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2019 IN REVIEW

The following summary of development activities in the City of Eau Claire is for the 2019 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 2019 construction season had a permit valuation of \$171,507,315. This is the fifth highest annual value with the record set in 2017 at \$295,604,991. The 15 year average is \$151,315,929 million. Total valuation for permits issued for each construction season for the last 14 years are as follows:

2018 → \$187,178,517	2011 → \$174,779,195
2017 → \$295,604,991	2010 → \$78,381,951
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

The 2019 construction season saw \$80.1 million in total valuation for residential development. The 2018 season had a total residential valuation of \$55.3 million. Commercial development had a combined total of \$54.1 million in valuation in 2019 compared to \$31.8 million in 2018. Industrial development had \$15.5 million for the 2019 construction season in total permit valuation compared to \$35.9 million in 2018. Other total valuations included \$21.8 million for miscellaneous projects in 2019 compared to \$64.3 million in 2018.^a

The top 10 projects by valuation^b based on permits issued for the 2019 construction season were:

<i>The Guild Apartments</i>	\$14,400,000
<i>Residence Inn by Marriott</i>	\$10,500,000
<i>City Water Treatment Plant</i>	\$9,962,817
<i>Cannery Trail Residences</i>	\$8,300,000
<i>Holiday Inn Express</i>	\$8,250,000
<i>Home2Suites Hotel</i>	\$7,117,000
<i>Mayo Clinic - Luther Hospital</i>	\$3,528,059
<i>CVTC – Clairemont Campus</i>	\$3,278,626
<i>Ecom Warehouse Addition</i>	\$3,000,000
<i>Casey's Gas Station</i>	\$3,000,000

RESIDENTIAL PROJECTS

The 2019 construction season had an overall building valuation for residential development of \$80.1 million compared to \$55.3 million in 2018. The number of single-family dwelling units built in 2019 was 104 compared to 83 units in 2018. A dwelling breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below. Any licensed residential facilities or other transitional shelters are footnoted since they are a unique housing arrangement, which oftentimes includes a communal kitchen.

New Residential Construction (individual dwellings)

Permits	2019	2018	2017	2016	2015	2014	2013	2012
Single-family	104	83	79	75	67	59	59	55
Duplex	10	24	24	30	10	2	12	40
Condos	58	50	24	12	14	4	2	6
Multi-family	195	94	101	156	151	58	214	128
Total Units	367	251	228	273	242	123	287	229

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, twinhomes, four-units or other attached building types.

The valuation for all 2019 new residential dwellings equaled \$50 million compared to \$55.3 million in 2018. Valuation of all new single-family homes in 2019 was \$26.5 million versus \$21.1 in 2018. Duplex and condo development totaled \$8.6 million in 2019, compared to \$10.0 million in 2018. Multi-family development accounted for \$15.4^c million in building valuation in 2019, compared to \$8.5 million in 2018.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$30.1 million in 2019 compared to \$13.2 million for 2018.

A yearly trend that we continue to monitor is the average valuation of a new single-family home. The 2019 average was \$254,994. The highest was in 2016 at \$276,724. This was higher due to more expensive homes being built. The average valuation of a new single-family home for the past fourteen years is:

2018 → \$254,349	2011 → \$160,111
2017 → \$257,436	2010 → \$170,035
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

INDUSTRIAL PROJECTS

Total valuation for industrial projects started in 2019 was \$15.5 million. This compares to \$35.9 million in building valuation for 2018. New building construction for 2019 was \$4.8 million compared to \$17.3 million for 2018. Additions, alterations, repairs, accessory structures permits accounted for \$10.8 million of building valuation for industrial projects in 2019, compared to \$18.6 million in 2018.

There were 5 industrial projects which had a project valuation greater than \$1 million:

<i>Ecom Warehouse Addition</i>	\$3,000,000
<i>Feed My People Warehouse</i>	\$2,320,717
<i>Central Storage & Warehouse Co.</i>	\$1,686,500
<i>Capozzi Properties Warehouse</i>	\$1,600,000
<i>Indianhead Food Service Expansion</i>	\$1,500,000

COMMERCIAL PROJECTS

Development for the 2019 construction season saw a total building valuation of \$54.1 million compared to \$31.8 million in 2018. New building construction accounted for \$31.6 million for 2019 compared to \$8.0 million in 2018. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$22.5 million in building valuation in 2019 compared to \$23.7 million in 2018.

The following 2019 projects were top in commercial valuations exceeding \$1 million:

<i>Residence Inn by Marriott</i>	\$10,500,000
<i>Holiday Inn Express</i>	\$8,250,000
<i>Home2Suites Hotel</i>	\$7,117,000
<i>Mayo Clinic - Luther Hospital</i>	\$3,528,059
<i>Casey's Gas Station</i>	\$3,000,000
<i>Menomonie Street Dental</i>	\$2,045,000
<i>Sacred Heart Hospital</i>	\$1,321,266
<i>Diamond School of Dance</i>	\$1,243,000

MISCELLANEOUS PROJECTS

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2019, there was \$21.8 million in total valuation, compared to \$64.3 million for 2018. There was \$0.2 million worth of new buildings for 2019, which compared to \$43.9 million in 2018. Additions, alterations, repairs, accessory structures, signs, and other permits in 2019 accounted for \$21.6 million compared to \$20.3 million in 2018.

The following were the top miscellaneous projects in 2019 with a valuation of more than \$1 million:

<i>City Water Treatment Plant</i>	\$9,962,817
<i>CVTC – Clairemont Campus</i>	\$3,278,626
<i>City Hobbs's Ice Arena</i>	\$1,345,419
<i>Eau Claire County Courthouse</i>	\$1,322,168
<i>Bolton Refuge House School</i>	\$1,100,000

NOTES:

- ^a Many dollar figures are rounded so they may not equal totals or individual category totals.
- ^b Valuation may not reflect all smaller permits regarding a project.
- ^c Does not contain any multi-family mixed-use projects. None for 2019.