

2022 DEVELOPMENT MAP & REPORT



CITY OF
**EAU
CLAIRE**

Community Development Department
Eau Claire, Wisconsin



2022 Development Map & Report Community Development Department City Planning



Introduction

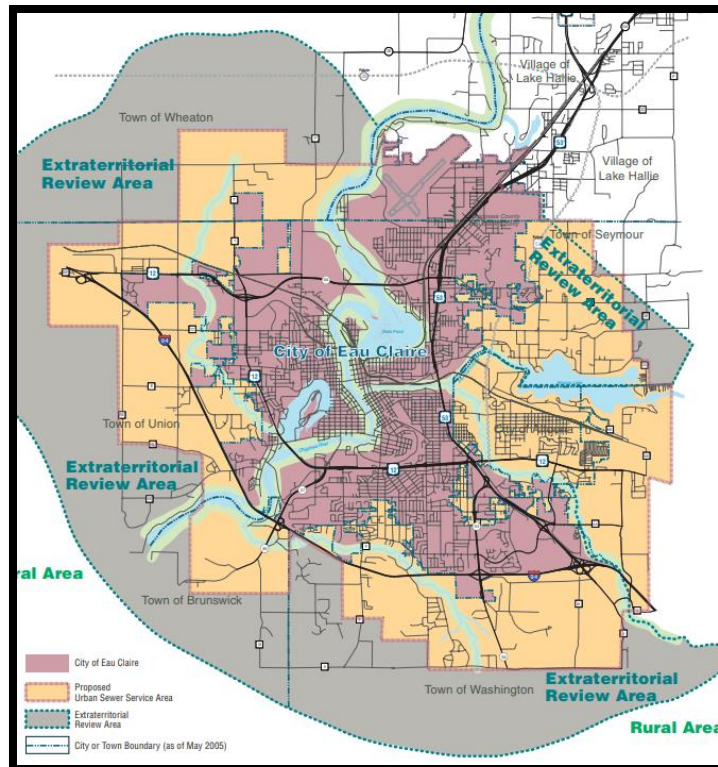
Eau Claire continues to experience historic levels of growth and investment. 2022 was a record crushing year with numerous projects started resulting in being third best in the entire State of Wisconsin for new construction valuation. City of Eau Claire had 648 dwelling units that started construction which is one more unit than the previous year of 2021. All the while Eau Claire population increased to 70,587 from 69,421 in 2020. An increase of 1,166 residents, which is second most in the state, only behind Madison.

The City of Eau Claire growth in 2022 was another significant year for new construction within all sectors of the community. The development map and report includes all new construction from residential, commercial, and industrial from 2022. This includes projects that are currently under construction and some of the projects were completed prior to the end of the year. Other projects will continue into 2023 and should be completed by the end of the year.



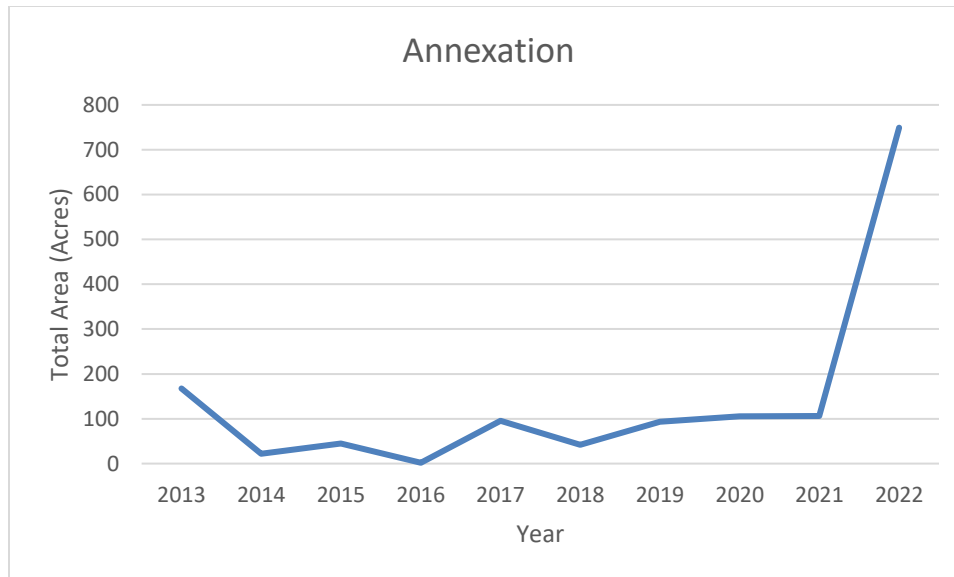
Current Planning Activities

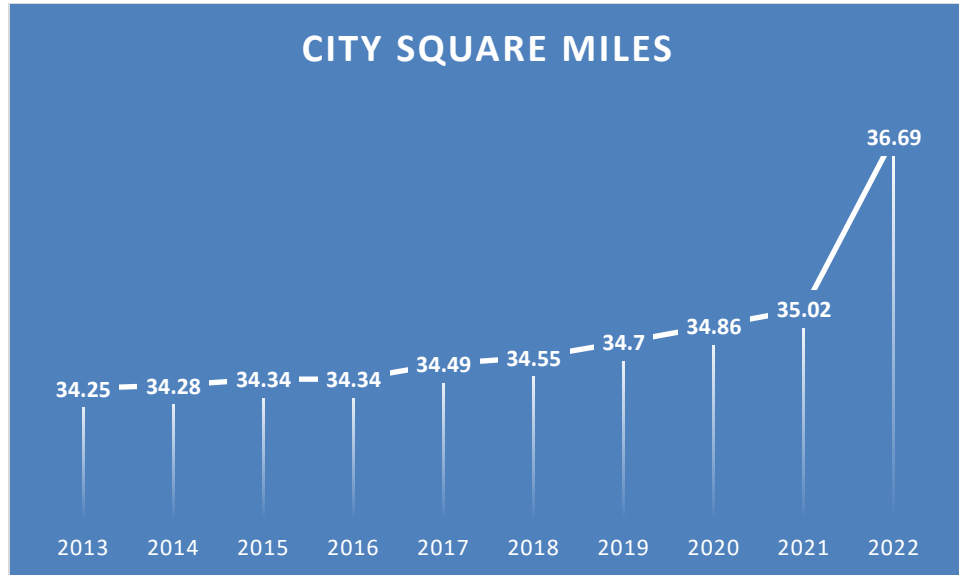
The City of Eau Claire approved 7 annexations from the surrounding townships with approximately 749.2 acres and the city grew to 35.5 square miles.





Annexation Since 2013											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average
Total Number	4	3	5	2	6	5	5	8	7	7	5
Total Area (acres)	167.6	22.0	45.1	1.8	95.7	41.7	93.3	105.2	106.2	749.2	98.95
Population	2	3	6	1	4	2	0	7	2	4	3
Sq. Mi. at Year End	34.25	34.28	34.34	34.34	34.49	34.55	34.7	34.86	35.02	36.69	





Land Development

The future development is difficult to determine when the projects will start but the first step is with residential subdivision plats. In 2022, the City of Eau Claire approved 7 plats with 64 acres divided into 126 lots for future development. A total build out would be 405 dwelling units.

Subdivision Plats since 2013										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Number	5	4	3	3	10	12	6	7	11	7
Total Area (acres)	34.5	44.5	23.9	32.9	71.1	87.6	42.5	119.8	252.8	64
# of Lots	61	64	70	37	156	206	117	117	595	126
# of Dwelling Units	61	64	70	37	180	325	128	214	738	405



Current Plan Commission Items

During 2022, the Plan Commission reviewed the following land use applications:

- 16 Rezoning requests totaling 253.2 acres of land
 - 3-year average of 21 rezoning requests

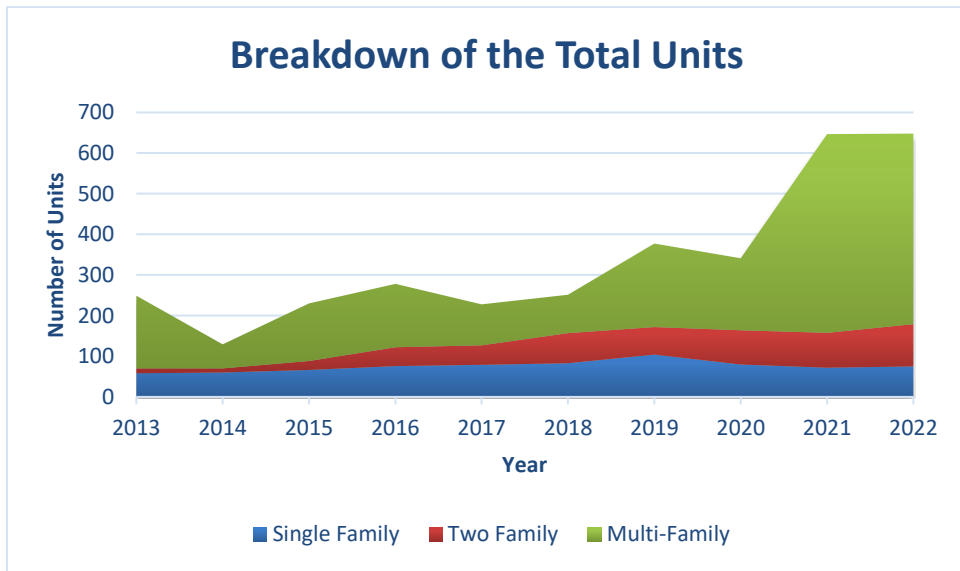
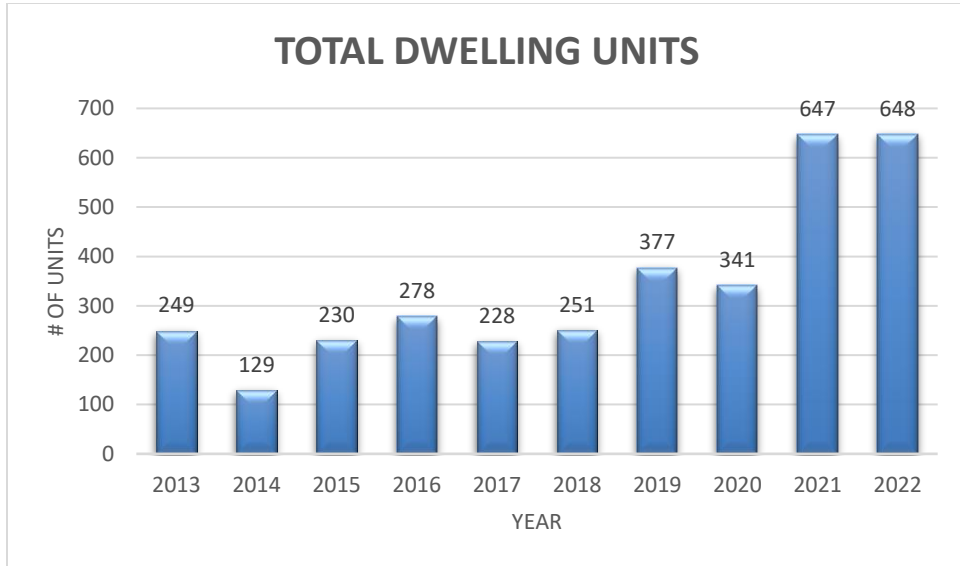
<i>Rezonings</i>	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<i>Total Number</i>	10	9	13	12	21	18	22	19	25	16
<i>Total Area (acres)</i>	277.2	215.2	137.8	187.7	171.3	108.9	1,421.80	133.6	354.7	253.2

- 14 Conditional Use Permits
 - 3-year average of 12 Conditional Use Permits
- 39 Site Plans
 - 3-year average of 39 Site Plans
- 1 Public Zoning Site Plan
 - 3-year average of 4 Public Zoning site plans
- 31 Discussion Items
 - 3-year average of 34 Discussion items

Residential Growth

2022 will go down as one of the best years for residential dwelling new construction, with the most units in the past 10 years. This was driven by two-family residential and multi-family. This was the highest amount of two family units ever.

Residential Housing Units by Year											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average
Single-family	58	60	66	76	79	83	104	80	72	75	75
Two-family	12	10	22	46	48	74	68	84	86	104	55
Multi-family	179	59	142	156	101	94	205	177	489	469	207
Total Units	249	129	230	278	228	251	377	341	647	648	338

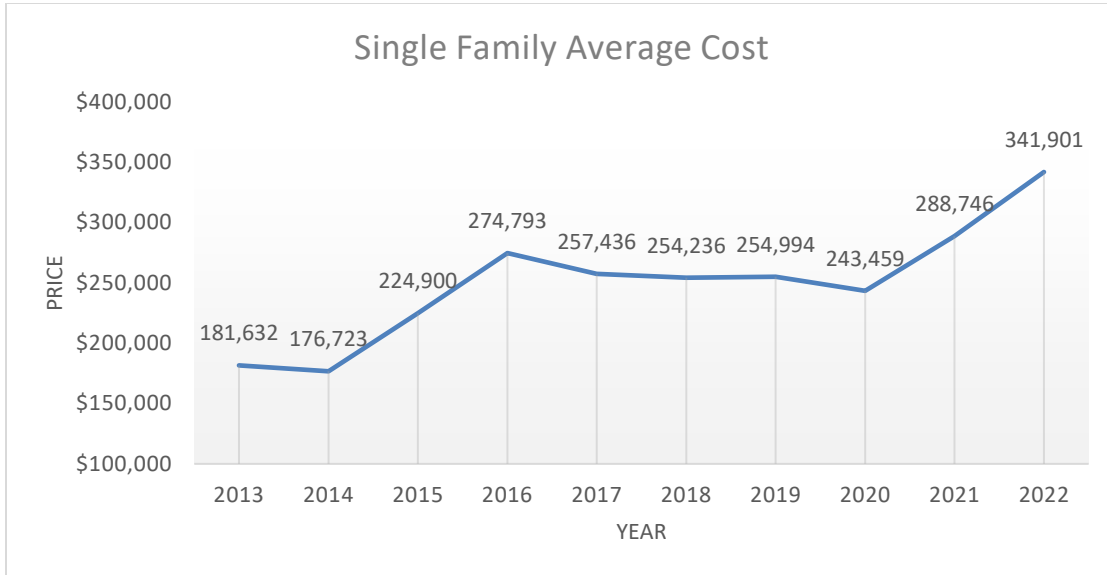




Single Family Development

Single Family Homes starts in 2022 was right in line with the average the past 10 years, with 76 units started. The highest cost on record of a new single-family dwelling was at \$341,901 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.

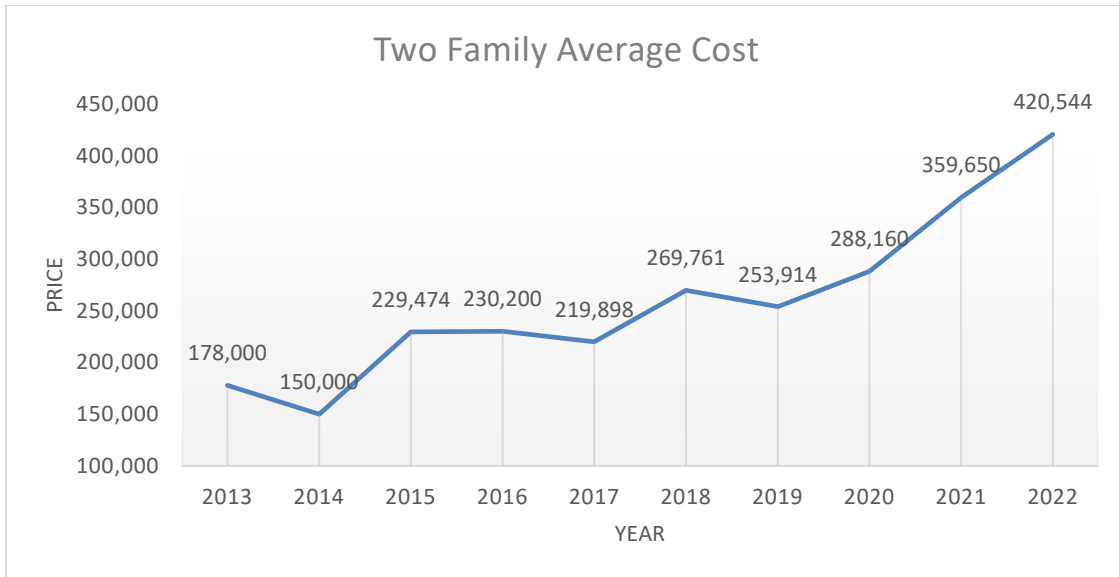




Two Family Development

Two Family Homes starts was a record with 104 units or 52 structures started. The year of 2022 was the highest cost on record of a new two-family dwelling at \$420,544 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.

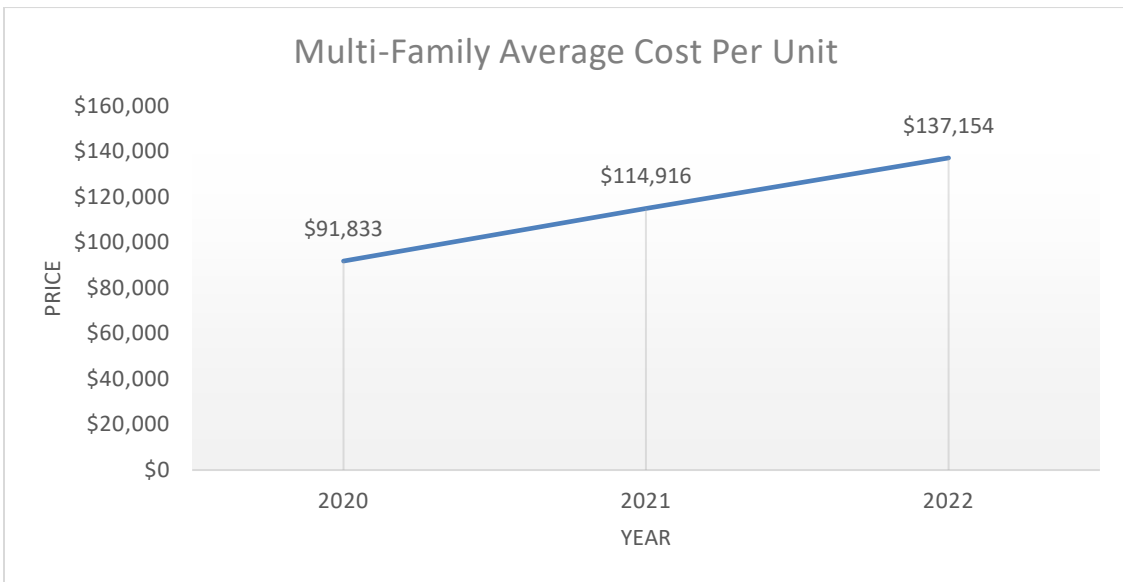
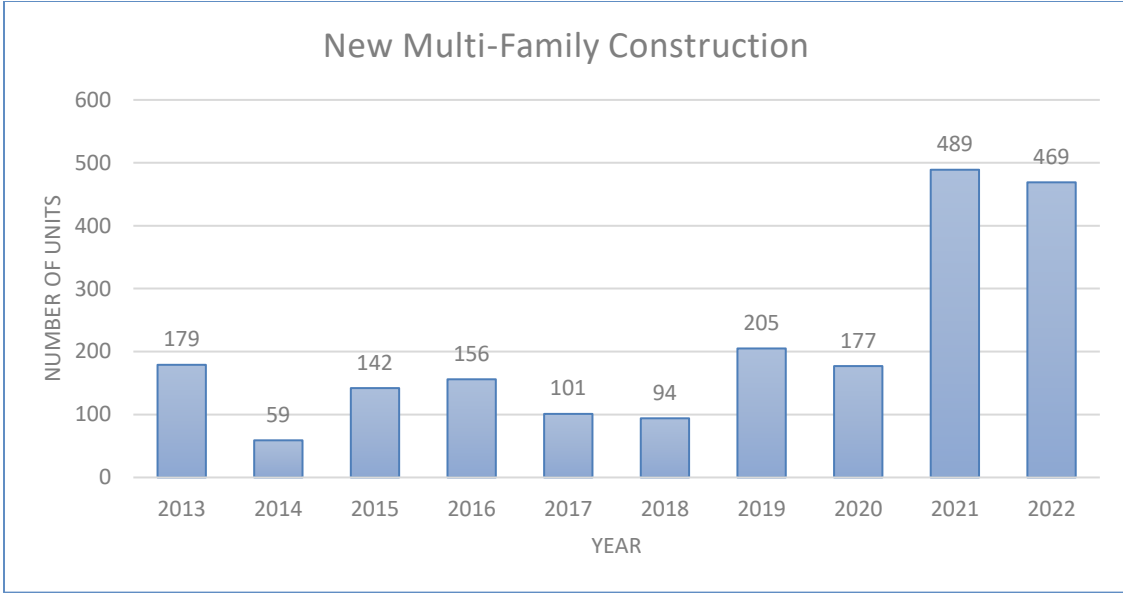




Multi-Family Development

Multi-Family Development was the second highest recorded with 469 dwelling units starts. The average cost of per unit was approximately \$137,154 submitted by the builder, and does not include costs for land, infrastructure, landscaping or any other costs.

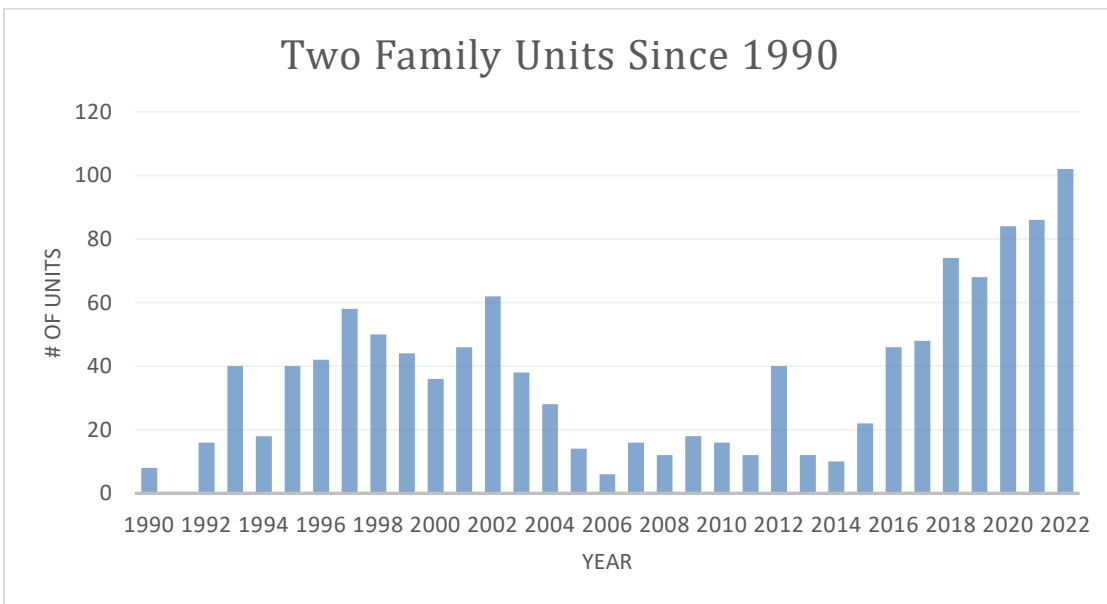
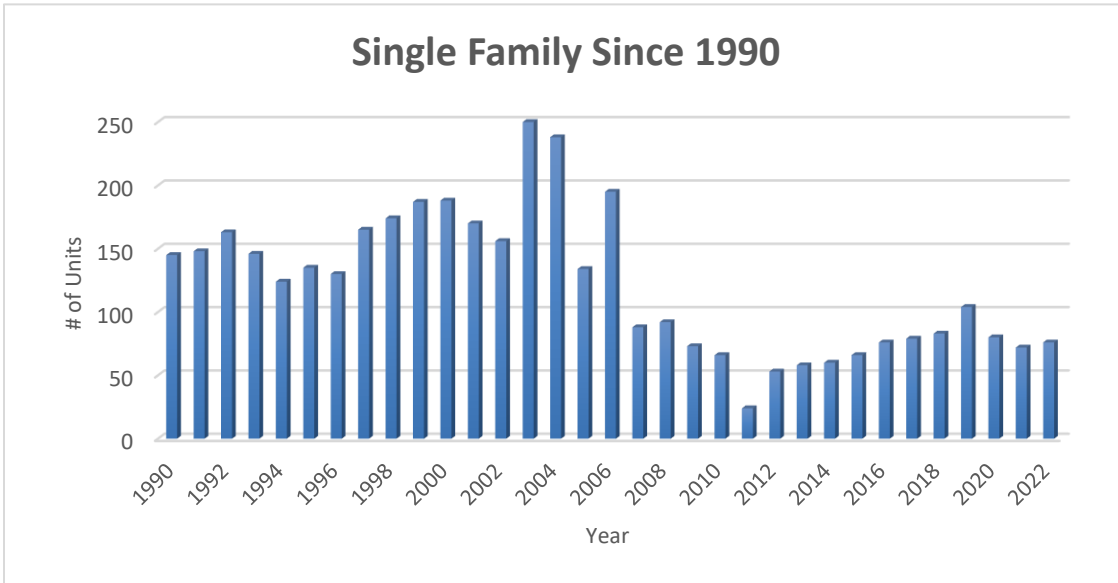


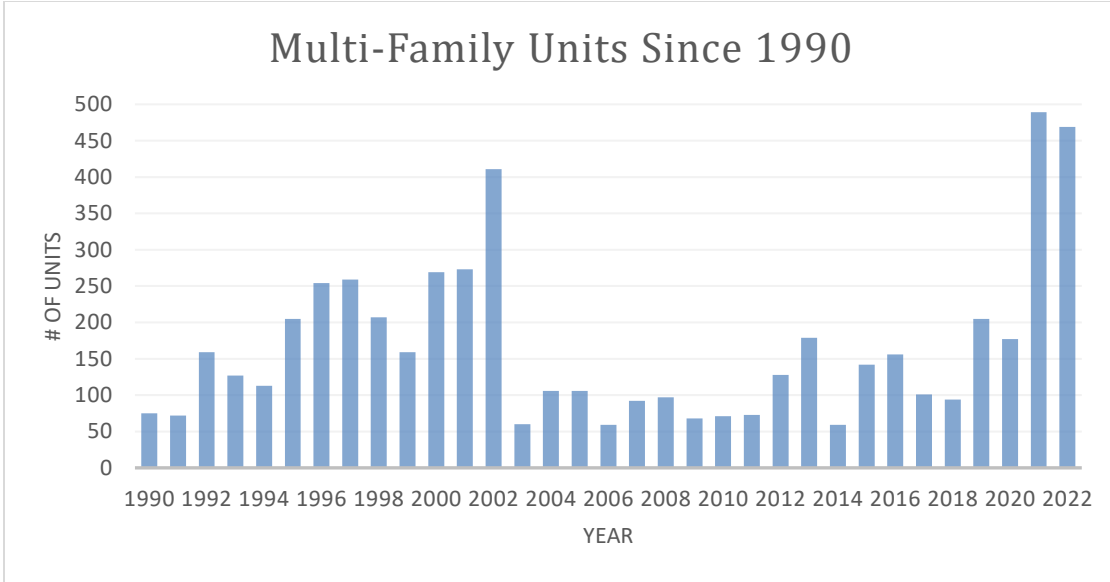




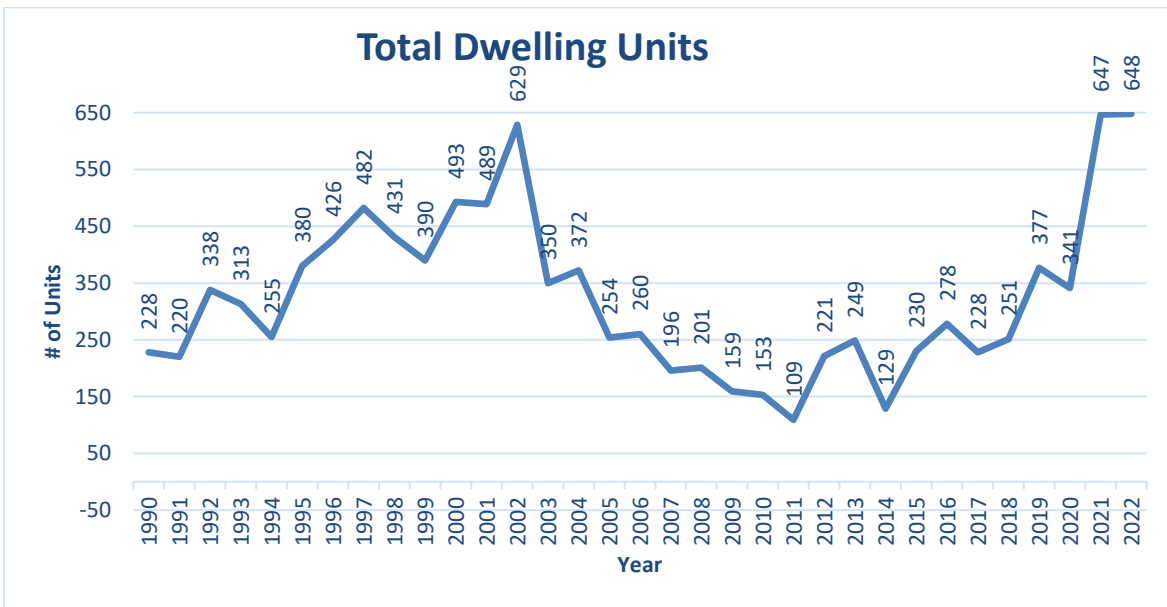
Historic Housing Data Since 1990

This graph below shows Single Family Homes peaking in 2003, the lowest was 2011 and during the past few years averaging around 75 starts.





2022 was much higher than average total new dwelling units start. The past 10-year average is 338 units, with 2014 the lowest amount at 129 units and 2022 the highest amount at 648 units.





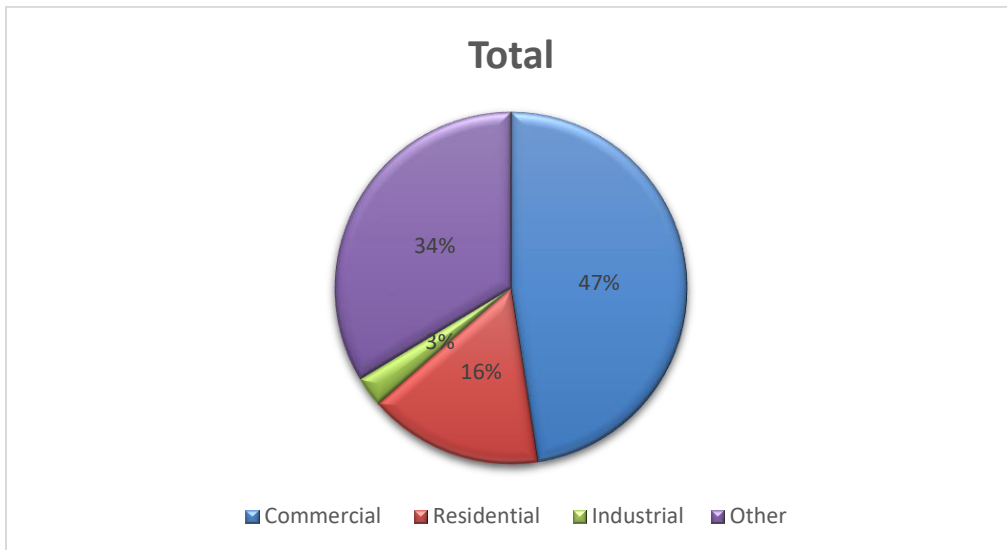
Largest Projects

Top 5 highest valuation new construction projects 2022

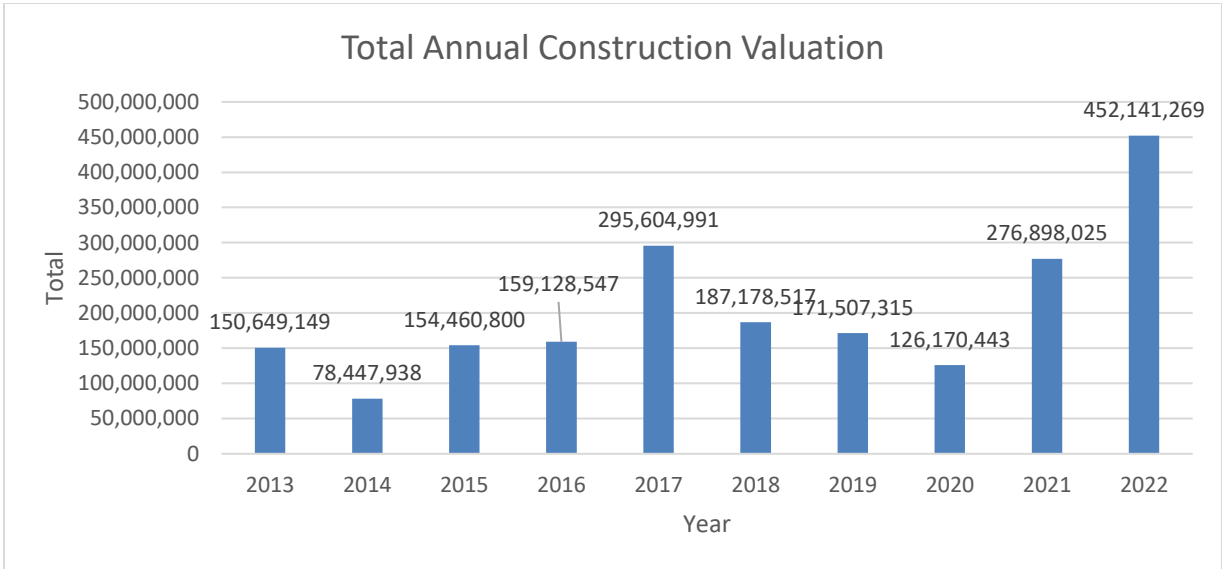
Owner	Project	Cost
Eau Claire Community Complex Inc	County Material Complex	\$100,000,000
Eau Claire County	Highway Maintenance Facility	\$32,753,000
City of Eau Claire	Transit Center	\$16,000,000
Cannery Trail Residences 2 LLC	43-Unit Apartments – Current Phase II	\$14,000,000
RyKey Properties	40-Unit Apartments – Galloway Flats	\$8,300,000

In 2022, 46 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 2022, Commercial lead the way with the most valuation, followed by residential and other and then by industrial.



The total construction valuation was the highest ever recorded in the City of Eau Claire, crushing the previous 2017 record. Over \$450 million for total construction for the year of 2022. This total is the construction valuation as submitted by the contractor, and does not include costs for land, infrastructure, landscaping or any other costs.















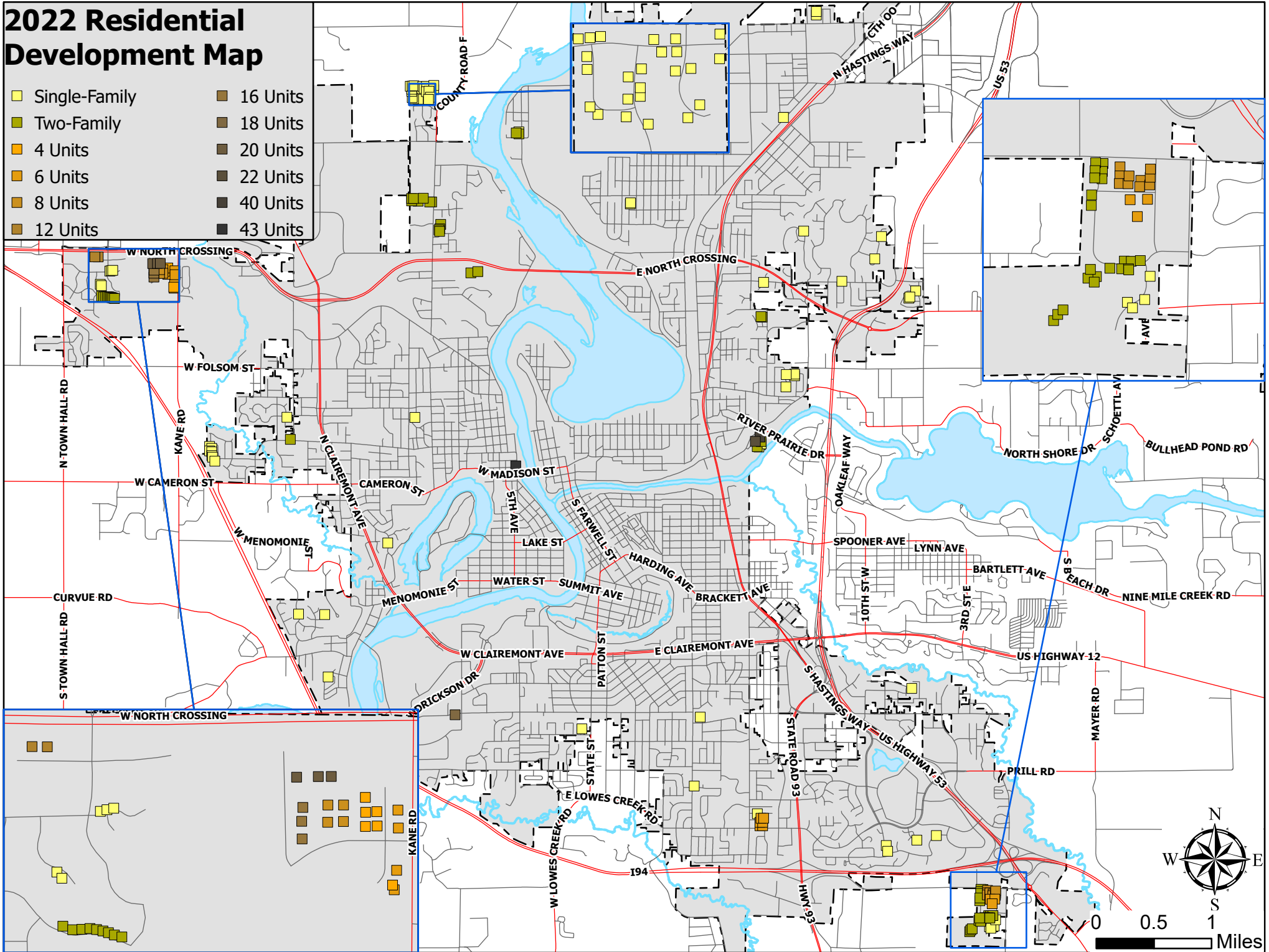
Looking ahead

2022 was a record year with highest ever total construction valuation and staff is predicting that 2023 will be very close to another record year. Eau Claire approved some of the largest projects to record throughout the year and 2023 will have a chance to top some records.



2022 Residential Development Map

- | | |
|---|--|
|  Single-Family |  16 Units |
|  Two-Family |  18 Units |
|  4 Units |  20 Units |
|  6 Units |  22 Units |
|  8 Units |  40 Units |
|  12 Units |  43 Units |



2022 Residential Development Comparison Map

- 2022 Single-Family
- ▲ 2021 Multi-Family
- 2022 Two-Family
- 2020 Single-Family
- 2022 Multi-Family
- 2020 Two-Family
- ▲ 2021 Single-Family
- 2020 Multi-Family
- ▲ 2021 Two-Family

