

2022 Housing Affordability Analysis Community Development Department City Planning



Introduction

In 2018, the Wisconsin Legislature enacted Act 243 requiring municipalities in Wisconsin to complete a Housing Affordability Report no later than January 1, 2020. This requirement was created within Wisconsin Statute 66.10013. The Wisconsin Department of Administration (DOA) requires a municipality with a population of 10,000 or more. Since the DOA estimates, Eau Claire 2022 population at 70,587, Eau Claire is required to comply with this provision.

66.10013 Housing affordability report.

- (1) In this section, "municipality" means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
 - (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
 - (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
 - (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
 - (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 1. Meet existing and forecasted housing demand.
 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

The City of Eau Claire has undertaken significant efforts to plan for and develop affordable housing in recent years. In 2018, the City of Eau Claire engaged Cedar Corporation to provide housing affordability data. In the report, looks at a variety of qualitative and quantitative data sources to identify factors that may affect housing affordability within the City. In addition, the



Comprehensive Plan was last updated in 2015 and included a detailed summary of issues and noted housing goals and objectives moving forward. The section of Housing within the Comprehensive Plan ([Chapter 10](#)) is to guide public spending on housing assistance programs and to guide public regulation of private housing development.

Specific Provisions of Section 66.10013 of the Wisconsin Statutes

Section 66.10013 requires the City of Eau Claire to prepare a report of the municipality's implementation of the housing element of the comprehensive plan, it specifically requires this report to contain five specific elements. These required elements for residential land use only are listed below from 2022:

Subdivision Plat: The City of Eau Claire approved 7 residential subdivision plats

File	Name	Area (acres)	# of Lots	# of Dwellings
P-4-22	Linden Place	8	36	36
P-6-22	Pine Park East 2 nd Addition	6	13	12
P-7-22	Timber Bluff Phase III	15	56	56
P-9-21	Fairways at Mill Run	4	7	6
P-11-22	SCS Eau Claire II	7	1	80
P-12-22	Vine Street Addition II	3	8	7
P-13-22	SCS Eau Claire III	21	5	208
Totals		64	126	405

Certified Survey Map (CSM) – the City of Eau Claire approved 1 Residential CSM's

File	Name	Area (acres)	# of Lots	# of Dwellings
CSM-3-22	McKinley Road	1	2	2
	Totals	1	2	2

Condominium Plat – the City of Eau Claire approved 3 Residential condominium plats

File	Name	Area (acres)	# of Lots	# of Dwellings
P-10-22	Timber Bluffs Senior Condos	6	1	52
P-8-22	Salsbury Flats Condos	0.5	1	7
P-5-22	Boyd School Condos	1	1	1
	Totals	7.5	3	60



Residential Permits – In 2022, the City of Eau Claire issued the following residential permits and the total fees collected:

Type	# of Permits	Total Fees Collected
Residential New Single Family	75 (units)	\$288,878
Residential New Duplex/Twin Homes	52 (104 units)	\$256,348
Residential New Multi-Family	45 (469 units)	\$673,604
Residential New Accessory	24	\$7,030
Residential Single-Family Alterations	152	\$29,927
Residential Duplex Alterations	20	\$5,800
Residential Single-Family Additions	22	\$5,500
Subdivision Plats	7	\$4,900
Certified Survey Map	1	\$200

Analysis

The City of Eau Claire Community Development staff reviewed the 2022 permit data provided through our records. For 2022, the City of Eau Claire permitted 647 new housing units, including 75 new single-family units, 104 twin home



units, 469 apartment units. Considering the existing housing stock within Eau Claire, it's important to note the housing units that obtained residential addition or remodeling

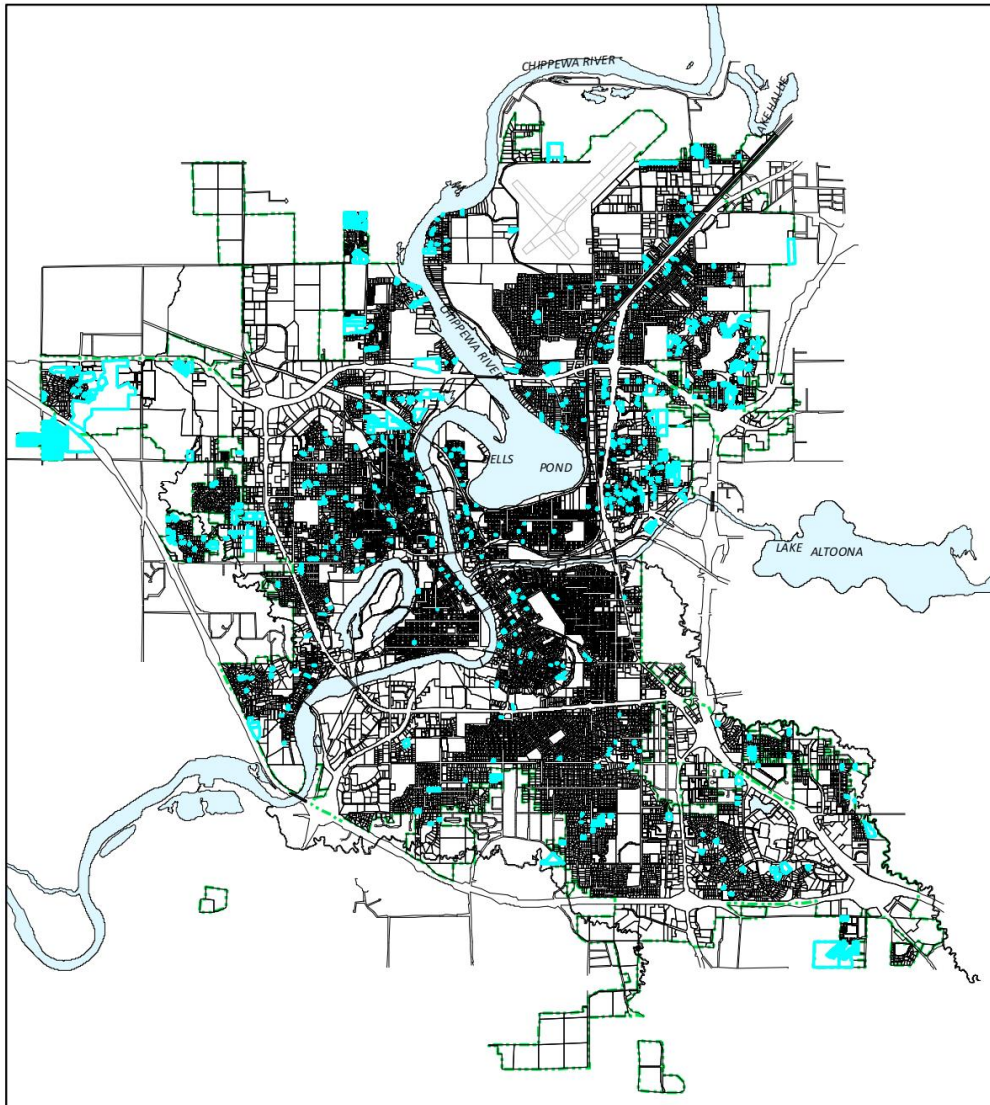
permits, which under the statutory language are to be included in the total fee amount, but not in the number of residential units in the formula.





List of Undeveloped Parcels in the City of Eau Claire that are zoned for residential development: The City of Eau Claire contains 1,176 parcels that are zoned for residential development and are currently undeveloped. The complete list of these parcels is listed below. It is to be noted that the some of the parcels have been platted in the last two years, and likely contain a dwelling unit (s) or will in the near future.

Below is a map showing the undeveloped parcels in the City of Eau Claire that are zoned for residential development.



Undeveloped Parcels Zoned for Residential
 Planning Department
 Date: November 2022



0 5,500 11,000
 Feet



A list of Undeveloped Parcels in the City of Eau Claire that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

The City of Eau Claire contains 70 parcels that are suitable for residential development as noted in the comprehensive plan, but currently not zoned for residential development. The parcels noted below would require a rezoning and site plan approval prior to a building permit being issued for new residential development. It is also noted below that each and every undeveloped parcel does have public facilities within 1,000 feet for new residential development.

A summary and analysis of the permits, fees, and average permit fee per unit charged by the City of Eau Claire is below:

Undeveloped Parcels Suitable for Residential Development

PARCEL NO	PREMISE NO	PREMISE ST	ZONING REQS	PUBLIC FACILITIES WITHIN 1,000 FEET
141295	0000	KANE RD	REZONING & SITE PLAN	YES
154583	4325	OAKWOOD HILLS	REZONING & SITE PLAN	YES
110972G	0000	N HASTINGS WAY	REZONING & SITE PLAN	YES
090382E	38	MAPLE ST	REZONING & SITE PLAN	YES
020371	206	GRAHAM AVE	REZONING & SITE PLAN	YES
091512C		CLAIREMONT AV	REZONING & SITE PLAN	YES
091626C	0000	W FRANK ST	REZONING & SITE PLAN	YES
090383C	2021	OXFORD AVE	REZONING & SITE PLAN	YES
020084	402	S FARWELL ST	REZONING & SITE PLAN	YES
090385A	1933	OXFORD AVE	REZONING & SITE PLAN	YES
090382	24	MAPLE ST	REZONING & SITE PLAN	YES
091293C	2200	HEIMSTEAD RD	REZONING & SITE PLAN	YES
020149	415	MAIN ST	REZONING & SITE PLAN	YES
020100	318	S FARWELL ST	REZONING & SITE PLAN	YES
020061	720	S FARWELL ST	REZONING & SITE PLAN	YES
020370	202	GRAHAM AVE	REZONING & SITE PLAN	YES
020114	219	S BARSTOW ST	REZONING & SITE PLAN	YES
110489	3133	N HASTINGS WAY	REZONING & SITE PLAN	YES
131376	2125	ALTOONA AVE	REZONING & SITE PLAN	YES
010004	118	PUTNAM ST	REZONING & SITE PLAN	YES
110487	3117	N HASTINGS WAY	REZONING & SITE PLAN	YES
110478	3141	N HASTINGS WAY	REZONING & SITE PLAN	YES
131410A	1639	HARDING AVE	REZONING & SITE PLAN	YES



080067	419	WISCONSIN ST	REZONING & SITE PLAN	YES
091271	0000	WESTGATE RD	REZONING & SITE PLAN	YES
110488	3125	N HASTINGS WAY	REZONING & SITE PLAN	YES
030002	806	S BARSTOW ST	REZONING & SITE PLAN	YES
110486	3105	N HASTINGS WAY	REZONING & SITE PLAN	YES
020374	218	GRAHAM AVE	REZONING & SITE PLAN	YES
132001	180	PINNACLE WAY	REZONING & SITE PLAN	YES
132003	141	PINNACLE WAY	REZONING & SITE PLAN	YES
132005	215	PINNACLE WAY	REZONING & SITE PLAN	YES
132011	402	PINNACLE WAY	REZONING & SITE PLAN	YES
132013	505	PINNACLE WAY	REZONING & SITE PLAN	YES
132017	311	PINNACLE WAY	REZONING & SITE PLAN	YES
101455A	0000	GALA ST	REZONING & SITE PLAN	YES
153105	0000	LONDON RD	REZONING & SITE PLAN	YES
153580C	3455	HORLACHER LN	REZONING & SITE PLAN	YES
156892	4905	BULLIS FARM RD	REZONING & SITE PLAN	YES
131411	1709	HARDING AVE	REZONING & SITE PLAN	YES
154949	0000	GOLF TER	REZONING & SITE PLAN	YES
090383B	0000	OXFORD AVE	REZONING & SITE PLAN	YES
090382B	10	MAPLE ST	REZONING & SITE PLAN	YES
141435A	3536	W FOLSOM ST	REZONING & SITE PLAN	YES
141794B	0000	RENEE DR	REZONING & SITE PLAN	YES
080033B	214	N BARSTOW ST	REZONING & SITE PLAN	YES
153519V	0000	PRILL RD	REZONING & SITE PLAN	YES
154578	3806	OAKWOOD MALL	REZONING & SITE PLAN	YES
156816B	4908	BULLIS FARM RD	REZONING & SITE PLAN	YES
154942	0000	LORCH AVE	REZONING & SITE PLAN	YES
101458C	3359	BIRCH ST	REZONING & SITE PLAN	YES
141465		PRESTON RD	REZONING & SITE PLAN	YES
090382C	28	MAPLE ST	REZONING & SITE PLAN	YES
141794C	0000	STONEWOOD DR	REZONING & SITE PLAN	YES
101456	3301	BIRCH ST	REZONING & SITE PLAN	YES
154902E	0000	LORCH AVE	REZONING & SITE PLAN	YES
091512B	0000	NELSON DR	REZONING & SITE PLAN	YES
141281	0000	EPIPHANY LN	REZONING & SITE PLAN	YES
141286B	0000	CAMPUS RD	REZONING & SITE PLAN	YES
010784A	0000	GALLOWAY ST	REZONING & SITE PLAN	YES
010784	101	N DEWY ST	REZONING & SITE PLAN	YES
154581D	4109	OAKWOOD HILLS	REZONING & SITE PLAN	YES



154565	3421	CYPRESS ST	REZONING & SITE PLAN	YES
153491	4620	BULLIS FARM RD KEYSTONE	REZONING & SITE PLAN	YES
153494A	4680	CROSSING	REZONING & SITE PLAN	YES
090382A	18	MAPLE ST KEYSTONE	REZONING & SITE PLAN	YES
153494C	4688	CROSSING KEYSTONE	REZONING & SITE PLAN	YES
153494B	4710	CROSSING	REZONING & SITE PLAN	YES
156893E	4911	BULLIS FARM RD	REZONING & SITE PLAN	YES
142419B	0000	STONEWOOD DR	REZONING & SITE PLAN	YES

An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. *Meet existing and forecasted housing demand.*
2. *Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*

Forecasted Housing Demand

The forecasted housing demand is shown below with the Housing Unit Projections for Eau Claire from the Wisconsin Department of Administration (DOA); the City's housing units was near 28,909 units in 2020. The DOA projected a 12.7% increase from 2016 to 2040. Also, the DOA notes that from 2016 to 2040 the City's population will increase by 9.0%. City of Eau Claire population for 2022 is 70,587 which is close to the 2025 estimate.

2016 Estimate	2020	2025	2030	2035	2040	% Increase 2016-2040
27,898	28,909	29,821	30,586	31,128	31,442	12.7%

US Census 2016 5-Year Estimate, Wisconsin DOA Population and Housing Projections

2016 Estimate	2020	2025	2030	2035	2040	% Increase 2016-2040
67,654	69,225	70,895	72,255	73,095	73,770	9.0%

Wisconsin DOA: Population Projections and ACS 2016 ACS 5-Year Estimate



20% Time and Cost Reduction to approve and develop a new Residential Subdivision

The actual time to develop a new residential subdivision varies greatly on numerous reasons, including the size of the project, necessary clearing and grading of the site, the time of the year in which construction takes place in and the construction company availability. Some other factors that could impact the actual time of development is the engineering team on the project. Since these issues are out of the control of the City, this analysis does not account for this time frame.

In order to reduce the regulatory approval time frame by the 20% as noted in the State Statues, approximately one month would need to be eliminated. This would be difficult given that State Statutes require rezoning applications with a Class 2 notification, a platting process is also reviewed by the state of Wisconsin, and the availability of Plan Commission and Council meetings. Staff does not think the process of 4.5 months is long compared to other cities similar in size to Eau Claire. Staff does encourage a rezoning application and preliminary plat to be submitted together to reduce the process by one month.

Below is a table showing the estimated expenses to develop a 13-lot residential subdivision within the City of Eau Claire. The property is located on the south side of city limits and was zoned residential after annexation many years ago.

Residential Development Expenses			
Pine Park East 2nd Addition Subdivision – 13 Lots			
	Overall Developer Cost	Per Lot Cost	Time Frame
Land Use Controls			
Zoning Change	\$0	\$0	-
Site Improvement Requirements			
Preliminary Plat	\$1,000	\$77	1 Month
Developer's Agreement	\$1,150	\$88	1 Month
Final Plat	\$230	\$17	1 Month
Improvement Costs			
Sanitary Sewer System	\$ 76,000	\$ 5,845	
Water System	\$ 62,000	\$ 4,770	
Storm Sewer System	\$ 11,000	\$ 846	
Streets & Lighting	\$ 73,000	\$ 5,615	
Contingency	\$ 20,700	\$ 1,592	
Other Fees	\$ 1,150	\$ 88	
Fees & Dedication Costs			
Impact Fees	\$0		
Permit Procedures			0.5 Month
Building Permit Fee		\$1,133	
State Seal		\$40	
Totals	\$ 246,230	\$20,111	3.5 Months



The actual cost to develop a new residential subdivision varies greatly for numerous reasons from what the home owner is purchasing the home for. This does not include land costs, clearing of trees, actual construction and landscaping for the project. In order to reduce the regulatory approval cost by the 20% as noted in the State Statues, approximately \$4,022 would need to be eliminated.

Land Use Controls

Residential development within the City of Eau Claire is managed primarily through the building code, subdivision code and zoning code. The Zoning Code for the City of Eau Claire has 5 different residential zoning classifications. The City of Eau Claire also allows planned developments within residential zoning projects which can reduce the lot widths, density standards, setback standards and allow more flexibility within the proposed development.

The City of Eau Claire does not impose a minimum square footage of new residential homes. Also, Eau Claire allows single family homes to be built on any lot size within the community as long as it is zoned properly and setbacks are maintained. In an infill site, for residential, the zoning code allows staff to take the average of the front setbacks within 100 feet of the property lines in either distance. This allows the property owner the flexibility to build or rebuild without a variance process, thereby reducing time and costs.

Site Improvement Requirements

The City of Eau Claire requires standard improvements for new subdivisions including paved streets, curb and gutter, lighting, public water and sewer, sidewalks, stormwater management and gas and electric lines. Gas and electric lines are to be underground if possible. The City's off-street parking requirement are reasonable at one parking stall per bedroom. For areas that are for redevelopment, the City allows the developer to calculate the stormwater into the existing facilities.

Fees and Land Dedication Requirements

Unlike many other cities of similar size, Eau Claire does not have any impact fees for new residential development nor land dedication requirements.

Permit Procedures

Any person(s) applying for a residential building permit may submit to our office an online application with the applicable fees and plans to the Building Inspection Department for review. A homeowner or builder may request an inspection by phone or e-inspection.

Analyze or Identify ways to modify construction and development

The City of Eau Claire and its Community Development Department staff recognize that development and redevelopment activities are important and should be done within a timely manner. To ensure flexibility, the City utilizes a planned development ordinance within the zoning code. This allows for project flexibility for setbacks, height, density and mixture of dwelling units. The zoning code allows the developer to submit a rezoning request and site plan together through the review process. In addition, the City utilizes a MX – Mixed-Use Development Overlay District within the zoning code for development of mixture of land uses. This allows for more efficient and flexible uses of land by combining both commercial and residential uses within a site or building.



In 2023, the City of Eau Claire is in the process of rewriting the zoning ordinance and will consider ways to modify residential development review and process.

The City of Eau Claire planning staff can administratively approve duplex development as a site plan. This process can speed up the review process significantly, rather than having the site plans be reviewed by the Plan Commission. In addition, all single-family homes are reviewed by staff and can be administratively approved.

Conclusion

At the state level and local level, the supply of new and affordable housing is not keeping up with the demand resulting in housing availability and affordability concerns throughout the state. This issue not only affects home buyers, but also is affecting businesses and companies within Eau Claire who need additional employees to continue growth of their business. The City of Eau Claire has limited ability today, or in the future to control construction costs. City staff will continue to guide new residential development within the community and continue to have an adequate housing supply to meet the existing community needs and forecasted housing demand.