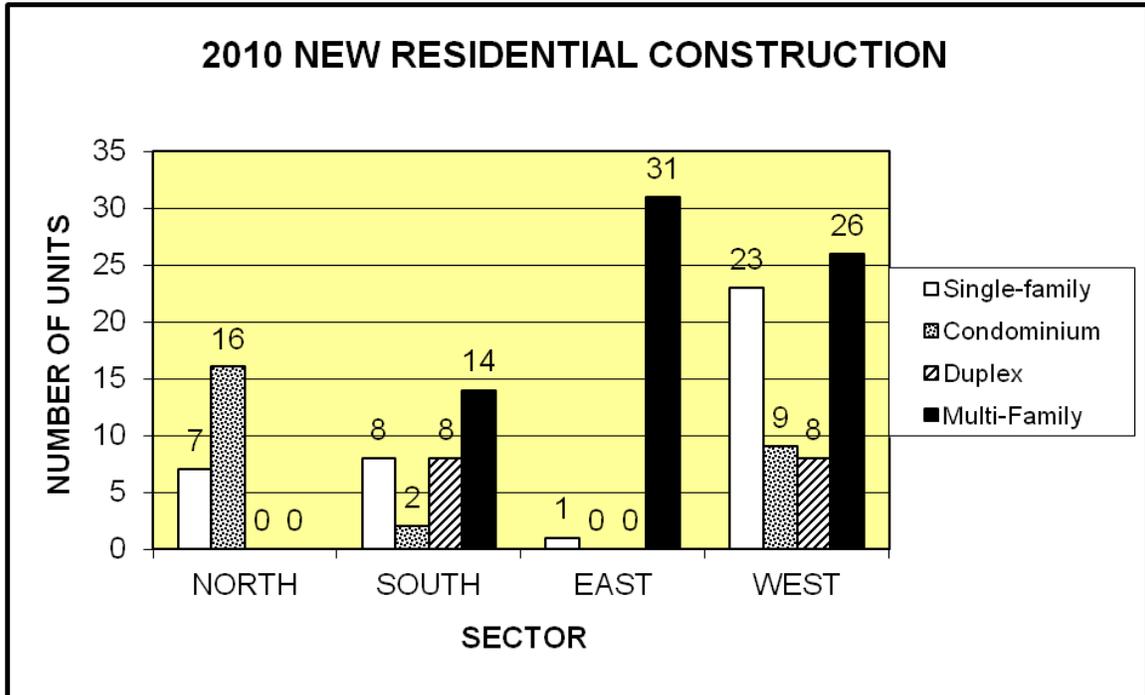
| Name/Address | Description | Sector | Value (\$) |
|--|--|---------------|-------------------|
| L D S Church Real Estate 3335 Stein Blvd. | Repair steeple | South | 159,900 |
| E C Board of Education 400 Cameron St. | Accessibility upgrades at Montessori School | West | 142,400 |
| Luther/Mayo Health Services 1221 Whipple St. | Build shafts for HVAC upgrades | West | 137,000 |
| E C Board of Education 500 Main St. | Small gymnasium renovation | East | 133,000 |
| Grace Lutheran Foundation 816 Porter Ave. | Remodeling at Syverson Lutheran Home | East | 127,552 |
| Luther/Mayo Health Services 1400 Bellinger St. | 4 th floor ortho radiology remodel | West | 127,234 |
| Luther/Mayo Health Services 1400 Bellinger St. | Remodel 2 OR rooms | West | 125,000 |
| Bolton Refuge House 807 S. Farwell St. | Remodel 1 st floor | East | 100,000 |

B. New Residential Construction – City of Eau Claire

| Sector | # of Units | | | | Total |
|--------|---------------|-------------|----------|--------------|-----------|
| | Single-family | Condominium | Duplex | Multi-family | |
| North | 7 | 16 | 0 | 0 | 23 |
| South | 8 | 2 | 8 | 14 | 32 |
| East | 1 | 0 | 0 | 31* | 32 |
| West | <u>23</u> | <u>9</u> | <u>8</u> | <u>26**</u> | <u>66</u> |
| Total | 39 | 27 | 16 | 71 | 153 |

*Includes a mixed-use building with 27 units at 222 Wisconsin Street.

**Includes a mixed-use building with 26 units at 522 Water Street.

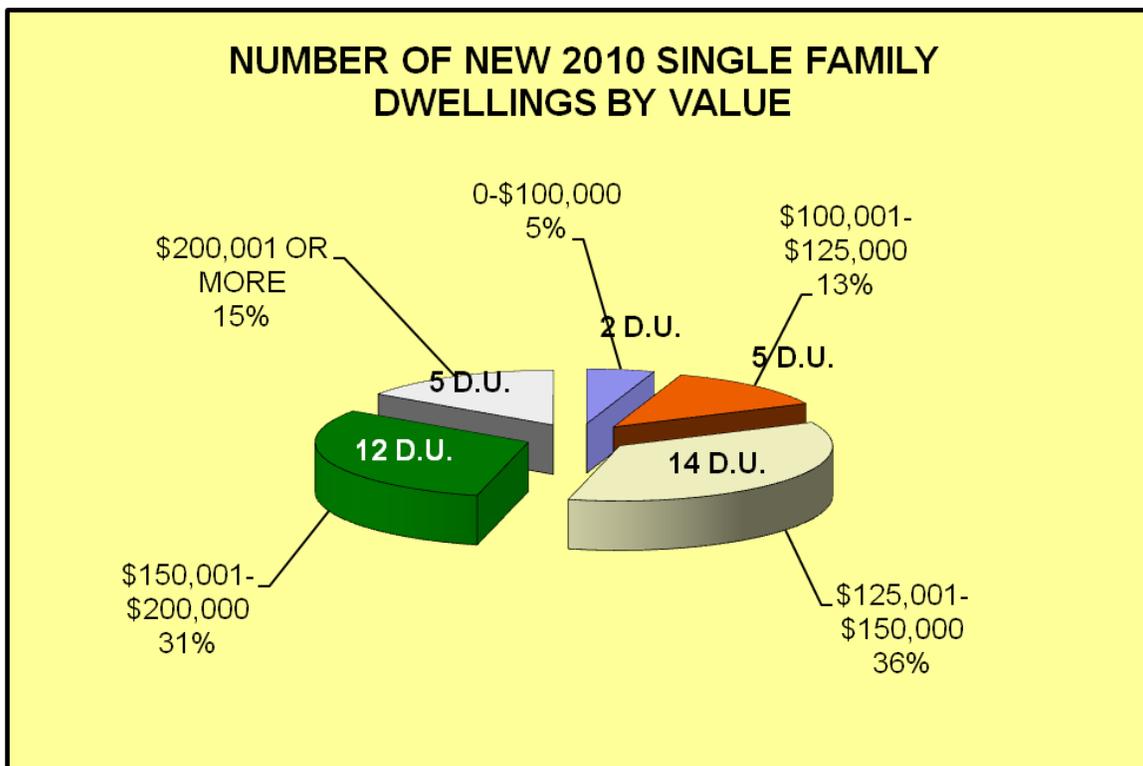


Valuation (\$)

| Sector | Single-family | Condominium | Duplex | Multi-family | Total |
|---------------|----------------------|--------------------|------------------|---------------------|-------------------|
| North | 1,507,000 | 1,360,000 | 0 | 0 | 2,867,000 |
| South | 1,984,554 | 299,556 | 935,000 | 1,160,000 | 4,379,110 |
| East | 90,000 | 0 | 0 | 190,000* | 280,000 |
| West | <u>3,387,796</u> | <u>720,000</u> | <u>690,000</u> | <u>0**</u> | <u>4,797,796</u> |
| Total | 6,969,350 | 2,379,556 | 1,625,000 | 1,350,000 | 12,323,906 |

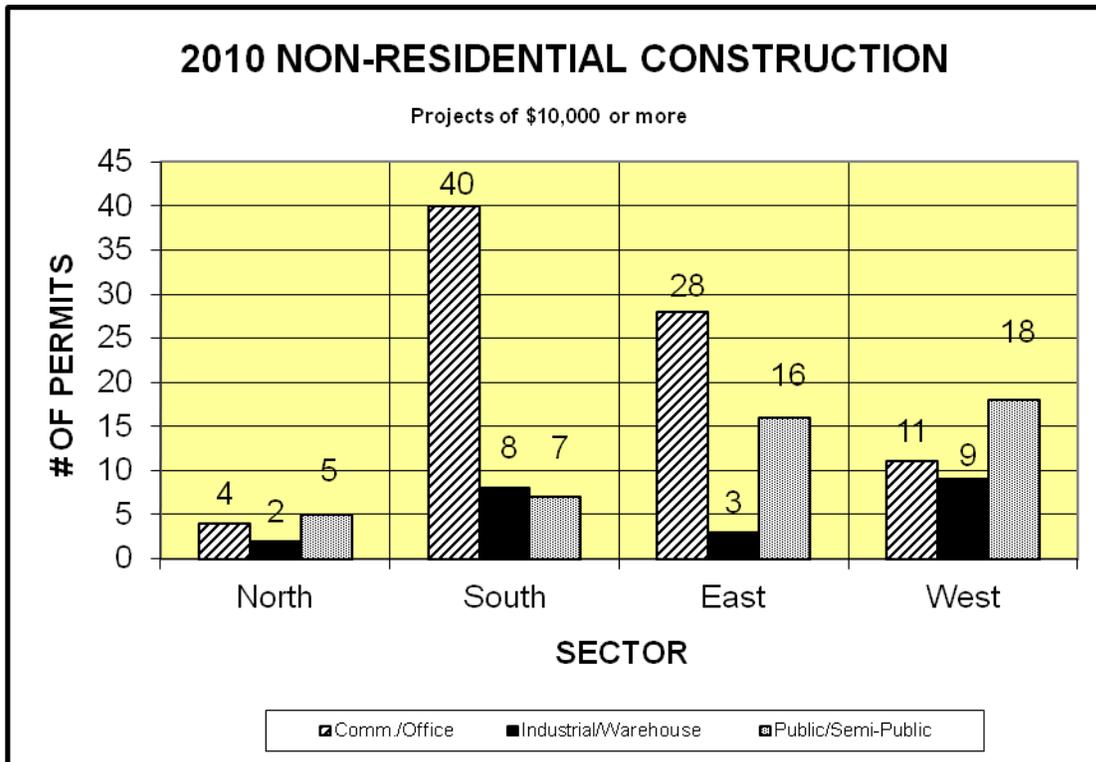
*The residential valuation of mixed-use building at 222 Wisconsin Street is included in the value for commercial permit.

**The residential valuation of the mixed-use building at 522 Water Street is included in the value for the commercial permit.



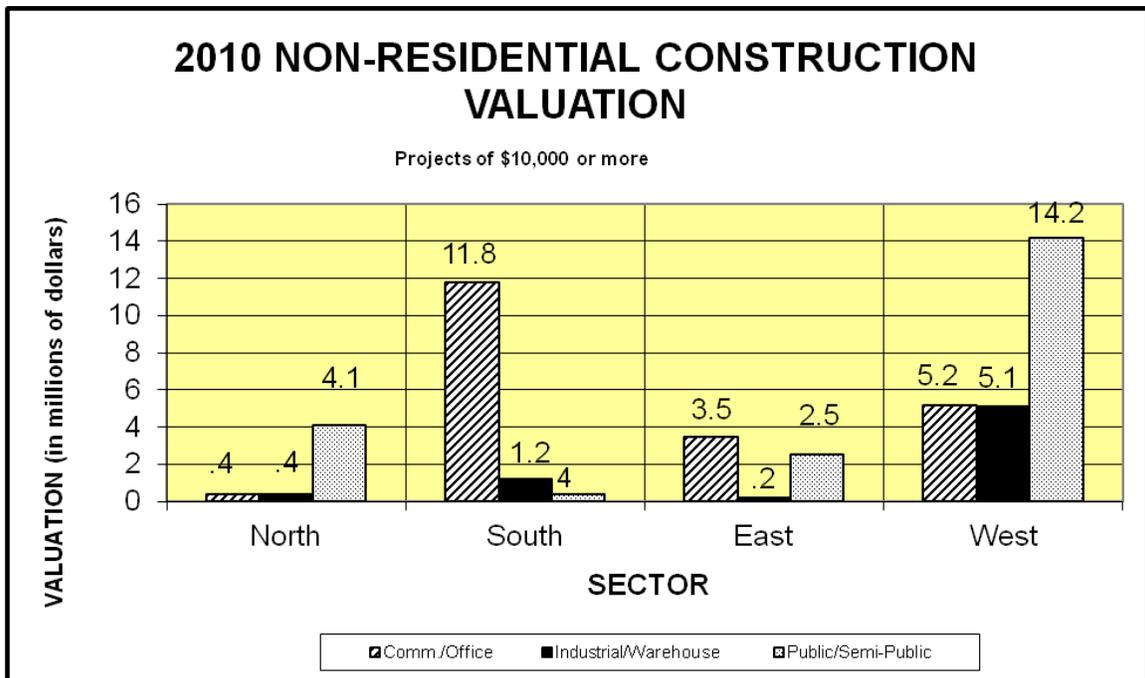
C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

| Sector | # of Permits | | | Total |
|--------|--------------|----------------------|--------------------|-----------|
| | Comm./Office | Industrial/Warehouse | Public/Semi-public | |
| North | 4 | 2 | 5 | 11 |
| South | 40 | 8 | 7 | 55 |
| East | 28 | 3 | 16 | 47 |
| West | <u>11</u> | <u>9</u> | <u>18</u> | <u>38</u> |
| Total | 83 | 22 | 46 | 151 |



Valuation (\$)

| Sector | Comm./Office | Industrial/Warehouse | Public/Semi-public | Total |
|--------|------------------|----------------------|--------------------|-------------------|
| North | 375,000 | 350,500 | 4,123,741 | 4,849,241 |
| South | 11,753,455 | 1,217,743 | 426,478 | 13,397,676 |
| East | 3,502,542 | 155,000 | 2,528,632 | 6,186,174 |
| West | <u>5,218,900</u> | <u>5,149,058</u> | <u>14,200,594</u> | <u>24,568,552</u> |
| Total | 20,849,897 | 6,872,301 | 21,279,445 | 49,001,643 |



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 | 2010 |
|---|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total Number | 14 | 8 | 4* | 13 | 8 | 18 | 21* | 16 | 17 | 6 | 10* | 7 | 15 | 8 | 9 | 9 | 5 | 3 | 7 | 3 | 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 | 11.4 |
| Population | 151 | 22 | (29) | 66 | 121 | 192 | 26 | 17 | 15 | 443 | 12 | 14 | 19 | 14 | 22 | 2 | 8 | 2 | 64 | 1 | 3 |
| 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 | 33.90 |

*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 | 2009 | 2010 |
|--------------------|-------|------|-------|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|
| Total Number | 43 | 7 | 18 | 22 | 31 | 29 | 34 | 34 | 34 | 33 | 33 | 27 | 29 | 35 | 25 | 25 | 27 | 22 | 22 | 13 | 10 |
| 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 | 64.4 |

III. SUBDIVISIONS

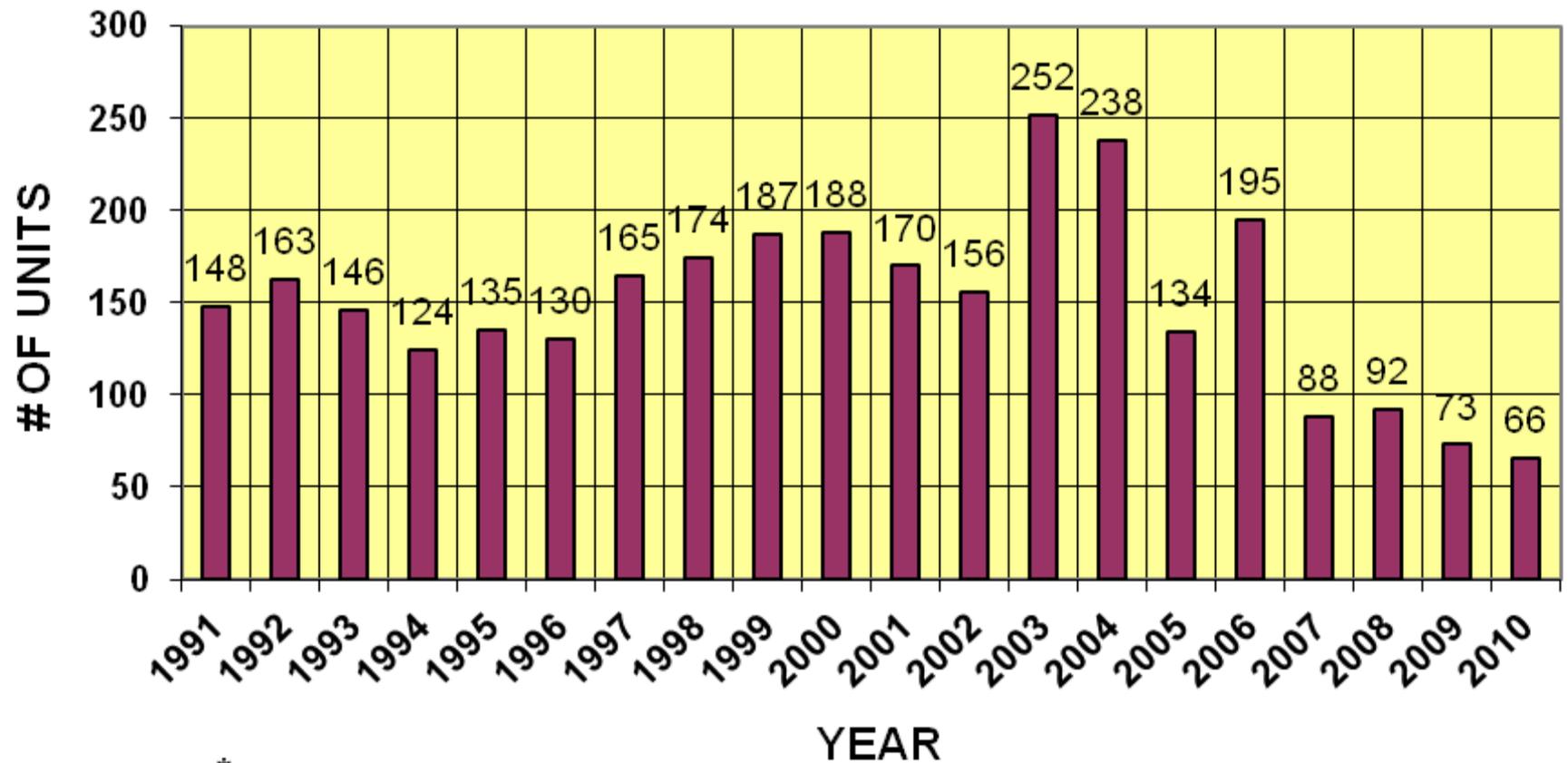
| | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|--------------------|------|------|-------|------|------|------|-------|------|-------|-------|------|------|-------|-------|------|------|-------|---------------------------------|------|------------------------------------|------|
| Total Number | 3 | 1 | 5 | 5 | 3 | 7 | 8 | 7 | 7 | 7 | 7 | 6 | 10 | 14 | 12 | 11 | 12 | 8 | 3 | 2 | 5 |
| 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 | 27.8 |
| # 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 | 96 |

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 | 2010 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Single-family | 145 | 148 | 163 | 146 | 124 | 135 | 130 | 165 | 174 | 187 | 188 | 170 | 156 | 252 | 190 | 104 | 104 | 67 | 36 | 47 | 39 |
| Condominium | | | | | | | | | | | | | | | 48* | 30 | 91 | 21 | 56 | 26 | 27 |
| Duplex | 8 | 0 | 16 | 40 | 18 | 40 | 42 | 58 | 50 | 44 | 36 | 46 | 62 | 38 | 28 | 14 | 6 | 16 | 12 | 18 | 16 |
| Multiple-family | 75 | 72 | 159 | 127 | 113 | 205 | 254 | 259 | 207 | 159 | 269 | 273 | 411 | 60 | 106 | 106 | 59 | 92 | 97 | 68 | 71 |
| Total | 228 | 220 | 338 | 313 | 255 | 380 | 426 | 482 | 431 | 390 | 493 | 489 | 629 | 350 | 372 | 254 | 260 | 196 | 201 | 159 | 153 |

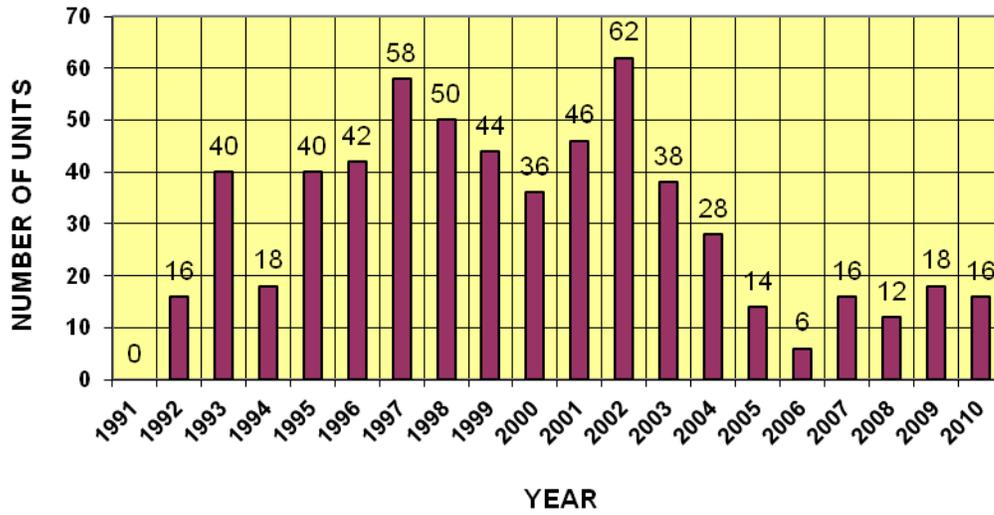
*Prior to 2004, condominium dwellings were included in the single-family totals.

SINGLE FAMILY CONSTRUCTION

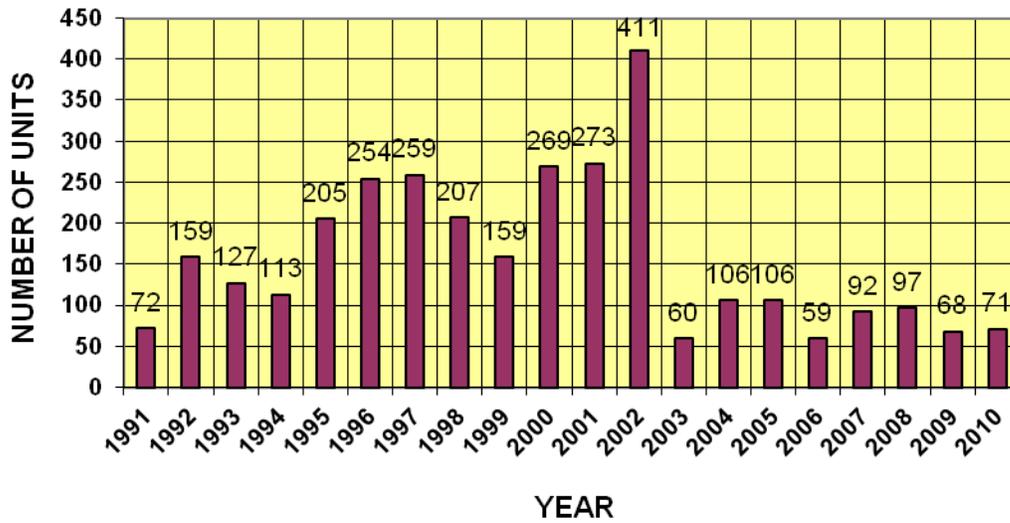


*Includes single family units and condominiums

DUPLEX CONSTRUCTION



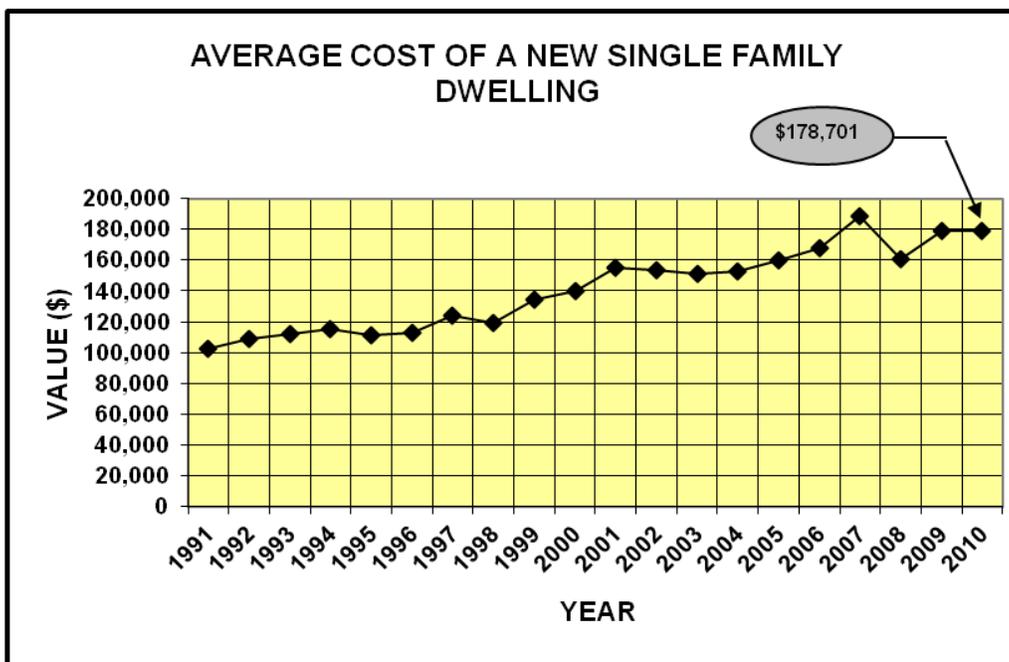
MULTIPLE FAMILY CONSTRUCTION



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 |
| 2010 | 178,701 | 136,572 |

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



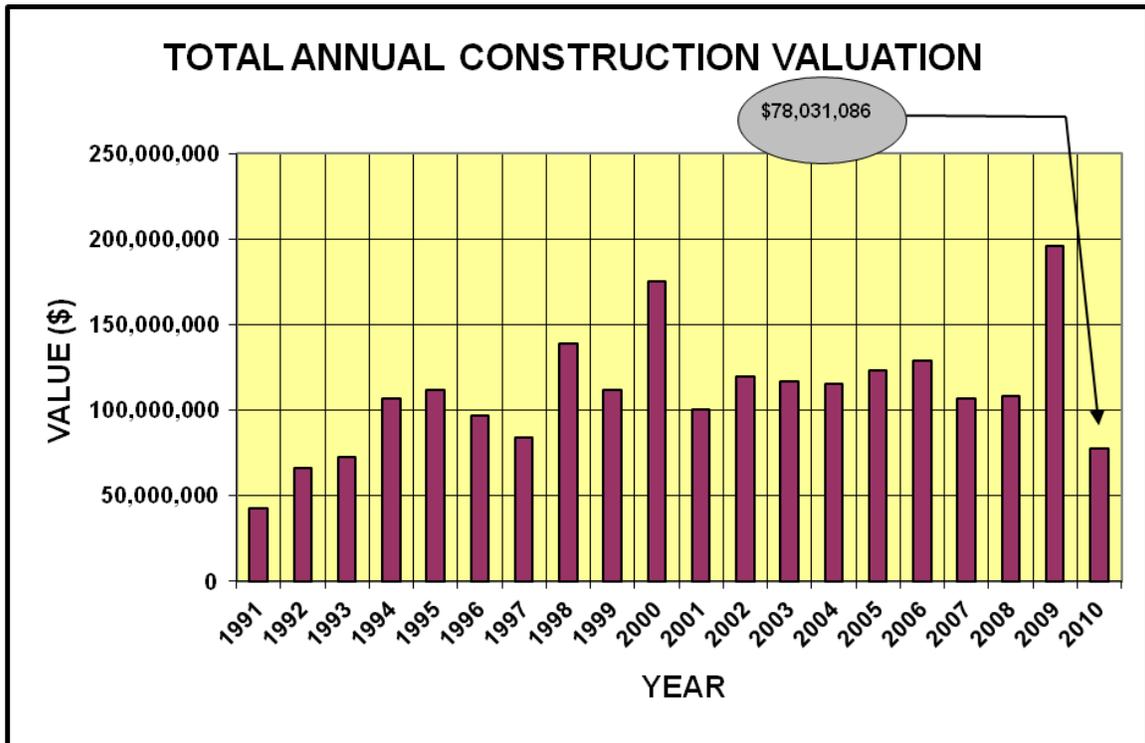
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

| 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 |
| 2009 | 76/12,234,748 | 13/17,384,000 | 30/127,194,488 |
| 2010 | 83/20,849,897 | 22/6,872,301 | 46/21,279,445 |

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* |
| 2010 | 78,031,086 |

*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.

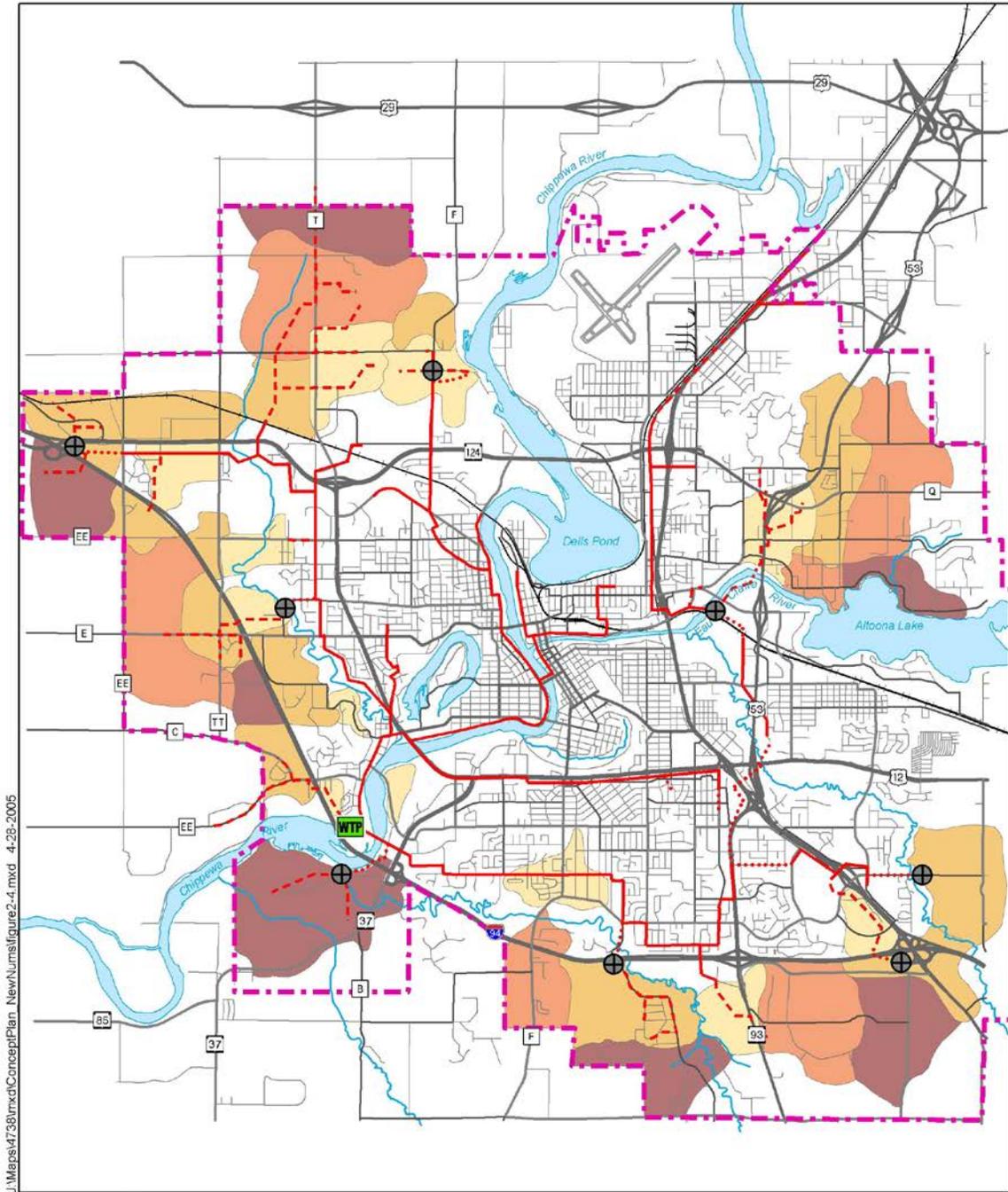
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

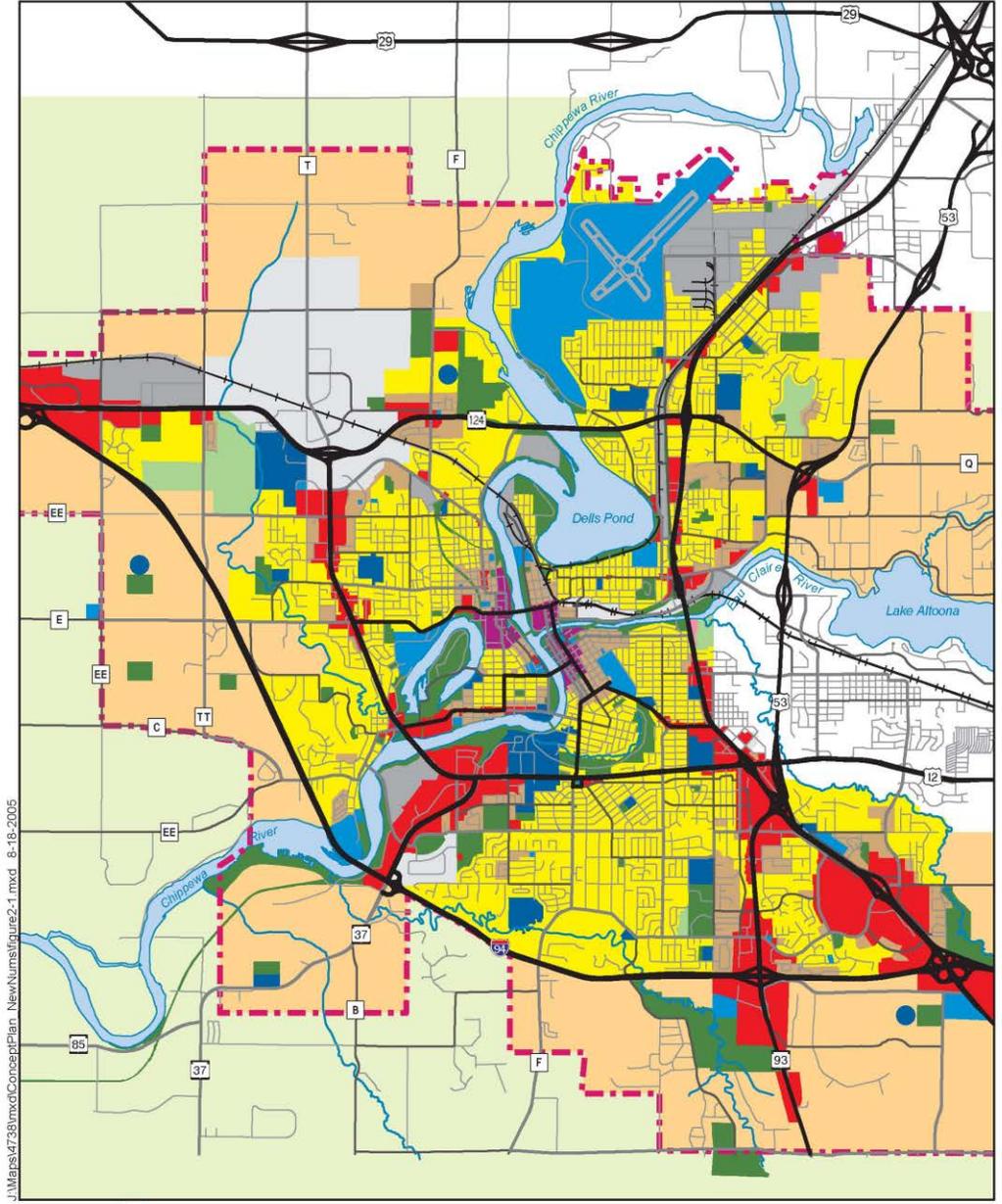
In review of the Staging Plan, the report finds the following:

Annexations. During the 2010 calendar year, 3 annexations totaling approximately 11 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 of the annexations occurred within areas already serviced by sanitary sewer.

Subdivisions. There were 5 subdivisions approved in 2010. A summary of these subdivisions can be found in the first section of this report and are also shown on the development map. Three of the subdivisions are located in areas already served by utilities (#s 1, 2 & 4). Subdivision #3 is located in a long-term staging area and #5 is located within a short-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 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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- | | | |
|---|---|---|
| <ul style="list-style-type: none"> Proposed Urban Sewer Service Area Boundary | <ul style="list-style-type: none"> Commercial Mixed Use Downtown Light Industry General Industry School | <ul style="list-style-type: none"> Public Facility Park Golf Course Agriculture or Very Low Density Housing Potential School Location |
|---|---|---|

Planned Land Use

- Future Neighborhood
- Low Density Housing
- Medium & High Density Housing

Map 3

Planned Land Use

The City approved 10 rezoning applications in 2010. 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, 65 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 2010, building permits were issued for 7 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 |
|-------------------------|-------------------|---|---|------------------------|------------------------|---|-----------------------------|---|--|---|
| 3310 Gala St. | 4 | Yes | Yes | Yes | Yes | Yes | Yes | No | Yes | Yes |
| 6424 South Prairie Cir. | 4 | Yes | Yes | Yes | No | Yes | No | No | Yes | Yes |
| 6443 North Prairie Cir. | 4 | Yes | Yes | Yes | No | Yes | No | No | Yes | Yes |
| 522 Water St. | 26 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| 222 Wisconsin St. | 27 | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Total | 65 | | | | | | | | | |

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 | 4,668 | 92 | 4,760 | 1.9 | 2.59 |
| South | 7,408 | 395 | 7,803 | 5.1 | 2.29 |
| East | 6,661 | 653 | 7,314 | 8.9 | 2.81 |
| West | <u>7,593</u> | <u>449</u> | <u>8,042</u> | <u>5.6</u> | <u>2.27</u> |
| Total | 26,330 | 1,589 | 27,919 | 5.7 | 2.50 |

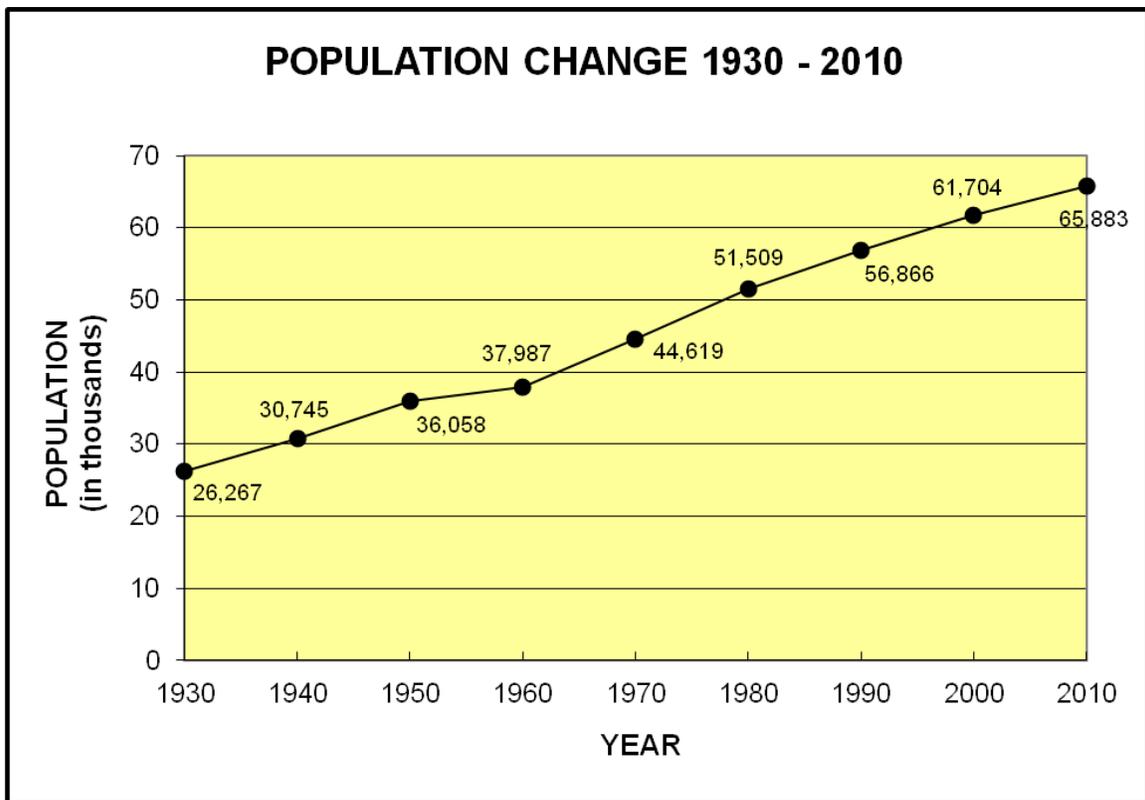
Source: 2010 U.S. Census & American Community Survey

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 4-1-10 | 2010 Net Change | Housing Units on 1-1-11 |
|---------------|--------------------------------|------------------------|--------------------------------|
| North | 4,760 | 23 | 4,783 |
| South | 7,803 | 32 | 7,835 |
| East | 7,314 | 31 | 7,345 |
| West | <u>8,042</u> | <u>60</u> | <u>8,102</u> |
| Total | 27,919 | 146 | 28,065 |

POPULATION ESTIMATES

The City's 2010 population was 65,883. This is an increase of 4,179 persons since 2000 when the population was 61,704. This increase represents an average annual increase of 418 person or a growth rate of approximately .68 percent per year. This compares to an annual growth rate of .85 percent that occurred during the 90s. Based on figures from the U.S. Census Bureau, the following graph illustrates how the City's population has changed since 1930. The table below shows the population changes by decade since 1870.



| <u>Year</u> | <u>Population</u> | <u>% Rate of Growth</u> |
|-------------|-------------------|-------------------------|
| 1870 | 2,293 | 0 |
| 1880 | 10,118 | 341.3 |
| 1890 | 17,415 | 72.1 |
| 1900 | 17,517 | 0.6 |
| 1910 | 18,310 | 4.5 |
| 1920 | 20,906 | 14.2 |
| 1930 | 26,287 | 25.7 |
| 1940 | 30,745 | 17 |
| 1950 | 36,058 | 17.3 |
| 1960 | 37,987 | 5.3 |
| 1970 | 44,619 | 17.5 |
| 1980 | 51,509 | 15.4 |
| 1990 | 56,856 | 10.4 |
| 2000 | 61,704 | 8.5 |
| 2010 | 65,883 | 6.8 |

Source: United States Census Bureau

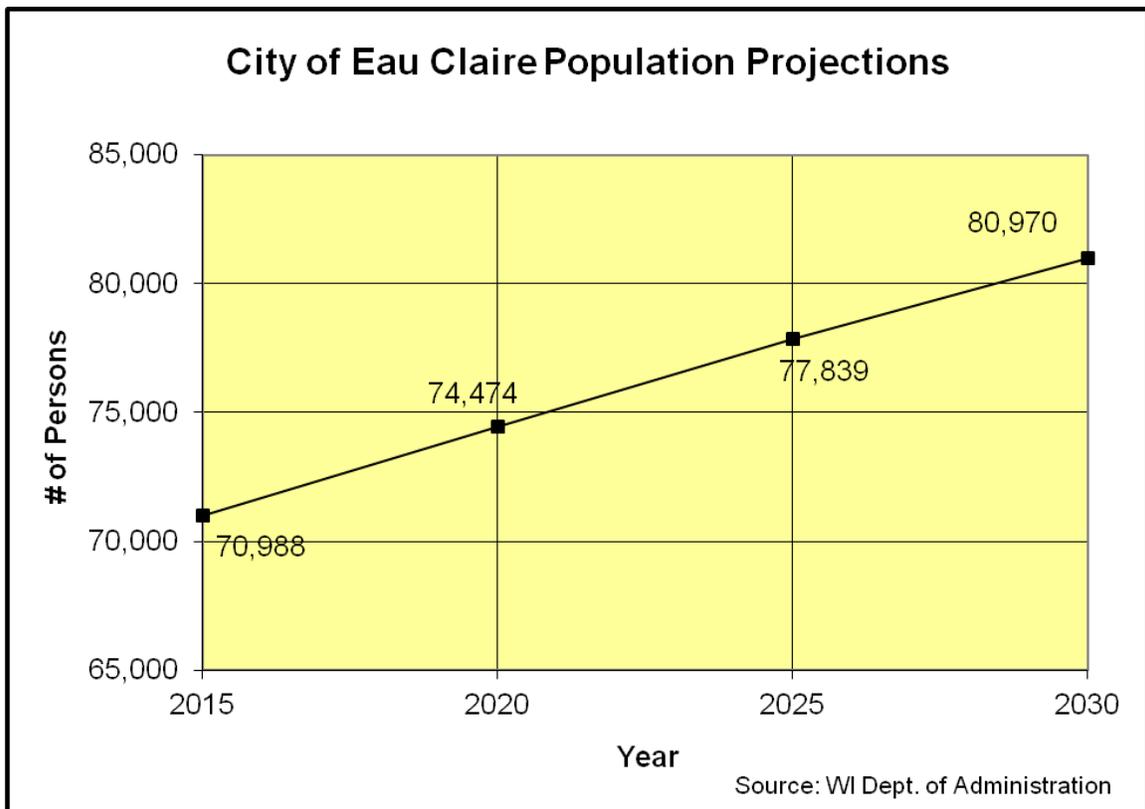
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2011. As of this date, the State estimates Eau Claire's population at 66,060.

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.

| | 2015 | 2020 | 2025 | 2030 |
|-----------------------|-------------|-------------|-------------|-------------|
| Population Projection | 70,988 | 74,474 | 77,839 | 80,970 |
| Household Projection | 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

**2010
DEVELOPMENT MAP**

2010 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

