



## **2016 Annual Planning Department Land Use Activity & Development Report for the City of Waconia**

February 29<sup>th</sup>, 2017

The purpose of this annual report is to give City officials and the general public insight on the land use activity and the physical growth of the City of Waconia.

This report begins with a summary of the 2016 Building Permits & Valuations. The Permits & Valuations section includes the type, number, and location of permits issued, and details of the residential and non-residential activity that has taken place this past calendar year.

In looking to the future, the report includes an inventory of residential lots available as well as the acreage available for potential commercial and industrial development opportunities. This report also includes analysis of the City's single-family housing inventory and population estimates. Lastly, the report summarizes the planning, zoning, and land use activity reviewed by the Planning Commission and/or the City Council over the past year.

Respectfully,

Lane L. Braaten  
Community Development Director  
Planning Department  
City of Waconia

**2016 BUILDING PERMITS, VALUATIONS  
& DEVELOPMENT ACTIVITY**

A total of 1,073 building permits were reviewed, processed and issued with a total construction value of \$95.8 million in improvements to properties within the City of Waconia in 2016. The summary of 2016 Building Permits and Valuations is attached as Exhibit A of this report. The 2016 total permit count and construction valuation are an increase from 2015 in which a total of 1,037 building permits were issued with a total value of \$70.5 million. The table below indicates the number of permits issued over the past five years with the corresponding total construction value per year.

**Table 1. Building Permits and Valuations**

<b>Year</b>	<b>Total # of Building Permits</b>	<b>Total Construction Value</b>
2016	1,073	\$95.8 Million
2015	1,037	\$70.5 Million
2014	937	\$38.3 Million
2013	1,124	\$47.1 Million
2012	1,068	\$34.6 Million

**RESIDENTIAL PERMIT ACTIVITY**

A total of 114 new home units (105 single family and 9 townhome units) were built in 2016. By comparison, a total of 100 new home units (96 single family and 4 townhome units) were constructed in 2015 and a total of 84 new home units (83 single family and 1 townhome unit) were constructed in 2014. The table below includes the units constructed in 2016 listed by the development name.

**Table 2. New Home Units Constructed in 2016**

<b>Development Name</b>	<b>Total # of Units Constructed</b>
Crosswinds	30
Interlaken	40
Legacy Village	2
Oakpointe 2 <sup>nd</sup> Addition	1
Somerwood Cottages	12
Stonegate	6
Waconia Landing	1
Waterford	20
Tear Down/Re-build(s)	2
<b>TOTAL</b>	<b>114</b>

## 2016 Land Use Activity & Development Report

As noted in Table 2. above there were only two homes that were demolished and replaced in 2016.

The new home units constructed in the Crosswinds, Interlaken and Waterford Developments are broken down further in Tables 3 through 5 below.

**Table 3. Analysis of the # of Units Constructed in Crosswinds**

<b>Development Name</b>	<b># of Units Constructed</b>
Crosswinds	23
Crosswinds 2 <sup>nd</sup> Addition	7
<i>TOTAL</i>	<i>30</i>

**Table 4. Analysis of the # of Units Constructed in Interlaken**

<b>Development Name</b>	<b># of Units Constructed</b>
Interlaken 4 <sup>th</sup> Addition	3
Interlaken Cottages West	3
Interlaken Woods	5
Interlaken Woods 2 <sup>nd</sup> Addition	29
<i>TOTAL</i>	<i>40</i>

**Table 5. Analysis of the # of Units Constructed in Waterford**

<b>Development Name</b>	<b># of Units Constructed</b>
Waterford	4
Waterford 2 <sup>nd</sup> Addition	9
Waterford 3 <sup>rd</sup> Addition	5
Waterford 5 <sup>th</sup> Addition	2
<i>TOTAL</i>	<i>20</i>

The most active residential developments for new home starts in 2016 were Crosswinds, Interlaken and Waterford. The homes in these developments have a construction value beginning in the mid to upper \$200,000 range.

### **COMMERCIAL PERMIT ACTIVITY**

The City experienced a slight increase in the total number of commercial permits issued and a significant increase in the total construction value of said permits in 2016. The City issued 47 commercial permits in 2015 with a total construction value of approximately \$1.5 million in total construction value. The total commercial permit count

## 2016 Land Use Activity & Development Report

for 2016 resulted in the issuance of 55 permits at a total construction value of approximately \$7.6 million. The significant commercial building permits are listed below.

- 500 Maple Street South – Remodel of a portion of Ridgeview Hospital
- 560 Maple Street South – Tenant build out – Ridgeview Professional Building
- 732 Vista Blvd. – Construction of the new DMA Dental office building
- 232 Elm Street South – Addition to the Nagel Assisted Living building

### **INDUSTRIAL PERMIT ACTIVITY**

The City of Waconia experienced a slight increase in the number of industrial permits issued in 2016. The City issued 10 industrial permits with a total construction valuation of \$166,300. The significant industrial permits are listed below:

- 180 Industrial Blvd. – Remodel and structural building modifications for Elkay

### **INSTITUTIONAL PERMIT ACTIVITY**

The City, in 2016, issued 17 institutional permits with a total construction valuation of \$592,372. The significant institutional permits are listed below:

- 560 Maple Street South – Ridgeview Professional Building mechanical permit
- 500 Maple Street South – Ridgeview Hospital mechanical permit

### **PUBLIC PERMIT ACTIVITY**

The City issued 29 public permits in 2016 with a total construction valuation of \$46,128,013. The significant public permits are listed below:

- 960 Airport Road – Construction of Laketown Elementary School
- 24 Walnut Street South – Bayview Elementary School mechanical permit
- 500 Industrial Blvd. – Reroof at ISD110 Early Education Center property
- 1650 Community Drive – Construction of the ISD#110 high school project
- 927 Wildcat Way – Lions Field grandstand project

## **2016 INVENTORY OF SITES AVAILABLE**

### **RESIDENTIAL LOTS/UNITS AVAILABLE**

As of December 31, 2016, the City of Waconia had a total inventory of 336 buildable residential lots/units available including 165 single-family units, 4 multi-family units, and 167<sup>1</sup> apartment units. The table below includes a list of lots/units that have public improvements available and are ready to be built upon. The developments are numbered by development name (i.e. 1. Wagener's Bay) and correspond with the location of the development on the attached Exhibit B, Residential Lots Inventory Map.

---

<sup>1</sup> The total number of apartment units were adjusted from 191 to 167 units in 2016 to more accurately reflect the number of approved units.

**Table 1. Residential Lots/Units Available**

<b>Name of Development</b>	<b>Single-Family Lots</b>	<b>Multi-Family Units</b>	<b>Apartment Units</b>
1. Wagener's Bay	3	0	0
2. Cherrywood	0	3	0
3. Bent Creek	1	0	0
4. Sugarbush	1	0	0
5. Waconia Landing	1	0	0
6. Windmill Creek***	22	0	0
7. Oakpointe	1	0	0
8. Waterford	2	0	0
9. Provence Townhome	0	1	0
10. Legacy Village	5	0	91*
11. Interlaken**	16	0	76*
12. Crosswinds & Crosswinds 2 <sup>nd</sup> Addition	38	0	0
13. Somerwood Cottages	30	0	0
14. Stonegate & Stonegate 2 <sup>nd</sup> Addition	45	0	0
<b>Total Units</b>	<b>165</b>	<b>4</b>	<b>167*</b>

\* denotes number of total approved units that would be within apartment type structures – (91 units at 861 Vista Blvd. and 76 units at 885 Airport Road.

\*\* Interlaken designation includes available lots in the following plats: Interlaken 2<sup>nd</sup> Addition, Interlaken 4<sup>th</sup> Addition, Interlaken 5<sup>th</sup> Addition, Interlaken 6<sup>th</sup> Addition, Interlaken 7<sup>th</sup> Addition, Interlaken Cottages West, Interlaken Woods and Interlaken Woods 2<sup>nd</sup> Addition.

\*\*\* Windmill Creek total includes all Windmill Creek additions, including the Windmill Creek 7<sup>th</sup> Addition which was platted in 2016.

### **2016 RESIDENTIAL PLATS**

A total of 109 new single-family home lots were platted in 2016 as part of the Stonegate, Crosswinds 2<sup>nd</sup> Addition, Windmill Creek 7<sup>th</sup> Addition and Stonegate 2<sup>nd</sup> Addition residential plats. The afore-mentioned residential plats have been included in Table 1. Residential Lots/Units Available.

### **INDUSTRIAL & COMMERCIAL PROPERTIES AVAILABLE**

As for non-residential development opportunities, there are a total of approximately 93.57 acres of land available including 20.52 acres zoned and guided for industrial and 73.05 acres zoned and guided for commercial. The information below includes a list of commercial and industrial lots located within the corporate limits of the City of Waconia that have public improvements available and are ready to be built upon. The development areas and acreages are numbered and correspond with the locations on the attached Exhibit C, Commercial and Industrial Inventory Map.

**Table 2. Industrial Acreage Available for Development**

<b>Location</b>	<b>Acreage</b>
1. Pine Business Park	4.75
2. Sudheimer Trust Property	11.68
3. Sudheimer Homestead Addition	4.09
<i>Total Acreage</i>	<b>20.52</b>

**Pine Business Park** – This district is located along 8<sup>th</sup> Street, south of Highway 5 and east of Highway 284. The Pine Business Park currently has two vacant buildable parcels, one 2.38 acre parcel owned by Clearwater Libare, LLC and one 2.37 acre parcel owned by Hartman Communities, LLC.

**Sudheimer Trust Property** – This property, located just south of County Road 10 and the Mackenthun’s development, includes one large 11.68 acre parcel. The parcel is currently zoned AG, Agricultural District, but the property is guided for I, Industrial.

**Sudheimer Homestead Addition** – This 4.09 acre property was platted in 2016 and is located south of 10<sup>th</sup> Street West and west of Hwy. 284.

**Table 3. Commercial Acreage Available for Development**

<b>Location</b>	<b>Acreage</b>
4. Medical Business Development Area	4.23
5. Highway Business Development Area	25.15
6. Legacy Village Development Area	5.55
7. Interlaken Village Development Area	36.45
8. Olive Street and Hwy. 5 Development Area	1.67
<i>Total Acreage</i>	<b>73.05</b>

**Medical Business Development Area** – The Medical Business Development Area has a total of 4.23 acres available for development with the size of the lots ranging from 0.18 acres up to 1.97 acres. This district includes four properties west of the Ridgeview Medical Center hospital and Lakeview Clinic. The properties include the following: 579 Cherry Drive (1.9 acres owned by the Moravian Care Housing Corp.), 502 Cherry Drive (1.97 acres owned by Waconia Mill IV, LLC), 564 Cherry Drive (0.18 acres owned by David Falk, and 570 Cherry Drive (0.18 acres owned by Peterson Real Estate LLC).

**Highway Business Development Area** - The Highway Business Development Area has a total of 25.15 acres available for improvement. The acreage of the lots range in size from 0.82 acres up to 7.55 acres and the land is located south of Highway 5 between Mill Lane and Fischer Way.

**Legacy Village Development Area** – The Legacy Village Development Area includes four properties primarily west and south of the Shoppes at Legacy Village site off of Minnesota Highway 5 and Main Street. These properties are located at 839 Vista Blvd.

## 2016 Land Use Activity & Development Report

(1.57 acres owned by Jack L Rajchenbach), 710 Vista Blvd. (1.23 acres owned by Jack L Rajchenbach), 706 Vista Blvd. (1.06 acres owned by Jack L Rajchenbach) and 702 Vista Blvd. (1.69 acres owned by Jack L Rajchenbach).

**Interlaken Village Development Area** - The Interlaken Village Development Area includes seven parcels within close proximity to Target and the Interlaken residential development south of Minnesota Highway 5. The properties are located at 751 Main Street (9.30 acres owned by the Hartmann Trust), 824 Main Street East (13.16 acres owned by Avalon Interlaken LLC), 835 Main Street East (1.43 acres owned by Klein Bank), 836 Main Street East (1.99 acres owned by Avalon Interlaken LLC), 855 Main Street East (1.59 acres owned by Avalon Interlaken LLC), 900 Airport Road (1.92 acres owned by OP2 Realport LLC), and 1300 Sparrow Road (7.06 acres owned by the City of Waconia). The acreage of the lots range in size from 1.43 acres up to 13.16 acres.

### **Olive Street and Hwy. 5 Development Area**

The Olive Street and Hwy. 5 Development Area consists of three properties owned by Waconia Associates LLC located at the intersection of Olive Street and County Highway 5. The properties range in size from 0.54 acres to 0.57 acres.

### **2016 COMMERCIAL AND INDUSTRIAL PLATS**

The City approved final plats for the following commercial and industrial properties: Sudheimer Homestead Addition, Sudheimer Retail Addition and the Hilgers and Tenth Street plats. The lots created are indicated in the information above, except for the Sudheimer Retail Addition as the plat had not been recorded by December 31<sup>st</sup> of 2016.

## **RESIDENTIAL ANALYSIS**

### **Residential Lot Inventory Analysis & Comprehensive Plan**

The number of single family lots available to build on (165) is slightly higher than what was available in 2015, but lower than the City has typically had available in the past. While it may be premature to gauge future new home construction trends on the 2014, 2015 and 2016 single home building permit numbers, the inventory of 165 vacant single family home lots would afford the City just less than a 1<sup>3</sup>/<sub>4</sub> year supply of lots based on an average of 95 new homes built over the past three years. Until the housing market establishes some consistent trends, our vacant lot inventory will remain lower than what we have usually been accustomed to having available.

As part of the 2030 Comprehensive Plan update, the City has identified potential residential, commercial and industrial areas east of the current City limits. The ability to develop to the east coincides with the metro lift station that was completed in the late 1990's. The City has also allocated areas within Interlaken and Legacy Village for higher density residential development that could facilitate market rate, work force and senior rental opportunities. In conjunction with these developments, significant infrastructure (sanitary sewer, water, storm sewer, roads, water tower and over sizing of utilities for future growth) have been installed. The City will focus on promoting the development and build out of these developments and in future areas in the upcoming 2040 Comprehensive Plan.

## 2016 Land Use Activity & Development Report

### Housing Units

The following is an annual summary of new home unit permits and total estimated population:

The April 1, 1990 Census indicated the following:

875 single-family units                  600 multi-family units                  = 1,475 total units

	<u>SINGLE FAMILY UNITS</u>	<u>TOWNHOME/APT. UNITS</u>	<u>TOTAL UNITS</u>
1990 Census	875	600	1,475
1990	33	4	37
1991	29	3	32
1992	51	99	150
1993	65	18	83
1994	89	2	91
1995	98	0	98
1996	107	3	110
1997	148	38	186
1998	172	26	198
1999	166	18	184
2000	147	63	210
2001	128	18	146
2002	135	47	182
2003	130	108	238
2004	88	109	197
2005	74	61	135
2006	79	31	110
2007	67	52	119
2008 <sup>2</sup>	37	48	85
2009	50	0	50
2010	45	0	45
2011	25	93	118
2012 <sup>3</sup>	85	2	87
2013 <sup>4</sup>	102	4	106
2014 <sup>5</sup>	82	0	82
2015 <sup>6</sup>	95	4	99
2016 <sup>7</sup>	103	9	112
<b>Totals</b>	<b>3,305 Single-Family Units</b>	<b>1,460 Multi-Family Units</b>	<b>4,765 Total Units</b>

<sup>2</sup> Adjustments included for 2008-2009:

- 1) - 25 units from Centex in Waterford (withdrawing of townhome permits previously counted)
- 2) - 2 units (St. Joseph's demolitions)
- 3) + 8 units (Old Beach Lane Annexation)

<sup>3</sup> 2012 Notes:

- 1) 4 new home units were not included in the new unit total due to the fact that all 4 were tear down and rebuilds
- 2) 1 new home unit was included in the new unit total due to the annexation along Waconia Parkway South

<sup>4</sup> 2013 Notes:

- 1) 1 new home unit was not included in the new unit total due to the fact that it was a tear down and rebuild (415 Lakeview Terrace Blvd.).

<sup>5</sup> 2014 Notes:

- 1) 1 single family home and 1 townhome unit were not included in the totals above as they were tear down and rebuilds (233 Lake Street East and 421 Lake Street East).

<sup>6</sup> 2015 Notes:

- 1) 1 single family home was not included in the single-family unit total above as it was a tear down and a new home was moved onto the property. (132 5<sup>th</sup> Street East).

<sup>7</sup> 2016 Notes:

- 1) 2 single family homes were not included in the single-family unit total as they were both tear downs and rebuilds. (224 Lake St. W. and 765 Old Beach Lane)



**Table 1. City Estimate of Housing Unit Totals as of 12/31/2016**

Units	2012	2013	2014	2015	2016
Single-Family	2,929 (67.3%)	3,031 (68.1%)	3,107 (68.2%)	3,202 (68.8%)	3,305 (69.4%)
Multi-Family (includes townhomes & apartments)	1,418 (32.7 %)	1,422 (31.9%)	1,447 (31.8%)	1,451 (31.2%)	1,460 (30.6%)
<b>TOTAL UNITS</b>	<b>4,347 (100%)</b>	<b>4,453 (100%)</b>	<b>4,554 (100%)</b>	<b>4,653 (100%)</b>	<b>4,765 (100%)</b>

The estimated population of the City of Waconia, as of December 31<sup>st</sup>, of 2016, is 12,374 people based on a 2.6 person per household average, the number of housing units in the community, and an assumed 95 percent occupancy rate for new homes/units constructed in 2016.

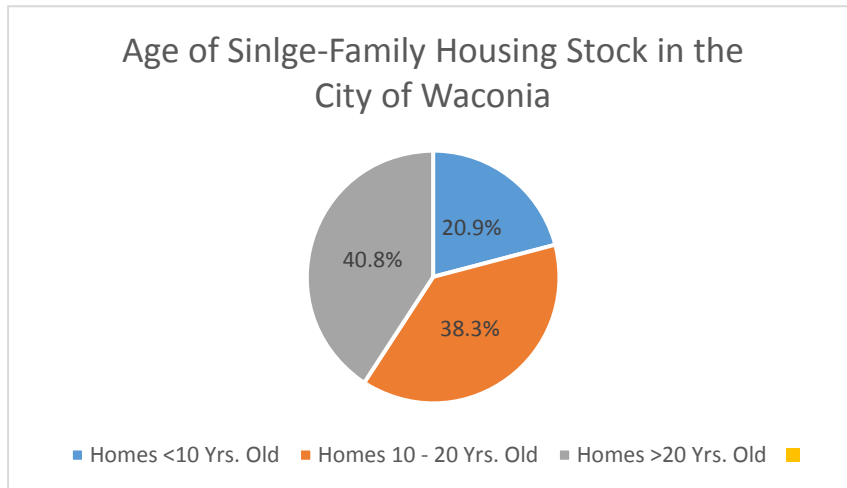
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT: 2.60

TOTAL ESTIMATED POPULATION: 12,374  
(AS OF 12/31/2016)

**Age of Single-Family Housing Inventory**

Nearly 70% of Waconia’s lot inventory is single-family development and the bulk of the new residential development has typically been single-family, so staff has included analysis of the single-family lot inventory for purposes of this report.

Of the total 3,305 single-family units that have been constructed within the City as of December 31, 2016, 691 or 20.9% of the total were constructed within the last 10 years. Further, 1,267 or 38.3% of the single-family housing stock is between 10 and 20 years old, and a total of 1,347 or 40.8% of the single-family homes were constructed over 20 years ago.



**Future Commercial & Industrial Properties Available**

There are approximately twenty-five acres of property guided for industrial use located at the intersection of Hartman Drive and 10<sup>th</sup> Street. This property is currently located in Waconia Township and has good road and utility access via 10<sup>th</sup> Street. This property would need to be annexed into the City to allow for development and connection to City services. The City has also reviewed and identified future areas for industrial/business park development in the 2030 Comprehensive plan update, which is guided to be located to the southeast of the community along Highway 10.

There are approximately fifty acres of property guided for future commercial use located just west and southwest of Target. The property is currently located in Waconia Township and has excellent road access to State, County and local road facilities. Looking ahead, the City's long-term commercial development will occur south of the City along County Road 10 as identified in the Comprehensive Plan. Exhibit C, 'Commercial & Industrial Lots Inventory Map' is attached with this report.

**2016 PLANNING, ZONING, & LAND USE ITEMS  
REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

**Variances**

- 1) Variance request by Hartman Communities to exceed the building and parking setback from any exterior property line in the Planned Unit Development District for the property located at 1150 Somerwood Drive. (APPROVED)
- 2) Variance request by Ben & Laura McQuillan to locate an accessory structure at reduced setbacks for the property located at 425 Lake Street West. (APPROVED)
- 3) Variance request by Mike & Cindy Blanchfield to locate an accessory structure at a reduced rear yard setback for the property located at 40 Pine Street North. (APPROVED)
- 4) Variance request by Chris Weinberger to construct a new two-story home at reduced setbacks and to exceed the maximum impervious surface requirement for the property located at 208 Main Street East. (APPROVED)
- 5) Variance request submitted by Ryan Moonen to allow a utility building in the side yard of the property located at 1161 Interlaken Parkway North. (APPROVED)
- 6) Variance request by Frank and Judith Foss for expansion of a principal structure within the rear yard setback for the property located at 224 Lake Street West. (APPROVED)
- 7) Variance request by Peter Matthias to allow construction of a new home in the Shoreland Overlay District at reduced setbacks and to exceed the impervious surface maximum for the property located at 12 Point Drive. (APPROVED)
- 8) Variance request submitted by Dan Kurth to allow construction of 2 new homes at reduced side yard setbacks for the properties located at 579 and 585 Tiffany Lane. (APPROVED)
- 9) Variance request submitted by Chuck and Judy Machtemes to allow construction of a new home in the Shoreland Overlay District at reduced setbacks and to

## 2016 Land Use Activity & Development Report

- exceed the impervious surface maximum for the property located at 18 Point Drive. (APPROVED)
- 10) Variance request by Michael McLain to allow a utility building in the side yard of the property located at 1236 Amber Point. (APPROVED)
  - 11) Variance request by Leland Otto to locate an accessory structure with the side yard setback without improvement of a driveway for the property located at 509 Pine Street South. (DENIED)
  - 12) Variance request by Philip Hazel to construct a deck at a reduced setback from Lake Waconia for the property located at 70 Point Drive. (APPROVED)

### **Site Plans**

- 1) Site Plan Amendment submitted by Pro Partners Group, LLC for the Nagel Assisted Living Facility located at 232 Elm Street South. (APPROVED)
- 2) Site Plan Review submitted by Jack Fiedler/Laura Menser (dba. DMA Dentistry) for a new dental office located at 732 Vista Blvd. (APPROVED)
- 3) Site Plan Review submitted by Avalon Real Estate Group, LLC for construction of a multi-tenant building located at 836 Main Street East. (APPROVED)
- 4) Site Plan Review submitted by KTJ 290, LLC for a new retail building and multi-tenant building for the property located at 10720 10<sup>th</sup> Street West. (APPROVED)
- 5) Site Plan Review submitted by KTJ 290, LLC for a freestanding Culver's restaurant located at 10710 10<sup>th</sup> Street West. (APPROVED)
- 6) Site Plan Review submitted by KTJ 290, LLC for a Holiday gas station located at 10700 10<sup>th</sup> Street West. (APPROVED)

### **Plats and Minor Subdivisions**

- 1) Sketch Plan submitted by Hartman Communities for the property located at 1150 Somerwood Drive. (REVIEWED)
- 2) Stonegate and Stonegate 2<sup>nd</sup> Addition submitted by CalAtlantic consisting of 51 single family home parcels. (APPROVED)
- 3) Crosswinds 2<sup>nd</sup> Addition submitted by Mattamy Homes consisting of 43 single family home parcels. (APPROVED)
- 4) Windmill Creek 7<sup>th</sup> Addition submitted by Trumpy Land Development consisting of 15 single family home parcels. (APPROVED)
- 5) Sudheimer Homestead Addition submitted by the City of Waconia consisting of 1 industrial parcel, right of way for realignment of 10<sup>th</sup> Street West and an outlet for stormwater ponding and reuse. (APPROVED)
- 6) Sudheimer Retail Addition submitted by KTJ 290, LLC consisting of 3 commercial parcels, 2 outlots and dedication of right of way for Cherry Street and 10<sup>th</sup> Street West. (APPROVED)
- 7) Hilgers and Tenth Street submitted by Dean Hilgers consisting of 2 commercial properties and dedication of right of way for Fischer Way and 10<sup>th</sup> Street West. (APPROVED)
- 8) Minor Subdivision submitted by the City of Waconia for the property located at 1200 Oak Avenue to allow for the financing and improvement of the Lion's Field Grandstand. (APPROVED)

**Vacation of Right-Of-Way**

- 1) Right-of-way Vacation request submitted by Auburn Meadows to vacate public drainage and utility easements in the Cherry Street Development. (APPROVED)

**Annexation**

- 1) Orderly Annexation of a road segments (portion near Hwy. 5, Old Airport Road, and portion of 10<sup>th</sup> Street) via a Joint Resolution with Waconia Township. (APPROVED)
- 2) Orderly Annexation of a portion of Airport and Old Airport Road via a Joint Resolution with Laketown Township. (APPROVED)

**Interim Use Permits**

- 1) Interim Use Permit extension request submitted by Dean Hilgers to allow an unsurfaced parking lot at 10580 10<sup>th</sup> Street West. (APPROVED)

**Zoning Map Amendments**

- 1) Zoning Map Amendment submitted by Hartman Communities, LLC to rezone the property located at 1150 Somerwood Drive from R-3, Medium Density Residential to PUD, Planned Unit Development. (APPROVED)
- 2) Zoning Map Amendment submitted by Oppidan, Inc. to rezone the properties located at 10590 and 10594 10<sup>th</sup> Street West from A, Agricultural to B-1, Highway Business District. (APPROVED)

**Miscellaneous**

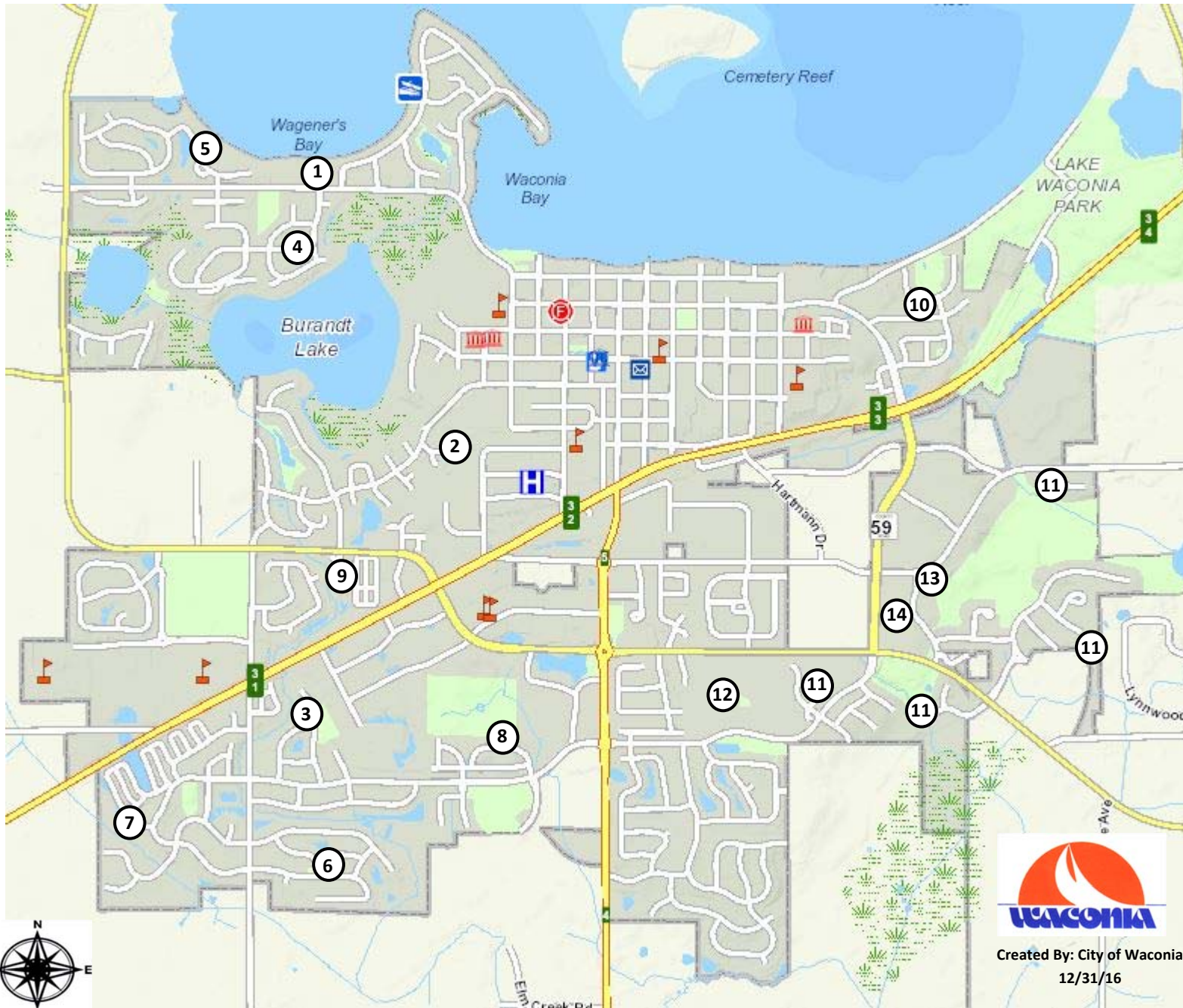
- 1) Material Review submitted by Statewide Gas for downtown landscape improvements. (APPROVED)
- 2) Land purchase and land exchange agreement with Hartman Communities. (APPROVED)
- 3) Encroachment Agreement between the City of Waconia and the property owners of 1583 Pond Curve to allow the existing shed within a drainage and utility easement. (APPROVED)
- 4) Sidewalk Café License and Encroachment Agreement for Waconia Brewing Company. (APPROVED)
- 5) Steep Slope Permit submitted by Dave and Paula Kirsch to allow improvements within a steep slope at 1302 Beachcomber Blvd. (APPROVED)
- 6) Partnership between the Waconia Baseball Association and the City of Waconia in construction of the Lion's Field Grandstand Improvement Project. (APPROVED)
- 7) Resolution identifying support of an application for an LCDA grant submitted by Carver County CDA. (APPROVED)
- 8) Outdoor patio area for Chumly's Bar located at 112 Main Street West. (APPROVED)
- 9) Steep Slope Permit and Grading Permit submitted by Chad Stiernagle for the property located at 211 Lakeview Terrace Blvd. (APPROVED)
- 10) Detachment request support submitted by Luke and Shonda Vettel for the property located at 9660 Somerwood Drive. (APPROVED)

**EXHIBIT A**

**CITY OF WACONIA 2016  
BUILDING PERMITS AND VALUATION**

	Quarter One		Quarter Two		Quarter Three		Quarter Four		2016 TOTAL PERMITS	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
<b>RESIDENTIAL</b>										
New Single Family Homes	21	\$6,992,787.00	35	\$11,516,591.00	35	\$11,474,255.00	14	\$4,488,985.00	105	\$34,472,618.00
Townhouse/Twin Homes	0	\$0.00	5	\$943,444.00	4	\$764,096.00	0	\$0.00	9	\$1,707,540.00
House Additions	0	\$0.00	0	\$0.00	3	\$229,544.00	0	\$0.00	3	\$229,544.00
House Remodels/Basement Finish	18	\$431,975.00	18	\$359,978.00	24	\$479,612.00	11	\$238,825.00	71	\$1,510,390.00
Garages	5	\$50,000.00	3	\$84,000.00	1	\$209,000.00	3	\$186,800.00	12	\$529,800.00
Deck	3	\$35,200.00	25	\$303,543.00	31	\$406,941.00	7	\$105,750.00	66	\$851,434.00
Swimming Pools	0	\$0.00	0	\$0.00	1	\$36,000.00	0	\$0.00	1	\$36,000.00
Demolition Permits	0	\$0.00	0	\$0.00	1	\$8,500.00	2	\$14,000.00	3	\$22,500.00
Sheds/Fences/Accessory Structures	3	\$0.00	12	\$0.00	15	\$0.00	4	\$0.00	34	\$0.00
Mechanical Permits	50	\$0.00	70	\$0.00	83	\$0.00	51	\$0.00	254	\$0.00
Plumbing Permits	61	\$0.00	69	\$0.00	68	\$0.00	49	\$0.00	247	\$0.00
Re-Roof/WindowSide Valuation Based	17	\$125,392.00	33	\$247,993.00	63	\$351,502.00	32	\$287,284.92	145	\$1,012,171.92
Miscellaneous	2	\$560,434.00	3	\$311,881.00	5	\$39,420.00	2	\$25,200.00	12	\$936,935.00
<b>TOTAL RESIDENTIAL</b>	<b>180</b>	<b>\$8,195,788.00</b>	<b>273</b>	<b>\$13,767,430.00</b>	<b>334</b>	<b>\$13,998,870.00</b>	<b>175</b>	<b>\$5,346,844.92</b>	<b>962</b>	<b>\$41,308,932.92</b>
<b>COMMERCIAL</b>										
New Buildings	0	\$0.00	1	\$428,768.00	1	\$1,400,000.00	0	\$0.00	2	\$1,828,768.00
Remodel/Additions	4	\$1,722,500.00	1	\$1,336,000.00	1	\$436,000.00	3	\$659,000.00	9	\$4,153,500.00
Re-Roof, Re-Window and Re-Side	1	\$15,000.00	3	\$233,000.00	2	\$188,338.00	1	\$33,000.00	7	\$469,338.00
Mechanical Permits	2	\$50,375.00	2	\$415,193.00	2	\$53,800.00	1	\$80,000.00	7	\$599,368.00
Plumbing Permits	2	\$48,900.00	3	\$104,780.00	0	\$0.00	5	\$74,153.00	10	\$227,833.00
Fire Sprinklers/Fire Alarm	0	\$0.00	5	\$45,296.00	1	\$5,000.00	1	\$2,000.00	7	\$52,296.00
Miscellaneous	1	\$0.00	6	\$26,950.00	5	\$215,338.00	1	\$33,000.00	13	\$275,288.00
<b>TOTAL COMMERCIAL</b>	<b>10</b>	<b>\$1,836,775.00</b>	<b>21</b>	<b>\$2,589,987.00</b>	<b>12</b>	<b>\$2,298,476.00</b>	<b>12</b>	<b>\$881,153.00</b>	<b>55</b>	<b>\$7,606,391.00</b>
<b>INDUSTRIAL</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	1	\$5,500.00	1	\$12,000.00	0	\$0.00	0	\$0.00	2	\$17,500.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	1	\$10,800.00	0	\$0.00	1	\$82,000.00	0	\$0.00	2	\$92,800.00
Plumbing Permits	1	\$6,000.00	0	\$0.00	1	\$3,000.00	0	\$0.00	2	\$9,000.00
Fire Sprinklers/Fire Alarm	0	\$0.00	2	\$3,000.00	0	\$0.00	0	\$0.00	2	\$3,000.00
Miscellaneous	0	\$0.00	1	\$40,000.00	1	\$4,000.00	0	\$0.00	2	\$44,000.00
<b>TOTAL INDUSTRIAL</b>	<b>3</b>	<b>\$22,300.00</b>	<b>4</b>	<b>\$55,000.00</b>	<b>3</b>	<b>\$89,000.00</b>	<b>0</b>	<b>\$0.00</b>	<b>10</b>	<b>\$166,300.00</b>
<b>PUBLIC</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,136,834.00	1	\$1,136,834.00
Remodel/Additions	0	\$0.00	0	\$0.00	1	\$32,700,000.00	1	\$27,040.00	2	\$32,727,040.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	2	\$2,110,000.00	3	\$2,993,000.00	0	\$0.00	2	\$2,720,000.00	7	\$7,823,000.00
Plumbing Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Fire Sprinklers/Fire Alarm	0	\$0.00	2	\$120,255.00	4	\$92,865.00	1	\$293,850.00	7	\$506,970.00
Miscellaneous	0	\$0.00	7	\$3,866,474.00	3	\$18,230.00	2	\$49,465.00	12	\$3,934,169.00
<b>TOTAL PUBLIC</b>	<b>2</b>	<b>\$2,110,000.00</b>	<b>12</b>	<b>\$6,979,729.00</b>	<b>8</b>	<b>\$32,811,095.00</b>	<b>7</b>	<b>\$4,227,189.00</b>	<b>29</b>	<b>\$46,128,013.00</b>
<b>INSTITUTIONAL</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	1	\$53,870.00	1	\$192,944.00	1	\$10,738.00	1	\$90,000.00	4	\$347,552.00
Plumbing Permits	1	\$0.00	0	\$0.00	1	\$16,000.00	1	\$22,275.00	3	\$38,275.00
Fire Sprinklers/Fire Alarm	4	\$56,895.00	0	\$0.00	1	\$800.00	3	\$13,850.00	8	\$71,545.00
Miscellaneous	0	\$0.00	1	\$10,000.00	1	\$125,000.00	0	\$0.00	2	\$135,000.00
<b>TOTAL INSTITUTIONAL</b>	<b>6</b>	<b>\$110,765.00</b>	<b>2</b>	<b>\$202,944.00</b>	<b>4</b>	<b>\$152,538.00</b>	<b>5</b>	<b>\$126,125.00</b>	<b>17</b>	<b>\$592,372.00</b>
<b>GRAND TOTALS</b>	<b>201</b>	<b>\$12,275,628.00</b>	<b>312</b>	<b>\$23,595,090.00</b>	<b>361</b>	<b>\$49,349,979.00</b>	<b>199</b>	<b>\$10,581,311.92</b>	<b>1073</b>	<b>\$95,802,008.92</b>


# Exhibit B—Residential Lots Inventory Map



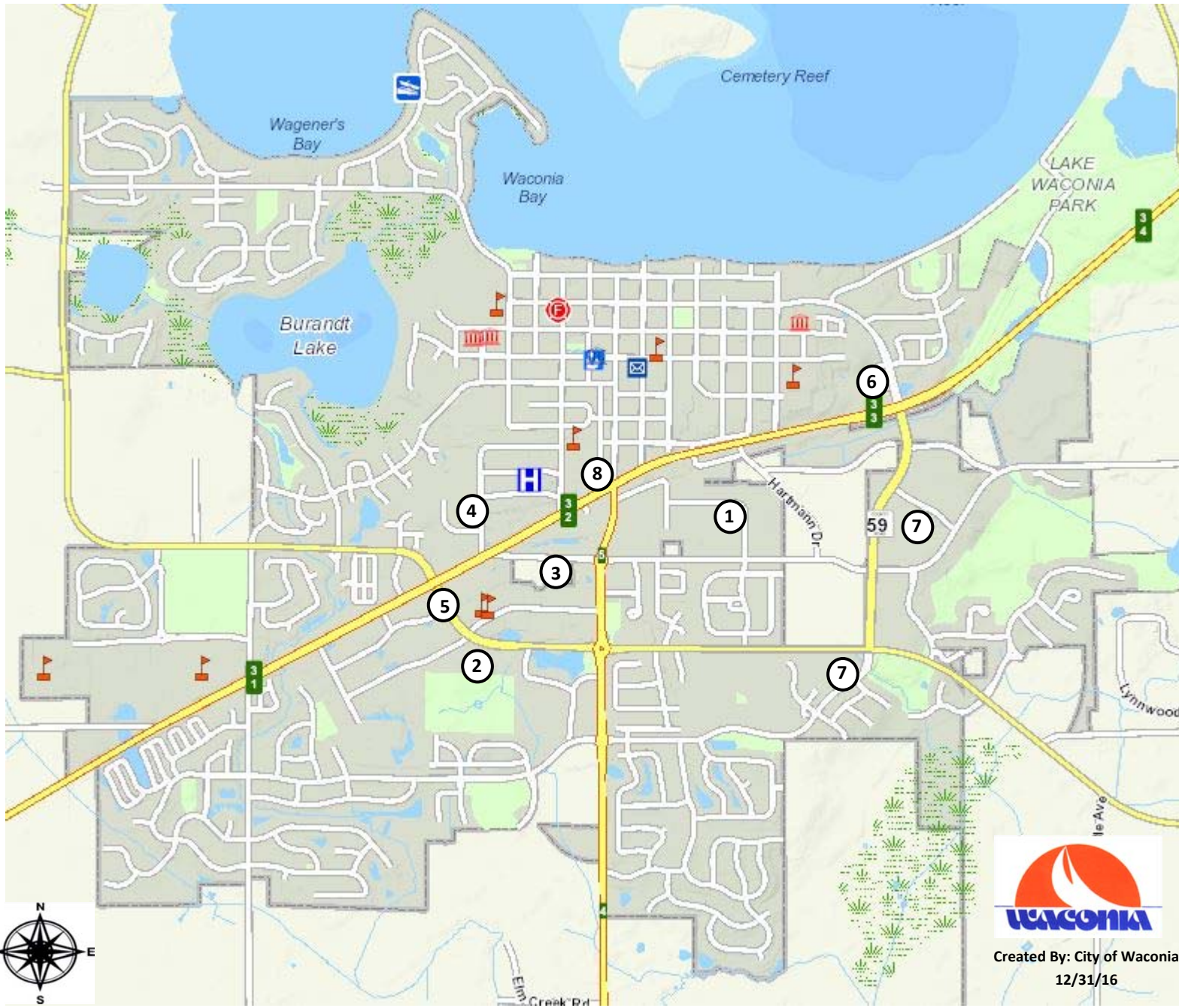
## Legend

 City Limits


1. **Wagoner's Bay**  
(3 SF Lots)
2. **Cherrywood**  
(3 MF Units)
3. **Bent Creek**  
(1 SF Lot)
4. **Sugarbush**  
(1 SF Lot)
5. **Waconia Landing**  
(1 SF Lots)
6. **Windmill Creek**  
(22 SF Lots)
7. **Oakpointe**  
(1 SF Lots)
8. **Waterford**  
(2 SF Lots)
9. **Provence**  
(1 MF Unit)
10. **Legacy Village**  
(5 SF Lots & 91 MF Units)
11. **Interlaken**  
(16 SF Lots & 76 MF Units)
12. **Crosswinds**  
(38 SF Lots)
13. **Somerwood Cottages**  
(30 SF Lots)
14. **Stonegate**  
(45 SF Lots)

  
Created By: City of Waconia  
12/31/16

# Exhibit C - Commercial & Industrial Inventory Map



## Legend

-  City Limits
  
- 1. **Pine Business Park Industrial**  
(4.75 acres)
- 2. **Sudheimer Trust Property Industrial**  
(11.68 acres)
- 3. **Sudheimer Homestead Addn. Industrial**  
(4.09 acres)
- 4. **Medical Business Dev. Area Commercial**  
(4.23 acres)
- 5. **Highway Business Dev. Area Commercial**  
(25.15 acres)
- 6. **Legacy Village Dev. Area Commercial**  
(5.55 acres)
- 7. **Interlaken Village Dev. Area Commercial**  
(36.45 acres)
- 8. **Olive Street & Hwy. 5 Dev. Area Commercial**  
(1.67 acres)



Created By: City of Waconia  
12/31/16