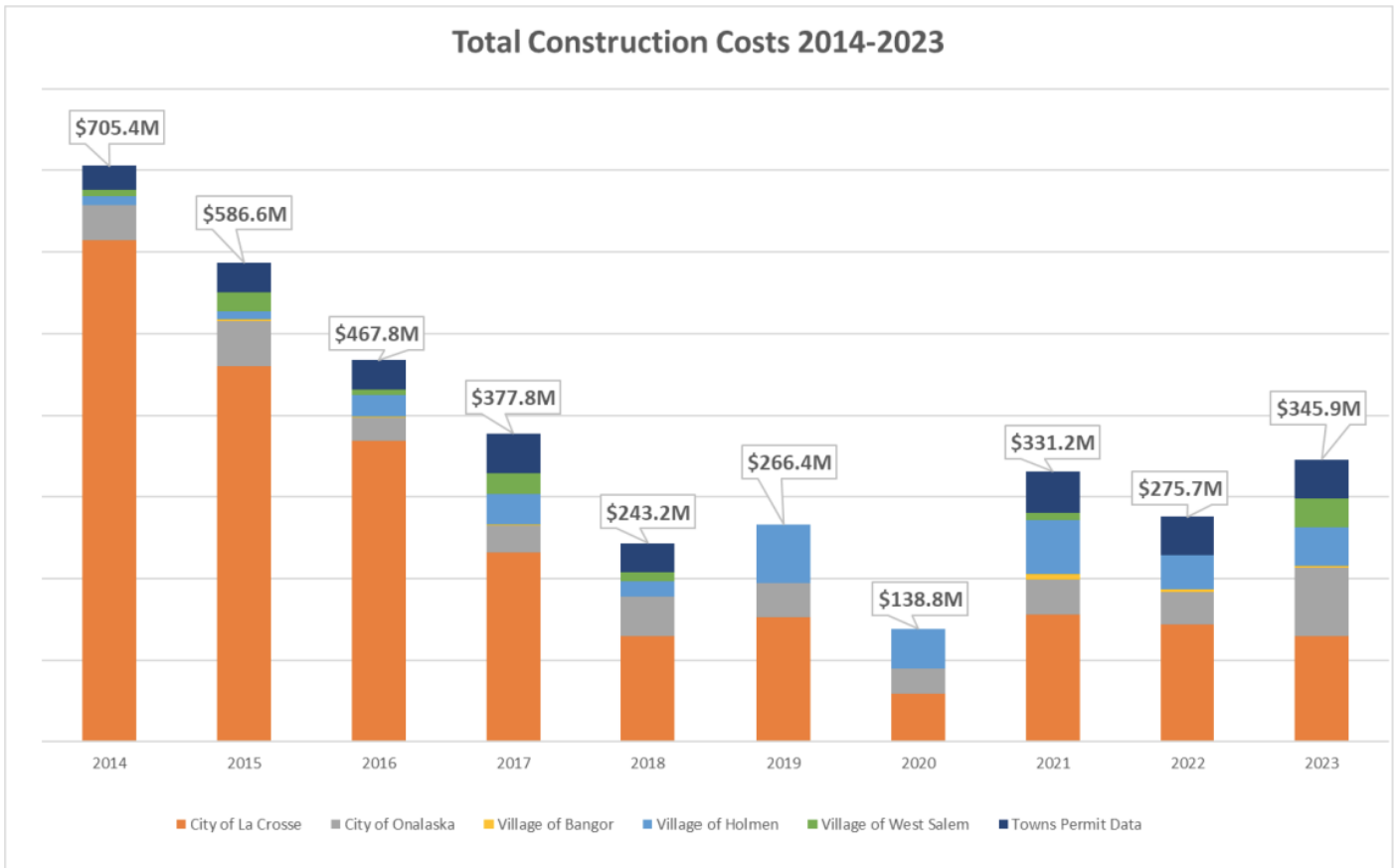


## 2023 Collection of Building Permits

### Summary Report

Total Construction Costs										
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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	\$ 129,628,494.14
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	\$ 84,100,000.00
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	\$ 2,134,898.00
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	\$ 47,191,954.44
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	\$ 34,998,849.56
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	\$ 47,821,979.00
<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>	<b>\$ 345,876,175.14</b>



Since 2011, the La Crosse Area Development Corporation (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 one factor of many that indicates the current strength of the economy, and insight into what future development and economic trends might look like.

Due to the COVID-19 pandemic, LADCO staff was not able to collect 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 2023's data is the highest it has been in five years. This data is indicative of a 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 2024's data show additional growth compared to 2023.

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 the River Point District. At completion of the development over the next 3-4 years, the project will exceed \$300 million in new private investment with a likely total housing unit count exceeding 1,100 with seniors and families in mind. A mixed housing and retail space, "Copper Rocks," will be in the works in the next few years as a redevelopment project at the former Kmart site. This project features apartments in six buildings along with 30,000 square feet of commercial and community space and outdoor green space. The Collective on Fourth is another housing project in La Crosse designed to address the need for housing. This \$16.7 million residential building will feature 62 units of housing, with all but 10 units reserved for income-limited renters. "Haven on Main," a proposed development of 74 housing units, recently got approved to help bring housing to disabled citizens. The project is expected to break ground in 2025 and is hoped to be completed in 2026. The City of La Crosse also leverage 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 2021 to 2022, and 2022 to 2023. In fact, 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, six 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 new residential units built and in 2023, Holmen saw the construction of 25 new residential units. While some of the community's total new permits and construction value can be attributed to new commercial and industrial investments, residential growth had the most significant factor impact 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. 2023 is 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 in the business park.

**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 five 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 with 101 units, 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.

**Township Summary** - In 2023, La Crosse County issued 326 zoning occupancy permits, with a total cost of construction valued at \$47,821,979. Of those permits, 63 new residential units were built and one new subdivision with four residential lots was created. 21 new agriculture buildings were also constructed, which is a 50% increase from 2021-2022. 44 new solar installations were also permitted, following the trend of a

significant increase in solar projects over the last five years. The La Crosse County Comprehensive Plan, Envision 2050, projects a need for 8,000 additional housing units in incorporated and unincorporated areas over the next 20 years, and the County aims to continue incentive programs and efforts to improve the efficiencies of the permitting process. The increase in solar projects also favors the comprehensive plan, as environmental sustainability is a key element. La Crosse County is proud to say we have installed solar panels at 5 locations, with plans for additional work in the future.