



CITY OF EAU CLAIRE, WISCONSIN

# DEVELOPMENT UPDATE

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## 2017 IN REVIEW

The following summary of development activities in the City of Eau Claire is for the 2017 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 2017 construction season had a permit valuation of \$295,604,991, the highest total ever. This is significant as it was almost \$100 million more than the previous record. That record was set in 2009 at \$197,605,369. The 15 year average is \$142.9 million. Total valuation for permits issued for each construction season for the last 14 years are as follows:

2016 → \$159,096,517	2009 → \$197,605,369
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

The 2017 construction season saw \$40.6 million in total valuation for residential development. The 2016 season had a total residential valuation of \$46.1million. Commercial development had a combined total of \$198 million in valuation in 2017 compared to \$94.4 million in 2016. Industrial development had \$30.3 million for the 2017 construction season in total permit valuation compared to \$10.4 million in 2016. Other total valuations included \$26.6 million for miscellaneous projects in 2017 compared to \$8.1million in 2016.<sup>a</sup>

The top 10 projects by valuation<sup>b</sup> based on permits issued for the 2017 construction season were:

<i>Marshfield Hospital</i>	\$77,986,000
<i>Mills Fleet Farm</i>	\$21,000,000
<i>Marshfield Cancer Center</i>	\$17,069,000
<i>UWEC Towers Hall South</i>	\$14,682,670
<i>Menard Tennis Center</i>	\$10,398,000
<i>Mayo Clinic - Luther Hospital</i>	\$7,796,435
<i>Sacred Heart Hospital</i>	\$7,774,922
<i>Drylock Technologies</i>	\$7,000,000
<i>Grandview Heights Mixed Use Bldg.</i>	\$6,954,700
<i>Wipfli</i>	\$6,900,000

There were a total of 105 non-residential building permits issued in 2017 with valuations over \$100,000. This compares to 71 non-residential permits in 2016.

### **RESIDENTIAL PROJECTS**

The 2017 construction season had an overall building valuation for residential development of \$40.6 million compared to \$46.1 million in 2016. The number of single-family dwelling units built in 2017 was 79 compared to 75 units in 2016. 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	2017	2016	2015	2014	2013	2012	2011	2010
Single-family	79	75	67	59	59	55	25	41
Duplex	24	30	10	2	12	40	14	16
Condos	24	12	14	4	2	6	0	27
Multi-family	101	156	151	58	214	128	71	71
<b>Total Units</b>	<b>228</b>	<b>273</b>	<b>242</b>	<b>123</b>	<b>287</b>	<b>229</b>	<b>110</b>	<b>155</b>

\* In addition, there were two licensed residential facilities with 80 units total during 2017.

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 2017 new residential dwellings equaled \$30 million compared to \$35.7 million in 2016. Valuation of all new single-family homes in 2017 was \$20.3 million versus \$20.8 in 2016. Duplex and condo development totaled \$6.4 million in 2017, compared to \$5.2 million in 2016. Multi-family development accounted for \$2.1<sup>c</sup> million in building valuation in 2017, compared to \$9.6 million in 2016.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$10.6 million in 2017 compared to \$10.5 million for 2016. There were no residential projects with building valuations of more than \$1 million for 2017.

A yearly trend that we continue to monitor is the average valuation of a new single-family home. The 2017 average was \$257,436. This compares to 2016's \$276,724 which was higher due to more expensive homes being built. The average valuation of a new single-family home for the past fourteen years is:

2016 → \$276,724	2009 → \$178,871
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

**INDUSTRIAL PROJECTS**

Total valuation for industrial projects started in 2017 was \$30.3 million. This compares to \$10.4 million in building valuation for 2016. New building construction for 2017 was \$3.1 million compared to \$0.7 million for 2016. Additions, alterations, repairs, accessory structures permits accounted for \$27.2 million of the building valuation for industrial projects in 2017, compared to \$9.7 million in 2016. There were 6 industrial projects which had a project valuation greater than \$1 million:

<i>Drylock Technologies</i>	<b>\$7,000,000</b>
<i>Market &amp; Johnson Inc.</i>	<b>\$5,427,000</b>

<i>Xcel Energy - Black Ave.</i>	<b>\$5,336,450</b>
<i>EO Johnson Expansion</i>	<b>\$2,669,446</b>
<i>Xcel Energy - Western Ave.</i>	<b>\$2,483,027</b>
<i>B&amp;B Electric (Dos Corp.)</i>	<b>\$1,095,300</b>

**COMMERCIAL PROJECTS**

Development for the 2017 construction season saw a total building valuation of \$198 million compared to \$94.4 million in 2016. New building construction accounted for million \$146.2 for 2017 compared to \$59.2 million in 2016. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$51.9 million in building valuation in 2017 compared to \$35.2 million in 2016.

The following 2017 projects were top 10 in commercial valuations exceeding \$1 million:

<i>Marshfield Hospital</i>	<b>\$77,986,000</b>
<i>Mills Fleet Farm</i>	<b>\$21,000,000</b>
<i>Marshfield Cancer Center</i>	<b>\$17,069,000</b>
<i>Menard Tennis Center</i>	<b>\$10,398,000</b>
<i>Mayo Clinic - Luther Hospital</i>	<b>\$7,796,435</b>
<i>Sacred Heart Hospital</i>	<b>\$7,774,922</b>
<i>Grandview Heights Mixed Use Bldg.</i>	<b>\$6,954,700</b>
<i>Wipfli</i>	<b>\$6,900,000</b>
<i>Candlewood Suites</i>	<b>\$6,000,000</b>
<i>Care Partners Senior Living</i>	<b>\$5,300,000</b>

**MISCELLANEOUS PROJECTS**

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2017, there was \$26.6 million in total valuation, compared to \$8.1 million for 2016. There was \$6.4 million worth of new buildings for 2017, which compared to \$3 million in 2016. Additions, alterations, repairs, accessory structures, signs, and other permits in 2017 accounted for \$20.2 million compared to \$5.1 million in 2016.

There were 3 miscellaneous projects in 2017 with a valuation of more than \$1 million:

<i>UWEC Towers Hall South</i>	<b>\$14,682,670</b>
<i>Fire Station #10</i>	<b>\$4,374,219</b>
<i>Plymouth United Church Of Christ</i>	<b>\$1,558,307</b>

**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 all smaller permits regarding a project.
- <sup>c</sup> Does not contain multi-family mixed-use projects. These valuations are under Commercial. There were two projects in 2017.