



CITY OF EAU CLAIRE, WISCONSIN

DEVELOPMENT UPDATE

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2018 IN REVIEW

The following summary of development activities in the City of Eau Claire is for the 2018 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 2018 construction season had a permit valuation of \$187,178,517. This is the third highest annual value with the record set in 2017 at \$295,604,991. The 15 year average is \$147,579,110 million. Total valuation for permits issued for each construction season for the last 14 years are as follows:

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
2011 → \$174,779,195	2004 → \$115,455,026

The 2018 construction season saw \$55.3 million in total valuation for residential development. The 2017 season had a total residential valuation of \$40.6 million. Commercial development had a combined total of \$31.8 million in valuation in 2018 compared to \$198 million in 2017. Industrial development had \$35.9 million for the 2018 construction season in total permit valuation compared to \$30.3 million in 2017. Other total valuations included \$64.3 million for miscellaneous projects in 2018 compared to \$26.6 million in 2017.^a

The top 10 projects by valuation^b based on permits issued for the 2018 construction season were:

UWEC New Residence Hall	\$28,064,553
UWEC Karlgaard Towers North	\$14,682,670
Xcel Energy – Western Ave.	\$6,056,850
City Hall Renovation	\$5,535,639
G Storage Warehouse	\$4,682,389
Ecom Warehouse	\$4,000,000
CVTC – Clairemont Campus	\$3,918,392
Nestle – Gateway Plant	\$3,866,000
Brewing Projekt	\$3,678,781
Hutchinson Technology	\$3,025,100

There were a total of 94 non-residential building permits issued in 2018 with valuations over \$100,000. This compares to 105 non-residential permits in 2017.

RESIDENTIAL PROJECTS

The 2018 construction season had an overall building valuation for residential development of \$55.3 million compared to \$40.6 million in 2017. The number of single-family dwelling units built in 2018 was 83 compared to 79 units in 2017. A dwelling breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below. 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	2018	2017	2016	2015	2014	2013	2012	2011
Single-family	83	79	75	67	59	59	55	25
Duplex	24	24	30	10	2	12	40	14
Condos	50	24	12	14	4	2	6	0
Multi-family	94	101	156	151	58	214	128	71
Total Units	251	228	273	242	123	287	229	110

* In addition, there was a 48-unit transitional housing center in 2018.

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 2018 new residential dwellings equaled \$55.3 million compared to \$30 million in 2017. Valuation of all new single-family homes in 2018 was \$21.1 million versus \$20.3 in 2017. Duplex and condo development totaled \$10.0 million in 2018, compared to \$6.4 million in 2017. Multi-family development accounted for \$8.5^c million in building valuation in 2018, compared to \$2.1 million in 2017. There was also a \$2.6 million 48-unit transitional housing center.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$13.2 million in 2018 compared to \$10.6 million for 2017. There were two residential projects with building valuations of more than \$1 million for 2018.

A yearly trend that we continue to monitor is the average valuation of a new single-family home. The 2018 average was \$254,349. 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:

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
2011 → \$160,111	2004 → \$152,645

INDUSTRIAL PROJECTS

Total valuation for industrial projects started in 2018 was \$35.9 million. This compares to \$30.3 million in building valuation for 2017. New building construction for 2018 was \$17.3 million compared to \$3.1 million for 2017. Additions, alterations, repairs, accessory structures permits accounted for \$18.6 million of building valuation for industrial projects in 2018, compared to \$27.2 million in 2017. There were 8 industrial projects which had a project valuation greater than \$1 million:

Xcel Energy – Western Ave.	\$6,056,850
G Storage Warehouse	\$4,682,389
Ecom Warehouse	\$4,000,000

Nestle – Gateway Plant	\$3,866,000
Brewing Projekt	\$3,678,781
Hutchinson Technology	\$3,025,100
Nestle – Truax Plant	\$2,507,345
IDEXX Renovation	\$1,109,000

COMMERCIAL PROJECTS

Development for the 2018 construction season saw a total building valuation of \$31.8 million compared to \$198 million in 2017. New building construction accounted for \$8.0 million for 2018 compared to \$146.2 million in 2017. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$23.7 million in building valuation in 2018 compared to \$51.9 million in 2017.

The following 2018 projects were top in commercial valuations exceeding \$1 million:

Marshfield Hospital	\$2,850,999
Mayo Clinic - Luther Hospital	\$2,834,706
Sacred Heart Hospital	\$2,757,316
Southside Holdings Clinic	\$2,261,700
Hobby Lobby	\$2,260,966
Mills Fleet Farm	\$2,251,000
Azura Memory Care #1	\$2,151,300
Azura Memory Care #2	\$2,145,000

MISCELLANEOUS PROJECTS

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2018, there was \$64.3 million in total valuation, compared to \$26.6 million for 2017. There was \$43.9 million worth of new buildings for 2018, which compared to \$6.4 million in 2017. Additions, alterations, repairs, accessory structures, signs, and other permits in 2018 accounted for \$20.3 million compared to \$20.2 million in 2017.

The follow were the top miscellaneous projects in 2018 with a valuation of more than \$1 million:

UWEC New Residence Hall	\$28,064,553
UWEC Karlgaard Towers North	\$14,682,670
City Hall Renovation	\$5,535,639
CVTC – Clairemont Campus	\$3,918,392
EC School Dist. McKinley School	\$2,420,800

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 2018.