

# 2018 PERMIT DATA REPORT FOR JEFFERSON AND DODGE COUNTIES, WISCONSIN

2018 was the third year that the issuance of construction permits for the municipalities in Jefferson County was tracked, and the second year that the information was gathered for Dodge County. This is done to:

- Determine the number of commercial and industrial permits issued by year by municipality
- Determine the average value of the Commercial and Industrial (C/I) permits issued, by municipality
- Determine the number of residential permits issued by year by municipality
- Determine the average value of the Residential permits issued, by municipality

Tracking of this type over time will allow us to identify trends and ensure that our economic development and related community development efforts are aligned with growth areas; and/or allow for conversations with those municipalities who are lagging behind.

## JEFFERSON COUNTY

### COMMERCIAL/INDUSTRIAL PERMITS ACTIVITY:

In 2018, the Cities and Village issued 68 C/I permits for projects with a total value of \$29,980,015. The average value of C/I projects in 2018 for the whole county was \$440,883. Broken out by municipalities, the City of Watertown issued the most C/I permits in 2018; however, they rank fourth in average C/I project value for that year. The City of Jefferson ranked third in number of permits issued; however, ranked first in average value of C/I permits issued. **The top five cities/village in order based upon the average C/I project value are shown at the right.**

TOP 5 BY AVERAGE PROJECT VALUE	2018
CITY OF JEFFERSON	\$920,295
CITY OF LAKE MILLS	\$840,000
VILLAGE OF JOHNSON CREEK	\$625,000
CITY OF WATERTOWN	\$479,057
CITY OF FORT ATKINSON	\$109,387

TOP 5 BY AVERAGE PROJECT VALUE	2018
TOWN OF LAKE MILLS	\$2,754,238
TOWN OF CONCORD	\$179,475
TOWN OF MILFORD	\$91,800
TOWN OF KOSHKONONG	\$74,485
TOWN OF HEBRON	\$60,200

The Towns had a busy year as well for C/I permits. The total number issued was 162, with a project value of \$63,750,076. The average C/I project value in the Towns was \$393,519. The Town of Palmyra issued the most C/I permits in 2018, and came in at seventh in average project value. **The top five towns in order based upon average C/I project value are shown in the table at the left.**

Looking at the County as a whole from 2016 through 2018, commercial and industrial permit activity is revealing a significant investment in 2018 over the previous two years.

TRENDS OVER TIME	2016	2017	2018
PERMITS ISSUED	315	347	230
AVERAGE PROJECT VALUE	\$179,363	\$163,425	\$407,522

2018 PERMIT DATA REPORT—JEFFERSON COUNTY CONTINUED

The trend suggests more substantial investments in commercial and industrial projects in 2018 than in previous years, and hopefully this trend will continue! While the number of permits issued decreased last year by a significant amount, the project value rose by 150% in 2018 over the average value of C/I projects permitted in 2017.

RESIDENTIAL PERMITS

Last year’s number of permits issues for residential projects in the county overall was lower than in previous years; however again, the average project value rose. The cities and villages in the county issued 358 permits for residential projects, valued at \$21,601,689, with an average project value of \$60,340. **The top five cities and villages in order based upon the average Residential permit value are shown at the right.**

TOP 5 BY AVERAGE PROJECT VALUE	2018
CITY OF WHITEWATER	\$610,339
CITY OF LAKE MILLS	\$285,042
CITY OF FORT ATKINSON	\$260,605
VILLAGE OF JOHNSON CREEK	\$253,200
CITY OF WATERTOWN	\$41,013

TOP 5 BY AVERAGE PROJECT VALUE	2018
TOWN OF MILFORD	\$172,958
TOWN OF LAKE MILLS	\$152,220
TOWN OF OAKLAND	\$150,273
TOWN OF WATERLOO	\$150,267
TOWN OF IXONIA	\$133,889

Town residential permit activity continues in key growth areas. The Town of Ixonia issued the most permits for the year, and ranked fifth in average project value. **The top five towns in order based upon the average residential permit value are shown in the table at the left.**

Looking at residential activity from 2016 through 2018 in the county reveals a decrease in the number of permits issued in 2018 (which may be accounted for by the fact that several communities broke out multi-family investments separately and so in 2018 these were NOT rolled into residential permit data as in previous years).

TRENDS OVER TIME	2016	2017	2018
PERMITS ISSUED	1,314	1,419	704
AVERAGE PROJECT VALUE	\$68,877	\$69,920	\$83,530

# 2018 PERMIT DATA REPORT - DODGE COUNTY

**DODGE COUNTY:** This is the second year that permit data has been gathered for Dodge County. Doing so provides a good comparison of investments in the two-county area, and informs our regional economic development efforts on investment trends.

**Commercial & Industrial:** Fourteen cities and villages of Dodge County responded that they'd issued 130 C/I permits in 2018, for a total value of \$47,365,412. It is important to note that no data was received on time from the following: Brownsville, Fox Lake, Neosho, Randolph and Waupun. From the 14 cities and villages that responded, the average project value for the county was \$364,349. The City of Beaver Dam issued the most C/I permits in 2018, however, it ranked eleventh in the average project value. **The top five, by average project values are shown at the right.**

TOP 5 BY AVERAGE PROJECT VALUE	2018
CITY OF MAYVILLE	\$946,990
CITY OF HORICON	\$654,886
VILLAGE OF IRON RIDGE	\$550,000
VILLAGE OF REESEVILLE	\$326,300
CITY OF JUNEAU	\$230,232

TOP 5 BY AVERAGE PROJECT VALUE	2018
TOWN OF CLYMAN	\$323,120
TOWN OF BURNETT	\$200,000
TOWN OF EMMET	\$190,000
TOWN OF OAK GROVE	\$151,531
TOWN OF PORTLAND	\$135,281

All towns in Dodge County responded and Commercial/Industrial project activity was robust in 2018. A total of 40 permits were issued with a project value of \$4,339,010, with an average C/I permit value of \$108,475. The Town of Portland issued the most C/I permits overall, and ranked fifth in average project value. **The top five towns, by average project values are shown in the table at the left.**

## Commercial/Industrial – Dodge County

TRENDS OVER TIME	2017	2018
PERMITS ISSUED	152	167
AVERAGE PROJECT VALUE	\$305,415	\$308,374

2018 PERMIT DATA REPORT—DODGE COUNTY CONTINUED

**Residential:** Dodge County also had a busy residential investment year in 2018. A total of 794 Residential permits were issued by the 14 responding cities and villages, for projects valued at \$25,292,373. The average residential project value for these cities and villages was \$31,854. **The top five cities and villages, by average project value, are shown at the right.**

TOP 5 BY AVERAGE PROJECT VALUE	2018
VILLAGE OF LOWELL	\$105,000
VILLAGE OF KEKOSKEE	\$42,798
CITY OF JUNEAU	\$42,100
CITY OF BEAVER DAM	\$41,961
VILLAGE OF IRON RIDGE	\$37,000

TOP 5 BY AVERAGE PROJECT VALUE	2018
TOWN OF BEAVER DAM	\$222,471
TOWN OF EMMET	\$199,577
TOWN OF PORTLAND	\$138,679
TOWN OF ELBA	\$134,230
TOWN OF HERMAN	\$133,000

The towns were busy issuing residential permits as well. All totaled, the towns in Dodge County issued 251 Residential permits for projects valued at \$20,181,764, resulting in an average project value of \$82,943. The Town of Ashippun issued the most permits and ranked seventh in project value. **The top five towns, by project value, are shown at the left.**

Residential Activity – Dodge County

TRENDS OVER TIME	2017	2018
PERMITS ISSUED	921	1,040
AVERAGE PROJECT VALUE	\$97,725	\$44,090

The significant difference in 2018’s average project value over 2017 may be a reflection of no data from municipalities that responded in the previous year and generally have higher-cost residential investments, such as like Fox Lake. As we continue to track the data over time, the picture will become clearer.