

Community Profile

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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 and 2030 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 government Comprehensive Plans to assure compatibility with regional services. In 1996, the Metropolitan Land Planning Act was amended to require local governments 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 Metropolitan Council is responsible for developing a comprehensive growth guide for the metropolitan area, which has been completed with the adoption of the regional growth plan titled *Thrive MSP 2040* (“*Thrive*”), which was adopted by the Metropolitan Council on May 28, 2014. The regional development guide establishes goals and strategies to manage growth and redevelopment activities in the seven county metro area. These strategies are intended to promote Stewardship, Prosperity, Equity, Livability and Sustainability in our region.

Forecasts of Population, Households and Employment

The following forecasts are part of the *Thrive MSP 2040* regional development guide, specifically the 2015 System Statement for the City of Waconia, which was issued by the Metropolitan Council on September 17th, 2015. 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 ongoing 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, 2010 to 2040**

	2010 (actual)	2014 (est.)	2020	2030	2040
Population	10,697	11,520	14,200	20,600	24,000
Households	3,909	4,267	5,400	8,000	9,500
Employment	5,578	6,602	7,600	8,700	10,200

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 2040.

Growth Management

Thrive 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 and 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 statements, 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.

Community Designation

The City of Waconia is designated as “Emerging Suburban Edge” in Thrive MSP 2040. Community designation areas are shown on the Community Designations map, see Figure 1-1. The designation sets overall densities that the planned development patterns in your community are expected to achieve. As Waconia plans for current and future residents, it will focus on orderly and efficient land use, protecting natural resources, water sustainability and protection of affordable housing and choice, multi-modal transportation, economic competitiveness and resiliency. Developing communities are also encouraged to preserve areas for post-2040 growth, where appropriate.

Direction to Waconia from Thrive MSP 2040

Thrive MSP 2040 adopted by the Twin Cities Metropolitan Council provides the following direction to Waconia in transitioning from rural to developed while achieving the Thrive outcomes of stewardship, prosperity, livability, and sustainability.

Orderly and Efficient Land Use:

Waconia’s Role:

- Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre. Target higher intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities and recreational amenities.
- Identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.
- Incorporate best management practices for stormwater management and natural resources conservation and restoration in planning processes.
- Plan for local infrastructure needs including those needed to support future growth.
- 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.

Natural Resources Protection:

Waconia's Role:

- Complete local natural resources inventories, prioritize areas to protect, and integrate natural resources conservation into local ordinances.
- Conserve natural resources and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns.
- Encourage site planning that incorporates natural areas as part of the site development and redevelopment.

Water Sustainability:

Waconia's Role:

- Incorporate best management practices for stormwater management in planning processes and implement best management practices with development and redevelopment to control and treat stormwater.
- Integrate water sustainability and protection of groundwater recharge areas into local plans. Consider how development, irrigation, reductions in infiltration and inflow, and increased surface runoff impact groundwater recharge and consider conservation strategies and best management practices to mitigate these impacts.
- Adopt and implement best management practices for protection of natural resources, the quality and quantity of our water resources, and the preservation of water supply.
- Explore alternative water supply sources to ensure adequate water resources beyond 2040.

Housing Affordability and Choice:

Waconia's Role:

- Designate land in the comprehensive plan to support household growth forecasts and address the community's share of the regions affordable housing need through development and redevelopment at a range of densities.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.
- Plan for affordable housing that meets the needs of multigenerational households.
- Plan for future staged growth through 2040 and beyond to accommodate a variety of housing choices based on local needs.

Access, Mobility and Transportation Choice:

Waconia's Role:

- Develop local policies, plans, and practices that improve pedestrian and bicycle circulation, including access to regional transit services, regional trails with improved pedestrian connections, and regional bicycle corridors.
- Target opportunities for intensive development in nodes along corridors with strong potential for future transit investment, consistent with the 2040 Transportation Policy Plan, to create the transit-supportive land use patterns necessary for efficient future transit service and investment.
- Work with partners in communities and counties to overcome barriers to transportation and to improve pedestrian and bicycle connections across jurisdictional boundaries.

Economic Competitiveness:

Waconia's Role:

- Consider how local efforts to focus economic development strategies along existing commercial centers (historic downtowns or commercial corridors) can contribute to the regions overall economic competitiveness through enhanced integration of local and regional planning efforts.
- Protect sites for highway-, river-, and rail dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites.
- Identify important multimodal intersections, alternative freight routes, key intersections, and other existing opportunities that may contribute to local and regional economic competitiveness.

Building Resilience:

Waconia's Role:

- Identify local measures that would result in reductions in water use, energy consumption, and greenhouse gas emissions.
- Identify local mitigation and adaptation strategies and infrastructure resiliency plans to protect against potential negative impacts to local economies, local resources, and infrastructure systems that result from more frequent or severe weather events.
- Implement compact development patterns and create more connected places to reduce auto-dependency and related generation of greenhouse gas emissions.

Regional Park System Plan Considerations

The following regional parks and trails within Waconia as contained in the adopted 2040 *Regional Parks Policy Plan* are listed below.

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

Regional Park or Trail Search Corridor	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	X	
Lake Waconia-Carver Regional Trail		X
County Road 10 Regional Trail		X
Lake Waconia Regional Trail		X

Lake Waconia Regional Park

The Metropolitan Council approved the Lake Waconia Regional Park Master Plan in 2017, which includes Coney Island within the regional park boundary. Future development of the Lake Waconia Regional Park will be consistent with the Coney Island Master Plan and the Lake Waconia Regional Park Mainland Master Plan.

Lake Waconia-Carver Regional Trail Search Area

This proposed trail search area would connect the existing Lake 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 Lake Waconia-Carver regional trail search area is shown in Figure 2-1.

Figure 2-1 shows the location of all regional trail network alignments, corridors and search corridors.

Transportation System Plan Considerations

The Metropolitan Council adopted the 2040 Transportation Policy Plan (TPP) on January 14th, 2015, which sets policies for the regional transportation system based on the stated goals and objectives in Thrive MSP 2040. The following regional transportation facilities affect the City of Waconia and are therefore referenced in this plan:

Regional Highway System

Principal arterial roadways are the highest roadway classification and make up the Metropolitan Regional Highway System. There are no principal arterial highways in the City of Waconia.

“A” minor arterial roads connect important locations within the City of Waconia with access points of the metropolitan highway system and with important locations outside the City. The “A” minor network in Waconia is primarily comprised of connectors and include, but are not limited to, sections of TH5, TH284, CSAH 10, CSAH 59 and CSAH 92.

Transit Market Area

The Metropolitan Council categorizes the City of Waconia as Transit Market Area IV/Freestanding Town Center. As characterized in the Transportation Policy Plan (TPP), *“Freestanding Town Centers are areas that historically grew independently of Minneapolis and St. Paul and are separated from the urban and suburban areas of the metro by rural land. Because of their concentrated downtowns laid out in a traditional urban form, these areas have a Transit Market Index value that would indicate Market Area III or better. However, their relatively small population and land area, as well as their distance from other transit-supportive land uses, limits the potential for local fixed-route transit.”*

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

Aviation

The City does not have existing or planned public aviation facilities nor is the city located in an influence area of a regional airport. The closest public-use airport to Waconia is Flying Cloud Airport in Eden Prairie, located 16 miles east of the city. The Molnau Airpark is a private grass-strip airport located 1 mile east of the city. Additional private aviation facilities include Goose Lake Seaplane Base, Fox Field outside

Norwood Young America, and Zierman Airport in Mayer. A heliport is operated at Ridgeview Medical Center for emergency transportation only.

The City has no surface water regulations for Lake Waconia, but seaplanes are allowed to operate on the lake and could prove to be incompatible with urban development and boating on the lake.

The City has established standards and notification requirements included in the City Code for objects affecting navigable airspace. The City Code regulates towers and antennas less than 200 feet by conditional use permit. Towers or antennas taller than 200 feet are not permitted. Documentation of approval from the Federal Aviation Administration (FAA) or documentation that the approval is not needed is required for the issuance and continuation of a conditional use permit. Regulations for land uses surrounding the hospital helipad should be consistent with the approach and altitude standards established by the FAA.

Freight

Freight primarily travels through Waconia on trucks and semi-trailers on main arterial roads. There are no railways, barge facilities, or freight terminals within Waconia.

This plan supports regional and local movement of goods by guiding industry and business use to concentrated areas, building an adequate roadway system, and by protecting the function of arterial and collector systems by enforcing county and regional access management guidelines.

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.

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

	2010	2020	2030	2040
Sewered Population	10,697	14,200	20,600	24,000
Sewered Households	3,909	5,400	8,000	9,500
Sewered Employment	5,578	7,600	8,700	10,200
Average Annual Wastewater Flow (MGD)	0.98	1.19	1.56	1.76

The flow projections represented above are the Metropolitan Council's commitment to a level of service, assuming that the underlying demographic forecasts are maintained for the City. Adjustments may be required based on verified growth or lack of growth. The City should contact Council staff to discuss any proposed adjustments. 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. The City understands 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/force main capacity for the City of Waconia.

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/force main and treatment work needed to serve the City of Waconia. The Council will not design future interceptor/force main improvements or treatment facilities to handle peak hourly flows in excess of the allowable rate for the City. Waconia, through the comprehensive planning process, has guided the location and staging of development, and planned for a local wastewater collection system to serve the planned development areas.

Description of Metropolitan Disposal System Serving Waconia

The wastewater flow from the City of Waconia is treated at the Blue Lake Wastewater Treatment Plant (WWTP) located in Shakopee. There are a number of projects scheduled for the Blue Lake WWTP through 2040, which focus on preserving the existing infrastructure through rehabilitation and replacement, expanding the capacity and improving the quality of service. The City of Waconia is served by a Metropolitan Council forcemain interceptor to provide for the long-term needs of the city.

The Metropolitan Council has identified a project in their Capital Program, which proposes to make improvements to Lift Station L-70 and replace Forcemain 7508. Approximately 3.5 miles of the forcemain was replaced in 2015 to within 9,200 feet of L-70. This work was done as part of MnDOT’s construction contract that closed and re-surfaced 3.5 miles of TH 5. The second phase of the project will replace the west 9,200 feet of Forcemain 7508. The existing 14-inch iron pipe will be removed and replaced with 20-inch PVC and HDPE pipe. It is planned that the existing route will be followed through Lake Waconia Regional Park and within the TH 5 right-of-way. The improvements are necessary to continue the reliable conveyance of wastewater, and additional capacity to serve the City’s growth areas. The project is scheduled between 2018-2023.

Inflow / Infiltration

Surface water inflow and groundwater infiltration, often called inflow and infiltration (I&I), may contribute a substantial amount of municipal wastewater volume. I&I can occur through leaking joints, broken pipes, foundation drains, or cross-connects between the sanitary and storm sewer systems. Reducing I&I through proper design, construction, and maintenance can reduce the strain this added water puts on municipal wastewater systems. Table 2-4 below contains flow metering data provided by the Metropolitan Council Environmental Services staff. The 3-year average of the total flow from the City of Waconia is 353.9 MG. When averaging the dry months (September to April), excluding the wet months (May to August), and prorating the average to 12 months, the estimated total flow becomes 343.5 MG. Therefore, an annual amount of 10.4 MG is estimated to be clear water flow, or I&I, entering the sanitary sewer system.

**Table 2-4
Inflow and Infiltration Estimates**

YEAR	Total Flow (MG)	Monthly Average (MG)	Dry Month Avg. Flow (Sep.-Apr.) (MG)	Annual Estimated Dry Flow (MG)	Increased Flow / Estimated Annual I&I (MG)
2015	344.5	28.7	27.8	334.1	10.5

2016	362.1	30.2	29.7	356.6	5.5
2017	355.1	29.6	28.3	339.8	15.4
3-Year Avg.	353.9	29.5	28.6	343.5	10.4

The City has made several efforts to locate and reduce the sources of I&I. The City has utilized cured-in-place pipe (CIPP) lining to rehabilitate all of the clay sewer mains in town except for a few blocks at the west end of the downtown area. The City implemented an I&I Reduction Program in 2009 to evaluate all of the sewer services in the old part of town and repair them as necessary. This project area includes all homes that were constructed prior to the late 1970's. To date the City has televised and evaluated 576 of the 629 targeted properties. Of these properties, 264 have been found to be non-compliant and 222 of these have been repaired or replaced through March 2018. Additionally, as a part of ongoing street and utility rehabilitation projects, the City has replaced approximately 10 blocks of sewer mains and sewer services since 2013. Finally, the City has replaced or lined many manholes located in areas susceptible to I&I. The City has budgeted and spent approximately \$200,000 per year since 2010 strictly for the purpose of reducing I&I.

The sources of I&I are assumed to come from a combination of infiltration from cracked/leaking mains and manholes, as well as inflow from foundation drains where older homes have a drain tile system that are connected directly to the sanitary sewer system. 59 foundation drains have been located thus far as part of the I&I Reduction Program and 49 of these have been disconnected. The entire targeted area resides in Sanitary District 1 flowing to the L-52 lift station. The land use of this area remains unchanged since the previous Comprehensive Plan update other than a few new homes being built near Lake Waconia. Since the previous update the annual flow has been reduced by 0.041 MGD or about 13% to this lift station.

The City also has provisions written into Section 403 of the City Code to further protect the system from I&I intrusion.

The City intends to continue with the planned street reconstruction program which will include the replacement of old sewer mains susceptible to infiltration with new PVC pipes. A project for 2018 was authorized that includes the removal and replacement of another two blocks of old sanitary sewer main on Second Street West. The City also intends to continue with the I&I Reduction Program targeting infiltration from damaged services and inflow from foundation drains. Based on the properties identified that still need repair this program will need to remain in place for a minimum of another 5 years.

Community and Subsurface Treatment Systems Management

As of 2018, no properties in Waconia city limits utilize on-site subsurface sewage treatment systems (SSTS), also known as individual sewage treatment systems (ISTS). Construction of these systems are prohibited by City Code Section 404, Private Sewer Disposal. A SSTS may exist in town if annexed into the City and no public sewer is available. These systems must be removed and the property connected to City sewer within 60 days of City sewer being made available.

If necessary, the City of Waconia utilizes Carver County for regulation of SSTS facilities in their jurisdiction. The County's regulations are based on Minnesota Pollution Control Agency (MPCA) regulations. In accordance with Minnesota Rules Chapters 7080, 7081, 7082, and 7083, the City/County will continue to implement a comprehensive SSTS management program. Collectively known as the Subsurface Sewage Treatment Systems Program, the intent of these regulations is to "protect the public health, safety, and general welfare by the discharge of adequately treated sewage to the groundwater."

Surface Water Management

The City's Surface Water Management Plan (SWMP) meets the requirements of the Minnesota Statute 103B.235 and Minnesota Rule 8410. Minnesota Statute 103B.201 states that the purposes of the water management programs are to:

1. Protect, preserve, and use natural surface and groundwater storage and retentions systems;
2. Minimize public capital expenditures needed to correct flooding and water quality problems;
3. Identify and plan for means to effectively protect and improve surface and groundwater quality;
4. Establish more uniform local policies and official controls for surface and groundwater management;
5. Prevent erosion of soil into surface water systems;
6. Promote groundwater recharge;
7. Protect and enhance fish and wildlife habitat and water recreational facilities; and
8. Secure the other benefits associated with the property management of surface and groundwater.

The City of Waconia highly values the natural resources within its jurisdiction and seeks to protect surface and groundwater storage systems, effectively manage expenditures to correct flooding and water quality problems, prevent erosion into surface waters, promote groundwater recharge, enhance wildlife habitats and water recreational facilities, and improve the water quality of all water resources. Therefore, the following issues requiring action have been described in the City's SWMP (see Appendix 6-C), in which each issue

is followed by the City's goal, specific policies and implementation strategies. The issues addressed are listed below:

1. Surface Water Management
2. Impaired Waters
3. Urban Stormwater Management
4. Wetland Management
5. Upland Natural Resources
6. Groundwater Management
7. Education

The City is responsible for construction, maintenance, and other projects in or along the City's storm water management systems (i.e. ponds, pipes, channels, etc.). However, the City must comply with the Carver County Water Management Organization (CCWMO) Rules (County Code – Section 153), as well as the MPCA's NPDES General Stormwater Permit for Construction Activity (MN F100001).

The regulations outlined in the SWMP do not supersede those put forth by the CCWMO or other Local, State, or Federal agencies. If a discrepancy exists between regulations contained in the City's plan and other agencies, the more restrictive requirement shall govern.

Water Supply Planning

The preparation of a Water Supply Plan fulfills the City's statutory obligation under Minnesota Statute M.S. 103G.291. The attached Water Supply Plan was mandated by the Metropolitan Council and by the Minnesota Department of Natural Resources (see Appendix 6-D).

Waconia submitted its Water Supply Plan in September of 2017 and the plan was approved by the DNR in March of 2018. A copy of the approved Water Supply Plan is included in Appendix 6-D.

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 Plans

The two previous comprehensive plans developed by the City, including the 1998 *Comprehensive Plan* and the 2030 *Comprehensive Plan*, included several policy recommendations, physical plans, goals, policies and strategies that helped to insure that the community addressed, or began to address, the challenges associated with a significant growth in households, population and jobs. A summary of those items have been included below as our community continues to learn from its past to determine the path for its future.

Summary of Overall Community Goals included in the 1998 Comprehensive Plan:

- **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.

2030 Comprehensive Plan Summary of Overall Community Goals

Land Use Goals

- **Small Town Character:** Protect the look and feel of the older districts of the city and seek to extend traditional neighborhood design principles into new areas.
- **Fringe Growth:** Adopt and follow a plan for perimeter growth and protect perimeter locations for efficient, compact neighborhood expansion.
- **Neighborhood Protection and Improvement:** Keep older neighborhoods attractive and vital through improved streets, parks and services, code enforcement, design standards and selective redevelopment.
- **Natural Environment:** Protect and enhance the major natural features of Waconia such as woods, wetlands, floodplains and waterfronts.

Carver County Land Use Plan

The Carver County Land Use Plan states that most urban development should occur within the municipalities of the county and that the area outside of the municipalities remains rural in character with agriculture as the principal use. Further, the transition areas, shown as being urbanized in approximately the next 20 years, will be managed to ensure that they are available for urban development when needed and that development can occur in an economic and orderly fashion. As such, Carver County has planned land surrounding Waconia as a Transition Policy Area., with a residential density not to exceed one house per 40 acres or four houses per 40 acres if the properties are eligible under the County's wooded lot provision.

Demographic and Housing Characteristics

This section provides a snapshot of the City of Waconia in 2016, and compares it to the entire Twin Cities metropolitan area. The data was obtained from the US Census, more specifically the American Community Survey, which is an ongoing survey that provides demographic information on a yearly basis.

The Housing Analysis and Plan chapter includes other demographic and housing statistics prepared in 2000 and 2010 that indicate the progression of the following conclusions over time.

Waconia has changed dramatically since the time the last Census was taken (2010) and when this plan was being prepared (2017). The population increased by 1,582 residents and the number of housing units by 451. Thus, the 2010 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.
- Less likely to be a single person household.
- Similar in other characteristics.

Families

- More likely to have children under age 18 at home.
- Average household size is slightly larger.

Age

- Slightly younger median age.

Education

- Slightly more likely to have graduated from high school.
- Slightly more likely to have graduated from college with a bachelor's degree.
- Slightly less likely to have a graduate of professional degree.

Income and Poverty Status

- Less likely to have income below poverty status.
- Median household income is more likely to be higher than the region.

Housing

- More likely to be owner occupied housing units.
- Slightly higher in median housing value.
- Much more recent regarding median year housing was built.

**Table 2-5
Population and Households Data**

Population Estimates and Forecasts	Waconia		Twin Cities Region	
-Population				
Total Population (2016)	12,166		3,041,526	
-Household				
Households (2016)	4,471		1,192,467	
-Gender and Age				
	Waconia		Twin Cities Region	
Male	5,670	49.2%	1,468,756	49.3%
Female	5,853	50.8%	1,510,066	50.7%
Under 5 years	808	7.0%	197,695	6.6%
5-9 years	940	8.2%	199,776	6.7%
10-14 years	1,235	10.7%	195,753	6.6%
15-17 years	515	4.5%	116,987	3.9%
18-24 years	812	7.0%	263,829	8.9%
25-34 years	1,318	11.4%	451,226	15.1%
35-44 years	1,687	14.6%	389,735	13.1%
45-54 years	1,943	16.9%	424,039	14.2%
55-64 years	946	8.2%	374,166	12.6%
65-74 years	459	4.0%	209,589	7.0%
75-84 years	510	4.4%	104,304	3.5%
85 years and older	350	3.0%	51,723	1.7%
17 years and younger	3,498	30.4%	710,211	23.8%
18-64 years	6,706	58.2%	1,902,995	63.9%
65 years and older	1,319	11.4%	365,616	12.3%
-Race and Ethnicity				
White Alone, not Hispanic or Latino	10,841	94.1%	2,214,624	74.3%
Of Color	682	5.9%	764,198	25.7%
Economy				
	Waconia		Twin Cities Region	
-Household income (2016 dollars)				
Total households	4,124	100.0%	1,157,541	100.0%
Less than \$35,000	562	13.6%	272,590	23.5%
\$35,000-\$49,999	426	10.3%	134,333	11.6%
\$50,000-\$74,999	789	19.1%	202,164	17.5%
\$75,000-\$99,999	631	15.3%	159,873	13.8%
\$100,000 or more	1,716	41.6%	388,581	33.6%
Median household income (2016 dollars, averaged)	\$87,394		\$71,029	

Community Profile

Housing	Waconia		Twin Cities Region	
Total housing units	4,300		1,211,434	
-Owned and Rental Housing				
Vacant housing units (seasonal units included)	176	4.1%	54,175	4.5%
Occupied housing units	4,124	95.9%	1,157,258	95.5%
Average household size	2.76		2.53	
Owner-occupied	3,172	76.9%	787,059	68.0%
Average household size	3.02		2.65	
Renter-occupied	952	23.1%	370,199	32.0%
Average household size	1.89		2.27	
-Year Built				
2000 or later	1,822	42.4%	185,181	15.3%
1970-1999	1,781	41.4%	536,876	44.3%
1940-1969	425	9.9%	307,931	25.4%
1939 or earlier	272	6.3%	181,445	15.0%
Total households	4,124		1,157,541	
-Households by Type				
Family households	2,927	71.0%	734,259	63.4%
With children under 18 years	1,746	42.3%	366,246	31.6%
Married-couple family households	2,518	61.1%	569,067	49.2%
With children under 18 years	1,447	35.1%	257,254	22.2%
Single-person family households	409	9.9%	165,192	14.3%
With children under 18 years	299	7.3%	108,992	9.4%
Nonfamily households	1,197	29.0%	423,282	36.6%
Householder living alone	941	22.8%	333,284	28.8%
65 years and over	531	12.9%	108,698	9.4%
Households with one or more children under 18 years	1,764	42.8%	369,765	31.9%
Households with one or more people 65 years and over	912	22.1%	259,128	22.4%
-Cost-burdened households				
All households for	4,117		1,140,087	

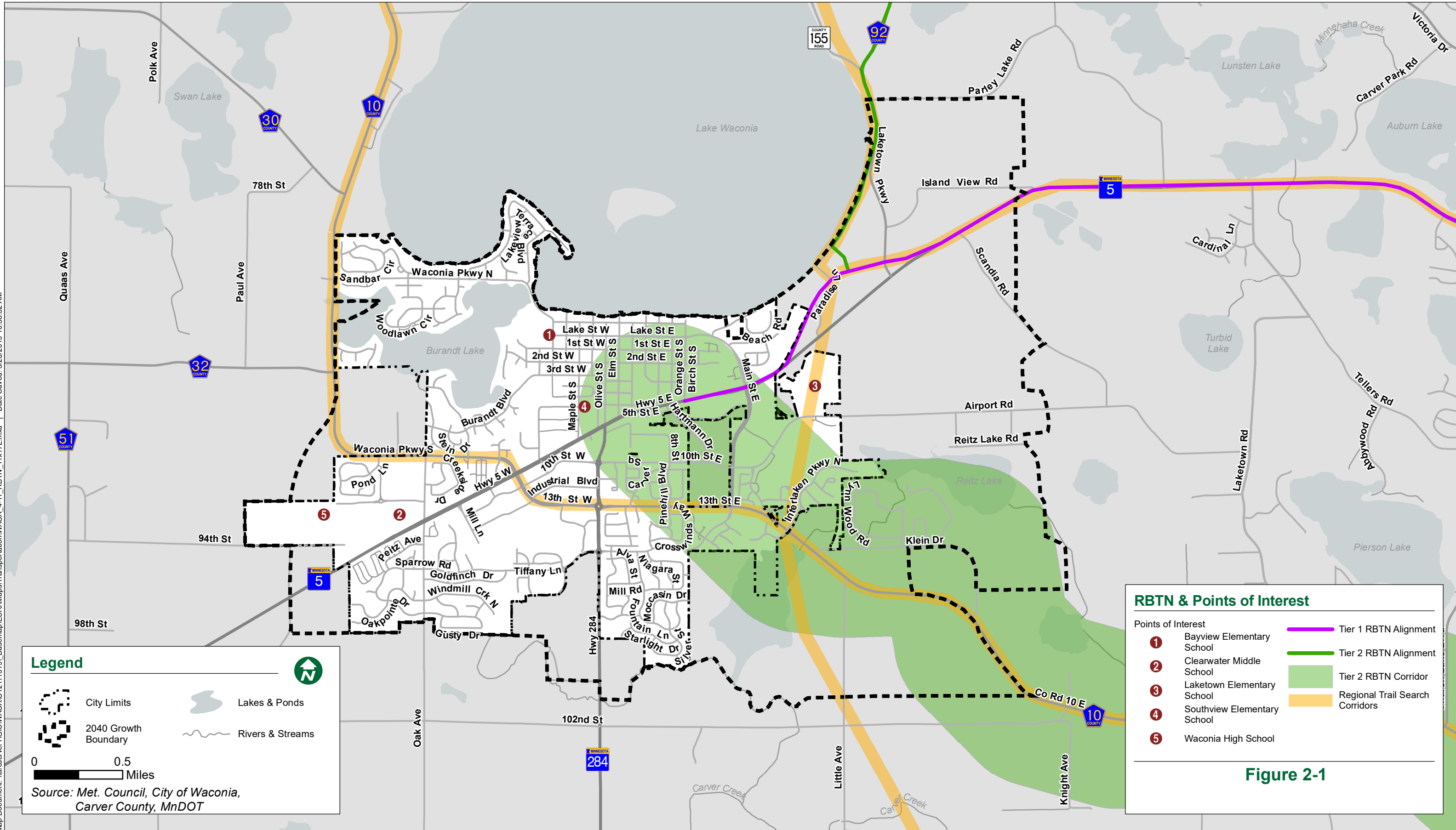
Community Profile

which cost burden is calculated				
Cost-burdened households	911	22.1%	332,925	29.2%
Owner households for which cost burden is calculated				
Cost-burdened owner households	581	18.4%	162,420	20.7%
Renter households for which cost burden is calculated				
Cost-burdened renter households	330	34.7%	170,505	47.8%
-Rent Paid				
Households paying rent		952		360,667
Median rent paid (2016 dollars, averaged)		\$871		\$977
Transportation				
	Waconia		Twin Cities Region	
-Vehicles per household				
No vehicles	293	7.1%	91,161	7.9%
1 vehicle available	918	22.3%	371,748	32.1%
2 vehicles available	1,943	47.1%	475,981	41.1%
3 or more vehicles available	970	23.5%	218,369	18.9%
-Travel time to work				
Total age 16+ (not home based)	5,904	100.0%	1,497,041	100.0%
Less than 10 minutes	1,460	24.7%	151,086	10.1%
10-19 minutes	725	12.3%	430,694	28.8%
20-29 minutes	1,081	18.3%	396,438	26.5%
30 minutes or longer	2,638	44.7%	518,823	34.7%
Resident Workforce				
	Waconia		Twin Cities Region	
-Workforce				
Total civilian non-institutionalized population, 18-64		6,706		1,892,561
# of working age adults who are employed	5,945	88.7%	1,515,863	80.1%
Civilian labor force		6,107		1,593,103
Unemployed	162	2.7%	77,240	4.8%
-Educational Attainment				
Population (25 years and older)	7,213	100.0%	2,004,782	100.0%
Less than high school	331	4.6%	137,271	6.8%
High school diploma or GED	1,535	21.3%	413,734	20.6%
Some college or	2,035	28.2%	603,811	30.1%

Community Profile

associate's degree				
Bachelor's degree	2,409	33.4%	556,189	27.7%
Graduate or professional degree	903	12.5%	293,777	14.7%
High school graduate or higher	6,882	95.4%	1,867,511	93.2%
Bachelor's degree or higher	3,312	45.9%	849,966	42.4%
Total Employed Workers	5,670	100.0%	1,439,664	100.0%
-Worker Age				
Age 29 or younger	1,133	20.0%	328,609	22.8%
Age 30 to 54	3,506	61.8%	797,770	55.4%
Age 55 or older	1,031	18.2%	313,285	21.8%
-Workers by Earnings				
\$15,000 per year or less	949	16.7%	246,108	17.1%
\$15,001 to \$39,999 per year	1,271	22.4%	398,924	27.7%
\$40,000 or more per year	3,450	60.8%	794,632	55.2%
-Workers by Educational Attainment				
Less than high school	313	5.5%	84,190	5.8%
High school or equivalent, no college	1,102	19.4%	269,641	18.7%
Some college or associative degree	1,560	27.5%	362,230	25.2%
Bachelor's degree or advanced degree	1,562	27.5%	394,994	27.4%
Education attainment not available (workers under age 30)	1,133	20.0%	328,609	22.8%
-Workers by Distance to Employment Location (linear)				
Less than 10 miles	1,669	29.8%	747,610	52.7%
10 to 24 miles	2,486	44.4%	564,262	39.8%
25 to 50 miles	1,271	22.7%	70,807	5.0%
Greater than 50 miles	178	3.2%	36,727	2.6%

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Legend

- City Limits
- 2040 Growth Boundary
- Lakes & Ponds
- Rivers & Streams

0 0.5 Miles

Source: Met. Council, City of Waconia, Carver County, MnDOT

RBTN & Points of Interest

	Bayview Elementary School		Tier 1 RBTN Alignment
	Clearwater Middle School		Tier 2 RBTN Alignment
	Laketown Elementary School		Tier 2 RBTN Corridor
	Southview Elementary School		Regional Trail Search Corridors
	Waconia High School		

Figure 2-1