



## **2021 Annual Planning Department Land Use Activity & Development Report for the City of Waconia**

April 1, 2022

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 2021 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

**2021 BUILDING PERMITS, VALUATIONS  
& DEVELOPMENT ACTIVITY**

A total of 1,475 building permits were reviewed, processed and issued with a total construction value of \$77.39 million in improvements to properties within the City of Waconia in 2021. The summary of 2021 Building Permits and Valuations is attached as Exhibit A of this report. The 2021 total permit count increased moderately in comparison to the 1,082 building permits issued in 2020. The construction valuation for 2021 was significantly higher than the 2020 total construction value of \$28 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>
2021	1,475	\$77.39 Million
2020	1,082	\$28 Million
2019	1,051	\$50.1 Million
2018	1,044	\$48.4 Million
2017	1,133	\$43.7 Million

**RESIDENTIAL PERMIT ACTIVITY**

A total of 205 new home units (138 single family, 8 Townhouse/Twin Homes and a 60-unit Apartment) were built/added in 2021. By comparison, a total of 43 new home units (27 single family and 16 Townhouse/Twin Homes) were constructed in 2020 and a total of 72 new home units 21 single family and 51 apartment units were constructed in 2019. The table below includes the units constructed in 2021 listed by the development name.

**Table 2. New Home Units Constructed in 2021**

<b>Development Name</b>	<b>Total # of Units Constructed/Added</b>
Legacy Heights	4
Interlaken	30
Burandt and Redwood	3
Windmill Creek	4
Shores of Lake Waconia	64
Volkenant’s Addition	1
Somerwood Cottages	1
Orchard Park	15
The Fields	11
Woodland Creek	4
Waterford 6 <sup>th</sup> Addition	8
Trails Edge Apartment	60

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<i>TOTAL</i>	<b>205*</b>
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\*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**

<b>Development Name</b>	<b># of Units Constructed</b>
Interlaken 8 <sup>th</sup> Addition	23
Interlaken Cottages West	7
<i>TOTAL</i>	<b>30</b>

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

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

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

<b>Development Name</b>	<b># of Units Constructed</b>
Shores of Lake Waconia - West	27
Shores of Lake Waconia – East (River View Estates)	37
<i>TOTAL</i>	<b>64</b>

The most active residential developments for new home starts in 2021 were the Shores of Lake Waconia, Orchard Park, The Fields and the Interlaken developments. It is also worth noting that Waterford and Woodland Creek are expected to develop significantly in 2022. The homes in these developments have a construction value beginning in the mid \$300,000 range.

### **COMMERCIAL PERMIT ACTIVITY**

The City experienced a similar amount of the total number of commercial permits issued and a significant increase the total construction value of said permits in 2021. The City issued 60 commercial permits in 2020 with a total construction value of approximately \$2.7 million in total construction value. The total commercial permit count for 2021 resulted in the issuance of 60 permits at a total construction value of approximately \$6.24 million. The significant commercial building permits are listed below:

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- 740 Marketplace Drive – New Construction – Sota Shine Car Wash
- 10610 10<sup>th</sup> Street West – New Construction – Dairy Queen
- 640 Marketplace Drive – New Construction – Taco Bell

### **INDUSTRIAL PERMIT ACTIVITY**

The City of Waconia experienced a decrease in industrial permit activity and in construction value in 2021. The City issued 12 industrial permits with a total construction valuation of approximately \$675,106. In comparison, the City issued 17 industrial permits with a total valuation of \$1.2 Million in 2020. There were no significant industrial project permits issued in 2021.

### **INSTITUTIONAL PERMIT ACTIVITY**

In 2020 the City issued 10 institutional permits with a total construction valuation of \$1.2 million. 2021 saw a significant decrease of permits and a significant decrease of construction valuation with 2 institutional permits issued at an approximate construction valuation of \$48,700. There were no significant institutional project permits issued in 2021.

### **PUBLIC PERMIT ACTIVITY**

The City saw a decrease in public permits issued and total construction value in 2021. A total of 2 permits were issued with an approximate construction valuation of \$70,000. In comparison, the City issued 7 permits in 2020, which resulted in an approximate construction valuation of \$984,686. There were no significant public project permits issued in 2021.

## 2021 INVENTORY OF SITES AVAILABLE

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

As of December 31, 2021, the City of Waconia had a total inventory of 536 buildable residential lots/units available including 286 single-family lots/parcels, 43 multi-family/townhome lots/parcels, and 207 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	1	0	0
3. Legacy Heights	0	4	0
4. The Fields	75	0	0
5. Waconia Landing	1	0	0
6. Windmill Creek	3	0	0

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7. Waterford	46	38	0
8. Provence Townhome	0	1	0
9. Legacy Village	3	0	0
10. Interlaken**	48	0	0
11. Somerwood Cottages	9	0	0
12. Shores of Lake Waconia	6	0	0
13. Woodland Creek	62	0	0
14. Orchard Park	29	0	0
15. 601 Industrial Boulevard	0	0	163
16. 233 Olive Street South	0	0	44
<b>Total Units</b>	<b>286</b>	<b>43</b>	<b>207*</b>

\* denotes number of total approved units that would be within apartment type structures – 163 units for 601 Industrial Blvd and 44 units for 233 Olive Street South.

\*\* 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 8<sup>th</sup> Addition, Interlaken Cottages West, Interlaken Woods and Interlaken Woods 2<sup>nd</sup> Addition.

### **2021 RESIDENTIAL PLATS**

A total of 262 platted in 2021. The Woodland Creek 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Additions, located off Minnesota Highway 284 on the southern side of City limits was approved by the City Council on April 19<sup>th</sup>, June 21<sup>st</sup> and November 15<sup>th</sup> respectively. Woodland Creek 2<sup>nd</sup> Addition included 19 single family parcels. Woodland Creek 3<sup>rd</sup> Addition includes 13 single family parcels. Woodland Creek 4<sup>th</sup> Addition includes 10 single family parcels. Orchard Park 1<sup>st</sup> Addition, which is located off Orchard Road and Minnesota State Highway 5, was approved by the City Council on February 16<sup>th</sup>, which includes 44 single family parcels. The Fields is located north of Brooke Peterson Park off Waconia Parkway South. The plat was approved by the City Council on May 17<sup>th</sup> and includes 86 single family parcels. Waterford 6<sup>th</sup> Addition is located south of Sparrow Road and west of Minnesota State Highway 284 was approved by the City Council on June 21<sup>st</sup>. The latest phase of the development includes 48 single family homes and 42 townhomes. Additionally, 207 High Density Residential units were approved for construction via Site Plan & Design Review. Those units are anticipated to be completed in 2022.

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

As for non-residential development opportunities, there are a total of approximately 62.46 acres of land available, including 11.74 acres zoned and/or guided for industrial and 50.72 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 Homestead Addition	4.09

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3. Waconia West Industrial Park	2.9
<i>Total Acreage</i>	<i>11.74</i>

**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 S&C Properties LLC.

**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 owned by TMC PROPERTIES LLC was recently subdivided into a standalone parcel.

**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	12.15
7. Legacy Village Development Area	5.55
8. Interlaken Village Development Area	29.45
9. Olive Street and Hwy. 5 Development Area	1.67
<i>Total Acreage</i>	<i>50.72</i>

**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 12.15 acres available for improvement. The acreage of the lots range in size from 0.73 acres up to 1.57 acres and the land is located south of Highway 5 between Mill Lane and Fischer Way.

**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

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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.

### **2020 COMMERCIAL AND INDUSTRIAL PLATS**

There were no commercial or industrial plats reviewed in 2021.

## **RESIDENTIAL ANALYSIS**

### **Residential Lot Inventory Analysis & Comprehensive Plan**

The number of single-family lots available to build on (286) is higher than the 203 lots that were available in 2020 and continues to trend toward levels the City has typically had available in the past. The City has approved an increased number of plats over the last two years, which indicates an increased construction trend going into 2022. Based upon the 2019 through 2021 single home building permit numbers, the inventory of 286 vacant single family home lots would afford the City approximately 4 1/2 years supply of lots based on an average of 62 new homes built over the past three years. As noted in prior Land Use Summaries, lot inventory has increased and has allowed an uptrend in new home construction starts. Staff expect this trend to continue into at least 2022 as interest in new development remains.

As part of the 2040 Comprehensive Plan update and adoption, 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 2021, the 60-unit Trails Edge Apartment construction began and is expected to be completed in 2022. The City also approved a 163-unit apartment to be located at 601 Industrial Boulevard West that is expected to start in the Spring of 2022. The recent project in a partnership with Carver County that installed utilities through the Lake Waconia Regional Park to serve the development of the northeast growth area identified in the City's Comprehensive Plan has seen the Shores of Lake Waconia complete the majority of work throughout 2021 and allows future development to occur in the area.

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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
1990-1999	958	211	1,169
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
2021	137**	68	145
<b>2021 Totals</b>	<b>3,605 Single-Family Units</b>	<b>1618 Multi-Family Units</b>	<b>5223 Total Units</b>

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

\*\*2021 1 Single Family unit was demolished and rebuilt and not included in the total.

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

<b>Units</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Single-Family	3,372 (69.7%)	3,419 (69.75%)	3,440 (69.16%)	3,467 (69.10%)	3,605 (69.02%)
Multi-Family (includes townhomes & apartments)	1,463 (30.3%)	1,483 (30.25%)	1,534 (30.84%)	1,550 (30.90%)	1618 (30.98%)
<b>TOTAL UNITS</b>	<b>4,835 (100%)</b>	<b>4902 (100%)</b>	<b>4,974 (100%)</b>	<b>5,017 (100%)</b>	<b>5223 (100%)</b>



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The estimated population of the City of Waconia, as of December 31<sup>st</sup>, of 2021, is 13,841 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 2021.

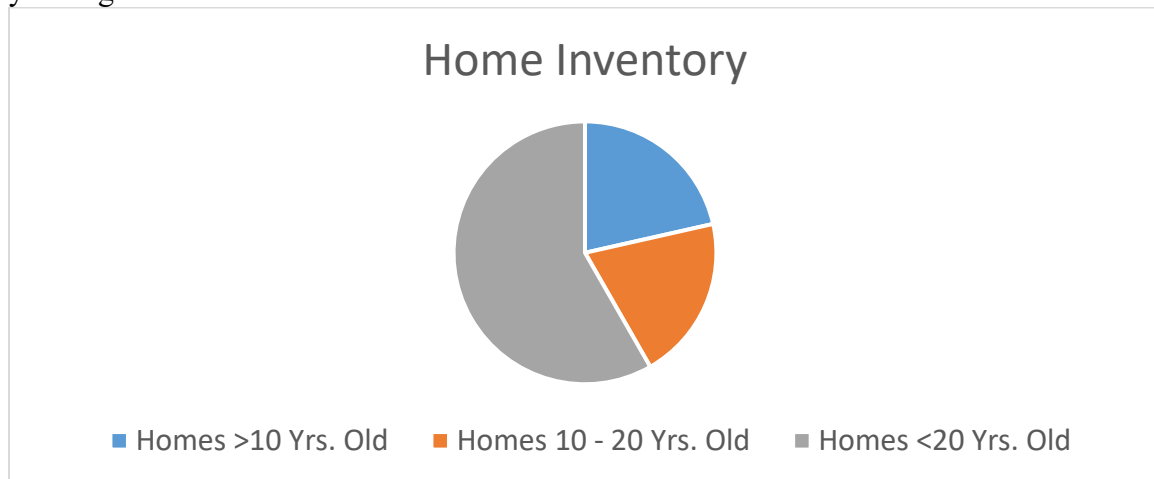
ESTIMATE OF PERSONS PER HOUSEHOLD UNIT:	2.65*
TOTAL ESTIMATED POPULATION: (AS OF 12/31/2021)	13,841
TOTAL POPULATION 2020 CENSUS (AS OF 4/1/2020)	13,033

\*Staff has adjusted density upwards by .05 persons per household unit to align closer with recent Metropolitan Council and US Census figures.

### **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 3,605 single-family units that have been constructed within the City as of December 31, 2021, 774 or 21.47% of the total were constructed within the last 10 years. Further, 730 or 20.25% of the single-family housing stock is between 10 and 20 years old, and a total of 2101 or 58.28% of the single-family homes were constructed over 20 years ago.



\*7 homes were included in the >10 Yrs. Old range and removed from the <20 Yrs. range as they were previously not reported demolition/rebuilds between 2017-2021

### **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

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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.

### **2021 PLANNING, ZONING, & LAND USE ITEMS REVIEWED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL**

#### **Work Sessions**

- 1) City Council: Laundromat SAC Discussion
- 2) City Council Work Session – 601 Industrial Blvd Concept Plan
- 3) City Council – Special Vehicles Ordinance
- 4) Planning Commission Work Session – Section 900.06, Subd. 9. Architectural Design Standards.
- 5) Planning Commission & City Council – Variance Training
- 6) City Council – Annexation and Growth discussion

#### **Variances**

- 1) Variance request by Ryan & Jessica Kostecka for the property located at 1018 Meadow Lane. (DENIED)
- 2) Variance request by Ryan Seifert for the property located at 309 Elm Street South. (WITHDRAWN)
- 3) Variance request for the property located at 340 1st Street West (APPROVED)
- 4) Variance Amendment for the property located at 80 Point Drive. (APPROVED)
- 5) Variance – 271 Fair Circle (DENIED)
- 6) Variance Extension Request – 1343 Pond Circle (APPROVED)
- 7) Variance Extension Request – 479 Lakeview Terrace Boulevard (APPROVED)
- 8) Variance Extension Request – 24 2nd Street West (APPROVED)

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

- 1) Site Plan and Design Review for the property located at 140 Main Street West. (APPROVED)
- 2) Site Plan and Design Review for a proposed Autozone at 820 Marketplace Drive (APPROVED)
- 3) Rezoning, Industrial Boulevard Acres Preliminary and Final Plat, Variance and Site Plan Applications submitted by Oppidan Holdings, Inc. for the property located at 601 Industrial Boulevard West. (APPROVED)
- 4) Site Plan and Design Review Application submitted by Leah Berlin, on behalf of Kwik Trip, for the property located at 1300 Sparrow Road. (APPROVED)

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- 5) Site Plan and Design Review for Title Wave Auto Spa and site improvements for the property located at 564 Olive Street South. (APPROVED)
- 6) Site Plan, Design Review and Variance for the property located at 233 Olive Street South. (APPROVED)
- 7) Site Plan & Review Amendment – Taco Bell 640 Marketplace Drive (APPROVED)
- 8) Site Plan & Design Review – Sota Shine Car Wash 740 Marketplace Dive (APPROVED)
- 9) Site Plan Review & Variance Applications – 10610 10th Street West (APPROVED)

### **Plats and Minor Subdivisions**

- 1) Woodland Creek 2<sup>nd</sup> Addition Final Plat (APPROVED)
- 2) Woodland Creek 3rd Addition Preliminary and Final Plat Addition (APPROVED)
- 3) Sandy Shores Preliminary Plat (APPROVED)
- 4) Waterford 6th Addition Final Plat (APPROVED)
- 5) Waterford Additions Preliminary Plat & PUD Zoning Request (APPROVED)
- 6) Orchard Park 1<sup>st</sup> Addition Final Plat (APPROVED)
- 7) The Fields Final Plat (APPROVED)
- 8) Woodland Creek 4<sup>th</sup> Addition (APPROVED)

### **Annexation**

- 1) 10250 10th Street East (APPROVED)
- 2) 9550 Airport Road (APPROVED)
- 3) 7860 Laketown Parkway (APPROVED)
- 4) 1330 Waconia Parkway South (APPROVED)
- 5) 9450 & 9680 Hwy 284 (APPROVED)
- 6) 9460 County Road 10 East (APPROVED)

### **Conditional Use Permits**

- 1) Conditional Use Permit by Brianna Lovett for the property located at 9460 County Road 10 East. (APPROVED)

### **Zoning Map Amendments**

- 1) Comprehensive Plan Amendment by Mike Knodt for the property located at 9550 Airport Road. (APPROVED)
- 2) Comprehensive Plan Amendment for the property located at 601 Industrial Blvd. West (APPROVED)
- 3) Comprehensive Plan Amendment for the properties located at 9450 and 9680 Highway 284. (APPROVED)

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- Zoning Map Amendment submitted by Ridgeview Medical Center for the property located at 801 Highway 284. (APPROVED)
- 4) Comprehensive Plan Amendment for 9450 & 9680 Highway 284 (APPROVED)

### **Ordinance Amendments**

- 1) Ordinance 737, Special Vehicles (APPROVED)
- 2) Ordinance No. 741, Dock and Boatlift Moratorium (APPROVED)

### **Miscellaneous**

- 1) After-The-Fact Steep Slope Alteration Permit request by Cornerstone Landscaping for the property located at 233 Lakeview Terrace Boulevard. (APPROVED)
- 2) Retaining Wall – 425 Lake Street East (APPROVED)
- 3) Sign Plan Amendment – Ridgeview Medical Center (APPROVED)
- 4) Resolution 2021-176, Approving the Vacation of the Drainage and Utility Easement identified in Outlot G, Woodland Creek (APPROVED)
- 5) Grading Permit – The Fields (APPROVED)
- 6) Adoption of Affordable and Lifecycle Housing Goals (APPROVED)
- 7) Donation of Land Consideration – 10560 10th Street West (APPROVED)

# CITY OF WACONIA 2021

## BUILDING PERMITS AND VALUATION

	Quarter One		Quarter Two		Quarter Three		Quarter Four		2021 Total Permits	
<b>RESIDENTIAL</b>	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION	PERMITS	VALUATION
New Single Family Homes/	26	\$10,285,938.00	35	\$12,559,971.00	39	\$12,632,228.00	38	\$12,464,029.00	138	\$47,942,166.00
Townhouse/Twin Homes/Apt*	0	\$0.00	2	\$493,600.00	2	\$623,600.00	5	\$13,528,440.00	9	\$14,645,640.00
House Additions	0	\$0.00	0	\$0.00	5	\$832,000.00	1	\$20,000.00	6	\$852,000.00
House Remodels/Basement Finish/	27	\$469,935.00	23	\$443,403.00	11	\$410,588.00	14	\$436,225.00	75	\$1,760,151.00
Garages	0	\$0.00	1	\$25,000.00	0	\$0.00	1	\$24,220.00	2	\$49,220.00
Deck /	10	\$84,945.00	37	\$627,140.00	32	\$633,893.00	6	\$133,088.00	85	\$1,479,066.00
Swimming Pools/	1	\$15,000.00	3	\$50,000.00	1	\$35,000.00	1	\$20,480.00	6	\$120,480.00
Demolition Permits/	3	\$65,500.00	4	\$43,000.00	0	\$0.00	0	\$0.00	7	\$108,500.00
Sheds/Fences/Accessory Structures	2	\$0.00	29	\$0.00	15	\$0.00	8	\$0.00	54	\$0.00
Mechanical Permits	73	\$0.00	97	\$0.00	104	\$0.00	105	\$0.00	379	\$0.00
Plumbing Permits	67	\$0.00	89	\$0.00	90	\$0.00	91	\$0.00	337	\$0.00
Re-Roof/Window/Side Valuation Based/	30	\$391,568.00	73	\$1,033,455.00	61	\$1,147,600.00	33	\$461,081.00	197	\$3,033,704.00
Miscellaneous/	21	\$240,805.00	7	\$86,277.00	2	\$33,760.00	0	\$0.00	30	\$360,842.00
<b>TOTAL RESIDENTIAL</b>	<b>260</b>	<b>\$11,553,691.00</b>	<b>400</b>	<b>\$15,361,846.00</b>	<b>362</b>	<b>\$16,348,669.00</b>	<b>303</b>	<b>\$27,087,563.00</b>	<b>1325</b>	<b>\$70,351,769.00</b>
<b>COMMERCIAL</b>										
New Buildings	0	\$0.00	0	\$0.00	3	\$3,800,000.00	0	\$0.00	3	\$3,800,000.00
Remodel/Additions/	1	\$100,000.00	2	\$65,247.00	3	\$320,000.00	1	\$384,000.00	7	\$869,247.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	2	\$20,345.00	2	\$16,650.00	4	\$36,995.00
Mechanical Permits/	5	\$88,965.00	1	\$10,148.00	10	\$498,248.00	7	\$149,068.00	23	\$746,429.00
Plumbing Permits	0	\$0.00	3	\$9,000.00	4	\$135,500.00	4	\$568,745.00	11	\$713,245.00
Fire Sprinklers/Fire Alarm	0	\$0.00	4	\$6,800.00	3	\$8,077.00	2	\$2,000.00	9	\$16,877.00
Miscellaneous/	1	\$7,000.00	4	\$54,000.00	0	\$0.00	0	\$0.00	5	\$61,000.00
Sign Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
<b>TOTAL COMMERCIAL</b>	<b>7</b>	<b>\$195,965.00</b>	<b>14</b>	<b>\$145,195.00</b>	<b>23</b>	<b>\$4,782,170.00</b>	<b>16</b>	<b>\$1,120,463.00</b>	<b>60</b>	<b>\$6,243,793.00</b>
<b>INDUSTRIAL</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	0	\$0.00	1	\$3,800.00	1	\$24,000.00	0	\$0.00	2	\$27,800.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	1	\$375,690.00	0	\$0.00	0	\$0.00	1	\$375,690.00
Mechanical Permits	0	\$0.00	3	\$116,607.00	2	\$86,497.00	1	\$11,512.00	6	\$214,616.00
Plumbing Permits	1	\$45,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$45,000.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Miscellaneous	2	\$12,000.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$12,000.00
Sign Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
<b>TOTAL INDUSTRIAL</b>	<b>3</b>	<b>\$57,000.00</b>	<b>5</b>	<b>\$496,097.00</b>	<b>3</b>	<b>\$110,497.00</b>	<b>1</b>	<b>\$11,512.00</b>	<b>12</b>	<b>\$675,106.00</b>
<b>PUBLIC</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00

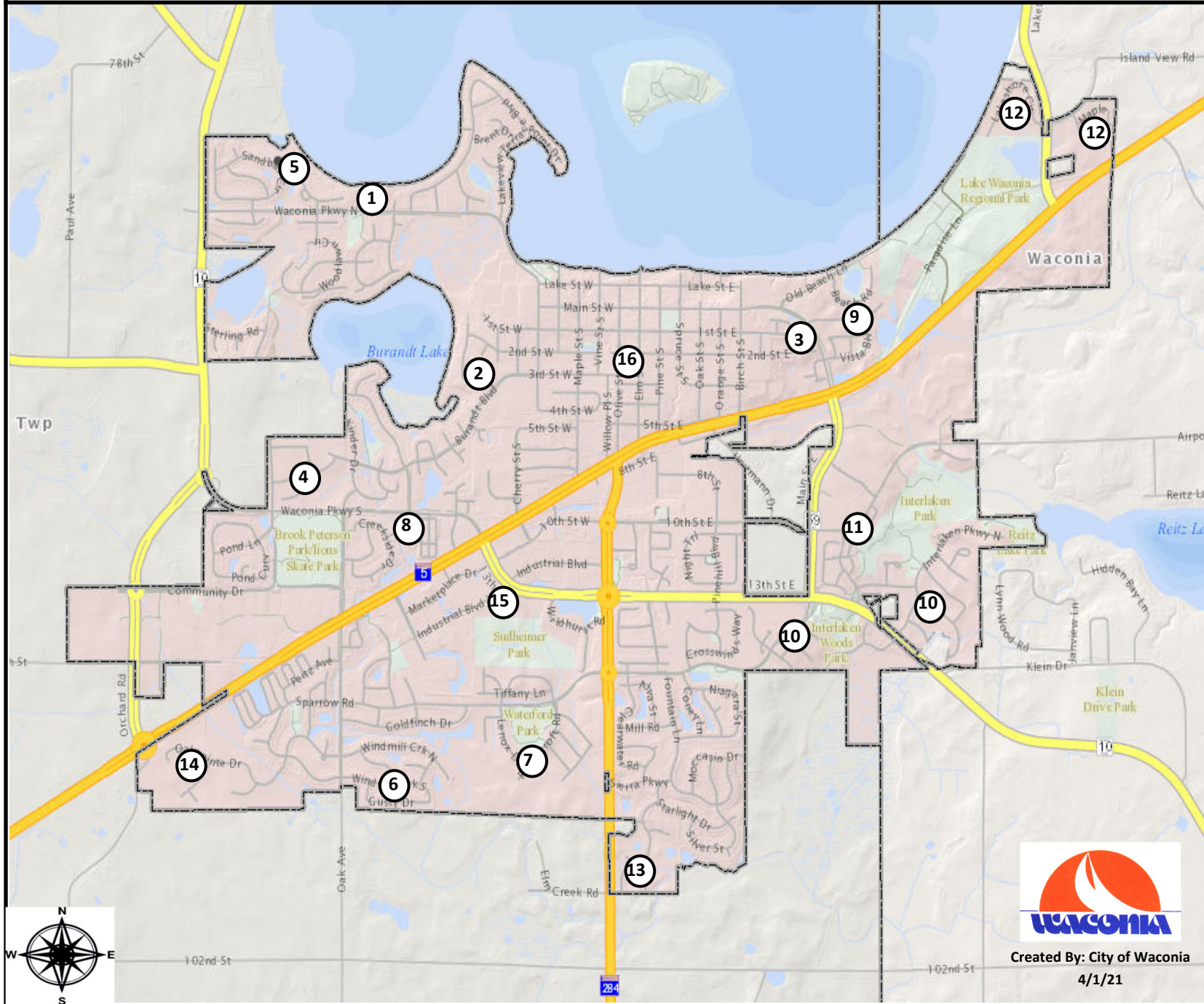
Remodel/Additions	0	\$0.00	1	\$40,000.00	0	\$0.00	0	\$0.00	1	\$40,000.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Plumbing Permits	0	\$0.00	0	\$0.00	1	\$30,000.00	0	\$0.00	1	\$30,000.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sign Permits	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
<b>TOTAL PUBLIC</b>		\$0.00	1	\$40,000.00	1	\$30,000.00	0	\$0.00	2	\$70,000.00
<b>INSTITUTIONAL</b>										
New Buildings	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Remodel/Additions	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Re-Roof, Re-Window and Re-Side	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Mechanical Permits	0	\$0.00	0	\$0.00	1	\$48,700.00	0	\$0.00	1	\$48,700.00
Plumbing Permits	0	\$0.00	0	\$0.00	0	\$0.00	1	\$0.00	1	\$0.00
Fire Sprinklers/Fire Alarm	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Miscellaneous	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00
Sign Permits	0	0	0	0	0	0	0	0	0	0
<b>TOTAL INSTITUTIONAL</b>	0	\$0.00	0	\$0.00	1	\$48,700.00	1	\$0.00	2	\$48,700.00
<b>GRAND TOTALS</b>	<b>270</b>	<b>\$11,806,656.00</b>	<b>420</b>	<b>\$16,043,138.00</b>	<b>390</b>	<b>\$21,320,036.00</b>	<b>321</b>	<b>\$28,219,538.00</b>	<b>1475</b>	<b>\$77,389,368.00</b>

ZONING	2	29	14	8
SIGNS	2	4	7	8

Townhouse/Twin Homes/Apt\*

60 unit apt.

# Exhibit B—Residential Lot Inventory Map



## Legend

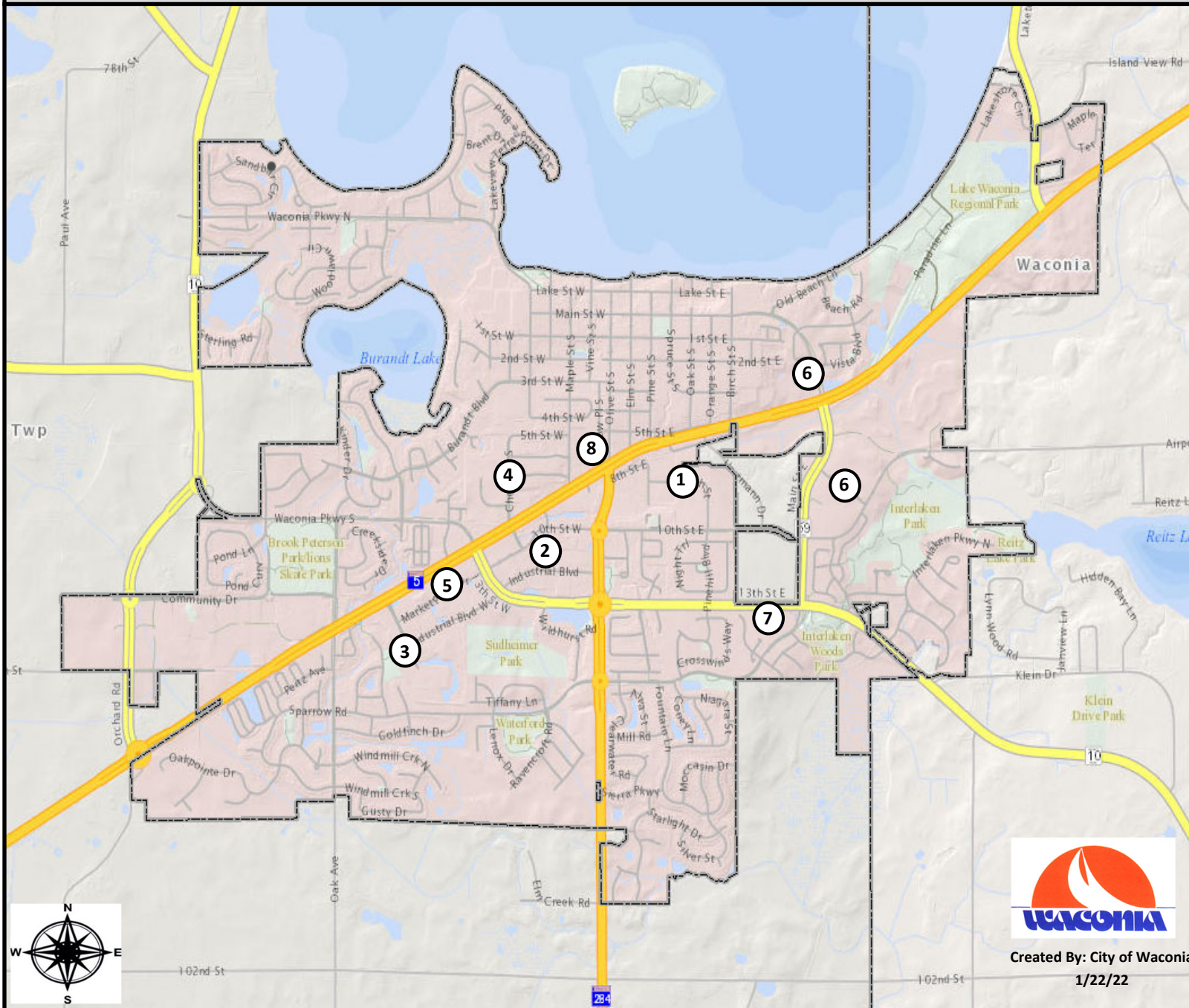
 City Limits

1. **Wagener's Bay**  
(3 SF Lots)
2. **Burandt & Redwood**  
(1 SF Lots)
3. **Legacy Heights**  
(4 TWNH Units)
4. **The Fields**  
(75 SF Lot)
5. **Waconia Landing** (1 SF Lot)
6. **Windmill Creek**  
(3 SF Lots)
7. **Waterford**  
(46 SF & 38 MF Lots)
8. **Provence**  
(1 TWNH Unit)
9. **Legacy Village**  
(3 SF Lots)
10. **Interlaken**  
(48 SF Lots )
11. **Somerwood Cottages**  
(9 SF Lots)
12. **Shores of Lake Waconia**  
(6 SF Lots)
13. **Woodland Creek**  
(62 SF Lots)
14. **Orchard Park**  
(29 SF Lots)
15. **601 Industrial Boulevard West**  
(163 MF Units)
16. **233 Olive Street South**  
(44 MF Units)



Created By: City of Waconia  
4/1/21

# Exhibit C - Commercial & Industrial Inventory Map



## Legend

-  City Limits
- 1. **Pine Business Park**  
Industrial  
(4.75 acres)
- 2. **Sudheimer Homestead Addn.**  
Industrial  
(4.09 acres)
- 3. **Waconia W. Industrial Park**  
(2.9 acres)
- 4. **Medical Business Dev. Area**  
Commercial  
(1.9 acres)
- 5. **Highway Business Dev. Area**  
Commercial  
(12.15 acres)
- 6. **Legacy Village Dev. Area**  
Commercial  
(5.55 acres)
- 7. **Interlaken Village Dev. Area**  
Commercial  
(29.45 acres)
- 8. **Olive Street & Hwy. 5 Dev. Area**  
Commercial  
(1.67 acres)



Created By: City of Waconia

1/22/22