



CITY OF EAU CLAIRE, WISCONSIN

# DEVELOPMENT UPDATE

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## 2016 IN REVIEW

The following summary of development activities in the city of Eau Claire is for the 2016 construction season. Figures from previous construction seasons are noted for comparison purposes. This information is provided to those interested so that they may gain a better perspective of local development trends.

### TOTALS

The 2016 construction season had a total building permit valuation of \$159,096,517, the fourth highest on record. The record for total valuation in a construction season was set in 2009 with \$197,605,369. Total building valuation for permits issued for each construction season for the last 14 years are as follows. The 15 year average is \$131.1million.

2015 → \$155,229,632	2008 → \$108,891,476
2014 → \$78,403,554	2007 → \$106,977,537
2013 → \$150,649,149	2006 → \$129,068,804
2012 → \$152,778,798	2005 → \$123,586,137
2011 → \$174,779,195	2004 → \$115,455,026
2010 → \$78,381,951	2003 → \$116,926,259
2009 → \$197,605,369	2002 → \$119,365,089

The 2016 construction season saw \$46.1million in total building valuation for residential development. The 2015 construction season had a total residential valuation of \$29.6 million. Commercial development had a combined total of \$94.4 million in building valuation in the 2016 construction season compared to \$87.5 million in 2015. Industrial development had \$10.4 million for the 2016 construction season in total building valuation compared to \$25.1 million in 2015. Other total valuations included \$8.1 million for miscellaneous projects in 2016 compared to \$13.1 million in 2015.<sup>a</sup>

The top 10 projects by valuation<sup>b</sup> based on building permits issued for the 2016 construction season were:

<i>Confluence Arts Theater</i>	\$41,000,000
<i>Mayo Clinic Health System 5<sup>th</sup> floor</i>	\$12,507,069
<i>Mixed Use Bldg. - 222 Water St.</i>	\$10,000,000
<i>Oakwood Ridge Apartments</i>	\$7,588,900
<i>Target Remodel</i>	\$4,155,000
<i>Xcel Energy HQ Remodel</i>	\$3,586,080
<i>ECMCRE LLC (medical clinic remodel)</i>	\$2,474,000
<i>Action City Addition</i>	\$2,221,889
<i>N. Barstow Parking Ramp 4<sup>th</sup> Level</i>	\$2,217,000
<i>Mayo Clinic Spring St. Remodel</i>	\$1,788,800

There were a total of 71 non-residential building permits issued in 2016 with valuations over \$100,000. This compares to 64 non-residential permits in 2015.

### RESIDENTIAL PROJECTS

The 2016 construction season had an overall building valuation for residential development of \$46.1million compared to \$29.6 million in 2015. The number of single-family dwelling units built in 2016 was 75 compared to 67 units in 2015. A dwelling breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below. Licensed residential facilities are footnoted since they are a unique housing arrangement, which oftentimes includes a communal kitchen.

#### New Residential Construction (individual dwellings)

Permits	2016	2015	2014	2013	2012	2011	2010	2009
Single-family	75	67	59	59	55	25	41	47
Duplex	30	10	2	12	40	14	16	18
Condos	12	14	4	2	6	0	27	26
Multi-family	156	151	58	214	128	71	71	48
<b>Total Units</b>	<b>273</b>	<b>242</b>	<b>123</b>	<b>287</b>	<b>229</b>	<b>110</b>	<b>155</b>	<b>139</b>

\* No Licensed Residential Facilities in 2016

Total units are the actual number of dwelling units in all structures. In 2003, condo units were split-out from the multi-family category due to an increase in this dwelling type. Condos may be single-family homes, duplexes, four-units or other attached building types.

The valuation for all 2016 new residential dwellings equaled \$35.7 million compared to \$21.1 million in 2015. Valuation of all new single-family homes built in 2016 was \$20.8 million compared to \$15.5 million in 2015. Duplex and condo development totaled \$5.2 million in valuation in 2016, compared to \$4.3 million in 2015. Multi-family development accounted for \$9.6 million in building valuation in 2016, compared to \$1.8 million in 2015.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$10.5 million in 2016 compared to \$8.5 million for 2015.

There were two residential projects with building valuations of more than \$1 million for 2016.

<i>Oakwood Ridge Apartments</i>	\$7,588,900
<i>New Single Family Home</i>	\$1,272,000

A yearly trend that we continue to monitor is the average valuation of a new single-family home. The 2016 average of \$276,724 was higher due to more expensive homes being built. The average valuation of a new single-family home for the past fourteen years is provided below:

2015 → \$231,431	2008 → \$156,277
2014 → \$179,723	2007 → \$184,896
2013 → \$182,791	2006 → \$167,802
2012 → \$148,748	2005 → \$160,742
2011 → \$160,111	2004 → \$152,645
2010 → \$170,035	2003 → \$151,436
2009 → \$178,871	2002 → \$152,286

**INDUSTRIAL PROJECTS**

Total building valuation for industrial projects started in 2016 was \$10.4 million. This compares to \$25.1 million in building valuation for 2015. New building construction for 2016 was \$0.7 million compared to \$14.7 million for 2015. Additions, alterations, repairs, accessory structures permits accounted for \$9.7 million of the building valuation for industrial projects in 2016, compared to \$10.4 million in 2015. There were four industrial projects which had a project valuation greater

than \$1 million:

<i>Xcel Energy HQ Remodel</i>	\$3,586,080
<i>Mayo Clinic Spring St. Remodel</i>	\$1,788,800
<i>Tangley Properties Warehouse Addition</i>	\$1,600,000
<i>Xcel Energy Western Ave. Remodel</i>	\$1,116,900

**COMMERCIAL PROJECTS**

Development for the 2016 construction season saw a total building valuation of \$94.4 million compared to \$87.5 million in 2015. New building construction accounted for \$59.2 million for 2016 compared to \$39 million in 2015. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$35.2 million in building valuation in 2016 compared to \$48.5 million in 2015.

The following 2016 projects were tops in commercial building valuations exceeding \$1 million:

<i>Confluence Arts Theater</i>	\$41,000,000
<i>Mayo Clinic Health System 5<sup>th</sup> floor</i>	\$12,507,069
<i>Mixed Use Bldg. - 222 Water St.</i>	\$10,000,000
<i>Target Remodel</i>	\$4,155,000
<i>ECMCRE LLC (medical clinic remodel)</i>	\$2,474,000
<i>Action City Addition</i>	\$2,221,889
<i>Mayo Clinic Clairemont Ave. Remodel</i>	\$1,721,272
<i>Eau Claire Theatre Group</i>	\$1,300,000

**MISCELLANEOUS PROJECTS**

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2016, there was \$8.1 million in total valuation, compared to \$13.1 million for 2015. There was \$3.0 million worth of new buildings for 2016, which compared to \$8.7 in 2015. Additions, alterations, repairs, accessory structures, signs, and other permits in 2016 accounted for \$5.1 million compared to \$4.4 million in 2015.

There were two miscellaneous projects in 2016 with a building valuation of more than \$1 million:

<i>N. Barstow Parking Ramp 4<sup>th</sup> Level</i>	\$2,217,000
<i>CVTC Emergency Edu. Addition</i>	\$1,517,142

**NOTES:**

- <sup>a</sup> Many dollar figures are rounded so they may not equal totals or individual category totals.
- <sup>b</sup> Valuation may not reflect smaller permits regarding a project.
- <sup>c</sup> Does not contain multi-family mixed-use projects. These valuations are under Commercial. There was one new project for 2016.