

CITY OF WALKER

COMMUNITY DEVELOPMENT DEPARTMENT

2012 ANNUAL REPORT



CHART 1

FISCAL YEAR 7/1/2011 THROUGH 6/30/2012

PERMIT TYPES	# OF PERMITS	PERMIT FEES	PERMIT VALUE
RESIDENTIAL	164	46,635.00	7,315,025.00
COMMERCIAL	71	36,212.00	5,526,191.00
INDUSTRIAL	35	73,927.00	11,911,684.00
TOTAL	270	156,774.00	24,752,900.00

FISCAL YEAR 7/1/2012 THROUGH 3/7/2013

PERMIT TYPES	# OF PERMITS	PERMIT FEES	PERMIT VALUE
RESIDENTIAL	89	30,399.00	4,484,237.00
COMMERCIAL	57	23,537.00	3,310,561.00
INDUSTRIAL	19	168,022.90	28,246,706.00
TOTAL	165	221,958.90	36,041,504.00

Within the City limits of Walker, there are three (3) public school districts represented. There were 24 new single family homes started in 2012. There were homes started in (2) of the (3) school district. There were 13 started in the Kenowa Hills District, 11 started in the Grandville District and there were zero(0) started in Comstock Park.

CHART 2

Chart 2 displays the number of new single family homes and the total permit value value and average dollar value of the new single family homes in 2009 through 2012.

2012

YEAR	MONTH	NO OF NEW HOMES	TOTAL PERMIT VALUE	AVERAGE VALUE OF HOME
2009	Jan-Jun	4	649,550.00	162,387.50
	Jul-Dec	8	879,350.00	109,918.75
2010	Jan-Jun	16	2,260,000.00	141,250.00
	Jul-Dec	8	1,281,730.00	160,216.00
2011	Jan-Jun	13	1,852,042.00	142,465.00
	Jul-Dec	14	2,451,166.00	175,083.00
2012	Jan-Jun	16	3,042,885.00	190,180.32
	Jul-Dec	8	1,525,716.00	190,714.50

CHART 3

Chart 3 shows the number of single family homes constructed in 2012.

YEAR	UNITS	TOTAL \$ AMOUNT FOR SINGLE FAMILY HOUSES	AVERAGE DOLLAR PER UNIT	AVERAGE SQUARE FOOTAGE
2009	12	1,528,900.00	127,409.00	1,556
2010	24	3,633,730.00	151,405.42	1,506
2011	27	4,303,208.00	159,378.08	2,097
2012	24	4,568,601.00	190,358.00	2,080

CHART 4

The number of single family homes constructed in the City of Walker was 24 in 2012. Surrounding communities found 2012 to be a year that brought increases and decreases in single family housing construction.

CITY/TOWNSHIP	2009	2010	2011	2012
Cascade	17	32	34	49
Georgetown	61	83	94	137
Grand Rapids	46	20	23	45
Grandville	2	1	2	5
Kentwood	52	63	50	56
Plainfield	50	41	45	57
Walker	12	24	27	24
Wyoming	26	51	43	53

Data Source: The city or township offices were contacted.

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CHART 5

1/1/2012 THROUGH 12/31/2012

	2011 # OF PERMITS	PERMIT FEES	PERMIT VALUES	2012 # OF PERMITS	PERMIT FEES	PERMIT VALUES
One-family house	27	23,179.50	4,303,208.00	24	24,305.00	4,568,601.00
Two-family house(duplex)	1	1485	285,300.00	2	1,155.00	206,162.00
Mobile home	-	-	-	2	300.00	NOT REQUIRED
Multi-family	-	-	-	-	-	-
Condominiums	2	1,430.00	412,500.00	2	1,255.00	228,830.00
Remodel or addition(addition, alteration and remodel)	11	1,675.00	262,310.00	20	3,569.00	463,605.00
Siding	4	320.00	36,184.00	1	75.00	6,800.00
Accessory buildings/garages	10	1,030.00	175,663.00	16	2,121.00	230,746.00
Decks	14	1,050.00	52,900.00	13	1,239.00	56,003.00
Swimming pools	15	1,760.00	175,663.00	7	1,034.00	114,275.00
Repair/fire damage	-	-	-	9	4,465.00	707,139.00
Miscellaneous(demoltions)	63	7,780.00	374,200.00	68	8,062.00	396,045.00
TOTALS	147	39,709.50	6,077,928.00	164	47,580.00	6,978,206.00

CHART 6

The following summary is a list of residential plats, site condominiums and the new multi family plats for 2008 and 2010 with year approved and number of lots in each plat.

PLAT NAME	YEAR APPROVED	# OF LOTS
Summerbrooke Estates	2008	8
Meadow Springs	2009	25
Bristol Ridge #2	2008	8
Summerbrooke Estates	2010	46

THERE WERE NO NEW PLATS OR SITE CONDOMINIUMS FOR 2011 AND 2012

CHART 7

Chart 7 lists the number of condominium units constructed, the total value of each year and the average value of each unit.

YEAR	# OF UNITS	TOTAL \$ VALUE UNITS	AVERAGE DOLLAR VALUE
2009	-	-	-
2010	5	589,000.00	117,800.00
2011	2	412,500.00	206,250.00
2012	2	228,830.00	114,415.00

CHART 8

Chart 8 displays a 2011-2012 comparison showing each line item with the recorded dollar values and Chart 9 displays the total permits and dollars values for 2010 and 2011.

COMMERCIAL AND INDUSTRIAL DOLLAR VALUE COMPARISON FOR 2011 AND 2012

	2011 # OF PERMITS	2011 FEES	VALUE IN DOLLARS	2012 # OF PERMITS	2012 FEES	VALUE IN DOLLARS
Comm. new	2	2,796.00	521,212.00	2	3,774.00	603,679.00
Comm. Fndt.	1	116.00	8,000.00	-	-	-
Comm. Add/Rmd	27	28,625.00	4,553,593.00	28	19,956.00	3,100,777.00
Comm Demo	2	200.00	-	-	-	-
Comm Misc.	8	3,035.00	474,822.00	22	9,939.00	1,457,495.00
Ind. New	1	9,018.00	1,504,000.00	2	834.00	93,850.00
Ind. Fnd	1	2,454.00	400,000.00	1	360.00	180,130.00
Ind. Rmdl/Add	17	49,143.00	7,809,415.00	18	185,277.90	31,044,305.00
Ind. Misc.	5	2,658.00	395,700.00	6	3,351.00	461,495.00
Ind. Demo.	-	-	-	2	200.00	-
Signs	36	3,617.00	283,491.00	34	5,888.00	580,112.00
Total	100	101,662.00	15,950,233.00	115	229,579.90	37,521,843.00

**** THE FOLLOWING IS A LIST OF FEES FOR DEMOLITION PERMITS:

- One and two family residential - \$175.00 (per building)
- Multi-family residential - \$200.00 (per building)
- Non-residential buildings - \$100.00 (per building)

3 YEAR COMPARISON OF DOLLAR VALUES FOR NEW CONSTRUCTION-RES, COMM & IND

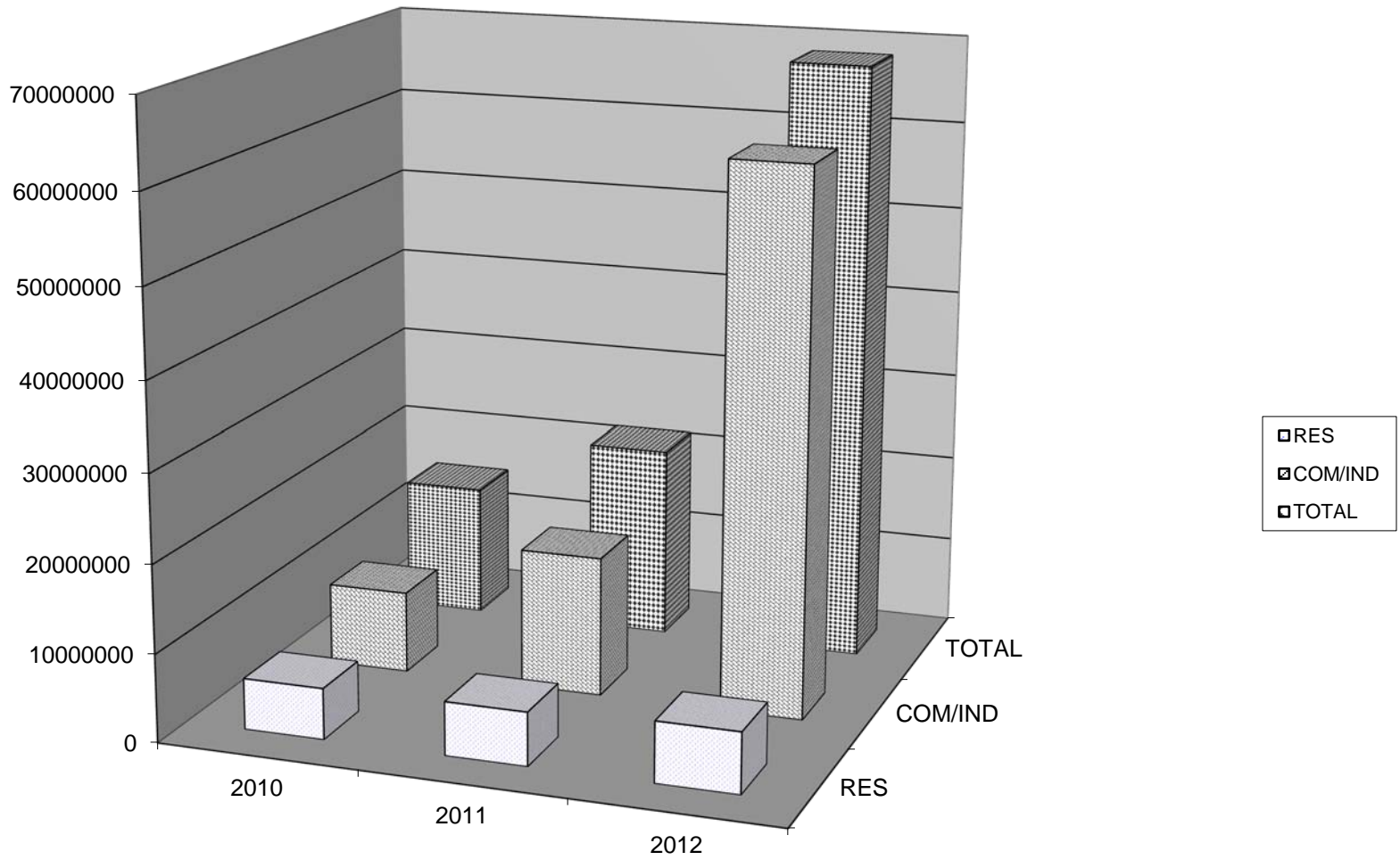


CHART 9

CHART 10
4 YEAR COMPARISON OF PERMIT FEES FOR MECHANICAL, ELECTRICAL, PLUMBING AND STORM SEWER

YEARS	# OF MECHANICAL PERMITS	TOTAL FEES COLLECTED	# OF ELECTRICAL PERMITS	TOTAL FEES COLLECTED	# OF PLUMBING PERMITS	TOTAL FEES COLLECTED	# OF STORM SEWER PERMITS	TOTAL FEES COLLECTED
2009	249	26,537.87	317	37,389.50	129	13,828.00	-	-
2010	295	31,754.54	256	34,451.65	103	14,458.20	6	300.00
2011	304	31,696.44	244	33,386.75	117	16,740.85	4	290.00
2012	359	41,314.67	268	35,386.00	171	19,245.00	5	250.00

CHART 11

The Chart 11 is a list of the services rendered by the Community Development Department from 2009 through 2012 and the permit fees generated by each.

SERVICES	2009	2010	2011	2012
Building Permits	108,357.00	54,059.00	142,287.50	275,754.40
Mechanical Permits	26,530.87	28,378.39	31,696.44	38,670.02
Electrical Permits	37,389.50	30,853.50	33,386.75	33,521.00
Plumbing Permits	13,828.00	14,542.45	16,740.85	18,419.00
Storm Water Permits	-	300.00	290.00	250.00
Building Cont. Reg.	2,235.00	2,025.00	2,400.00	2,430.00
Plumbing Cont. Reg.	590.00	580.00	300.00	840.00
Mechanical Cont. Reg.	555.0	1,620.00	930.00	600.00
Electrical Cont. Reg.	1,830.00	1,560.00	1,770.00	2,055.00
ZBA	6,600.00	3,900.00	3,150.00	2,550.00
BCBOA	150.00	-	-	250.00
Mineral Mining	4,500.00	4,000.00	3,500.00	3,000.00
Temporary Use Permits	600.00	600.00	850.00	800.00
Mobile homes	-	-	-	300.00
Planning Commission	8,050.00	9,000.00	11,000.00	8,550.00
Total	211,215.37	151,418.34	248,301.54	387,989.42

*** The Mechanical Contractors registration expires every 3 years

CHART 12

In May of 2003 a 10% Plan Review fee was implemented for all commercial, industrial, multi-family and single family homes over 3,500 square feet.

In May of 2006 the Plan Review Fees were adjusted to the following:

Commercial	New Homes	New Condominiums	New Duplexes	Elect/Mech Plumbing
25%	15%	15%	15%	15% will be charged for all commercial, industrial, multi-family projects and for single family homes over 3,500 square feet.

	2009 # OF PERMITS	2009 FEES COLLECTED	2010 # OF PERMITS	2010 FEES COLLECTED	2011 # OF PERMITS	2011 FEES COLLECTED	2012 # OF PERMITS	2012 FEES COLLECTED
Building	82	22,631.50	70	13,919.50	82	18,705.65	94	55,070.47
Electrical	24	1,782.35	34	1,525.65	33	1,595.35	51	1,642.50
Mechanical	41	1,446.21	38	1,234.70	51	1,222.00	61	1,677.33
Plumbing	16	530.60	11	362.10	18	631.52	19	588.15
Totals	163	26,390.66	153	17,041.95	184	22,154.52	225	58,978.45

CHART 13
 ZONING VIOLATIONS AND ENFORCEMENT
 1/1/2012 THROUGH 12/31/2012

2011 # OF CODE VIOLATIONS	2011 # OF RESOLVED VIOLATIONS	2011 #UNRESOLVED VIOLATIONS	2012 # OF CODE VIOLATIONS	2012 # RESOLVED VIOLATIONS	2012 #UNRESOLVED VIOLATIONS
354	345	9	279	264	31