



2015 Annual Planning Department Land Use Activity & Development Report for the City of Waconia

March 23, 2016

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 2015 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

**2015 BUILDING PERMITS, VALUATIONS
& DEVELOPMENT ACTIVITY**

A total of 1,037 building permits were reviewed, processed and issued with a total construction value of \$70.5 million in improvements to properties within the City of Waconia in 2015. The summary of 2015 Building Permits and Valuations is attached as Exhibit A of this report. The 2015 total permit count and construction valuation are an increase from 2014 in which a total of 937 building permits were issued with a total value of \$38.3 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
2015	1,037	\$70.5 Million
2014	937	\$38.3 Million
2013	1,124	\$47.1 Million
2012	1,068	\$34.6 Million
2011	595	\$20.9 Million

RESIDENTIAL PERMIT ACTIVITY

A total of 100 new home units (96 single family and 4 townhome units) were built in 2015. By comparison, a total of 84 new home units (83 single family and 1 townhome unit) were constructed in 2014 and a total of 107 new home units (103 single family and 4 townhome units) were constructed in 2013. The table below includes the units constructed in 2015 listed by the development name.

Table 2. New Home Units Constructed in 2015

Development Name	Total # of Units Constructed
Interlaken	44
Crosswinds	27
Waterford	21
Windmill Creek	4
Oakpointe	1
Waconia Landing	1
Old Beach Lane	1
Tear Down/Re-build(s)	1
TOTAL	100

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As noted in Table 2. above there was only one home that was demolished and replaced in 2015, which was a result of the approval of a Moving Permit for a property on 5th Street East.

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

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

Development Name	# of Units Constructed
Interlaken 2 nd Addition	1
Interlaken 7 th Addition	5
Interlaken Cottages West	5
Interlaken Woods	16
Interlaken Woods 2 nd Addition	17
<i>TOTAL</i>	<i>44</i>

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

Development Name	# of Units Constructed
Waterford	10
Waterford 2 nd Addition	4
Waterford 3 rd Addition	7
<i>TOTAL</i>	<i>21</i>

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

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

The most active residential developments for new home starts in 2015 were Interlaken, Crosswinds, and Waterford. The homes in these developments have a construction value beginning in the mid \$200,000 range.

COMMERCIAL PERMIT ACTIVITY

The City experienced a decrease in the number of commercial permits issued in 2015. The City issued a total of 47 commercial permits with a total construction value of \$1,504,777. The significant commercial building permits are listed below.

- 1309 Oak Avenue – Remodel and expansion of Snap Fitness
- 140 Main Street West – Remodel of existing building for Iron Tap
- 101 Main Street West – Remodel of a portion of the Exchange Building for tenant
- 250 1st Street West – Remodel/finishing of interior space in the Waconia Square building to accommodate All Paws Oasis
- 576 Cherry Drive – Construction of the Kruckman dental office
- 9352 Oak Avenue – Build out for Clinical & Developmental Services tenant space

INDUSTRIAL PERMIT ACTIVITY

The City of Waconia experienced a decrease in the number of industrial permits issued in 2015. The City issued 4 industrial permits with a total construction valuation of \$38,339. The significant industrial permits are listed below:

- 79 - 8th Street – Internal building modifications and fire alarm/fire suppression permits for Nordic Components
- 866 Industrial Blvd. W. – Construction of a new perimeter fence for Manus Products

INSTITUTIONAL PERMIT ACTIVITY

The City, in 2015, issued 26 institutional permits with a total construction valuation of \$18,056,938. The significant institutional permits are listed below:

- 500 Maple Street South – Internal remodel of portions of Ridgeview Hospital
- 333 – 5th Street West – Good Samaritan expansion
- 232 Elm Street South – Remodel and additions to the Nagel Assisted Living facility
- 560 Maple Street South – Expansion of the Ridgeview Professional Building

PUBLIC PERMIT ACTIVITY

The City issued 11 public permits in 2015 with a total construction valuation of \$16,198,829. The significant public permits are listed below:

- 41- 1st Street East – Solar array installation for St. Joseph's
- 1650 Community Drive – Clearwater Middle School reroof permit
- 500 Industrial Blvd. – Site work and improvements at ISD110 Early Education Center property
- 960 Airport Road – Construction of Laketown Elementary School
- 1650 Community Drive – Footings and foundation installation for ISD 110 High School Project

2015 INVENTORY OF SITES AVAILABLE

RESIDENTIAL LOTS/UNITS AVAILABLE

As of December 31, 2015, the City of Waconia had a total inventory of 367 buildable residential lots/units available including 134 single-family units, 15 multi-family units, and 220 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. Cherrywood	0	3	0
3. Bent Creek	1	0	0
4. Sugarbush	1	0	0
5. Waconia Landing	2	0	0
6. Windmill Creek	7	0	0
7. Oakpointe	2	0	0
8. Waterford	10	9	0
9. Provence Townhome	0	1	0
10. Legacy Village	7	0	120*
11. Interlaken**	33	0	100*
12. Crosswinds	26	0	0
13. Somerwood Cottages	42	0	0
<i>Total Units</i>	134	13	220*

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

** 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.

A total of 42 new single-family home lots were platted in 2015 as part of the Somerwood Cottages Residential Development.

INDUSTRIAL & COMMERCIAL PROPERTIES AVAILABLE

As for non-residential development opportunities, there are a total of 90.44 acres of land available including 16.43 acres zoned and guided for industrial and 74.01 acres zoned and guided for commercial. 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
<i>Total Acreage</i>	<i>16.43</i>

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 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.

Table 3. Commercial Acreage Available for Development

Location	Acreage
3. Medical Business Development Area	4.23
4. Highway Business Development Area	24.44
5. Legacy Village Development Area	7.22
6. Interlaken Village Development Area	36.45
7. Olive Street and Hwy. 5 Development Area	1.67
<i>Total Acreage</i>	<i>74.01</i>

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 David Falk).

Highway Business Development Area - The Highway Business Development Area has a total of 24.44 acres available for development. The acreage of the lots range in size from 1.04 acres up to 10.04 acres. This land is located along Highway 5 and Marketplace Drive.

Legacy Village Development Area – The Legacy Village Development Area includes six 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), 732 Vista Blvd. (0.9 acres owned by Klein Bank), 710 Vista Blvd. (1.23 acres owned by Jack L Rajchenbach), 706 Vista Blvd. (1.06 acres owned by Jack L Rajchenbach), 702 Vista Blvd. (1.69 acres owned by Jack L Rajchenbach), and another property off of Vista Blvd. with no assigned address (0.77 acres owned by the State of Minnesota). The acreage of the lots range in size from 0.77 acres up to 1.57 acres.

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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 Lakeland Construction Finance). 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.

RESIDENTIAL ANALYSIS

Residential Lot Inventory Analysis & Comprehensive Plan

The number of single family lots available to build on (134) is lower than the City has had available in the past. While it may be premature to gauge future new home construction trends on the 2014 and 2015 single home building permit numbers, the inventory of 134 vacant single family home lots would afford the City just less than a 1½ year supply of lots based on an average number of home built over the past two 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 ²	85	2	87
2013 ³	102	4	106
2014 ⁴	82	0	82
2015 ⁵	95	4	99
Totals	3,202 Single-Family Units	1,451 Multi-Family Units	4,653 Total Units

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 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

³ 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.).

⁴ 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).

⁵ 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).

Table 1. City Estimate of Housing Unit Totals as of 12/31/2015

Units	2011	2012	2013	2014	2015
Single-Family	2,844 (66.8%)	2,929 (67.3%)	3,031 (68.1%)	3,107 (68.2%)	3,202 (68.8%)
Multi-Family (includes townhomes & apartments)	1,416 (33.2%)	1,418 (32.7 %)	1,422 (31.9%)	1,447 (31.8%)	1,451 (31.2%)
TOTAL UNITS	4,260 (100%)	4,347 (100%)	4,453 (100%)	4,554 (100%)	4,653 (100%)

The estimated population of the City of Waconia, as of December 31st, of 2015, is 12,085 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 2015.

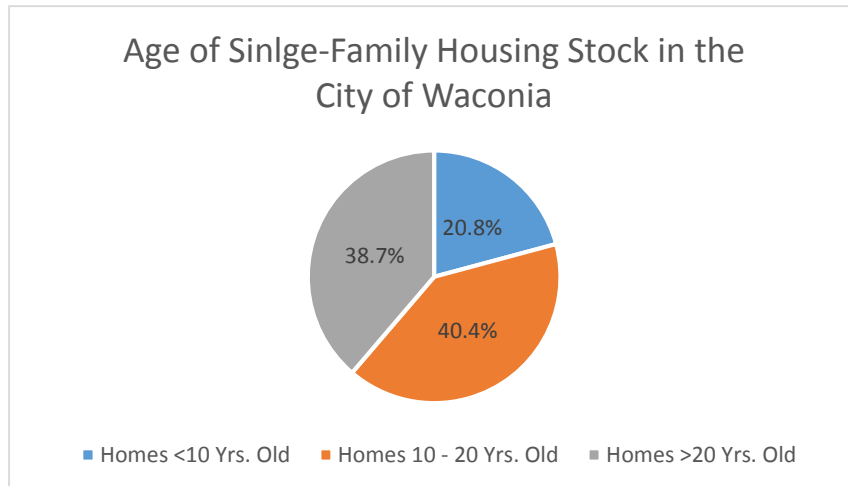
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT: 2.60

TOTAL ESTIMATED POPULATION: 12,085
(AS OF 12/31/2015)

Age of Single-Family Housing Inventory

The majority 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 3,202 single-family units that have been constructed within the City as of December 31, 2015, 667 or 20.8% of the total were constructed within the last 10 years. Further, 1,295 or 40.4% of the single-family housing stock is between 10 and 20 years old, and a total of 1,240 or 38.7% 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 as identified in the Comprehensive Plan. Exhibit C, 'Commercial & Industrial Lots Inventory Map' is attached with this report.

**2015 PLANNING, ZONING, & LAND USE ITEMS
REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

Ordinance Amendments

- 1) Ordinance Amendment submitted by Jayson and Cristine Dock to amend the Shoreland Overlay District to regulate the placement of residential docks and boat lifts. (DENIED)
- 2) Ordinance Amendment submitted by The Cedar House to amend sections of the City Code to define a Day Mental Health Treatment Facility and to allow said use as a Permit Use with Special Restrictions with the City's residentially zoned properties. (DENIED)

Variances

- 1) Variance request by Greg Meyer to exceed the impervious surface required in the Shoreland Overlay District for the property located at 766 Old Beach Lane. (APPROVED)
- 2) Variance request by Robert Grohmann to locate a utility shed within the side yard of the property located at 948 Oakmont Lane. (APPROVED)
- 3) Variance request by Scott Post to locate a utility shed in excess of 144 square feet in the rear yard without providing a driveway access for the property located at 841 Oakmont Lane. (APPROVED)
- 4) After-the-fact Variance request by Nathan and Leah Hjelseth for landscape improvements within the Bluff Impact Zone for the property located at 210 Sunset Blvd. (APPROVED)
- 5) Variance request submitted by Waconia Public Schools to allow a maximum building height of 51ft., 8 inches for the theater, which is a component of the High School Project located at 1650 Community Drive. (APPROVED)

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Site Plans

- 1) Site Plan Review submitted by Greg and Bria James for the properties located at 140 and 144 Main Street West. (APPROVED)
- 2) Site Plan Review submitted by Waconia Public Schools for Laketown Elementary School located at 960 Airport Road. (APPROVED)
- 3) Site Plan Review submitted by Waconia Public Schools for the remodel of the EEC and District office site located at 500 Industrial Blvd. (APPROVED)
- 4) Site Plan Review submitted by Jalissa Kruckman for a new dental office for the property located at 576 Cherry Drive. (APPROVED)
- 5) Site Plan Review submitted by Waconia Public Schools for Phase 1 of the High School Project located at 1650 Community Drive. (APPROVED)
- 6) Site Plan Amendment submitted by David Ohlshansky for the Nagel Assisted Living Facility located at 232 Elm Street South. (APPROVED)
- 7) Site Plan Review submitted by Waconia Public Schools for Phase 2 of the High School Project located at 1650 Community Drive. (APPROVED)

Plats and Minor Subdivisions

- 1) Sketch Plan submitted by Song River Holdings, LLC, titled Crossing Waters, consisting of approximately 77 single family home parcels. (REVIEWED)
- 2) Preliminary and Final Plat submitted by David Kenneth (dba. Woodridge Homes), titled Somerwood Cottages, consisting of 42 single family parcels. (APPROVED)
- 3) Preliminary and Final Plat submitted by Waconia Public Schools, titled New Waconia High School and Fields. (APPROVED)
- 4) Sketch Plan submitted by Preston Fox, titled Plocher Bros. Subdivision, consisting of approximately 57 single family parcels, 26 townhome units, and 30 apartment units for PID#s 090250310 and 090250320. (REVIEWED)
- 5) Final Plat submitted by Ryland Homes, titled Interlaken Woods 2nd Addition, consisting of 46 single family lots. (APPROVED)
- 6) Minor Subdivision submitted by Waterford Holdings, LLC for the property located at 1690 Saint George Street. (APPROVED)
- 7) Minor Subdivision submitted by Ryland to transfer 0.5 foot of lot width from the property located at 1657 Interlaken Court to 1649 Interlaken Court. (APPROVED)
- 8) Minor Subdivision submitted by Stan Heldt for the properties located at 4, 10 and 16 Main Street West. (APPROVED)

Vacation of Right-Of-Way

- 1) Right-of-Way Vacation request submitted by Waterford Holdings, LLC to vacate a previously platted drainage and utility easement for the property located at 1690 Saint George Street. (APPROVED)
- 2) Right-of-way Vacation request submitted by Ryland Group, Inc. to vacate a portion of a public drainage and utility easement between the properties located at 1524 and 1532 Hackberry Court. (APPROVED)

Annexation

- 1) Orderly Annexation of a 57.75 acre parcel required to facilitate the development of Laketown Elementary School. (APPROVED)

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- 2) Annexation by Ordinance No. 690 approving the annexation of PID#s 090220800, 090220820 and 090220900 to facilitate the development of the new high school and athletic fields. (APPROVED)

Comprehensive Plan Amendments

- 1) Comprehensive Plan Amendment submitted by Waconia Public Schools to reguide the property located at 960 Airport Road as I-P, Institutional or Public to allow for the construction of Laketown Elementary. (APPROVED)
- 2) Comprehensive Plan Amendment submitted by Waconia Public Schools to reguide three parcels as I-P, Institutional or Public for the High School Project at 1650 Community Drive. (APPROVED)
- 3) Comprehensive Plan Amendment submitted by Song River Holdings, LLC to reguide PID#s 090261100, 090261200 and 090261600 as L, Low Density Residential. (DENIED)

Zoning Map Amendments

- 1) Zoning Map Amendment submitted by David Kenneth (dba. Woodridge Homes) to rezone the property located at 1001 Somerwood Drive from R-3, Medium Density Residential to PUD, Planned Unit Development. (APPROVED)
- 2) Zoning Map Amendment submitted by Waconia Public Schools to rezone PID# 090220800 as P, Public. (APPROVED)

Miscellaneous

- 1) Developer's Agreement Amendment request submitted by the MLC, LLC to allow construction of split-level homes in Waterford 3rd and 5th. (APPROVED)
- 2) Interim Use Permit extension request submitted by Dean Hilgers for the unsurfaced parking lot located at 10580 10th Street West. (APPROVED)
- 3) Design Review to discuss the metal awning installed by Cham Bray for the property located at 32 First Street West. (APPROVED)
- 4) Appeal for Administration Review submitted by Nathan and Leah Hjelseth appealing the Zoning Administrator's decision of zoning violations for the property located at 210 Sunset Blvd (NO DECISION/STAYED).
- 5) Developer's Agreement Amendment request by the Legacy Village Homeowners Association to allow dock storage on Outlot I of Legacy Village. (APPROVED)
- 6) Grading Permit request submitted by Waterford Holdings, LLC for the property located at 1692 Lenox Drive. (APPROVED)
- 7) Sale of the property located at 1001 Somerwood Drive to David Kenneth (dba. Woodridge Homes).
- 8) Land Swap between the City of Waconia and Waterford Holdings, LLC in which the City receives 1690 Saint George Street and Waterford Holdings receives the City owned property at 1005 Hwy. 284. (APPROVED)
- 9) Joint meeting between the Waconia City Council and the Waconia Township Board to discuss future annexation and Elm Creek Road.

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- 10) Execution of a Subscription Agreement to partner with Oak Leaf Energy and the Metropolitan Council on a Community Solar Garden to be located at the Blue Lake Wastewater Treatment Plant. (APPROVED)
- 11) Land Swap between the City of Waconia and Hartman Communities in which the City receives the property located at 87 – 8th Street and cash considerations for the property located at 1150 Somerwood Drive. (APPROVED)

**CITY OF WACONIA 2015
BUILDING PERMITS AND VALUATION**

EXHIBIT A

	Quarter One		Quarter Two		Quarter Three		Quarter Four		2015 TOTAL PERMITS	
	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
RESIDENTIAL										
New Single Family Homes	12	\$4,243,913.00	20	\$6,354,480.00	37	\$11,397,507.00	27	\$8,368,747.00	96	\$30,364,647.00
Townhouse/Twin Homes	0	\$0.00	0	\$0.00	4	\$735,302.00	0	\$0.00	4	\$735,302.00
House Additions	1	\$48,700.00	0	\$0.00	1	\$27,000.00	1	\$113,760.00	3	\$189,460.00
House Remodels/Basement Finish	19	\$320,441.00	17	\$287,450.00	10	\$218,806.00	13	\$194,442.00	59	\$1,021,139.00
Garages	0	\$0.00	0	\$0.00	2	\$33,000.00	0	\$0.00	2	\$33,000.00
Deck	2	\$12,820.00	51	\$645,900.00	19	\$166,520.00	8	\$89,996.00	80	\$913,236.00
Swimming Pools	0	\$0.00	1	\$5,000.00	1	\$7,500.00	1	\$15,000.00	3	\$27,500.00
Demolition Permits	0	\$0.00	0	\$0.00	5	\$12,500.00	1	\$15,000.00	6	\$27,500.00
Sheds/Fences/Accessory Structures	3	\$0.00	17	\$0.00	13	\$0.00	10	\$0.00	43	\$0.00
Mechanical Permits	38	\$0.00	74	\$0.00	77	\$0.00	65	\$0.00	254	\$0.00
Plumbing Permits	45	\$0.00	61	\$0.00	73	\$0.00	59	\$0.00	238	\$0.00
Re-Roof/Window/Side Valuation Based	13	\$141,408.00	62	\$463,558.00	39	\$399,479.00	33	\$300,769.00	147	\$1,305,214.00
Miscellaneous	1	\$8,000.00	3	\$11,500.00	7	\$15,100.00	3	\$20,800.00	14	\$55,400.00

TOTAL RESIDENTIAL	134	\$4,775,282.00	306	\$7,767,888.00	288	\$13,012,714.00	221	\$9,118,514.00	949	\$34,672,398.00
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COMMERCIAL/INDUSTRIAL

New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	1	\$821,634.00	1	\$821,634.00
Remodel/Additions	1	\$35,000.00	3	\$301,190.00	3	\$43,660.00	2	\$100,000.00	9	\$479,850.00
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	\$22,155.00	2	\$10,477.00	0	\$0.00	1	\$12,000.00	5	\$44,632.00
Plumbing Permits	5	\$29,000.00	1	\$20,000.00	1	\$2,500.00	2	\$0.00	9	\$51,500.00
Fire Sprinklers/Fire Alarm	5	\$9,091.00	1	\$2,000.00	1	\$2,000.00	4	\$5,200.00	11	\$18,291.00
Miscellaneous	2	\$1,500.00	8	\$95,859.00	5	\$29,850.00	1	\$0.00	16	\$127,209.00

TOTAL COMMERCIAL/INDUSTRIAL	15	\$96,746.00	15	\$429,526.00	10	\$78,010.00	11	\$938,834.00	51	\$1,543,116.00
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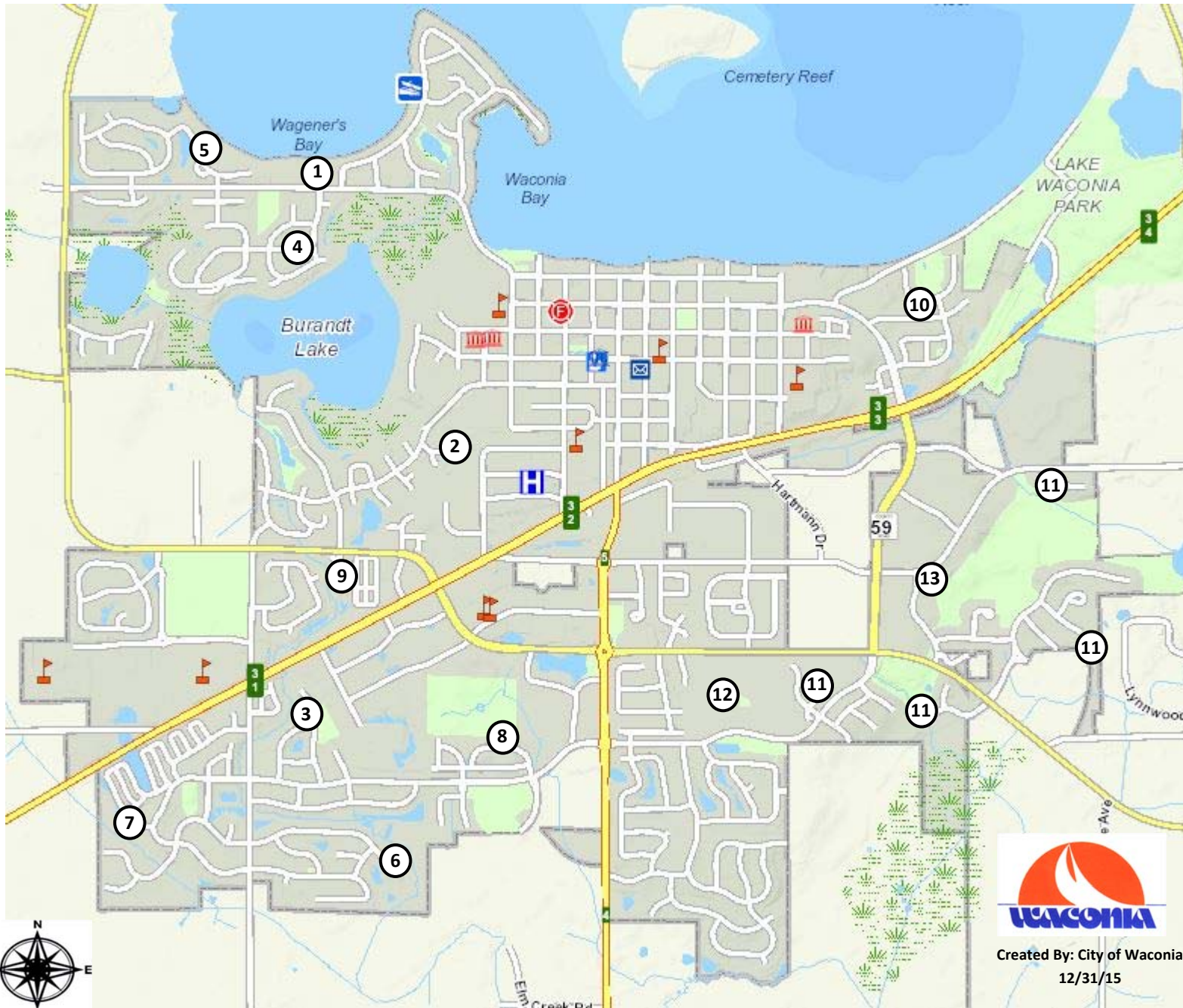
PUBLIC & INSTITUTIONAL

New Buildings	1	\$8,383,000.00	0	\$0.00	0	\$0.00	1	\$12,807,450.00	3	\$21,517,350.00
Remodel/Additions	2	\$793,307.00	3	\$6,767,382.00	0	\$0.00	1	\$897,000.00	6	\$8,457,689.00
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	\$46,935.00	3	\$72,342.00	2	\$1,567,100.00	0	\$0.00	6	\$1,359,477.00
Plumbing Permits	1	\$0.00	2	\$75,000.00	2	\$0.00	2	\$145,879.00	7	\$220,879.00
Fire Sprinklers/Fire Alarm	2	\$7,000.00	1	\$28,500.00	3	\$121,722.00	2	\$70,150.00	8	\$227,372.00
Miscellaneous	0	\$0.00	3	\$1,683,000.00	4	\$790,000.00	0	\$0.00	7	\$2,473,000.00


TOTAL PUBLIC & INSTITUTIONAL	8	\$9,230,242.00	12	\$8,626,224.00	11	\$2,478,822.00	6	\$13,920,479.00	37	\$34,255,767.00
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GRAND TOTALS		\$14,102,269.00		\$16,823,638.00		\$15,569,546.00		\$23,977,827.00		\$70,473,280.00
GRAND TOTALS PERMITS	157		333		309		238		1037	

Exhibit B—Residential Lots Inventory Map



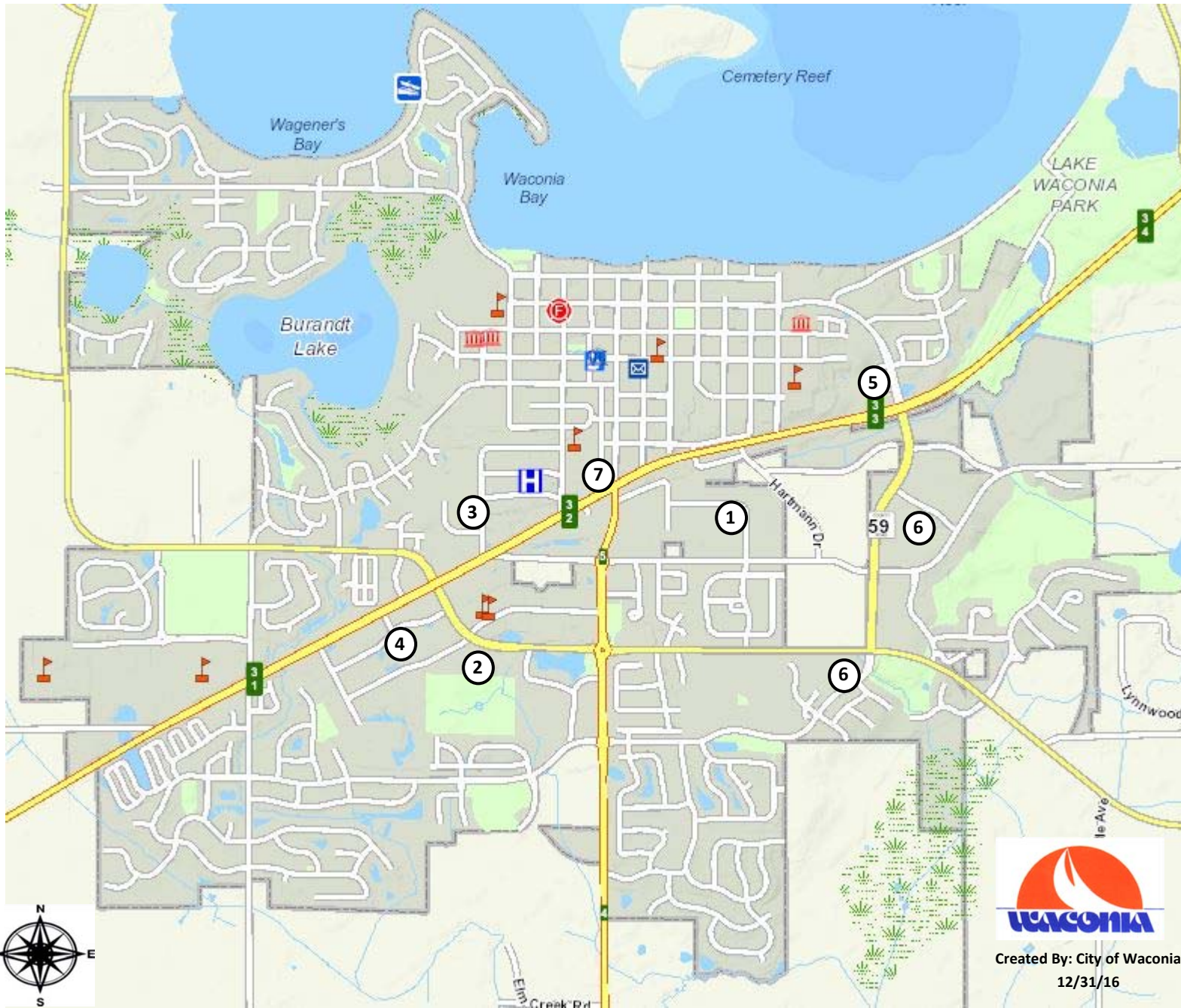
Legend

-  City Limits
- 1. **Wagener's Bay**
(3 SF Lots)
- 2. **Cherrywood**
(3 MF Units)
- 3. **Bent Creek**
(1 SF Lot)
- 4. **Sugarbush**
(1 SF Lot)
- 5. **Waconia Landing**
(2 SF Lots)
- 6. **Windmill Creek**
(7 SF Lots)
- 7. **Oakpoint**
(2 SF Lots)
- 8. **Waterford**
(10 SF Lots & 9 MF Units)
- 9. **Provence Townhome**
(1 MF Unit)
- 10. **Legacy Village**
(7 SF Lots)
- 11. **Interlaken**
(33 SF Lots)
- 12. **Crosswinds**
(26 SF Lots)
- 13. **Somerwood Cottages**
(42 SF Lots)




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12/31/15

Exhibit C - Commercial & Industrial Inventory Map



Legend

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



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12/31/16