



DEVELOPMENT UPDATES

Published by the Department of Community Development

January 2011

2010 Year in Review

The following summary of development activities in the City of Eau Claire is for the 2010 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 2010 construction season had a total building valuation by permits issued of \$78,381,951. The record for total building valuation in a single construction season was set in 2009 with \$197,605,369. Total building valuation for permits issued for each construction season for the last fourteen years are:

2009 - \$197,605,369	2002 - \$119,365,089
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

The 2010 construction season saw \$22.5 million in total building valuation for residential development. The 2009 construction season had a total residential valuation of \$25.2 million. Industrial development had \$6.0 million for the 2010 construction season in total building valuation compared to \$18.7 million in 2009. Commercial and office development had a combined total of \$43.6 million in building valuation in the 2010 construction season compared to \$138.1 million in 2009. Other total valuations included \$6.3 million for miscellaneous projects in 2010 compared to \$15.6 million in 2009.

The top ten building projects by valuation based on building permits issued for the 2010 construction season were:

<i>Luther/Mayo Health Services</i>	<i>\$9,400,000</i>
<i>522 Water St. (mixed-use bldg.)</i>	<i>\$4,500,000</i>
<i>Chippewa Valley Airport</i>	<i>\$3,512,826</i>
<i>Nestle USA Inc.</i>	<i>\$3,000,000</i>
<i>222 Wisconsin St. (mixed-use bldg.)</i>	<i>\$2,000,000</i>
<i>United Health Care</i>	<i>\$2,000,000</i>
<i>Luther/Mayo Health Services</i>	<i>\$1,367,734</i>
<i>Keystone Retail Center</i>	<i>\$1,179,131</i>
<i>Eau Claire County Courthouse</i>	<i>\$1,105,203</i>
<i>Gordy's County Market</i>	<i>\$1,067,000</i>

There were a total of 61 non-residential building permits issued in 2010 with valuations over \$100,000. This compares to 40 non-residential permits issued in 2009.

Residential

The 2010 construction season had an overall building valuation for residential development of \$22.5 million compared to \$25.2 million for 2009. The number of single-family dwelling units built in 2010 was 41 compared to 47 units in 2009. A breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below:

Permits	2010	2009	2008	2007	2006	2005	2004	2003	2002
Single-family	41	47	37	66	104	102	188	192	156
Duplex	16	18	12	16	2	14	26	38	62
Condos	27	26	56	21	91	30	48	58	--
Multi-family	<u>71</u>	<u>48</u>	<u>77</u>	<u>92</u>	<u>97</u>	<u>90</u>	<u>107</u>	<u>60</u>	<u>408</u>
Total Units	155	139	182	195	294	236	369	348	628

Total units on the table are the actual number of dwelling units in all structures. In 2003, condo units were split-out from the multi-family category due to the increase in this dwelling type. Condos may be in duplex, four-unit or other attached building types.

An interesting category to further breakdown is the 71 multi-family units built in the city for 2010. These units are comprised of: 2 mixed-use apartment buildings (26 units and 27 units), 3 four-unit buildings and 2 three-unit buildings.

The valuation for all new residential dwellings equaled \$12.3 million. Valuation of all single-family homes built in 2010 was \$7.0 million compared to \$8.4 million in 2009. Duplex development totaled \$1.6 million in valuation in 2010, compared to \$1.6 million in 2009. Condo development had a total valuation of \$2.4 million in 2010, compared to \$2.0 million in 2009. Multi-family development accounted for \$1.4* million in building valuation in 2010, compared to \$1.2 million in 2009.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$10.2 million in 2010 compared to \$11.1 million for 2009.

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:

2010 - \$170,035	2003 - \$151,436
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

Industrial

Total building valuation for industrial projects started in 2010 was \$6.0 million. This compares to \$18.7 million in building valuation for 2009. 2010 new building construction was at \$0.7 million. Additions, alterations, repairs, accessory structures, and mechanical permits accounted for \$5.3 million of the building valuation for industrial projects in 2010, compared to \$10.6 million in 2009. There was one industrial project which had a project valuation greater than \$750,000:

<i>Nestle USA Inc.</i>	\$3,000,000
------------------------	-------------

Commercial & Office

Development for the 2010 construction season saw a total building valuation of \$43.6 million compared to \$138.1 million in 2009. New building construction accounted for \$9.5 million of the 2010 figure compared to \$4.4 million in 2009. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$34.1 million in building valuation in 2010 compared to \$133.7 million in 2009.

The following 2010 projects were tops in commercial and office building valuations exceeding \$750,000:

<i>Luther/Mayo Health Services</i>	\$9,400,000
<i>522 Water St. (mixed-use bldg.)</i>	\$4,500,000
<i>222 Wisconsin St. (mixed-use bldg.)</i>	\$2,000,000
<i>United Health Care</i>	\$2,000,000
<i>Luther/Mayo Health Services</i>	\$1,367,734
<i>Keystone Retail Center</i>	\$1,179,131
<i>Gordy's County Market</i>	\$1,067,000
<i>Luther/Mayo Health Services</i>	\$820,360
<i>4112 Oakwood Hills Pkwy. (office)</i>	\$800,000

Miscellaneous

Miscellaneous projects include municipal buildings, colleges, schools, churches, airports and signs. In 2010, there was \$6.3 million in total valuation, compared to \$15.6 million for 2009. There were no new 2010 building projects, which compared to \$2.1 worth in 2009. Additions, alterations, repairs, accessory structures, mechanical, signs, and other permits in 2010 accounted for the \$6.3 million compared to \$13.5 million in 2009.

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

<i>Chippewa Valley Airport</i>	\$3,512,826
<i>Eau Claire County Courthouse</i>	\$1,105,203

**Does not include the mixed-use 26-unit apartment building at 522 Water Street and 27-unit apartment building at 222 Wisconsin Street. These projects' valuations are listed under Commercial & Office.*

Please note that many dollar figures have been rounded so they may not equal totals.