



2017 Annual Planning Department Land Use Activity & Development Report for the City of Waconia

January 29th, 2018

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 2017 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,

Ethan Nelson

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Assistant Planner
Planning Department
City of Waconia

**2017 BUILDING PERMITS, VALUATIONS
& DEVELOPMENT ACTIVITY**

A total of 1,133 building permits were reviewed, processed and issued with a total construction value of \$43.72 million in improvements to properties within the City of Waconia in 2017. The summary of 2017 Building Permits and Valuations is attached as Exhibit A of this report. The 2017 total permit count increased in comparison to the 1,073 building permits issued in 2016. The construction valuation was significantly lower than the 2016 total construction value of \$95.8 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

Year	Total # of Building Permits	Total Construction Value
2017	1,133	\$43.7 Million
2016	1,073	\$95.8 Million
2015	1,037	\$70.5 Million
2014	937	\$38.3 Million
2013	1,124	\$47.1 Million

RESIDENTIAL PERMIT ACTIVITY

A total of 71 new home units (68 single family and 3 townhome units) were built in 2017. By comparison, a total of 114 new home units (105 single family and 9 townhome units) were constructed in 2016 and a total of 100 new home units (96 single family and 4 townhome units) were constructed in 2015. The table below includes the units constructed in 2017 listed by the development name.

Table 2. New Home Units Constructed in 2017

Development Name	Total # of Units Constructed
Cottages of Old Beach Lane	1
Crosswinds	17
Cherrywood	3
Interlaken	43
Legacy Village	1
Oakpointe 2 nd Addition	1
Other/Infill	1
Windmill Creek	4
TOTAL	71

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

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

Development Name	# of Units Constructed
Crosswinds	2
Crosswinds 2 nd Addition	15
<i>TOTAL</i>	<i>17</i>

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

Development Name	# of Units Constructed
Stonegate	11
Stonegate 2 nd Addition	22
Somerwood Cottages	7
Interlaken Cottages West	1
Interlaken Woods	1
Interlaken Woods 2 nd Addition	1
<i>TOTAL</i>	<i>43</i>

Table 5. Analysis of the # of Units Constructed in Windmill Creek

Development Name	# of Units Constructed
Windmill Creek 4 th Addition	1
Windmill Creek 5 th Addition	1
Windmill Creek 7 th Addition	2
<i>TOTAL</i>	<i>4</i>

The most active residential developments for new home starts in 2017 were Crosswinds, Interlaken and Windmill Creek. 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 significant increase in the total number of commercial permits issued and the total construction value of said permits in 2017. The City issued 55 commercial permits in 2016 with a total construction value of approximately \$7.6 million in total construction value. The total commercial permit count for 2017 resulted in the issuance of 153 permits at a total construction value of approximately \$13.5 million. The significant commercial building permits are listed below:

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- 10700 10th Street West – New Construction - Holiday Station
- 10620 10th Street West – New Construction - Aldi
- 10710 10th Street West – New Construction - Culvers
- 9560 Paradise Lane – New addition and remodel - Parkside Church
- 564 Cherry Drive – New Construction - Rising Star Dance Academy
- 10720 10th Street West – New Construction - Dollar Tree
- 10720 10th Street West – New Construction - Retail Multi-Tenant Building
- 570 Cherry Drive – New Construction - Peterson Real Estate Building
- 10600 10th Street West – New Construction - Subway Building

INDUSTRIAL PERMIT ACTIVITY

The City of Waconia experienced a decrease in industrial permit activity in 2017. The City issued 3 industrial permits with a total construction valuation of \$64,857. In comparison, the City issued 10 industrial permits with a total valuation of \$166,300 in 2016. The significant industrial permits are listed below:

- 500 Industrial Blvd. – Remodel and structural building modifications

INSTITUTIONAL PERMIT ACTIVITY

In 2016 the City issued 17 institutional permits with a total construction valuation of \$592,372. 2017 saw a decrease in both permits and construction valuation with 7 institutional permits issued at a total construction valuation of \$256,332. The significant institutional permits are listed below:

- 560 Maple Street South – Ridgeview Professional Building Drop-off area improvements
- 232 Elm Street South – Nagel Assisted Living Remodel Permit

PUBLIC PERMIT ACTIVITY

There City saw a significant decrease in public permits issued in 2017. 19 permits were issued with a total construction valuation of \$4,248,088. In comparison, the City issued 29 permits in 2016, which included the construction of Laketown Elementary and the new high school, which resulted in a higher than normal total construction valuation of \$46,128,013. The significant public permits are listed below:

- 1650 Community Drive – Alternative Learning Center New Construction
- 1400 Community Drive – Remodel and New Canopy Structure

2017 INVENTORY OF SITES AVAILABLE

RESIDENTIAL LOTS/UNITS AVAILABLE

As of December 31, 2017, the City of Waconia had a total inventory of 278 buildable residential lots/units available including 110 single-family units, 1 multi-family/townhome unit, and 167 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.

Table 1. Residential Lots/Units Available

Name of Development	Single-Family Lots	Multi-Family Units	Apartment Units
1. Wagener's Bay	3	0	0
2. Burandt & Redwood	10	0	0
3. Bent Creek	1	0	0
4. Sugarbush	1	0	0
5. Waconia Landing	1	0	0
6. Windmill Creek	18	0	0
7. Cottages of Old Beach Lane***	1	0	0
8. Waterford	2	0	0
9. Provence Townhome	0	1	0
10. Legacy Village	4	0	91*
11. Interlaken**	13	0	76*
12. Crosswinds & Crosswinds 2 nd Addition	21	0	0
13. Somerwood Cottages	23	0	0
14. Stonegate & Stonegate 2 nd Addition	12	0	0
Total Units	110	1	167

* 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 2nd Addition, Interlaken 4th Addition, Interlaken 5th Addition, Interlaken 6th Addition, Interlaken 7th Addition, Interlaken Cottages West, Interlaken Woods and Interlaken Woods 2nd Addition.

*** Lot inventory has been adjusted to reflect an updated total of available lots with additions of Cottages of Old Beach Lane and an infill lot.

2017 RESIDENTIAL PLATS

A total of 10 new single-family home lots were platted in 2017 as part of the Burandt and Redwood residential plat. The afore-mentioned residential plat has 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 84.65 acres of land available, including 20.52 acres zoned and guided for industrial and 64.13 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

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

Pine Business Park – This district is located along 8th 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 the City.

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 City owned 4.09 acre property was platted in 2016 and is located south of 10th Street West and west of Hwy. 284.

Table 3. Commercial Acreage Available for Development

Location	Acreage
4. Medical Business Development Area	3.87
5. Highway Business Development Area	16.59
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>	64.13

Medical Business Development Area – The Medical Business Development Area has a total of 3.87 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.) and 502 Cherry Drive (1.97 acres owned by Waconia Mill IV, LLC).

Highway Business Development Area - The Highway Business Development Area has a total of 16.59 acres available for improvement. The acreage of the lots range in size from 0.82 acres up to 1.57 acres and the land is located south of Highway 5 between Mill Lane and Fischer Way but also including 10560 10th Street West, which was rezoned to B-1 Highway Business District in 2017.

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.

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(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.

2017 COMMERCIAL AND INDUSTRIAL PLATS

The City approved final plats for the following commercial and industrial properties: Waconia Marketplace 2nd Addition.

RESIDENTIAL ANALYSIS

Residential Lot Inventory Analysis & Comprehensive Plan

The number of single family lots available to build on (110) is lower than what was available in 2016, but also moderately lower than the City has typically had available in the past, however Waconia also experienced a slight decrease in the trend of single family home construction. While it may be premature to gauge future new home construction trends on the 2015 through 2017 single home building permit numbers, the inventory of 110 vacant single family home lots would afford the City slightly less than a 1¼ year supply of lots based on an average of 89 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.

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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 ¹	37	48	85
2009	50	0	50
2010	45	0	45
2011	25	93	118
2012	85	2	87
2013 ²	102	4	106
2014 ³	82	0	82
2015 ⁴	95	4	99
2016 ⁵	103	9	112
2017 ⁸	68	3	71
Totals⁹	3,372 Single-Family Units	1,463 Multi-Family Units	4,835 Total Units

Table 1. City Estimate of Housing Unit Totals as of 12/31/2017

¹ 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)

² 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.).

³ 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.

⁴ 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 5th Street East).

⁵ 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)

⁸ 2017 Note:

- 1) 1 single family home permit was issued to restart a new construction and was not included in 2017.

⁹ Totals Note:

- 1) 1 single family home demolished but not rebuilt for future Burandt and Redwood residential development in 2017

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Units	2013	2014	2015	2016	2017
Single-Family	3,031 (68.1%)	3,107 (68.2%)	3,202 (68.8%)	3,305 (69.4%)	3,372 (69.7%)
Multi-Family (includes townhomes & apartments)	1,422 (31.9%)	1,447 (31.8%)	1,451 (31.2%)	1,460 (30.6%)	1,463 (30.3%)
TOTAL UNITS	4,453 (100%)	4,554 (100%)	4,653 (100%)	4,765 (100%)	4,835 (100%)

The estimated population of the City of Waconia, as of December 31st, of 2017, is 12,571 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 2017.

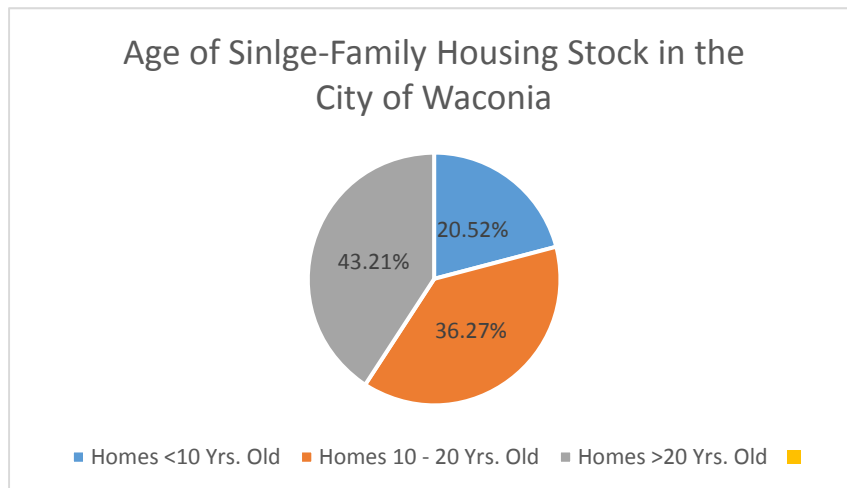
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT: 2.60

TOTAL ESTIMATED POPULATION: 12,571
(AS OF 12/31/2017)

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 3,372 single-family units that have been constructed within the City as of December 31, 2017, 692 or 20.52% of the total were constructed within the last 10 years. Further, 1,223 or 36.27% of the single-family housing stock is between 10 and 20 years old, and a total of 1,457 or 43.21% 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 10th Street. This property is currently located in Waconia Township and has good road and utility access via 10th 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 and the future extension of County Road 92 as identified in the Comprehensive Plan.

**2017 PLANNING, ZONING, & LAND USE ITEMS
REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

Variances

- 1) Variance request by Brian Sullivan on behalf of Norther States Power to construct a fence exceeding the 8 foot height maximum allowed in the B-1, Highway Business District for the property located at 750 Waconia Parkway South (APPROVED)
- 2) Variance request by Becky Gohre, 1346 Creekside Drive to exceed maximum impervious surface in Shoreland Overlay District. (APPROVED)
- 3) Variance request by Indigo Signworks to exceed the maximum allowed wall signage allowed for the property located at 10700 10th Street West, Holiday Stationstores. (DENIED)
- 4) Variance request by Dean Hilgers to allow a 50% reduction in tree restitution and/or reforestation requirements for the properties located at 224 Redwood Street South and 300 Burandt Blvd. (DENIED)
- 5) Variance request by Dave Arcoren to construct a deck at a reduced setback for the property located at 802 Egret Lane (APPROVED)
- 6) Variance request by Christy Haasken Schuler for the property located at 124 Cherry Street South as part of a Minor Subdivision request. (APPROVED)

Site Plans

- 1) Site Plan and Design Review submitted by Michael Peterson (dba. Peterson Real Estate, LLC) to construct an office building within the Cherry Street Office Park at 570 Cherry Drive. (APPROVED)
- 2) Site Plan and Design Review submitted by Steve Erhard to construct a freestanding Subway restaurant at 10600 10th Street West. (APPROVED)

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- 3) Site Plan and Design Review submitted by Waconia Public Schools to construct an Alternative Learning Center (ALC) – Waconia Public School District ISD #110 for the property located at 1650 Community Drive (APPROVED)
- 4) Site Plan and Design Review – Taco Bell Restaurant – submitted by Marvin Development IV, LLC. (APPROVED)
- 5) Site Plan and Design Review – ALDI Food Market – by ISG, Inc. on behalf of ALDI, Inc. (APPROVED)
- 6) Site Plan and Design Review – Rising Star Dance Academy, 564 Cherry Drive, submitted by Sherburne Construction (APPROVED)

Plats and Minor Subdivisions

- 1) Preliminary and Final Plat – Burandt and Redwood – By Dean Hilgers for the properties located at 224 Redwood Street South and 300 Burandt Boulevard. (APPROVED)
- 2) Preliminary and Final Plat – Waconia Marketplace Second Addition – Submitted by Marvin Development IV, LLC (APPROVED)
- 3) Minor Subdivision request by Christy Haasken Schuler for the property located at 124 Cherry Street South. (APPROVED)
- 4) Minor Subdivision/Lot Consolidation by Bria James for the properties located at 140 and 144 Main Street West. (APPROVED)

Annexation

- 1) Annexation by Ordinance of a portion of 219 East Frontage Road (PID# 757750100) with Waconia Township. (APPROVED)
- 2) Annexation by Joint Resolution of a portion of 10th Street East with Waconia Township. (APPROVED)
- 3) Annexation by Joint Resolution of a portion of CSAH 10 with Waconia Township. (APPROVED)
- 4) Annexation by Ordinance of a portion of County Highway 10 with Waconia Township. (APPROVED)

Interim Use Permits

- 1) Interim Use Permit extension request submitted by Dean Hilgers to allow an unsurfaced parking lot at 10610 10th Street West. (APPROVED)

Conditional Use Permits

- 1) Parkside Church expansion for the property located at 9560 Paradise Lane. (APPROVED)

Zoning Map Amendments

- 1) Zoning Map Amendment submitted by OSR Management Group to rezone the property located at 10560 10th Street West from A, Agricultural District to B-1, Highway Business District. (APPROVED)

Comprehensive Plan Amendments

- 1) Comprehensive Plan Amendment submitted by Brian Koch and Gary Meuwissen to reguide the property located at 9525 Orchard Road as Commercial (C) and Wetland/Open Space (W/O). (APPROVED)

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Ordinance Amendments

- 1) Ordinance Amendment proposal submitted by the Waconia Landing Home Owners Association to regulate dock placement in the Shoreland Overlay District. (DENIED)

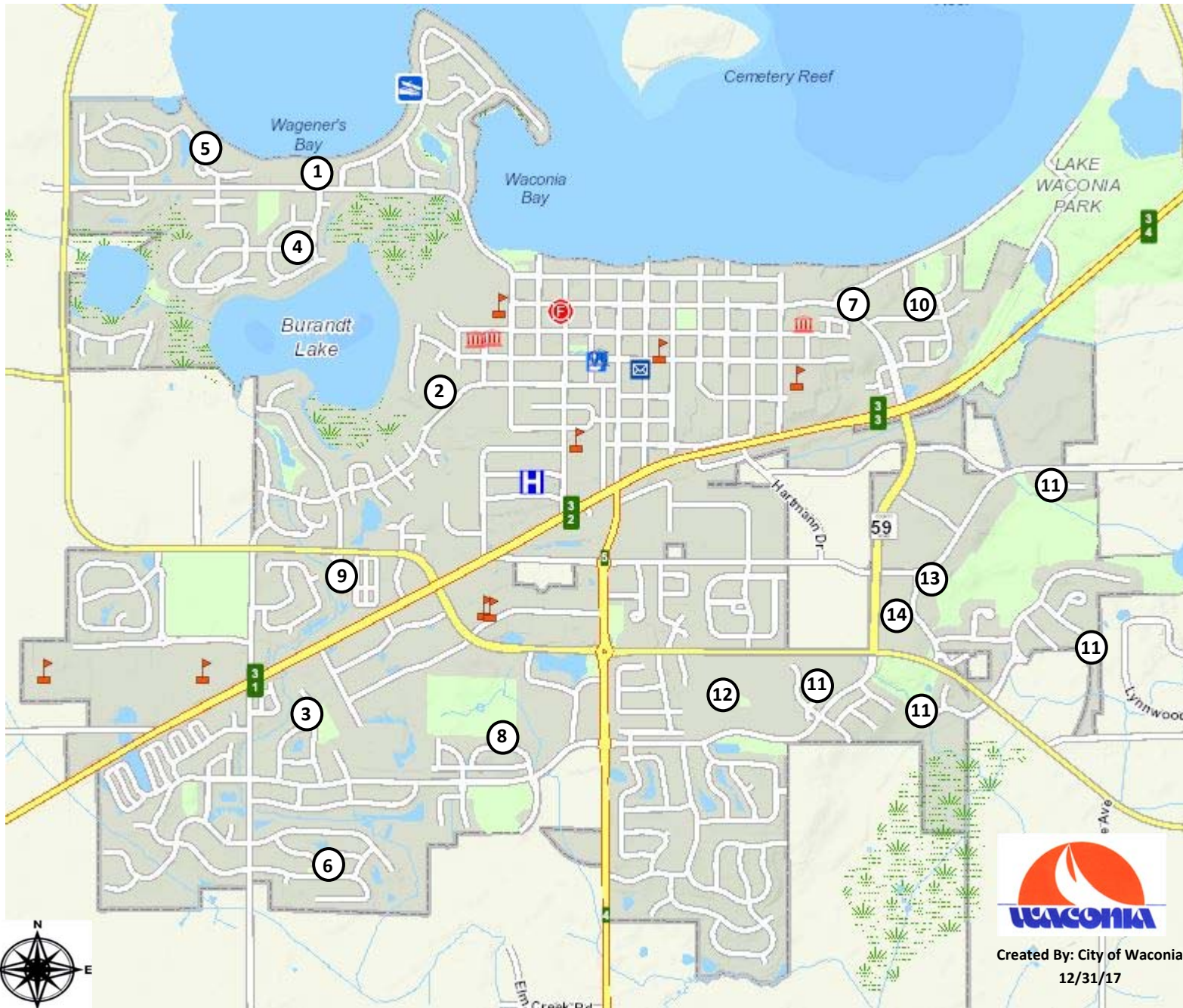
Miscellaneous

- 1) Sign Plan submitted by Waconia Mill, LLC to construct a multi-tenant monument sign for the property located at 502 Cherry Drive. (APPROVED)
- 2) Variance Extension Request by Chris Weinberger for the property located at 208 Main Street East (APPROVED)
- 3) Sidewalk Café License and Encroachment Agreement for Waconia Brewing Company. (APPROVED)
- 4) Grading Permit application by Rochon Corporation for the property located at 10620 10th Street West. (APPROVED)
- 5) Grading Permit application by Northern States Power Company for the property located at 750 Waconia Parkway. (APPROVED)

**CITY OF WACONIA 2017
BUILDING PERMITS AND VALUATION**

	Quarter One		Quarter Two		Quarter Three		Quarter Four		2017 TOTAL PERMITS	
<u>RESIDENTIAL</u>	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
New Single Family Homes	16	\$4,922,100.00	19	\$5,354,631.00	21	\$6,110,328.00	12	\$3,751,324.00	68	\$20,138,383.00
Townhouse/Twin Homes	0	\$0.00	0	\$0.00	0	\$0.00	3	\$600,000.00	3	\$600,000.00
House Additions	1	\$215,000.00	0	\$0.00	2	\$66,828.00	1	\$14,336.00	4	\$296,164.00
House Remodels/Basement Finish	31	\$612,302.00	20	\$636,249.00	15	\$314,411.00	12	\$657,300.00	78	\$2,220,262.00
Garages	0	\$0.00	0	\$0.00	2	\$60,970.00	0	\$0.00	2	\$60,970.00
Deck	3	\$22,360.00	40	\$496,510.00	20	\$331,242.00	5	\$65,160.00	68	\$915,272.00
Swimming Pools	0	\$0.00	0	\$0.00	1	\$30,000.00	0	\$0.00	1	\$30,000.00
Demolition Permits	0	\$0.00	0	\$0.00	1	\$3,200.00	0	\$0.00	1	\$3,200.00
Sheds/Fences/Accessory Structures	7	\$0.00	17	\$0.00	13	\$0.00	5	\$0.00	42	\$0.00
Mechanical Permits	42	\$0.00	49	\$0.00	61	\$0.00	65	\$0.00	217	\$0.00
Plumbing Permits	77	\$0.00	71	\$0.00	63	\$0.00	58	\$0.00	269	\$0.00
Re-Roof/Window/Side Valuation Based	15	\$170,090.00	106	\$474,198.00	31	\$284,826.00	20	\$151,062.00	172	\$1,080,176.00
Miscellaneous	5	\$25,725.00	3	\$23,707.00	0	\$0.00	18	\$290,960.00	26	\$340,392.00
TOTAL RESIDENTIAL	197	\$5,967,577.00	325	\$6,985,295.00	230	\$7,201,805.00	199	\$5,530,142.00	951	\$25,684,819.00
<u>COMMERCIAL</u>										
New Buildings	1	\$192,500.00	5	\$5,831,500.00	2	\$1,700,000.00	2	\$2,787,649.00	10	\$10,511,649.00
Remodel/Additions	4	\$157,314.00	7	\$342,500.00	10	\$588,500.00	1	\$35,000.00	22	\$1,123,314.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	4	\$79,556.00	3	\$36,180.00	2	\$128,000.00	9	\$243,736.00
Mechanical Permits	2	\$40,600.00	6	\$237,840.00	10	\$374,685.00	10	\$156,939.00	28	\$810,064.00
Plumbing Permits	1	\$500.00	6	\$261,500.00	10	\$109,775.00	5	\$96,400.00	22	\$468,175.00
Fire Sprinklers/Fire Alarm	1	\$2,000.00	5	\$38,495.00	6	\$38,470.00	5	\$10,425.00	17	\$89,390.00
Miscellaneous	2	\$5,500.00	10	\$147,620.00	3	\$50,600.00	3	\$16,500.00	18	\$220,220.00
Sign Permits			9		12		6			
TOTAL COMMERCIAL	11	\$398,414.00	52	\$6,939,011.00	56	\$2,898,210.00	34	\$3,230,913.00	153	\$13,466,548.00
<u>INDUSTRIAL</u>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	0	\$0.00	1	\$10,610.00	1	\$48,247.00	0	\$0.00	2	\$58,857.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	1	\$6,000.00	0	\$0.00	0	\$0.00	1	\$6,000.00
Mechanical Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Plumbing Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sign Permits										
TOTAL INDUSTRIAL	0	\$0.00	2	\$16,610.00	1	\$48,247.00	0	\$0.00	3	\$64,857.00
<u>PUBLIC</u>										
New Buildings	0	\$0.00	0	\$0.00	2	\$2,605,000.00	0	\$0.00	2	\$2,605,000.00
Remodel/Additions	0	\$0.00	0	\$0.00	2	\$736,000.00	0	\$0.00	2	\$736,000.00
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	\$5,000.00	0	\$0.00	0	\$0.00	2	\$194,775.00	3	\$199,775.00
Plumbing Permits	0	\$0.00	0	\$0.00	1	\$2,500.00	1	\$21,000.00	2	\$23,500.00
Fire Sprinklers/Fire Alarm	0	\$0.00	1	\$2,310.00	3	\$105,700.00	1	\$34,965.00	5	\$142,975.00
Miscellaneous	2	\$0.00	1	\$0.00	2	\$540,838.00	0	\$0.00	5	\$540,838.00
Sign Permits										
TOTAL PUBLIC	3	\$5,000.00	2	\$2,310.00	10	\$3,990,038.00	4	\$250,740.00	19	\$4,248,088.00
<u>INSTITUTIONAL</u>										
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	\$10,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$10,000.00
Plumbing Permits	2	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$0.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	1	\$4,600.00	0	\$0.00	1	\$4,600.00
Miscellaneous	1	\$80,000.00	2	\$161,732.00	0	\$0.00	0	\$0.00	3	\$241,732.00
Sign Permits										
TOTAL INSTITUTIONAL	4	\$90,000.00	2	\$161,732.00	1	\$4,600.00	0	\$0.00	7	\$256,332.00
GRAND TOTALS	215	\$6,460,991.00	383	\$14,104,958.00	298	\$14,142,900.00	237	\$9,011,795.00	1133	\$43,720,644.00

Exhibit B—Residential Lots Inventory Map



Legend

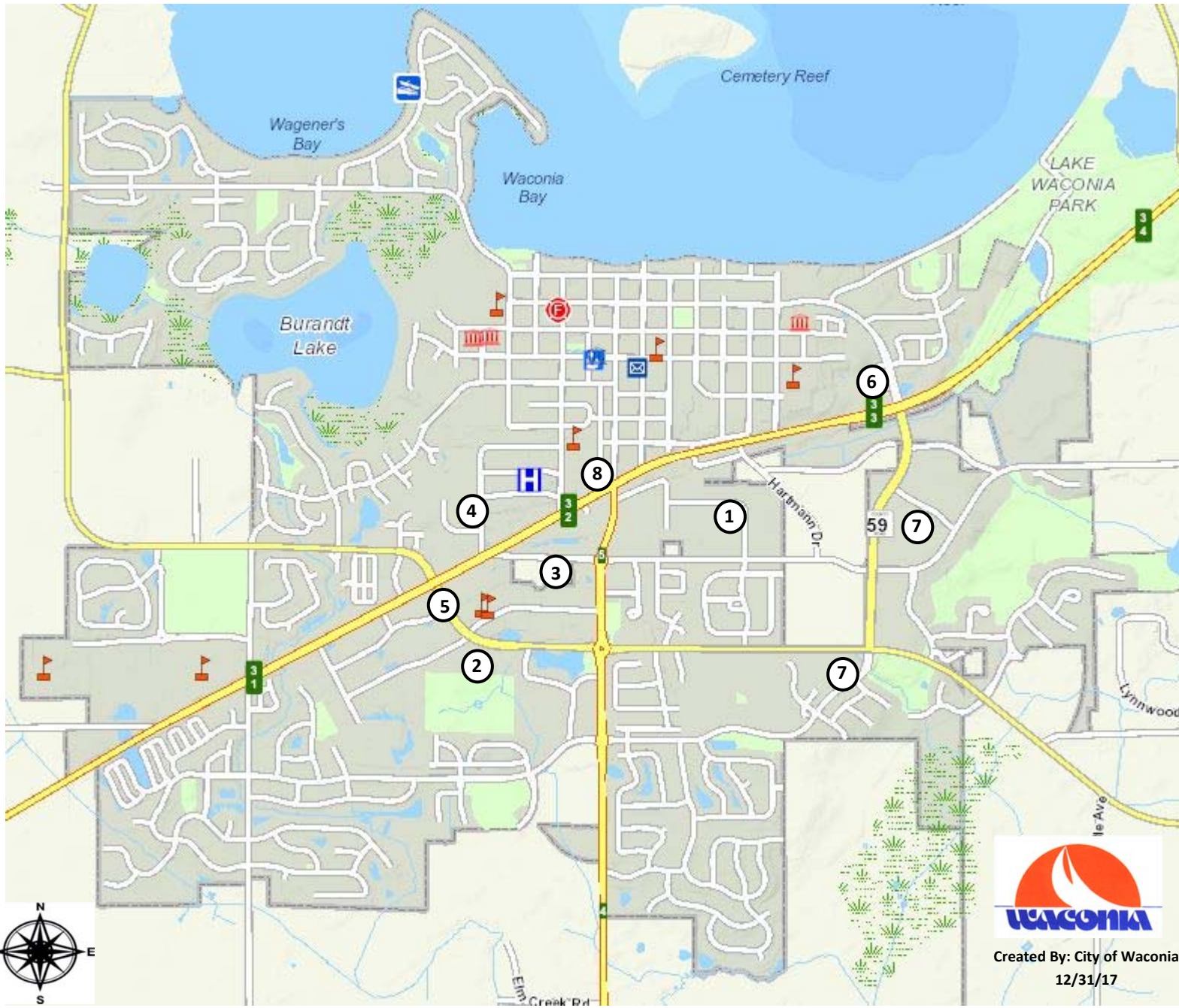
City Limits

1. **Wagener's Bay**
(3 SF Lots)
2. **Burandt & Redwood**
(10 SF Lots)
3. **Bent Creek**
(1 SF Lot)
4. **Sugarbush**
(1 SF Lot)
5. **Waconia Landing**
(1 SF Lots)
6. **Windmill Creek**
(18 SF Lots)
7. **Cottages of Old Beach Lane**
(1 SF Lots)
8. **Waterford**
(2 SF Lots)
9. **Provence**
(1 MF Unit)
10. **Legacy Village**
(4 SF Lots & 91 MF Units)
11. **Interlaken**
(13 SF Lots & 76 MF Units)
12. **Crosswinds**
(21 SF Lots)
13. **Somerwood Cottages**
(23 SF Lots)
14. **Stonegate**
(12 SF Lots)




Created By: City of Waconia
12/31/17

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**
(3.87 acres)
- 5. **Highway Business Dev. Area Commercial**
(16.59 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)