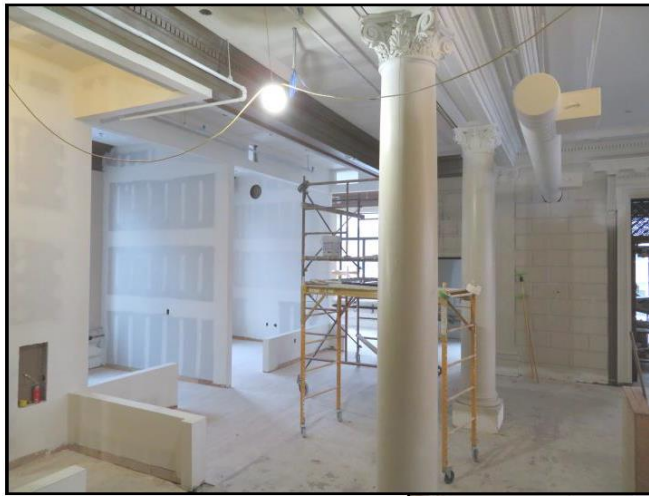


City of Eau Claire 2018 Development Map and Report



Department of Community Development
Eau Claire, Wisconsin

City of Eau Claire 2018 Development Map and Report



**City Hall Interior
Remodeling**



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

Cover Image: New UWEC Residence Hall (Image courtesy of UWEC)

2018 DEVELOPMENT AND REPORT

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INTRODUCTION

INTRODUCTION

The 2018 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2018 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 2018 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 2018 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 2018 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 2018. 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 2018 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 2018. Part II provides a brief overview of the City's development activity since 1997. Part III reports how well growth and development activity in 2018 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

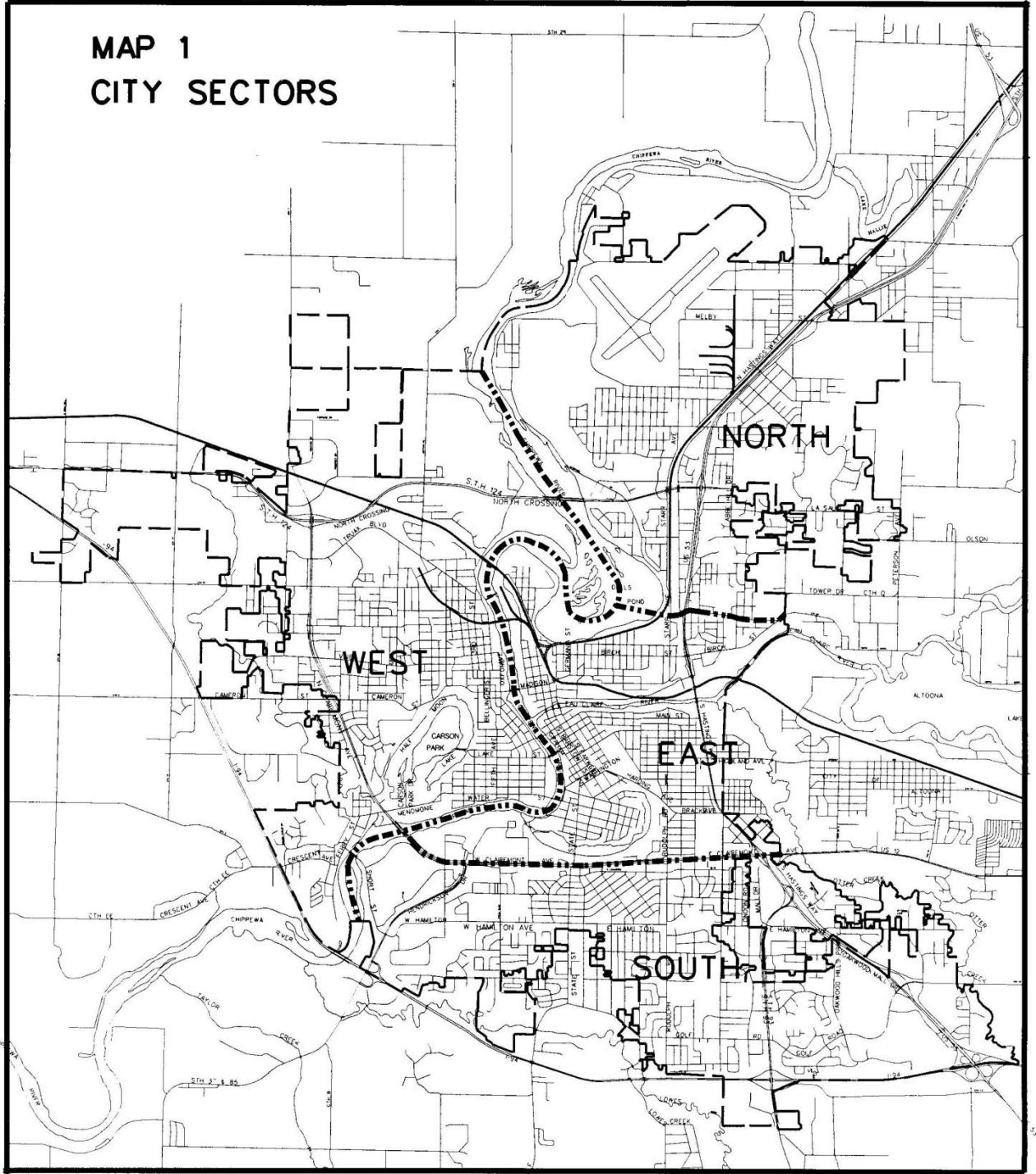
the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, development that occurred in 2018 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 2018**

I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)
A-1	2018-1A	North	Seymour	1	0	2.0
A-2	2018-5A	South	Washington	0	0	35.8
A-3	2018-4A	West	Union	1	0	1.5
A-4	2018-3A	West	Union	1	2	1.1
A-5	2018-2A	West	Union	0	0	1.3
Total				3	2	41.7

II. REZONINGS

Map #	Sector	Original Zoning	Approved Zoning	Area Rezoned (acres)	File #	Approval Date
Z-1	North	TR-1A	R-1A	12.4	Z-1631-18	7/24/2018
Z-2	North	R-2, I-1, I-2	Public	11.4	Z-1623-18	2/13/2018
Z-3	North	R-1, R-3	R-2	0.4	Z-1632-18	9/11/2018
Z-4	North	R-1	R-3	0.4	Z-1634-18	11/27/2018
Z-5	North	Public	R-1	0.2	Z-1629-18	8/14/2018
Z-6	North	R-1A	R-1	1.4	Z-1627-18	5/22/2018
Z-7	East	C-2	R-3P	1.4	Z-1625-18	4/24/2018
Z-8	East	Public	C-3	0.6	Z-1635-18	12/11/2018
Z-9	East	R-2	R-3P	0.2	Z-1630-18	7/24/2018
Z-10	East	I-2, I-2P	I-2P	26.4	Z-1636-18	12/11/2018
Z-11	South	TR-1A	R-1	8.7	Z-1618-17	1/9/2018
Z-12	West	TR-1A, R-1A	R-1	0.9	Z-1620-18	1/9/2018
Z-13	West	C-2	CBDP	0.3	Z-1621-18	2/13/2018
Z-14	West	RM	RMP	0.4	Z-1633-18	10/9/2018
Z-15	West	RR-1A	R-2	5.4	Z-1628-18	7/24/2018
Z-16	West	TR-1A	R-2	2.3	Z-1626-18	5/8/2018
Z-17	West	C-2P	R-3P	1.8	Z-1624-18	2/27/2018
Z-18	West	R-1A	R-1P, R-2P	34.3	Z-1622-18	2/13/2018
Total				108.9		

III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	# of Dwellings	Zoning	Date Approved
S-1	P-6-17	North	Highclere Estates II-Phase 2	17.6	22	22	R-1P	4/10/2018
S-2	P-5-18	North	Independence Park 8 th Addition	5.9	27	27	R-1	8/14/2018
S-3	P-2-15	South	Hidden Meadows Phase 3	1	5	5	R-1	2/27/2018
S-4	P-3-17	South	Sessions Street Twin Homes	1.9	6	6	R-3P	2/19/2018
S-5	P-7-18	South	Southside Lofts	8.8	18	76	R-3P	8/28/2018
S-6	P-4-18	South	Forest Glen Estates	4.1	13	13	R-1	8/28/2018
S-7	P-11-17	South	Crest Ridge	8.4	15	15	R-1	2/28/2018
S-8	P-3-18	South	Arbor Heights Condominium Town Homes	1.9	6	28	R-3P	4/10/2018
S-9	P-9-18	West	Salsbury Flats Condominiums	0.4	7	7	RMP	10/9/2018
S-10	P-2-18	West	19 th Street Addition	1.5	5	5	R-1	6/12/2018
S-11	P-1-17 amd	West	Hoyem Acres 7 th Addition – Amendment	6.5	15	15	R-1	6/26/2018
S-12	P-1-18	West	Camden Place	29.6	67	106	R-1P, R-2P	3/27/2018
Total				87.6	206	325		

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits
Plumbing	793
Signs	178
Heating	799
Building	864
<hr/>	
Total	2,634

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	9*	2
Commercial	7	0
Industrial	0	0
Public	0	0
<hr/>		
Total	16	2

*Includes the demolition of 10 dwelling units.

3. Conditional Permits

Type	# of Permits
Zoning appeals	2
Conditional use permits	14
Site plan review	35

plus 4 amendments to existing site plans

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

Commercial/Office (34 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Southside Holdings LLC	3213 Stein Blvd	Women's Health and Children's Clinic	\$2,100,000	south
Hobby Lobby	4606 Golf Rd	Tenant Space Buildout for Hobby Lobby	\$1,250,000	south
Fleet Farm	3150 Old Town Hall Rd	Convenience Store and Car Wash	\$1,200,000	south
Marshfield Hospitals Inc	2310 Craig Rd	MRI Shell Space Build-Out, Pre-Post Room Build-Out	\$1,150,799	east
Marshfield Clinic Inc	2116 Craig Rd	Marshfield Clinic-Eau Claire: Cardiology Relocation	\$1,100,000	east
Hobby Lobby	4606 Golf Rd	Shell Space for Hobby Lobby	\$760,000	south
WTHC Building Partners LLC	1018 Regis Ct	Addition and Interior Alterations to Existing Building	\$500,000	east
BMO Bank	228 Water St	Interior Build Out for Bank	\$500,000	west
Oakwood Business Park II LLC	4890 Owen Ayres Ct	Office Space Build Out for M3 Insurance	\$421,000	south
Southside Holdings LLC	623 E Clairemont Ave	New Office Building for Dr. Hebl Clinic	\$415,000	south
Larmun Properties LLP	4071 Commonwealth Ave	New 4000 Sq. Ft. Retail, Mattress Firm	\$410,000	south
Regis Court Dental Building LLC	1102 Regis Ct	30' X 27.5' Addition to South Side of Building	\$400,000	east
Keystone Corp	3504 Oakwood Mall Dr	Remodel for Dental Space	\$380,000	south
Scobie & Giles LLP	3300 Birch St	Office Remodel of Suite 1A For River Valley Architects	\$300,000	east
Menard Inc	4056 Commonwealth Ave	Tenant Space Buildout for Akame Sushi	\$300,000	south
Communications Mgmt Group LLC	4955 Bullis Farm Rd	Removing Walls to Create Open Office Areas	\$250,000	south
Chippewa Valley Health Clinic Inc	1030 Oakridge Dr	Chippewa Valley Free Clinic Remodel	\$200,000	east
Keystone Corp (At & T)	4620 Golf Rd	Interior Remodel of Sales Area	\$176,236	south
Phillips Properties Inc	2625 Birch St	Tenant Buildout for Anytime Fitness	\$175,000	east
953 LLC	953 W Clairemont Ave	Interior Remodel for Starbucks	\$169,000	south
Chippewa Valley Partners LLC	3915 Gateway Dr	Interior Alterations and New 6 Bay Canopy for Order Pickup	\$165,000	south
Marshfield Clinic Inc	2116 Craig Rd	Marshfield Clinic, Marshfield Clinic Eau Claire: Lab Remodel	\$160,000	east
Eastridge Center LLC	2159 East Ridge Center	Interior Remodel for Toppers Pizza	\$151,470	east
Oakwood Business Park LLC	4689 Keystone Xing	Tenant Space Buildout for Subway	\$150,000	south
Iron Art LLC	1106 Mondovi Rd	Tenant Build Out for Skill Shot Coffee	\$140,000	south
Michelle L Lovelien	2006 Cameron St	Addition to Living Room Coffee House	\$135,484	west
Phillips Properties Inc	2633 Birch St	Tenant Buildout for Pan Asia	\$130,000	east
Westridge Center LLC	2625 N Clairemont Ave	Interior Remodel for Laundromat	\$127,325	west

Sand Capital Xiv LLC	401 Pinnacle Way Ste 152	RBC Wealth Management	\$120,000	east
Derosa Development Inc	926 S Hastings Way	Burger King remodel	\$100,000	east
Gander Outdoors	6440 Sculy Dr	Remove Existing Window and Install Overhead Door and Security Gate	\$100,000	south
Gander Outdoors	6440 Sculy Dr	Partition Walls to Create New Offices	\$100,000	south
Fleet Farm	3150 Old Town Hall Rd	Retaining Wall for Fleet Farm	\$100,000	south
LCG Enterprises LLC	1631 N Clairemont Ave	New Truss Roof Over Office Area	\$100,000	West
TOTAL			13,936,314	

Industrial/Warehouse (22 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Xcel Energy	1400 Western Ave	Office, Storage and Maintenance Building	\$5,266,038	north
G Storage LLC	4825 Prospect Dr	New Warehouse	\$4,537,615	west
Ecom On Venture LLC	5730 Venture Dr	120,000 Square Foot Warehouse	\$4,000,000	west
Brewing Projekt	1807 Oxford Ave	Phase 3 of The Brewing Projekt Renovation	\$3,500,000	west
Nestle	5023 Venture Dr	Additions to Factory on East and North Sides	\$3,500,000	west
Hutchinson Technology	2435 Alpine Rd	Buildout of Shell Space at Hutchinson Technology	\$2,400,000	west
Nestle	1200 Nestle Ave	Microbiology Lab Addition and Remodel	\$2,000,000	west
West Park Partnership LLP	2536 Alpine Rd	Interior Alterations for Idexx	\$1,000,000	west
NW Truck Service	4477 Robin Rd	New Building for Northwest Truck Service	\$831,000	north
Mickelson Investments LLP	1011 Short St	RB Scott Office Addition	\$750,000	south
Patiagory Properties LLC	3210 Hogarth St	Addition to Existing Manufacturing Building	\$550,000	north
Chris Weiss LLC	2627 Truax Blvd	New Warehouse	\$480,000	west
Arrow Investments	2865 Mondovi Rd	New Warehouse, Building 5	\$400,000	south
Menard Inc	3400 Losan Ave	Self-Storage West Building	\$400,000	west
Nestle	1200 Nestle Ave	Remove Existing Roofing, Reroof with PVC	\$368,545	west
Q Properties LLC	2245 Prairie Ln	Storage Units, Building A	\$220,000	west
Q Properties LLC	2245 Prairie Ln	Storage Units, Building B	\$200,000	west
Q Properties LLC	2245 Prairie Ln	Storage Units, Building C	\$180,000	west
Mickelson Investments LLP	1011 Short St	RB Scott Storage Building	\$156,000	south
Barstow Graham Investments LLC	631 E Madison St	Mini Storage Building A	\$150,020	east
Mark W Kalish	2820 Mondovi Rd	40 X 70 Steel Building	\$120,000	south
Barstow Graham Investments LLC	631 E Madison St	Building G Remodel	\$100,000	east
TOTAL			31,109,218	

Public/Semi-public (31 projects)

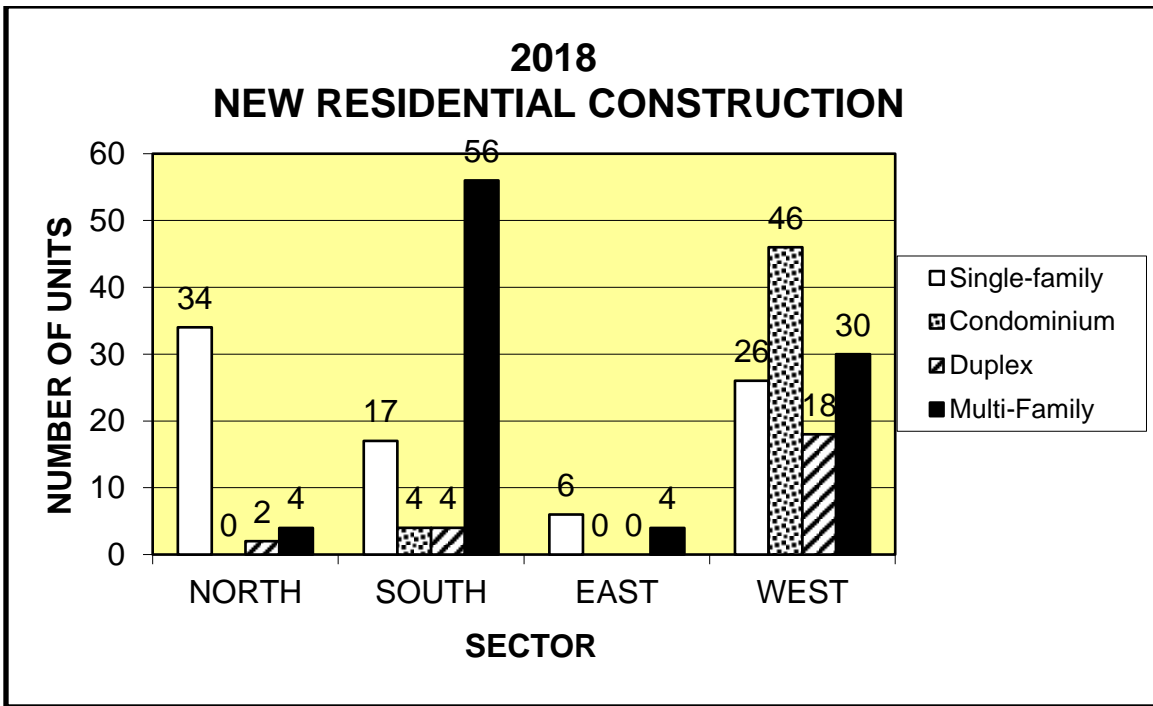
NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
UWEC	624 University Dr	Construction of new residential hall	\$28,064,553	east
UWEC	624 University Dr	Towers Remodeling - Phase 2	\$14,682,670	east
City of Eau Claire	203 S Farwell St	City Hall Remodel	\$4,941,000	east
Chippewa Valley Tech College	620 W Clairemont Ave	Remodel for Culinary Program and Marketing Dept	\$3,140,366	east
Hope Gospel Mission Inc	2650 Mercantile Dr	Hope Renewal Center for Men	\$2,500,000	west
Eau Claire School District McKinley School	1266 McKinley Rd	Addition to School, Remodel Existing Space	\$2,420,800	north
Sacred Heart Hospital	900 W Clairemont Ave	Cancer Center Remodel	\$2,313,000	east
Azura Memory Care	4803 Bullis Farm Rd	Azura Memory Care of Eau Claire - Building B	\$1,910,000	south
Azura Memory Care	4811 Bullis Farm Rd	Azura Memory Care of Eau Claire - Building A	\$1,910,000	south
Eau Claire School District Memorial High School	2225 Keith St	Gym Lobby Addition and Office Remodel	\$1,880,089	east
Mayo Hospital - Mayo Clinic Health System	1221 Whipple St	Digestive Health Procedure Area Remodel	\$1,244,879	west
Eau Claire County Airport	3800 Starr Ave	New 10 Unit Hanger	\$1,200,000	north
Eau Claire County Airport	3800 Starr Ave	New 10 Unit Hanger	\$1,200,000	north
Eau Claire County Airport	3800 Starr Ave	New 10 Unit Hanger	\$1,200,000	north
Eau Claire School District North High School	1801 Piedmont Rd	Re-Roof with EPDM Rubbing Roofing.	\$822,000	north
Eau Claire School District Lakeshore School	711 Lake St	Re-Roof with EPDM Rubber Roofing	\$488,000	west
Eau Claire School District Manz School	1000 E Fillmore Ave	Re-Roof with EPDM Rubber Roofing.	\$485,000	south
Sacred Heart Hospital	900 W Clairemont Ave	North Colleague Entrance Addition	\$432,205	east
Eau Claire School District North High School	1801 Piedmont Rd	Remodel and Updates for Restrooms and Shower	\$367,223	north
Eau Claire School District Montessori School	400 Cameron St	Interior Remodel and Canopy Addition	\$339,786	west
Eau Claire School District Longfellow School	512 Balcom St	Gym Entrance Addition	\$299,062	east

City of Eau Claire	2500 Patton St	Addition and Alterations to Existing Fire Station	\$261,200	south
Mayo Hospital - Mayo Clinic Health System	1221 Whipple St	Anti-Coag Relocation	\$215,000	west
Chippewa Valley Tech College	615 W Clairemont Ave	CVTC - Health Education Center Dental Remodel	\$210,000	south
Eau Claire School District Lakeshore School	711 Lake St	Lakeshore Elementary, 1060 Square Feet and Remodel	\$195,000	west
Mayo Hospital - Mayo Clinic Health System	1221 Whipple St	Radiology Reading Rooms	\$178,614	west
Eau Claire School District Manz School	1000 E Fillmore Ave	Interior Remodel for Secure Entrance	\$175,726	south
Eau Claire County	721 Oxford Ave	Department of Human Services Office Remodel	\$168,400	west
Eau Claire School District Montessori School	400 Cameron St	Re-Roof with EPDM Rubber Roofing.	\$157,000	west
Eau Claire School District Board of Ed	500 Main St	New Concrete Loading Dock and Overhead Door	\$129,991	east
TOTAL			73,531,564	

B. New Residential Construction – City of Eau Claire

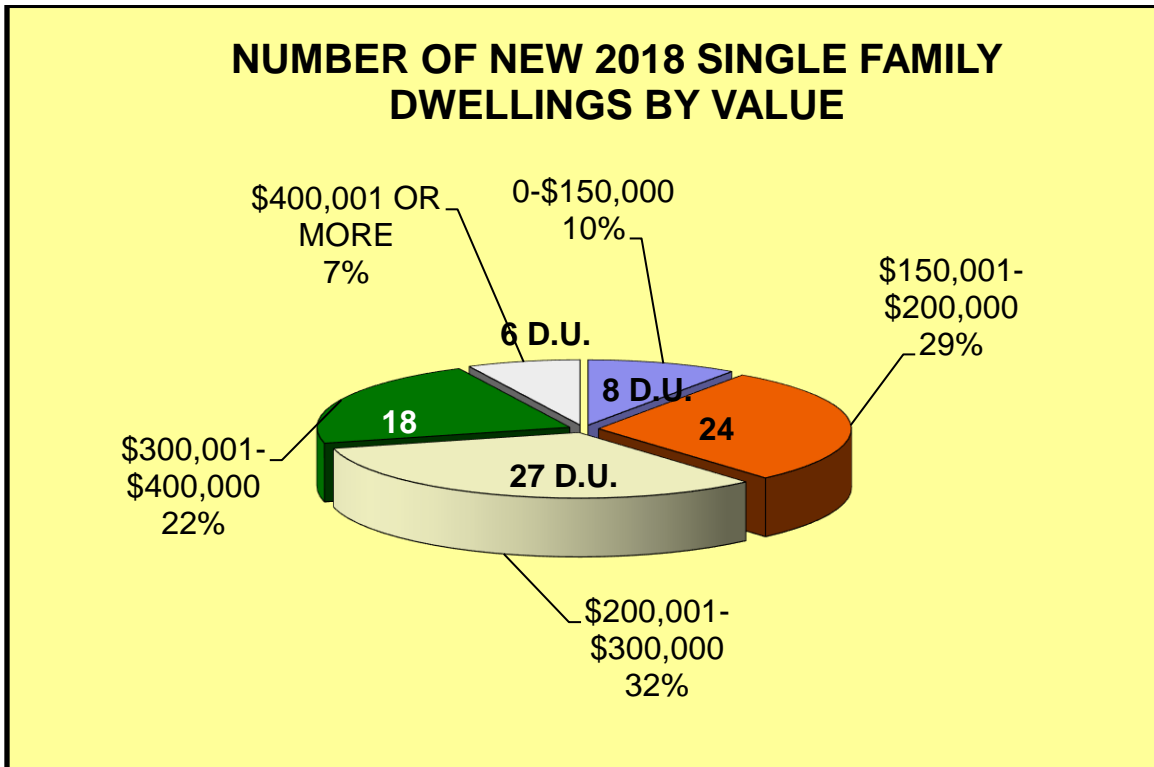
of Units

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	34	0	2	4	40
South	17	4	4	56	81
East	6	0	0	4	10
West	26	46	18	30	120
Total	83	50	24	94	251



Valuation (\$)

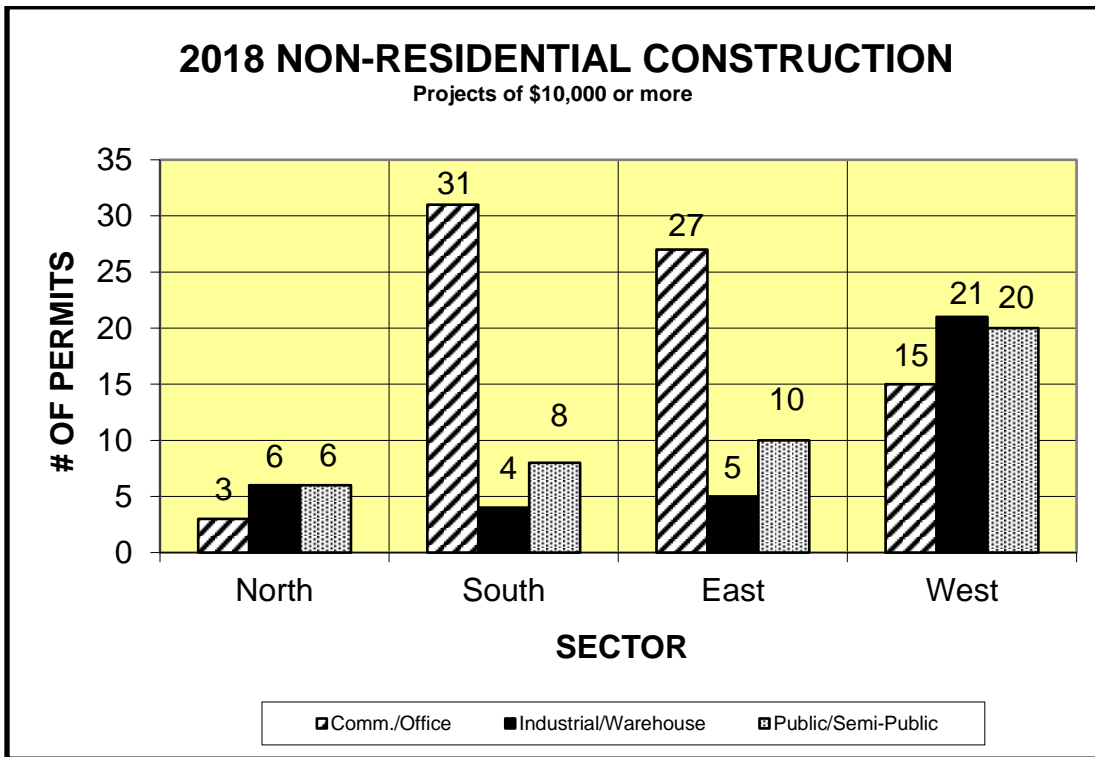
Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	8,975,504	0	250,000	516,000	9,742,129
South	5,474,647	720,000	430,000	5,556,000	12,180,647
East	895,000	0	0	205,000	1,100,000
West	5,756,441	6,583,869	1,997,300	2,200,000	16,537,610
Total	21,101,592	7,303,869	2,677,300	8,477,625	39,560,386



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

of Permits

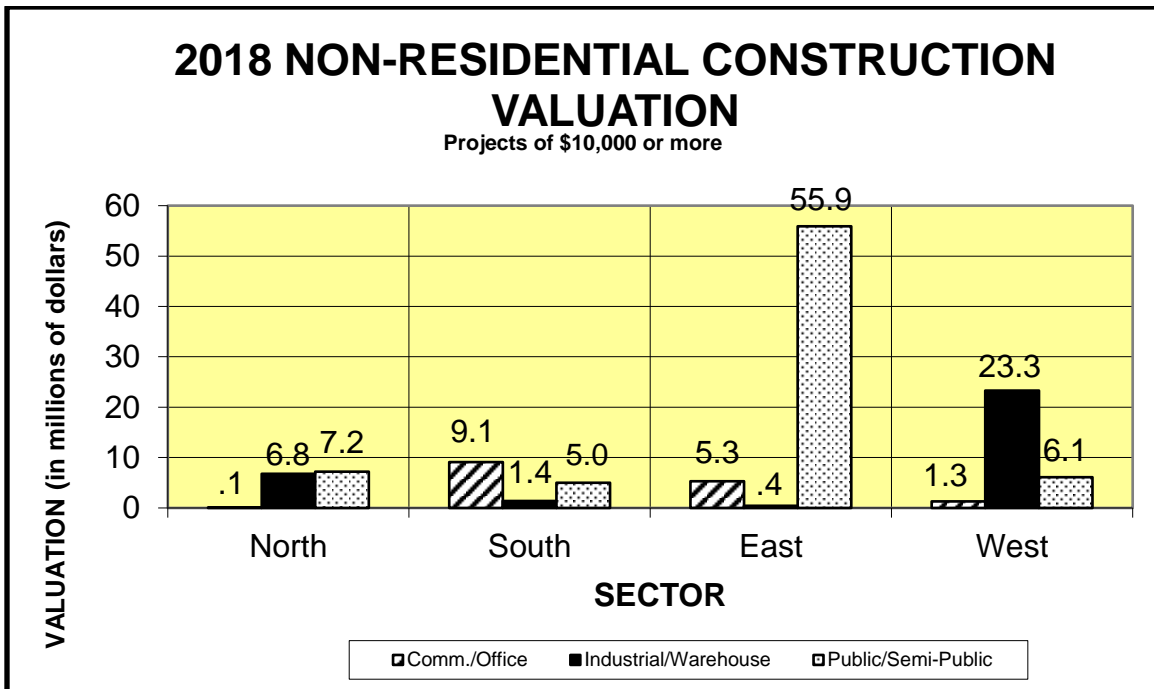
Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	3	6	6	15
South	31	4	8	43
East	27	5	10	42
West	15	21	20	56
Total	76	36	44	156



Valuation (\$)

Projects of \$10,000 or more

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	125,500	6,788,938	7,210,023	14,124,461
South	9,097,086	1,426,000	4,971,926	15,495,012
East	5,298,113	400,000	55,900,936	61,599,049
West	1,265,350	23,261,385	6,060,022	30,586,757
Total	15,786,049	31,876,323	74,142,907	121,805,279



PART II

OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1997

OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1997

I. ANNEXATION

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total Number	16	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5	4	3	5	2	6	5
Total Area (acres)	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	41.7
Population	17	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2	2	3	6	1	4	2
Sq. Mi. of City at Year End (minus any detachments)	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	34.55

*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

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total Number	34	34	33	33	27	29	35	25	25	27	22	22	13	10	11	15	10	9	13	12	21	18
Total Area (acres)	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	108.9

III. SUBDIVISIONS

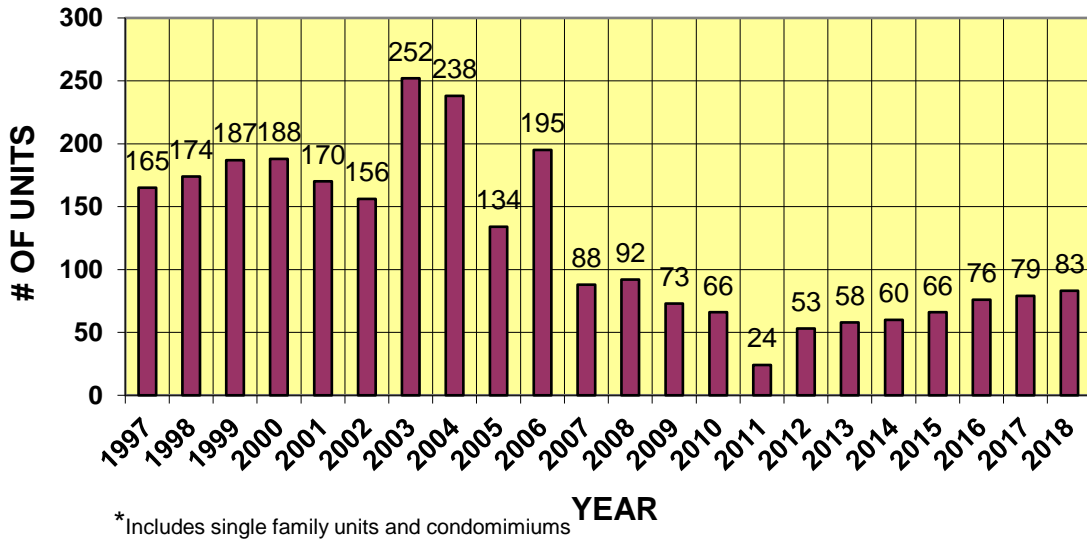
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total Number	7	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1	5	4	3	3	10	12
Total Area (acres)	68.6	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84	53.7	2.7	27.8	25.8	4.4	34.5	44.5	23.9	32.9	71.1	87.6
# of Lots	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.	206 lots 325 D.U.

IV. BUILDING CONSTRUCTION (No. of Units)

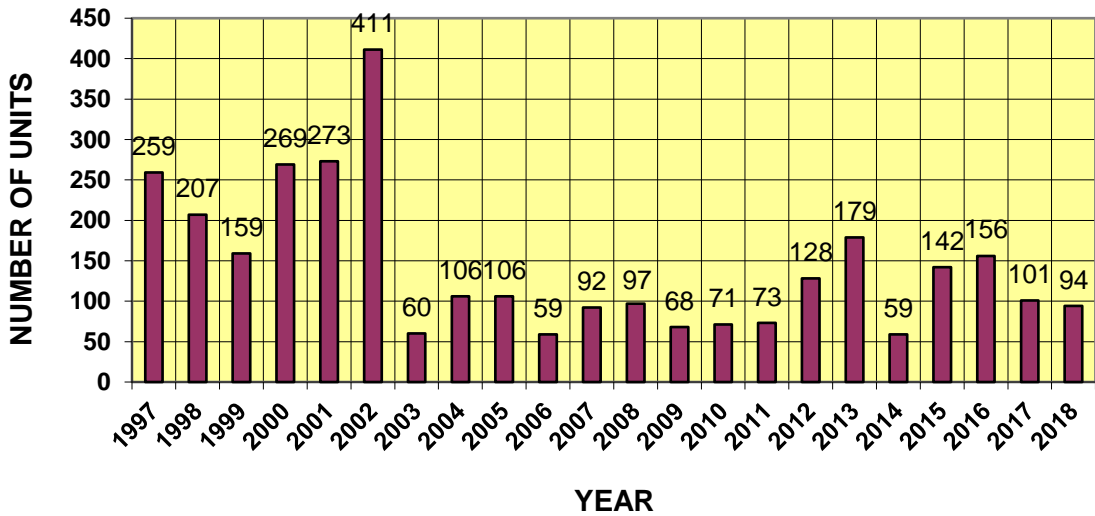
	1997	1998	1999	2000	2001	2002	2003	2004 ¹	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Single-family	165	174	187	188	170	156	252	190	104	104	67	36	47	39	24	53	58	60	66	76	79	83
Condo-minium								48*	30	91	21	56	26	27	0	6	2	0	12	20	22	50
Duplex	58	50	44	36	46	62	38	28	14	6	16	12	18	16	12	40	10	10	14	26	26	24
Multiple-family	259	207	159	269	273	411	60	106	106	59	92	97	68	71	73	128	179	59	142	156	101	94
Total	482	431	390	493	489	629	350	372	254	260	196	201	159	153	109	227	249 ²	129 ³	234	278	228 ⁴	251 ⁵

1. Prior to 2004, condominium dwellings were included in the single-family totals.
2. Does not include 32-unit CBRF at 3325 Birch Street.
3. Does not include 20-unit CBRF at 3337 Birch Street.
4. Does not include 20-bed and 60-bed memory care facilities at 5075 and 5110 Stonewood Drive.
5. Does not include memory care facilities at 4803 and 4811 Bullis Farm Road or Hope Gospel transitional housing at 2650 Mercantile Drive.

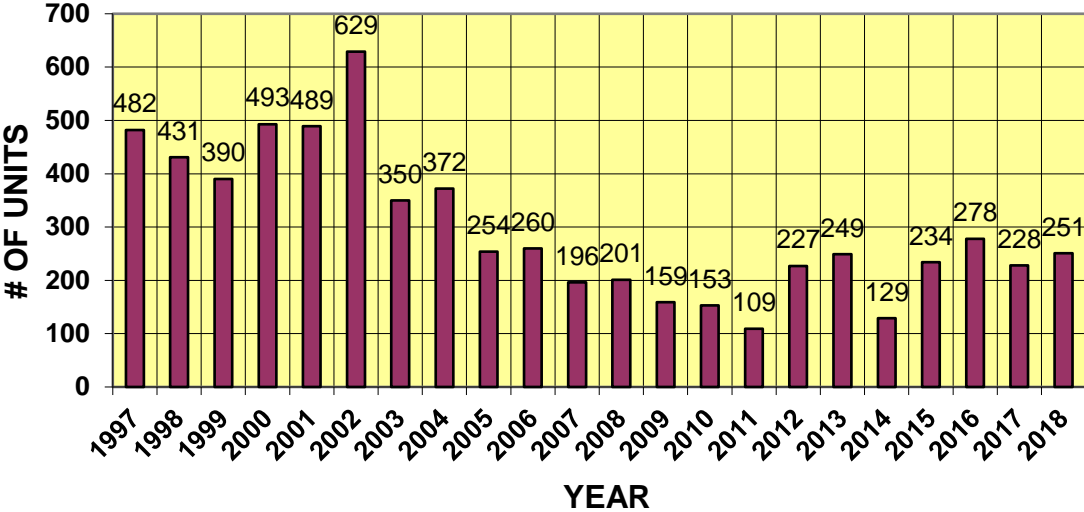
SINGLE FAMILY CONSTRUCTION



MULTIPLE FAMILY CONSTRUCTION

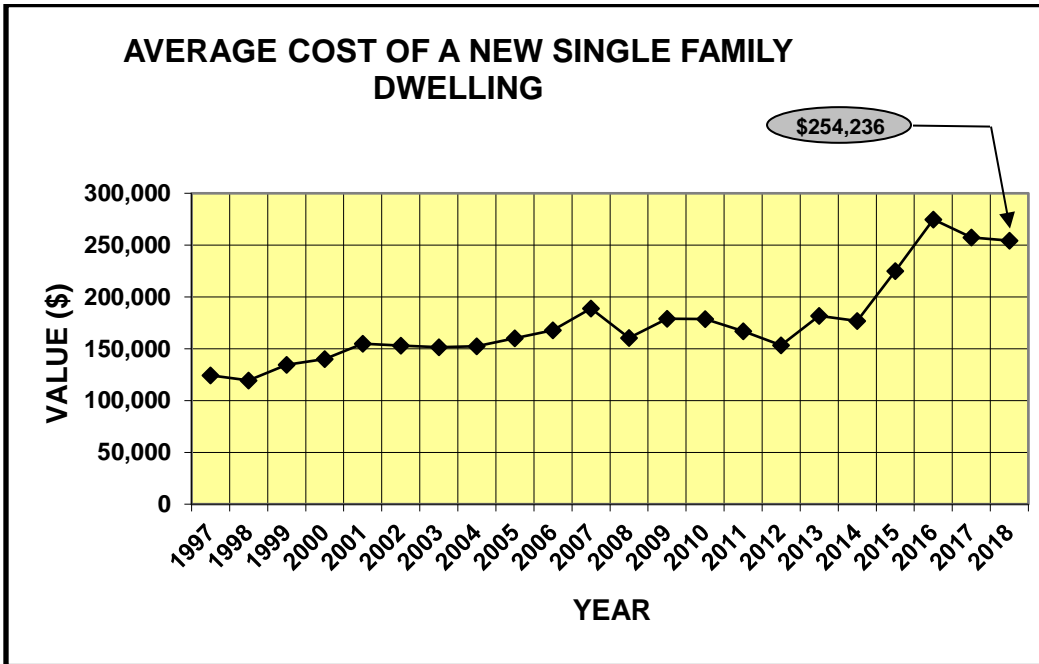


TOTAL DWELLING UNITS



SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home
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
2018	254,236



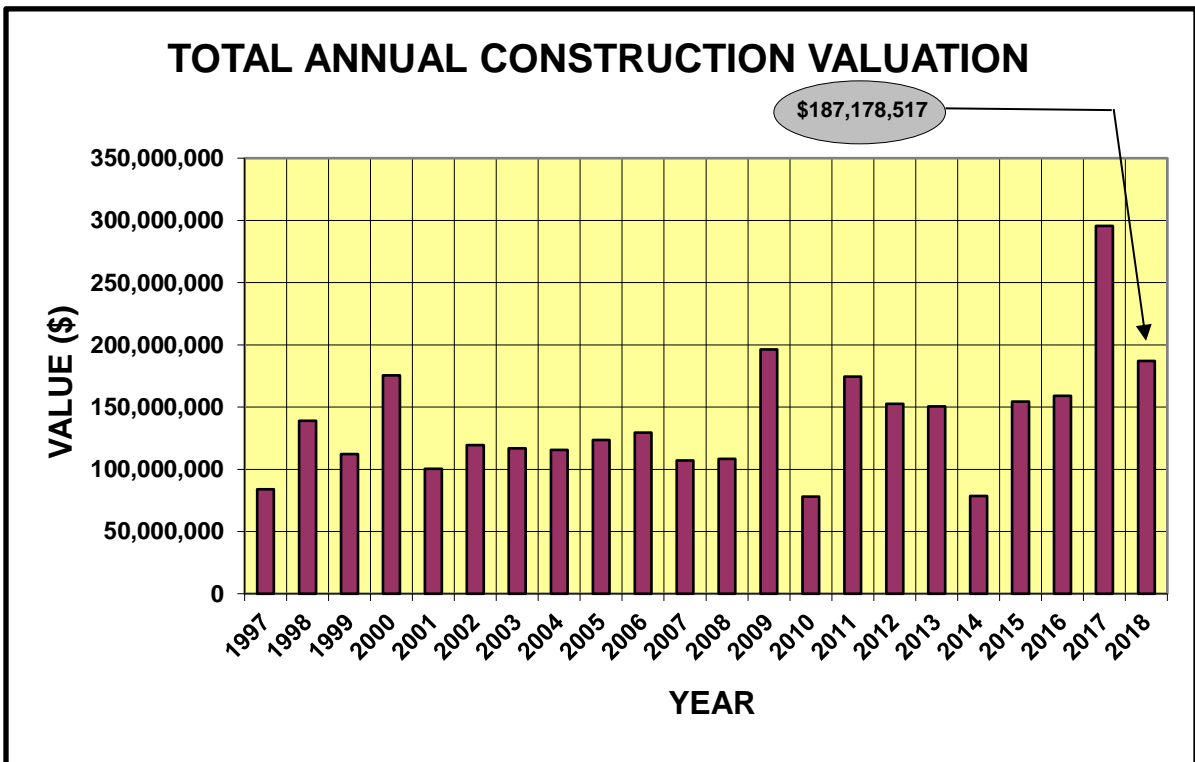
**# OF BUILDING PERMITS/VALUATION (\$)
(\$10,000 or more)**

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
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
2018	76/15,786,049	36/31,876,323	44/74,142,907

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

Year	Value (\$)
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 *
2018	187,178,517

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



PART III

IMPLEMENTATION OF COMPREHENSIVE PLAN

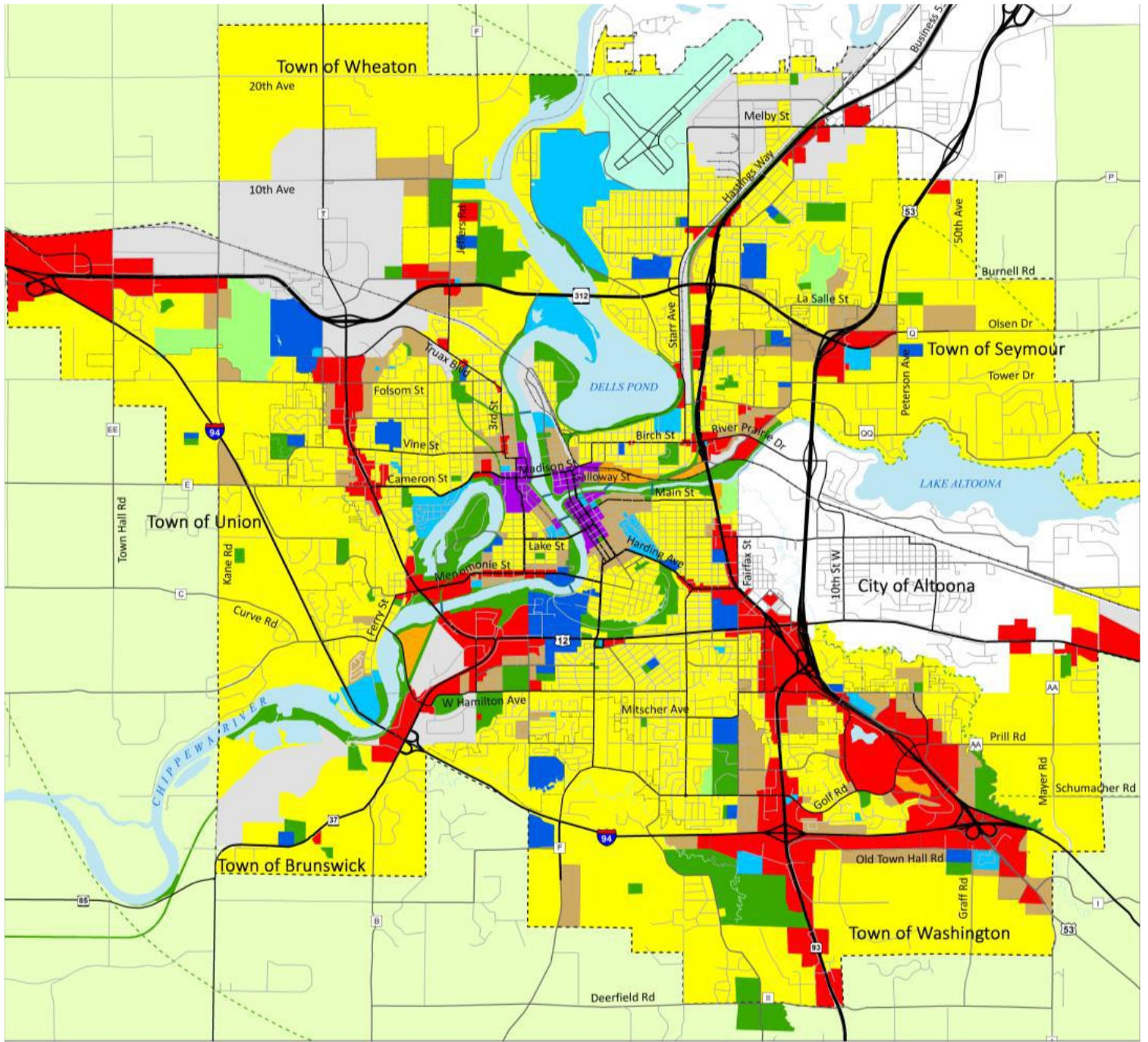
The annual Development Map and Report have two primary sections. The first is to report the year's development activity for the City and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the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

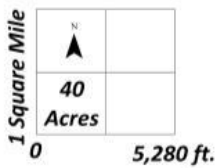
Previous reports, dating back to 1982 initially based its review on the City's Comprehensive Plan, which was adopted in 1982. In 1993, the City prepared a new Comprehensive Plan, which this report then used to track and monitor development. The Plan was updated in 2005 and most recently in 2015. The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



- | | |
|-------------------------------|------------------------------|
| 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 18 rezoning applications in 2018. 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, 87 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 2018, building permits were issued for 2 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
3807 E Hamilton Ave	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4325 Jeffers Rd	30	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Total	38									

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 up to date data from the American Community Survey is available at Census.gov. 2020 data will be available by April 2021.

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

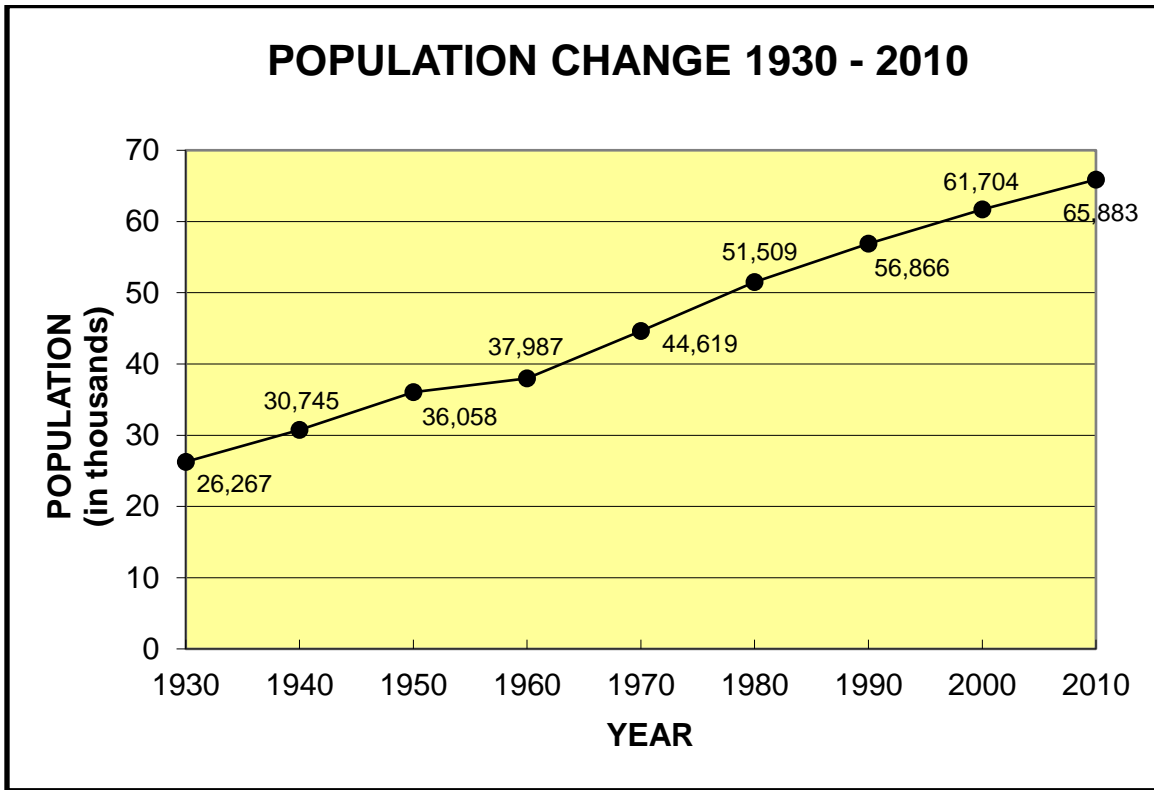
Source: 2010 U.S. Census & American Community Survey

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 1-1-16	2016 Net Change	Housing Units on 1-1-17	2017 Net Change	Housing Units on 1-1-18	2018 Net Change	Housing Units on 1-1-19
North	4,871	12	4,883	45	4,928	47	4,975
South	8,192	85	8,277	86	8,363	81	8,444
East	7,579	0	7,579	23	7,602	9	7,611
West	<u>8,329</u>	<u>164</u>	<u>8,493</u>	<u>44</u>	<u>8,537</u>	<u>116</u>	<u>8,653</u>
Total	28,971	261	29,232	198	29,430	253	29,683

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

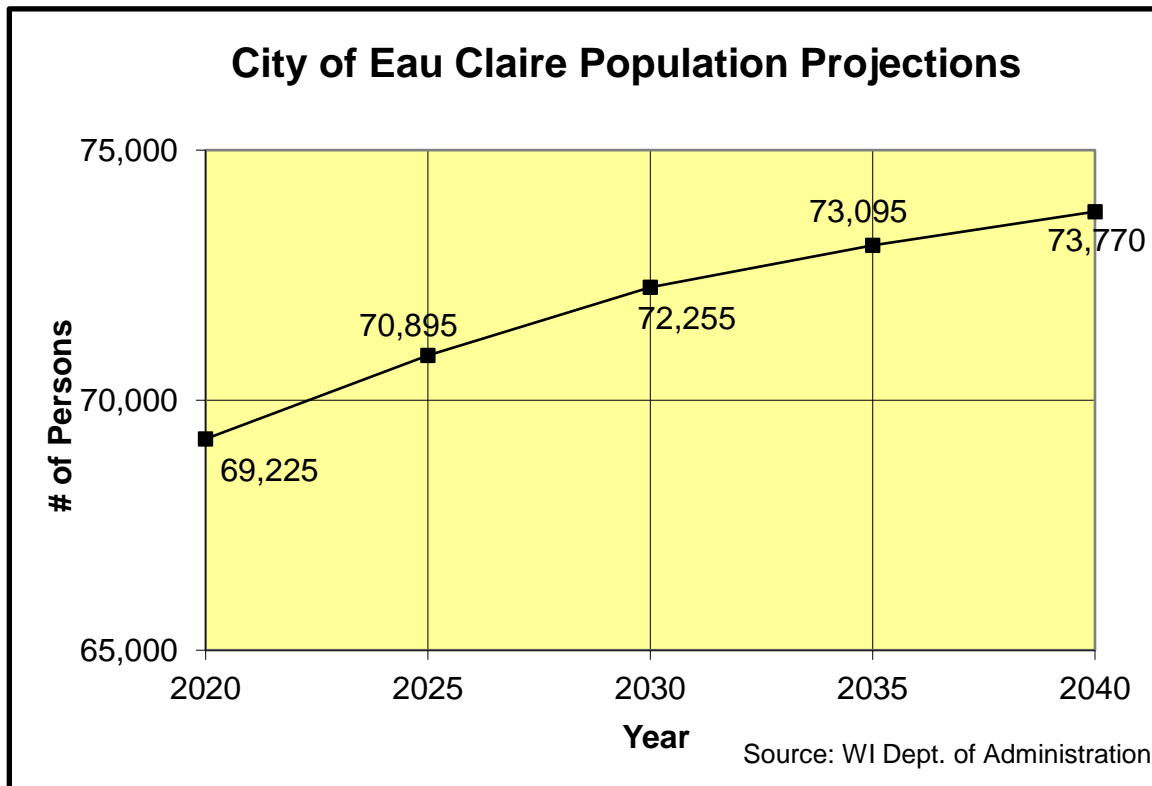
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2018. As of this date, the State estimates Eau Claire's population at 68,043. Estimates for 1/1/19 will be available from the State in August of 2019.

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

**2018
DEVELOPMENT MAP**

2018 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

