



2018 Annual Planning Department Land Use Activity & Development Report for the City of Waconia

January 29th, 2019

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 2018 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

Ethan C Nelson
Assistant Planner
Planning Department
City of Waconia

**2018 BUILDING PERMITS, VALUATIONS
& DEVELOPMENT ACTIVITY**

A total of 1,044 building permits were reviewed, processed and issued with a total construction value of \$48.38 million in improvements to properties within the City of Waconia in 2018. The summary of 2018 Building Permits and Valuations is attached as Exhibit A of this report. The 2018 total permit count decreased in comparison to the 1,133 building permits issued in 2017. The construction valuation for 2018 was higher than the 2017 total construction value of \$43.72 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
2018	1,044	\$48.4 Million
2017	1,133	\$43.7 Million
2016	1,073	\$95.8 Million
2015	1,037	\$70.5 Million
2014	937	\$38.3 Million

RESIDENTIAL PERMIT ACTIVITY

A total of 70 new home units (50 single family and 20 townhome units) were built in 2018. By comparison, a total of 71 new home units (68 single family and 3 townhome units) were constructed in 2017 and a total of 114 new home units (105 single family and 9 townhome units) were constructed in 2016. The table below includes the units constructed in 2018 listed by the development name.

Table 2. New Home Units Constructed in 2018

Development Name	Total # of Units Constructed
City Lots of Waconia	1
Crosswinds 2 nd	19
Harms Lake View Terrace	2
Interlaken	20
Burandt and Redwood	2
Other/Infill	23
Windmill Creek 7 th Addition	3
TOTAL	70

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The new home units constructed in the Interlaken Development is broken down further in Table 3 below.

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

Development Name	# of Units Constructed
Stonegate	3
Stonegate 2 nd Addition	8
Somerwood Cottages	6
Interlaken Cottages West	3
<i>TOTAL</i>	<i>20</i>

The most active residential developments for new home starts in 2018 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 modest decrease in the total number of commercial permits issued and the total construction value of said permits in 2018. The City issued 153 commercial permits in 2017 with a total construction value of approximately \$13.5 million in total construction value. The total commercial permit count for 2018 resulted in the issuance of 113 permits at a total construction value of approximately \$11.7 million. The significant commercial building permits are listed below:

- 101 1st Street West – Remodel - Emagine Waconia
- 16 1st Street West – Remodel – Garage Bar & Bowl
- 875 Main Street West – Addition - Target
- 141 Depot drive – Remodel – Promise Community Church

INDUSTRIAL PERMIT ACTIVITY

The City of Waconia experienced an increase in industrial permit activity in 2018. The City issued 8 industrial permits with a total construction valuation of approximately \$4.3 million. In comparison, the City issued 3 industrial permits with a total valuation of \$64,857 in 2017. The significant industrial permits are listed below:

- 231 Industrial Boulevard – Reroof – Elkay Wood Products Company
- 843 Industrial Boulevard West – New Construction – Manus Products, Inc.
- 96 8th Street – New Construction – Carver County Self Storage Building

INSTITUTIONAL PERMIT ACTIVITY

In 2017 the City issued 7 institutional permits with a total construction valuation of \$256,332. 2018 saw an increase in permits and a significant increase in construction valuation with 11 institutional permits issued at an approximate construction valuation of \$4.75 million. The significant institutional permits are listed below:

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- 500 Maple Street South – New Construction – Ridgeview Medical Center Emergency Department

PUBLIC PERMIT ACTIVITY

The City saw a decrease in public permits issued and total construction value in 2018. 12 permits were issued with an approximate construction valuation of \$2.7 million. In comparison, the City issued 19 permits in 2017, which resulted in an approximate construction valuation of \$4.2 million. The significant public permits are listed below:

- 1650 Community Drive – New Construction - Waconia High School Stadium
- 24 Walnut Street South – Reroof – Bayview Elementary
- 1650 Community Drive – Reroof – Waconia High School
- 225 4th Street West – Reroof – Southview Elementary School

2018 INVENTORY OF SITES AVAILABLE

RESIDENTIAL LOTS/UNITS AVAILABLE

As of December 31, 2018, the City of Waconia had a total inventory of 193 buildable residential lots/units available including 66 single-family units, 1 multi-family/townhome unit, and 127 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	8	0	0
3. Sugarbush	1	0	0
4. Waconia Landing	1	0	0
5. Windmill Creek	15	0	0
6. Waterford	2	0	0
7. Provence Townhome	0	1	0
8. Legacy Village	4	0	51*
9. Interlaken**	10	0	76*
10. Crosswinds & Crosswinds 2 nd Addition	2	0	0
11. Somerwood Cottages	17	0	0
12. Stonegate & Stonegate 2 nd Addition	1	0	0
13. Volkenant’s Addition	2	0	0
Total Units	66***	1	127*

* denotes number of total approved units that would be within apartment type structures – (51 units at 861 Vista Blvd. (previously 91 units prior to recent site plan approvals) and 76 units at 885 Airport Road.

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** 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.

*** One lot in the Bent Creek Addition was removed due to no longer being developable under current zoning regulations.

2018 RESIDENTIAL PLATS

Legacy Village Townhomes Preliminary and Final Plat located in the Legacy Village at Waconia development was approved by the City Council on June 18th, 2018. The final plat was not recorded with the County and therefore not completed.

INDUSTRIAL & COMMERCIAL PROPERTIES AVAILABLE

As for non-residential development opportunities, there are a total of approximately 87.55 acres of land available, including 23.42 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
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 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 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 are combined with property owned by 8185 LLP.

Table 3. Commercial Acreage Available for Development

Location	Acreage
5. Medical Business Development Area	3.87
6. Highway Business Development Area	16.59
7. Legacy Village Development Area	5.55
8. Interlaken Village Development Area	36.45
9. Olive Street and Hwy. 5 Development Area	1.67
Total Acreage	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 two 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. (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), 824 Main Street East (6.99 acres owned by TCO Real Estate-Fund 2 LLC and 6.16 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.

2018 COMMERCIAL AND INDUSTRIAL PLATS

The City approved final plats for the following commercial and industrial properties:
Interlaken Village 2nd Addition

RESIDENTIAL ANALYSIS

Residential Lot Inventory Analysis & Comprehensive Plan

The number of single family lots available to build on (66) is lower than what was available in 2017, but also significantly 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 2016 through 2018 single home building permit numbers, the inventory of 66 vacant single family home lots would afford the City slightly less than a 1 year supply of lots based on an average of 73 new homes built over the past three years. Potential areas to increase the City's inventory have been identified, however 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 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.

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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	37	48	85
2009	50	0	50
2010	45	0	45
2011	25	93	118
2012	85	2	87
2013 ¹	102	4	106
2014 ²	82	0	82
2015 ³	95	4	99
2016 ⁴	103	9	112
2017 ⁵	68	3	71
2018 ⁶	47	20	67
Totals⁷	3,419 Single-Family Units	1,483 Multi-Family Units	4,902 Total Units

¹ 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.).

² 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.

³ 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).

⁴ 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)

⁵ 2017 Note:

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

⁶ 2018 Note:

1) 3 single family homes were not included in the totals above as they were tear down and rebuilds. 1 single family home demolished.

⁷ Totals Note: 2017 miscalculation – added 1 Single-Family unit to total.

Table 1. City Estimate of Housing Unit Totals as of 12/31/2018

Units	2014	2015	2016	2017	2018
Single-Family	3,107 (68.2%)	3,202 (68.8%)	3,305 (69.4%)	3,372 (69.7%)	3,419 (69.75%)
Multi-Family (includes townhomes & apartments)	1,447 (31.8%)	1,451 (31.2%)	1,460 (30.6%)	1,463 (30.3%)	1,483 (30.25%)
TOTAL UNITS	4,554 (100%)	4,653 (100%)	4,765 (100%)	4,835 (100%)	4,902 (100%)

The estimated population of the City of Waconia, as of December 31st, of 2018, is 12,748 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 2018.

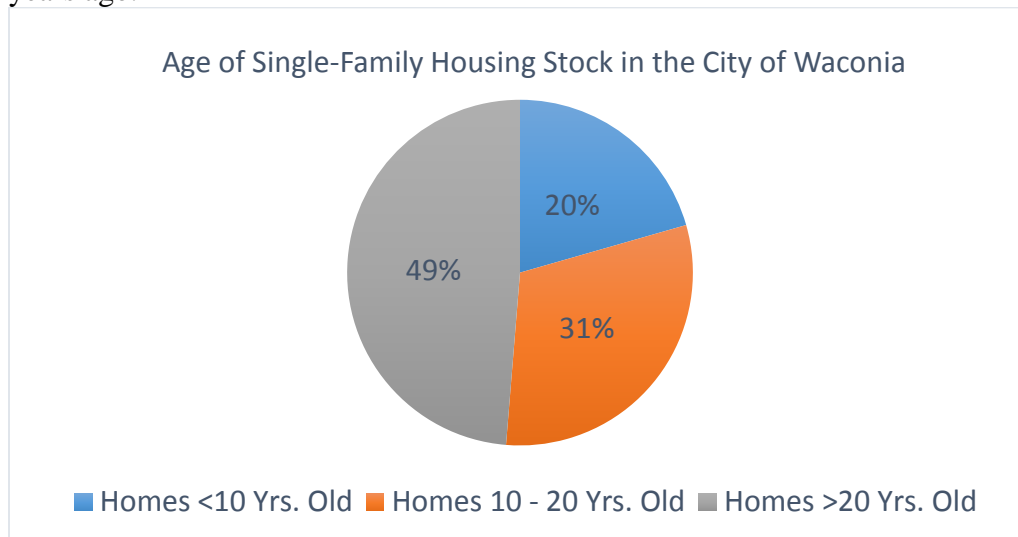
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT: 2.60

TOTAL ESTIMATED POPULATION: 12,745
(AS OF 12/31/2018)

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 3,419 single-family units that have been constructed within the City as of December 31, 2018, 703 or 20.56% of the total were constructed within the last 10 years. Further, 1,051 or 30.74% of the single-family housing stock is between 10 and 20 years old, and a total of 1,665 or 48.7% 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 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.

**2018 PLANNING, ZONING, & LAND USE ITEMS
REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

Work Sessions

- 1) Work Sessions to discuss elements of the 2040 Comprehensive Plan.
- 2) Work Session to discuss a concept sketch plan for the property located at 9550 Airport Road.

Variances

- 1) Variance – Request to exceed 35 foot maximum height allowed in B-1, Highway Business District, vary from minimum 40% of façade facing a public street to be transparent and to allow for incorporation of custom designed pre-cast panels for the Waconia Field House located at PID# 750270200, submitted by Carver Select, LLC (APPROVED)
- 2) Variance – Request to exceed the 25’ front yard setback and to exceed the 25% maximum impervious surface allowed in the Shoreland Overlay district by Jeff Hoxie for the property located at 308 Lake Street West (APPROVED)
- 3) Variance – Request to vary from Building Height and Roof Design standards and from permitted Building Materials for the Koch Bus Garage – submitted by Kaeding Architecture. (APPROVED)
- 4) Variance – Request to allow additional wall signage for the property located at 875 Main Street East, submitted by Kimley-Horn (on behalf of Target Corp.) (APPROVED)
- 5) Variance – Request to construct a 576 sq. ft. accessory structure, which exceeded setback and impervious surface requirements in the Shoreland Overlay District for the property located at 304 Main Street East, submitted by Ross Reichenberger. (DENIED)
- 6) Variance – Request to rebuild a 224 sq. ft. accessory structure exceeding the 15’ side street setback, the 25% impervious surface maximum, allow construction in

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the bluff impact zone and allow construction in the road right-of-way for the property located at 304 Main Street East, submitted by Ross Reichenberger. (APPROVED)

- 7) Variance – Request to exceed 30’ minimum rear yard setback in R-1, Single Family District and exceed 25% impervious surface maximum in the Shoreland Overlay District for the property located at 838 Beach Road, submitted by Michael and Amy Neitzel. (APPROVED)

Site Plan and Design Review

- 1) Site Plan and Design Review – Waconia Field House, PID# 750270200 – submitted by Carver Select, LLC (APPROVED)
- 2) Site Plan & Design Review – Koch Bus Garage, NW portion of PID# 090270100 – submitted by Kaeding Architecture. (APPROVED)
- 3) Site Plan & Design Review – Carver County Self Storage, 96 8th Street – submitted by Lariat Companies, Inc., Ed Flaherty. (APPROVED)
- 4) Site Plan – City Homes on 10th Townhome Development, 1005 Highway 284 – Submitted by City Homes on 10th, LLC (APPROVED)
- 5) Site Plan and Design Review – Klein Bank, 835 Main Street East – submitted by HTG Architects (APPROVED)
- 6) Site Plan and Design Review – Manus Products, 843 Industrial Boulevard West – Submitted by Finn Daniels Architects (APPROVED)
- 7) Site Plan and Design Review – Ridgeview Medical Center Emergency Department Expansion, 500 Maple street South – submitted by Sara Aulizia (APPROVED)
- 8) Site Plan and Design Review – Twin Cities Orthopedics, 824 Main Street East – Submitted by Twin Cities Orthopedics (APPROVED)
- 9) Site Plan and Design Review – SouthPoint Financial Credit Union, 502 Cherry Drive – submitted by HTG Architects (APPROVED)
- 10) Site Plan Review – Vista Ridge Apartments, 861 Vista Blvd. – MWF Properties (APPROVED)

Plats and Minor Subdivisions

- 1) Minor Subdivision by Matthew and Dana Geller for the property located at 1050 Wagners Bay Court. (APPROVED)
- 2) Legacy Village Townhomes Preliminary and Final Plat for the property located at PID# 753131160 submitted by Lennar. (APPROVED)
- 3) Minor Subdivision by Tracy Dahlin for the property located at 301 Elm Street South. (APPROVED)
- 4) Interlaken Village 2nd Addition Preliminary and Final Plat for the property legally described as Outlot A, Interlaken Village, Carver County MN, submitted by Waconia Interlaken OVA, LLC. (APPROVED)
- 5) Minor Subdivision by Gayle Guthland to combine 1410 Bluebird Drive and 1396 Mockingbird Drive. (APPROVED)

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- 6) Minor Subdivision by Madsen Holdings LLC to adjust portions of the east and west property lines of 16 1st Street West. (APPROVED)
- 7) The Meadows at Waconia Preliminary Plat and PUD Zoning Request for the property located at 1330 Waconia Parkway South, submitted by Golden Valley Land Company Extension of Subdivision Regulations – The Meadows at Waconia Preliminary Plat (APPROVED)

Annexation

- 1) Annexation by Joint Resolution – NW portion of the property described as PID# 090270100 – 9525 Orchard Road, and a portion of 94th Street, submitted by Brian Koch and Gary Meuwissen. (APPROVED)

Conditional Use Permits

- 1) Conditional Use Permit Amendment – Target Addition – Submitted by Kimley-Horn (APPROVED)

Steep Slope Alteration Permits

- 1) After-The-Fact Steep Slope Alteration Permit request by Brian Felber for the property located at 261 Lakeview Terrace Boulevard (APPROVED)
- 2) Steep Slope Alteration Permit by Jeff Hoxie for the property located at 308 Lake Street West (APPROVED)
- 3) Steep Slope Alteration Permit by Ross Reichenberger for the property located at 304 Main Street East (APPROVED)

Zoning Map Amendments

- 1) Zoning Map Amendment to rezone the property located at 601 Industrial Boulevard West from A, Agricultural District to R-5, High Density Residential District, submitted by Oppidan, Inc. (DENIED)
- 2) Zoning Map Amendment to rezone the property located at PID# 750270200 from P, Public to B-1, Highway Business District for the Waconia Field House project, submitted by Carver Select, LLC (APPROVED)

Ordinance Amendments

- 1) Zoning Ordinance Amendment, amending Monument Signs in the P, Public District, submitted by Catherine Nielsen (DENIED)
- 2) Extra Territorial Subdivision Ordinance, amending Section 1000.01 to allow the City the authority to regulate the subdivision of land within two miles of the City's corporate limits. (APPROVED)
- 3) Floodplain Overlay Regulation amendment, amending Section 900.06, Subd. 6, updating floodplain ordinances consistent with FEMA requirements. (APPROVED)

Miscellaneous

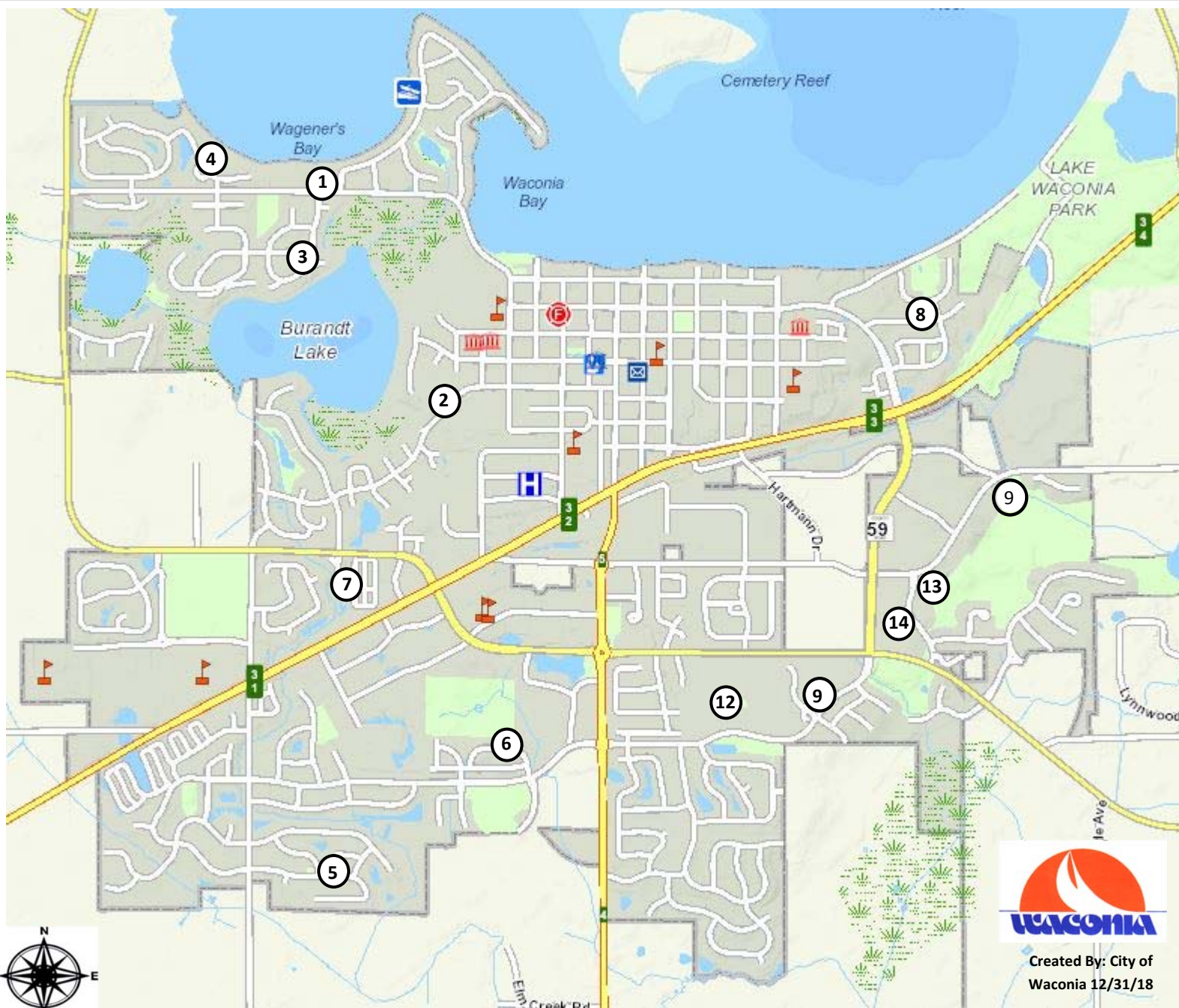
- 1) Community Solar Garden Subscription – Novel Solar Three LLP/Minnesota Community Solar (APPROVED)
- 2) Sidewalk Café License and Encroachment Agreement – Waconia Brewing (APPROVED)

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- 3) Architectural Design Review – 16 First Street West – Garage Bar & Bowl (APPROVED)
- 4) Joint Powers Agreement with the Carver County CDA – Spruce Street Project (APPROVED)
- 5) Moving Permit to remove a Single Family Home for the property located at 30 Lakeview Terrace Boulevard, submitted by William Otting (APPROVED)
- 6) Extension of Subdivision Regulations – The Meadows at Waconia Preliminary Plat (APPROVED)

New Buildings	0	\$0.00	1	\$681,624.00	0	\$0.00	0	\$0.00	1	\$681,624.00
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	4	\$1,924,100.00	0	\$0.00	0	\$0.00	4	\$1,924,100.00
Mechanical Permits	0	\$0.00	1	\$24,980.00	0	\$0.00	0	\$0.00	1	\$24,980.00
Plumbing Permits	2	\$7,000.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$7,000.00
Fire Sprinklers/Fire Alarm	1	\$5,910.00	0	\$0.00	1	\$1,950.00	0	\$0.00	2	\$7,860.00
Miscellaneous	0	\$0.00	1	\$35,300.00	0	\$0.00	0	\$0.00	1	\$35,300.00
Sign Permits	0	0	1	0	0	0	0	0	0	0
TOTAL PUBLIC	3	\$12,910.00	8	\$2,666,004.00	1	\$1,950.00	0	\$0.00	12	\$2,680,864.00
INSTITUTIONAL										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	1	\$4,000,000.00	1	\$4,000,000.00
Remodel/Additions	1	\$79,669.00	0	\$0.00	2	\$42,000.00	0	\$0.00	3	\$121,669.00
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	1	\$90,000.00	1	\$90,000.00
Plumbing Permits	1	\$0.00	0	\$0.00	1	\$0.00	1	\$20,000.00	3	\$20,000.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	1	\$960.00	0	\$0.00	1	\$960.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00	2	\$520,000.00	2	\$520,000.00
Sign Permits	0	0	0	0	0	0	0	0	0	0
TOTAL INSTITUTIONAL	2	\$79,669.00	0	\$0.00	4	\$42,960.00	5	\$4,630,000.00	11	\$4,752,629.00
GRAND TOTALS	214	\$6,233,505.00	295	\$18,023,221.00	294	\$6,188,697.00	241	\$17,931,312.00	1044	\$48,376,735.00

Exhibit B—Residential Lots Inventory Map

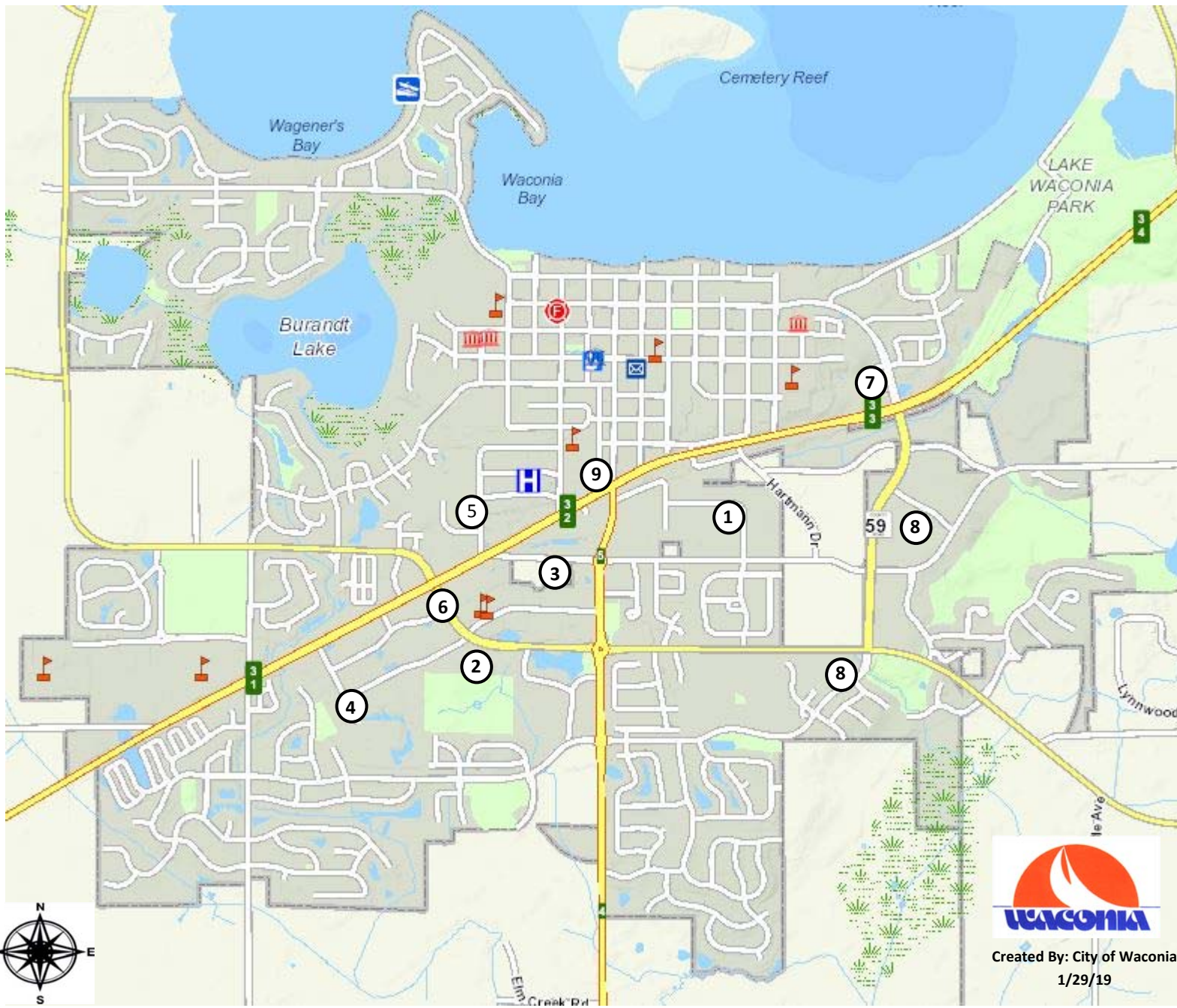


Legend

 City Limits

1. **Wagener's Bay**
(3 SF Lots)
2. **Burandt & Redwood**
(8 SF Lots)
3. **Sugarbush**
(1 SF Lot)
4. **Waconia Landing**
(1 SF Lots)
5. **Windmill Creek**
(15 SF Lots)
6. **Waterford**
(2 SF Lots)
7. **Provence**
(1 MF Unit)
8. **Legacy Village**
(4 SF Lots & 51 MF Units)
9. **Interlaken**
(10 SF Lots & 76 MF Units)
10. **Crosswinds**
(2 SF Lots)
11. **Somerwood Cottages**
(17 SF Lots)
12. **Stonegate**
(1 SF Lots)

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 Adn.**
Industrial
(4.09 acres)
- 4. **Waconia W. Industrial Park**
(2.9 acres)
- 5. **Medical Business Dev. Area**
Commercial
(3.87 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
(36.45 acres)
- 9. **Olive Street & Hwy. 5 Dev. Area**
Commercial
(1.67 acres)



Created By: City of Waconia
1/29/19