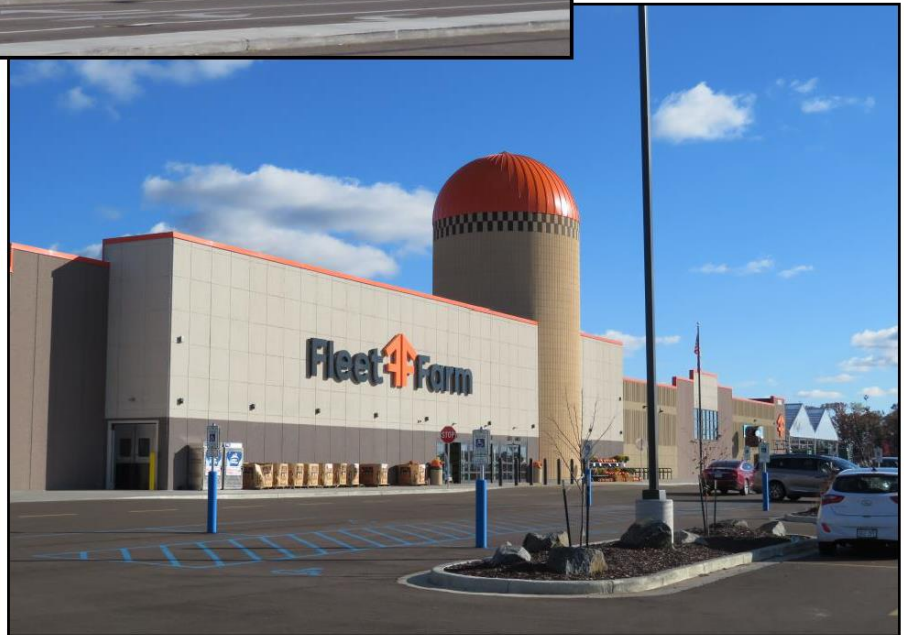


# City of Eau Claire 2017 Development Map and Report



Department of Community Development  
Eau Claire, Wisconsin

# City of Eau Claire 2017 Development Map and Report

Shift Cyclery & Coffee Bar  
615 Graham Avenue



Drylock Technologies  
3921 N. Hastings Way

Department of Community Development  
Eau Claire, Wisconsin

**Cover Photos:** Marshfield Medical Center – 2310 Craig Road  
Mills Fleet Farm – 3165 Old Town Hall Road

# 2017 DEVELOPMENT AND REPORT

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# **INTRODUCTION**

# INTRODUCTION

The 2017 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2017 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 2017 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 2017 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 2017 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 building permits were issued during 2017. 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**

Building permits for the construction of new housing units have been recorded in four 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**

Building 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 2017 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 2017. Part II provides a brief overview of the City's development activity since 1996. Part III reports how well growth and development activity in 2017 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

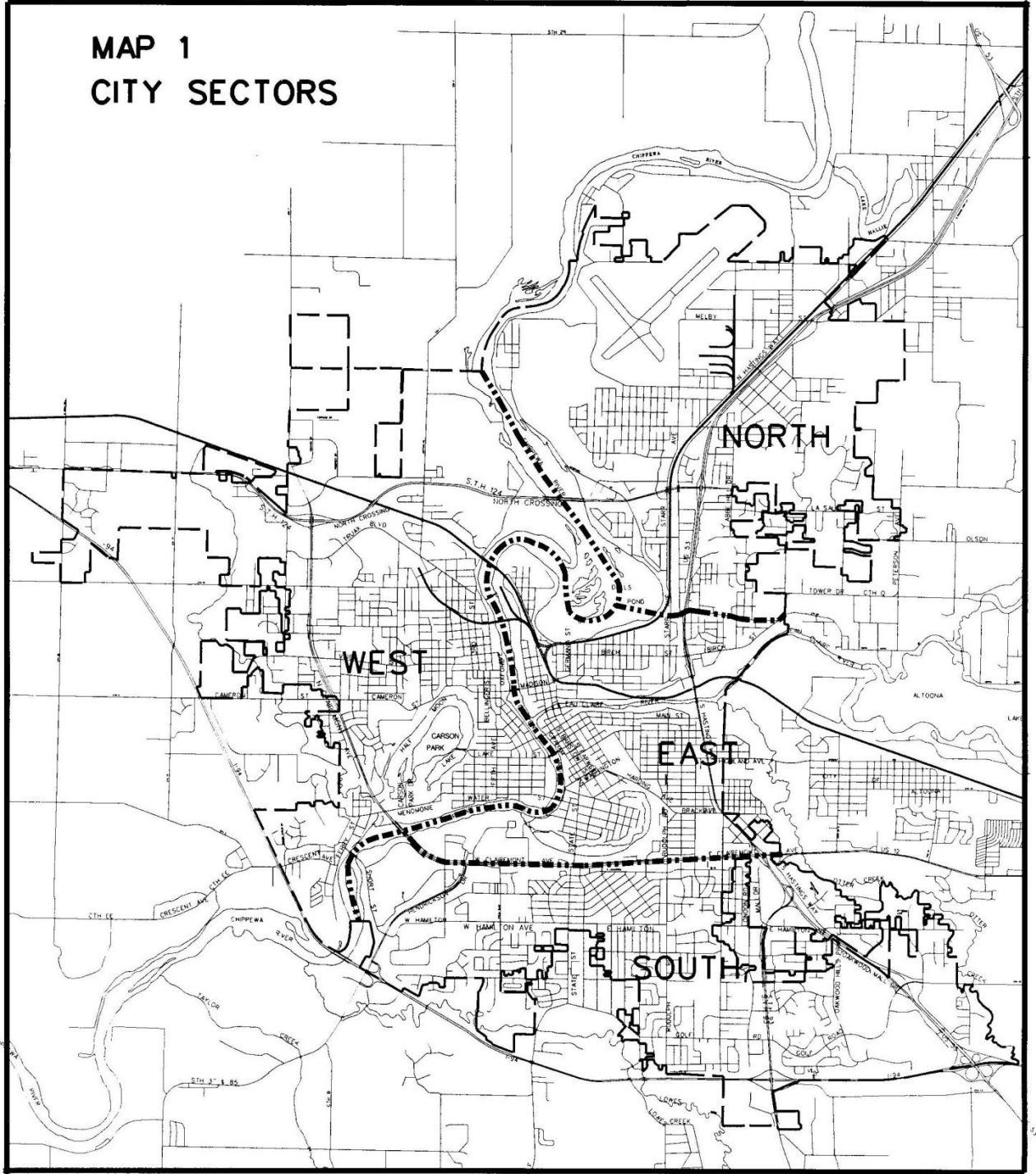
the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, development that occurred in 2017 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 2017**

## I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)
A-1	2017-3A	North	Seymour	2	4	4.5
A-2	2017-5A	South	Washington	0	0	2.1
A-3	2017-2A	South	Washington	0	0	54.2
A-4	2017-1A	South	Washington	0	0	1.9
A-5	2017-4A	South	Washington	0	0	32.8
A-6	2017-6A	West	Union	0	0	0.2
<b>Total</b>				<b>2</b>	<b>4</b>	<b>95.7</b>

## II. REZONINGS

Map #	Sector	Original Zoning	Approved Zoning	Area Rezoned (acres)	File #	Approval Date
Z-1	North	I-2	R-1A	10.1	Z-1602-17	7/25/2017
Z-2	North	TR-1A	R-1P	53.3	Z-1605-17	8/8/2017
Z-3	East	C-1AP	C-1P	1.2	Z-1600-17	6/13/2017
Z-4	East	TR-1A	Public	5.8	Z-1595-17	4/25/2017
Z-5	East	I-1	R-2	0.2	Z-1593-17	2/28/2017
Z-6	South	TR-1A	R-3P	1.9	Z-1596-17	6/13/2017
Z-7	South	R-1	R-3P	0.8	Z-1611-17	9/26/2017
Z-8	South	TR-1A	R-1	0.6	Z-1615-17	12/28/2017
Z-9	South	TR-1A	R-1P	2	Z-1613-17	10/10/2017
Z-10	South	C-3MX	Amend Plan	15	Z-1534-13 Amd	12/28/2017
Z-11	South	C-3P	R-3P	11.7	Z-1617-17	12/12/2017
Z-12	South	TR-1A	C-3P	30.3	Z-1603-17	7/25/2017
Z-13	South	C-3P	Amend Plan	16.9	Z-1597-17	5/23/2017
Z-14	West	RM	R-2P	1.3	Z-1609-17	9/26/2017
Z-15	West	R-1A	Public	0.4	Z-1598-17	6/13/2017
Z-16	West	I-1 & I-2	I-1P	1.2	Z-1601-17	6/13/2017
Z-17	West	TR-1A	R-1	5	Z-1592-17	2/28/2017
Z-18	West	R-3	C-2P	0.9	Z-1612-17	10/10/2017
Z-19	West	TR-1A & C-2P	C-2P	3.9	Z-1599-17	6/13/2017
Z-20	West	TR-1A	R-2	3	Z-1607-17	8/22/2017
Z-21	West	C-2P	R-3P	5.8	Z-1604-17	7/25/2018
<b>Total</b>				<b>171.3</b>		

### III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	# of Dwellings	Zoning	Date Approved
S-1	P-1-16	North	Western Avenue	4.1	4	16	R-3P	5/9/2017
S-2	P-6-17	North	Highclere	35.8	54	54	R-1P	9/12/2017
S-3	P-4-16	North	Clearwater Ridge	4.6	7	14	R-3	1/10/2017
S-4	P-3-17	South	Sessions Street Condominiums	1.9	6	6	1.9	6/12/2017
S-5	P-8-17	South	Pine Park North	2.3	5	10	R-2	9/12/2017
S-6	P-8-16	South	Westover Woods	3.6	7	7	R-1	6/13/2017
S-7	P-5-16 Phase II	West	Creek Ridge II	6.7	16	16	R-1	12/12/2017
S-8	P-1-17	West	Hoyem Acres 7 <sup>th</sup> Addition	5	15	15	R-1	6/13/2017
S-9	P-4-12	West	Jeffers Road Townhomes III	4.9	28	28	R-2P	8/22/2017
S-10	P-4-12	West	Jeffers Road Townhomes II	2.2	14	14	R-2P	2/28/2017
<b>Total</b>				<b>71.1</b>	<b>156</b>	<b>180</b>		

## IV. BUILDING CONSTRUCTION

### A. General Summary

#### 1. Permit Breakdown

Type	# of Permits
Plumbing	698
Signs	196
Heating	771
Building	995
<hr/>	
Total	2,660

#### 2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	19*	4
Commercial	4	1
Industrial	3	0
Public	1	0
<hr/>		
Total	27	5

\*Includes the demolition of 34 dwelling units.

#### 3. Conditional Permits

Type	# of Permits
Zoning appeals	6
Conditional use permits	16
Site plan review	33

plus 17 amendments to existing site plans

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

##### Commercial/Office (64 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Marshfield Hospital	2310 Craig Rd	New Marshfield Clinic Hospital	\$68,000,000	east
Mills Fleet Farm	3165 Old Town Hall Rd	New Mills Fleet Farm	\$21,000,000	south
Marshfield Hospital	2200 Craig Rd	Marshfield Clinic Cancer Center	\$15,500,000	east
Drylock	3925 N Hastings Way	3 Story Office Addition to Drylock Technologies	\$7,000,000	north
Wipfli, Accounting	4890 Owen Ayres Ct	New 3 Story Office Building	\$6,900,000	south
Greenpoint Real Estate Development Fund LLC	4740 Keystone Xing	New 3 Story Mixed Use Building	\$6,500,000	south
Bullis Farm Lodging LLC	4937 Bullis Farm Rd	New Candlewood Suites Hotel	\$6,000,000	south
Market & Johnson Inc	2350 Galloway St	Addition To Existing Office, Remodel Existing Office	\$5,000,000	east
Marshfield Hospital	2310 Craig Rd	Addition To Marshfield Clinic Hospital	\$5,000,000	east
Kwik Trip Inc	4395 N Town Hall Rd	New Kwik Trip Convenience Store And Fueling Station	\$2,000,000	west
Iron Art LLC	1106 Mondovi Rd	Addition To Artisan Metal Works	\$1,337,000	south
Peoples Bank Of Wisconsin	4251 Southtowne Dr	New Bank For Peoples Bank Midwest	\$1,200,000	south
Aldi Inc	3650 S Hastings Way	Aldi Addition	\$1,100,000	south
Chippewa Valley Partners LLC	3915 Gateway Dr	Interior Remodel, Exterior Finishes	\$1,065,638	south
Eastridge Center LLC	2174 East Ridge Center	Entry And Interior Remodel For CCF Bank	\$1,051,100	east
Trust Point Inc	7 S Dewey St	Remodel First Floor, East Wing	\$850,000	east
Obos ECH LLC	2622 Craig Rd	Exterior Alterations To Hampton Inn	\$723,183	south
William J Boettcher	4675 Royal Dr	New Office Building For Lien And Peterson Architects	\$650,000	south
Scobie & Giles II LLC	3260 Birch St	New Daycare Facility	\$644,000	east
Hulke Properties LLC	3209 Rudolph Rd	Remodel Of Funeral Home	\$617,304	south
John P Speros	4280 London Rd	New Commercial Building	\$525,000	south
Live In Eau Claire LLC	2106 N Clairemont Ave	New 20 x 100 Multi-Purpose Assembly Facility	\$500,000	west
I & B LLC	807 W Clairemont Ave	Caribou Coffee And Einstein Brothers Bagels	\$487,200	south
Eastridge Center LLC	2221 Highland Ave	Interior Remodel Of Space	\$441,247	east
Menard Inc	4084 Commonwealth Ave	Addition And Alteration To Home Goods	\$400,000	south
Oakwood Hills Mall LLC	4800 Golf Rd	Five Guys Burgers And Fries	\$398,000	south
Larsco LLC	2817 Mall Dr	New Building Shell	\$385,000	south

Steil City LLC	5150 Fairview Dr	Repair/Replace Stairs To Slides	\$374,000	south
Indianhead Oil Co Inc	539 Water St	Interior And Exterior Remodel Of Mega Holiday	\$364,000	west
Royal Construction Inc	2817 Mall Dr	Lease Space Buildout For Phenix Salon	\$350,000	south
Fidelity Property Group 3 LLC	1431 S Hastings Way	Interior Remodel For Dunkin Donuts	\$336,398	east
I & B LLC	807 W Clairemont Ave	Interior Build Out For Caribou Coffee And Einstein Brothers Bagels	\$305,000	south
The Grand LLC	204 E Grand Ave	Interior remodel	\$300,000	east
National Presto Industries Inc	3925 N Hastings Way	Install New PVC Durolock Over Existing Roofing.	\$297,565	north
Heath Eau Claire LLC	4057 Commonwealth Ave	Tenant Build-Out For Boot Barn	\$276,533	south
Varone Land Company LLC	123 Graham Ave	Interior Alterations	\$257,004	east
Volland Investment Properties LLC	511 N Clairemont Ave	New Addition To Back Of Building	\$257,000	west
Elizabeth Holdings Inc	615 Graham Ave	Build Out For Shift Cyclery & Coffee Shop	\$235,000	east
Keystone Corp (Social Security)	4120 Oakwood Hills Pkwy	Remodel Building Offices	\$222,782	south
HPI Properties LLC	2615 London Rd	Tenant Addition And Improvements	\$220,000	south
Midelfort Clinic Bldg Partnership	733 W Clairemont Ave	MCC 733 Pharmacy	\$214,250	south
Sand Capital XIV LLC	216 Pinnacle Way	Suite 350, Tenant Build Out	\$200,000	east
Menard Inc	2615 N Clairemont Ave	Interior Alterations	\$200,000	west
Golden Rule Investment Corp	703 W Hamilton Ave	Interior Alterations Including 2 New Offices	\$200,000	south
David G Menard	1727 Western Ave	Pet Hospital Addition	\$191,000	north
Holiday Vacations LLC	2727 Henry Ave	Office remodel	\$175,000	south
Dayton Hudson Corp Property Tax Dept	3649 S Hastings Way	Reroof	\$170,230	south
Phillips Properties Inc	2717 Birch St	Interior Alterations	\$150,000	east
John P Speros	4282 London Rd	Tenant Space Buildout For Train Shop	\$150,000	south
John P Speros	4288 London Rd	Tenant Space Buildout For Dance Studio	\$150,000	south
Larson Oakwood Business Park LLC	4751 Owen Ayres Ct	Storage And Break Room Addition	\$150,000	south
PR Meier LLC	2429 E Clairemont Ave	Interior Alterations For Insty Prints	\$145,000	south
Rtst Investment LLC	213 N Barstow St	Build Out For Jimmy John's	\$137,500	east
Volland Investment Properties LLC	511 N Clairemont Ave	Interior Remodel	\$135,000	west
American Materials LLC	717 Short St	Interior Office Renovation For Monarch Paving	\$135,000	south
Oakwood Hills Mall LLC	4800 Golf Rd	Tenant Build Out For Journeys	\$133,604	south
Fidelity Property Group 3 LLC	1427 S Hastings Way	Sherwin Williams and Dunkin Donuts remodel	\$132,192	east



Obos ECH LLC	2622 Craig Rd	Remodel Bathrooms	\$124,000	south
Rodiny Pivovar LLC	97 W Madison St	Lower Level Build Out For Lazy Monk Brewery	\$120,000	west
Silver Terrace Shopping Center LLP	913 S Hastings Way	Office remodel and Build Out For Papa John's	\$105,000	east
Royal Credit Union	200 Riverfront Ter	Office remodel	\$102,000	east
Linda M Dodge	1339 Menomonie St	18 x 18 Bath Addition	\$100,000	west
Mogensen Building	222 Water St	Office Spaces For Blugold Real Estate	\$100,000	west
DeRosa Development Inc	2833 N Clairemont Ave	Towers And Siding	\$100,000	west

### Industrial/Warehouse (21 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Xcel Energy	1501 Black Ave	Replace Vintage Vaporizer And Extend The Existing Shed	\$3,270,000	north
Emery O Johnson	1505 Prairie Ln	5800 Sq Ft Office Addition And 4100 Sq Ft Storage Addition	\$2,500,000	west
Xcel Energy	1400 Western Ave	14,101 Sq Ft Warehouse Addition	\$2,089,027	north
Xcel Energy	1501 Black Ave	Addition To Main Compressor Building	\$2,000,000	north
B&B Electric	1202 Western Ave	New Commercial Warehouse Building	\$975,000	north
Xcel Energy	1375 W Hamilton Ave	Solar Garden	\$965,000	south
Pesi	3830 McIntyre Ave	New Metal Building	\$935,358	north
Phillip Plastics Corporation	2920 Mondovi Rd	New Warehouse	\$595,000	south
Selective Countertops LLC	2716 Melby St	Warehouse Addition	\$440,800	north
Phillips Plastic Corporation	2930 Mondovi Rd	Addition For Tool Storage	\$404,270	south
The Brewing Projekt	1807 Oxford Ave	Addition and building remodel	\$400,000	west
Phillips Plastics Corporation	2920 Mondovi Rd	New Warehouse	\$357,000	south
The Brewing Projekt	1807 Oxford Ave	Interior Alterations For Warehouse Space	\$350,000	west
Gerber Products Company	1200 Nestle Ave	Remove Existing Roofing Replace	\$277,346	west
Gerber Products Company	5023 Venture Dr	HVAC Filling Room Addition	\$256,745	west
Xcel Energy	1400 Western Ave	Cold Storage Building	\$220,000	north
Butero LLC	4515 Robin Rd	Metal Building Addition	\$210,000	north
Grachek Wisconsin LLC	2050 Esmond Rd	36 x 60 Warehouse Addition	\$208,000	east
MDCK LLP	2529 Fortune Dr	Add Offices	\$150,000	west
Phillips Plastics Corporation	2930 Mondovi Rd	2400 Sq Ft Addition	\$136,176	south
Phillips Plastics Corporation	3449 Sky Park Blvd	Replace Roofing	\$119,750	south

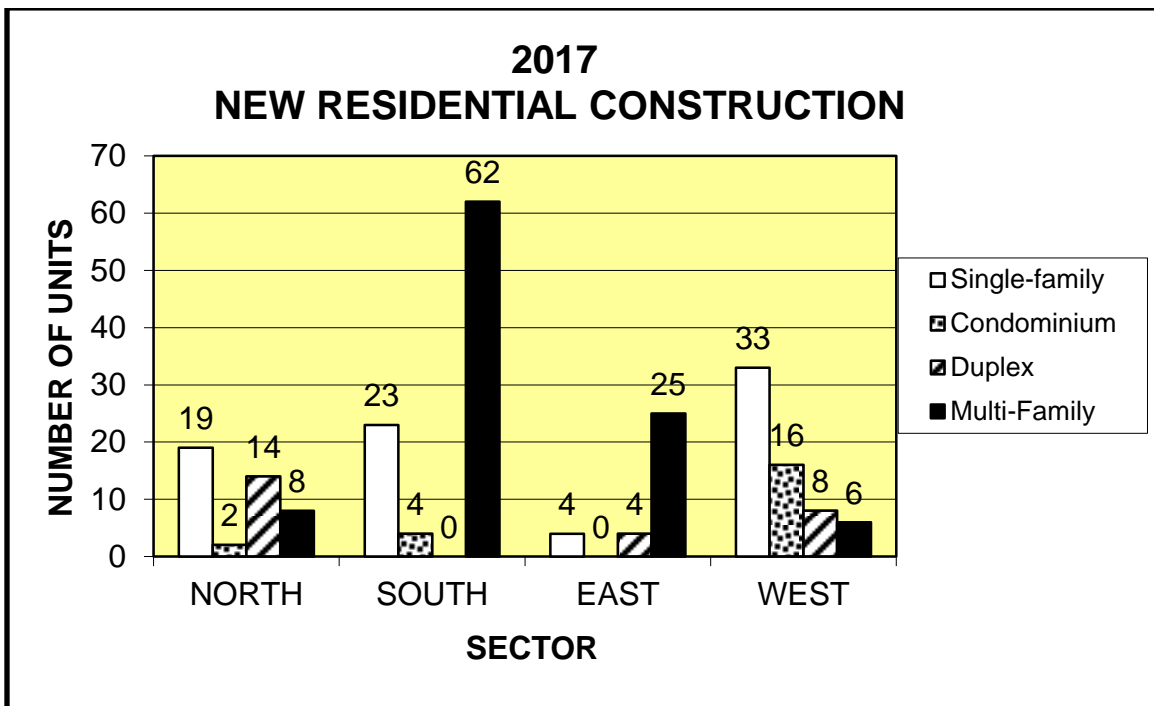
### Public/Semi-public (21 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
University of Wisconsin Eau Claire	642 University Dr	South Tower Renovations	\$14,682,670	east
YMCA Of Eau Claire	1260 Menomonie St	New YMCA Tennis Center	\$10,000,000	west
Sacred Heart Hospital	900 W Clairemont Ave	3rd Floor Remodel For New Birth Center	\$6,528,923	east
PBJC Eau Claire LLC	5110 Stonewood Dr	New 60 Unit CBRF Facility	\$5,300,000	west
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	4th Floor remodel	\$4,429,318	west
City Of Eau Claire	820 Malden Ave	Fire Station 10	\$4,024,219	east
Pekol Holding Company LLC	5075 Stonewood Dr	New 20 Bed CBRF Assisted Living Facility	\$1,557,440	west
Plymouth United Church Of Christ	2010 Moholt Dr	Rebuild Building Damaged From Fire	\$1,391,187	west
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	MB W Pet-Ct Scanner Renovation	\$743,351	west
Cedarcreek Community Church	3520 Eastwind Dr	Addition To Cedar Creek Church	\$568,965	south
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	1st Floor Blood Draw And Support Areas	\$469,166	west
Christ Church Cathedral	508 S Farwell St	Entry And Elevator Addition	\$460,000	east
Sacred Heart Hospital	950 W Clairemont Ave	Wound Care Clinic Remodel	\$440,000	east
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	Amalia Day Treatment Remodel	\$380,800	west
Evangelical Lutheran Church Of Our Redeemer	601 Fall St	Replace Facade And Reroof	\$320,000	east
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	MB W 4Th Floor Radiology Expansion	\$309,000	west
Luther Hospital - Mayo Clinic Health System	1221 Whipple St	MCHS Pavilion And Pergolas	\$275,000	west
Eau Claire School District	2711 Abbe Hill Dr	Interior Renovations, Northstar Middle School	\$206,921	north
City Of Eau Claire	1040 Forest St	Remove Existing Shingles And Replace	\$198,500	east
Sacred Heart Hospital	900 W Clairemont Ave	Exit Egress Corridor Remodel	\$192,000	east

B. New Residential Construction – City of Eau Claire

# of Units

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	19	2	14	8	43
South	23	4	0	62	89
East	4	0	4	25	33
West	33	16	8	6	63
Total	79	22	26	101	228

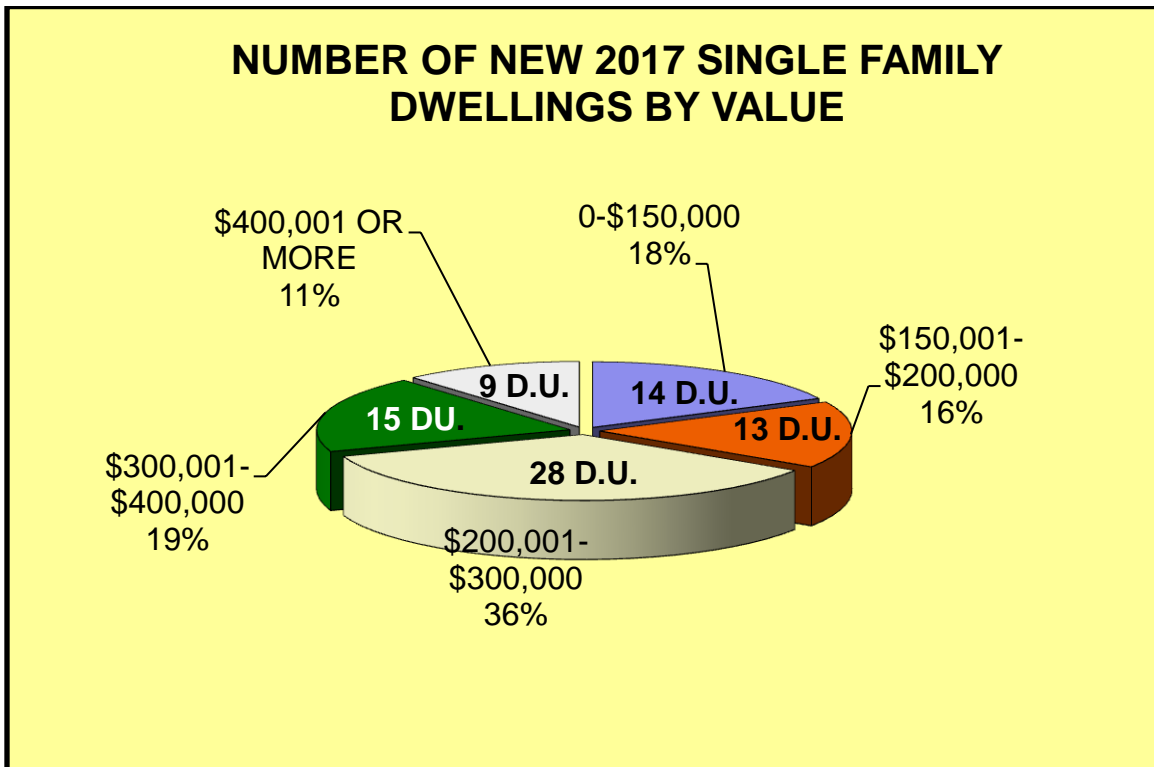


**Valuation (\$)**

<b>Sector</b>	<b>Single-family</b>	<b>Condominium</b>	<b>Duplex</b>	<b>Multi-family</b>	<b>Total</b>
North	4,061,484	500,000	1,513,706	1,068,150	7,143,340
South	7,825,129	452,000	0	625,000*	8,902,129*
East	551,700	0	420,000	640,000	1,611,700
West	7,899,124	2,540,000	924,973	408,000	11,772,097
<b>Total</b>	<b>20,337,437</b>	<b>3,492,000</b>	<b>2,858,679</b>	<b>2,741,150*</b>	<b>29,429,266*</b>

**Notes:**

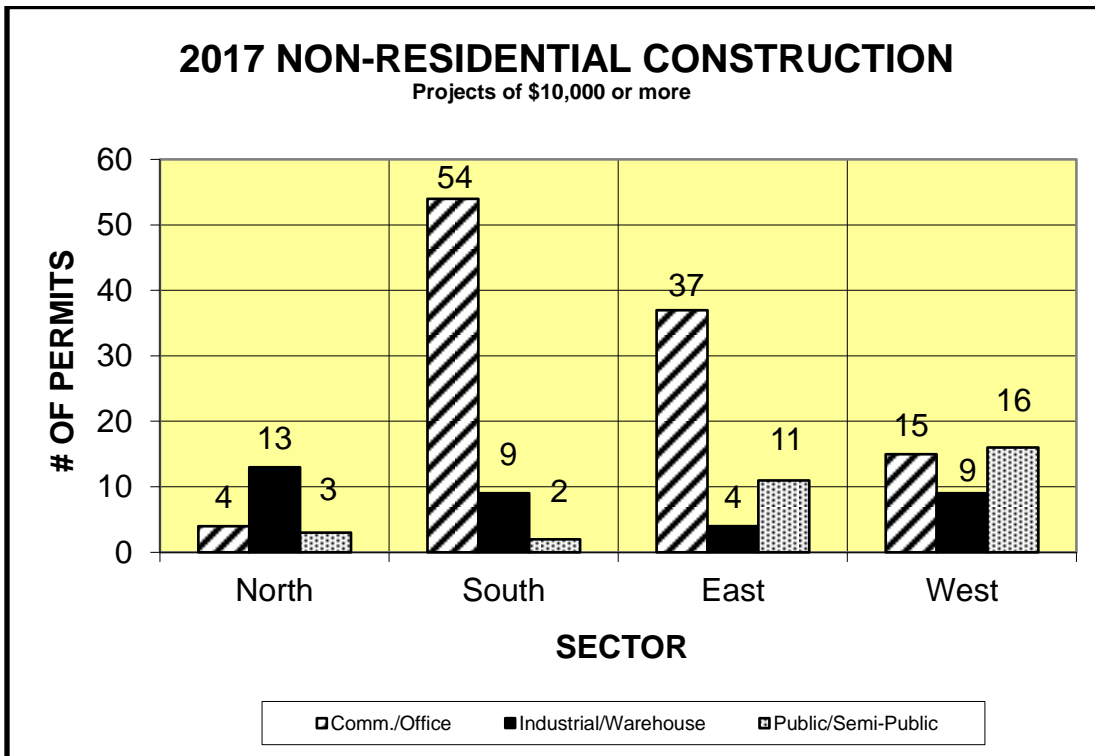
- \*Does not include the valuation for Greenpoint mixed use development that includes 54 units. That valuation is included in the commercial category.



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

# of Permits

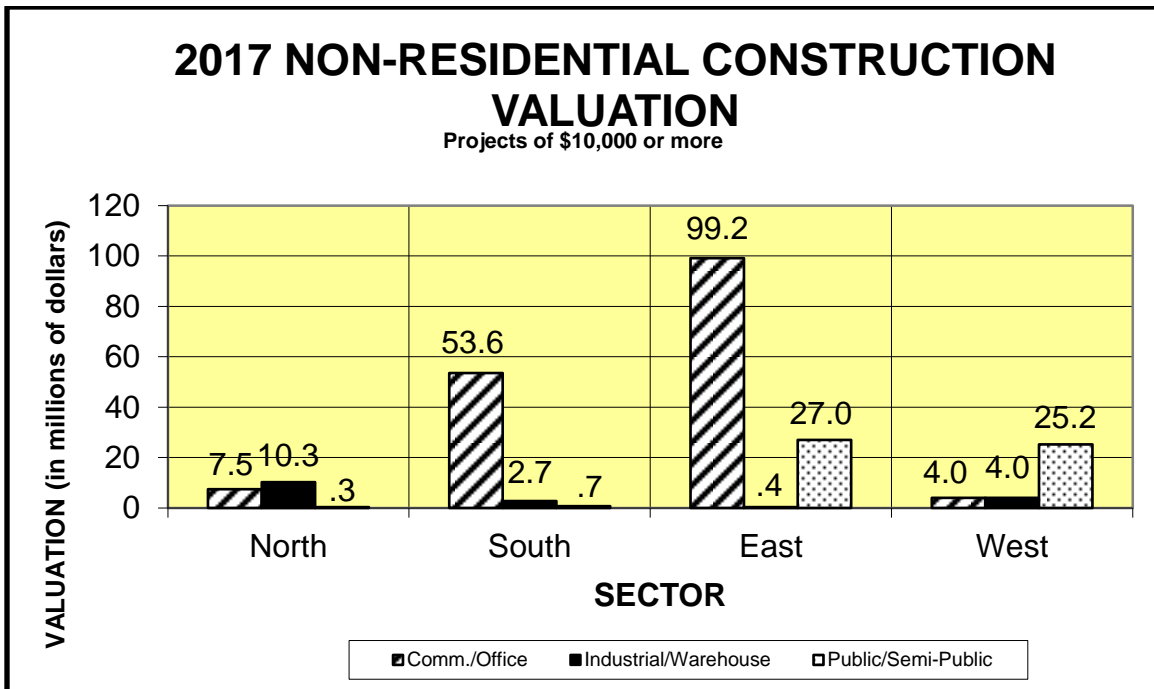
Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	4	13	3	20
South	54	9	2	65
East	37	4	11	52
West	15	9	16	40
Total	110	35	32	177



**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	7,508,565	10,272,281	286,921	18,067,767
South	53,638,270	2,692,696	657,860	56,988,826
East	99,211,669	412,000	27,007,023	126,630,692
West	4,004,366	4,008,178	25,235,081	33,247,625
<b>Total</b>	<b>164,362,870</b>	<b>17,385,155</b>	<b>53,186,885</b>	<b>234,934,910</b>





# **PART II**

## **OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1996**

## OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1996

### I. ANNEXATION

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Number	21*	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5	4	3	5	2	6
Total Area (acres)	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	95.7
Population	26	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2	2	3	6	1	4
Sq. Mi. of City at Year End (minus any detachments)	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	34.49

\*Includes detachment

NOTE: Adjustment in sq. mi. made in 2003 based on computer calculations of city area. Areas for previous years back to 1996 were also adjusted.

### II. REZONINGS

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Number	34	34	34	33	33	27	29	35	25	25	27	22	22	13	10	11	15	10	9	13	12	21
Total Area (acres)	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	171.3

### III. SUBDIVISIONS

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Number	8	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1	5	4	3	3	10
Total Area (acres)	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	71.1
# of Lots	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	156 lots 180 D.U.

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

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Single-family	130	165	174	187	188	170	156	252	190	104	104	67	36	47	39	24	53	58	60	66	76	79
Condominium									48*	30	91	21	56	26	27	0	6	2	0	12	20	22
Duplex	42	58	50	44	36	46	62	38	28	14	6	16	12	18	16	12	40	10	10	14	26	26
Multiple-family	254	259	207	159	269	273	411	60	106	106	59	92	97	68	71	73	128	179	59	142	156	101
Total	426	482	431	390	493	489	629	350	372	254	260	196	201	159	153	109	227	249 **	129 ***	234	278	228****

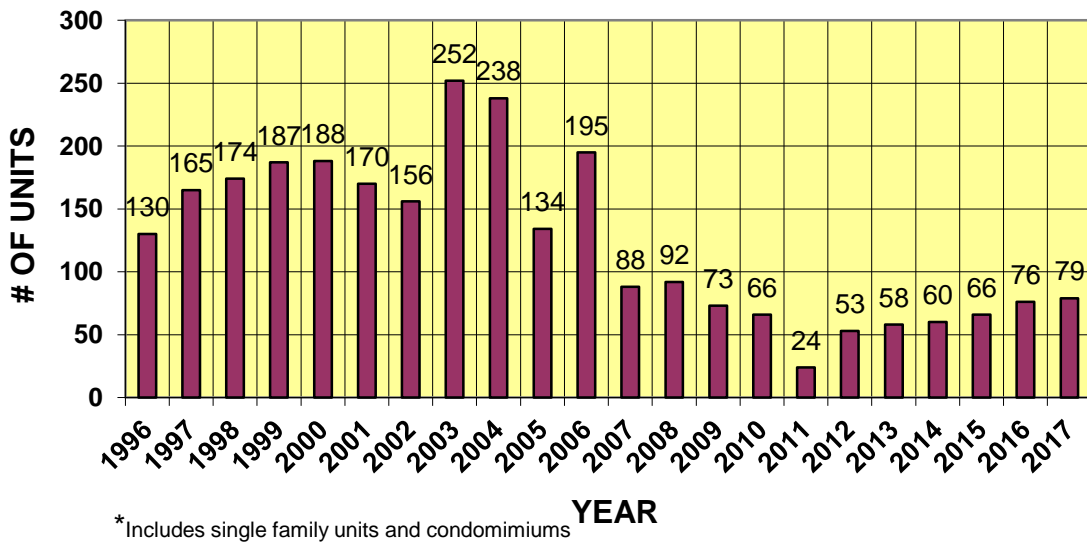
\*Prior to 2004, condominium dwellings were included in the single-family totals.

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

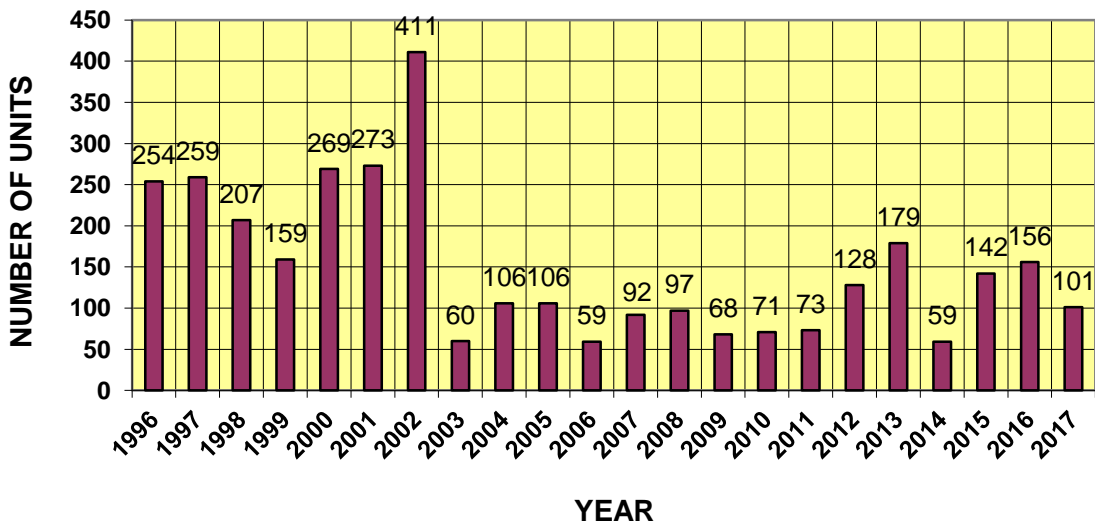
\*\*\*Does not include 20-unit CBRF at 3337 Birch Street.

\*\*\*\*Does not include 20-bed and 60-bed memory care facilities at 5075 and 5110 Stonewood Drive.

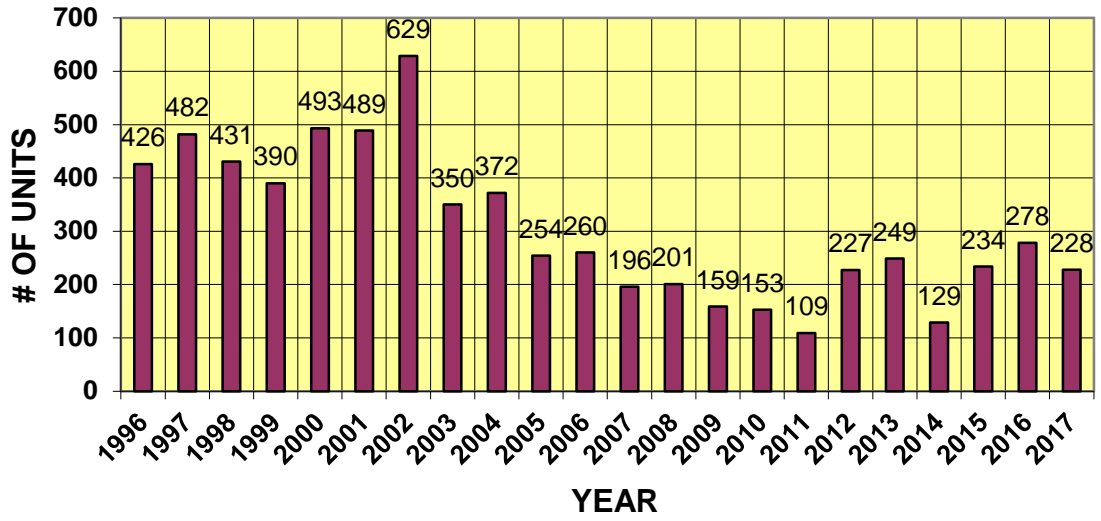
## SINGLE FAMILY CONSTRUCTION



## MULTIPLE FAMILY CONSTRUCTION

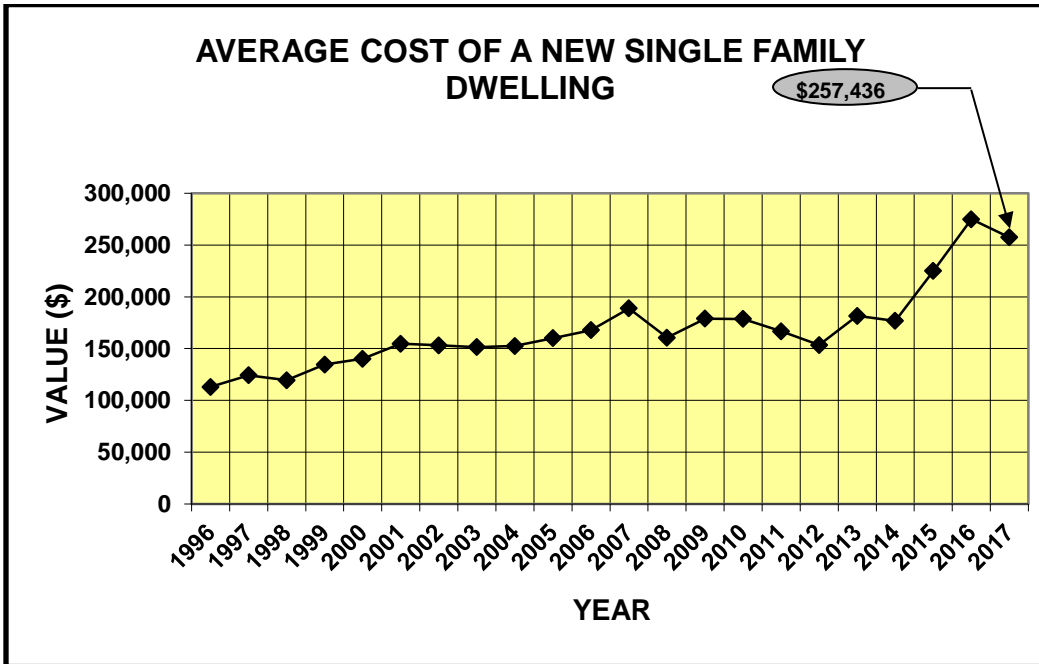


# TOTAL DWELLING UNITS



## SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home
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
2017	257,436





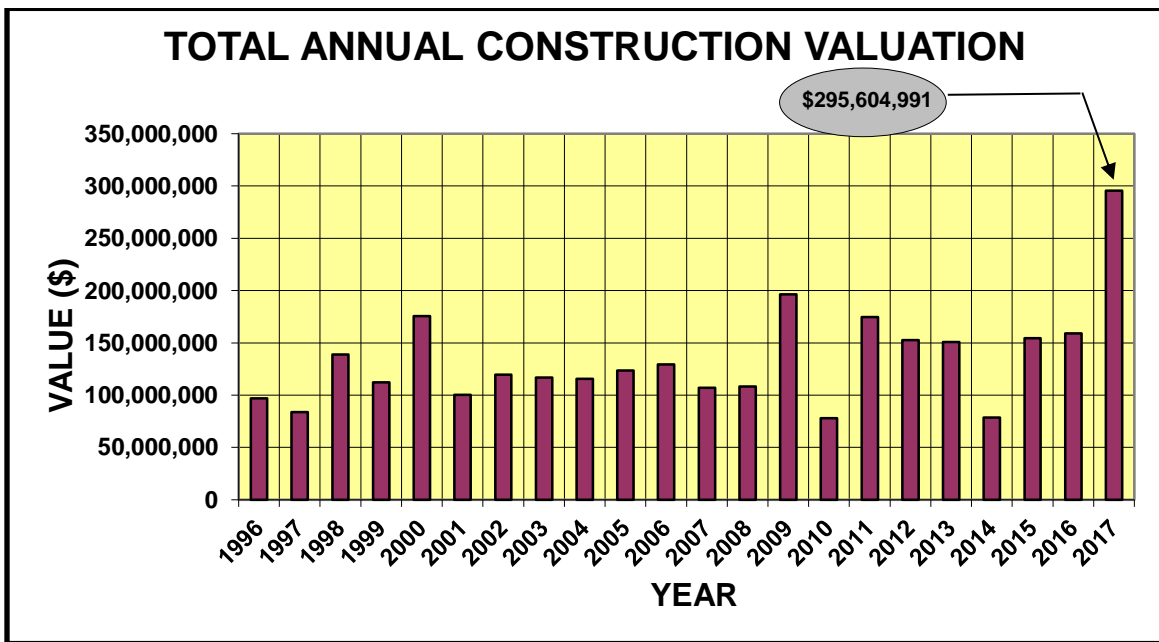
**# OF BUILDING PERMITS/VALUATION (\$)**  
**(\$10,000 or more)**

<b>Year</b>	<b>Commercial/Office</b>	<b>Industrial/Warehouse</b>	<b>Public/Semi-Public</b>
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
2017	110/164,362,870	35/17,385,155	32/53,186,885

**TOTAL CONSTRUCTION VALUATION**  
 (includes valuation for building, mechanical and sign permits)

<b>Year</b>	<b>Value (\$)</b>
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
2017	295,604,991 *

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



# **PART III**

## **IMPLEMENTATION OF COMPREHENSIVE PLAN**

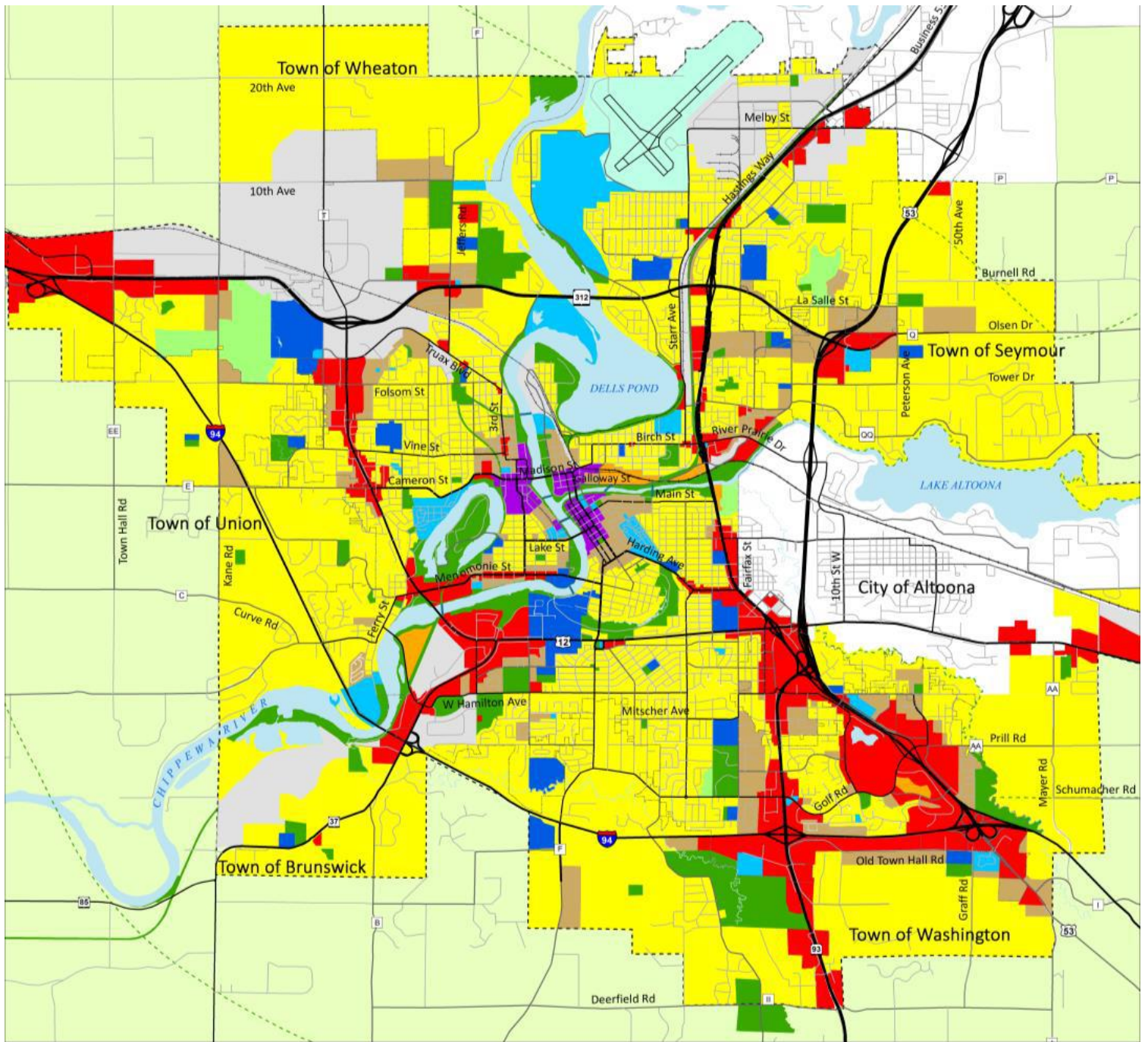
The annual Development Map and Report have two primary sections. The first is to report the year's development activity for the City and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the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

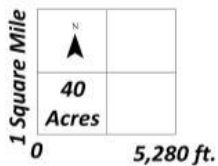
Previous reports, dating back to 1982 initially based its review on the City's Comprehensive Plan, which was adopted in 1982. In 1993, the City prepared a new Comprehensive Plan, which this report then used to track and monitor development. The Plan was updated in 2005 and most recently in 2015. The 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: lightblue; 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: cyan; 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: lightyellow; 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 21 rezoning applications in 2017. 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, 106 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 2017, 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

	<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>
204 E Grand Ave	25	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
2865 Western Ave	4	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
2867 Western Ave	4	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
2421 Sessions St	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4740 Keystone Crossing	54	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
308 Chippewa St	6	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Total</b>	<b>101</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. More current data from the American Community Survey is available at Census.gov. 2020 data will be available by April 2021.

<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

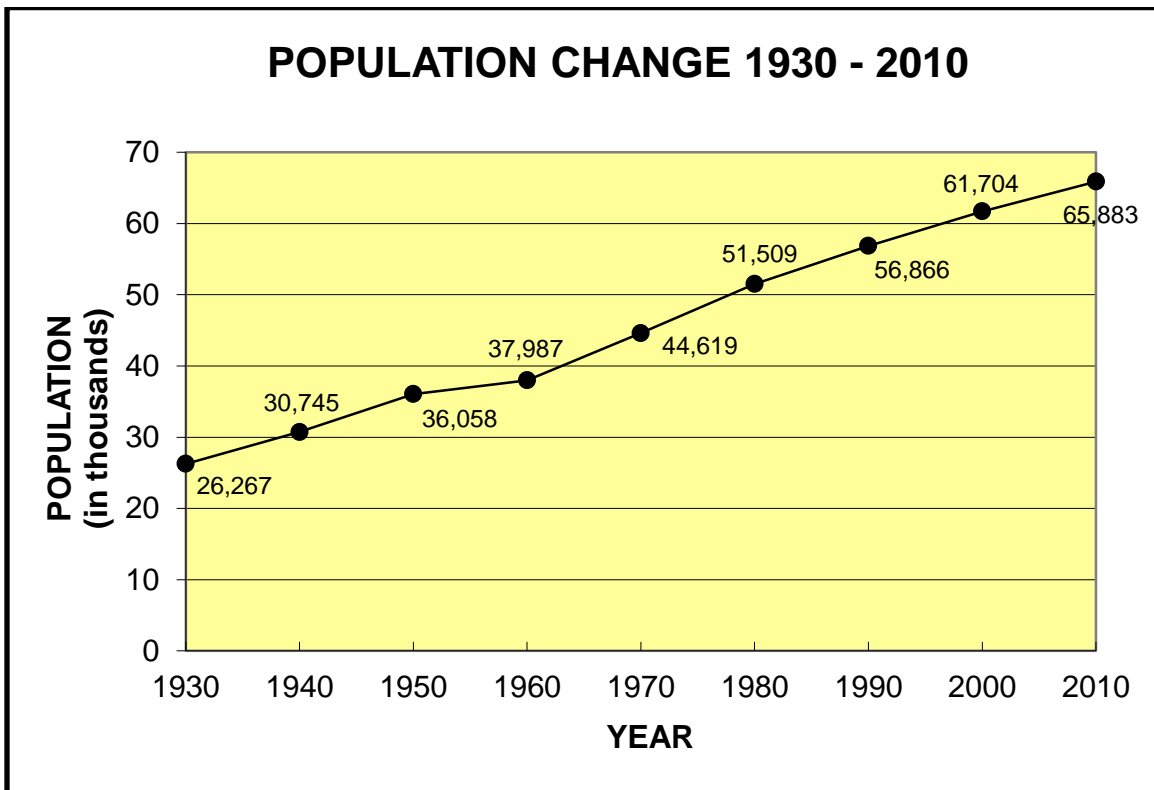
Source: 2010 U.S. Census & American Community Survey

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 1-1-15</b>	<b>2015 Net Change</b>	<b>Housing Units on 1-1-16</b>	<b>2016 Net Change</b>	<b>Housing Units on 1-1-17</b>	<b>2017 Net Change</b>	<b>Housing Units on 1-1-18</b>
North	4,856	15	4,871	12	4,883	45	4,928
South	8,163	29	8,192	85	8,277	86	8,363
East	7,464	115	7,579	0	7,579	23	7,602
West	<u>8,266</u>	<u>63</u>	<u>8,329</u>	<u>164</u>	<u>8,493</u>	<u>44</u>	<u>8,537</u>
Total	28,749	222	28,971	261	29,232	198	29,430

## **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>
<b>1870</b>	2,293	0
<b>1880</b>	10,118	341.3
<b>1890</b>	17,415	72.1
<b>1900</b>	17,517	0.6
<b>1910</b>	18,310	4.5
<b>1920</b>	20,906	14.2
<b>1930</b>	26,287	25.7
<b>1940</b>	30,745	17
<b>1950</b>	36,058	17.3
<b>1960</b>	37,987	5.3
<b>1970</b>	44,619	17.5
<b>1980</b>	51,509	15.4
<b>1990</b>	56,856	10.4
<b>2000</b>	61,704	8.5
<b>2010</b>	65,883	6.8

Source: United States Census Bureau

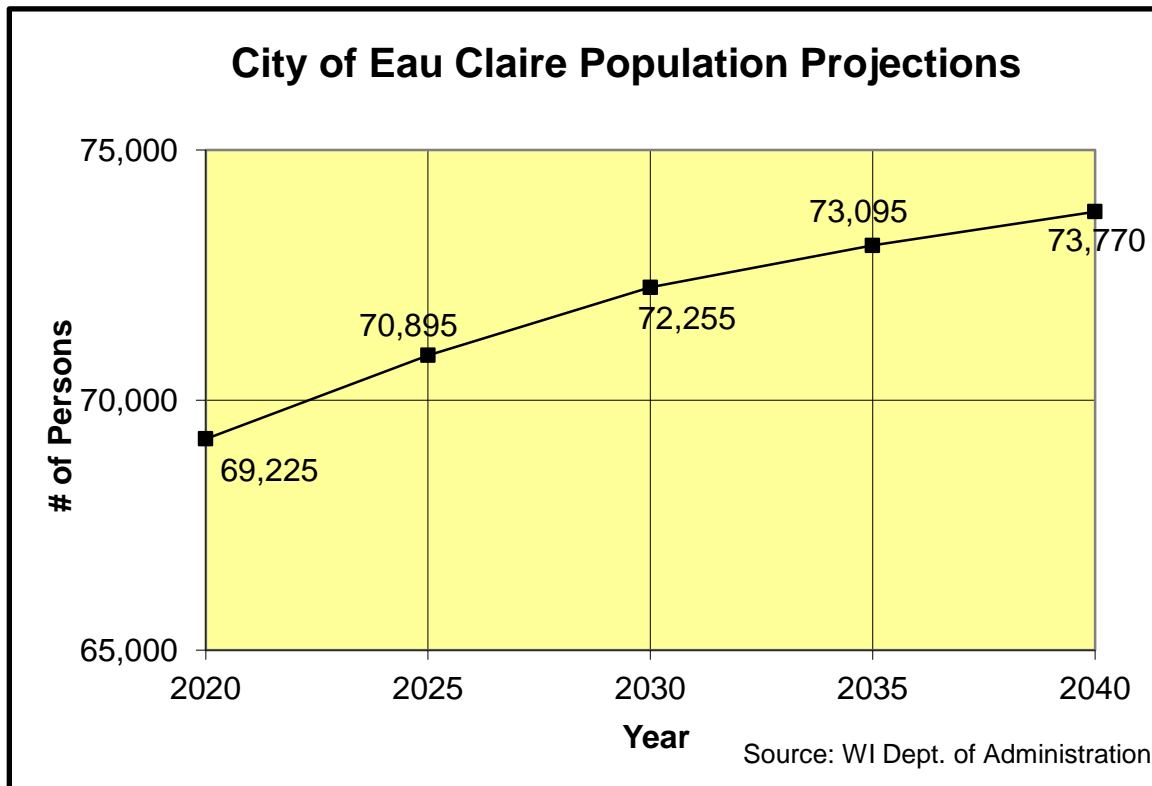
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2018. As of this date, the State estimates Eau Claire's population at 68,043.

## **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**

**2017  
DEVELOPMENT MAP**

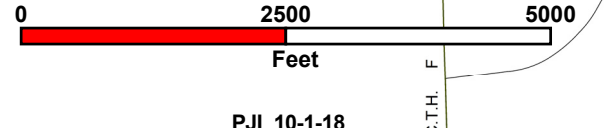


# 2017 DEVELOPMENT MAP

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

- Annexations
- Subdivisions
- Rezoning

\* Valuation of \$10,000 or more



PJI 10-1-18

