

## Community Profile

This chapter provides the basis for the following sections of the *Comprehensive Plan* through an analysis of the City's position within the Twin Cities Metropolitan Area, in terms of both geographic location and demographics. It contains the following sections:

- Regional Location and Issues
- Summary of the 1998 Comprehensive Plan
- Demographic and Housing Characteristics

## Metropolitan Council Oversight

In 1976, the Metropolitan Land Planning Act was enacted by the state legislature. The major purpose of the Act was to coordinate all planning activities in the seven county metropolitan area to allow for efficient and cost effective provision of regional systems including water resources management, transportation, regional parks and open space, and aviation. The Metropolitan Council was appointed the overall coordinating authority to review local governments Comprehensive Plan to assure compatibility with regional services. In 1996, the Metropolitan Land Planning Act was amended to require local governments to prepare updates to their Comprehensive Plans to respond to recent changes in regional systems and new policy directions that culminate in a new regional growth plan.

The regional growth plan termed the *Regional Blueprint*, established strategies to manage growth and redevelopment activities. These strategies are intended to reduce sprawl in the outlying areas, encourage reinvestment in the developed areas of the region, provide lifecycle housing that is affordable to all income groups and preserve the natural environment.

The key implementation features of the regional strategies are to:

- “revitalize the core of the region, and develop and/or redevelop areas around transportation nodes and transportation/transit corridors at densities sufficient to make transit competitive;
- infill and redevelop the urban parts of the region, and foster suburban development that is more compact than the trends of the past few years...
- identify a long term 2040 urban reserve boundary to designate those parts of the region that will eventually become urbanized and those that will stay permanently rural; and

- negotiate a new 2030 urban service staging area that reflects the staged 2030 plans of local governments...”

**Forecasts of Population, Households and Employment**

The following forecasts are part of the 2030 *Regional Development Framework* (adopted January 14, 2004 and updated on August 24, 2005). They are used by the Council to plan for its regional systems. Communities should base their planning work on these forecasts. However, given the nature of long-range forecasting, the Council will maintain an on going dialogue with communities to consider any changes in growth trends or community expectations about growth that may have an impact on regional systems. Forecast of population, households and employment:

**Table 2-1  
Forecast of Population, Households and Employment, 1990 to 2030**

	1990	2000	2010	2020	2030
<b>Population</b>	3,498	6,814	10,600	20,000	25,000
<b>Households</b>	1,401	2,568	4,500	8,000	10,000
<b>Employment</b>	1,946	3,777	7,000	9,900	13,000

The Metropolitan Council forecasts growth at appropriate densities for communities in order to protect the efficiency of wastewater, transportation and other regional system investments and to help ensure the metropolitan area can accommodate its projected growth by the year 2030.

The Metropolitan Council’s forecast was created by working down from national to state to regional to sector and, finally, to local forecasts. The allocation of forecast growth at the county and local levels was also driven in part by policy considerations. That is, the Metropolitan Council wishes to see greater density in previously-developed areas, in central locations, and near major highways or transit lines. Thus, Waconia is the type of community in which the metropolitan planning body feels growth should be accommodated for the sake of transportation, environmental protection, farmland preservation and other regional goals.

**Growth Management**

The Regional Development Framework sets an overall minimum residential density standard of 3 to 5 units per acre in developed and developing areas where urban service is located or planned. The average minimum standard of 3 units per acre is important to the efficient use of regional systems, including wastewater system investments. Communities that significantly over-utilize or under-utilize regional systems can cause inefficiencies in the use of regional resources. Additionally, achieving housing at these density levels may help communities meet their obligations under the Metropolitan Land Planning Act to plan for and address their housing needs.

## Regional System Statement

Metropolitan system plans are long-range comprehensive plans for the regional systems-- transportation and airports, wastewater services, and parks and open space, along with the capital budgets for metropolitan wastewater service, transportation and regional recreation open space. System statements explain the implications of metropolitan system plans for each individual community in the metropolitan area. They are intended to help communities prepare or update their comprehensive plan, as required by the Metropolitan Land Planning Act.

Local comprehensive plans will be reviewed by the Council for conformance with metropolitan system plans, consistency with Council policies and compatibility with adjacent and affected governmental units. The system statement includes forecasts at densities that assure regional growth is achieved consistent with adopted policies. These forecasted densities help ensure regional services and costly regional infrastructure can be provided as efficiently as possible, and that development and growth within the metropolitan area occur in a coordinated manner. The system statement also contains an overview of the transportation and aviation, transit, wastewater, and regional parks system plan updates, and system changes affecting each community.

## Geographic Planning Area

The City of Waconia is designated as a “developing community” geographic planning area in the 2030 Regional Development Framework. Geographic planning areas are shown on the 2030 Planning Area map. The planning area sets overall densities that the planned development patterns in your community can be expected to achieve. As Waconia plans for current and future residents, it should focus on protecting natural resources, ensuring sufficient public infrastructure, and developing transition strategies to increase density and encourage infill development. Developing communities are also encouraged to preserve areas for post-2030 growth, where appropriate.

## Direction to Waconia from the Regional Development Framework

The *Regional Development Framework* adopted by the Twin Cities Metropolitan Council provides the following direction to Waconia.

### ***Accommodate growth in a flexible, connected and efficient manner:***

*As a Developed Community:*

- Plan for development that accommodates growth forecasts at appropriate densities.
- Adopt and implement a Council-approved comprehensive plan.
- Maintain, replace or expand local facilities and infrastructure to meet growth and development needs.
- Conserve natural resources—particularly water resources— and protect vital natural

areas when designing and constructing local infrastructure and planning land use patterns.

- Prepare local water supply and wellhead protection plans as required by the MLPA.
- Develop and implement environmentally sound and cooperative water use practices, conservation initiatives, and joint planning and implementation efforts, including wellhead protection plans, designed to protect and ensure an adequate supply of water for the region.
- Incorporate innovative stormwater management techniques, natural resources conservation practices, and habitat restoration projects into development plans and projects.

*As a Developing Community:*

- Plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities (3-5 units plus per acre overall in developing communities for areas outside the current staged development as shown in local plans and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).
- Stage local infrastructure and development plans to accommodate 20 years worth of forecasted growth.
- Select and implement local controls and tools for timing and staging of development throughout the community.
- Reduce infiltration and inflow into the local and regional wastewater treatment system.
- Adopt ordinances to accommodate growth and use land and infrastructure efficiently (examples: innovative zoning techniques for mixed use development, transit oriented development, overlay districts, planned unit development provisions, adequate public facilities ordinances, community impact statements and traditional neighborhood development overlay zones.)
- Plan for the conversion or reuse of declining or underutilized lands in order to accommodate growth forecasts, ensure efficient utilization of infrastructure investments and meet community needs.
- Plan for the entire community and consider the need for additional serviceable land for growth beyond 2030.
- Identify areas reserved for future urban development and develop strategies to minimize development in those areas that could preclude future urban development.
- Plan land use patterns that will facilitate groundwater recharge to protect the region's water supply.
- Plan for necessary infrastructure improvements including, as appropriate, executing orderly annexation agreements.

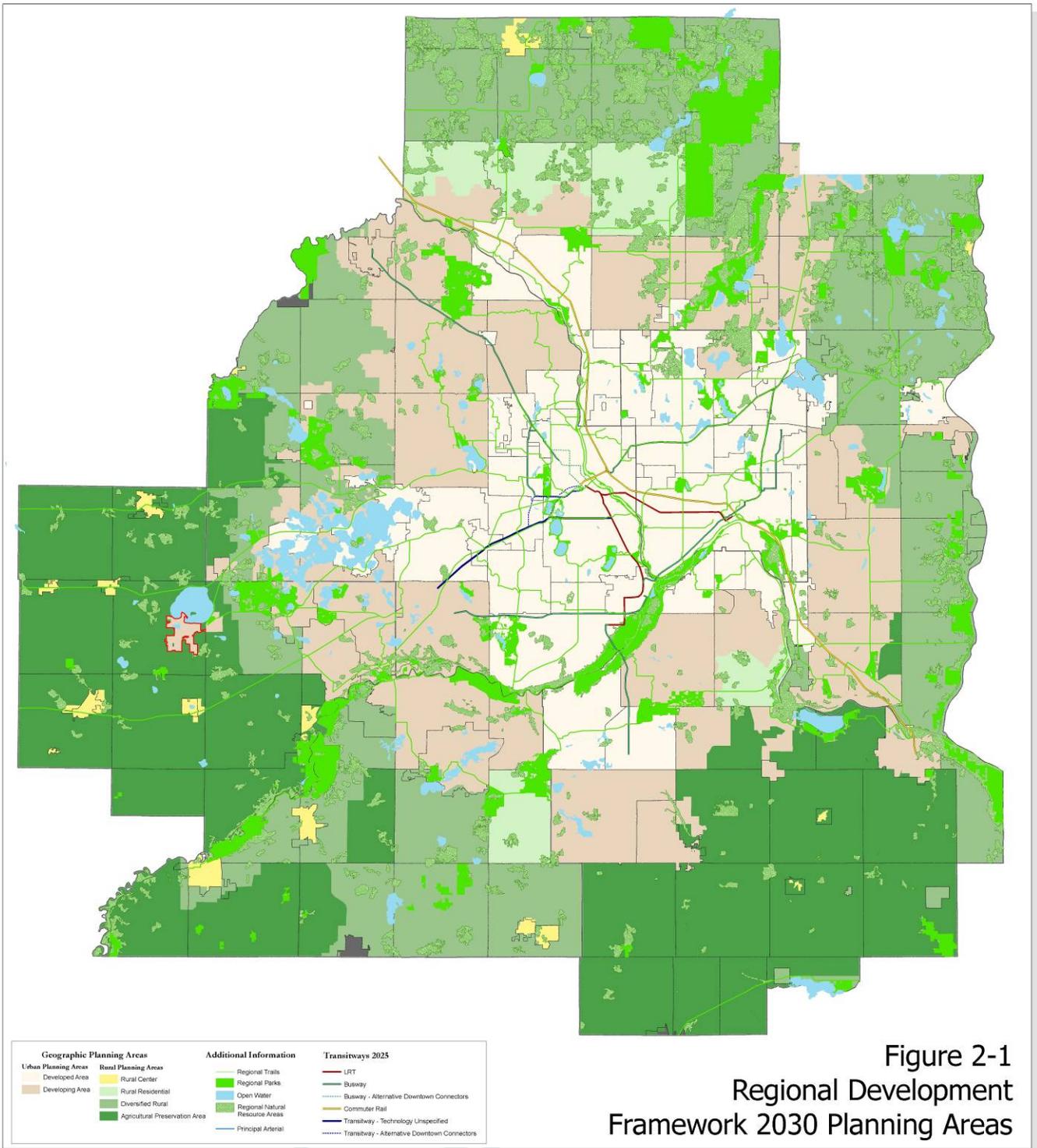


Figure 2-1  
Regional Development  
Framework 2030 Planning Areas

***Plan and invest in multi-modal transportation choices based on the full range of costs and benefits, to slow the growth of congestion and serve the region's economic needs.***

- Plan and develop an interconnected local transportation system that is integrated with the regional system.
- Develop local land uses linked to the local and regional transportation systems.
- Plan for connections between housing and centers of employment, education, retail and recreation uses.
- Coordinate with business and other public agencies congestion-reduction measures such as collaboration with employers, provision of information or incentives to minimize or decrease peak-period impacts.
- Adopt improved design principles to support better access and traffic management.
- Use Mn/DOT's access management guidelines to prepare local plans and ordinances.
- Use Land Use Compatibility Guidelines for Aircraft Noise to plan appropriate land uses for areas surrounding airports.

***Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.***

- Develop and implement comprehensive plans that provide land appropriate for a variety of affordable and life-cycle housing options.
- Adopt local housing goals and implementation plans.
- Use local official controls and resources to facilitate development of a range of housing densities, types and costs.
- Approve and permit proposed housing developments in light of population forecasts, existing housing stock, and current and future community and regional needs, as appropriate.

***Protect and enhance the region's vital natural resources.***

- Complete local natural resource inventories as they deem appropriate. Give strong consideration to integrating natural resources, including aggregate, identified in regional and local natural resources inventories into local land use decision-making.
- Adopt and enforce erosion control ordinances and other environmental preservation and conservation techniques and ordinances.
- Prepare and implement local stormwater management plans consistent with Minnesota Rules Chapter 8410 and the MLPA.
- Include as a part of local park systems natural resources that are identified as high quality or of local and regional importance.
- Implement surface water management practices geared to protecting and maintaining the quality of local water resources.

## Regional Park System Plan Considerations

The following regional parks and trails within Waconia as contained in the adopted 2030 *Regional Parks Policy Plan* are listed below.

**Table 2-2  
Regional Parks and Trails in Waconia**

Regional Park or Trail Unit Name	Master plan boundary of unit is set. Comprehensive plan should acknowledge boundary.	Master plan boundary is not set. Comprehensive plan should acknowledge general location with final boundary or alignment subject to park or trail master plan.
Lake Waconia Regional Park	<b>X</b>	
Carver North/South Regional Trail search area.		<b>x</b>

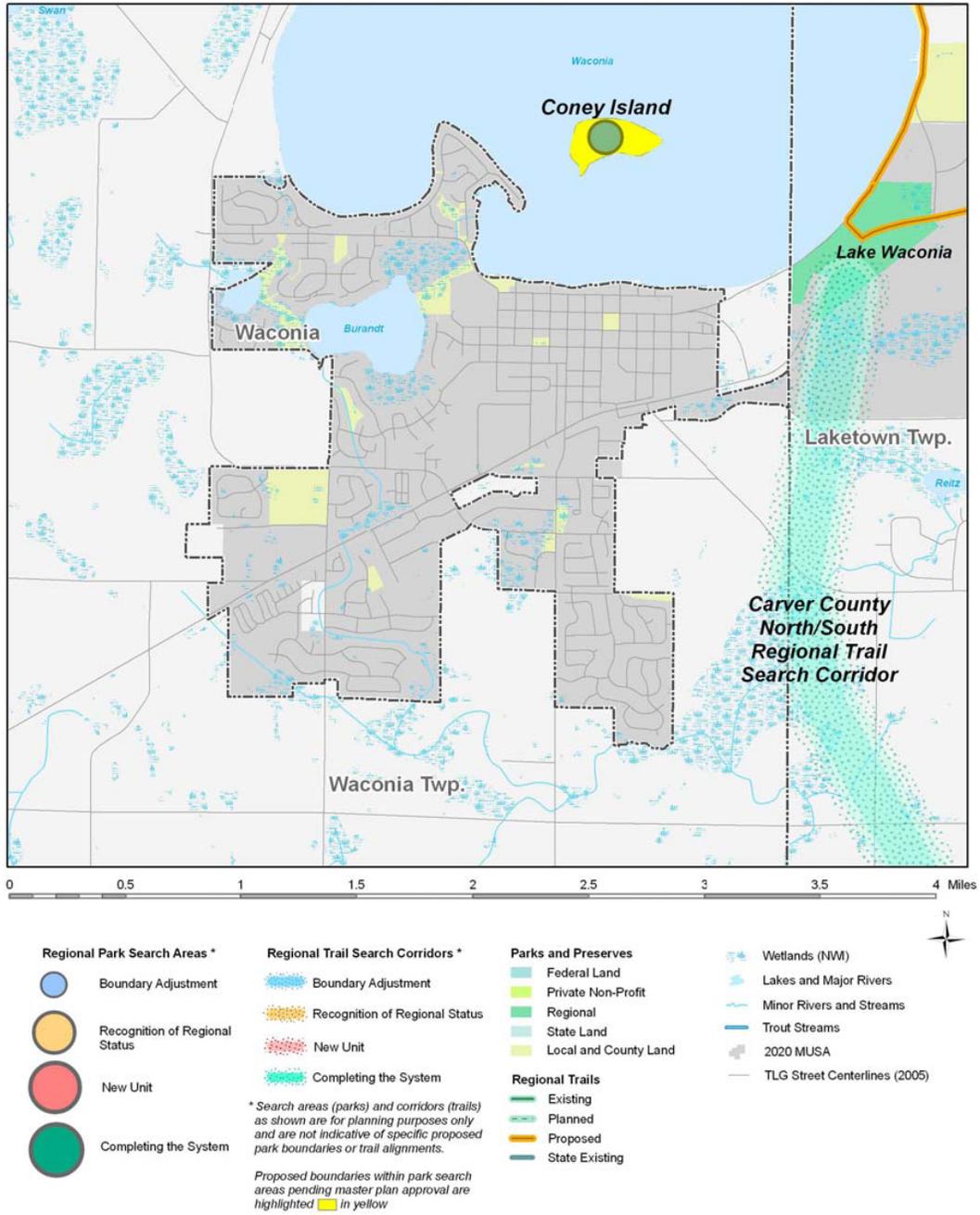
### Lake Waconia Regional Park

There is an approved master plan for the park with an established boundary. The 2030 *Regional Parks Policy Plan* proposes adding Coney Island to the Regional Park boundary. The County will conduct a public process that includes Laketown Township and others to amend the park master plan to determine the best way to manage the island. The park boundary including Coney Island should be reflected in the township’s comprehensive plan.

### Carver North / South Regional Trail Search Area

This proposed trail search area would connect the existing Waconia Regional Park with the proposed Miller Lake and Bevins Creek / Minnesota River Bluffs Regional Parks to the Minnesota River. It would also provide a connection over the river into Scott County and the federal, state, regional and local park facilities in Scott County. The establishment of a trail alignment for this trail search area will result from a master plan process led by Carver County and done in cooperation with Waconia and others. The general regional trail search area as shown in Figure 2 should be acknowledged in the city’s comprehensive plan.

Figure 2-2 shows the location of all regional parks and trails listed above in Waconia, plus any parks and trails adjacent to the city's border.



**Figure 2-2:  
Proposed Additions to  
the Regional Park and  
Trail System**

## Transportation System Plan Considerations

These regional transportation facilities affect the City of Waconia:

### Metropolitan Highways

There are no metropolitan highways in the City of Waconia.

### Transit Routes and Facilities:

Waconia is outside of the Metropolitan Transit Taxing District. Waconia is in Market Area III and is in the area of potential of transit service expansion. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing.

There is no regular route transit service existing in the city. Rural dial-a-ride service is provided by Carver Area Rural Transit.

### Aviation

The TPP / APP includes policies and text on protection of the region's airspace resources. The airspace policy states that both Federal Aviation administration (FAA) and MnDOT Aeronautics safety standards must be a major consideration in the planning, design, maintenance and operation of air transportation facilities and services. There are no existing or planned aviation facilities within Waconia. However, each community has a responsibility to include airspace protection in its comprehensive plan. The protection is for potential hazards to air navigation including electronic interference. Airspace protection should be included in local codes/ordinances to control height of structures, especially when conditional use permits would apply. The comprehensive plan should include policy/text on notification to the FAA as defined under code of federal regulations CFR - Part 77, using the FAA Form 7460-1 "Notice of Proposed Construction or Alteration". Instructions can be found at [www.faa.gov/arp/ace/part77.cfm](http://www.faa.gov/arp/ace/part77.cfm).

Flying in the metro region involves all types of aircraft including amphibian and float-equipped planes. Communities should recognize, for purposes of safe use of surface waters and compatible land use, that certain public waters within the seven-county metro area are designated by MnDOT Aeronautics as permitted seaplane use areas under state Rules. Seaplane operations on Lake Waconia are regulated by Minnesota Rules 8800.2800.

## Water Resources Considerations

These features of the regional *Water Resources Management Policy Plan* affect Waconia:

### Metropolitan Sewer Service

#### *Forecasts*

The forecasts of population, households, employment, and wastewater flows for Waconia as contained in the adopted *Water Resources Management Policy Plan* are listed below. These forecasts are for sewer development. The sewer housing forecasts were estimated based on SAC data, annual city reports, current trends and other information relating to your community. The wastewater flows are based on historical wastewater flow data and the projected sewer housing and employment data.

**Table 2-3  
Forecasts of Population, Households, Employment, and Wastewater Flows for the City of Waconia**

<b>Year</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Sewered Population	10,600	20,000	25,000
Sewered Households	4,500	8,000	10,000
Sewered Employment	7,000	9,900	13,000
Average Annual Wastewater Flow (MGD)	1.01	1.77	2.13
Allowable Peak Hourly Flow (MGD)	3.13	5.13	5.96

The flow projections represent the Council’s commitment to a level of service, assuming that the Council’s underlying demographic forecasts are maintained. Adjustments may be required based on verified growth or lack of growth. The city should contact Council staff to discuss any proposed adjustments. The City has already produced peak flows at MCES service point (L-70) greater than the allowable peak hourly flow. The community must keep its wet weather flows below the allowable peak hourly rate. If it does not, additional connections to the regional wastewater system may be denied until I/I flow issues are resolved and/or future capacity is brought on line. It is very important for the City to understand that the forecasts of sewer population, households and employment are based upon the City removing excess I/I from its flows. In this case, flow projections and in particular allowable peak hourly flow projects represent an allocation of maximum interceptor capacity for the City of Waconia.

At a minimum the Council will reevaluate flow projections every five years. Moreover, the Council will also continue to monitor each city’s flow on a continuous basis and note any significant changes. The Council will use these growth and wastewater flow forecasts to plan all future interceptors and treatment work needed to serve your

community. The Council will not design future interceptor improvements or treatment facilities to handle peak hourly flows in excess of the allowable rate for your city. Waconia, through its comprehensive planning process, must decide the location and staging of development, and then plan and design its local wastewater collection system to serve this development. If you plan a total wastewater flow from your community in excess of the Council's forecasts, your assumptions will be analyzed by the Council for their potential adverse effects on the capacity or operation of the metropolitan system.

### ***Description of Metropolitan Disposal System Serving Waconia***

The wastewater flow from the City of Waconia is treated at the Blue Lake WWTP located in Shakopee. There are many projects scheduled for the Blue Lake WWTP through 2030. These projects will provide additional capacity at the plant as well as improve its ability to meet required permit standards. The City of Waconia is served by Metropolitan Council interceptor 9284. This interceptor currently has an available capacity of 1.55 mgd to provide for the long-term needs of the city.

The Metropolitan Council has a proposed interceptor improvement project scheduled to replace the old forcemain with a new and larger forcemain to support the long-term needs of the City. This project is scheduled to be designed and constructed between 2005 –2010. The City should verify its long-term needs as part of its comprehensive plan update. Increases in growth rates and resulting increases in flow beyond those shown in Table 2-3 may result in short-term capacity limitations within the MDS.

### ***Inflow / Infiltration Reduction Goal***

The Council's *Water Resources Management Policy Plan* states that the Council will establish I/I goals for all communities discharging wastewater to the MDS. Communities that have excessive I/I in their sanitary sewer systems will be required to eliminate the excessive I/I by 2012. The Council will begin the implementation of an I/I assistance / surcharge program in 2007. The money collected from the communities with excessive I/I may be used by those communities to remove I/I from their systems. The Council will limit increases in service within those communities that have not met their I/I goal(s) starting in 2013. The Council will meet with the community and discuss this alternative before it is implemented. This time period may be shorter if excessive I/I jeopardizes the Council's ability to convey wastewater without an overflow occurring. In that case, the Council may limit increases in service within those communities that have excessive I/I immediately upon notification to the community. The Council plans to implement a wastewater rate demand charge program, starting in 2013, for those communities that have not met their I/I goals. These revenues will be used to help defray the cost of providing attenuation within the MDS to recover the capacity lost to excessive I/I.

The I/I goal established for the City of Waconia is the allowable peak hourly flow rate

as shown in Table 2-3 and varies based on annual average flow. The Council's metering program shows that the city's 2004 annual average flow was 0.80 mgd. The current I/I goal for your community is an allowable peak hourly flow of 2.57 mgd.

### ***Specific Requirements for the Sewer Element of the City's Comprehensive Plan***

The Council has completed a review of the current information in the City's existing comprehensive plan and has determined that the following information is needed to update the sewer element of the city's comprehensive plan/local sewer policy plan:

- A sewer map showing the city's existing service area and proposed trunk sewer system through 2030 and ultimate sewer service area.
- A table showing the projected population, households, employment and flow forecasts for the city for 2010, 2020 and 2030.
- A description of the City's I/I program. What efforts does the city make in the maintenance of its sanitary disposal system? Does the city prohibit the connection of sump pumps, rain leaders and passive drain tile from the sanitary sewer system?

### ***Management of Private Wastewater Treatment Plants (Cluster Systems)***

Small private treatment plants are located throughout the metropolitan area serving such developments as individual industries, mobile home parks and other urban type uses. The Council will not provide financial support to assist communities if these systems fail.

Waconia should include in the sewer element (local sewer policy plan) of its local comprehensive plan the conditions under which private treatment plants would be allowed. The use of private wastewater treatment plants must be consistent and compatible with the long-term regional wastewater system plan.

### **Surface Water Management**

In 1995, Minnesota Statutes section 473.859, subd. 2, was amended to make the local surface water management plan required by Minnesota Statutes section 103B.235 a part of the land use plan of the local comprehensive plan. Section 103B.235 provides that a local surface water management plan should be prepared once a watershed plan for the area has been approved. Section 103B.235 also generally identifies the content requirements for the plan. The local surface water management plan must be submitted to both the watershed management organization(s) within whose watershed the community is located and to the Metropolitan Council for its review.

Metropolitan Council records indicate that Waconia is in the Carver County Watershed. The Carver County watershed plan was approved by BWSR in 2001. Therefore, the City of Waconia was required to complete a local surface water management plan in 2003. The City recently submitted the local surface water management plan to the Council for its review. The City should be advised that they will need to review their current local surface water management plan against the policies and required elements

of the *Water Resources Management Policy Plan*. If there are discrepancies, the City will need to revise its local surface water management plan. The plan should be submitted to the Council for its review concurrent with the review by the watershed management organization. Failure to have an updated local surface water management plan consistent with the local surface water management plan content requirements section in Appendix B2-2 of the *Water Resources Management Policy Plan* will result in a metropolitan system impact.

The Council also updated its priority lake list that was first developed in the 1980s as part of the *Water Resources Management Policy Plan* update. There is one priority lake, Waconia, in Waconia. The Council uses the priority lake list to focus its limited resources. The list is also used in the environmental review process. Where a proposed development may impact a priority lake, the project proposer must complete a nutrient budget analysis for the lake as part of the environmental review process.

### **Water Supply Planning**

Minnesota Statutes section 473.859, subd.3 requires cities with a municipal water supply system to develop a water supply and conservation plan and submit it to the Council for its review. Communities serving more than 1,000 people are required by Minnesota Statutes section 103G.291 to submit the emergency and conservation plan to the Department of Natural Resources. The guidelines for water supply plan updates were released in 2005.

Waconia needs to update its local water supply plan consistent with the new guidelines and submit the water supply plan to the Council for its review.

### **Standards and Programs for Implementing the Plan**

Waconia expects to use these methods for implementing this plan:

- Zoning ordinance and map
- Municipal improvements program
- Redevelopment powers granted to it by the State
- Housing assistance programs administered by the Counties or the State

These programs are described in greater detail elsewhere in the document.

## Previous Comprehensive Plan

The 1998 *Comprehensive Plan* included several policy recommendations and physical plans that would help the community address the challenges associated with anticipated growth in households, population and jobs. Those included:

### Overall Community Goals

- **Small Town:** Maintain the City's distinctive small-town atmosphere and urban center identity.
- **History:** Preserve the City's heritage. Maintain the City's historical scale and character as embodied in its architecture and natural scenery.
- **Environment:** Protect and improve the quality of natural resources with special emphasis on water quality in Lake Waconia.
- **Lakes:** Use the City's lakes in an environmentally responsible manner to provide needed park and beach facilities and encourage business development.
- **Trails:** Create a community that is accessible by foot via a trail system that interconnects parks, lakes, schools and downtown.
- **Jobs:** Improve the City's employment and tax base by expanding the industrial park and encouraging commercial development.
- **Downtown:** Redevelop downtown Waconia as a unique and viable retail area.
- **Highway Corridor:** Develop a thriving highway business district.
- **Boundaries:** Expand the City's boundaries in a proactive phased fashion to reflect urbanizing trends and the need for public services.

### Land Use and Urban Design

- **Transition Areas:** Protect defined Transition Areas for orderly annexation by 2005. Limit development in Transition Areas to 1 house per 40.
- **Variety:** Provide a variety of zoning districts.
- **New Neighborhoods:** Design new neighborhoods with creativity but with sensitivity toward environmental features. Maintain the residential nature of the Lakeside Mixed Residential Area in the range of four to six housing units per gross acre.

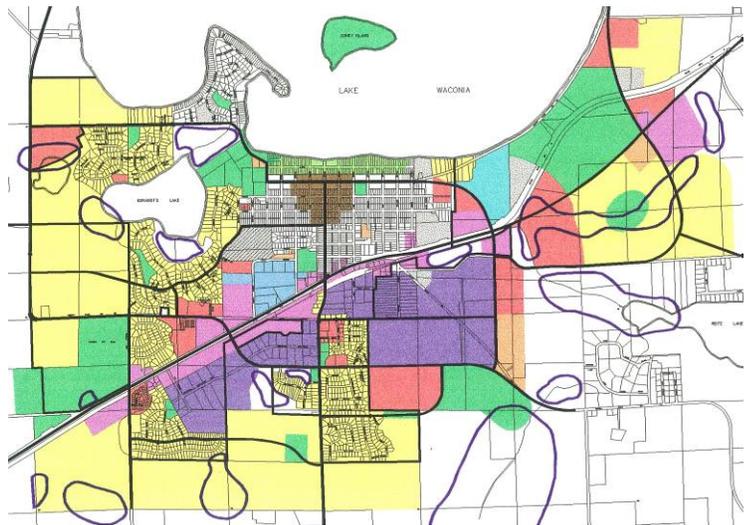


Figure 2-3: 1998 Land Use Plan Map

- **Central Area:** Continue to redevelop the Central Area for retail and service businesses, professional offices and housing. The downtown should be historic in character and pedestrian-friendly. Housing densities may be high.
- **Highway Commercial Area:** Allow a range of auto-oriented businesses in the Highway Commercial Area. Limit access to and from the highway in order to preserve the traffic function of the road. Regulate site development for appearance and efficiency.
- **Ridgeview Medical Center:** Continue to promote the expansion of the Ridgeview Medical Center campus in order to maintain Waconia as a regional center for health care. Create a campus environment with little or no commercial appearance.
- **Lakeshore:** Designate a land area along the south shore of Lake Waconia just west of the Regional Park for lodging, conference and complementary services that take advantage of the visual and scenic amenities of the lake.
- **Industry:** Designate additional land and encourage a higher standard of quality for new industrial development.
- **Fairgrounds:** Designate the County Fairgrounds as the area of all Fair activities.

#### Parks and Trails

- **New Community Park:** Add a community park on Lake Waconia or Burandt's lake to serve as a City beach
- **Community Center:** Construct a community center
- **Coney Island:** Acquire Coney Island for a park.

#### Roadways

- **Access Management:** Limit direct access to arterial and collector streets.
- **ROW Protection:** Protect future road rights-of-way.
- **Entries:** Enhance the appearance of road entry points.
- **Setbacks:** Require increased building setbacks along collector and arterial roads.
- **Transit:** Transition to increased use of transit.
- **Walking and Bicycling:** Build facilities for bicyclists and pedestrians throughout the community.
- **Traffic Calming:** Employ traffic-calming techniques.

#### Utilities

- **Timing:** Avoid premature utility extensions to areas not ready for development. Phase development so as to minimize the premature construction of public utilities.
- **Municipal Service:** Require that all new development is served by City utilities.
- **Service:** Extend utilities outside the City only upon condition of annexation.
- **Planning:** Anticipate and plan for growth beyond the year 2020.

#### Carver County Land Use Plan

Carver County has planned land surrounding Waconia as a Transition Policy Area., with a maximum housing density of one house per 40 acres.

## Demographic and Housing Characteristics

This section provides a snapshot of the Waconia community in April, 2000, and compares it to the entire Twin Cities metropolitan area. The data were obtained from the US Census, which is taken once every ten years.

The Housing Analysis and Plan chapter includes other demographic and housing statistics prepared in 1990 and 2000 that indicate the progression of the following conclusions over time.

Waconia changed dramatically between the time the last Census was taken (2000) and when this plan was being prepared (2007). The population increased by 2,950 (43 percent) and the number of housing units by 1,256 (47 percent). Thus, the 2000 Census cannot be used as an accurate profile of the current population or housing stock.

### **In comparison to the entire metropolitan area, Waconia tended to be:**

#### **Race**

- More likely to be White

#### **Households**

- More likely to have children under age 18 at home.
- More likely to have someone over age 65 in the household.
- Similar in other characteristics.

#### **Families**

- Much more likely to have children under age 18 at home.
- Less likely to be headed by a woman with no husband at home.
- Of slightly smaller average number of people.

#### **Age**

- Slightly younger median age.

#### **Education**

- Slightly more likely to have graduated from high school.
- Less likely to have graduated from college.

#### **Income and Poverty Status**

- Approximately the same in regard to income and poverty status.

#### **Housing**

- Approximately equal in percentage of housing units that are owner-occupied.
- Slightly lower in terms of the percentage of housing units in multi-unit buildings.
- Higher in median value.
- Much more recent regarding median year housing was built.

**Table 2-4  
Population and Households Data**

	City of Waconia	Percent	Mpls-St.Paul Metro	Percent
<b>Population and Households</b>				
Total population	6,814		2,968,806	
<b>Race</b>				
White	6,614	97%	2,557,586	86%
Black	23	0%	154,317	5%
Asian	44	1%	119,977	4%
<b>Number of households</b>				
with children under 18 years	1,067	42%	294,213	26%
with no children under 18	1,501	58%	842,402	74%
female householder, no husband	201	8%	110,149	10%
with children under 18 years	140	5%	71,798	6%
with one or more persons 65+	578	23%	182,733	16%
1-person households	599	23%	303,050	27%
2- or more person households	1,969	77%	833,565	73%
non-family households	886	35%	496,800	44%
male, living alone, 65 years +	78	3%	18,864	2%
female, living alone, 65 years +	43	2%	36,348	3%
<b>People in households</b>				
Family households	5,766	86%	2,408,730	83%
Female heads	201	3%	171,544	6%
Children	2,255	34%	912,449	31%
1-person household	286	4%	170,805	6%
Female head with children	140	2%	105,597	4%
Non-family households, 65 years +	317	5%	91,418	3%
Male, living alone	4	<1%	18,864	1%
Female, living alone	26	<1%	66,578	2%
Average household size	2.62		2.6	
<b>Number of families (% of h-holds)</b>				
with children under 18 years	1,044	56%	294,213	40%
with no children under 18 years	804	44%	318,826	43%
female householder, no husband	201	11%	110,149	15%
with children under 18 years	140	8%	71,798	10%
<b>People in families</b>				
Average family size	3.12		3.2	
<b>Children under 18 years</b>				
% of total population		30%		27%
<b>Median age</b>				
	33.0		34.2	
<b>Education - Population 25 years +</b>				
High school graduate (25 years +)	1,220	28%	483,905	25%
Bachelor's degree or higher (25 years +)	1,023	23%	658,309	35%
<b>Median household income (1999)</b>				
Median household income (1999)	\$ 55,705		\$ 54,304	
Median family income (1999)	\$ 67,703		\$ 65,450	
Per capita income (1999)	\$ 26,996		\$ 26,219	
Families below poverty level	53	3%	31,734	4%
Individuals below poverty level	256	4%	195,253	7%

**Table 2-2  
Housing Data**

Total housing units	2,646		1,169,775	
Occupied	2,568	97%	1,136,615	97%
Owner-occupied	1,960	74%	823,289	70%
Vacant housing units	78	3%	33,160	3%
Single-family owner-occupied	1,850	70%		
Units in Structure	2,646		1,169,775	
1, detached	1,814	69%	728,293	62%
1, attached	232	9%	91,358	8%
2	77	3%	39,994	3%
3 or 4	42	2%	27,733	2%
5 to 9	64	2%	30,185	3%
10 to 19	105	4%	55,089	5%
20 to 49	318	12%	71,345	6%
50 or more	14	1%	101,827	9%
Mobile home	-	0%	23,513	2%
Tenure by Units in Structure	2,646		1,136,645	
Owner-Occupied:	1,986	75%	823,328	72%
1, detached	1,769	67%	688,256	61%
1, attached	166	6%	69,729	6%
2	16	1%	11,640	1%
3 or 4	15	1%	6,269	1%
5 to 9	6	0%	5,526	0%
10 to 19	-	0%	3,066	0%
20 to 49	-	0%	5,414	0%
50 or more	-	0%	12,578	1%
Mobile home	14	1%	20,651	2%
Renter occupied:	616	23%	313,287	28%
1, detached	21	1%	26,102	2%
1, attached	50	2%	18,318	2%
2	61	2%	25,794	2%
3 or 4	20	1%	20,375	2%
5 to 9	58	2%	23,516	2%
10 to 19	98	4%	50,247	4%
20 to 49	137	5%	63,073	6%
50 or more	171	6%	83,885	7%
Mobile home	-	0%	1,918	0%
Median year housing structure built	1987		1971	
Median value for owner-occupied units	\$ 150,400		\$ 139,200	
Median price asked	\$ 164,300		\$ 144,300	
Median value for mobile homes	\$ 45,000		\$ 17,900	