



CITY OF WILLMAR 2006 ANNUAL REPORT



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 6th Street, Box 755
Willmar, MN 56201

DIRECTOR	320-214-5184
PLANNER	320-214-5195
BUILDING OFFICIAL	320-214-5185
BUILDING INSPECTION TECH	320-214-5187

FAX: 320-235-4917

April 2, 2007

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 2006 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

The word "PERSONNEL" is rendered in a large, bold, blue 3D font. Below the letters, there is a gold-colored shadow or reflection that also forms the word "PERSONNEL", creating a sense of depth and dimensionality.

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES



Title	Staff	Certification	Contact Information	
Director	Bruce D. Peterson	AICP, EDFP	(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	MNCBO	(320)214-5187	trosemeier@ci.willmar.mn.us
Clerk/Permit Tech.	Krista R. Krupa	Permit Tech.	(320)214-5186	kkrupa@ci.willmar.mn.us



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

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 / Permit Technician*
Tom Rosemeier ----- *Building Inspector*

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
Woody Glanzer
Nathan Streed
Jeff Sawyer
Gary Thompson

ECONOMIC/COMMUNITY DEVELOPMENT

*ECONOMIC/COMMUNITY
DEVELOPMENT*



2006 ECONOMIC / COMMUNITY DEVELOPMENT

DEPARTMENT STAFF

There were no changes to staff or staffing levels in the department of Planning and Development Services for the year 2006. Tom Rosemeier, Building Inspector, received his Minnesota Building Official certification, replacing his limited certification which he previously held. Krista Krupa was certified as a Building Permit Technician, which allows her to conduct plan reviews and issue permits for minor projects such as decks and garages.

Staff belong to and work with a variety of local organizations such as The Design Center, Community Marketing Coalition, Builders Association, Economic Development Commission and Willmar Area Development Cooperation.

Megan Sauer, City Planner, serves as the web maven for the Minnesota Chapter of the American Planning Association. Bruce Peterson, Department Director, serves as the board representative for Southwest Minnesota on the Minnesota Chapter of the American Planning Association Board of Directors.

Staff continues to attend training and continuing educational sessions to maintain professional certifications. The National Incident Management System training program was attended by department staff in '06. Additional training in this program is planned for '07.

CONSTRUCTION REVIEW

The total valuation of construction in the City of Willmar for the year 2006 was \$42,379,065. This represents a 13% decrease in value over the year 2005, but is a 13% increase over the ten year average. Commercial / Industrial construction values increased by 2% over the year 2005 and showed a 41% increase in the number of permits issued. Residential construction volume and value decreased by approximately 1/3 as compared to the year 2005.

The largest projects authorized by permit in 2006 included Wal-Mart, Best Buy, Kandiyohi County Maintenance Building, Relco Unisystems addition, Cashwise Foods remodel, Minn West Technology Machine Shop, First Baptist Church expansion, Willmar Air Service Hangar, Service Master building, The Shoppes of Willmar and the McDonalds Restaurant. A nice mix of commercial and industrial projects was built in 2006 assisting in the continued expansion of the Willmar tax base.

BUSINESS ASSISTANCE

Staff continues to provide technical assistance on numerous large projects, such as the Water View business park, Minn West Technology Campus, Willmar Fabrication, and the Fifth Street SE connection. Good responses are received from businesses and developers who maintain good working relations with staff. The technical assistance offered by staff provides a forum for positive public contact.

Staff continues to work with the Economic Development Commission on projects requiring financial assistance. In 2006 those projects included the Minn West Campus (Novatech, Epitopix Life-Science Innovations) which received JOBZ and tax abatement benefits. Willmar Fabrication received JOBZ benefits, as well as a loan from the Minnesota Investment Fund. These funds came as a grant to the City of Willmar which is recapturing the loan payments for other economic development projects in the future. Staff sits on the Economic Development Commission finance committee, which reviews requests for assistance under the Industrial Initiatives Loan Program, the Entrepreneurs Revolving Loan Program, and the Economic Development Loan Guarantee Program.

The City of Willmar is down to 3 active tax increment financing districts. They are: Phoenix on Fifth, which is a redevelopment district; Relco Unisystems, which is an economic development district; and Lakewood BK Properties, which is a redevelopment district.

COMPREHENSIVE PLAN

A series of public meetings were held to solicit input for planning the future of Willmar. Attendance was reasonably good. The public comments are being used to develop landuse goals and policies which will serve as the legal basis for revising the zoning and subdivision ordinances. Due to the large number of specific development projects presented to staff and the Planning Commission in 2006 the Comprehensive Plan process has taken longer than anticipated. Staff and the Commission hope to have the Plan complete by mid to late 2007.

AIRPORT

Department staff participated in the process for hangar construction and relocation. This process consumed a considerable amount of staff time given the complexity of the hangar relocation process. An application was filed for a \$1 million grant from the Minnesota Department of Employment and Economic Development. These funds were pledged the City by 2005 legislative action. The grant is intended to reimburse the City for land acquisition cost overruns and to assist in financing the cost of t-hangar development at the new airport. Federal environmental review is being completed which will allow the City to draw down the grant money.

AIRPORT REDEVELOPMENT / INDUSTRIAL PARK EXPANSION

With the opening of the new airport in September 2006, the former site was closed to air traffic shortly thereafter. Planning is underway for infrastructure and roadway improvements. Site demolition and improvement work is scheduled for the summer of 2007. Ultimately, the expanded industrial park will include the partial vacation of Highway 40, a realigned Willmar Avenue SW, and the extension of County Road 47 connecting Highway 40 and Highway 12.

POPULATION AND EMPLOYMENT

Recently released census estimates report a population decrease of 175 persons in Kandiyohi from 2000 through 2006. This number is unsubstantiated. During that period, in Willmar alone, 525 housing units were constructed. The balance of the County has shown similar gains in housing units. It is inconceivable that any exodus of population or increase in commuters could have off-set the gains documented through the development process. During that same time frame total employment in Willmar and Kandiyohi County increased by over 5%, further weakening the validity of the recent population estimates. The unemployment rate remains at a very healthy 4%.

HOUSING

As shown in the building inspection report, housing construction declined from 67 units in 2005 to 45 units in 2006. This is due more to the media-driven perception that a housing crisis exists than to actual economic fact. A suitable number of residential lots remain available for new home construction and the sale of existing homes continues to improve. For the most part, the housing needs of the Willmar community and workforce are being met.

MARKETING

The City continues to be actively involved in marketing the greater Willmar community. Participation in the Community Marketing Coalition focuses on projecting the City's image as an All America City. The Community Marketing Coalition is primarily involved in marketing for the image of the community and not for a particular group of businesses or commercial purpose. Staff works with the Economic Development Commission marketing group to promote business development for Willmar and Kandiyohi County. Major efforts this past year involved marketing for the Minn West Technology Campus. Beginning in 2007, marketing efforts will focus on marketing the availability of properties in the expanded industrial park. An RFP is being sent out to local realtors to solicit assistance in the marketing and sales of industrial park property.

BUSINESS RETENTION EXPANSION AND RECRUITMENT

City staff works with the EDC on their BRE and R program. The EDC group is very active and deals with businesses of all sizes. The operation of this group is similar to that of the Chamber of Commerce Grow Minnesota Program. The main difference is that the EDC program is being conducted County-wide and is making an attempt to get to many more small businesses. These are both good programs in that they hopefully alert the community to issues being addressed by local businesses before they become major obstacles for either operation or expansion. When issues are identified in the course of the business surveys, City and EDC staff are notified so they may contact the businesses and attempt to resolve any issues.

LOOKING AHEAD

2007 has already started out to be a very busy year. The major projects being dealt with in 2007 include the Water View Business Park development, the redevelopment of the former Willmar Airport, 5th Street SE connection between Willmar Avenue and 19th Avenue, and the completion of the Willmar Comprehensive Plan. The overall health of Willmar remains good and staff will continue to work to assure progress for the community and the betterment of its citizens.

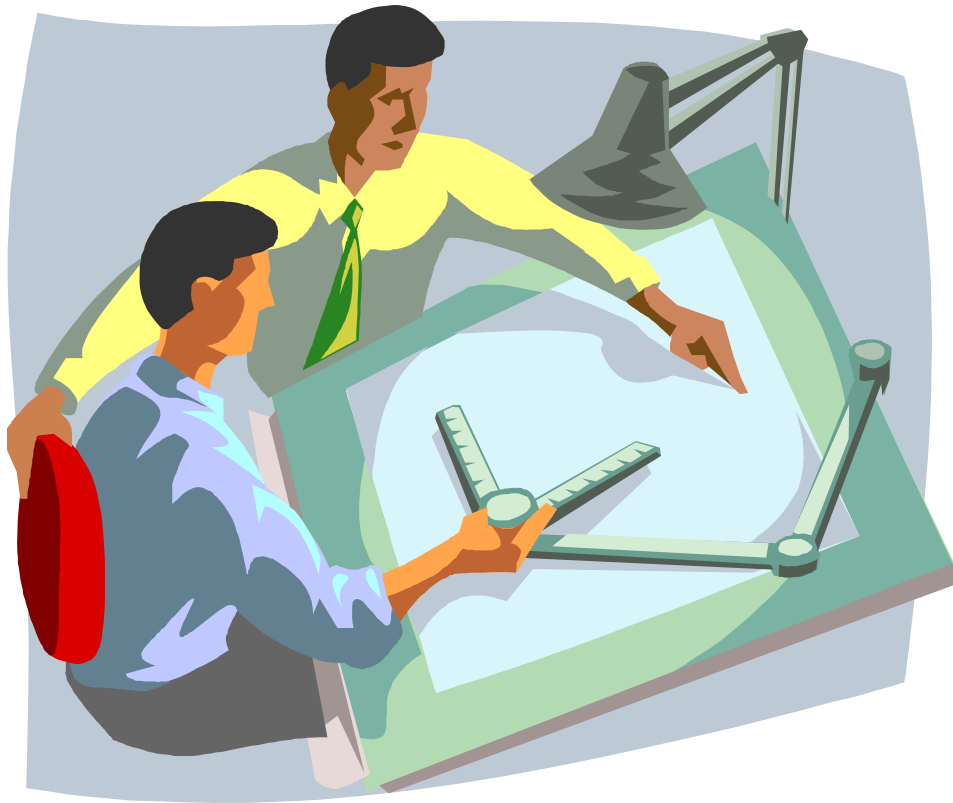
**DEPARTMENT OF PLANNING AND
DEVELOPMENT SERVICES – FEES COLLECTED**

	<u>Total Fees Collected</u>
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
2006	\$476,260
10 Year Total	\$3,337,200

WILLMAR CONSTRUCTION ACTIVITY

	Number of Building Permits	Total Valuation (\$)	Commercial / Industrial Valuation (\$)	Housing Units	
				S.F.	Total
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
2005	728	48,732,487	30,222,299	49	67
2006	693	42,379,065	30,744,047	25	45
Totals	6043	\$375,974,943	\$246,970,742	349	723

PLANNING AND ZONING



January 2007

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

Mayor & 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 2006: Jeff Nagel- Chair, Audrey Nelsen- Vice Chair, Andrew Bjur- Secretary, Jay Lawton, Ken Warner, Fernando Alvarado, Michael Morris, and Roland Swenson (Mr. Swenson had to quit the Commission at the end of August as he moved out of the City Limits).

Incorporated by reference into this report is the 2007-2011 Capital Improvements Report which was compiled for, and presented to, the City Council in the summer of 2006. 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 annexation (Note this data is provided in text and graphic formats).

Meeting activity was similar to last year, with 23 regular meetings held in 2006. The Planning Commission is a varied, sharp group that represents the community well. This diversity of views allows for thorough review and discussion of land use issues.

Significant matters/issues before the Planning Commission in 2006 included:

1. McDonald's project.
2. Walt's Addition.
3. Several house move plan reviews.
4. Coffee House developments.
5. Home occupations.
6. Large commercial building additions.
7. Public & Private land annexations.
8. Neighborhood nuisance issues.
9. Sign Ordinance Amendment.
10. New Technology Zoning District added.
11. Seven Conditional Use Permits.
12. Twenty-four plan reviews.
13. Eleven zoning amendments.
14. Seven Subdivisions.
15. Three annexations.

Also, six applications for variance/appeals were reviewed by the Board of Zoning Appeals.

Land use-related matters/issues expected to come before the Commission in 2007 include:

1. Commercial/retail development in the southeastern part of Town.
2. Completion of Comprehensive Plan update.
3. Subdivision Ordinance update.
4. Capital Improvement planning.
5. Old-Airport development planning.
6. Joint City-County-Township planning for development in peripheral areas.
7. Trail/pathway/park planning.

2007 is guaranteed to bring several development projects 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 recommendation it makes.

Jeff Nagel, 2006 Chair
Willmar Planning Commission

Conditional Use Permit Applications

- 06-01 Martinson Holding Corp, to allow a planned unit development with a mix of single family and twin homes. *Approved*
- 06-02 Hillary Vargas and Dawn Skogstad, to allow a residential planned unit development for four-unit apartments. *Approved*
- 06-03 Douglas C. Skaug, to allow a consignment auction business. *Approved*
- 06-04 Chrissy Quimby, to amend the existing conditional use permit to include a smoothie/health food bar. *Approved*
- 06-05 Rebecca Johnson, to allow a dog grooming home occupation. *Approved*
- 06-06 First Baptist Church, to allow an addition to the existing church and parking lot as well as removal of a house. *Approved*
- 06-07 Francisco Morales, to allow a salsa production business. *Approved*

Plan Reviews

- 06-01 ACMC Access.
- 06-02 McDonald's.
- 06-03 Nova-Tech Shop Building.
- 06-04 West Central Tribune.
- 06-05 Northern Grounds.
- 06-06 Walt's.
- 06-07 Netland Mini-Storage.
- 06-08 Van Eps/James House- House Move- Park View Estates.
- 06-09 Faigus/Walgreens.
- 06-10 Van Eps/James House- House Move- 1133 6th St. SW.
- 06-11 Willmar 10 Coffee Shop.
- 06-12 Rios House Move.
- 06-13 Skaug/Meyer Auto Salvage/Reduction Yard.
- 06-14 Van Eps/James House- House Move- Vos Park.

- 06-15 Auto Plaza Car Wash.
- 06-16 Siddiqui Convenience Store.
- 06-17 Kwik Water *withdrawn*.
- 06-18 Donnerite.
- 06-19 Van Engen Office.
- 06-20 Water Depot.
- 06-21 Cub Foods Pharmacy Drive-Through.
- 06-22 Kwik Water.
- 06-23 Bricks and Stones.
- 06-24 Relco.

Amendments

- 06-01 Text Amendment Section 6.Q. Ordinance 1060 Technology District.
- 06-02 Text Amendment Section 5.F. Ordinance 1060 Portable and Temporary Signs.
- 06-03 MinnWest rezoning, G/I to T. *Approved*
- 06-04 Gislason rezoning R-2 to GB *Withdrawn*
- 06-05 Morales rezoning, R-2 to GB. *Denied*
- 06-06 Williams rezoning, R-2 to GB. *Approved*
- 06-07 Faigus/Walgreens rezoning, R-2 to GB. *Approved*
- 06-08 Werder Enterprises rezoning, R-4 to LB. *Approved*
- 06-09 Monson rezoning, R-4 to GB. *Approved*
- 06-10 VanEngen/Clark rezoning, R-2 to LB. *Approved*
- 06-11 City of Willmar initiated (Community Behavioral Health Hospital) rezoning, R-4 to LB. *Approved*

Subdivision Plats

- 06-01 Genesis Second Addition. 4 lots. *Final*
- 06-02 Cardinal Paths. 92 lots. *Request withdrawn*

- 06-03 Hill's Westside Plexes. 2 lots. *Pending*
- 06-04 James Addition. 1 lot. *Final, but not yet recorded*
- 06-05 Landmark Business Park. 12 lots. *Pending*
- 06-06 Portland Acres. 2 lots. *Final*
- 06-07 Banks Addition. 2 lots. *Final, but not yet recorded*

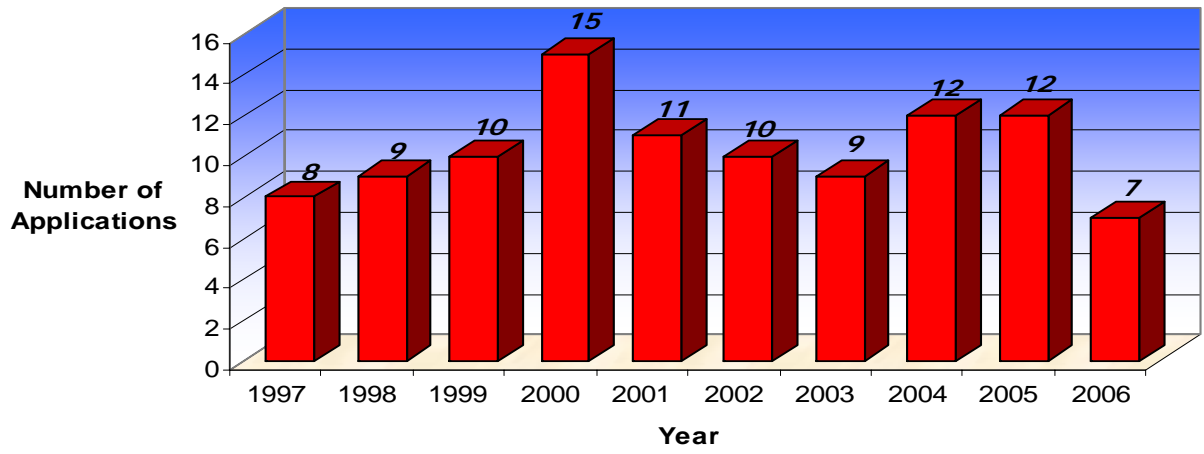
Variances/Appeals

- 06-01 Dale Nelson request to allow 15' front yard r-o-w setbacks for twin home development only. *Approved*
- 06-02 Koosman Construction Co. to allow 25' front yard setbacks. *Denied*
- 06-03 Koosman Construction Co. to allow 26' front yard setbacks. *Approved*
- 06-04 Calvin Nielsen to allow a 5' interior side yard setback. *Approved*
- 06-05 Faigus/Walgreens parking setback. *Withdrawn*
- 06-06 McDonald's/James Olson to allow a 4' rear parking setback, 8' side parking setbacks, and a 5' front parking setback. *Approved*

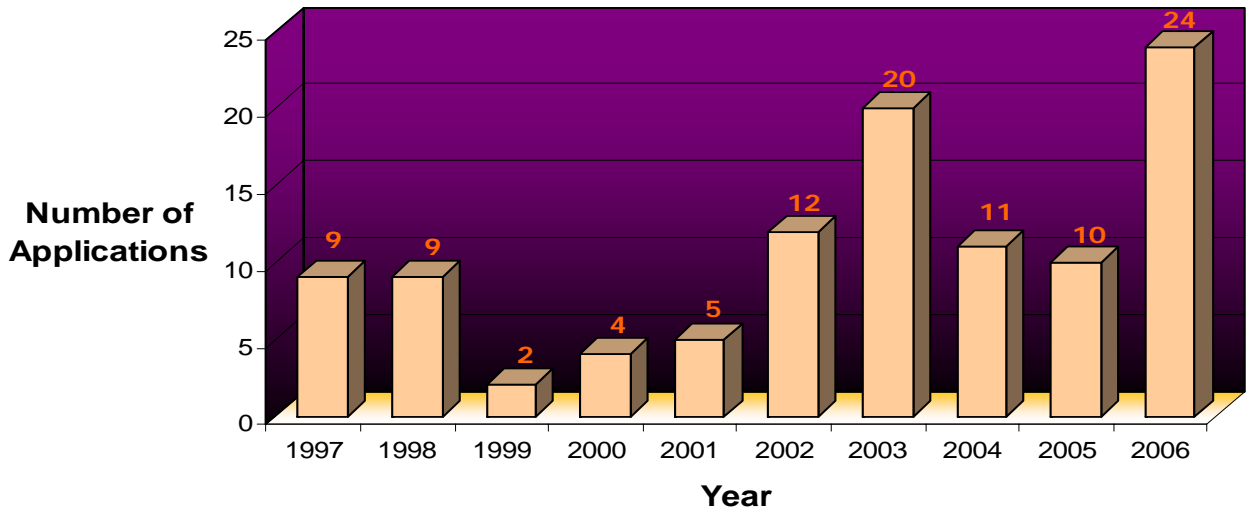
Annexations

- 06-01 Wallace Janssen 30.94 acres.
- 06-02 Waste Water Treatment Plant Property 188.67 acres.
- 06-03 5th St. SE extension to 28th Ave. SW City owned for r-o-w .215 acres.

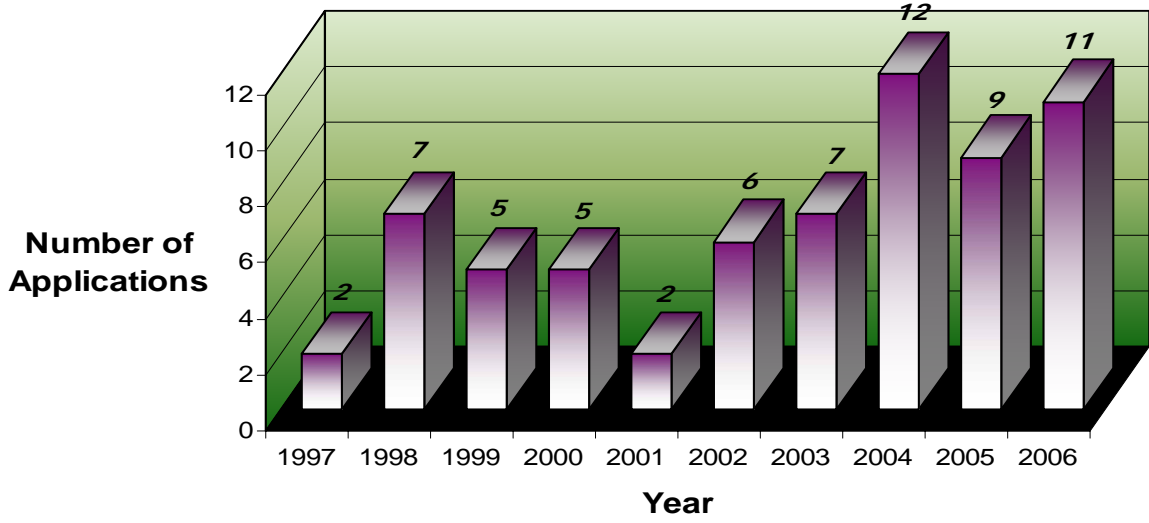
Conditional Use Permits



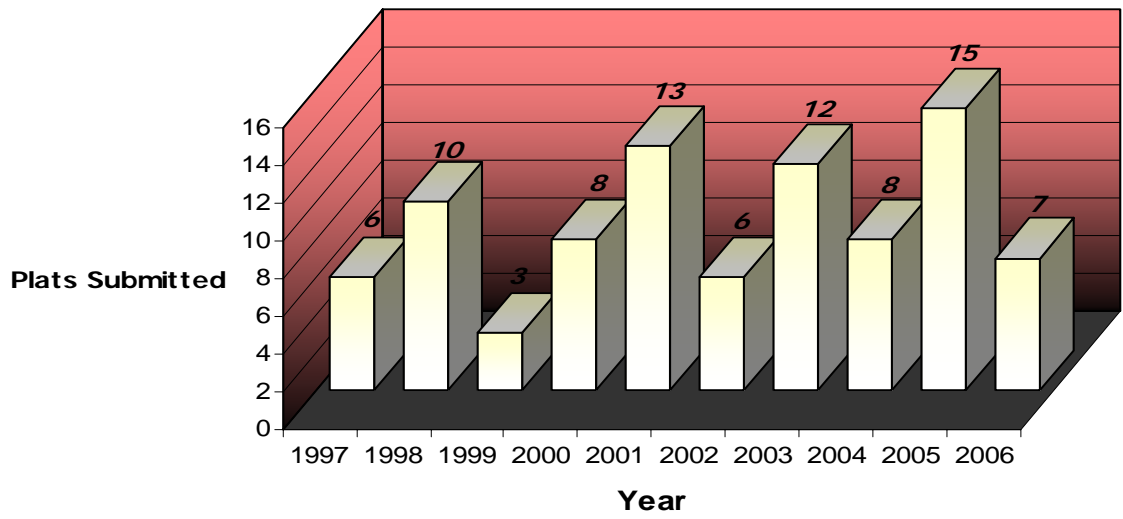
Plan Reviews



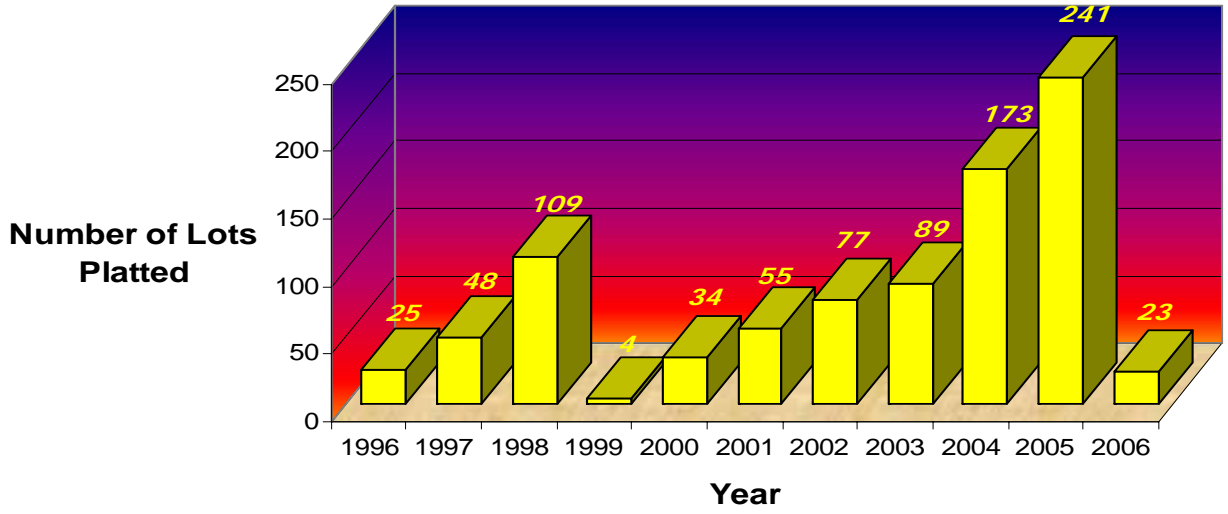
Rezoning/Text Amendments



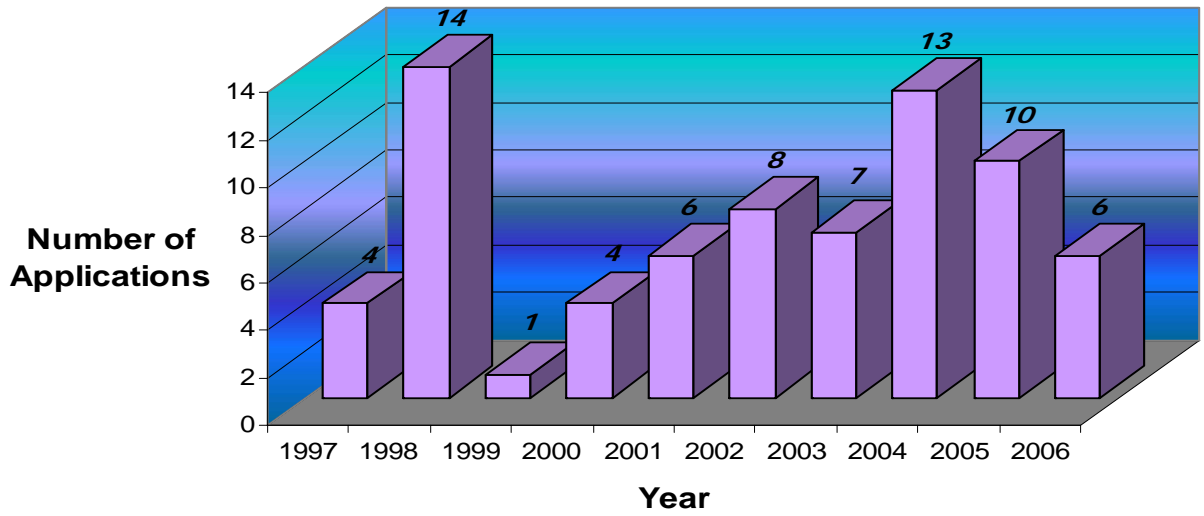
Plat Submittals



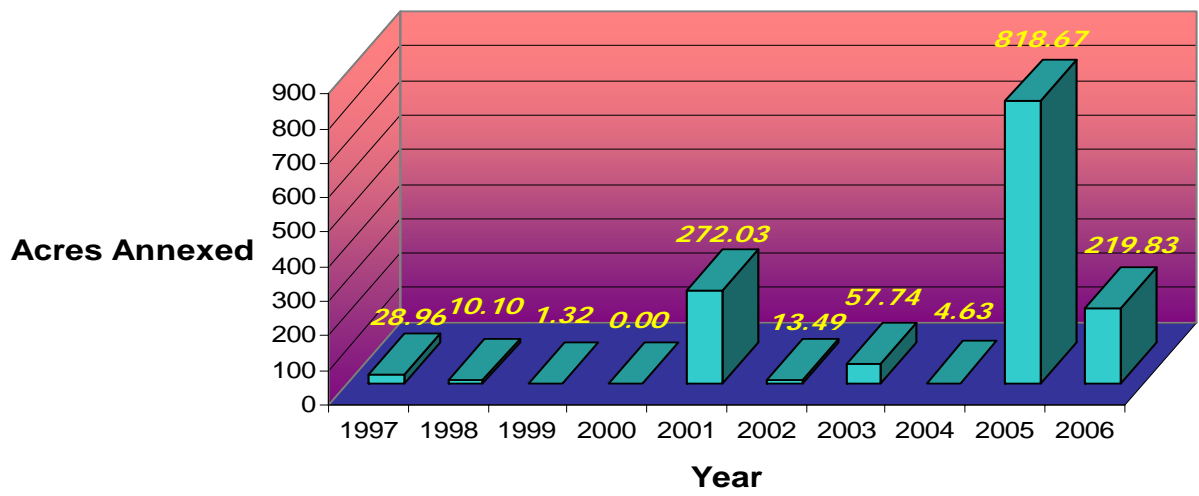
Lots Platted



Variances/Appeals



Annexations



Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
# of Annexations	3	1	1	0	1	1	3	2	3	3
Acres Annexed	28.96	10.1	1.32	0	272	13.49	57.74	4.63	818.67	219.83

ZONING / NUISANCE COMPLAINTS

Zoning and nuisance complaints resulting in action/citations totaled 453 in 2006; 68 more than in 2005. Because of the amount of development activity in 2006, 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 garbage and furniture/appliances 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- 2004-2006:

Type	<u>2006</u>	<u>2005</u>	<u>2004</u>
unlicensed vehicles	99	97	74
furniture/appliances	76	59	46
junk	34	39	32
garbage / waste	99	56	55
building materials	7	8	7
auto parts	31	14	26
unlicensed trailers	2	5	9
off-street parking	40	22	23
branches / leaves	12	9	13
signs	15	53	37
fences / hedges	2	3	3
building removal (unsafe)	0	3	0
miscellany / other	<u>36</u>	<u>18</u>	<u>14</u>
	453	385	339

A total of 530 inspections were required to achieve compliance.

BUILDING INSPECTION



2006 BUILDING INSPECTION REPORT

1. GENERAL

What a year it's been for construction activity in Willmar. The total construction valuation of \$42,379,064.88 makes this year the fourth highest construction valuation in Willmar's construction history. The City continues to grow and expand at a rate that exceeds state and national construction rates. Although there were only 3 major commercial projects that exceeded a million dollars, there were 24 commercial / industrial projects with valuations exceeding \$250,000.

This year's commercial construction season was affected by the flattening effect of overall construction starts nationally. There was favorable financing and interest rates, a stable material market, and a good supply of skilled trade people. Overall, the City of Willmar's commercial construction activity shows that Willmar is thriving and will exceed national statistics.

In 2006, the residential construction activity was slow compared to other years. There were 25 single-family dwellings constructed this year, this represents a decrease of 51% over last years total. The two-family / twin home construction was limited to 10 buildings, which is an increase of 11% over last year. These construction starts, even though the numbers are smaller, still exceed the national average of residential construction starts. Residential addition and alterations saw permit numbers totaling 434. Compared to last year, this is a decrease of 10%, consistent with state and national averages. Real estate market trends parallel the national construction starts averages. Recent trends in the residential construction starts have indicated that the residential market is on the way up again.

New commercial and industrial building permits totaled 40. This is an increase of 90% over last year. Commercial and industrial additions and alterations saw 108 permits issued in 2006. This is an increase of 29%. The construction activity within the churches and schools category has an increase of 100%. This year 10 permits were issued.

This year the Rice Hospital addition and remodel has been completed and all final inspections were completed. The Minn West Technology Campus currently has 4 ongoing projects in various stages of completion. The new Willmar Airport hangar relocation and construction projects are completed. Walmart is underway with a late summer 2007 completion date.

Currently the City of Willmar enforces the 2000 Minnesota State Building Code. The applicable fee schedule is Table 5-A of the 1994 Uniform Building Code. In May of 2007, the City will consider adopting the new 2006 State Building Code.

Detailed within this report is data showing the type and number of permits issued, valuations for the entire year by category, major construction projects with valuations over \$250,000, and permit inspections conducted

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

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

Permit #	Construction	Building Costs
15919	Walmart, Inc.	\$10,233,810.62
14975	Best Buy	\$2,850,000.00
15230	Kandiyohi County Maintenance Bldg. Addn.	\$1,550,156.00
15428	Relco Unisystems Corp. Addition.	\$823,800.00
15390	Cashwise Foods Remodel	\$750,000.00
15322	MinnWest Technology Machine Shop Bldg	\$622,324.80
15857	First Baptist Church	\$527,940.80
14809	Willmar Air Service Hangar	\$524,947.50
15685	Dunhams Sports	\$516,000.00
14902	Minn West Technologies Remodel	\$500,000.00
15846	Minn West Technology Bldg. 11 Remodel	\$500,000.00
15083	Kandiyohi County Maintenance Bldg. Addition.	\$445,410.00
15633	Dakone Building (ServiceMaster)	\$438,177.60
14990	Shoppes of Willmar	\$437,000.00
15488	McDonalds Restaurant	\$427,086.68
15394	Ridgewater College Lab Remodel	\$419,762.00
15042	Municipal Utilities – Storage Tank Project	\$397,400.00
14960	Forum Publishing Co. Addition.	\$367,775.00
15369	Willmar Air Service T Hangar	\$355,654.80
15901	Relco Inc. Building	\$351,488.00
15597	Ridgewater College Carpentry II House	\$350,201.81
15731	Cub Foods Remodel	\$350,000.00
15461	Neilsen Plumbing Building	\$336,722.00
15337	City of Willmar Airport Fuel System	\$300,000.00
15231	Richard Hanson Twin Home	\$294,970.72
15544	Finn-Land Aviation Hangar	\$292,720.00
14929	Matt Monson Residence	\$287,272.00
14939	Thomas Hoffman Residence	\$272,920.01
14969	Target Corporation Remodel	\$270,000.00
15424	Jennie O Turkey Store – Freezer remodel	\$265,000.00

3. PERMIT BREAKDOWN

<u>A. Residential</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
One-Family	57	49	25
Two-Family/Twin Home	8	18	10
Multi-Family/Town Home	0	0	0
Apartments	0	0	0
Garages/Sheds	35	34	30
Residential Addn/Alts	515	483	434
Moved/Razed Buildings	8	19	26
Mobile Homes*	10	15	10

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

<u>B. Commercial/Industrial</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
New Commercial	13	21	39
New Industrial	0	0	1
Additions/Alterations	94	84	108
Churches/Schools	12	5	10

<u>C. Mechanical Permits</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
(New process started 4/1/03)	274	273	202

<u>D. Plumbing Permits</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
	139	120	123

TOTAL PERMITS 1181 1121 **1018**

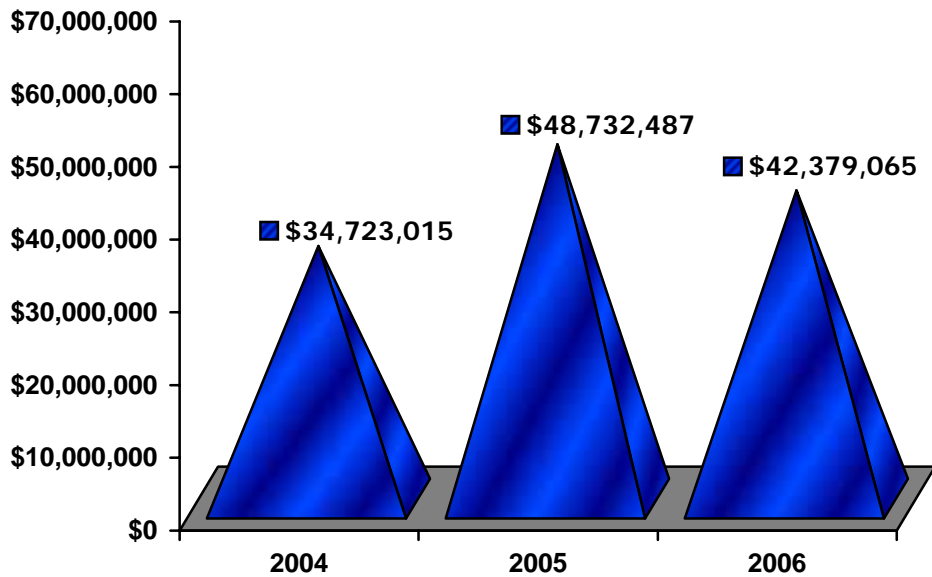
<u># of Residential Units Added</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
One-Family	57	49	25
Two-Family	16	18	20
Tri-Plex*	0	0	0
Four-Plex	4	0	0
Apartments**	35	0	0
TOTAL UNITS	73	67	45

**Includes senior cooperative housing.

4. CONSTRUCTION VALUATION

	<u>2004</u>	<u>2005</u>	<u>2006</u>
New Residential	13,585,792.45	12,220,766.61	7,167,645.81
Garages/Sheds	332,071.24	477,304.22	510,780.76
Residential Addns.-Alts	3,030,665.48	3,266,728.36	2,922,525.41
New Commercial	8,739,214.24	18,574,631.04	20,228,361.88
New Industrial	0	0	351,488.00
Comm / Ind Addns.-Alts.	8,072,948.12	11,647,667.57	10,164,196.84
Churches & Schools	962,323.20	2,545,389.00	0
New & Additions	493,505.00	0	1,034,066.18
Others	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	\$34,723,014.73	\$48,732,486.80	\$42,379,064.88

The following chart compares total construction valuations for the years 2004 through 2006.



5. PERMIT REVENUE

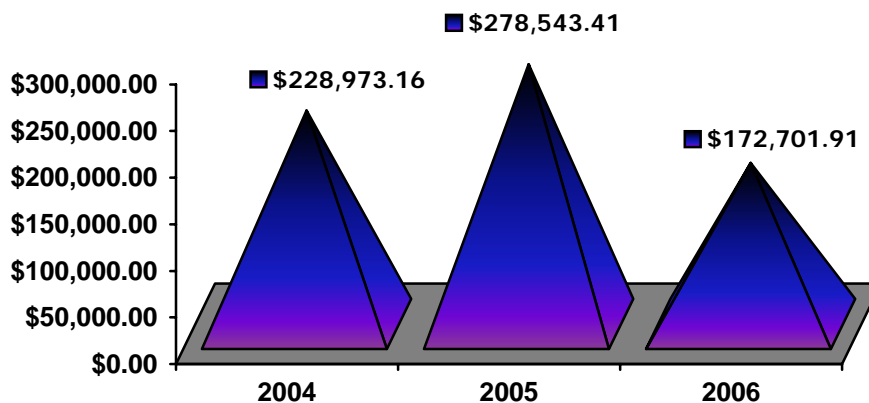
<u>A. Building Permit Revenue</u>	<u>2004***</u>	<u>2005*</u>	<u>2006**</u>
Permit Revenue	\$228,973.16	\$278,543.41	\$172,701.91
State Surcharge Collected	17,361.65	25,513.02	22,784.56
State Surcharge Paid	15,831.78	20,796.39	17,262.19
State Surcharge Retained by City	1,529.87	4,716.63	5,522.37
Plan Review Fees	100,831.26	132,484.77	114,937.55

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

** Does not include \$59,387.17 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 2004 through 2006.



<u>B. Mechanical Permits Revenue *</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Commercial	\$8,049.09	\$19,654.61	\$28,943.61
Residential	<u>13,261.24</u>	<u>12,065.05</u>	<u>7,042.71</u>
TOTAL	\$21,852.04	\$32,808.62	\$37,860.48

*New permit process effective April 1, 2003.

<u>C. Plumbing / Excavation Permit Revenue</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Plumbing Permits	\$15,410.00	\$15,802.50	\$12,796.00
Excavation Permits*	<u>0</u>	<u>0</u>	<u>100.00</u>
TOTAL	\$15,410.00	\$15,802.50	\$12,896.00

<u>D. Sign Permit Revenue</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Sign Permits	\$2,025.00	\$1,785.00	\$2,290.00
Special Sign Permits	<u>870.00</u>	<u>1,185.00</u>	<u>680.00</u>
TOTAL	\$2,895.00	\$2,970.00	\$2,970.00

6. **NUMBER OF INSPECTIONS**

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Commercial	401	414	719
Plumbing	349	337	390
Mechanical	69	133	93
Residential	1160	1242	700
Zoning446	475	547	
Other/Garages/Sheds	33	74	63
Service Lines	63	62	26
Rental Housing	<u>1221</u>	<u>1654</u>	<u>1789</u>
TOTAL	3742	4391	4327

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
2005	67	0	67	110	48,732,486
<u>2006</u>	<u>35</u>	<u>0</u>	<u>45</u>	<u>158</u>	<u>42,379,064</u>
Total	1052	33	1621	1491	\$560,310,360

RENTAL HOUSING INSPECTION



2006 RENTAL HOUSING INSPECTION PROGRAM REPORT

There was an increase in the number of rental units inspected and in the number of Operating Licenses issued in 2006. A total of 1775 units were inspected and a total of 246 licenses issued. We also had an increase in the number of apartment buildings inspected in 2006.

The majority of landlords were cooperative and willing to work with the City's Rental Housing Program, and for the most part they keep their rental properties in fair to good condition. However, there are a number of property owners who continue to push the limits and do the very minimum to meet the intent of the Rental Housing Ordinance. They are typically the landlords that have the poorest looking and maintained properties. They also tend to attract a greater number of tenants with little or no respect for the property they live in or the appearance of the neighborhood. As a result, they tend to produce the most tenant and zoning complaints.

Most landlords have a good understanding of the rental ordinance and know what to expect. By keeping their property properly maintained, the landlords require fewer corrections at their scheduled inspections and have fewer tenant complaints. Missed inspection appointments are still a regular problem without a good solution.

Everyone benefits from this program. Landlords benefit by increasing the value of their property, attracting better tenants, and protecting their investment. Tenants benefit by having access to safe and sanitary housing and a higher standard of living. The City preserves its tax base and neighborhood aesthetics while protecting the safety, health and general welfare of the people in the community.

Tom Rosemeier
Building Inspector

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

