



**PLANNING AND DEVELOPMENT SERVICES**

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

Director 320-214-5184  
Planner 320-214-5195  
Building Official 320-214-5185  
Building Inspector Tech. 320-214-5187  
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March 16, 2009

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 2008 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



## Department of Planning and Development Services

| Title              | Staff               | Certification | Contact Information | Email Address               |
|--------------------|---------------------|---------------|---------------------|-----------------------------|
| 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              | Megan L. Bonnema    |               | (320)214-5186       | mbonnema@ci.willmar.mn.us   |



| Economic Development  | Physical Development/Planning   | Code Enforcement   | Rental Inspection |
|---|---|--|-------------------|
| Data Collection<br>Marketing<br>Deal Structuring<br>Credit Analysis<br>TIF / Tax Abatement / JOBZ | Land Use Planning<br>Zoning Enforcement<br>Nuisance Enforcement<br>Site Plan Review | Building Code<br>Mechanical Code<br>Plumbing Code<br>Accessibility Code<br>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, West Central Builders Association, Planning Commission, Board of Zoning Appeals.

## **Community Development Committee Roster**

Bruce DeBlieck – Chair  
Jim Dokken – Vice Chair  
Ron Christianson – Member  
Cindy Swenson – Member

## **Willmar Planning Commission Roster**

Andrew Bjur – Chair  
Carol Laumer – Vice Chair  
Fernando Alvarado – Secretary  
Renaë Rahn  
Wayne Stoneberg  
Charles Oakes  
Paul Borgerding  
Kent Larson  
Michael Morris

## **Board of Zoning Appeals Roster**

Nathan Streed – Chair  
Jeff Sawyer – Vice Chair  
Eileen Huberty  
Gary Thompson  
Vince VanHeuvln  
Ross Magnuson  
Larry Brown

## **2008 Economic/Community Development**

### **Staffing**

The Department of Planning and Development Services witnessed no staff changes in 2008. A year of stability was welcome, given the staff changes that have occurred in the past. Staff continues to participate in a variety of professional organizations and pursues continuing education and certification maintenance opportunities. With development having slowed, it is critical that staff prepare for changes that will come.

### **Construction Review**

The total valuation of construction in 2008 exceeded \$70 million dollars, due largely to the Waste Water Treatment Plant project. Commercial/Industrial values were up over 2007 numbers. There were 19 single family residences and 24 total residential units constructed in 2008, representing a 20% decrease from 2007.

Significant projects for 2008 included: Waste Water Treatment Plant, Rice Hospital Data Center, Vinje Church addition, Walgreens, Slumberland, Central MN Fabrication expansion, Minn West Technology Campus projects, Kandi Mall remodeling, Pan-O-Gold distribution center and the Donnerite Trucking expansion.

Staff continues to provide quality technical assistance to developers and contractors in the form of plan review, codes review, and inspections.

### **Comprehensive Land Use Plan**

Work continued on the Comprehensive Land Use Plan in 2008. Significant time was invested in document review by the Planning Commission. A final draft is nearing completion. The process is taking longer than anticipated for several reasons. The first reason is the need to go about the process in a deliberate manner to make sure the needs of the community are adequately addressed. Secondly, Mid Minnesota Development Commission, who the City engaged to package the Plan, has encountered some delays by their staff in providing the assistance anticipated by the City. It is hoped that Mid Minnesota Development Commission will complete their work this month for the required public review and ultimate adoption of the Comprehensive Plan. Even though the process has been lengthy, the Plan should prove to be a functional guide for the future growth and development of the City.

## **Airport Redevelopment/Industrial Park Expansion**

Slow progress continues to be made in obtaining the release of the former airport land from the FAA, due to the debatable historical significance finding made for the terminal building and surrounding area. The review of the revised environmental documents should be completed in April, followed by the release of all land except the terminal building/area. The City is seeking to mitigate the historical designation and proposed conservation easement. This is necessary to facilitate the transfer of property to Bergh's Fabricating, with whom the City has a purchase agreement. Bergh's do not want to acquire the property with the historical designation as an encumbrance so they have more options for its future use. The final plat for the first phase of airport redevelopment is completed and scheduled for spring adoption. The timing is right, given the schedule for land release and anticipated sales of former airport property.

## **Minn West Technology Campus**

Business development and job creation continue at the Minn West Technology Campus. By the end of 2008 there were at least 17 companies operating on campus with over 280 employees. Efforts to market the Minn West Technology Campus have been expanded. A successful partnership between Minn West, The University of Minnesota, and the City of Willmar is nearing reality. The City has been awarded a \$1 million grant from the Minnesota Department of Employment and Economic Development for the creation of the Mid Central Bio-Sciences Center. Minn West Technology Campus is deeding a building to the City, as there is a requirement that the grant dollars be used in a publicly-owned building. The facility will be maintained by Minn West. The Bio-Sciences Center will link University of Minnesota staff and graduate students with local companies to bring new bio-technology to the market place. This project will establish Willmar as a bio-tech hub in the upper Midwest and nationally, and has garnered much positive attention.

## **Housing**

As mentioned previously, housing construction fell in 2008. This is, unfortunately, very consistent with state and federal trends. The housing market is feeling the effects of the economy, job losses, and foreclosures. A significant number of residential lots are available for building, but many are platted for twin-home construction and not suitable for single family housing. The Westwinds project approved in 2008 will consist of 28 residential units when built out. It is a project for low and moderate income residents. Construction is slated to begin in Spring 2009. The local housing market has mostly avoided the problems found elsewhere with good demand for affordable and moderately priced homes. Maintenance issues continue to be addressed in the residential neighborhoods. The City of Willmar will need to take a harder line, which could include orders for the removal/demolition of homes.

## **Population and Employment**

There is not a great deal to say about the Willmar population except that it continues to increase slowly. The local demographic picture reflects the trend for much of non- metro America. Our population is aging, and at an increasing rate. Because it is near the end of the decade, there is not a good, reliable population number available. Considering information from the State Demographer and local development statistics, a Willmar population of 19,700 has been estimated.

The City of Willmar and Kandiyohi County jobs picture remained positive in 2008. Major layoffs have been avoided in the area. Many businesses are weathering the economic slowdown by maintaining, and in some cases, adding employees. In Willmar's role as a regional center, it is expected to pick up the employment and economic "slack" for a large geographic area.

Staff continues efforts to attract and retain businesses through involvement with the City-County Economic Development Commission. Business contact is increasingly important as a means of communicating issues/problems before they escalate to the point of harming business operations.

## Department of Planning and Development Services - Fees Collected

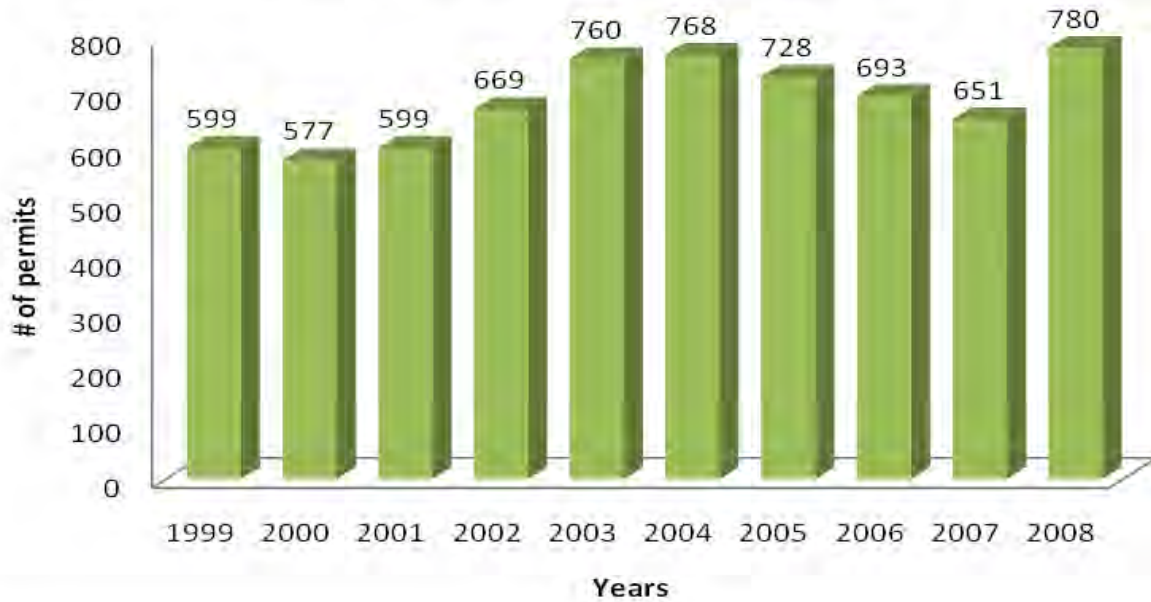
|                      |                    |
|----------------------|--------------------|
| 1999                 | \$223,046          |
| 2000                 | \$173,357          |
| 2001                 | \$217,064          |
| 2002                 | \$291,128          |
| 2003                 | \$570,080          |
| 2004                 | \$409,378          |
| 2005                 | \$518,129          |
| 2006                 | \$476,260          |
| 2007                 | \$393,564          |
| <b>2008</b>          | <b>\$542,069</b>   |
| <b>10 year total</b> | <b>\$3,814,075</b> |



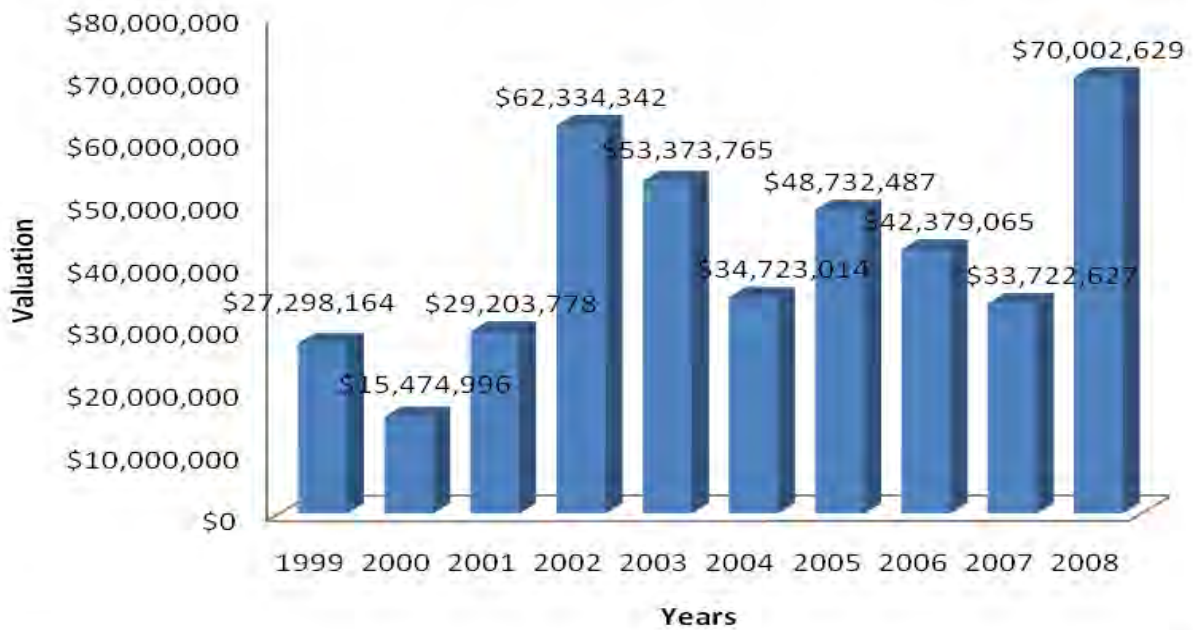
## Willmar Construction Activity

|              | Number of Building Permits | Total Valuation      | Commercial/Industrial Valuation | Housing Units |            |
|--------------|----------------------------|----------------------|---------------------------------|---------------|------------|
|              |                            |                      |                                 | Single Family | Total      |
| <b>1999</b>  | 599                        | \$27,298,164         | \$19,253,451                    | 23            | 58         |
| <b>2000</b>  | 577                        | \$15,474,996         | \$7,294,475                     | 14            | 74         |
| <b>2001</b>  | 599                        | \$29,203,778         | \$16,813,966                    | 32            | 46         |
| <b>2002</b>  | 669                        | \$62,334,342         | \$47,890,584                    | 45            | 113        |
| <b>2003</b>  | 760                        | \$53,373,765         | \$37,397,983                    | 48            | 107        |
| <b>2004</b>  | 768                        | \$34,723,014         | \$16,812,162                    | 57            | 73         |
| <b>2005</b>  | 728                        | \$48,732,487         | \$30,222,299                    | 49            | 67         |
| <b>2006</b>  | 693                        | \$42,379,065         | \$30,744,047                    | 25            | 45         |
| <b>2007</b>  | 651                        | \$33,722,627         | \$25,941,806                    | 23            | 27         |
| <b>2008</b>  | <b>780</b>                 | <b>\$70,002,629</b>  | <b>\$60,879,956</b>             | <b>19</b>     | <b>24</b>  |
| <b>Total</b> | <b>6824</b>                | <b>\$417,244,867</b> | <b>\$293,250,729</b>            | <b>335</b>    | <b>634</b> |

## Total # of building permits



## Total Valuation



## 2008 Planning Commission Report

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

Mayor & Council:

The following report summarizes an 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 2008: Andrew Bjur- Chair, Carol Laumer- Vice Chair, Fernando Alvarado- Secretary, Ranae Rahn, Wayne Stoneberg, Charles Oakes, and Paul Borgerding (Michael Morris and Kent Larson resigned mid-year, but their devoted time was greatly appreciated).

Incorporated by reference into this report is the 2009-2013 Capital Improvements Report which was compiled for, and presented to, the City Council in the Summer of 2008. 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 this data is provided in text and graphic formats).

Meeting activity decreased slightly from last year, with 19 regular meetings held in 2008. The Planning Commission is a varied, thoughtful 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 2008 included:

1. Multiple new business plan reviews at MinnWest Technology Campus.
2. Westwind Estates Third Addition housing project.
3. Willmar Municipal Utilities Wind Turbines.
4. Gimse Brothers/Chad Monson planned unit development (four and three plexes)
5. Alltel Wireless Communications tower.
6. Heffron Student Housing.
7. Parking lot expansions (KFC and Print Masters).
8. Eight conditional use permits.
9. Nine plan reviews.
10. Three zoning amendments.
11. Six subdivisions.

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

Land use-related matters/issues expected to come before the Commission in 2009 include:

1. Completion of Comprehensive Plan update.
2. Capital Improvement Planning.
3. Subdivision Ordinance update.
4. Former airport redevelopment.
5. Zoning Ordinance rewrite.
6. Zoning map update.

2009 is guaranteed to bring several development projects and issues that will keep the Commission busy. As the City/community adjusts to economic changes, the Commission will hopefully have time to update and adjust Ordinances to prepare for future growth. The Planning Commission will remain diligent in its project review and decision making, as well as in the Planning policy recommendations it makes.

Andrew Bjur, 2008 Chair  
Willmar Planning Commission

### Conditional Use Permit Applications

- 08-01 Jose Perez Jr., to allow a home occupation musical instrument repair shop. *Approved*
- 08-02 Divine Home Child Care, to allow a commercial daycare for six to eight children. *Approved*
- 08-03 Willmar Municipal Utilities, to allow two wind turbines. *Approved*
- 08-04 Chad Monson, to allow a planned unit development to construct three-plex and four-plex multi-family dwelling units. *(Plans altered new submittals see 08-06)*
- 08-05 6600 City Parkway Building, LLC, to amend the conditional use permit to allow one more unit from 39 to 40 total, Sterling Manor Apartments. *Approved*
- 08-06 Gimse Brothers Construction Inc. and Chad Monson, to allow a planned unit development to construct three-plex, four-plex, and twin home multi-family dwellings. *Approved*
- 08-07 Heffron Properties LLC, to allow student housing. *Approved*
- 08-08 Developmental Partners, to allow an existing duplex/twin home to be split into two parcels. *Approved*

### Plan Reviews

- 08-01 Reading Therapy Center office.
- 08-02 MinnWest Technology Campus- Hooganago Productions office.
- 08-03 Their house move single family.
- 08-04 Alltel Communications LLC wireless communications tower.
- 08-05 MinnWest Technology Campus- Hanson Communications office.
- 08-06 Print Masters of Willmar parking lot expansion.
- 08-07 West Central Steel building addition.
- 08-08 Ross Rekedal Painting contractor shop.
- 08-09 Noah Hommerding (KFC) parking lot expansion.

## Amendments

- 08-01 City of Willmar rezoning, I-1 to Ag south of Civic Center Dr. NE. *Approved*
- 08-02 Zoning Ordinance Text Amendment - CUP Findings of Fact. *Approved*
- 08-03 City of Willmar rezoning, P to R-2 Pleasant View Fourth Addition. *Approved*

## Subdivision Plats

- 08-01 Pleasant view Fourth Addition. 7 lots. *Final*
- 08-02 Queens Addition. 1 lot. *pending*
- 08-03 Terraplane Estates. 26 lots. Application withdrawn, revision resubmitted see 08-04.
- 08-04 Terraplane Estates. 36 lots. *Final*
- 08-05 Browns Acres. 2 lots. *Final*
- 08-06 HIS Addition. 2 lots. *Pending*

## Variances/Appeals

- 08-01 Paul Barbaro/Slumberland request to allow a 7.3' front parking setback. *Approved*
- 08-02 Gary Peterson - appeal of Planning Commission approval of a conditional use permit for SW MN Housing Partnership for a planned unit development of twin homes. *Approved*
- 08-03 Gimse Brothers Inc. and Chad Monson request to allow 25' front yard setbacks and 20' rear setbacks. *Request Withdrawn as layout changed.*
- 08-04 Terry and Donna Rice to allow a 1.2' side and 2' rear setback for construction of a new detached garage. *Approved*
- 08-05 North American State Bank request to allow a zero foot sign setback. *Approved*
- 08-06 O'Reilly Auto request to allow a 5' side building setback along the south property line and a 1 ½' parking setback along the north property line. *Approved*

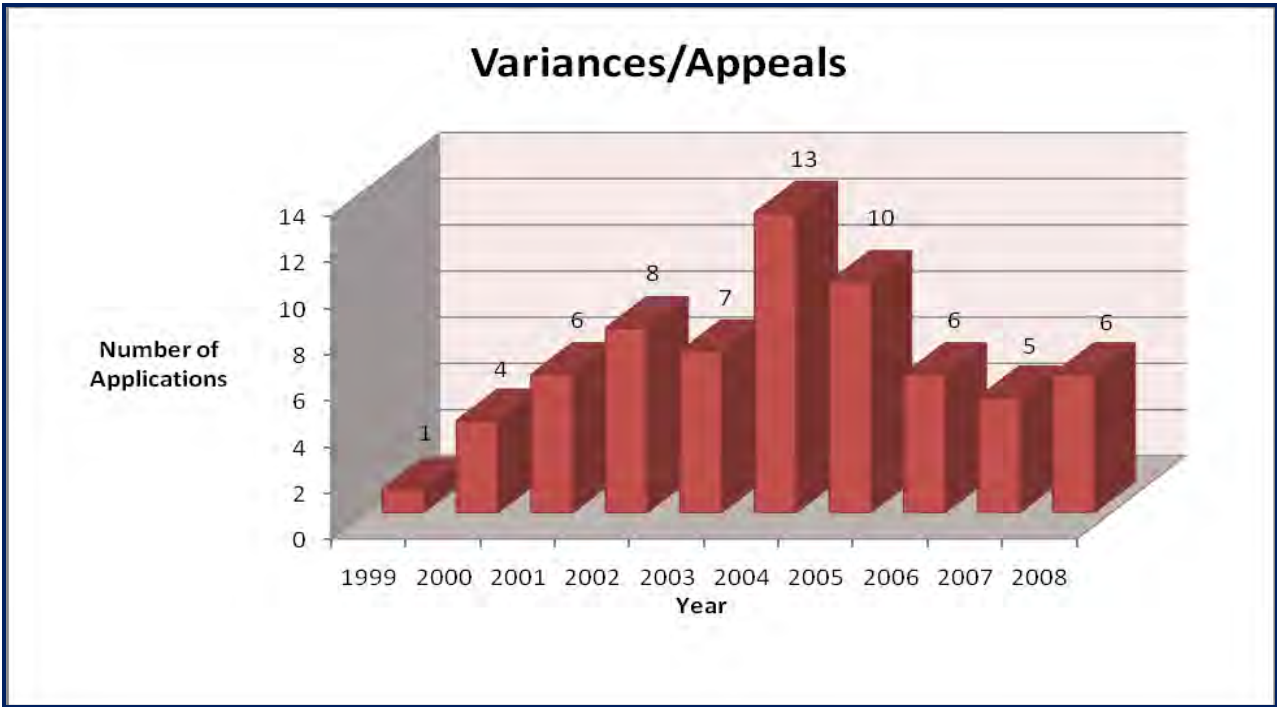
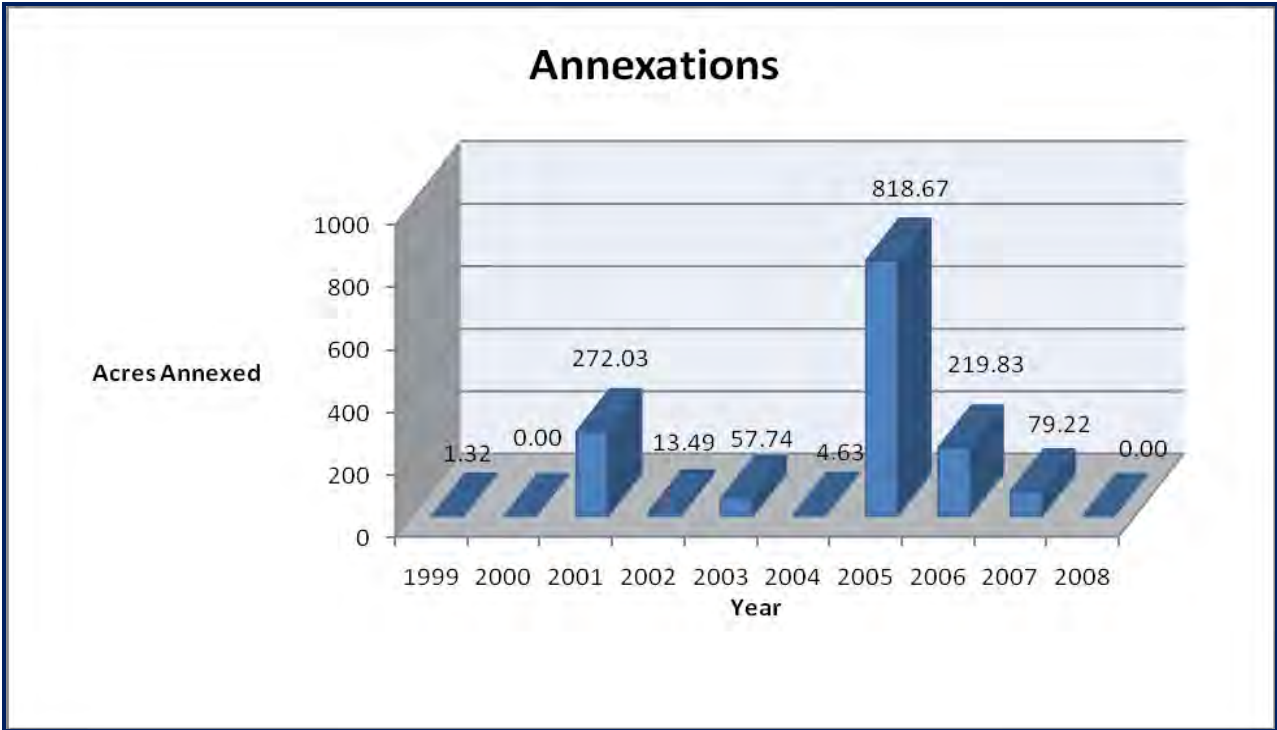
## Annexations

- 08-01 Jason Duininck Annexation, 1 acre. *Denied*

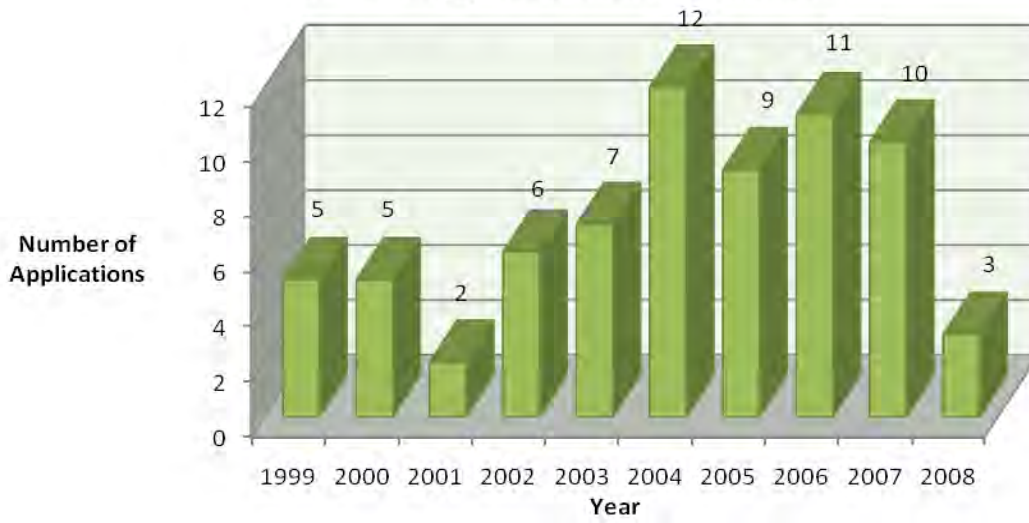
## Vacations

- 08-01 MUC partial release of transmission easements (outside the City limits)

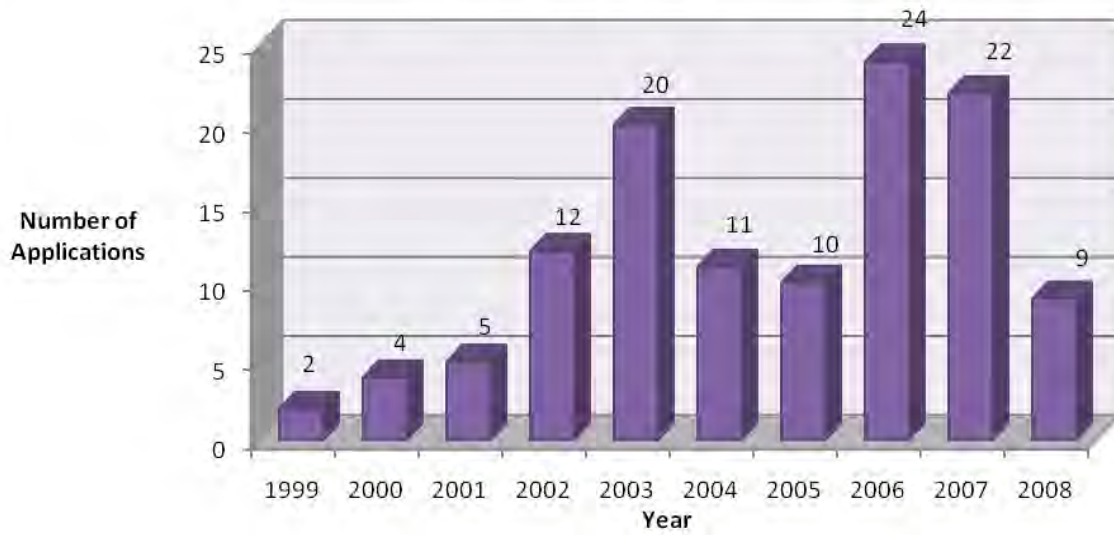
| Year             | 1999 | 2000 | 2001   | 2002  | 2003  | 2004 | 2005   | 2006   | 2007  | 2008 |
|------------------|------|------|--------|-------|-------|------|--------|--------|-------|------|
| # of Annexations | 1    | 0    | 1      | 1     | 3     | 2    | 3      | 3      | 3     | 0    |
| Acres Annexed    | 1.32 | 0    | 272.03 | 13.49 | 57.74 | 4.63 | 818.67 | 219.83 | 79.22 | 0    |



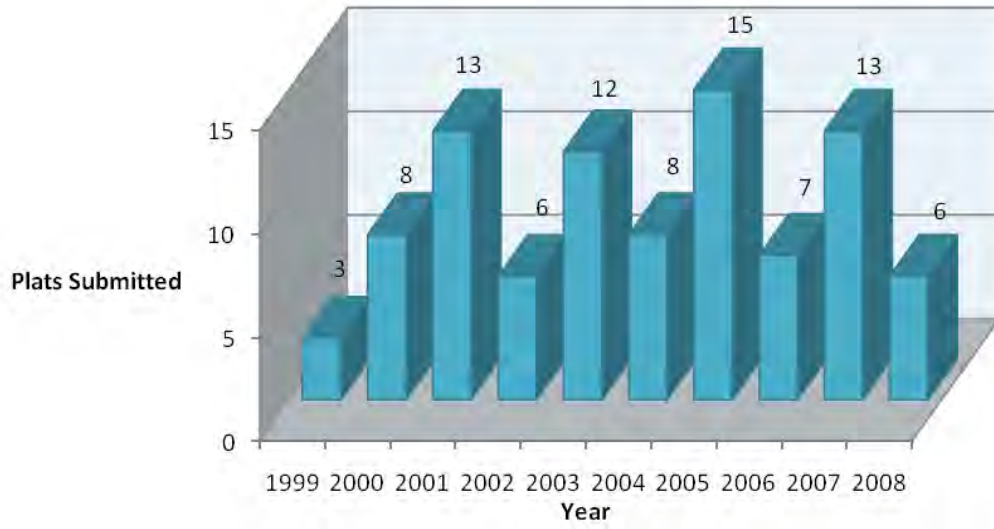
### Rezoning/Text Amendments



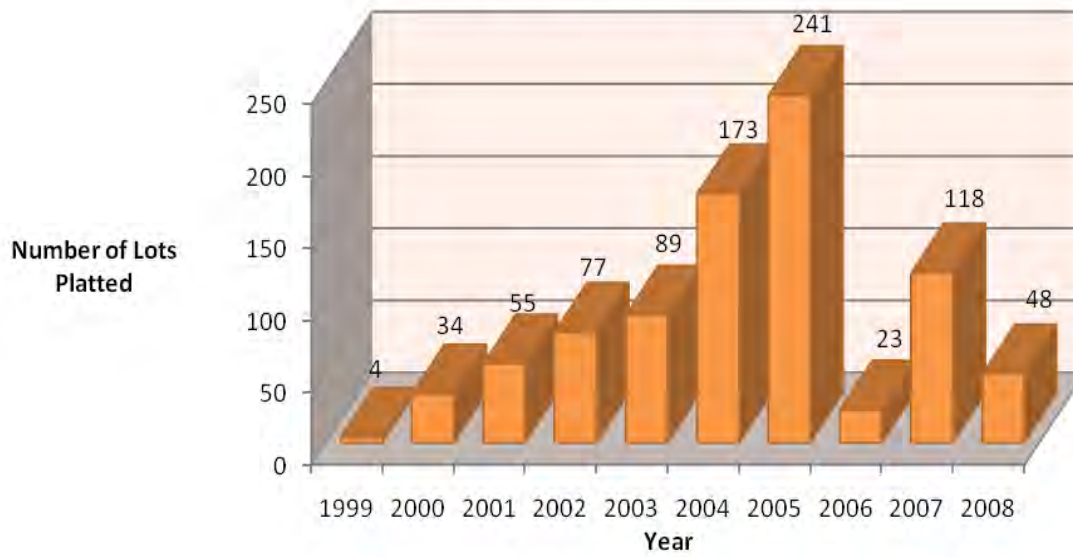
### Plan Reviews



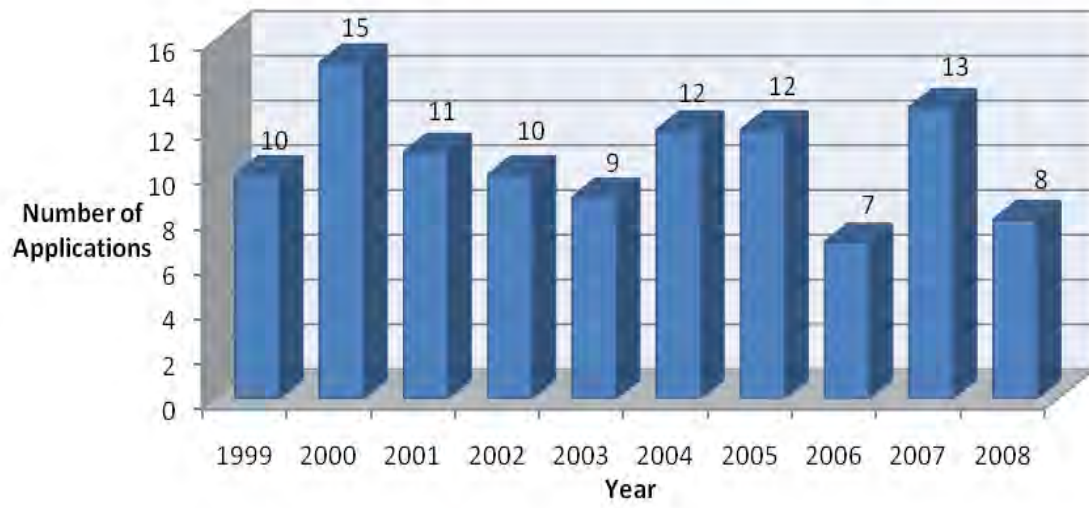
## Plat Submittals



## Lots Platted



## Conditional Use Permits



## Zoning and Nuisance Complaints

Zoning and nuisance complaints resulting in action/citations totaled 465 in 2008. Staff did not do a complete sweep in the spring. However, based on complaints only, violation numbers remain steady. The public is becoming more aggressive 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 involved garbage, furniture/appliances, and unlicensed vehicles.

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.

A special thank you to the Police Department and City Attorney for their help with this process. It can be a frustrating, time consuming process to get through the court system.

Complaints comparison- 2006-2008:

| <b>Type</b>               | <b><u>2008</u></b> | <b><u>2007</u></b> | <b><u>2006</u></b> |
|---------------------------|--------------------|--------------------|--------------------|
| unlicensed vehicles       | 78                 | 102                | 99                 |
| furniture/appliances      | 101                | 53                 | 76                 |
| junk                      | 59                 | 20                 | 34                 |
| garbage/waste             | 110                | 106                | 99                 |
| building materials        | 36                 | 12                 | 7                  |
| auto parts                | 49                 | 15                 | 31                 |
| unlicensed trailers       | 1                  | 1                  | 2                  |
| off-street parking        | 21                 | 30                 | 40                 |
| branches/leaves           | 11                 | 8                  | 12                 |
| signs                     | 21                 | 15                 | 15                 |
| fences/hedges             | 3                  | 16                 | 2                  |
| building removal (unsafe) | 0                  | 30                 | 0                  |
| miscellany                | <u>21</u>          | <u>17</u>          | <u>36</u>          |
|                           | 511                | 425                | 453                |

A total of 465 follow-up inspections were required to achieve compliance.

# 2008 Building Inspection Report

## **1. General**

Total construction valuation for the year 2008 made the year number one in City of Willmar construction history. The total valuation was \$70,002,629. This valuation indicates that Willmar remained above average in construction activity. As the nation continues its downward economic spiral, future construction stats will be affected. There were 6 permits issued for projects with \$1,000,000 or more valuations and 19 permits with values of \$250,000 or greater. The major commercial project for the year was the new waste treatment facility.

This year there were 31 permits issued for new commercial projects. Included in that number were permits for the 2 new WMU wind turbines, waste treatment facility, Slumberland, Walgreens, Pan-O-Gold, and Municipal Utilities pumping station. Planning and Development staff is already working on several new commercial/industrial projects for 2009. The upcoming year should see a steady stream of commercial projects. The 31 commercial permits of 2008 represent a 238% increase over the 2007 totals. Commercial alterations/additions permits totaled 89. Compared to 2007, this represents a decrease of 13%. Churches and Schools saw an increase of 12% with 8 permits issued.

In 2008, there were 19 new single family homes constructed, compared to 23 in 2007. This is still favorable compared to national averages that are compiled from construction reports. These figures came from McGraw Hill Construction surveys. Willmar is still above average, even with a failing economy and declining housing starts. Residential additions and alteration permits totaled 326, representing a decrease of 25%. Twin home and duplex construction saw a decrease of 75% overall. Willmar's residential building activity has slowed, yet the numbers indicate that, Willmar is doing better than surrounding areas.

2009 should be a better residential year for Willmar. Several developers have discussed plans for future projects.

The City of Willmar is currently enforcing the 2007 Minnesota State Building Code. The fee schedule currently being used is the 1994 Uniform Building Code, Table 5-A.

Detailed within this report is data showing major construction projects valued at \$250,000 or more, the type and number of permits issued, permit revenues, number of inspections conducted, and a running construction summary.

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

## 2. Major Building Permits (Valuations over \$250,000)

|   | Valuation of project |
|---|----------------------|
| <b>Willmar Waste Treatment Facility</b> | \$49,100,000         |
| <b>Rice Hospital Data Center</b>        | \$2,000,000          |
| <b>Vinji Lutheran Church Addt.</b>      | \$1,530,295          |
| <b>Walgreens</b>                        | \$1,446,000          |
| <b>Slumberland</b>                      | \$1,342,506          |
| <b>Central MN Fabricating</b>           | \$1,202,946          |
| <b>MN West Tech – Unit #31</b>          | \$500,000            |
| <b>Kandi Mall</b>                       | \$440,663            |
| <b>Mathiason Res.</b>                   | \$425,880            |
| <b>Pan-O-Gold Facility</b>              | \$400,000            |
| <b>Donnerite Trucking</b>               | \$295,000            |
| <b>MUC Pumping Station</b>              | \$284,730            |
| <b>Christianson Brothers Res.</b>       | \$283,331            |
| <b>Ridgewater College</b>               | \$260,300            |
| <b>Koosman Twin Home</b>                | \$255,615            |

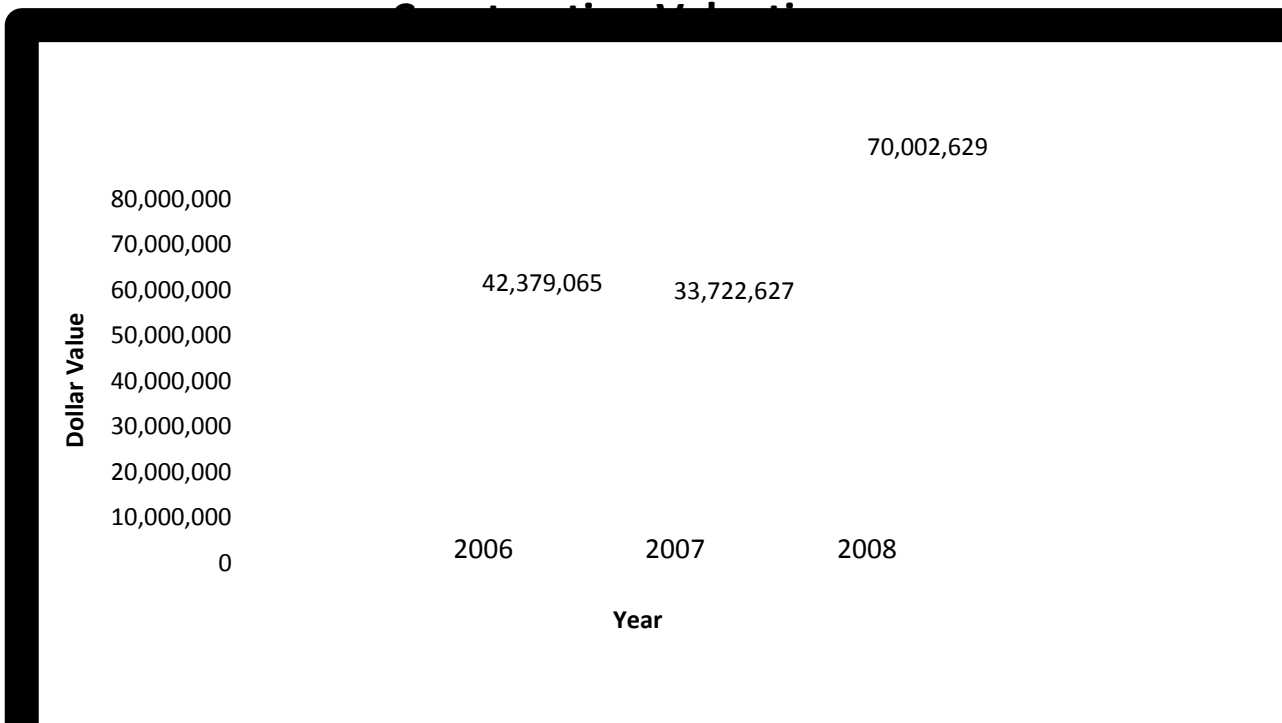
### 3. Permit Breakdown

| <b><u>A. Residential</u></b>  | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
|---|--------------------|--------------------|--------------------|
| One-Family  | 25                 | 23                 | 19                 |
| Two-Family/Twin Home  | 10                 | 4                  | 1                  |
| Multi-Family/Town Home  | 0                  | 0                  | 1                  |
| Apartments  | 0                  | 0                  | 0                  |
| Garages/Sheds   | 30                 | 34                 | 35                 |
| Residential Addn/Alts   | 434                | 407                | 326                |
| Moved/Razed Buildings   | 26                 | 54                 | 34                 |
| Mobile Homes*   | 10                 | 8                  | 7                  |
| *Includes mobile homes moved into City, out of City, and relocated within City. |                    |                    |                    |
| <b><u>B. Commercial/Industrial</u></b>  | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
| New Commercial  | 39                 | 13                 | 31                 |
| New Industrial  | 1                  | 0                  | 0                  |
| Additions/Alterations   | 108                | 101                | 89                 |
| Churches/Schools  | 10                 | 7                  | 8                  |
| <b><u>C. Mechanical Permits</u></b>   | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
|   | 202                | 161                | 151                |
| <b><u>D. Plumbing Permits</u></b>   | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
|   | 123                | 89                 | 75                 |
| <b><u>Total Permits</u></b>   | 1018               | 901                | <b>780</b>         |

#### 4. Construction Valuation

|                        | <u>2006</u>     | <u>2007</u>     | <u>2008</u>            |
|------------------------|-----------------|-----------------|------------------------|
| New Residential        | 7,167,645.81    | 4,469,552.63    | 4,628,150.87           |
| Garages/Sheds          | 510,780.76      | 552,252.02      | 640,342.96             |
| Residential Addns-Alts | 2,922,525.41    | 2,759,016.76    | 1,819,151.99           |
| New Commercial         | 20,228,361.8    | 16,458,760.43   | 53,588,370.80          |
| New Industrial         | 351,488.00      | 0               | 0                      |
| Comm /Ind Addns.-Alts. | 10,164,196.84   | 7,195,510.06    | 7,291,585.58           |
| Churches & Schools     | 0               | 2,287,535.32    | 2,035,044.18           |
| New & Additions        | 1,034,066.18    | 0               | 0                      |
| Others                 | <u>0</u>        | <u>0</u>        | <u>0</u>               |
| TOTAL                  | \$42,379,064.88 | \$33,722,627.22 | <b>\$70,002,629.08</b> |

The following chart compares total construction valuation for the years 2006 through 2008.

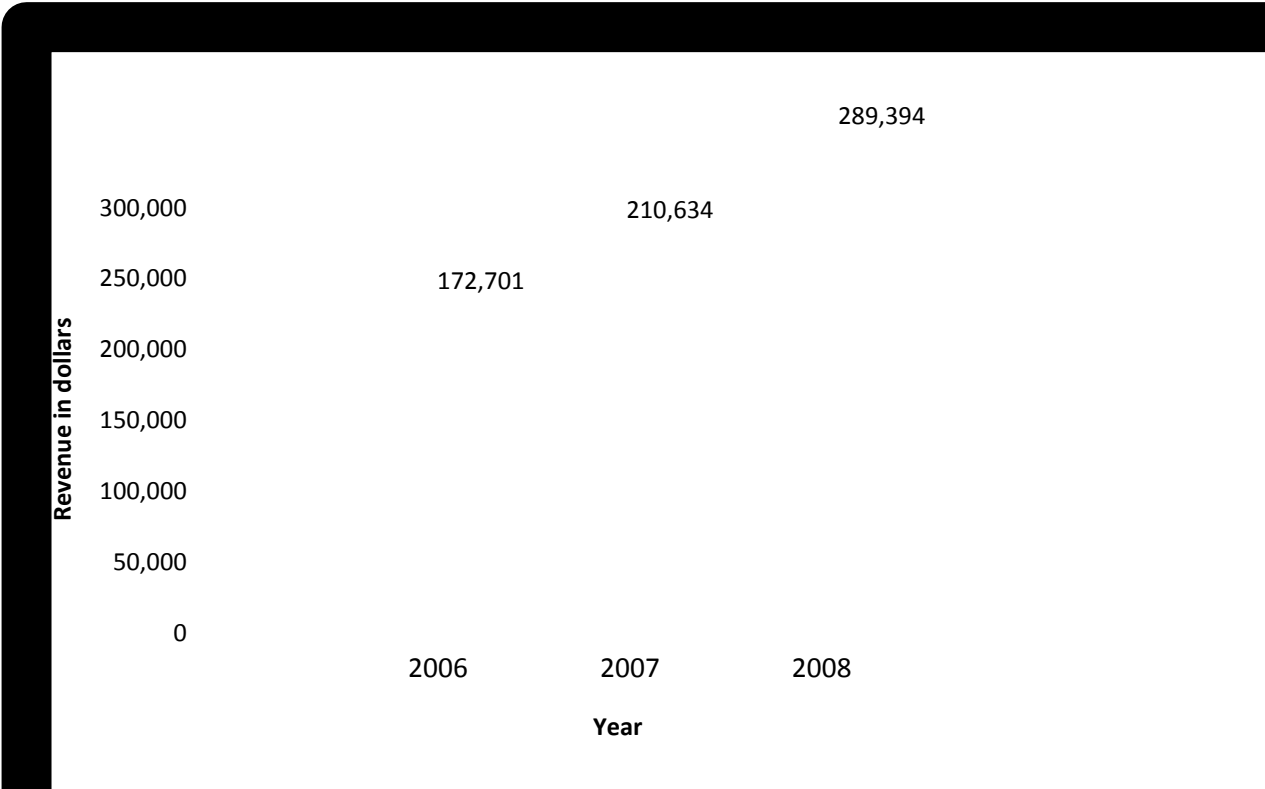


**5. Permit Revenue**

| <b>A. Building Permit Revenue</b> | <b>2006**</b> | <b>2007</b>  | <b>2008</b>         |
|-----------------------------------|---------------|--------------|---------------------|
| Permit Revenue                    | \$172,701.91  | \$210,634.39 | <b>\$289,394.39</b> |
| State Surcharge Collected         | 22,784.56     | 16,861.49    | 34,991.42           |
| State Surcharge Paid              | 17,262.19     | 13,083.97    | 13,048.77           |
| Retained by City                  | 5,522.37      | 3,777.52     | 21,942.65           |
| Plan Review Fees                  | 114,937.55    | 109,327.36   | 160,374.33          |

\*\* Does not include \$59,387.17 in building permit fees waived by City.

The chart below compares permit revenue for the years 2006 through 2008.



| <b><u>B. Mechanical Permits Revenue</u></b> | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
|---|--------------------|--------------------|--------------------|
| Commercial                                  | \$28,943.61        | \$20,674.98        | \$19,342.07        |
| Residential                                 | <u>7,042.71</u>    | <u>4,940.96</u>    | <u>6,150.16</u>    |
| TOTAL                                       | 37,860.48          | 26,723.67          | <b>\$26,512.66</b> |
| <b><u>C. Plumbing / Excavation</u></b>      | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
| Plumbing Permits                            | 12,796.00          | \$12,156.00        | \$12,299.00        |
| Excavation Permits                          | <u>100.00</u>      | <u>0</u>           | <u>0</u>           |
| TOTAL                                       | \$12,896.00        | \$12,156.00        | <b>\$12,299.00</b> |

| <b>D. Sign Permit Revenue</b> | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
|-------------------------------|--------------------|--------------------|--------------------|
| Sign Permits                  | \$2,290.00         | \$965.00           | \$1,740.00         |
| Special Sign Permits          | <u>680.00</u>      | <u>2370.00</u>     | <u>680.00</u>      |
| TOTAL                         | \$2,970.00         | \$3,335.00         | <b>\$2420.00</b>   |

**6. Number of Inspections**

|                     | <b><u>2006</u></b> | <b><u>2007</u></b> | <b><u>2008</u></b> |
|---------------------|--------------------|--------------------|--------------------|
| Commercial          | 719                | 475                | 490                |
| Plumbing            | 390                | 260                | 184                |
| Mechanical          | 93                 | 249                | 152                |
| Residential         | 700                | 1298               | 817                |
| Zoning              | 547                | 438                | 479                |
| Other/Garages/Sheds | 63                 | 102                | 133                |
| Service Lines       | 26                 | 31                 | 16                 |
| Rental Housing      | 1789               | 2005               | 1747               |
| Misc                | <u>0</u>           | <u>84</u>          | <u>0</u>           |
| TOTAL               | 4391               | 4327               | <b>4018</b>        |

## SUMMARY

| Year         | Homes      | Apt Bldgs. | Res Units  | Comm/Ind    | Total Value          |
|--------------|------------|------------|------------|-------------|----------------------|
| 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         |
| 2006         | 35         | 0          | 45         | 158         | \$42,379,064         |
| 2007         | 27         | 0          | 31         | 121         | \$33,722,627         |
| <b>2008</b>  | <b>19</b>  | <b>0</b>   | <b>24</b>  | <b>128</b>  | <b>\$70,002,629</b>  |
| <b>Total</b> | <b>478</b> | <b>7</b>   | <b>614</b> | <b>1168</b> | <b>\$472,811,745</b> |

## **2008 Rental Inspection Report**

The number of rental inspections conducted in 2008 totaled 1747, compared to 2005 inspections in 2007. However, the total number of licenses issued in 2008 increased to 253. This is due to a decrease in the number of apartment buildings inspected and an increase in the number of one and two family dwellings inspected in 2008.

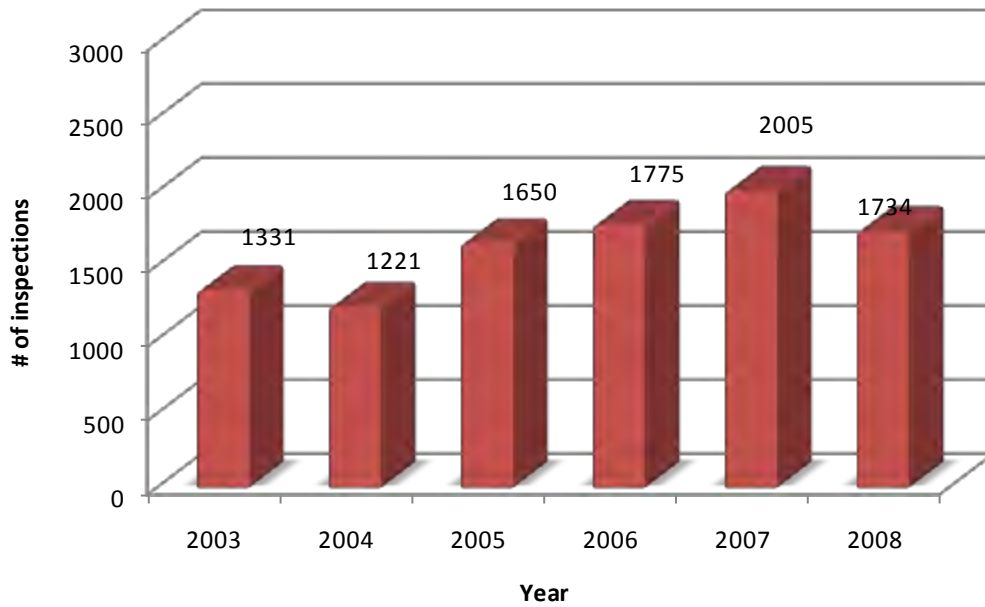
As in the past, the majority of landlords were cooperative and for the most part keep their properties in fair to good condition. However, there are a number of property owners who continue to push the limits and do the very minimum to meet the intent of the Rental Housing Ordinance. These landlords typically have the poorest looking and maintained properties, and as a result they tend to produce the majority of tenant and zoning complaints.

Most landlords have a good understanding of the Rental Ordinance and know what to expect of the process. By keeping their properties properly maintained, the landlords require fewer corrections at their scheduled inspections and benefit by increasing the value of their property. Landlords also benefit by attracting better tenants and protecting their investment.

Others also benefit from this program. Tenants benefit by having access to safe and sanitary housing and a higher standard of living. The City preserves its tax base, and helps maintain neighborhood aesthetics while protecting the safety, health and general welfare of the people in the community.

Tom Rosemeier  
Building Inspector

## Rental Inspections



## Operating Licenses Issued

