



# 2005 ANNUAL REPORT

**CITY  
OF  
WILLMAR**



City Attorney  
City Clerk-Treasurer  
Community Ed & Recreation  
Cultural Liaison  
Finance  
Fire  
**Planning & Development Services**  
Police  
Public Works



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**PLANNING AND DEVELOPMENT SERVICES**

City Office Building  
333 SW 6<sup>th</sup> Street, Box 755  
Willmar, MN 56201

<b>DIRECTOR</b>	320-214-5184
<b>PLANNER</b>	320-214-5195
<b>BUILDING OFFICIAL</b>	320-214-5185
<b>BUILDING INSPECTION TECH</b>	320-214-5187
FAX: 320-235-4917	

March 20, 2006

The Honorable Mayor Lester J. Heitke  
and Members of the Willmar City Council

Mayor and Council Members:

Submitted for your information and consideration is the 2005 Annual Report for the Department of Planning and Development Services. This report covers the four major program areas the Department is responsible for. They are:

1. Economic/community development.
2. Planning and zoning.
3. Building inspection.
4. Rental housing inspection.

If there are any issues which you would like to discuss in more detail, please contact me at your convenience.

Sincerely,

**CITY OF WILLMAR**

Bruce D. Peterson, AICP  
Director of Planning & Development Services

krk



# PERSONNEL

## **DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES**



<b>Title</b>	<b>Staff</b>	<b>Certification</b>	<b>Contact Information</b>	
Director	Bruce D. Peterson	AICP	(320)214-5184	bpeterson@ci.willmar.mn.us
Planner	Megan M. Sauer		(320)214-5195	msauer@ci.willmar.mn.us
Building Official	Randy L. Kardell	MNCBO	(320)214-5185	rkardell@ci.willmar.mn.us
Building Inspector	Thomas J. Rosemeier	MNCBOL	(320)214-5187	trosemeier@ci.willmar.mn.us
Clerk/Permit Tech.	Krista R. Krupa		(320)214-5186	kkrupa@ci.willmar.mn.us



<b>Economic Development</b>	<b>Physical Development/Planning</b>	<b>Code Enforcement</b>	<b>Rental Inspection</b>
Data Collection	Land Use Planning	Building Code	Rental Ordinance
Marketing	Zoning Enforcement	Mechanical Code	
Deal Structuring	Nuisance Enforcement	Plumbing Code	
Credit Analysis		Accessibility Code	
TIF / Tax Abatement / JOBZ		Fire Code	

**Special Functions:** Lobbying and Project Management

**Works with:** Economic Development Commission, Chamber of Commerce, Willmar Area Development Corporation, Mainstreet, Willmar Design Center, Housing and Redevelopment Authority, Community Marketing Coalition, Planning Commission, Board of Zoning Appeals.

**DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES STAFF ROSTER**

Bruce D. Peterson ----- *Director*  
Randy Kardell ----- *Building Official*  
Megan Sauer ----- *Planner*  
Krista Krupa ----- *Clerk*  
Tom Rosemeier ----- *Building Inspection Technician*

**COMMUNITY DEVELOPMENT COMMITTEE ROSTER**

Bruce DeBlieck ----- *Chair*  
Cindy Swenson ----- *Vice-Chair*  
Ron Christianson ----- *Council Member*  
Jim Dokken ----- *Council Member*  
Bruce D. Peterson ----- *Director of Planning & Development Services*  
Michael Schmit ----- *City Administrator*

## **WILLMAR PLANNING COMMISSION ROSTER**

Frank Yanish - Chair  
Jeff Nagel – Vice Chair  
Audrey Nelsen – Secretary  
Ken Warner  
Rollie Swenson  
Jay Lawton  
Fernando Alvarado  
Andrew Bjur  
Carol Laumer

## **BOARD OF ZONING APPEALS ROSTER**

Ron Erpelding – Chair  
Floyd Mottinger  
Sherlan Baker  
Grant Jansons  
Woody Glanzer  
Nathan Streed

# ECONOMIC / COMMUNITY DEVELOPMENT

## **2005 ECONOMIC/COMMUNITY DEVELOPMENT**

### **DEPARTMENT STAFF**

2005 was a year of stability for the department. No staff changes were needed or made.

### **ALL AMERICA CITY**

Perhaps one of the most rewarding experiences ever for City staff was participation in the All America City process. From the crafting of the application and naming as a finalist, to the development of the presentation for Atlanta and the eventual designation, the All America City effort brought the community together. Relationships were formed and the City's message was delivered and heard. It is gratifying for the community to have this honor and the national recognition that it brings. Although the noise has died down, participants learned something about themselves and their community in the process that will bring future benefit to the greater Willmar community.

### **CONSTRUCTION RECAP**

New construction value increased dramatically from 2004 to 2005. The total construction value of \$48,732,486 in 2005 represents a 29% increase over 2004 construction figures. The 2005 value is the third highest in the City's history. Two large government projects are included in this number; the Phase 2 remodel at Rice Memorial Hospital and the Terminal / FBO Buildings at the new airport. Otherwise, construction continues to be solid across all sectors, with new commercial / industrial construction permits showing a nice increase over 2004. The total number of permits declined slightly, but this reduction in project numbers was more than off-set by project values.

### **COMMERCIAL / INDUSTRIAL CONSTRUCTION**

Commercial / industrial construction totaled over \$30 million, with 105 permits issued. Major projects included the Mills Ford Dealership, North American Bank, Bremer Bank, Home State Bank, Hennen Furniture expansion, West Central Steel Corporate Offices, APMC expansion and remodel, Lakeland Professional Building, Medicine Shoppe expansion, and Builders Outlet expansion. Staff provides technical and project review assistance as needed for most large projects.

## **GOVERNMENT / INSTITUTIONAL CONSTRUCTION**

Two projects dominated this category in 2005. The Airport Terminal / FBO Building project was valued at nearly \$1.6 million and Phase 2 of the Rice Memorial Hospital remodel carried a value of over \$2.3 million. Both projects represent governmental investment with the potential to generate a positive economic return for the community.

## **HOUSING CONSTRUCTION**

The development of new housing in the City decreased slightly from 73 total units in 2004 to 67 in 2005. These 67 units had a construction valuation of more than \$12.2 million, or an average of almost \$185,000 per unit. Remember that this is the estimate of construction value, and not the estimated market value assigned to the units for tax purposes. Again in 2005, there were no multi-family apartment projects. 15 plats were submitted with 241 lots. This level of platting makes multiple sites available and increases consumer choice. The City's Developer Agreement System continues to function well, and offers sufficient protection to the City for sharing the risk of infrastructure construction in new developments.

## **AIRPORT**

2005 marked the year the new airport gained a physical identity. Runway and taxi-lane paving projects, along with development of the terminal and FBO facilities, now provide physical definition to the project. Final acquisition issues were resolved. Staff worked with Kandiyohi County to abate taxes previously charged to the City for lands acquired for the airport.

## **EMPLOYMENT**

Local employment figures are confusing, but seem to enforce the concept of an overall jobless recovery. Employment numbers are not available for the City of Willmar, however, County figures are generated by the State of Minnesota. In the year 2005, the average annual employment by month for Kandiyohi County was 22,531 persons. This represents a slight decrease from 2004, which registered an average annual employment of 22,651. Interestingly, the County unemployment rate declined from 4.5% in 2004 to 4.2% in 2005. Efforts continue to create jobs by assisting businesses with growth plans and by working to eliminate regulatory barriers.

## **FINANCIAL INCENTIVES**

The City continues its judicious use of incentives on a very limited basis. A ten-year tax abatement was granted in 2005 to West Central Steel for their new corporate headquarters. Kandiyohi County and the School District were partners in that abatement. The abatement requires a specified level of investment and job creation. If the company does not meet the criteria in the Business Subsidy Agreement, all or a portion of the abatement amount will have to be repaid.

The number of active tax increment financing projects is down to three. Those include the Phoenix on Fifth Condominiums, Relco Unisystems, and Lakewood BK. Reporting requirements are increasingly onerous, and staff must deal with the Office of the State Auditor on a regular basis to demonstrate compliance with statutes.

Willmar was granted JOBZ status in 2005. Only one project to date has received preliminary approval, that being the development of the MinnWest Technology Campus. This was a good project for JOBZ designation as the property had not been generating any real estate taxes in its former use as the Willmar Regional Treatment Center.

The City received a Minnesota Investment Fund Grant in the amount of \$400,000 from the State of Minnesota. This grant funded a loan to Willmar Fabrication for the acquisition of plant equipment. As the loan is repaid, the City will be allowed to retain and use the loan payments for other economic development purposes.

## **ECONOMIC DEVELOPMENT COMMISSION**

Staff maintains an active working relationship with the joint City / County Economic Development Commission. Positions on the EDC Operations Board and several committees keep the City in the middle of development activities.

Several new business retention and expansion task forces were formed to specifically address airport development, technology, and health services. The Willmar Area Development Corporation is assisting in funding the services of a business and incubator consultant to give local efforts a presence in the metro area.

Economic development marketing remains a priority. The Community Marketing Coalition has conducted ad campaigns focusing on the All America City award to lay the foundation for development marketing. The Economic Development Commission Marketing Committee builds upon those efforts by marketing to attract business development. Staff is active in local marketing programs.

Much time and effort was invested in the process to achieve the sale of the WRTC for private redevelopment. Late in 2005, the State of Minnesota came to terms with a group of local buyers who have subsequently purchased the site for the development of the MinnWest Technology Campus. Work continues on the City's part for site planning and acquisition of the 60 acre tract of State land west of North Highway 71.

## **LOOKING AHEAD**

Several major projects are anticipated for 2006. A number of projects are well into the planning and permitting processes. They represent a desirable mix of commercial,

industrial, and residential development. We look forward to the completion and opening of the new airport. Willmar continues to reinforce its presence as an economically-dominant regional center. 2005 was an award-winning year, and it is the desire of staff to maintain that positive momentum for the benefit of the greater Willmar community.

**DEPARTMENT OF PLANNING AND  
DEVELOPMENT SERVICES – FEES COLLECTED**

	<b><u>Total Fees Collected</u></b>
1996	\$206,042
1997	\$224,879
1998	\$233,879
1999	\$223,046
2000	\$173,357
2001	\$217,064
2002	\$291,128
2003	\$570,080
2004	\$409,378
2005	\$518,129
<b>10 Year Total</b>	<b>\$3,066,982</b>

## WILLMAR CONSTRUCTION ACTIVITY

	Number of Building Permits	Total Valuation (\$)	Commercial / Industrial Valuation (\$)	Housing Units	
				S.F.	Total
1996	285	23,503,965	8,727,906	56	104
1997	327	28,318,103	15,147,890	32	104
1998	323	27,298,164	19,253,451	23	58
1999	599	34,132,229	25,393,885	24	36
2000	577	15,474,996	7,294,475	14	74
2001	599	29,203,778	16,813,966	32	46
2002	669	62,334,342	47,890,584	45	113
2003	760	53,373,765	37,397,983	48	107
2004	768	34,723,014	16,812,162	57	73
<b>2005</b>	<b>728</b>	<b>48,732,487</b>	<b>30,222,299</b>	<b>49</b>	<b>67</b>
<b>Totals</b>	<b>5635</b>	<b>\$357,099,843</b>	<b>\$224,954,601</b>	<b>380</b>	<b>782</b>

# PLANNING AND ZONING

April 2006

The Honorable Mayor Lester J. Heitke  
and Members of the Willmar City Council

Mayor and Council:

The following report summarizes yet another active year by the Willmar Planning Commission. Article IV, Section 4.02, Subdivision 2 of the Willmar City Charter requires that the Commission submit a yearly report of their activity for the past year.

The following members served in 2005: Frank Yanish - Chair, Jeff Nagel - Vice Chair, Audrey Nelsen – Secretary, Rolland Swenson, Jay Lawton, Ken Warner, Andrew Bjur, Fernando Alvarado, and Carol Laumer.

Incorporated by reference into this report is the 2006-2010 Capital Improvements Report which was compiled for, and presented to, the City Council in the summer of 2005. Addendum A (attached) summarizes Planning Commission and Board of Zoning Appeals action on specific land use/zoning applications, i.e. conditional use permits, plan reviews, rezoning/text amendments, subdivision plats, variances/appeals, and annexations (Note that this data is provided both in text and graphic formats).

Meeting activity was similar to last year, with 22 regular meetings held in 2005. The Planning Commission is a diverse, talented group that represents the community well. This diversity allows for thorough review and discussion of land use issues.

Significant matters/issues before the Planning Commission in 2005 included:

1. Gasoline fueling facilities.
2. Residential planned unit developments.
3. Wal-Mart Super Center project.
4. Bank developments.
5. Home occupations.
6. Large commercial building additions.
7. Large acreage annexations.
8. Neighborhood nuisance issues.
9. Shoreland Ordinance addition amendment.
10. Twelve conditional use permits.
11. Ten plan reviews.
12. Nine zoning amendments.
13. Fifteen subdivision plats.
14. Three annexations.

Also, 10 applications for variances/appeals were reviewed by the Board of Zoning Appeals.

Land use-related matters/issues expected to come before the Commission in 2006 include:

1. Commercial/retail development in the southeastern part of town.
2. MinnWest Technology Campus Development (WRTC).
3. Subdivision Ordinance update.
4. Comprehensive Plan update.
5. Capital improvement planning.
6. Airport-related development planning.
7. Joint City-County-Township planning for development in peripheral areas.
8. Trail/pathway/park planning.

Looking ahead there are several development projects in the works that will keep the Commission busy. As the City grows, there will naturally be contentious land use issues in the process. The Planning Commission will remain diligent in its project review and decision making, as well as in the planning policy recommendations it makes.

Frank Yanish, 2005 Chair  
Willmar, Planning Commission

**Conditional Use Permit Applications**

- 05-01 Chrissy Quimby, to allow the operation of a fitness center. *Approved.*
- 05-02 Janell Olson, to allow a home occupation beauty salon. *Approved.*
- 05-03 Patricia Alsdurf, to allow the operation of a wedding/event planning home occupation. *Approved.*
- 05-04 LCR Properties (North Creek), to allow a commercial common interest community planned unit development. *Approved.*
- 05-05 Bremer Bank, to allow bank development with drive-up facilities. *Approved.*
- 05-06 LCR Properties (Fourth Addition to Boulder Point), to allow a residential planned unit development conditional use permit. *Approved.*
- 05-07 Oslo Meadows LLC (Oslo Meadows), to amend the planned unit development conditional use permit of mixed single-family and twin homes to allow a six foot side setback. *Approved.*
- 05-08 Wal-Mart, to allow gas station construction for flammable gas/liquid sales and storage. *Approved.*
- 05-09 Good Luck LLC/Carlson Construction (Lake North Fourth Addition), to amend the original development plan to allow eight single family garden homes in place of four twin home units. *Approved.*
- 05-10 Supervalu Inc., to allow construction of a retail gasoline fueling facility. *Approved.*
- 05-11 Coborns Inc., to allow construction of new gasoline pumps for gasoline sales and storage. *Approved.*
- 05-12 Koosman Construction Co. (Emerald Ponds), to allow a residential planned unit development for a mix of single-family and twin homes. *Approved.*

## Plan Reviews

- 05-01 Divine House.
- 05-02 West Central Steel.
- 05-03 Home State Bank.
- 05-04 Jimmy's Pizza.
- 05-05 Marcus 1<sup>st</sup> St. Development (withdrawn).
- 05-06 North American State Bank.
- 05-07 Bremer Bank.
- 05-08 Solomon Development Group (Duininck).
- 05-09 Lake View Motel Addition.
- 05-10 Wal-Mart Super Center.
- 05-11 Medicine Shoppe.

## Amendments

- 05-01 Meyer rezoning, R-2 to LB. *Approved.*
- 05-02 Duininck rezoning, R-3 to LB. *Approved.*
- 05-03 Score rezoning, R-2 to GB. *Approved.*
- 05-04 Text Amendment Section 3.M.2 Ordinance No. 1060 commercial / industrial fencing amendment.
- 05-05 Bremer Bank rezoning, R-4 to LB. *Approved.*
- 05-06 Gesch rezoning, R-4 to LB. *Approved.*
- 05-07 Text Amendment Section III.A. Ordinance No. 1022 adding text regarding Oslo Lake, a Natural Environment Lake.
- 05-08 Hidden Valley Estates/J & C Enterprises of Central MN rezoning, A to R-1. *Approved.*
- 05-09 Koosman Construction Co. rezoning, A to R-2. *Approved.*

## Subdivision Plats

- 05-01 Home Town Addition. 2 lots. *Final.*
- 05-02 Trentwood Estates 2<sup>nd</sup> Addition. 57 lots. *Final.*
- 05-03 Mills Addition to Willmar. 2 lots. *Final.*
- 05-04 Bjornson Addition. 2 lots. *Final, but not yet recorded.*
- 05-05 North Creek. 5 lots. *Final.*
- 05-06 Blarney Stone No. 1. 2 lots. *Pending.*
- 05-07 Gesch Acres. 3 lots. *Final.*
- 05-08 Family Eye and E.N.T. Center. 1 lot. *Final.*
- 05-09 The Water View Business Park. 36 lots. *Pending.*
- 05-10 MinnWest Technology Campus. 34 units. *Final, but not yet recorded.*
- 05-11 Fourth Addition to Boulder Point. 5 lots. *Final.*
- 05-12 Super 8 Addition. 2 lots. *Final.*
- 05-13 Valley Brook Estates Second Addition. 3 lots. *Pending.*
- 05-14 Hidden Valley Estates. 41 lots. *Pending.*
- 05-15 Emerald Ponds. 46 lots. *Pending.*
- 05-16 Westwind Estates Third Addition. 33 lots. *Withdrawn.*

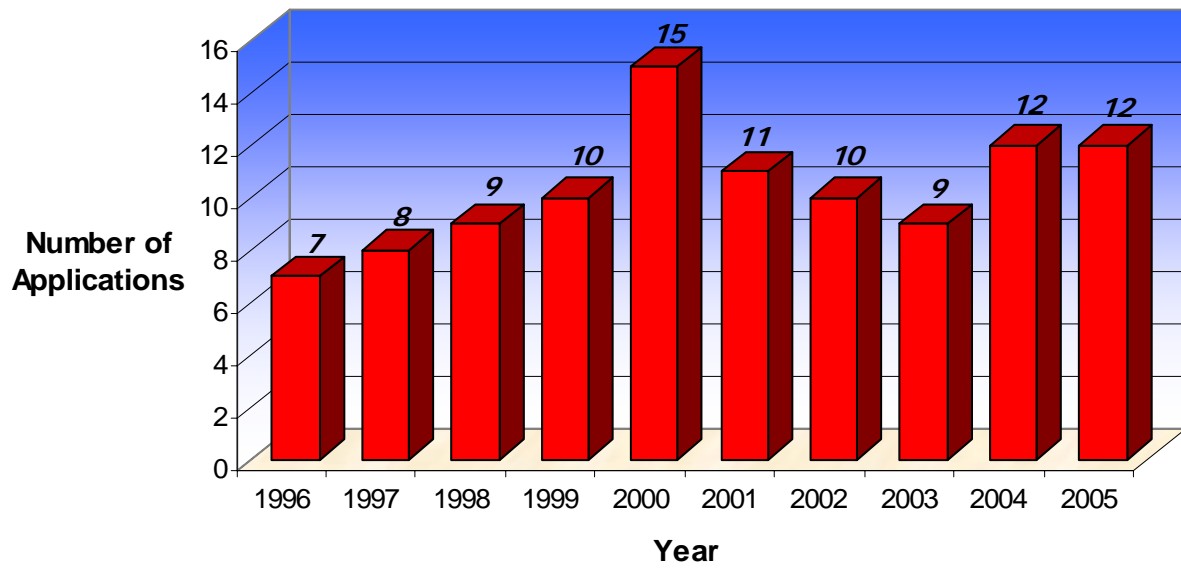
## Variances/Appeals

- 05-01 Erickson Land Co. request to allow 15' front r-o-w setbacks, 15' side r-o-w setbacks, and varied rear setbacks. *Approved.*
- 05-02 West Central Industries request to allow a 12' x 24' addition onto the existing building at a 2.96' interior side setback. *Approved.*
- 05-03 North American State Bank request to allow a 7' 6" front right-of-way parking setback and a 5' rear parking setback. *Approved.*
- 05-04 United States Postal Service request to allow construction of a building addition at a 6" side interior setback. *Approved.*
- 05-05 Ray Groff request to allow residential construction at a 20' 6" side/right-of-way setback. *Approved.*
- 05-06 Dean Wyatt appeal to allow a non-family member employee for a home occupation conditional use permit. *Denied.*
- 05-07 John TerWisscha request to allow a 5' parking setback from right-of-way. *Approved.*
- 05-08 Vincent Nordstrom request to allow a 6' 5" side yard setback for a garage addition. *Approved.*
- 05-09 Chris Sing request to allow a 2' side yard setback for an attached garage addition. *Approved.*
- 05-10 Cederstrom Properties request to allow a 0' side parking setback on the north side of the property, 7' 6" parking setback on the east side of the property, and 1' 9" parking setback on the south side of the property. *Approved.*

## Annexations

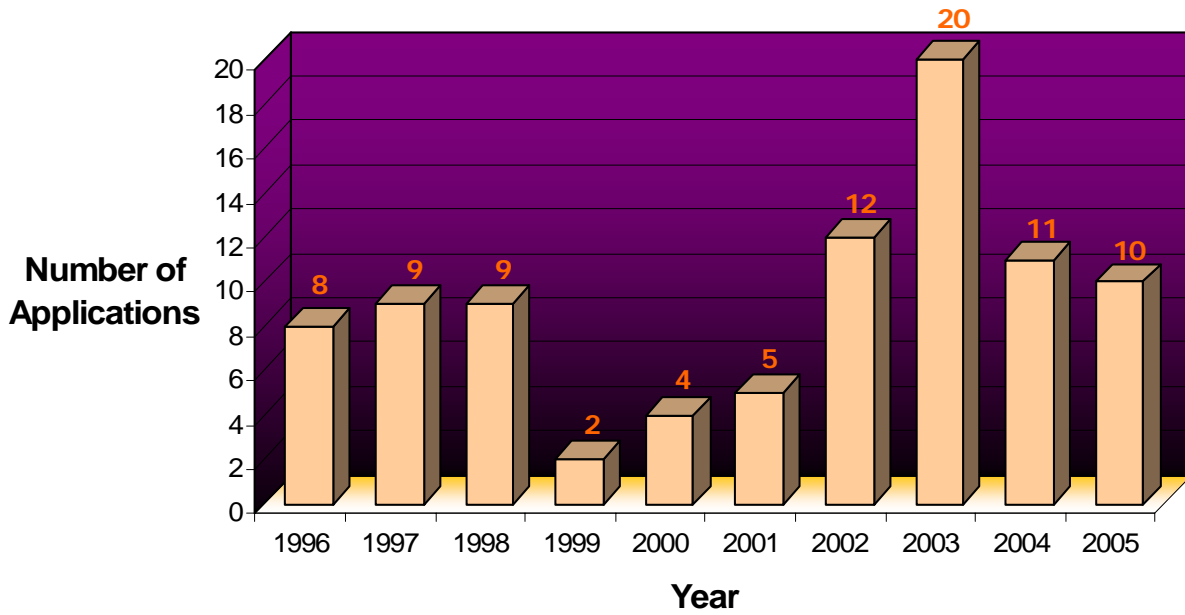
- 05-01 Duininck Brothers, for Solomon Development 4.85 acres.
- 05-02 Willmar Municipal Airport 699.92 acres.
- 05-03 Duininck Brothers, for Water View Business Park 113.90 acre

### Conditional Use Permits



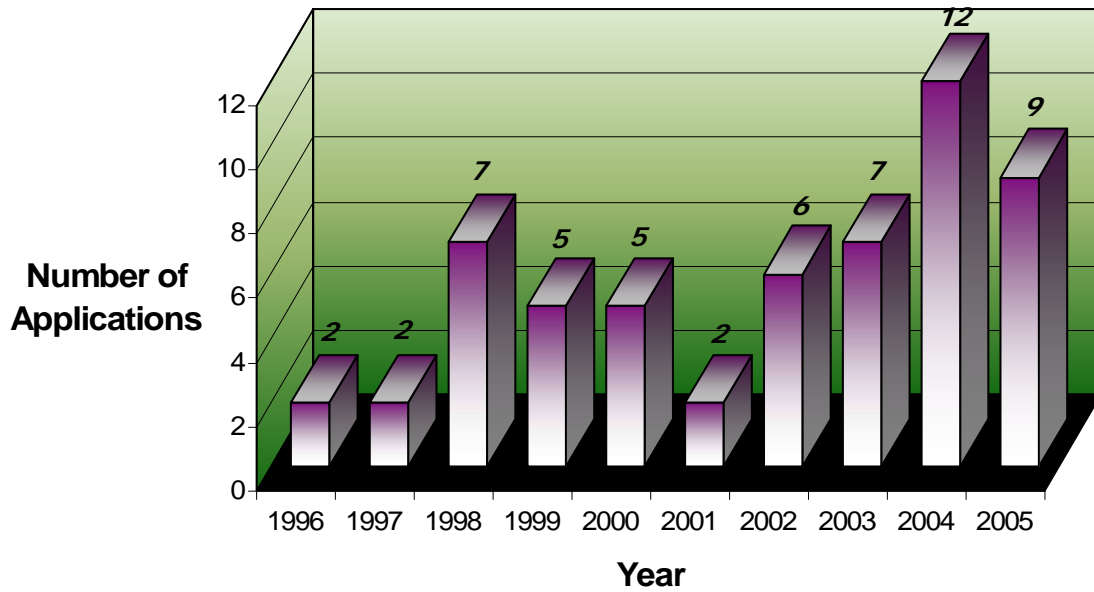
■ Applications Received

### Plan Reviews



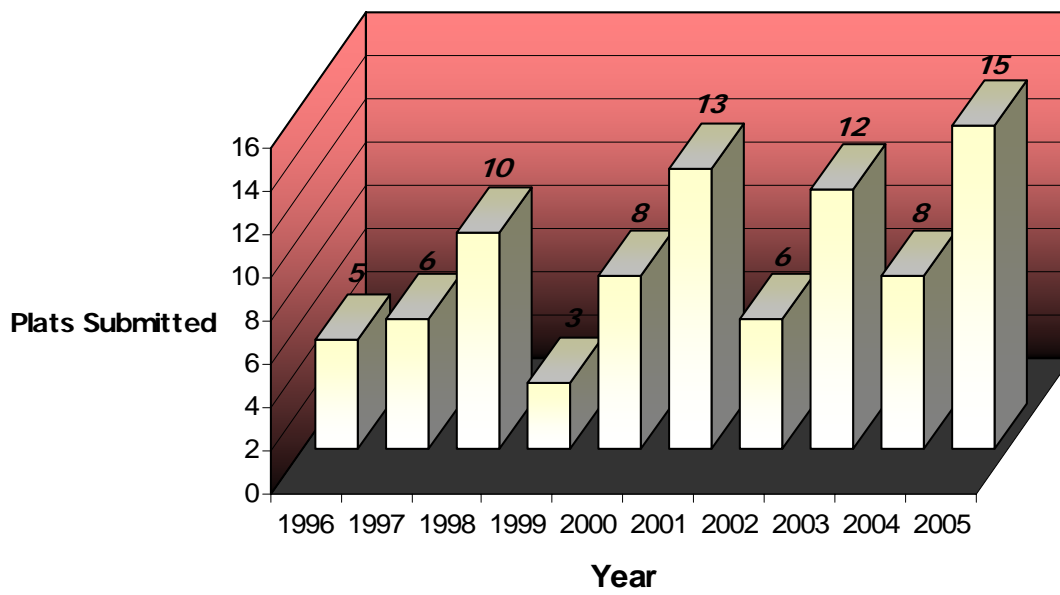
■ Applications Received

### Rezoning/Text Amendments



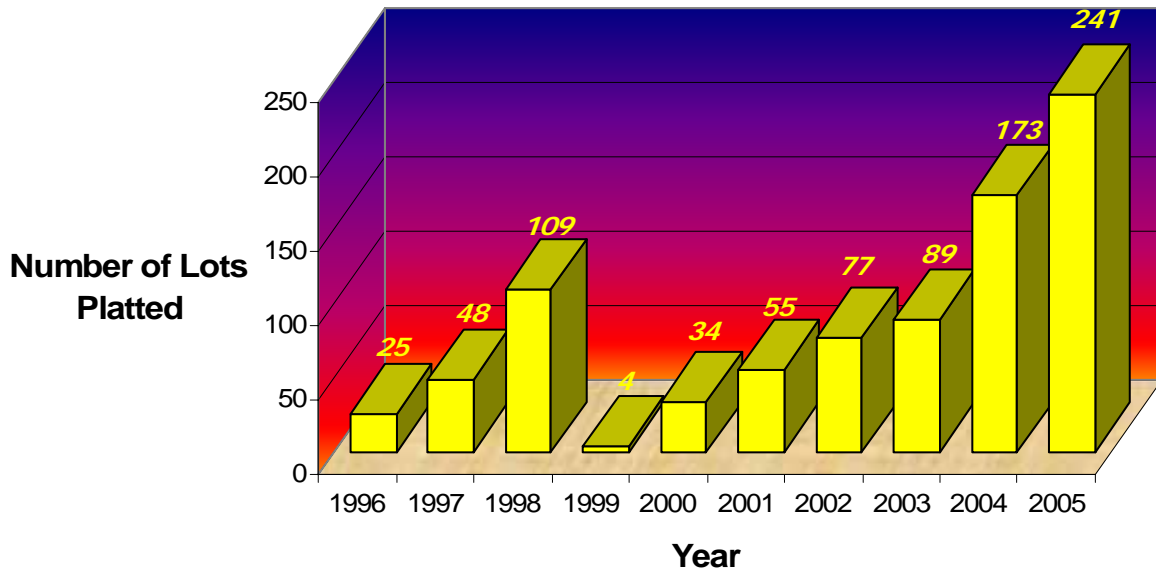
■ Applications Received

### Plat Submittals



■ Plats Submitted

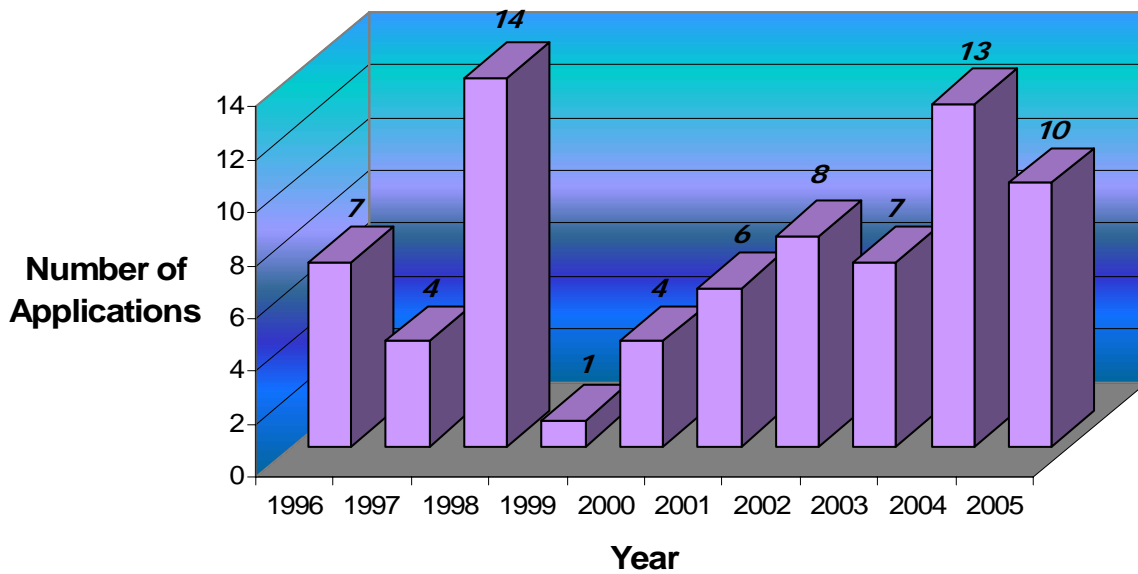
### Lots Platted



Number of Lots Platted

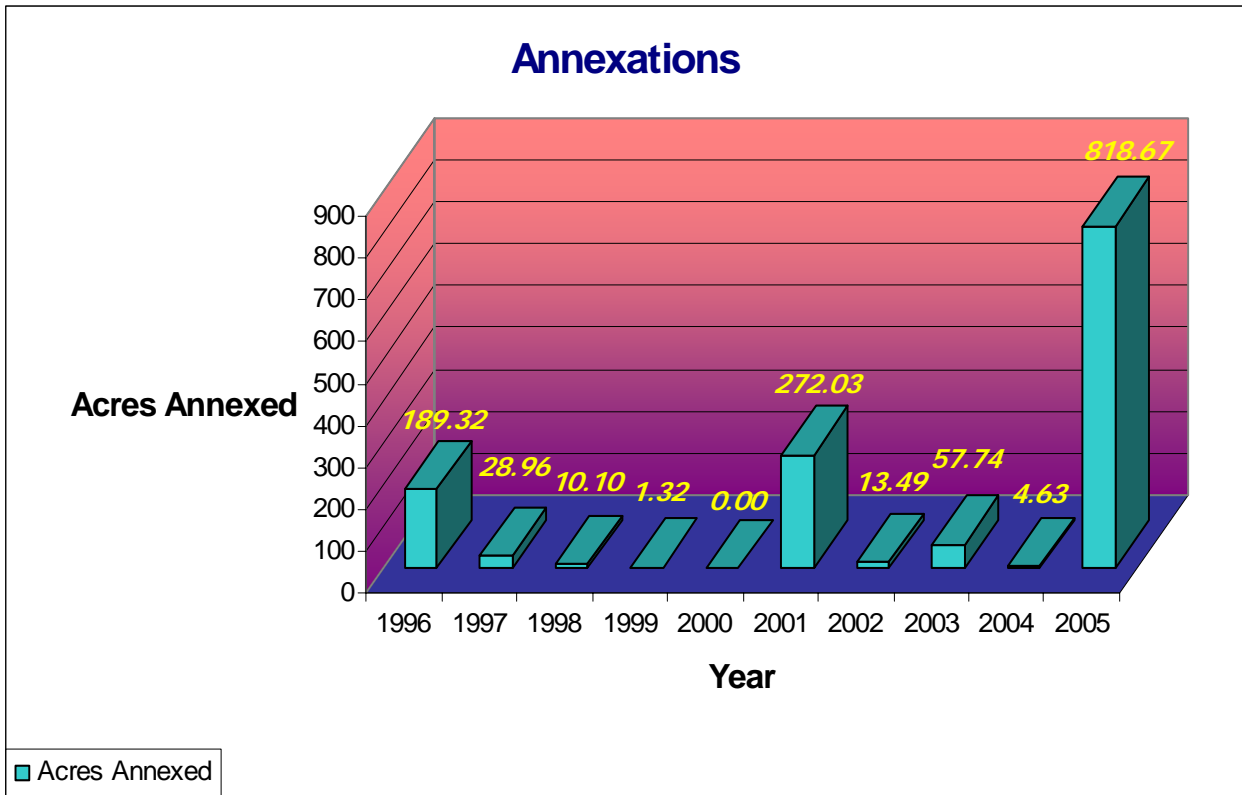
Number of Lots

### Variances/Appeals



Number of Applications

Applications Received



Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
<b># of Annexations</b>	3	3	1	1	0	1	1	3	2	3
<b>Acres Annexed</b>	189.32	28.96	10.1	1.32	0	272	13.49	57.74	4.63	818.67

## ZONING NUISANCE COMPLAINTS

Zoning and nuisance complaints resulting in action/citations totaled 385 in 2005; 46 more than in 2004. Because of the amount of development activity in 2005, staff did not have a chance to be proactive and do a complete sweep of the City for the spring clean-up. However, the public is becoming more active with phoned in complaints, which shows the public wants clean neighborhoods and supports the exterior storage ordinance. Many of the complaints involved more than one violation. The most common violations are unlicensed vehicles, with furniture/appliances and signs coming in as a close second and third.

The high-visibility notice system works well, and reduces clerical time. Near 100% compliance is obtained, usually without the use of certified mail or assistance from the City Attorney.

Thanks to the Police Department and City Attorney for their help when needed.

### Complaints comparison- 2003-2005:

Type	<u>2005</u>	<u>2004</u>	<u>2003</u>
unlicensed vehicles	<b>97</b>	74	150
furniture/appliances	<b>59</b>	46	100
junk	<b>39</b>	32	55
garbage / waste	<b>56</b>	55	94
building materials	<b>8</b>	7	23
auto parts	<b>14</b>	26	31
unlicensed trailers	<b>5</b>	9	4
off-street parking	<b>22</b>	23	21
branches / leaves	<b>9</b>	13	8
signs	<b>53</b>	37	50
fences / hedges	<b>3</b>	3	5
building removal (unsafe)	<b>3</b>	0	0
miscellany / other	<b><u>18</u></b>	<u>14</u>	<u>NA</u>
	<b>385</b>	339	541

A total of 475 inspections were required to achieve compliance.

# BUILDING INSPECTION

## 2005 BUILDING INSPECTION REPORT

### 1. GENERAL

The year of 2005 will go into the books as the third highest construction valuation (totaling \$48,732,486.80) in the City of Willmar's history. One can hardly drive around town without seeing some sort of construction activity. The City continues to grow and expand at a rate that exceeds State and National construction rates. This past year, there were eleven projects with over a million dollar construction valuation. There are multiple factors that drive the amount of local construction. Interest rates are stable and low, which helps the construction industry. There currently is an adequate skilled workforce and construction materials appear to be readily available. The 2005 construction season witnessed those factors needed to generate success for the construction industry.

In 2005 there were 49 single-family dwellings constructed, representing a decrease of 16% over last year's total. The two-family attached / twin home construction activity saw 9 buildings or 18 housing units constructed. This represents an increase of 13% from last year. Residential additions / alterations had 483 permits issued. This represents a decrease of 18% from 2004.

New commercial and industrial permits numbered 21 in 2005. This is an increase of 62%. Commercial additions / alterations permits totaled 84, which is a decrease of 12% over last year. The category of churches and schools had 5 permits issued. This is a decrease of 240% from 2004.

Detailed within this report is data showing the type and number of permits, valuations for the entire year by category, major construction projects with a construction valuation of over \$250,000, and permit inspections conducted. Rice Hospital is in its third year of construction and staff still spends 4 to 6 hours a week doing required inspections.

This report is respectfully submitted by Randy L. Kardell, Minnesota State Certified Building Official MN-1519.

2. **MAJOR BUILDING PERMITS\*(Valuations over \$250,000)**

<b><i>Permit #</i></b>	<b><i>Construction</i></b>	<b><i>Building Costs</i></b>
13728	Mills Ford Building	\$4,500,000.00
14617	North American Bank Building	\$4,171,530.00
13835	Hennen's Furniture Expansion / Remodel	\$3,311,600.00
14705	Bremer Bank Building	\$3,065,000.00
13864	Rice Hospital – Phase 2 Remodel	\$2,340,000.00
13914	Home State Bank Building	\$2,131,980.00
13926	City of Willmar – Airport Terminal / FBO	\$1,566,000.00
14693	Assembly of God – Youth Center Building	\$1,391,000.00
13698	West Central Steel Office Building	\$1,174,320.00
13733	ACMC Expansion / Remodel	\$1,070,000.00
14327	West Central Industries Addition	\$1,046,400.00
13861	Lakeland Professional Building	\$970,735.00
13711	Church of Latter Day Saints	\$923,333.00
14835	Medicine Shoppe Addition	\$492,543.00
13577	Builders Outlet Facility	\$452,334.40
14365	Kent Luu – Residence	\$358,233.73
14299	Nordstrom Dental Office	\$334,271.00
13708	Ross Evink – Residence	\$333,011.08
13988	Ronald Guetter – Residence	\$325,011.33
13921	Bruce Eddy – Residence	\$319,810.40
14781	Kent Skoglund – Residence	\$306,395.76
13822	Charles Construction – Residence	\$281,657.46
14475	Jon Layman – Residence	\$280,710.44
14696	Koosman Homes – Residence	\$268,889.25

### 3. PERMIT BREAKDOWN

<u>A. Residential</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
One-Family	48	57	49
Two-Family/Twin Home	10	8	18
Multi-Family/Town Home	1/4	0	0
Apartments	1/35	0	0
Garages/Sheds	34	35	34
Residential Addn/Alts	506	515	483
Moved/Razed Buildings	27	8	19
Mobile Homes*	11	10	15

\*Includes mobile homes moved into City, out of City, and relocated within City.

<u>B. Commercial/Industrial</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
New Commercial	18	13	21
New Industrial	0	0	0
Additions/Alterations	93	94	84
Churches/Schools	11	12	5

<u>C. Mechanical Permits</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
(New process started 4/1/03)	263	274	273

<u>D. Plumbing Permits</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
	137	139	120

**TOTAL PERMITS** 1160 1181 **1121**

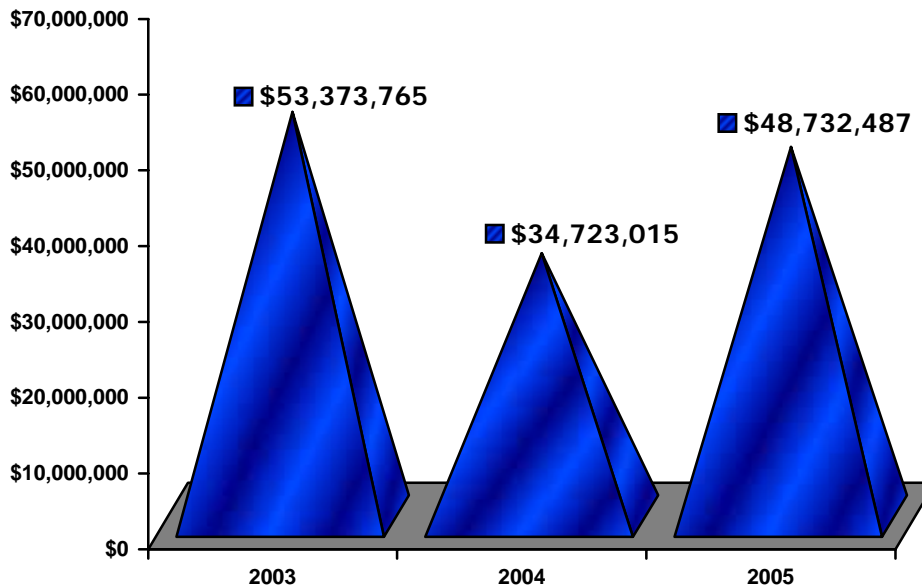
<u># of Residential Units Added</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
One-Family	48	57	49
Two-Family	20	16	18
Tri-Plex*	0	0	0
Four-Plex	4	0	0
Apartments**	35	0	0
<b>TOTAL UNITS</b>	<b>107</b>	<b>73</b>	<b>67</b>

\*\*Includes senior cooperative housing.

#### 4. CONSTRUCTION VALUATION

	<u>2003</u>	<u>2004</u>	<u>2005</u>
New Residential	\$12,233,364.22	13,585,792.45	<b>12,220,766.61</b>
Garages/Sheds	640,904.09	332,071.24	<b>477,304.22</b>
Residential Addns-Alts	2,608,008.33	3,030,665.48	<b>3,266,728.36</b>
New Commercial	28,118,589.53	8,739,214.24	<b>18,574,631.04</b>
New Industrial	0	0	<b>0</b>
Comm / Ind Addns.-Alts.	9,279,393.42	8,072,948.12	<b>11,647,667.57</b>
Churches & Schools		962,323.20	<b>2,545,389.00</b>
New & Additions	221,083.00	493,505.00	<b>0</b>
Others	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	\$53,373,764.59	\$34,723,014.73	<b>\$48,732,486.80</b>

The following chart compares total construction valuations for the years 2003 through 2005.



5. PERMIT REVENUE

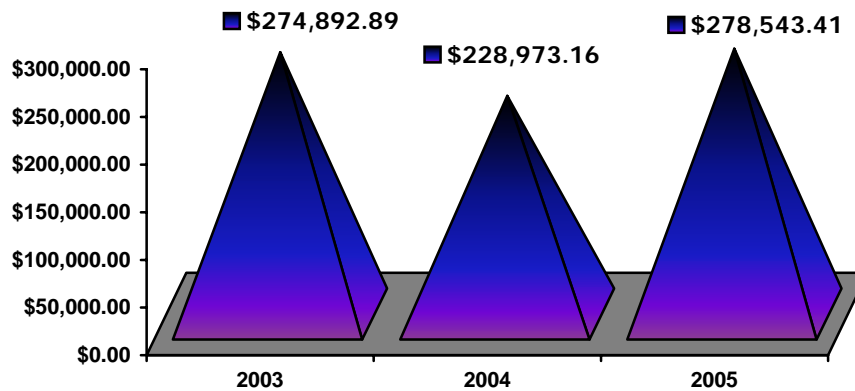
<u>A. Building Permit Revenue</u>	<u>2003**</u>	<u>2004***</u>	<u>2005*</u>
Permit Revenue	\$274,892.89	\$228,973.16	<b>\$278,543.41</b>
State Surcharge Collected	26,684.32	17,361.65	<b>25,513.02</b>
State Surcharge Paid	20,435.28	15,831.78	<b>20,796.39</b>
State Surcharge Retained by City	6,249.04	1,529.87	<b>4,716.63</b>
Plan Review Fees	137,375.92	100,831.26	<b>132,484.77</b>

\* Does not include \$10,336.39 in building permit fees waived by City.

\*\* Does not include \$13,449.59 in building permit fees waived by City.

\*\*\* Does not include \$17,637.88 in building permit fees waived by City.

The chart below compares permit revenue for the years 2003 through 2005.



<u>B. Mechanical Permits Revenue *</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Commercial	\$14,865.31	\$8,049.09	<b>19,654.61</b>
Residential	<u>11,331.95</u>	<u>13,261.24</u>	<b>12,065.05</b>
TOTAL	\$27,624.67	\$21,852.04	<b>\$32,808.62</b>

\*New permit process effective April 1, 2003.

<u>C. Plumbing / Excavation Permit Revenue</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Plumbing Permits	\$25,868.46	\$15,410.00	<b>15,802.50</b>
Excavation Permits*	<u>0</u>	<u>0</u>	<b>0</b>
TOTAL	\$25,868.46	\$15,410.00	<b>\$15,802.50</b>

<u>D. Sign Permit Revenue</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Sign Permits	\$2,360.00	\$ 2,025.00	<b>\$1,785.00</b>
Special Sign Permits	<u>615.00</u>	<u>870.00</u>	<b><u>1,185.00</u></b>
TOTAL	\$2,975.00	\$2,895.00	<b>\$2,970.00</b>

6. **NUMBER OF INSPECTIONS**

	<u>2003</u>	<u>2004</u>	<u>2005</u>
Commercial	498	401	<b>414</b>
Plumbing	377	349	<b>337</b>
Mechanical	92	69	<b>133</b>
Residential	1140	1160	<b>1242</b>
Zoning873	446	<b>475</b>	
Other/Garages/Sheds	89	33	<b>74</b>
Service Lines	71	63	<b>62</b>
Rental Housing	<u>1632</u>	<u>1221</u>	<b><u>1654</u></b>
TOTAL	4772	3742	<b>4391</b>

7. **SUMMARY**

<u>Year</u>	<u>Homes</u>	<u>Apt Bldgs*</u>	<u>Res Units</u>	<u>Comm/Ind</u>	<u>Total Value</u>
1988	41	1	58	12	\$16,448,880
1989	48	4	66	5	11,963,760
1990	62	2	86	14	18,156,471
1991	76	3	116	5	17,389,925
1992	87	3	139	53	29,842,500
1993	65	2	113	57	18,631,938
1994	51	1	102	95	28,220,205
1995	46	0	63	67	20,176,975
1996	56	3	154	72	23,508,965
1997	42	7	103	95	28,318,103
1998	46	0	62	97	27,298,164
1999	30	0	36	108	34,132,229
2000	38	4	74	97	15,474,995
2001	46	0	46	111	29,203,778
2002	75	1	111	94	62,335,142
2003	68	2	107	122	53,373,765
2004	73	0	73	119	34,723,015
<u>2005</u>	<u>67</u>	<u>0</u>	<u>67</u>	<u>110</u>	<b><u>48,732,486</u></b>
<b>Total</b>	<b>1017</b>	<b>33</b>	<b>1576</b>	<b>1333</b>	<b>\$517,931,296</b>

# RENTAL HOUSING INSPECTION

## **2005 RENTAL HOUSING INSPECTION PROGRAM REPORT**

The number of rental units inspected in 2005 totaled 1650; 429 more than in 2004. However, the number of licenses issued totaled 230; 302 less than 2004. This is mostly due to the increase in the number of apartment buildings inspected in 2005.

Overall, the majority of landlords were cooperative and willing to work with the City's Rental Program, and for the most part the rental housing units in the City are in fair to good condition.

However, there are some property owners who push the limits and do the very minimum to get by. They are typically the landlords that have the poorest looking and maintained properties, and which produce the most tenant and zoning complaints.

Most of the landlords have a good understanding of the rental ordinance and know what to expect. Most also see the benefits of the rental program and keeping their property maintained. Missed inspection appointments still are a regular problem without a good solution.

Everyone benefits from this program. Landlords benefit by keeping their property maintained, increasing the value of their property and protecting their investments. Tenants get safe and sanitary housing, and a higher standard of living. The City preserves its tax base and visual aesthetics.

Tom Rosemeier  
Building Inspector

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The charts below contrast the number of inspections conducted and licenses issued over the past five years.

