



DEVELOPMENT UPDATE

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2012 Year in Review

The following summary of development activities in the city of Eau Claire is for the 2012 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 2012 construction season had a total building permit valuation of \$152,778,798. This was the fourth 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 as follows:

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

The 2012 construction season saw \$35.8 million in total building valuation for residential development. The 2011 construction season had a total residential valuation of \$20.5 million. Commercial and office development had a combined total of \$50.6 million in building valuation in the 2012 construction season compared to \$38.1 million in 2011. Industrial development had \$6.7 million for the 2012 construction season in total building valuation compared to \$3.8 million in 2011. Other total valuations included \$59.7 million for miscellaneous projects in 2012 compared to \$112.3 million in 2011.

The top ten building projects by valuation based on building permits issued for the 2012 construction season were:

<i>UWEC Education Building</i>	\$34,257,083
<i>Delong Middle School</i>	\$17,400,000
<i>Holiday Inn</i>	\$8,600,000
<i>Sacred Heart Hospital</i>	\$6,400,000
<i>Nestlé/Gerber Products Company</i>	\$4,900,000
<i>Riverfront Terrace Apartments</i>	\$4,100,000
<i>Sam's Club</i>	\$2,500,000
<i>Calvary Baptist Church</i>	\$2,439,453
<i>Eau Claire Automotive</i>	\$1,500,000
<i>Mayo Clinic Health Systems</i>	\$1,500,000
<i>Sacred Heart Hospital</i>	\$1,500,000
<i>(the last three tied)</i>	

There were a total of 62 non-residential building permits issued in 2012 with valuations over \$100,000. This compares to 47 non-residential permits issued in 2011.

Residential

The 2012 construction season had an overall building valuation for residential development of \$35.8 million compared to \$20.5 million for 2011. The number of single-family dwelling units built in 2012 was 55 compared to 25 units in 2011. A dwelling breakdown of the figures for single-family, duplex, condominium, and multi-family units is provided below:

Permits	2012	2011	2010	2009	2008	2007	2006	2005	2004
Single-family	55	25	41	47	37	66	104	102	188
Duplex	40	14	16	18	12	16	2	14	26
Condos	6	0	27	26	56	21	91	30	48
Multi-family	128	71	71	48	77	92	97	90	107
Total Units	229	110	155	139	182	195	294	236	369

Total units on last page 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 \$22.3 million compared to \$10.0 million in 2011. Valuation of all new single-family homes built in 2012 was \$8.2 million compared to \$4.0 million in 2011. Duplex development totaled \$4.2 million in valuation in 2012, compared to \$0.9 million in 2011. Condo development had a total valuation of \$0.8 million in 2012, compared to \$0.0 million in 2011. Multi-family development accounted for \$9.1^a million in building valuation in 2012, compared to \$4.9 million in 2011.

The total valuation for residential additions, alterations, repairs, accessory structures, electrical, mechanical, plumbing, and pool permits amounted to \$13.5 million in 2012 compared to \$10.5 million for 2011.

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:

2012 - \$148,748	2005 - \$160,742
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

Industrial

Total building valuation for industrial projects started in 2012 was \$6.7 million. This compares to \$3.8 million in building valuation for 2011. New building construction for 2012 was \$0.0 compared to \$0.3 million for 2011. Additions, alterations, repairs, accessory structures permits accounted for \$6.7^b million of the building valuation for industrial projects in 2012, compared to \$3.5 million in 2011. There was one industrial project which had a project valuation greater than \$1,000,000:

Nestlé/Gerber Products Company \$4,900,000

Commercial & Office

Development for the 2012 construction season saw a total building valuation of \$50.6 million compared to \$38.1 million in 2011. New building construction accounted for \$9.6 million of the 2012 figure compared to \$9.7 million in 2011. Additions, alterations, repairs, accessory structures, electrical, mechanical and plumbing permits accounted for \$41.0^b million in building valuation in 2012 compared to \$28.4 million in 2011.

The following 2012 projects were tops in commercial and office building valuations exceeding \$1,000,000:

<i>Holiday Inn</i>	\$8,600,000
<i>Sacred Heart Hospital</i>	\$6,400,000
<i>Sam's Club</i>	\$2,500,000
<i>Eau Claire Automotive</i>	\$1,500,000
<i>Mayo Clinic Health Systems</i>	\$1,500,000
<i>Sacred Heart Hospital</i>	\$1,500,000
<i>Kohl's Department Store</i>	\$1,400,000

Miscellaneous

Miscellaneous projects include government, education, religious institutions, airports, public museums, and signs. In 2012, there was \$59.7 million in total valuation, compared to \$112.3 million for 2011. There was \$36.8 worth of new building projects for 2012, which compared to \$35.3 in 2011. Additions, alterations, repairs, accessory structures, signs, and other permits in 2012 accounted for \$22.9^b million compared to \$77.0 million in 2011.

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

<i>UWEC Education Bldg.</i>	\$34,257,083
<i>Delong Middle School</i>	\$17,400,000
<i>Calvary Baptist Church</i>	\$2,439,453
<i>CVTC NanoRite Center</i>	\$1,350,000

^aDoes not include mixed-use properties. These projects' valuations are listed under Commercial & Office. (None for 2012)

^bIndustrial 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.

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.