



CITY OF EAU CLAIRE, WISCONSIN

# DEVELOPMENT UPDATES

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## 2011 Year in Review

The following summary of development activities in the city of Eau Claire is for the 2011 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 2011 construction season had a total building permit valuation of \$174,779,195. This was the third best year for Eau Claire. 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:

2010 - \$78,381,951	2003 - \$116,926,259
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

The 2011 construction season saw \$20.5 million in total building valuation for residential development. The 2010 construction season had a total residential valuation of \$22.5 million. Industrial development had \$3.8 million for the 2011 construction season in total building valuation compared to \$6.0 million in 2010. Commercial and office development had a combined total of \$38.1 million in building valuation in the 2011 construction season compared to \$43.6 million in 2010. Other total valuations included \$112.3 million for miscellaneous projects in 2011 compared to \$6.3 million in 2010.

The top ten building projects by valuation based on building permits issued for the 2011 construction season were:

<i>Eau Claire County</i>	\$43,688,000
<i>University of Wisconsin Eau Claire</i>	\$35,300,000
<i>Eau Claire Area School District</i>	\$9,701,800
<i>Eau Claire Area School District</i>	\$9,051,400
<i>Eau Claire Area School District</i>	\$8,346,800
<i>Mega Foods (Consumers Coop)</i>	\$4,500,000
<i>National Presto Industries Inc.</i>	\$2,800,000
<i>Chippewa Valley Technical College</i>	\$2,600,000
<i>Westconsin Credit Union</i>	\$2,229,000
<i>Luther/Mayo Health Services</i>	\$2,159,889

There were a total of 47 non-residential building permits issued in 2011 with valuations over \$100,000. This compares to 61 non-residential permits issued in 2010.

### Residential

The 2011 construction season had an overall building valuation for residential development of \$20.5 million compared to \$22.5 million for 2010. The number of single-family dwelling units built in 2011 was 25 compared to 41 units in 2010. A breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below:

Permits	2011	2010	2009	2008	2007	2006	2005	2004	2003
Single-family	25	41	47	37	66	104	102	188	192
Duplex	14	16	18	12	16	2	14	26	38
Condos	0	27	26	56	21	91	30	48	58
Multi-family	<u>7</u>	<u>7</u>	<u>4</u>	<u>7</u>	<u>9</u>	<u>9</u>	<u>9</u>	<u>10</u>	<u>6</u>
Total Units	110	155	139	182	195	294	236	369	348

*This Development Update is posted on the City's website under Community Development Department, Planning Division. An emailed copy is available for those who request so by contacting the department at 715-839-4914.*

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.

The valuation for all new residential dwellings equaled \$9.7 million. Valuation of all single-family homes built in 2011 was \$4.0 million compared to \$7.0 million in 2010. Duplex development totaled \$0.9 million in valuation in 2011, compared to \$1.6 million in 2010. Condo development had a total valuation of \$0.0 million in 2011, compared to \$2.4 million in 2010. Multi-family development accounted for \$4.9<sup>a</sup> million in building valuation in 2011, compared to \$1.4 million in 2010.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$10.5 million in 2011 compared to \$10.2 million for 2010.

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:

2011 - \$160,111	2004 - \$152,645
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

**Industrial**

Total building valuation for industrial projects started in 2011 was \$3.8 million. This compares to \$6.0 million in building valuation for 2010. 2011 new building construction was at \$0.3 million. Additions, alterations, repairs, accessory structures permits accounted for \$3.5<sup>b</sup> million of the building valuation for industrial projects in 2011, compared to \$5.3 million in 2010. There was one industrial project which had a project valuation greater than \$1,000,000:

<i>National Presto Industries Inc.</i>	\$2,800,000
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**Commercial & Office**

Development for the 2011 construction season saw a total building valuation of \$38.1 million compared to \$43.6 million in 2010. New building construction accounted for \$9.7 million of the 2011 figure compared to \$9.5 million in 2010. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$28.4<sup>b</sup> million in building valuation in 2011 compared to \$34.1 million in 2010.

The following 2011 projects were tops in commercial and office building valuations exceeding \$1,000,000:

<i>Mega Foods (Consumers Coop)</i>	\$4,500,000
<i>Westconsin Credit Union</i>	\$2,229,000
<i>Luther/Mayo Health Services</i>	\$2,159,889
<i>Baxter Healthcare/Biolife</i>	\$2,011,490
<i>Mayo Clinic Health System</i>	\$1,800,000

**Miscellaneous**

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2011, there was \$112.3 million in total valuation, compared to \$6.3 million for 2010. There was \$35.3 worth of new building projects for 2011, which compared to \$0.0 in 2010. Additions, alterations, repairs, accessory structures, signs, and other permits in 2011 accounted for \$77.0<sup>b</sup> million compared to \$6.3 million in 2010.

Miscellaneous projects with building valuations of more than \$1,000,000 are listed below:

<i>Eau Claire County</i>	\$43,688,000
<i>University of Wisconsin Eau Claire</i>	\$35,300,000
<i>Eau Claire Area School District</i>	\$9,701,800
<i>Eau Claire Area School District</i>	\$9,051,400
<i>Eau Claire Area School District</i>	\$8,346,800
<i>Chippewa Valley Technical College</i>	\$2,600,000
<i>Chippewa Valley Technical College</i>	\$1,400,000

<sup>a</sup>Does not include mixed-use properties. These projects' valuations are listed under Commercial & Office.

<sup>b</sup>Industrial and Miscellaneous mechanical permit valuation totals are included in the Commercial category.

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