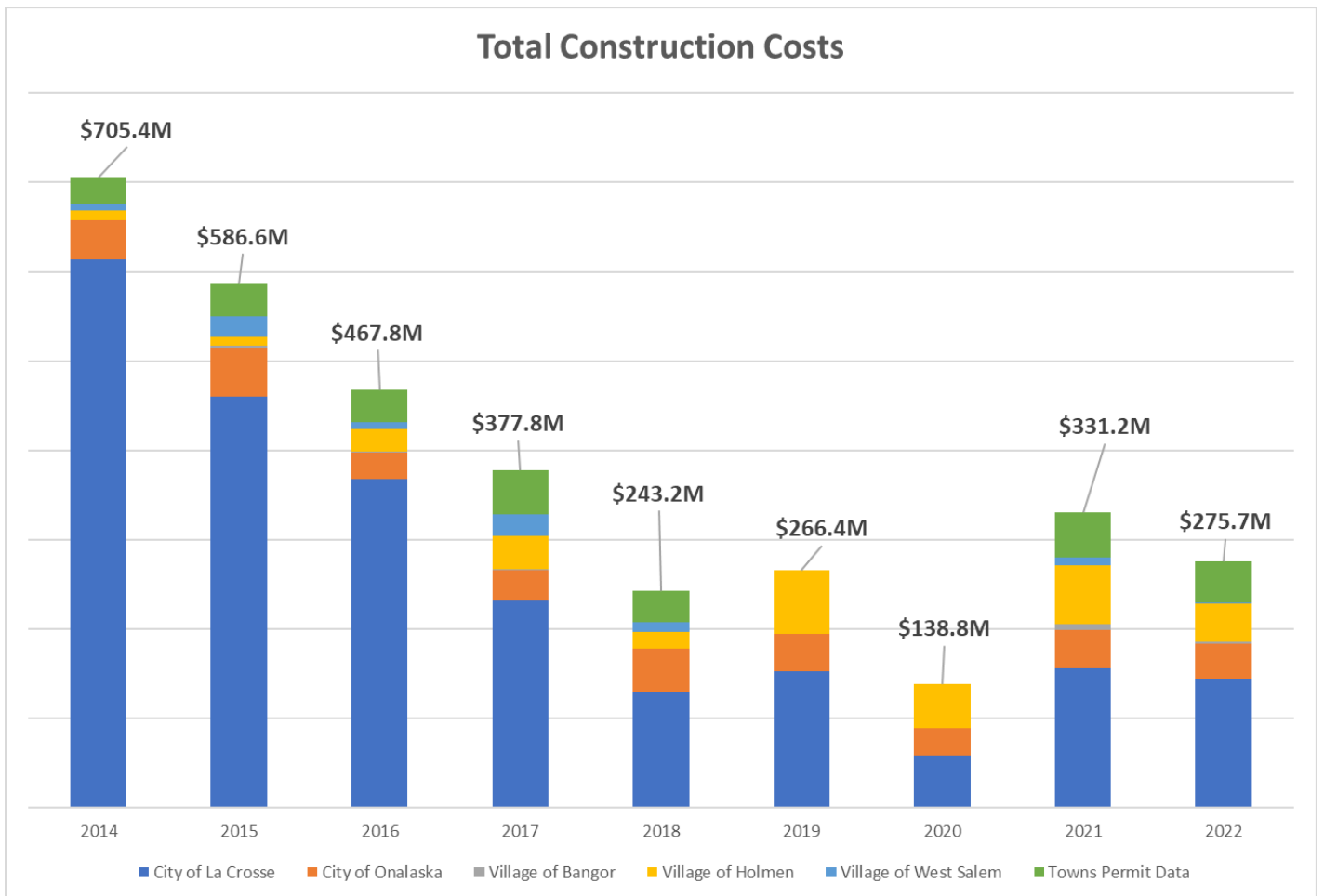


# 2023 Collection of Building Permits

## *Summary Report*

Total Construction Costs									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
City of La Crosse	\$ 614,280,000.00	\$ 460,500,000.00	\$ 368,503,011.00	\$ 232,281,413.00	\$ 129,770,000.00	\$ 153,038,209.00	\$ 59,011,464.00	\$ 156,065,859.00	\$ 143,663,421.37
City of Onalaska	\$ 42,900,000.00	\$ 54,800,000.00	\$ 28,700,000.00	\$ 33,246,287.00	\$ 48,200,000.00	\$ 41,789,058.00	\$ 30,517,570.00	\$ 42,693,049.00	\$ 39,613,859.70
Village of Bangor	\$ 417,915.78	\$ 1,649,300.90	\$ 1,312,961.00	\$ 1,043,100.00	\$ 223,278.65			\$ 7,021,937.00	\$ 3,045,742.15
Village of Holmen	\$ 10,800,000.00	\$ 10,200,000.00	\$ 25,872,930.00	\$ 37,503,992.66	\$ 18,486,995.00	\$ 71,562,473.00	\$ 49,263,503.00	\$ 65,496,404.79	\$ 42,737,768.53
Village of West Salem	\$ 7,600,000.00	\$ 23,402,380.00	\$ 7,103,120.00	\$ 24,394,795.70	\$ 11,135,151.00			\$ 8,714,237.28	\$ 152,042.16
Towns Permit Data	\$ 29,400,000.00	\$ 36,030,000.00	\$ 36,270,000.00	\$ 49,298,812.00	\$ 35,389,140.00			\$ 51,202,367.00	\$ 46,532,823.00
<b>Totals for La Crosse County</b>	<b>\$ 705,397,915.78</b>	<b>\$ 586,581,680.90</b>	<b>\$ 467,762,022.00</b>	<b>\$ 377,768,400.36</b>	<b>\$ 243,204,564.65</b>	<b>\$ 266,389,740.00</b>	<b>\$ 138,792,537.00</b>	<b>\$ 331,193,854.07</b>	<b>\$ 275,745,656.91</b>



Since 2011 LADCO has collected building permit data from each of the municipalities and townships in La Crosse County. This exercise has been completed to provide the region with relevant data that is indicative of the current strength of the economy, and insight into what future economic trends might look like.

Due to the COVID-19 pandemic, LADCO staff was not able to collect accurate data from 2019 and 2020 but reignited the initiative to collect data from 2021 on.

Since 2016, each of the municipalities and townships have experienced steady growth with relatively consistent numbers over the years. You will notice, 2022's data is slightly down from years' prior. This data is indicative of a slow but steady rebound after coming out of the pandemic. Please note that there are a few gaps in the communities' responses in the different years. We expect to see 2023's data show additional growth compared to 2022.

Below are short narratives on initiatives taken on by the individual municipalities that have assisted and facilitated much of this growth.

**City of La Crosse** - The City of La Crosse continues to lay the groundwork for continued infill and redevelopment throughout the city. Along with the 33 new residential buildings for a total of 124 new units across the city in 2022, there is continued progress on River Point District. Infrastructure work is ongoing, and the majority of the parcels are under contract for residential development. At completion of the development over the next 5-10 years, approximately 800 new housing units are expected including developments designed with seniors and families in mind. The City of La Crosse also leverages opportunities for rehabilitation and renovation to homes through programs to assist with funding. La Crosse completed its Comprehensive Plan in 2023 and will look to that document for guidance on potentially creating more opportunities for density and redevelopment when appropriate. La Crosse continues to take pride in the strength of its neighborhoods, historic downtown, and strong education and healthcare institutional presence and partnerships with UW-La Crosse, Viterbo University, Western Technical College, Mayo Clinic and Gundersen Health System.

**Village of Holmen** - The Village of Holmen saw a significant increase in total permits issued and total construction value from 2018 to 2021. In fact, the total construction value nearly tripled. Why? More than 25 miles of new roads, water and sewer mains and other infrastructure has been built throughout the Village since 2015, including a new Water Well, Water Reservoir, five lift stations and a new Wastewater Treatment Facility. More than 50 acres of new parkland and greenspace has been created throughout the Village since 2014, including three new parks, 6 miles of new multi-use trails, a new Village Library and community-wide beautification efforts. These investments, both public and private, have resulted in an influx of several hundred new residential units built each year throughout all areas of the Village. While some of the community's total new permits and construction value can be attributed to new commercial and industrial investments, the most significant factor impacting those parameters can all be attributed to new residential growth, occurring all throughout the Village. Each important investment has collectively made Holmen a destination community resulting in the last three years of record high residential permitting for new housing construction. 2022 is on pace to be yet another year in line with Holmen's new record-breaking trends.

**Village of West Salem** - The Village of West Salem enjoys a high quality of life with an extensive public parks system, new wastewater treatment plant, enviable private and public schools, active library, and a dynamic, engaged community making West Salem a great place to live, learn, work, and play. West Salem continues to be a steady economic driver for the region, consistently reporting strong numbers in both building permits issued and associated construction value. West Salem's building activity has been consistent over the last ten years with two substantial residential developments still in progress. West Salem took over administration and management of the Lakeview Business Park Tax Incremental District from La Crosse County, and the Village has since created a second overlay TIF for further developments to the north and to the east.

**City of Onalaska** - The City of Onalaska continues to maintain its reputation as a friendly city to live, work and play. The City prides itself on its forward-thinking attitude towards development and redevelopment, ensuring a varied housing stock, ample commercial opportunities and places to satisfy day-to-day needs, as well as plenty of outdoor space for recreation. The City continues to see vacant land develop, with flexible redevelopment/infill opportunities allowed through the City's new Unified Development Code adopted in 2020. It is important to note the nearly 1,000 residential addition/remodeling permits for single/two family homes from 2020-2021, showing the commitment and pride City residents have in their homes and the maintenance of them. Additionally, Onalaska is known for its high-quality multi-family developments and has actively promoted the development of additional multi-family apartment options and senior housing options, totaling over 600 new units in the last four years. For future residential development, the City approved three new residential preliminary plats in 2021, opening up nearly 40 single family residential parcels, 19 duplex/twinhome parcels, and 12 2-to-6-unit townhomes parcels, as well as new commercial/multi-family residential parcels. The City continues to make investments in infrastructure throughout the community reflecting the City's strong belief in the importance of maintaining quality City streets, parks, and sewer & water systems. Since 2017, the City has celebrated the multistage redevelopment of our riverfront including the opening of the Great River Residences, the Great River Landing and Dash Park. The City also added the Nathan Hills Estates Park and continues to work with Mississippi Valley Conservancy on the transfer and protection of bluff land for future generations to enjoy.