

City of Eau Claire 2019 Development Map and Report



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



City of Eau Claire 2019 Development Map and Report

Holiday Inn Express
2703 Craig Rd



Residence Inn by Marriott
4466 Princeton Ridge Dr

Home 2 Suites
4135 Oakwood Hills Pkwy



Department of Community Development
Eau Claire, Wisconsin

Cover Image: 816 Porter Avenue “The Guild Apartments”

2019 DEVELOPMENT AND REPORT

TABLE OF CONTENTS

	<i><u>Page</u></i>
INTRODUCTION	
I. DEVELOPMENT ACTIVITY FOR 2019.....	1
II. OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1998	13
III. IMPLEMENTATION OF COMPREHENSIVE PLAN.....	20
IV. POPULATION AND HOUSING UNIT ESTIMATES	24
V. 2019 DEVELOPMENT MAP	28

LIST OF MAPS

	<u>Page</u>
1. DEVELOPMENT MAP: CITY SECTORS.....	Introduction
2. EAU CLAIRE LAND USE PLAN	21
3. 2019 DEVELOPMENT MAP	28

INTRODUCTION

INTRODUCTION

The 2019 Development Map and Report have been prepared by the City of Eau Claire, Department of Community Development, to summarize 2019 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 2019 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 2019 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 2019 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 2019. 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 2019 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 2019. Part II provides a brief overview of the City's development activity since 1998. Part III reports how well growth and development activity in 2019 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

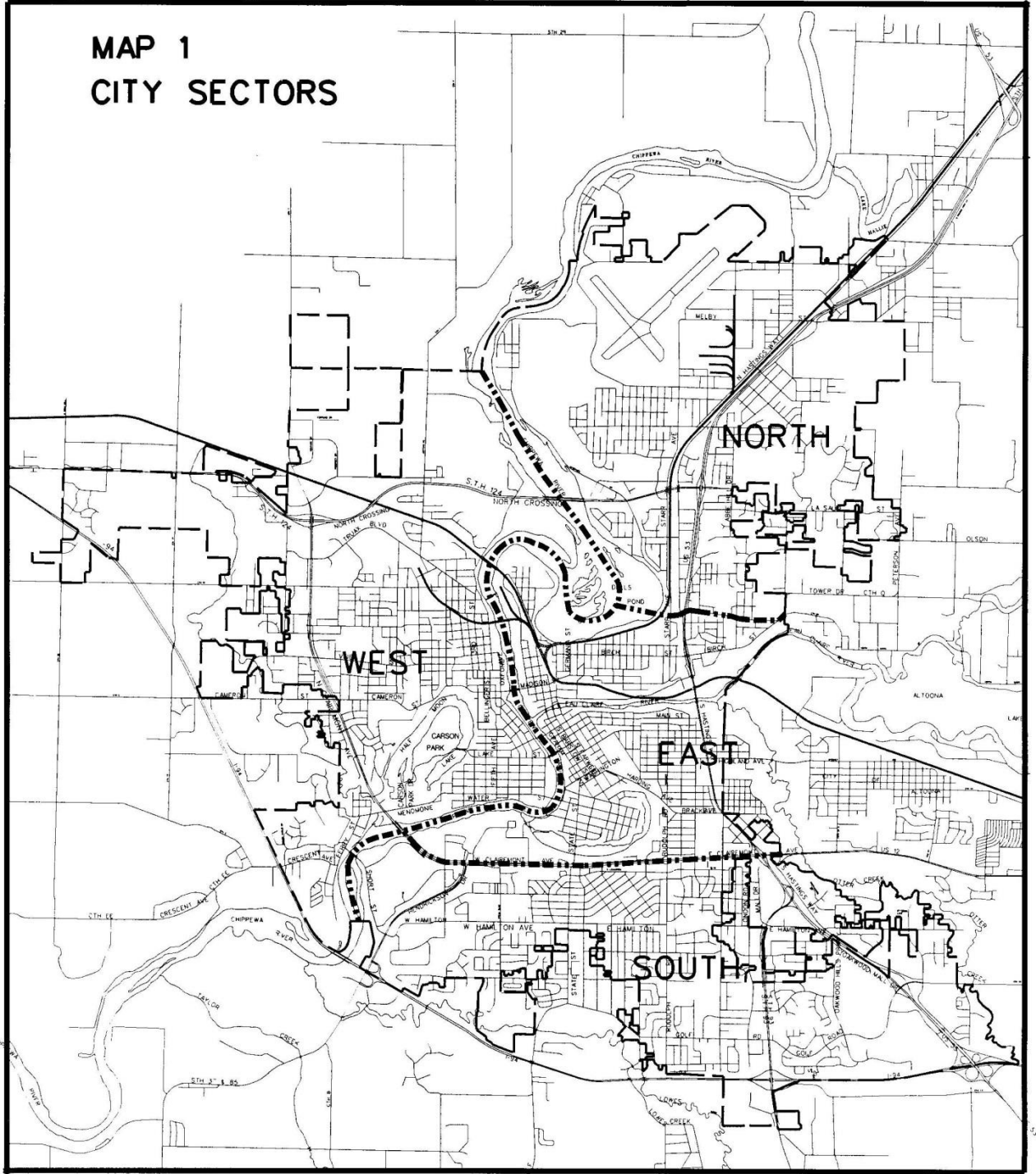
the city. Development activity (particularly annexations, subdivisions, residential building permits, and demolition permits) is used to keep population and housing unit figures current.

As did previous reports, development that occurred in 2019 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 2019**

I. ANNEXATIONS

Map #	File #	Sector	Town	Housing Units	Population	Area Annexed (acres)
A-1	2019-4A	North	Seymour	0	0	3.4
A-2	2019-2A	South	Washington	0	0	15.2
A-3	2019-3A	South	Washington	0	0	40.8
A-4	2019-1A	South	Brunswick	0	0	33.8
A-5	2019-5A	West	Union	0	0	0.1
Total				0	0	93.3

II. REZONINGS

Map #	Sector	Original Zoning	Approved Zoning	Area Rezoned (acres)	File #	Approval Date
Z-1	North	R-1	R-2	0.7	Z-1652-19	10/8/2019
Z-2	North	TR-1A	R-1	12.9	Z-1644-19	4/23/2019
Z-3	North	TR-1A	R-1	4.8	Z-1651-19	9/24/2019
Z-4	North	TR-1A, R-1	R-1P	21.1	Z-1659-19	12/10/2019
Z-5	East	I-2, C-1AP	C-3MX, P	5.3	Z-1658-19	11/26/2019
Z-6	East	I-2	RM	0.4	Z-1638-19	1/22/2019
Z-7	East	CBD	CBDP	1.3	Z-1637-19	2/12/2019
Z-8	East	R-1	P	1.6	Z-1642-19	4/9/2019
Z-9	South	C-3P	Amd GDP	2.7	Z-1655-19	1/28/2019
Z-10	South	I-1P	Amd GDP	260	Z-1648-19	8/27/2019
Z-11	South	C-3H	C-3P	5.2	Z-1645-19	5/24/2019
Z-12	South	C-3H	C-3P	3.4	Z-1643-19	4/9/2019
Z-13	West	RM	P	0.7	Z-1641-19	4/9/2019
Z-14	West	I-1	CBDP	1.2	Z-1639-19	1/22/2019
Z-15	West	C-1A	R-2	0.3	Z-1657-19	11/26/2019
Z-16	West	R-1A	R-2P	0.8	Z-1650-19	9/24/2019
Z-17	West	R-1	C-3P	0.7	Z-1656-19	11/12/2019
Z-18	West	R-2P	R-3P	107.3	Z-1653-19	10/22/2019
Z-19	West	I-1P	C-3P	1.8	Z-1646-19	6/25/2019
Z-20	West	I-1P	Amd GDP	318.1	Z-853-19 Amd	2/12/2019
Z-21	West	I-1P	Amd GDP	650.3	Z-1640-19	2/12/2019
Z-22	West	R-1A	R-2P	21.2	Z-1649-19	10/8/2019
Total				1,421.80		

III. SUBDIVISIONS

Map #	File #	Sector	Name	Area Subdivided (acres)	# of Lots/Units	# of Dwellings	Zoning	Date Approved
S-1	P-3-19	North	Princeton Ridge	8.1	4	0	C-3P	5/14/2019
S-2	P-7-19	West	Tucker Trail I	6.1	20	20	R-1	11/4/2019
S-3	P-1-19	West	Replat of Mill Run	6.1	6	12	R-2	1/22/2019
S-4	P-4-19	West	Westridge Village Townhomes Condominiums 2 nd Addition	1.4	5	14	R-3P	8/27/2019
S-5	P-5-19	West	Jeffers Ridge Twin Homes	15.5	48	48	R-2P	11/26/2019
S-6	P-2-19	West	Replat of Camden Place	5.3	34	34	R-2P	2/12/2019
Total				42.5	117	128		

IV. BUILDING CONSTRUCTION

A. General Summary

1. Permit Breakdown

Type	# of Permits
Plumbing	846
Signs	166
Heating	799
Building	862
<hr/>	
Total	2,673

2. Building Demolition Permits

Type	# of Permits	
	Principal Structure	Accessory Structure
Residential	9*	4
Commercial	5	0
Industrial	1	3
Public	0	0
<hr/>		
Total	15	7

*Includes the demolition of 10 dwelling units.

3. Conditional Permits

Type	# of Permits
Zoning appeals	1
Conditional use permits	8
Site plan review	33

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

Commercial/Office (36 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
Princeton Crossing II LLC	4466 Princeton Ridge Dr	Residence Inn by Marriott	\$10,500,000.00	North
Larson Properties LLC	2703 Craig Rd	Holiday Inn Express 4-story hotel	\$8,250,000.00	South
Keystone Corp	4135 Oakwood Hills Pkwy	Home 2 Suites	\$6,500,000.00	South
Casey's Marketing Company	1505 N Clairemont Ave	Casey's General Store/Car Wash	\$3,000,000.00	West
Fe Haymarket LLC	200 Eau Claire St	Foxconn, Build Out of Shell Space	\$2,000,000.00	East
Menomonie Street Enterprises	1020 Menomonie St	Menomonie Street Dental Remodel	\$1,950,000.00	West
Amerco Real Estate Co	229 Moore St	U Haul Alteration	\$1,500,000.00	East
LRK Enterprises LLC	2861 Mall Dr	Diamond School of Dance, New 12,300 Sq. Ft. Building	\$1,243,000.00	South
Freedom Roads Property Co LLC	6440 Sculy Dr	15,074 Sq. Ft. Level 2 Alteration	\$759,747.00	South
Kkmba Eau Claire LLC	4850 Golf Rd	Former Younkers Alteration for HOM Furniture	\$750,000.00	South
Eau Claire East Motel LLC	3614 Gateway Dr	Lobby area remodeling	\$700,000.00	South
PB & J LLC	3103 Oak Knoll Dr	New Headstart Building, 10,400 Sq. Ft.	\$700,000.00	South
Family Video Movie Club Inc	2706 Golf Rd	Dogtopia Alteration	\$689,428.00	South
Royal Dental LLC	4605 Royal Dr	Dental Office (Summit Dental)	\$500,000.00	South
DMB Distinguished Multiply Buildings	1004 Menomonie St	Menomonie Street Pub, 2,592 Sq. Ft.	\$500,000.00	West
Strifex LLC	3170 N Clairemont Ave	Arby's Restaurant Building	\$500,000.00	West
Kuhn Furniture EC LLC	3310 E Hamilton Ave	Interior Alterations for Furnish 123, 2,000 Sq. Ft.	\$355,000.00	South
The Bar Group LLC c/o Inspire Brands	4612 Keystone Xing	Addition for Outdoor Seating at Buffalo Wild Wings	\$351,000.00	South
Keystone Corp	3410 Oakwood Mall Dr	4,258 Sq. Ft. Alteration to Existing Office Space	\$350,000.00	South
KCJ Barstow 80 LLC	80 S Barstow St	Tenant Buildout for Olson's Ice Cream	\$325,000.00	East

Sages Prospero Management LLC	8 S Farwell St	Remodel Existing Space for New Event Center	\$300,000.00	East
2515 Mall Drive LLC	2515 Mall Dr	A-1 Cold Storage Warehouse Addition	\$290,000.00	South
Marshfield Clinic Inc	2116 Craig Rd	1,573 Sq. Ft. Alteration of Phlebotomy Services Build Out	\$280,000.00	East
Pablo Properties LLC	215 Riverfront Ter	Rooftop Solar Array	\$244,000.00	East
Marshfield Clinic Inc	2200 Craig Rd	Alteration of Cancer Center	\$233,521.00	East
Fidelity Property Group 2	1420 N Hastings Way	Repair Damage to Roof System	\$221,000.00	North
U-Haul International Vendor	603 N Hastings Way	Alteration of U-Haul Interior and Exterior	\$200,000.00	East
Veterans of Foreign Wars	2900 W Folsom St	2,695 Sq. Ft. Alteration to VFW	\$200,000.00	West
BBR Holdings	2295 Brackett Ave	US Census Bureau Office Remodel	\$171,000.00	East
Marshfield Clinic Inc	1262 W Clairemont Ave	Interior remodel	\$156,000.00	East
Azara Properties LLC	406 Galloway St	Addition and Alterations	\$141,000.00	East
Keystone Corp (US Bank Bldg)	4638 Golf Rd	Interior Alterations for Grazie Salon	\$122,892.00	South
Royal Credit Union	200 Riverfront Ter	Demo Walls on First Floor and Remodel	\$120,000.00	East
Mangrum Ninety-Three LLC	5511 Highway 93 Hwy	196 Sq. Ft. Bathroom Addition for Mega Holiday	\$120,000.00	South
K & E Limited Partnership	10 W Madison St	Dollar General remodel	\$120,000.00	West
Keystone Corp	3402 Oakwood Mall Dr	Remodel Existing Storage Rooms into Office Space	\$100,000.00	South
TOTAL			\$44,442,588.00	

Industrial/Warehouse (17 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
ECOM on Venture LLC	5730 Venture Dr	66,000 Sq. Ft. Addition for ECOM on Venture Warehouse	\$3,000,000.00	West
Feed My People Inc	2610 Alpine Rd	32,080 Sq. Ft. Total Area A is a Remodel and Addition	\$2,213,717.00	West
RJBG Buesser LLC	2680 Fortune Dr	New 15,935 Sq. Ft. of Warehouse with 3,200 Sq. Ft. of Office Space	\$1,686,500.00	West
Capozzi Properties LLC	1501 Continental Dr	New 19,200 Sq. Ft. for Storage, Factory and Office	\$1,600,000.00	South
Hastings Place LLC	313 Hastings Pl	Warehouse Addition, 13,200 Project Sq. Ft.	\$1,500,000.00	East
Northern States Power Co	1400 Western Ave	7,025 Sq. Ft. Level 2 Alteration	\$641,499.00	North
Gerber Products Company	1200 Nestle Ave	Replace Existing Roofing with Heat Weld on Flat Roof	\$589,693.00	West
Northern States Power Co	1414 W Hamilton Ave	Remove Existing EPDM and Install 60 Mil EPDM	\$439,000.00	South
Phillips Properties Inc	3440 White Ave	Replace and Repair Collapsed and Damaged Area of Building #1	\$400,000.00	North
West Park Partnership LLP	2536 Alpine Rd	Interior Alterations for Johnstone, 17,724 Sq. Ft.	\$383,000.00	West
Q Properties LLC	2245 Prairie Ln	New Storage Building, Unit D	\$357,000.00	West
Q Properties LLC	2245 Prairie Ln	New Storage Building, Unit E	\$343,000.00	West
London Road South LLC	4755 London Rd	New 9000 Sq. Ft. Storage Building	\$300,000.00	South
Michael A Larson	2600 Mercantile Dr	Remove and Replace Collapsed Roof Portion	\$250,000.00	West
Gerber Products Company	5023 Venture Dr	Replace Existing Roofing with Heat Weld on Flat Roof	\$187,572.00	West
DNS LLC	1935 Truax Blvd	Install New Membrane Over Existing Roofing	\$172,710.00	West
Mayo Health System	200 Spring St	Alteration to industrial/warehouse building	\$167,000.00	East
TOTAL			\$14,230,691.00	

Public/Semi-public (28 projects)

NAME	ADDRESS	DESCRIPTION	VALUE (\$)	SECTOR
City of Eau Claire	2711 Riverview Dr	Water Treatment Plant Phase 2 Improvements	\$9,962,817.00	North
Chippewa Valley Tech College	620 W Clairemont Ave	18,000 Sq. Ft. Level 2 Alteration of 2nd Floor	\$1,960,322.00	East
City of Eau Claire	915 Menomonie St	Replacement of the Existing Ice Rink and Related Systems	\$1,345,419.00	West
Eau Claire School District Memorial	2225 Keith St	Memorial High School Remodel, 20,824 Sq. Ft.	\$1,100,000.00	East
Chippewa Valley Tech College	620 W Clairemont Ave	12,718 Sq. Ft. Level 2 Alteration of 1st Floor	\$853,304.00	East
Bolton Refuge House	807 S Farwell St	Addition to provide additional overnight accommodations	\$847,000.00	East
Mayo Clinic Health System	1221 Whipple St	2,252 Sq. Ft. Alteration of Central Processing Decontamination	\$843,496.00	West
Eau Claire County Airport	3800 Starr Ave	New 9,840 Sq. Ft. Hangar	\$800,000.00	North
Eau Claire County Airport	3800 Starr Ave	New 9,840 Sq. Ft. Hangar	\$800,000.00	North
Eau Claire County Airport	3800 Starr Ave	New 9,840 Sq. Ft. Hangar	\$800,000.00	North
Mayo Clinic Health System	1221 Whipple St	Remove Existing Roofing Replace with PVC	\$729,846.00	West
Sacred Heart Hospital	900 W Clairemont Ave	Linear Accelerator Replacement	\$598,000.00	East
Sacred Heart Hospital	900 W Clairemont Ave	1,100 Sq. Ft. MRI Upgrade	\$458,666.00	East
Mayo Clinic Health System	1221 Whipple St	746 Sq. Ft. Alteration of Oncology Pharmacy	\$432,167.00	West
Eau Claire School Dist Locust Lane	3245 Locust Ln	3,045 Sq. Ft. Alteration for Secure Entrance	\$408,525.00	North
Mayo Clinic Health System	1221 Whipple St	4460 Sq. Ft. Alteration for 2nd Floor	\$390,300.00	West
Eau Claire School Dist Sam Davey	3000 Starr Ave	1,462 Sq. Ft. Alteration for Secure Entrance	\$374,000.00	North
Eau Claire School Dist	3031 Epiphany Ln	Alteration for Secure Entrance and Toilet Room	\$276,000.00	West
Sacred Heart Hospital	900 W Clairemont Ave	Hospital Pharmacy Compliance Remodel, 700 Sq. Ft.	\$264,600.00	East
City of Eau Claire	501 1St Ave	Restrooms and Storage Area for Owen Park	\$251,200.00	West

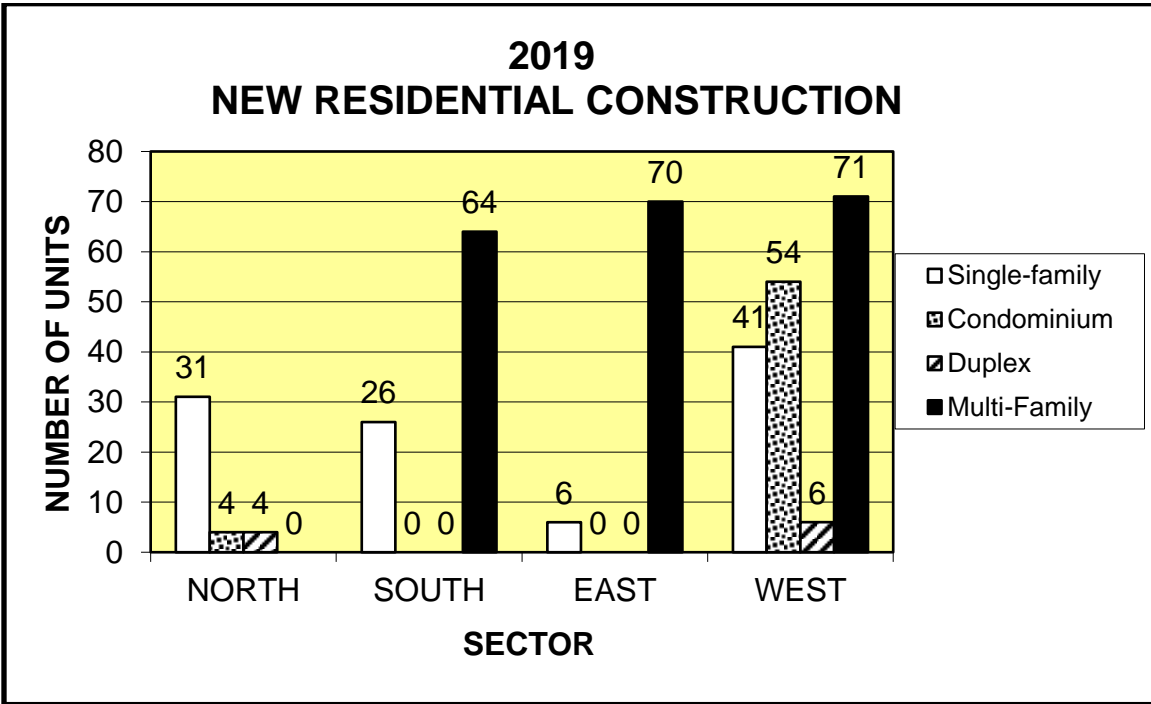
Mayo Clinic Health System	1221 Whipple St	1St Floor Cystoscopy Remodel, 665 Sq. Ft.	\$238,000.00	West
Mayo Clinic Health System	1221 Whipple St	Remodel 685 Sq. Ft. Angiography Room	\$225,400.00	West
Mayo Clinic Health System	1221 Whipple St	Flouro Unit Equipment Update/Replacement	\$206,565.00	West
Eau Claire School Dist Flynn	1430 Lee St	1,125 Sq. Ft. Alteration for Secure Entry and Offices	\$162,000.00	East
Eau Claire School Dist Northwoods	3600 Northwoods Ln	539 Sq. Ft. Alteration for Secure Entrance	\$156,000.00	North
Eau Claire School Dist Meadowview	4714 Fairfax St	668 Sq. Ft. Alteration for Secure Entrance	\$125,000.00	South
Eau Claire School Dist Memorial	2225 Keith St	Baking Lab Classroom Alterations	\$110,000.00	East
Eau Claire School Dist South	2115 Mitscher Ave	606 Sq. Ft. Alteration for Secure Entrance	\$101,750.00	South

TOTAL \$24,820,377.00

B. New Residential Construction – City of Eau Claire

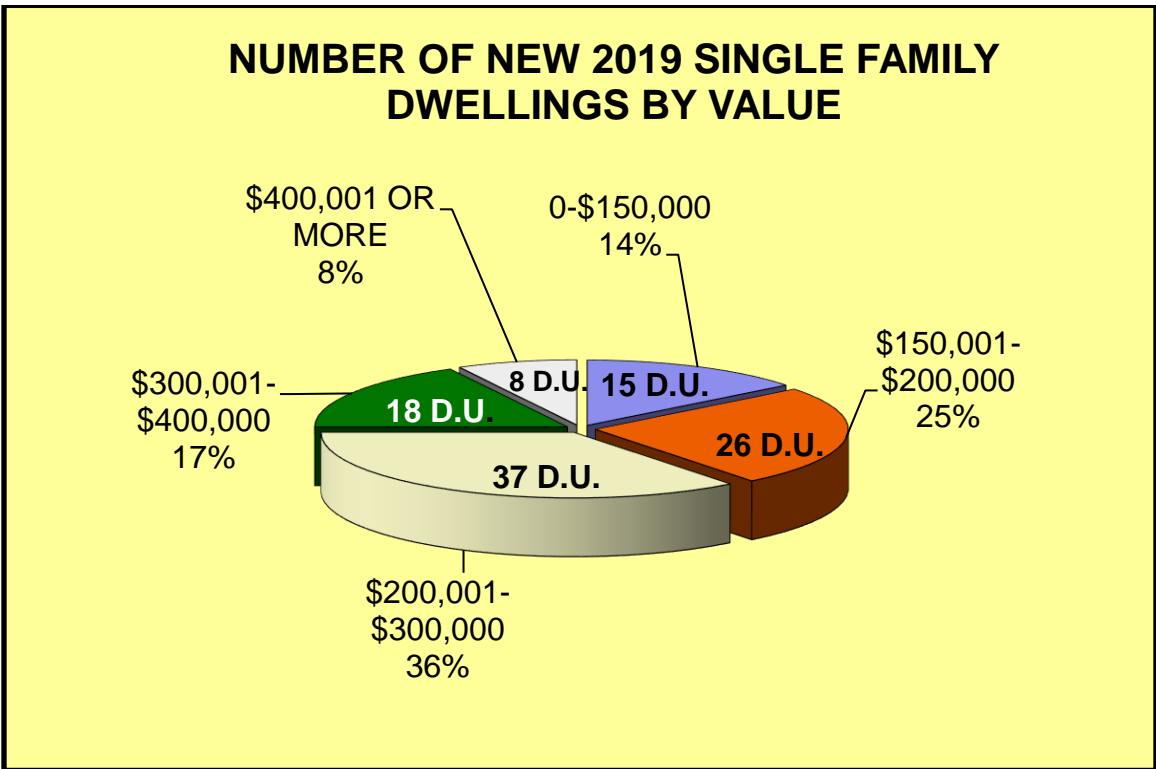
of Units

Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	31	4	4	0	39
South	26	0	0	64	90
East	6	0	0	70	76
West	41	54	6	71	172
Total	104	58	10	205	377



Valuation (\$)

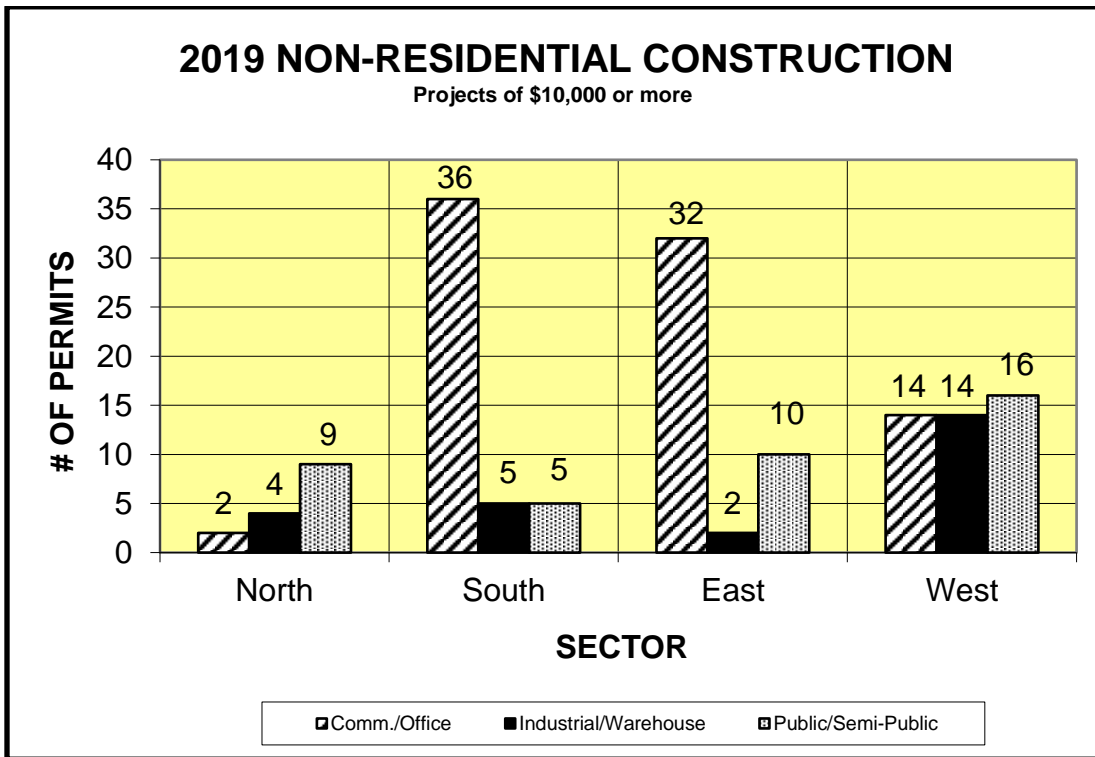
Sector	Single-family	Condominium	Duplex	Multi-family	Total
North	7,403,052	450,000	500,000	0	8,353,052
South	8,319,659	0	0	6,190,000	14,509,659
East	952,029	0	0	14,790,000	15,742,029
West	9,844,652	6,913,514	710,000	8,300,000	25,768,166
Total	26,519,392	7,363,514	1,210,000	29,280,000	64,372,906



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

of Permits

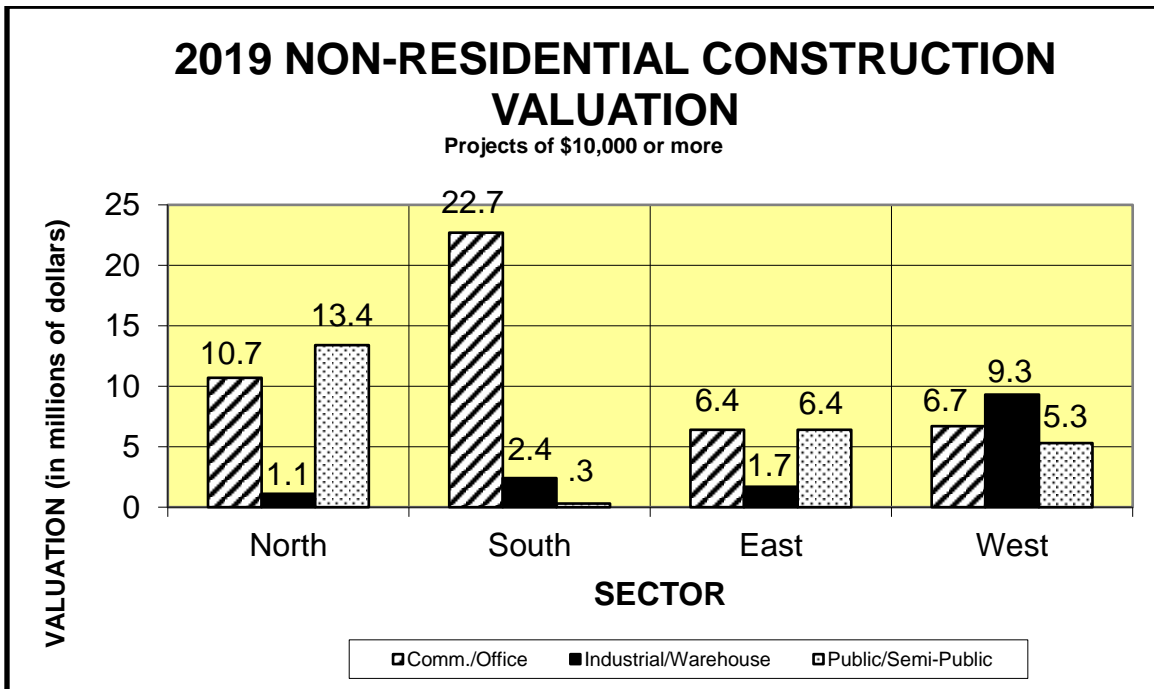
Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	2	4	9	15
South	36	5	5	46
East	32	2	10	44
West	14	14	16	54
Total	84	25	40	149



Valuation (\$)

Projects of \$10,000 or more

Sector	Comm./Office	Industrial/Warehouse	Public/Semi-public	Total
North	10,721,000	1,116,499	13,385,742	25,223,241
South	22,681,262	2,412,322	330,550	25,424,134
East	6,405,206	1,667,000	6,391,892	14,464,098
West	6,674,490	9,348,192	5,264,643	21,287,325
Total	46,481,958	14,544,013	25,372,827	86,398,798



PART II

OVERVIEW OF DEVELOPMENT INFORMATION SINCE 1998

OVERVIEW OF SELECTED DEVELOPMENT INFORMATION SINCE 1998

I. ANNEXATION

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Number	17	6	10*	7	15	8	9	9	5	3	7	3	3	3	5	4	3	5	2	6	5	5
Total Area (acres)	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	93.3
Population	15	443	12	14	19	14	22	2	8	2	64	1	3	9	2	2	3	6	1	4	2	0
Sq. Mi. of City at Year End (minus any detachments)	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	34.7

*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

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Number	34	33	33	27	29	35	25	25	27	22	22	13	10	11	15	10	9	13	12	21	18	22
Total Area (acres)	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	1,421.8

III. SUBDIVISIONS

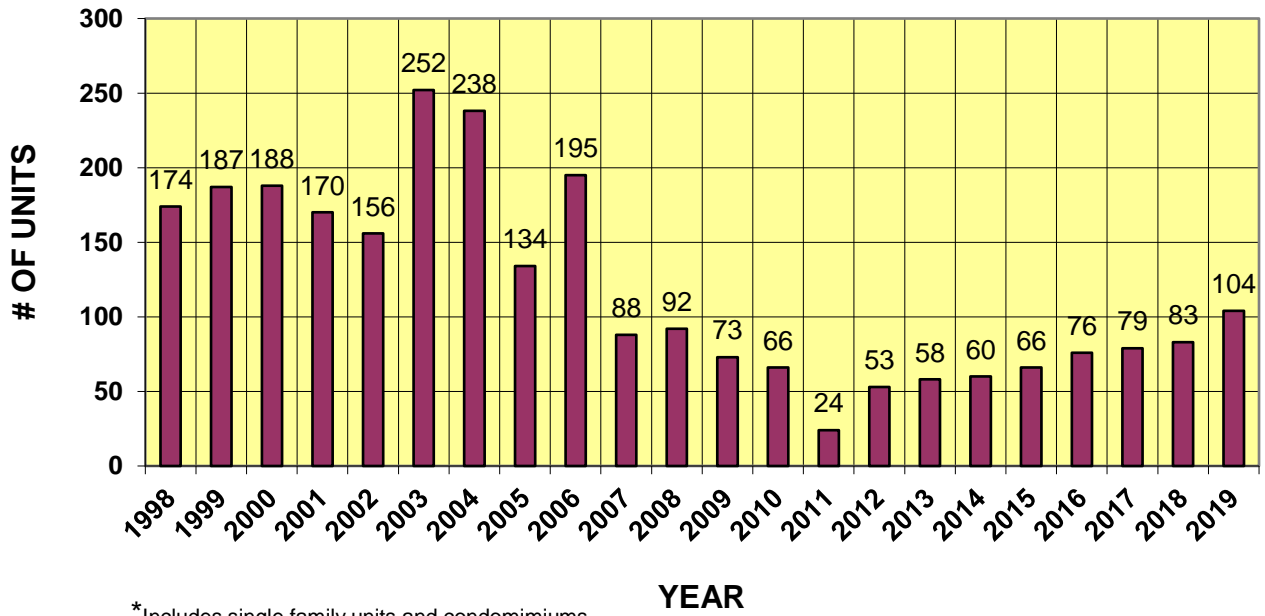
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Number	7	7	7	6	10	14	12	11	12	8	3	2	5	3	1	5	4	3	3	10	12	6
Total Area (acres)	146.2	146.2	73.3	35.2	100.9	174.9	96.7	83.0	109.2	102.84	53.7	2.7	27.8	25.8	4.4	34.5	44.5	23.9	32.9	71.1	87.6	42.5
# of Lots	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.	117 lots 128 D.U.

IV. BUILDING CONSTRUCTION (No. of Units)

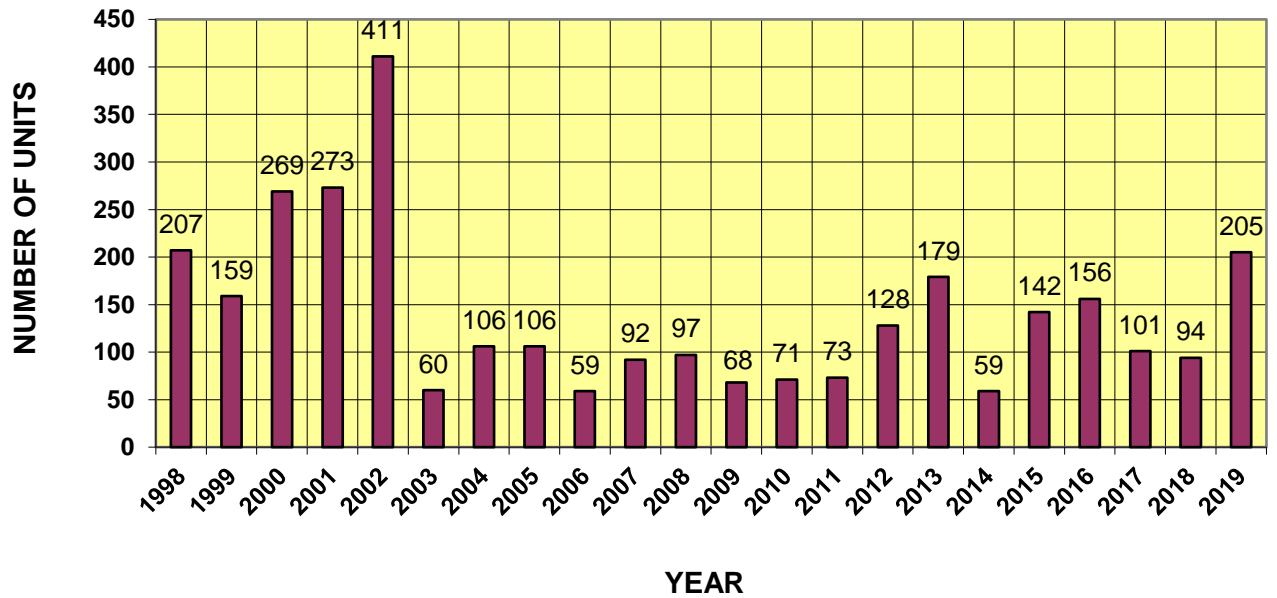
	1998	1999	2000	2001	2002	2003	2004 ¹	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single-family	174	187	188	170	156	252	190	104	104	67	36	47	39	24	53	58	60	66	76	79	83	104
Condo-minium							48*	30	91	21	56	26	27	0	6	2	0	12	20	22	50	58
Duplex	50	44	36	46	62	38	28	14	6	16	12	18	16	12	40	10	10	14	26	26	24	10
Multiple-family	207	159	269	273	411	60	106	106	59	92	97	68	71	73	128	179	59	142	156	101	94	205
Total	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	377

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.

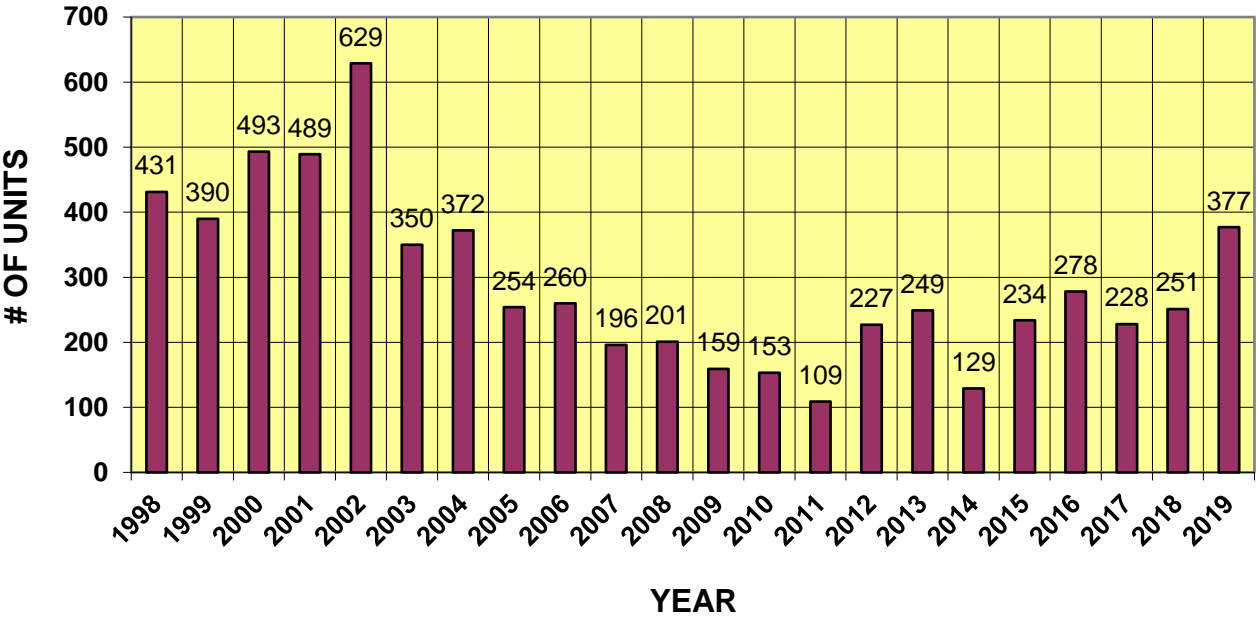
SINGLE FAMILY CONSTRUCTION



MULTIPLE FAMILY CONSTRUCTION

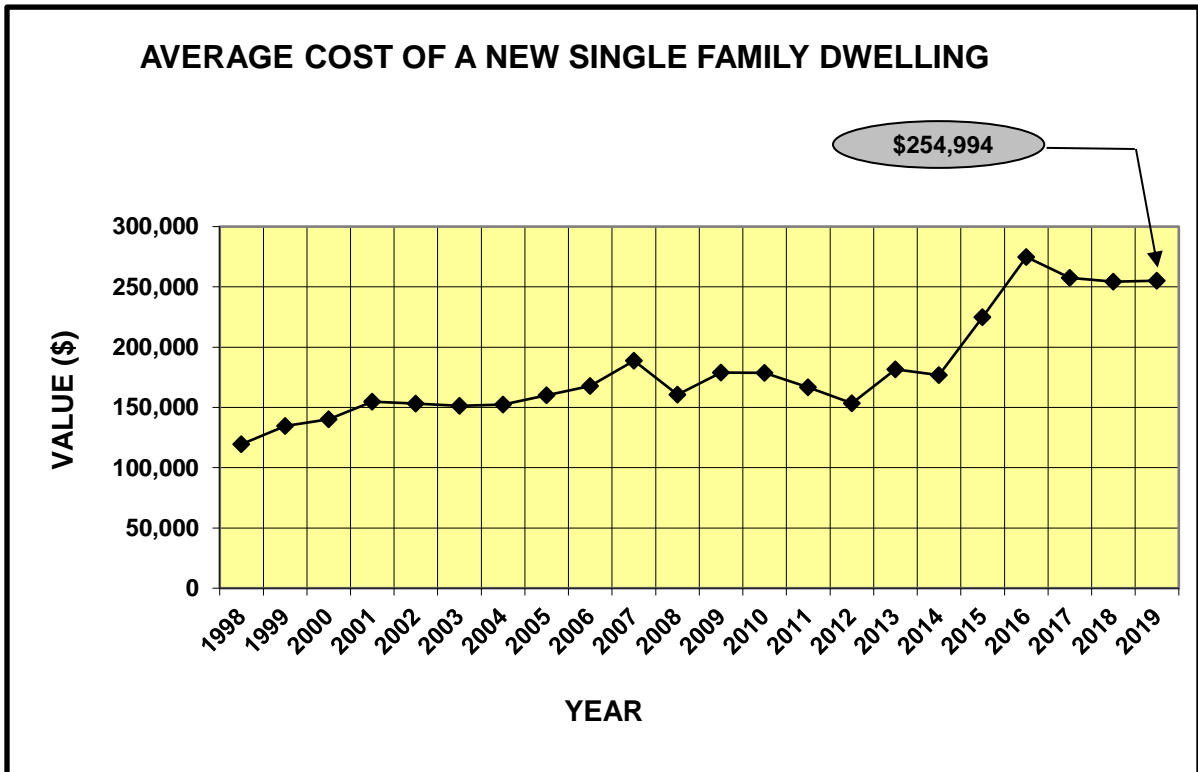


TOTAL DWELLING UNITS



SINGLE-FAMILY HOUSING COSTS

Year	Average Price for a New Home
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
2019	254,994



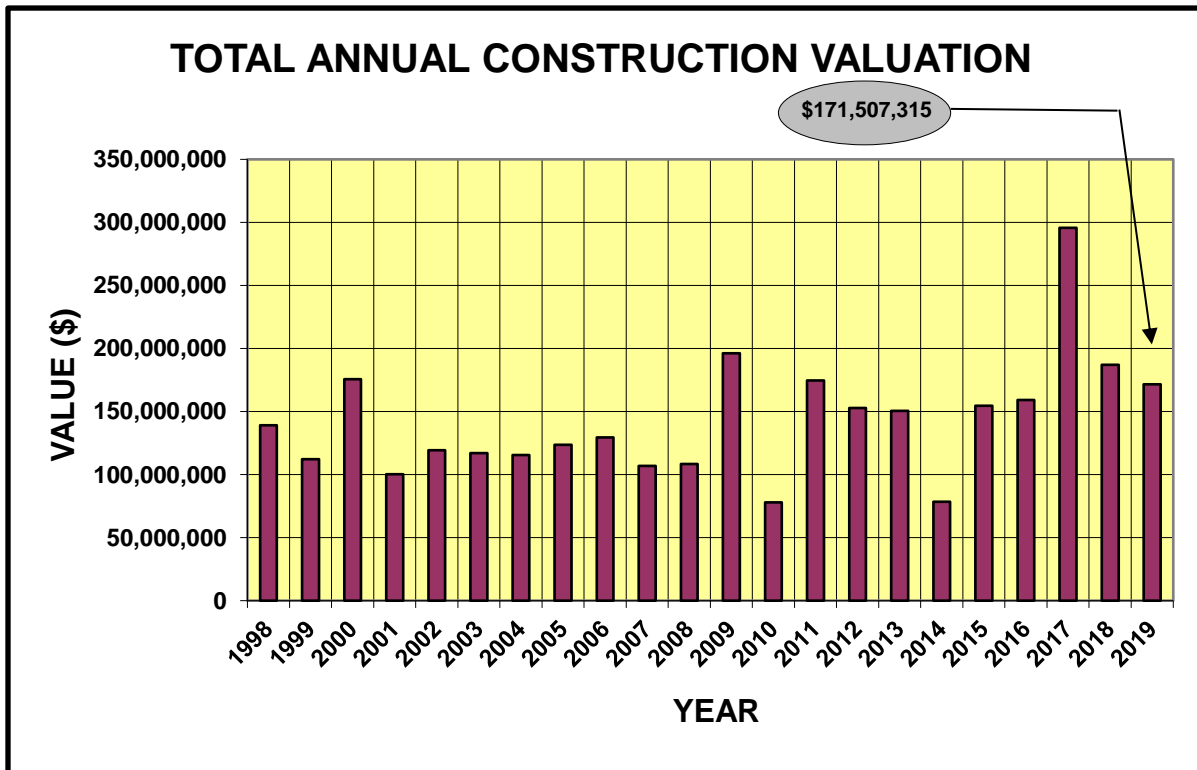
**# OF BUILDING PERMITS/VALUATION (\$)
(\$10,000 or more)**

Year	Commercial/Office	Industrial/Warehouse	Public/Semi-Public
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
2019	84/46,481,958	25/14,544,013	40/86,398,798

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

Year	Value (\$)
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
2019	171,507,315

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



PART III

IMPLEMENTATION OF COMPREHENSIVE PLAN

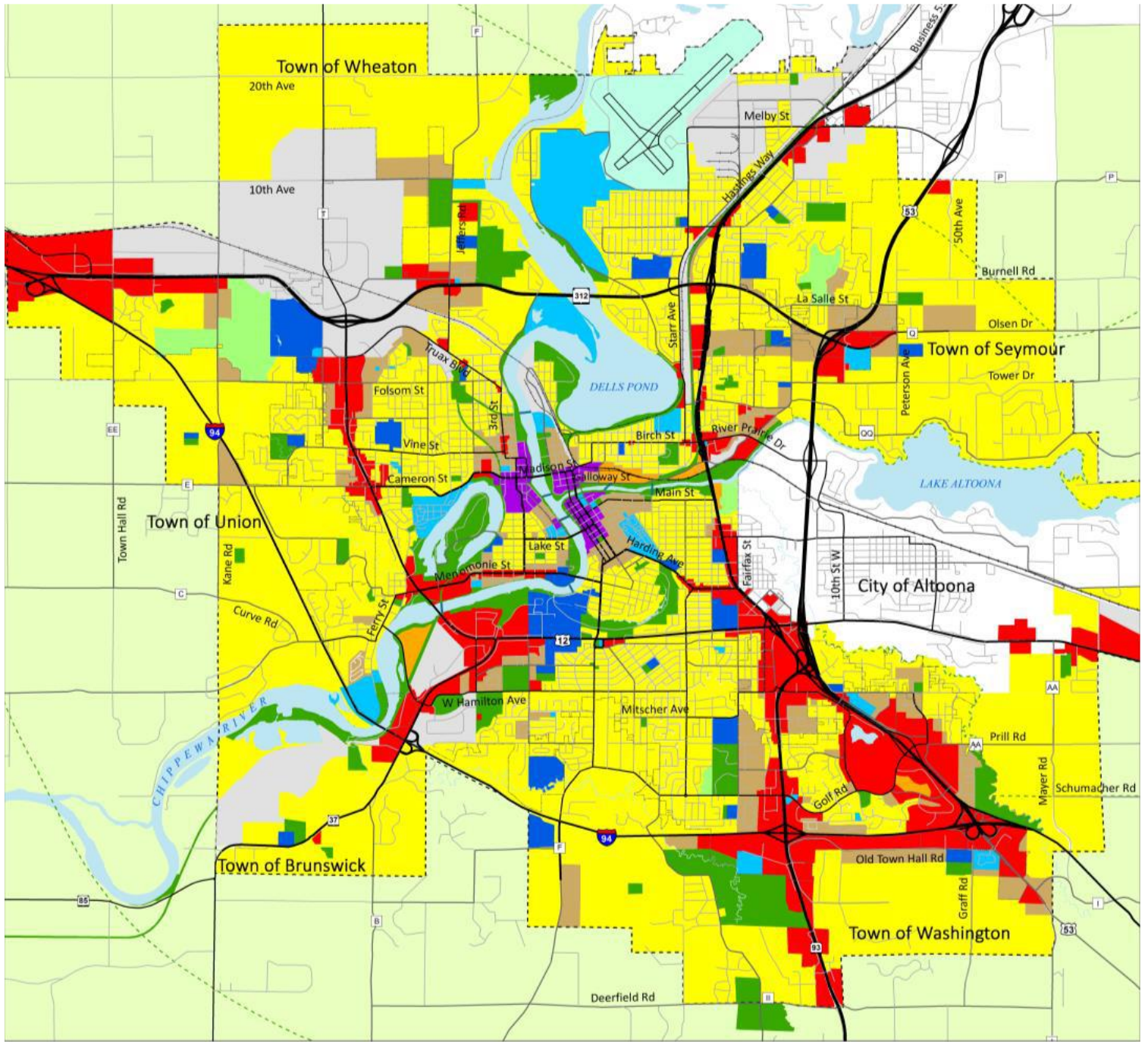
The annual Development Map and Report have two primary sections. The first is to report the year's development activity for the City and provide comparisons to development activity from previous years. Secondly, the report aids the City in implementing the City's Comprehensive Plan. This section of the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

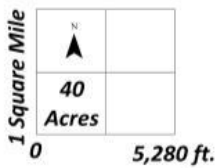
Previous reports, dating back to 1982 initially based its review on the City's Comprehensive Plan, which was adopted in 1982. In 1993, the City prepared a new Comprehensive Plan, which this report then used to track and monitor development. The Plan was updated in 2005 and most recently in 2015. The 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 22 rezoning applications in 2019. 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, 81 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 2019, building permits were issued for 13 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
1750 Oxford Ave	71	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
816 Porter Ave	49	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
940 Starr Ave	12	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
306 S Barstow St	10	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
3206 Gateway Dr	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3242 Gateway Dr	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3220 Gateway Dr	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3228 Gateway Dr	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3250 Gateway Dr	8	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2583 Cassie Ct	6	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
2547 Cassie Ct	6	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
2459 Cassie Ct	6	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
2423 Cassie Ct	6	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Total	206									

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 mid-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

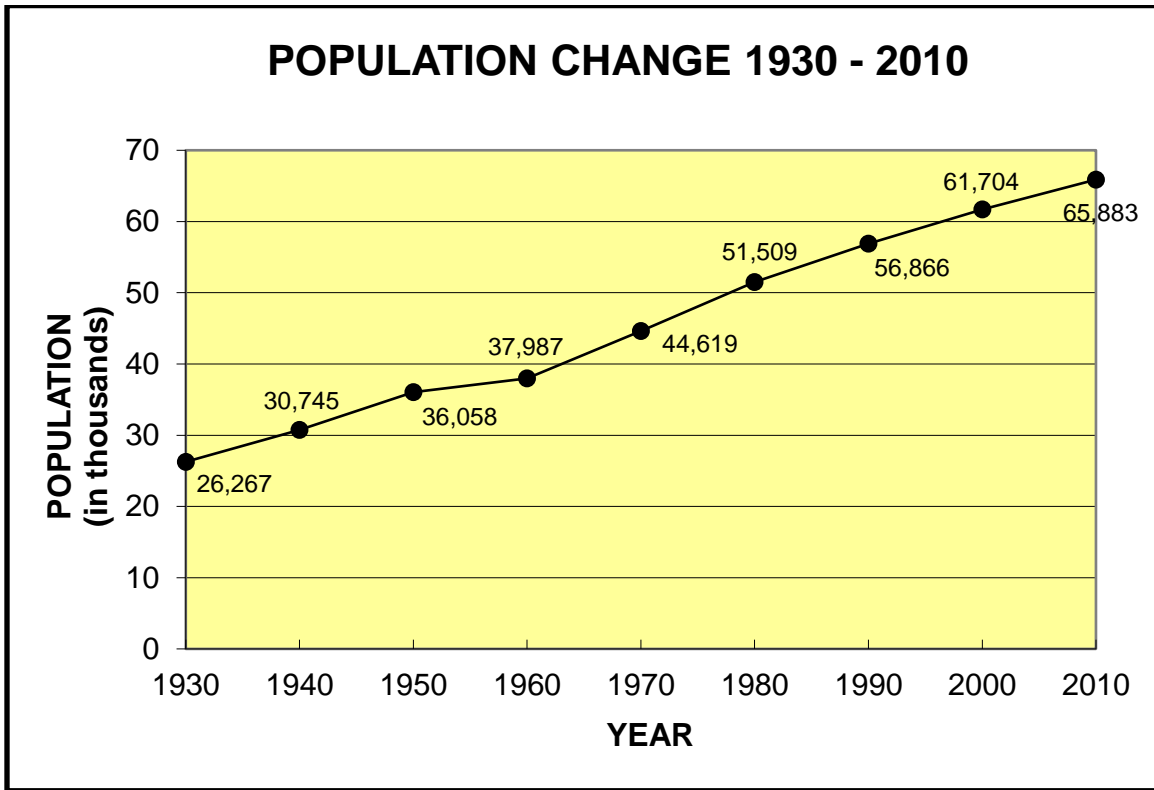
Source: 2010 U.S. Census & American Community Survey

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 1-1-17	2017 Net Change	Housing Units on 1-1-18	2018 Net Change	Housing Units on 1-1-19	2019 Net Change	Housing Units on 1-1-20
North	4,883	45	4,928	47	4,975	39	5,014
South	8,277	86	8,363	81	8,444	91	8,535
East	7,579	23	7,602	9	7,611	72	7,683
West	<u>8,493</u>	44	<u>8,537</u>	<u>116</u>	<u>8,653</u>	<u>169</u>	<u>8,822</u>
Total	29,232	198	29,430	253	29,683	371	30,054

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

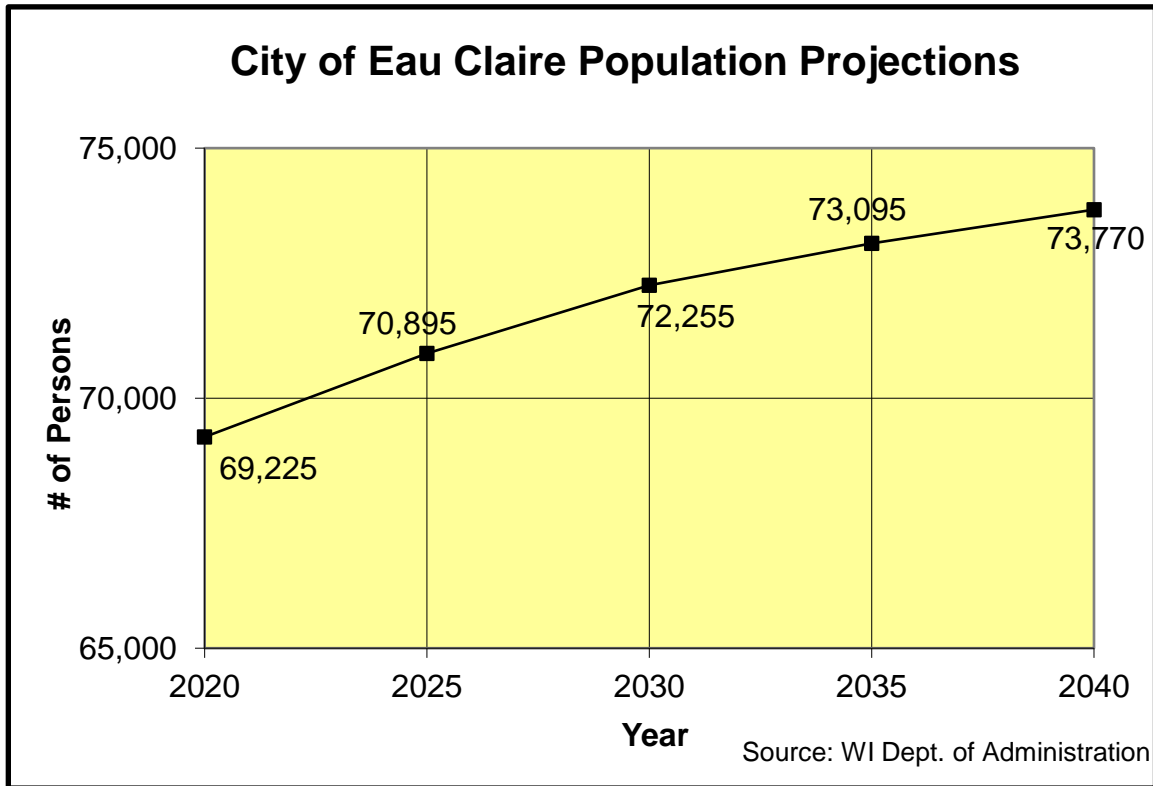
The Wisconsin Department of Administration also provides population estimates for the City. The most current estimate available from the State is for January 1, 2019. As of this date, the State estimates Eau Claire's population at 68,057. Estimates for 1/1/20 will be available from the State in August of 2020.

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.



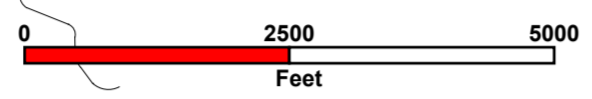
PART V

2019

DEVELOPMENT MAP

2019 DEVELOPMENT MAP

- Single Family - Detached
 - Twin-Home Condominiums
 - Duplex
 - Multiple Family Structure
(and # of units per permit)
 - Commercial & Office*
 - ★ Public & Semi Public Projects*
 - ▲ Industrial & Warehouse*
- ▨ Annexations
 - ▨ Subdivisions
 - Rezonings



* Non-residential includes projects with a valuation of \$10,000 or more

