

# **City of Eau Claire 2015 Development Map and Report**



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

# City of Eau Claire 2015 Development Map and Report



Fairfield Inn and Suites  
1666 Princeton Crossing

Oxbow Hotel  
508-516 Galloway Street



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

**Cover Photos: Haymarket Landing – 202 Eau Claire Street  
Lismore Hotel – 205 South Barstow Street**

# 2015 DEVELOPMENT AND REPORT

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# **INTRODUCTION**

# INTRODUCTION

The 2015 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2015 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 2015 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 2015 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 2015 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 2015. 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 2015 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 2015. Part II provides a brief overview of the City's development activity since 1995. Part III reports how well growth and development activity in 2015 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

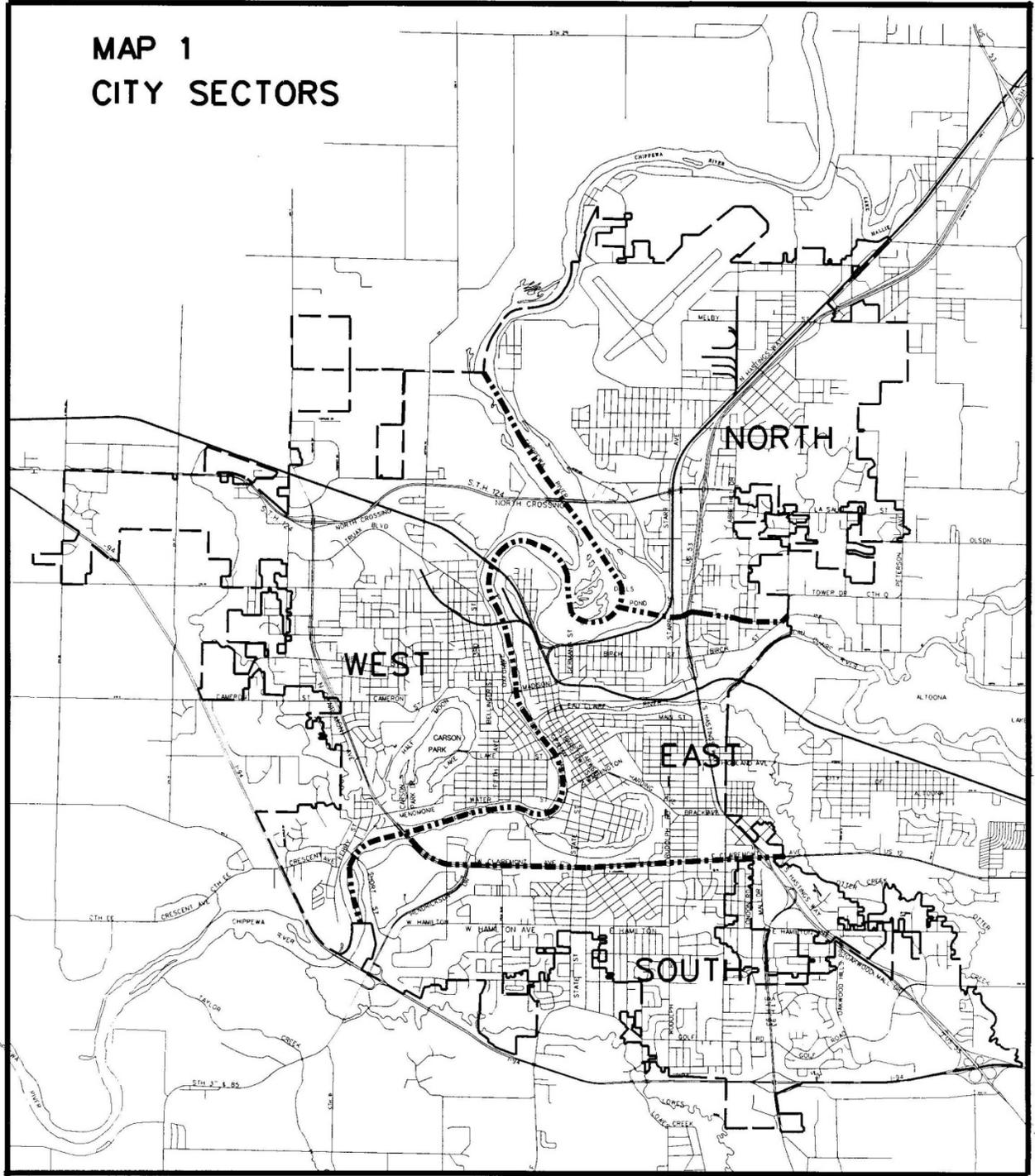
the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, development that occurred in 2015 is reviewed in relation to the City's Land Use Plan which is a chapter of the City's Comprehensive Plan, with the goal 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 2015**

## I. ANNEXATIONS

| Map #        | File #  | Sector | Town       | Housing Units | Population | Area Annexed (acres) |
|--------------|---------|--------|------------|---------------|------------|----------------------|
| A-1          | 2014-4A | North  | Seymour    | 0             | 0          | 19.5                 |
| A-2          | 2015-3A | South  | Washington | 1             | 2          | 17.3                 |
| A-3          | 2015-2A | South  | Washington | 1             | 4          | 1.0                  |
| A-4          | 2015-1A | South  | Washington | 0             | 0          | 3.3                  |
| A-5          | 2015-4A | South  | Washington | 0             | 0          | 4.0                  |
| <b>Total</b> |         |        |            | <b>2</b>      | <b>6</b>   | <b>45.1</b>          |

## II. REZONINGS

| Map #        | Sector | Original Zoning | Approved Zoning | Area Rezoned (acres) | File #    | Approval Date |
|--------------|--------|-----------------|-----------------|----------------------|-----------|---------------|
| Z-1          | North  | R-1 & R-3       | R-3P            | 4.3                  | Z-1559-15 | 6/10/2015     |
| Z-2          | East   | C-3             | C-2P            | 0.8                  | Z-1572-15 | 12/22/2015    |
| Z-3          | South  | TC-3            | C-3P            | 4.5                  | Z-1563-15 | 8/25/2015     |
| Z-4          | South  | C-3             | C-3P            | 1.1                  | Z-1562-15 | 6/10/2015     |
| Z-5          | South  | TR-1            | R-1             | 2.0                  | Z-1568-15 | 10/27/2015    |
| Z-6          | South  | TR-1A           | R-1             | 17.3                 | Z-1560-15 | 6/10/2015     |
| Z-7          | South  | TR-1A           | C-2P            | 3.3                  | Z-1565-15 | 10/13/2015    |
| Z-8          | South  | C-3P            | R-3P            | 6.7                  | Z-1569-15 | 12/22/2015    |
| Z-9          | South  | I-1             | C-3P            | 2.6                  | Z-1551-15 | 1/13/2015     |
| Z-10         | West   | RMP             | C-2P            | 1.3                  | Z-1571-15 | 12/22/2015    |
| Z-11         | West   | R-3 & R-4       | R-2 & RMP       | 92.4                 | Z-1558-15 | 5/12/2015     |
| Z-12         | West   | P               | R-3P            | 0.7                  | Z-1554-15 | 1/27/2015     |
| Z-13         | West   | TR-1A           | R-1             | 0.8                  | Z-1556-15 | 2/24/2015     |
| <b>Total</b> |        |                 |                 | <b>137.8</b>         |           |               |

## III. SUBDIVISIONS

| Map #        | File # | Sector | Name                      | Area Subdivided (acres) | # of Lots/Units | Zoning | Date Approved |
|--------------|--------|--------|---------------------------|-------------------------|-----------------|--------|---------------|
| S-1          | P-2-15 | South  | Hidden Meadows Phase 1    | 12.1                    | 29              | R-1    | 6/9/2015      |
| S-2          | P-4-07 | West   | Westridge Village 2nd Add | 1.6                     | 5               | R-3P   | 4/14/2015     |
| S-3          | P-2-13 | West   | Aspen Meadows II          | 10.2                    | 36              | R-2P   | 4/14/2015     |
| <b>Total</b> |        |        |                           | <b>23.9</b>             | <b>70</b>       |        |               |

#### IV. BUILDING CONSTRUCTION

##### A. General Summary

###### 1. Permit Breakdown

| Type     | # of Permits |
|----------|--------------|
| Plumbing | 604          |
| Signs    | 175          |
| Heating  | 591          |
| Building | 985          |
| <hr/>    |              |
| Total    | 2,355        |

###### 2. Building Demolition Permits

| Type        | # of Permits        |                     |
|-------------|---------------------|---------------------|
|             | Principal Structure | Accessory Structure |
| Residential | 16*                 | 5                   |
| Commercial  | 6                   | 0                   |
| Industrial  | 2                   | 2                   |
| Public      | 0                   | 0                   |
| <hr/>       |                     |                     |
| Total       | 24                  | 7                   |

\*Includes the demolition of 19 dwelling units.

### 3. Conditional Permits

| Type                    | # of Permits |
|-------------------------|--------------|
| Zoning appeals          | 7            |
| Conditional use permits | 18           |
| Site plan review        | 55           |

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

#### Commercial/Office (41 projects)

| NAME                              | ADDRESS                 | DESCRIPTION  | VALUE (\$)   | SECTOR |
|-----------------------------------|-------------------------|--|--------------|--------|
| Haymarket Concepts LLC            | 202 Eau Claire St       | Confluence Mixed Use Building with 119 units                                 | \$29,000,000 | east   |
| Lismore Hotel                     | 205 S Barstow St        | 94,635 Sq Ft Alteration To Existing Hotel                                    | \$12,125,475 | east   |
| Marshfield Clinic Inc             | 2116 Craig Rd           | Healing And Rehab Center Addition To Marshfield Clinic                       | \$8,000,000  | east   |
| Princeton Lodge LLC               | 1666 Princeton Crossing | New 53,557 Sq Ft Hotel   | \$6,000,000  | north  |
| Mohr Growth Investments LLC       | 2909 Lorch Ave          | 3454 Sq Ft Quick Lane Addition And Alterations at Eau Claire Ford            | \$2,800,000  | south  |
| Northern States Power Co          | 1414 W Hamilton Ave     | 16,841 Sq Ft Interior Remodel  | \$2,605,300  | south  |
| Longform LLC                      | 516 Galloway St         | 18,300 Sq Ft Hotel Remodel – Oxbow Hotel                                     | \$1,491,000  | east   |
| Keystone Corp                     | 4027 Commonwealth Ave   | 23,088 Sq Ft Interior Build Out For Ross Dress For Less                      | \$990,000    | south  |
| Doro Of Eau Claire                | 2910 Golf Rd            | New Hardee's Restaurant  | \$800,000    | south  |
| Do The Beer LLC                   | 3560 Oakwood Mall Dr    | 5150 Sq Ft Remodel For Monk's Bar And Grill                                  | \$800,000    | south  |
| Midelfort Clinic Bldg Partnership | 733 W Clairemont Ave    | MCC 733 Family Care Expansion, 3265 Sq Ft                                    | \$718,000    | south  |
| Keystone Corp                     | 3402 Oakwood Mall Dr    | 8315 Sq Ft Tenant Build Out For Miron Construction Company, Inc              | \$709,650    | south  |
| Longform LLC                      | 508 Galloway St         | 6700 Sq Ft Remodel To Existing 2 Story Hotel – Oxbow Hotel                   | \$639,000    | east   |
| DGI Eau Claire LLC                | 2530 Birch St           | New Dollar General Store   | \$592,000    | east   |
| KT Real Estate Holdings LLC       | 2135 Brackett Ave       | 400 Sq Ft Interior Remodel Including Changing Jimmy John's Into Kitchen Area | \$500,000    | east   |
| Oakwood Hills Mall LLC            | 4800 Golf Rd            | Space 312, 8677 Sq Ft Interior Alteration For Victoria Secret                | \$425,000    | south  |

|   |                                |  |           |       |
|---|--------------------------------|--|-----------|-------|
| Kwik Trip Inc                             | 3360 Birch St                  | 2500 Sq Ft Interior Remodel  | \$400,000 | east  |
| KDS Properties LLC                        | 2779 S Hastings Way            | New Southward Insurance Office Building                            | \$395,000 | south |
| Midelfort Clinic Bldg Partnership         | 733 W Clairemont Ave           | Mcc 733 2nd Floor Bathroom And Family Practice Rescheduling Area   | \$369,917 | south |
| Lazy Monk Brewing LLC                     | 97 W Madison St                | 7860 Sq Ft Interior And Exterior Remodel For Lazy Monk             | \$358,000 | west  |
| Eau Claire Land Acquisitions LLC          | 3200 Mall Dr                   | Redo Exterior with Eifs New Rubber Roof Over Portion Of Building   | \$331,000 | south |
| Chippewa Valley Tech College              | 620 W Clairemont Ave           | Room 32 And Corridor Upgrades                                      | \$328,000 | east  |
| First Federal Savings & Loan Of La Crosse | 1107 Regis Ct                  | 3715 Sq Ft Second Level Remodel And Wheelchair Lift                | \$300,000 | east  |
| CVFE LLC                                  | 2159 Brackett Ave              | 1850 Sq Ft Addition To Accommodate New Temporary Dome At Wagner's  | \$300,000 | east  |
| RTST Inc                                  | 2504 Truax Blvd                | Building Shell For New 2726 Sq Ft Mixed Use Building               | \$285,000 | west  |
| Four Sisters LLC                          | 2111 3rd St                    | Interior Alterations To Existing Building To Create New Restaurant | \$250,000 | west  |
| Keystone Corp                             | 3440 Oakwood Hills Pkwy        | 4200 Sq Ft Interior Build Out For Acadia Healthcare                | \$250,000 | south |
| Midelfort Clinic Bldg Partnership         | 733 W Clairemont Ave           | Employee Entry Canopy And Misc. Interior Remodeling To Accommodate | \$247,114 | south |
| Jean M Hebert                             | 4710 Commerce Valley Rd Unit 1 | Build Out Basement For Dental Clinic                               | \$243,000 | south |
| Kachmar Holdings LLC                      | 405 S Barstow St               | 3482 Sq Ft Interior Remodel For New Sushi Restaurant               | \$240,000 | east  |
| Oakwood Hills Mall LLC                    | 4800 Golf Rd                   | Space #289, Interior Alterations For Rue 21                        | \$230,000 | south |
| ETD Development LLC                       | 2056 S Hastings Way            | 2200 Sq Ft Interior And Exterior Remodel                           | \$225,000 | east  |
| Chippewa Valley Tech College              | 620 W Clairemont Ave           | Interior Remodel To Accommodate HVAC Work, Replace Lower Well      | \$219,500 | east  |
| Wells Fargo Bank                          | 310 Graham Ave                 | 2900 Sq Ft Interior Remodel  | \$209,730 | east  |
| Midelfort Clinic Bldg Partnership         | 727 Kenney Ave                 | MCC 727 Public Restrooms   | \$178,565 | south |
| Market & Johnson Inc                      | 2350 Galloway St               | Remodel Office Space   | \$150,000 | east  |
| Pablo Properties LLC                      | 215 Riverfront Ter             | 1345 Sq Ft First Floor Interior Remodel For Qbe Tenant Space       | \$135,268 | east  |
| RTST Inc                                  | 2504 Truax Blvd                | 1264 Sq Ft Build Out For Jimmy John's                              | \$135,000 | west  |

|                        |                       |   |           |       |
|------------------------|-----------------------|---|-----------|-------|
| Lismore Hotel          | 210 S Farwell St      | Alterations To Include New Toilet Rooms In First Floor Lobby. | \$123,675 | east  |
| Oakwood Hills Mall LLC | 4800 Golf Rd          | 2074 Sq Ft Alteration For Space 710 - AT&T                    | \$100,000 | south |
| LMS Partnership        | 5400 Old Town Hall Rd | Remodel Existing Office Space                                 | \$100,000 | south |

### Industrial/Warehouse (15 projects)

| <b>NAME</b>               | <b>ADDRESS</b>      | <b>DESCRIPTION</b>   | <b>VALUE (\$)</b> | <b>SECTOR</b> |
|---------------------------|---------------------|--|-------------------|---------------|
| FedEx                     | 2435 Prospect Dr    | New 163,714 Sq. Ft. FedEx Distribution Facility                            | \$7,300,000       | west          |
| Boxer Properties II LLC   | 3339 Fehr Rd        | New Student Transit Warehouse And Office                                   | \$4,500,000       | south         |
| Gerber Products Company   | 1200 Nestle Ave     | 8260 Sq Ft Lab Addition  | \$3,148,512       | west          |
| Kurz Eau Claire LLC       | 2665 Fortune Dr     | New 19,407 Sq Ft Factory Building  | \$2,483,011       | west          |
| Goodin Co                 | 3542 Hogarth St     | 25,410 Sq Ft Addition To Warehouse   | \$1,100,000       | north         |
| Farrell Investments LLC   | 2315 Western Ave    | New 45,000 Sq Ft Warehouse   | \$994,900         | north         |
| Lee Beverage Co           | 2714 Melby St       | 15,750 Sq Ft Storage Addition  | \$667,000         | north         |
| Eau Claire County Airport | 3800 Starr Ave      | 9048 Sq Ft New Hanger For Menards  | \$500,000         | north         |
| Eau Claire County Airport | 3800 Starr Ave      | 9048 Sq Ft New Hanger For Menards  | \$500,000         | north         |
| Eau Claire County Airport | 3800 Starr Ave      | 9048 Sq Ft New Hanger For Menards  | \$500,000         | north         |
| Duane E Dingmann          | 2459 Morningside Dr | New 11,720 Sq Ft Warehouse On Existing Foundation                          | \$400,000         | east          |
| Gerber Products Company   | 1200 Nestle Ave     | Crawl Structure For New Storage Tanks                                      | \$250,000         | west          |
| 2020 Tambo LLC            | 2020 Prairie Ln     | 34,606 Sq Ft Interior Alteration Of Show Room And Tenant 1 Spaces          | \$150,000         | west          |
| Gerber Products Company   | 5023 Venture Dr     | Tear Off Existing Roof System Down To Vapor Barrier. Install 2 Layers Of 2 | \$102,646         | west          |
| Lee Beverage Co           | 2714 Melby St       | 2204 Sq Ft Office Expansion Into Storage Area                              | \$100,000         | north         |

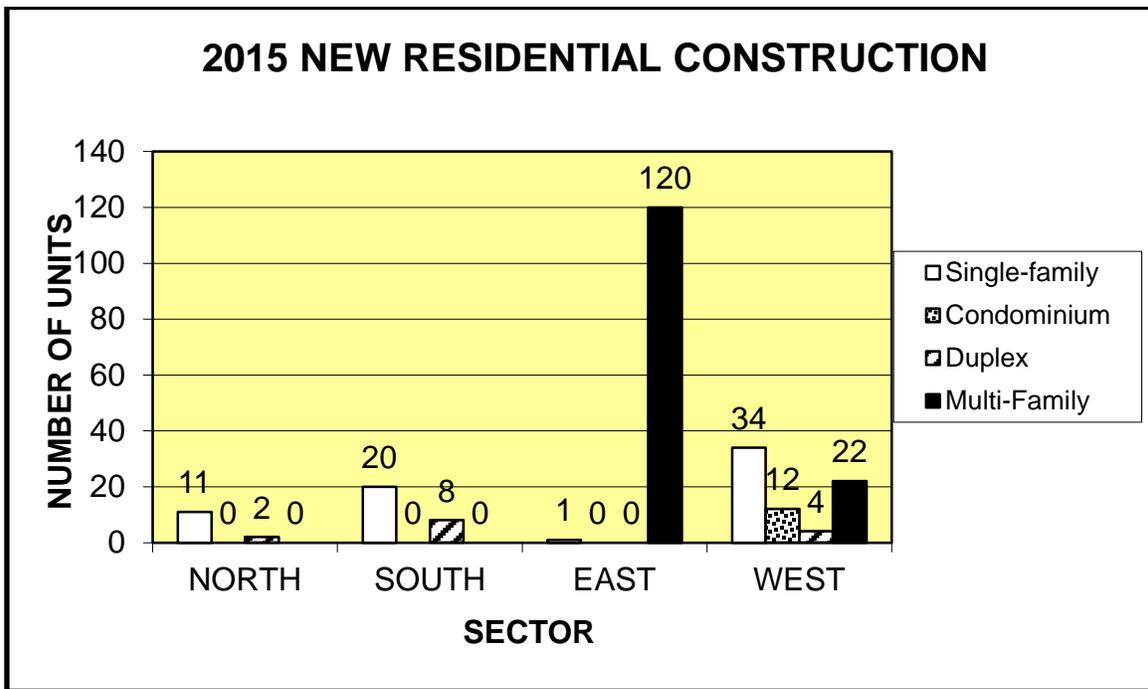
**Public/Semi-public (10 projects)**

| <b>NAME</b>                                 | <b>ADDRESS</b>       | <b>DESCRIPTION</b>   | <b>VALUE (\$)</b> | <b>SECTOR</b> |
|---|----------------------|--|-------------------|---------------|
| City Of Eau Claire                          | 303 Galloway St      | New 182,355 Sq Ft 3 Story Parking Ramp   | \$8,543,000       | east          |
| Sacred Heart Hospital                       | 900 W Clairemont Ave | Emergency Department Triage Remodel (7500 Sq Ft)                                     | \$1,828,000       | east          |
| Sacred Heart Hospital                       | 900 W Clairemont Ave | Build-Back After Demo Of Professional Office Building                                | \$1,117,000       | east          |
| Luther Hospital - Mayo Clinic Health System | 1221 Whipple St      | Lower Level Lab Relocation-Phase 2   | \$565,000         | west          |
| Sacred Heart Hospital                       | 900 W Clairemont Ave | East Side Administration Wing Curtain Wall Replacement                               | \$489,000         | east          |
| Luther Hospital - Mayo Clinic Health System | 1400 Bellinger St    | Mb W Orthopedics Offices - Exams   | \$370,000         | west          |
| Covenant Healthcare Of Eau Claire           | 1405 Truax Blvd      | 1st Floor Renovation For Dove Healthcare West  | \$360,000         | west          |
| Chippewa Valley Tech College                | 4000 Campus Rd       | 48 X 30 Greenhouse   | \$129,000         | west          |
| Clinicare Corp                              | 550 N Dewey St       | Remove Existing Ballest Rock And Recover   | \$102,705         | east          |
| Chippewa Valley Tech College                | 4000 Campus Rd       | New Solar Thermal And Electric Rack, Solar Tracker, And Roof Mounted Solar Hot Water | \$102,340         | west          |

B. New Residential Construction – City of Eau Claire

# of Units

| Sector | Single-family | Condominium | Duplex | Multi-family | Total |
|--------|---------------|-------------|--------|--------------|-------|
| North  | 11            | 0           | 2      | 0            | 13    |
| South  | 20            | 0           | 8      | 0            | 28    |
| East   | 1             | 0           | 0      | 120          | 121   |
| West   | 34            | 12          | 4      | 22           | 72    |
| Total  | 66            | 12          | 14     | 142          | 234   |

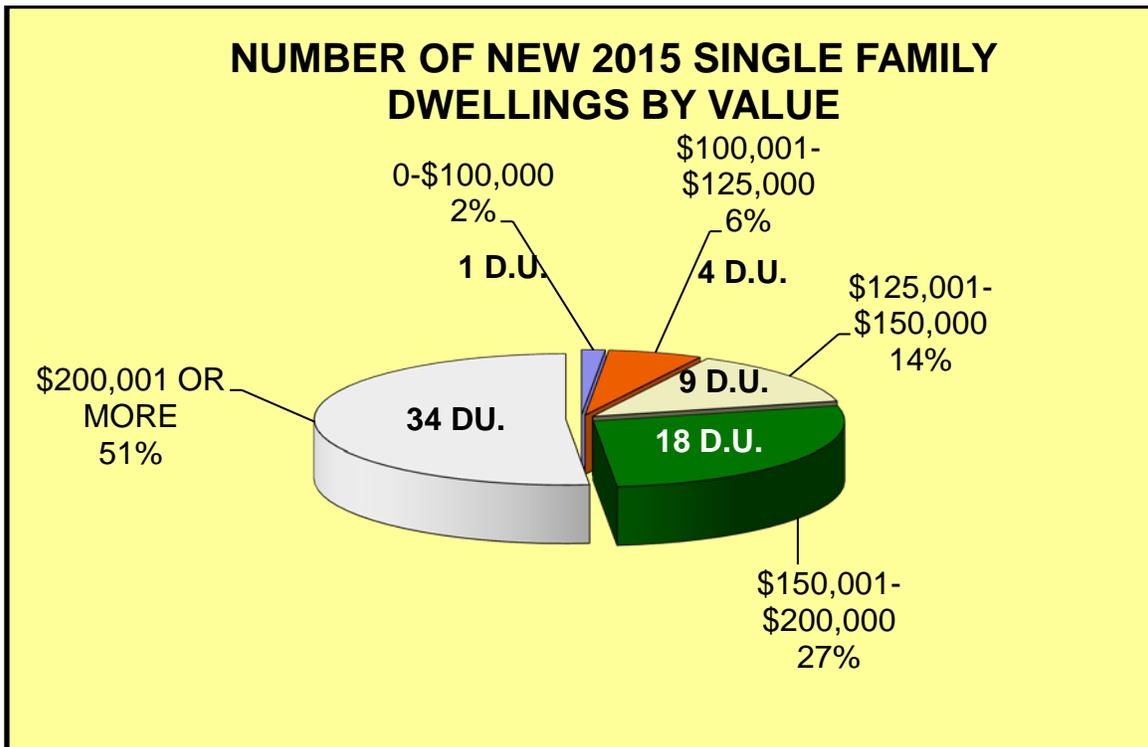


**Valuation (\$)**

| Sector       | Single-family     | Condominium      | Duplex           | Multi-family     | Total             |
|--------------|-------------------|------------------|------------------|------------------|-------------------|
| North        | 2,176,000         | 0                | 420,000          | 0                | 2,596,000         |
| South        | 5,551,124         | 0                | 1,029,250        | 0                | 6,580,374         |
| East         | 125,000           | 0                | 0                | 0*               | 125,000           |
| West         | 6,991,244         | 2,590,758        | 320,000          | 1,512,000        | 11,414,002        |
| <b>Total</b> | <b>14,843,368</b> | <b>2,590,758</b> | <b>1,769,250</b> | <b>1,512,000</b> | <b>20,715,376</b> |

Notes:

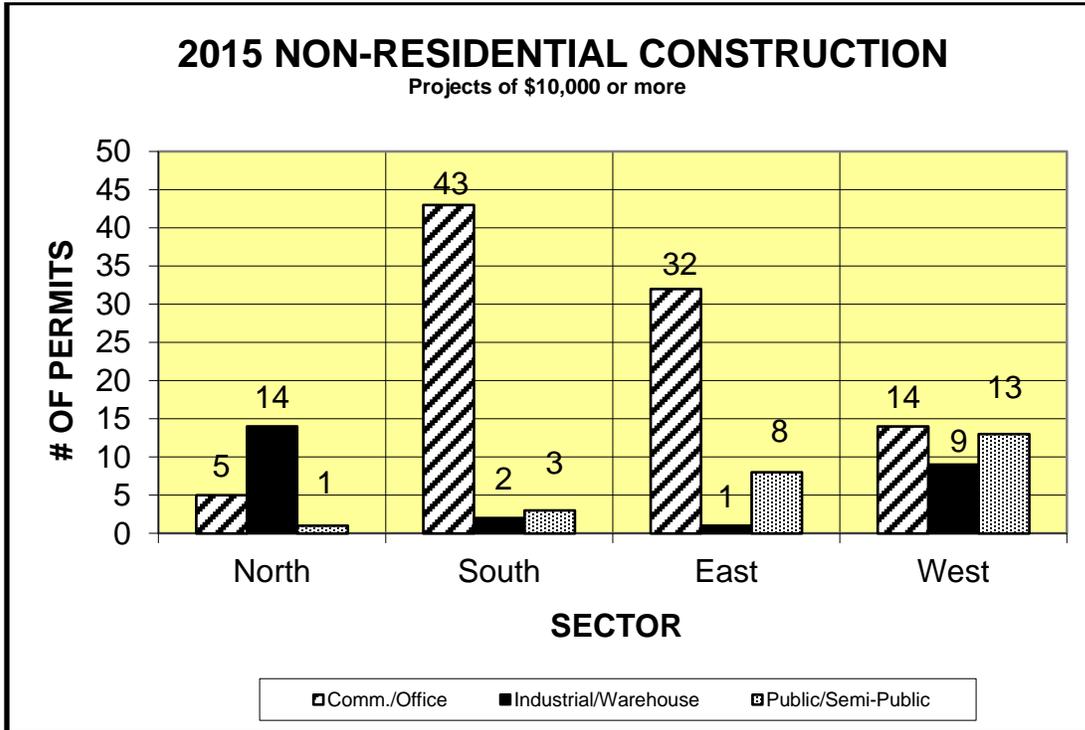
1. Does not include the valuation for the 119-unit mixed use project at 202 Eau Claire Street. That valuation is included in the commercial category.



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

# of Permits

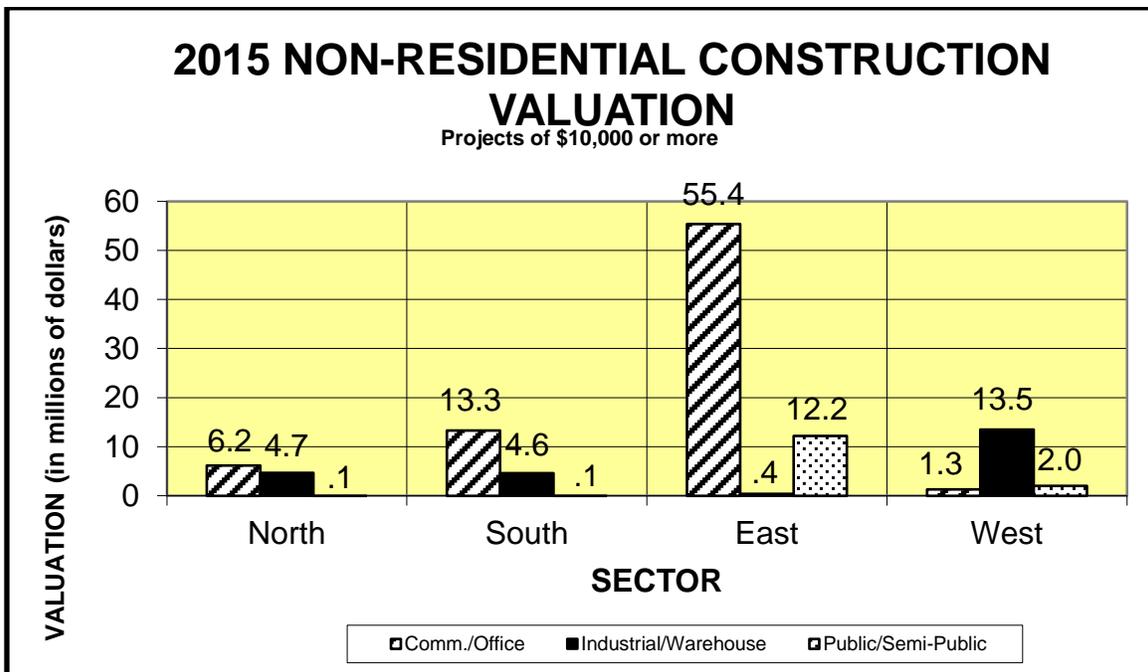
| Sector       | Comm./Office | Industrial/Warehouse | Public/Semi-public | Total      |
|--------------|--------------|----------------------|--------------------|------------|
| North        | 5            | 14                   | 1                  | 20         |
| South        | 43           | 2                    | 3                  | 48         |
| East         | 32           | 1                    | 8                  | 41         |
| West         | 14           | 9                    | 13                 | 36         |
| <b>Total</b> | <b>94</b>    | <b>26</b>            | <b>25</b>          | <b>145</b> |



**Valuation (\$)**

**Projects of \$10,000 or more**

| <b>Sector</b> | <b>Comm./Office</b> | <b>Industrial/Warehouse</b> | <b>Public/Semi-public</b> | <b>Total</b>       |
|---------------|---------------------|-----------------------------|---------------------------|--------------------|
| North         | 6,151,440           | 4,745,225                   | 57,000                    | 10,953,665         |
| South         | 13,332,755          | 4,590,000                   | 70,355                    | 17,993,110         |
| East          | 55,405,934          | 400,000                     | 12,218,005                | 68,023,939         |
| West          | 1,305,401           | 13,487,296                  | 1,958,861                 | 16,751,558         |
| <b>Total</b>  | <b>76,195,530</b>   | <b>23,222,521</b>           | <b>14,304,221</b>         | <b>113,722,272</b> |



# **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  | 2015  |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total Number  | 18    | 21*   | 16    | 17    | 6     | 10*   | 7     | 15    | 8     | 9     | 9     | 5     | 3     | 7     | 3     | 3     | 3     | 5     | 4     | 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  | 167.6 | 22.0  | 45.1  |
| Population  | 192   | 26    | 17    | 15    | 443   | 12    | 14    | 19    | 14    | 22    | 2     | 8     | 2     | 64    | 1     | 3     | 9     | 2     | 2     | 3     | 6     |
| 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 | 34.34 |

\*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  | 2015  |
|--------------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|-------|-------|-------|-------|
| Total Number       | 29     | 34    | 34    | 34    | 33    | 33    | 27    | 29    | 35    | 25    | 25    | 27    | 22    | 22    | 13   | 10   | 11   | 15    | 10    | 9     | 13    |
| 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 | 137.8 |

### III. SUBDIVISIONS

|                    | 1995 | 1996  | 1997 | 1998  | 1999  | 2000 | 2001 | 2002  | 2003  | 2004 | 2005 | 2006  | 2007                            | 2008 | 2009                                    | 2010 | 2011 | 2012                  | 2013 | 2014 | 2015 |
|--------------------|------|-------|------|-------|-------|------|------|-------|-------|------|------|-------|---------------------------------|------|---|------|------|-----------------------|------|------|------|
| Total Number       | 7    | 8     | 7    | 7     | 7     | 7    | 6    | 10    | 14    | 12   | 11   | 12    | 8                               | 3    | 2                                       | 5    | 3    | 1                     | 5    | 4    | 3    |
| 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 | 23.9 |
| # of Lots          | 72   | 227   | 84   | 291   | 202   | 72   | 50   | 260   | 371   | 261  | 235  | 204   | 118 units<br>3 bldgs<br>86 lots | 52   | 16<br>D.U.<br>3 com<br>tenant<br>suites | 96   | 144  | 11 lots<br>22<br>D.U. | 61   | 64   | 70   |

#### IV. BUILDING CONSTRUCTION (No. of Units)

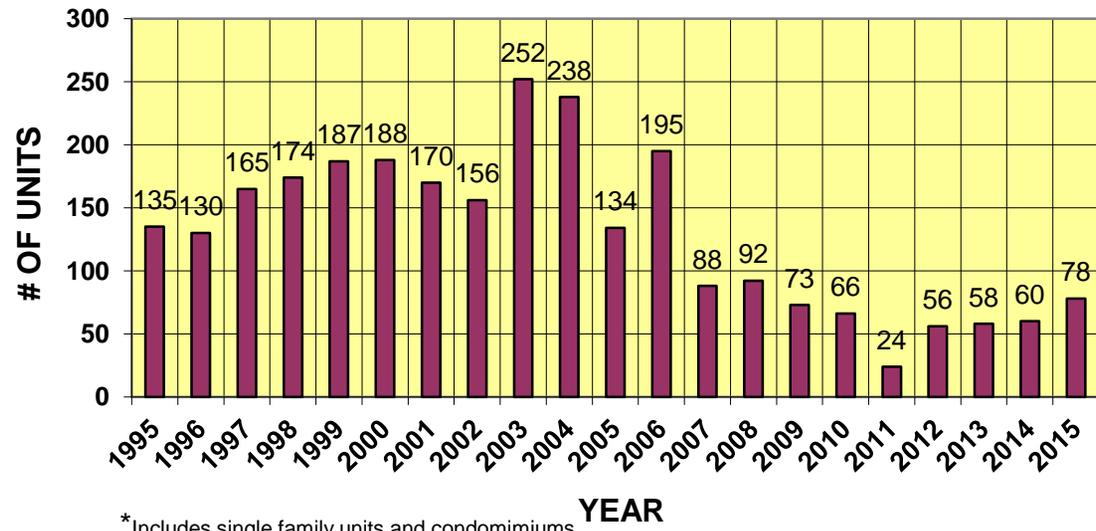
|                 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013   | 2014    | 2015 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|--------|---------|------|
| Single-family   | 135  | 130  | 165  | 174  | 187  | 188  | 170  | 156  | 252  | 190  | 104  | 104  | 67   | 36   | 47   | 39   | 24   | 53   | 58     | 60      | 66   |
| Condominium     |      |      |      |      |      |      |      |      |      | 48*  | 30   | 91   | 21   | 56   | 26   | 27   | 0    | 6    | 2      | 0       | 12   |
| Duplex          | 40   | 42   | 58   | 50   | 44   | 36   | 46   | 62   | 38   | 28   | 14   | 6    | 16   | 12   | 18   | 16   | 12   | 40   | 10     | 10      | 14   |
| Multiple-family | 205  | 254  | 259  | 207  | 159  | 269  | 273  | 411  | 60   | 106  | 106  | 59   | 92   | 97   | 68   | 71   | 73   | 128  | 179    | 59      | 142  |
| Total           | 380  | 426  | 482  | 431  | 390  | 493  | 489  | 629  | 350  | 372  | 254  | 260  | 196  | 201  | 159  | 153  | 109  | 227  | 249 ** | 129 *** | 234  |

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

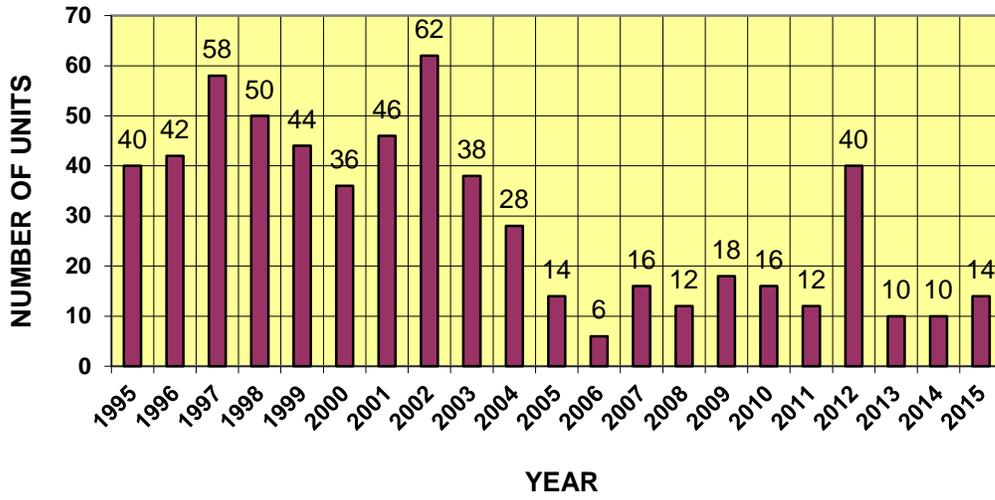
\*\* Does not include 32-unit CBRF at 3325 Birch Street.

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

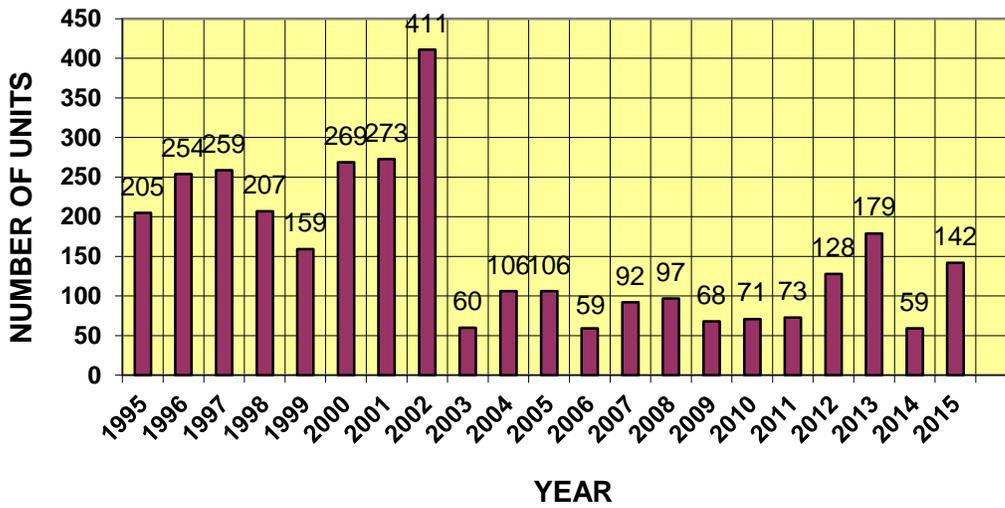
## SINGLE FAMILY CONSTRUCTION



### DUPLEX CONSTRUCTION

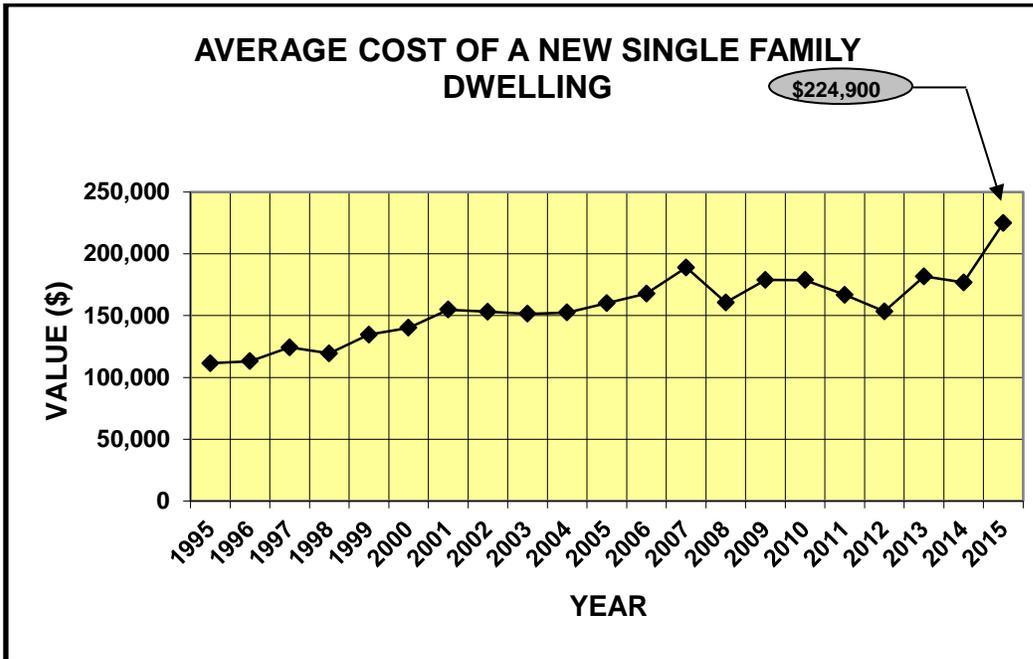


### MULTIPLE FAMILY CONSTRUCTION



## 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                      |
| 2015 | 224,900                      |



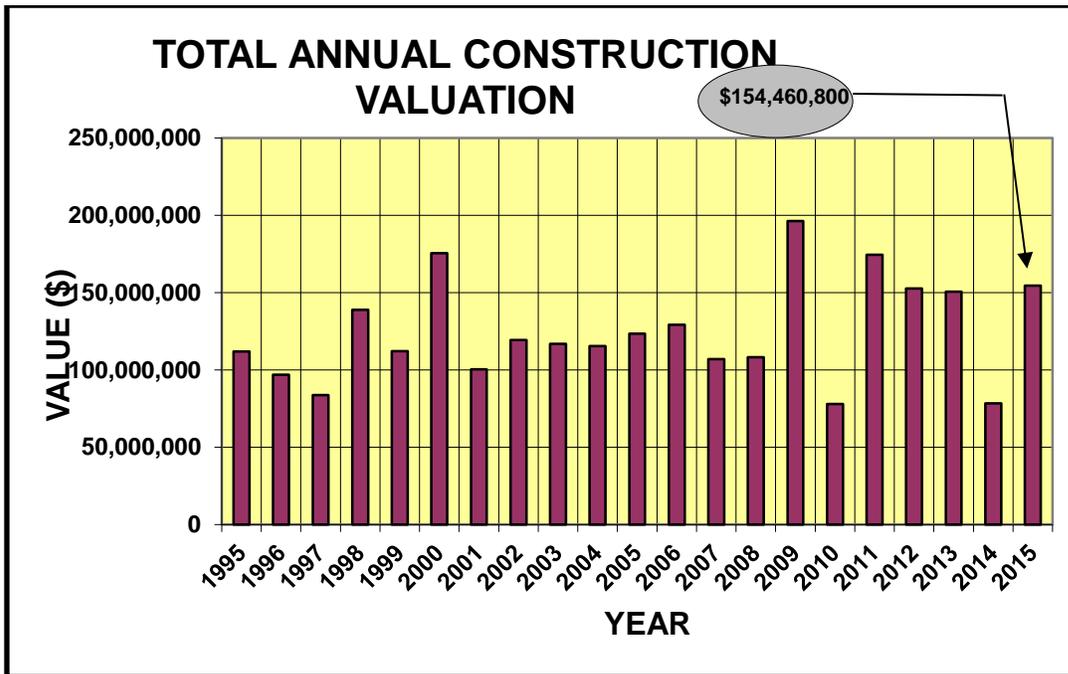
**# OF PERMITS/VALUATION (\$)  
(\$10,000 or more)**

| <b>Year</b> | <b>Commercial/Office</b> | <b>Industrial/Warehouse</b> | <b>Public/Semi-Public</b> |
|-------------|--------------------------|-----------------------------|---------------------------|
| 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             |
| 2015        | 94/76,195,530            | 26/23,222,521               | 25/14,304,221             |

## 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   |
| 2015 | 154,460,800  |

\*Note: This is an all-time record for the City!



# **PART III**

## **IMPLEMENTATION OF COMPREHENSIVE PLAN**

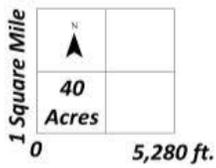
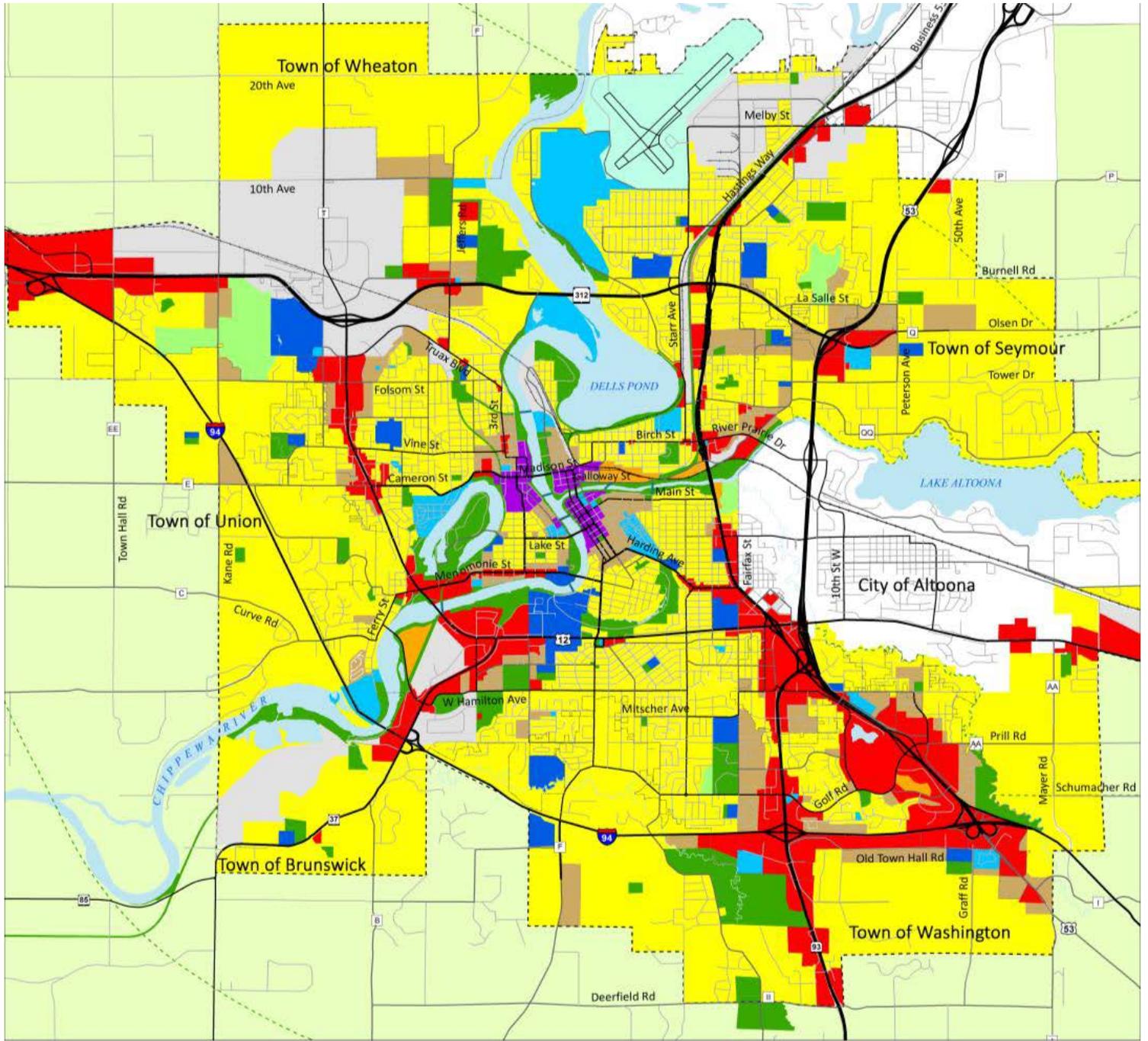
The annual Development Map and Report have two primary purposes. The first is to report the year's development activity for the City and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the 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 used to track and monitor development. The Plan was updated in 2005 and most recently in 2015. The 2015 plan includes fourteen chapters, including: land use, transportation, natural resources, parks, urban design, economic development, public utilities, community facilities, housing, historic preservation, downtown, neighborhoods, intergovernmental cooperation, and plan implementation.

This report will take a general look at the annual development activity in relation to each chapter of the Comprehensive Plan, but will focus on the goals and policies contained in the Land Use Chapter. Specifically, the report will monitor development activity in relation to the Planned Land Use Map (Map 2).

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.



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Low Density Housing          | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Public Facility                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Medium & High Density Housing | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Airport                      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Park                             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Downtown                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Golf Course                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> Industry                       | <span style="display: inline-block; width: 15px; height: 15px; background-color: palegreen; border: 1px solid black;"></span> Agriculture or Rural Housing |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Mixed Use                    | <span style="display: inline-block; width: 15px; height: 15px; border-top: 1px dashed black;"></span> 3 Mile Plat Review Boundary                          |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> School                         | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black;"></span> Sewer Service Area Boundary                              |
|   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black;"></span> Eau Claire City Limits                                    |

**Map 2**

***Planned  
Land Use***

The City approved 13 rezoning applications in 2015. 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, 66 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 2015, building permits were issued for 5 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

|                       | <b># of Units</b> | <b>Adequate Utility &amp; Street Capacity</b> | <b>Ability of Area to Absorb Additional Density</b> | <b>Adequate Access</b> | <b>Transit Service</b> | <b>Proximity to Services &amp; Employment Opportunities</b> | <b>Proximity to Schools</b> | <b>Proximity to Neighborhood Park Areas</b> | <b>Compatibility with Adjacent Development</b> | <b>Suitability of Site for Construction</b> |
|-----------------------|-------------------|---|---|------------------------|------------------------|---|-----------------------------|---|--|---|
| 2227 Peters Drive     | 4                 | Yes   | Yes   | Yes                    | Yes                    | Yes   | Yes                         | Yes   | Yes  | Yes   |
| 2307 Peters Drive     | 4                 | Yes   | Yes   | Yes                    | Yes                    | Yes   | Yes                         | Yes   | Yes  | Yes   |
| 2010 6th Street       | 10                | Yes   | Yes   | Yes                    | Yes                    | Yes   | Yes                         | Yes   | Yes  | Yes   |
| 811 Chippewa Street   | 4                 | Yes   | Yes   | Yes                    | Yes                    | Yes   | Yes                         | Yes   | Yes  | Yes   |
| 202 Eau Claire Street | 119               | Yes   | Yes   | Yes                    | Yes                    | Yes   | No                          | Yes   | Yes  | Yes   |
| <b>Total</b>          | <b>141</b>        |   |   |                        |                        |   |                             |   |  |   |

# **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.

| <b>Sector</b> | <b># of Occupied Dwelling Units</b> | <b># of Vacant Dwelling Units</b> | <b>Total Dwellings</b> | <b>% Vacant</b> | <b>Average Household Size</b> |
|---------------|-------------------------------------|-----------------------------------|------------------------|-----------------|-------------------------------|
| 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                          |

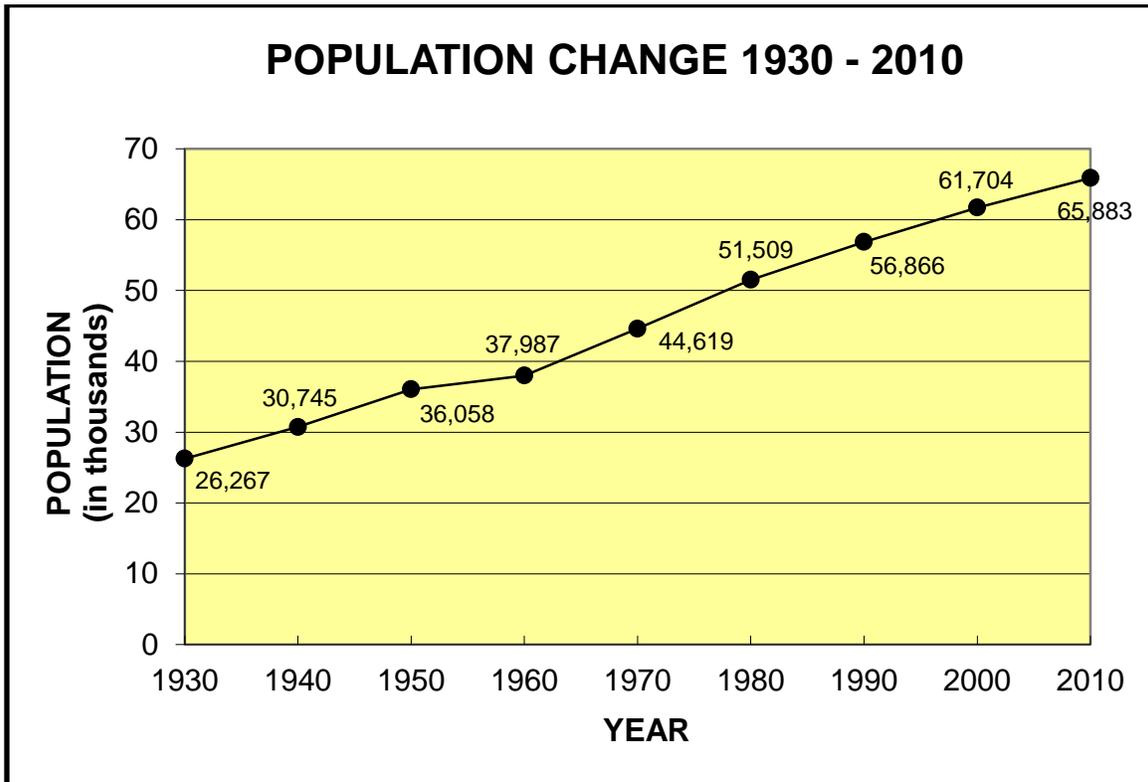
Source: 2010 U.S. Census & American Community Survey

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.

| <b>Sector</b> | <b>Housing Units on 1-1-13</b> | <b>2013 Net Change</b> | <b>Housing Units on 1-1-14</b> | <b>2014 Net Change</b> | <b>Housing Units on 1-1-15</b> | <b>2015 Net Change</b> | <b>Housing Units on 1-1-16</b> |
|---------------|--------------------------------|------------------------|--------------------------------|------------------------|--------------------------------|------------------------|--------------------------------|
| North         | 4,823                          | 16                     | 4,839                          | 17                     | 4,856                          | 15                     | 4,871                          |
| South         | 8,004                          | 115                    | 8,119                          | 44                     | 8,163                          | 29                     | 8,192                          |
| East          | 7,404                          | 57                     | 7,461                          | 3                      | 7,464                          | 115                    | 7,579                          |
| West          | <u>8,153</u>                   | <u>52</u>              | <u>8,205</u>                   | <u>61</u>              | <u>8,266</u>                   | <u>63</u>              | <u>8,329</u>                   |
| Total         | 28,384                         | 240                    | 28,624                         | 125                    | 28,749                         | 222                    | 28,971                         |

## **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

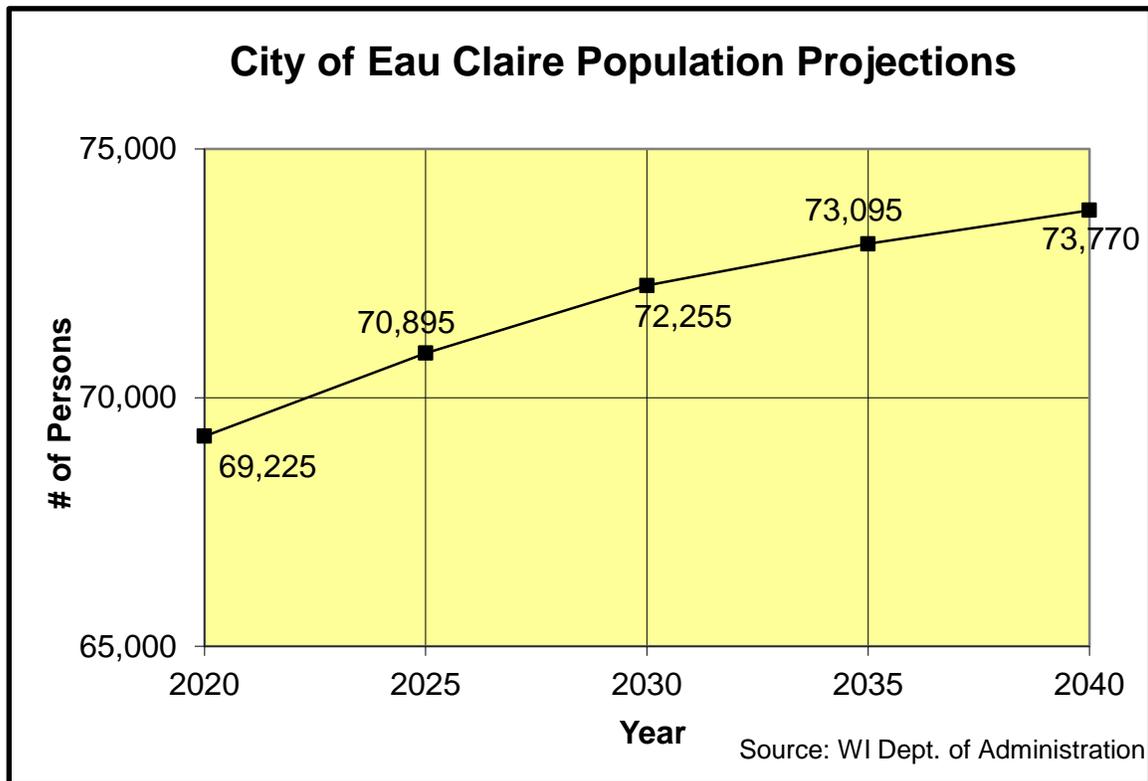
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2015. As of this date, the State estimates Eau Claire's population at 67,006.

**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.

|                       | <b>2020</b> | <b>2025</b> | <b>2030</b> | <b>2035</b> | <b>2040</b> |
|-----------------------|-------------|-------------|-------------|-------------|-------------|
| 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**

**2015  
DEVELOPMENT MAP**

# 2015 DEVELOPMENT MAP

- Single Family - Detached
- Condominium Unit
- Duplex
- 8 Multiple Family Structure  
(and # of units per permit)
- Commercial & Office\*
- Industrial & Warehouse\*
- Public & Semi Public Projects\*

\* Valuation of \$10,000 or more

- Annexations
- Subdivisions
- Rezoning

