



CITY OF EAU CLAIRE, WISCONSIN

# DEVELOPMENT UPDATES

Published by the Department of Community Development

January 2008

## 2007 Year in Review

The following article is a summary of development activities in the City of Eau Claire for the 2007 construction season. Figures from previous construction seasons are also provided for comparison purposes. This information is provided to readers of our newsletter so that they may gain a better perspective of development trends in the area.

### Totals

The 2007 construction season had a total building valuation by permits issued of \$106,977,537. The record for total building valuation in a single construction season was set in 2000 with \$175,551,000. Total building valuation for permits issued for each construction season for the last fourteen years are:

2007 - \$106,977,537	2000 - \$175,551,000
2006 - \$129,068,804	1999 - \$112,124,357
2005 - \$123,586,137	1998 - \$139,979,694
2004 - \$115,455,026	1997 - \$83,856,020
2003 - \$116,926,259	1996 - \$96,900,792
2002 - \$119,365,089	1995 - \$112,060,373
2001 - \$100,461,369	1994 - \$106,983,693

The 2007 construction season saw a decrease in residential development, with \$31.8 million in total building valuation. The 2006 construction season had a total residential valuation of \$39.5 million. Industrial development had a total building valuation of \$4.0 million for the 2007 construction season compared to \$7.4 million in 2006. Commercial and office development had a combined total of \$66.8 million in building valuation in the 2007 construction season. This compares to \$76.3 million in valuation in 2006. Other total valuations included \$4.3 million in valuation for miscellaneous projects in 2007.

The top ten building projects by valuation based on building permits issued for the 2007 construction season are the following:

<i>Luther/Mayo Health Services (3)</i>	\$23,249,000
<i>Action City Hotel &amp; Waterpark</i>	\$7,000,000
<i>Our House Senior Living</i>	\$5,900,000
<i>Gander Mountain</i>	\$4,000,000
<i>Minnesota School of Business</i>	\$2,900,000
<i>Sacred Heart Hospital (5)</i>	\$2,450,385
<i>Valley Builders Hardware Co.</i>	\$1,566,000
<i>Good Shepherd Lutheran Foundation Inc.</i>	\$1,500,000
<i>Eau Claire Children's Museum (2)</i>	\$1,278,616
<i>Chippewa Valley Home Builders</i>	\$957,000

There were a total of 65 non-residential projects with building permits issued in 2007 with valuation over \$100,000. This compares to 55 non-residential permits issued in 2006 over \$100,000 in valuation.

### Residential

Development in the 2007 construction season for single-family dwelling units was a total of 66 homes compared to 104 single-family dwelling units in 2006. A breakdown of the figures for permits issued for single-family, duplex and multi-family units is provided below:

Permits	2007	2006	2005	2004	2003	2002	2001	2000	1999
Single-family	66	104	102	188	192	156	170	189	188
Duplex	16	2	14	26	38	62	46	36	44
Condos	21	91	30	48	58	--	--	--	--
Multi-family	92	97	90	107	60	408	267	269	159
Total Units	195	294	236	369	348	628	483	494	391

Total units are the actual number of dwelling units in all structures. Condo units were split-out from the past reporting category due to the increase in these dwelling types. Condos may be in duplex, 4-plex or other building types. Additions, alterations and repairs to residential development were \$8.2 million in 2007 compared to \$6.0 million in 2006.

The valuation of all single-family homes built in 2007 was \$12.2 million compared to \$17.5 million in 2006. Duplex development totaled \$1.3 million in valuation in 2007, compared to \$0.3 million in 2006. Multi-family development accounted for \$4.1 million in building valuation in 2007, compared to \$2.8 million in 2006. Condo development had a total valuation of \$2.4 million in 2007, compared to \$8.9 million in 2006. The total valuation for accessory and other residential permits was \$11.9 million for 2007. Overall, the 2007 construction season had an overall building valuation for residential development of \$31.8 million.

A trend, which we continue to monitor from the past, is the average cost of a new single-family dwelling. The average priced single-family home for the past fourteen years for new construction is provided below:

2007 - \$184,896	2000 - \$139,851
2006 - \$167,802	1999 - \$134,543
2005 - \$160,742	1998 - \$118,023
2004 - \$152,645	1997 - \$121,986
2003 - \$151,436	1996 - \$113,067
2002 - \$152,286	1995 - \$111,359
2001 - \$154,721	1994 - \$115,298

Another interesting figure to look at is the type of apartments, which make up the 92 multi-family units built in the city in 2007. These units are comprised of: 2 four-plexes and 10 apartment buildings (eight-plexes, twelve-plexes and one 16 unit apartment building) containing 84 units. Two Community Based Residential Facilities were also started, containing 14 and 56 maximum count occupancies.

### **Industrial**

Development in 2007 was highlighted by seven projects for new firms or expansions to existing firms in the community with valuations greater than \$100,000. These projects and their general location are listed below:

*Valley Builders Hardware Co., International Drive*  
*Badger State Inc., Fortune Drive*  
*Compression Inc., Sky Park Boulevard*  
*RM Services (2), Anderson Drive*  
*ATP Developers LLC, International Drive*  
*L&M Mail Service, Truax Boulevard*

Estimated building valuation for new industrial projects started in 2007 is \$3.0 million. This compares to \$5.6 million in building valuation in 2006. Additions, alterations and repairs accounted for \$1.1 million in

Building valuation for industrial projects in 2007, compared to \$1.8 million in 2006.

### **Commercial & Office**

Development for the 2007 construction season saw figures for total building valuation of \$66.8 million compared to \$76.3 million in 2006. New construction accounted for \$21.0 million of this year's figure compared to \$31.3 million in 2006. Additions, alterations, repairs and other permits accounted for \$45.9 million in building valuation in 2007 compared to \$45.0 million in 2006.

The following 2007 projects, with their general locations, were tops in commercial building valuations exceeding \$100,000:

*Action City Hotel & Waterpark, Fairview Drive*  
*Gander Mountain, Old Town Hall Road*  
*Oakwood Mall, Golf Road*  
*Larsco LLC, Mall Drive*  
*SLL Properties LLC, Mall Drive*  
*Goldridge Group, Water Street*  
*Mega Express, Craig Road*  
*Phillips Donnellan Inc., South Hastings Way*

The following projects, with their general locations, were tops in office construction in 2007 with building valuations of more than \$100,000:

*Luther/Mayo Health Services (3), Bellinger Street*  
*Sacred Heart Hospital (5), West Clairemont Avenue*  
*Eau Claire Children's Museum (2)*  
*Chippewa Valley Home Builders, Jeffers Road*  
*Commonweal Development (2), Oakwood Mall Drive*  
*Royal Credit Union, West Clairemont Avenue*  
*Commonweal Development (2), Oakwood Mall Drive*  
*S.H. Van Gordon, Menomonie Street*

### **Miscellaneous**

Miscellaneous projects are things like churches, schools, and radio towers. In 2007 there was \$3.4 million in building valuation for new projects, compared to \$0.8 million in 2006. Additions, alterations and repairs accounted for \$0.9 million in building valuation for 2007.

Miscellaneous other projects with their general location with building valuations of more than \$100,000 are listed below:

*Minnesota School of Business, Bullis Farm Road*  
*Clear Channel, Mitchell Avenue*  
*City of Eau Claire, Riverview Drive*