



## **2019 Annual Planning Department Land Use Activity & Development Report for the City of Waconia**

March 3<sup>rd</sup>, 2020

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 2019 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 C Nelson  
Assistant Planner  
Community Development Department  
City of Waconia

**2019 BUILDING PERMITS, VALUATIONS  
& DEVELOPMENT ACTIVITY**

A total of 1,051 building permits were reviewed, processed and issued with a total construction value of \$50.1 million in improvements to properties within the City of Waconia in 2019. The summary of 2019 Building Permits and Valuations is attached as Exhibit A of this report. The 2019 total permit count slightly increased in comparison to the 1,044 building permits issued in 2018. The construction valuation for 2019 was higher than the 2018 total construction value of \$48.4 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>
2019	1,051	\$50.1 Million
2018	1,044	\$48.4 Million
2017	1,133	\$43.7 Million
2016	1,073	\$95.8 Million
2015	1,037	\$70.5 Million

**RESIDENTIAL PERMIT ACTIVITY**

A total of 72 new home units (21 single family and 51 multi-family units) were built in 2019. By comparison, a total of 70 new home units (50 single family and 20 townhome units) were constructed in 2018 and a total of 71 new home units (68 single family and 3 townhome units) were constructed in 2017. The table below includes the units constructed in 2019 listed by the development name.

**Table 2. New Home Units Constructed in 2019**

<b>Development Name</b>	<b>Total # of Units Constructed</b>
Crosswinds 2 <sup>nd</sup> Addition	2
Legacy Village	52
Interlaken	9
Burandt and Redwood	2
Other/Infill	1
Waconia Sugarbush 2 <sup>nd</sup> Addition	1
Windmill Creek	4
Volkenant's Addition	1
<b>TOTAL</b>	<b>72*</b>

\*1 Single Family Home was demolished/rebuilt and not included in the Residential Permit Activity.

## 2019 Land Use Activity & Development Report

The new home units constructed in the Interlaken Development and Windmill Creek Development are broken down further in Tables 3 & 4 below.

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

<b>Development Name</b>	<b># of Units Constructed</b>
Stonegate 2 <sup>nd</sup> Addition	1
Interlaken Cottages West	2
Somerwood Cottages	6
<i>TOTAL</i>	<i>9</i>

**Table 4. Analysis of the # of Units Constructed in Windmill Creek**

<b>Development Name</b>	<b># of Units Constructed</b>
Windmill Creek 6 <sup>th</sup> Addition	1
Windmill Creek 7 <sup>th</sup> Addition	3
<i>TOTAL</i>	<i>4</i>

The most active residential developments for new home starts in 2019 were Legacy Village, Interlaken, and Windmill Creek. The homes in these developments have a construction value beginning in the upper \$200,000 and low \$300,000 range.

### **COMMERCIAL PERMIT ACTIVITY**

The City experienced a slight decrease in the total number of commercial permits issued and a modest increase the total construction value of said permits in 2019. The City issued 113 commercial permits in 2018 with a total construction value of approximately \$11.7 million in total construction value. The total commercial permit count for 2019 resulted in the issuance of 102 permits at a total construction value of approximately \$15.5 million. The significant commercial building permits are listed below:

- 820 Village Way – New Construction – Twin Cities Orthopedics
- 851 Marketplace Drive – Remodel –Mackenthun’s
- 150 Victor Court – New Construction – Koch Bus Garage
- 502 Cherry Drive – SouthPoint Financial Credit Union
- 10550 10<sup>th</sup> Street West – New Construction – Self Storage Facility

### **INDUSTRIAL PERMIT ACTIVITY**

The City of Waconia experienced an increase in industrial permit activity and a decrease in construction value in 2019. The City issued 14 industrial permits with a total construction valuation of approximately \$889,000. In comparison, the City issued 8 industrial permits with a total valuation of \$4.3 million in 2018. The significant industrial permits are listed below:

## 2019 Land Use Activity & Development Report

- 301 Industrial Boulevard – Reroof – Midwest Expanded Metal
- 843 Industrial Boulevard West – Remodel – Manus Products, Inc.

### **INSTITUTIONAL PERMIT ACTIVITY**

In 2018 the City issued 11 institutional permits with a total construction valuation of \$4.75 million. 2019 saw a continuation of significant increases of permits and construction valuation with 20 institutional permits issued at an approximate construction valuation of \$12.5 million. The significant institutional permits are listed below:

- 500 Maple Street South – New Construction – Ridgeview Medical Center Emergency Department Expansion
- 490 Maple Street South – Remodel – Ridgeview Medical
- 240 Highway 5 West – Remodel – Ridgeview Medical

### **PUBLIC PERMIT ACTIVITY**

The City saw a significant decrease in public permits issued and total construction value in 2019. A total of 9 permits were issued with an approximate construction valuation of \$330,000. In comparison, the City issued 12 permits in 2018, which resulted in an approximate construction valuation of \$2.7 million. The significant public permits are listed below:

- 201 Vine Street South – Remodel – Senior Center

## **2019 INVENTORY OF SITES AVAILABLE**

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

As of December 31, 2019, the City of Waconia had a total inventory of 236 buildable residential lots/units available including 133 single-family lots/parcels, 25 multi-family/townhome lots/parcels, and 76 approved 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 Lot Inventory Map.

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

<b>Name of Development</b>	<b>Single-Family Lots</b>	<b>Townhome Units</b>	<b>Apartment Units</b>
1. Wagener’s Bay	3	0	0
2. Burandt & Redwood	6	0	0
3. Legacy Heights	0	24	0
4. Volkenant’s Addition	1	0	0
5. Waconia Landing	1	0	0
6. Windmill Creek	11	0	0
7. Waterford	2	0	0
8. Provence Townhome	0	1	0

## 2019 Land Use Activity & Development Report

9. Legacy Village	3	0	0
10. Interlaken**	8	0	76*
11. Somerwood Cottages	11	0	0
12. Shores of Lake Waconia	87	0	0
<b>Total Units</b>	<b>133</b>	<b>25</b>	<b>76*</b>

\* denotes number of total approved units that would be within apartment type structures – 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.

### **2019 RESIDENTIAL PLATS**

A total of 111 residential units were platted in 2019. The Legacy Heights Plat located in the Legacy Village at Waconia development was approved by the City Council on April 15<sup>th</sup>, 2019 and included 24 duplex townhome units. The Shores of Lake Waconia Plat located along Laketown Parkway (County Road 92) was approved by the City Council on December 16<sup>th</sup>, 2019 and included 87 single family parcels.

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

As for non-residential development opportunities, there are a total of approximately 78.58 acres of land available, including 23.42 acres zoned and/or guided for industrial and 55.16 acres zoned and/or 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
4. Waconia West Industrial Park	2.9
<b>Total Acreage</b>	<b>23.42</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 1 Micro 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 as I, Industrial.

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

**Waconia West Industrial Park** – 2.9 acres of undeveloped land zoned Industrial are combined with property owned by 8185 LLP.

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

<b>Location</b>	<b>Acreage</b>
5. Medical Business Development Area	1.9
6. Highway Business Development Area	16.59
7. Legacy Village Development Area	5.55
8. Interlaken Village Development Area	29.45
9. Olive Street and Hwy. 5 Development Area	1.67
<b>Total Acreage</b>	<b>55.16</b>

**Medical Business Development Area** – The Medical Business Development Area has a total of 1.9 acres available for development. This district includes one property west of the Ridgeview Medical Center hospital and Lakeview Clinic. The property is located at 579 Cherry Drive (1.9 acres owned by the Moravian Care Housing Corp.).

**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 10<sup>th</sup> 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. (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 eight 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), 870 Village Way (6.16 acres owned by Avalon Interlaken LLC), 811 Village Way (1.43 acres owned by Klein Bank), 850 Village Way (1.99 acres owned by Avalon Interlaken LLC), 889 Village Way (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 9.3 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.

**2019 COMMERCIAL AND INDUSTRIAL PLATS**

There were no commercial or industrial plats reviewed in 2019.

**RESIDENTIAL ANALYSIS**

**Residential Lot Inventory Analysis & Comprehensive Plan**

The number of single family lots available to build on (133) is higher than what was available in 2018, but also 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 2017 through 2019 single home building permit numbers, the inventory of 133 vacant single family home lots would afford the City slightly less than a 3 year supply of lots based on an average of 45 new homes built over the past three years. It is worth noting that despite the increase in lot supply, new home construction is lower based upon the 3 year average. During the 2019 year, the City experienced increased interest in potential new developments and it is anticipated to continue into 2020.

As part of the 2040 Comprehensive Plan update, the City has identified potential residential, commercial and industrial areas adjacent to 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. In 2019, the Vista Ridge Apartments began construction of a 51 unit apartment that is anticipated to be completed in 2020. Additionally, in a partnership with Carver County utilities were installed through the Lake Waconia Regional Park property that will serve the development of the northeast growth area identified in the City's Comprehensive Plan.

## 2019 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	37	48	85
2009	50	0	50
2010	45	0	45
2011	25	93	118
2012	85	2	87
2013	102	4	106
2014	82	0	82
2015	95	4	99
2016	103	9	112
2017	68	3	71
2018	47	20	67
2019	21	51	72
<b><i>Totals</i></b>	<b>3,440 Single-Family Units</b>	<b>1,534 Multi-Family Units</b>	<b>4,974 Total Units</b>



**Table 1. City Estimate of Housing Unit Totals as of 12/31/2019**

<b>Units</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Single-Family	3,202 (68.8%)	3,305 (69.4%)	3,372 (69.7%)	3,419 (69.75%)	3,440 (69.16%)
Multi-Family (includes townhomes & apartments)	1,451 (31.2%)	1,460 (30.6%)	1,463 (30.3%)	1,483 (30.25%)	1,534 (30.84%)
<b>TOTAL UNITS</b>	<b>4,653</b> <b>(100%)</b>	<b>4,765</b> <b>(100%)</b>	<b>4,835</b> <b>(100%)</b>	<b>4,902</b> <b>(100%)</b>	<b>4,974</b> <b>(100%)</b>

The estimated population of the City of Waconia, as of December 31<sup>st</sup>, of 2019, is 12,797 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 2019. This estimate does not include the 51 unit apartment building which is currently under construction as it was not complete in 2019.

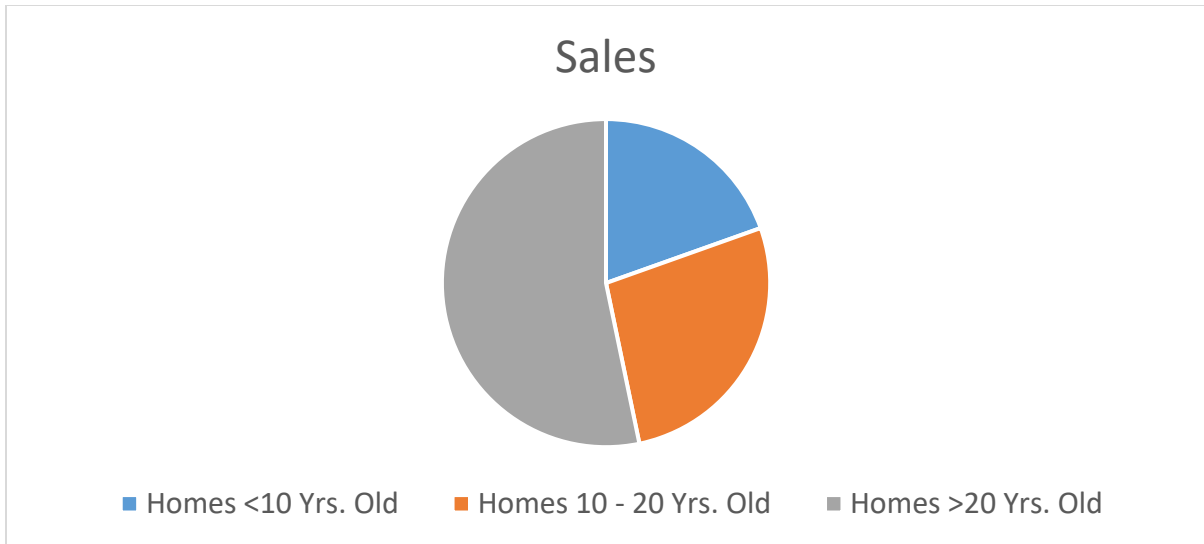
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT: 2.60

TOTAL ESTIMATED POPULATION: 12,797  
(AS OF 12/31/2019)

**Age of Single-Family Housing Inventory**

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

Of the total 3,440 single-family units that have been constructed within the City as of December 31, 2019, 673 or 19.56% of the total were constructed within the last 10 years. Further, 935 or 27.18% of the single-family housing stock is between 10 and 20 years old, and a total of 1,832 or 53.26% 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 2040 Comprehensive Plan, 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.

**2019 PLANNING, ZONING, & LAND USE ITEMS  
REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

**Work Sessions**

- 1) Planning Commission Work Session: Sign Regulations modifications
- 2) City Council Work Session: Tree Perseveration Regulation modifications

**Variances**

- 1) Impervious Surface and Shore Impact Zone Variance - Sharon Montague and The Yard Man Landscape – 808 Beach Lane. (APPROVED)
- 2) Setback Variance – Chris and Stacey Meiser - 267 Lakeview Terrace Blvd. (APPROVED)
- 3) Impervious Surface and Setback Variance – Jeff Stotko, 46 Point Drive (APPROVED)

## 2019 Land Use Activity & Development Report

- 4) Impervious Surface Variance - John Rosenau - 1538 Basswood Court. (APPROVED)
- 5) Variance Extension – Carver Select – Field House Project – PID#750270200 (APPROVED)
- 6) Variance Extension – Chris Weinberger – 208 Main Street (APPROVED)
- 7) Variance – 1 Micro – 902 Pine Street South (APPROVED)
- 8) Variance – Chad Bijou – 500 & 524 Elm Street South (APPROVED)

### **Interim Use Permit**

- 1) Interim Use Permit – 1 Micro – 902 Pine Street South (APPROVED)

### **Site Plan and Design Review**

- 1) Site Plan – Carver County - Phase 1 – Lake Waconia Regional Park, 8170 Paradise Lane, Waconia, MN. (APPROVED)
- 2) Site Plan and Design Review – 1 Micro, 902 Pine Street South. (APPROVED)
- 3) Site Plan & Design Review – Chad Bijou – 500 & 524 Elm Street South (APPROVED)

### **Plats and Minor Subdivisions**

- 1) Preliminary and Final Plat - Legacy Heights Townhomes - Dave Kenneth (APPROVED)
- 2) Preliminary Plat – Woodland Creek Residential Subdivision – Hartman Communities, LLC – 9835 Highway 284. (APPROVED)
- 3) Minor Subdivision – 500 & 524 Elm Street South – Chad Bijou (APPROVED)
- 4) Minor Subdivision – 417 & 425 1<sup>st</sup> Street East – Gerlad & Christine Weiland (APPROVED)
- 5) Preliminary and Final Plat – Shores of Lake Waconia, 7980 Laketown Parkway - Rachel Development. (APPROVED)

### **Annexation**

- 1) Annexation by Joint Resolution – Annexation Petition submitted by Larry & Jacqueline Plocher and Kenneth & Diane Plocher for the property located at 9835 Highway 284 ( PID# 090250310 and 090250320), excepting a portion on the northwest portion of the property. (APPROVED)
- 2) Annexation by Joint Resolution - Annexation Petition submitted by Carver County for the Lake Waconia Regional Park and Carver County Parcels South of Minnesota Highway 5. (APPROVED)
- 3) Annexation by Joint Resolution - Annexation Petition submitted by Bruce & Wendy Anderson for the property located at 7980 Laketown Parkway (PID#s 070180100 & 070180130). (APPROVED).
- 4) Annexation by Joint Resolution – Annexation of segment of Island View Road (APPROVED)

**Conditional Use Permits**

- 1) Conditional Use Permit – Proof of Parking – MWF, Properties, LLC – 861 Vista Blvd. (APPROVED)
- 2) Conditional Use Permit – Proof of Parking – Chad Bijou – 500 & 524 Elm Street South (APPROVED)

**Steep Slope Alteration Permits**

- 1) Steep Slope Alteration Permit - Daryl Hanzal - 754 Old Beach Lane. (APPROVED)

**Zoning Map Amendments**

- 1) Rezoning request – Waconia Public Schools ISD 110 – 416 Willow Place South. (APPROVED)
- 2) Rezoning request – Michael Lecy (on behalf of Nagel Assisted Living) – 240 Elm Street South. (DENIED)
- 3) Rezoning request – Chad Bijou – 500 Elm Street South. (APPROVED)
- 4) PUD Zoning Request – Shores of Lake Waconia Residential Subdivision - Rachel Development – 7980 Laketown Parkway. (APPROVED)
- 5) PUD Zoning Request – Woodland Creek Residential Subdivision – Hartman Communities, LLC – 9835 Highway 284. (APPROVED)

**Ordinance Amendments**

- 1) Zoning Ordinance Amendment – Section 900.10 – Sign Regulations (APPROVED)
- 2) Amend Section 900.06, Subd. 8 – Regarding Tree Preservation Regulations. (APPROVED)
- 3) Amend Section 409.12 – Regarding Sewer Trunk Charges (APPROVED)
- 4) Amend Chapter 413 – Regarding Storm Water Utility and Connection Charges (APPROVED)

**Miscellaneous**

- 1) Ordinance changing Target Entrance to Village Way

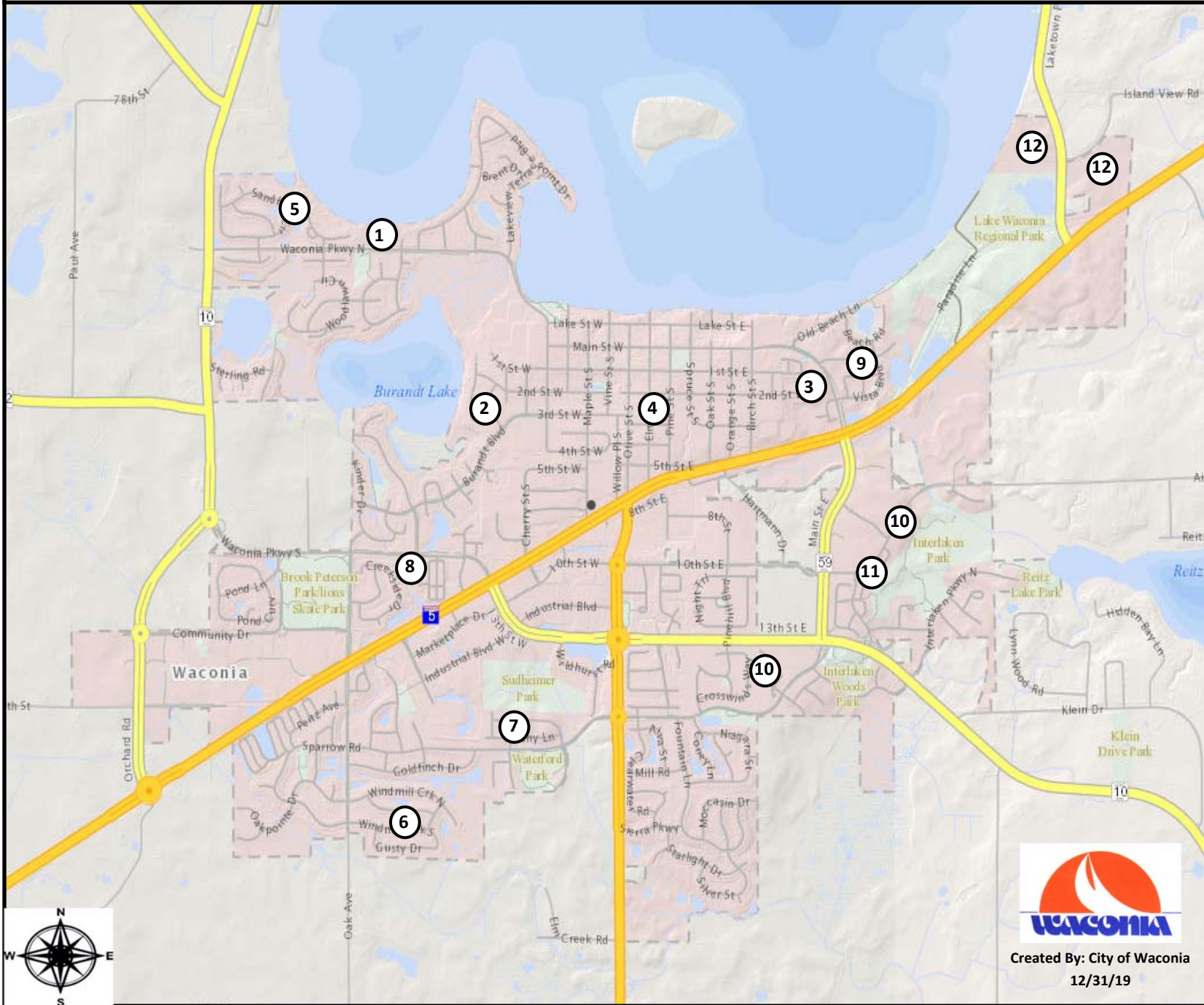
**Sketch Plan**

- 1) Sketch Plan – Woodland Creek – Hartman Communities, LLC – 9835 Highway 284.
- 2) Sketch Plan – Anderson Property – Lake Waconia Partners, LLC – 7980 Laketown Parkway.
- 3) Sketch Plan – Fabel and Peitz Properties – Jason Palmby/Green Real Estate Group – 11585 & 11725 Highway 5.
- 4) Sketch Plan – Schmitt Property – Pulte Homes – 9555 County Road 10 East.
- 5) Sketch Plan – Burandt Property – Tamarack Land Development, LLC – 1330 Waconia Parkway South.

## CITY OF WACONIA 2019 Building Permits & Valuation

	Quarter One		Quarter Two		Quarter Three		Quarter Four		2018 TOTAL PERMITS	
<b>RESIDENTIAL</b>	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
New Single Family Homes	4	\$1,525,145.00	9	\$3,022,467.00	4	\$1,293,585.00	5	\$2,216,528.00	22	\$8,057,725.00
Townhouse/Twin Homes	0	\$0.00	0	\$0.00	1	\$7,400,000.00	0	\$0.00	1	\$7,400,000.00
House Additions	0	\$0.00	3	\$165,640.00	1	\$45,000.00	1	\$40,000.00	5	\$250,640.00
House Remodels/Basement Finish	18	\$327,429.00	12	\$155,754.00	20	\$218,373.00	15	\$367,343.00	65	\$1,068,899.00
Garages	1	\$17,710.00	1	\$42,000.00	1	\$7,840.00	1	\$20,000.00	4	\$87,550.00
Deck	3	\$46,000.00	26	\$267,722.00	23	\$270,332.00	10	\$133,100.00	62	\$717,154.00
Swimming Pools	0	\$0.00	2	\$16,440.00	1	\$6,000.00	0	\$0.00	3	\$22,440.00
Demolition Permits	0	\$0.00	0	\$0.00	0	\$0.00	2	\$14,000.00	2	\$14,000.00
Sheds/Fences/Accessory Structures	1	\$0.00	20	\$0.00	21	\$0.00	3	\$0.00	45	\$0.00
Mechanical Permits	46	\$0.00	56	\$222,000.00	67	\$0.00	51	\$0.00	220	\$222,000.00
Plumbing Permits	38	\$160,000.00	47	\$0.00	32	\$0.00	35	\$643,703.00	152	\$803,703.00
Re-Roof/Window/Side Valuation Based	19	\$178,752.00	93	\$596,778.00	132	\$805,042.00	67	\$428,271.00	311	\$2,008,843.00
Miscellaneous	2	\$10,769.00	3	\$72,900.00	5	\$56,380.00	4	\$63,000.00	14	\$203,049.00
<b>TOTAL RESIDENTIAL</b>	<b>132</b>	<b>\$2,265,805.00</b>	<b>272</b>	<b>\$4,561,701.00</b>	<b>308</b>	<b>\$10,102,552.00</b>	<b>194</b>	<b>\$3,925,945.00</b>	<b>906</b>	<b>\$20,856,003.00</b>
<b>COMMERCIAL</b>										
New Buildings	1	\$5,921,877.00	2	\$5,749,000.00	0	\$0.00	1	\$149,000.00	4	\$11,819,877.00
Remodel/Additions	3	\$811,800.00	2	\$275,000.00	6	\$239,500.00	2	\$36,000.00	13	\$1,362,300.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	5	\$250,725.00	0	\$0.00	1	\$18,000.00	6	\$268,725.00
Mechanical Permits	4	\$298,360.00	7	\$230,390.00	4	\$169,081.00	3	\$675,245.00	18	\$1,373,076.00
Plumbing Permits	5	\$237,591.00	5	\$139,500.00	4	\$117,400.00	10	\$22,500.00	24	\$516,991.00
Fire Sprinklers/Fire Alarm	2	\$11,660.00	5	\$16,998.00	5	\$106,728.00	7	\$16,742.00	19	\$152,128.00
Miscellaneous	0	\$0.00	3	\$0.00	3	\$18,000.00	0	\$0.00	6	\$18,000.00
Sign Permits	8	\$0.00	4	\$0.00	0	\$0.00	0	\$0.00	12	\$0.00
<b>TOTAL COMMERCIAL</b>	<b>23</b>	<b>\$7,281,288.00</b>	<b>33</b>	<b>\$6,661,613.00</b>	<b>22</b>	<b>\$650,709.00</b>	<b>24</b>	<b>\$917,487.00</b>	<b>102</b>	<b>\$15,511,097.00</b>
<b>INDUSTRIAL</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	1	\$500,000.00	1	\$20,000.00	0	\$0.00	0	\$0.00	2	\$520,000.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	1	\$106,000.00	0	\$0.00	0	\$0.00	1	\$106,000.00
Mechanical Permits	0	\$0.00	2	\$32,848.00	2	\$104,650.00	2	\$6,000.00	6	\$143,498.00
Plumbing Permits	1	\$25,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$25,000.00
Fire Sprinklers/Fire Alarm	0	\$0.00	1	\$58,402.00	0	\$0.00	2	\$20,788.97	3	\$79,190.97
Miscellaneous	0	\$0.00	0	\$0.00	1	\$15,000.00	0	\$0.00	1	\$15,000.00
Sign Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
<b>TOTAL INDUSTRIAL</b>	<b>2</b>	<b>\$525,000.00</b>	<b>5</b>	<b>\$217,250.00</b>	<b>3</b>	<b>\$119,650.00</b>	<b>4</b>	<b>\$26,788.97</b>	<b>14</b>	<b>\$888,688.97</b>
<b>PUBLIC</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	0	\$0.00	1	\$150,000.00	1	\$30,000.00	0	\$0.00	2	\$180,000.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Plumbing Permits	0	\$0.00	1	\$2,500.00	0	\$0.00	0	\$0.00	1	\$2,500.00
Fire Sprinklers/Fire Alarm	0	\$0.00	1	\$3,000.00	0	\$0.00	0	\$0.00	1	\$3,000.00
Miscellaneous	1	\$0.00	2	\$137,000.00	1	\$5,500.00	1	\$1,800.00	5	\$144,300.00
Sign Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
<b>TOTAL PUBLIC</b>	<b>1</b>	<b>\$0.00</b>	<b>5</b>	<b>\$292,500.00</b>	<b>2</b>	<b>\$35,500.00</b>	<b>1</b>	<b>\$1,800.00</b>	<b>9</b>	<b>\$329,800.00</b>
<b>INSTITUTIONAL</b>										
New Buildings	1	\$9,000,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$9,000,000.00
Remodel/Additions	1	\$271,426.00	0	\$0.00	2	\$1,620,000.00	1	\$7,000.00	4	\$1,898,426.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	0	\$0.00	3	\$1,359,845.00	0	\$0.00	2	\$64,312.00	5	\$1,424,157.00
Plumbing Permits	1	\$19,500.00	0	\$0.00	0	\$0.00	2	\$0.00	3	\$19,500.00
Fire Sprinklers/Fire Alarm	1	\$2,000.00	3	\$136,743.00	1	\$36,000.00	2	\$13,290.00	7	\$188,033.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sign Permits	0	\$0.00	8	\$0.00	0	\$0.00	0	\$0.00	8	\$0.00
<b>TOTAL INSTITUTIONAL</b>	<b>4</b>	<b>\$9,292,934.00</b>	<b>6</b>	<b>\$1,496,588.00</b>	<b>3</b>	<b>\$1,656,000.00</b>	<b>7</b>	<b>\$84,602.00</b>	<b>20</b>	<b>\$12,530,124.00</b>
<b>GRAND TOTALS</b>	<b>162</b>	<b>\$19,365,027.00</b>	<b>321</b>	<b>\$13,229,652.00</b>	<b>338</b>	<b>\$12,564,411.00</b>	<b>230</b>	<b>\$4,956,622.97</b>	<b>1051</b>	<b>\$50,115,712.97</b>

# Exhibit B—Residential Lot Inventory Map



## Legend

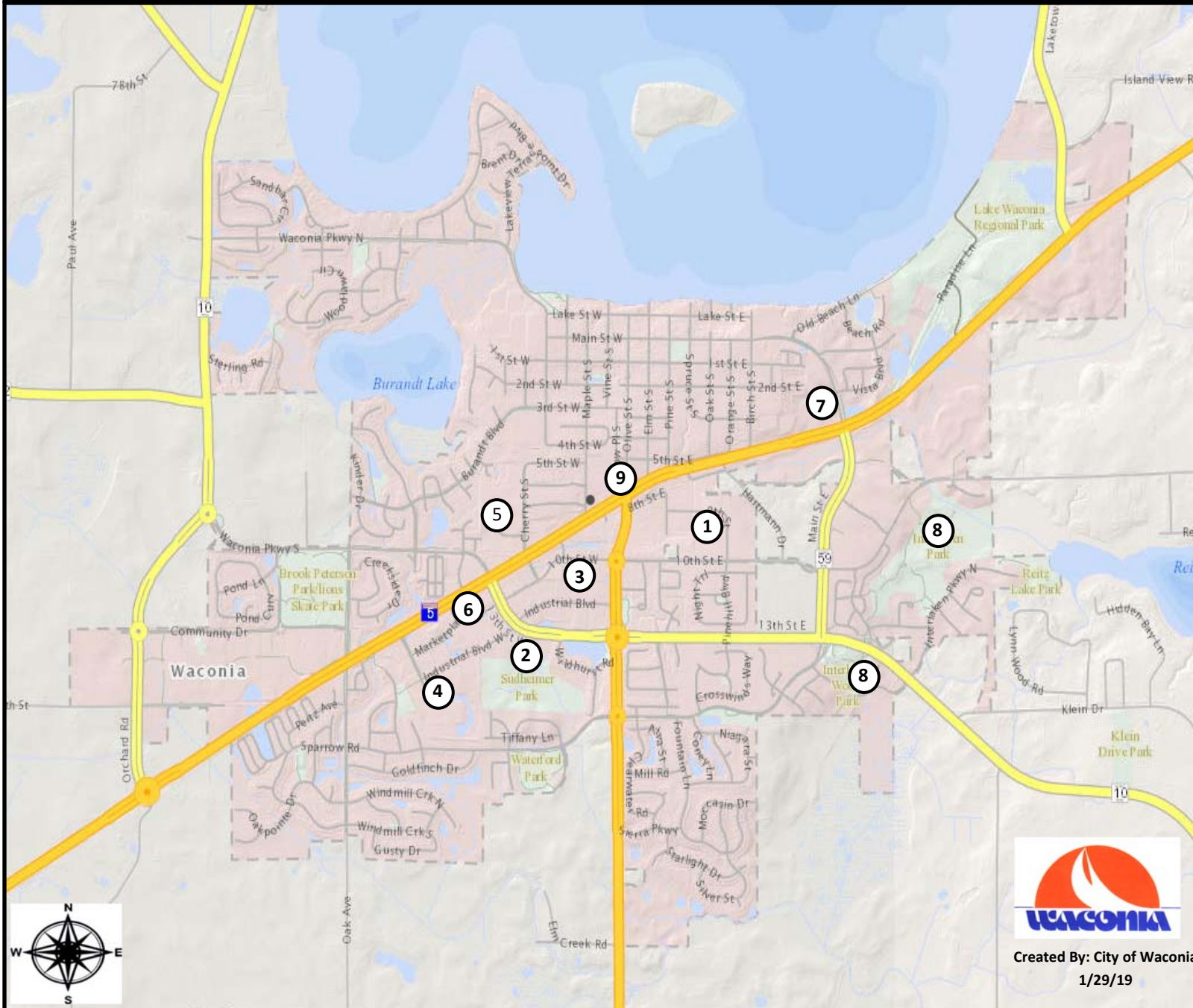
 City Limits

1. **Wagener's Bay**  
(3 SF Lots)
2. **Burandt & Redwood**  
(6 SF Lots)
3. **Legacy Heights**  
(24 TWNH Units)
4. **Volkenant's Addn**  
(1 SF Lot)
5. **Waconia Landing**  
(1 SF Lot)
6. **Windmill Creek**  
(11 SF Lots)
7. **Waterford**  
(2 SF Lots)
8. **Provence**  
(1 TWNH Unit)
9. **Legacy Village**  
(3 SF Lots)
10. **Interlaken**  
(8 SF Lots & 76 MF Units)
11. **Somerwood Cottages**  
(11 SF Lots)
12. **Shores of Lake Waconia**  
(87 SF Lots)



Created By: City of Waconia  
12/31/19

# 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. **Waconia W. Industrial Park**  
(2.9 acres)
- 5. **Medical Business Dev. Area**  
Commercial  
(1.9 acres)
- 6. **Highway Business Dev. Area**  
Commercial  
(16.59 acres)
- 7. **Legacy Village Dev. Area**  
Commercial  
(5.55 acres)
- 8. **Interlaken Village Dev. Area**  
Commercial  
(29.45 acres)
- 9. **Olive Street & Hwy. 5 Dev. Area**  
Commercial  
(1.67 acres)



Created By: City of Waconia  
1/29/19