

**2020 BUILDING PERMITS, VALUATIONS
& DEVELOPMENT ACTIVITY**

A total of 1,082 building permits were reviewed, processed and issued with a total construction value of \$28 million in improvements to properties within the City of Waconia in 2020. The summary of 2020 Building Permits and Valuations is attached as Exhibit A of this report. The 2020 total permit count slightly increased in comparison to the 1,051 building permits issued in 2019. The construction valuation for 2019 was significantly lower than the 2019 total construction value of \$50.1 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
2020	1,082	\$28 Million
2019	1,051	\$50.1 Million
2018	1,044	\$48.4 Million
2017	1,133	\$43.7 Million
2016	1,073	\$95.8 Million

RESIDENTIAL PERMIT ACTIVITY

A total of 43 new home units (27 single family and 16 Townhouse/Twin Homes) were built in 2020. By comparison, a total of 72 new home units (21 single family and 51 apartment units) were constructed in 2019 and a total of 70 new home units (50 single family and 20 townhome units) were constructed in 2018. The table below includes the units constructed in 2020 listed by the development name.

Table 2. New Home Units Constructed in 2020

Development Name	Total # of Units Constructed
Legacy Heights	16
Interlaken	3
Burandt and Redwood	2
Windmill Creek	5
Shores of Lake Waconia	17
TOTAL	43*

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

The new home units constructed in the Interlaken Development, Shores of Lake Waconia and Windmill Creek Development are broken down further in Tables 3, 4 & 5 below.

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

2020 Land Use Activity & Development Report

Development Name	# of Units Constructed
Interlaken 8 th Addition	1
Interlaken Cottages West	1
Somerwood Cottages	1
<i>TOTAL</i>	3

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

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

Table 5. Analysis of the # of Units Constructed in Shores of Lake Waconia

Development Name	# of Units Constructed
Shores of Lake Waconia - West	4
Shores of Lake Waconia – East (River View Estates)	13
<i>TOTAL</i>	17

The most active residential developments for new home starts in 2020 were Legacy Heights, Shores of Lake Waconia 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 decrease in the total number of commercial permits issued and a significant decrease the total construction value of said permits in 2020. The City issued 102 commercial permits in 2019 with a total construction value of approximately \$15.5 million in total construction value. The total commercial permit count for 2020 resulted in the issuance of 60 permits at a total construction value of approximately \$2.7 million. The significant commercial building permits are listed below:

- 524 Elm Street South – Remodel - Waconia 1Collision
- 875 Main Street East – Remodel – Target
- 712 Vista Blvd – Remodel – Anytime Fitness

INDUSTRIAL PERMIT ACTIVITY

The City of Waconia experienced an increase in industrial permit activity and an increase in construction value in 2020. The City issued 17 industrial permits with a total

2020 Land Use Activity & Development Report

construction valuation of approximately \$1.2 Million. In comparison, the City issued 14 industrial permits with a total valuation of \$889,000 in 2019. The significant industrial permits are listed below:

- 96 8th Street – New Construction – Carver County Self Storage
- 902 Pine Street South – Addition – 1 Micro

INSTITUTIONAL PERMIT ACTIVITY

In 2019 the City issued 20 institutional permits with a total construction valuation of \$12.5 million. 2020 saw a decrease of permits and a significant decrease of construction valuation with 10 institutional permits issued at an approximate construction valuation of \$1.2 million. The significant institutional permits are listed below:

- 500 Maple Street South – Remodel – Ridgeview Pharmacy
- 500 Maple Street South – Remodel – Ridgeview Cathlab

PUBLIC PERMIT ACTIVITY

The City saw a slight decrease in public permits issued and increase in total construction value in 2020. A total of 7 permits were issued with an approximate construction valuation of \$984,686. In comparison, the City issued 9 permits in 2019, which resulted in an approximate construction valuation of \$330,000. The significant public permits are listed below:

- 1200 Oak Avenue – Remodel – Brooke Peterson Restroom
- 225 4th Street West – Remodel – Southview Elementary

2020 INVENTORY OF SITES AVAILABLE

RESIDENTIAL LOTS/UNITS AVAILABLE

As of December 31, 2020, the City of Waconia had a total inventory of 288 buildable residential lots/units available including 203 single-family lots/parcels, 9 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

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

2020 Land Use Activity & Development Report

7. Waterford	2	0	0
8. Provence Townhome	0	1	0
9. Legacy Village	3	0	0
10. Interlaken**	78	0	76*
11. Somerwood Cottages	10	0	0
12. Shores of Lake Waconia	70	0	0
13. Woodland Creek	24	0	0
Total Units	203	9	76*

* 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 2nd Addition, Interlaken 4th Addition, Interlaken 5th Addition, Interlaken 6th Addition, Interlaken 7th Addition, Interlaken 8th Addition, Interlaken Cottages West, Interlaken Woods and Interlaken Woods 2nd Addition.

2020 RESIDENTIAL PLATS

A total of 96 residential units were platted in 2020. The Woodland Creek Plat located off Minnesota Highway 284 on the southern side of City limits was approved by the City Council on February 3rd, 2020 and included 24 single family parcels. The Interlaken 8th Addition Plat located along Interlaken Parkway North and 13th Street East (County Road 10) was approved by the City Council on July 6th, 2020 and included 72 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

Location	Acreage
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
<i>Total Acreage</i>	23.42

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 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 10th Street West and west of Hwy. 284.

Waconia West Industrial Park – 2.9 acres of undeveloped land zoned Industrial owned by 8185 LLP was recently subdivided into a standalone parcel.

Table 3. Commercial Acreage Available for Development

Location	Acreage
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
Total Acreage	55.16

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 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. (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 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

2020 Land Use Activity & Development Report

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.

2020 COMMERCIAL AND INDUSTRIAL PLATS

There were no commercial or industrial plats reviewed in 2020.

RESIDENTIAL ANALYSIS

Residential Lot Inventory Analysis & Comprehensive Plan

The number of single family lots available to build on (203) is higher than what was available in 2019, 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 2018 through 2020 single home building permit numbers, the inventory of 203 vacant single family home lots would afford the City slightly more than a 6 year supply of lots based on an average of 32 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 and staff expect an increase in new home construction starts in the following years. During the 2020 year, the City experienced increased interest in potential new developments and it is anticipated to continue into 2021.

As part of the 2040 Comprehensive Plan update and adoption this year, the City 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 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 2020, the Vista Ridge Apartments completed construction of a 51 unit apartment. Additionally, in a partnership with Carver County, utilities were installed through the Lake Waconia Regional Park property that serve the development of the northeast growth area identified in the City's Comprehensive Plan.

2020 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
2020	27*	16	43
<i>Totals</i>	3,467 Single-Family Units	1,550 Multi-Family Units	5,017 Total Units

*2020: 1 Single Family was demolished and rebuilt and not included in the total.

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

Units	2016	2017	2018	2019	2020
Single-Family	3,305 (69.4%)	3,372 (69.7%)	3,419 (69.75%)	3,440 (69.16%)	3,467 (69.10%)
Multi-Family (includes townhomes & apartments)	1,460 (30.6%)	1,463 (30.3%)	1,483 (30.25%)	1,534 (30.84%)	1,550 (30.90%)
TOTAL UNITS	4,765 (100%)	4,835 (100%)	4,902 (100%)	4,974 (100%)	5,017 (100%)

The estimated population of the City of Waconia, as of December 31st, of 2020, is 13,038 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 2020.

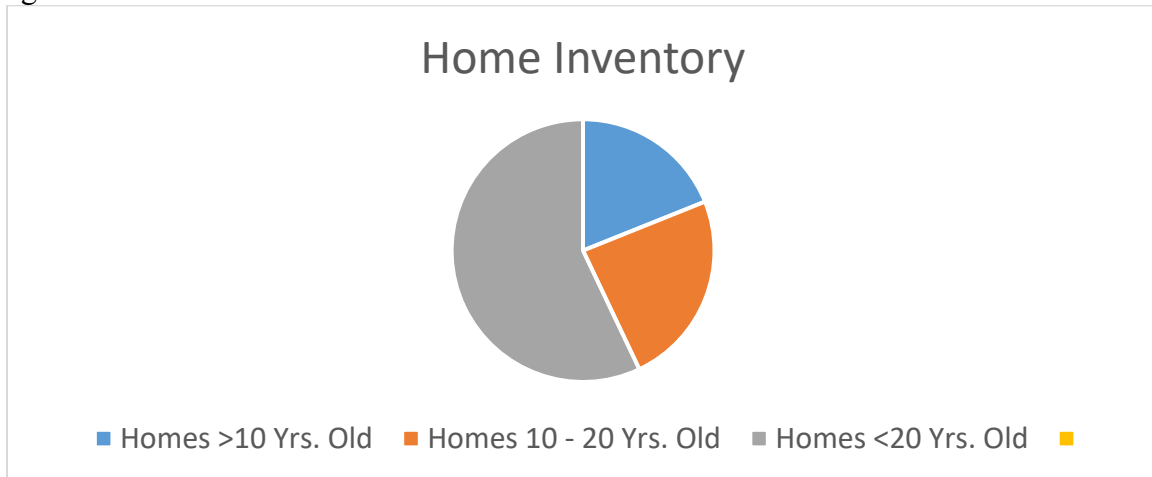
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT: 2.60

TOTAL ESTIMATED POPULATION: 13,038
(AS OF 12/31/2020)

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 3,467 single-family units that have been constructed within the City as of December 31, 2020, 656 or 18.92% of the total were constructed within the last 10 years. Further, 833 or 24.03% of the single-family housing stock is between 10 and 20 years old, and a total of 1,978 or 57.05% 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 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.

**2020 PLANNING, ZONING, & LAND USE ITEMS
REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

Work Sessions

- 1) City Council Work Session: 1300 Sparrow Road Concept Plan
- 2) City Council Work Session – Digital Signage
- 3) City Council Work Session – UTV/ATV
- 4) Planning Commission Work Session – Garden Centers

Variances

- 1) Setback Variance – John & Jacqueline Nakasone – 140 Oak Street North
(APPROVED)
- 2) After-the-Fact Variance – Nathan Carlson/Highmark Builders – 754 Old Beach Lane
(APPROVED)
- 3) Variance Extension Request – Carver Select, LLC – PID# 750270200
(APPROVED)
- 4) Architectural Materials Variance – 16 Elm Street South – Paul Trnka
(APPROVED)
- 5) Impervious Surface Variance – 219 Lakeview Terrace Boulevard – Mathews Vasek Construction
(APPROVED)
- 6) Screening Variance – Garage Bar and Bowl – Dan Madsen (APPROVED)
- 7) Setback Variance – 1770 Braunwarth Circle – Roy Davis (APPROVED)
- 8) Variance Extension Request – 902 Pine Street South (APPROVED)
- 9) Setback Variance – 400 Pine Street South (WITHDRAWN)
- 10) Setback & Impervious Surface Variance – 271 Fair Circle – Goldman
(WITHDRAWN)
- 11) Setback Variance – 1343 Pond Circle – Todd Johnson (APPROVED)
- 12) Setback and Impervious Surface Variance – 748 Old Beach Lane – LaRose
(APPROVED)

2020 Land Use Activity & Development Report

- 13) Sign Variance – 101 Main Street West – Coldwell Banker (APPROVED)
- 14) Impervious Surface and Setback Variance – 479 Lakeview Terrace Boulevard – Mark and Claire Fischer (APPROVED)
- 15) Setback Variance – 80 Point Drive – Richard and Katharine Koehler (APPROVED)
- 16) Impervious Surface Variance - 227 Lakeview Terrace Boulevard – Maetzold Homes, Inc. (APPROVED)

Moving Permit

- 1) 425 1st Street East – Colleen Albright (APPROVED)

Site Plan and Design Review

- 1) Design Review – 309 Birch Street (APPROVED)
- 2) Site Plan & Design Review, Vacation of D&U Easement, Minor Subdivision – 1400 Mill Lane (APPROVED)
- 3) Site Plan – 309 Birch Street South Phase 2 - (APPROVED)
- 4) Site Plan – Gopher Medical 225 1st Street West (APPROVED)
- 5) Design Review – 232 Elm Street South – Nagle Assisted Living (APPROVED)
- 6) Design Review – 100 Main Street West
- 7) Site Plan & Design Review – 24 & 32 2nd Street West – Yetzer Building (APPROVED)
- 8) Site Plan – 1300 Sparrow Road – Oppidan (WITHDRAWN)

Plats and Minor Subdivisions

- 1) Preliminary and Final Plat – HRA Spruce Addition (APPROVED)
- 2) Preliminary Plat – Interlaken 8th Addition – Pulte Homes (APPROVED)
- 3) Final Plat – Interlaken 8th Addition – Pulte Homes (APPROVED)
- 4) Final Plat – Woodland Creek – Hartman Communities (APPROVED)
- 5) Preliminary Plat & PUD Zoning Request – Orchard Park – Greenkey Real Estate Group, LLC/Jason Palmby (APPROVED)
- 6) Preliminary Plat & PUD Zoning Request – The Fields – Tamarack Land Development, LLC (APPROVED)

Annexation

- 1) Annexation by Joint Resolution – Annexation Petition submitted by Lynette Gilliland, C/O Trustee for Raymond Schmitt Family Trust and Eugenia Schmitt Trust for the property located at 9555 County Road 10 East (APPROVED)
- 2) Annexation by Ordinance – Annexation Petition submitted by Annabel M. Fabel & Myron C. Fabel and Ardis E Peitz for the property located at 11585 & 11725 Highway 5. (APPROVED)

Conditional Use Permits

- 1) Conditional Use Permit Amendment – 318 Lake Street East – Lolos Docks (APPROVED)

Zoning Map Amendments

- 1) Comprehensive Plan Amendment – Woodland Creek – PID# 750250310 and 750250320 (APPROVED)
- 2) PUD Amendment Request – Shores of Lake Waconia East – MI Homes (APPROVED)
- 3) PUD Amendment Request – Shores of Lake Waconia East – MI Homes (DENIED)
- 4) Comprehensive Plan Amendment – 1300 Sparrow Road – Oppidan (DENIED)

Ordinance Amendments

- 1) Amend Section 900.12, Subd. 1 Regarding Legal Nonconforming Uses (APPROVED)
- 2) Amend Section 900.1, Subd. 2.C – Allowing Garden Center Use as a Conditional Use in the R-3, Medium Density Residential District (APPROVED)

Miscellaneous

- 1) 2040 Comprehensive Plan Formal Adoption (APPROVED)
- 2) Extraterritorial Subdivision Review Approval (APPROVED)
- 3) 2nd Amendment to Declaration of Protective Covenants, Development Standards, Conditions & Restrictions, Easements and Wetlands – West Industrial Park (APPROVED)
- 4) Infrastructure Accountability Legislative Support (APPROVED)
- 5) Single Family Home Project – 132 5th Street East
- 6) Purchase Agreement – 1300 Sparrow Road
- 7) Fence and Landscape Plan - 754 Old Beach Lane (APPROVED)
- 8) Trunk Fee Waiver Program – Trails Edge Apartments – Carver County CDA (APPROVED)
- 9) D&U Vacation – Interlaken 8th Addition – Pulte Homes (APPROVED)

Sketch Plan

- 1) Sketch Plan – Orchard Park – Jason Palmby
- 2) Sketch Plan – Siegle Property – JMH Land Development

New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	1	\$71,000.00	2	\$489,843.00	0	\$0.00	0	\$0.00	3	\$560,843.00
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	2	\$12,843.00	0	\$0.00	0	\$0.00	2	\$12,843.00
Plumbing Permits	0	\$0.00	1	\$368,000.00	0	\$0.00	0	\$0.00	1	\$368,000.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Miscellaneous	1	\$0.00	1	\$30,000.00	1	\$13,000.00	0	\$0.00	3	\$43,000.00
Sign Permits	0	0	0	0	0	0	0	0	0	0
TOTAL PUBLIC		\$71,000.00	6	\$900,686.00	1	\$13,000.00	0	\$0.00	7	\$984,686.00
INSTITUTIONAL										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	1	\$1,000,000.00	2	\$138,200.00	1	\$9,264.00	0	\$0.00	4	\$1,147,464.00
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	\$37,214.00	0	\$0.00	1	\$18,505.00	1	\$17,950.00	3	\$73,669.00
Plumbing Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Fire Sprinklers/Fire Alarm	1	\$4,000.00	2	\$6,145.00	1	\$1,738.00	0	\$0.00	4	\$11,883.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sign Permits	0	0	0	0	0	0	0	0	0	0
TOTAL INSTITUTIONAL	3	\$1,041,214.00	4	\$144,345.00	3	\$29,507.00	0	\$17,950.00	10	\$1,233,016.00
GRAND TOTALS	162	\$4,443,993.00	312	\$5,726,036.00	336	\$7,813,150.00	272	\$10,065,610.00	1082	\$28,048,789.00

ZONING
SIGNS

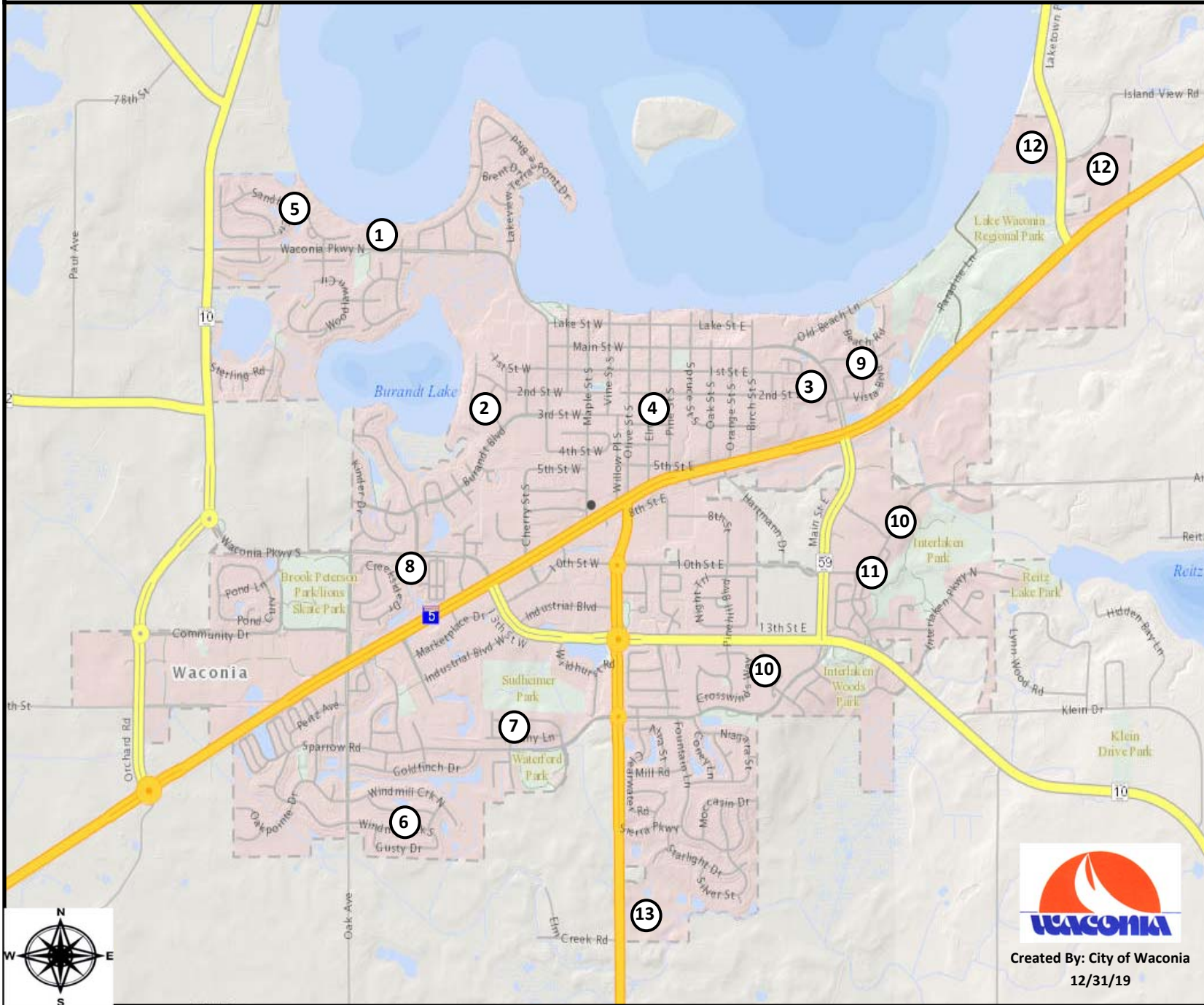
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Exhibit B—Residential Lot Inventory Map



Legend

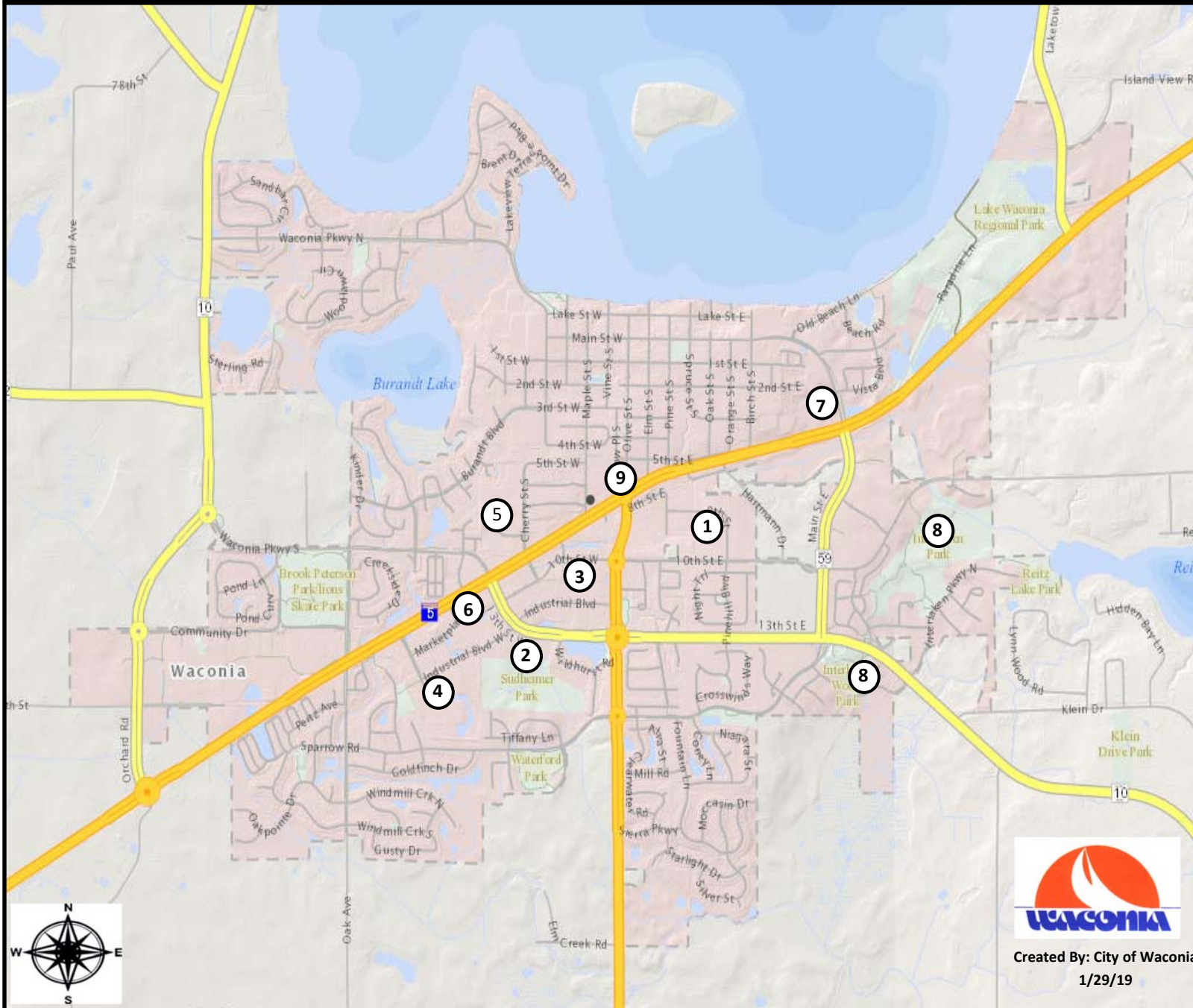
City Limits

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



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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)



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