



CITY OF  
**EAU  
CLAIRE**

# 2021

# DEVELOPMENT MAP & REPORT



Community Development Department  
Eau Claire, Wisconsin



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Memorandum

Community Development

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To: Plan Commission

From: Ryan Petrie, Associate Planner

Re: 2021 Development Summary

The City of Eau Claire growth in 2021 was another significant year for new construction within all sectors of the community. The development summary includes all new construction from residential, commercial, and industrial. The development summary below is building permits in 2021 and are currently under construction and some of the projects were completed prior to the end of the year. Some of the projects will continue into 2022 and should be completed by the end of the 2022. The Plan Commission plays an important role in the review of project approval throughout the community.

The purpose of the report is to provide a brief summary of the 2021 data and continue the past reporting. The Planning staff is required to detail housing reports per the State requirements.

During 2021, the Plan Commission reviewed the following land use applications:

- 25 Rezoning requests totaling 354.5 acres of land
  - 3-year average of 24 rezoning requests
- 14 Conditional Use Permits
  - 3-year average of 10 Conditional Use Permits
- 40 Site Plans
  - 3-year average of 40 Site Plans
- 4 Public Zoning Site Plans
  - 3-year average of 5 Public Zoning site plans
- 39 Discussion Items
  - 3-year average of 38 Discussion items



## 2021 Development Summary

The Plan Commission recommends annexations to the City Council and in 2021, 7 total annexations were approved and the city grew to 35.02 square miles at the year of 2021.

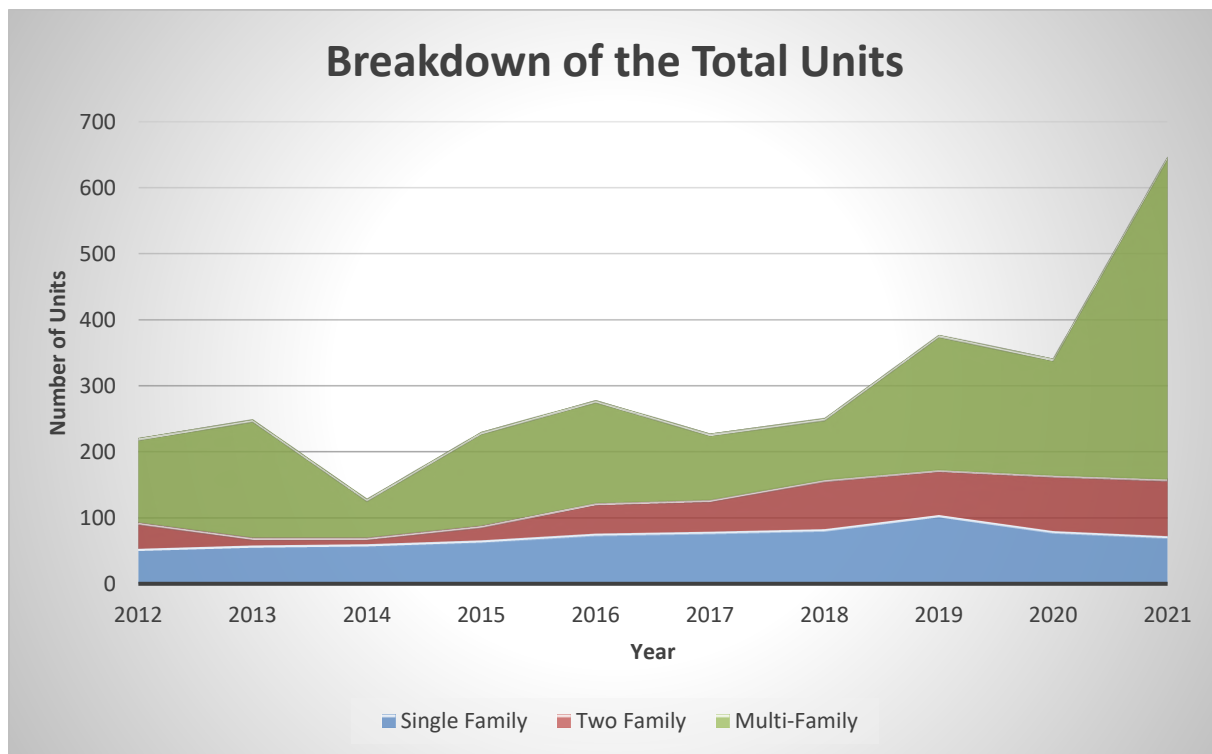
<b>Annexations since 2012</b>										
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Total Number	5	4	3	5	2	6	5	5	8	7
Total Area (acres)	56.1	167.6	22.0	45.1	1.8	95.7	41.7	93.3	105.2	106.2
Population	2	2	3	6	1	4	2	0	7	2
Sq. Mi. at Year End	33.99	34.25	34.28	34.34	34.34	34.49	34.55	34.7	34.86	35.02

The Plan Commission recommends subdivision plats to the City Council and in 2021, 11 total plats were approved with 252.8 acres divided into 595 lots for future development. Plan Commission approved 13 certified survey maps totaling additional 76.3 acres of land.

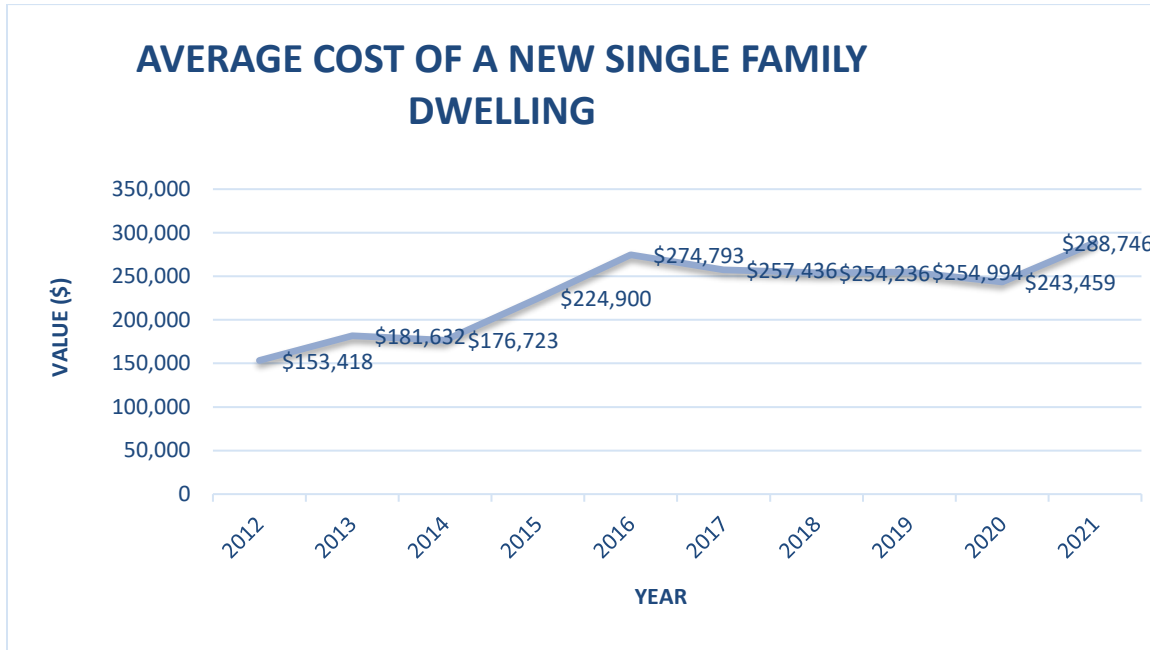
<b>Subdivision Plats since 2012</b>										
	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Total Number	1	5	4	3	3	10	12	6	7	11
Total Area (acres)	4.4	34.5	44.5	23.9	32.9	71.1	87.6	42.5	119.8	252.8
# of Lots	11	61	64	70	37	156	206	117	117	595
# of Dwelling Units	22	61	64	70	37	180	325	128	214	738

2021 was one of the best years for residential dwelling new construction, with multi-family units leading the way to a record number of units (since recording 1990).

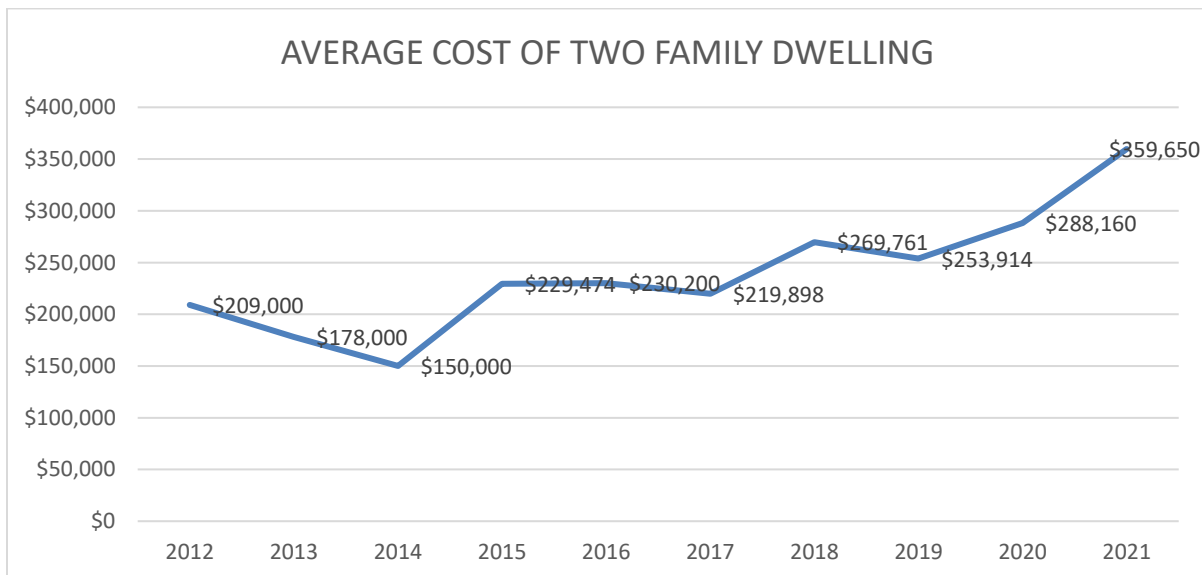
Residential Housing Units by Year											
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Single-family	53	58	60	66	76	79	83	104	80	72	73
Two-family	46	12	10	22	46	48	74	68	84	86	50
Multi-family	128	179	59	142	156	101	94	205	177	489	173
Total Units	227	249	129	234	278	228	251	377	341	647	295



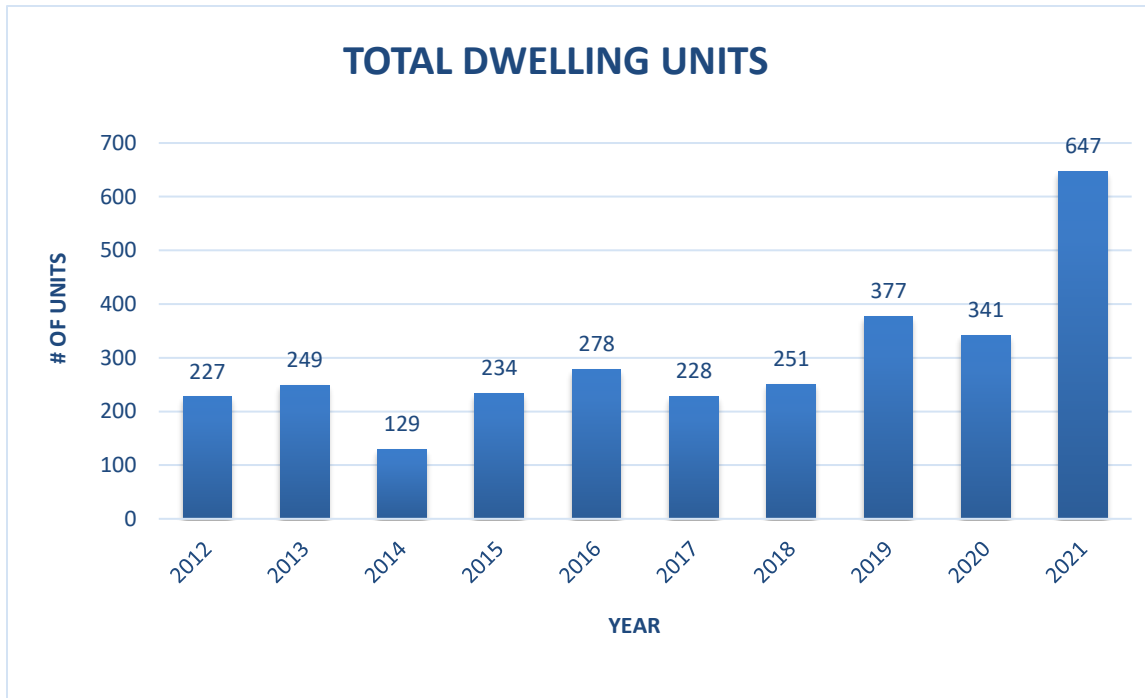
The year of 2021 was the highest cost of a new single-family dwelling at \$288,746 on average. The average cost of a new single-family dwelling is the construction valuation as submitted by the builder, and does not include costs for land, infrastructure, landscaping or any other costs including transaction.



The year of 2021 was the highest cost of a new two-family dwelling at \$359,650 on average. The average cost of a new two-family dwelling is the construction valuation as submitted by the builder, and does not include costs for land, infrastructure, landscaping or any other costs.



2021 was much higher than average total new dwelling units start. The past 10-year average is 296 units, with 2014 the lowest amount at 129 units and 2021 the highest amount at 647 units.

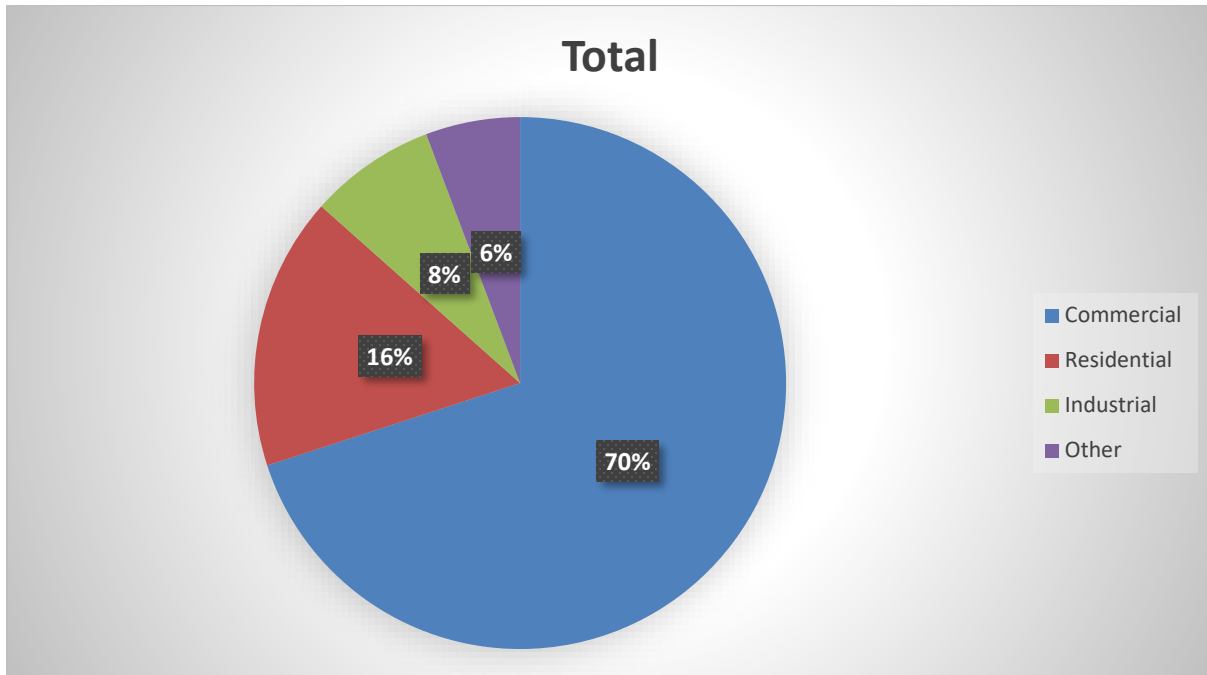


#### Top 5 largest valuation new construction projects 2021

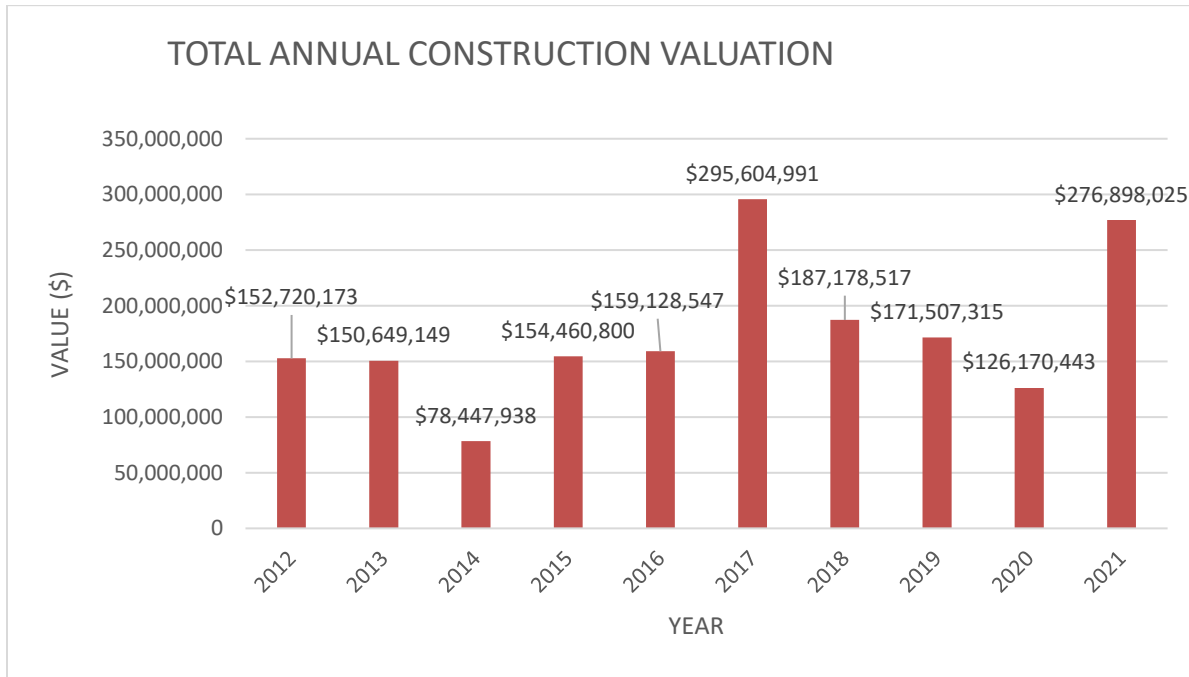
Owner	Project	Cost
CVTC	Transportation Education Center	\$15,685,900
JCAP	115-Unit Apartments: Wilson Square	\$15,000,000
100 N Farwell LLC	Mixed Use Building with 76 Units: Andante	\$11,800,000
HK Development LLC	64-Unit Apartments: The Woodspire	\$10,700,000
Children's Museum of Eau Claire	Children's Museum	\$8,200,000

In 2021, 43 building permit valuation were over \$1,000,000 in cost. This total is the construction valuation as submitted by the contractor, and does not include costs for land, infrastructure, landscaping or any other costs

In 2021, Commercial lead the way with the most valuation, followed by residential and industrial.



The total construction valuation was the second highest ever recorded in the City of Eau Claire. This total is the construction valuation as submitted by the contractor, and does not include costs for land, infrastructure, landscaping or any other costs.

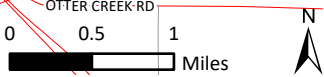
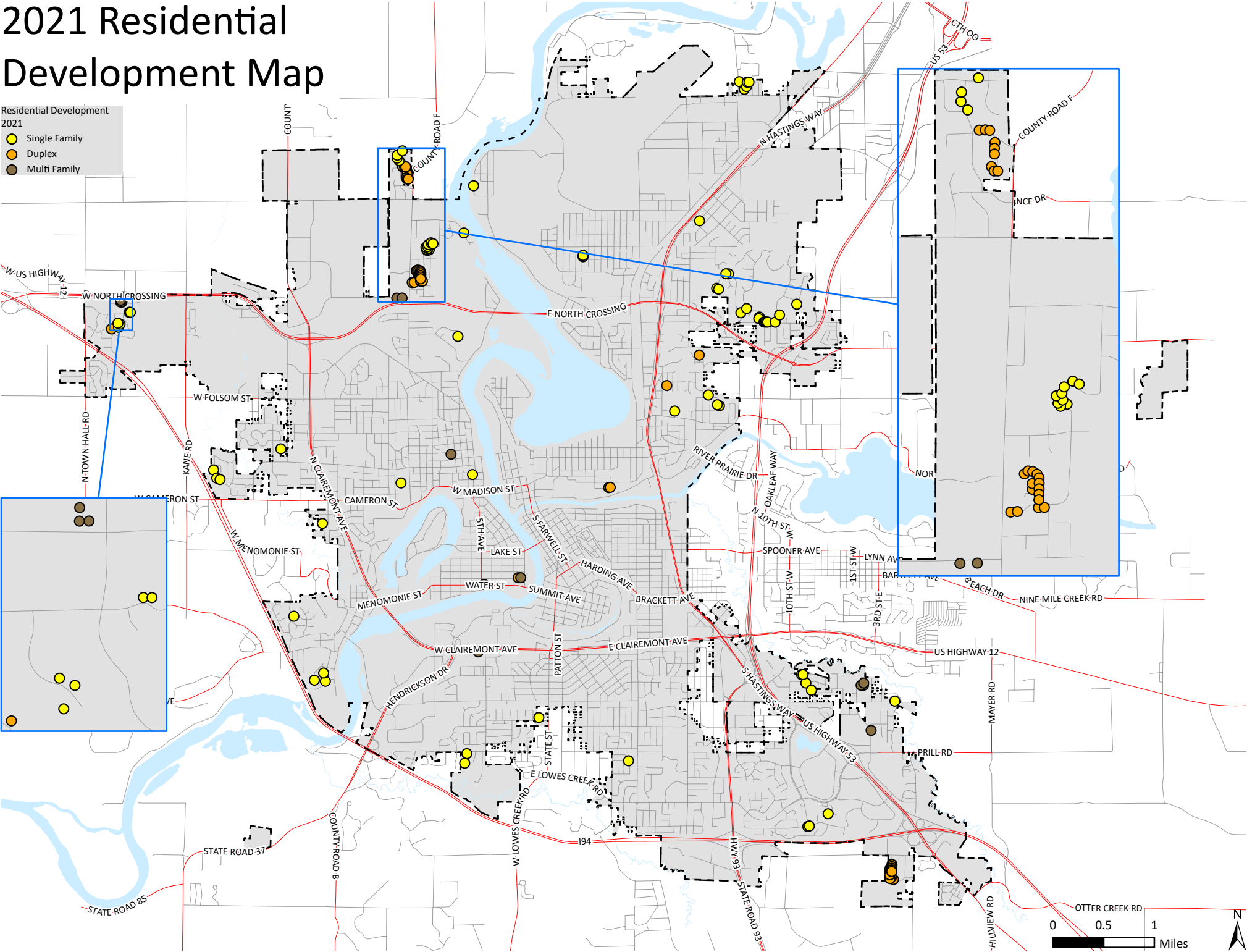




# 2021 Residential Development Map

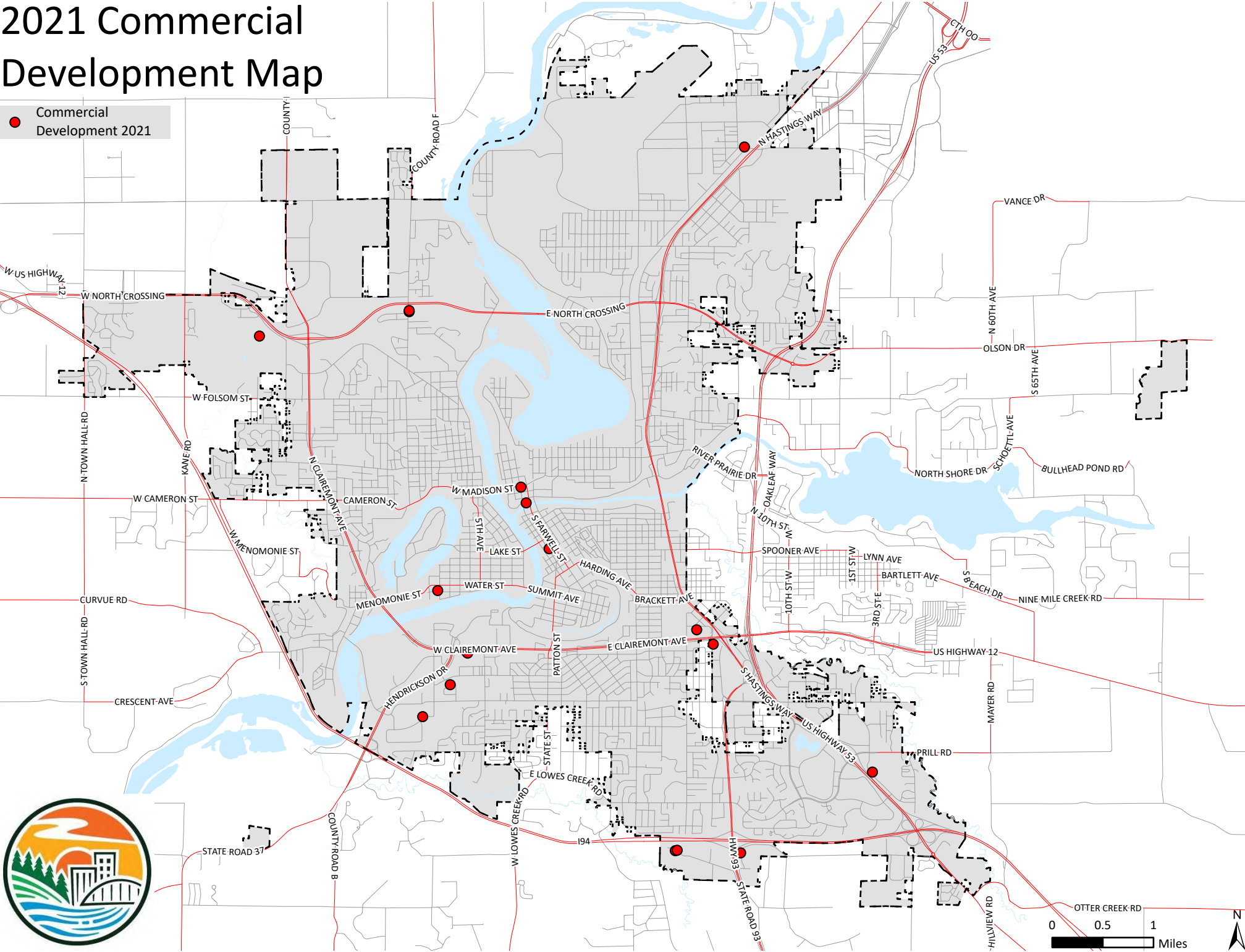
Residential Development  
2021

- Single Family
- Duplex
- Multi Family



# 2021 Commercial Development Map

● Commercial Development 2021



0 0.5 1 Miles