

City of Eau Claire 2016 Development Map and Report



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

City of Eau Claire 2016 Development Map and Report



Action City
2402 Lorch
Avenue

222 Water Street
Mixed-use
Building



Department of Community Development Eau Claire, Wisconsin

Cover Photos: Confluence Art Center – 128 Graham Avenue
N. Barstow Parking Ramp – 303 Galloway Street

2016 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2016 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2016 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 2016 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 2016 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 2016 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 2016. 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 2016 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 2016. Part II provides a brief overview of the City's development activity since 1995. Part III reports how well growth and development activity in 2016 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

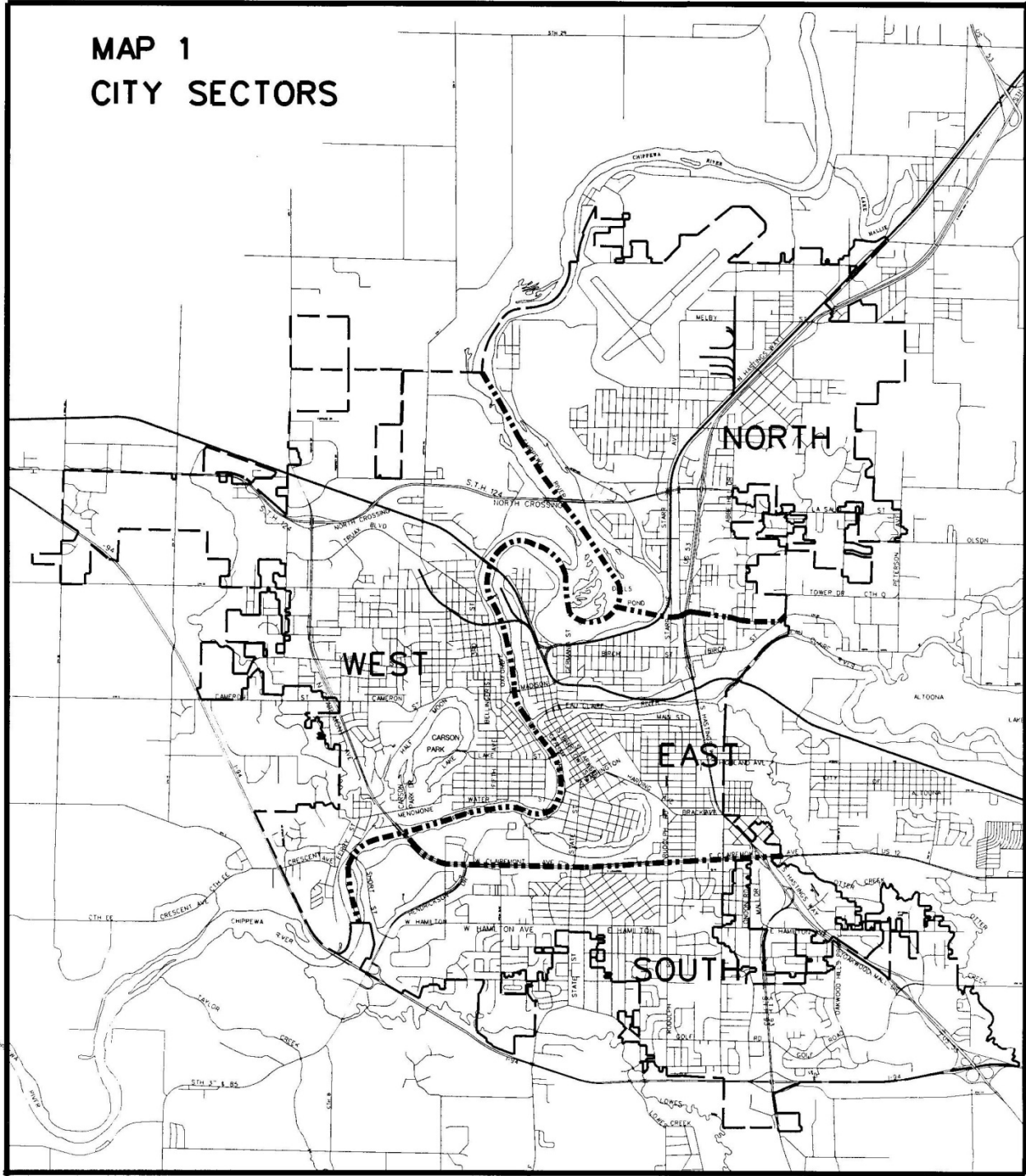
the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, development that occurred in 2016 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 2016**

I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)
A-1	2016-3A	West	Union	0	0	0.5
A-2	2016-1A	West	Union	1	1	1.3
Total				1	1	1.8

II. REZONINGS

Map #	Sector	Original Zoning	Approved Zoning	Area Rezoned (acres)	File #	Approval Date
Z-1	North	TC-3	C-3	2.6	Z-1585-16	10/11/2016
Z-2	East	C-3 & C-2	R-2 & CBDP	2.4	Z-1576-16	4/12/2016
Z-3	East	Public	CBDP	2.3	Z-1510-16	3/22/2016
Z-4	South	TR-1 & R-1	C-3P	1	Z-1579-16	6/28/2016
Z-5	South	C-3MX	Amend Plan	15	Z-1534-16	4/26/2016
Z-6	South	TR-1A	R-1	3.6	Z-1575-16	3/22/2016
Z-7	South	I-1P	Amend Plan	145.2	Z-1580-16	7/22/2016
Z-8	West	Public	C-3P	4	Z-1581-16	9/13/2016
Z-9	West	RM	C-1P	1	Z-1574-16	2/23/2016
Z-10	West	TR-1A	R-1	0.5	Z-1588-16	11/22/2016
Z-11	West	R-3P	Amend Plan	0.9	Z-1579-16	6/28/2016
Z-12	West	C-2P	C-3P	9.2	Z-1584-16	8/23/2016
Total				187.7		

III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	Zoning	Date Approved
S-1	P-2-16	West	Creek Ridge Drive of Sherman Estates	3.8	12	R-1	10/25/2016
S-2	P-7-16	West	Westridge Village Marketplace Condos 2 nd Addition	1.1	5	R-3P	11/22/2016
S-3	P-3-15	West	The Estates at Highview	28	20	R-1P	4/26/2016
Total				32.9	37		

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits
Plumbing	615
Signs	206
Heating	668
Building	980
<hr/>	
Total	2,469

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	12*	3
Commercial	5	0
Industrial	4	1
Public	0	0
<hr/>		
Total	21	4

*Includes the demolition of 18 dwelling units.

3. Conditional Permits

Type	# of Permits
Zoning appeals	2
Conditional use permits	24
Site plan review	53

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

Commercial/Office (47 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
New mixed use 4-story building	222 Water St	Commercial plus 87 Res Units	\$10,000,000	west
Target Store remodel	3649 S Hastings Way	Interior/Exterior Remodel Of Target	\$4,155,000	south
Xcel Energy	1414 W Hamilton Ave	Remodel Of Office Space	\$2,674,830	south
Ecmcre LLC	3802 W Oakwood Mall Dr	Interior Remodel for Eau Claire Medical Center	\$2,474,000	south
Action City	2402 Lorch Ave	35000 Sq Ft Addition	\$2,100,000	south
Mayo Clinic Health System	200 Spring St	Demo Existing Interior And Build New Training Rooms	\$1,416,800	east
Eau Claire Theatre Group LLC	3109 Mall Dr	Addition And Alteration To Micon Cinema	\$1,300,000	south
Midelfort Clinic Bldg Partnership	727 Kenney Ave	Building Remodel (Addition And Alteration)	\$1,047,145	south
Keystone Corp	4106 Oakwood Hills Pkwy	New Office Building (7500 Sq Ft)	\$1,000,000	south
McDonald's	2702 Craig Rd	New McDonald's	\$930,532	south
Midelfort Clinic Bldg Partnership	733 W Clairemont Ave	Renovation Of Front Entrance And Front Canopy	\$881,814	south
Taco Bell Restaurant	3150 N Clairemont Ave	New Taco Bell	\$675,000	west
Arrowhead Properties LLC	3502 Oakwood Hills Pkwy	New Office Building (4750 Sq Ft)	\$550,000	south
Southtowne Corner LLC	4260 Southtowne Dr	New Southtowne Corner Office/Pub Building	\$550,000	south
Oakwood Hills Mall LLC	4800 Golf Rd	Remodel/Expansion Of Bath And Body Works	\$528,314	south
Midelfort Clinic Bldg Partnership	733 W Clairemont Ave	MCC 733 - Laboratory And Endocrinology	\$490,787	south

Sacred Heart Hospital	2119 Heights Dr	Update Interior Finishes And Rearrange Office Area.	\$480,000	east
JC Penney Properties	4770 Golf Rd	Interior alterations	\$430,000	south
Keystone Corp	3402 Oakwood Mall Dr	Tenant Build Out For Smiles In Motion	\$410,000	south
Eau Claire Custard LLC	2021 Brackett Ave	Addition To Culver's	\$383,759	east
Midelfort Clinic Bldg Partnership	733 W Clairemont Ave	Internal Medicine Renovation	\$348,671	south
Buffalo Wild Wings remodel	4612 Keystone Xing	Remodel Existing Buffalo Wild Wings	\$310,000	south
Eau Claire Assoc LP	967 W Clairemont Ave	Interior Alterations And Build-Out For New Clinic	\$305,000	south
Farrell Investments LLC	1510 N Hastings Way	Remodel Of Interior	\$300,000	north
Badger Nuts LLC	2036 S Hastings Way	Expanding Existing Advanced Auto Parts	\$278,611	east
Oakwood Hills Mall LLC	4800 Golf Rd	Alteration To Payless Shoe	\$250,000	south
Oakwood Hills Mall LLC	4800 Golf Rd	Tenant Improvement For Torrid	\$217,452	south
Fidelity Property Group 3 LLC	1417 S Hastings Way	Expand O'Reilly Auto Parts	\$205,000	east
Sadie Bells LLC	4813 Keystone Xing	Interior Alterations	\$205,000	south
Waterford of Eau Claire LLC	310 Pinnacle Way	Interior Alteration To Wells Fargo	\$200,000	east
Bluegrass Enterprises LLC	5020 Keystone Xing	Remodel for Roble Tacos & Tequila Restaurant	\$200,000	south
Menard Inc	2615 N Clairemont Ave	Interior alterations	\$175,000	west
Sisters of St Francis Hosp	2125 Heights Dr	Interior Remodel Including Offices	\$174,000	east
Haymarket Concepts LLC	60 S Barstow St	Build Out For Fit Elite	\$168,270	east
Oakwood Hills Mall LLC	4800 Golf Rd	Build Out For Christopher & Banks	\$168,000	south
Lindy Organization LLC	1310 W Clairemont Ave	Interior Build Out For Gsa-Vba	\$137,000	east
Bentley Eau Claire LLC	2016 S Hastings Way	Interior Alterations For Starbucks	\$135,000	east
Career Development Center Inc	1515 Ball St	Remove Existing Roofing Replace With Membrane	\$130,000	east

Red Robin Restaurant	3005 Golf Rd	Interior Alterations To Existing Red Robin Restaurant	\$130,000	south
Oakwood Hills Mall LLC	4800 Golf Rd	Interior Alterations For Apricot Lane	\$125,000	south
Arrowhead Properties LLC	3502 Oakwood Hills Pkwy	Build Out Of 2 Office Spaces	\$120,000	south
JP Properties of Eau Claire LLC	2235 N Clairemont Ave	Interior Remodel For Public House Restaurant	\$120,000	west
Echl LLC	205 S Barstow St	Lower Alterations To Existing Hotel	\$115,000	east
Playa Coast Properties	3587 Gateway Dr	Tenant Build Out For Papa Murphy's	\$113,500	south
Haymarket Concepts LLC	40 S Barstow St	Tenant Build Out For Fit Elite	\$102,750	east
Protogon LLC	2626 Golf Rd	New Siding and Interior Remodel	\$100,000	south
Oakwood Hills Mall LLC	4800 Golf Rd	New Store Entry And New Lighting To Lane Bryant	\$100,000	south

Industrial/Warehouse (12 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Tangley Properties LLC	1928 Truax Blvd	Warehouse And Office Addition	\$1,600,000	west
Xcel Energy	1400 Western Ave	Remodel Existing Breakroom Into New Mechanical Room	\$695,500	north
Cascades Tissue Group	1200 Forest St	Partial Roof Replacement	\$658,752	east
Xcel Energy	1501 Black Ave	New 40 X 40 Storage Building For Xcel Energy	\$300,000	north
Benrud Storage LLC	3315 S Hastings Way	Mini-warehouses	\$280,000	south
Hutchinson Technology	2435 Alpine Rd	2nd Story Build Out For LHI	\$275,000	west
Garbo LLC	1360 International Dr	New AEC Office Building	\$267,733	south
Gateway Ind Park Corp	4632 Venture Dr	New 50 X 60 Warehouse	\$221,600	west
Plank Holdings LLC	4404 Anderson Dr	Interior alterations	\$150,000	north
Gateway Properties Midwest LLC	3340 Mondovi Rd	Remove Existing Shingles And Replace With New	\$140,000	south
Vaudreuil Properties	3605 White Ave	Rooftop Installation Of Ballasted Solar Electric System	\$100,000	north
Eau Claire 13 LLC	4624 Venture Dr	Dock Addition	\$100,000	west

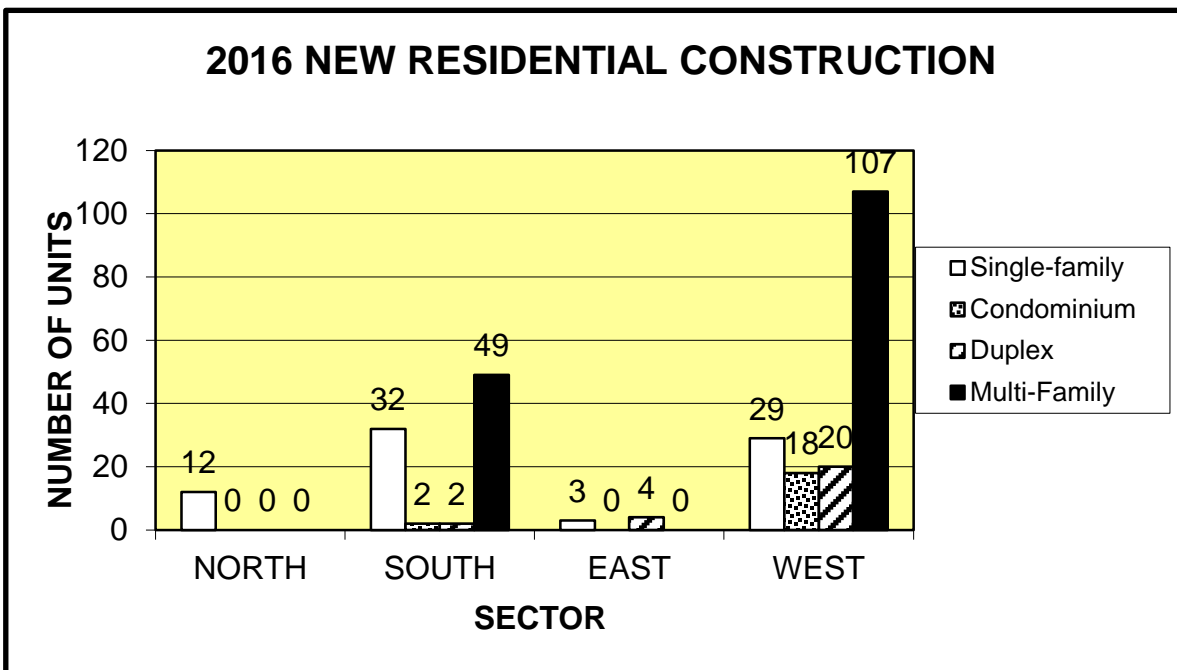
Public/Semi-public (17 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Eau Claire Confluence Arts Inc	128 Graham Ave	New Performing Arts Center	\$41,000,000	east
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	5th Floor Buildout	\$11,000,000	west
City Of Eau Claire	303 Galloway St	4th Level For New City Parking Ramp	\$2,217,000	east
Chippewa Valley Tech College	4000 Campus Rd	Classroom Addition	\$1,317,142	west
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	Family Medicine Residency Clinic Remodel	\$1,102,069	west
Boys & Girls Club Of Greater Chippewa Valley	1005 Oxford Ave	Remodel Interior	\$700,000	west
First Congregational Church	310 Broadway St	Interior Remodel	\$452,777	west
City Of Eau Claire	3611 Campus Rd	Splash Wall at Fire Station	\$350,000	west
City Of Eau Claire	216 S Dewey St	Remodel Areas In City Hall And Fire Station #2	\$333,491	east
Luther Hospital - Mayo Clinic Health System	1400 Bellinger St	MB W Women's Health Finish Upgrades	\$333,000	west
Chippewa Valley Tech College	620 W Clairemont Ave	BEC Adult Education Remodel	\$214,000	east
Chapel Heights United Methodist Church Of EC	300 E Hamilton Ave	New cell tower	\$180,000	south
Manz School	1000 E Fillmore Ave	Interior Alterations To Classrooms	\$176,700	south
Luther Hospital - Mayo Clinic Health System	1400 Bellinger St	MB W Spec-Ct Equipment Upgrade	\$151,716	west
Luther Hospital - Mayo Clinic Health System	1400 Bellinger St	MB E L Physical Therapy Expansion	\$136,335	west
Luther Hospital - Mayo Clinic Health System	1400 Bellinger St	Opbh Provider Offices And Toilet	\$118,604	west

B. New Residential Construction – City of Eau Claire

of Units

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	12	0	0	0	12
South	32	2	2	49	85
East	3	0	4	0	7
West	29	18	20	107	174
Total	76	20	26	156	278

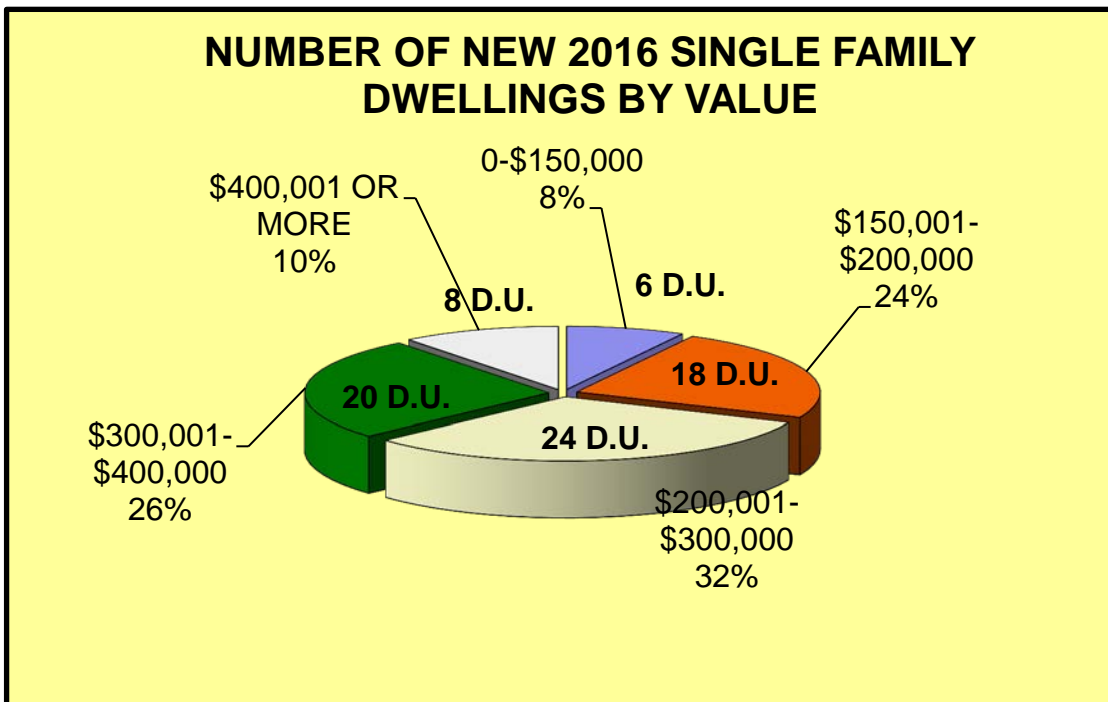


Valuation (\$)

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	2,664,000	0	0	0	2,664,000
South	10,583,565	238,400	300,000	7,588,900	18,710,865
East	522,000	0	350,000	0	872,000
West	7,114,742	1,909,399	2,419,699	1,970,000*	13,413,840
Total	20,884,307	2,147,799	3,069,699	9,558,900	35,660,705

Notes:

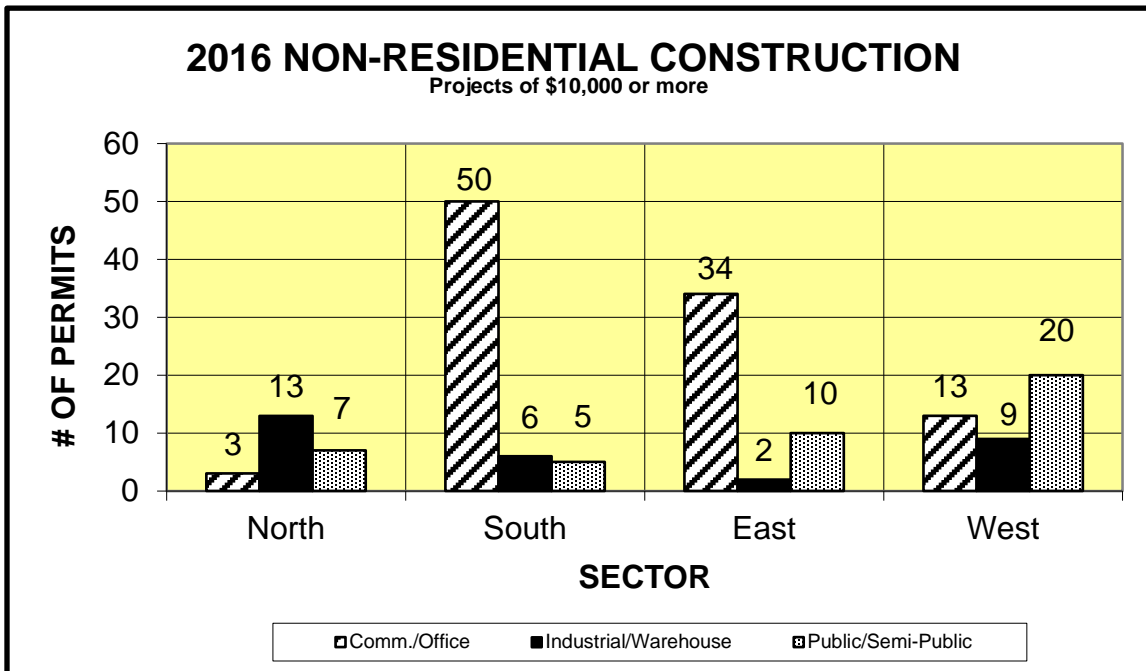
1. Does not include the valuation for the 87-unit mixed use project at 222 Water Street. That valuation is included in the commercial category.



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

of Permits

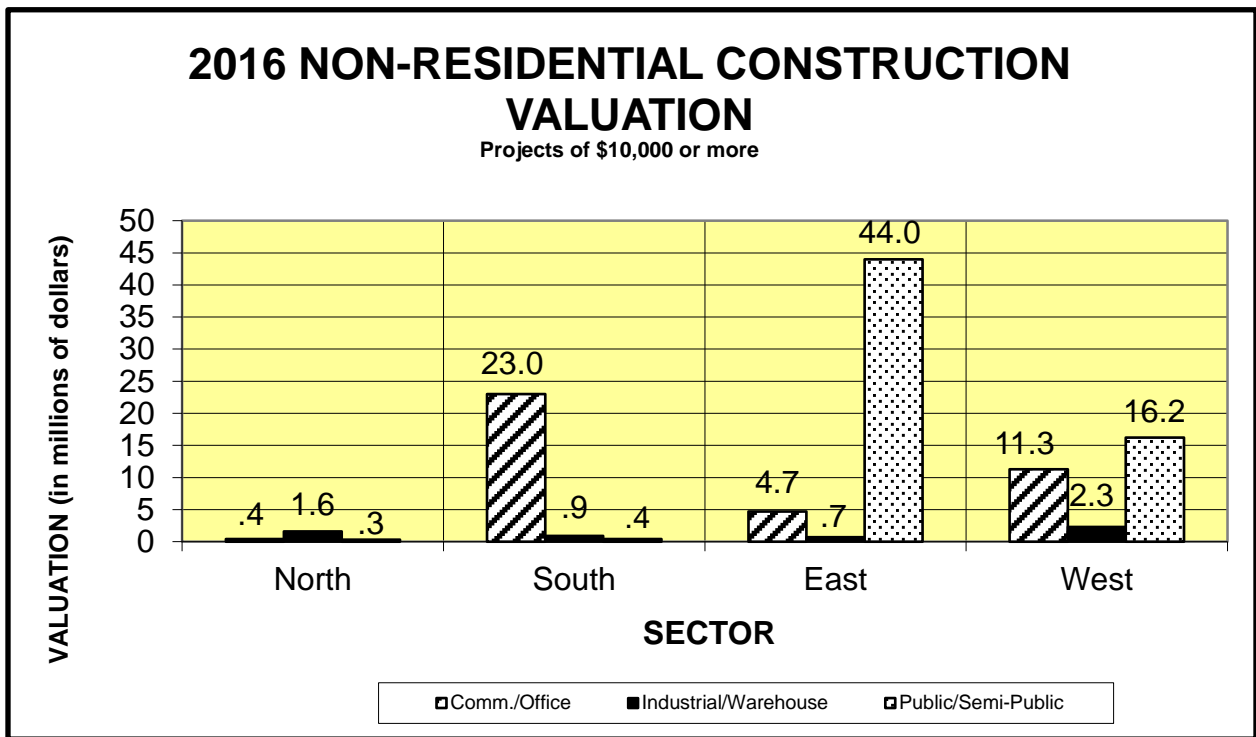
Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	3	13	7	23
South	50	6	5	61
East	34	2	10	46
West	13	9	20	42
Total	100	30	42	172



Valuation (\$)

Projects of \$10,000 or more

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	402,695	1,646,300	325,215	2,374,210
South	23,010,773	862,733	448,760	24,322,266
East	4,675,631	703,752	44,013,791	49,393,174
West	11,307,607	2,290,452	16,207,654	29,805,713
Total	39,396,706	5,503,237	60,995,420	105,895,363



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	2016
Total Number	18	21*	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5	4	3	5	2
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	1.8
Population	192	26	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2	2	3	6	1
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	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	2016
Total Number	29	34	34	34	33	33	27	29	35	25	25	27	22	22	13	10	11	15	10	9	13	12
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	187.7

III. SUBDIVISIONS

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Number	7	8	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1	5	4	3	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	32.9
# of Lots	72	227	84	291	202	72	50	260	371	261	235	204	118 units 3 bldgs 86 lots	52	16 D.U. 3 com tenant suites	96	144	11 lots 22 D.U.	61	64	70	37

IV. BUILDING CONSTRUCTION (No. of Units)

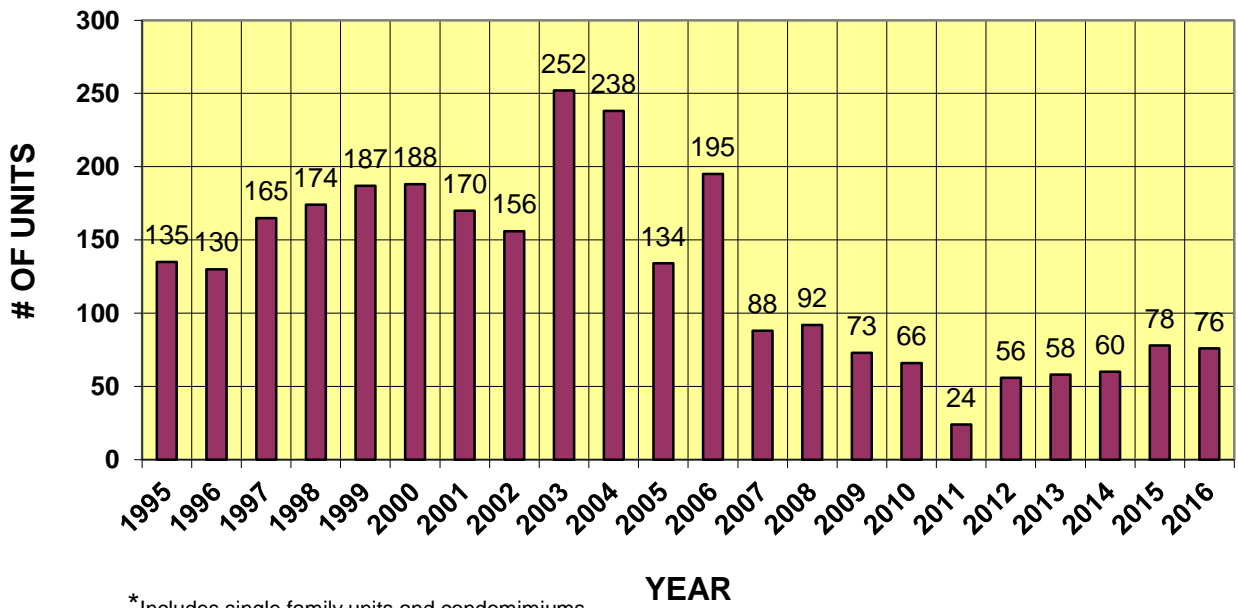
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Single-family	135	130	165	174	187	188	170	156	252	190	104	104	67	36	47	39	24	53	58	60	66	76
Condo-minium										48*	30	91	21	56	26	27	0	6	2	0	12	20
Duplex	40	42	58	50	44	36	46	62	38	28	14	6	16	12	18	16	12	40	10	10	14	26
Multiple-family	205	254	259	207	159	269	273	411	60	106	106	59	92	97	68	71	73	128	179	59	142	156
Total	380	426	482	431	390	493	489	629	350	372	254	260	196	201	159	153	109	227	249 **	129 ***	234	278

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

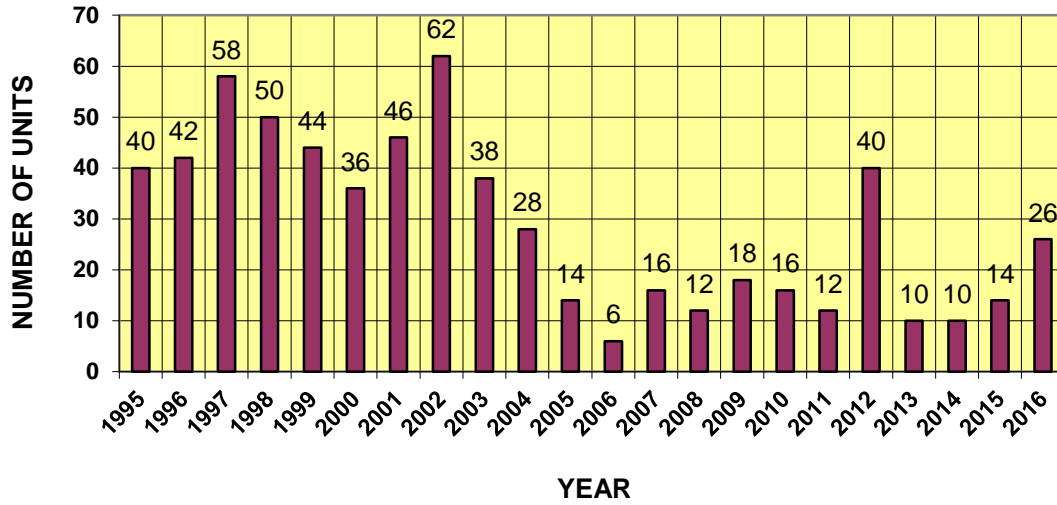
**Does not include 32-unit CBRF at 3325 Birch Street.

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

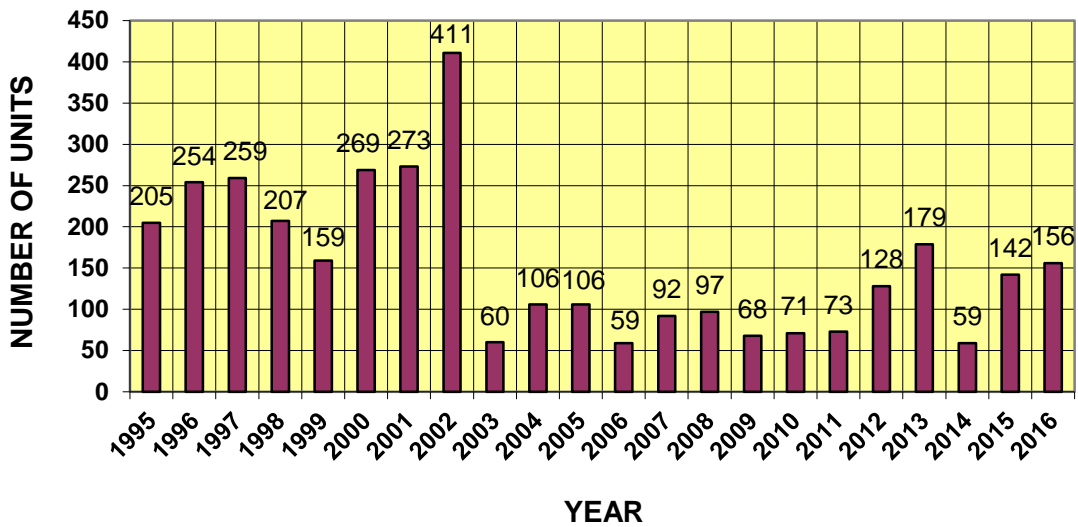
SINGLE FAMILY CONSTRUCTION



DUPLEX CONSTRUCTION

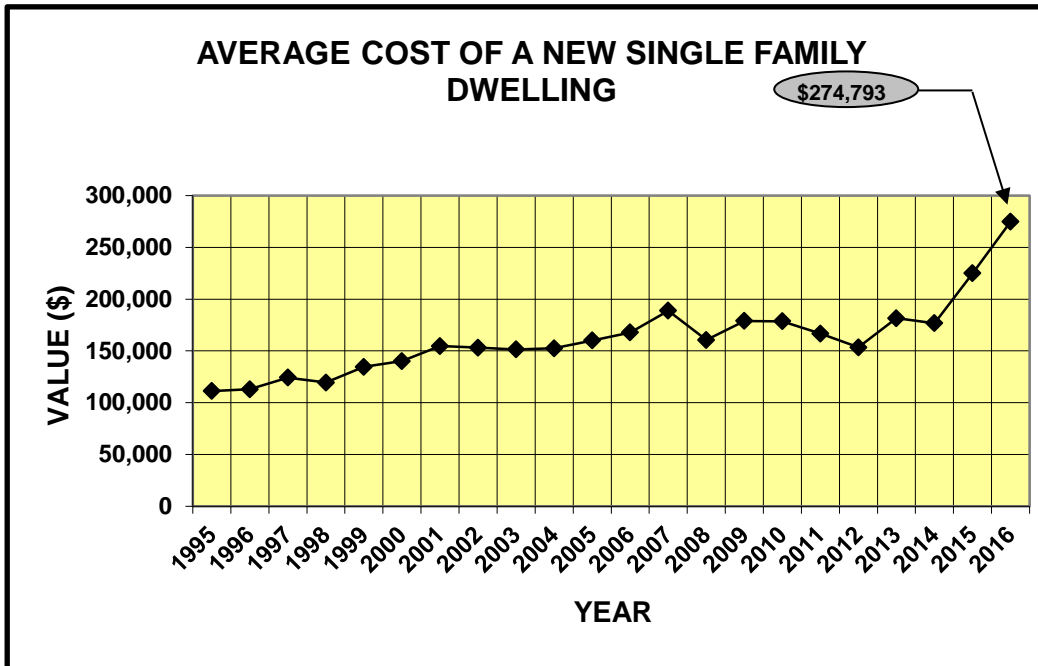


MULTIPLE FAMILY CONSTRUCTION



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
2016	274,793



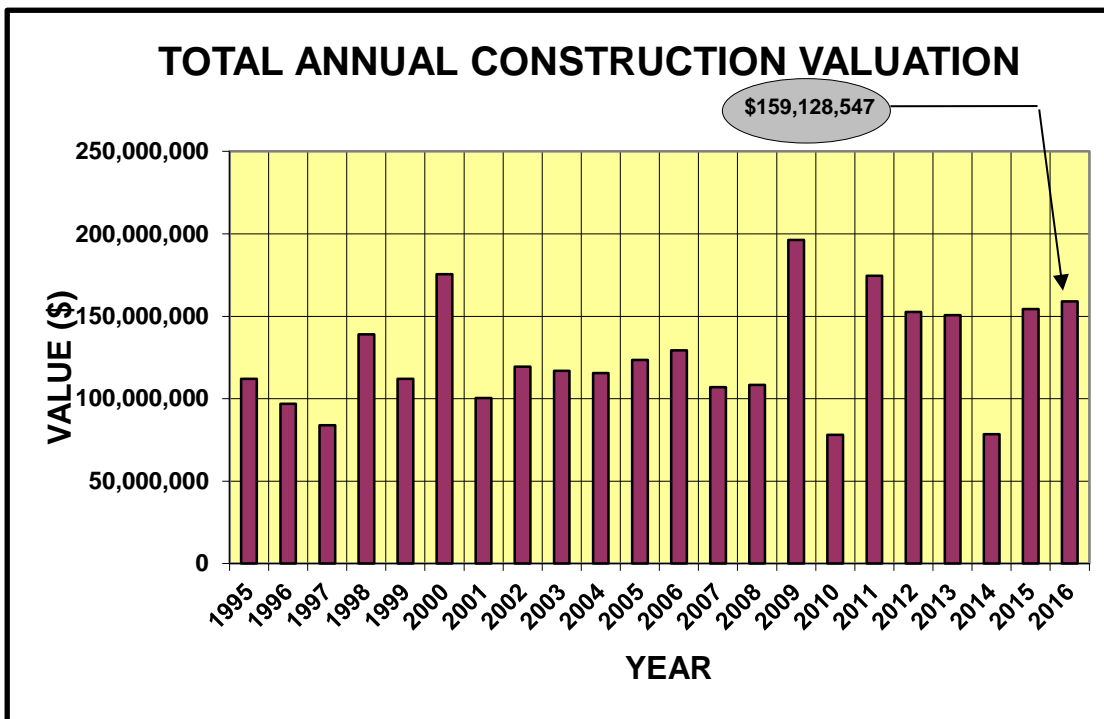
**# OF PERMITS/VALUATION (\$)
(\$10,000 or more)**

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
1995	112/27,401,403	40/30,173,416	32/14,534,759
1996	93/11,675,007	26/28,226,912	27/8,808,747
1997	92/18,360,629	28/7,984,674	28/7,191,625
1998	111/36,441,167	36/12,796,923	28/36,463,248
1999	70/25,133,384	40/20,051,884	28/7,902,137
2000	116/23,801,407	29/43,378,629	36/40,135,568
2001	90/21,249,147	29/3,874,250	36/11,752,094
2002	77/14,488,984	23/6,041,780	25/43,316,226
2003	92/35,214,213	17/3,340,690	21/15,789,371
2004	90/20,523,365	17/13,493,150	30/16,581,679
2005	103/24,630,337	18/31,859,930	36/24,068,761
2006	91/49,297,271	22/3,473,266	25/27,512,298
2007	110/23,766,531	15/3,919,311	47/39,677,458
2008	116/33,607,309	20/17,097,550	29/23,784,534
2009	76/12,234,748	13/17,384,000	30/127,194,488
2010	83/20,849,897	22/6,872,301	46/21,279,445
2011	78/17,258,204	12/3,912,436	40/117,053,881
2012	80/23,408,254	10/6,731,500	55/73,451,007
2013	112/37,824,985	24/4,398,513	31/61,613,778
2014	100/20,931,331	20/4,457,317	35/16,610,206
2015	94/76,195,530	26/23,222,521	25/14,304,221
2016	100/39,396,706	30/5,503,237	42/60,995,420

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
2016	159,128,547

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



PART III

IMPLEMENTATION OF COMPREHENSIVE PLAN

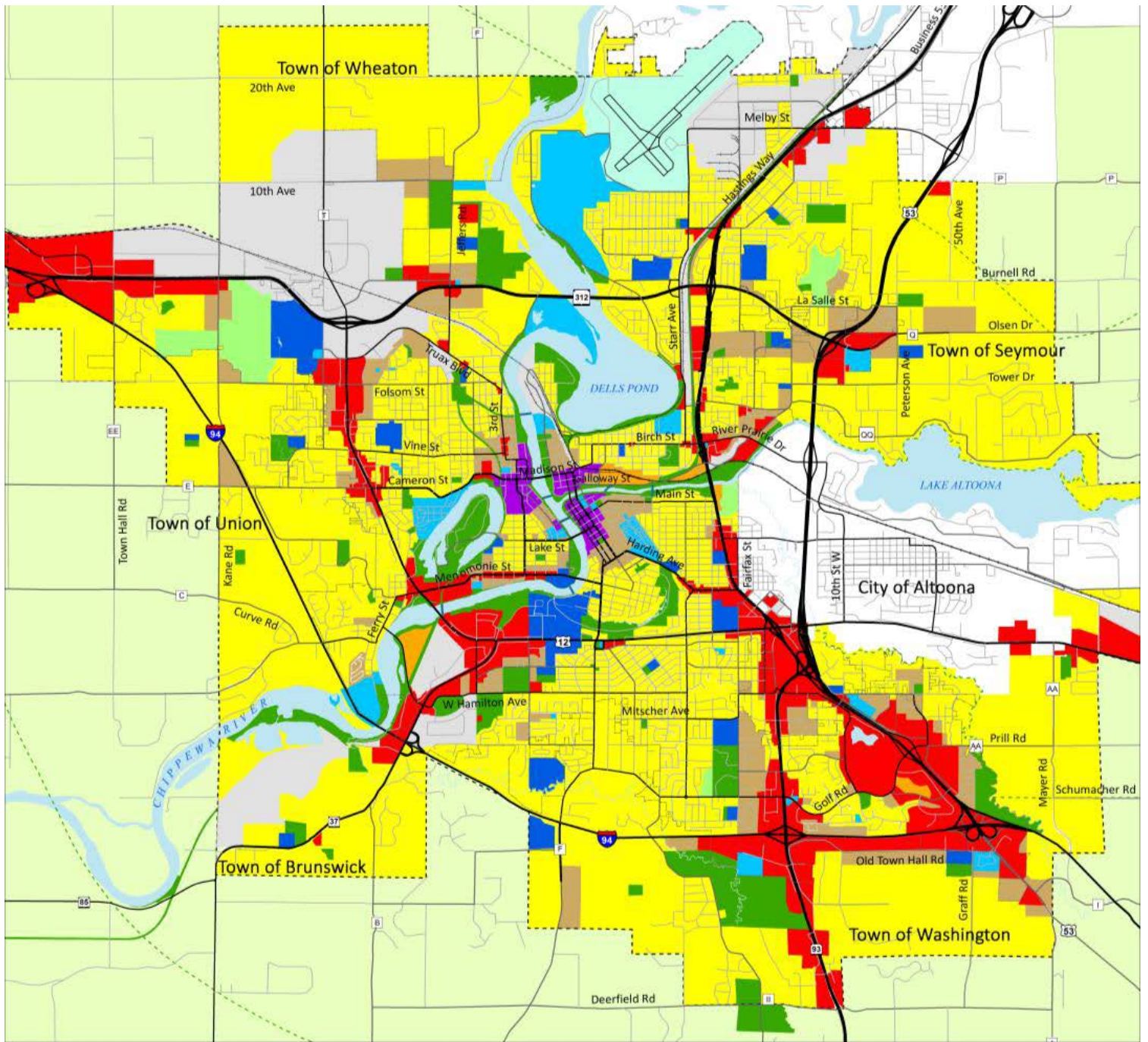
The annual Development Map and Report have two primary purposes. The first is to report the year's development activity for the City and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the 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.

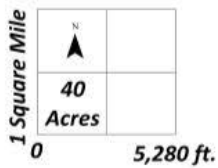
Previous reports, dating back to 1982 initially based its review on the City's Comprehensive Plan, which was adopted in 1982. In 1993, the City prepared a new Comprehensive Plan, which this report then used to track and monitor development. The Plan was updated in 2005 and most recently in 2015. The 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.



- | | |
|--|---|
| Low Density Housing | Public Facility |
| Medium & High Density Housing | Airport |
| Commercial | Park |
| Downtown | Golf Course |
| Industry | Agriculture or Rural Housing |
| Mixed Use | 3 Mile Plat Review Boundary |
| School | Sewer Service Area Boundary |
| | Eau Claire City Limits |



Map 2

***Planned
Land Use***

The City approved 12 rezoning applications in 2016. 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, 76 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 2016, building permits were issued for 7 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
4932 Bullis Farm Rd	49	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes
230 Chippewa St	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
222 Chippewa St	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
214 Chippewa St	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
206 Chippewa St	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
322 Chippewa St	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
222 Water St	87	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	156									

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

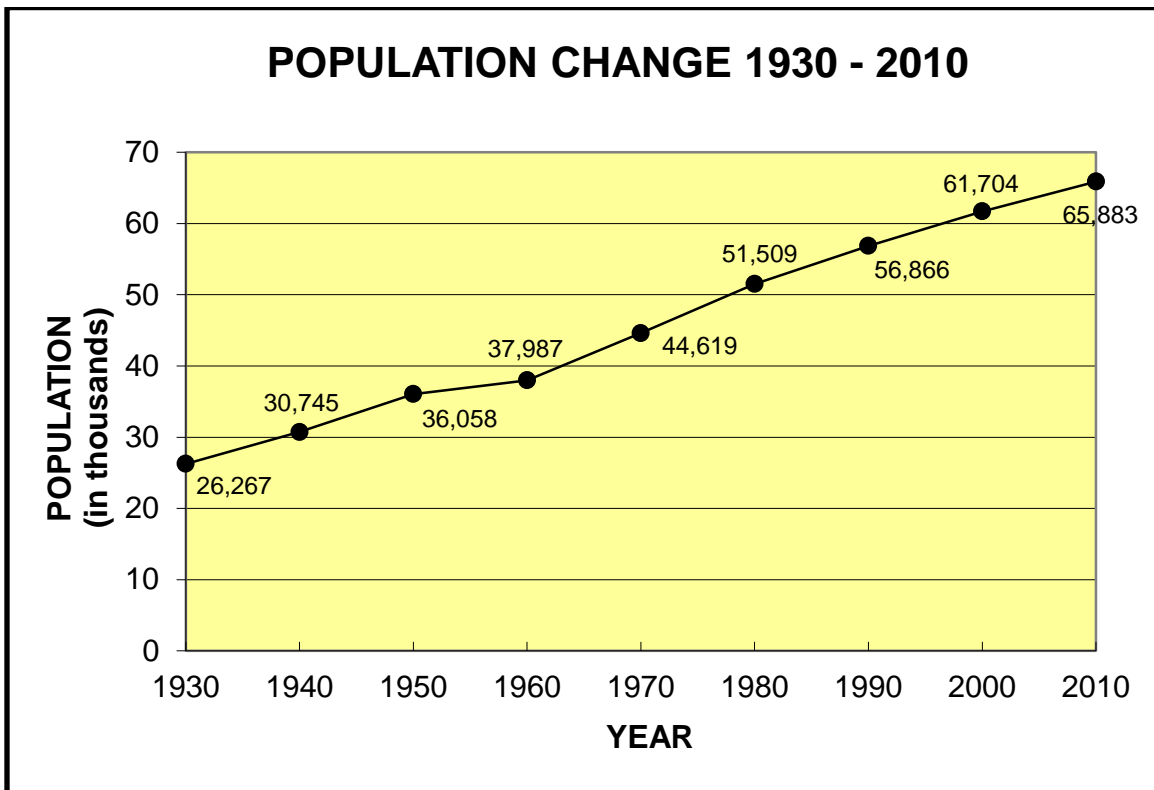
Source: 2010 U.S. Census & American Community Survey

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 1-1-14	2014 Net Change	Housing Units on 1-1-15	2015 Net Change	Housing Units on 1-1-16	2016 Net Change	Housing Units on 1-1-17
North	4,839	17	4,856	15	4,871	12	4,883
South	8,119	44	8,163	29	8,192	85	8,277
East	7,461	3	7,464	115	7,579	0	7,579
West	<u>8,205</u>	<u>61</u>	<u>8,266</u>	<u>63</u>	<u>8,329</u>	<u>164</u>	<u>8,493</u>
Total	28,624	125	28,749	222	28,971	261	29,232

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

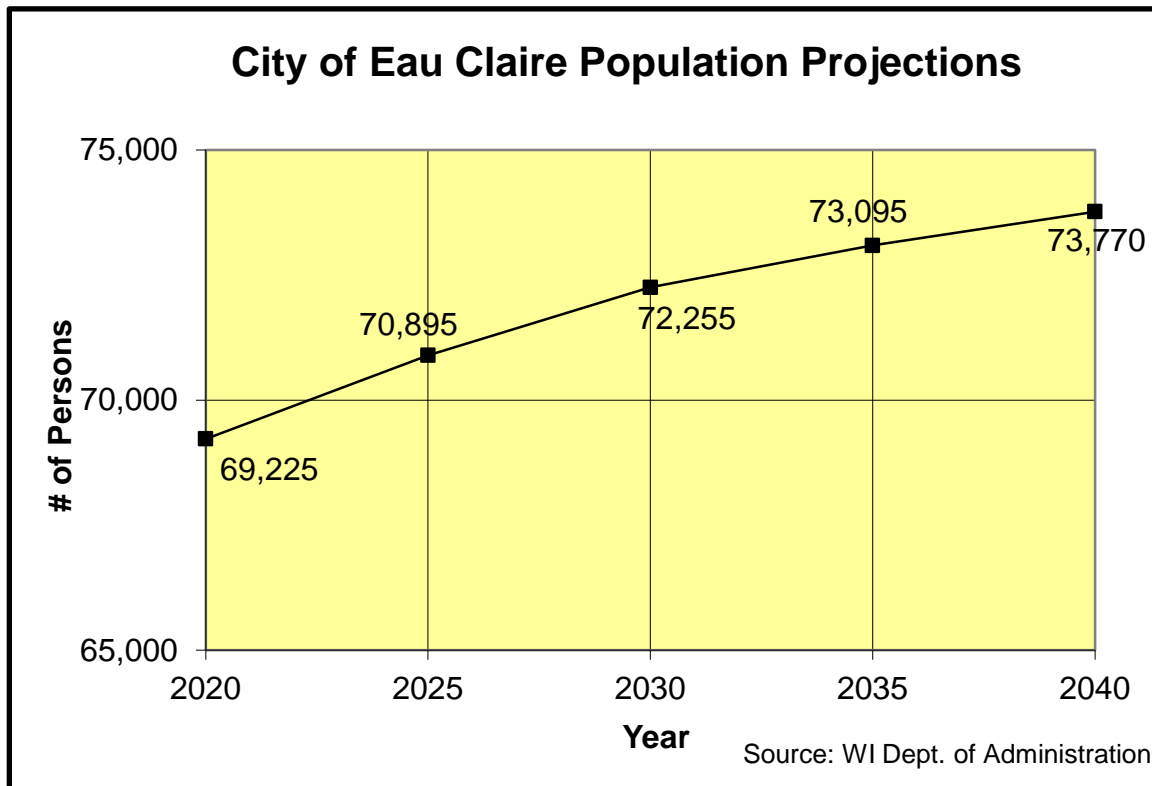
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2016. As of this date, the State estimates Eau Claire's population at 67,381.

POPULATION & HOUSEHOLD PROJECTIONS

Population and household projections are a prerequisite to planning, as population and household growth or decline determines the level of demand for various land uses, facilities, and services. For this reason, these projections for the City of Eau Claire are an important component of development monitoring.

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

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



PART V

**2016
DEVELOPMENT MAP**

2016 DEVELOPMENT MAP

- Single Family - Detached
- Twin-Home Condominiums
- 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

