



DEVELOPMENT UPDATES

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2009 Year in Review

The following summary of development activities in the City of Eau Claire is for the 2009 construction season. Figures from previous construction seasons are also 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 2009 construction season had a record total building valuation by permits issued of \$197,605,369. The previous 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:

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

The 2009 construction season saw an 18% decrease in residential development, with \$25.2 million in total building valuation. The 2008 construction season had a total residential valuation of \$30.8 million. Industrial development had a 9% increase in total building valuation at \$18.7 million for the 2009 construction season compared to \$17.1 million in 2008. Commercial and office development had a combined total of \$138.1 million in building valuation in the 2009 construction season. This is up 191% compared to \$47.4 million in valuation for 2008. Other total valuations included \$15.6 million for miscellaneous projects in 2009. This was up 15% from the 2008 total of \$13.6 million.

The top ten building projects by valuation based on building permits issued for the 2009 construction season were:

<i>Luther Midelfort</i>	\$104,000,000
<i>Nestle USA Inc</i>	\$9,000,000
<i>Nestle Infant Nutrition</i>	\$7,828,000
<i>City of Eau Claire</i>	\$4,850,000
<i>Chippewa Valley Airport</i>	\$4,000,000
<i>Luther Midelfort</i>	\$3,700,000
<i>Chippewa Valley Tech. College</i>	\$2,298,000
<i>City of Eau Claire</i>	\$2,018,000
<i>Wisconsin St. Associates LLC</i>	\$1,590,000
<i>Luther Midelfort</i>	\$1,295,320

There were a total of 40 non-residential projects with building permits issued in 2009 with valuation over \$100,000. This compares to 67 non-residential permits issued in 2008 over \$100,000 in valuation.

Residential

The 2009 construction season had an overall building valuation for residential development of \$25.2 million compared to \$30.8 million for 2008. The number of single-family dwelling units built in 2009 was 47 compared to 37 units in 2008. A breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below:

Permits	2009	2008	2007	2006	2005	2004	2003	2002	2001
Single-family	47	37	66	104	102	188	192	156	170
Duplex	18	12	16	2	14	26	38	62	46
Condos	26	56	21	91	30	48	58	--	--
Multi-family	48	77	92	97	90	107	60	408	267
Total Units	139	182	195	294	236	369	348	628	483

Total units on the table are the actual number of dwelling units in all structures. In 2003, 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 attached building types.

The valuation of all single-family homes built in 2009 was \$8.4 million compared to \$5.8 million in 2008. Duplex development totaled \$1.6 million in valuation in 2009, compared to \$0.8 million in 2008. Condo development had a total valuation of \$2.0 million in 2009, compared to \$5.3 million in 2008. Multi-family development accounted for \$1.2* million in building valuation in 2009, compared to \$2.8 million in 2008.

An interesting figure to note is the type of apartments, which make up the 48 multi-family units built in the city in 2009. These units are comprised of: 6 four-unit buildings and 1 twenty-four unit mixed-use apartment building.

The total valuation for residential additions, alterations, accessory structures and mechanical permits amounted to \$11.1 million in 2009 compared to \$11.7 million for 2008.

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

2009 - \$178,871	2002 - \$152,286
2008 - \$156,277	2001 - \$154,721
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

Industrial

Development in 2009 was highlighted by four major expansion projects to existing firms in the community with valuations greater than \$750,000. These projects and their valuations are listed below:

<i>Nestle USA Inc</i>	\$9,000,000
<i>Nestle Infant Nutrition</i>	\$6,503,000
<i>Nestle Infant Nutrition</i>	\$1,325,000
<i>Maletto Packaging</i>	\$750,000

Total building valuation for industrial projects started in 2009 is \$18.7 million. This is an increase from \$17.1 million in building valuation for 2008. Additions, alterations and repairs accounted for \$10.6 million of the building valuation for industrial projects in 2009, compared to \$4.2 million in 2008.

Commercial & Office

Development for the 2009 construction season saw a significant increase in figures for total building valuation of \$138.1 million compared to \$47.4 million in 2008. New construction accounted for \$4.4 million of the 2009 figure compared to \$17.7 million in 2008. Additions, alterations, repairs and other permits accounted for \$133.7 million in building valuation in 2009 compared to \$24.3 million in 2008.

The following 2009 projects were tops in commercial and office building valuations exceeding \$750,000:

<i>Luther Midelfort</i>	\$104,000,000
<i>Luther Midelfort</i>	\$3,700,000
<i>Wisconsin St. Associates LLC</i>	\$1,590,000
<i>Luther Midelfort</i>	\$921,000
<i>Kwik Trip, Inc.</i>	\$900,000
<i>Pizza Ranch Restaurant</i>	\$850,000

Miscellaneous

Miscellaneous projects include municipal buildings, colleges, schools, churches, airports and signs. In 2009, there was \$15.6 million in total valuation, compared to \$13.6 million for 2008. New 2009 building projects accounted for \$2.1 million. Additions, alterations, repairs and signs in 2009 accounted for \$13.5.

Miscellaneous projects with building valuations of more than \$750,000 are listed below:

<i>City of Eau Claire</i>	\$4,850,000
<i>Chippewa Valley Airport</i>	\$4,000,000
<i>Chippewa Valley Tech. College</i>	\$2,298,000
<i>City of Eau Claire</i>	\$2,018,000

**Does not include the mixed-use 24 unit apartment building at 312 Wisconsin St. This project's valuation is listed under Commercial & Office.*