



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

**NOTICE OF A CITY OF WATERLOO
PLAN COMMISSION MEETING**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held:

MEETING: PLAN COMMISSION
DATE: JUNE 25, 2019 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

to consider the following:

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: May 28, 2019
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. NEW BUSINESS
 - a. Certified Survey Map - Expanding Lot 30, 520 McKay Way
 - b. Considering A Comprehensive Plan Update
6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Draft Ordinance Revising The Special Assessment Policy
 - b. Regulating Non-Motorized Scooters In The Downtown
 - c. Zoning & Planning Map Updates
 - d. Forms Updates

7. ADJOURNMENT

Mo Hansen
Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: June 19, 2019

Members: Leisses, Quimby, Crosby, Butzine, Reynolds, Lannoy and Petts

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

WATERLOO PLAN COMMISSION – MINUTES
May 28, 2019

PUBLIC HEARING – CONDITIONAL USE APPLICATION, AT&T TELECOMMUNICATIONS TOWER.

1. CALL TO ORDER PUBLIC HEARING – CONDITIONAL USE PERMIT SAC Wireless, on behalf of AT&T, requests a conditional use permit to allow for the construction of a 260 foot telecommunications tower at 333 Portland Road. Mayor Quimby called the public hearing to order at 7:00 p.m. in the Council Chambers. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Butzine, Lannoy and Petts. Absent: none. Others attending: Eric Rhynes; Ron & Tama Griffin; Craig Strobel; Jim Jermain & Daniel Kalina, representing AT&T; Catherine Kleiber; Fire Chief Wes Benisch; Diane Graff; and the Clerk/Treasurer.

2. PUBLIC HEARING COMMENT – Ron Griffin asked if he would get cancer; if the value of his land would decrease; and who would be responsible for ice falling on a vehicle? Jim Jermain said the tower is set back from the road to minimize ice falling; referenced a UW-Whitewater study concluding complete cell coverage is what the younger generation demands and may help property values. Jermain added cancer has been studied for years, the project would follow FCC standards for RF emission. Lindsay Reynolds said her research showed certain people have sensitivities to power lines and similar. Jermain said the tower would aid future 5g network buildout, further answering a Lannoy question, saying the tower would not become outdated. Lannoy questioned the number of pads for generators, saying the park plan showed four and this plan showed one. Jermain said per state statutes, the City could deny future co-locates. Butzine questioned the aesthetics. Catherine Kleiber referenced material she had previously sent to the Plan Commission. She spoke in opposition to the tower; said property values drop 20%; towers cause cancer clusters; real estate agents don't want to touch it. She said AT&T was pushing it 5g services on firefighters. Vern Butzine said the Fire Department had separate frequencies and would not be affected. The assess easement was described as not being for exclusive AT&T use, rather just an access easement.

Jermain described examples of how the FirstNet program had benefitted first responders. Eric Rhynes asked what type of light would be on the tower? Would it flash or not flash at night? Kalina responded saying final information from the Federal Aviation Administration was not in-hand. He said a light of some type would top the tower.

In reply to a Griffin question, service quality near the tower was confirmed. Wes Benisch said he was not against the tower location, but questioned retention of the land if someone would buy an adjacent area, getting it back on the tax roll. He suggested looking at other locations. Benisch said the tower would not interfere with WFD signals.

3. ADJOURN PUBLIC HEARING. Without objection, the Mayor closed the hearing at 7:55 pm.

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the regularly scheduled meeting to order at 7:56 pm.

2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: April 23, 2019. MOTION: Moved by Crosby, seconded by Reynolds approving the minutes. VOICE VOTE: Motion carried.

3. CITIZEN INPUT. None.

4. COMPLIANCE & ENFORCEMENT REPORT. DISCUSSION: Hansen gave a brief verbal report saying primary activity was focused on blight and other violations at 120 West Madison Street. MOTION: Moved by Reynolds, seconded by Petts to table acceptance of the report. VOICE VOTE: Motion carried.

5. NEW BUSINESS
 - a. Discussion/Recommendation: Application For Conditional Use Permit, SAC Wireless (on behalf of AT&T) to allow for the construction of a new 260 foot telecommunications tower at 333 Portland Road. MOTION: Moved by Petts, seconded by Reynolds to recommend Council approval of the application as presented. VOICE VOTE: Motion carried with Lannoy recorded as voting no. Motion carried.

6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS. Items a-d below noted.
 - a. Draft Ordinance Revising The Special Assessment Policy
 - b. Regulating Non-Motorized Scooters In The Downtown
 - c. Zoning & Planning Map Updates
 - d. Forms Updates

7. ADJOURNMENT. MOTION: Moved by Reynolds, seconded by Petts to adjourn. Approximate time: 8:05 p.m.



Mo Hansen
Clerk/Treasurer

Report To The Plan Commission
Open Code Enforcement Challenges
6/20/2019 11:54 AM
Clerk/Treasurer

Category	Address	Responsible Party	Contact_Street	Contact_City	Desired Outcome	Link To Ord.	Notes
Column1	Column2	Column3	Column34	Column33	Column4	Column43	Column5
OPEN Property Maintenance	McKay Way (municipal stormwater ponds south of road)	John DeWitt / Waterloo Properties Inc	5375 MARINERS COVE DR UNIT 112	MADISON	Developer dredging of silted ponds per development agreement	§377-7 Postconstruction Stormwater Performance standards	Waterloo Properties Inc. responsible for maintaining stormwater drainage ponds dedicated to City per original development agreement
OPEN Property Maintenance	133 Harrison St	Brent Voelker	133 HARRISON ST	WATERLOO	Complete improvement project to code	§140-7 Building Inspector	Permit not initially pulled; contractor work not to code; SafeBuilt requires remedy; remedy incomplete due to legal dispute between contractor & owner
OPEN Neighbor complaints	100 block of Hickory Ln	David Baehr American Realtors / Old National Bank	106 West Main St.	Sun Prairie	Improved property owner care for property which was originally intended to be public space	§ 377-7 Postconstruction Stormwater Performance standards	terminus of Hickory Ln a former park reverted to private property when the plat was voided in 2008. Former park space is design to receive and convey storm water from public street. It now discharges to private ditch which is silted in.
OPEN Neighbor complaints	136 Jefferson Street	Jon & Tara Driver	136 Jefferson St	Waterloo	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
OPEN Neighbor complaints	135 Jefferson St	Corey Besl	135 Jefferson St	Waterloo	Appropriate use of sump pump not creating potential pedestrian slip hazard	§283-8 Clear waters	discharge of sump pump to curb line doesn't flow to storm sewer creating pedestrian walk hazard near elementary school
OPEN Neighbor complaints	200 block of Beech Rd	David Baehr American Realtors / Old National Bank	106 West Main St.	Sun Prairie	Improved property owner care for property which was originally intended to be public space	§ 377-7 Postconstruction Stormwater Performance standards	terminus of Beech Rd (private property) collects storm water from street leading to ponding of stagnant water
OPEN Code compliance	100 McKay Way	Carl Butzine	100 McKay Way	Waterloo	Sump pump code compliance	§283-8 Clear waters	discharge of sump pump to curb line
OPEN Code compliance	120 W. Madison St	Todd Strauss	N8605 HIGHLAND RD	Watertown	100% of final inspections completed	§140-7 Building Inspector	Owner does not call-in for final inspection. How many incomplete final inspections do we have?
OPEN Code compliance	129 N Monroe St	Keri Sellnow	129 N Monroe St	Waterloo	Complete 1st floor build-out to code per conditional use	§140-19 Violations and penalties	Owner granted conditional use to reside on a portion of 1st floor; has not complied with building code with shared commercial & residential floor
OPEN Code compliance	213 West Madison St	Bill Hart	92 CAMBRIDGE RD	Madison	Use in compliance with zoning code	§385-12 C-1 General Commercial District	Use changed from printing to warehousing, no conditional use granted therefore an illegal use
OPEN Code compliance	341 Portland Rd	Ron Griffin	341 Portland Rd	Waterloo	Outdoor storage of vehicles including truck bodies or trailers limited to three	261-6 Nuisances - Storage of vehicles	recurring violation; unlicensed inoperable vehicles; no citations issued
OPEN Property Maintenance	275 S. Jackson St	Tired Iron Buyer LLC	N8117 ABENDROTH RD	WATERLOO	Property owner investment in warehouse repairs after sale of property from City to property owners <u>and no blight</u>	§219-5 Safe and sanitary maintenance of property	Door repaired wall repair in progress; 11/6 neighbor files complaint of trash, property owner contacted, property owner replies matter being addressed
OPEN Code compliance	120 W. Madison St	Todd Strauss	N8605 HIGHLAND RD	Watertown	No blighting conditions of trash and items left in rear year	§219-5 Safe and sanitary maintenance of property	2019-06-20 Building Inspector making final check on blight resolution

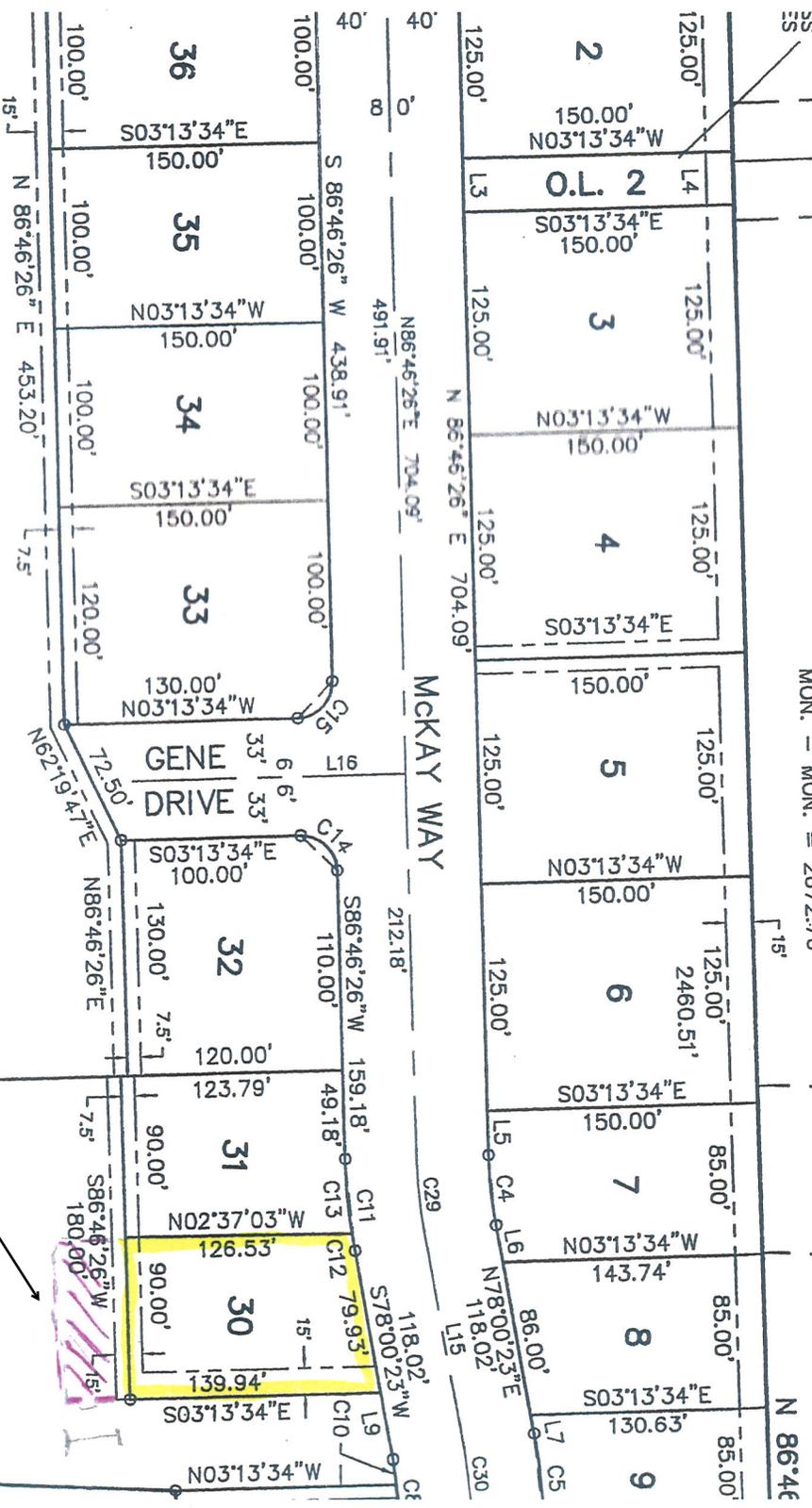
CERTIFIED SURVEY MAP
VOL 3 P. 220

LOT 1

(UNIMPROVED PUBLIC RIGHT-OF-WAY)

W 1/4 MON. - E 1/4 MON. = N 86°46'26" E 5001.13'
MON. - MON. = 2672.76'

NOTED



Intent of Certified Survey Map change? To accommodate Buyer/Builders home plans

City donates 14 x 90 foot area from Outlot 6 to owner of lot 30

OUTLOT 6
DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT PURPOSES

LOT 8

S 03°13'34" E 1229.94'
1109.94'
1106.15'

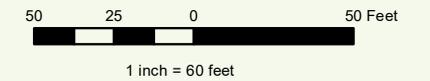
30.02'

Aerial Lot 30 Certified Survey Map

Additional footage not show
(14 ft to south towards basin)



- Municipal Boundaries
- Section Lines
- Parcel Lines**
- Surface Water
- Property Boundary
- Map Hooks
- Old Lot/Meander Lines
- Tax Parcels
- Rail Right of Ways
- Streams and Ditches
- Road Right of Ways



Author: Public User

Printed on: June 20, 2019

Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



Comprehensive Planning

Comprehensive Planning Quick Links

[Comp Planning Home](#)

[Library of Plans](#)

[Send DOA Notice of Comp Plan](#)

[Resources](#)

[DIR Home](#)

About

A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions.

The Wisconsin Comprehensive Planning Law does not mandate how a local community should grow, but it requires public participation at the local level in deciding a vision for the community's future. The uniqueness of individual comprehensive plans reflects community-specific and locally driven planning processes.

While a local government may choose to include additional elements, a comprehensive plan must include AT LEAST all of the nine elements below as defined by the Comprehensive Planning Law ([s. 66.1001](#)).

- Issues and Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Wisconsin Comprehensive Planning Legislation

- [Comprehensive Planning Law](#) (s.66.1001)
- [2015 Wisconsin Act 391: Consistency Revisited](#)
- [Comprehensive Planning Law Features and Benefits](#)

The Comprehensive Planning Law provides flexibility to local governments in addressing statutory requirements. Many communities choose to connect specific objectives, policies, and programs from throughout their comprehensive plan to responsible parties and timeframes in the implementation element, so that their hard work does not collect dust on a shelf. A central aspect of implementation is exercising land use regulation authorities.

According to [s. 66.1001](#), beginning on January 1, 2010, if a town, village, city, or county enacts or amends an official mapping, subdivision, or zoning ordinance, the enactment or amendment ordinance must be consistent with that community's comprehensive plan. State statutes also call for consistency with the local comprehensive plan in several other areas, as described in the [Consistency Revisited article](#).

Comprehensive Plan Update Requirement

According to [s. 66.1001\(2\)\(i\)](#), **comprehensive plans must be updated no less than once every 10 years.** However, the law does not define "update."

Optimally, the local government would update all of the background information, such as demographic data and the current land use map. It would also go through a public participatory process to evaluate all of the goals, objectives, policies, and programs put forth by the original plan and update them as needed, as well as the future land use map. Yet, a local government may also do much less to update its plan. At a minimum, the local government must go through the process outlined in [s. 66.1001\(4\)](#) to adopt the updated plan or readopt the original plan if it still meets the community's needs.

Comprehensive Planning and DOA

The former Wisconsin Comprehensive Planning Grant Program financially assisted local governments in the development and adoption of comprehensive plans in the past. From 2000 through 2010, comprehensive planning grants were awarded to municipalities, counties, tribes, and regional planning commissions.

No comprehensive planning grants have been awarded since 2010. No grants are planned for the future.

The Wisconsin Land Information Program grant administrator assumes the following responsibilities related to local government comprehensive planning, but is only able to dedicate a small portion of his time toward them:

- Maintaining a record of plans adopted
- Answering common questions about comprehensive planning from land owners, local officials, and planning agencies

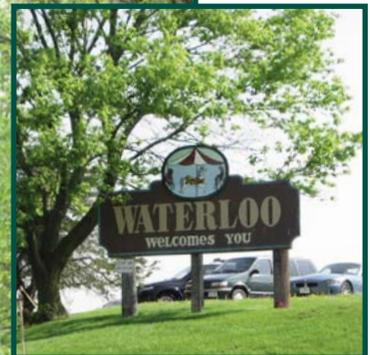
CITY OF WATERLOO

SELECT
INTRODUCTORY
PAGES ONLY

A GREEN AND HEALTHY COMMUNITY

COMPREHENSIVE PLAN

ADOPTED AUGUST 7, 2008



The City of Waterloo: *A Green and Healthy Community*

The City of Waterloo intends to become a *Green and Healthy Community*. Being a *Green and Healthy* community means taking a system-wide perspective for resolving community issues and promoting community growth and health. The color green is symbolic of growth. The following components of a



Green and Healthy community are addressed and reinforced throughout this *Comprehensive Plan*. Advancing each of these components will be a long-term and on-going endeavor.

Environmental Health

Waterloo's viability relies on the health of its natural systems. The quality of the water we drink and the air we breathe as well as the integrity of the soil, natural areas, and wildlife populations provide the essential foundation for economic, social, and personal health. In Waterloo, environmental health also helps to define the community's sense of place. The City is defined, linked, and bounded by natural features like the wetlands, the Mauneshia River,

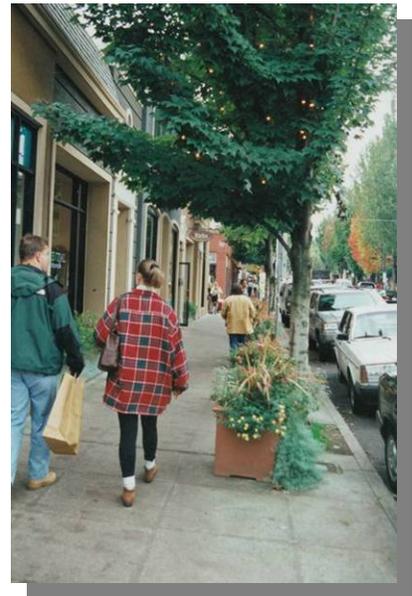
natural and wildlife areas, and wooded drumlins. Paying attention to how growth and development affects these resources, and how these resources are an asset to community growth, will contribute significantly to the achievement of Waterloo's future vision.

Throughout this *Plan*, the  symbol will identify policies, programs, recommendations, and strategies that specifically advance environmental health.

Economic Health

Economic health in Waterloo is defined by the availability of opportunities for residents to efficiently meet their day-to-day employment, service, shopping, and entertainment demands within the community. Economic health in Waterloo depends on successfully fostering the growth of existing businesses in appropriate locations and encouraging the establishment of new, community-compatible businesses to broaden the tax base and provide reliable, good-paying jobs for residents. A successful approach to achieving economic health depends on building the economy around local and regional assets, strengths, and partnerships, and on promoting a compact and efficient pattern of development that allows Waterloo to effectively provide services at reasonable costs to tax payers.

Throughout this *Plan*, the  symbol will identify policies, programs, recommendations, and strategies that specifically advance economic health.



Social Health

For Waterloo to be a socially healthy community, the fundamental needs of human interaction and activity will need to be met. This includes access to a range of affordable housing types, quality



education, decent jobs, a variety of transportation options, and healthy and affordable food. A socially healthy community is one that celebrates its local culture and fosters community interaction and involvement. To facilitate interaction, Waterloo and each of its neighborhoods will be oriented around community facilities such as churches and parks, and residents should have a sense of pride and belonging as both relate to their neighborhoods and the City as a whole.

Throughout this *Plan*, the  symbol will identify policies, programs, recommendations, and strategies that specifically advance social health.

Personal Health

Waterloo will foster an environment that facilitates a healthy lifestyle for residents. Studies have indicated that a person's living environment can have dramatic effects on personal health. Increased physical activity, social interaction, and exposure and access to natural resources have also been shown to improve mental health.

The City plays an important role in influencing these factors. Central to this effort, the City will strive to increase opportunities for outdoor activities, community events, and meeting daily needs without using a car. Community and neighborhood design techniques such as mixing compatible land uses, decreasing distances between jobs and housing, and promoting safe and fun walking and cycling environments will be emphasized.

Throughout this *Plan*, the  symbol will identify policies, programs, recommendations, and strategies that specifically advance personal health.

Principles of Implementation

Keeping three principles in mind will enhance the likelihood that Waterloo will advance as a *Green and Healthy* community. These principles - Connectedness, Diversity, and Adaptability - will be apparent throughout the *Comprehensive Plan*:



Connectedness refers to the notion that all aspects of a community are and should be thought of as connected. A community can not advance economic and social health without thinking about environmental health, and vice versa. Identifying and building upon these connections will help advance the City's long-term goals and help Waterloo achieve success in each of the four areas of health described above.

Diversity refers to the idea that a healthy community relies on variety in all things. For example, providing only one or two different types and sizes of housing would mean that many people will either be unable or unwilling to live in Waterloo. The diversity concept also applies to the provision of a diversity of business types, land uses, jobs, transportation options, design features, natural resources, and recreational opportunities.

Adaptability relates to the idea that the City's ability to change and adapt over time will positively contribute to overall community health. This can mean being able to consider and adopt new strategies for solving community issues, revising and amending local ordinances to facilitate the achievement of certain goals, or redeveloping and revitalizing specific areas of the community to serve new or improved functions. Adaptability will help Waterloo avoid becoming stagnant and will allow for the City to overcome new challenges.

Now, we invite you to explore the City's *Comprehensive Plan* to learn for yourself how the City of Waterloo endeavors to become a *Green and Healthy* community.

Acknowledgements

Comprehensive Planning Committee

Todd C. Forman, Council Representative
Elizabeth Perry, Plan Commission Representative
Larry Cole, WEDC Representative
Michael Kent
Diane Hills
Linda Norton
Adam Jeschke

Plan Commission

Mayor Robert Thompson
Christine Mosher
William Dovi
Elizabeth Perry
Adam Jeschke
Barbara Morrison
John Lichtenheld (City Engineer)

City Staff

Morton “Mo” Hansen, City Clerk/Treasurer
Lois A M Baird, Deputy City Clerk
Raynelle Butzine, Secretary
Eugene Weihert, Superintendent of Waterloo Utilities
John Lichtenheld, City Engineer

Common Council

Mayor Robert Thompson
Todd Forman
Christine Mosher
Laura Cotting
Steve Brey
Jeni Quimby
Chris Abell
Garrett Perry

Planning and Design Assistance by:

VANDEWALLE & ASSOCIATES
Mark Roffers, AICP, Principal Planner
Megan MacGlashan, AICP, Assistant Planner
Andrew Curtiss, Cartographer
Ellen Hall, Communications Manager
Stephanie Robey, Communications Specialist
Amy Babula, Presentations Specialist
Nicole Anderson, Planning Assistant
Ben Webb, GIS Analyst
Elona Kiefer, Assistant Designer
Rebecca Maskin, GIS Intern
David Tollefson, Growth Management Intern

120 East Lakeside Street
Madison, WI 53715
(608) 255-3988
www.vandewalle.com

Cover photos: two photos on top left courtesy of the Waterloo Area Historical Society, Ronald, L. Giese 129 N. Monroe Street, 1910 (on far left) and in 2006

Table of Contents

Acknowledgements	v
Table of Contents	1
Introduction	5
A. Purpose of this <i>Plan</i>.....	5
B. Planning Process	6
C. General Regional Context	6
D. Selection of the Planning Area	7
E. Regional Planning Effort	7
Map 1: Jurisdictional Boundaries.....	9
 Chapter One: Issues and Opportunities.....	 11
A. Population Trends and Forecasts	11
Figure 1.1: Population Trends.....	11
Figure 1.2: City of Waterloo Population Projection Scenarios.....	12
B. Demographic Trends	13
Figure 1.3: Age and Gender Distribution, 2000.....	13
Figure 1.4: Household Characteristics Comparison	14
Figure 1.5: Housing Occupancy Characteristics Comparison, 2000.....	15
Figure 1.6: Household Projections, 2005-2030	15
C. Issues Raised Through Public Participation	16
D. Regional Influences.....	23
E. City of Waterloo Vision Statement	24
Map 2: Jefferson County Regional Influences.....	25
Map 3: Waterloo Area Opportunities	27
Waterloo Vision Statement 2030.....	29
F. Goals, Objectives, Policies, Programs, and Recommendations	31
 Chapter Two: Economic Development.....	 33
A. Existing Economic Development Framework.....	33
Figure 2.1: Occupational Groups, 2000	34
Figure 2.2: Jefferson County Employment Projections by Sector, 2006-2030	35
Figure 2.3: Educational Attainment, 2000	36
Figure 2.4: Income Comparisons	36
Figure 2.5: Major Private Sector Employers.....	37
B. Assessment of Desired Economic Development Focus	38
Figure 2.6: Strengths and Weaknesses for Economic Development.....	39
C. Waterloo Downtown Market Analysis.....	39
D. Economic Development Goals, Objectives, and Policies	41

E. Economic Development Programs and Recommendations..... 42
 Figure 2.7: Indoor Retail, Service, and Community Facility Development Layout (Small to Moderate Scale)..... 48
 Figure 2.8: Indoor Retail, Service, and Community Facility Development Layout (Large Scale)..... 49
 Figure 2.9: Neighborhood Business, Community Facilities, Mixed-Use 49
 Figure 2.10: Redevelopment Planning and Implementation Process 51

Chapter Three: Agricultural Resources 53
A. Character of Farming 53
B. Assessment of Farmland Viability..... 53
C. Farmland Preservation Efforts 54
D. Agricultural Resource Goals, Objectives, and Policies 55
E. Agricultural Resource Programs and Recommendations..... 56
 Map 4: Agricultural Soils..... 61

Chapter Four: Natural Resources 63
A. Ecological Landscapes..... 63
B. Topography 63
C. Metallic and Non-Metallic Resources..... 64
D. Groundwater..... 64
E. Watersheds and Surface Waters 64
F. Floodplains 65
G. Wetlands 65
H. Woodlands and Natural Vegetation 65
I. Steep Slopes..... 66
J. Rare Species Occurrences/Natural Areas 66
K. Environmental Corridors..... 66
L. State Natural Areas/Wildlife Areas 66
M. Land Legacy Places..... 66
N. Glacial Heritage Area Project..... 66
O. Natural Resource Goals, Objectives, and Policies..... 66
P. Natural Resource Programs and Recommendations..... 66
 Figure 4.1: Example of Vegetative Buffer..... 66
 Figure 4.2: Sample Portion of a Site Assessment Checklist 66
 Map 5: Natural Features..... 66

Chapter Five: Cultural Resources 66
A. Historic Sites 66
B. Archeological Sites 66
C. Other Cultural Resources 66
D. Cultural Resource Goals, Objectives, and Policies 66
E. Cultural Resource Programs and Recommendations 66
 Figure 5.1: Percent of Total Population Considered Hispanic (of any race), 1990-2000..... 66

Chapter Six: Land Use..... 66
A. Land Use Map Categories..... 66
B. Existing Land Use Pattern 66
 Figure 6.1: Existing Land Use Totals, 2007 66

C. Land Development Trends 66
 Figure 6.2: Building Permits Issued, 1995-2005..... 66
 Figure 6.3: Total Equalized Values..... 66

D. Existing Land Use Conflicts 66

E. Land Use Projections 66
 Figure 6.4: City Population Projections Based on the 1980 to 2005 Growth Trend..... 66
 Figure 6.5: Land Demand Projections in Five Year Increments, 2005-2030 66

F. Land Supply..... 66

G. Land Use Goals, Objectives, and Policies..... 66

H. Land Use Programs and Recommendations 66

I. Residential Land Use Categories 66

J. Non-Residential Land Use Categories 66
 Mixed Use Centers..... 66

K. Recommendations to Preserve Community Character..... 66

L. Smart Growth Areas and Opportunities for Redevelopment 66
 Figure 6.6: Perry Judd Site Redevelopment Concept Plan 66
 Map 6: Existing Land Use 66
 Map 7: Future Land Use 66

Chapter Seven: Transportation 66

A. Existing Transportation Network..... 66

B. Roadways..... 66

C. Bridges..... 66

D. Airports 66

E. Rail 66

F. Bicycles and Walking 66

G. Transit, Para-Transit, and Elderly/Disabled Transportation..... 66

H. Water and Truck Transportation 66

I. Review of State and Regional Transportation Plans..... 66

J. Transportation Goals, Objectives, and Policies 66

K. Transportation Programs and Recommendations..... 66
 Map 8: Transportation and Community Facilities 66

Chapter Eight: Utilities and Community Facilities..... 66

A. Existing Utility and Community Facilities 66
 Figure 8.1: Waterloo School District Boundaries 66
 Figure 8.2: Waterloo School District Enrollment, 2001-2006 66

B. Utilities and Community Facilities Goals, Objectives, and Policies 66

C. Utilities and Community Facilities Programs and Recommendations 66

Chapter Nine: Housing and Neighborhood Development 66

A. Existing Housing Framework..... 66
 Figure 9.1: Housing Types, 1990-2000 66
 Figure 9.2: Household Characteristics Comparison 66
 Figure 9.3: Age of Housing as a Percent of the Total 2000 Housing Stock..... 66

B. Housing Programs 66

C. Housing and Neighborhood Development Goals, Objectives, and Policies 66

D. Housing and Neighborhood Development Programs and Recommendations 66

 Figure 9.4: Conservation Neighborhood Design..... 66

 Figure 9.5: Recommended Design Standards for Multi-Family Developments 66

 Figure 9.10: Sample Neighborhood Development Plan Map..... 66

Chapter Ten: Intergovernmental Cooperation..... 66

A. Regional Planning Framework 66

 Figure 10.1: Development Options within 66

 Jefferson County Agricultural Preservation Areas..... 66

B. Intergovernmental Cooperation Goals, Objectives, and Policies 66

C. Intergovernmental Cooperation Programs and Recommendations 66

Chapter Eleven: Implementation..... 66

A. Plan Adoption..... 66

B. Plan Monitoring and Advancement 66

C. Plan Amendments 66

D. Plan Updates 66

E. Consistency Among Plan Elements 66

F. Implementation Programs and Recommendations 66