

City of Eau Claire 2014 Development Map and Report



**Department of Community Development
Eau Claire, Wisconsin**

City of Eau Claire 2014 Development Map and Report



Bremer Bank
3947 Oakwood Hills
Parkway



CVS Pharmacy
2200 Brackett Drive

Department of Community Development Eau Claire, Wisconsin

Cover Photos: Biscuit Loft Apartments – 1300 First Avenue
CVTC Energy Center – 4000 Campus Road

2014 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2014 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2014 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, and building activity. 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 2014 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 2014 with the capital letter "Z" and a subscripted number referring to the table on page 1.

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 2014 with the capital letter "S" and a subscripted number referring to the table on pg. 1.

BUILDING ACTIVITY

The Development Map displays and the Development Report summarizes building activity for which permits were issued during 2014. 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, condominium, duplex, and multiple-family. 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 in the report.

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 in the report.

Demolitions

All permits for the demolition of structures which were issued during 2014 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 2014. Part II provides a brief overview of the City's development activity since 1995. Part III reports how well growth and development activity in 2014 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

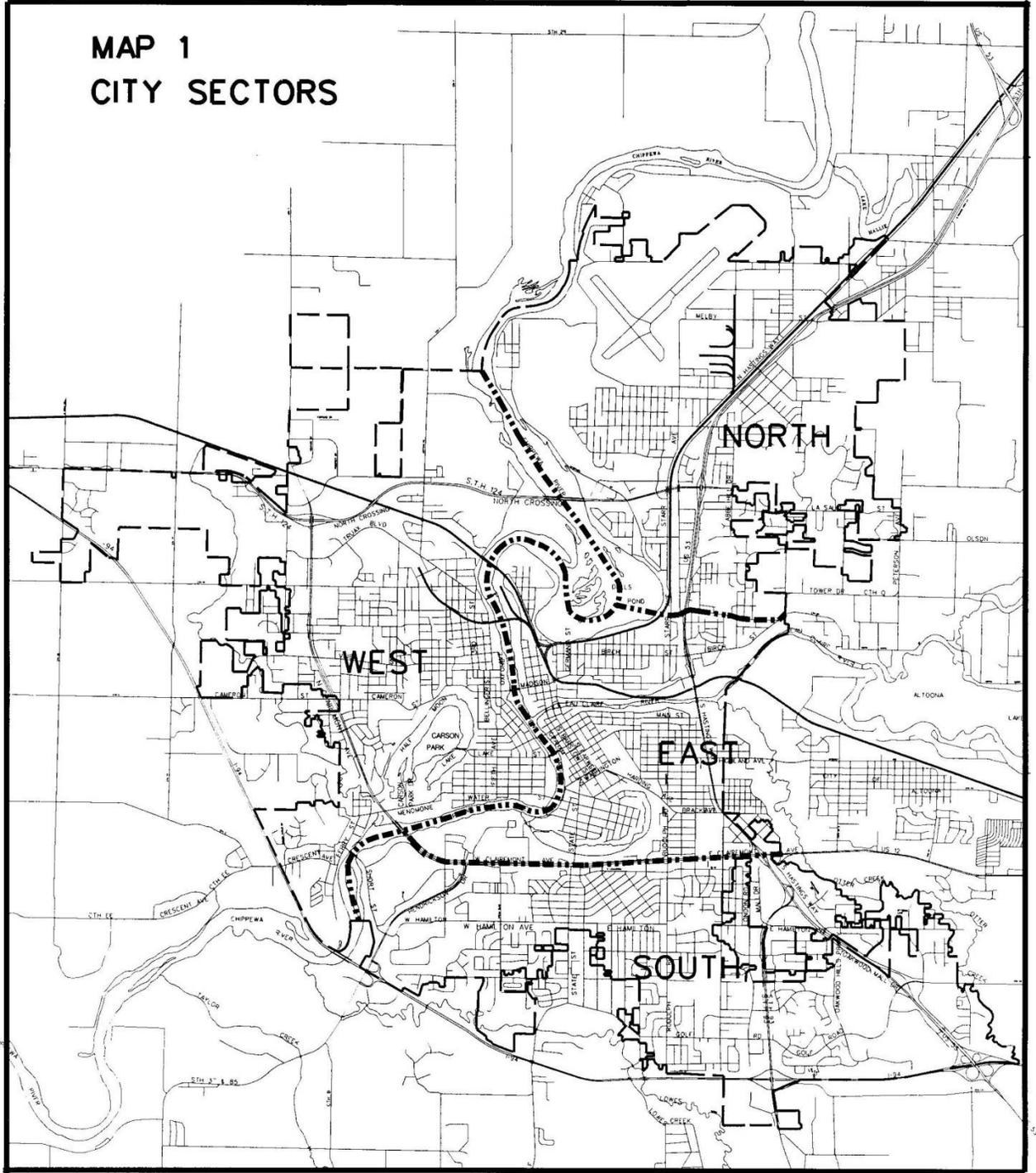
the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, this report reflects the adoption of the 2005 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 2014**

I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)	Sector
A-1	2014-1A	South	Washington	1	3	1.2	South
A-2	2014-3A	South	Brunswick	0	0	20.1	South
A-3	2014-2A	West	Union	0	0	0.7	West
Total				1	3	22.0	

II. REZONINGS

Map #	Sector	Original Zoning	Approved Zoning	Area Rezoned (acres)	File #	Approval Date
Z-1	North	TR-1A	R-1	3.4	Z-1545-14	7/22/2014
Z-2	East	C-1P & C-3	C-3P	2.7	Z-1538-14	5/13/2014
Z-3	South	R-1P, R-3P, & C-3P	R-1P & C-3P	24.8	Z-1546-14	8/12/2014
Z-4	South	TR-1	R-1	1.3	Z-1547-14	8/26/2014
Z-5	South	Amend Covenants	I-1P	145.1	Z-1542-14	5/13/2014
Z-6	South	TR-1A	C-3P	20.1	Z-1550-15	12/9/2014
Z-7	West	Amend General Development Plan	CBDP	16.6	Z-1541-14	5/13/2014
Z-8	West	TR-1A	R-1	0.7	Z-1549-14	10/28/2014
Z-9	West	C-2	R-1	0.5	Z-1548-14	10/14/2014
Total				215.2		

III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	Zoning	Date Approved
S-1	P-2-14	North	Independence Park 7th Addition	3.4	9	R-1	10/14/2014
S-2	CSM	North	Princeton Crossing	10.9	3	C-3P	11/11/2014
S-3	P-3-14	South	Briar Hill Estates	21.4	29	R-1P	10/14/2014
S-4	P-1-14	West	Vineyard Prairie II	8.8	23	R-1	6/10/2014
Total				44.5	64		

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits
Plumbing	648
Signs	186
Heating	739
Building	993
<hr/>	
Total	2,566

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	9 *	4
Commercial	13	0
Industrial	0	0
Public	0	0
<hr/>		
Total	22	4

*Includes the demolition of 9 dwelling units.

3. Conditional Permits

Type	# of Permits
Zoning appeals	4
Conditional use permits	27
Site plan review	43

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

Commercial/Office (39 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Xcel Energy	1414 W Hamilton Ave	First Phase Of Interior Remodel	\$1,958,500	south
Keystone Corp	3947 Oakwood Hills Pkwy	New Banking Facility For Bremer Bank.	\$1,750,000	south
CVS Pharmacy	2200 Brackett Ave	Building For CVS Pharmacy	\$1,536,043	east
Chilson Properties	3443 Highway 93 Hwy	Addition to Existing Building	\$1,300,000	south
John Markquart Enterprises	1109 W Clairemont Ave	Remodel Building For Sacred Heart Outpatient Rehabilitation Center	\$1,000,000	south
Storrs Enterprises Inc	3230 E Hamilton Ave	Addition To Mini-Storage Facility	\$900,000	south
Autozone Development	1605 S Hastings Way	New Commercial Building For Auto Zone	\$855,000	east
Pablo Properties LLC	215 Riverfront Ter	1st Floor Tenant Build Out of JAML Building	\$850,000	east
Budik Properties	3631 E Hamilton Ave	Lil Dudes And Divas Daycare	\$610,000	south
Clairemont LLC	1825 N Clairemont Ave	Interior Alteration	\$600,000	west
5E Development LLC	2205 Heimstead Rd	Interior Alteration and Exterior Finishes for Reach	\$552,300	west
National Retail Properties LP	6440 Sculy Dr	Interior Remodel Of Gander Mountain	\$550,000	south
VC Office Partners	4076 Commonwealth Ave	Designer Shoe Warehouse	\$490,000	south
Keystone Corp	3402 Oakwood Mall Dr	Office Build-Out For Clifton Larson Allen	\$460,000	south
Robert Bergh	1303 Western Ave	Addition To B&B Electric	\$340,211	north
Midelfort Clinic Bldg	733 W Clairemont Ave	MCC Pediatrics Phase 2	\$330,000	south
Menard Inc Corporate Accounting	3210 N Clairemont Ave	Addition To Existing Warehouse	\$300,000	west
Charter Properties	1002 W Clairemont Ave	Office Remodel For WDA Clinic	\$300,000	east
Heptagon Investments	2836 N Clairemont Ave	Dunkin Donuts	\$285,000	west

Clearwater 3015	3015 E Hamilton Ave	Renovate Space For New Planet Fitness	\$275,000	south
Oakwood Hills Mall	4800 Golf Rd	Retail Shoe Store, Suite 106	\$264,318	south
Menard Inc	3210 N Clairemont Ave	Interior Alterations To Existing Store	\$230,000	west
Keystone Corp	3619 S Hastings Way	Interior Alterations Throughout Store	\$230,000	south
Oakwood Dental Specialists	3902 Oakwood Hills Pkwy	Office Alterations For Kristo Orthodontics	\$230,000	south
Midelfort Clinic	733 W Clairemont Ave	MCC Health Services Remodel	\$220,000	south
Keystone Corp	3402 Oakwood Mall Dr	Tenant Build Out For Smart Sand	\$200,000	south
Larson Enterprises	3227 E Hamilton Ave	Store Front Remodel For Slumberland	\$198,000	south
Schafer Properties	2811 Hendrickson Dr	Gordy's Gas Station Kiosk	\$188,000	south
Clearwater 3015 LLC	3015 E Hamilton Ave	Cell tower	\$180,000	south
Oakwood Hills Mall	4800 Golf Rd	Kay Jewelers Improvements	\$176,223	south
Eastridge Center	2240 East Ridge Center	Doctor Office Alterations	\$175,000	east
Oakwood Hills Mall	4800 Golf Rd	Remodel Of Helzberg Diamonds	\$172,514	south
Daniel W Marx	2125 Brackett Ave	Addition and alterations to building	\$150,000	east
Menard Inc	3619 S Hastings Way	17,426 Sq Ft Warehouse Addition	\$150,000	south
Oakwood Dental Specialists	3902 Oakwood Hills Pkwy	Basement Office Alteration	\$120,000	south
Eau Claire Theatre Group	315 S Barstow St	Interior Remodel	\$100,000	east
Menard Inc	2615 N Clairemont Ave	Caribou Coffee Kiosk	\$100,000	west
Chilson Properties	3443 Highway 93 Hwy	Additional 1248 Sq Ft Storage Of Addition From Original Permit	\$100,000	south
Vance Realty LLC	2802 Lorch Ave	New 60 X 80 Cold Storage Building	\$100,000	south

Industrial/Warehouse (9 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
LMS Partnership	5400 Old Town Hall Rd	Addition To Badger Liquor	\$1,400,000	south
D & M Properties	1339 Continental Dr	Addition To Five Star Plastics	\$822,000	south
ATP Developers	1353 International Dr	11,875 Sq Ft Addition	\$575,000	south
3HB Investments	5150 Bourbon St	New Storage Facility	\$325,000	south
Gerber Products Company	5023 Venture Dr	Canopy At Employee Entrance	\$275,000	west

JHB LLC	3010 Mondovi Rd	100 X 100 Transfer Station	\$179,000	south
Banbury Place Inc	800 Wisconsin St	New Office Space In American Phoenix	\$125,855	east
Paul J Del Torto	1036 Starr Ave	New 30 X 80 Mini Warehouse	\$107,143	north
2020 Tambo LLC	2020 Prairie Ln	4 Retaining Walls	\$100,000	west

Public/Semi-public (16 projects)

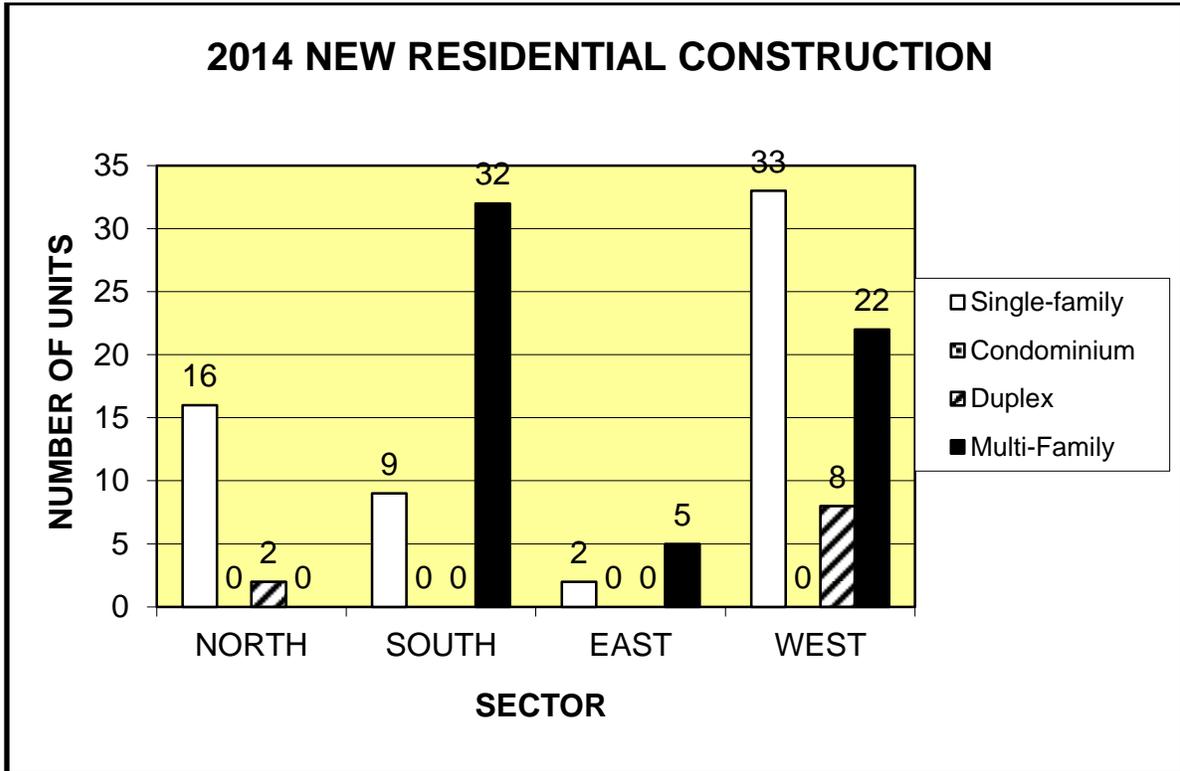
NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Chippewa Valley Tech College	4000 Campus Rd	Addition And Alterations To Existing CVTC Energy Education Center	\$9,000,000	west
Mayo Hospital	1221 Whipple St	Build-Out For New Lab, Pathology	\$1,250,000	west
Mayo Hospital	1221 Whipple St	Pulmonology And Respiratory Therapy Remodel	\$1,200,000	west
Hometown Living	3337 Birch St	Birch Street Memory Care Facility (20 Unit CBRF)	\$1,100,000	east
Mayo Hospital	1221 Whipple St	Renovate Existing CT Scanner Area Into Radiology Upgrade	\$490,000	west
Sacred Heart Hospital	900 W Clairemont Ave	Surgical Equipment Retrofit	\$450,000	east
Mayo Hospital	1221 Whipple St	Operating Room Consolidation	\$350,000	west
Mayo Hospital	1221 Whipple St	Hyperbaric Wound Care Clinic Alterations	\$349,000	west
City Of Eau Claire	921 Forest St	New Storage Building	\$293,700	east
Chippewa Valley Tech College	620 W Clairemont Ave	Science Lab Remodel	\$290,000	east
Chippewa Valley Tech College	4000 Campus Rd	New Storage Structure	\$263,940	west
Sacred Heart Hospital	900 W Clairemont Ave	Cafeteria Remodel	\$185,000	east
Mayo Hospital	1221 Whipple St	X-Ray Equipment Renovation	\$140,000	west
Sacred Heart Hospital	900 W Clairemont Ave	Pastoral Care Relocation	\$140,000	east
City Of Eau Claire	1040 Forest St	Replace Existing Roofing	\$115,326	east
City Of Eau Claire	1329 County Line Rd	New Park Pavilion For Jeffers Park	\$100,000	west

B. New Residential Construction – City of Eau Claire

of Units

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	16	0	2	0	18
South	9	0	0	32	41
East	2	0	0	5	7
West	33	0	8	22	63
Total	60	0	10	59	129

Note: Does not include the 20-unit CBRF constructed at 3337 Birch Street.

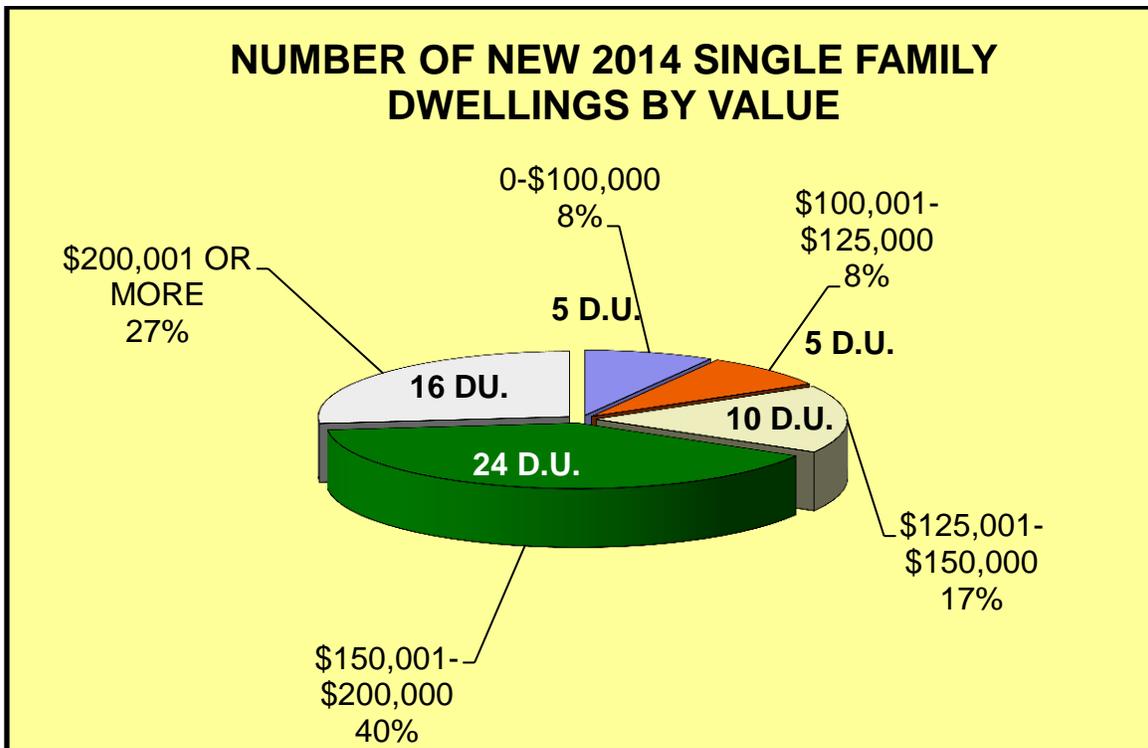


Valuation (\$)

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	2,672,225	0	350,000	0	3,022,225
South	1,739,000	0	0	2,400,000	4,139,000
East	185,000	0	0	300,000	485,000
West	6,007,143	0	700,000	2,649,378	9,356,521
Total	10,603,368	0	1,050,000	5,349,378	17,002,746

Notes:

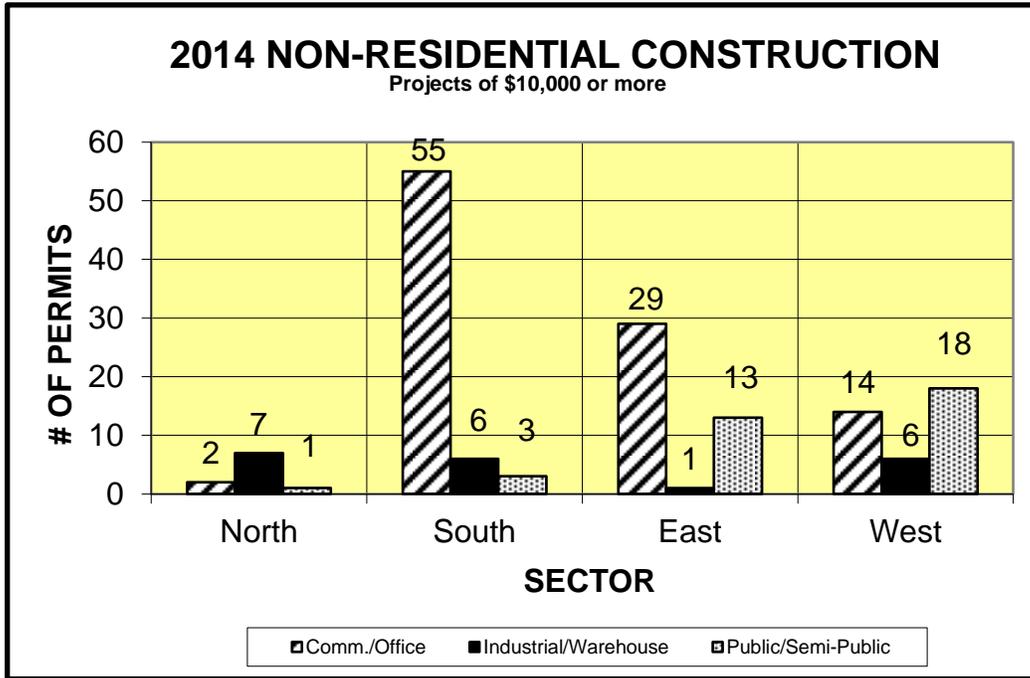
1. Does not include the 32-unit CBRF constructed at 3337 Birch Street.



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

of Permits

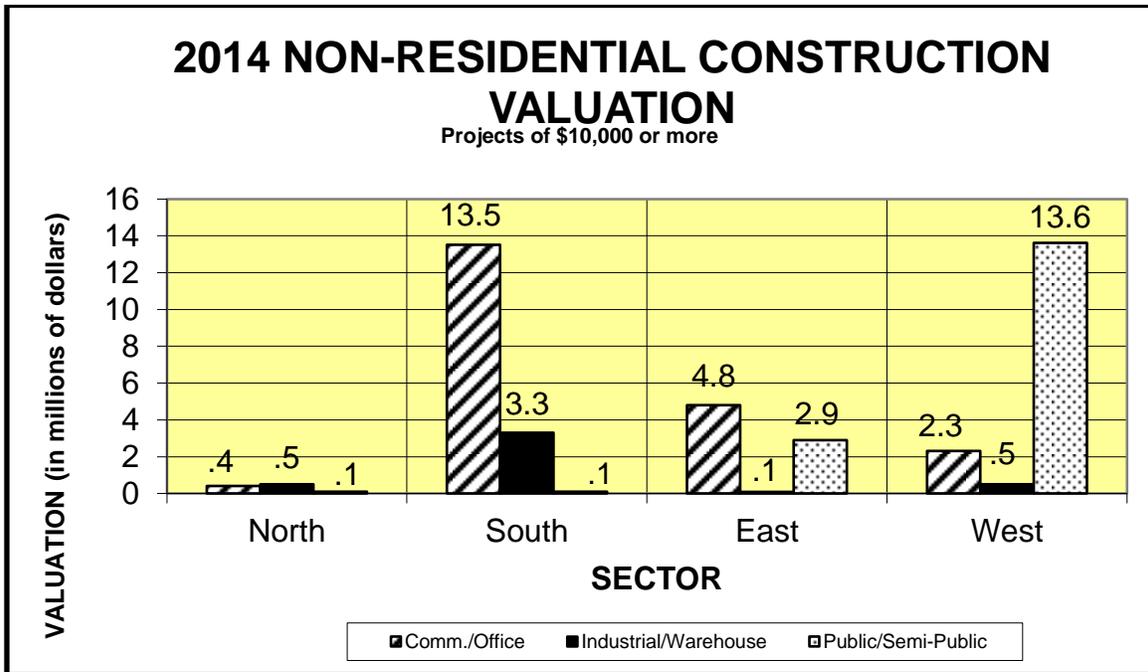
Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	2	7	1	10
South	55	6	3	64
East	29	1	13	43
West	14	6	18	38
Total	100	20	35	155



Valuation (\$)

Projects of \$10,000 or more

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	355,211	475,251	27,526	857,988
South	13,476,722	3,321,000	81,820	16,879,542
East	4,752,868	125,855	2,874,371	7,753,094
West	2,346,530	535,211	13,626,489	16,508,230
Total	20,931,331	4,457,317	16,610,206	41,998,854



PART II

OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1995

OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1995

I. ANNEXATION

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total Number	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5	4	3
Total Area (acres)	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	56.1	167.6	22.0
Population	192	26	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2	2	3
Sq. Mi. of City at Year End (minus any detachments)	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	33.99	34.25	34.28

*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.

II. REZONINGS

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total Number	29	34	34	34	33	33	27	29	35	25	25	27	22	22	13	10	11	15	10	9
Total Area (acres)	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	228.4	277.2	215.2

III. SUBDIVISIONS

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Total Number	7	8	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1	5	4
Total Area (acres)	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	4.4	34.5	44.5
# of Lots	72	227	84	291	202	72	50	260	371	261	235	204	118 units 3 bldgs 86 lots	52	16 D.U. 3 com tenant suites	96	144	11 lots 22 D.U.	61	64

IV. BUILDING CONSTRUCTION (No. of Units)

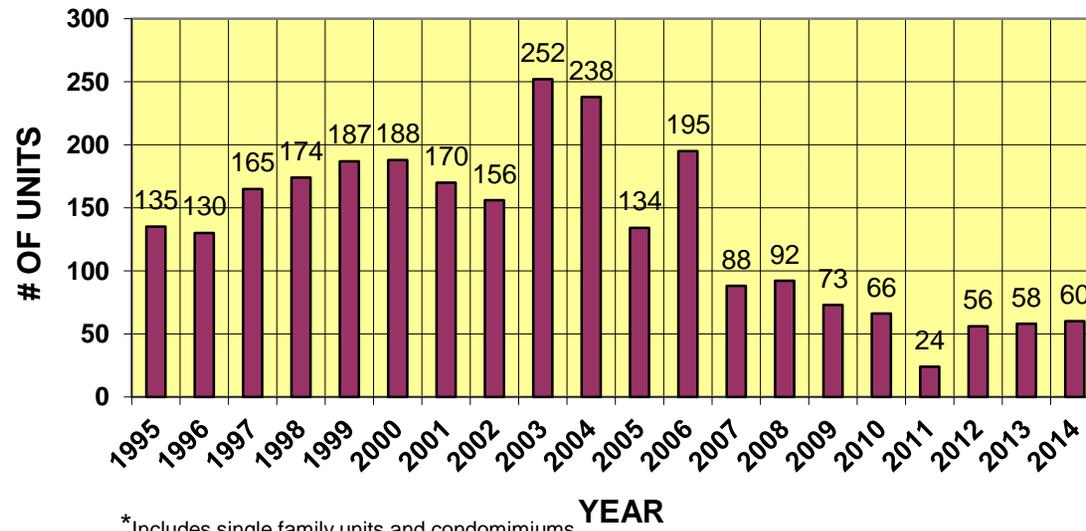
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Single-family	135	130	165	174	187	188	170	156	252	190	104	104	67	36	47	39	24	53	58	60
Condominium										48*	30	91	21	56	26	27	0	6	2	0
Duplex	40	42	58	50	44	36	46	62	38	28	14	6	16	12	18	16	12	40	10	10
Multiple-family	205	254	259	207	159	269	273	411	60	106	106	59	92	97	68	71	73	128	179	59
Total	380	426	482	431	390	493	489	629	350	372	254	260	196	201	159	153	109	227	249 **	129 ***

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

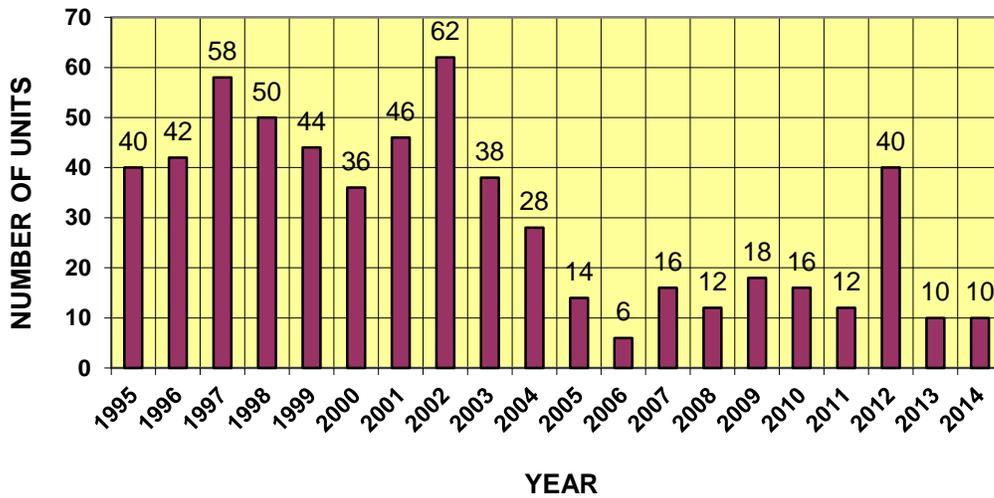
** Does not include 32-unit CBRF at 3325 Birch Street.

*** Does not include 20-unit CBRF at 3337 Birch Street.

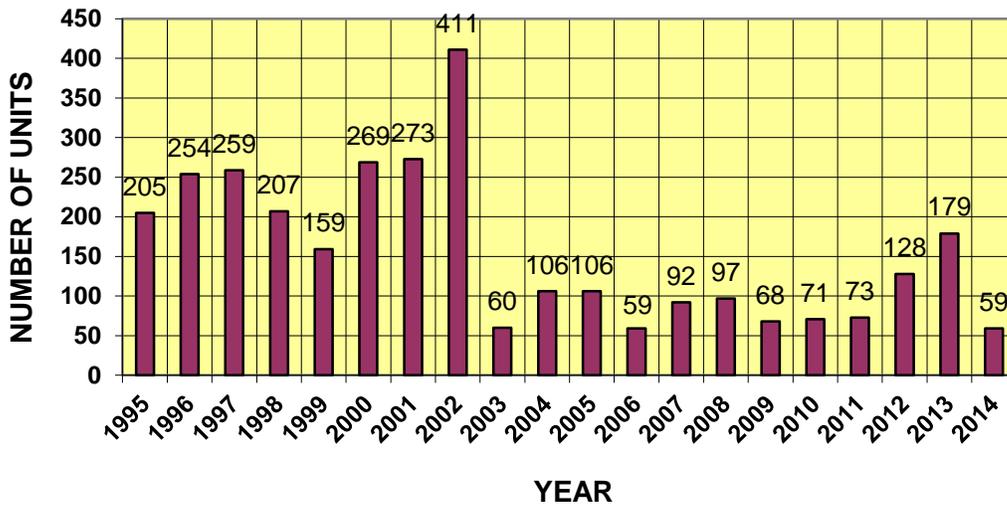
SINGLE FAMILY CONSTRUCTION



DUPLEX CONSTRUCTION

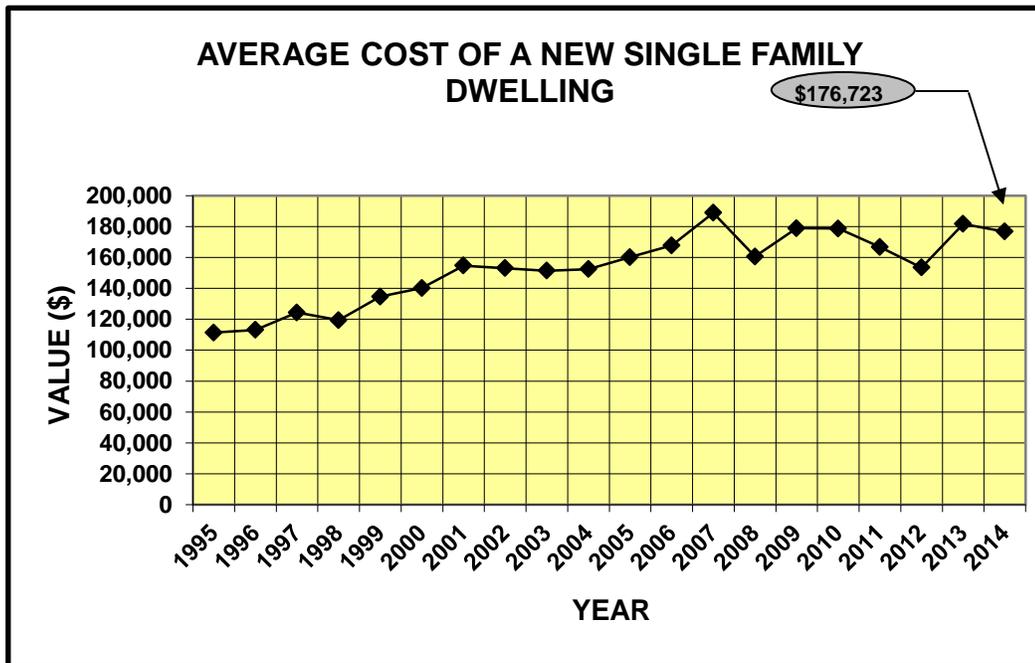


MULTIPLE FAMILY CONSTRUCTION



SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home
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
2012	153,418
2013	181,632
2014	176,723



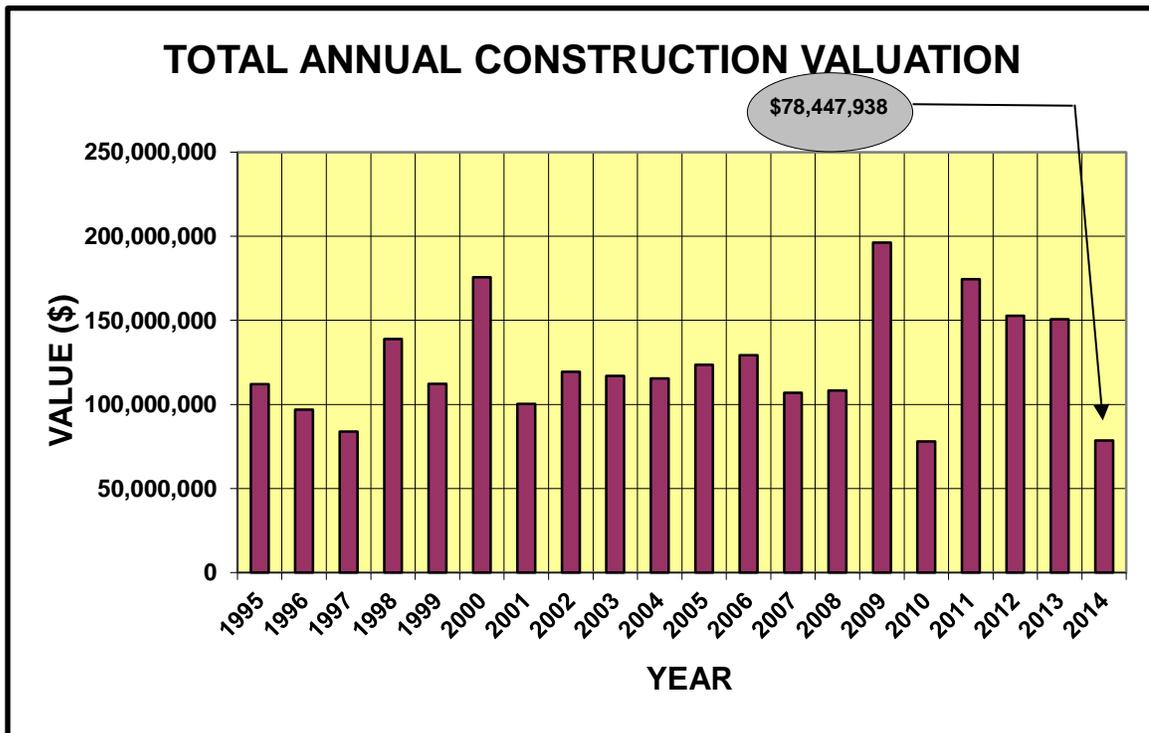
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
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
2012	80/23,408,254	10/6,731,500	55/73,451,007
2013	112/37,824,985	24/4,398,513	31/61,613,778
2014	100/20,931,331	20/4,457,317	35/16,610,206

TOTAL CONSTRUCTION VALUATION

Year	Value (\$)
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
2012	152,720,173
2013	150,649,149
2014	78,447,938

*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.

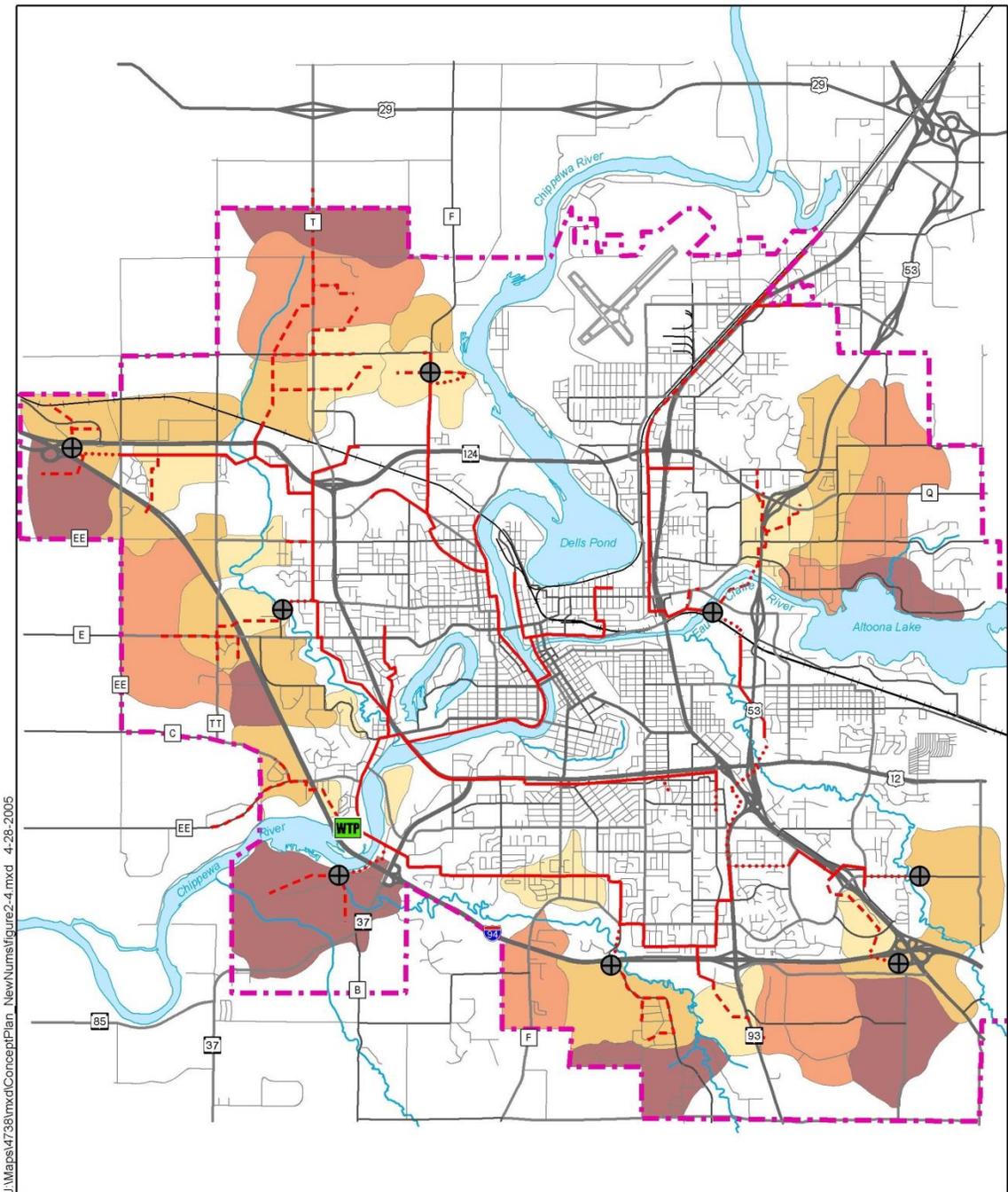
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

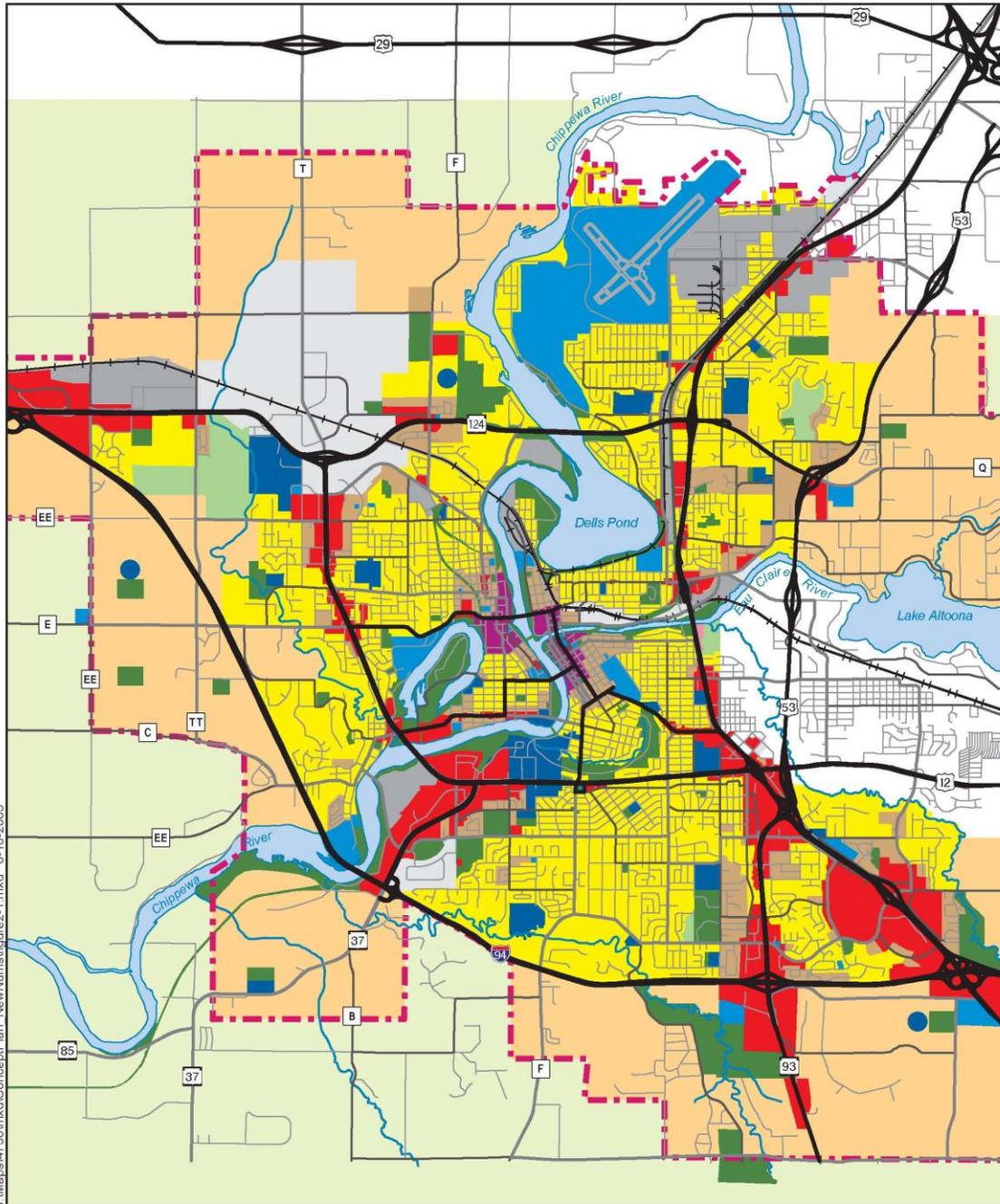
In review of the Staging Plan, the report finds the following:

Annexations. During the 2014 calendar year, 3 annexations totaling approximately 22.0 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 was 4 subdivision approved in 2014. A description of this subdivision can be found in the first section of this report and is also shown on the development map. All of the subdivisions occurred within areas already served by sanitary sewer.

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 Planned Land Use Future Neighborhood Low Density Housing Medium & High Density Housing | <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 |
|--|--|--|

Map 3
**Planned
Land Use**

The City approved 9 rezoning applications in 2014. 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, 64 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 2014, building permits were issued for 6 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
318 N. Dewey St.	5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5836 Albright Ct.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5823 Albright Ct.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5936 Rooney Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5956 Rooney Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
1300 1st Ave.	22	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	59									

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

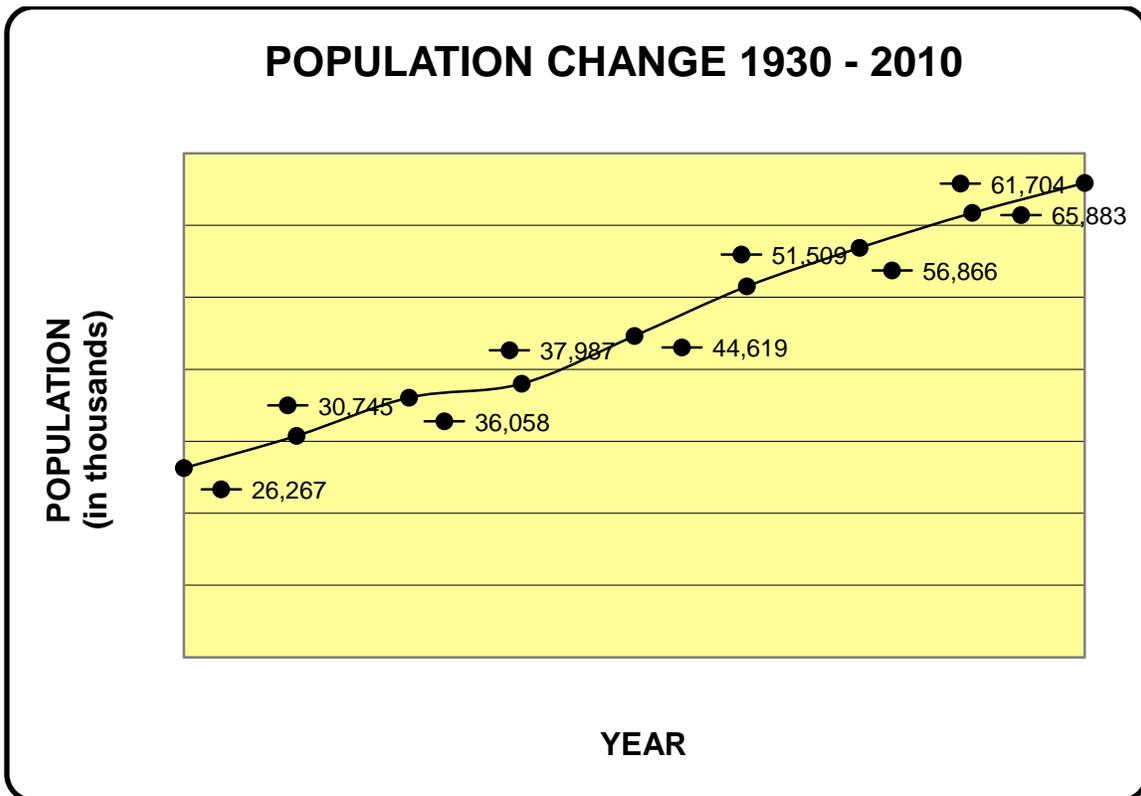
Source: 2010 U.S. Census & American Community Survey

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 1-1-12	2012 Net Change	Housing Units on 1-1-13	2013 Net Change	Housing Units on 1-1-14	2014 Net Change	Housing Units on 1-1-15
North	4,796	27	4,823	16	4,839	17	4,856
South	7,910	94	8,004	115	8,119	44	8,163
East	7,346	58	7,404	57	7,461	3	7,464
West	<u>8,112</u>	<u>41</u>	<u>8,153</u>	<u>52</u>	<u>8,205</u>	<u>61</u>	<u>8,266</u>
Total	28,164	220	28,384	240	28,624	125	28,749

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

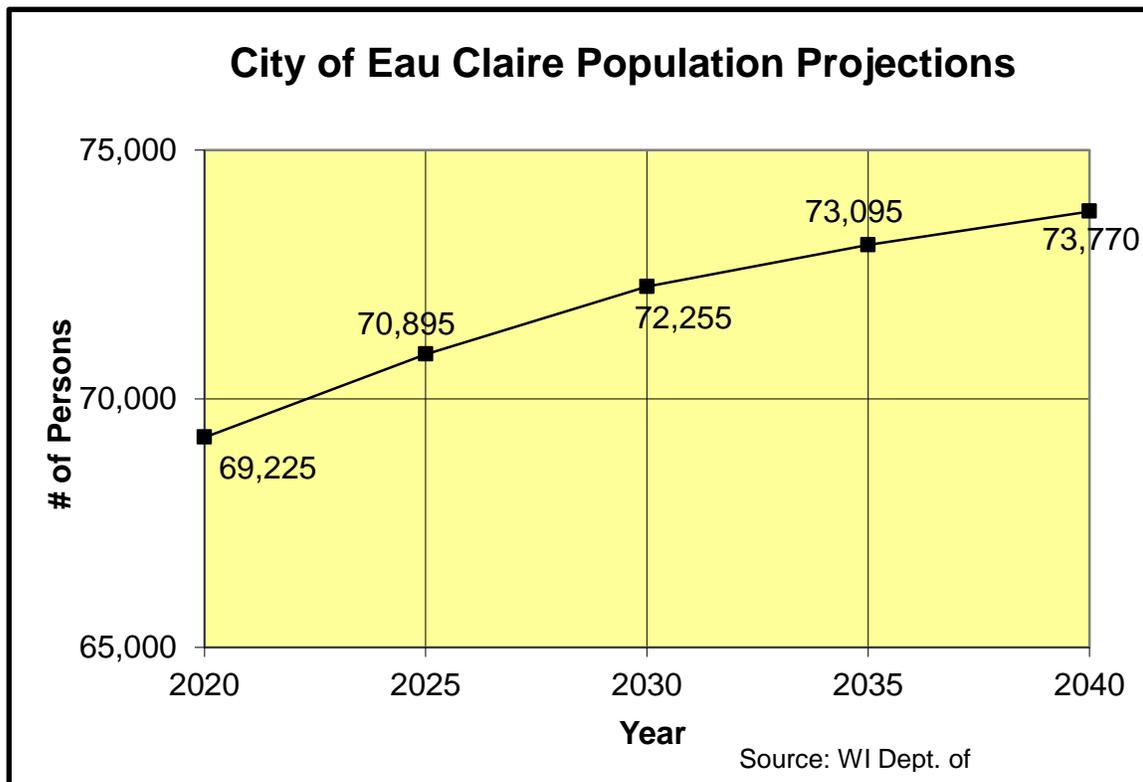
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2015. As of this date, the State estimates Eau Claire's population at 67,006.

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.

	2020	2025	2030	2035	2040
Population Projection	69,225	70,895	72,255	73,095	73,770
Household Projection	28,909	29,821	30,586	31,128	31,442

The projections provided above were prepared by the Wisconsin Department of Administration, Demographic Services Center, in December, 2014, and April, 2014.



PART V

**2014
DEVELOPMENT MAP**

2014 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

