



CITY OF  
**EAU  
CLAIRE**

**2020**

**DEVELOPMENT  
MAP & REPORT**

---

---

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



## 2020 Development Summary

### Introduction

The development summary provides a statistical view of the City of Eau Claire, Department of Community Development progress on community growth and projects. These snapshots provide important information on how the city is growing on an annual basis and helps all of us to better plan our community in the future. City staff collects readily obtainable information This report has been prepared by Planning staff since 1980 to provide a record of annual development and to assist in monitoring the growth and development. In addition, 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.

### Subdivisions

The Development Report lists subdivision activity by subdivision name, size of the area subdivided, number of lots subdivided, zoning of the property.

### Building Activity

The Development Map displays and the Development Report summarizes building activity for which building permits were issued during 2020. 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 2020 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. Part I also provides a general summary of building activity for the City as a whole, including a listing of top 10 projects in 2020. Part II provides a brief overview of the City's development activity since 2010. Part III reports how well growth and development activity in 2020 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 2020 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.



## 2020 Development Activity

### Current Planning Activities

Growth of Eau Claire is illustrated by:

- Annexations
  - During 2020, the City acted upon 8 annexation requests, totaling 105 acres
- Subdivision Plats
  - During 2020, the City approved 6 plats totaling 117 acres and 214 lots
- Rezoning & Conditional Use Permits & Site Plans
  - 24 Rezonings
  - 9 Conditional Use Permits
  - 41 Site Plans

### Building Construction

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

Demolition Permits	
Type	# of Permits Principal Structure
Residential	9
Commercial	5
Industrial	1
Public	0
<hr/>	
Total	15



**Top 10 largest valuation projects 2020:**

<i>Project</i>	<i>Value</i>
<i>Xcel Energy Service Center</i>	\$5,244,899
<i>Mayo Clinic Radiology</i>	\$2,571,027
<i>LE Phillips Senior Center</i>	\$1,730,000
<i>Mayo Clinic Remodel</i>	\$1,500,000
<i>Beehive Homes Phase II</i>	\$1,278,000
<i>Administration Remodel</i>	\$1,194,025
<i>Cancun Mexican Grill</i>	\$1,191,487
<i>Dental Clinic</i>	\$1,100,000
<i>CVTC Manufacturing</i>	\$1,000,000
<i>Water Street Mixed Use Building</i>	\$1,000,000

**Overview of development information since 2010**

**I. Annexation**

	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Total Number	3	3	5	4	3	5	2	6	5	5	8
Total Area (acres)	11.4	2.8	56.1	167.6	22.0	45.1	1.8	95.7	41.7	93.3	105.2
Population	3	9	2	2	3	6	1	4	2	0	7
Sq. Mi. at Year End	33.90	33.90	33.99	34.25	34.28	34.34	34.34	34.49	34.55	34.7	34.8

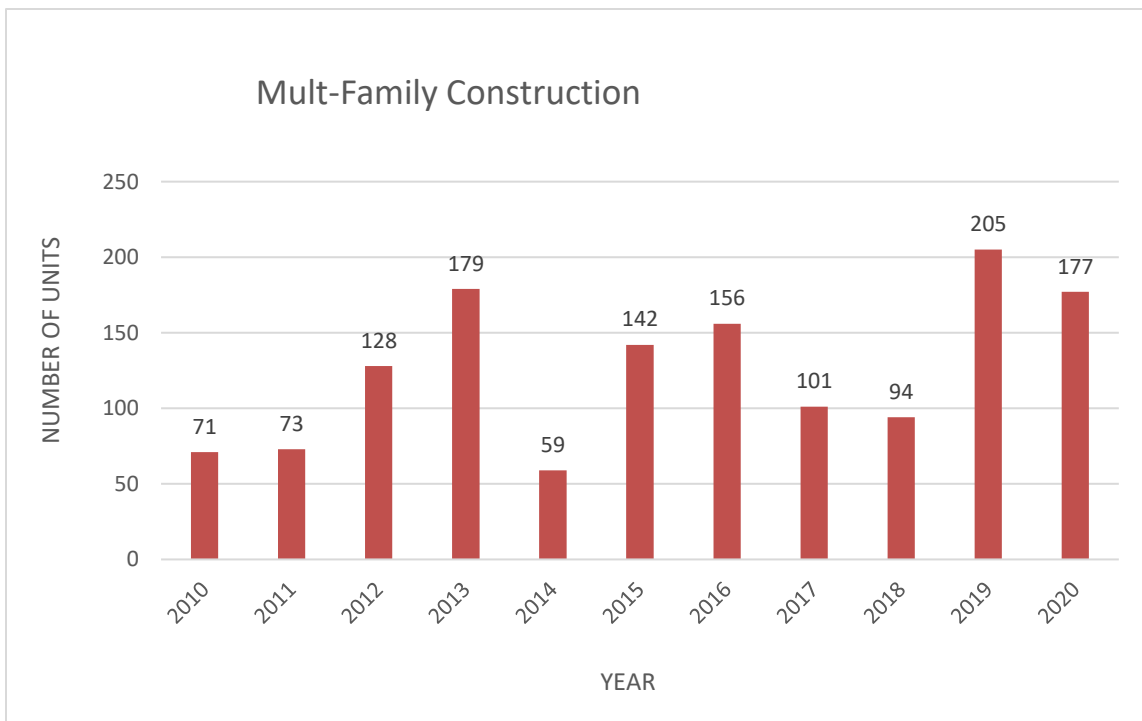
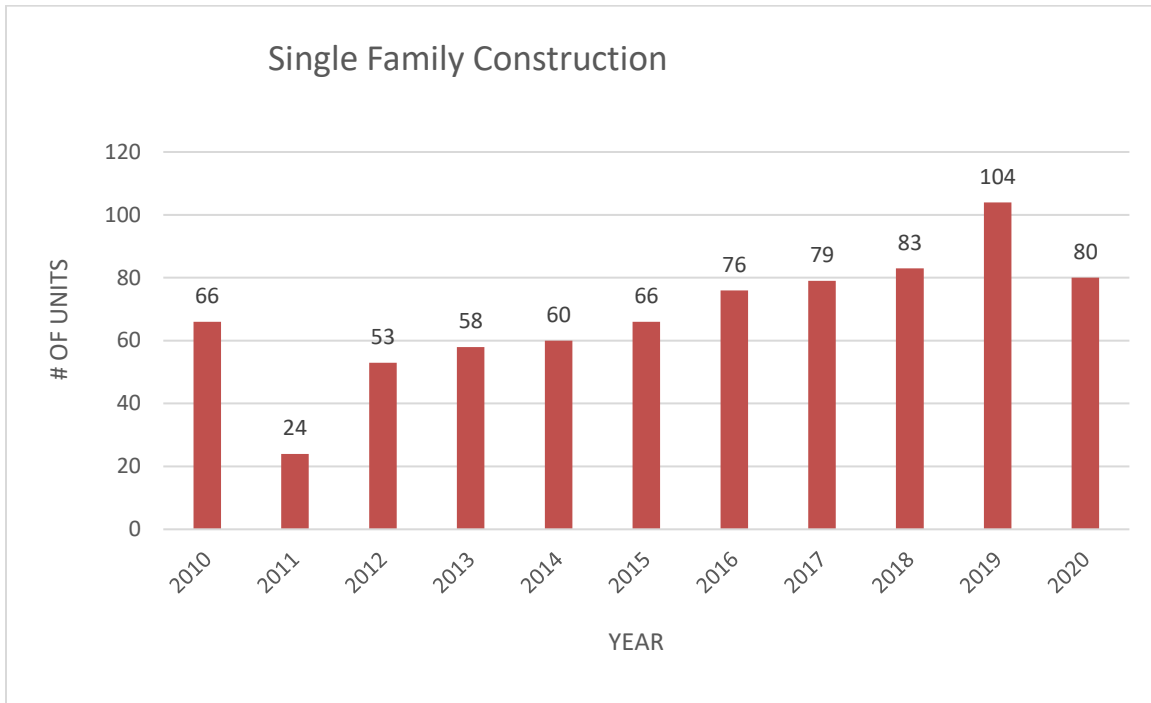


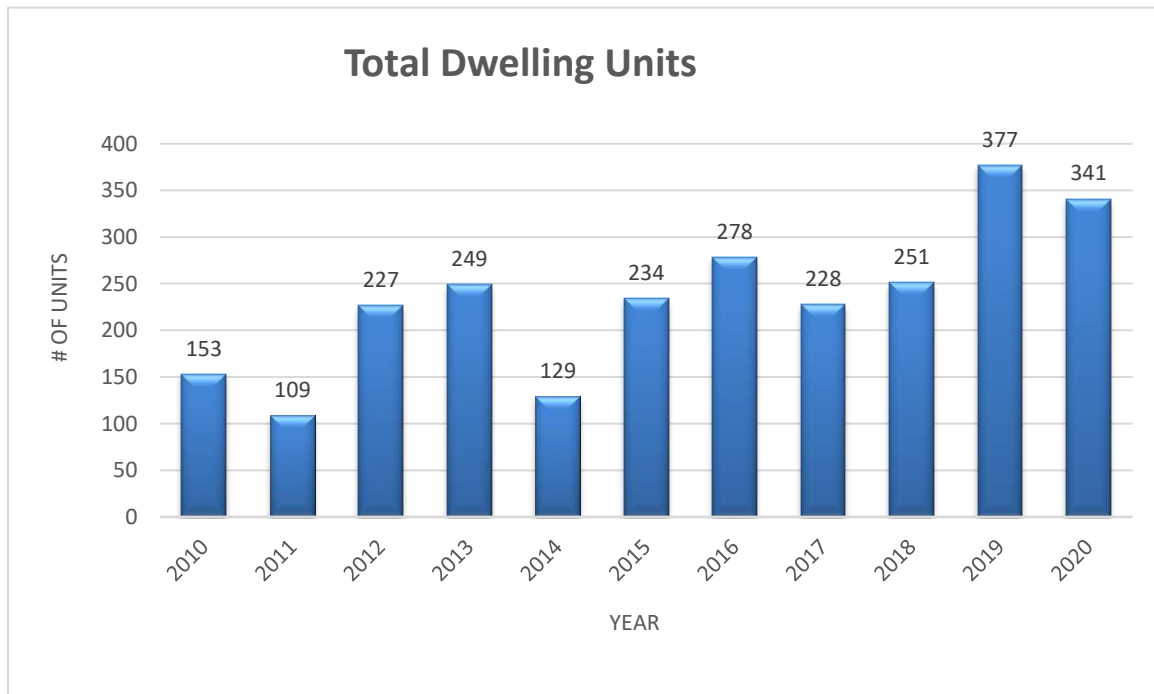
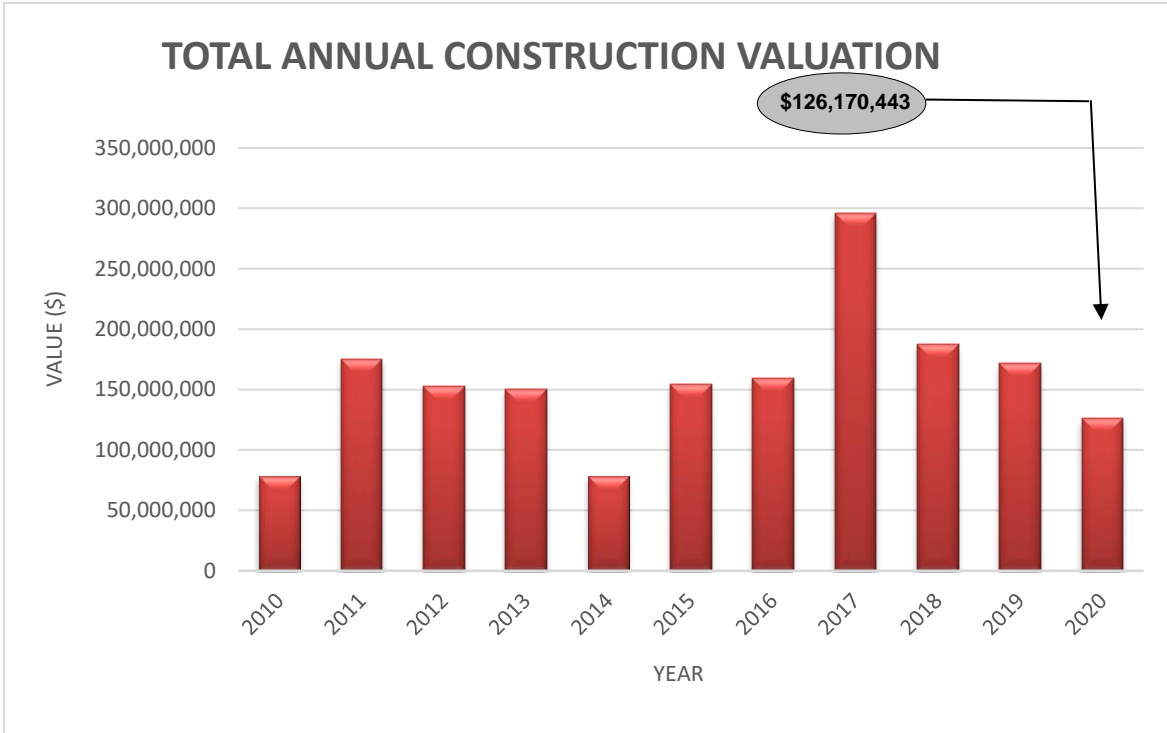
**II. Subdivisions**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Number	5	3	1	5	4	3	3	10	12	6	7
Total Area (acres)	27.8	25.8	4.4	34.5	44.5	23.9	32.9	71.1	87.6	42.5	119.8
# of Lots	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.	117 lots 214 D.U.

**III. Building construction (Number of dwelling units)**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single-family	39	24	53	58	60	66	76	79	83	104	80
Condo-minium	27	0	6	2	0	12	20	22	50	58	84
Duplex	16	12	40	10	10	14	26	26	24	10	0
Multiple-family	71	73	128	179	59	142	156	101	94	205	177
Total	153	109	227	249	129	234	278	228	251	377	341

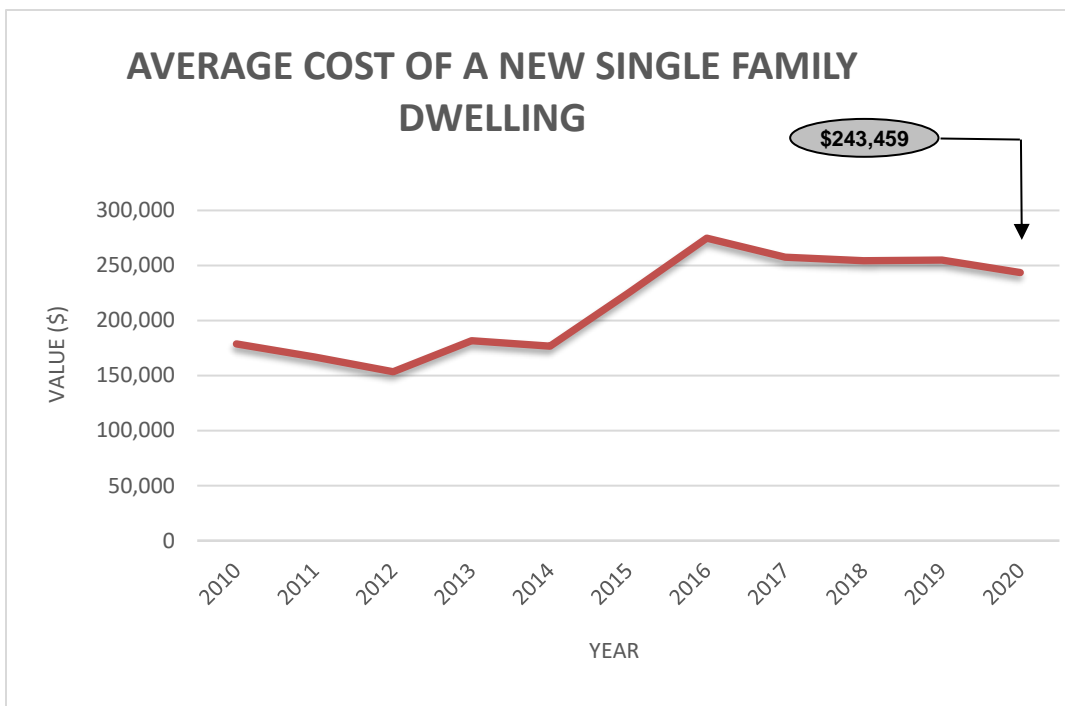






**Single Family Housing Costs**

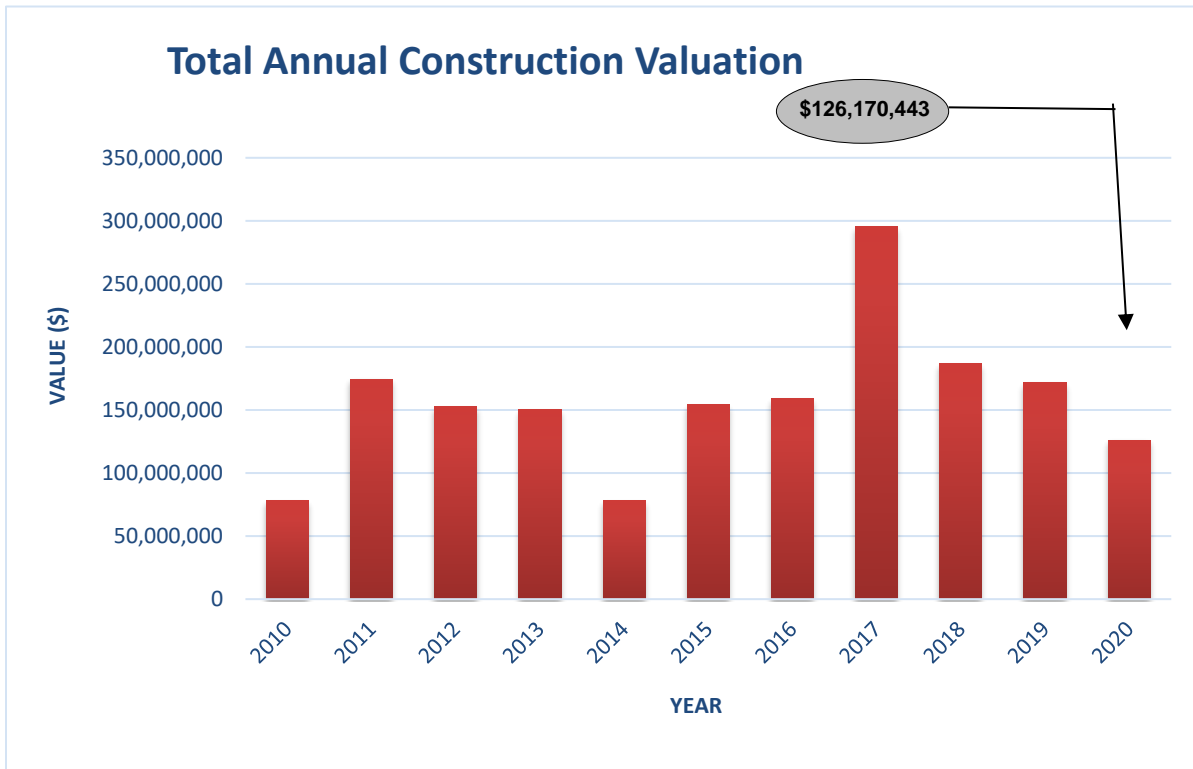
Year	Average Price for a New Home
2010	178,701
2011	166,782
2012	153,418
2013	181,632
2014	176,723
2015	224,900
2016	274,793
2017	257,436
2018	254,236
2019	254,994
2020	243,459



**Total Construction Valuation**

Year	Value (\$)
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
2020	126,170,443

\*Note: All-time record



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>	<u>44</u>	<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

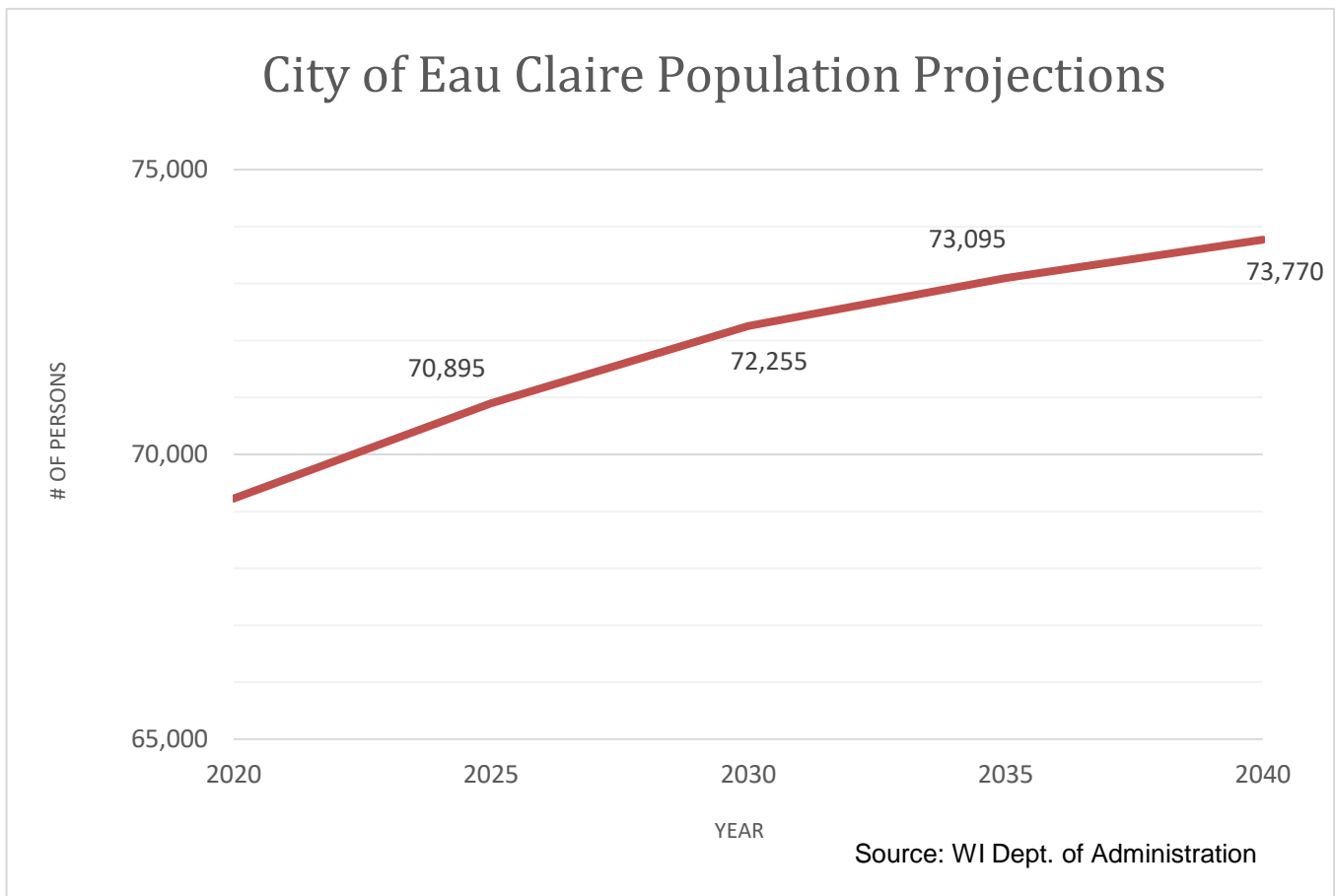


**POPULATION & HOUSEHOLD PROJECTIONS**

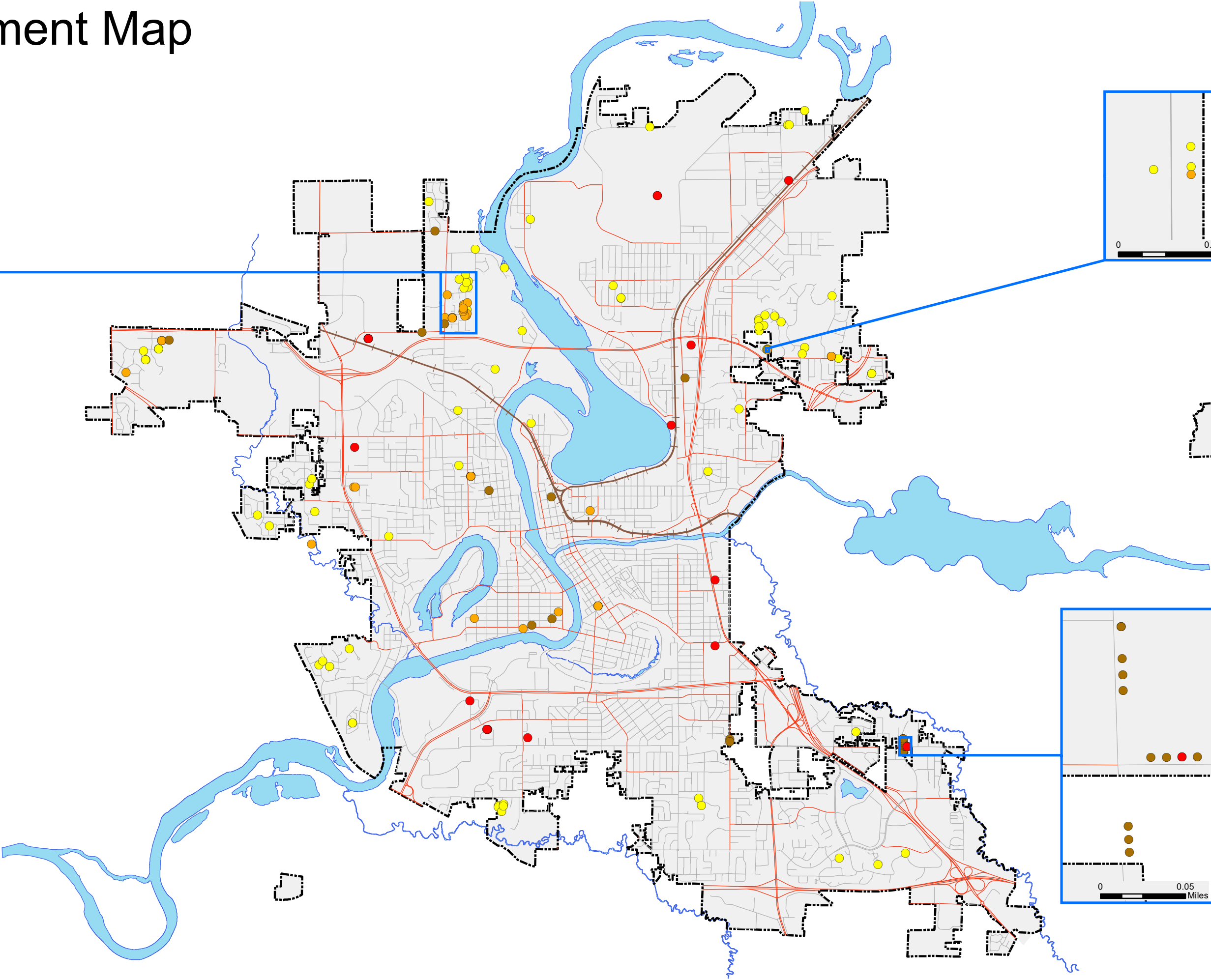
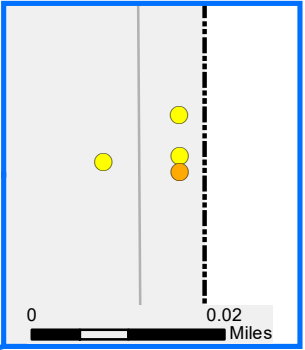
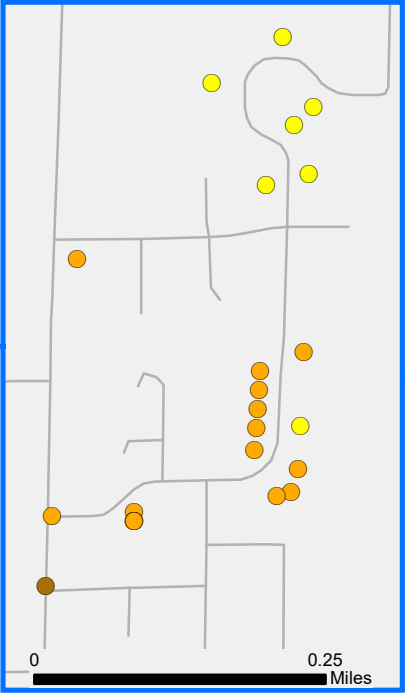
Population and household projections are a prerequisite to planning, as population and household growth or decline determines the level of demand for various land uses, facilities, and services. For this reason, these projections for the City of Eau Claire are an important component of development monitoring.

	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
Population Projection	70,895	72,255	73,095	73,770
Household Projection	29,821	30,586	31,128	31,442

The projections provided above were prepared by the Wisconsin Department of Administration, Demographic Services Center, in August 2020.



# 2020 Development Map



## Land Use Type

- Single Family
- Duplex
- Multiple Family
- Commercial

