

City of Eau Claire 2011 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2011 Development Map and Report



Eau Claire County Justice Center

Department of Community Development
Eau Claire, Wisconsin

Cover Photos:

Left: Westconsin Credit Union, 1111 West Clairemont Avenue
Right: Mega Foods Grocery Store, 1201 South Hastings Way

2011 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2011 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2011 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 2011 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 2011 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 2011 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 2011. 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 2011 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 2011. Part II provides a brief overview of the City's development activity since 1991. Part III reports how well growth and development activity in 2011 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

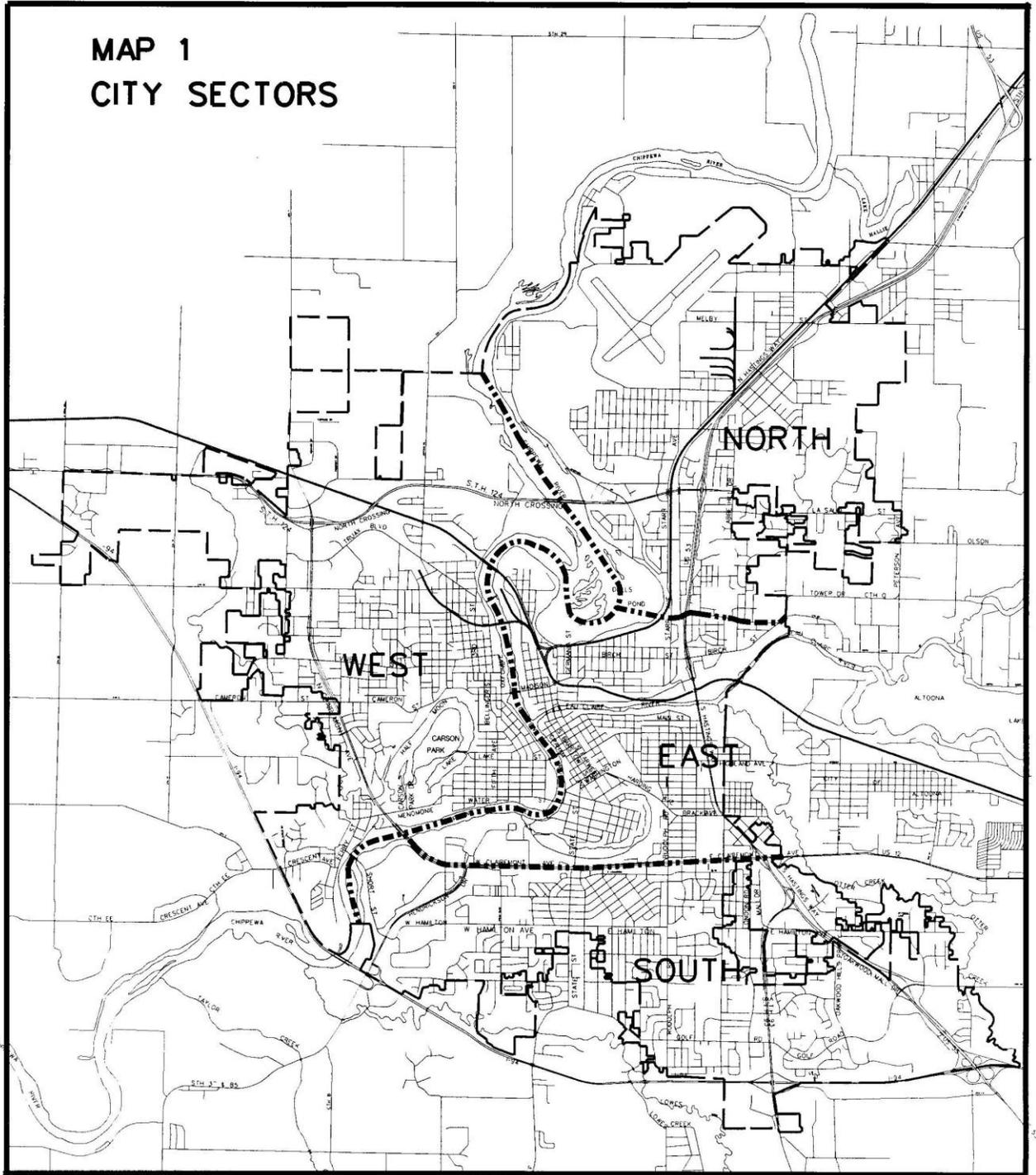
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 2011**

I. ANNEXATIONS

Map #	Sector	Town	Housing Units	Population	Area Annexed (acres)
1	South	Washington	1	2	1.1
2	South	Washington	1	1	1.0
3	West	Union	<u>1</u>	<u>6</u>	<u>0.7</u>
Total			3	9	2.8

II. REZONINGS

Map #	Sector	Previous District	New District	Area Rezoned (acres)
1	North	TR-1	R-1	0.3
2	North	R-3P	Amd. Plan	9.8
3	East	C-2	R-4 & CBD	0.8
4	East	C-3	C-3P	12.8
5	South	TR-1A	R-1	1.6
6	South	TR-1A	R-3P	11.2
7	West	RM	CBDP	0.3
8	West	P	R-4P	1.1
9	West	I-1	Public	0.7
10	West	R-1A	R-1	0.7
11	West	TI-1	I-1P	<u>4.7</u>
Total				44.0

III. SUBDIVISIONS

Map #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	Zoning
1	North	Concord Trail	4.4	17 units	R-3P
2	South	Prairie Farm Phase 2 Amd.	11.0	44 units	R-3P
3	South	Prairie Farm Phase 3	<u>10.4</u>	<u>83</u> units	R-3P
Total			25.8	144	

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits	Valuation (\$)
Signs	147	1,103,187
Heating	691	15,761,599
Building	<u>1,193</u>	<u>157,695,496</u>
Total	2,031	174,560,282

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	10*	7
Commercial	6	0
Industrial	0	0
Public	<u>1</u>	<u>0</u>
Total	17	7

*Includes the demolition of 15 dwelling units.

3. Conditional Permits

Type	# of Permits
Plumbing	494
Electrical	593
Mechanical – HVAC	691
Sign	147
Plan Examinations:	
building	51
plumbing	59
Zoning appeals	3
Conditional use permits	17
Site plan review	36

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

Commercial/Office (28 projects)

Name/Address	Description	Sector	Value (\$)
Hastings East Development LLC 1201 S. Hastings Way	New grocery store for Mega Foods	East	4,500,000
Westconsin Credit Union 1111 W. Clairemont Ave.	New financial institution	South	2,229,000
Baxter Healthcare/Biolife 4710 Commonwealth Ave.	New office building for Biolife Plasma Services	South	2,011,490
Commonweal Development 4732 Golf Rd.	Demo existing bldg.; build new two-section business, shell only	South	900,000
Consumer's Co-op Assn. 1201 S. Hastings Way	Remove loading dock & move refrigeration to temp. location	East	700,000
Wal-Mart 3915 Gateway Dr.	Remodel inside of Wal-Mart	South	610,000
McDonald's Corp. 1513 S. Hastings Way	Exterior & interior remodel	East	450,000
Oakwood Hills Mall LP 4800 Golf Rd.	Alterations to "Old Navy" store	South	400,000
Kohl's 3711 Gateway Dr.	Remove existing roof, replace with new	South	400,000
Festival Foods 3007 Mall Dr.	Addition & remodel	South	390,000
Lorch Avenue Fitness Center 3225 Lorch Ave.	Tenant space buildout for "Days Gone By" day care	South	350,000
Commonweal Development 4130 Commonwealth Ave	Split tenant space & build out for "Erik's Bikes"	South	300,000
General Growth Properties 4800 Golf Rd.	Tenant space alterations for "Aeropostale"	South	244,000
Mayo Health Center 733 W. Clairemont Ave	Remodel MCC Urgent Care	South	200,000

Name/Address	Description	Sector	Value (\$)
Commonweal Development 4112 Oakwood Hills Pkwy.	Build-out of Ste. 200 for "Medifast"	South	190,000
Protogon, LLC 2524 Golf Rd.	Finish tenant space for "Anytime Fitness"	South	188,000
Ronald Jannicke 4237 Southtowne Dr.	Office remodel into dental clinic	South	180,000
Adams Real Estate LLC 2915 Craig Rd.	Addition to Adams Automotive Center	South	170,000
Northern Investment Co. 2605 Golf Rd.	Tenant space build-out for "Cousins Subs"	South	150,000
Goldridge Group 2221 Highland Ave.	Tenant build-out for "Sun Tan City"	East	142,000
Protogon, LLC 2524 Golf Rd.	Finish tenant space for "From the Vine" wine store	South	140,000
Mayo Health Center 733 W. Clairemont Ave.	Remodel MCC Corporate Health Services	South	130,000
Heptagon Investments 2836 N. Clairemont Ave.	Tenant space improvements for "Dollar Tree"	West	121,326
Dean Larsen 3610 Oakwood Hills Pkwy.	Office alteration	South	115,000
JC Penney Properties 4770 Golf Rd.	Cosmetic alterations to JC Penney's	South	112,000
Cenergy, LLC 2308 E. Clairemont Ave.	Tenant build-out for "Erberts and Gerberts"	East	100,000
Shamrock Properties 2520 S. Hastings Way	Interior office remodel	South	100,000
Heath Eau Claire, LLC 4045 Commonwealth Ave.	Tenant space build-out for "Tuesday Morning"	South	100,000

Industrial/Warehouse (5 projects)

Name/Address	Description	Sector	Value (\$)
National Presto Industries, Inc. 3925 N. Hastings Way	Addition at Presto Industries	North	2,800,000
Nestle USA, Inc. 1200 Nestle Ave.	Remove existing roofing, replace with PVC roofing	West	303,510
American Phoenix, Inc. 800 Wisconsin St.	Two new electrical rooms	East	215,000
Josh Boxx 3010 Mondovi Rd.	Transfer station	South	179,300
Maletto Packaging, Inc. 2715 Hogarth St.	New unheated storage building	North	130,000

Public/Semi-public (18 projects)

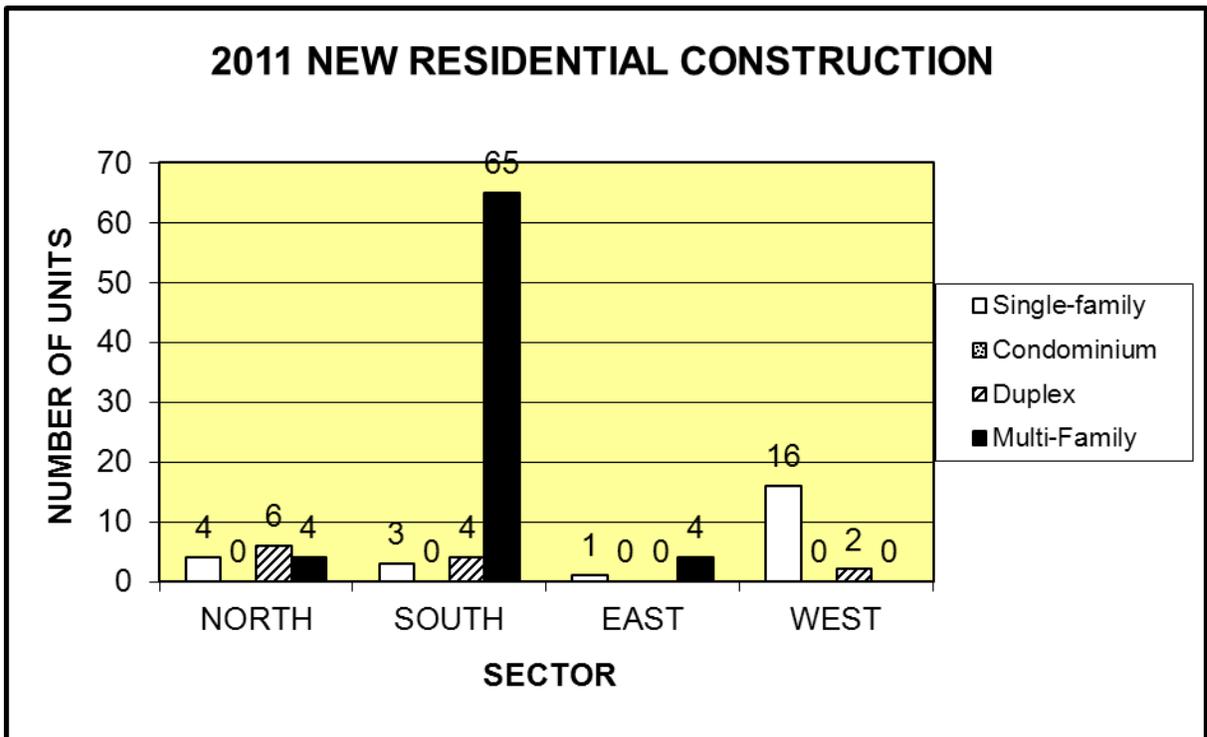
Name/Address	Description	Sector	Value (\$)
Eau Claire County Courthouse 721 Oxford Ave.	Jail addition, remodel existing courthouse and law enforcement center	West	43,688,000
UW-Eau Claire 105 Garfield Ave.	New student union building	East	35,300,000
E C Board of Education 3832 E. Hamilton Ave.	Addition/alterations to Robbins Elementary School	South	9,701,800
E C Board of Education 3110 W. Vine St.	Addition/alterations to Sherman Elementary School	West	9,051,400
E C Board of Education 633 W. MacArthur Ave.	Addition/alterations to Putnam Heights Elementary School	South	8,346,800
CVTC 620 W. Clairemont Ave.	Conversion of old library space into new student commons	East	2,600,000
Luther/Mayo Health Services 1400 Bellinger St.	MCLC pediatrics remodel	West	2,159,889
Luther/Mayo Health Services 1221 Whipple St.	ENT project renovation	West	1,800,000

Name/Address	Description	Sector	Value (\$)
CVTC 2320 Alpine Rd.	Welding lab addition	West	1,400,000
Sacred Heart Hospital 900 W. Clairemont Ave.	First floor clinic remodel	East	947,650
Luther/Mayo Health Services 1400 Bellinger St.	CT trauma remodeling	West	222,290
Sacred Heart Hospital 900 W. Clairemont Ave.	Ground floor and second floor lobby code compliance alterations	East	212,650
E C Board of Education 3245 Locust Ln.	Reroof Locust Lane Elementary School	North	205,274
Catholic Charities 618 S. Barstow St.	Remodel building for "Sojourner House"	East	180,000
Regis High School 2100 Fenwick Ave.	Addition to daycare	East	150,000
Luther/Mayo Health Services 1221 Whipple St.	Remodel pathology breakroom and conference room	West	130,650
Boys & Girls Club 201 E. Lake St.	Alterations	East	100,000
Luther/Mayo Health Services 1221 Whipple St.	Damper project; rework shaft walls and grout floor openings for 3 rd and 4 th floors	West	100,000

B. New Residential Construction – City of Eau Claire

Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	4	0	6	4	14
South	3	0	4	65	72
East	1	0	0	4*	5
West	<u>16</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>18</u>
Total	24	0	12	73	109

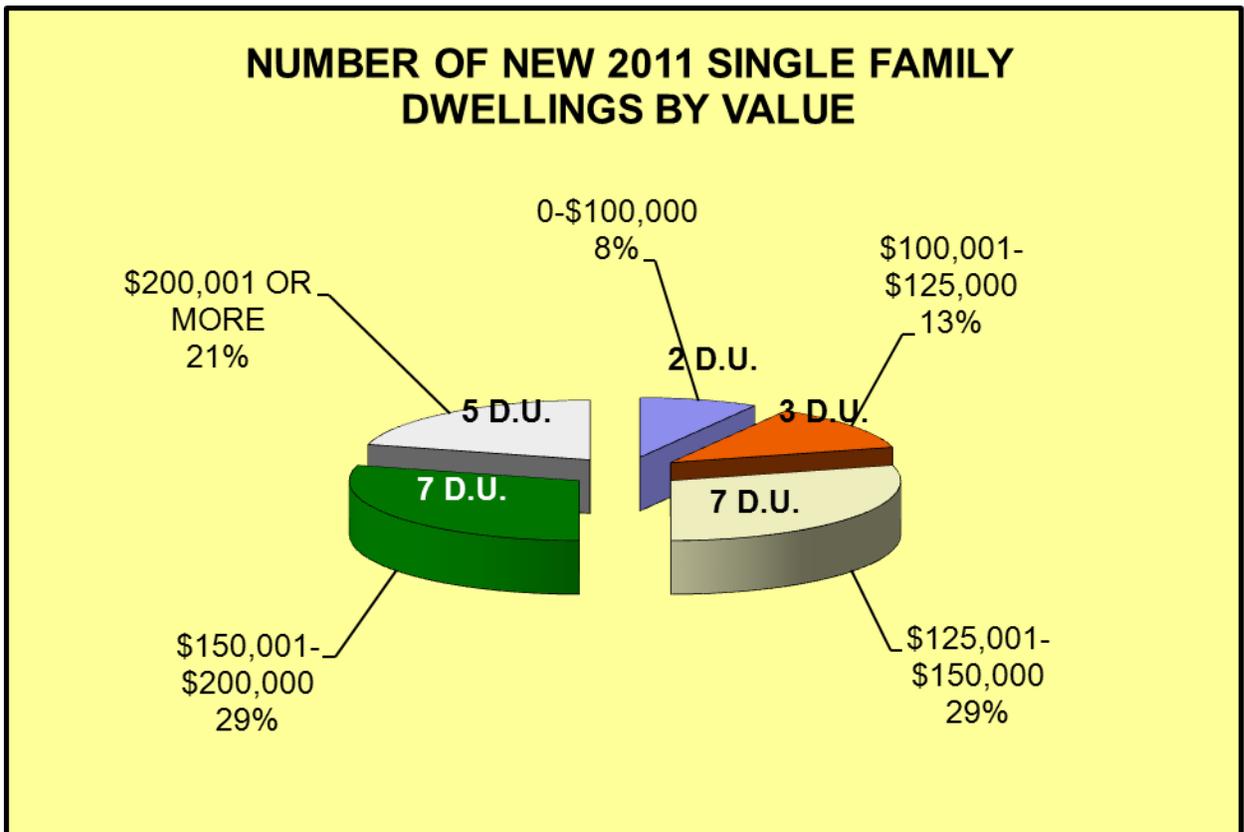
*Includes a mixed-use building with 4 units at 424 Galloway Street.



Valuation (\$)

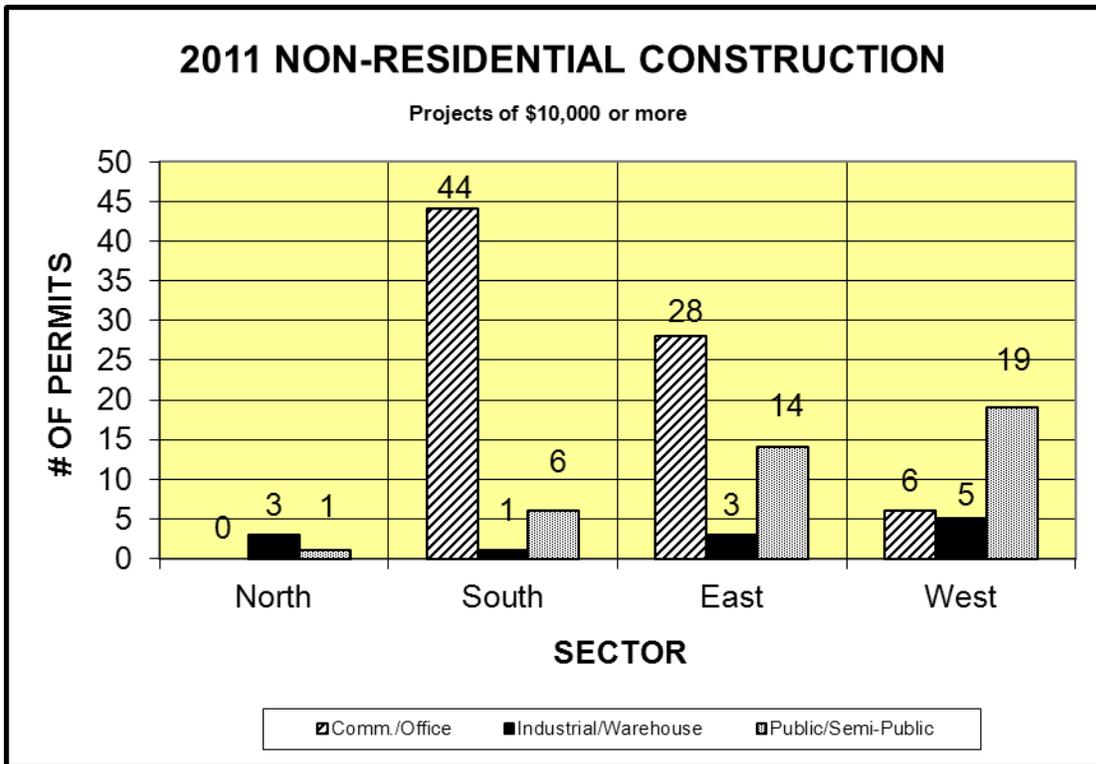
Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	785,000	0	355,000	200,000	1,340,000
South	553,000	0	400,000	4,675,000	5,628,000
East	100,000	0	0	0*	100,000
West	<u>2,564,783</u>	<u>0</u>	<u>140,000</u>	<u>0</u>	<u>2,704,783</u>
Total	4,002,783	0	895,000	4,875,000	9,772,783

*Includes a mixed-use building at 424 Galloway Street and the valuation is included in the commercial permits.



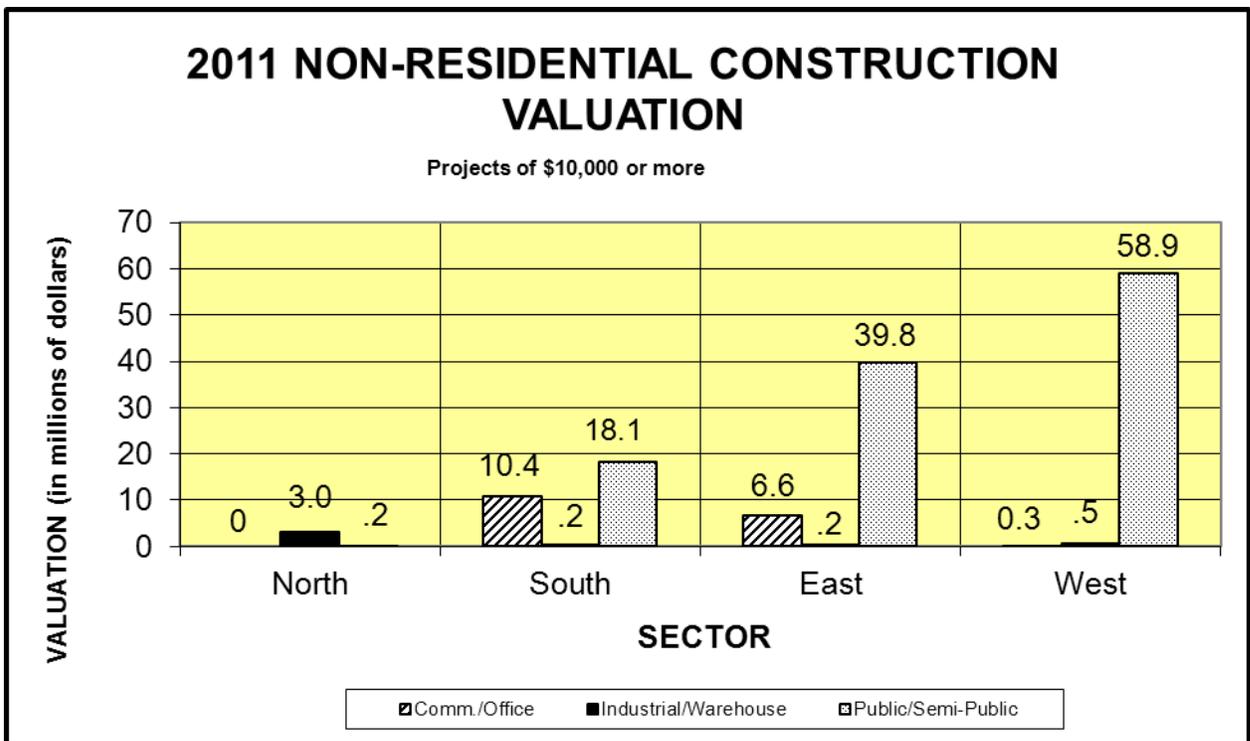
C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	0	3	1	4
South	44	1	6	51
East	28	3	14	45
West	<u>6</u>	<u>5</u>	<u>19</u>	<u>30</u>
Total	78	12	40	130



Valuation (\$)

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	0	2,972,000	205,274	3,177,274
South	10,360,865	179,300	18,129,917	28,970,082
East	6,598,121	248,626	39,821,653	46,668,400
West	<u>299,218</u>	<u>512,510</u>	<u>58,897,037</u>	<u>59,708,765</u>
Total	17,258,204	3,912,436	117,053,881	138,524,521



PART II

OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1991

OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1991

I. ANNEXATION

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Number	8	4*	13	8	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3
Total Area (acres)	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	2.8
Population	22	(29)	66	121	192	26	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9
Sq. Mi. of City at Year End (minus any detachments)	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	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 1991 were also adjusted.

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II. REZONINGS

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Number	7	18	22	31	29	34	34	34	33	33	27	29	35	25	25	27	22	22	13	10	11
Total Area (acres)	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	44.0

III. SUBDIVISIONS

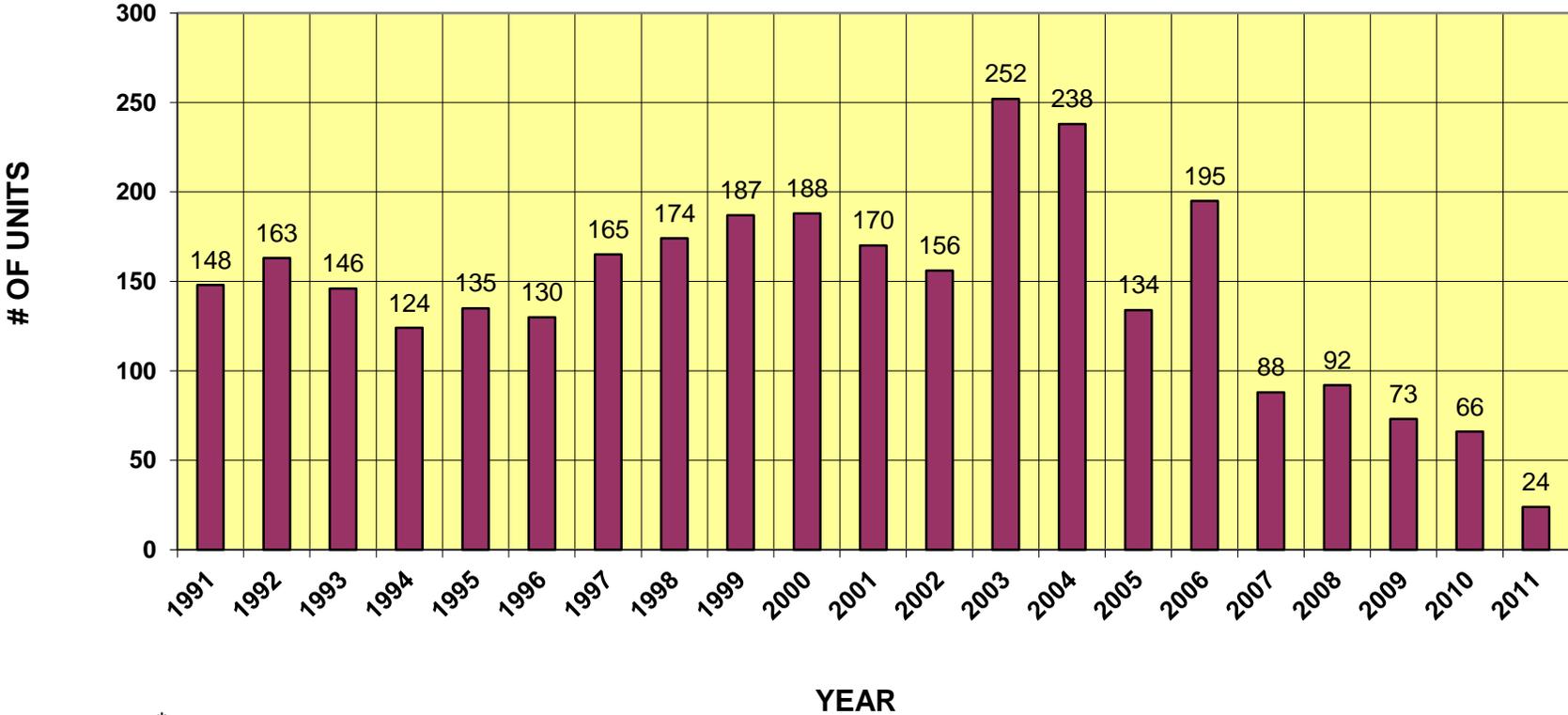
	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Total Number	1	5	5	3	7	8	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3
Total Area (acres)	16.6	147.3	29.3	42.6	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84	53.7	2.7	27.8	25.8
# of Lots	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	144

IV. BUILDING CONSTRUCTION (No. of Units)

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Single-family	148	163	146	124	135	130	165	174	187	188	170	156	252	190	104	104	67	36	47	39	24
Condominium														48*	30	91	21	56	26	27	0
Duplex	0	16	40	18	40	42	58	50	44	36	46	62	38	28	14	6	16	12	18	16	12
Multiple-family	72	159	127	113	205	254	259	207	159	269	273	411	60	106	106	59	92	97	68	71	73
Total	220	338	313	255	380	426	482	431	390	493	489	629	350	372	254	260	196	201	159	153	109

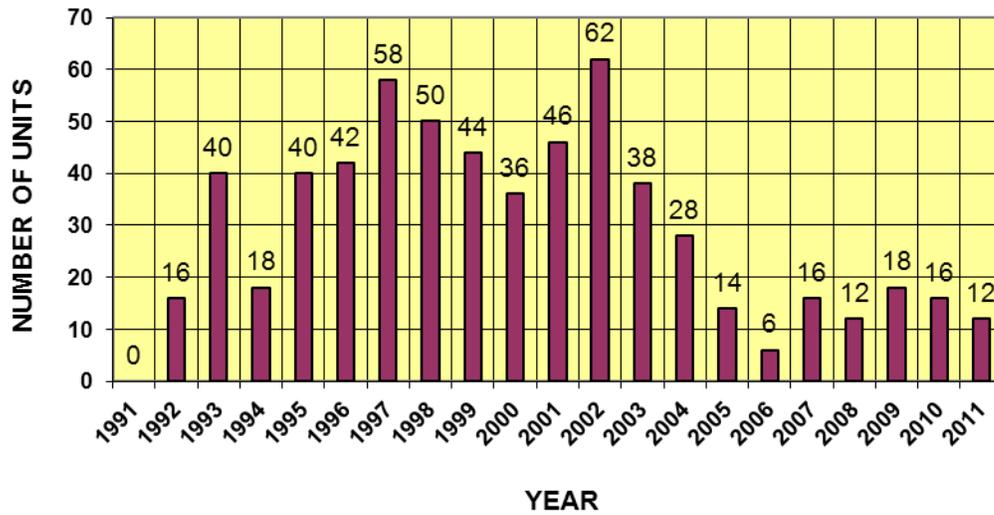
*Prior to 2004, condominium dwellings were included in the single-family totals.

SINGLE FAMILY CONSTRUCTION

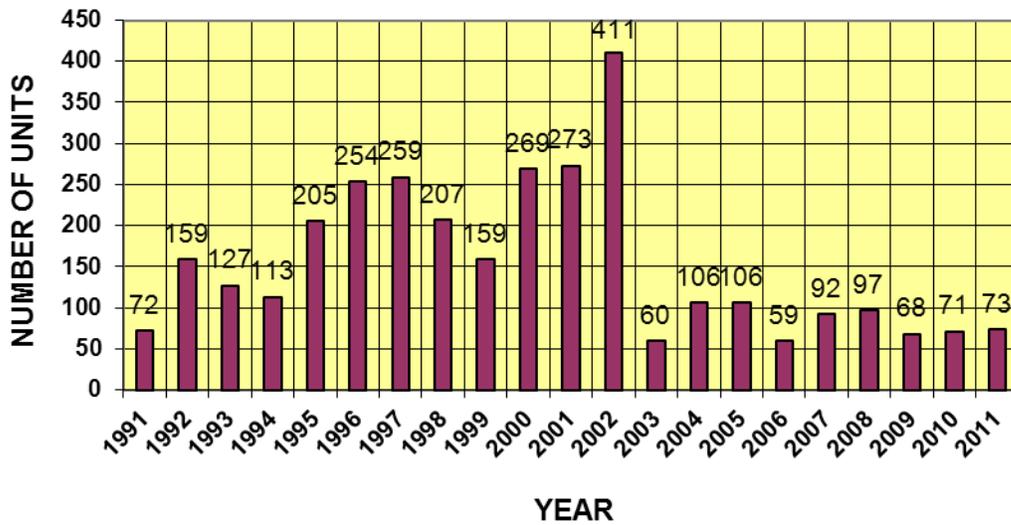


*Includes single family units and condomimiums

DUPLEX CONSTRUCTION

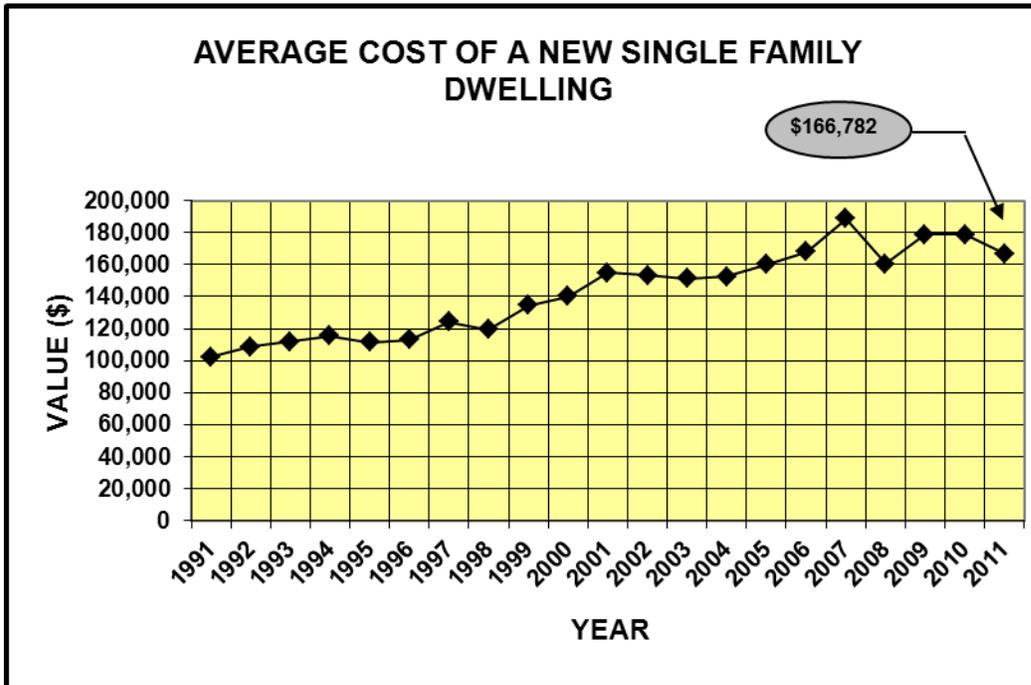


MULTIPLE FAMILY CONSTRUCTION



SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home
1991	102,243
1992	108,510
1993	111,961
1994	115,298
1995	111,359
1996	113,067
1997	124,305
1998	119,436
1999	134,629
2000	140,168
2001	154,721
2002	153,088
2003	151,436
2004	152,459
2005	160,103
2007	188,853
2008	160,566
2009	178,871
2010	178,701
2011	166,782



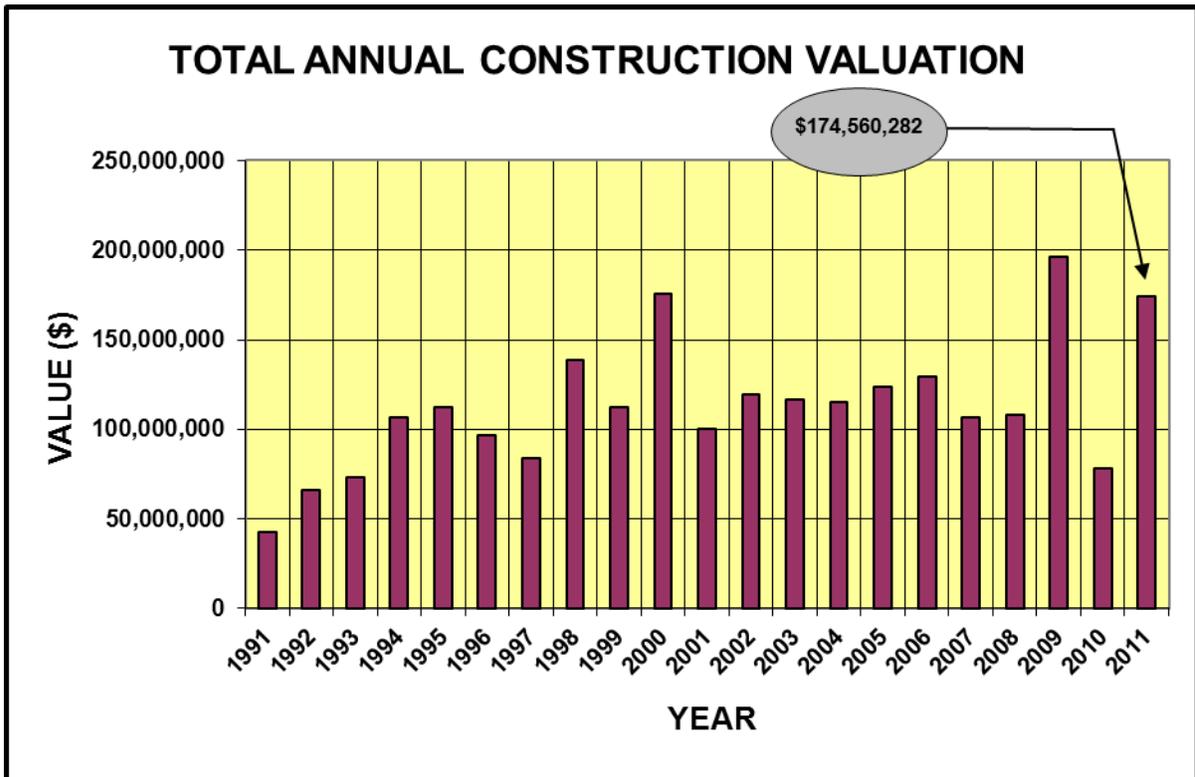
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
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
2011	78/17,258,204	12/3,912,436	40/117,053,881

TOTAL CONSTRUCTION VALUATION

Year	Value (\$)
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
2011	174,560,282

*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.

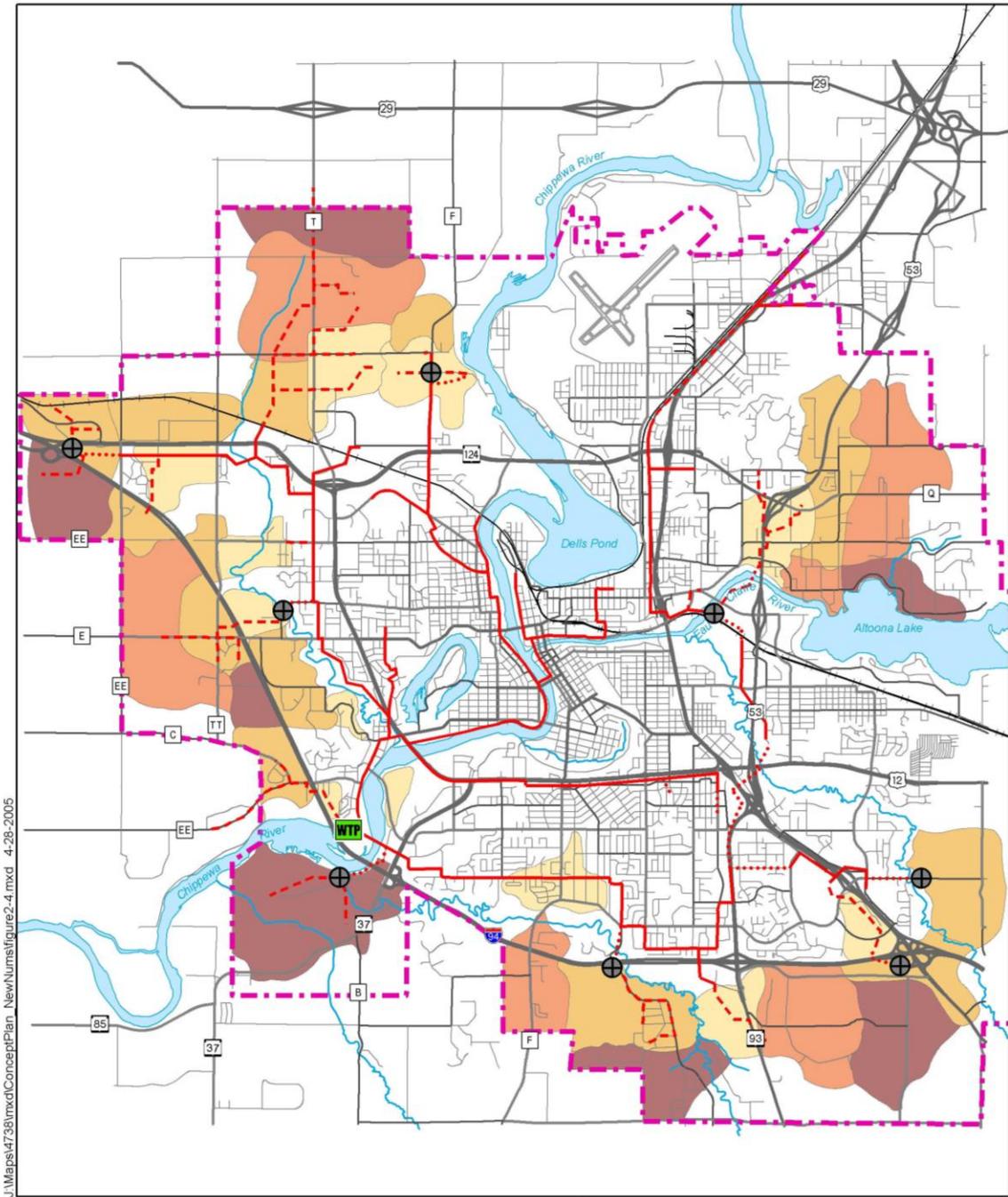
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

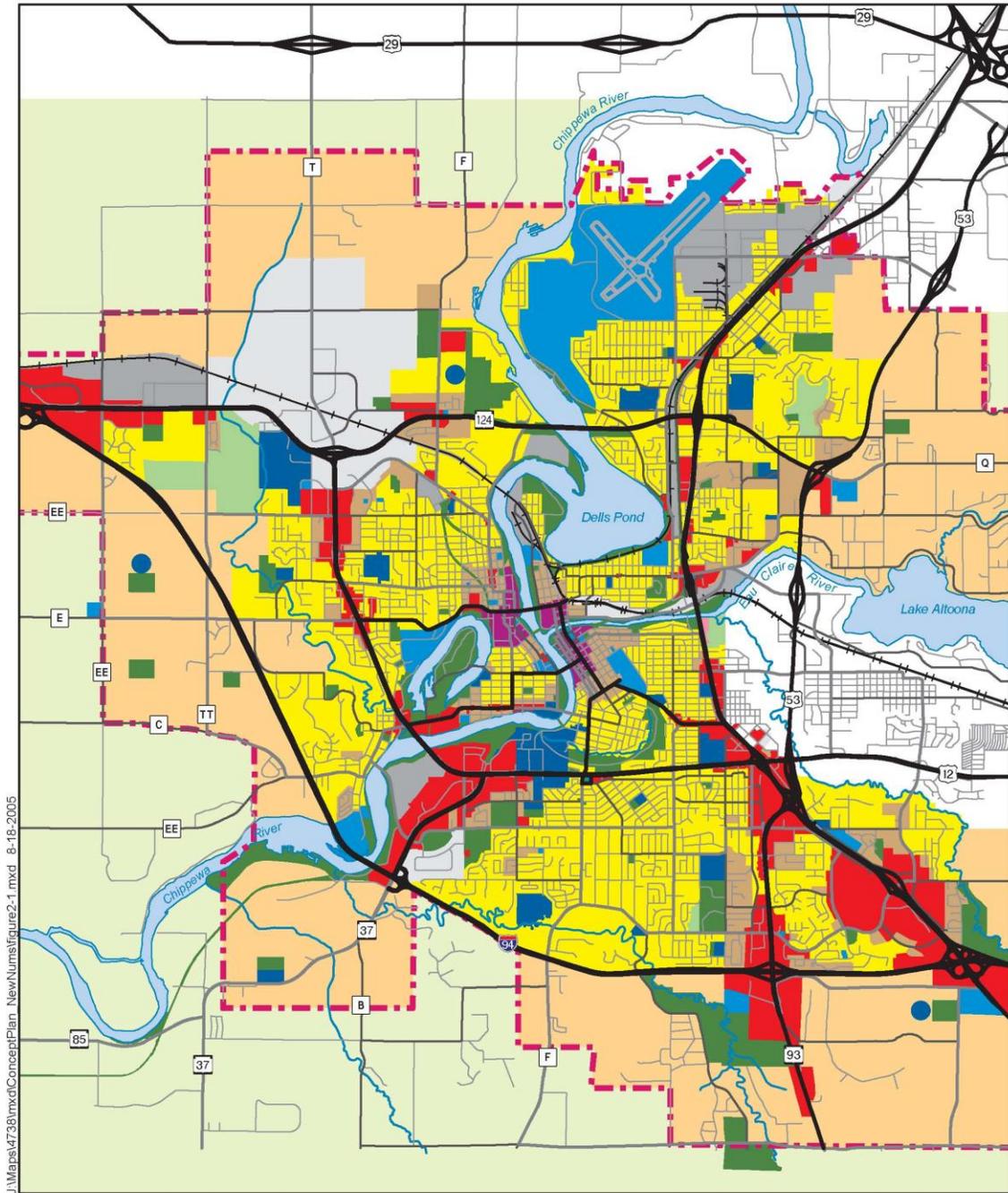
In review of the Staging Plan, the report finds the following:

Annexations. During the 2011 calendar year, 3 annexations totaling approximately 2.8 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 3 subdivisions approved in 2011. A summary of these subdivisions can be found in the first section of this report and are also shown on the development map. One of the subdivisions is located in an area already served by utilities (#1). Subdivisions #s 2 & 3 are located in a long-term staging area.

LAND USE CHAPTER AND MAP

This report also reviews development activity in relation to the Land Use Map, which is included in this report as Map 3. The purpose of the Land Use Chapter and Map are to establish a general pattern for continued physical development for the City. It addresses the locations of housing, businesses, industry, and parks and serves as a basis for the zoning ordinance and the zoning map, which control the use of the land and design of specific sites. In order to determine 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 11 rezoning applications in 2011. 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, 52 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 2011, 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
424 Galloway St.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1430 Clearwater Ridge Ct.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2411 Boardwalk Cir.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6341 Prairie Cir. N.	4	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6361 Prairie Cir. N.	4	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6390 Prairie Cir. N.	4	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5821 Southern Way	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6371 Prairie Cir. S.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5818 Rooney Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5821 Rooney Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6458 Prairie Cir. N.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
Total	64									

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 2010 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

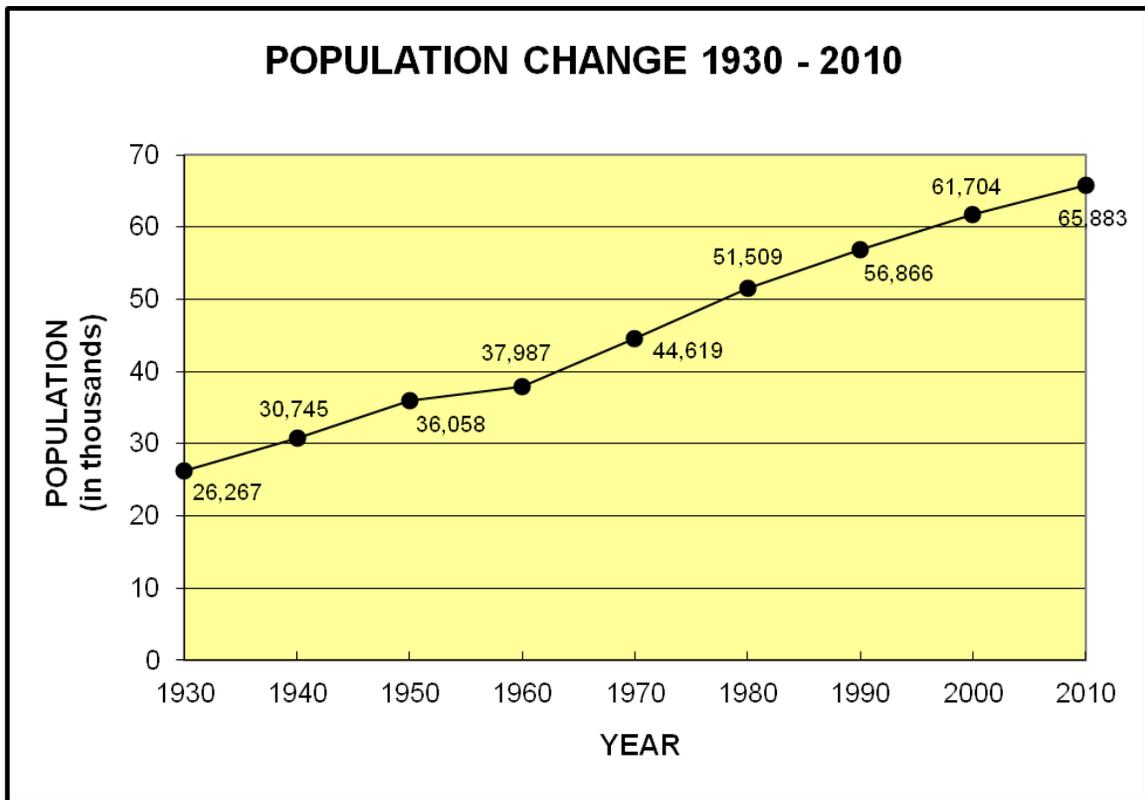
Source: 2010 U.S. Census & American Community Survey

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 1-1-11	2011 Net Change	Housing Units on 1-1-12
North	4,783	13	4,796
South	7,835	75	7,910
East	7,345	1	7,346
West	<u>8,102</u>	<u>10</u>	<u>8,112</u>
Total	28,065	99	28,164

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 persons 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

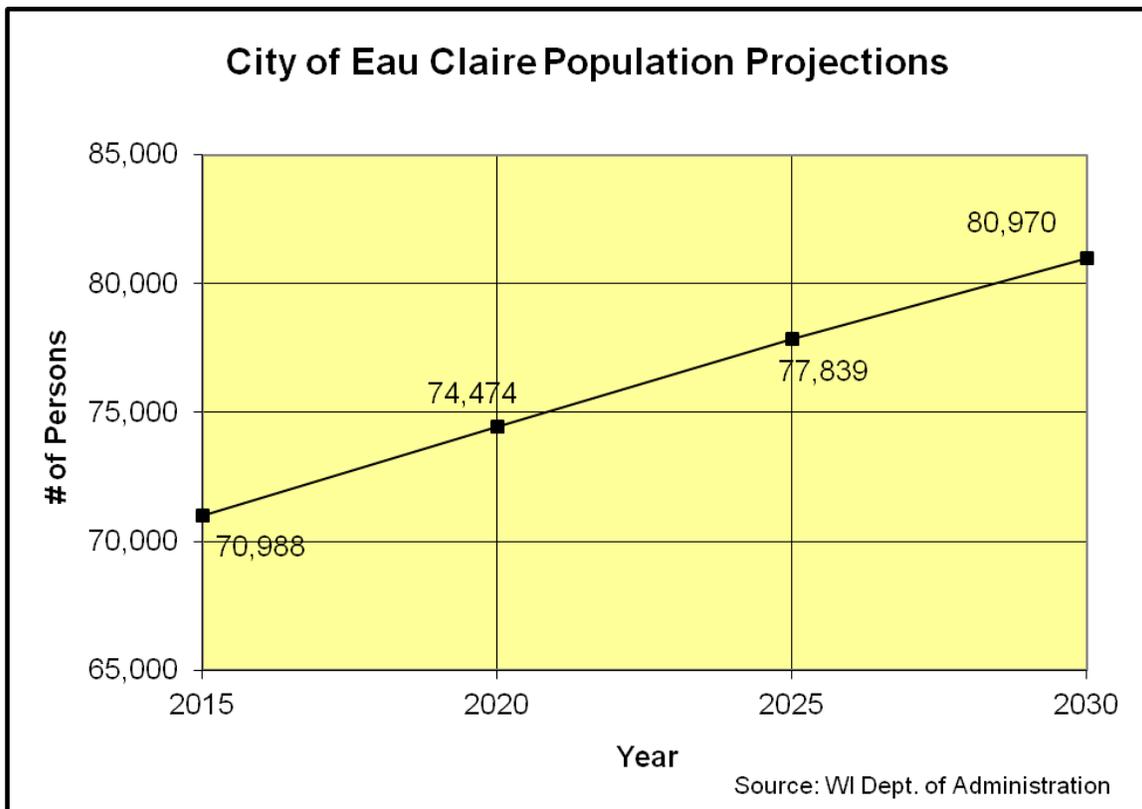
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2011. As of this date, the State estimates Eau Claire's population at 66,060.

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

2011 DEVELOPMENT MAP

2011 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
-  Rezonings

* Valuation of \$10,000 or more

