



**PLANNING/ZONING/BUILDING
DEPARTMENT**

2008 ANNUAL REPORT

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BUILDING

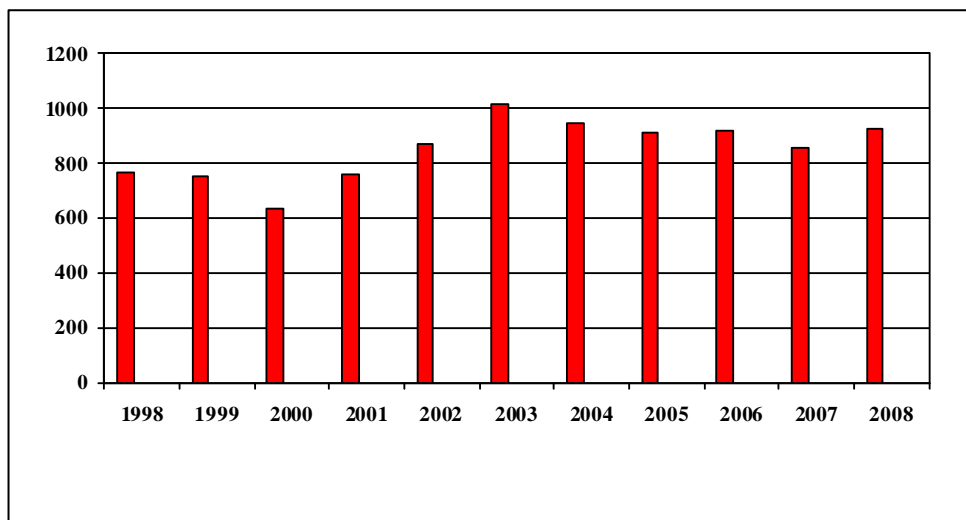
A. Overview of Building Permits, Plan Review, and Inspections - Issuing building permits is the means to accomplish the goals of the building code; namely, to establish minimum requirements to safeguard the public health, safety, and general welfare from fire and other hazards in the built environment. Building code compliance enforcement is comprised of education, plan reviews, permit administration, inspections, prevention, and enforcement of code requirements.

Plan reviews are used to verify that submitted building plans comply with the requirements of the code. If the plans do not comply, correspondence is sent to the plan designer requesting clarification or necessary changes. Plan review also includes written notes, stamps of plan review for code compliance, and continuing review of deferred submittals as the project progresses.

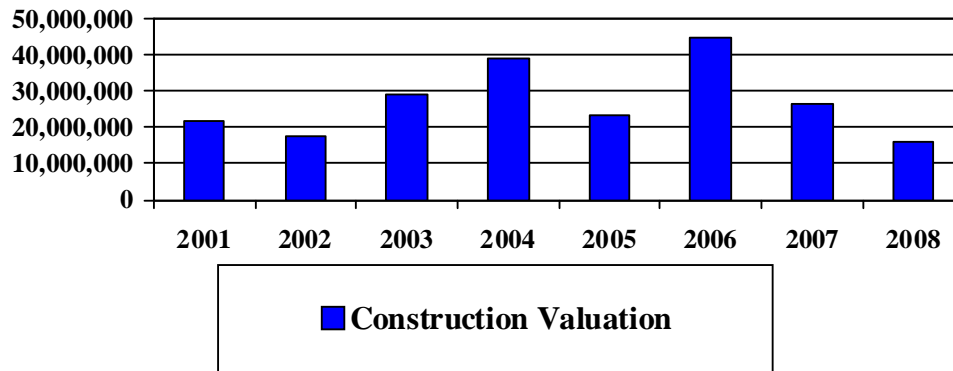
Building inspections are necessary to verify the intent of the code and the requirements of the reviewed/approved plans are carried out on site. The types of required inspections vary with the type of project being completed. The total number of inspections also varies with the project type, the complexity of the project, and the number of re-inspections required due to correction orders issued.

B. Number of Building Permits Issued – A total of 925 building permits were issued in 2008. This is an increase of 67 permits over the permit total for 2007. Further, this total does not include 324 plumbing and mechanical permits issued in 2008. The total of 925 for 2008 is 27 permits greater than the previous three year annual average of 898 permits.

*Number of Permits
Issued 1998 Through 2008*



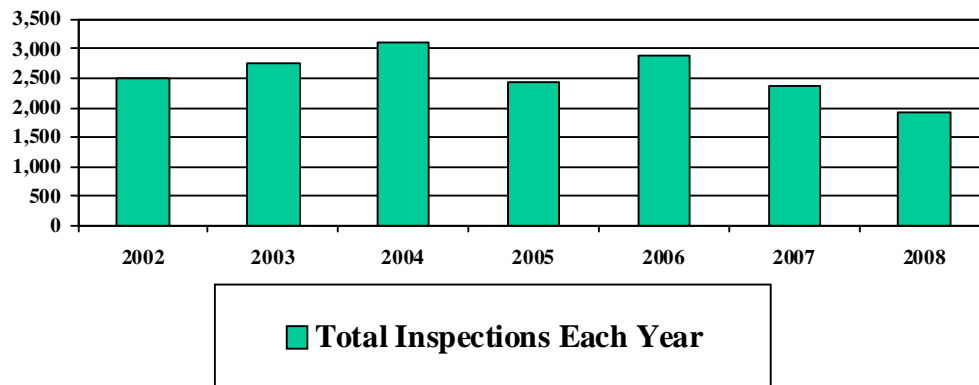
C. Construction Valuation – 2008 provided just over \$16 million in construction valuation, down from \$26.36 million in 2007. \$2,575,000 of 2008’s total valuation came from new home construction. The attached construction activity report provides details on the 2008 valuation. Construction Value over the last six years has been as follows: 2007 provided \$26.36 million, 2006 provided \$44.91 million, 2005 provided \$23.44 million, 2004 provided \$38.76 million and in 2003, construction valuation equaled \$29.28 million. The value of construction averages \$29.79 million over the last 6 years.



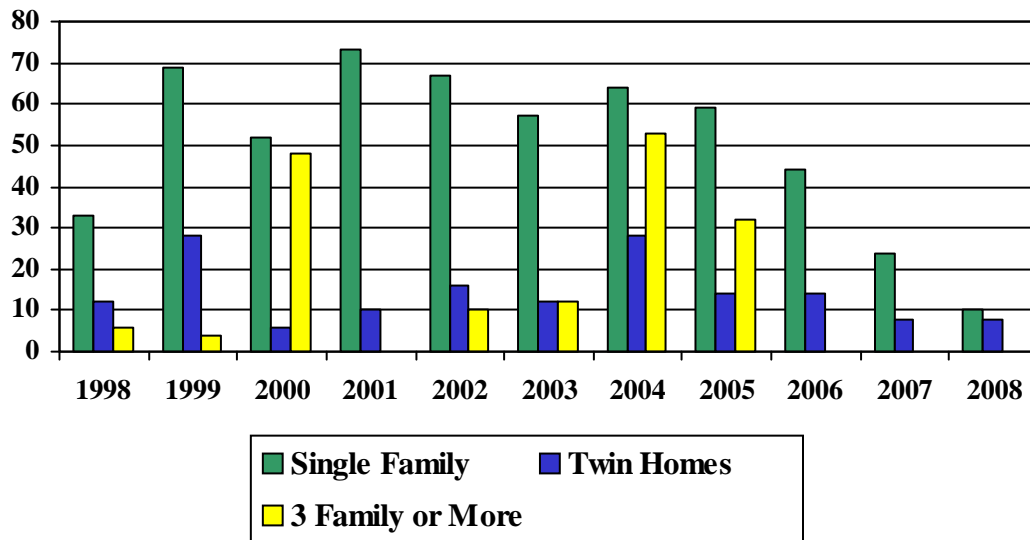
D. Inspections – A total of 1,931 inspections were completed in 2008. The inspection totals for the previous five years are as follows: 2,380 in 2007; 2,894 in 2006; 2,430 in 2005; 3,122 in 2004; and 2,757 in 2003. Throughout the year the monthly average of inspections is 161, or approximately 40 per week. These monthly averages increase considerably during the spring, summer, and fall.

While the total construction value and the total number of inspections both have decreased, it should be noted that their rates of decrease are markedly different. This fact coupled with the increase in the total number of permits issued in 2008 have required building department staff to increase efficiency in handling a larger work load with a smaller revenue stream.

2008 Total Building Inspections



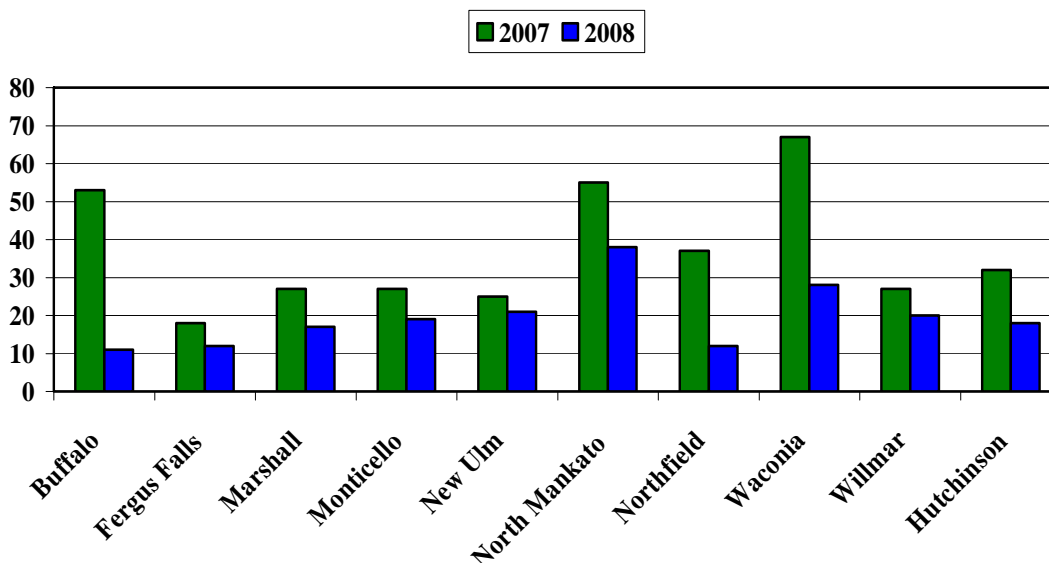
E. New Home Construction – In 2008, a total of 18 dwelling units were constructed, which included 10 single family dwellings and 8 twinhome units. In 2007, a total of 32 dwellings units were constructed. New housing starts declined in 2008, however the housing market has slowed dramatically regionally and nationally. In light of the extreme downturn in the national housing market, Hutchinson has maintained a reasonable amount of new home construction with 18 new residential units built in 2008. Below is a graph indicating types and numbers of dwelling units by year. Also see Addenda for additional information.



New Residential Construction

Staff has researched new residential construction in other communities in the area with like population to illustrate how Hutchinson is doing in comparison to the region. The chart below identifies a similar decline in home construction in other comparable cities.

Single Family/Twinhome Starts in Comparable Cities



F. Building Department and Contractor Education – The Hutchinson Building Department continues to be active in promoting education and training regarding upcoming code changes and interpretations to the area residential building contractors. There is currently little activity in code development as we are in the second year or a three year code cycle. Many area contractors are members of the Crow River Chapter of the Builders Association of Minnesota (BAMN) and take advantage of BAMN’s monthly local education opportunities. The majority of the area contractors also attend an annual seminar promoted by the Litchfield and Meeker County building department’s jointly. This class is taught by representatives from the Minnesota Construction Codes and Licensing Division of the Department of Labor and Industry and it satisfies the annual CEU requirements for residential building contractors.

The Building Department participated in the KDUZ Spring Home Show this year in an effort to promote its services and educational handouts to the local public. Building Official Lenny Rutledge and Building Inspector Kyle Dimler both attended several educational seminars broadening their knowledge of the diverse applications of the building codes. Kyle attended a seminar pertaining to the recently adopted requirement for fire sprinkler systems in all one- and two-family dwellings, scheduled to go into effect in 2011. Kyle was also elected Vice-President of the SW MN Chapter of the ICC after serving as Secretary this past year. Due to his ongoing involvement in code development, Lenny took an active part in the ICC’s code adoption hearing process in both Palm Springs, CA and Minneapolis, MN. Lenny’s attendance at these code hearings was made possible largely by financial assistance received from the Association of MN Building Officials (AMBO), the SW MN Chapter of the International Code Council, and the 10,000 Lakes Chapter of the International Code Council. Lenny is also currently an active member of the AMBO Mechanical Code Development Committee, working on the 2012 IMC.

G. Computerization and Technology – The Hutchinson Building Department continues to utilize the Permit and Inspection Management System (PIMS) permitting software offered by LOGIS. This software has been a tremendous asset to the department providing computerized permit creation, inspection record entry, and report generation capabilities. Having these tools has increased the efficiency of building department staff.

H. Evergreen Senior Dining – Department staff provide maintenance and janitorial services for the Evergreen dining area. Staff also administers the reservations of available rental space for private gatherings on site. The senior dining facility prepared approximately 41,800 meals in 2007, 56% of which were for Hutchinson area residents. The remaining meals are delivered to the cities of Silver Lake, Glencoe, Brownton, and Stewart. The number of meals prepared in 2008 was increase of approximately 10% over 2007 (37,923 meals prepared in 2007).

Total Meals Prepared at Evergreen Senior Dining Facility in 2008

	<u>Meals in 2008</u>	<u>Percent of Total</u>
Hutchinson	14,011	33%
Park Towers Residents	9,483	23%
Glencoe	4,439	11%
Stewart	6,927	17%
Silver Lake	3,180	8%
Brownton	3,806	9%
Total	41,846	100%

In 2008, a major renovation of the Evergreen senior dining kitchen was completed with significant grant assistances from the Mardag Foundation, Crow River Sno Pros, and I. J. Burich Family Foundation of MN. A large part of the project was replacing high priority kitchen equipment that was over 20 years old, including a large capacity convention oven and a new gas range. A new energy star boiler and hot water heater were also installed, which has reduced energy consumption. Other improvements included a new fire suppression system, stainless steel moveable counter, stainless steel tray dispenser, some light remodeling, and handicapped accessible door openers. Staff has increased marketing efforts toward renting the space for special events, however as the space was in various stages of remodeling during the year, we only rented the dining area 5 times. In 2007, it was rented 8 times. Staff anticipates an increase in the number of rentals in the future due to these improvements.

I. City Building Improvements and Energy Efficiency - Building staff provide maintenance and janitorial services and coordinate building improvements to City Center, the Library, and Evergreen senior dining facility. Staff has taken a lead role in undertaking efficiency improvements and regularly provides technical assistance to other departments on building and facility needs. Work continued on improving energy efficiency in buildings in our department, including the improvements noted above for Evergreen dining, and projects at City Center such as light sensors in public bathrooms, staff areas, and lesser used rooms. Utility consumption has been successfully reduced in 2008, at City Center and Evergreen dining, even though the year was colder than normal. The following tables identify the details of usage.

Building Department Individual Meters

Electric Usage (kWh)	Usage			Difference 07-08	Difference 06-08
	2006	2007	2008		
Library	118330	114260	112900	-1.19%	-4.59%
City Center	347340	318930	267710	-16.06%	-22.93%
Evergreen/Senior Dining	60840	64223	58700	-8.60%	-3.52%
Electric Annual Total:	526510	497413	439310	-11.68%	-16.56%

Gas Usage (ft ³)	Usage			Difference 07-08	Difference 06-08
	2006	2007	2008		
Library	489400	500000	538000	7.60%	9.93%
City Center	1072634	1053059	957706	-9.05%	-10.71%
Evergreen/Senior Dining	356300	356900	307700	-13.79%	-13.64%
Gas Annual Total:	1918334	1909959	1803406	-5.58%	-5.99%

J. Nuisances, Complaints, and Substandard Building Enforcement – Department staff regularly fields complaints regarding nuisances such as junk, construction debris, weeds, outdoor storage, housing conditions, and problems with the condition of rental units. Enforcement is a time consuming activity that has been demanding an increasing amount of staff time, particularly to resolve complicated issues. Building staff work closely with the Engineering, HRA, Police and Fire Department on properties of concern.

PLANNING AND ZONING

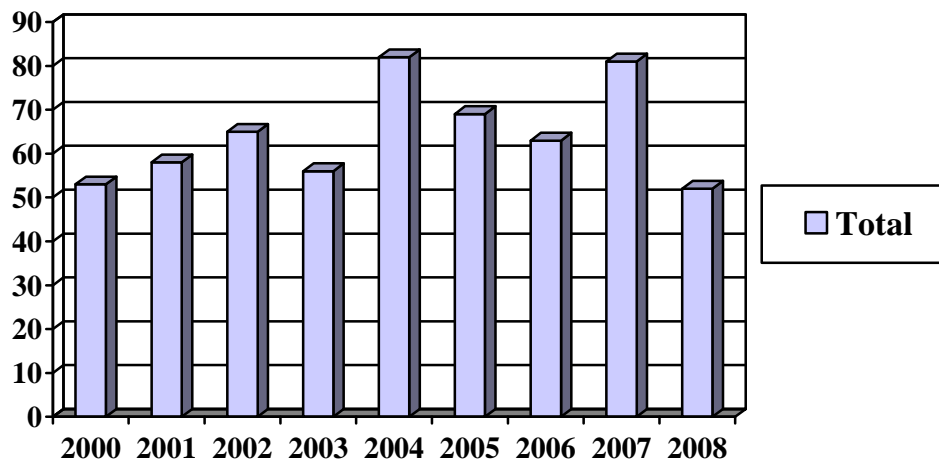
A. Overview – Planning and Zoning Department staff provide a variety of customer service, coordination, and review services, including processing and reviewing of land use applications. The Department provides long range planning services and reviews land use plans for consistency with city plans. Demographic information, as well as projections about population growth are monitored and planned for by this department. The Department also drafts policies and revises ordinances to implement the goals of the City regarding growth management and development practices. The Department works closely with the Engineering, Housing and Redevelopment, and Economic Development Departments.

Zoning is the regulation of property to ensure general health, safety, and welfare standards for the community. The Zoning Department assists residents and applicants with zoning requests, development requests and flood plain information. Staff coordinates efforts to communicate with the property owner or developer by arranging pre-development meetings “up-front” to get questions answered at the beginning of the project. Department staff issues applications for Conditional Use Permits, Variances, Rezoning, Annexations, Lot Splits, Platting, and Sign permits

B. Land Use Applications

In 2008, 52 planning applications were received, which was down from recent years. In 2007, 81 applications were reviewed; 63 applications in 2006; 69 applications in 2005; 82 applications in 2004; 56 applications in 2003; 65 applications in 2002; 58 applications in 2001 and 53 applications in 2000. Of the 52 applications in 2008, 13 requests were for conditional use permits, 4 variances, 3 rezonings, 2 vacation of easements, 3 lot splits, 8 preliminary plats; and 9 final plats. Additionally there were 6 zoning ordinance amendments and 1 comprehensive plan map revision; 2 site plan reviews and 1 sketch plan review. There were 2 applications were withdrawn for various reasons. A bar chart comparing the number of applications since 2000 follows.

**TOTAL ANNUAL LAND USE APPLICATIONS
FOR YEARS 2000-2008**



- C. Highway 7 Corridor Study** - In 2007, staff spent a significant amount of time contributing and reviewing information for the Highway 7 Corridor Study and Small Area Plan. Since the adoption of the plan at the end of 2007, the City has worked on the implementation steps identified in the plan. Several new ordinances were developed and adopted in response to the land use and zoning issues identified within the corridor and prepare for development along the Highway 7 corridor. Ordinances for a Mixed Use zoning district and a River Overlay district were adopted to help meet the goals of the plan. The C-4 district was also amended to add “offices” as a permitted use, as recommended by the plan. Two rezonings were also completed that were recommendations of the study. Hutchinson Manufacturing was rezoned from I/C (Industrial-Commercial) to I-1 (Light Industrial), to allow the use to be permitted rather than a conditional use. The vacant Citizen’s Bank property at 1285 Hwy 7 W. was also rezoned from R-2 to C-4 to facilitate sale and development as a commercial property in the future.
- D. Joint Planning Board** – The Joint Planning Board reviewed 16 applications in 2008, which was similar to recent years. The applications consisted of 4 conditional use permits; 3 rezonings; 1 sketch plan; 4 preliminary plats; and 4 final plats. The Board reviewed 14 applications in 2007, 16 applications in 2006, 19 applications in 2005, 20 applications in 2004, 19 applications in 2003, 23 applications in 2002, 25 applications in 2001, and 15 applications in 2000. Revisions to the Joint Planning Area ordinance were discussed and it was determined orderly annexation agreements should be completed before major ordinance changes are made to the Joint Planning Ordinance.
- E. Annexations** – The City approved one annexation in 2008 for approximately 17 acres from Hutchinson Township. Of the 17 acre site, 8 acres are owned by the City of Hutchinson for construction of stormwater ponding. The remaining 9 acres is privately owned and may be developed in the future.
- F. Technology** – The Department continues to update web site information with current information, maps and new ordinances. The web site information has been an excellent source of data to communicate with customers that are able to access pertinent planning data to make decisions about property.
- G. Building Permit Review** – The Planning Department reviews building permits for new structures and additions received by the building department for compliance with zoning ordinance requirements and development approvals. Staff reviewed approximately 338 building permits and 104 sign permits for zoning compliance.
- H. Ordinances and Comprehensive Plan Amendments-** Staff completed 6 ordinance amendments, five initiated by staff and one ordinance proposed by an applicant. The ordinance amendment initiated by an applicant was to allow “by reservation special events space in owner occupied homes in the R-2, Residential District”. City initiated amendments adopted in 2008 include: the River Overlay district, Mixed Use District, subdivision regulations amendment to update the final plat filing requirements; fences and walls ordinance to clarify requirements and specify maximum height, and the addition of “offices; business and professional” to permitted uses in the C-4 Zoning District. One Comprehensive Plan amendment was approved to allow a higher residential density for a future senior housing campus development for Hutchinson Area Health Care on a 43 acre site at the northwest corner of Airport Rd. and Jefferson Street S.E.

CITY OF HUTCHINSON
COUNT OF BUILDING/PLUMBING/MECHANICAL PERMITS
ISSUED AND VALUATION

Total Number Inspections	1931
Building Permits Issued by Type	Year to Date Number Permits & Valuation
Commercial (new)	3 - \$1,913,000
Commercial Additions/ Remodels	89 - \$8,433,878
Industrial (new)	0
Industrial Additions/Remodels	1 - \$65,000
Fire Sprinkling	18 - \$509,543
Total New Residential Units (Single Family, twins, townhomes)	18 - \$2,575,000
Residential misc. (additions, repairs, remodels, etc)	112 - \$1,306,110
Set fee permits (reside, reroof, window replacement, misc.)*	612
Subtotal Building Permits:	\$14,802,531
Mechanical	208 - \$1,208,482
Plumbing*	113-\$6,400
Signs*	73
Total Permits issued and valuation	1247 - \$16,017,413
<i>* Set fees not included in valuation</i>	

Yearly Permit and Valuation Totals

YEAR	TOTAL NO. OF PERMITS		TOTAL VALUATION
2008	Building	925	\$14,802,531
	Mechanical	207	\$ 1,208,482
	Plumbing	<u>113</u>	<u>\$ 6,400</u>
		1,247	\$16,017,413
2007	Building	858	\$24,047,333
	Mechanical	223	\$ 2,319,851
	Plumbing	<u>118</u>	<u>\$</u>
		1,199	\$26,367,184
2006	Building	921	\$36,620,381
	Mechanical	259	8,030,317
	Plumbing	<u>128</u>	<u>269,000</u>
		1,308	\$44,919,698
2005	Building	233	\$23,443,345
	Special	<u>682</u>	
		915	
2004	Building	276	\$38,762,339
	Special	<u>673</u>	
		949	
2003	Building	284	\$29,284,549
	Special	<u>731</u>	
		1,015	
2002	Building	269	\$17,735,396
	Special	<u>602</u>	
		871	
2001	Building	279	\$21,828,237
	Special	<u>481</u>	
		760	
2000	Building	214	\$36,815,880
	Special	<u>425</u>	
		639	
1999	Building	365	\$32,546,981
	Special	<u>388</u>	
		753	
1998	Building	380	\$31,349,281
	Special	<u>390</u>	
		770	

- Special permits are fixed fee permits for residential reshingle, resides, window replacements, and excavations, signs, manufactured homes, fences, moving, demolitions, decks, residential sheds, and fire sprinkler permits.

New Residential Construction

YEAR	HOUSING TYPE	BUILDINGS	UNITS	CONSTRUCTION COST
2008	Single Family Dwellings	10	10	\$ 1,488,000
	Twinhomes	<u>4</u>	<u>8</u>	<u>1,087,000</u>
		14	18	\$ 2,575,000
2007	Single Family Dwellings	24	24	\$ 3,692,000
	Twinhomes	<u>4</u>	<u>8</u>	<u>1,044,000</u>
		28	32	\$ 4,736,000
2006	Single Family Dwellings	44	44	\$ 6,509,000
	Twinhomes	<u>7</u>	<u>14</u>	<u>1,911,000</u>
		51	58	\$ 8,420,000
2005	Single Family Dwellings	59	59	\$ 7,110,000
	Twinhomes	7	14	\$ 1,553,000
	5 Family of More	<u>1</u>	<u>32</u>	<u>2,700,000</u>
		67	105	\$ 11,363,000
2004	Single Family Dwellings	64	64	\$ 7,984,000
	Twinhomes	13	26	\$ 2,723,000
	2 Family Duplex	1	2	\$ 346,000
	3 & 4 Family	1	3	\$ 285,000
	5 Family or More	<u>1</u>	<u>50</u>	<u>3,400,000</u>
		80	145	\$ 14,738,000
2003	Single Family Dwellings	57	57	\$ 7,350,626
	Twinhomes	6	12	\$ 1,424,000
	3-4 Family Buildings	<u>3</u>	<u>12</u>	<u>1,160,000</u>
		66	81	\$ 9,934,626
2002	Single Family Dwellings	67	67	\$ 8,774,000
	Twinhomes	8	16	\$ 2,146,000
	5 Family or More	<u>2</u>	<u>10</u>	<u>714,000</u>
		77	93	\$11,634,000
2001	Single Family Dwellings	73	73	\$ 8,180,518
	Twinhomes	<u>5</u>	<u>10</u>	<u>967,000</u>
		78	83	\$ 9,147,518
2000	Single Family Dwellings	52	52	\$ 5,050,000
	Twinhomes	<u>3</u>	<u>6</u>	<u>579,000</u>
		55	58	\$ 5,629,000
1999	Single Family Dwellings	69	69	\$ 8,978,000
	Townhomes	14	28	\$ 2,861,000
	3-4 Family Buildings	1	4	\$ 362,500
	Single Family (Moved in Home)	1	1	\$ N/A
	Single Family (Existing Structure Remodeled into Home)	1	1	\$ N/A
	5 Family or More	<u>1</u>	<u>42</u>	<u>1,686,000</u>
		87	145	\$ 13,985,500
1998	Single Family Dwellings	53	53	\$ 6,736,407
	Townhomes	20	43	\$ 4,029,232
	Single Family (Mfg'd Home)	1	1	\$ 28,500
	5 Family or More	<u>6</u>	<u>70</u>	<u>3,080,000</u>
		80	167	\$ 13,845,639

2008 Construction Activity

NEW CONSTRUCTION STARTS

New Homes	2,575,000
Best Buy Store - 1350 Hwy 15 S	1,672,000
HUC Addition - 175 Michigan St SE	281,000
New Head Start School Building - 900 Lynn Rd SW	181,000
Auto Detailing Shop - 205 Monroe St. SE	60,000
Airport Hangar - 1750 Butler Field Dr SW	45,000
Detached Garage - 1325 Heritage Ave NW	16,000
Total New Construction	4,830,000

COMMERCIAL AND INDUSTRIAL ADDITIONS AND REMODELS

Peace Lutheran Addition - 400 Franklin	4,100,000
Reroof Commercial Buildings	576,500
HAHC Outpatient - 1071 Hwy 15 S	535,000
3M Remodel - 915 Adams St SE	500,000
Park Towers Remodel - 133 3rd Ave SW	397,000
CentraSota Oral & Max Surgery - 1015 Hwy 15 S	300,000
Cash Wise Remodel - 1020 Hwy 15 S	251,000
Zella's Restaurant - 14 Main St S	240,000
Oral Surgery - 16 Washington Ave W	205,000
Commercial Reside - 225 Michigan St SE	199,000
3M Digital Imaging Remodel - 915 Adams St SE	150,000
3M Addition - 915 Adams St SE	100,000
Office Remodel - 222 5th Ave NW	70,000
Industrial Parking Lot - 720 Hwy 7 W	65,000
Holiday Station Add'l Gas Tank - 1016	60,000
Runnings Loading Dock Remodel - 1090 Hwy 15 S	51,000
Office Remodel - 897 Hwy 15 S	50,000
HTI Office Remodel - 40 West Highland Park Dr NE	49,994
Masonry Intake Addition - 35 Adams St NE	40,000
McDonald's Coffee Remodel - 1098 Hwy 15 S	35,000
Detached Garage - 1398 South Grade Rd SW	35,000
GameStop - 1310 Hwy 15 S	35,000
Commercial Addition - 1100 Industrial Blvd SE	30,000
McLeod County Treatment Remodel - 620 Hwy E	27,000
Commercial Remodel - 1065 5th Ave SE	25,125
Parking Lot - 850 School Rd SW	25,000
Burns Manor Driveway Repair - 135 North High Dr NE	20,495
Commercial Fences	27,791
Total Addition and Remodel Work	8,199,905

All Other Commercial/Industrial Work	408,468
All Other Residential Work	854,615

Total Building Construction Valuation

Mechanical Work	1,208,482
Plumbing Work	6,400
Fire Sprinklers	509,543

Total Construction Valuation	16,017,413
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Population Growth

<i>YEAR</i>	<i>HOUSING TYPE</i>	<i>NEW BUILDINGS</i>	<i>UNITS</i>	<i>FACTOR FORMULA</i>	<i>NO OF DWELLINGS PER FACTOR</i>	<i>TOTAL POPULATION</i>
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*Due to economic conditions in 2008, staff is not making a population estimate based upon new home construction.

The State Demographers Office total population estimate for April 2007 is 14,021.

2008	Single Family Dwellings	12	12			
	Twinhomes	3	6		18	*
2007	Single Family Dwellings	24	24	2.41	58	
	Twinhomes	4	8	2.41	19	
	Demo Single Family Dwelling	1	1	2.41	<u>-1</u>	
					76	14,493
2006	Single Family Dwellings	44	44	2.41	106	
	Twinhomes	7	14	2.41	33	
	Demo Single Family Dwelling	3	3	2.41	<u>-7</u>	
					138	14,423
2005	Single Family Dwellings	59	59	2.41	142	
	Twinhomes/Duplex	7	14	2.41	34	
	3 Family Dwelling or More	1	32	1.96	63	
	Demo Single Family Dwelling	21	21	2.41	<u>-51</u>	
					188	14,285
2004	Single Family Dwellings	64	64	2.41	154	
	Twinhomes/Duplex	14	28	2.41	67	
	3 Family Dwellings or More	2	53	1.96	103	
	Demo Single Family Dwelling	3	3	2.41	<u>-7</u>	
					317	14,097
2003	Single Family Dwellings	57	57	2.41	137	
	Twinhomes	6	12	2.41	29	
	3 Family Dwellings or More	3	12	1.96	24	
	Annex Dwellings	2	2	2.87	<u>6</u>	
					196	13,780
2002	Single Family Dwellings	67	67	2.41	161	
	Twinhomes	8	16	2.41	39	
	3 Family Dwellings or More	2	10	1.96	20	
	Annex Dwellings	31	31	2.87	89	
	Demo Single Family Dwelling	2	2	2.41	<u>-5</u>	
					304	13,584
2001	Single Family Dwellings	73	73	2.41	176	
	Twinhomes	<u>5</u>	<u>10</u>	2.41	<u>24</u>	
		78	83		200	13,280
2000	Census Population Total					13,080
1990	Census Population Total					11,667

City of Hutchinson
New Housing Starts
2008

<i>Site Address</i>	<i>Sub Type</i>	<i>Owner Name</i>	<i>Valuation</i>	<i>Contractor</i>	<i>Issued Date</i>
530 Hilltop Dr NE	Twinhome	Crow River Habitat for Humanity Inc	113,000	Lofdahl, John Carpentry	04/24/2008
534 Hilltop Dr NE	Twinhome	Crow River Habitat for Humanity Inc	97,000	Lofdahl, John Carpentry	04/24/2008
1863 Island View Cir SW	Single Family	Hutchinson Housing & Redev.	133,000	Hutchinson High School	08/25/2008
429 Kottke Ct SE	Townhome	Arthur K & Rosemary J Hagen	135,000	Betker, Mark	07/15/2008
435 Kottke Ct SE	Townhome	Arthur K. Hagen	156,000	Betker, Mark	07/15/2008
215 Ottawa Ave SE	Twinhome	Hutchinson Land Holdings	146,000	Betker Properties	11/24/2008
219 Ottawa Ave SE	Twinhome	Kris Betker	146,000	Betker Properties	11/24/2008
225 Ottawa Ave SE	Twinhome	Hutchinson Land Holdings	147,000	Betker Properties	06/03/2008
229 Ottawa Ave SE	Twinhome	Hutchinson Land Holdings	147,000	Betker Properties	06/03/2008
405 Ottawa Ave SE	Single Family	Hutchinson Land Holdings	174,000	Betker Properties	05/21/2008
1431 Southfork Dr SE	Single Family	Joseph G & Melissa A Jorgenson	206,000	Sondergaard-Forcier	09/22/2008
161 Summerset Ln SE	Single Family	First Class Builders Inc	170,000	First Class Builders	07/08/2008
182 Summerset Ln SE	Single Family	David Broll	130,000	First Class Builders	04/01/2008
193 Summerset Ln SE	Single Family	First Class Builders Inc	151,000	First Class Builders	10/16/2008
605 Texas Ave NW	Single Family	Sorensen & Naustdal Properties	138,000	Naustdal, Bruce	09/25/2008
615 Texas Ave NW	Single Family	Sorensen & Naustdal Properties	138,000	Naustdal, Bruce	05/15/2008
640 Texas Ave NW	Single Family	Sorensen & Naustdal Properties	125,000	Naustdal, Bruce	06/18/2008
650 Texas Ave NW	Single Family	Sorensen & Naustdal Properties	123,000	Naustdal, Bruce	04/07/2008

New Construction Count: 18

Total Valuation

2,575,000

Vacant Lots
January 1, 2009

Addition	Zoning	Year	Availability
Fairway Estates Addition	R - 1 - PD	1999	23 Lots
Park Meadows Addition	R - 3	2005	12 Lots
Bridgewater Estates Addition	R - 1	2000	31 Lots
Island View Heights Addition	R - 2 - PD	2004	17 Lots
Ravenwood West Addition	R - 2	2005	10 Lots
Summerset Addition	R - 2, R - 3	2005	119 Lots
Southwind Addition	R - 2	2003	16 Lots
Southfork Addition	R - 3 - PD	2004	49 Lots
Kottke Court Replat to RiverPointe Villas	R - 2 - PD	2008	10 Lots
Westridge Shores Addition	R - 1	1995	1 Lots
Santelman's Addition	R - 3 - PD	1993	10 Lots
Stearnwood Addition	R - 1	2004	5 Lots
Ravenwood	R - 3	1999	1 Lot
Hunter's Ridge Addition	R - 2	2004	1 Lot
Fraser Subdivision Addition	R - 2	2005	1 Lot
Excelsior Addition	R - 2	2007	7 Lots
Other - Misc	R - 2	Unknown	1 Lot
Total			314 Lots

City of Hutchinson
Inspection Counts for 2008

		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Building	Certificate of Occupancy	0	0	0	0	0	1	0	2	3	1	2	0	9
	Consult with	0	0	0	0	0	0	0	1	2	3	1	2	9
	Final Inspection	25	12	22	20	36	41	66	37	53	120	39	41	512
	Footings	2	6	1	12	14	19	18	14	12	23	4	2	127
	Foundation	1	0	1	3	4	5	6	5	3	6	1	0	35
	Framing	21	11	13	17	20	21	25	30	29	28	14	9	238
	Insulation	8	7	6	3	13	9	6	16	9	7	5	6	95
	Lath	0	0	0	0	0	2	0	1	0	0	0	0	3
	Manufactured Home	0	0	0	0	0	0	0	0	0	0	1	1	2
	Other Inspections	1	0	0	0	3	0	0	0	1	7	1	1	14
	Poured/Block Wall	2	0	1	3	4	4	8	4	3	12	5	2	48
	Preinspection	0	0	0	0	0	2	0	0	1	0	0	0	3
	Roof Covering/Reshingle	0	0	0	0	0	0	0	0	0	0	1	0	1
	Slab	3	0	0	8	9	1	0	3	3	2	1	1	31
	Soils	1	1	0	10	12	17	13	8	2	11	4	0	79
	Structural	0	1	0	0	1	0	0	0	0	1	1	0	4
	Total	64	38	44	76	116	122	142	121	121	222	80	64	1,210
Fire	Aboveground Fire	1	0	0	0	0	0	0	0	0	0	0	0	1
	Alarm Test	0	0	1	0	0	0	0	0	0	0	0	0	1
	Total	1	0	1	0	0	0	0	0	0	0	0	0	2
Mechanical	Duct	2	5	2	3	1	2	2	1	3	5	3	0	29
	Final	8	6	14	15	18	14	8	6	10	19	15	11	144
	Gas Piping	11	9	13	18	19	16	12	9	21	19	16	19	182
Mechanical	Insulation	0	0	0	0	0	0	1	0	0	0	0	0	1
	Piping	0	0	0	0	0	0	1	0	0	0	0	0	1
	Rated Fire Assemblies	0	0	0	0	0	0	0	0	0	1	0	0	1
	Rough-in	5	0	1	2	2	2	3	5	0	0	2	3	25
	Underground	0	0	0	0	0	0	3	0	0	0	0	0	3
	Total	26	20	30	38	40	34	30	21	34	44	36	33	386
Plumbing	Backflow Prevention	0	0	1	0	0	0	0	0	0	0	0	0	1
	Consult with	0	0	0	0	0	0	0	1	0	0	0	0	1
	Final	11	3	5	8	3	7	7	2	12	16	13	6	93
	Final Inspection	0	0	0	1	1	0	1	0	0	0	0	0	3
	Gas Piping	0	0	0	0	1	0	0	0	0	0	0	0	1
	Other Inspections	0	0	0	0	0	0	0	0	1	0	0	0	1
	Rough-In	12	6	6	7	9	11	10	11	7	10	5	1	95
	Sewer and Water	0	0	0	1	3	7	4	6	2	2	2	0	27
	Underground	4	2	4	5	8	4	15	10	8	7	6	5	78
Total	27	11	16	22	25	29	37	30	30	35	26	12	300	
Public Works	Erosion & Sediment	0	0	0	8	6	4	5	0	4	2	2	0	31
	Total	0	0	0	8	6	4	5	0	4	2	2	0	31
Sign	Footing	0	1	0	0	0	0	0	0	0	0	0	0	1
	Total	0	1	0	0	0	0	0	0	0	0	0	0	1
Temporary Use	Final Inspection	0	0	0	0	0	0	0	0	0	1	0	0	1
	Total	0	0	0	0	0	0	0	0	0	1	0	0	1
Total Inspections	118	70	91	144	187	189	214	172	189	304	144	109	1,931	

Building Permit Summary for the Year of 2008

Description	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Totals
Est. Value	104,284.00	149,140.00	432,680.00	1,778,206.00	1,014,466.00	1,862,600.00	5,790,231.00	1,222,663.00	544,675.00	2,239,868.00	601,700.00	271,900.00	16,017,413.00
Surcharge	79.35	75.83	245.09	873.65	519.20	989.40	2,203.07	679.25	313.21	1,080.75	328.75	135.55	7,533.10
Bldg. Dept. Fees													
Permit Fee (New/Remodel)	1,433.75	1,343.65	4,312.15	13,886.85	8,277.95	15,097.75	26,887.35	8,734.00	4,854.40	12,903.20	2,375.23	2,475.85	102,562.13
Plan Check Fee	699.07	280.57	2,410.04	7,741.72	2,522.61	7,289.85	16,622.24	5,044.13	2,707.83	7,858.02	2,258.56	1,297.63	56,732.27
Excavation Fee	430.00		40.00	470.00	80.00	200.00	120.00	200.00	0.00	200.00	80.00		1,820.00
Set Fees (Residential)	260.00	550.00	790.00	2,290.00	3,060.00	4,020.00	3,200.00	4,050.00	2,690.00	1,650.00	1,060.00	310.00	23,950.00
Mfg'd Home	150.00			150.00						300.00		300.00	900.00
Moving						150.00							150.00
Demolition		200.00	100.00	80.00		100.00			180.00	40.00	40.00		740.00
Sign	264.50	370.00	506.00	293.50	337.00	265.92	500.50	180.00	334.00	232.00	401.50	253.25	3,958.17
Mechanical/Plumbing	761.10	920.90	1,147.80	4,799.00	1,265.00	2,488.00	4,080.40	2,222.00	1,629.28	2,897.93	3,057.00	911.00	26,159.41
Fire Sprinkling		378.50		1,161.40	792.66	131.00	2,187.02		166.95	30.00			5,241.13
Other													0.00
Total Bldg. Dept. Fees	4,038.42	4,043.62	9,305.99	30,852.47	16,335.22	29,742.52	53,577.51	20,430.13	12,562.46	26,111.15	9,272.29	5,941.33	222,213.11
Fees to other Departments													
Plbg. Water Meter			555.00	810.00	225.00	520.00	945.00	1,200.00	250.00	250.00	695.00		5,450.00
Parks & Playgrd.				405.00	310.00	485.00			270.00		350.00		1,820.00
Elect. Territory				800.00	800.00	1,600.00	2,400.00		800.00	800.00	1,600.00		8,800.00
SAC Connection				3,630.00	3,630.00	5,445.00	9,075.00	3,267.00	3,630.00	16,698.00	3,630.00		49,005.00
WAC Connection				2,760.00	2,760.00	4,140.00	6,900.00	2,484.00	2,760.00	12,696.00	2,760.00		37,260.00
Tree Fees						360.00					360.00		720.00
Const Water/Well Conversion			100.00	300.00							200.00		600.00
Total Permit Fees to Others	-	-	655.00	8,705.00	7,725.00	12,550.00	19,320.00	6,951.00	7,710.00	30,444.00	9,595.00	-	103,655.00
Total Permits Fees	\$ 4,117.77	\$ 4,119.45	\$10,206.09	\$ 40,431.12	\$ 24,579.42	\$ 43,281.92	\$ 75,100.58	\$ 28,050.38	\$ 20,585.67	\$ 57,645.90	\$ 19,196.04	\$ 6,076.68	\$ 333,401.21
Total Building Permits	32	29	47	92	112	136	119	130	91	72	45	21	926
Total Mech & Plbg Permits	11	22	23	41	22	24	36	28	27	37	30	20	321
Total Permits Issued	43	51	70	133	134	160	155	158	118	109	75	41	1,247
Total Inspections	116	68	90	142	187	189	213	172	187	254	204	109	1,931