



CITY OF EAU CLAIRE, WISCONSIN

DEVELOPMENT UPDATE

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2015 YEAR IN REVIEW

The following summary of development activities in the city of Eau Claire is for the 2015 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 2015 construction season had a total building permit valuation of \$155,229,632, 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 \$127.2 million.

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
2008 → \$108,891,476	2001 → \$100,461,369

The 2015 construction season saw \$29.6 million in total building valuation for residential development. The 2014 construction season had a total residential valuation of \$27.9 million. Commercial development had a combined total of \$87.5 million in building valuation in the 2015 construction season compared to \$30.7 million in 2014. Industrial development had \$25.1 million for the 2015 construction season in total building valuation compared to \$5.6 million in 2014. Other total valuations included \$13.1 million for miscellaneous projects in 2015 compared to \$12.7 million in 2014.^a

The top 10 projects by valuation^b based on building permits issued for the 2015 construction season were:

<i>Haymarket Landing</i>	\$30,000,000
<i>The Lismore Hotel</i>	\$12,958,475
<i>Marshfield Clinic Addition</i>	\$9,146,119
<i>N. Barstow Parking Garage</i>	\$8,543,000
<i>Fed Ex Distribution</i>	\$7,300,000
<i>Marriott Fairfield Inn & Suites</i>	\$6,440,000
<i>Student Transit Bus Barn</i>	\$4,500,000
<i>Xcel Energy Office Remodel</i>	\$3,427,300
<i>Gerber Products Office Addition</i>	\$3,148,512
<i>Ford Dealership</i>	\$2,800,000

There were a total of 64 non-residential building permits issued in 2015 with valuations over \$100,000. This compares to 63 non-residential permits in 2014.

RESIDENTIAL PROJECTS

The 2015 construction season had an overall building valuation for residential development of \$29.6 million compared to \$27.9 million in 2014. The number of single-family dwelling units built in 2015 was 67 compared to 59 units in 2014. 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	2015	2014	2013	2012	2011	2010	2009	2008
Single-family	67	59	59	55	25	41	47	37
Duplex	14	2	12	40	14	16	18	12
Condos	10	4	2	6	0	27	26	56
Multi-family	151	58	214	128	71	71	48	77
Total Units	242	123	287	229	110	155	139	182

* No Licensed Residential Facilities in 2015

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 2015 new residential dwellings equaled \$21.1 million compared to \$15.2 million in 2014. Valuation of all new single-family homes built in 2015 was \$15.5 million compared to \$10.2 million in 2014. Duplex and condo development totaled \$4.3 million in valuation in 2015, compared to \$1.3 million in 2014. Multi-family development accounted for \$1.8 million in building valuation in 2015, compared to \$5.0 million in 2014.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$8.5 million in 2015 compared to \$12.6 million for 2014.

There were no residential projects with building valuations of more than \$750,000 for 2015.

A yearly trend that we continue to monitor is the average valuation of a new single-family home. The 2015 average 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 2015 was \$25.1 million. This compares to \$5.6 million in building valuation for 2014. New building construction for 2015 was \$14.7 compared to \$0.4 million for 2014. Additions, alterations, repairs, accessory structures permits accounted for \$10.4 million of the building valuation for industrial projects in 2015, compared to \$5.2 million in 2014. There were six industrial projects which had a project valuation greater than \$750,000:

<i>Fed Ex Distribution</i>	\$7,300,000
<i>Student Transit Bus Barn</i>	\$4,500,000
<i>Xcel Energy Office Remodel</i>	\$3,427,300

<i>Gerber Products Office Addition</i>	\$3,148,512
<i>Kurz Industrial Solutions</i>	\$2,686,011
<i>Goodin Co. Addition</i>	\$1,100,000

COMMERCIAL PROJECTS

Development for the 2015 construction season saw a total building valuation of \$87.5 million compared to \$30.7 million in 2014. New building construction accounted for \$39 million for 2015 compared to \$5.4 million in 2014. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$48.5 million in building valuation in 2015 compared to \$25.3 million in 2014.

The following 2015 projects were tops in commercial building valuations exceeding \$750,000:

<i>Haymarket Landing</i>	\$30,000,000
<i>The Lismore Hotel</i>	\$12,958,475
<i>Marshfield Clinic Addition</i>	\$9,146,119
<i>Marriott Fairfield Inn & Suites</i>	\$6,440,000
<i>Ford Dealership</i>	\$2,800,000
<i>The Oxbow Hotel</i>	\$2,130,000
<i>Sacred Heart Hospital</i>	\$1,828,000
<i>Sacred Heart Hospital</i>	\$1,117,000
<i>Ross Clothing</i>	\$990,000
<i>Farrell Investments Rentals</i>	\$944,900
<i>MCHS Midelfort Urgent Care</i>	\$880,553
<i>Hardees</i>	\$800,000

MISCELLANEOUS PROJECTS

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2015, there was \$13.1 million in total valuation, compared to \$12.7 million for 2014. There was \$8.7 million worth of new buildings for 2015, which compared to \$0.7 in 2014. Additions, alterations, repairs, accessory structures, signs, and other permits in 2015 accounted for \$4.4 million compared to \$12.0 million in 2014.

There was one miscellaneous project in 2015 with a building valuation of more than \$750,000:

<i>N. Barstow Parking Garage</i>	\$8,543,000
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NOTES:

^a Many dollar figures are rounded so they may not equal totals or individual category totals.

^b Valuation is included once for each fee group associated with a permit and may not reflect the total value of a project.

^c Does not contain multi-family mixed-use projects. These valuations are listed under Commercial. There was one new project for 2015.