

City of Eau Claire 2013 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2013 Development Map and Report



R.D. Larson Business Center –
3402 Oakwood Mall Drive



Metro Crossing Apartments –
2851 Hendrickson Drive

Department of Community Development
Eau Claire, Wisconsin

Cover Photos: JAMF Software – 215 Riverfront Terrace

2013 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2013 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2013 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 2013 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 2013 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 2013 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 2013. 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 2013 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 2013. Part II provides a brief overview of the City's development activity since 1995. Part III reports how well growth and development activity in 2013 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

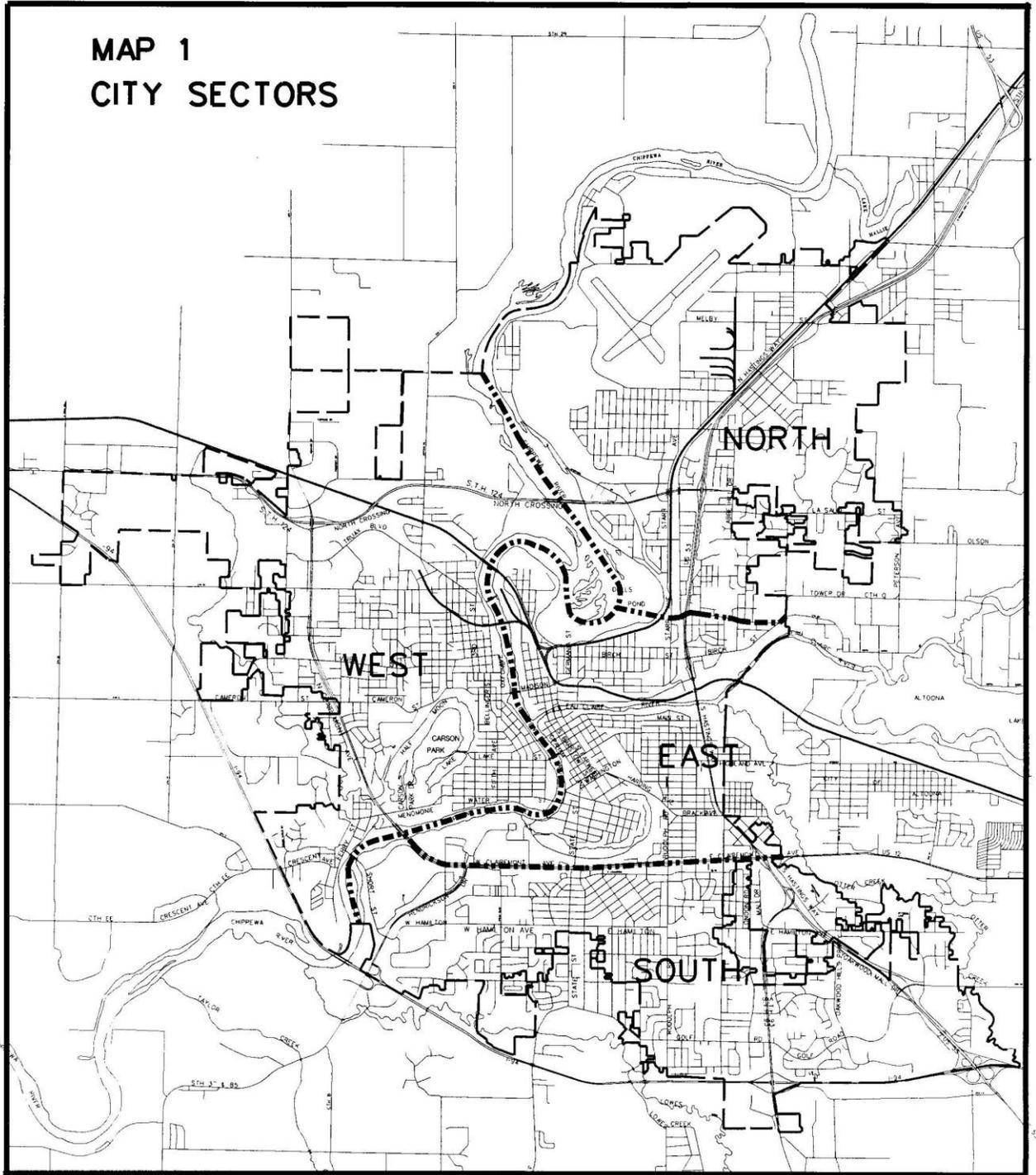
building permits, and demolition permits) is used to keep population and housing unit figures current.

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 2013**

I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)
1	2012-7A	East	Seymour	1	1	2.1
2	2013-1A	South	Washington	1	1	1.4
3	2013-5A	South	Washington	0	0	0.9
4	2013-6A	West	Union	<u>0</u>	<u>0</u>	<u>163.2</u>
Total				2	2	167.6

II. REZONINGS

Map #	File #	Sector	Previous District	New District	Area Rezoned (acres)
1	Z-1521-13	North	TR-1A, R-1A	C-3P	34
2	Z-1524-13	North	TR-1A	R-3P	9.8
3	Z-1530-13	East	CBD	CBDP	1.2
4	Z-1532-13	East	C-2	R-1	0.3
5	Z-1531-13	South	C-2	R-2P	0.5
6	Z-1523-13	South	TR-1A, R-1	R-1 & C-2P	1.4
7	Z-1534-13	South	R-3P	C-3MX	15
8	Z-1527-13	South	TR-1A	R-3P	6.7
9	Z-1535-13	West	TR-1A	R-1	163.2
10	Z-1526-13	West	TR-1A & R-3P	R-1 & R-2P	<u>45.1</u>
Total					277.2

III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	Zoning
1	P-3-12	South	Prairie Park III	6.7	6	R-3P
2	P-1-13	West	Vineyard Prairie	4.6	13	R-1
3	P-2-12	West	Folsom Heights	4.1	16	R-2P
4	P-4-12	West	Jeffers Rd. Townhomes	4.2	5	R-2P
5	P-2-13	West	Aspen Meadows Phase 2	<u>14.9</u>	<u>21</u>	R-1
Total				34.5	61	

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits
Plumbing	714
Signs	129
Heating	708
Building	<u>1,105</u>
Total	2,656

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	9*	6
Commercial	7	0
Industrial	0	0
Public	<u>0</u>	<u>0</u>
Total	16	6

*Includes the demolition of 11 dwelling units.

3. Conditional Permits

Type	# of Permits
Plumbing	714
Electrical	666
Mechanical – HVAC	708
Sign	129
Zoning appeals	2
Conditional use permits	25
Site plan review	37

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

Commercial/Office (39 projects)

Name/Address	Description	Sector	Value (\$)
Pablo Properties LLC 215 Riverfront Ter.	New office building for JAMF Software	East	9,000,000
Princeton Crossing LLC 1506 Black Ave.	New Kwik Trip convenience/car wash	North	6,700,000
Oakwood Hills Mall LLC 4710 Golf Rd.	Interior alterations to Scheels store	South	3,900,000
Keystone Corp. 3402 Oakwood Mall Dr.	New office building	South	2,800,000
Wild Mill LLC 3905 Kane Rd.	New club house w/banquet rooms	West	2,100,000
Northern States Power Co. 1414 W. Hamilton Ave.	First floor office remodel	South	1,799,000
GE Capital Franchise 959 W. Clairemont Ave.	New Wendy's restaurant	South	1,000,000
Royal Credit Union 1825 N. Clairemont Ave.	Buildout for "Intel" tenant space	West	800,000
Robert M. Wagner 3636 Melby St	Tenant buildout for "Davita Dialysis"	North	710,609
Ruth H. Newman 807 W. Clairemont Ave.	Peds move to second floor	South	600,000

Name/Address	Description	Sector	Value (\$)
Richard E. Svengaard 2316 Vine St.	Advanced Auto Parts store	West	545,000
May's Floral, Inc. 3424 Jeffers Rd.	Steel storage building for May's Floral	West	450,000
Farmers & Merchants State Bank 3406 Oakwood Hills Pkwy.	Reroof	South	370,000
630 Water Street LLC 630 Water St.	New mixed-use office bldg.; offices on 1 st floor, 2 apts. on 2 nd floor	West	350,000
Shirley A. Hahn 3045 N. Hastings Way	Interior buildout for "Family Dollar" store	North	295,000
J. Makooch Properties LLC 4210 Southtowne Dr.	Interior buildout	South	265,000
Clinic Marshfield 2102 Craig Rd.	First floor remodel to Sterile Products Pharmacy	East	250,000
May's Floral, Inc. 3424 Jeffers Rd.	New greenhouse for May's Floral	West	220,000
Oakwood Dental Specialists LLC 3902 Oakwood Hills Pkwy.	Interior remodel for Dr. Jason Johnson Dental Clinic	South	210,000
Ronald & Gail Halmstad, N. Clairemont Ave.	Monopole tower	West	204,000
Eau Claire County Airport 3800 Starr Ave.	Interior remodel of restaurant inside of airport	North	177,562
Delrey Associates 2025 Highland Ave.	Interior and exterior remodel	East	176,000
SW Family Care Alliance 3203 Stein Blvd.	Demo existing space & interior buildout for "Southwest Family Care Alliance"	South	175,000
Doro, Inc 3112 Golf Rd.	Office addition	South	175,000
Met Credit Union 402 Graham Ave.	New interior office space for "Odar"	East	152,900

Name/Address	Description	Sector	Value (\$)
522 Water Street LLC 522 Water St.	Office space buildout	West	150,000
Chippewa Valley Partners LLC 3731 Gateway Dr.	Tenant alterations for "Dollar Tree"	South	150,000
AEI Income & Growth Fund 4090 Commonwealth Ave.	Reroof	South	149,600
Platt & Platt Co. LLC 1616 N. Clairemont Ave.	Interior remodel of "Toppers Pizza"	West	133,000
Border Patrol LLC 2512 Craig Rd.	Restroom improvements; dining & seating improvements	South	125,000
Eau Claire Custard LLC 2021 Brackett Ave.	Update finishes and alter seating	East	120,000
Oakwood Hills Mall LLC 4800 Golf Rd.	New mall corridor for future Scheels expansion	South	112,500
Inreit BI Eau Claire LLC 1262 W. Clairemont Ave.	Bio-life bldg. physical therapy relocate	East	110,000
Oakwood Hills Mall LLC 4800 Golf Rd.	Remodel for "Francesca's"	South	108,000
CCA Investments LLC 5314 Prill Rd.	Tenant buildout for "Firehouse Subs"	South	106,000
Southside Holdings LLC 3203 Stein Blvd.	Interior remodel for "First Choice"	South	100,000
John P. Speros 2524 Golf Rd.	Buildout for "Value Implement"	South	100,000
Hope Gospel Mission, Inc. 2511 Moholt Dr.	Addition to Hope Gospel	West	100,000
Texas Roadhouse Holdings LLC 5019 Keystone Crossing	Dining room addition	South	100,000

Industrial/Warehouse (10 projects)

Name/Address	Description	Sector	Value (\$)
Hastings Place LLC 313 Hastings Pl.	Warehouse addition for dry storage	East	1,700,000
Market & Johnson, Inc. 1919 Galloway St.	Additions to storage building on east & west ends	East	360,000
Oxford Avenue Partnership LLP 3213 Louis Ave.	Interior remodel of existing space into office & storage	North	337,900
Dennis Allsop 4821 London Rd.	New mini-warehouse	South	250,000
West Park Partnership LLP 2536 Alpine Rd.	Interior alterations for "Idexx"	West	200,000
Phillips Properties, Inc. 3400 White Ave.	Reroof	North	200,000
Dennis Allsop 4821 London Rd.	New mini-warehouse	South	175,000
Gerber Products Company 1200 Nestle Ave.	Remove & replace existing PVC roofing and insulation	West	152,490
Eau Claire Stor All LLC 3710 Cardinal Ave.	Mini-storage for "Stor-All"	North	150,000
Market & Johnson, Inc. 1919 Galloway St.	New storage building	East	140,000

Public/Semi-public (14 projects)

Name/Address	Description	Sector	Value (\$)
City of Eau Claire 1000 Ferry St.	Additions & interior alterations to existing wastewater treatment plant	West	39,000,000
Sacred Heart Hospital 900 W. Clairemont Ave.	Curtain wall replacement	East	14,000,000
Hometown Living LLC 3325 Birch St.	32-unit CBRF	East	2,000,000
CVTC 3623 Campus Rd.	Fire training center w/attached storage	West	1,900,000

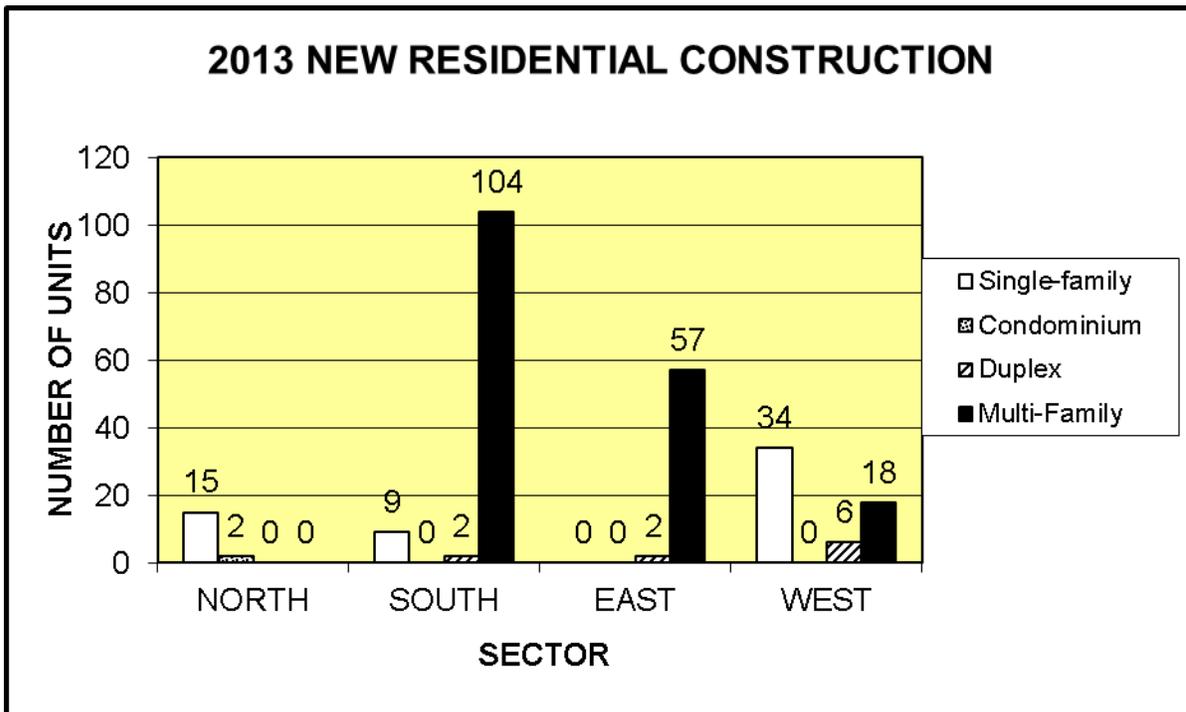
Name/Address	Description	Sector	Value (\$)
Covenant Healthcare of EC 1405 Truax Blvd.	Dove West addition	West	1,500,000
CVTC 620 W. Clairemont Ave.	Business Education Center remodel	East	652,000
CVTC 620 W. Clairemont Ave.	Remodel existing auditorium into a new conference center	East	620,000
City of Altoona 2740 Bauer St.	Remodel of existing City of Altoona Public Works bldg.	East	464,151
City of Eau Claire 3996 Freedom Dr.	60' monopole tower & equipment shelter	North	229,868
Luther Hospital 1400 Bellinger St.	3 rd , 4 th , & 5 th floor fire dampers	West	180,000
Evangelical Lutheran Church 601 Fall St.	Remodeling for child care facility	East	158,220
Eau Claire County Airport 3800 Starr Ave.	Additions to existing Menard's hangar	North	150,000
Eau Claire School District 2000 Vine St	New track shed for Delong Middle School	West	117,000
City of Eau Claire 203 S. Farwell St.	South entry addition	East	111,099

B. New Residential Construction – City of Eau Claire

Sector	# of Units				Total
	Single-family	Condominium	Duplex	Multi-family	
North	15	2	0	0	17
South	9	0	2	104	115
East	0	0	2	57	59
West	<u>34</u>	<u>0</u>	<u>6</u>	<u>18*</u>	<u>58</u>
Total	58	2	10	179	249

*Includes 4 apartment units constructed along Water Street in mixed-unit developments (630 and 902 Water Street).

Note: Does not include the 32-unit CBRF constructed at 3325 Birch Street.

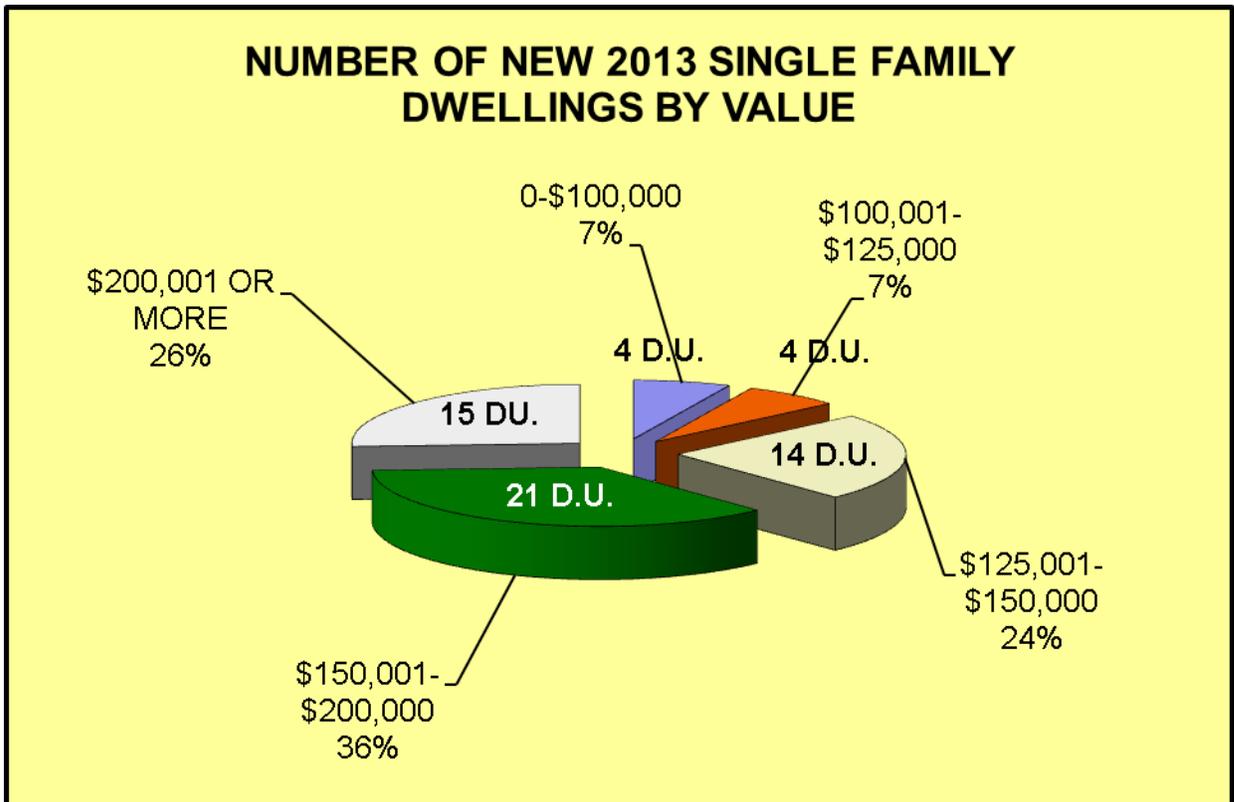


Valuation (\$)

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	2,600,000	300,000	0	0	2,900,000
South	2,246,560	0	169,000	9,505,000	11,920,560
East	0	0	185,000	4,800,000	4,985,000
West	<u>5,688,100</u>	<u>0</u>	<u>592,000</u>	<u>900,000</u>	<u>7,180,100</u>
Total	10,534,660	300,000	946,000	15,205,000	26,985,660

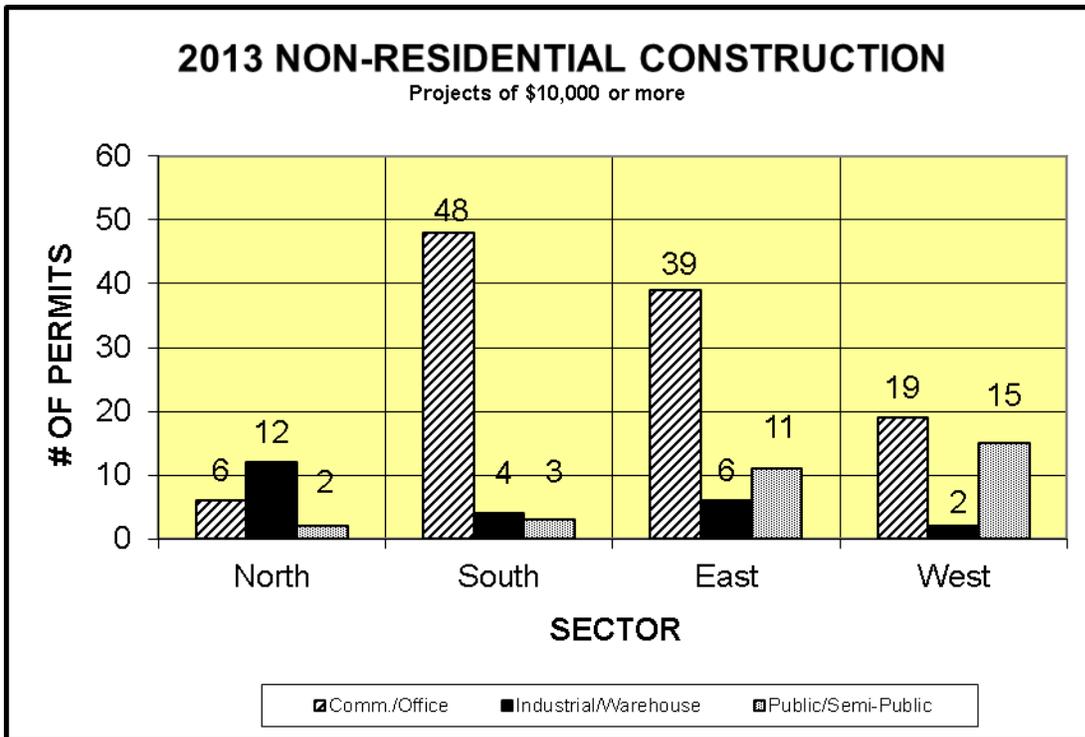
Notes:

1. Does not include the 32-unit CBRF constructed at 3325 Birch Street.
2. The valuations for 4 apartment units constructed along Water Street as part of mixed-unit development are included in the commercial valuation totals.



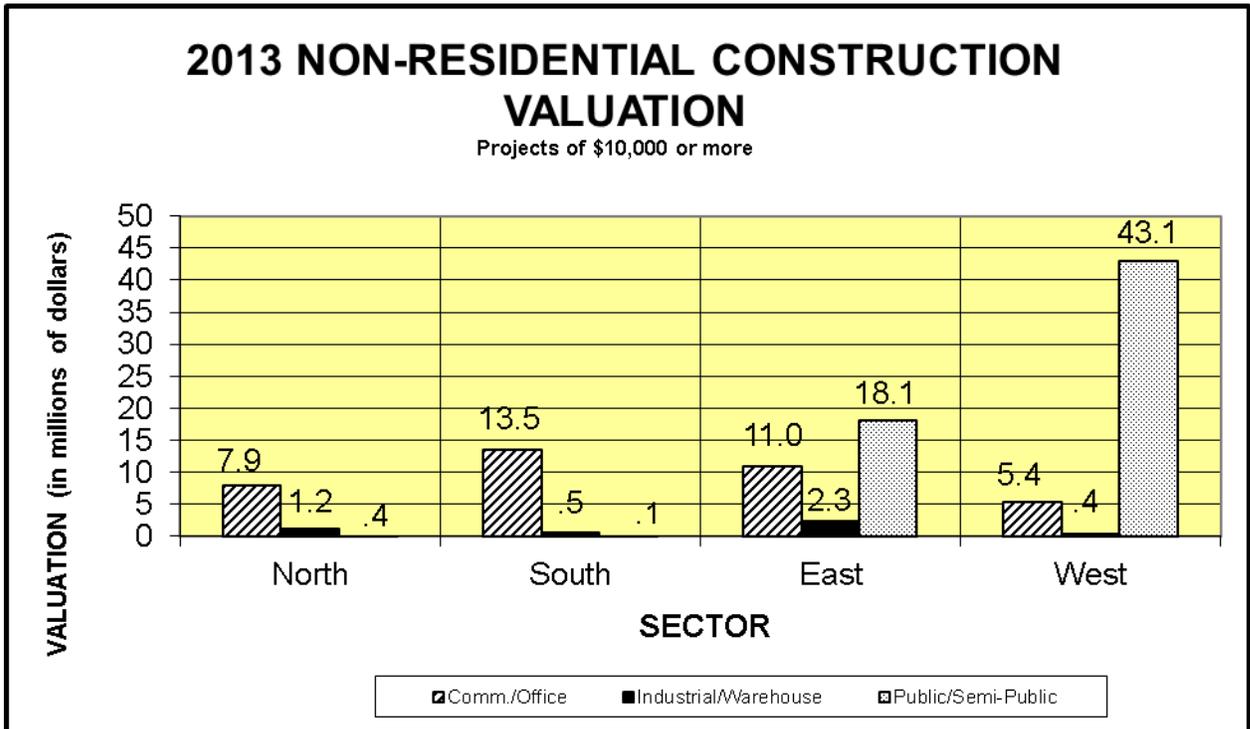
C. Non-residential Construction (projects \$10,000 or more in value) – City of Eau Claire

Sector	# of Permits			Total
	Comm./Office	Industrial/Warehouse	Public/Semi-public	
North	6	12	2	20
South	48	4	3	55
East	39	6	11	56
West	<u>19</u>	<u>2</u>	<u>15</u>	<u>36</u>
Total	112	24	31	167



Valuation (\$)

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	7,941,171	1,187,773	379,868	9,508,812
South	13,492,497	534,250	86,000	14,112,747
East	11,042,872	2,324,000	18,095,470	31,462,342
West	<u>5,348,445</u>	<u>352,490</u>	<u>43,052,440</u>	<u>48,753,375</u>
Total	37,824,985	4,398,513	61,613,778	103,837,276



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
Total Number	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5	4
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
Population	192	26	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2	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	34.25

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

III. SUBDIVISIONS

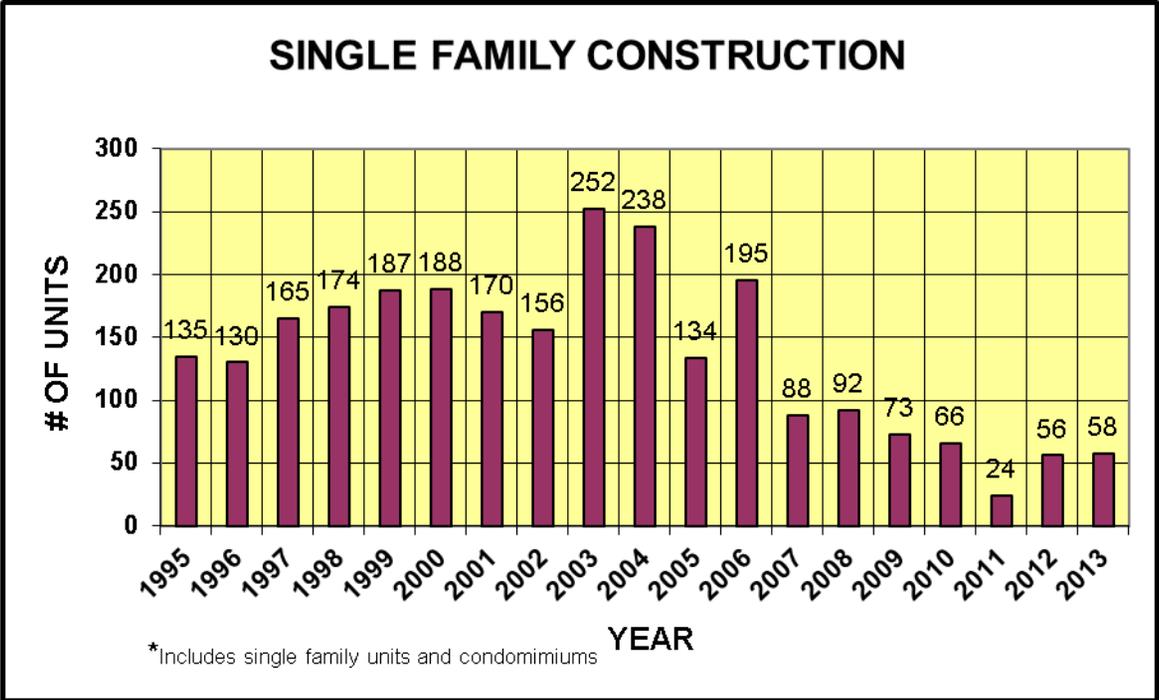
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Total Number	7	8	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1	5
Total Area (acres)	51.5	102.2	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84	53.7	2.7	27.8	25.8	4.4	34.5
# of Lots	72	227	84	291	202	72	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

IV. BUILDING CONSTRUCTION (No. of Units)

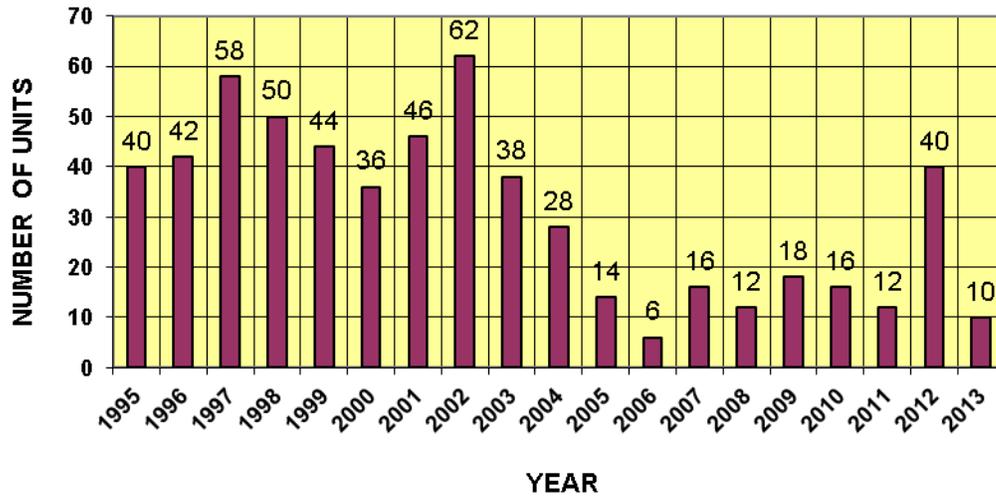
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single-family	135	130	165	174	187	188	170	156	252	190	104	104	67	36	47	39	24	53	58
Condominium										48*	30	91	21	56	26	27	0	6	2
Duplex	40	42	58	50	44	36	46	62	38	28	14	6	16	12	18	16	12	40	10
Multiple-family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

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

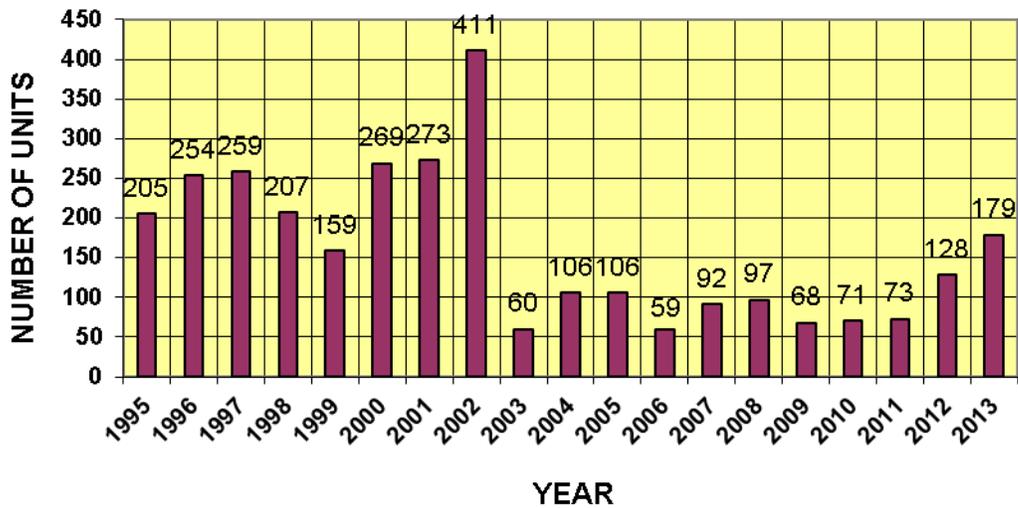
**Does not include 32-unit CBRF at 3325 Birch Street.



DUPLEX CONSTRUCTION

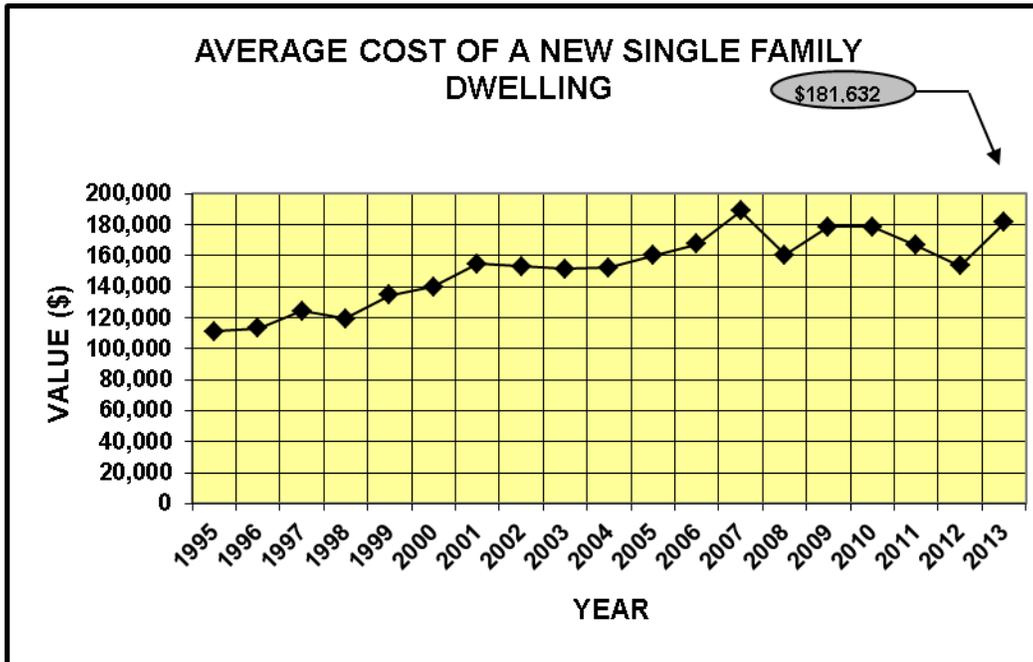


MULTIPLE FAMILY CONSTRUCTION



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



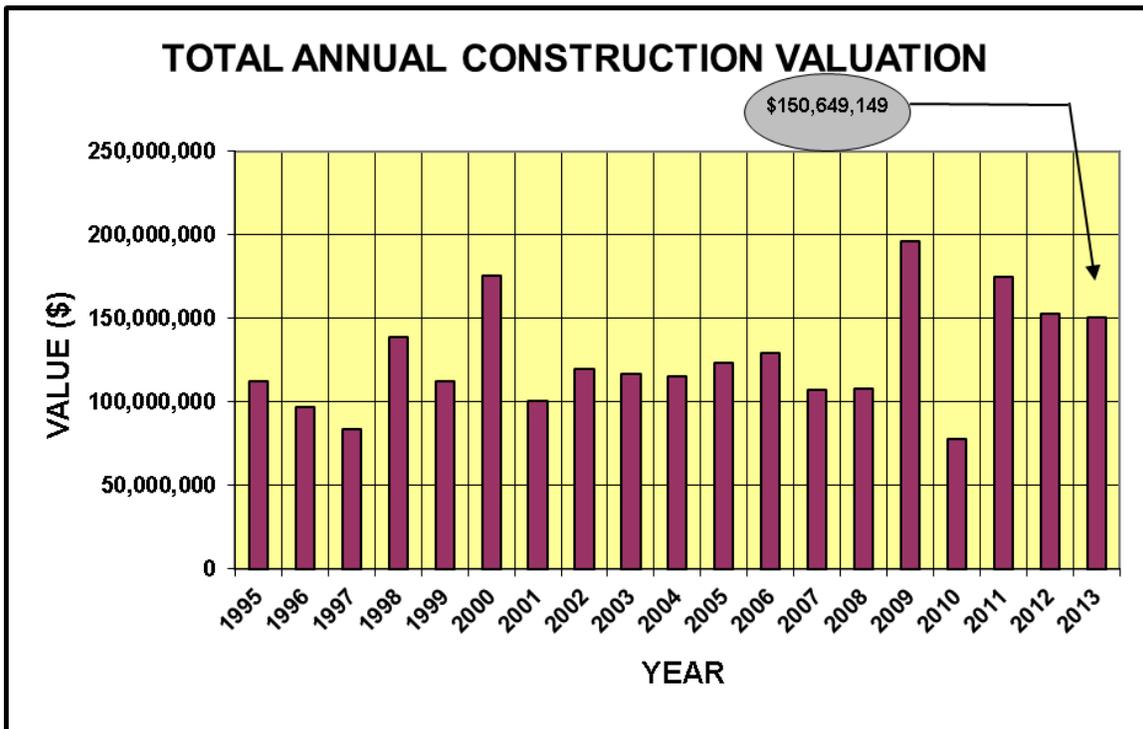
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

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

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

*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.

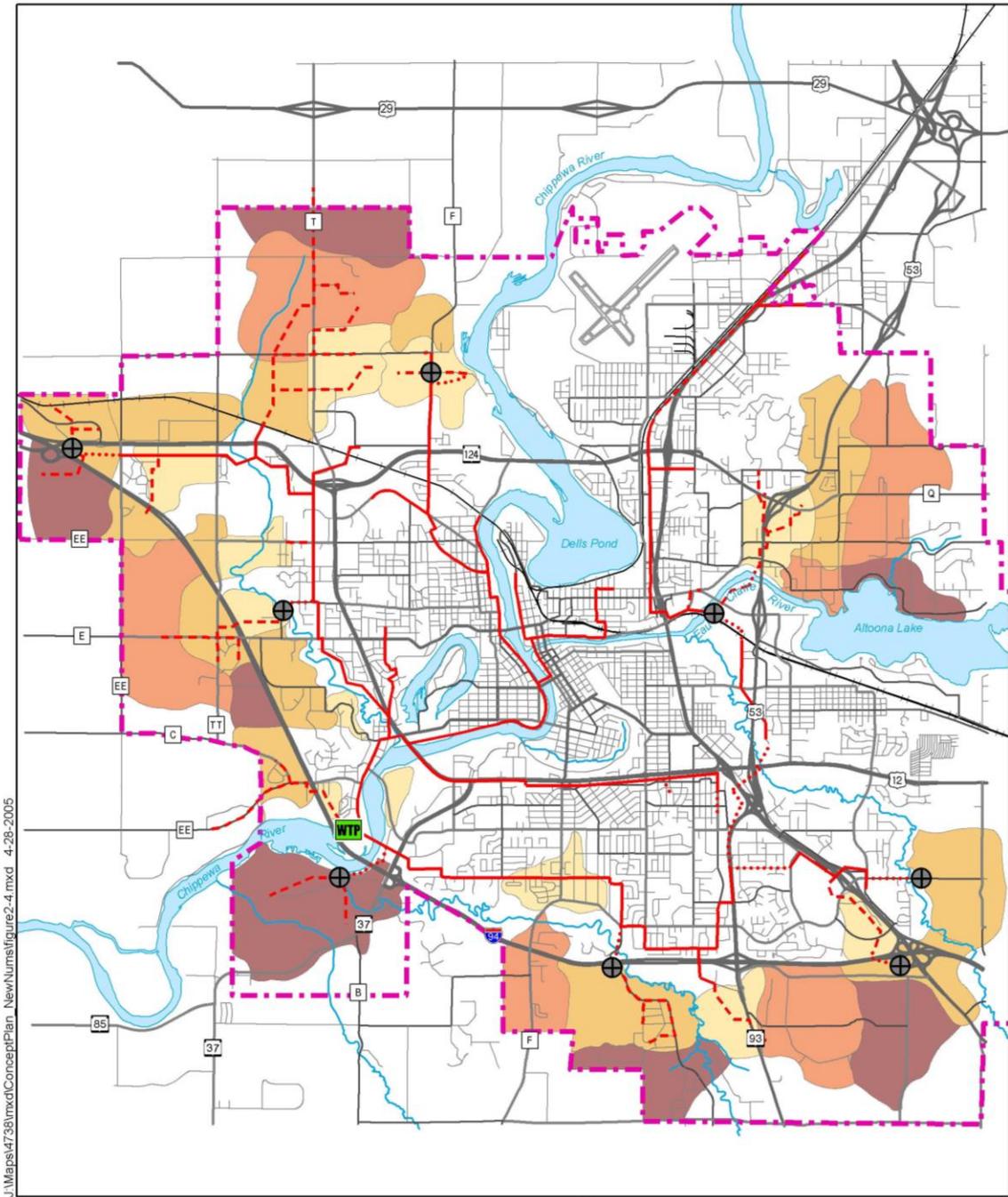
Although this report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, this report will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Public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

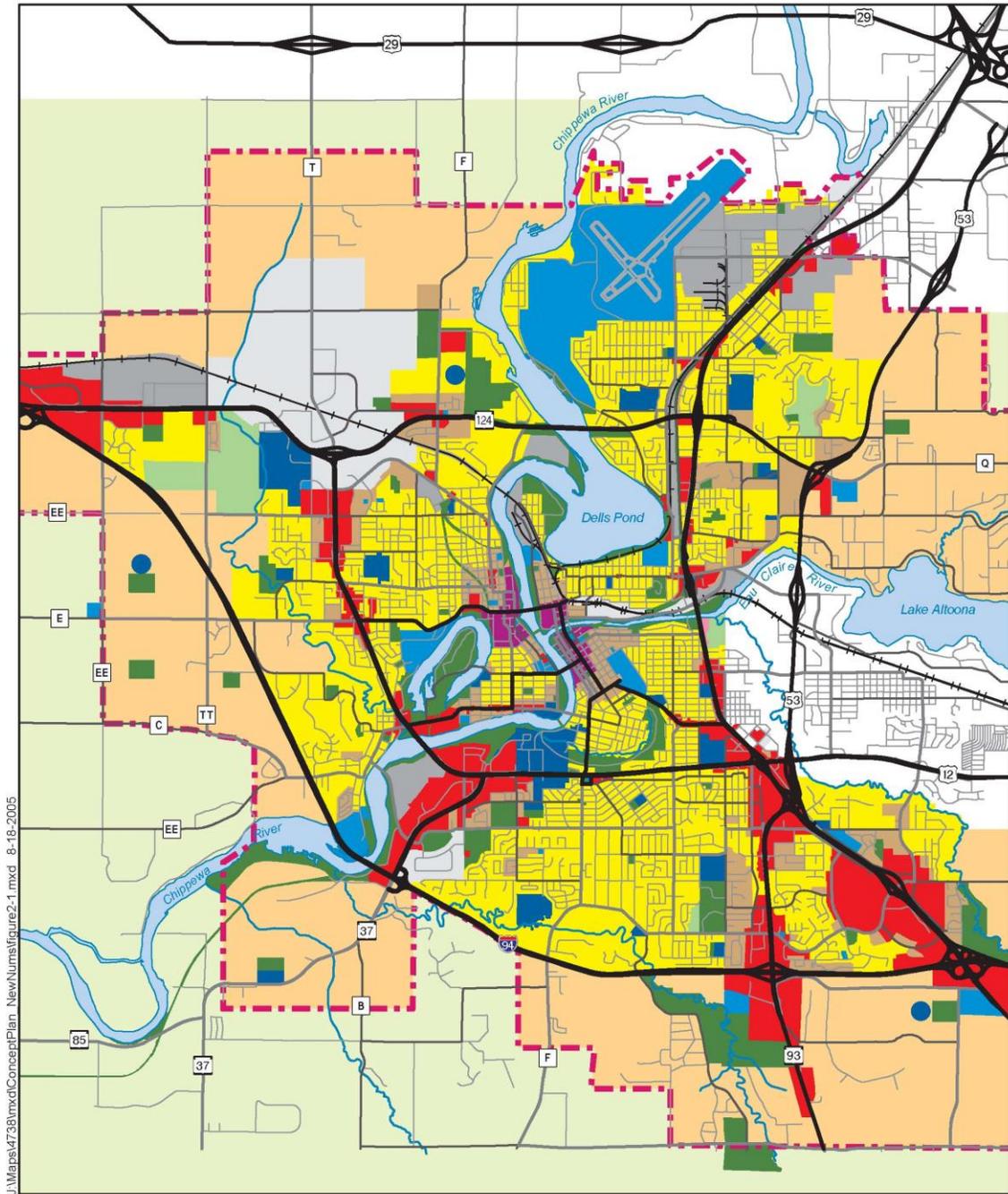
In review of the Staging Plan, the report finds the following:

Annexations. During the 2013 calendar year, 4 annexations totaling approximately 167.6 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 5 subdivision approved in 2013. 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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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 10 rezoning applications in 2013. 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, 63 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 2013, 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
902 Dorbe St.	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5803 Albright Ct.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
5810 Albright Ct.	8	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes
2326 Peters Dr.	14	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
211 Wisconsin St.	57	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2851 Hendrickson Dr.	84	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	175									

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

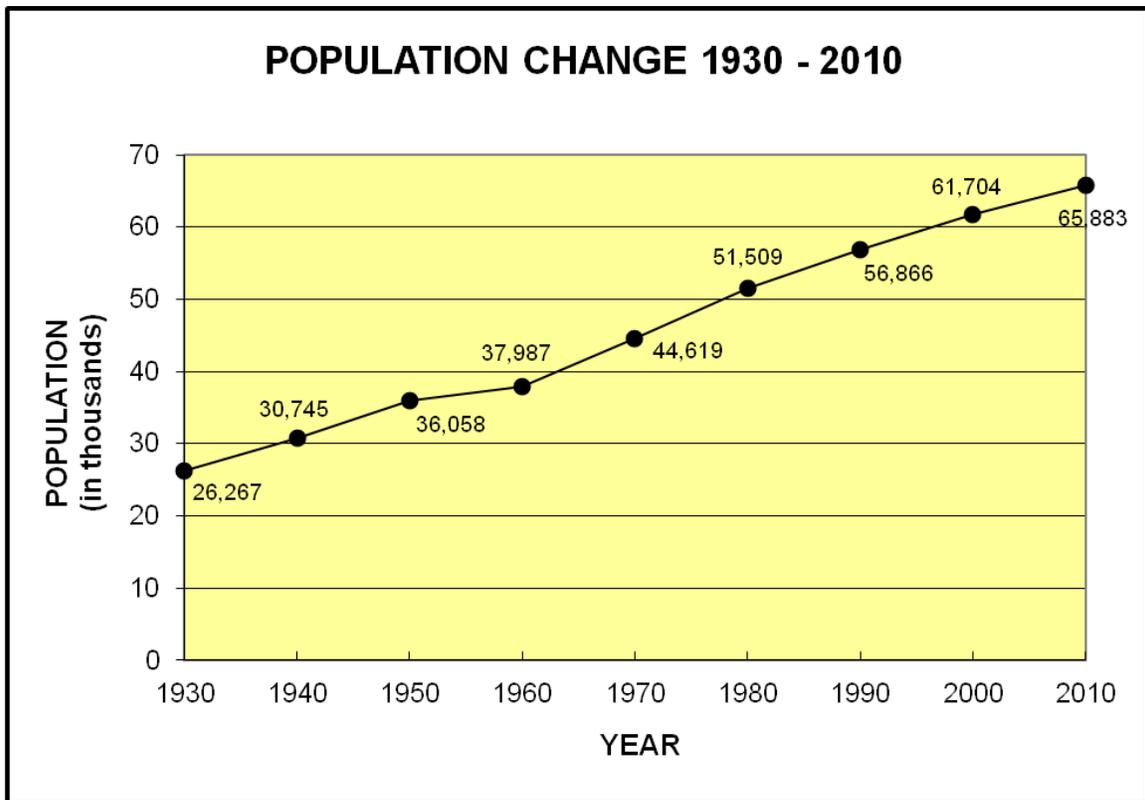
Source: 2010 U.S. Census & American Community Survey

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	2013 Net Change	Housing Units on 1-1-14
North	4,783	13	4,796	27	4,823	16	4,839
South	7,835	75	7,910	94	8,004	115	8,119
East	7,345	1	7,346	58	7,404	57	7,461
West	<u>8,102</u>	<u>10</u>	<u>8,112</u>	<u>41</u>	<u>8,153</u>	<u>52</u>	<u>8,205</u>
Total	28,065	99	28,164	220	28,384	240	28,624

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

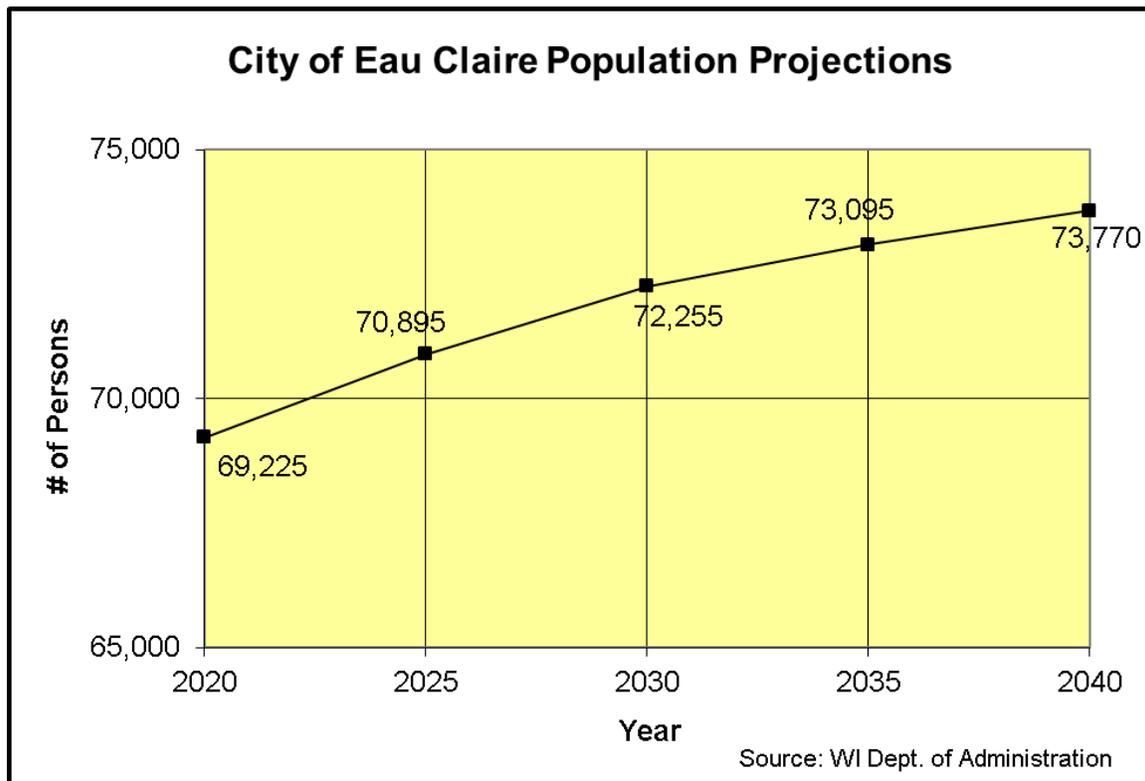
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2014. As of this date, the State estimates Eau Claire's population at 66,834.

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, 2013, and April, 2014.



PART V

2013 DEVELOPMENT MAP

2013 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

0 2500 5000
Feet

P.U. 5-1-14

