

INTRODUCTION

The City of Mendota Heights has a long history and commitment to planning, which has resulted in unique residential living environments and business centers. The City’s first Comprehensive Plan was adopted in 1960, about 16 years before the Metropolitan Land Planning Act went into effect, requiring communities to incorporate regional policies and guidelines pursuant to the Land Planning Act. The City has used its Comprehensive Plan to guide decisions for the past 48 years. Mendota Heights takes pride in the fact that it is accomplishing the objectives of its plans to date. As a result, the community looks much like it was envisioned in 1960, with an emphasis on high quality residential neighborhoods, open space and parks, and well-planned commercial and industrial areas.

The community is almost fully developed and is now enjoying the fruits of its long-range vision and development policies. The remaining infill properties will continue to be built out, following the community’s successful development philosophy. The City understands its role as part of the greater Metropolitan Region and will continue to plan accordingly. However, Mendota Heights will not compromise its growth philosophy or the interests of its citizens, during its final phase of community development. The fundamental objectives of this Comprehensive Plan are to set in place goals and policies that continue and strengthen the City’s traditions and development philosophy. The goals and policies found herein remain consistent with the original vision, to achieve a residential community with open spaces and quality neighborhoods that provide a desirable place to live and raise families. To this end, the City operates according to the objectives of the Mendota Heights Vision Statement, which is printed as follows.

VISION STATEMENT

Mendota Heights is a high quality, family oriented residential community, with the feel of the country and the amenities of a city. While it is centrally located in the metropolitan area, the Minnesota and Mississippi Rivers form a natural green belt around it, allowing the community to maintain a quiet, private way of life, unique in the Twin Cities. Mendota Heights achieved its successful business community and exceptional residential neighborhoods by following the detailed comprehensive plans set forth by its forefathers over 48 years ago. Innovative and forward thinking on the part of community officials has resulted in a planned community, which affords a quiet lifestyle for its residents while providing a full array of services and employment opportunities. The community has preserved an abundance of parks and open spaces, encourages spacious residential development, and has planned for diversified, high technology offices and business areas. Excellent schools and a well-educated populace complement the traditional but progressive character of the City. Civic pride and aesthetic excellence are high priorities in Mendota Heights.

The mission of the Mendota Heights city government is to preserve and enhance the quality of life in the community and to plan, direct, and implement orderly growth. This is achieved by encouraging and fostering:

- ◆ *Community identity, citizen participation, and open access to government decision-making.*
- ◆ *High quality, cost-effective public service.*
- ◆ *Conservative financial management and low tax rates.*
- ◆ *Development and maintenance of parks, trails, and open spaces.*
- ◆ *High standards of diversified housing stock.*
- ◆ *A commitment to strengthen and maintain community heritage through preservation of older, well-established neighborhoods.*
- ◆ *Further development of well-designed commercial and office projects.*

The Mayor and City Council, as the elected representatives of the people, supported by recommendations from the Parks and Recreation Commission, Airport Relations Commission, and Planning Commission, are responsible for establishing the policies necessary to carry out this mission. The staff of the City implements the policies established by the Council and provides direct services to the community, making the vision a reality.

Adopted by the Mendota Heights City Council on June 3, 1986.

In the fall of 2007, the process of developing an updated Comprehensive Plan for the City of Mendota Heights was initiated with a series of meetings, including a joint meeting between the City Council, Planning Commission, Parks Commission, and staff.

A list of principal issues, which were believed to be most important to the Mendota Height's community, were identified. Issues that rose to the forefront were the Minneapolis-St. Paul International Airport, proper development of the few remaining vacant parcels of land in the city, and the Village at Mendota Heights Project, a mixed use of residential, commercial, and retail.

The Comprehensive Plan is a formally adopted document stating the City's goals and policies as they relate to land use, parks and open space, housing, transportation, utilities, and other issues.

POLICIES AND OBJECTIVES

The community set out early in its incorporated history to create attractive residential neighborhoods by planning for aggressive protection and wise use of its abundant environmental assets. The rich abundance of woods, wetlands, and open space areas that provide the natural feel of the community today, are a testament to the forethought and planning of Mendota Heights’ forefathers. As the Twin Cities metropolitan area has grown up around it, Mendota Heights has actively pursued its objective of preserving the open spaces, which have made the community one of the region’s most attractive places to live. Whether these efforts have been concentrated in active or passive uses, the environment has played a central role in the City’s land use planning. Specific policies relating to particular systems and exact implementation strategies will be included in later portions of this Comprehensive Plan.

REGIONAL PLANNING DESIGNATION

The regional planning area designation and related policies identify the Metropolitan Council’s expectations for the amount, location, and standards for development. A community’s planning area designation is based on its geographic location, amount of land available for development, existing development patterns, planned land uses and availability of infrastructure. The *2030 Regional Development Framework* by the Metropolitan Council has designated Mendota Heights as a “developed community” in the urban planning areas. *Developed communities are those in which more than 85% of the land within the borders identified in 2000 is developed according to the Metropolitan Council.*

Developed Communities

The community’s designation guides local plans, policies, and forecasts. “Developed communities” are now the expected locations for approximately 30 percent of new households and about half of new jobs through 2030, according to the *2030 Regional Development Framework*. The following specific policies and community roles have been identified by the Metropolitan Council in the *2030 Regional Development Framework* and shall be incorporated into this Comprehensive Plan:

Policy 1:

- Work with communities to accommodate growth in a flexible, connected and efficient manner.

Community Role:

- Accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).
- Approve and permit reinvestment projects that make cost effective use of infrastructure and increase density.

- 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, and traditional neighborhood development overlay zones.)
- Support the conversion or reuse of underutilized lands in order to accommodate growth forecasts, ensure efficient utilization of existing infrastructure investments and meet community needs.
- Reduce infiltration and inflow into the local and regional wastewater treatment system.

Policy 2:

- 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.

Community Role:

- Make local transportation, transit, pedestrian and bicycle investments to improve connections between workplaces, residences, retail, services and entertainment activities.
- Identify opportunities to improve transportation connections and address transportation issues such as travel demand management, access management, safety and mobility when planning infill and redevelopment projects.
- Plan land use patterns that support transit service and development.
- Adopt ordinances to support integrated land use (examples: ordinances encouraging or allowing shared parking, centers, transit oriented developments).
- 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.

Policy 3:

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

Community Role:

- Plan for and guide infill development, redevelopment, and adaptive reuse of structures to diversify housing, connect housing and jobs, and integrate new development into existing neighborhoods.
- Adopt and pursue reinvestment strategies to achieve *Metropolitan Land Planning Act (MLPA)*/ *Livable Communities Act (LCA)* housing goals.
- Encourage the preservation of existing neighborhoods and expansion of housing choices within the city.

- Adopt ordinances to increase lifecycle and affordable housing (examples: increased multi-family use, reduced front and interior setback requirements; cluster development ordinances).

Policy 4:

- Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.

Community Role:

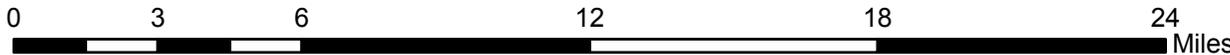
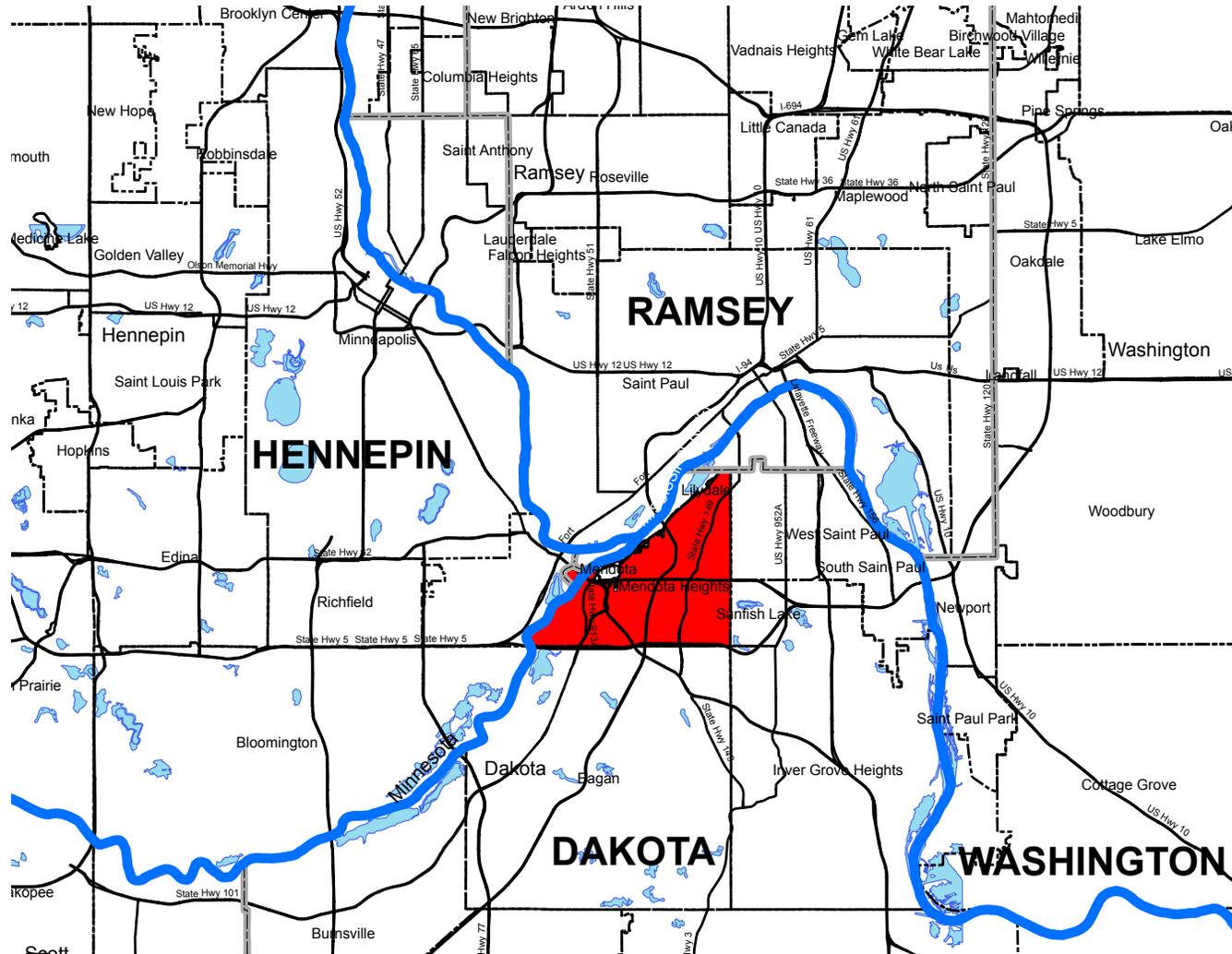
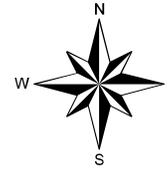
- Approve and permit projects designed to reclaim contaminated lands and restore natural resources where appropriate.
- Implement best management practices to control and treat stormwater as redevelopment opportunities arise.

COMMUNITY LOCATION

Mendota Heights is located only 10 to 15 minutes from the bustle of St. Paul and Minneapolis. Despite its nearness to these major business capitals, the community is able to maintain a comfortable, natural, open appearance. The river bluffs, rolling topography, and wooded areas have provided an excellent setting for residential development. The topography has led to the creation of a curvilinear local street system and allowed for intimate residential neighborhoods to be nestled amongst mature wooded settings, lakes, wetlands, nature preserves, and the Mississippi and Minnesota River bluffs. Mendota Heights is a premier suburb, offering high-quality residential and business areas. Per capita income and average property values area among the highest in the area, but homes in more moderate price brackets are also available. The residents of Mendota Heights enjoy close proximity to an extensive system of regional and local parks, and convenient access to the regional highway system, international airport, and metropolitan employment centers. These factors have helped make Mendota Heights an attractive place to live and enable it to maintain a quiet, private way of life.¹

Mendota Heights is a City comprised of approximately 10 square miles of land that is uniquely situated south of the cities of Minneapolis and St. Paul in northern Dakota County. The Minnesota and Mississippi Rivers, the City of Lilydale, and the City of Mendota border the City on the west. Across the rivers are the cities of St. Paul and Minneapolis, Fort Snelling and the Minneapolis-St. Paul International Airport (MSP). The east is bordered by Delaware Avenue (County Road 63), the cities of West St. Paul and Sunfish Lake. Interstate 494 divides Mendota Heights from Eagan to the south. The map on the following page illustrates the location of the City in relation to the Metropolitan Region.

¹ The 1998 Northern Dakota County Chambers of Commerce, Community Directory, Eagan, Minnesota, pages, 20-23.



2030 COMPREHENSIVE PLAN

Regional Location Map

- County Boundary
- Municipal Boundary
- City of Mendota Heights
- Major Rivers
- Major Roads
- Lakes

COMMUNITY HISTORY

Mendota Heights has a long and rich heritage, which serves as a source of identity for the community. Mendota Heights is located near the confluence of the Mississippi and Minnesota Rivers. Early Native Americans (Mendota Mdewakanton Sioux Community) viewed the area as an important meeting place. Pilot Knob is city-owned property overlooking the confluence of the Mississippi and Minnesota Rivers. It was considered sacred by the Dakota who called it Oheyawahi, “the hill much visited.” Pilot Knob was named by riverboat pilots as the landmark overlooking Fort Snelling, the first American fort.² The Europeans called the area St. Peter, or St. Pierre, during the time that Fort Snelling was constructed (1894). However, the name of the area was later changed to Mendota, which in Dakota means, “meeting of the waters.”³

Fur traders established a trading post in the early 1830’s within what is now Mendota Heights. The trading post, coupled with Fort Snelling located across the river, formed the basis for one of the first settlement areas in Minnesota. During the period from 1837 to 1853, the Dakota ceded large tracts of land to the settlers who tilled the land and operated dairy farms. Gradually, individual homes began to appear along the St. Paul border in the north and in the hills above Mendota Township in the west. Between them were farms, country schools, and estates. The population of Mendota Township in 1860 was 454. The area grew slowly to 1,360 at the start of World War II.⁴ St. Peter’s Church was built in 1853 atop the bluff overlooking the rivers and is the oldest church in continuous use within Minnesota.⁵

Several trails crossed the area, including the Mission Trail. It connected the river to the Dakota Village at Kaposia, which is present day South St. Paul. Dodd Road, the first military road through the region, was completed in 1849 and connected the community to St. Peter. Dodd Road currently bisects the City and continues to provide a north-south travel artery throughout the community. The Old Mendota Road, which is now Highway 110, provided for east-west travel through the area. The Minnesota Central, the first Dakota County railroad, ran through Mendota Township, parallel to the Minnesota River, and carried supplies to Fort Snelling.

Following World War II, farmers began to sell lots for individual homes and acreage for residential subdivisions. Home construction increased rapidly, particularly in the northern section of the township and by 1950, the population totaled 2,107. The Township of Mendota was established in 1858, and was eventually divided into two separate towns. Mendota was chartered in 1887 and incorporated in 1936. The remainder of the township was incorporated as Mendota Heights in 1956.⁶

² The Heritage of Mendota Heights from Township to Village and City, Prepared by the Mendota/West St. Paul Chapter of the Dakota County Historical Society, page 3.

³ Mendota Heights, a Community of Quality, Northern Dakota County Chambers of Commerce, page 21.

⁴ *Ibid.*, page 1.

⁵ The Heritage of Mendota Heights from Township to Village and City, Prepared by the Mendota/West St. Paul Chapter of the Dakota County Historical Society, page 3.

⁶ The 1998 Northern Dakota County Chambers of Commerce, Community Director, Eagan, Minnesota, page 21.

Interstate 494 comprises the southern border of Mendota Heights. Its intersection with Interstate 35E acts as a primary “gateway” into the community, as does Highway 55 as it crosses the Mendota Bridge, the Interstate 35E/Mississippi River crossing and Highway 110, as it enters the community from the east. The Mississippi and Minnesota Rivers and steep bluffs along with the natural open spaces of Fort Snelling State Park, Minnesota Valley National Wildlife Refuge, Lilydale Regional Park, Dodge Nature Preserve, and Olivia T. Dodge Nature Center provide a greenbelt that surrounds and infiltrates Mendota Heights. The location of the aforementioned features and places is illustrated on the Community Facilities map, located on page 26.

The natural and open space areas, when combined with the 290 acres of community parks, three golf courses, Rogers, Augusta, and Le May Lakes, and with the naturally rolling terrain and mature woodlands, create the appealing “natural open” setting of the City. These features and spaces are located adjacent to the major roadways and as such, create a unique, natural setting for small, intimate neighborhoods. The views of the River Valleys from adjacent bluffs and bridge crossings are nothing less than spectacular. The predominance of scenic, natural vistas and corridors within a community located so close to the core of the Twin Cities is truly unique within the Metropolitan Region. This being the case, the City of Mendota Heights considers it paramount to protect and enhance the natural living environment for its residents.

DEVELOPMENT HISTORY

Early History

The river topography and landscape of bluffs, ravines, views, lakes, and wooded areas have provided attractive settings for residential settlement. Mendota Heights was a part of Mendota Township until the Village of Mendota Heights was incorporated in 1956.

1957 to 1977

The first Land Use Plan for Mendota Heights was adopted in 1959. Its purpose was to guide public and private development to achieve balanced residential and commercial/industrial growth, in order to assure the availability of tax funds for schools and public services. At that time, 21% of the land (exclusive of golf courses and cemeteries) was developed.

The City's history of early land planning established a clear and well-defined pattern for future land uses. The 1959 Plan identified the following needs:

- ◆ The need for additional east-west thoroughfares;
- ◆ The need for community connections across future I-35E;
- ◆ The designation of a business/industrial area in the southwest corner of the City;
- ◆ The desire to limit commercial "strip" development; and
- ◆ The decision to continue the semi-rural character of the residential areas.

Many of the major objectives of the 1959 Plan came to fruition as the Plan was largely followed over the ensuing years. In the 20 year period from the late 1950's to the late 1970's, St. Thomas and Visitation schools were established (1955-56); Fort Snelling State Park was established (1961); the I-35 bridge into St. Paul was built (1971); Henry Sibley High School was built (1971); and in 1974, Mendota Heights became a city. Overall, an additional 40% of the land area was developed, most of it to establish new residential areas.

1977 to 1997

The land use pattern initially laid out by early comprehensive plans was clearly established along with several transportation improvements. Both I-35E and I-494 were built during this period. I-35E was extended in both directions, into downtown St. Paul and south into Burnsville. I-494 was constructed along the southern border of the City and replaced Highway 110 as the primary east-west route.

In this period, United Properties began the development of the Mendota Heights Business Park, and several areas designated for residential were developed throughout the City.

The availability of the Interstate routes did relieve local roadways of some traffic, particularly in the cases of Highway 110 and Highway 149. The accessibility of the Interstate routes also more clearly established distinct neighborhoods in the community. The 1959 Land Use Plan emphasized the importance of east-west routes and planned

crossings at Marie Avenue, Mendota Heights Road, and Wagon Wheel Trail, all of which were built more than 20 years later.

Aircraft traffic noise from flights over Mendota Heights dramatically increased in this period as well, due to the growth and expansion of the airline industry and the Minneapolis-St. Paul International Airport. The increasing number of flights, larger aircraft, and expanded use of the runways over the Mississippi River corridor, continue to impact the land use and living environment of the southern part of the community. The Metropolitan Airports Commission (MAC) actually bought out one neighborhood and created a flight path corridor, near Acacia Cemetery, within Mendota Heights. Homes were removed and the area was re-developed for industrial uses. Other residential areas were part of the Part 150 Sound Insulation program, receiving funds to upgrade windows and insulation in existing homes. New residential neighborhoods have been built with additional sound insulation and modified building techniques.

Total operations at the Minneapolis-St. Paul International Airport (MSP) increased from 230,793 in 1972 to 483,013 in 1998, more than doubling. This increase in flights, along with expansion of the flights over the new residential areas and outside of the flight corridor, has adversely affected many neighborhoods of the City.

The City put forth considerable time and effort to reduce aircraft noise and operations over the City, establishing an Airport Relations Commission (ARC), participating in the Dakota County Airport Relations Commission (DCARC), and the Metropolitan Aircraft Sound Abatement Council (MASAC) and adopting a Noise Attenuation Ordinance.

1998 – 2007

From 1998 to 2006, the City issued 436 residential building permits. Of those, 259 were for single family homes. In 2003, the City saw the most development during this period, with a total of 125 residential permits issued during that year.

There have been a number of significant projects that have reshaped Mendota Heights during this time. The most visible is the Village at Mendota Heights, a mixed use development at the northeast intersection of Trunk Highway 110 and Dodd Road. The City acquired the property to create an urban town center. That project is nearing completion, with a Dakota County Community Development Agency senior residential facility, a mix of town houses, an intensive commercial component, all surrounding an open space plaza.

The second significant change is the Summit of Mendota Heights, a mixed residential development consisting of townhomes and a multi-story condominium. This facility is located on the former site of the Ecolab research building at Sibley Memorial Highway and Wachtler Avenue.

Augusta Shores is a twin-home residential development developed around Lake Augusta, just east of TH 55. Another residential project is the Hidden Creek development, a residential plat of generally one-acre lots on a portion of the “superblock”, an area of larger acreage properties which have had minimal previous development activity.

Three other projects have involved the City’s activity in avoiding development, and retaining existing open space. The Mendota Heights Par 3 Golf Course had operated as a privately-owned facility for many years, until the owners proposed to close the 17 acre facility and develop the property into approximately 30 single family lots. After some struggle, ending with a successful referendum, the City purchased the golf course and is now operating the facility as a municipal course.

Mendota Heights is also home to a significant portion of the Dodge Nature Center. The City has worked with the Nature Center to protect these natural areas through approvals of plats and conservation easements.

Perhaps the most important project also involves the City’s decision to spend public dollars to preserve the Pilot Knob area, just off the Mendota Bridge between Acacia Cemetery and Trunk Highway 55. After a series of development proposals for this property were turned away or withdrawn, the City joined with other public entities, including Dakota County and the Minnesota Department of Natural Resources, and purchased a number of large parcels totaling 25.5 acres. The land will be retained as open space, and is currently being restored to its pre-development environment. The property has historical and cultural significance on many levels, including a sacred site for native people, a nearby gathering area for the 1851 transfer of the Minnesota Territory lands to the U.S. government, and the “pilot knob” landmark for steamboats approaching the confluence of the Minnesota and Mississippi Rivers.

NATURAL FEATURES INVENTORY

The natural environment is an important asset to the residents of Mendota Heights. During the City's developing stages, a strong emphasis was placed on preserving high quality open spaces and wooded areas. This has provided tremendous benefits to the residents and is an important focal point of the community. Residents enjoy numerous lakes and wetlands, open spaces, parks, trails, and the Mississippi and Minnesota Rivers. The following lists specific environmental features within the City of Mendota Heights:

General Topography and Drainage

The topography of the City of Mendota Heights varies greatly, from floodplains of the Minnesota and Mississippi Rivers to the primary and secondary bluffs of the rivers. The maps that follow illustrate the topography and location of floodplains within the community. The majority of the City lies relatively flat at an elevation approximately 200 feet above the river. Many of the lakes and ponds in the City are entirely controlled by percolations, precipitation, and evaporation. The original terrain and vegetation of the area were altered for purposes of farming. Marshes and wetlands were left relatively undisturbed except for a few ditching projects. More detailed information on the drainage system of the city can be found in the *Local Surface Water Management Plan, 2006*.

Soils

The Soil Conservation Service has identified the following soil associations within the City of Mendota Heights:

- ◆ Nearly Level Soils on the Floodplains. This general area is on the floodplains of the Minnesota and Mississippi Rivers, mostly located in the Fort Snelling State Park. Much of it is frequently flooded and is generally too wet to be farmland. The area consists of mixed Alluvial sand and some Sawmill soils. Colo soils, Riverwash, and Peat Muck are also present.
- ◆ Light Colored, Rolling to Hilly Soils. This general area is in the Morainic part of the County. It is characterized by steep slopes and numerous poorly drained depressions. The soils are extremely variable in depth, texture, and productivity. The medium height and textured soils are suitable for some crops if slopes are not too strong. Sheet or gully erosions are hazards in cultivated fields. The area is best suited to woodlands. The major soils include Scandia Kingsley, Hayden, and Burnsville series. Included are soils of the Freer and Adolph series.
- ◆ Light Colored to Moderately Dark Colored, Rolling to Loose Hilly Soils on Till. In topography and texture, this soil association is mostly the light colored rolling high soils described above. Most of the soils develop from calcareous materials. The major soils in the area include the Hayden, Burnsville, Lester series.

Floodplain

Although the City of Mendota Heights is located in such close proximity to the Mississippi River and the Minnesota River, there is no floodway within the City boundaries. As the Floodplain map portrays, there is floodway on both sides of the Mississippi River and Minnesota River, within the cities of St. Paul, Lilydale, Mendota, and Eagan. The floodway basically follows the northwest boundary of the City.

Rivers, Lakes, and Wetlands

The following is a list of lakes and rivers located within the City of Mendota Heights:

- Gun Club Lake
- Lake Augusta
- Lake Le May
- Rogers Lake
- Friendly Marsh
- Copperfield Ponds
- Mississippi River
- Minnesota River

Watersheds

Mendota Heights is located within three watersheds: the Lower Minnesota River Watershed, the Gun Club Lake Watershed, and the Lower Mississippi River Watershed.

The Lower Minnesota River Watershed District (LMRWD) is located in the southwest part of the Twin Cities metropolitan area along the Minnesota River. The District boundaries encompass an area of 64 square miles of Carver, Hennepin, Dakota, Scott, and Ramsey counties, which includes the Minnesota River Valley from Fort Snelling, at the confluence of the Minnesota and Mississippi rivers, upstream to Carver, Minnesota. The width of the District includes the bluffs on both sides of the Minnesota River within this reach of the river. The District boundaries are contiguous to five (5) watershed districts, four (4) water management organizations, and include portions of fifteen (15) communities. The City of Mendota Heights entered into an agreement with the Lower Minnesota River Watershed District on January 28, 2005. Issues of concern include dredging, spoil site acquisition, and bank erosion control.

The Gun Club Lake Watershed Management Organization (GCLWMO) encompasses 33 square miles of suburban land. The GCLWMO is a joint powers organization of the cities of Eagan, Mendota Heights, and Inver Grove Heights. Funding for the GCLWMO is provided by each of the cities within the organization. The majority of storm water drains to the Minnesota River in the GCLWMO. The watershed contains many small wetlands and lakes, and a major concern is lake water quality.

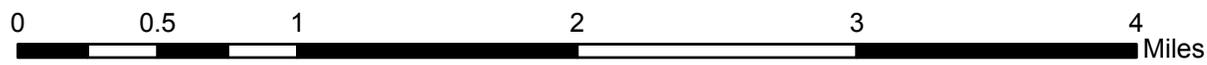
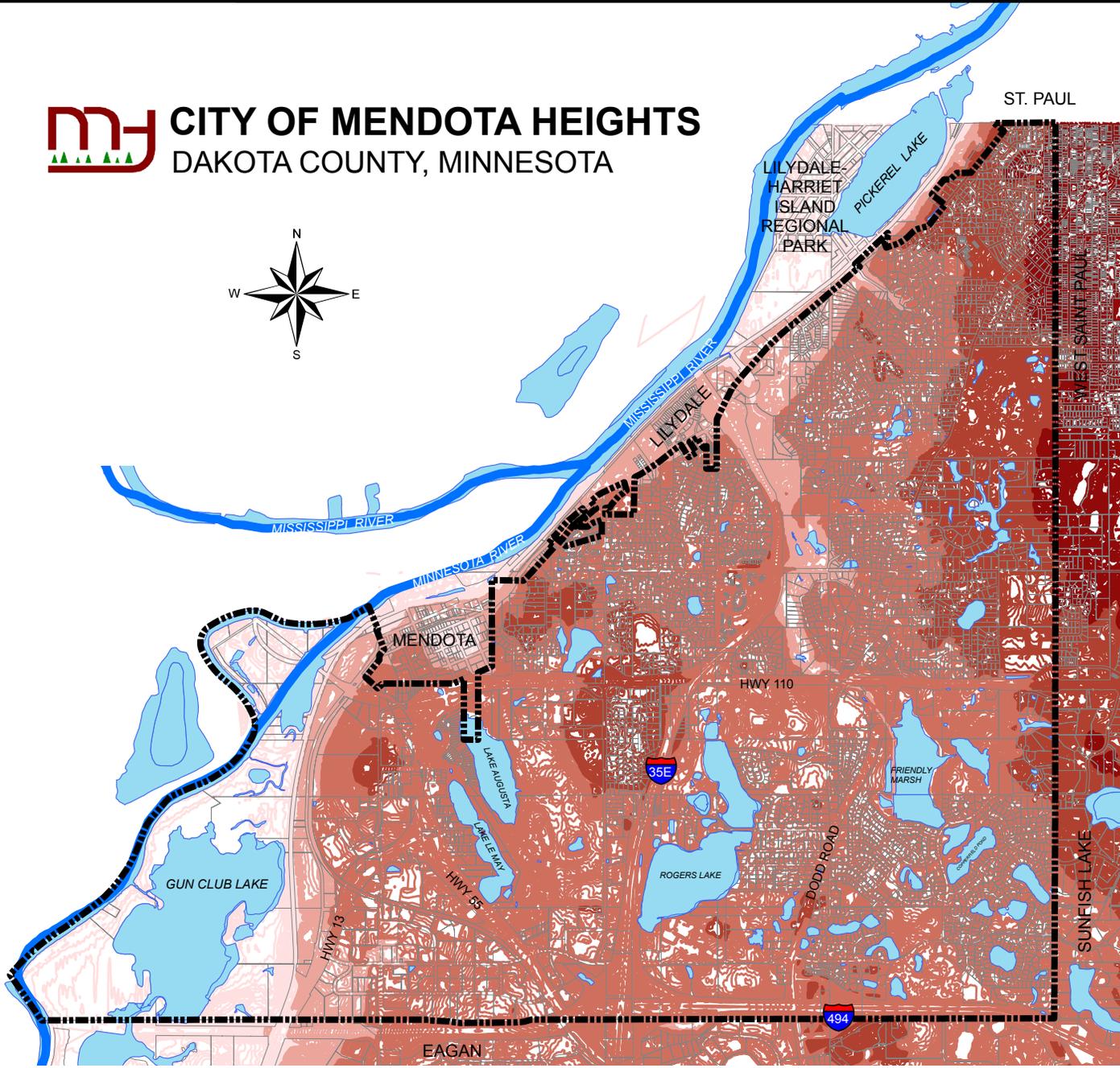
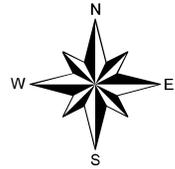
The Lower Mississippi River Watershed Management Organization (LMRWMO) encompasses 50 square miles in Dakota and Ramsey Counties. Other surrounding communities include: Inver Grove Heights, Lilydale, St. Paul, South St. Paul, Sunfish Lake, and West St. Paul. The LMRWMO was established by a Joint Powers Agreement

on October 25, 1985. The wetland is well-drained with many small depressions and steep slopes. Issues of concern include wildlife habitat and water recreation.

Significant Vegetation

The City of Mendota Heights contains a variety of wooded areas and explicit forested areas. There is a large amount of floodplain forest along the Mississippi and Minnesota Rivers. There is a large area of altered, non-native deciduous forest on the east side of Gun Club Lake. A variety of vegetation also surrounds Lake Augusta and Lake Le May, including the following: altered/non-native deciduous forest, altered/non-native deciduous woodland, oak forest, native dominated disturbed upland shrubland, and aspen forest.

The east side of 35E within the City of Mendota Heights, just before entering Lilydale, contains a variety of vegetation, from altered/non-native deciduous forest, altered/non-native deciduous woodland, altered/non-native mixed woodland, oak forest, floodplain forest, and lowland hardwood forest. There are also pockets of a variety of forests and woodlands between 35E and the boundary with West St. Paul and Sunfish Lake, especially surrounding the water features. The Significant Vegetation map illustrates the location of wooded and forested areas within the City of Mendota Heights.



2030 Comprehensive Plan

Topography

- Elevation (in feet)**
- 692 - 754
 - 755 - 834
 - 835 - 914
 - 915 - 990
 - 991 - 1114
 - City Boundary
 - Major River
 - Water

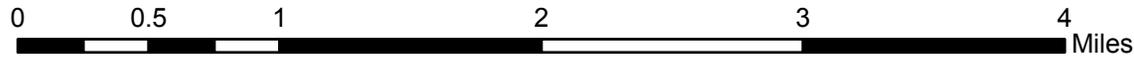
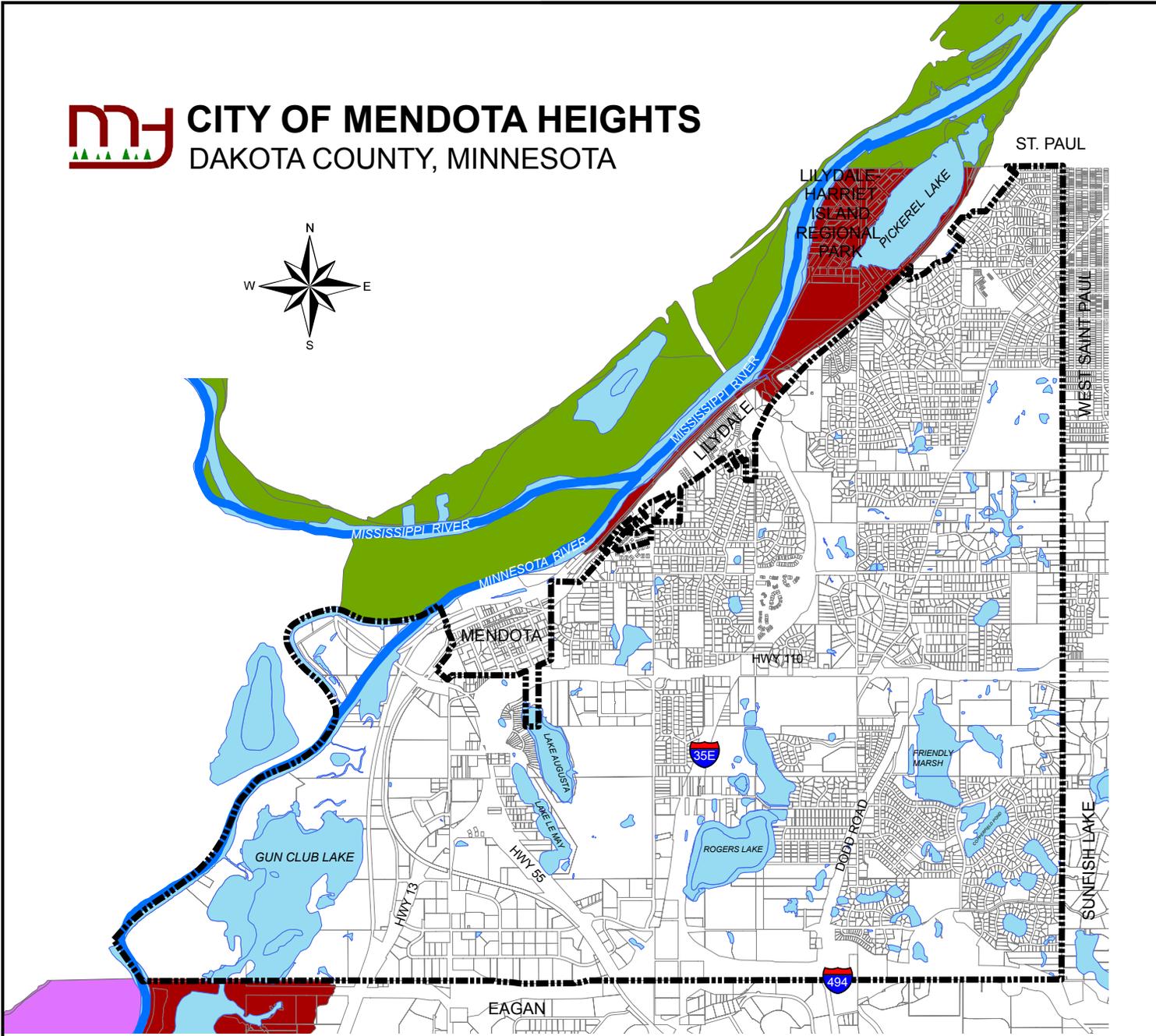
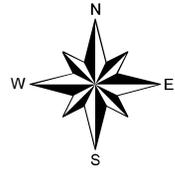
NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
1800 Olson Memorial Highway, Suite 302, Golden Valley, MN 55422
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Source: City of Mendota Heights,
 Dakota County, and
 Minnesota Department of Natural Resources.

July 2008.



CITY OF MENDOTA HEIGHTS
 DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Floodplain

- FEMA Floodway Hennepin County
- FEMA Floodway Ramsey County
- FEMA Floodway Dakota County
- City Boundary
- Major River
- Water

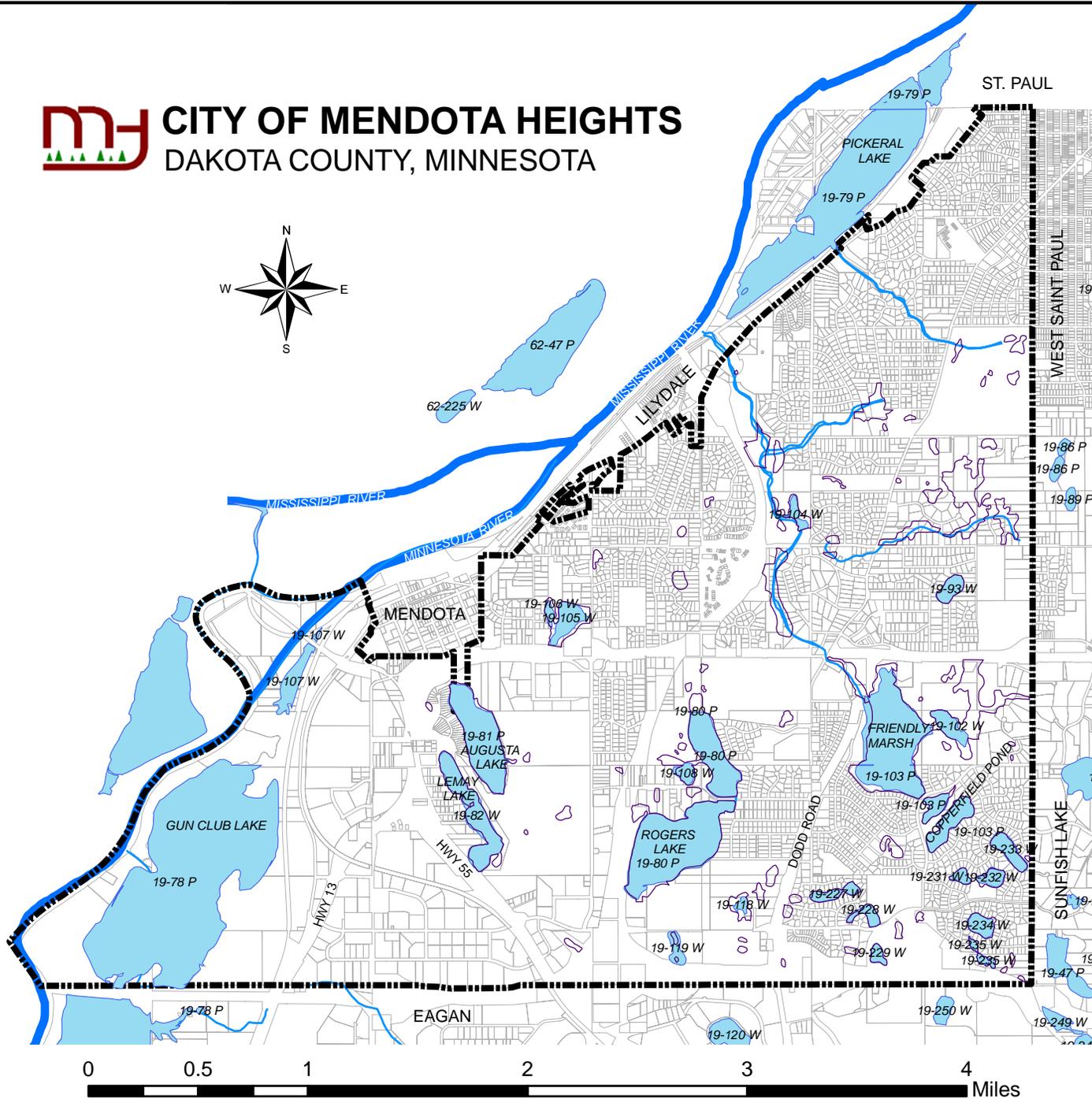
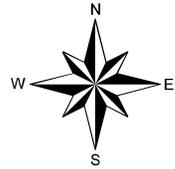
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Source: City of Mendota Heights,
 Dakota County, and
 Minnesota Department of Natural Resources.

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CITY OF MENDOTA HEIGHTS
 DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Water
Resource Map

- Wetlands
- (According to City's Surface Water Management Plan)
- DNR Public Waters
- Major River
- Stream
- City Boundary
- Parcels

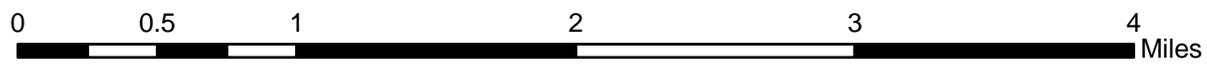
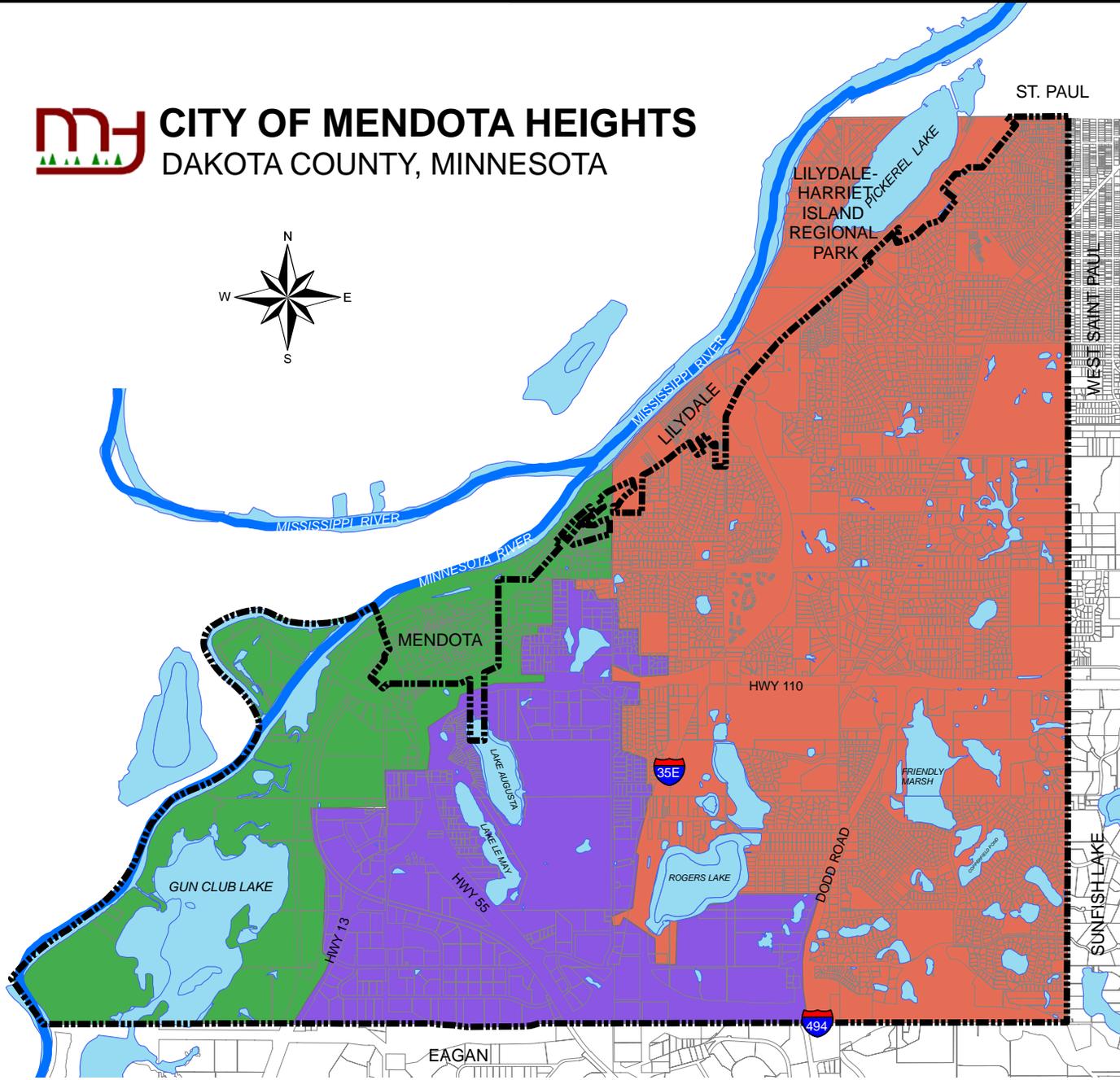
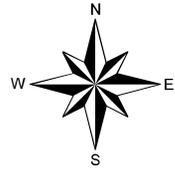
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Source: City of Mendota Heights, Dakota County, Bonestroo, and Minnesota Department of Natural Resources.

July 2008.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Watersheds

- Gun Club Lake
- Lower Minnesota
- Lower Mississippi
- City Boundary
- Major River
- Water

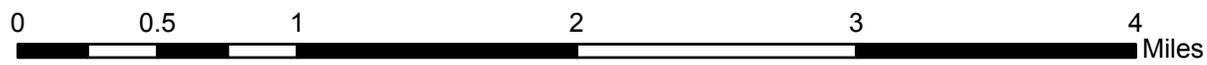
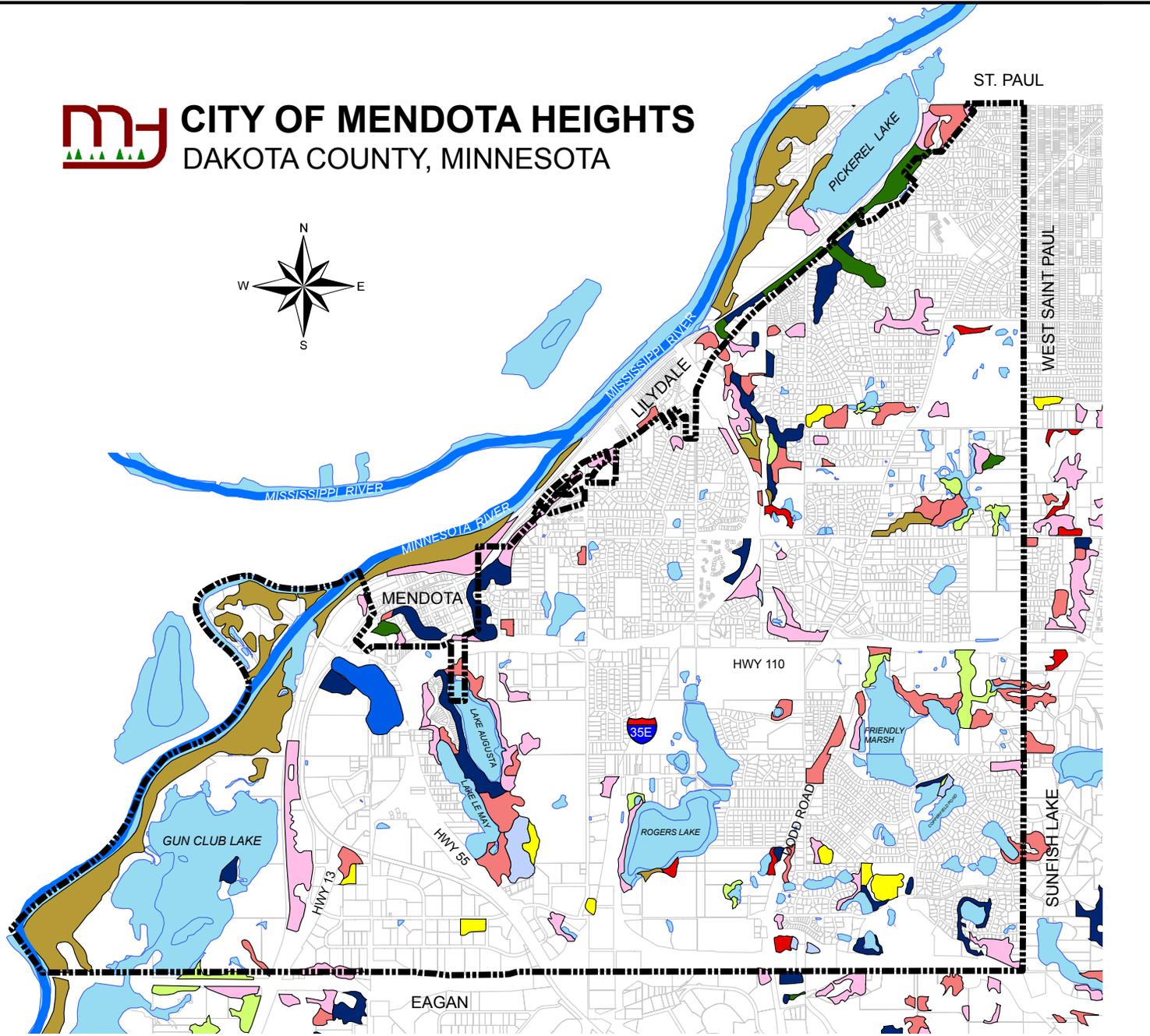
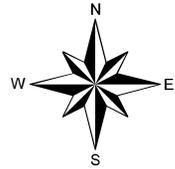
NORTHWEST ASSOCIATED CONSULTANTS, INC.
1800 Glenn Memorial Highway, Suite 202, Golden Valley, MN 55422
Telephone: 763.231.2838 Facsimile: 763.231.2861 plan@nwcac.com

Source: City of Mendota Heights, Dakota County, and Minnesota Department of Natural Resources.

July 2008.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Significant
Vegetation

- Altered/non-native deciduous forest
- Altered/non-native deciduous woodland
- Altered/non-native mixed woodland
- Aspen forest
- Floodplain forest
- Lowland hardwood forest
- Maple-basswood forest
- Native dominated disturbed upland shrubland
- Oak Savannah (restoration)
- Oak forest
- City Boundary
- Major River
- Water

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1800 Glenn Freeseville Highway, Suite 202, Golden Valley, MN 55422
Telephone: 763.231.2555 Facsimile: 763.231.2561 plan@nacinc.com

Source: City of Mendota Heights,
Dakota County, and
Minnesota Department of Natural Resources.

July 2008.

COMMUNITY FACILITIES

The City of Mendota Heights currently retains a full complement of administrative services, including Administration, Engineering, Public Works, Parks & Recreation, Police, Fire, Finance, and Code Enforcement. The City contracts with private consultants for planning and legal services. City Hall provides administrative office space and public meeting facilities. City Hall is located at 1101 Victoria Curve, northwest of the intersection of Highway 110 and Lexington Road.

Police and Fire

The City of Mendota Heights provides police protection for its residents. The police are dispatched from Dakota Communications Center, which is located in Empire Township. The City also provides police services to the communities of Lilydale and Mendota. The Police Department consists of 18 officers and three civilian employees.

Fire protection is also provided by the City. The department is located on Dodd Road, one-quarter mile south of Highway 110. The Fire Department consists of 36 volunteers and has a fully equipped station consisting of a 2,000 gallon tanker, three pump trucks, a rescue vehicle, a brush truck, a boat, an ATV, and other equipment and services necessary to provide for the defined ISO Commercial Risk Services Inc.

The City also provides fire services for the cities of Sunfish Lake, Lilydale, and Mendota. The average response time to fire calls ranges from six to eight minutes. The Mendota Heights Fire Department was last rated as providing Class 4 services (1-best, 10-worst), as defined by the Insurance Services Office. Specific residential fire ratings are determined based upon a combination of factors, including the individual rating for the Fire Department, availability of water services, and the level of communications (i.e., 911 call system, fire alarms, pagers, and dispatch systems), available in the community.

Schools

Minnesota Independent School District #197 serves portions of several communities: West St. Paul, Mendota, Mendota Heights, Eagan, Inver Grove Heights, and Sunfish Lake. The District is comprised of five elementary schools, two middle schools, and one high school. Total enrollment for the District schools in the 2007-2008 school year was estimated at 4,343 students. This is down from 4,885 students in the 1998-1999 school year. There are a total of six kindergarten through 12th grade schools (public and private) actually located within the City of Mendota Heights: Mendota Elementary School, Somerset Elementary School, Friendly Hills Middle School, Henry Sibley High School, St. Thomas Academy, and Visitation School.

The following table provides a breakdown of enrollment of the K-12 public schools within the City at the start of the 1998 – 1999 school year compared with the 2007 - 2008 school year.

Public School Enrollment for K-12 Schools within the City of Mendota Heights: 1998 - 99 Versus 2007 - 08 School Years				
School	Grades	1998-99 Total Enrollment	2007-08 Total Enrollment	Percent Change
Mendota Elementary School	K - 4th	414	360	-13%
Somerset Elementary School	K - 4th	335	318	-5%
Friendly Hills Middle School	5th - 8th	783	597	-24%
Henry Sibley High School	9th - 12th	1,476	1,462	-1%
Total Enrollment		3,008	2,737	-0.9%
Source: ISD 197				

The number of students enrolled in private schools within the City was 1,295 during the 2007-08 school year. For the 1998 – 1999 school year, 1,224 students were enrolled in private schools.

Private School Enrollment for K-12 Schools within the City of Mendota Heights: 1998-99 Versus 2007-08 School Year				
School	Grades	1998-99 Total Enrollment	2007-08 Total Enrollment	Percent Change
St. Thomas Academy	7th - 12th	694	695	0.1%
Visitation School	Montessori -12th	530	600	13.2%
Total Enrollment		1,224	1,295	6.0%
Source: St. Thomas Academy and Visitation School websites				

Parks and Open Space

The City of Mendota Heights boasts a variety of recreational opportunities. Few cities can claim access to regional trails, riverside and lakeside parks, scenic bluffs and a nature preserve among their recreation facilities. These facilities represent unique features in a park system that helps to shape the character of Mendota Heights beyond the ordinary. They offer a visual identity to the city, in addition to contributing to the quality of life for those who live here. Mendota Heights has 295 acres of city-owned parks and open spaces, which includes active and passive recreation areas, along with other state and private parks and open spaces.

The 21 miles of city trails located adjacent to roadways or meandering through the bounty of open space in the community offer an excellent opportunity for exercise and relaxation. Opportunities are available for walking, bicycling, bird watching and nature hikes.

The following is a list of parks, facilities, and open spaces located within the City:

Parks

Copperfield Ponds
Friendly Hills Park
Friendly Marsh Park
Hagstrom King Park
Ivy Hills Park
Kensington Park
Marie Park
Mendakota Park
Roger’s Lake Park
Sibley Park (Athletic Complex)
Valley Park
Victoria Highlands Park
Wentworth Park
Valley View Heights
Civic Center

Open Spaces

Fort Snelling State Park
Acacia Park Cemetery
St. Peter Cemetery
Resurrection Cemetery
Mendakota Golf Course
Somerset Golf Course
Par 3 Golf Course
Dodge Nature Center
Pilot Knob

Golf Courses

In addition to parks, the City is also home to three golf courses: Mendakota Golf Course, Somerset Golf Course, and the Mendota Heights Par 3 golf course.

Cemeteries

The City has three public cemeteries—St. Peter, Resurrection, and Acacia—which comprise a large amount of land area within the southwest part of the community.

Wastewater

The City's Public Works Department operates and maintains the City’s sanitary sewer system. The responsibilities of the sanitary sewer system include maintenance of the sanitary sewer lift stations, sanitary sewer main repair, and sanitary sewer hook up inspections.

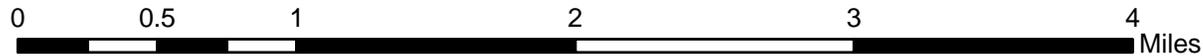
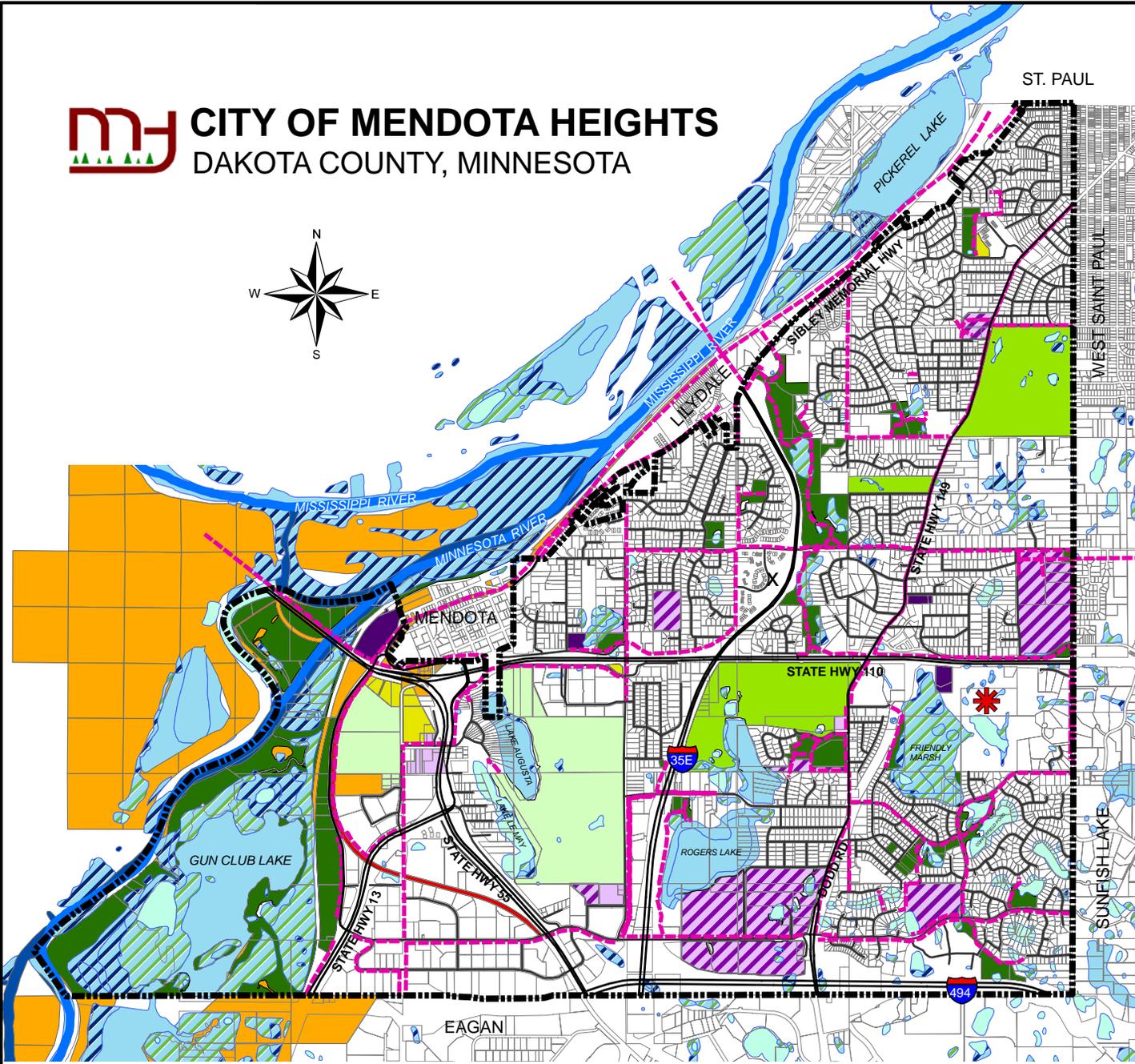
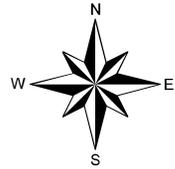
Water Supply

The St. Paul Regional Water Services provides water to Mendota Heights. St. Paul maintains the water lines and hydrants and bills its customers directly. A two million gallon water tower, located on South Lexington Avenue, next to the City's Public Works Facility, provides reserve water capacity. The water tower and distribution system are owned by the City of Mendota Heights.

The Community Features Map illustrates the location of the various public, semi-public, institutional, and private uses within the City of Mendota Heights. While the Community Facilities map illustrates specific locations of public buildings, schools, churches, synagogues, golf courses, parks, and major employers.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Community
Features

- Open Space
- Nature Preserve
- Park
- County Trail
- Municipal Government
- Institution
- Religious Institution
- Cemetery
- Golf Course
- State Land
- City Trail
- Emergent Wetland
- Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Major River
- Roads
- City Boundary
- Olivia T. Dodge Nature Preserve

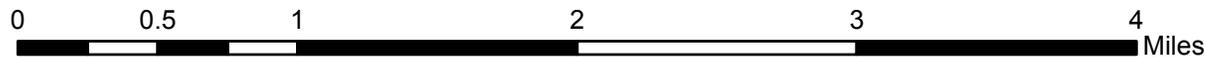
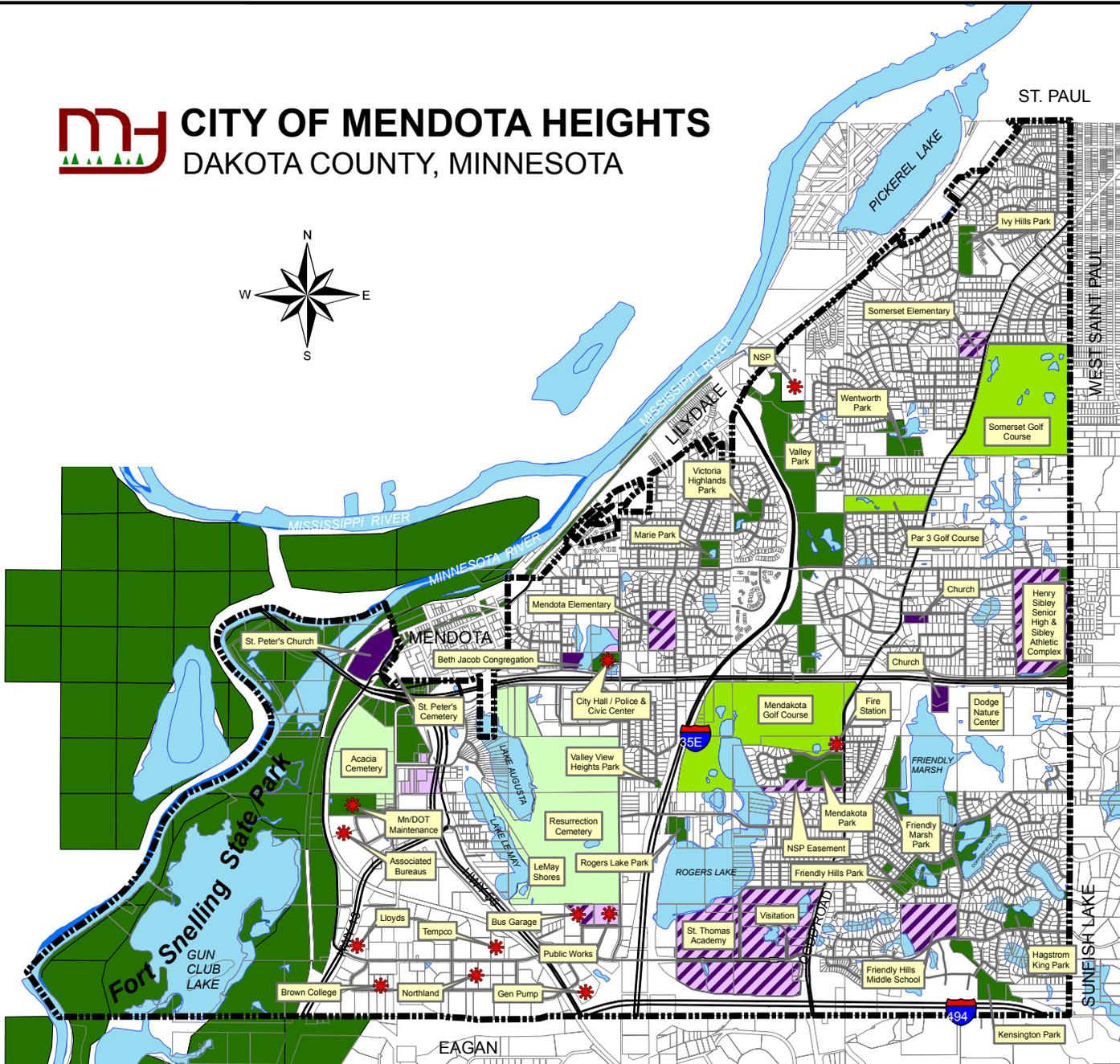
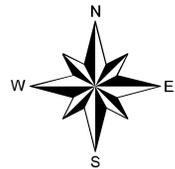
NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
1800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
Telephone: 763.231.2618 Facsimile: 763.231.2661 plan@nwrmap.com

Source: City of Mendota Heights,
Dakota County, and
Minnesota Department of Natural Resources.

January 2010.



CITY OF MENDOTA HEIGHTS
DAKOTA COUNTY, MINNESOTA



2030
COMPREHENSIVE
PLAN

Community
Facilities

- Municipal Government
- Institution
- Religious Institution
- Cemetery
- Golf Course
- Nature Preserve
- Park/ Open Space
- City Boundary
- Major Roads
- City Roads
- Major River

NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
1800 Glenn Henriksen Highway, Suite 302, Golden Valley, MN 55422
Telephone: 763.251.2505 Facsimile: 763.251.2561 plan@nacinc.com

Source: City of Mendota Heights,
Dakota County, and
Minnesota Department of Natural Resources.

January 2010.

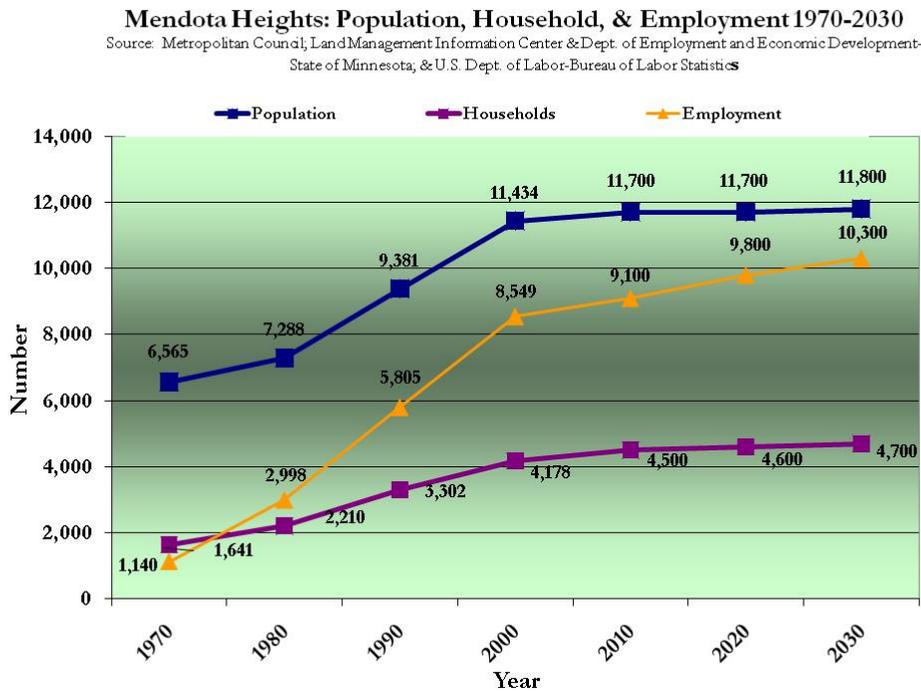
SOCIO-ECONOMIC PROFILE

The purpose of the socio-economic inventory is to identify past trends, to document current conditions, and help identify issues establishing a hierarchy of planning policies. These policies will help the community address a broad base of land use and development issues. With the help of a solid information and policy base, decision makers can evaluate and prioritize proposals for the community while fulfilling the City’s long term goals and objectives.

Growth Trends: Mendota Heights

The following line graph illustrates the estimated and projected growth trends in the City of Mendota Heights for population, household, and employment from 1970 through 2030. Population, households, and employment within the City have all been increasing since 1970 and are projected to increase through 2030.

As the line graph indicates, the population and employment categories experienced a significant increase between 1980 and 2000. Households also increased during this time period, but not at such a significant rate as the other two categories. From 2000, the population, households, and employment are all expected to continue to rise, especially employment, which is expected to rise from 8,549 in 2000 to 10,300 in 2030. Whereas, for example, population is only expected to rise from 11,434 in 2000 to 11,800 in 2030.



Growth Trends: Mendota Heights Versus Dakota County

The following table displays the population, household, and employment estimates and forecasts for the City of Mendota Heights and Dakota County, starting in 1970 through 2030. The table is important in that it compares how the City has grown and is expected to grow over the years compared with the County’s overall growth rate.

As the table below indicates, the City experienced its largest population percent growth from 1980 to 1990, increasing from 7,288 to 9,381, which was a 29 percent increase. Dakota County also experienced its highest percentage growth in population from 1980 to 1990, experiencing a 42 percent growth rate. Its second highest percent increase was from 1970 to 1980 when the County experienced a 39 percent increase. Both Mendota Heights and Dakota County experienced their three largest percent increases in population between 1970 and 2000. The biggest difference between the two is that Mendota Heights is only expected to increase by 5 percent between 2000 and 2010, while the County is still expected to increase by 20 percent. This is because the City is close to being built out with limited land for new residents.

The number of households within the City of Mendota Heights increased by 49 percent between 1980 and 1990, and then the percent change is expected to decline each decade by 2030. By 2030, the City’s number of households is expected to reach 4,700. The County’s number of households increased by 71 percent from 1970 until 1980. From that time period, the percent increase in households slowly declines each decade. However, by 2030, the number of households in Dakota County is expected to reach 209,300. The City’s employment is expected to increase by 20 percent from 2000 to 2030, while the County’s employment is expected to increase by 39 percent.

Mendota Heights and Dakota County: Population, Household, and Employment Estimates & Forecasts 1970 - 2030							
Population/Percent Change							
	1970	1980	1990	2000	2010	2020	2030
Mendota Heights	6,565	7,288	9,381	11,434	11,700	11,700	11,800
	—	11%	29%	22%	2%	0%	1%
Dakota County	139,808	194,279	275,186	355,904	428,860	488,450	519,710
	—	39%	42%	29%	20%	14%	6%
Household/Percent Change							
	1970	1980	1990	2000	2010	2020	2030
Mendota Heights	1,641	2,210	3,302	4,178	4,500	4,600	4,700
	—	35%	49%	27%	10%	2%	2%
Dakota County	37,560	64,087	98,293	131,151	164,190	193,290	209,300
	—	71%	53%	33%	25%	18%	8%
Employment/Percent Change							
	1970	1980	1990	2000	2010	2020	2030
Mendota Heights	1,140	2,998	5,805	8,549	9,100	9,800	10,300
	—	163%	94%	47%	6%	8%	5%
Dakota County	31,100	62,134	106,029	154,242	179,510	199,340	214,150
	—	100%	71%	45%	16%	11%	7%

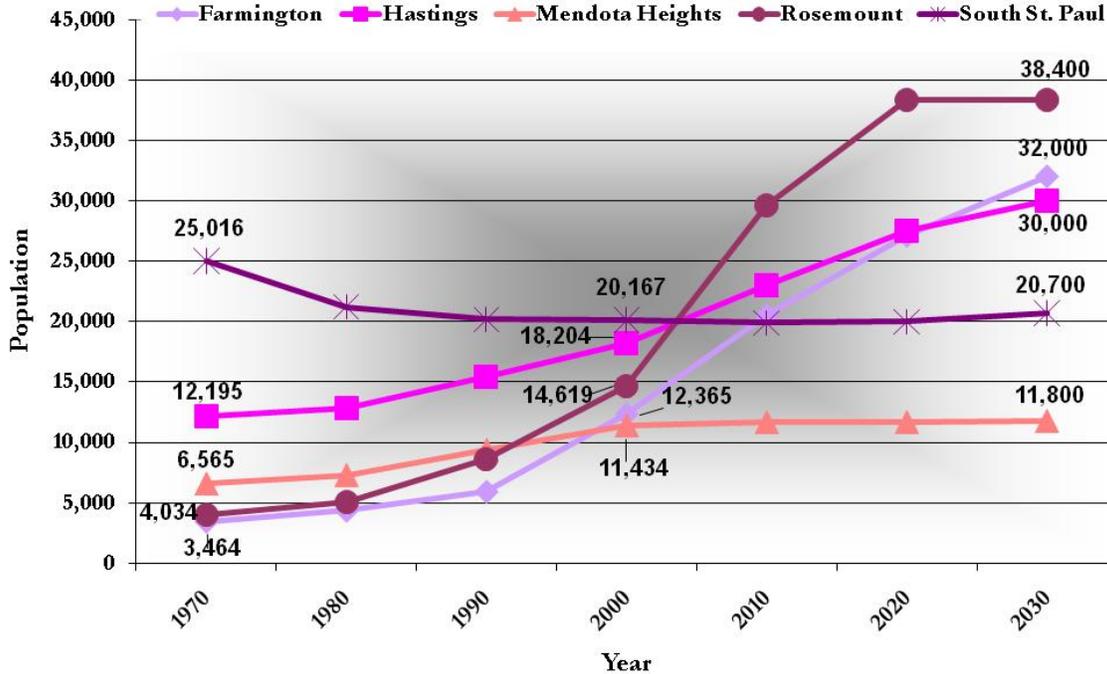
Source: Metropolitan Council; Land Management Information Center & Dept. of Employment and Economic Development-State of Minnesota; & U.S. Dept. of Labor-Bureau of Labor Statistics

Population

The following line graph illustrates the estimated and forecasted population for Mendota Heights and four other communities within Dakota County. As the graph indicates, the City population in 2000 was 11,434 people, which was an increase from 6,565 people in 1970. From 2000 until 2030, the population is expected to remain about steady through 2030. The projected population for 2030 is expected to be 11,800.

South Saint Paul is expected to experience a similar 'plateau from 2000 through 2030. However, from 1970 until 2000, the population actually decreased from 25,016 to 20,167 people. The City of Hastings is projected to experience a steady increase in population, from 12,195 people in 1970 to 30,000 people by 2030. Farmington and Rosemount expect significant increases in their population by 2030. Both communities had the lowest populations in 1970: Farmington had a population of 3,464, and Rosemount had a population of 4,034. By 2030, they are expected to have the highest populations: Farmington is projected to have a population of 32,000, and Rosemount is expected to have a population of 38,400 because of a considerable amount of land available to both communities.

**Population Growth Trends 1970 - 2030:
Mendota Heights and Area Communities**
Source: Metropolitan Council



Household Growth Trends

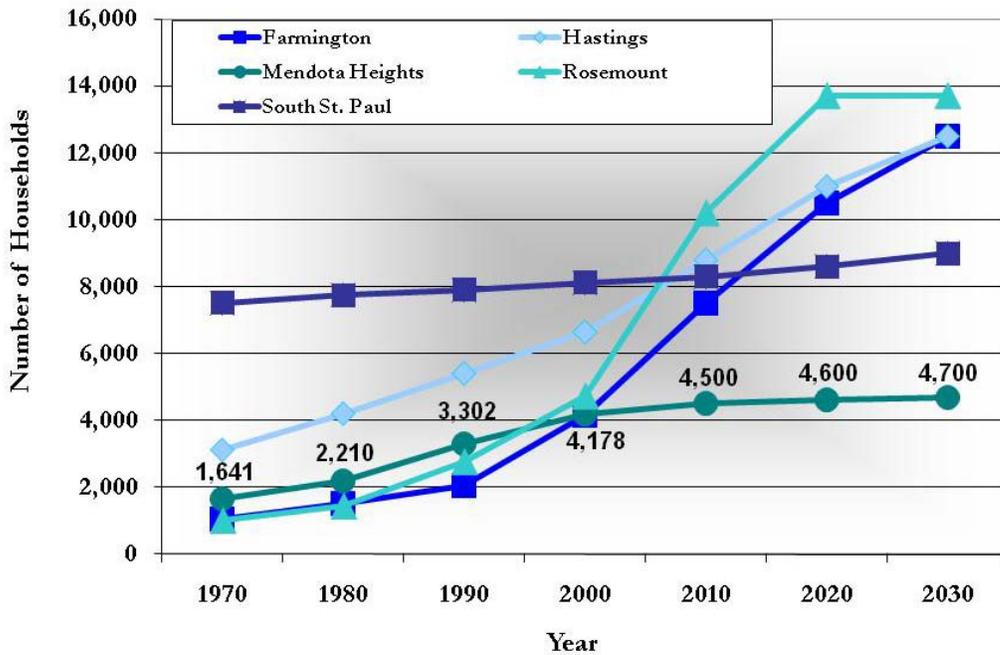
The following line graph illustrates the growth trends of the number of households in Mendota Heights and area communities within Dakota County, estimated from 1970 and projected until 2030. As the graph illustrates, Rosemount, Hastings, and Farmington are all expected to experience a significant growth in households between 2000 and 2030. Hastings’ growth has been steady and is projected to continue to be steady through 2030; whereas, Rosemount’s household growth is expected to increase significantly between 2000 and 2010.

On the other hand, the City of Mendota Heights and South St. Paul are expected to experience a small increase in their number of households from 2000 through 2030. Mendota Heights contained approximately 1,641 households in 1970, and is expected to have 4,700 households by 2030.

As the graph indicates, the number of households in all communities in 1970 was roughly between 1,000 and 3,000, except for South St. Paul. However, by 2030, the number of households is expected to range from 5,000 up to approximately 14,000. As the graph shows, South St. Paul is only expected to reach approximately 9,000 households by 2030.

**Household Growth Trends 1970 - 2030:
Mendota Heights and Area Communities**

Source: Metropolitan Council

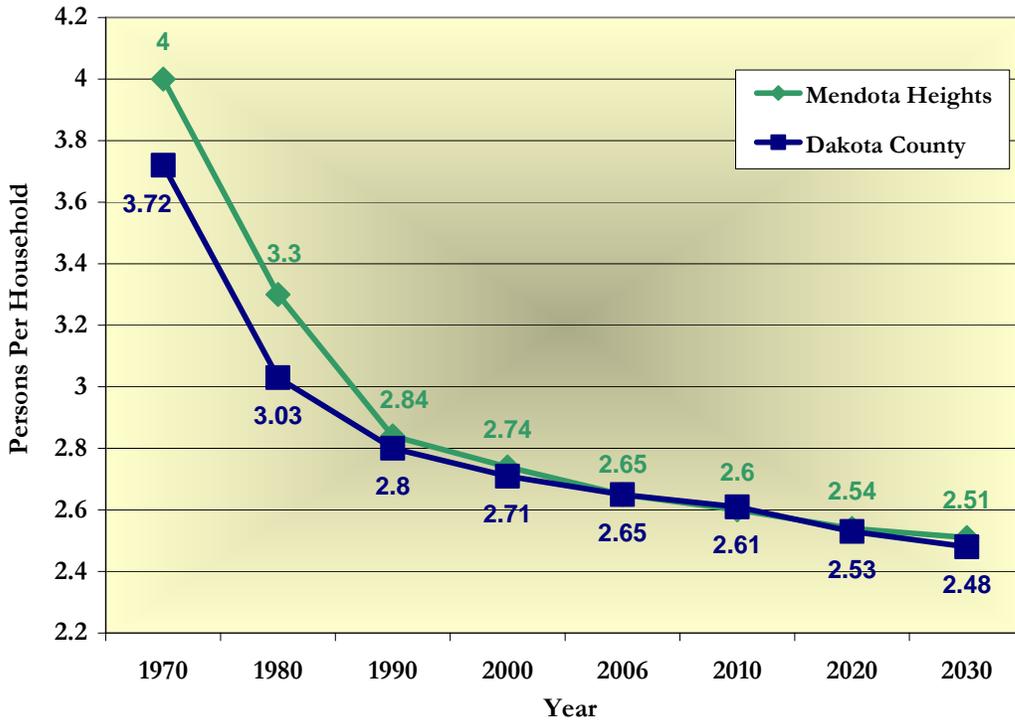


Household Size

The line graph below depicts the average household size in Mendota Heights in comparison with Dakota County from 1970 and projected until 2030. As the graph illustrates, the average household size in Mendota Heights in 1970 was 4.0 persons per household. The County's average household size in 1970 was 3.72 persons per household. The most recent data (2006) indicates that both Mendota Heights and Dakota County's average household size is 2.65 persons per household. By 2030, the household size in Mendota Heights is expected to decrease to 2.51 persons per household, while the household size in Dakota County is expected to decrease to 2.48 persons per household by 2030.

**Changes in Household Sizes 1970-2030:
Mendota Heights vs. Dakota County**

Source: Metropolitan Council



Household Type

Two types of householders are distinguished in the 1990 and 2000 U.S. Census: a family and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him or her are family members. A non-family householder is a householder living alone or with non-relatives only. To clarify, male householder indicates that no wife is present; and female householder indicates that no husband is present.

The table below illustrates the demographic profile of the households in Mendota Heights. The table separates households by information pertaining to family and non-family households; households with or with or without children; and the number of households in each category.

As the table indicates, there were 2,754 total family households in 1990. By 2000, there were 3,238 total family households, which was an 18 percent increase. From 1990 until 2000, the number of family households with children rose from 1,261 to 1,544, which was a 22 percent increase. The number of family households without children also rose, but only by 13 percent, from 1,493 to 1,694.

There were more female-headed households than male-headed households in 1990 and 2000, in both households with children and households without children. The total number of non-family households increased overall from 1990 to 2000, increasing by 72 percent. The number of non-family households without children saw a large percent increase from 1990 to 2000, increasing by 71 percent.

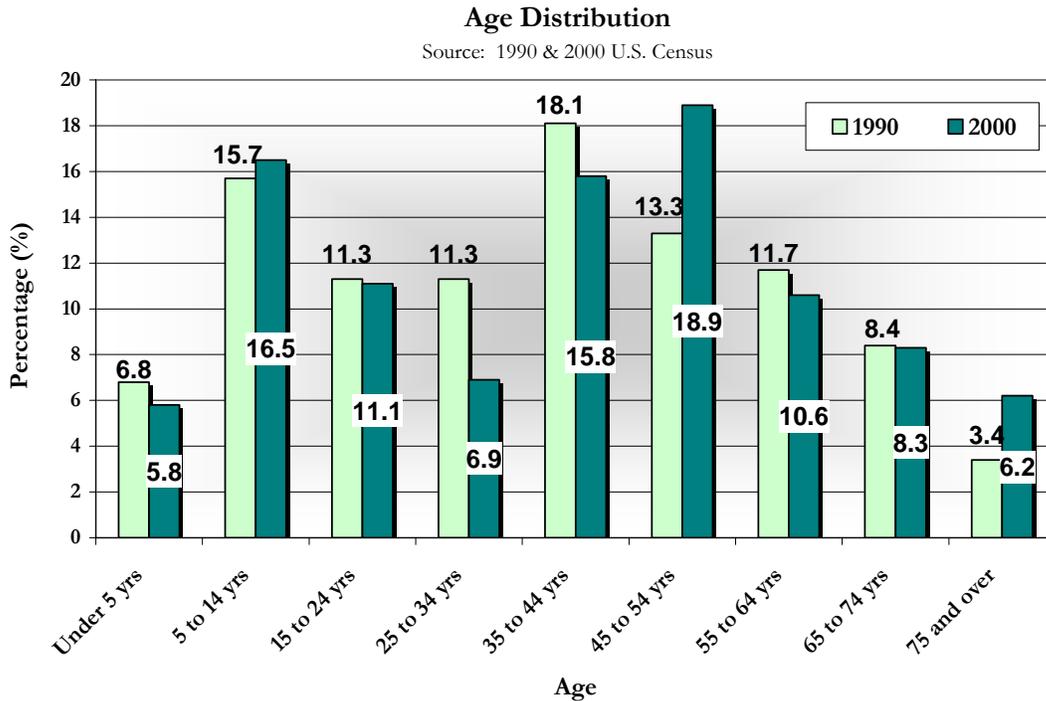
Mendota Heights' Household Types 1990 & 2000						
Source: 1990 & 2000 U.S. Census						
HOUSEHOLD TYPE	Total Households		HHs w/ Children		HHs w/o children	
	1990	2000	1990	2000	1990	2000
TOTAL FAMILY HOUSEHOLDS	2,754	3,238	1,261	1,544	1,493	1,694
		18%		22%		13%
Married Couple Family	2,525	2,902	1,156	1,356	1,369	1,546
Female Householder	171	253	82	151	89	102
Male Householder	58	83	23	37	35	46
TOTAL NON-FAMILY HOUSEHOLDS	548	940	3	6	545	934
		72%		100%		71%
TOTAL HOUSEHOLDS	3,302	4,178	1,264	1,550	2,038	2,628
		27%		23%		29%

Age Distribution

The following bar graph compares the percentages of the age distribution in the City of Mendota Heights in 1990 and 2000. The median age of Mendota Heights' residents in 1990 was 37.8 years old. By 2000, the median age had increased to 41.7 years old.

The forty-five (45) to fifty-four (54) year old category represented a large percentage of the Mendota Heights population in the 2000 Census, at approximately nineteen percent (18.9%) of the population. This was an increase from the 1990 Census, in which this age group represented approximately thirteen percent (13.3%) of the City's population. The percentage of residents ages seventy-five (75) and older has also increased since 1990 by almost two times.

The twenty-five to thirty-four and thirty-five to forty-four year old age ranges experienced the largest decreases in the percentage of the population represented.

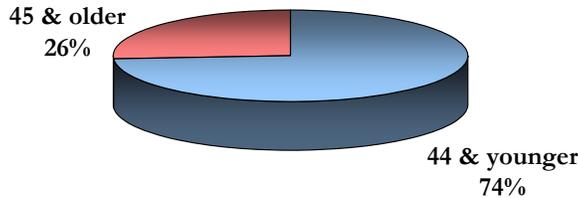


The largest percentage increase in population growth from 1990 to 2000 was in the 75 and older age category. This reflects the modest post-war baby boom that occurred after World War I. It was the small size and short duration of this first “baby boom” that led demographers to greatly underestimate the post World War II baby boom when it began after World War II.

The following pie graphs also display the aging trend of the population of Mendota Heights. The pie graphs have separated the population of Mendota Heights' residents into 44 and younger and 45 and older. As the top pie graph illustrates, in 1970, 26 percent of the population was 45 years old and older. By 2000, this age group had risen to 44 percent of the population.

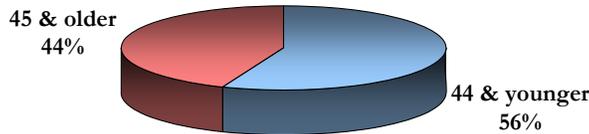
Age Distribution in 1970

Source: 1999 Mendota Heights Comprehensive Plan



Age Distribution in 2000

Source: 2000 U.S. Census



Mendota Heights' age trends have been following the age composition trends of the Twin Cities Metro Area. The greatest population gains in the 1990s in the Seven County Metro Area were in the forty-five (45) to fifty-four (54) year old age group, which is the same as Mendota Heights' largest percentage category. This was a result of the baby boomer generation moving into an age category previously occupied by the smaller Depression and World War II generation. The generation after the baby boom generation, also known as Generation X, the thirty-five (35) to forty-four (44) year old age group, also grew significantly in the 1990s, just as in Mendota Heights.

The continued aging of the population creates new challenges for the Seven County Metro Area, as well as for the City of Mendota Heights. It is expected to increase the demand for a wider range of services and housing choices, such as townhomes, one-level housing, assisted living, and so on, rather than the traditional, suburban single family homes.

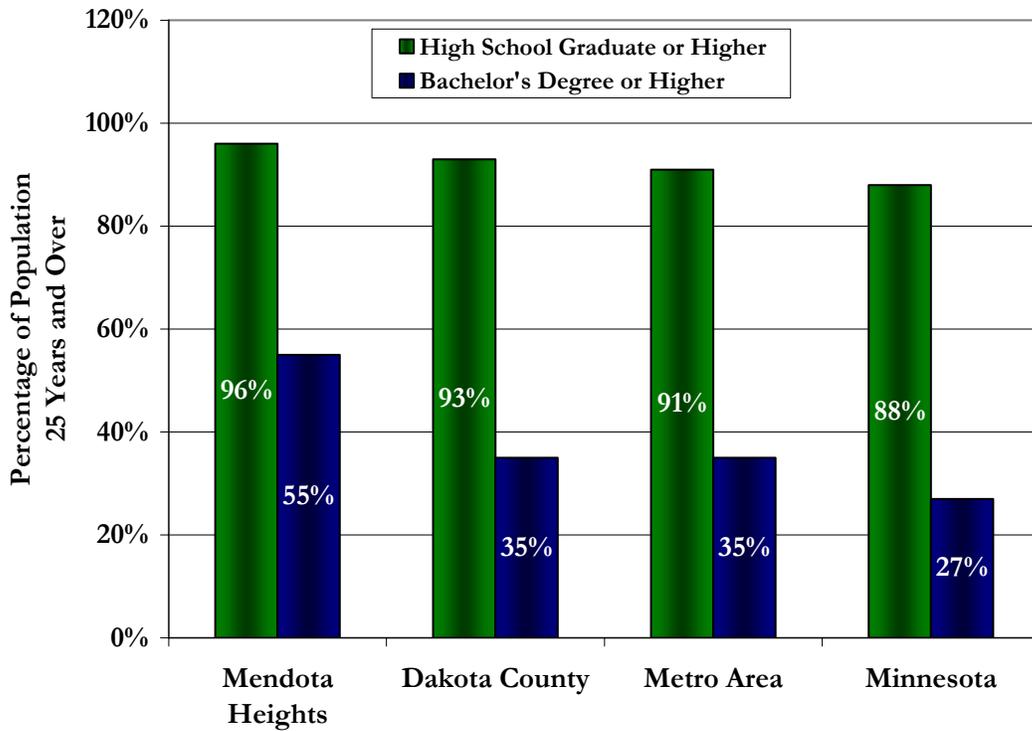
The Metropolitan Council has estimated that between 2000 and 2030, the population under the age of fifty-five (55) years old is projected to increase by nineteen percent (19%) in the Twin Cities Seven County Metro Area, while the number of people fifty-five (55) and over is expected to grow by a staggering one hundred eleven percent (111%). If the City of Mendota Heights continues to follow the population trends of the greater metropolitan area, the needs of the aging population must be recognized and addressed.

EDUCATION

The graph below illustrates education levels for Mendota Heights residents ages 25 and over in 2000. This information is also compared to the educational attainment for Dakota County, the Twin Cities Metropolitan Area, and the State of Minnesota. As indicated, approximately 96 percent of the City’s population has attained a high school diploma or higher degree, while 55 percent of the population has attained a Bachelor’s degree or higher. Compared to the County, State and Metro area, Mendota Heights’ residents are very well educated. The City has 20 percent more residents with Bachelor’s degrees than both Dakota County and the Metro Area, and the highest percentage of high school graduates.

Educational Attainment

Source: 2000 U.S. Census & Metropolitan Council



EMPLOYMENT

Major Employers

The City of Mendota Heights' strong employment base has helped create an economically stable community. The following is a list of major employers within the City. Several slightly smaller employers are also located within the City, but the following is a list of major employers:

Mendota Heights: Major Employers (2002)	
Source: Minnesota Dept. of Employment and Economic Development	
Employer	Number of Employees
Northland Insurance Company Co.	456
Sun Country	164
Tempco Manufacturing Co.	200
Solvay Animal Health Inc.	175
General Pump/US	60

Occupations

Information from the 2000 Census regarding employment demographics for Mendota Heights is depicted in the table below. The statistics provided include employment information for residents over the age of 16. The majority of those employed in the City in 2000 were in Management, employing 54 percent of the population. The second largest employment category was Sales and Office, employing 26 percent of the population.

Mendota Heights: Occupation of Residents		
Source: 2000 U.S. Census		
Occupation	Number	Percent
Management, professional, and related	3,160	54%
Service	526	9%
Sales and office	1,511	26%
Farming, fishing, and forestry	9	0%
Construction, extraction, and maintenance	267	5%
Production, transportation, and material moving	328	6%
Total	5,801*	100%

(*Includes employed civilian population 16 years and over).

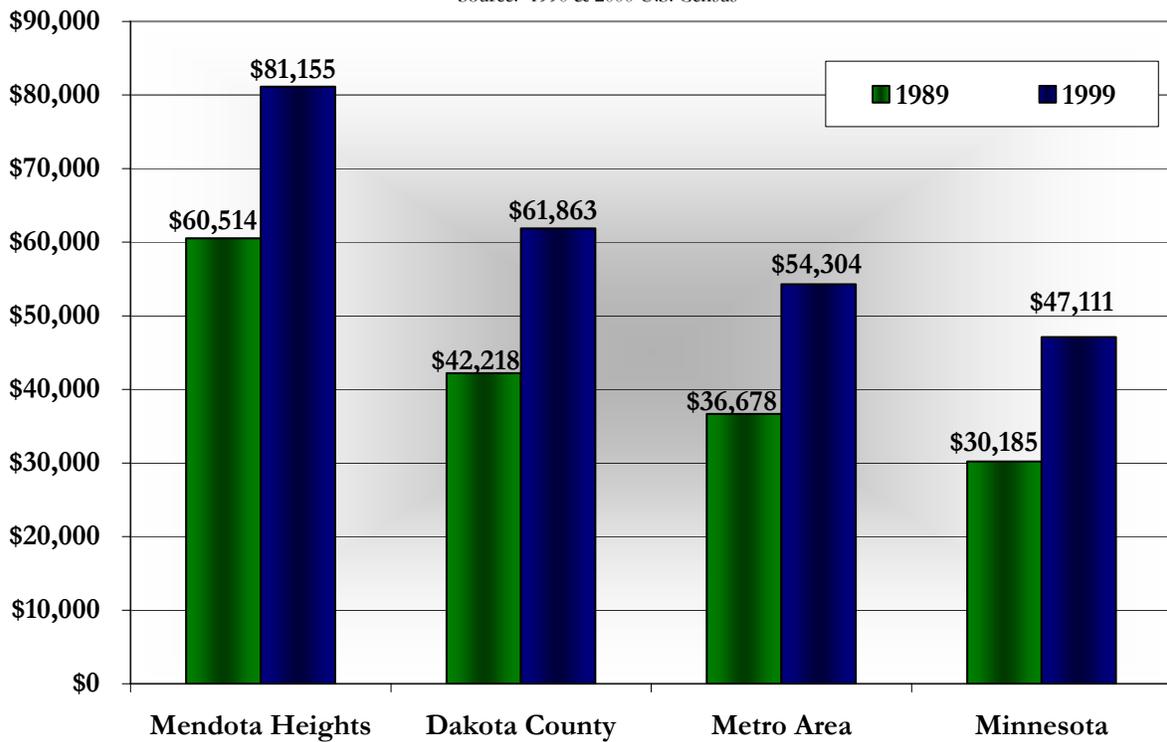
INCOME

Median Household Income

The median household income for the City of Mendota Heights in 1999 was \$81,155. This is a significant increase over the City’s median household income in 1989, which was \$60,514. The median household income for the City is also considerably higher than that of Dakota County and the entire Twin Cities Metro Area.

Median Household Income 1989 and 1999

Source: 1990 & 2000 U.S. Census

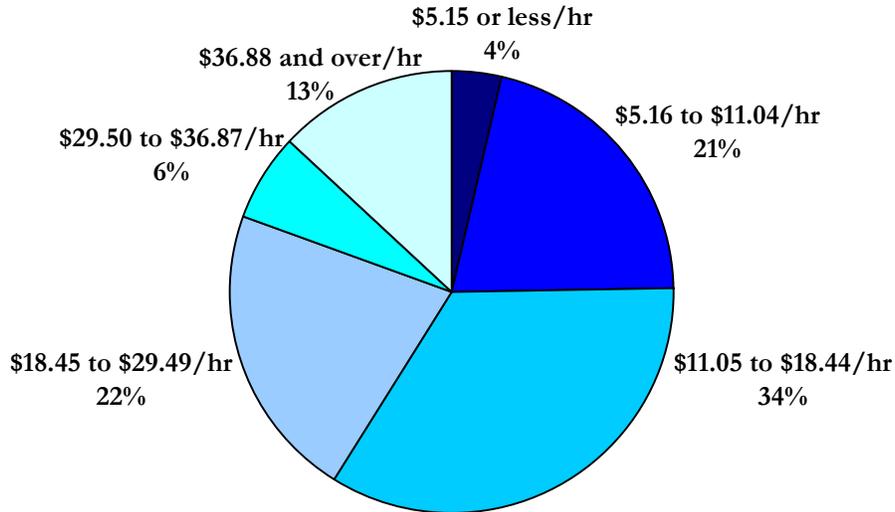


Hourly Wages

In 2002, 34 percent of jobs within the City provided a wage between \$11.05 and \$18.44 per hour. A total of 22 percent of jobs provided a slightly higher wage between \$18.45 and \$29.29 per hour. Only 4 percent of jobs within the less provided less than minimum wage, which was set at \$5.15 per hour in 2002.

2002 Wage Information for Jobs in Mendota Heights

Sources: MN Dept. of Employment and Economic Development and Metropolitan Council



Poverty Rates

According to the 1990 and 2000 Census, the City also has a relatively low percentage of individuals below the poverty. However, there was a slight increase in those below poverty level from 1989 to 1999.

Mendota Heights: Poverty Rates 1989 vs. 1999				
Source: U.S. Census 1990 and 2000				
	Below Poverty Level in 1989		Below Poverty Level in 1999	
	Number	Percent	Number	Percent
Individuals	150	1.6%	212	1.9%
Families	25	1.3%	43	1.3%
Households	25	2.1%	87	2.1%