

City of Eau Claire 2012 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2012 Development Map and Report



Holiday Inn – 4751 Owen Ayres Court

Department of Community Development
Eau Claire, Wisconsin

Cover Photos: UWEC Education Building (Centennial Hall)

2012 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2012 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2012 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 2012 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 2012 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 2012 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 2012. 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 page 2.

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 page 2.

Demolitions

All permits for the demolition of structures which were issued during 2012 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 2012. Part II provides a brief overview of the City's development activity since 1995. Part III reports how well growth and development activity in 2012 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

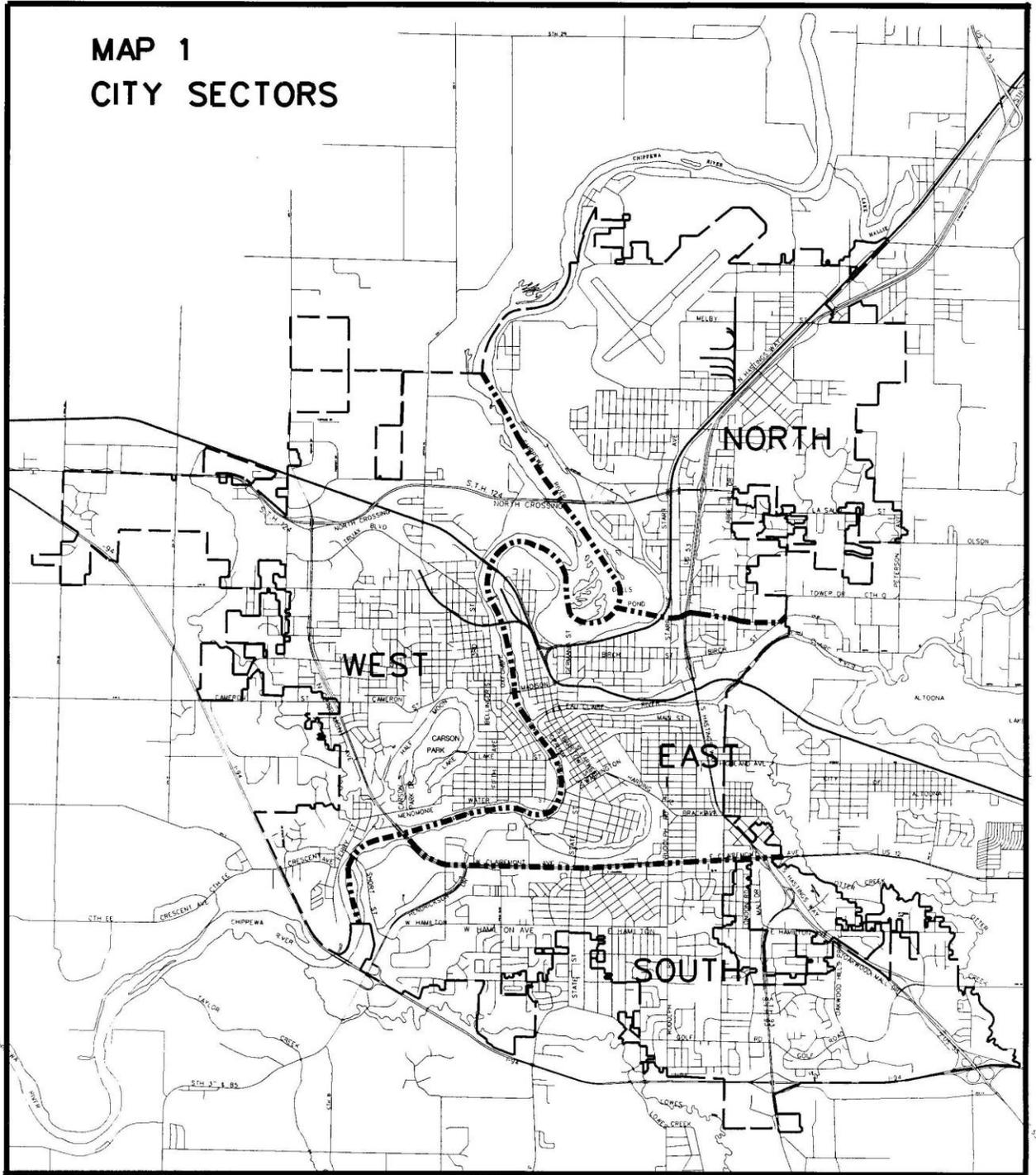
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 2012**

I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)
1	2012-1A	East	Seymour	1	0	0.6
2	2012-3A	South	Washington	0	0	49.9
3	2012-5A	South	Washington	1	0	3.7
4	2012-4A	West	Union	0	0	1
5	2012-2A	West	Union	<u>3</u>	<u>2</u>	<u>0.9</u>
Total				5	2	56.1

II. REZONINGS

Map #	File #	Sector	Previous District	New District	Area Rezoned (acres)
1	Z-1504-12	North	R-1	P	1
2	Z-1496-12	North	TR-1	R-1	1
3	Z-1514-12	North	I-2	I-2P	22.7
4	Z-1510-12	East	CBD & Public	CBDP	1.6
4	Z-1510-12	East	CBD & Public	CBDP	2.6
5	Z-1499-12	South	TR-1A	R-2P	4.4
6	Z-1512-12	South	TR-1A	R-1	3.7
7	Z-1515-12	South	R-4	C-1P	2.3
8	Z-1498-12	South	I-1P	Amd covenants	143.6
9	Z-1506-12	South	C-3H	R-4P	2.9
10	Z-1495-12	West	R-3P, P, & I-1	C-3P	6
11	Z-1505-12	West	TR-1A	P	5.5
12	Z-1501-12	West	R-1	R-2P	1.9
13	Z-1507-12	West	R-1	R-2P	4.4
14	Z-1516-12	West	R-1A	R-1	15
15	Z-1517-12	West	C-3P	R-2P	<u>9.8</u>
Total					228.4

III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	Zoning
1	P-1-12	South	Prairie Park II	4.4	11/ 22 units	R-3P
Total				4.4	22	

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits	Valuation (\$)
Plumbing	211	919,392
Signs	152	831,113
Heating	889	14,478,056
Building	<u>1,384</u>	<u>136,491,612</u>
Total	2,636	152,720,173

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	11*	6
Commercial	3	2
Industrial	2	0
Public	<u>0</u>	<u>0</u>
Total	16	8

*Includes the demolition of 23 dwelling units.

3. Conditional Permits

Type	# of Permits
Plumbing	652
Electrical	722
Mechanical – HVAC	889
Sign	152
Plan Examinations:	
building	63
plumbing	68
Zoning appeals	6
Conditional use permits	20
Site plan review	37

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

Commercial/Office (32 projects)

Name/Address	Description	Sector	Value (\$)
Larson Oakwood Properties 4751 Owen Ayres Ct.	New Holiday Inn motel/restaurant	South	8,600,000
Sam's Club 4001 Gateway Dr.	Interior remodel, exterior paint, load canopy	South	2,500,000
Eau Claire Land Acquisitions 3100 Mall Dr.	9,642 sq. ft. showroom addition	South	1,500,000
Kohls 3711 Gateway Dr.	Interior remodel, exterior facade upgrades	South	1,400,000
General Growth Properties 4800 Golf Rd., #213	Shell only for "Ulta Beauty" & remodeling of entry	South	600,000
Powertex 5651 Hwy. 93	21,875 sq. ft. warehouse	South	525,000
Commonweal Dev. Corp. 2112 S. Hastings Way	Shell only for two tenant space bldg.	East	510,000
General Growth Properties 4800 Golf Rd., #213	Reroof	South	455,100
Hebert Dental 4710 Commerce Valley Rd.	4,845 sq. ft. addition	South	450,000
Powertex 5651 Hwy. 93	3,254 sq. ft. office addition	South	420,000
General Growth Properties 4800 Golf Rd., #213	Ulta Beauty build out	South	406,391
Robert Hathaway 4130 Hwy. 93	Interior alterations for Center for Diagnostic Imaging	South	350,000
Aesthetic Investments LLC 205 N. Dewey St.	Interior remodel	East	349,300
General Growth Properties 4800 Golf Rd., #436	Tenant alterations for Vision Works	South	325,000

Name/Address	Description	Sector	Value (\$)
McDonalds Corporation 3708 Gateway Dr.	Alterations	South	300,000
General Growth Properties 4800 Golf Rd., #822	Tenant build-out for "Eddie Bauer"	South	254,000
Commonweal Dev. Corp. 4732 Golf Rd.	Tenant build-out for "Chipotle Mexican Grill"	South	244,000
John Markquart 1109 W. Clairemont Ave.	Exterior remodel	South	240,000
Commonweal Dev. Corp. 2112 S. Hastings Way	Tenant build-out for "Caribou Coffee"	East	230,000
Commonweal Dev. Corp. 4732 Golf Rd.	Tenant space build-out for "Caribou Coffee"	South	201,335
Heptagon Investments 2836 N. Clairemont Ave.	Convert existing auto service bays into 3 separate tenant spaces	West	188,000
Wayne Volland 511 N. Clairemont Ave.	Addition & office alterations to Marketing Focus	West	180,000
Larsco LLC 2839 Mall Dr., #0001	Tenant space build-out for "Orange Leaf"	South	158,000
The Salvation Army 2211 S. Hastings Way	Interior alterations	East	155,200
John & Paul Speros 2524 Golf Rd.	Tenant build-out for "Cherry Berry"	South	150,000
General Growth Mgmt. 4800 Golf Rd., #502	Alterations for "Oakwood Pretzels"	South	145,000
Dr. Steve Kristo 3902 Oakwood Hills Pkwy.	Alterations to existing tenant space	South	130,000
Lystrup Properties LLC 2927 E. Hamilton Ave.	Interior remodel for "Enterprise Rent A Car"	South	117,938
Baeza LLC 2605 Golf Rd.	Tenant space build-out for "China Wok"	South	110,000
Royal Credit Union 1049 W. Clairemont Ave.	Interior alterations	South	100,000

Name/Address	Description	Sector	Value (\$)
General Growth Mgmt. 4800 Golf Rd.	Bathroom remodel near Cinema	South	100,000
General Growth Mgmt. 4800 Golf Rd., #424	Tenant alterations for "Claire's"	South	100,000

Industrial/Warehouse (5 projects)

Name/Address	Description	Sector	Value (\$)
Gerber Products Company 5023 Venture Dr.	Nestle office addition	West	4,900,000
McAllen Properties LLC 1945 Prairie Ln.	12,420 sq. ft. addition to FedEx warehouse	West	575,000
Nestle USA Inc. 1200 Nestle Ave.	New guardhouse for Nestle	West	400,000
Selective Countertops 2716 Melby St.	Office addition to existing factory building	North	392,000
Plank Enterprises 4404 Anderson Dr.	2,500 sq. ft. addition	North	300,000

Public/Semi-public (28 projects)

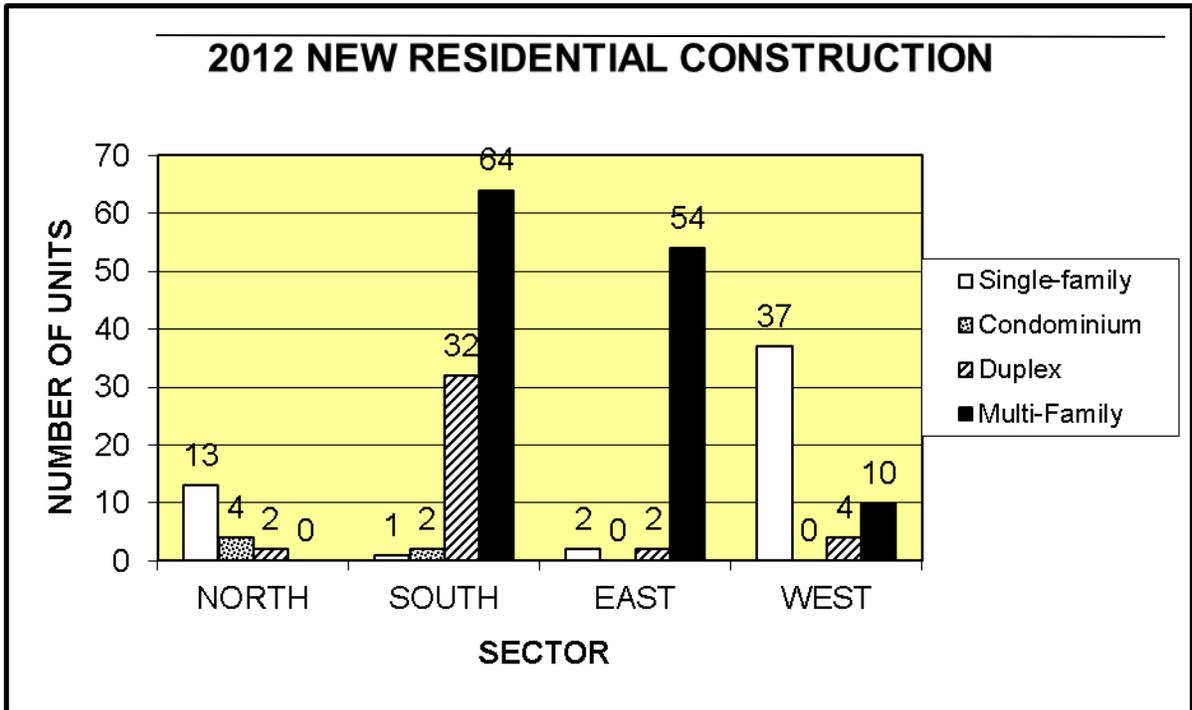
Name/Address	Description	Sector	Value (\$)
UW-EC 1716 Park Ave.	New education building	East	34,257,083
EC Board of Ed 2000 Vine St.	Interior & exterior alterations to DeLong Middle School	West	17,400,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Phase 1 North Tower misc. alterations	East	6,400,000
Calvary Church 3036 Epiphany Ln.	New Calvary Baptist Church	West	2,439,453
Sacred Heart Hospital 900 W. Clairemont Ave.	Third floor patient remodel	East	1,500,000

Name/Address	Description	Sector	Value (\$)
Mayo Clinic Health Systems 1400 Bellinger St.	Urology, plastic & general surgery clinics	West	1,500,000
CVTC 2320 Alpine Rd.	NanoRite Data Center alteration	West	1,350,000
Mayo Clinic Health Systems 733 W. Clairemont Ave.	MCC Eye Center retinal remodel	South	896,000
City of Eau Claire 3800 Fairfax St.	Addition to Fairfax Pool mechanical room	South	847,392
Immaculate Conception Church 1712 Highland Ave.	Gathering room and vestibule addition	East	804,817
Mayo Clinic Health Systems 733 W. Clairemont Ave.	MCC 733 S2 replacement & chiller install	South	531,600
Mayo Clinic Health Systems 733 W. Clairemont Ave.	MCC allergy & asthma relocation	South	462,570
Luther/Mayo Health Services 1221 Whipple St.	Digestive Health Dept. remodel	West	447,000
Sacred Heart Hospital 900 W. Clairemont Ave.	First floor electro-diagnostics relocation	East	415,507
Luther/Mayo Health Serv. 1221 Whipple St.	Remodel of existing OR #14	West	415,000
City of Eau Claire 515 Davis Ave.	New tower & wireless communications shelter for equipment	East	323,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Interior alterations, including new stress/echo suite	East	295,000
Sacred Heart/St. Patrick's Church 316 Fulton St.	Reroof with steel	West	273,955
Mayo Clinic Health Systems 733 W. Clairemont Ave.	MCC Admin. & Business Serv. remodel	South	240,000
City of Eau Claire Sky Line Dr.	Tower & shelter for wireless communications	West	235,000

Name/Address	Description	Sector	Value (\$)
City of Eau Claire 4116 Oak Knoll Dr.	New equipment shelter for communications	South	232,000
Eau Claire Area Schools 1801 Piedmont Ave.	Interior alterations at North High School	North	220,000
CVTC 620 W. Clairemont Ave.	Alterations to existing building	East	195,000
Mayo Clinic Health Systems 1400 Bellinger St.	Wishart Pharmacy remodel, lower level	West	190,000
Sacred Heart Hospital 900 W. Clairemont Ave.	CT scanner replacement	East	150,000
Luther/Mayo Health Serv. 1221 Whipple St.	MMB employee fitness center lockers & bathrooms	West	150,000
Heatherwood 4510 Gateway Dr.	4 x 10 addition & interior alterations to CBRF	South	125,000
Mayo Clinic Health Systems 1221 Whipple St.	New chillers located on roof of MRI	West	124,000

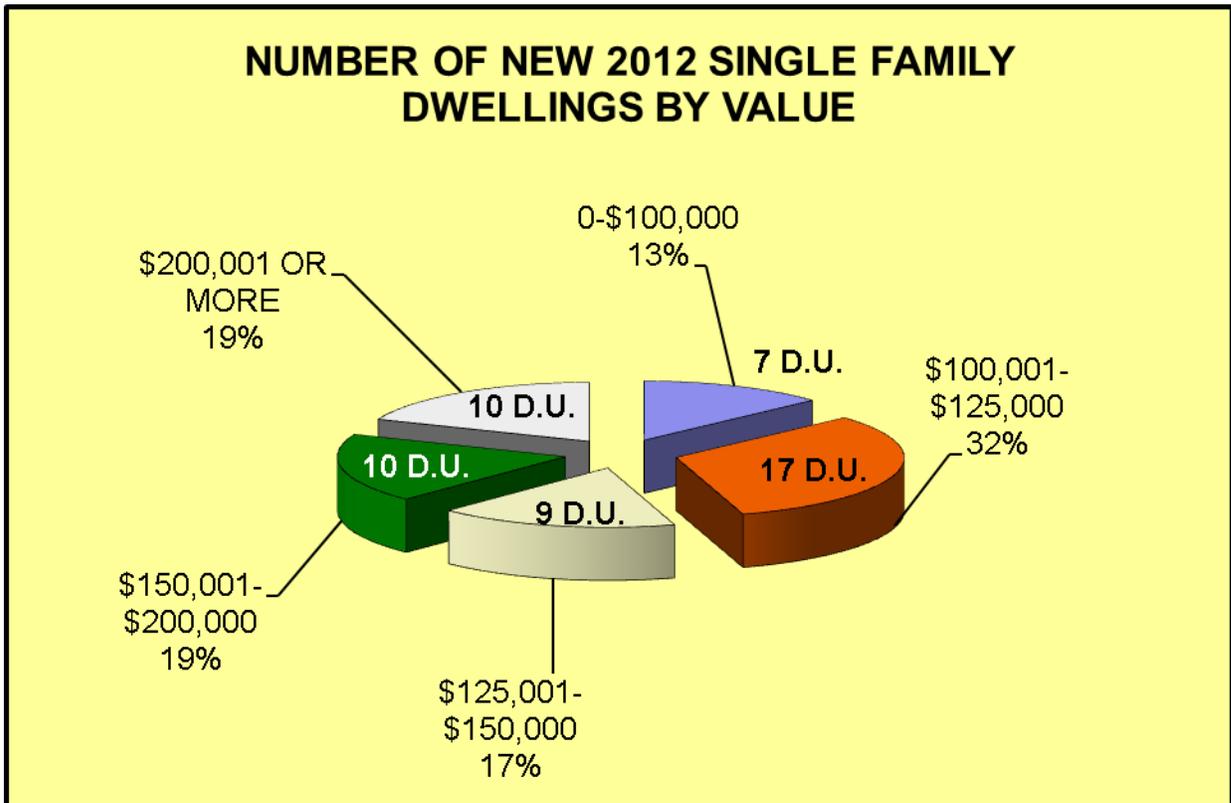
B. New Residential Construction – City of Eau Claire

Sector	# of Units					Total
	Single-family	Condominium	Duplex	Multi-family		
North	13	4	2	0		19
South	1	2	32	64		99
East	2	0	2	54		58
West	<u>37</u>	<u>0</u>	<u>4</u>	<u>10</u>		<u>51</u>
Total	53	6	40	128		227



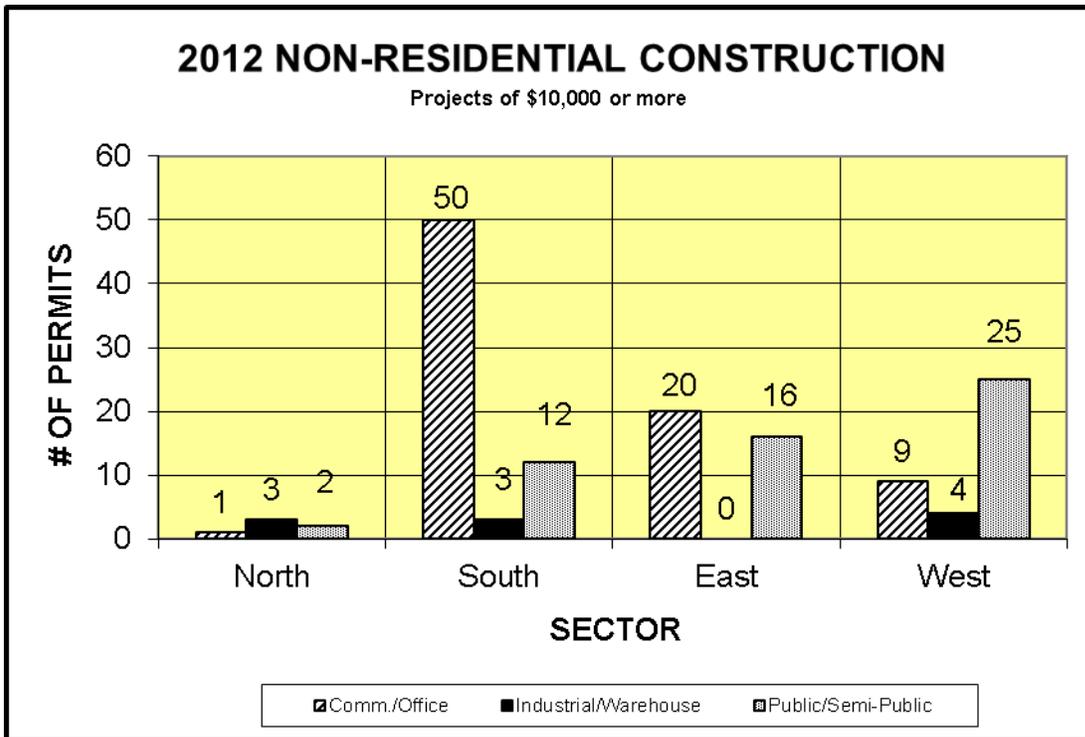
Valuation (\$)

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	1,779,000	580,000	140,000	0	2,499,000
South	350,000	255,000	3,280,000	4,080,000	7,965,000
East	207,000	0	220,000	4,100,000	4,527,000
West	<u>5,795,147</u>	<u>0</u>	<u>540,000</u>	<u>875,000</u>	<u>7,210,147</u>
Total	8,131,147	835,000	4,180,000	9,055,000	22,201,147



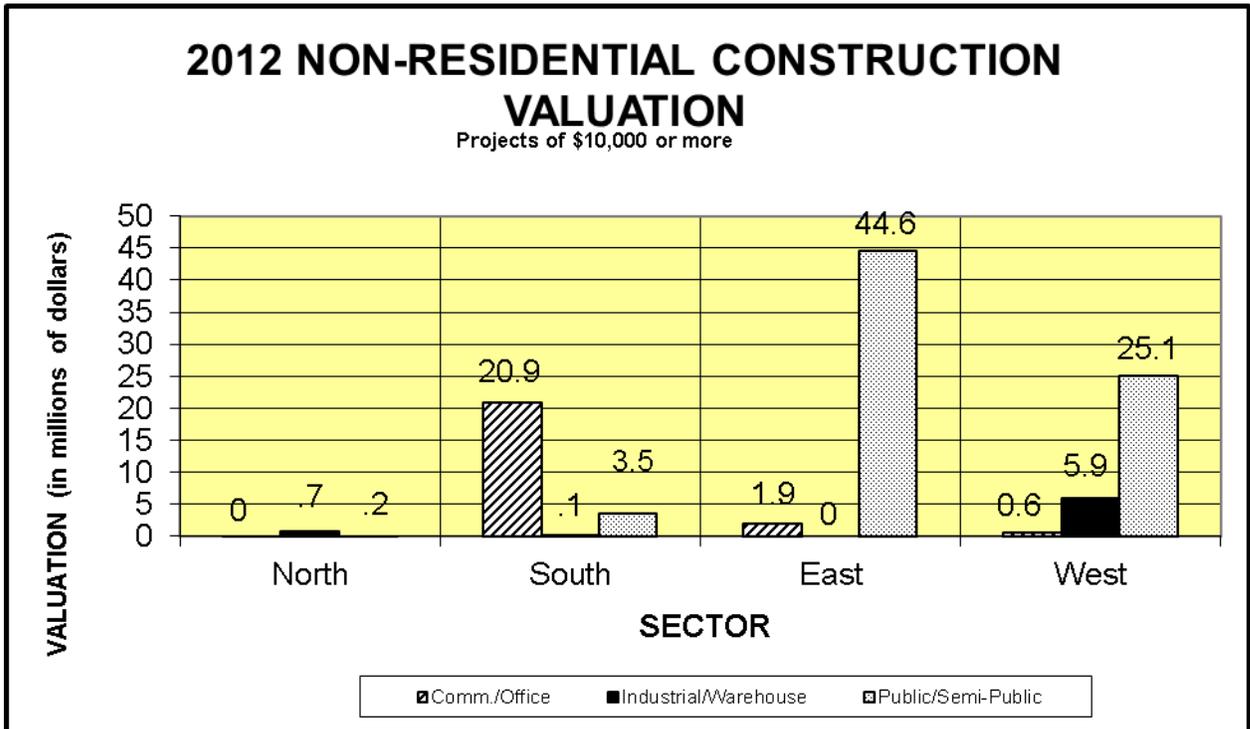
C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	1	3	2	6
South	50	3	12	65
East	20	0	16	36
West	<u>9</u>	<u>4</u>	<u>25</u>	<u>38</u>
Total	80	10	55	145



Valuation (\$)

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	34,000	737,000	237,000	1,008,000
South	20,852,091	89,500	3,453,185	24,394,776
East	1,875,463	0	44,643,074	46,518,537
West	<u>646,700</u>	<u>5,905,000</u>	<u>25,117,748</u>	<u>31,669,448</u>
Total	23,408,254	6,731,500	73,451,007	103,590,761



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
Total Number	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5
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
Population	192	26	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2
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

*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
Total Number	29	34	34	34	33	33	27	29	35	25	25	27	22	22	13	10	11	15
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

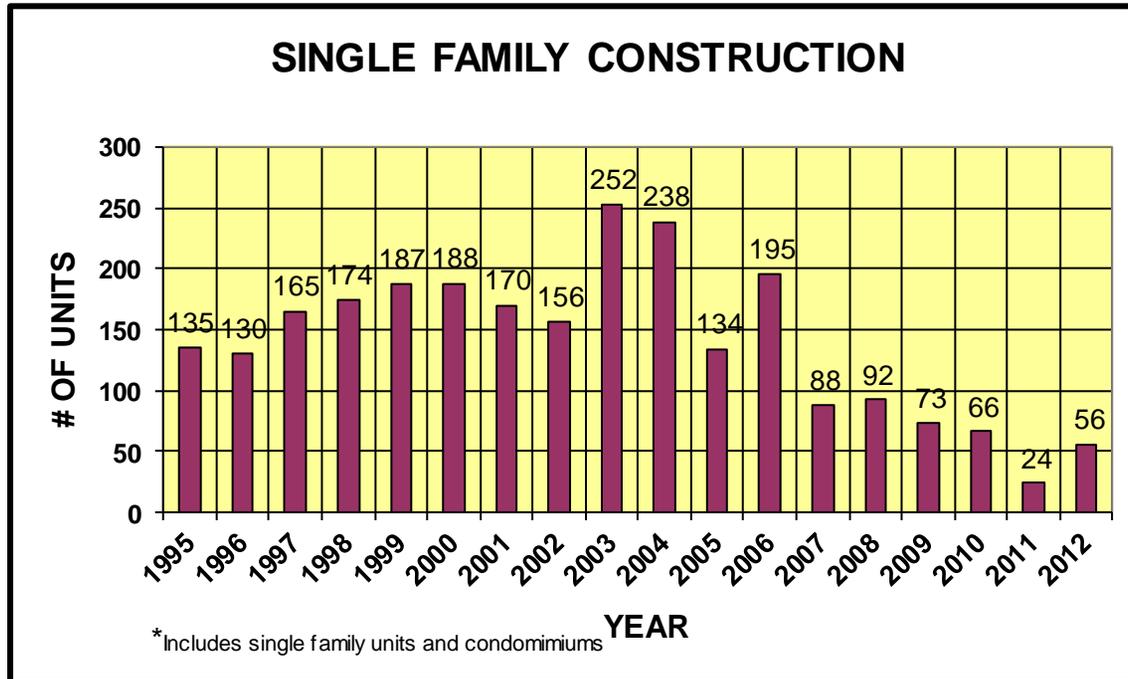
III. SUBDIVISIONS

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total Number	7	8	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1
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
# 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.

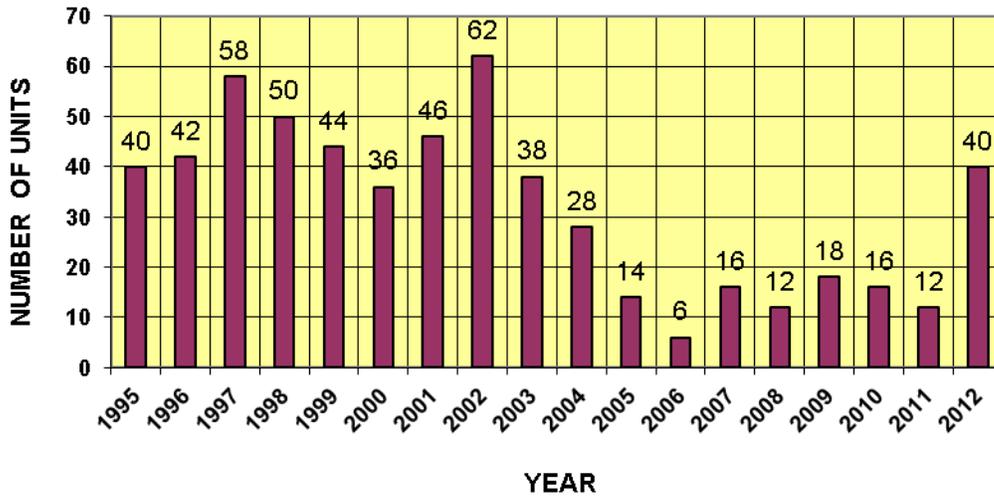
IV. BUILDING CONSTRUCTION (No. of Units)

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

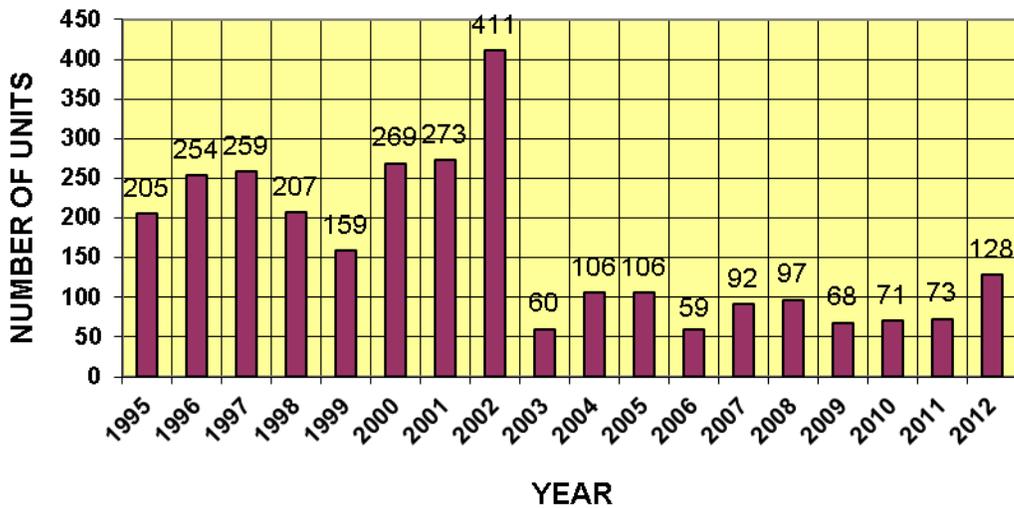
*Prior to 2004, condominium dwellings were included in the single-family totals.



DUPLEX CONSTRUCTION

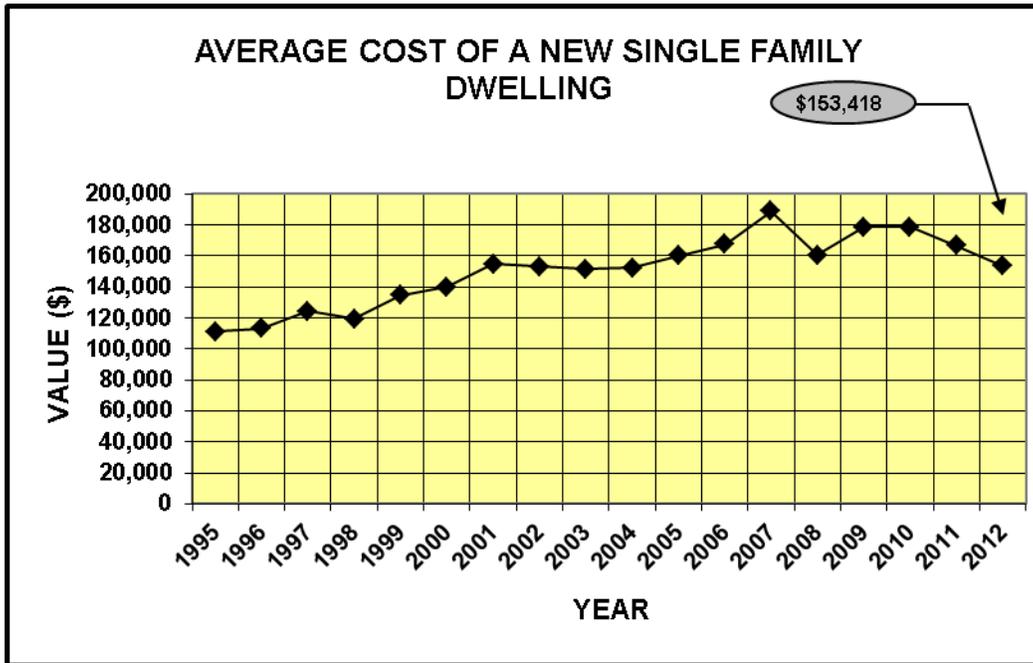


MULTIPLE FAMILY CONSTRUCTION



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



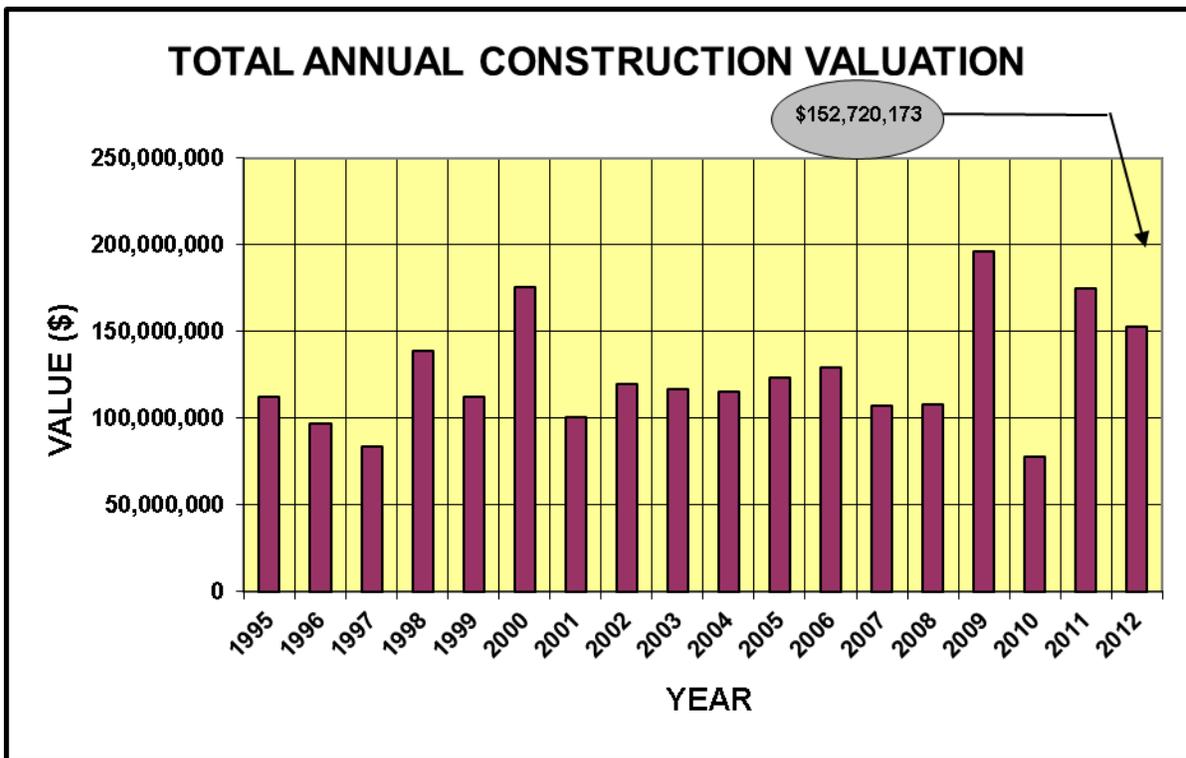
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

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

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

*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.

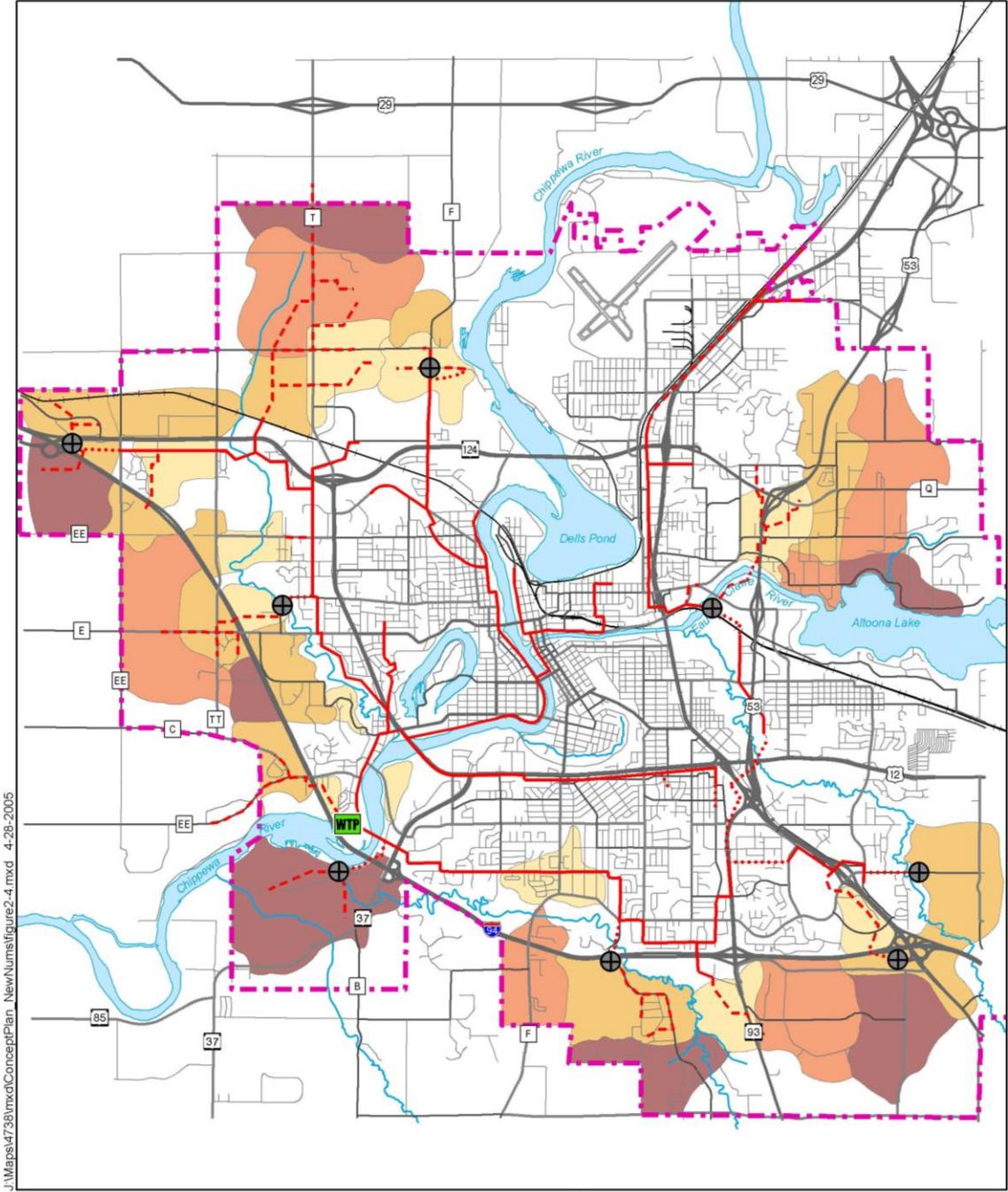
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

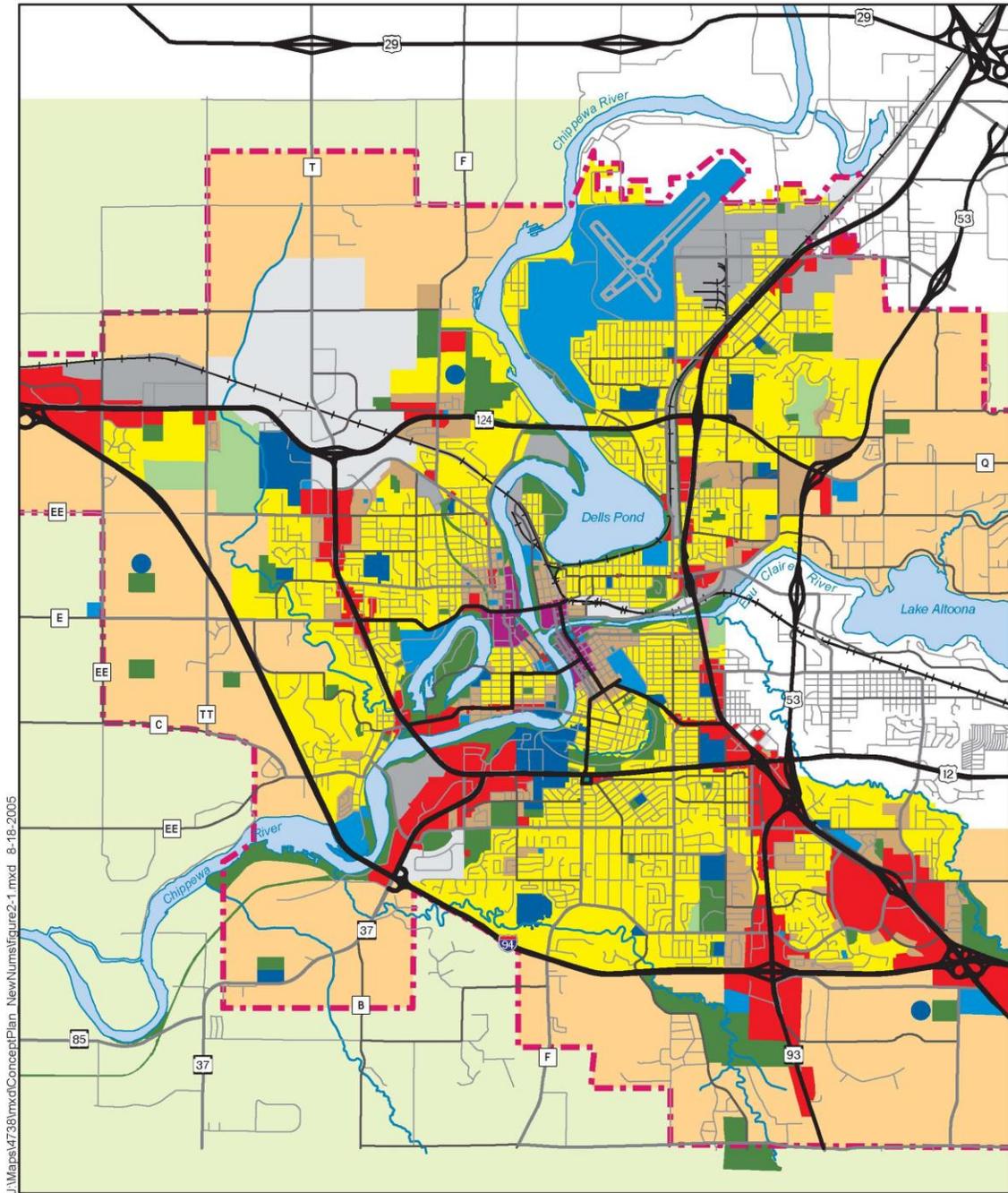
In review of the Staging Plan, the report finds the following:

Annexations. During the 2012 calendar year, 5 annexations totaling approximately 56.1 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 1 subdivision approved in 2012. A description of this subdivision can be found in the first section of this report and is also shown on the development map. This subdivision is located in a long-term staging area and is an additional phase of a larger subdivision approved in 2011.

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 15 rezoning applications in 2012. 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 2012, building permits were issued for 12 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
612 Menomonie St.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6440 Prairie Park Dr.	4	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5921 Southern Way	4	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
212 Fifth Ave.	6	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6315 Prairie Park Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6335 Prairie Park Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6421 Prairie Park Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6441 Prairie Park Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
6515 Prairie Park Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5941 Rooney Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5911 Rooney Dr.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
211 Wisconsin St.	54	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	128									

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

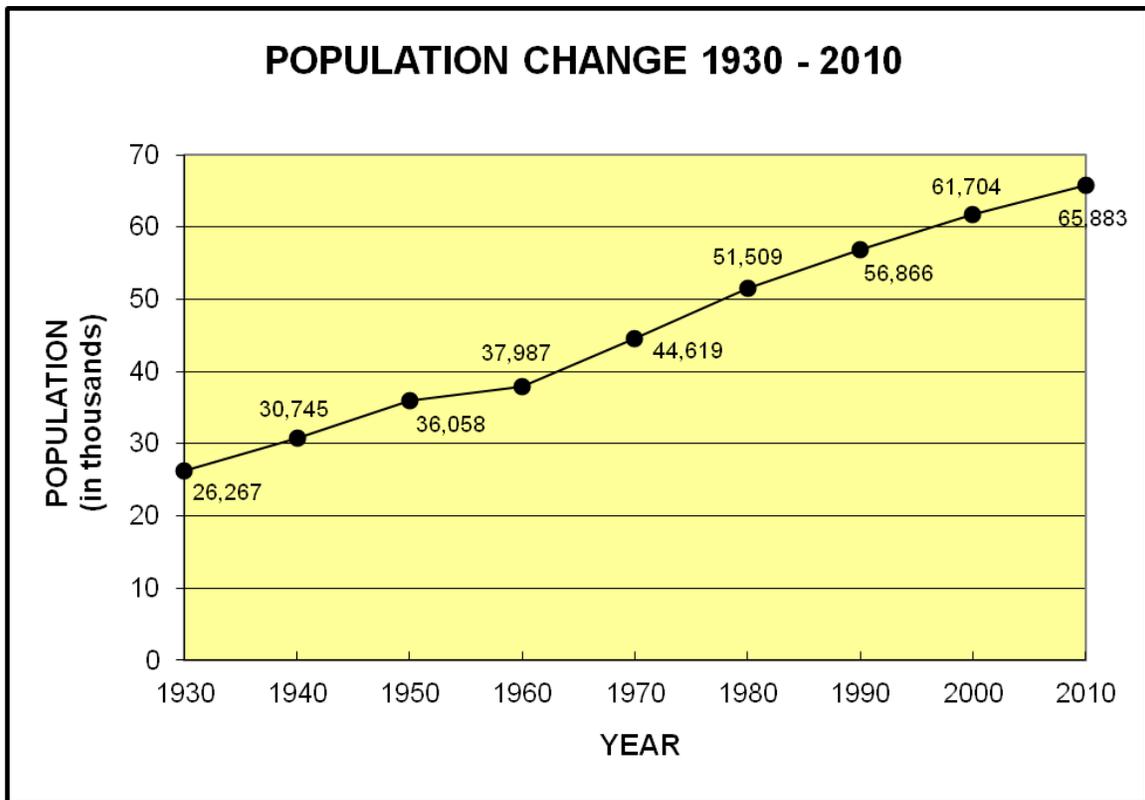
Source: 2010 U.S. Census & American Community Survey

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	2012 Net Change	Housing Units on 1-1-13
North	4,783	13	4,796	27	4,823
South	7,835	75	7,910	94	8,004
East	7,345	1	7,346	58	7,404
West	<u>8,102</u>	<u>10</u>	<u>8,112</u>	<u>41</u>	<u>8,153</u>
Total	28,065	99	28,164	220	28,384

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

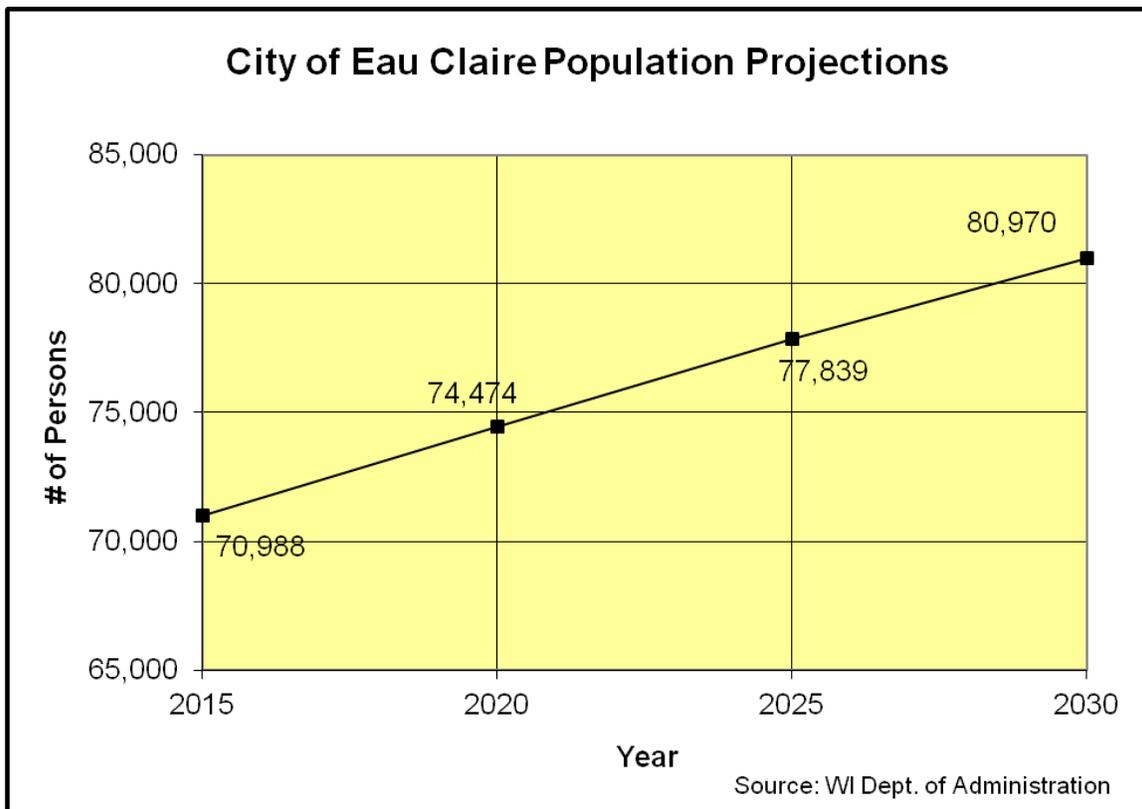
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2013. As of this date, the State estimates Eau Claire's population at 66,480.

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

2012 DEVELOPMENT MAP

2012 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

