

CITY OF KENOSHA

*DEPARTMENT OF
NEIGHBORHOOD SERVICES
AND
INSPECTIONS*

ANNUAL REPORT - 2009

Mission Statement

The Department of Neighborhood Services and Inspections ensures the health, safety, and welfare of the buildings that are lived in, worked in, and visited every day. The Department enforces codes, reviews projects, and administers a variety of municipal and state codes and ordinances.

Department Personnel

JAMES M. SCHULTZ, DIRECTOR

Building Inspection

Nick J. Torcivia, Supervisor
Richard H. Baumann, Commercial Electrical Inspector
Richard D. Hillesland, Commercial Building Inspector
Dennis C. Jantzen, Residential Building Inspector
Kevin E. Mikolas, Plumbing Inspector
Christopher D. Pagels, Soil Erosion Inspector
Bradley J. Stewart, Residential Electrical Inspector

Clerical

Karen A. Hurley, Supervisor
Donna K. May, Clerk Typist
Gail M. Rohde, Clerk Typist
Susan A. Zampanti, Secretary

Property Maintenance

Mitchell J. Engen, Supervisor
Louis F. Chiappetta, Property Maintenance Inspector
John E. Dumke, Property Maintenance Inspector
Mark J. Sanchez, Property Maintenance Inspector
Martha E. Swartz, Property Maintenance Inspector

Zoning

Paula A. Blise, Zoning Coordinator

Policy Boards

Members of the Public Safety & Welfare Committee

Jesse L. Downing, Chairman
Kathy Carpenter
Stephen P. Casey
Michael J. Orth
Donald Ruef

Zoning Board of Appeals

Cecilia Lucas, Chairman
Anita Faraone
Steve Torcaso
John Setter
Cletus Willems
Fred Haerter (Resigned 11/09)
John Higgins (Term expired 5/09)
David Robinson (Term expired 5/09)

Board of Housing Appeals

Lawrence N. Cappozzo, Chairman
Barbara Mouzes, Vice Chairman
Phil Wade
Donna Cook
Terry Daniels-Ebner (January to May)
Eric Belongia (May to December)

Permits

New Construction	2005	2006	2007	2008	2009
Single-family	357	331	273	136	94
Two-family	5	13	11	5	2
Multi-family	20	9	2	0	2
Commercial and Institutional	20	34	28	22	9
Manufacturing	1	1	4	2	2

New Construction (Square Footage)	2005	2006	2007	2008	2009
Commercial and Institutional	496,343	469,015	382,997	340,494	62,288
Manufacturing	108,498	24,046	1,226,784	1,354,800	54,020
Commercial Additions	45,850	56,240	76,416	24,595	326,868
Manufacturing Additions	10,010	81,327	33,559	102,673	0

Additions	2005	2006	2007	2008	2009
Residential	49	38	38	28	20
Multi-family	0	0	1	0	0
Commercial and Institutional	11	3	14	6	12
Manufacturing	1	5	1	2	0

Alterations	2005	2006	2007	2008	2009
Residential	80	84	71	61	68
Multi-family	5	8	1	2	1
Commercial and Institutional	11	102	103	89	63
Manufacturing	1	2	0	0	1

Other Permits (continued)

Other Permit Types	2005	2006	2007	2008	2009
Raze	77	81	65	62	71
Footing/Foundation	8	11	13	9	7
Plumbing	1,446	1,345	1,217	853	711
Electrical	1,131	945	843	635	608
Heating	676	624	607	443	447
Accessory Structure	195	138	128	77	152
Porch/Deck	372	363	307	237	229
Moving Building	0	0	0	0	1
Street Occupancy	7	7	3	1	3
Pool	53	56	66	41	16
Erosion Control	464	435	376	182	144
Low Voltage/Antenna	28	19	23	22	12
Signs	206	229	183	195	208
Fences	590	567	450	474	421
Roofs	28	38	46	37	44
Other	n/a	0	0	0	9
Occupancies:					
Home Business	13	15	6	2	6
Commercial Business (Existing Building)	210	214	235	218	216
New Construction (Commercial New & Addition)	n/a	47	78	53	35
New Construction (Residential New & Addition)	n/a	391	360	216	159
Vacant Residential Bldgs. - 90+ Days	n/a	21	20	32	41
Vacant Commercials Buildings	n/a	0	0	4	3

n/a=not available

Estimate of Project Value for Permits Issued

New	2005	2006	2007	2008	2009
Single-family	58,654,527	58,959,776	52,074,319	26,433,183	15,711,548
Two-family	1,196,633	3,383,629	2,821,903	973,251	250,000
Multi-family	13,793,038	11,154,622	900,000	0	900,000
Commercial and Institutional	23,672,074	29,749,438	25,672,545	18,414,985	1,381,225
Manufacturing	12,000,000	1,000,000	21,800,000	27,500,000	2,162,000

Estimate of Project Value for Building Permits Issued

(continued)

Additions	2005	2006	2007	2008	2009
Residential	1,225,978	1,355,582	1,065,324	732,700	479,060
Multi-family	0	0	5,500	0	0
Commercial and Institutional	3,520,500	5,950,000	4,909,711	849,284	37,805,419
Manufacturing	100,000	3,160,000	741,000	2,275,000	0

Alterations	2005	2006	2007	2008	2009
Residential	636,663	1,121,625	669,621	844,118	686,248
Multi-family	46,031	140,000	2,000	15,800	13,000
Commercial and Institutional	5,866,061	6,369,210	6,630,732	20,823,662	6,542,272
Manufacturing	192,018	170,000	0	0	15,419

Other Permits	2005	2006	2007	2008	2009
Raze	259,517	469,516	215,394	510,127	202,794
Footing/Foundation	587,700	4,080,600	9,633,376	2,415,000	114,585
Plumbing	13,206,415	10,746,816	9,777,536	13,645,081	5,072,282
Electrical	11,222,647	11,348,177	11,674,673	12,460,069	6,490,622
Heating	8,221,919	8,871,155	9,490,176	8,863,894	8,415,883
Accessory: Garage, Shed, etc.	1,177,898	1,031,152	1,057,314	736,925	1,823,643
Porch/Deck	794,789	919,726	755,246	666,587	631,360
Sign	1,033,750	870,389	1,669,307	967,029	381,633
Street Occupancy	15,900	0	0	0	0
Pool	350,543	263,804	271,438	200,830	42,311
Low Voltage/Antenna	284,428	324,900	209,962	260,781	186,982
Roofs	n/a	n/a	n/a	n/a	445,012
Other	n/a	n/a	n/a	n/a	58,670

Code Enforcement - Housing and Property Maintenance

Service Requests	2005	2006	2007	2008	2009
Housing Complaints	536	839	689	718	757
Grass and Weed Complaints	1,103	1,019	992	1,245	1,326
Targeted Inspections	1,634	1,130	1,070	0	1,316
Occupancy-related Inspections	67	320	117	218	178
Vacant Commercial Buildings	n/a	n/a	n/a	13	11
TOTAL	3,250	3,308	2,868	2194	3,588

Inspection Activity	2005	2006	2007	2008	2009
Initial Inspections	3,173	3,223	2,783	2,065	3,472
Reinspections	9,088	9,014	8,447	6,477	6,536
Advisory Notices	475	388	245	270	278
Orders	2,192	2,336	2,165	1,772	2,219
Citations	76	47	30	18	12
Properties Posted Unfit	13	15	22	11	11
Property Condemnations	2	4	8	5	4

Case Activity	2005	2006	2007	2008	2009
New Cases	3,250	3,308	2,868	2,240	3,659
Cases Complied	3,136	3,110	2,778	2,470	3,502

Violations	2005	2006	2007	2008	2009
New Violations	5,610	8,480	8,950	3,760	6,281
Violations Complied	5,947	7,391	7,385	5,532	6,074

Violations Complied by Program Type	2005	2006	2007	2008	2009
Neighborhood Inspection Program	3,620	4,172	4,466	2,014	2,648
Housing Complaints	1,553	2,077	1,905	2,110	2,217
Occupancy Inspections	774	1,142	1,014	1,408	1,159

Code Enforcement - Housing and Property Maintenance

(continued)

Long Grass and Weed Control Program	2005	2006	2007	2008	2009
Improved Parcels	836	691	758	406	815
Vacant Parcels	74	91	94	82	311
Owner Cut	796	782	683	488	876
Contractor Cut	114	130	169	143	250

Reinspection Fees	2005	2006	2007	2008	2009
Number of Properties Assessed a Fee	24	19	75	54	33
Number of Fees Assessed	196	71	207	159	77
TOTAL FEES CHARGED	11,760	4,260	32,040	31,950	14,010

Grant Program	2005	2006	2007	2008	2009
Work Write-ups	29	32	17	33	26
Grant Funding	n/a	85550	103639	102539	65,712
Projects Completed	14	23	22	20	12

Code Enforcement - Zoning

Inspections	2005	2006	2007	2008	2009
Certificates of Occupancy Inspections (Commercial Existing Building, Home Occupancy)	375	280	334	351	222
Off-premise Sign Inspections *Sign Face Inspection Process Implemented	*117 faces	*115 faces	115 faces	*111 pending inspection	108
Fence Inspections	691	597	498	526	501
Sign Inspections	276	261	207	298	380

Service Requests	2007	2008	2009
Complaints (New)	485	494	545
Complaints Complied/Resolved	271	309	366
Exterior Nuisances	34	8	27
Illegal Fences	6	124	73
Illegal Businesses	79	53	79
Illegal Signs	108	84	96
Vision Clearance	10	24	13
Illegal Home Conversions	5	2	1
Permit Rejections	59	32	59
Miscellaneous	184	9	197