

ACQUISITION MASTER PLAN

**LAKE WACONIA
REGIONAL PARK**

CARVER COUNTY PARKS

Adopted by the Carver County Board of Commissioners
April 18, 1995

LAKE WACONIA REGIONAL PARK - ACQUISITION MASTER PLAN

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1 INTRODUCTION

1A Mission Statement

Examine identified regional park issues from different, long-range points-of-view and describe an expansion of the existing county park on the southeast shore of Lake Waconia.

1B Specific Objectives

Develop a regional park that will:

- * Benefit local governments and area people.
- * Maintain or improve the quality of Lake Waconia.
- * Minimize negative impacts on the tax base.
- * Provide reasonable, peaceful and safe use for the public.
- * Preserve and enhance natural resources.
- * Provide a regional asset to the seven-county metropolitan area.

1C Acquisition and Development Plan

This acquisition and conceptual development plan for a regional park on the southeast shoreline of Lake Waconia has been prepared in accordance with the Carver County Comprehensive Plan and the Metropolitan Council Recreation Open Space Development Guide/Policy Plan.

In addition, this plan reflects the cooperative efforts of the Lake Waconia Regional Park Study Committee, the Carver County Park Commission, and the Carver County Board of Commissioners to sensitively and effectively incorporate the identified objectives into the concept for park development.

If this plan is approved, the next significant tasks to be pursued in advancing the status of a Lake Waconia Regional Park include:

- * Phase II of the TH 5/CSAH 30 road relocation study
- * Interim road and beach improvements
- * Land acquisition
- * Recreation development master plan

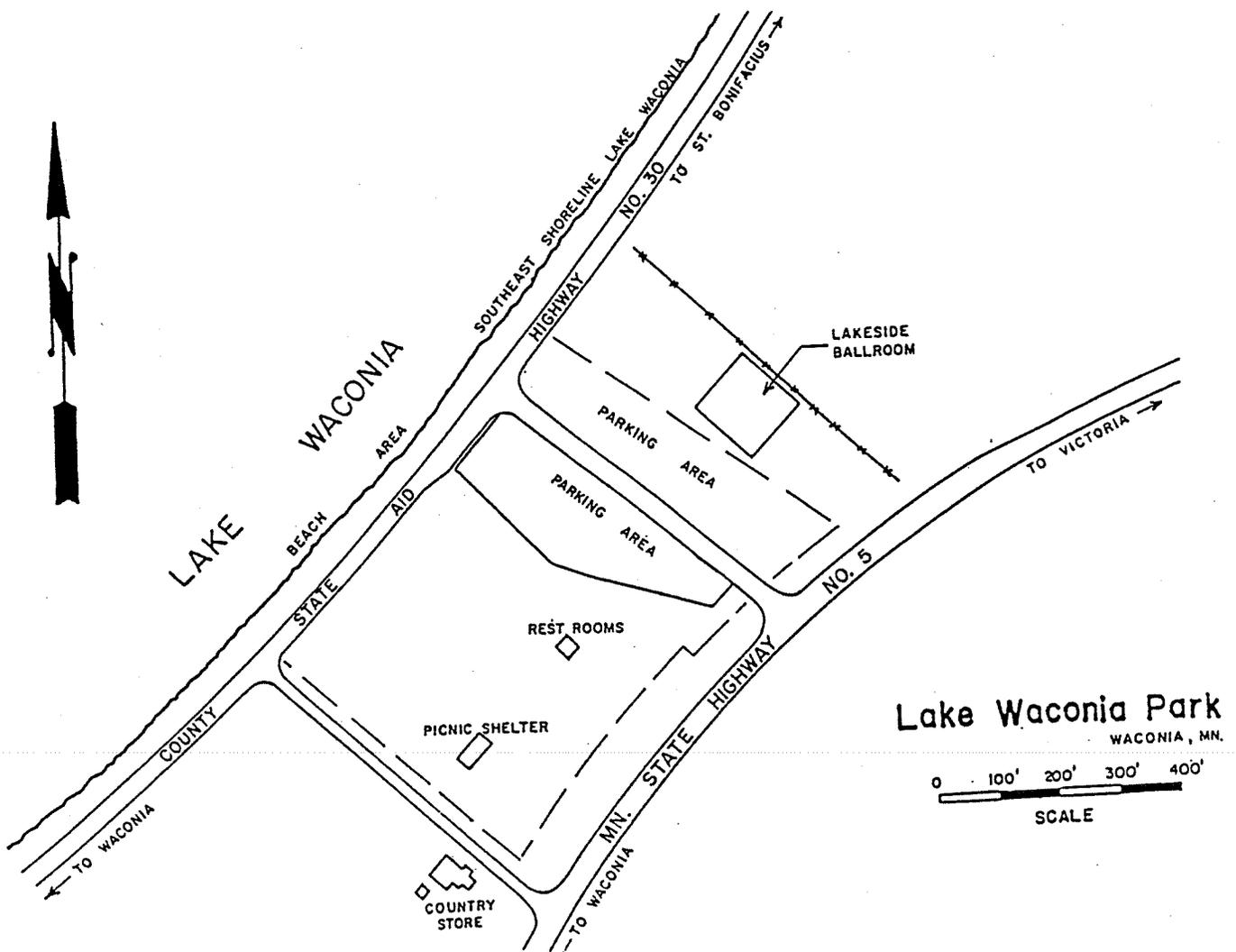
The detailed recreation development master plan would replace the conceptual development plan presented in this acquisition master plan prior to the initiation of full scale park development.

2 EXISTING PARK BACKGROUND

2A Description, Usage, Improvements

The present Lake Waconia County Park is approximately eight acres in size. The land was given to Carver County in two parcels. Parcel one was given by Industries of Waconia, Inc. in 1965, and parcel two was given by the City of Waconia in 1967. Lake Waconia Park represented Carver County's first venture into operating and maintaining parks. In 1967, the park included a swimming beach along CSAH 30, picnic grounds with a shelter, and a parking lot along the northeast property line.

During 1970, Carver County applied for and received a federal Land and Water Conservation grant to construct a restroom building on the property. Attached to that grant are the conditions that the property will remain as park land in perpetuity and its use cannot be converted to any other use unless replacement property of equal or greater size is purchased as park land elsewhere. Such a conversion would require the approval of the Minnesota Department of Energy and Economic Development and the National Park Service of the U.S. Department of the Interior.



During the years 1975 through 1978, the City of Waconia provided lifeguards at the park beach. In 1979, Carver County began to provide lifeguards during the swimming season and have continued to do so since.

Safety at the beach crosswalk continues to be a concern of the County Park Commission and County Board. During the summer of 1979, iron gates were installed at the park which closed off CSAH 30 during swimming beach hours. Because of the problem of rerouting the traffic, this approach was discontinued. In subsequent years, fence was installed along the shoulder of the road each swimming season with the objective of routing beach users in and out of the beach area at one point. MnDOT has allowed the County to post lower speed limits near the beach. Carver County installs stop signs at the crosswalk during the swimming season.

In an effort to improve the safety of the beach area and to minimize beach and roadway erosion, two levels of concrete jersey barriers were purchased by the County and installed along the length of the beach in 1986. The top level is placed on the shoulder of the road along the fenceline at the beginning of each swimming season. It is removed at the end of the season. The lower level stays in place year round.

No major capital investments have been made in the park since 1970. Operations and maintenance improvements have been made annually to remove and replace dead elm trees, replace grills, refurbish the picnic shelter and maintain the play gear.

Usage of Lake Waconia Park appears to have stabilized at approximately 25,000 users per year according to Metropolitan Council estimates.

3 REGIONAL PARK BACKGROUND

3A Metropolitan Council Policy Plan

In 1975, the Metropolitan Council adopted a Recreation Open Space System Plan as an element of the Metropolitan Development Guide. This system plan has been revised several times. The policies contained in the system plan address the regional park system as a whole. Policies of the plan include needs analyses, locating and promoting the acquisition and development of regional parks, park reserves, regional trails and special uses. One policy of the plan states that although 200 to 500 acres of land is desirable for a regional park, an absolute minimum of 100 acres is required. The Metropolitan Parks and Open Space Commission acts as an advisory board to the Metropolitan Council in carrying out the goals, objectives and policies found in this plan.

Since 1975, the Recreation Open Space system plan has identified Lake Waconia as a resource of metropolitan significance, and has shown the Lake Waconia area on the system plan map as a site for a regional park. According to the system plan, Carver County is the primary governmental agency to acquire and develop the regional park under system plan guidelines.

Carver County presently owns, operates and maintains two regional parks within this system, one being Baylor Regional Park in Camden Township and the other being Lake Minnewashta Regional Park in Chanhassen.

3B Carver County Comprehensive Plan

In July of 1981, the Carver County Board adopted a new Comprehensive Plan containing a Parks and Recreation Open Space Plan chapter. In this plan, the County accepts the role of owning, operating and maintaining parks of regional significance. Specifically, the County addressed the responsibility to plan, acquire, develop and maintain a regional park on Lake Waconia, and identified the general lake

area on the Recreation Open Space System Map.

3C City of Waconia Comprehensive Plan

In 1990, the City of Waconia adopted a new comprehensive land use and public facilities plan. In the plan, the City made repeated references to a future regional park on the southeast shoreline of Lake Waconia, and stated the need to cooperate with Carver County to establish the park. The City also sees a regional park as protecting and preserving scenic, historic and natural resources, and considers Coney Island as such and wishes it to be incorporated into the regional park master plan.

3D Previous Park Master Plan Attempts

The Metropolitan Council has proposed a regional park on Lake Waconia since the first Recreation Open Space Development Guide/Policy Plan was adopted in 1974.

In 1975, Carver County prepared a "multi-site" Lake Waconia park master plan. The plan was not approved by the Metropolitan Council because the sites were too small and scattered to make a functional regional park. The Council suggested that the County study a site on the northeast shore, but the County continued its support for a multi-site park.

In 1977, a park planning committee was formed and began to study a park site on the southeast shore of the lake. That plan proposed an initial park size of 40 acres to be expanded to a final size of 200+ acres. In 1979, the Carver County Board rejected the plan. The Board told the Metropolitan Council that since most of the land proposed for the park was not under threat of loss by development, the county would not address the issue again until 1985.

In 1985, the County Board discussed and deferred the issue to 1990. However, between 1987 and 1990, Carver County purchased a farm in the proposed park area and began discussions with the Minnesota Dept. of Transportation about relocating a portion of State Trunk Highway (TH) 5 for the purpose of consolidating more land on the lake side of TH 5 for a regional park.

In January 1990, the county asked the Metropolitan Council to reserve \$940,000 of its Fiscal Year 1990-91 Regional Recreation Open Space Capital Improvement Program (CIP) for acquiring land for a Lake Waconia regional park pending completion and approval of a park acquisition master plan. In July 1990, a draft acquisition master plan was completed. That plan was consistent with the southeast shoreline site depicted in the 1990 City of Waconia Comprehensive Plan. However, it was opposed by local citizens wishing to have more involvement in the planning process. Consequently, in August of 1990, the Carver County Board rejected the plan.

Citizen and official comments about the rejected plan did, however, indicate to the County Board that an expansion of the existing county park should be given further consideration. In August of 1990, the County Board did establish a Lake Waconia Regional Park Study Committee to assist in the development of a new acquisition master plan.

4 CONCEPTUAL DEVELOPMENT PLAN

4A Applicable Usages

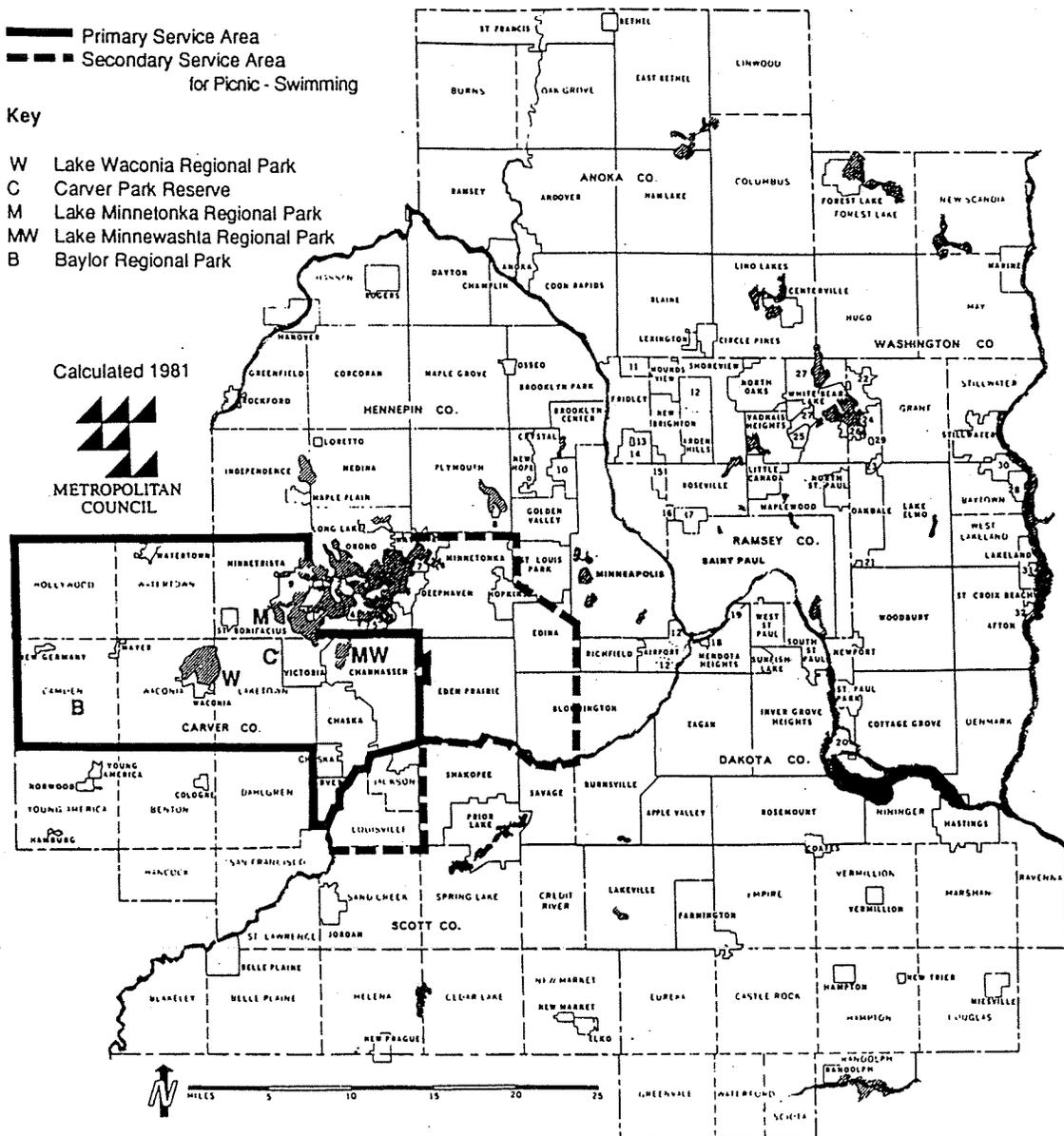
In 1981, the Metropolitan Council parks staff completed an analysis of regional park recreation deficiencies in the Lake Waconia area using Council defined primary and secondary service area data. Regional park needs identified by the analysis were **swimming, picnicking, boating, fishing and hiking**. Family camping was not suggested for a new regional park near the lake because of its close proximity to other area regional park facilities such as Hennepin Park's Carver Park Reserve and Carver County's Baylor Regional Park. Council staff did suggest the County consider selecting an area within the park for group reserved camping, similar to the type of camping provided within Lake Minnewashta Regional Park.

Lake Waconia Regional Park

- Primary Service Area
- - - Secondary Service Area
- for Picnic - Swimming

Key

- W Lake Waconia Regional Park
- C Carver Park Reserve
- M Lake Minnetonka Regional Park
- MW Lake Minnewashta Regional Park
- B Baylor Regional Park



Both in 1988 and 1990, Council parks staff reevaluated the 1981 analysis of the recreation deficiencies in the Lake Waconia Area and updated the primary service area data. The primary service area encompasses a modified, five to seven mile radius area around the park. Factors that modify this service area include other regional park and park reserve facilities, transportation barriers (highways....water courses) that affect park access, and the scale of other area non-regional park recreation facilities (municipal or state systems) located within or close proximity to the service area.

Lake Minnetonka Regional Park

One regional facility within the primary service area that impacts the scale of recreation deficiencies at Lake Waconia was Hennepin Park's Lake Minnetonka Regional Park. That park primarily serves users east of Lake Waconia Park's service area who seek a more social-urban type of park. Because of its location on Lake Minnetonka, it is expected to draw large numbers of users to swim, picnic and boat.

Carver Park Reserve

A second Hennepin Parks facility, Carver Park Reserve, impacts park usage at Lake Waconia. Carver Park Reserve features picnicking and swimming in conjunction with family camping in a more rural environment. It is a park reserve and 80% of its land will remain in its natural state for the preservation of natural habitats and for nature interpretation.

Lake Minnewashta Regional Park

Another facility within Lake Waconia's primary service area is Carver County's Lake Minnewashta Regional Park. It is viewed as being comparable to a future Lake Waconia Regional Park because it is being developed at a rural-family density. Because of the lake's smaller size, Lake Minnewashta would not attract the number of boaters as would parks on Lake Waconia or Lake Minnetonka.

Baylor Regional Park

Carver County's Baylor Park is the remaining regional facility located in Lake Waconia's primary service area. It features picnic, family camping, trail, and swimming facilities. However, the park's location in rural southwestern Carver County will not, in the opinion of Metro parks staff, attract many users from the more urbanized area.

In 1988 and 1990, Council staff concurred with the 1981 definition of the Lake Waconia Regional Park secondary service area. From the defined secondary service area, users are drawn to the park by specific recreational facilities constructed within the park or by the natural resources of the park area.

Lake Waconia is viewed as a natural resource of metropolitan significance. The one recreational facility predicted to draw users from beyond the secondary service area is the boat launch. About 10% of the annual boating and boat/fishing use of Lake Waconia is expected to come from outside the metropolitan area.

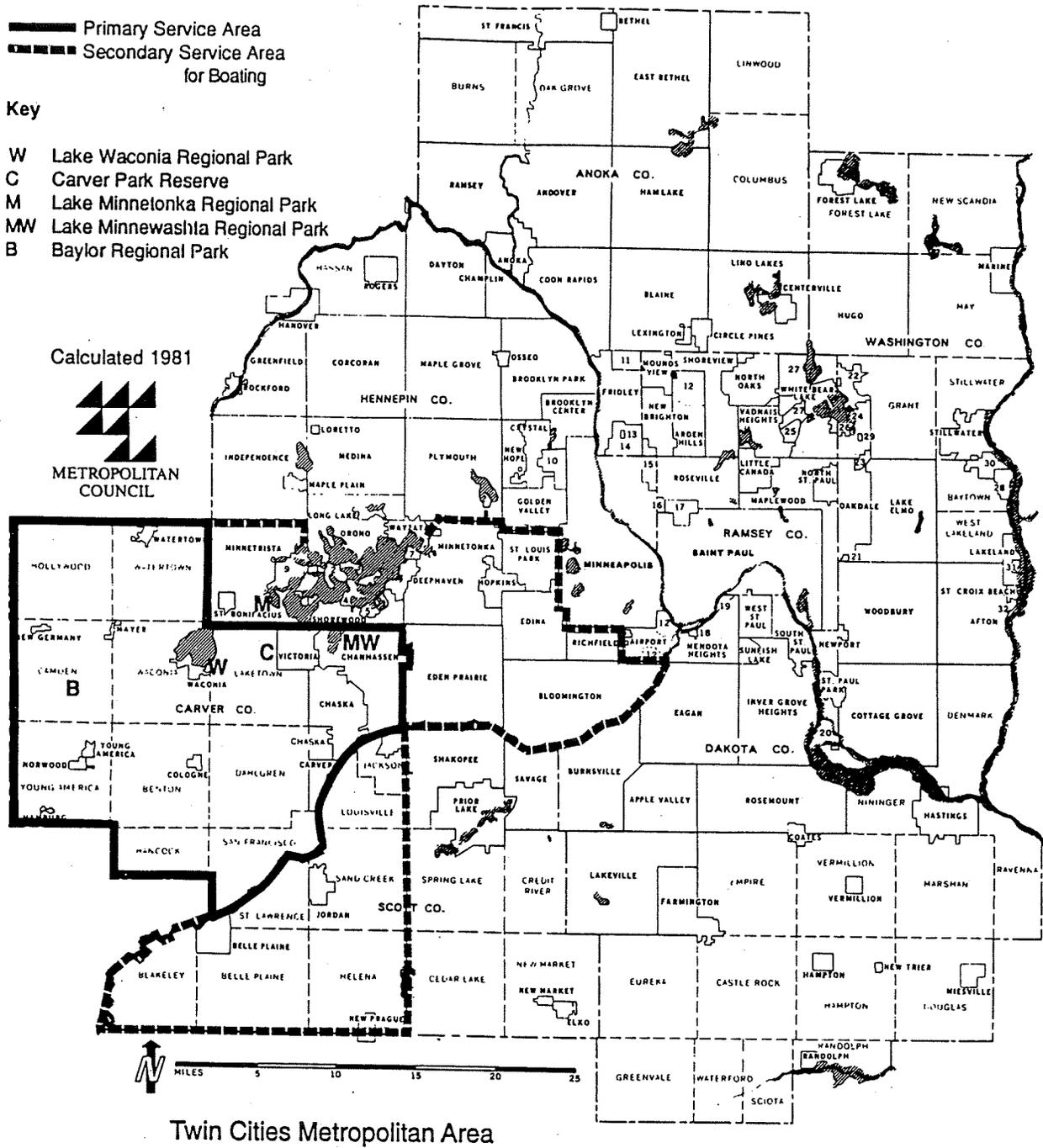
Lake Waconia Regional Park

-  Primary Service Area
-  Secondary Service Area for Boating

Key

- W Lake Waconia Regional Park
- C Carver Park Reserve
- M Lake Minnetonka Regional Park
- MW Lake Minnewashta Regional Park
- B Baylor Regional Park

Calculated 1981



4B Recreational Development

Carver County views the recreation uses identified by the Metropolitan Council in its Parks Policy Plan as appropriate to locate within the new Lake Waconia Regional Park. This view is consistent with the County's Comprehensive Land Use and Development Plan which defines regional parks and the specific type of recreation opportunities they offer to people of the County and surrounding primary service

area.

Regional park recreational activities identified for a future Lake Waconia Regional Park are:

- * **Swimming**
- * **Picnicking/Active Play Area**
- * **Boating**
 - public access
 - boat beaching
 - sailboard landing
 - water ski landing/launching
- * **Fishing**
 - pier fishing
 - shore fishing
- * **Hiking**
- * **Cross-country Skiing**
- * **Group Reserved Camping**

Park development activities will be oriented toward the lake because of the characteristics of the large water resource, the surrounding southwest shoreline property, and the proposed recreation uses of the park. Most park development is not expected to occur for a period of years (probably not until the year 2000 or beyond).

Of the recreational activities identified, the public access remains under debate as to the type of boats to be launched (motorized or non-motorized craft).

At present, the Minnesota Department of Natural Resources operates a 45 vehicle/trailer public boat access on the east side of the lake at the intersection of CSAH 30 and CR 155. The DNR is in the process of locating land for future public access space at other points around the lake in its effort to fulfill the goal of the Cooperative Water Access Program (made up of representatives from the DNR and the Metropolitan Council) to provide the public with one free and unrestricted vehicle/trailer parking space for every 20 acres of water surface. This standard translates into a goal of 160 vehicle/trailer spaces on Lake Waconia. A portion of the additional 115 spaces to be provided on the lake may be located in the future regional park. Parking spaces at other existing accesses to the lake may reduce the total number of new spaces needed.

Originally, the Council's regional park "needs statement" for recreation within Lake Waconia Regional Park cited the need for 100 vehicle/trailer spaces. As a result of further discussion, the DNR and the Metropolitan Council agreed that the size (45 vehicle/trailer spaces) of the existing DNR access at the intersection of CSAH 30 and CR 155 represents the practical limit for parking spaces at one location.

A primary goal of both the DNR and the Metropolitan Council is to provide the public with access space at the most suitable locations around the lake. Both agencies are of the opinion that public access space (40 vehicle/trailer spaces) should be incorporated into the Lake Waconia Regional Park plan. However, members of the Lake Waconia Regional Park Master Plan Study Committee have debated at length what type of boat access (motorized unrestricted or non-motorized access) is suitable within the regional park. The Committee has not and may not reach consensus on this issue. It has elected to continue debate on this issue into the preparation of the development master plan for the park.

4C Metropolitan Council Demand Forecast

Analysis of the primary and secondary service areas by the Metropolitan Council resulted in the establishment of minimum sizing requirements for the planned uses within the proposed "family-rural density" park. These minimum sizing requirements are:

* Swimming	750 feet of shoreline
* Fishing	200 feet of shoreline
* Sailboarding	300 feet of shoreline
* Boat Beaching	500 feet of shoreline
* Water Skiing	250 feet of shoreline
* Boat Access	400 feet of shoreline
* Boat Access	40 vehicle/trailer spaces
* Picnicking/Parking/Buildings/Play Area	35 acres
* Group Camping	30 acres
* Hiking	2 miles

Public use of "rural-family density" parks is based on other regional park use patterns observed by Metropolitan Council field research completed during 1982 and 1983. Applying these observations of public use to the recreation facilities identified for Lake Waconia Regional Park result in the following forecasts:

Swimming - .75 persons per lineal foot X 750 lineal feet of beach X 2.5 daily beach use turnaround X 33 weekend days and holiday days = 46,406.25 persons X 2.5 weekend use for weekday estimate = 116,016 summer beach users. (The formula for determining rural swimming beach use from the Metropolitan Council.)

Picnicking - 30 persons per acre X 15 acres picnic grounds X 33 weekend days and holiday days X 1 turnover = 14,850 persons X 2.5 weekend use for weekday estimate = 37,125 summer users. (The formula for determining rural picnic area use from the Metro Council.)

Picnic/Swimming Area - Combined total equals **153,141** summer users.

Boat Launch - 40 spaces X 2 daily turnarounds = 80 boats X 33 weekend days and holiday days = 2640 boats X 2.5 weekend use for weekday estimate = **6,600** summer boat users.

Hiking - Two miles of hiking trails at a use density of 20 persons per mile peak weekend use X 2 daily turnarounds = 80 persons X 33 weekend days and holiday days = 2640 persons X 2.5 weekend use for weekday estimate = **6,600** summer hikers. (Rural distribution formula by the Metropolitan Council.)

Fishing - Shorefishing, pier fishing formulas were not available. Use is estimated at an additional **3,500** persons per summer.

Group Camping - 30 acres X 15 persons per acre density X 1 turnover = **450** persons. Use is not predicted as a daily occurrence, similar to group reserved camping activities at other regional parks and park reserves.

If the park is developed and managed to accommodate the proposed recreation activities within the proposed acreages, it will continue to be classified as a "family-rural density" park. This will retain its character of being less dense than the "social-urban density" parks now operating closer to the inner

cities and within areas of higher population concentrations.

The demand forecasts contained in this plan are based on Year 2000 population projections by the Metropolitan Council. Assuming the Year 2000 population projections and the applied use factors are correct, the envisioned "family-rural density" park can be expected to experience full usage within a relatively short period of time. The updating of population projections and use factors may dictate some adjustments in land use areas when the detailed development plan for the Lake Waconia Regional Park is prepared.

4D Park Configuration

Orientation and Size

To configure the minimum acreage needed to accommodate the forecast use of the park, a conceptual park layout was drawn. This layout plan orientated park activities along the southeast shoreline.

Shoreline activities were conceptually drawn to determine the minimum lakeshore frontage needed. With sufficient buffer spaces between activities, the length was 2,700 lineal feet. Included in this proposed shoreline usage is 300 feet for sailboard beaching and access, 200 feet for fishing pier casting and shore fishing, 750 feet for a swimming beach, 500 feet for boat beaching, 250 feet for a water ski landing/takeoff area, 400 feet for a public boat access, and buffer spaces in between these uses. These buffers separations enhance safety and aesthetics. With the exception of a public boat launch, these shoreline activities require approximately 5 acres of land.

The other identified recreational activities for the park require larger acreage. The picnic area will contain land for picnicking and shelters, replacement picnicking, an active play area, a bathhouse restroom building, parking lots for picnickers and swimmers, access roads and utilities, and will require a minimum area of 35 acres. A separate parking lot and launch area for trailered boats having 40 parking spaces and screening from the lake will require 4 acres. A primitive group reserved camping area will cover 30 acres based on forecast demand. A 200 foot wide buffer strip of land surrounding the park to the southeast, southwest and northwest will require 25 acres. There is also an area of about 5 acres of wet and unusable soils on the former Spannaus property (previously acquired by Carver County) that is expected to be left in its natural state.

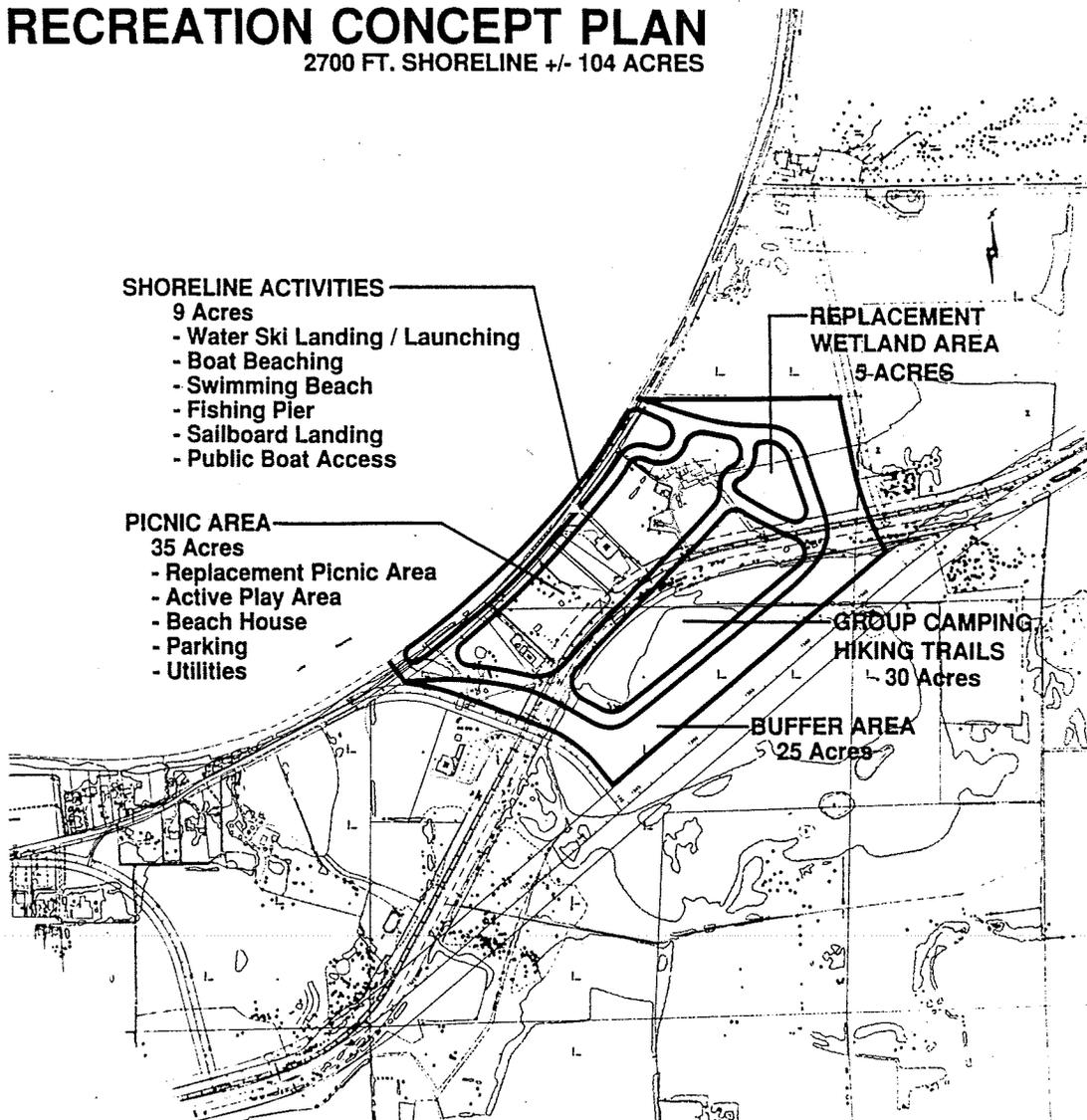
Park Size

<u>Land Use</u>	<u>Acres</u>
Shoreline Swimming, Boating & Fishing, Boat Launch & Trailer Parking	9
Picnicking, Play Area, Roads & Parking	35
Primitive Camping	30
Landscape Buffers	25
Wetlands	5
Total	104

This total of 104 acres is viewed as the minimum acreage necessary to develop a regional park on the southeast shoreline of Lake Waconia.

RECREATION CONCEPT PLAN

2700 FT. SHORELINE +/- 104 ACRES



TH 5 and CSAH Study

The Minnesota Department of Transportation (MnDOT) has programmed the year 2000 (previously 1993) to rebuild State Trunk Highway (TH) 5 as a two lane road on its existing alignment between TH 284 and TH 41 in Chanhassen. Carver County is proposing to enlarge the existing Lake Waconia Park to approximately 104 acres. If this expanded park area is not to be bisected by major highways, both TH 5 and CSAH 30 must be relocated. This plan to consolidate land by relocating these highways is the basic concept of this acquisition master plan.

Two primary concerns about the concept plan for the regional park dealt with the relocations of TH 5 and CSAH 30. These concerns were:

1. The construction feasibility of relocating these two highways so that a park of at least 100 acres could be developed, and
2. The cost feasibility of relocating the highways.

In order to determine whether it is feasible to relocate both highways to provide a single parcel of land large enough for a regional park, the Metropolitan Council, MnDOT, Carver County and the City of Waconia entered into a formal agreement to study the relocation potentials.

The agencies defined a workplan and hired an engineering consultant firm to perform the first phase of a two phase feasibility study to identify the potential issues, impacts and costs associated with the relocation of TH 5 and CSAH 30. The second phase of the feasibility study would evaluate the environmental impacts of the project and propose mitigation measures to be incorporated into an Environmental Assessment.

The Metropolitan Council agreed to fund the first phase of the relocation feasibility study, and agreed to share in the cost of producing additional topographic mapping of the study area with Carver County and the City of Waconia. Funding of the second phase of the study will be negotiated among the four agencies (Council, MnDOT, County and City).

In March 1991, the Council approved a consultant contract to study the relocation of these two highways. The firm of Strgar-Roscoe-Fausch completed the study in February 1992. The basic conclusion of the study was that realignments of both TH 5 and CSAH 30 were feasible.

In late 1992, the Carver County Board and the Metropolitan Council accepted the SRF Feasibility Study. Before phase two funding of the Feasibility Study will be authorized by the Metropolitan Council, Carver County must adopt an acquisition master plan for a 104-acre Lake Waconia Regional Park on the southeast shore of the lake.

4E Recreational Needs for Disabled Individuals and the Elderly

The Metropolitan Council completed a report in 1987 entitled "The Provision of Regional Recreation Open Space Services to Disadvantaged Populations". This document analyzes the needs and significance of providing facilities for disadvantaged groups including disabled persons, racial and ethnic minorities, elderly persons, single parent families, and low income persons. The report concluded that the two groups having the greatest disadvantage are low income persons (essentially 100 percent are disadvantaged) and disabled persons (the greatest majority are disadvantaged due to physical and/or mental impairments).

The report made preliminary recommendations by participatory barriers and disadvantaged groups. Recommendations pertain to barriers such as economical transportation, awareness communication, programmatic facilities, safety, and architectural features. The report concluded that additional information and analysis must be conducted to understand the full needs of these disadvantaged populations and the ability to meet their needs.

Opportunity will exist within the park to respond to these needs once development begins. Carver County will concentrate on providing physical accessibility and program usability in areas which have the most potential for utilization by persons with disabilities. Accessibility should be provided in and between major destination areas such as picnic grounds, toilet facilities and buildings, wherever practical and within limitations of the resources available. The detailed development master plan for the park will define features which will attract these user groups and enhance the usage of the park by the individuals within these groups.

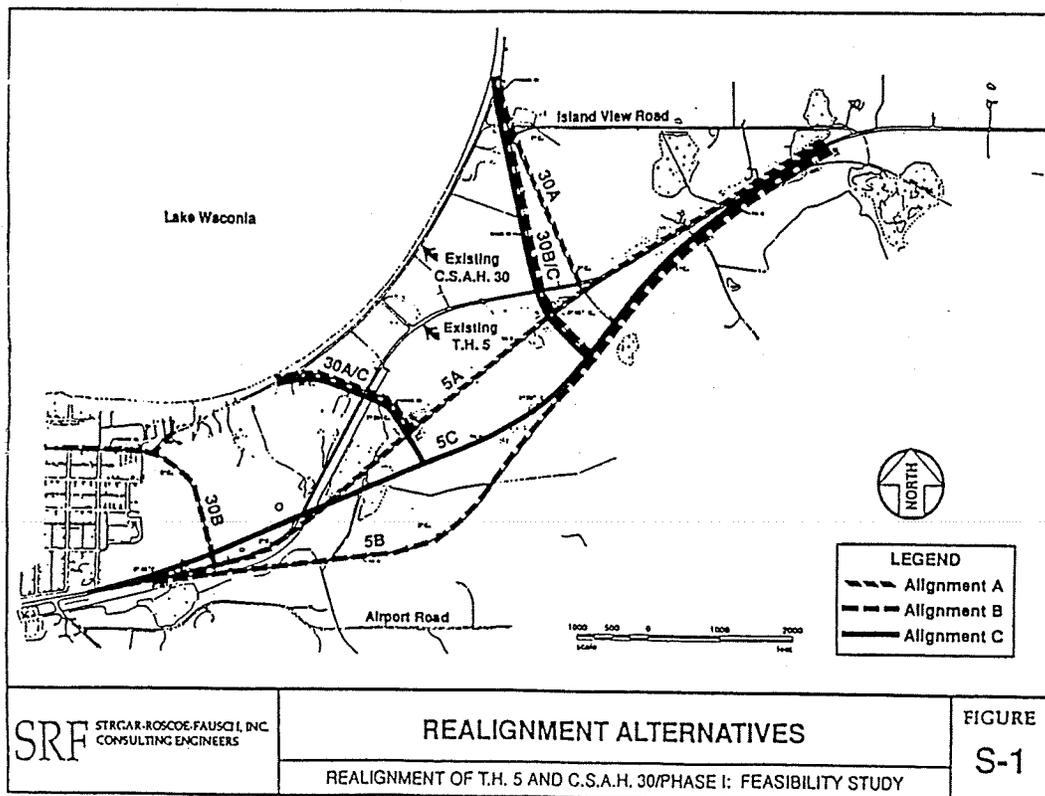
4F Development Costs

Parks

Proposed development items include service roads, parking lots, boat access, fishing pier(s), utilities, trails, landscaping (trees....buffer areas), picnic shelters, restrooms, beach expansion, bathhouse, children's play structures, and field game areas. Based on the County's experience in developing Baylor Regional Park and Lake Minnewashta Regional Park, a very general estimate in 1993 dollars for constructing these improvements is \$1,000,000. Other improvements such as paving roads/parking lots and constructing a maintenance storage building may be desirable. This general estimate of park improvement costs will be refined if a development master plan is prepared.

Highways

The SRF report presented several alternatives to TH 5 and CSAH 30 reconstruction in order to provide enough land to locate a regional park on the lake within their parameters. The SRF report concluded with a recommended alignment and the estimated costs in 1992 dollars to complete the reconstructions. The routes chosen were 5A for TH 5 and 30 A/C to the southwest and 30 B/C to the northeast for CSAH 30. Total estimated reconstruction cost is approximately \$6.2 million on this route. Mn/DOT and Carver County estimated costs to reconstruct the two roads along their existing alignments would be applied to the new route costs.



4G Maintenance Costs

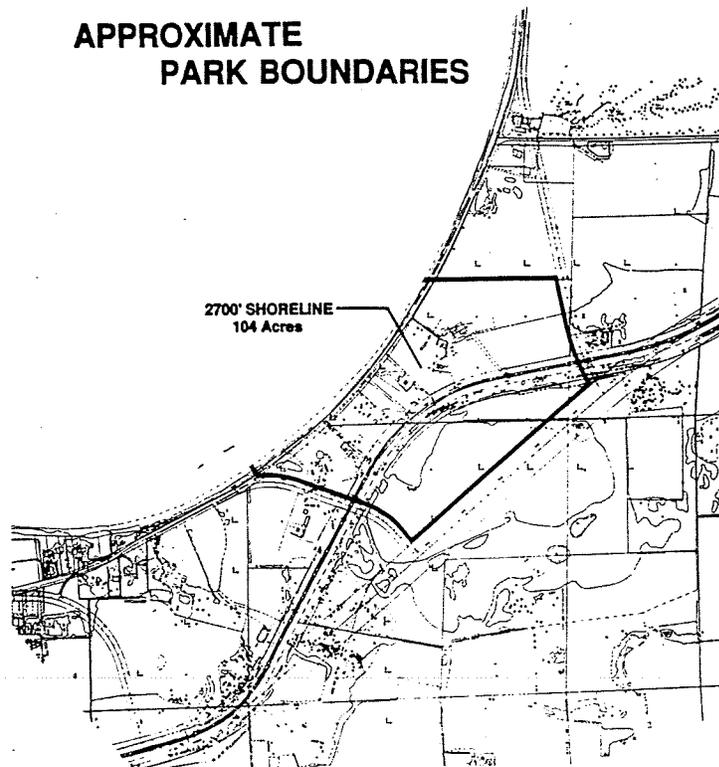
The operation and maintenance portion of the 1993 Parks Budget is approximately \$350,000. Three parks are operated and maintained by the County (Baylor Regional Park, Lake Minnewashta Regional Park and Lake Waconia Park). Projecting that the future use of Lake Waconia Regional Park will be similar to the present average use of Baylor Park and Lake Minnewashta Park, the annual operation and maintenance cost in 1993 dollars for the proposed Lake Waconia Regional Park is \$150,000. These expenses include full-time and seasonal labor, capital equipment, supplies and materials, and limited planning, design and engineering services. A refinement of these projected operation and maintenance costs will be possible if a detailed development plan is prepared.

5 ACQUISITION PLAN

5A Boundaries

Policies adopted by the Metropolitan Council set forth certain standards and guidelines for the acquisition of regional parks. They state that a regional park should be 200 to 500 acres optimum (or 100 acres minimum), in a natural setting, contiguous to water bodies or water courses. When considering the potential relocation of TH 5 and CSAH 30 on the southeast shoreline of Lake Waconia, the Metropolitan Council did agree that the proposed 104 acre conceptual development plan for the park will adequately meet use projections.

Based on the phase one TH 5 and CSAH 30 Relocation Feasibility Study and the preferred relocation corridors for TH 5 and CSAH 30, the boundaries of the new park can be generally defined. The following map illustrates the approximate limits of the proposed park and the properties impacted.



Specific highway alignments and park boundaries cannot be established until after the adoption of an acquisition master plan by both Carver County and the Metropolitan Council and after completion of phase two of the TH 5 and CSAH 30 Relocation Feasibility Study.

5B Parcels

Properties impacted by the proposed 104 acre park and the relocation of TH 5 and CSAH 30 include:

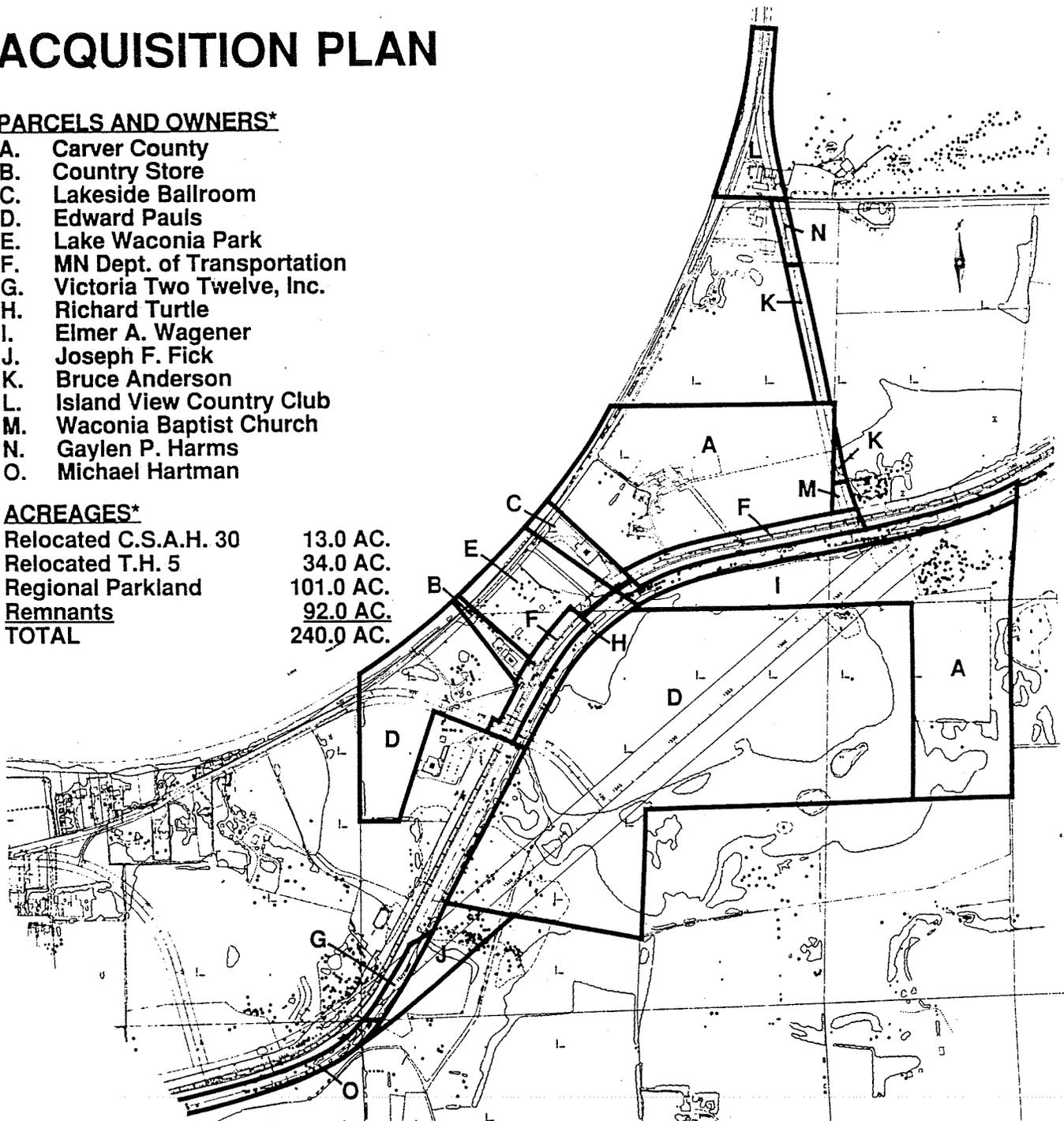
ACQUISITION PLAN

PARCELS AND OWNERS*

- A. Carver County
- B. Country Store
- C. Lakeside Ballroom
- D. Edward Pauls
- E. Lake Waconia Park
- F. MN Dept. of Transportation
- G. Victoria Two Twelve, Inc.
- H. Richard Turtle
- I. Elmer A. Wagener
- J. Joseph F. Fick
- K. Bruce Anderson
- L. Island View Country Club
- M. Waconia Baptist Church
- N. Gaylen P. Harms
- O. Michael Hartman

ACREAGES*

Relocated C.S.A.H. 30	13.0 AC.
Relocated T.H. 5	34.0 AC.
Regional Parkland	101.0 AC.
<u>Remnants</u>	<u>92.0 AC.</u>
TOTAL	240.0 AC.



* Parcels and acreages are only approximations.

5C Acquisition Costs

Appraisals have not yet been made on any property, nor has there been any detailed estimate prepared on relocation expenses. However, it is anticipated that several properties may be appraised and purchased when grant funds are made available.

Significant parcels of park land to be acquired include the Lakeside Ballroom, the Country Store, the Ed Paul land, and the County's acreage purchased from the Spannaus family. A general estimate of acquisition costs and relocation expenses for these properties is \$1.5 to \$2.0 million. This estimate assumes the land can be developed in the future and incorporates an average relocation expense factor per parcel. This factor was based on conversations with staff of another Metropolitan Regional Park implementing agency.

Other parcels will be purchased and relocation expenses incurred to accommodate highway relocations. Examples of properties impacted by the highway relocations include the Island View Country Club, the Anderson land and the old railroad corridor. A general estimate of these costs is between \$500,000 and \$750,000.

Property acquisitions may result in public ownership of land beyond the limits of the highways and the park. These excess remnants of land may be sold with the proceeds returned to the Metropolitan Council.

6 INTERIM DEVELOPMENT/MAINTENANCE AND STEWARDSHIP

6A Highway and Beach Improvements

The County is examining the feasibility of an interim realignment of CSAH 30 to create a safer and larger beach area for park users. This interim change is being considered because the reconstruction of TH 5 has been deferred to Year 2000 and because it is unlikely that significant development within the regional park would occur prior to the TH 5 reconstruction project. In the meantime, improved safety in the area of the beach is a primary objective of the County. Another benefit of this interim project would be the stabilization of the CSAH 30 highway embankment to reduce persistent erosion problems along the southeast shoreline.

The major highway relocations will be constructed at a later date when funds become available.

6B Natural Resources Management

Much of the advice given to the County following the environmental Phase II road relocation study should be to protect many of the parks' environmentally sensitive areas. Other park areas not affected should also be studied to prepare them for future park development such as tree plantings, prairie restoration; renovation of past and present wetlands areas. These activities would be managed in the stewardship mode.

6C Land and Building Stewardship

It is expected that as property is acquired, normal stewardship practices will be put into effect. These include shade tree disease control, weed control, boundary signing and security. Since park development is not scheduled to take place until after the year 2000, the County will probably lease land now in agricultural production or pasture until that time. Farm buildings and residences purchased in the acquisition of the Spannaus property (now owned by Carver County) and the Paul properties may also be leased until development occurs. Further study will have to take place to determine if there is

any potential use of these buildings for park purposes. Also, the Country Store and Lakeside Ballroom structures will need to be studied for any applicable uses in the development of the park. Between now and when development occurs, they could continue to operate as they now do, either privately or through lease by the County.

6D Operations

The future Lake Waconia Regional Park will be operated under Carver County Parks Ordinances and Policies, as will the land acquisition before development occurs. It will be operated during the stewardship period as a satellite facility from the main operations and maintenance shop at Baylor Regional Park.

Stewardship items and activities will consist of reusing/renting acquired structures, renting agricultural land, fencing boundaries, establishing turf, controlling diseased trees, and rebuilding or demolishing buildings.

Carver County charges a vehicle entrance fee for admittance to its two operating regional parks. No fees are charged if individuals enter those parks other than by motorized vehicle. Pedestrian/bicycle access is free of charge. This fee system is anticipated to be used at the Regional Park on Lake Waconia.

6E Public Services

Public utility services are not presently available to serve the park site. The City of Waconia is planning future annexation to the east that would encompass the regional park. Trunk sewer and water lines are proposed to be installed either along the TH 5 realignment corridor or through the park itself. When this occurs, utility hookups would be made available to the park at locations to be determined later.

It is anticipated that final realignments and improvements to TH 5 and CSAH 30 will provide the public excellent access to the new regional park.

At present, there is no MTC bus service to Waconia. If future community growth warrants consideration of either express or limited local bus service, Carver County will work with Waconia and the MTC to make service available to the park.

7 ISSUES

7A Boat Access Types and Parking

At present there is a 45 space DNR public boat access on the lake. 115 additional spaces are to be located at different sites around the lake. The Metropolitan Council's Parks and Recreation Policy Plan does identify boat accesses as a priority element to be incorporated into the development of a regional park. Therefore, the County assumes the responsibility to assist the DNR in reaching its vehicle/trailer parking space objective. Previous discussions between Carver County, the Council and the DNR on the size of recreational activities to be accommodated in a new regional park have led to the conclusion that a boat access within the park should contain no more than 40 parking spaces.

The LWRP Master Plan Study Committee held several debates on whether the park's public access should be open to all types of water craft or whether it should instead be limited to non-motorized craft such as sailboats. It was decided to postpone the resolution of this issue until the detailed development master plan is prepared at a future date.

8 RELATED TOPICS

8A Surface Water Management

The Lake Waconia Regional Park Master Plan Study Committee held many discussions on the DNR's goal of creating 160 vehicle/trailer spaces (by formula) and its impact on the surface use of the lake. There is the opinion that planning and building additional public accesses on Lake Waconia will simply add to an already overcrowded and overused surface. Neither the Metropolitan Council nor the DNR are in a position to regulate water surface use, although both encourage water surface zoning to be studied and implemented locally to control a variety of problems relative to surface crowding and misuse. By statutory authority, Carver County can establish water surface zoning. Also, under a joint powers agreement of the City of Waconia, Laketown Township and Waconia Township (who collectively surround the lake), water surface zoning could be established.

8B TH 5 Traffic Volumes

There was disagreement concerning whether the new section of TH 5 between the CSAH 30 intersections should be built as a four lane road at the time of the relocation. SRF and Carver County contend that anticipated traffic levels will warrant the four lane road when relocation takes place. The Metro Council disagrees, stating that anticipated traffic loads will be sufficiently accommodated by two lanes instead of four when the highway is initially relocated. However, the Council agreed to support the purchase of land for future expansion of the highway to four lanes.

8C Trail Corridor

It is the desire of the Study Committee to have Carver County pursue the creation of a trail corridor in the eastern Carver County area that would link Lake Waconia Regional Park to Lake Minnetonka Regional Park, Carver Park Reserve, the University of Minnesota Landscape Arboretum, Lake Minnewashta Regional Park, and the trail systems of the municipalities in the area. If it is proposed to develop such a trail corridor using Metropolitan Council funds, the Council's Parks and Open Space policy plan would have to be amended to include the corridor and it would then have to compete for funding with other regional trail corridors already in the plan. Other sources of funding could also be pursued.

8D County Historical Society Building

During the preparation of this master plan, the Carver County Historical Society approached the County Board of Commissioners for the possible construction of a new museum building on County owned land. The Metropolitan Council has declared operations such as this non-compatible with uses contained within a regional park under the Council's restrictive land covenants filed with the property deeds. The Historical Society understood and accepted this position of the Metropolitan Council. A possibility discussed by the Study Committee would be to convey to the Historical Society a small portion of County owned property away from where the road realignments and park uses will eventually be located.

8E Coney Island

The City of Waconia has expressed a strong desire to have Carver County purchase Coney Island as a means of protecting and preserving the scenic, historic and natural features of the island. The 37 acre island has a colorful past and is now listed on the federal government's National Register of Historic Places. The island could provide a site for rustic picnicking and hiking, accessible only by boat. The Study Committee debated this issue at length, considering the many potential problems in

operating, maintaining and providing law enforcement to the island. Other means of protecting the island were discussed such as establishing it as a state game preserve, or by having a private enterprise or foundation to own, operate and patrol it in conjunction with a local Waconia civic group, or perhaps by approaching the State Department of Education on the possibility of developing a non-profit residential environmental learning center on the island owned and operated by a consortium of school districts. From the acquisition master plan standpoint, the island is not included as a component of the regional park at this time, although the issue is unresolved. If future study of the island's potential as a regional park component warrants inclusion in the master plan, the plan could be amended to do so.

8F Park Shoreline Length

Following considerable discussion by the Study Committee, it was decided that the concept recreation plan contained within this acquisition master plan reflect the need to acquire approximately 2,700 feet of shoreline on Lake Waconia. The County Park Commission and the Board of Commissioners had expressed a strong interest in acquiring additional shoreline beyond the 2,700 feet to further enhance the ability to safely and aesthetically provide for all shoreline recreation activities as well as to protect additional lakeshore as a long term public benefit. However, the Park Commission and the County Board recognize that their concerns for additional shoreline may be reconsidered when a development master plan is prepared for the park.

9 CITIZEN/LOCAL GOVERNMENT PARTICIPATION

9A Public and Agency Involvement

Citizen participation has been an important part in the formation of this plan. During 1989 and the early part of 1990, the City of Waconia updated their 1990-2000 Comprehensive Plan. In that plan, the City identified the southeast shoreline of Lake Waconia and Coney Island as the sites for a future regional park. The public was involved in this process through the informational hearings and the public hearing held before the plan was adopted in early 1990.

Following the County Board's rejection of the 1990 southwest shoreline master plan, the Board appointed the Lake Waconia Regional Park Master Plan Study Committee to assist the County in examining the issues to be addressed in developing a master plan for a regional park on the lake. Members of this Committee include the Lake Waconia Association, Waconia Chamber of Commerce, City of Waconia, Laketown Township, Island View Country Club, Carver County Board of Commissioners, Park Commission and staff, Metropolitan Council, Minnesota DNR, Minnesota DOT. This Committee has met numerous times over the last few years to discuss the issues and form opinions about the contents of a new master plan. It is the intent of Carver County to have the Committee continue meeting until the acquisition master plan is approved or rejected by the County and/or the Metropolitan Council. In conjunction with the Committee's work, the Carver County Park Commission has been active in participating in the plan formulation, exchanging many thoughts and ideas during the process.

9B Plan Adoption Process

The County Board held a public information meeting in Waconia before the official public hearing was scheduled and held. Comments from the information meeting and the public hearing have been summarized and attached to this acquisition master plan as Appendix "A".

Having considered the many aspects of proceeding with the development of a Lake Waconia Regional Park, the County Board made the decision on April 18, 1995 to approve this acquisition master plan.