

City of

Wahoo, Nebraska

Comprehensive Development Plan 2009

-Parks and Recreation Master Plan





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Introduction

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Introduction

Some information included in the Wahoo Comprehensive Plan was found in Nebraska Public Power District's 'Community Facts' for Wahoo. This information was compiled by the Wahoo Chamber and Economic Development and NPPD to promote community development.

Location

Wahoo, the county seat of Saunders County, is located in the heart of Saunders County, Nebraska. Wahoo sits just 30 minutes west of Omaha, 30 minutes north of Lincoln, and 30 minutes south of Fremont. Served by US Highway 77, a four-lane expressway, and Nebraska Highway 92, Wahoo is 20 miles from Interstate 80.

A small town community with a can-do attitude, Wahoo prides itself on being a great small town while still having access to many of the amenities of big city life. With two excellent school systems, a well-developed park and recreation program including a new aquatic center, a new hospital, a new law enforcement center, and a new library, Wahoo is the heart of activity in Saunders County.

(Source: www.wahoo.ne.us/index.asp and NPPD 'Community Facts')

Local Economy

The economy in Wahoo depends on a balance of crop farming and light manufacturing. Wahoo offers full services to residents in a small town atmosphere and has the amenities of two metropolitan areas within 25 minutes. The economy will soon be enhanced by the construction of a 640-acre Lake Wanahoo and continued housing development.

Climate/Topography

The terrain around Wahoo is flat to gently rolling. Soils in the area are silt and clay loams with good drainage. Wahoo is 1,223 feet above sea level. Temperatures in the area range from 14 degrees in the winter up to 90 in the summer. Average annual rainfall is approximately 28 inches. The average wind direction is to the north at nine miles per hour. The average growing season in Wahoo is 163 days with the average last/first frost on April 27th and October 7th, respectively.

History

Before the arrival of settlers, a Pawnee village containing 50 or more lodges covering a four-block area was located in what is now the southeast part of Wahoo.

In 1869 land speculators John, James and William Lee, H. Dorsey, E.H. Berna, J.J. Hawthorne, and George Miner purchased this spot in the hope of developing a town. Originally the village was called Leesville for its founders but was soon renamed "Wauhoo," thought to be named after a bush which grew along nearby creeks and used by the Indians for medicinal purposes. The "u" was dropped, probably by postal authorities when they approved an office on July 15, 1869. It is the only town in the

U.S.A. by that name.

Early in the 1870s there was a movement to relocate the county seat, which was in Ashland in the southeast corner of the county. Wahoo, near the center of the county, needed the county seat to assure its survival. Proprietors in Wahoo offered to give the county half the city's lots if voters approved the move to Wahoo. They also erected a wooden building for use as a courthouse to support their bid. After a raging battle, Wahoo received the most votes in an election on October 14, 1873.

The railroad arrived in Wahoo in 1876. In 1886 the Union Pacific, Chicago & North Western, and the Chicago Burlington & Quincy all had tracts dissecting the county.

Railroads, financed largely by land grants, sent recruiters to Europe in an attempt to persuade people to buy their property and move to the newly opened place called Nebraska. Its generous terms included an initial cost of approximately \$5 per acre and a ten-year payment period. As a result, many Czech, Swede, and German immigrants came to the area.

In 1883 the Swedish Lutherans established Luther College in Wahoo. Many Saunders County teachers received their Normal training at the college. In 1962 the school merged with Fremont's Midland College and the campus closed. In 1965 an attempt was made to establish a new college, named for John F. Kennedy. Low enrollment and financial difficulties forced it to close ten years later.

Wahoo proudly recognizes five famous individuals with early ties to the community: Howard Hanson, who received a Pulitzer Prize as a composer, Sam Crawford, who was placed in the Baseball Hall of Fame; Dr. George Beadle, a Nobel Prize winning geneticist; Clarence Anderson, who was a famous artist; and Darryl F. Zanuck, a Hollywood movie producer. Dave Heineman, current Nebraska Governor, is also from Wahoo.

Wahoo was named "Home Office of the Late Show with David Letterman" in 1996. The pursuit of this title began after Letterman repeatedly declared how much fun "Wahoo" was to say. A local citizen requested Letterman be proclaimed an Admiral in the great Navy of the State of Nebraska for his recognition of Wahoo. Soon viewers in Wahoo began sending letters and other items to New York City. A contest between Wahoo and Grand Rapids, Michigan, the previous "Home Office," erupted. Letterman issued a competition – More Stuff + Better Stuff = Home Office. Two teenage boys, Jeff and Josh Price, were sent by their mother to be on the Letterman show to prove that the "price was right." Two nights later Wahoo was named "Home Office of the Late Show with David Letterman."

THE PURPOSE OF COMPREHENSIVE PLANNING

The Wahoo Comprehensive Development Plan is designed to promote orderly growth and development for the City, provide policy guidelines, and enable citizens and elected officials to make informed decisions about the future of the community.

The Plan acts as a tool to “Develop a road map that guides the community through change”

The Comprehensive Development Plan will provide a guideline for the location of any future developments within the planning jurisdiction. The Comprehensive Development Plan is intended to encourage a strong economic base and smart growth development for the future of the community. The Plan has established realistic and achievable goals developed through public input to lead the community into the next 20 years and beyond.

The Plan will assist Wahoo in evaluating the impacts of development (i.e. economic, social, fiscal, service and amenity provision, health, safety and general welfare) and encourage appropriate land uses throughout the jurisdictional area. The objective of planning is to provide a framework to guide the community toward orderly growth and development. The Plan assists in balancing the physical, social, economic, and aesthetic features as it responds to private sector interests. Sound growth will make Wahoo more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

The Comprehensive Planning Process

Comprehensive planning begins with the data collection phase, including demographic information from the 2000 Census and information obtained from city staff. Collected data provide a snapshot of the past and present conditions, and analysis of that data provides the basis for developing forecasts for future land-use demands.

The second phase of the planning process is the development of achievable goals and policies, based on the issues facing the community. Goals and objectives are based upon prioritized input by the community through focus groups, town hall meetings, and regular meetings of the steering committee. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Development Plan is a vision presented in text, graphics, and tables that represent the desires of the community for the future.

The Comprehensive Development Plan represents a blueprint designed to identify, assess, and develop actions and policies in the areas of population, land use, transportation, housing, economic development, community facilities, and utilities. The Comprehensive Development Plan contains recommendations that, when implemented, will be of value to the City and its residents.

Implementation is the final phase of the process. A broad range of development policies and programs are required to implement the Comprehensive Development Plan. The Comprehensive Development Plan identifies the tools, programs, and methods necessary to carry out the recommendations. Nevertheless, the implementation of the development policies contained within the Comprehensive Development Plan is dependent upon the adoption of the Plan by the governing body and the leadership exercised by present and future elected and appointed officials of the City.

The Plan was prepared under the direction of the Wahoo Comprehensive Plan Steering Committee with the assistance and participation of the Wahoo City Council, Wahoo Planning Commission, and citizens of Wahoo. The planning time period for achieving goals, programs, and developments identified in the Wahoo Comprehensive Development Plan is 20 years. Wahoo should review the Plan annually and update the document completely every five to ten years, or when a pressing need is identified, or a major change in land use is proposed. Updating the Comprehensive Development Plan will allow the Wahoo to incorporate ideas and developments that were unknown at the time of the present comprehensive planning process.

Comprehensive Plan Components

Nebraska State Statutes require the inclusion of specific elements in a Comprehensive Plan. A “Comprehensive Development Plan,” as defined in Neb. Rev. Stat. § 19-903 (Reissue 1997), “shall consist of both graphic and textual material and shall be designed to accommodate anticipated long-range future growth.” The Comprehensive Plan is comprised of the following components:

- Profile Wahoo
- Envision Wahoo
- Achieve Wahoo
- Implement Wahoo

Analyzing past and existing demographic, housing, economic, and social trends permits the projection of probable conditions in the future. Projections and forecasts are useful tools in planning for the future; however, these tools are not always accurate and may change as a result of unforeseen factors. Also, past trends may be skewed or the data inaccurate, creating a distorted picture of past conditions. It is important for Wahoo to closely monitor population, housing, and economic conditions that may impact the City. Through periodic monitoring, Wahoo can adapt and adjust to changes at the local level. By retaining the ability to adapt to socio-economic change, the City can maintain an effective Comprehensive Development Plan for the future. This is essential if the City is to enhance the quality of life and to raise the standard of living for all residents.

The Comprehensive Development Plan records where Wahoo has been, where it is now, and where it will likely be in the future. The document is an informational and management tool for City leaders to use in their decision-making process when considering future developments. The Comprehensive Development Plan is not a static document; it should evolve as changes in the land-use, population, or local

Components of a Comprehensive Plan

Profile:

- Population Trends,
- Population Projections,
- Housing Profile,
- Economic and Employment Profile,
- Sales and Fiscal Profile,
- Community Facilities.

Envision:

- Public Participation,
- Vision Statement,
- Goals and Objectives

Achieve:

- Primary Land Use Types
- Land Use Suitability Criteria
- Future Development
- Transportation Plan
- Transportation Design Standards

Implement:

- Implementation Tools
- Achieving the Future Plan
- Recommendations

economy occur throughout the planning period. This information is the basis for Wahoo's evolution as it achieves its physical, social, and economic goals.

Governmental and Jurisdictional Organization

The planning jurisdiction of the City of Wahoo includes the area within one mile of the corporate limits as authorized under the authority of Section 17-001, Nebraska Revised Statutes, 1943 (amended). The City may enforce zoning and subdivision regulations including building, electrical, and plumbing codes within its planning jurisdiction.

The Wahoo City Council, which is a board of six elected officials, and the Mayor, perform the governmental functions for the City. The planning and zoning jurisdiction of Wahoo, pursuant to Neb. Rev. Stat. § 19-901 through 19-933 (Reissue 1997), includes all of the incorporated portions of the City, including an established extraterritorial jurisdiction of one-mile. The City of Wahoo has the ability to request an extra mile of zoning jurisdiction pursuant to Neb. Rev. Stat. § 13-327.

Neb. Rev. Stat. § 13-327

13-327 County; cede jurisdiction; when; procedure. (1) The governing body of any city of the first class or city of the second class may, by majority vote of its members, request that the county board formally cede and transfer to the city extraterritorial jurisdiction over land outside the area extending two miles from the corporate boundaries of a city of the first class and one mile from the corporate boundaries of a city of the second class. In making its request, the city shall describe the territory over which jurisdiction is being sought by metes and bounds or by reference to an official map.

(2) Unless prohibited pursuant to section 13-328, the county board may, by majority vote of its members, grant the request with regard to some or all of the requested territory if:

(a) The county has formally adopted a comprehensive development plan and zoning resolution pursuant to section 23-114 not less than two years immediately preceding the date of the city's request;

(b) The city, on the date of the request, is exercising extraterritorial jurisdiction over territory within the boundaries of the county;

(c) The requested territory is within the projected growth pattern of the city and would be within the city's extraterritorial jurisdiction by reason of annexation within a reasonable period of years;

(d) Not more than a total of twenty-five percent of the territory of the county located outside the corporate boundaries of any city within the county shall be ceded to the jurisdiction of one city within ten years after the date upon which the initial request for the cession of territory to the city was approved by the governing body of the city; and

(e) No portion of the territory ceded to the city's jurisdiction by the county lies within an area extending one-half mile from the extraterritorial jurisdiction of any other city of the first or second class or village on the date the request is approved by the governing body of the city.

(3) If the county board approves the cession and transfer of extraterritorial jurisdiction to a city pursuant to this section, such transfer shall take effect on the effective date of the ordinance as provided for in subsection (1) of section 16-902 in the case of a city of the first class or as provided for in subsection (1) of section 17-1002 in the case of a city of the second class. Upon the effective date of such transfer, the transferred jurisdiction shall be treated for all purposes as if such land were located within two miles of the corporate boundaries of a city of the first class or within one mile of the corporate boundaries of a city of the second class.

Profile Wahoo

Population Trends and Analysis

Population Projections

Housing Profile

Economic and Employment Profile

Sales and Fiscal Profile



Demographic Profile

Population statistics aid decision-makers by developing a comparative picture of Wahoo. It is important for the community to understand where it has been, where it is, and where it appears to be going; therefore, this picture will explain how demographics affect each of these aspects that define what Wahoo is. Population is the driving force behind housing, local employment, economic, and fiscal stability of the community. Historic population conditions and current population trends are combined to assist in developing demographic projections, which in turn assist in determining future housing, retail, medical, employment, and educational needs within the community. Projections provide an estimate for the community from which to base future land-use and development decisions. However, population projections are merely estimates and unforeseen factors can significantly affect those projections.

POPULATION TRENDS AND ANALYSIS

Table 1 identifies the population for Wahoo and other incorporated communities in Saunders County for the years 1990, 2000, and 2005. This information provides the community with a picture of their past and present population trends and changes in comparison to other communities within the county.

Wahoo, with an estimated 4,063 persons in 2005, was the largest community in Saunders County. The city contained nearly one-fifth of the county population and accounted for nearly the second largest percentage of the county population growth between 1990 and 2005. This is an indication of Wahoo's contribution to the economic health of the entire county.

Wahoo's 2005 population estimate of 4,063 persons represents an increase of 382 persons, or 10.4%, from 1990. Saunders County's population increase for the same time period was 11.8%, indicating Wahoo has generally followed the growth trends of the county over the last 15 years. Wahoo was one of only six communities that had a growth rate near or above that of the county. There were three communities that lost population between 1990 and 2005 (a total of 27 persons), while the county as a whole gained 2,154 persons.

TABLE 1: POPULATION FOR SAUNDERS COUNTY COMMUNITIES, 1990 TO 2005, BY 2005 POPULATION

Community	1990	2000	%Change 1990 to 2000	2005	%Change 2000 to 2005	%Change 1990 to 2005	%of County Population, 2005	%of County Population Growth, 1990 to 2005
Wahoo	3,681	3,942	7.1%	4,063	3.1%	10.4%	19.9%	17.7%
Ashland	2,136	2,262	5.9%	2,493	10.2%	16.7%	12.2%	16.6%
Yutan	626	1,216	94.2%	1,217	0.1%	94.4%	6.0%	27.4%
Ceresco	825	920	11.5%	899	-2.3%	9.0%	4.4%	3.4%
Mead	513	564	9.9%	623	10.5%	21.4%	3.0%	5.1%
Cedar Bluffs	591	615	4.1%	617	0.3%	4.4%	3.0%	1.2%
Valparaiso	481	563	17.0%	598	6.2%	24.3%	2.9%	5.4%
Prague	282	346	22.7%	331	-4.3%	17.4%	1.6%	2.3%
Weston	299	310	3.7%	307	-1.0%	2.7%	1.5%	0.4%
Itasca	133	168	26.3%	167	-0.6%	25.6%	0.8%	1.6%
Colon	128	138	7.8%	136	-1.4%	6.3%	0.7%	0.4%
Morse Bluff	128	134	4.7%	133	-0.7%	3.9%	0.7%	0.2%
Leshara	118	111	-5.9%	110	-0.9%	-6.8%	0.5%	-0.4%
Memphis	117	106	-9.4%	109	2.8%	-6.8%	0.5%	-0.4%
Malmo	114	109	-4.4%	103	-5.5%	-9.6%	0.5%	-0.5%
Incorporated Areas	10,172	11,504	13.1%	11,906	3.5%	17.0%	58.3%	80.5%
Unincorporated Areas	8,113	8,326	2.6%	8,533	2.5%	5.2%	41.7%	19.5%
Saunders County	18,285	19,830	8.4%	20,439	3.1%	11.8%	100.0%	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, 1980, 1990, 2000 and 2005

Age Structure Analysis

Age structure is an important component of population analysis. By analyzing age structure, we can determine which age groups (cohorts) within Wahoo are being affected by population shifts and changes. Each age cohort affects the overall population in different ways. For example, the existence of large, younger cohorts (20-44 years) indicates a greater potential of sustaining future population growth than large, older cohorts through expanding their family sizes. On the other hand, if the large, younger cohorts maintain their relative size, but do not increase the population as expected, they will, as a group, tend to strain the resources of an area as they age since there would not be enough persons within the key working and purchasing age groups contributing financially to the revenue needs presented by providing services to a growing aging population. Understanding the changes within the age groups of a community's population is necessary to effectively plan for the future of that community.

Table 2 exhibits the age cohort structure for Wahoo in 1990 and 2000 census years. Examining the population age structure for Wahoo indicates some significant changes in various population segments throughout the community. Identifying these dynamics is critical to making informed decisions and maximizing the future use of resources.

The number of persons in the youngest and oldest cohorts grew slower than the population as a whole. Between 1990 and 2000, the size of the population under 15 years of age grew by 13 persons, and dropped in overall percentage of the total population to just over one-fifth. During this time, the size of the population over 64 years of age decreased by 30 persons, and dropped from just less than one-quarter to slightly more than one-fifth of the population. The effect of these changing demographics can be explained through the dependency ratio.

The dependency ratio examines the portion of a community's earnings that is spent supporting age groups typically and historically dependent on the income of others. This ratio is based solely on population numbers, comparing the working age population with the non-working age population. The ratio is determined based on the following formula: Dependant Population (combination of those 14 and under with those 65 and older) divided by Independent Population (those between 15 and 64). A ratio of 1 indicates a balance of dependant and independent populations, which should result in the independent population providing just the necessary amount of resources to address the needs of the dependant population (such as schools, medical care, transportation, housing, etc.). A ratio less than 1 indicates an independent population that has the potential to provide for more than the needs of the dependant population, while a ratio greater than 1 indicates an independent population that cannot provide enough to meet the needs of the dependant population.

In other words, the dependency ratio can be viewed as the number of independent people needed meet the needs of 1 dependent person. A ration lower than 1 means it takes less than 1 independent person to meet the needs of 1 dependent person; therefore there are independent people available to provide for greater levels of dependant needs. A ratio greater than 1 means it takes more than 1 independent person to accommodate the needs of 1 dependent person; therefore, all dependent needs may not be met at the desired level. As with any statistical analysis, these results work when all other factors are held equal, meaning there are many other factors (wage rates, tax levels, service costs, etc.) that affect the ability of a community to provide for the needs of its dependant population beyond merely comparing the size of the dependent and independent populations. The dependency ratio for Wahoo in 1990 was 0.86, which improved to 0.74 in 2000. A change in this direction indicates the City improved its ability to provide for the needs of its dependent population during the 1990s.

The median age in Wahoo increased slightly, from 38.0 in 1990 to 38.8 in 2000. An increase in median age can be driven by either a growing older population or a shrinking younger population, but is often due to a combination of these and other factors. In the case of Wahoo during the 1990s, the younger cohorts (14 and under) increased by 13 persons, while the older cohorts (65 and over) decreased by 30 persons, for a resulting impact of 17 fewer persons older than the median age, which should lower the median age. However, movement in the median age is often driven by changes in the middle cohorts, as they are closest in age to the median and most mobile, making their migration patterns particularly important. Here, it can

be inferred that the higher ages within the middle cohorts sparked the upward shift in the median age. Table 2 below shows this: the size of the 35 to 44 group grew by 69 persons and the 45 to 54 group grew by 205 persons, resulting in a significant upward adjustment of the median age.

While an increasing median age may, by simple interpretation, be seen as the start of an aging trend that will burden the facilities and resources of a community, a simple interpretation cannot be relied upon. Given the rest of the data, which indicates the younger populations are growing, the dependency ratio is improving, and the “settle-down-and-raise-a-family” cohorts are growing the most, Wahoo appears to be riding a wave of strong family oriented growth, which is very important to the overall health of a community as well as its future outlook.

TABLE 2: AGE-SEX CHARACTERISTICS, WAHOO, 1990 TO 2000

Age	1990		2000		1990-2000		1990-2000	
	Male and Female	%of Total	Male and Female	%of Total	Net Change	%Change	Cohort Change	%Change
0-4	258	7.0%	241	6.1%	-17	-6.6%	241	-
5-9	295	8.0%	295	7.5%	0	0.0%	295	-
10-14	274	7.4%	304	7.7%	30	10.9%	46	17.8%
15-19	204	5.5%	293	7.4%	89	43.6%	-2	-0.7%
20-24	144	3.9%	161	4.1%	17	11.8%	-113	-41.2%
25-29	248	6.7%	215	5.5%	-33	-13.3%	11	5.4%
30-34	242	6.6%	231	5.9%	-11	-4.5%	87	60.4%
35-44	524	14.2%	593	15.0%	69	13.2%	103	21.0%
45-54	277	7.5%	482	12.2%	205	74.0%	-42	-8.0%
55-64	343	9.3%	285	7.2%	-58	-16.9%	8	2.9%
65-74	342	9.3%	326	8.3%	-16	-4.7%	-17	-5.0%
75 & Older	530	14.4%	516	13.1%	-14	-2.6%	-356	-40.8%
Total	3,681	100.0%	3,942	100.0%	261	7.1%	261	7.1%

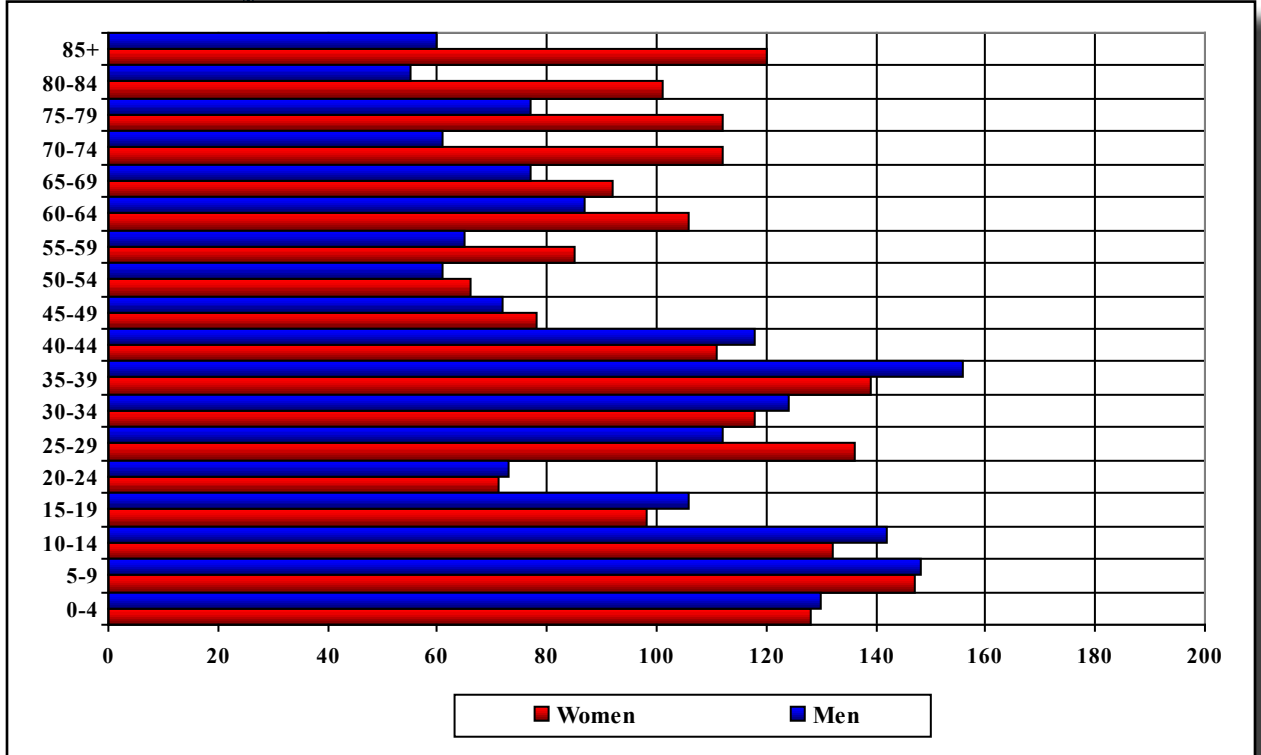
Selected Characteristics	1990		2000		Total Change	
	14 yrs and under	827	14 yrs and under	840	14 yrs and under	13
	%of total population	22.5%	%of total population	21.3%	%change	1.6%
	65 yrs and over	872	65 yrs and over	842	65 yrs and over	-30
	%of total population	23.7%	%of total population	21.4%	%change	-3.4%
	Dependant Population	1,699	Dependant Population	1,682	Dep. Pop.	-17
	Independent Population	1,982	Independent Population	2,260	Indep. Pop.	278
	Dependency Ratio	0.86	Dependency Ratio	0.74	Dep. Ratio	-0.11
	Median Age	38.0	Median Age	38.8	Median Age	0.8
	Total Females	1,963	Total Females	2,074	Total Females	111
	Total Males	1,718	Total Males	1,868	Total Males	150
	Total Population	3,681	Total Population	3,942	Total Change	261

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A, 1990, 2000

Figures 1 and 2 show the age cohorts by sex for Wahoo in 1990 and 2000. Comparing the two indicates the youngest cohorts became more dominated by males, while the older cohorts were dominated even more by females, the latter of which is expected due to the longer life expectancy of women. We also see that the 20-24 cohort was smaller than the neighboring cohort trends would suggest. In fact, the 10-14

cohort in 1990 decreased as it aged to the 20-24 cohort in 2000, dropping from 274 persons to 161. These are common occurrences as this cohort represents persons most likely to leave for higher educational opportunities. The good news for Wahoo is that it appears many of the high school graduates that leave for school may well be returning once they finish, as shown by the increase in size of the 20-24 cohort from 1990 as it ages to become the 30-34 cohort in 2000, growing from 144 persons to 231 persons.

FIGURE 1: AGE COHORTS BY SEX - WAHOO, 1990



Source: U.S. Census 1990 and 2000

FIGURE 2: AGE COHORTS BY SEX - WAHOO, 2000

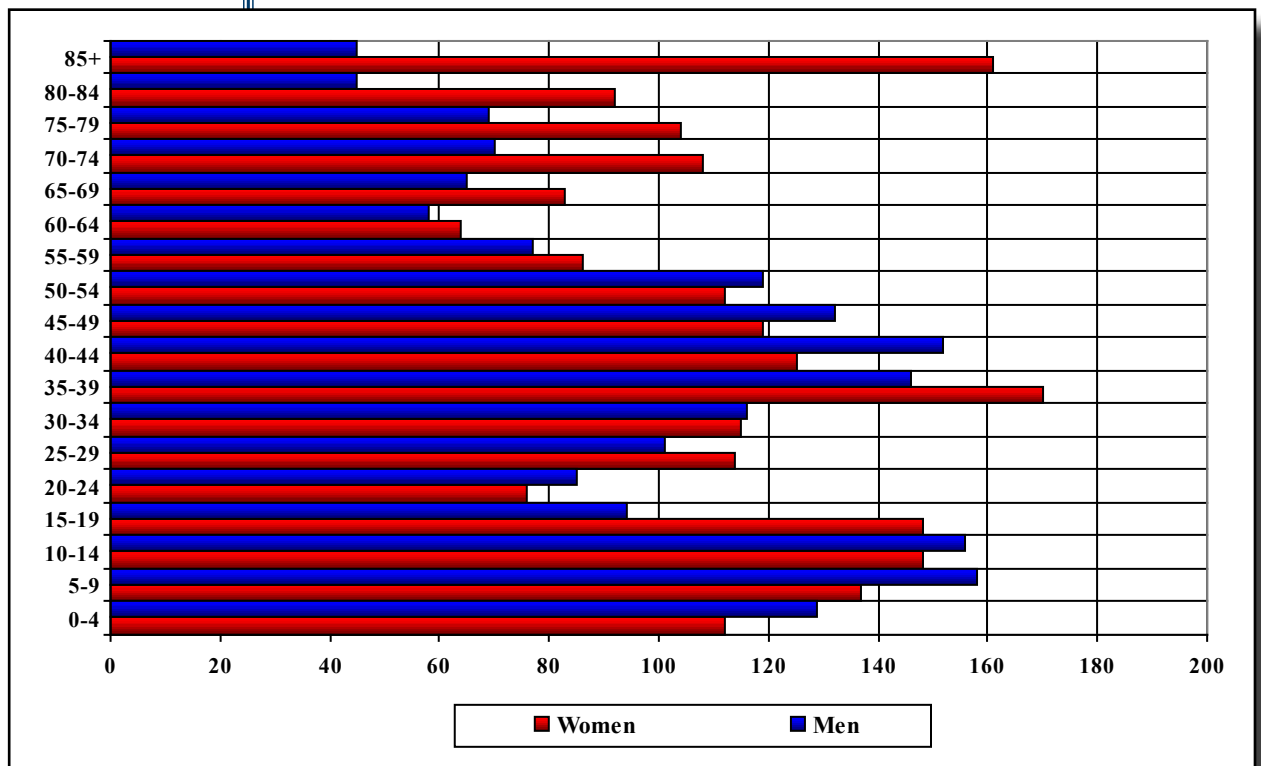
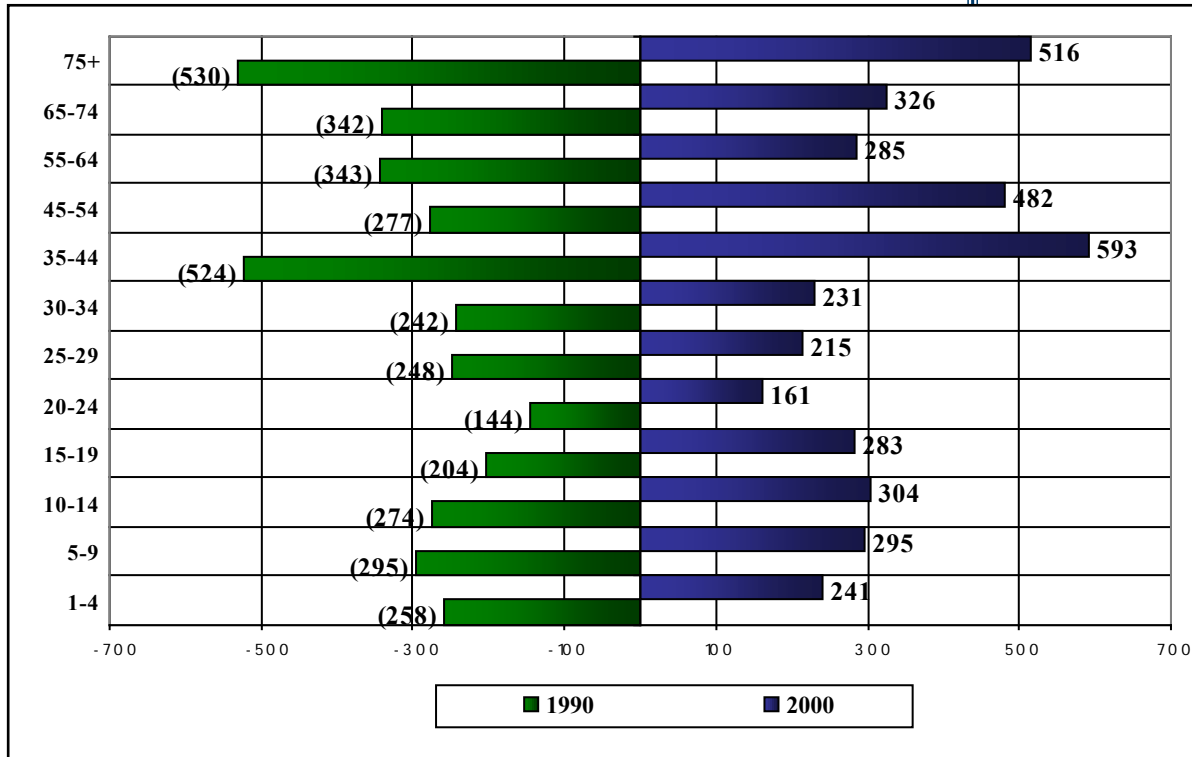


Figure 3 shows another comparison between the total age cohorts for 1990 and 2000. Wahoo experienced a decline in six of its twelve age cohorts. The cohorts between the ages of 5 and 19 all remained stable or grew. Likewise, there was a significant increase for the cohorts representing the ages between 35 and 54. Taken together, these trends indicate many new residents in Wahoo were likely families with adolescent children.

FIGURE 3: AGE COHORTS TOTAL - WAHOO, 1990 AND 2000



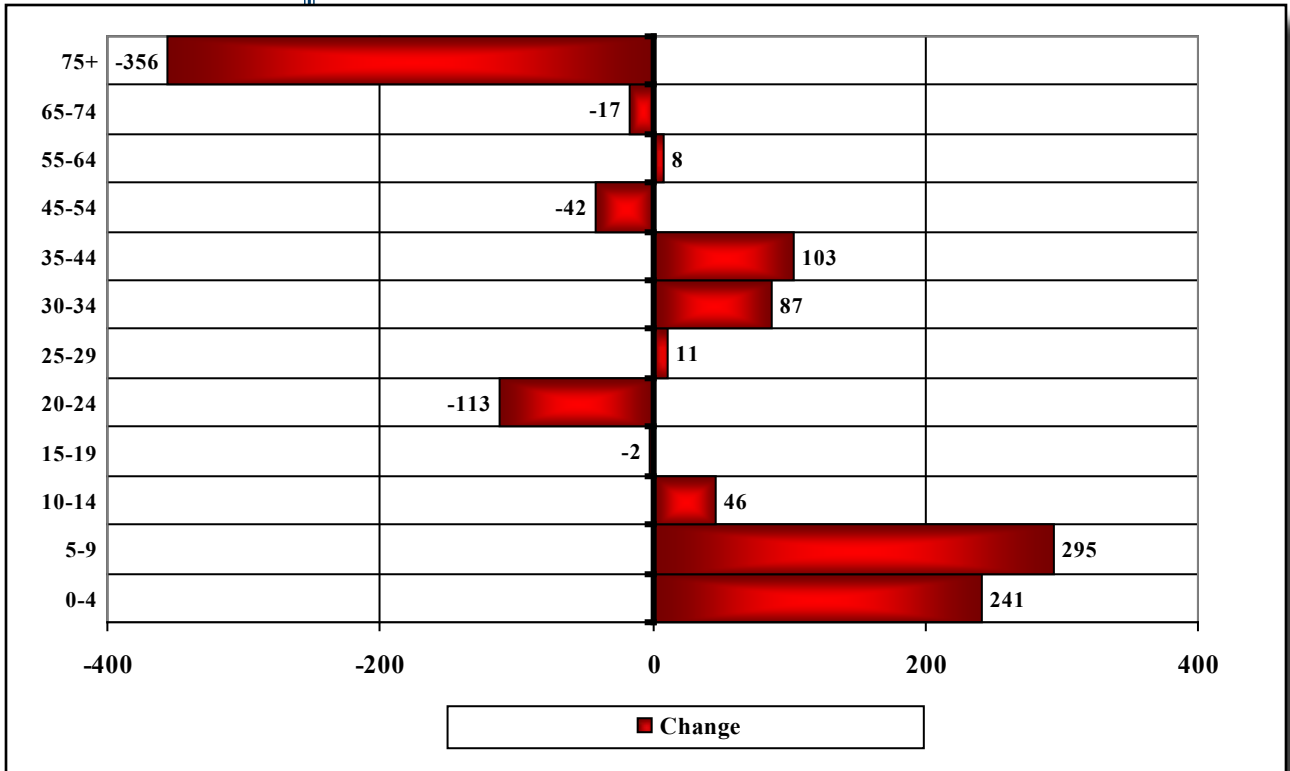
Source: U.S. Census 1990 and 2000

Another revealing method of analyzing cohort movement in a population involves comparing an age cohort in 1990 with the same age cohort 10 years later, in 2000. For example, in Figure 4 the 0-4 cohort in 1990 became the 10-14 cohort in 2000. In Wahoo, there were 258 children between the ages of 0 and 4 in 1990, and in 2000 there were 304 children between the ages of 10 and 14. Figure 4 indicates the difference, showing that the 10-14 cohort in 2000 increased by 46 persons when compared to the size of the cohort from the previous census. Therefore, during the 1990's, Wahoo saw a net gain in this group as they aged. A review of population by this method illustrates how the size of specific groups of persons changes over time.

The very youngest cohorts (less than 10 years old), will always show an increase. These age groups are impacted most by the birth rate, but also by in-migration. The oldest cohorts, (over 75 years old) will almost always show a decrease. These age groups are affected most by the death rate, but may also be signs of an elderly population relocating elsewhere for retirement or assisted living opportunities. A comparatively small decrease or an increase in these cohorts would suggest a prevalence of housing

opportunities drawing new residents. In Figure 4, a negative change in the remaining cohorts generally suggests out-migration, while a positive change suggests in-migration. These middle cohorts are more mobile than the youngest and oldest, and therefore changes are most often generated by changing residence from community to community. Notice this figure further supports the notion that children leave for higher education after high school (10-14 cohort dropped 113 persons as it aged into the 20-24 cohort), but people in their child-bearing years return to Wahoo (20-34 cohorts grew by 190 persons as they aged into the 30-44 cohorts). Following Figure 4, Tables 3 and 4 display the actual changes within each cohort as it aged. Wahoo's population increase indicates that there was in-migration to the community.

FIGURE 4: CHANGE IN AGE COHORTS FROM 1990 TO 2000 - WAHOO



Source: U.S. Census 1990 and 2000

TABLE 3: POSITIVE AGE COHORT CHANGE FROM 1990 TO 2000, WAHOO

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
NA	NA	0-4 years	241 persons	+ 241 persons
NA	NA	5-9 years	295 persons	+ 295 persons
0-4 years	258 persons	10-14 years	304 persons	+46 persons
15-19 years	204 persons	25-29 years	215 persons	+11 persons
20-24 years	144 persons	30-34 years	231 persons	+87 persons
25-34 years	490 persons	35-44 years	593 persons	+103 persons
45-54 years	277 persons	55-64 years	285 persons	+8 persons
Total Change				+ 791 persons

Source: U.S. Census 1990 and 2000

TABLE 4: NEGATIVE AGE COHORT CHANGE FROM 1990 TO 2000, WAHOO

1990 Age Cohort	Number	2000 Age Cohort	Number	Change
5-9 years	295 persons	15-19 years	293 persons	-2 persons
10-14 years	274 persons	20-24 years	161 persons	-113 persons
35-44 years	524 persons	45-54 years	482 persons	-42 persons
55-64 years	343 persons	65-74 years	326 persons	-17 persons
65+ years	872 persons	75+ years	516 persons	-356 persons
Total Change				- 530 persons

Source: U.S. Census 1990 and 2000

Table 5 is a comparison of the segments of the population aged 18 and under and 65 and over between Wahoo, the other communities in Saunders County and key regional retail/industrial centers in the region. Wahoo's 2000 percentage of population aged 18 and under is lower than most communities shown and the County average, while it equals the State average. Its 2000 percentage of population aged 65 and over is higher than all but Prague, as well as being 40% higher than the County average and 50% higher than the State average. Also, the dependency ratios for communities can be inferred from the combined percentages of persons aged 18 and under and aged 65 and over. Remember, the closer to 50% these two groups are, the closer to a dependency ratio of 1 a community is; ratios below 1 indicate an ability to provide for more needs than exist, while ratios above 1 indicate the ability to only provide for some of the existing needs. In 2000, Wahoo found itself less likely than all but three communities to meet the needs of its dependent population. However, as mentioned before, this was an improvement over 1990.

TABLE 5: PERSONS 18 AND UNDER, 65 AND OVER, 1990 TO 2000

Community	18 and Under			65 and Over			2000	
	1990	2000	% Change	1990	2000	% Change	Combined Percentages	Dependency ratio
Leshara	30.5%	17.1%	-43.9%	11.0%	15.3%	39.0%	32.4%	0.48
Memphis	30.8%	26.4%	-14.2%	6.0%	12.3%	105.0%	38.7%	0.63
Mead	32.4%	28.4%	-12.3%	7.8%	11.0%	41.0%	39.4%	0.65
Ceresco	32.97%	32.5%	-1.4%	11.2%	7.6%	-31.8%	40.1%	0.67
Yutan	29.9%	35.0%	17.3%	16.1%	7.3%	-54.6%	42.4%	0.73
Valparaiso	26.8%	28.2%	5.3%	23.3%	14.4%	-38.2%	42.6%	0.74
Ashland	26.22%	25.7%	-1.9%	20.5%	18.2%	-11.2%	43.9%	0.78
Colon	29.7%	27.5%	-7.2%	17.2%	16.7%	-3.0%	44.2%	0.79
Weston	27.4%	26.1%	-4.7%	24.7%	19.7%	-20.5%	45.8%	0.85
Cedar Bluffs	28.43%	29.8%	4.7%	16.4%	16.6%	1.1%	46.3%	0.86
Ithaca	27.1%	33.3%	23.1%	14.3%	13.1%	-8.3%	46.4%	0.87
Wahoo	26.4%	26.3%	-0.6%	23.7%	21.4%	-9.8%	47.6%	0.91
Morse Bluff	26.6%	28.4%	6.8%	24.2%	20.3%	-16.2%	48.6%	0.95
Malmo	32.5%	33.9%	4.6%	20.2%	18.3%	-9.1%	52.3%	1.10
Prague	22.3%	31.2%	39.7%	33.7%	22.0%	-34.8%	53.2%	1.14
Lincoln	23.4%	23.0%	-1.8%	10.9%	10.4%	-4.8%	33.4%	0.50
Omaha	25.4%	25.6%	0.7%	12.9%	11.8%	-8.5%	37.4%	0.60
Saunders County	28.5%	27.9%	-2.3%	16.0%	15.3%	-3.9%	43.2%	0.76
State of Nebraska	27.2%	26.3%	-3.2%	14.1%	13.6%	-4.0%	39.9%	0.66

Source: U.S. Census 1990 and 2000

Table 6 shows a comparison of the median age for Wahoo, the other communities in Saunders County, and the key regional centers near Wahoo. The median age of Wahoo residents between 1990 and 2000 was one of the most stable in the group of communities compared, increasing by less than one year during that time. However, Wahoo remained one of the oldest of these communities, with only two of the other 16 communities older in 1990, and four older in 2000.

TABLE 6: MEDIAN AGE COMPARISONS, 1990 AND 2000

Community	Median Age		% Change
	1990	2000	
Lincoln	30.3	31.3	3.30%
Ceresco	29.0	31.8	9.66%
Yutan	33.6	32.0	-4.76%
Malmo	32.1	33.5	4.36%
Omaha	32.2	33.5	4.04%
Mead	28.9	34.5	19.38%
Ithaca	33.3	34.7	4.20%
Prague	46.8	36.6	-21.79%
Morse Bluff	37.5	37.0	-1.33%
Valparaiso	36.4	37.6	3.30%
Ashland	35.0	37.8	8.00%
Cedar Bluffs	34.9	38.0	8.88%
Colon	36.3	38.7	6.61%
Wahoo	38.0	38.8	2.11%
Memphis	30.7	39.0	27.04%
Weston	38.9	39.6	1.80%
Leshara	34.4	40.4	17.44%
Saunders County	35.1	38.0	8.26%
State of Nebraska	33.0	35.3	6.97%

Source: U.S. Census 1990 and 2000

Migration Analysis

Migration analysis provides a way of explaining how population movement influences a community through a review of changes attributed to births and deaths versus those explained by how many people moved out of or into the community during a specific time period. The migration number is determined by subtracting the natural change in population (natural change equals births minus deaths) from the total change in population. Table 7 shows the total change, natural change, and the migration rates for Wahoo’s population during the 1980s, 1990s, and between 2000 and 2004.

The Total Migration column shows the portion of population change directly attributable to the migration of residents. A negative number in this column indicates how many persons left Wahoo during a specific time period, while a positive number indicates the number of persons that moved into Wahoo in that time. Migration analysis shows that the most significant force driving population change in Wahoo is people relocating to the community. In fact, deaths have exceeded births in each of the last two decades, which means enough people have been moving in to account for the natural loss, as well as additional people to result in an increase. During the 1990s, there were 490 births in Wahoo, and 576 deaths, resulting in a population loss of 86 persons. However, 347 new residents moved into Wahoo during the decade, erasing the loss from the natural change, and resulting in an overall increase of 261 persons. The 1980s benefited from a similar migration pattern, and the 2000s appear as they will as well.

TABLE 7: MIGRATION ANALYSIS, WAHOO, 1980 TO 2004

Time Period	Total Change (persons)	Natural Change (persons)	Total Migration (persons)	Migration Rate
1970 - 1980	-280	-87	-193	-5.0%
1980 - 1990	126	-116	242	6.8%
1990 - 2000	261	-86	347	9.4%
2000 - 2004 est.	70	0	70	1.8%
Total	177	-289	466	12.2%

Source(s): U.S. Census Bureau, *Census of Population and Housing, 1980, 1990, 2000*
 Nebraska Department of Economic Development, 2007
 Nebraska Department of Health and Human Services, *Vital Statistics Division, 2007*

Race Characteristics

Another component of population that can be reviewed is racial composition. Table 8 shows that nearly the entire population of Wahoo in 1990 considered themselves to be White and not Hispanic. This percentage dropped slightly while the total number of persons claiming this category increased through 2000. Interestingly, the total number of persons reporting their racial group to the Census Bureau stayed the same or increased in size during the 1990s, while maintaining roughly the same proportion of Wahoo’s total population. Note, however, that because the US Census Bureau uses different forms to gather data, the population totals shown here differ from the official population figures used earlier. This is due to the voluntary nature of some census questions, which are asked of only a small segment of the population. The figures shown below were inferred from the responses returned by the entire population. The hard numbers and percentages used here are considered to be roughly equal to the actual figures.

TABLE 8: RACIAL COMPOSITION – WAHOO, 1990-2000

Race	1990		2000		1990-2000	
	Number	% of Total	Number	% of Total	Net Change	% Change
White, not Hispanic	3,654	98.0%	3,879	97.2%	225	6.2%
Black	6	0.2%	6	0.2%	0	0.0%
Am. Indian & AK. Nativ	2	0.1%	12	0.3%	10	500.0%
Asian & Pacific Islander	10	0.3%	14	0.4%	4	40.0%
Other, not Hispanic	9	0.2%	12	0.3%	3	33.3%
Hispanic	23	0.6%	33	0.8%	10	43.5%
Mexican	16	0.4%	20	0.5%	4	25.0%
Puerto Rican	1	0.0%	1	0.0%	0	0.0%
Cuban	0	0.0%	0	0.0%	0	0.0%
Other Hispanic	6	0.2%	12	0.3%	6	100.0%
Total Population	3,727	100.0%	3,989	100.0%	262	7.0%

Source: U.S. Census Bureau, *Census of Population and Housing, Table DP-1 (1990, 2000)*

POPULATION PROJECTIONS

Population projections allow Wahoo to estimate the future population by looking at past and present population trends. Scrutinizing population changes in this manner allows the city to develop a baseline of change from which future scenarios can be created. A number of factors (demographics, economics, social, etc.) may affect projections either positively or negatively. At the present time, these projections are the best crystal ball Wahoo has for predicting future population changes. There are many methods to project the future population trends. The methods identified below are intended to give Wahoo a broad overview of the possible population changes that could occur in the future.

Trend Line Analysis

A trend line analysis is a process of projecting future populations based upon changes during a specified period of time. In the analysis of Wahoo, three different trend lines were reviewed: 1940 to 2000, 1970 to 2000, and 1990 to 2000. A review of these trend lines indicates Wahoo will continue to increase in population through 2030. Some trend lines project larger increases than others, depending upon how the severity of the trend is used for comparison. These three trend timeframes were chosen for the following reasons. After a surge in population between 1880 and 1890, Wahoo's population grew at a steady but slow rate until suffering a slight decline between 1930 and 1940. 1940 was chosen as the beginning of one trend since it marks the start of a recent trend of strong population increase. That trend continued until 1970, which signaled the beginning of a population slump, marked by a decrease that was not overcome until 2000. In 1990, population figures began increasing again, possibly leading to another run of increases for several decades. Table 9 shows the population projections of the decennial population for Wahoo through 2030 produced by these trends.

Migration Analysis

A migration analysis separates migration rates from the natural change in population. This type of analysis looks at how the population would change if birth and death rates were equal. Although Wahoo's birth and death rates resulted in a natural change of zero between 2000 and 2004, that is an unusual situation. This type of analysis is most helpful when combined with an analysis based upon survival rates only. The migration analysis for Wahoo indicates greater numbers of people have moved into Wahoo over each of the last three decades. While the 1970s saw 193 people leave the community, the 1980s realized 242 new residents, and the 1990s welcomed 347 more. Utilizing data from 1970 through 2004, the most recent year for which birth and death information is available, revealed a migration rate of 3.5% per decade. Table 9 shows how migration alone would influence population change in Wahoo through 2030.

Cohort Survival Analysis

A cohort survival analysis approaches population projections by reviewing the different age groups and sex. The age groups are projected forward decade-by-decade using survival rates for each sex in each of the different age cohorts. This

projection model accounts for average birth rates by sex and adds the new births into the future population, as well as subtracting older residents based upon life expectancy figures. This analysis method is limited by ignoring the potential impact of migration. Therefore, it is most useful when combined with a migration analysis. The cohort survival analysis for Wahoo predicts a drop in population for 2010, and then increases for 2020 and 2030. Table 9 also shows how this analysis projects into the future.

The Cohort Survival Model projection indicates Wahoo population will increase by roughly 900 persons or 7.5% each decade through 2030. The following projection for Wahoo is based on applying survival rates to age cohorts, but does not consider the effects of either in-migration or out-migration.

Modified Cohort Survival Analysis

The following modified cohort survival analysis utilizes the figures derived from the cohort method, and then applies the migration rate of 3.5% per decade found within the migration analysis. In addition, the 1940 trend was modified by inserting 924 additional residents to account for recent and planned annexations around Wahoo and other influences contributed from Omaha, Lincoln, and Fremont. The same occurred for the 'modified cohort' projection.

By combining methods in this way, the modified analysis attempts to combine what seem to be logical conclusions derived by two analyses while accounting for the limitations of each. This analysis reveals a steady increase of population for each decade.



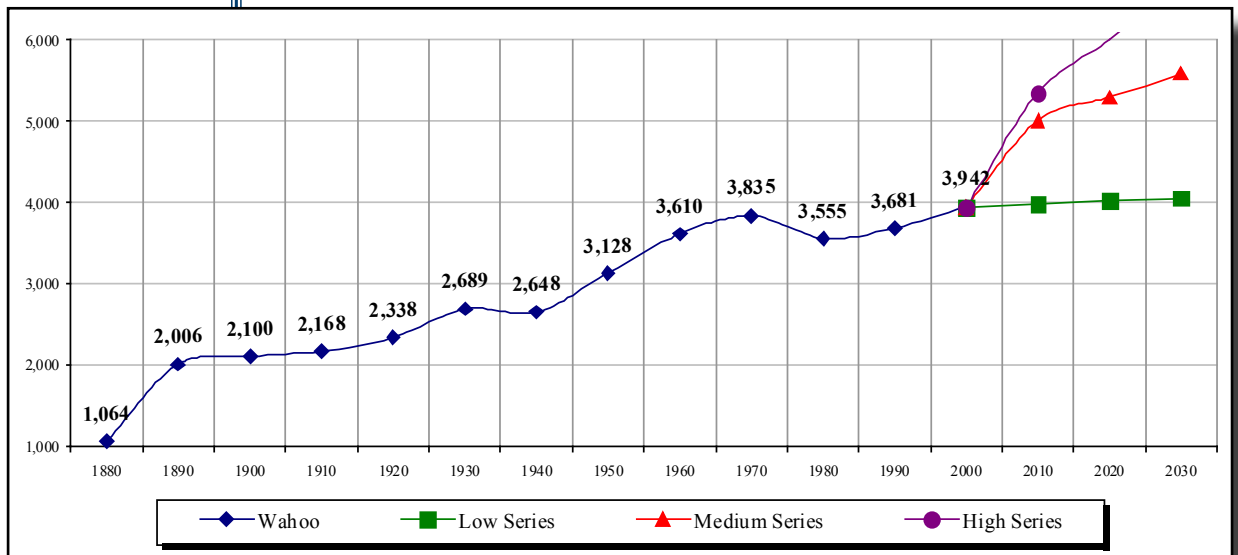
Summary of Population Projections

Using the modeling techniques discussed above, Table 9 and Figure 5 present a summary of the population projections for Wahoo through the year 2030. Three population projection scenarios were selected based upon a Low Series; Medium Series, and High Series.

TABLE 9: POPULATION PROJECTIONS, WAHOO, 2010 - 2030

Year	Analysis Method					
	1990 Trend	1970 Trend	Mod 1940 Trend	Migration	Cohort	Mod Cohort
2010	4,222	3,979	5,348	4,079	3,656	5,007
2020	4,521	4,016	6,001	4,220	3,933	5,294
2030	4,841	4,053	6,734	4,367	4,219	5,589
		LOW	HIGH			MEDIUM

FIGURE 5: POPULATION TRENDS AND PROJECTIONS, WAHOO 1940 TO 2030



Source: U.S. Census Bureau, Census of Population and Housing, 1880 though 2000

HOUSING PROFILE

The Housing Profile in this Plan identifies existing housing characteristics and projected housing needs for the residents of Wahoo. The primary goal of the housing profile is to allow the community to determine what issues need to be addressed in order to provide safe, acceptable, sanitary and affordable housing for every family and individual residing within the community. The housing profile is an analysis that aids in determining the composition of owner-occupied and renter-occupied units, as well as the existence of vacant units. It is important to evaluate information on the value of owner-occupied housing units, and monthly rents for renter-occupied housing units, and to determine if housing costs are a financial burden to the residents of Wahoo.

Projecting future housing needs requires the consideration of several factors. These factors include population change, household income, employment rates, land use patterns, and residents' attitudes. The following tables and figures are intended to assist with determining future housing needs and develop policies designed to accomplish the housing goals for Wahoo.

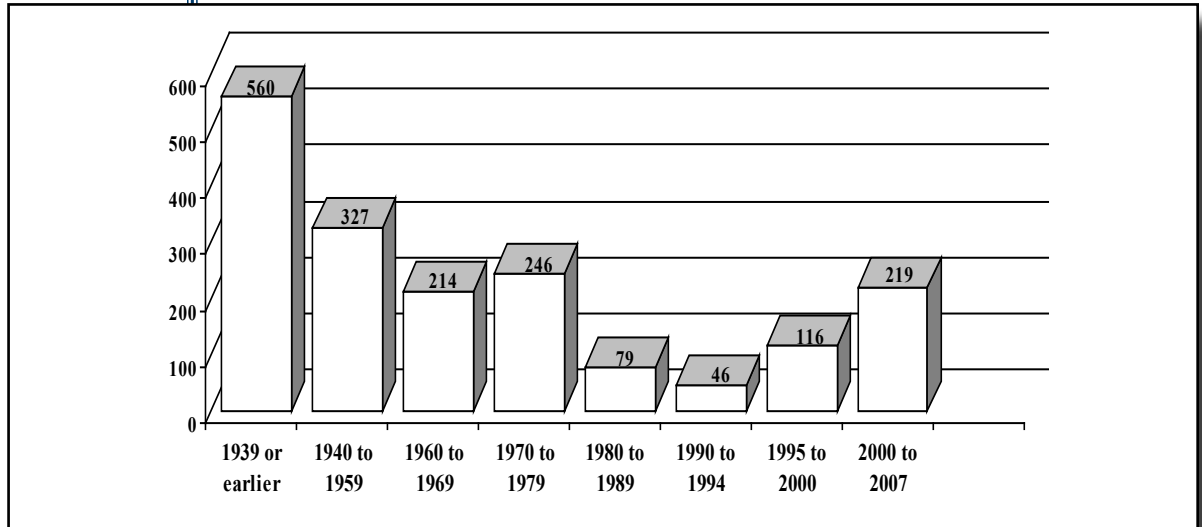
Age of Existing Housing Stock

An analysis of the age of Wahoo's housing stock reveals a number of things about the population and economic conditions of the past. The age of the housing stock also indicates the level of need for rehabilitation efforts, or new construction within the community. Examining the housing stock is important in order to understand the overall quality of housing and how that affects the quality of life for residents of Wahoo.

Figure 6 indicates 887 housing units, or 49.1% of Wahoo's housing units, were constructed prior to 1960. 335 housing units have been constructed since 1995, meaning 18.5% of the total housing stock in 2000 could be considered "new" housing. While the age of housing can contribute to a poor housing market and render economic development activities more difficult, Wahoo's housing push during the mid-1990s and early 2000's provided the community with an admirable percentage of young housing units. However, with almost half of the housing units exceeding 40 years of age, the community will need to monitor these older homes over the coming years. Older homes generally represent the potential for two difficult scenarios to occur. While many homes can be maintained adequately and provide housing for many years to come, others will succumb to dilapidation and eventually need to be replaced. Older homes that contain historic significance may be declared historic properties and listed on a local, state, or national register, meaning they could benefit from specific designations and protections.



FIGURE 6: AGE OF EXISTING HOUSING STOCK, WAHOO, 2000



Source: U.S. Census Bureau, Census of Population and Housing, SF3 (2000)

Housing Trends

An analysis of housing trends can reveal a great deal about the different population groups in the community. Housing trends may also indicate demand for additional or fewer owner- and/or renter-occupied housing units. Examining housing trends is important in order to understand the overall diversity of the population and the quality of life experienced by Wahoo residents.

Table 10 indicates both the number of persons living in households and group quarters increased between 1990 and 2000, consistent with the overall population increase in Wahoo during that time period. In addition, the number of occupied housing units increased by a similar rate, while the average number of persons per owner-occupied home rose and the average number per renter-occupied home dropped. These changes resulted in an average number of persons per household that stayed the same, at 2.39, during the 1990s. This is a little unusual as many communities realized a decreasing household size during that time.

Table 10 also indicates that during the 1990s, the number of occupied housing units increased by 101 units, while the number of vacant housing units fell by 2 units. The increase in occupied housing units was driven primarily by the rental market. New rental construction, changing from owner-occupied to renter-occupied, and conversion from single-family to duplex or multiple-family units accounted for 73 of the 101 additional occupied units being renter-occupied. Even with a nearly 20% increase in rental units, the rental vacancy rate remained steady at 5.4%; the owner vacancy rate dropped to 1.2%. Both of these rates are below HUD guidelines that suggest adequate consumer choice does not exist when the renter vacancy rate is below 5% and the owner-occupied rate is below 1.5%.

Median contract rent in Wahoo increased from \$223 per month in 1990 to \$451 per month in 2000, representing a 102.2% increase during a time when the county's median rent increased 118.4% and the state's grew by only 46.1%. Similarly, the average value of owner-occupied housing units rose 91.5%, which was lower than the county's 101.4% increase but higher than the state's 74.6% increase. These trends indicate this region has experienced increases in primary living costs occur at a much higher rate than the state, but other communities in the county and county residents have seen increases greater than Wahoo's.

By comparing changes in primary living costs with the Consumer Price Index (CPI) demonstrates how much more or less residents paid for living arrangements in 2000 than 1990, based on national trends. Inflation between 1990 and 2000 increased at a rate of 32.1%, indicating rent in Wahoo increased at a rate just over three times that of inflation, while housing prices increased at a rate of just under three times inflation. A rate of increase similar to that of inflation means buying power has stayed relatively the same over time. However, with the increases Wahoo residents have experienced, they were paying significantly more to rent and own homes in 2000 than in 1990, in terms of real dollars. This affects their ability to purchase other necessities, such as food, clothing, healthcare, and social services, as well as the extras that support the local economy with sales tax, like retail goods and entertainment activities.

TABLE 10: COMMUNITY HOUSING TRENDS, WAHOO, 1990 AND 2000

Selected Characteristics	1990	2000	% Change 1990-2000
Population	3,681	3,942	7.1%
Persons in Household	3,538	3,788	7.1%
Persons in Group Quarters	143	154	7.7%
Persons per Household - Owner	2.53	2.62	3.6%
Persons per Household - Renter	2.03	1.90	-6.4%
Persons per Household	2.39	2.39	0.0%
Total Housing Units	1,482	1,669	12.6%
Occupied Housing Units	1,482	1,583	6.8%
Owner-occupied units	1,063	1,091	2.6%
Renter-occupied units	419	492	17.4%
Vacant Housing Units	88	86	-2.3%
Owner-Occupied vacancy rate	1.6%	1.2%	-25.0%
Renter-Occupied vacancy rate	5.4%	5.4%	0.0%
Single-family Units	1,235	1,293	4.7%
Duplex/Multiple-family units	274	376	37.2%
Mobile Homes, trailer, other	61	34	-44.3%
Median Contract Rent			
Wahoo	\$223	\$451	102.2%
Saunders County	\$217	\$474	118.4%
State of Nebraska	\$282	\$412	46.1%
Median Value of Owner-Occupied Units			
Wahoo	\$43,500	\$83,300	91.5%
Saunders County	\$43,600	\$87,800	101.4%
State of Nebraska	\$50,400	\$88,000	74.6%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A (1990), DP-4 (2000)

For comparison, Table 11 shows similar data to that in Table 9; however, the information is presented for 2000 only, but includes a comparison between Wahoo and other communities in the region. The table indicates numerous differences between the communities, some more significant than others. Wahoo had the second highest population and provided the second most homes per 100 population. Within this group of five communities, Wahoo's rent ranked third, while the median home value was fourth.

TABLE 11: COMMUNITY HOUSING TRENDS, WAHOO AND OTHER NEARBY COMMUNITIES, 2000

Selected Characteristics	Wahoo	Ashland	David City	Seward	Waverly
Population	3,942	2,262	2,597	6,319	2,448
Persons in Household	3,788	2,167	2,495	5,461	2,398
Persons in Group Quarters	154	95	102	858	50
Persons per Household - Owner	2.62	2.63	2.50	2.62	3.05
Persons per Household - Renter	1.90	2.06	1.88	1.96	2.27
Persons per Household	2.39	2.47	2.31	2.39	2.86
Total Housing Units	1,669	930	1,203	2,415	860
Occupied Housing Units	1,583	877	1,082	2,281	838
Owner-occupied Units	1,091	629	746	1,497	640
Renter-occupied Units	492	248	336	784	198
Vacant Housing Units	86	53	121	134	22
Owner-Occupied Vacancy Rate	1.2%	1.6%	2.1%	1.4%	0.6%
Renter-Occupied Vacancy Rate	5.4%	6.1%	12.7%	6.3%	5.3%
Housing units per 100 population	42.3	41.1	46.3	38.2	35.1
Single-family Units	1,293	696	952	1,772	723
Duplex/Multiple-family Units	376	172	189	631	136
Mobile Homes, Trailer, Other	34	53	70	12	4
Median Contract Rent	\$ 451	\$ 440	\$ 375	\$ 502	\$ 513
Median Value Owner-Occupied Units	\$ 83,300	\$ 86,000	\$ 66,400	\$ 92,200	\$ 98,600

Source: U.S. Census Bureau, Census of Population and Housing, Tables DP-1 and DP-4 (2000)

Table 12 shows tenure (owner-occupied and renter-occupied) of households by number and age of persons in each housing unit. Analyzing this data allows the city to understand the more detailed dynamics of the housing market conditions felt by residents. In addition, the city could target efforts for housing rehabilitation and/or new construction for those segments of the population exhibiting the largest need.

In 2000, the largest component of owner-occupied units in Wahoo, based upon number of tenants, were two-person households, followed by single-person households. Just the opposite was true of renter-occupied homes. These two household sizes combined for over 50% of each household type, specifically totaling 59.8% of owner-occupied and 75.7% of renter-occupied housing. These figures were similar to, but greater than, the same combinations in 1990. The largest changes occurred in the 6 or more person owner-occupied households, which increased 41.7%, and the 5 person renter-occupied units, which increased 42.9%.

While there were a noticeably greater number of smaller sized households, the age of the householder was not so weighted to one or two age cohorts. The age of householder range for the 7 cohorts went from 8.4% to 27.9% in 1990, but from 8.1% to 20.7% in 2000, demonstrating a more even distribution of householder ages. The largest change in owner-occupied units occurred with householders aged 45 to 54, who nearly doubled their share of households from 110 to 215, or increasing by 95.5%. The largest moves within renter-occupied housing saw the 35 to 44 cohort go from 70 to 101 units, and the 75 and over cohort go from 71 to 101 units, or increase by 44.3% and 42.3%, respectively.

TABLE 12: TENURE OF HOUSEHOLD BY SELECTED CHARACTERISTICS, WAHOO, 1990 AND 2000

Householder Characteristic	1990				2000				O.O.	R.O.
	Owner-Occupied	% O.O	Renter-Occupied	% R.O	Owner-Occupied	% O.O	Renter-Occupied	% R.O	Percent Change	
Tenure by Number of Persons in Housing Unit (Occupied Housing Units)										
1 person	280	26.3%	209	49.9%	262	24.0%	263	53.5%	-6.4%	25.8%
2 persons	385	36.2%	104	24.8%	391	35.8%	109	22.2%	1.6%	4.8%
3 persons	129	12.1%	44	10.5%	154	14.1%	62	12.6%	19.4%	40.9%
4 persons	146	13.7%	38	9.1%	151	13.8%	31	6.3%	3.4%	-18.4%
5 persons	87	8.2%	14	3.3%	82	7.5%	20	4.1%	-5.7%	42.9%
6 persons or more	36	3.4%	10	2.4%	51	4.7%	7	1.4%	41.7%	-30.0%
TOTAL	1,063	100.0%	419	100.0%	1,091	100.0%	492	100.0%	2.6%	17.4%
Tenure by Age of Householder (Occupied Housing Units)										
15 to 24 years	14	1.3%	39	9.3%	10	0.9%	50	10.2%	-28.6%	28.2%
25 to 34 years	137	12.9%	117	27.9%	114	10.4%	102	20.7%	-16.8%	-12.8%
35 to 44 years	212	19.9%	70	16.7%	236	21.6%	101	20.5%	11.3%	44.3%
45 to 54 years	110	10.3%	45	10.7%	215	19.7%	56	11.4%	95.5%	24.4%
55 to 64 years	155	14.6%	35	8.4%	124	11.4%	42	8.5%	-20.0%	20.0%
65 to 74 years	183	17.2%	42	10.0%	161	14.8%	40	8.1%	-12.0%	-4.8%
75 years and over	252	23.7%	71	16.9%	231	21.2%	101	20.5%	-8.3%	42.3%
TOTAL	1,063	100.0%	419	100.0%	1,091	100.0%	492	100.0%	2.6%	17.4%

Source: U.S. Census Bureau, Census of Population and Housing, STF-1A (1990), SF4 (2000)

Table 13 indicates changes in housing conditions and includes an inventory of substandard housing for Wahoo. The percentage of total housing units that were occupied increased slightly, resulting from an increase of 106 occupied units versus an increase of only 99 new housing units. While the number of new units and occupied units in Wahoo increased at a slower rate than the state, Wahoo did manage to stay ahead of the state with respect to the percentage of occupied units, during the 1990s.

According to HUD guidelines, housing units that lack complete plumbing facilities or are overcrowded are considered substandard housing units. HUD defines a complete plumbing facility as having both hot and cold water piped within the house, a bathtub or shower, and a flushing toilet; overcrowding means there are more than one resident

per room. There were no housing units in Wahoo reported to lack plumbing facilities in either 1990 or 2000. There were, however, 16 substandard units in 1990, and 15 in 2000, all due to overcrowding. Wahoo's percentage of substandard units was well below that of the state in each reporting period. Note, however, these data do not include housing units containing major defects requiring rehabilitation or upgrading to meet building, electrical or plumbing codes, which should also be included in an analysis of substandard housing. A comprehensive survey of the entire housing stock should be completed approximately every five years to determine and identify housing units that would benefit from remodeling or rehabilitation work. This process will help ensure the community maintains a high quality of life for its residents through protecting the quality and quantity of its housing stock.

TABLE 13: SELECTED HOUSING CONDITIONS, WAHOO AND THE STATE OF NEBRASKA, 1990 AND 2000

Housing Profile	Wahoo		Nebraska	
	Total	% of Total	Total	% of Total
1990 Housing Units	1,570		660,621	
1990 Occupied Housing Units	1,482	94.4%	602,363	91.2%
2000 Housing Units	1,669		722,668	
2000 Occupied Housing Units	1,588	95.1%	666,184	92.2%
Change in Number of Units 1990 to 2000				
Total Change	99	6.3%	62,047	9.4%
Annual Change	10	0.6%	6,205	0.9%
Total Change in Occupied Units	106	7.2%	63,821	10.6%
Annual Change in Occupied Units	11	0.7%	6,382	1.1%
Characteristics				
1990 Units Lacking Complete Plumbing Facilities	0	0.0%	5,242	0.8%
1990 Units with More Than One Person per Room	16	1.0%	10,512	1.6%
2000 Units Lacking Complete Plumbing Facilities	0	0.0%	2,408	0.3%
2000 Units with More Than One Person per Room	15	0.9%	17,963	2.5%
Substandard Units				
1990 Total	16	1.0%	15,754	2.4%
2000 Total	15	0.9%	20,371	2.8%

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A (1990), DP-4 (2000)

ECONOMIC AND EMPLOYMENT PROFILE

Economic data are collected in order to understand area markets, changes in economic activity, and employment needs and opportunities within Wahoo. In this section, employment by industry, household income statistics, income by source, and basic/non-basic analyses will be reviewed for Wahoo, other communities, the county, and the state.

Income Statistics

Income statistics for households are important for determining the earning power of households in a community. The data presented here show household income levels for Wahoo in comparison to the State of Nebraska. These data were reviewed to determine whether households experienced income increases at a rate comparable to that of the State of Nebraska, and to the Consumer Price Index (CPI).

Table 14 indicates the number of households in several income ranges for Wahoo in 1990 and 2000. In 1990, the household income range most commonly reported in Wahoo and Nebraska was \$15,000 to \$24,999. With approximately half of the population earning at or below this level, the median household income in 1990 was \$24,798 and \$26,016 for Wahoo and Nebraska, respectively. By 2000, both Wahoo and Nebraska had the largest percentage of their populations reporting household income of \$50,000 or more, resulting in increases to the median income to \$35,104 and \$39,250, respectively. By this time, the percentage for each of households earning at or below \$24,999 fell to around one-third, and approximately one-third were now earning in the highest income range.

TABLE 14: HOUSEHOLD INCOME, WAHOO AND THE STATE OF NEBRASKA, 1990 AND 2000

Household Income Ranges	1990				2000			
	Wahoo	% of Total	Nebraska	% of Total	Wahoo	% of Total	Nebraska	% of Total
Less than \$10,000	248	17.0%	95,602	15.9%	138	8.7%	55,340	8.3%
\$10,000 to \$14,999	133	9.1%	64,661	10.7%	102	6.5%	43,915	6.6%
\$15,000 to \$24,999	358	24.5%	128,454	21.3%	311	19.7%	98,663	14.8%
\$25,000 to \$34,999	336	23.0%	108,560	18.0%	236	14.9%	97,932	14.7%
\$35,000 to \$49,999	228	15.6%	107,111	17.8%	320	20.3%	122,654	18.4%
\$50,000 and over	159	10.9%	98,470	16.3%	473	29.9%	248,491	37.3%
Total	1,462	100.0%	602,858	100.0%	1,580	100.0%	666,995	100.0%
Median Household Income	\$24,798		\$26,016		\$35,104		\$39,250	
Number of Households	1,462		602,858		1,580		666,995	

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A (1990), DP-3 (2000)

Table 15 provides another comparison of Wahoo to surrounding communities, showing median household income, as well as an income breakdown. The data breakdown in this table is more detailed than Table 14 due to additional reporting ranges used by the Census Bureau in 2000. The data indicate the largest percentage of households within an income range falls in the \$50,000 to \$74,999 category for 4 of the 5 communities, including Wahoo. However, the percentage of households earning above this level in Wahoo is higher only than David City; therefore, Wahoo's median household income is higher only than David City. Looking at both median income level and percentage of households earning \$75,000 or more, we see a direct relationship between a community's income level, percentage of high-income earners, and proximity to a large regional market, such as Lincoln. According to this data, the closer a community is to Lincoln, the higher income its households earn.

While this may be somewhat tautological, it also illustrates two important points. First, Wahoo will need to develop creative policies and action plans in order to improve its economic condition because it cannot rely on spillover benefits from its proximity to Lincoln, Fremont and Omaha. At the same time, Wahoo is not located much further from Lincoln than Seward or Waverly, has a similar population, and has the benefit of recent improvements to Highway 77 making the entire trip a four-lane route. Wahoo should be preparing itself to deal with any ancillary growth pressures that may be caused by Lincoln over the next couple of decades so it is proactive rather than reactive.

TABLE 15: HOUSEHOLD INCOME, WAHOO AND SURROUNDING COMMUNITIES, 2000

Income Range	Wahoo	% of Total	Ashland	% of Total	David City	% of Total	Seward	% of Total	Waverly	% of Total
Less than \$ 10,000	138	8.7%	103	12.0%	106	9.8%	189	8.3%	30	3.8%
\$ 10,000 to \$ 14,999	102	6.5%	63	7.3%	109	10.0%	147	6.5%	26	3.3%
\$ 15,000 to \$ 24,999	311	19.7%	102	11.9%	169	15.6%	368	16.2%	72	9.2%
\$ 25,000 to \$ 34,999	236	14.9%	120	14.0%	166	15.3%	318	14.0%	104	13.3%
\$ 35,000 to \$ 49,999	320	20.3%	180	20.9%	183	16.9%	335	14.7%	133	17.0%
\$ 50,000 to \$ 74,999	325	20.6%	157	18.3%	251	23.1%	546	24.0%	250	31.9%
\$ 75,000 to \$ 99,999	85	5.4%	110	12.8%	75	6.9%	215	9.4%	123	15.7%
\$ 100,000 to \$ 149,999	50	3.2%	18	2.1%	9	0.8%	117	5.1%	31	4.0%
\$ 150,000 to \$ 199,999	9	0.6%	1	0.1%	15	1.4%	18	0.8%	9	1.1%
\$ 200,000 and over	4	0.3%	6	0.7%	3	0.3%	25	1.1%	5	0.6%
Total	1,580	100.0%	860	100.0%	1,086	100.0%	2,278	100.0%	783	100.0%
Median Household Income	\$ 35,104		\$ 40,441		\$ 34,583		\$ 41,264		\$ 52,454	
Number of Households	1,580		860		1,086		2,278		783	
Community	Median Household Income	Percentage of Households Earning \$ 75,000 or more	Distance to Lincoln							
Waverly	\$ 52,454	21.5%	15 miles							
Seward	\$ 41,264	16.5%	26 miles							
Ashland	\$ 40,441	15.7%	28 miles							
Wahoo	\$ 35,104	9.4%	30 miles							
David City	\$ 34,583	9.4%	52 miles							

Source: U.S. Census Bureau, Census of Population and Housing, DP-3 (2000)

Table 16 displays 2000 household income data for Wahoo again, but this time for householders age 55 or over. This information is presented to illustrate the income level of Wahoo's senior households. The table indicates that nearly half, or 709 out of 1,580, of all Wahoo households have householders age 55 or over. Looking at

all households in Wahoo in 2000, more than 1 in 2 in each income category below \$35,000 had a householder aged 55 or over. Nearly 61% of all households that earned less than the median income of \$35,104 had householders 55 and over; nearly 51% of all households that earned less than the median income had householders aged 65 and over. At the lowest income levels, below \$15,000, almost 60% of these households had householders aged 65 or over. Unfortunately, economic hardships tend to fall disproportionately on the shoulders of those who generally live on fixed incomes.

TABLE 16: HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER (55 YEARS AND OLDER), WAHOO, 2000

Income Categories	55 to 64 years	65 to 74 years	75 years and over	Households with Householders aged 55 and over	Percent of Total	Total Households	% of Total Households with Householders aged 55 & over
Less than \$10,000	9	18	55	82	11.6%	138	59.4%
\$10,000 to \$14,999	17	21	49	87	12.3%	102	85.3%
\$15,000 to \$24,999	18	75	93	186	26.2%	311	59.8%
\$25,000 to \$34,999	38	19	67	124	17.5%	236	52.5%
\$35,000 to \$49,999	49	49	26	124	17.5%	320	38.8%
\$50,000 or more	45	22	39	106	15.0%	473	22.4%
Total	176	204	329	709	100.0%	1,580	44.9%

Source: U.S. Census Bureau, Census of Population and Housing, SF3 (2000)



Table 17 shows owner- and renter-occupied housing costs as a percentage of householder income in 2000, by income category, as well as the number of households experiencing a housing cost burden. Note, again, that the total number of households is different, due to the use of a different survey form. A housing cost burden, as defined by HUD, occurs when gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Table 16 shows 79% of total households paid less than 30% of their income towards housing costs; therefore, the remaining 21%, or 1 in 5 households, lived with a housing cost burden. Looking at just the 305 households that faced a housing cost burden, 53.8% were owner-occupied and 46.2 % were renter-occupied. This is opposite of the normal trend, where a housing cost burden affects more renters than owners.

TABLE 17: HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, WAHOO, 2000

Income Categories	Owner-Occupied Households	% O.O. Households	Renter-Occupied Households	% R.O. Households	Total Households	% of Total Households
Less than \$10,000						
Less than 30% of income	19	1.9%	29	6.1%	48	3.3%
More than 30% of income	23	2.4%	40	8.4%	63	4.3%
\$10,000 to \$19,000						
Less than 30% of income	93	9.5%	80	16.8%	173	11.9%
More than 30% of income	39	4.0%	78	16.4%	117	8.1%
\$20,000 to \$34,999						
Less than 30% of income	152	15.6%	103	21.6%	255	17.6%
More than 30% of income	36	3.7%	17	3.6%	53	3.7%
\$35,000 to \$49,999						
Less than 30% of income	181	18.6%	78	16.4%	259	17.9%
More than 30% of income	60	6.2%	0	0.0%	60	4.1%
\$50,000 or more						
Less than 30% of income	366	37.5%	46	9.6%	412	28.4%
More than 30% of income	6	0.6%	6	1.3%	12	0.8%
Housing Cost Analysis						
Less than 30% of income	811	83.2%	336	70.4%	1,147	79.0%
More than 30% of income	164	16.8%	141	29.6%	305	21.0%
TOTAL	975	100.0%	477	100.0%	1,452	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, SF 3, Tables H73 and H97 (2000)

Table 18 shows housing cost burden data again, but compares Wahoo with other communities in the area and the State of Nebraska. The overall housing cost burden for Wahoo is ranked third out of the five communities and nearly equals that of the state. This relationship holds similar for owner- and renter-occupied categories as well.

TABLE 18: COMMUNITY HOUSING COSTS, WAHOO, SELECTED COMMUNITIES, AND NEBRASKA, 2000

Selected Characteristics	Wahoo	Ashland	David City	Seward	Waverly	Nebraska
Owner - occupied Households						
Less than 30% of Household Income	82.7%	78.5%	86.5%	82.7%	85.8%	83.7%
More than 30% of Household Income	16.7%	21.1%	12.4%	16.9%	14.3%	15.7%
Renter - occupied Households						
Less than 30% of Household Income	66.6%	62.5%	67.6%	60.3%	67.2%	61.8%
More than 30% of Household Income	27.9%	31.5%	20.1%	32.3%	23.7%	30.4%
Overall Housing Cost Burden						
Less than 30% of Household Income	79.0%	75.3%	84.2%	76.9%	83.4%	78.3%
More than 30% of Household Income	21.0%	24.7%	15.8%	23.1%	16.6%	21.7%

Source: U.S. Census Bureau, Census of Population and Housing, DP-4 (2000)

Income Source and Public Assistance

Table 19 shows personal income by source for Wahoo, Saunders County, and the state for the year 2000. The data indicate 74.7% of households in Wahoo had an earned income, which was about 8% lower than the county and state levels. Wahoo also had a larger percentage of households receiving income from all other listed sources, except public assistance, than both Saunders County and the state. Finally, Wahoo had 21.1% of the county households, yet was home to a higher proportion of county households in each earning category, except earned income. This is likely due to Wahoo being the county seat, and within 30 miles of both Lincoln and Omaha.

TABLE 19: INCOME BY SOURCE, WAHOO, SAUNDERS COUNTY AND STATE OF NEBRASKA, 2000

Income Characteristics	2000	% of Total	2000 Wahoo vs Saunders County	2000 Wahoo vs State of Nebraska
Wahoo				
Total Households	1,580		21.1%	0.2%
Households with earnings	1,181	74.7%	19.1%	0.2%
Households with Social Security income	578	36.6%	25.6%	0.3%
Households with Supplemental Security income	51	3.2%	29.7%	0.3%
Households with Public Assistance income	20	1.3%	20.2%	0.1%
Households with Retirement income	256	16.2%	25.0%	0.3%
Median Household Income	\$35,104.00		83.2%	89.4%
Saunders County				
Total Households	7,477			
Households with earnings	6,195	82.9%		
Households with Social Security income	2,254	30.1%		
Households with Supplemental Security income	172	2.3%		
Households with Public Assistance income	99	1.3%		
Households with Retirement income	1,024	13.7%		
Median Household Income	\$42,173.00			
State of Nebraska				
Total Households	666,995			
Households with earnings	550,074	82.5%		
Households with Social Security income	175,925	26.4%		
Households with Supplemental Security income	19,743	3.0%		
Households with Public Assistance income	18,640	2.8%		
Households with Retirement income	85,493	12.8%		
Median Household Income	\$39,250.00			

Source: U.S. Census Bureau, Census of Population and Housing, SF 3, DP3 (2000)

Industry Employment

Analyzing employment by industry assists a community in determining the key components of their labor force. This discussion looks at the types of industries represented in the local economy, as well as identifying particular occupations that are important to the economic health of the community. Table 20 indicates employment rates by industry for Wahoo, Saunders County, and the State of Nebraska for 2000.

The data in Table 20 does not necessarily represent the number of jobs within Wahoo, but the type of jobs held by the residents of the community. These data indicate the

residents of Wahoo are employed in jobs at levels similar to Saunders County and the State of Nebraska. The top five employment sectors for working age Wahoo residents were:

1. Educational, health and social services
19.0%
2. Manufacturing
18.0%
3. Retail Trade
13.1%
4. Arts, Entertainment, Recreation, Accommodation and Food Service
11.7%
5. Construction
9.7%

Wahoo shares four of the top five employment sectors with the county and state, but not the same four with each. The Information sector represents the smallest percentage of working age population for Wahoo, the county, and state. In addition, the Agriculture sector tied the Information sector for the lowest percentage of population in Wahoo.

TABLE 20: EMPLOYMENT BY INDUSTRY, WAHOO, SAUNDERS COUNTY, AND STATE OF NEBRASKA, 2000

Wahoo	2000	%of Total	Wahoo vs. Saunders County	Wahoo vs. State of Nebraska
Educational, health and social services	364	19.0%	20.6%	0.2%
Manufacturing	346	18.0%	19.6%	0.3%
Retail Trade	251	13.1%	19.9%	0.2%
Arts, entertainment, recreation, accommodation and food service	225	11.7%	26.6%	0.3%
Construction	186	9.7%	25.3%	0.3%
Public Administration	134	7.0%	18.7%	0.2%
Professional, scientific, management, administrative, and waste management services	111	5.8%	17.1%	0.2%
Wholesale Trade	79	4.1%	13.2%	0.1%
Finance, insurance, real estate and rental and leasing	68	3.5%	12.8%	0.1%
Transportation and warehousing, and utilities	66	3.4%	15.1%	0.2%
Other services (except Public Administration)	39	2.0%	9.4%	0.1%
Agriculture, forestry, fishing and hunting and mining	24	1.3%	6.4%	0.1%
Information	24	1.3%	13.1%	0.1%
Totals	1,917	100.0%	18.7%	0.2%
Saunders County				
Manufacturing	1,768	17.2%		
Educational, health and social services	1,761	17.1%		
Retail Trade	1,261	12.3%		
Construction	846	8.2%		
Agriculture, forestry, fishing and hunting and mining	734	7.1%		
Arts, entertainment, recreation, accommodation and food service	716	7.0%		
Transportation and warehousing, and utilities	648	6.3%		
Finance, insurance, real estate and rental and leasing	600	5.8%		
Professional, scientific, management, administrative, and waste management services	530	5.2%		
Other services (except Public Administration)	436	4.2%		
Public Administration	417	4.1%		
Wholesale Trade	376	3.7%		
Information	183	1.8%		
Totals	10,276	100.0%		
State of Nebraska				
Educational, health and social services	181,833	20.7%		
Manufacturing	107,435	12.2%		
Retail Trade	106,303	12.1%		
Finance, insurance, real estate and rental and leasing	67,370	7.7%		
Professional, scientific, management, administrative, and waste management services	63,663	7.3%		
Arts, entertainment, recreation, accommodation and food service	63,635	7.3%		
Construction	56,794	6.5%		
Transportation and warehousing, and utilities	53,922	6.1%		
Agriculture, forestry, fishing and hunting and mining	48,942	5.6%		
Other services (except Public Administration)	40,406	4.6%		
Public Administration	33,933	3.9%		
Wholesale Trade	31,265	3.6%		
Information	21,732	2.5%		
Totals	877,237	100.0%		

Source: U.S. Census Bureau, Census of Population and Housing, SF 3, DP3 (2000)

Commuter Trends

Travel time to work is a factor used to gauge how far the Wahoo workforce commutes to their jobs. However, because the data can skew when trying to infer actual miles traveled to work due to potential traffic congestion during certain times of the day, this data does not be interpreted to suggest where workers are going. Table 21 shows the travel time for workers in Wahoo in several time categories, indicating the workforce spent slightly more time traveling to work in 2000 compared to 1990; this is a common trend throughout the country. However, the number of persons traveling less than 10 minutes to work increased by 202 persons, suggesting more and more workers were finding jobs in and very near Wahoo. The number of persons working from home fell by 16 persons, which is opposite from the national trend, where technology is allowing more people to work from home in a wider variety of jobs.

TABLE 21: TRAVEL TIME TO WORK, WAHOO, 1990 AND 2000

Travel Time Categories	1990	% of Total	2000	% of Total	% Change
Less than 10 minutes	762	46.6%	964	50.6%	26.5%
10 to 14 minutes	199	12.2%	110	5.8%	-44.7%
15 to 19 minutes	44	2.7%	136	7.1%	209.1%
20 to 29 minutes	102	6.2%	74	3.9%	-27.5%
30 to 44 minutes	223	13.6%	373	19.6%	67.3%
45 to 59 minutes	131	8.0%	152	8.0%	16.0%
60 minutes or more	110	6.7%	50	2.6%	-54.5%
Worked at home	64	3.9%	48	2.5%	-25.0%
Total	1,635	100.0%	1,907	100.0%	16.6%
Mean Travel Time (minutes)	18.5		18.2		-1.6%

Source: U.S. Census Bureau, Census of Population and Housing, STF-3A (1990) and SF 3 Tables PCT56 and DP3 (2000)

SALES AND FISCAL PROFILE

Retail trade is an important part of a local economy. Examining this allows Wahoo to analyze the level of retail activity occurring within the city’s corporate limits. Some of the most important economic activities for communities are transactions of goods and services, which take place between consumers and local businesses.

Table 22 displays the sales tax collected, sales tax per capita, and pull factor for Wahoo and several nearby communities. The Pull Factor represents the ability of a community to support its local citizens versus how well the community attracts sales dollars from outside of their existing population. If a community has a Pull Factor of 1 the amount of money being spent by citizens elsewhere equals the amount being spent in the community by outside persons. If the number is greater than 1, the community is attracting additional sales from outside, and if the number is less than 1 the community is losing sales to other areas.

TABLE 22: SALES TAX COLLECTED/PULL FACTOR, 2003 TO 2005

Year	Sales Tax Collected (\$mil)	Sales Tax Per Capita	Pull Factor	Sales Tax Collected (\$mil)	Sales Tax Per Capita	Pull Factor
2003	\$ 1.77	\$ 440.13	0.72	\$ 1.01	\$ 425.94	0.70
2004	\$ 1.85	\$ 462.27	0.70	\$ 1.11	\$ 456.47	0.70
2005	\$ 1.91	\$ 471.17	0.69	\$ 1.13	\$ 454.90	0.69
Change 2003 to 2005	7.9%	7.1%	-4.2%	11.9%	6.8%	-4.4%
Year	David City (2005 Population - 2,542)			Seward (2005 Population - 6,780)		
	Sales Tax Collected (\$mil)	Sales Tax Per Capita	Pull Factor	Sales Tax Collected (\$mil)	Sales Tax Per Capita	Pull Factor
2003	\$ 1.13	\$ 434.94	0.71	\$ 3.22	\$ 483.39	0.79
2004	\$ 1.22	\$ 475.06	0.72	\$ 3.50	\$ 519.64	0.79
2005	\$ 1.23	\$ 493.94	0.73	\$ 3.81	\$ 561.32	0.83
Change 2003 to 2005	8.8%	13.6%	1.7%	18.3%	16.1%	4.0%
Year	Waverly (2005 Population - 2,692)			Nebraska (2005 Population - 1,758,163)		
	Sales Tax Collected (\$mil)	Sales Tax Per Capita	Pull Factor	Sales Tax Collected (\$mil)	Sales Tax Per Capita	Pull Factor
2003	\$ 0.90	\$ 349.15	0.57	\$ 1,057.80	\$ 608.98	0.57
2004	\$ 0.77	\$ 293.11	0.45	\$ 1,146.00	\$ 656.10	0.45
2005	\$ 1.76	\$ 654.54	0.96	\$ 1,196.00	\$ 680.18	0.96
Change 2003 to 2005	95.6%	88.2%	67.9%	13.7%	11.2%	67.9%

Source: Nebraska Dept. of Revenue



Community Facilities

Recreational Facilities

Educational Facilities

Public Safety

Community Buildings/Facilities

Communication Facilities

Public Utilities

Transportation Facilities

Airports

Medical Facilities

Environmental Conditions

Existing Land Use

Transportation System



Community Facilities

Source: Portions of the following were extracted from Nebraska Public Power District's "Wahoo Community Profile"

The City of Wahoo operates and owns a large number of buildings, utilities, and public services to support the needs of residents and businesses within the community. Examples of these facilities and services include all of the social, cultural, educational, law enforcement, fire protection, and recreational amenities provided to meet the needs and desires of the community. The provision of these community facilities is intended to create and maintain a safe, high-quality, desirable quality of life and living environment. Recognizing how the quality and variety of these facilities affects daily life for residents and businesses allows community leaders to focus resources towards providing the types of facilities that are going to encourage new residents and businesses to come to the community, and allow all residents the opportunities they need and want in order to live and work here.

Consistent with other elements of this Plan, it is important for community leaders to anticipate the future demand for public goods and services if they are to remain strong and vital and provide a pleasant living environment. Demand for future services and changes in service levels are driven by the geographic distribution and size of the population. As growth occurs, and patterns of development change, the need for community facilities of all types should be evaluated to determine the appropriate levels of service to provide and to assess the ability of the city to meet that future demand. This analysis of existing facilities and of future facilities and services is an important component of the Comprehensive Development Plan.

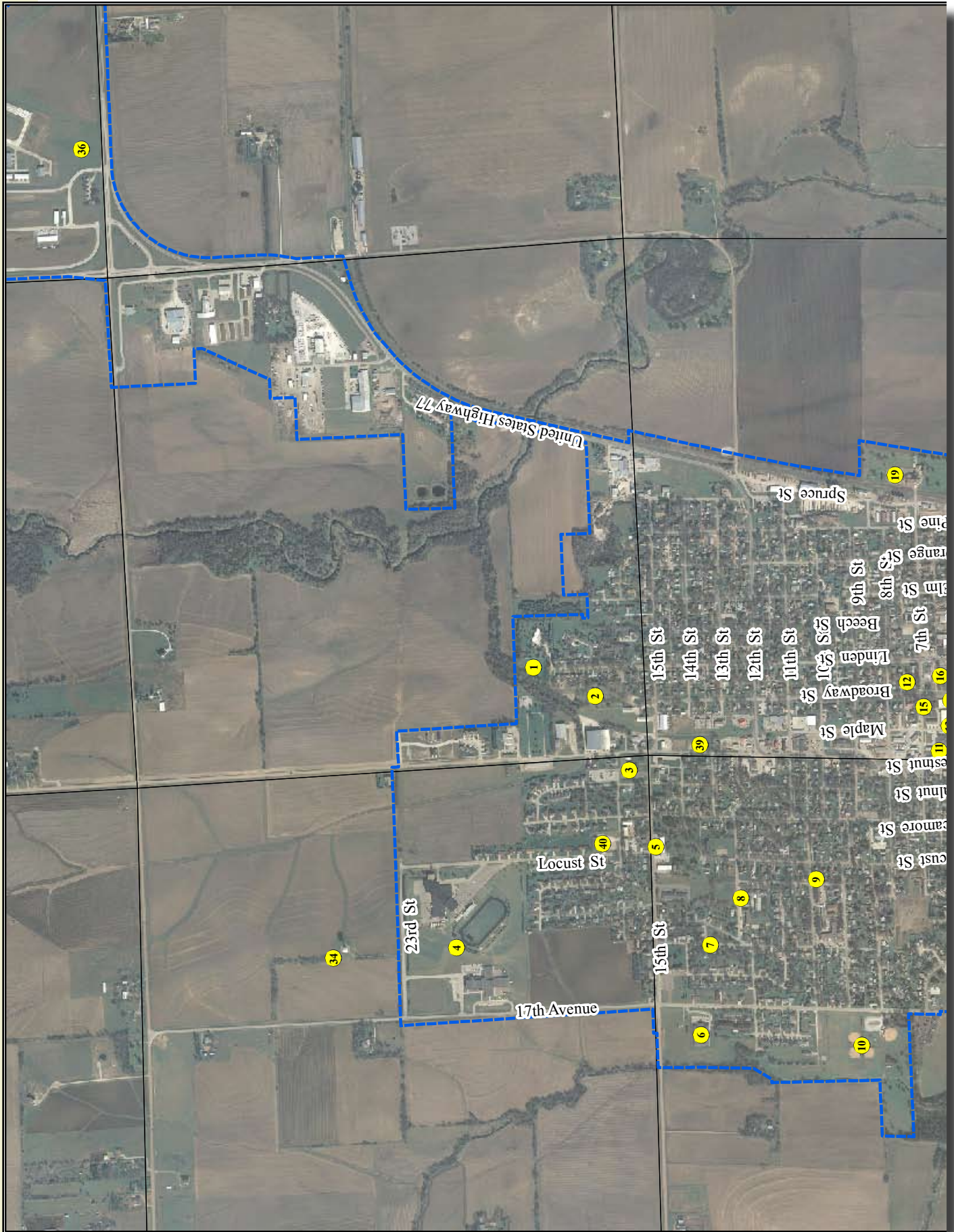
The Community Facilities Section profiles existing facilities, including the condition and capacity of each facility. The section then evaluates these facilities in comparison to current demands and accepted standards to determine whether the capacity is adequate now and in the future. Finally, the Plan will provide recommended improvements for those public facilities that are considered inadequate for present or future needs. Wahoo's community facilities are represented graphically in Figure 7.

The facilities element for the Wahoo Comprehensive Plan is divided into the following categories:

- Recreational Facilities
- Educational Facilities
- Public Safety
- Community Buildings
- Communication Facilities
- Public Utilities
- Transportation Facilities
- Medical Facilities

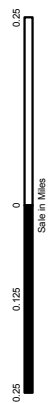


FIGURE 7: COMMUNITY FACILITIES





City of Wahoo
Saunders County, Nebraska
COMMUNITY FACILITIES



Prepared by: JEO Consulting Group, Inc.
Source: Aerial, GIS, and other data
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CREATED BY: J. Mark, 8/27/2009
2009 WASHINGTON COUNTY, NE



1	Cook's Park	11	Wahoo Public Library	21	Wahoo Street Department	31	Saunders County Correctional Facility
2	Placek Park	12	Veterans Center	22	Wahoo Civic Center	32	Saunders County Museum
3	Nebraska National Guard	13	Wahoo Fire and Rescue	23	Indoor Swimming Facility	33	Joe Bowers Memorial Park
4	Physical Therapy Clinic	14	Wahoo Police Department	24	Wahoo Senior Center	34	Water Tower
5	Saunders House Assisted Living	15	Wahoo City Hall	25	Saunders County Maintenance Department	35	Saunders County Fairgrounds
6	Bel-Aire Park	16	United States Post Office	26	St. Wenceslaus Elementary School	36	Wahoo Municipal Airport
7	Liberty House Assisted Living	17	Smith Park	27	Wahoo Wastewater Treatment Facility	37	Hilltop Country Club
8	Family Health Care of Wahoo	18	Wahoo Aquatic Center	28	Bishop Neumann High School	38	Saunders Medical Center (New facility)
9	Hackberry Park and Ballfields	19	Municipal Light and Water Plant	29	Saunders County Courthouse	39	Wahoo Maintenance Building
10		20	Sam Crawford Ballfields	30	Saunders County Sheriff's Department	40	Freidel Medical Association
						41	South Haven Living Center

RECREATIONAL FACILITIES

The Wahoo Park and Recreation Department is responsible for providing quality parks, recreational activities and services for the entire community. Below is a general listing of recreational facilities in and around the Wahoo area. A more detailed analysis of park and recreation elements can be found in the 'Achieve Wahoo' section of this Plan.

TABLE 23: WAHOO RECREATION FACILITIES

Name	Location	Features
Bel Aire Park	12 th & Bel Aire Boulevard	Basketball court, playground, picnicking with shelter
Hackberry Park	8 th & Hackberry Street	Softball/baseball fields, batting cage, concessions, playground picnicking with shelter, restrooms, and drinking water
Kennedy Park	12 th & Locust Street	Basketball court, tennis court, and playground
Placek & Cooks Parks	15 th & Broadway Street	Girl Scout house, basketball court, playground picnicking with shelter, restrooms, drinking water, and sledding
Smith Park	5 th & Beech Street	Playground, basketball, picnicking with shelter, drinking water, and restrooms
Wahoo Civic Center	310 North Linden Street	Community recreation center with gym, track, swimming pool, weight room, racquetball, meeting room, Parks and Recreation Department offices
Wahoo Aquatic Center	418 East 4 th Street	Zero depth entry, tube slide, water features, diving boards, water playground, picnicking, bathhouse, concessions
Sam Crawford Field	5 th & Elm Street	Legion baseball field, batting cage, concessions, restrooms, and drinking water

Golf Courses

Wahoo provides one golf course south of the community, and residents have access to several other area golf courses located throughout the county. Table 24 describes each of these courses.

TABLE 24: WAHOO AREA GOLF COURSES

Name	Location	Type of Facility	Number of Holes	Season
Hilltop Country Club	Wahoo	Semi-private	9	Open year around
Ashland Country Club	Ashland	Semi-private	18	April 1 to October 31
Quarry Oaks Golf Club	Ashland	Public	18	April 1 to November 30
Valley View Golf Club	Fremont	Semi-private	18	March 1 to November 1
Whitetail Run	North Bend	Public	9	Open year around
David City Golf Course	David City	Semi-private	9	May 1 to November 30

Source: www.golfable.com



EDUCATIONAL FACILITIES

Public Schools

Public schools in Nebraska are grouped into six classes, depending upon the type of educational services provided and the size of the school district. The six classes defined by the State of Nebraska are:

Class 1 Any school district that maintains only elementary grades under the direction of a single school board. These districts were dissolved as of June 15, 2006.

Class 2 Any school district with territory having a population of 1,000 inhabitants or less that maintains both elementary and high school grades under the direction of a single school board.

Class 3 Any school district with territory having a population of more than 1,000 and less than 100,000 that maintains both elementary and high school grades under the direction of a single school board.

Class 4 Any school district with territory having a population of 100,000 or more and less than 200,000 inhabitants that maintains both elementary and high school grades under the direction of a single school board.

Class 5 Any school district with territory having a population of 200,000 or more that maintains both elementary and high school grades under the direction of a single school board.

Class 6 Any school district that maintains only a high school under the direction of a single school board. The territory of Class 6 district is made up entirely of Class 1 districts (or portions thereof) that have consolidated with the Class 6.

Wahoo Public School District

The Wahoo School District 39 covers 191 square miles and has an enrollment of 927 students (PK-12) for school year 2007-08. The Class 3 K-12 district is accredited by the State of Nebraska and Wahoo High School is accredited by the North Central Association. For 2007 the district had an actual valuation of \$527,145,289, resulting in a valuation of \$568,657 per student. The 2007-08 school operating budget was \$8,200,800

The mission of the Wahoo Public Schools, with the support of the community, is to develop capable and responsible life-long learners. The communities that are served by District 39 include Wahoo, Colon, Ithaca, Malmo, Swedeburg, and Weston. There are three attendance centers within Wahoo Public Schools: a K-5 Elementary School with a Head Start/Special Education preschool program, a 6-12 Middle and High School with separate instructional areas, and an Alternative Education Center.

Wahoo School District offers a diverse curriculum. Distance Learning and OdysseyWare courses area offered to enhance the educational experience of all students. Tech prep programs are available and include AutoCAD, metal fabrication, auto shop, woods, business and consumer science. Special programs within the public school district include Head Start, Alternative School, distance classroom learning

and college credit classes offered through Southeast Community College. For more information on Wahoo School District visit their website:

www.wahooschools.org

Bishop Neumann High School

Bishop Neumann Jr./Sr. High School is a Catholic diocesan co-educational high school located in Wahoo. Bishop Neumann serves the students of ten parishes in the surrounding areas of Saunders and Lancaster Counties. It was first opened on September 1, 1964.

All teachers and administrators are certified by the State of Nebraska and the school is accredited by the Nebraska Department of Education and the North Central Association of Colleges and Secondary Schools.

The mission of Bishop Neumann Jr./Sr. Catholic High School is to foster strong Catholic Christian values for successful life-long learning. 2007-08 enrollment in grades 7-12 was 323 students.

For more information on Bishop Neumann visit their website:

www.bishopneumann.com.

Saint Wenceslaus Parochial School

St. Wenceslaus Parochial School is a K-6 Catholic faith based elementary school. St. Wenceslaus school has been an active part of the Wahoo community since 1910 and has evolved through the years to adapt to needs of students and the community. Enrollment for 2007-08 was 338 students.

For more information on St. Wenceslaus Parochial School visit their website:

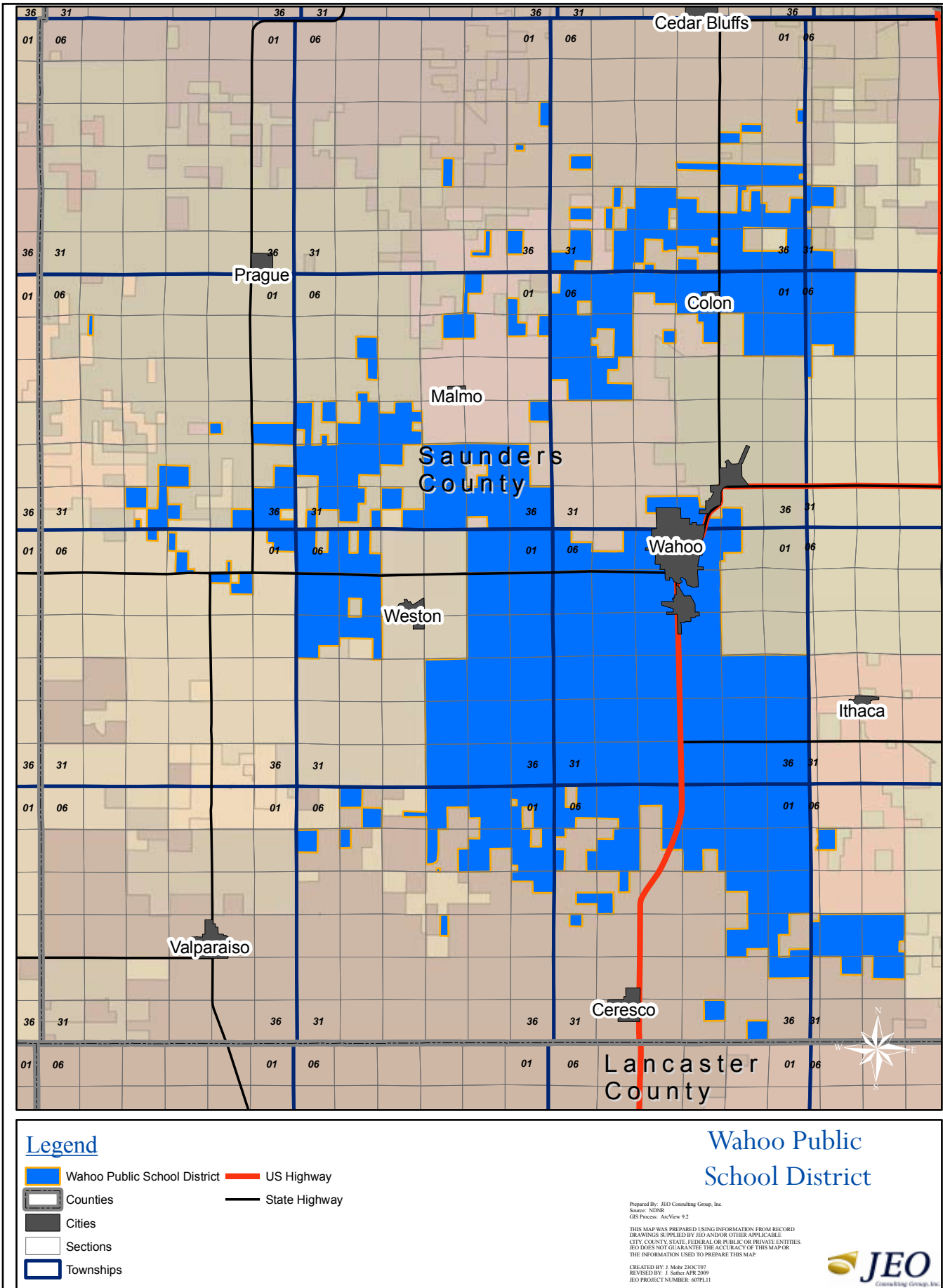
www.wahoowenc.org.

Post-Secondary Education

Although Wahoo has been home to a college in the past, there are currently no existing opportunities for traditional higher education in Wahoo. With the advancement of technology, however, opportunities for distance learning and online coursework has provided residents in rural areas and remote locations with the opportunity for advanced learning through continuing education and degree attainment through nontraditional methods. However, for those students who desire a brick-and-mortar school, Wahoo benefits from its close proximity to large communities and numerous educational facilities. There are a number of higher-level educational opportunities within 150 miles of Wahoo, including but not limited to:

- Southeast Community College (Lincoln)
- University of Nebraska-Lincoln
- University of Nebraska-Omaha
- Nebraska Wesleyan (Lincoln)
- Union College (Lincoln)
- Midland Lutheran College (Fremont)
- Creighton University (Omaha)
- Bellevue University (Bellevue)
- College of St. Mary’s (Omaha)
- Metropolitan Community College (Omaha)
- Dana College (Blair)
- Doane College (Crete)
- Concordia College (Seward)

FIGURE 8: SCHOOL DISTRICT MAP



PUBLIC SAFETY

Wahoo Police Law Enforcement

The Wahoo Police Department is responsible for traffic enforcement, parking enforcement, criminal investigation and enforcement, public service, and crime prevention and provides 24-hour service to Wahoo citizens. The staff consists of six full-time sworn police officers and two part-time sworn staff members. The Police Department is located at 605 North Broadway Street, next to the City Office, in Downtown Wahoo. Radio dispatch is handled through the Saunders County Sheriff's Office communication center, in the Sheriff's office and jail facility, located just south of the Saunders County Courthouse. Persons arrested by the Wahoo Police Department are lodged at the Saunders County Jail.

Saunders County Law Enforcement

Saunders County Sheriff's Department and the Emergency 911 Center employ 38 full-time sworn certified officers (11 road officers, 17 correction officers, 2 administrative officers, 8 support staff). The department has fully equipped cruisers and high band radio system. The Sheriff's Department provides regular patrol to industries outside Wahoo city limits.

In 2009 the construction on the Saunders County Law Enforcement Center was completed. Located just south of the Courthouse at 4th Street and Chestnut Street, the new facility houses the 911 Call Center, County Court and District Courtrooms, County Attorney, the Sheriff's Offices, Nebraska State Patrol Offices, and a correction facility that will house 140 prisoners.



Wahoo Volunteer Fire Department

Wahoo’s Volunteer Fire and Rescue Department consist of 37 members. The objective of the fire department is to ensure the “preservation of life and to prevent and extinguish all fires within the corporate limits of the City of Wahoo and the Wahoo Rural Fire Protection District, and to render such assistance as may be possible utilizing available equipment and manpower,” while the rescue squad focus is to “render aid and assistance, to the best of their ability, in a true medical emergency, utilizing available manpower and equipment.”

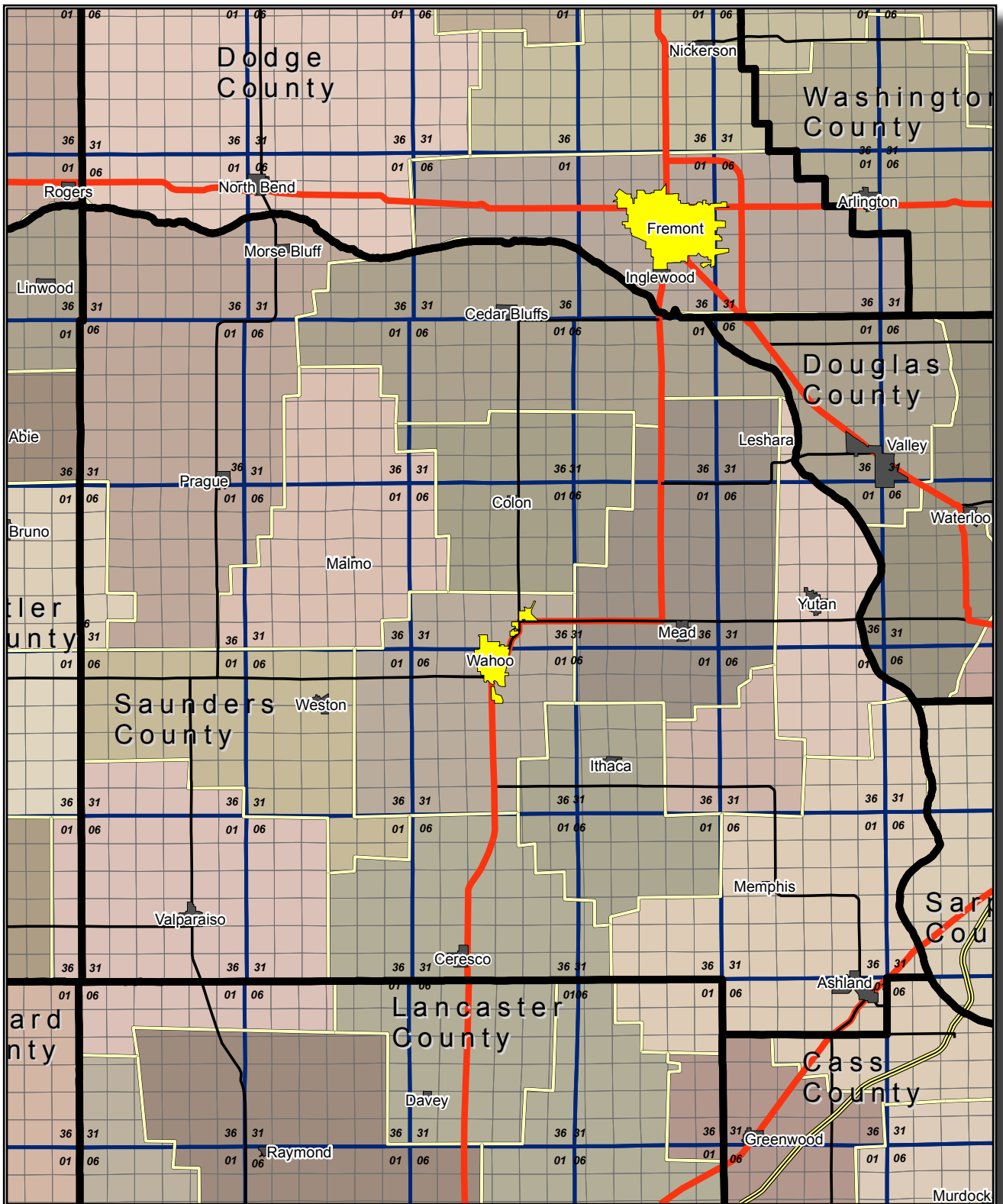
The fire department responds to an average of 370 calls per year, and provides an average response time of four minutes. Wahoo’s fire insurance classification is ‘Public Protection Class 4’ throughout its 55 square mile coverage area. (see Figure 9). In addition to the manpower, the Wahoo Rural Fire District uses numerous pieces of equipment, housed at the City of Wahoo Fire Station, 158 West 6th. This equipment is available for fire calls within the City of Wahoo, within the Wahoo Rural Fire District, and on mutual aid calls. The following is a summary of the equipment which the department owns:

TABLE 25: WAHOO FIRE/EMERGENCY RESCUE EQUIPMENT

OWNED BY	MAKE	YEAR	EQUIPMENT TYPE	CAPACITY	CONDITION	PLANS FOR UPGRADE?
City of Wahoo	Chevy	1990	Cube Van		Good	Yes
City of Wahoo	Pierce	1986	Aerial Truck	75 Feet	Good	No
City of Wahoo	Chevy	1974	Rescue Squad		Old	No
Wahoo Rural Fire District	International	2000	Tanker Truck	3500 Gallon	Excellent	No
Wahoo Rural Fire District	Chevy	1983	Tanker Truck	1000 Gallon	Good	No
Wahoo Rural Fire District	Ford	1983	Pumper Truck	500 Gallon	Good	No
City of Wahoo	Spartan	2002	Pumper Truck	1000 Gallon	Excellent	No
Wahoo Rural Fire District	Ford	2006	Mini-Pumper	250 Gallon	Excellent	No
Wahoo Rural Fire District	Ford	1974	Grass Fire Truck	200 Gallon	Fair	No
City of Wahoo	Ford	2009	Rescue Squad		Excellent	No
City of Wahoo	Ford	2001	Rescue Squad		Excellent	No



FIGURE 9: FIRE DISTRICT MAP



Legend


County Boundary	Interstate
Fire District Boundary	US Highway
Townships	State Highway
Sections	
City With Hospital	
City Without Hospital	

**Wahoo Area
Fire Districts**

Prepared By: JEO Consulting Group, Inc.
Source: NDNR
GIS Process: ArcView 9.2

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CREATED BY: J. Mohr 23OCT07
REVISED BY: J. Saher APR 2009
JEO PROJECT NUMBER: 607PL11



COMMUNITY BUILDINGS/FACILITIES

Wahoo City Hall

Originally constructed in 1958, Wahoo’s City Office building is located at 605 North Broadway in downtown Wahoo. The City Hall houses the Police Department, Wahoo City Utilities Department, City Administrator, Clerk, Treasurer, Building Inspector and Zoning Administrator offices, and City Council chambers. The City Council, Planning Commission, Airport Authority, and the Board of Adjustment hold meetings at the City Hall. In 2009, renovations were completed to the staff offices and plans completed for upgrade of the roof. Future plans include upgrades for the Police Department and Council Chambers.

Wahoo Public Library

The current library facility was constructed in 2005 and is located at 637 N. Maple St. The 12,000 square foot state-of-the-art facility houses a collection of over 32,000 items. The building features large, open stack areas, a glassed-in entry, and large public meeting rooms, offices, workrooms, computer technology rooms, and a genealogy room. Wahoo Public Library has public access computers and the building also features a Wi-Fi connection for laptop users. Services available to the public include regular and color copies, scanning, fax machine, Internet classes, English as a Second Language classes, GED classes and many special programs for children and adults. The library is open six days a week. There is an annual fee charged for a library card to residents who do not reside in the city limits of Wahoo.

Wahoo Post Office

Originally constructed in 1914, the Wahoo Post Office is located at 134 East 6th Street. The building, last renovated in 1996, is owned by the US Post Office and listed on the National Register of Historical Places. Wahoo’s post office provides 1,655 city deliveries and 223 postal boxes, of which 170 were being used at the time this Plan was prepared. There are two rural routes that serve 704 customers, and includes service to the Village of Malmo located six miles to the west of Wahoo. When fully staffed, the post offices has two full-time city carriers, two part-time city carriers, one full time clerk, one part time clerk, two fulltime rural carriers, and three part time rural carrier substitutes. The building is more than adequate to serve the needs of Wahoo citizens and there are no current plans for expansion.

Wahoo Civic Center

Located at 310 North Linden, the Wahoo Civic Center originated in 1978 as a result of the construction of a new Wahoo High School. The Civic Center occupies the old high school building. In 1996, an addition was completed that bolstered the facility to its current size of 30,000 square feet. As a city-owned community center, the Civic Center features a 25 meter, 4-lane indoor pool, whirlpool, gymnasium, weight room, fitness studio, racquetball courts, game room and lounge, meeting room, locker rooms, and administrative offices for the Parks and Recreation Department. The Civic Center is a membership-based facility that is open seven days a week.



Wahoo Senior Center

The Wahoo Senior Citizen’s Center was organized and formed in 1971 in response to the passage of the Federal Older Americans Act. It was incorporated as a non-profit organization in 1980 and now operates as a division within the Parks and Recreation Department. The Center provides services to area senior citizens relating to health care, economic welfare, transportation, recreation, nutrition, and volunteer services.

The Senior Center operation is funded by the City of Wahoo as well as through income derived from the Thrift Shop and Busy Wheels programs. The 15,000 square foot Senior Center is located at 235 East 4th Street and is located adjacent to (north of) the Wahoo Civic Center. Normal hours of operation are 8am-5pm, Monday through Friday.

COMMUNICATION FACILITIES

Phone/Internet/Cable Television Services

Telecommunications services are provided in the Wahoo area by Windstream, with more than 1,700 miles of fiber optics. Windstream uses a Northern Telecom DMS 100 platform for the Wahoo switch, monitored on site. Wahoo is interconnected through a redundant fiber optic ring network in southeast Nebraska. A wide variety of products and services are offered including local exchange and access services (outbound and 800 via T-1), telephone equipment sales and service, and data communication services. Other value-added communications products, including Internet access, DSL services, and fast packet services such as frame relay, fiber networks and disaster recovery networks, including SONET ring technology are also provided by Windstream. Other Internet providers include Charter Communications and Speednet.

Charter Communications provides cable communication services. There are multiple cellular phone providers in the Wahoo area including Alltel, Verizon, Sprint, and US Cellular, although service reliability can fluctuate depending upon atmospheric conditions and distance from Wahoo.

Radio/Television Stations

There are currently no local television or radio stations located within Wahoo, however, there are various radio stations and television stations located within the region that provide local and national programming for customers. These stations include:

TABLE 26: WAHOO AREA RADIO STATIONS

KFAB 1110 AM	KKAR 1290 AM	KOIL 1020 AM	KIOS-FM 91.5 FM
KOZN 1620 AM	KYDZ 1180 AM	KOMJ 590 AM	KRQC 93.3 FM
KLNG 1560 AM	KCRO 660 AM	WHB 810 AM	KVSS 88.9 FM
KTIC 840 AM	KOSR 1490 AM	KHLP 1420 AM	KIBZ 106.3 FM
KMA 960 AM	KEFM 96.1 FM	KGBI-FM 100.7 FM	K299AK 107.7 FM
KLTQ 101.9 FM	KMLV 88.1 FM	KGOR 99.9 FM	KFMT-FM 105.5
KQCH 94.1 FM	KEZO-FM 92.3 FM	KQKQ-FM 98.5 FM	
KSRZ 104.5 FM	KIWR 89.7 FM	KBBX-FM 97.7 FM	
KFRX 102.7 FM	KVNO 90.7 FM	KKCD 105.9 FM	

TABLE 27: WAHOO AREA TELEVISION STATIONS

KPTM 42 Omaha, NE	KXVO 15 Omaha, NE	KUON-TV 12 Lincoln, NE
KLKN 8 Lincoln, NE	KMTV 3 Omaha, NE	KETV 7 Omaha, NE
WOWT-TV 6 Omaha, NE		

Newspapers

Wahoo has one local newspaper, the ‘Wahoo Newspaper,’ which is delivered on a weekly basis and provided via the internet at www.wahoonewspaper.com. The Wahoo Newspaper has a 2007 paid distribution of 4,300 newspapers. In addition to the weekly paper, a non-subscriber product called the ‘Market Weekly’ is sent to all subscribers and then is over-run and made available to non-subscribers. Other local newspapers provided in Wahoo include the Omaha World Herald and Lincoln Journal Star.

PUBLIC UTILITIES

Electrical

Wahoo Board of Public Works operates the electric system for the community and surrounding area. Wholesale power is purchased from Nebraska Public Power District (NPPD) and the Western Area Power Administration. The municipal electric system consists of two 34.5kV feeders, one underground and one overhead, which feed from the 115 kV NPPD substation to the city’s two substations. The substations step-down and distribute the power at 12.47 kV. The municipal generating station has dual fuel diesel engines with a capacity of 13.5MW and black-start capability. The majority of the municipal generating station’s capacity is leased to NPPD for peaking and emergency operation. Some locations outside of the city limits receive electric power through OPPD and Butler County Public Power

Natural Gas

Wahoo Utilities provides natural gas service to the community. Northern Natural Gas is the pipeline company. Gas is purchased on the commodity market with assistance from Clayton Energy. Natural gas, with a Btu of 998, is available for residential and commercial uses.

Solid Waste

Wahoo residents are served by two private garbage contractors: Fremont Sanitation/Waste Connections and Quality Disposal. Waste is collected and transported to either the Butler County Sanitary landfill near David City or Douglas County Sanitary landfill near Elk City.

Water System

Wahoo's water system consists of several miles of 4 to 16-inch water mains made of cast iron, ductile iron and PVC, along with three municipal wells, which have an average depth of 86 feet, and a 750,000 gallon elevated water storage tank. Two of the three wells are main duty wells producing 2,250 gallons of water per minute. The quality of the water in Wahoo does not necessitate a water treatment plant.

Recent improvements include a 16-inch water main to the north along Chestnut Street, connecting to a meter station used to serve the Village of Colon and 12-inch water main to the southwest serving the new Saunders Medical Center.

Future plans for improvements include serving newly annexed areas or new developed areas as they are platted. A new municipal well will also likely be constructed near the new Saunders Medical Center site. Some dead-end mains and others with small diameter connections are planned to be connected for greater utilization and increased in diameter to provide greater capacity for increased demand. Interested residential developments or other commercial/industrial projects need to verify service locations with the City and the Department of Utilities, as well as find information regarding impact fees and policies for connecting to new water mains in areas planned for future extensions or improvements.

Sanitary Sewer

The gravity operated sanitary sewer collection system is primarily constructed of clay, concrete or PVC pipe material. Lift stations are located at low points on the west and north sides of the community. The main lift station is located south of 'C' Street, and pumps all of the waste into the activated sludge/extended aeration treatment system. The treatment provides primary and secondary treatment and includes sludge drying/treatment and storage.

The existing sewage treatment plant has the capacity to treat 750,000 gallons per day of primarily domestic wastewater; the average current wastewater flow is 400,000 gallons per day. The historical peak discharge is 486,000 gallons per day.

Future plans include sewer extensions for future annexed areas and possible residential/commercial developments. Other future plans include a north interceptor sewer that would relieve some burden on the Chestnut street system and connect to the east interceptor sewer system near Sand Creek and Highway 77. Other planned improvements include additional secondary treatment (disinfection) of the wastewater to comply with new NPDES discharge permit requirements enforced by NDEQ.

TRANSPORTATION FACILITIES

Transportation facilities are critical to each resident within a community. Each citizen has specific transportation needs, ranging from rail service, bus service, air transportation, as well as vehicular and pedestrian transportation. All of these transportation options are not available directly within the community, but can be accessed by residents through other communities in the region.

Truck Lines

Wahoo is served by numerous major national truck lines and three local trucking companies. Truck line service availability is provided due to the community's location on US Highway 77, Nebraska Highway 92, and its proximity to Lincoln and Omaha.

Bus Service

The nearest commercial bus service is available in Lincoln and Omaha. Greyhound offers only eastbound buses with a connection in Omaha and points east. In addition, Burlington Trailways offers both eastbound and westbound service in Lincoln. Finally, Arrow Stages Lines/Black Hills Stage Lines offers eastbound to Omaha and westbound, as far as Denver, through Lincoln, York and Grand Island.

Saunders County transportation has one van which provides senior transportation for all Saunders County. Two trips per week are scheduled to Lincoln, Omaha, and Fremont for registered participants. A six-month calendar indicates the pick-up and drop-off locations. Busy Wheels, owned and operated by the Wahoo Senior Citizens Center, offers in-town transportation.

Railways

Wahoo is served by a main line of the Union Pacific Railroad with one freight train daily. Switching is done by train crews as needed. The nearest switching yard and piggyback services are 38 miles from Wahoo. The city has unallocated portions of the railway available for industrial use.





AIRPORTS

Wahoo Municipal Airport

The Wahoo Municipal Airport is a publicly owned facility which is located just two miles north and east of the city at the intersection of Highways 77/92 and 109, at the northeast edge of Wahoo. The airport is owned and managed by the Wahoo Airport Authority, which is a five member body. The Airport Authority recently completed a \$2 million runway extension, aircraft parking area, and full length taxiway project. There are 48 aircraft currently based in hangars at the airport. The paved runway is 4,100 feet long and has all weather instrument approaches. The Wahoo Airport features a pilot's lounge, courtesy car, full service major repairs, 100LL 24-hour credit card fuel service, and overnight hangar space.

Lincoln Municipal Airport

Lincoln Municipal Airport is the nearest point for commercial service. However, airlines and flight schedules are limited. The airport is served by Northwest AirlinK with service to Minneapolis and Detroit. In addition, United Express provides service to Denver and Chicago. www.lincolnaireport.com

Eppley Airport

Eppley Airport, located in Omaha, is a regional airport that provided services to 3.77 million passengers, 77 million pounds of mail, and 172 million pounds of cargo in 1999 alone. The airport itself is located four miles northwest of downtown Omaha on a site encompassing approximately 2,650 acres. The terminal area includes 368,000 square feet and 21 boarding gates. The airport includes three runways, measuring 9,502 by 150 feet, 8,152 by 150 feet, and 4,060 by 75 feet. Adjacent to the airport are long and short term parking provided in a garage and surface facility, as well economy parking located a short distance from the terminal. Airlines serving Eppley currently include: America West Airlines, American Airlines, Continental Airlines, Delta Air Lines, Frontier Airlines, Midwest Express Airlines, Northwest Airlines, Southwest Airlines, Trans World Airlines, United Airlines, and US Airways Express. www.eppleyairfield.com

MEDICAL FACILITIES

Wahoo and area residents benefit from a comprehensive range of medical services provided at the new hospital facility, as well as additional and specialized care available in Lincoln and Omaha. Information on the new Saunders Medical Center is listed below.

Hospital

Saunders Medical Center has been serving Saunders County for over 90 years, as a county owned health care facility. The SMC facility consists of a critical access hospital, a rural health clinic and a long term care facility, offering 19 comprehensive medical specialties. SMC is owned and operated by Saunders County.

New services and treatments are offered to patients as medical technology advances. Patients have access to a full range of hospital services including specialty care in the fields of cardiac outreach services, oncology, women's health, plus a complement of outpatient and wellness services.

Care is delivered by Board Certified physicians, as well as a highly-skilled staff of medical professionals, and support staff. Emergency care is provided 24 hours a day, 7 days a week, and all services are conveniently located on one campus. More information on services provided is available on their website:

www.saunder-health.org

Medical Clinics

Wahoo is home to three primary care clinics.

- ◆ Saunders Medical Clinic (located in the Saunders Medical Center campus)
- ◆ Freidel Medical Associates
- ◆ Family Healthcare of Wahoo

Pharmcies

- ◆ Urban Pharmacy (located in the Saunders Medical Center campus)
- ◆ Wahoo Pharmacy

Physical Therapy

- ◆ Exel Physical Therapy (located in the Saunders Medical Center campus)
- ◆ Makovicka-Sylliaasen Physical Therapy

Chiropractic Care

- ◆ Volin Chiropractic Clinic
- ◆ Wahoo Chiropractic Center

Dentistry

- ◆ Wahoo Dental Associates – family dentistry
- ◆ Larry Swanson, DDS – family dentistry
- ◆ Wahoo Family Dentistry – family dentistry

Optometry

- ◆ Wahoo Vision Center

Mental Health/Counseling

- ◆ Blue Valley Behavioral Health
- ◆ Lutheran Family Services



Nursing Home Facilities

South Haven Living Center, completed in 2005, is an 85-bed facility that includes three duplexes for independent residents and 16 assisted living beds. This skilled care facility is certified by Medicare and Medicaid. Therapy services are provided in an Eden environment.

Saunders Medical Center Long-Term care is a nonprofit, county-owned facility attached to the new hospital. This 62-bed center is certified by Medicaid and provides 24-hour professional nursing care. The Special Care Unit accommodates those diagnosed with dementia, Alzheimer's, or related disorders. Services provided by the hospital are offered to residents in the center.

Assisted Living Facilities

Wahoo has two assisted living facilities including Liberty House and Saunders House.

ENVIRONMENTAL CONDITIONS

In order to formulate a truly valid and “comprehensive” plan for the future of Wahoo, it is necessary to evaluate the natural and man-made conditions that currently exist and discuss how these conditions can either promote or hinder future development. An assessment of environmental conditions allows the community to determine the impacts these factors may have on limiting the locations where various future land uses may be located within the planning jurisdiction of the city. This section of the Comprehensive Development Plan provides a summary of the natural and man-made conditions in the community, and identifies and qualifies the characteristics of each that will directly or indirectly impact future land uses and development patterns in Wahoo.

Soil Conditions

The USDA soil survey is commonly used to assist in land use planning decisions. The information provided below was taken from the 2004 Saunders County soil survey. According to the soil survey, “Planners, community officials, engineers, developers, builders, and home buyers can use the survey to plan land use, select sites for construction, and identify special practices needed to ensure proper performance.” Soil conditions within the growth areas identified by Wahoo can help assess the availability of onsite wastewater treatment systems, which directly affect the viability proposed developments. As seen in Table 28, the Wahoo area has at least seven different soil types ranging from 0 to 11% slope. The majority of the soils are silty in nature. Wahoo soils are greatly influenced by erosion and flooding.

TABLE 28: WAHOO AREA SOIL CONDITIONS

Soil Name	Soil Type	Slope	Flooding Potential	Erosion Potential
Judson	Silt Loam	2-5 %	NA	NA
Kenridge	Silty Clay Loam	NA	Occasionally	NA
Muscotah	Silty Clay Loam	NA	Occasionally	NA
Yutan	Aksarben silty clay loams	2 to 11%	NA	Yes
Nodaway	Silt loam	NA	Occasionally	NA
Pohocco-Pahuk	Silty clay loam	5 to 11%	NA	Yes
Olmitz	Loam	2 to 5 %	NA	NA

Source: USDA 2004 Saunders County Soil Survey

Topography and Drainage

The terrain around Wahoo is considered relatively flat in most areas, and has a fair to moderate slope in other areas. The land to the northeast, east, and southeast of Wahoo is made of nearly level areas within the Sand Creek Valley. The lands surrounding the Wahoo Creek are also nearly level, but contain gradual slopes as well. The natural surface and groundwater flow is from the northwest to the southeast, towards the Platte River located 19 miles east of Wahoo.

The land uses surrounding the community are predominately intensive agriculture, including the use of center-pivot irrigation. This type of intensive agriculture contributes greatly to the presence of agricultural runoff and promotes increased erosion leading to a reduction of water quality. The Wahoo area includes three creek systems: Wahoo Creek and its tributaries Sand Creek and Cottonwood Creek. These waterways and the associated 100-year floodplain are graphically displayed in Figure 10. The 100-year floodplain shown is an estimation of the area that has the chance of flooding once every 100 years, or a 1 percent chance of flooding in any given year. There are a total of 265 acres within the 1,087 acres in Wahoo’s one mile ETJ, or 24.4 percent of Wahoo’s planning area, that are included in the 100-year floodplain.

Air Quality

Air quality in the Wahoo area can generally be considered excellent, due largely to the large amount of undeveloped land with natural cover and to the fact that cultivation techniques used on area crop land provide adequate ground cover to minimize air pollution from wind blown soils. At the current time, Wahoo had no significant sources of air pollution within one or two miles of its corporate limits. However, odors produced by livestock operations continue to be one of the main reasons many rural communities have developed Comprehensive Development Plans and Zoning Regulations throughout Nebraska. Wahoo is no exception to this concern. While the issue is very real to those affected, it is an issue that can be addressed through zoning and development regulations that minimize the conflicts between the livestock operation and neighboring property owners.

Groundwater Conditions

Wahoo sits on the edge of the Todd Valley and the Uplands portion of the Lower Platte North Natural Resources District (LPNNRD). Both of these aquifers are described below.

Todd Valley Quantity

The Todd Valley is an unconfined aquifer, which was once an old channel of the Platte River. Based on information from the Groundwater Energy Level Network (GWEL), the Todd Valley aquifer is the LPNNRD's most stable aquifer. While the benefit of this is that a significant amount of pumping is required to deplete aquifer levels, a significant amount of precipitation is required to recharge the system. During the drought years spanning 2000 to mid-2006 well TV-11, which is the nearest to Wahoo at about 2.5 miles east-northeast of town, declined about 4 feet. The depth to water at this well is currently about 40 feet. The well log shows a lithology of sand and sand and gravel from 23 feet to 140 feet deep at TV-11.

Todd Valley Quality

The last major sampling effort on the Todd Valley was done in 2006. Within two miles east of Wahoo, sampling indicates nitrate-nitrogen ranges from 0 to 12 ppm. On average, the nitrate-nitrogen values are a little higher to the south of Highway 92 than to its north.

Uplands Quantity

The Uplands are found to the south, west and northwest of Wahoo, and is characterized by a ranking of mostly unconfined to mostly confined and confined aquifer. The well, which is about one-quarter mile south of the golf course, declined about 4.5 feet during the drought years between 2000 and mid-2006. The depth to water at this well is currently about 85 feet. The well log shows two sand layers found at the 35 to 97 feet level and again at the 118 to 162 feet level, separated by blue clay.

The well, which is found about two miles west of Wahoo, dropped 4.2 feet during the drought 2000 to mid-2006 drought, but has shown much greater fluctuation compared to UP-30 and TV-11. This well's ground water level actually fully recovered in the spring of 2005, but then sharply declined again in 2006. The spring reading of 2007 is only 0.7 feet below the spring 2000 reading. Current depth to water is currently about 38 feet. The well log also shows two sand and gravel layers, found at the 74 to 87 feet level and 89 to 138 feet level, separated by only two feet of clay.

Uplands Quality

Ground water quality for nitrate-nitrogen in the Uplands is variable. The last major sampling event was done in 1995, and showed a range of less than 0.1 to 12.0 ppm.

Ground Water Quantity/Quantity Regulatory Issues

The LPNNRD has issued a temporary 180-day stay on new high-capacity wells and the expansion of irrigated acres in the Upland portions of Saunders and Butler Counties. This took effect on November 12, 2007 and will last until May 10, 2008. At a future date, the LPNNRD Board will determine whether to make the stay permanent in all or only portions of the Upland area. The LPNNRD is considering updating the ground water management area rules and regulations to declare the entire LPNNRD as a Level 1 management area, which includes mostly voluntary rules.

Regarding nitrate levels, there are currently no Phase 2 or Phase 3 management areas near Wahoo for high nitrates or other non-point source contamination. The entire LPNNRD is currently in Phase 1 for ground water quality, which also has mostly voluntary rules. For more information contact the LPNNRD or check their website at www.lpnnrd.org

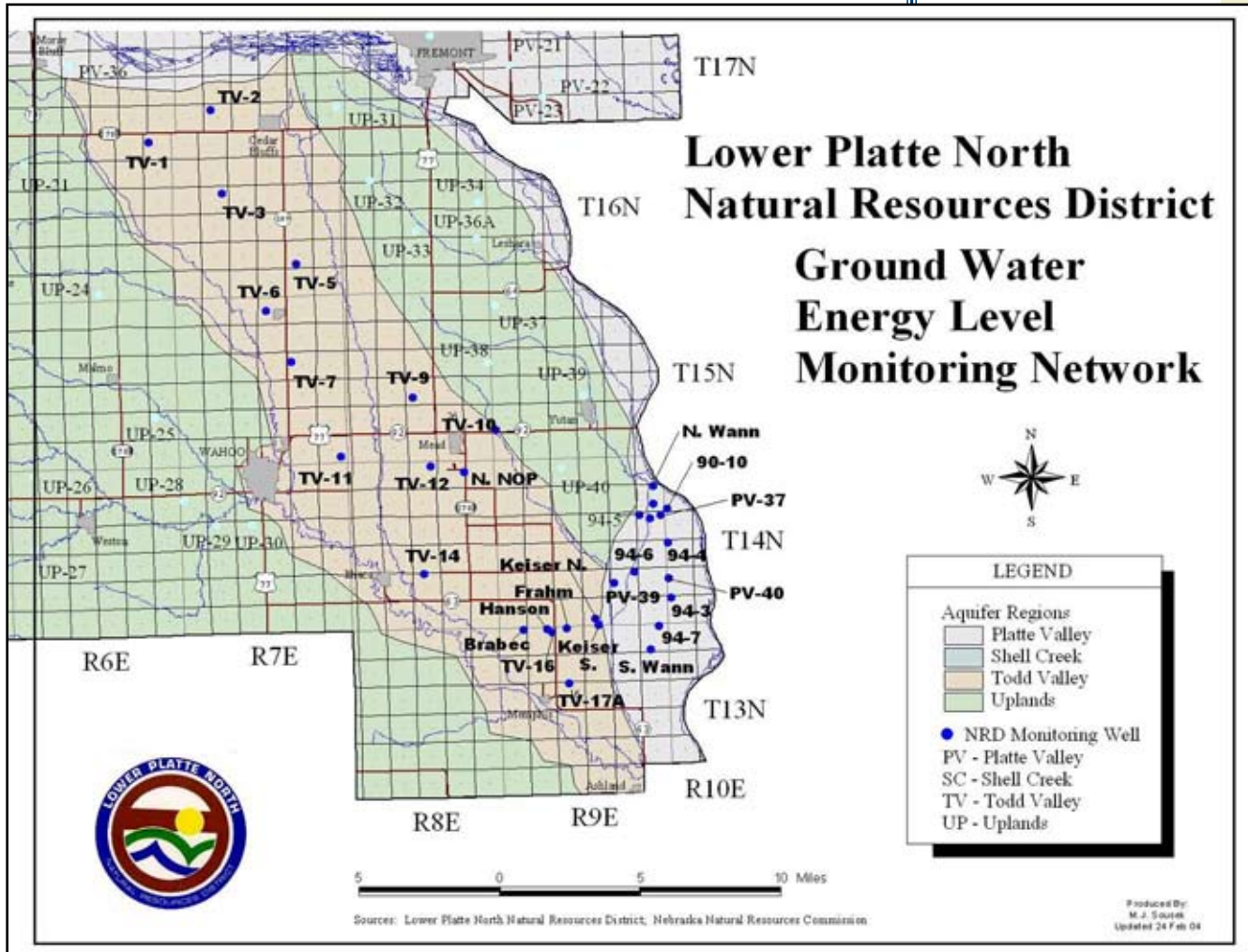
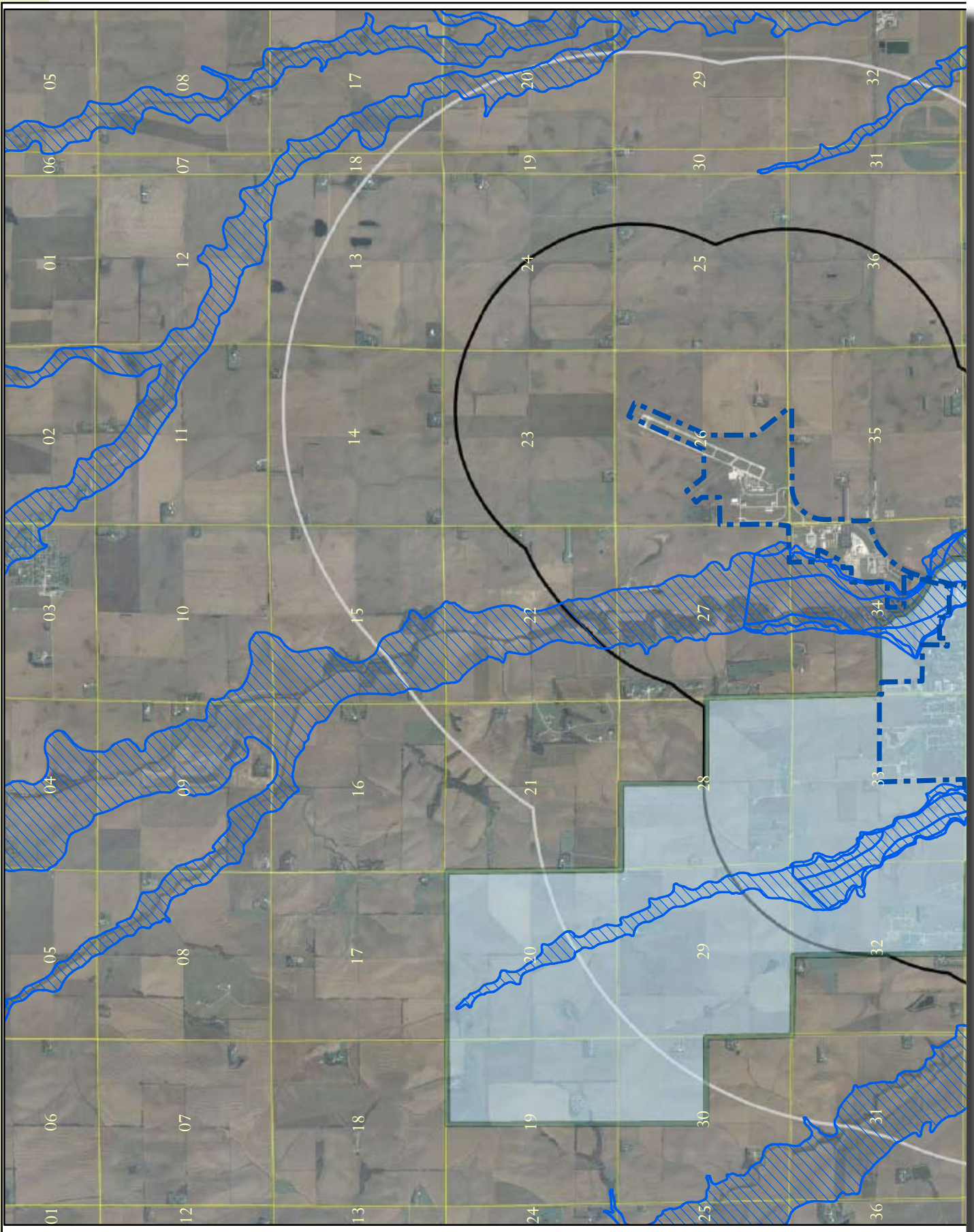
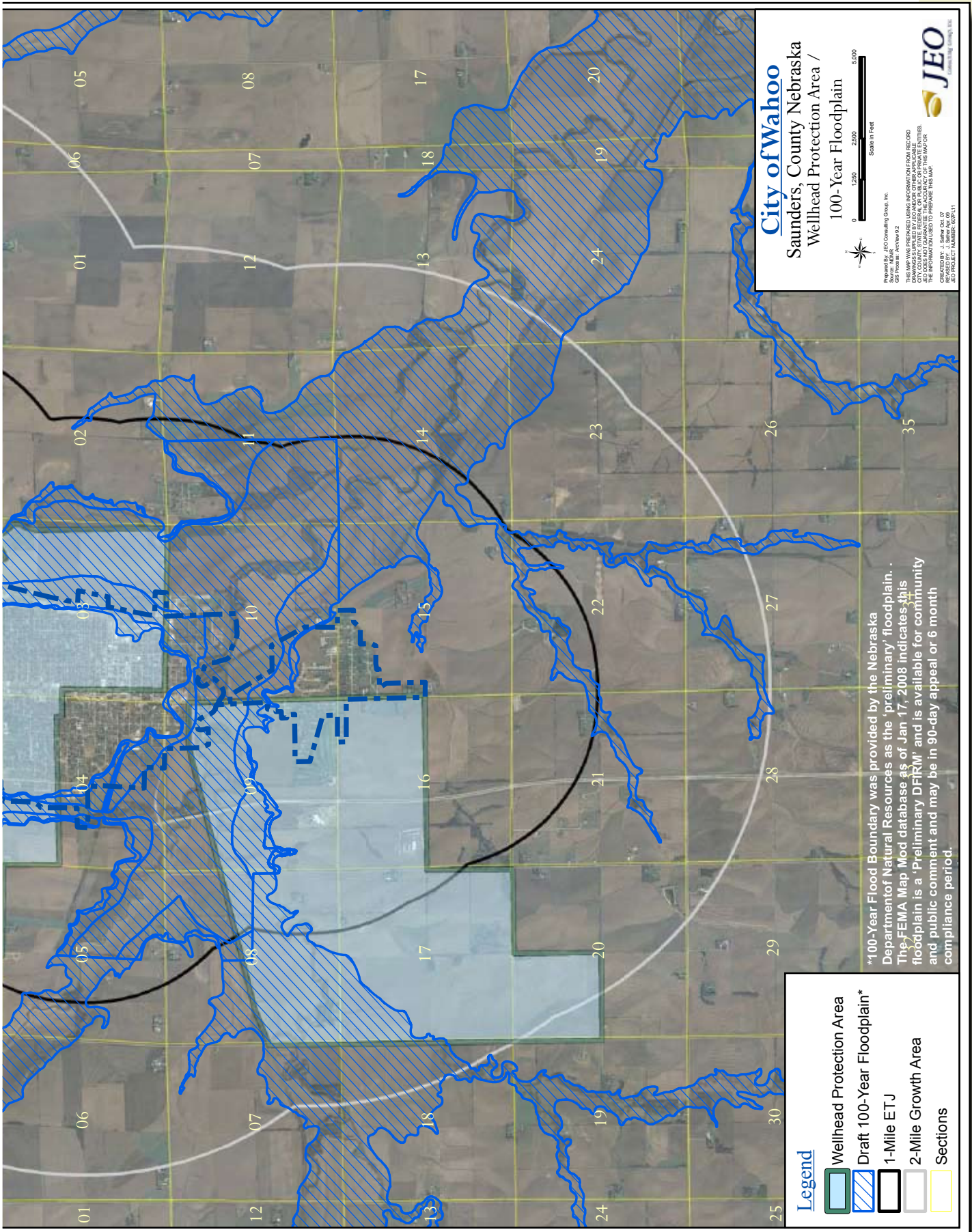


FIGURE 10: WELLHEAD PROTECTION AREA AND FLOODPLAIN MAP





EXISTING LAND USE

This section of the Plan explains the current development patterns and land use types found in the Wahoo planning area. In order for a community to plan for future land uses and land use changes, knowledge of existing land uses must be established. The purpose of this section of the Plan is to establish an inventory and evaluation of the existing land uses found within the planning area. Existing land uses are defined by how a specific parcel of land is being utilized, and does not take into account future land use or land ownership.

Land use categories that will be used later to plan for future development areas are general statements about how the underlying property is being used, and include broad labels such as residential, commercial, and industrial, as well as an identification of vacant or open spaces being used for cropland, recreational areas, and any under- or non-developed land. However, the land uses used here to identify the existing conditions will have more detailed statements in order to fully explain the variety of uses currently found.

Land uses and properties do not have to be arranged in a 1:1 ratio with one land use per parcel. Uses are often mingled within a development, and can be stacked on each other, such as in a downtown building that is used for residential uses on upper floors and commercial uses on the ground floor. The number and type of land uses found in a vibrant community is constantly changing to meet the needs and desires of residents, which can produce a number of impacts that either benefit or detract from the overall sense of community and quality of life. Because of this, the success and sustainability of a community is directly influenced by the manner in which available resources are utilized given the constraints the city faces during the course of the planning period.

Typically, older Midwest communities are characterized by a fixed pattern of land use influenced by the consistency of their rural settings relaxed pace. However, Wahoo is experiencing increasing levels of growth and development pressures from both the Lincoln and Omaha areas. In addition, there are current plans for a US Highway 77 bypass to the west and north of the community, the development of an ethanol plant near town, and the construction of a 630-acre reservoir north of the corporate boundaries. Individually, these types of activities will create impacts upon the community and its residents. Taken together, these projects can drastically affect the land use in and around the Wahoo area and will significantly affect the way Wahoo grows in the future.

An existing land use field survey was completed by JEO on September 13, 2007. The land use located on each parcel of land within the planning jurisdiction of Wahoo, including the corporate limits and land within the one-mile ETJ, was reviewed and recorded. The results of the field survey were entered into GIS, and a map was created for additional review and evaluation by elected officials and residents; the map was posted in the City Hall for a three week period for public review and comment. The existing land use map can be found in Figure 11.

Existing Land Use Categories

Land uses are generally best described in terms of specific categories that provide broad descriptions into which numerous businesses, institutions, and structures are grouped. Wahoo's existing land use categories are more specific to allow for a more detailed evaluation of each use. For the purposes of the Wahoo Comprehensive Development Plan, the following land use classifications are used:

- Single-Family Residential – A parcel of land with a residential structure occupied by one family, such as a traditional home on its own lot, surrounded by yards on all sides.
- Two-Family Residential – A parcel of land containing a structure being utilized by 2 families independent of one another, such as a duplex or two-unit townhome.
- Multi-Family Residential – A parcel of land containing a structure being utilized by three or more families within a same structure.
- Manufactured Housing – A parcel of land containing a factory-built, single-family structure. These uses are Single-Family Residential in nature, but identified separately.
- Public – A parcel of land owned by federal, state, or a local governmental entity or land maintained and open for enjoyment by public.
- Quasi Public – A parcel of land containing a use of land generally under the control of a private, religious, or non-profit entity, that provides social benefit to the community as a whole.
- General Commercial – A parcel of land containing a commercial use which may sell a good, but mostly provides a service, such as automotive repair, hair salon, and includes the Downtown.
- Retail Commercial – A parcel of land containing a commercial establishment that sells or rents goods, such as retail or grocery stores.
- Office Commercial – A parcel of land containing a commercial use characterized by an individual or multiple office buildings, such as insurance sales or corporate headquarters.
- Light Industrial – A parcel of land containing a commercial use involved in manufacturing or packing, storage, or assembly of products, which does not have a major external effect on surrounding properties or uses.
- Heavy Industrial – A parcel of land containing commercial uses engaged in the creation of new products from raw material or component parts and uses that may have significant external effects which may pose a risk due to hazardous materials, noise, or other influences.
- Parks and Recreation – A parcel of land containing public or private land available for recreational, educational, cultural, or aesthetic use.
- Vacant Open – A parcel of land that is undeveloped and may be subdivided, which may or may not be prepared and available for development, but is currently maintained and generally open.

- Vacant Agriculture – A parcel of land that is undeveloped and may be subdivided, which may or may not be prepared and available for development, but is currently used for agricultural purposes.
- Agriculture Open – A parcel of land that is not intended for development and is currently used for low intensity agriculture uses, such as pasturing, or contains open spaces such as woodlands or flood plain.
- Agriculture – A parcel of land containing an agricultural use.

Existing Land Use Analysis within Corporate Limits

An evaluation of land uses was tabulated for the City of Wahoo only, excluding uses found within the ETJ. The existing land use analysis was completed for the corporate limits of Wahoo and does not include data for the ethanol site, cemetery grounds, or subdivisions to the south of the community. The data was arranged using total acres of each classification, and is displayed below in Table 29. Table 29 has been divided into four columns of information including the total acres, percent of developed area, percentage of total area, and acres per 100 persons based upon the 2000 US Census population. The persons per acre establishes a baseline from which land use numbers can be compared between communities, as well as to project future land use needs due to projected population changes.

Not surprisingly, the majority of land in Wahoo is used for single family residential purposes. In 2007, nearly one-third of all developed property in Wahoo was used for single-family dwellings. In terms of total acres, single-family uses in 2007 accounted for 337 acres, compared to 318 acres in 1996. Although the number of single-family acres grew during this time, the city grew even faster, resulting in single-family uses occupying a smaller percentage of all land within Wahoo: 24 percent in 2007 compared to 28 percent in 1996. The remaining components of residential uses represented much smaller portions of the land use picture. Residential uses with two or more units accounted for three percent of all developed land, and about two and one-half percent of all land, within Wahoo in 2007. Since residential developments to the south of Wahoo were not included in this analysis, there is potential to increase the residential land use figures if these areas are annexed in the future.

Commercial land uses were categorized as general, retail, or office. Overall, commercial uses in 2007 covered just over 62 acres, or slightly better than five percent of all developed land. This represents an increase of nearly 12 acres of total area since 1996, while maintaining a nearly identical ratio of total area. By far, the largest group of commercial uses was general, which accounted for about three-fourths of all commercial uses in 2007. Retail uses were the second most common commercial use, out numbering office uses by three acres to one.

Total acres put to industrial uses exceeded those put to commercial use by about one-third. Light industry uses doubled the acreage used for heavy industry. In fact, light industry acreage in 2007 nearly equaled all commercial acreage, indicating a strong industrial base for the area. Heavy industry is also well-represented, even though the

ethanol plant being constructed northeast of town was not included. The addition of this facility will nearly double the total industrial acres identified in 2007.

Public and quasi-public land use acreage more than doubled between 1996 and 2007. Public uses accounted for nearly 25 percent of all developed land in 2007, second only to single-family residential. Parks and recreation acres grew very little between 1996 and 2007, increasing from 34 to 36 acres. However, total park and recreation lands will soon be increasing after planned bike trails are constructed through Wahoo. Transportation uses, which include rights-of-way, railroads, and roadway systems, saw their acreage decrease by one-quarter from 1996 to 2007. This was mostly due to the abandonment of a railroad right-of-way, which is planned to become a trail. Non developed land, including both agricultural uses and vacant property, grew in size between 1996 and 2007.

TABLE 29: EXISTING LAND USE CORPORATE BOUNDARY, WAHOO, 2007

Type of Use	Acres	Percent of Developed Area	Percent of Total Area	Acres per 100 persons
RESIDENTIAL	376.6	32.8%	26.8%	9.6
Single-Family	337.6	29.4%	24.0%	8.6
Two-Family	22.7	2.0%	1.6%	0.6
Multi-Family	11.1	1.0%	0.8%	0.3
Manufactured Housing	5.2	0.5%	0.4%	0.1
COMMERCIAL	62.3	5.4%	4.4%	1.6
General	45.8	4.0%	3.3%	1.2
Retail	12.2	1.1%	0.9%	0.3
Office	4.3	0.4%	0.3%	0.1
INDUSTRIAL	86.1	7.5%	6.1%	2.2
Light	57.3	5.0%	4.1%	1.5
Heavy	28.8	2.5%	2.0%	0.7
PUBLIC	281.8	24.5%	20.0%	7.1
Public	252.6	22.0%	18.0%	6.4
Quasi-Public	29.2	2.5%	2.1%	0.7
PARKS/RECREATION	36.1	3.1%	2.6%	0.9
TRANSPORTATION	306.3	26.7%	21.8%	7.8
DEVELOPED LAND	1149.2	100.0%	81.7%	29.2
VACANT	103.3		7.3%	2.6
Open Space	85.3		6.1%	2.2
Agriculture	18.0		1.3%	0.5
AGRICULTURE	153.6		10.9%	3.9
Open Space	31.0		2.2%	0.8
Agriculture	122.6		8.7%	3.1
TOTAL NON DEVELOPED	256.9		18.3%	6.5
Total Area	1406.1		100.0%	35.7

Source: 2008 Comprehensive Development Plan, JEO Consulting Group, Inc.

Note: Acres per 100 is based upon the 2000 population of 3,942

TABLE 30: EXISTING LAND USE COMPARISON 1996 TO2007

Type of Use	1996 Acres	1996 Percent of Total Area	2007 Acres	2007 Percent of Total Area	% Change 1996 to 2007
Residential	332.1	29.4%	376.6	26.8%	13.4%
Single-Family	318.3	28.1%	337.6	24.0%	6.1%
Two or more Family	8.5	0.8%	33.8	2.4%	297.6%
Manufactured Housing	5.3	0.5%	5.2	0.4%	-1.9%
Commercial	50.5	4.5%	62.3	4.4%	23.4%
Industrial	58.7	5.2%	86.1	6.1%	46.7%
Public/Quasi Public	131.4	11.6%	281.8	20.0%	114.5%
Parks/Recreation	34	3.0%	36.1	2.6%	6.2%
Transportation	408.4	36.1%	306.3	21.8%	-25.0%
Vacant Uses	116	10.3%	256.9	18.3%	121.5%
Developed Land	1015.1	89.7%	1149.2	81.7%	13.2%
TO TAL	1131.1	100.0%	1406.1	100.0%	24.3%

Source: Hanna:Keelan Associates 1996 and JEO 2007

Land Use Comparative Analysis

Table 31 below displays the total acres and land use breakdown for Wahoo and four other Nebraska communities, as well as the average of each category for the additional four communities. Each community was selected based upon the availability of information. Although the data used spans ten years, growth rates are considered similar, and land use percentages remained relatively stable.

Wahoo’s total land area equates to about 59 acres per 100 persons, which gives Wahoo residents more land than residents of other communities, and significantly more than the average of the other towns. This suggests Wahoo has either developed at a lower density than the others, has a large amount of undeveloped or undevelopable land within its boundaries, or some combination thereof. We saw previously that in 2007, Wahoo had approximately one-fifth of its total area sitting undeveloped, a large portion of which is being used for agriculture purposes. There is also open space that is located within the floodplain, or has been platted for development which has not yet occurred. In addition, Wahoo is home to the Wahoo Municipal Airport, which accounts for a large amount of land.

The breakdown of uses finds Wahoo with a higher percentage of some uses and lower percentages of others. In the residential categories, Wahoo has a smaller portion of its total land area used for dwellings, although it has a higher percentage of two or more family units. Wahoo also ranks higher than the average of the other towns in industrial, public/quasi-public, and vacant/agricultural uses. Wahoo’s land use percentages rank the highest for two or more family residential and public/quasi-public, and rank the lowest for single-family residential, parks and recreation, and transportation uses. Although illustrative, comparisons such as these should not be used to define the appropriateness of a community’s land use ratios; land use ratios should be community driven and reflect each individual community’s preferences.

TABLE 31: LAND USE COMPARISONS (PERCENTAGE), WAHOO AND OTHER COMMUNITIES

	WAHOO	ALBION	ASHLAND	SYRACUSE	CREIGHTON	FOUR COMMUNITY AVERAGE
Total Acres	1406.1	503.6	690.8	606.5	750.0	637.7
Acres per 100 persons	59.1	27.5	56.4	35.7	59.1	44.7
Land Use Category						
Residential	26.8%	35.7%	30.5%	27.2%	52.5%	36.5%
Single-Family	24.0%	33.2%	28.2%	26.3%	32.5%	30.1%
Two or more Family	2.4%	1.9%	1.3%	0.5%	0.6%	1.1%
Manufactured Housing	0.4%	0.6%	1.0%	0.4%	0.0%	0.5%
Commercial	4.4%	6.5%	2.3%	7.0%	3.9%	4.9%
Industrial	6.1%	3.3%	6.1%	1.6%	8.9%	5.0%
Public/Quasi-Public	20.0%	9.0%	13.8%	7.6%	7.3%	9.4%
Parks/Recreation	2.6%	5.0%	NA	13.7%	3.5%	5.6%
Transportation	21.8%	36.1%	22.2%	23.1%	22.0%	25.9%
Total Developed Land	81.7%	95.5%	74.9%	80.2%	78.8%	82.4%
Vacant/Agriculture	18.3%	4.4%	25.1%	19.8%	21.2%	17.6%
Total Area	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: JEO - 2007 Wahoo/1997 Albion/1997 Ashland/2001 Syracuse/2007 Creighton Comprehensive Plans

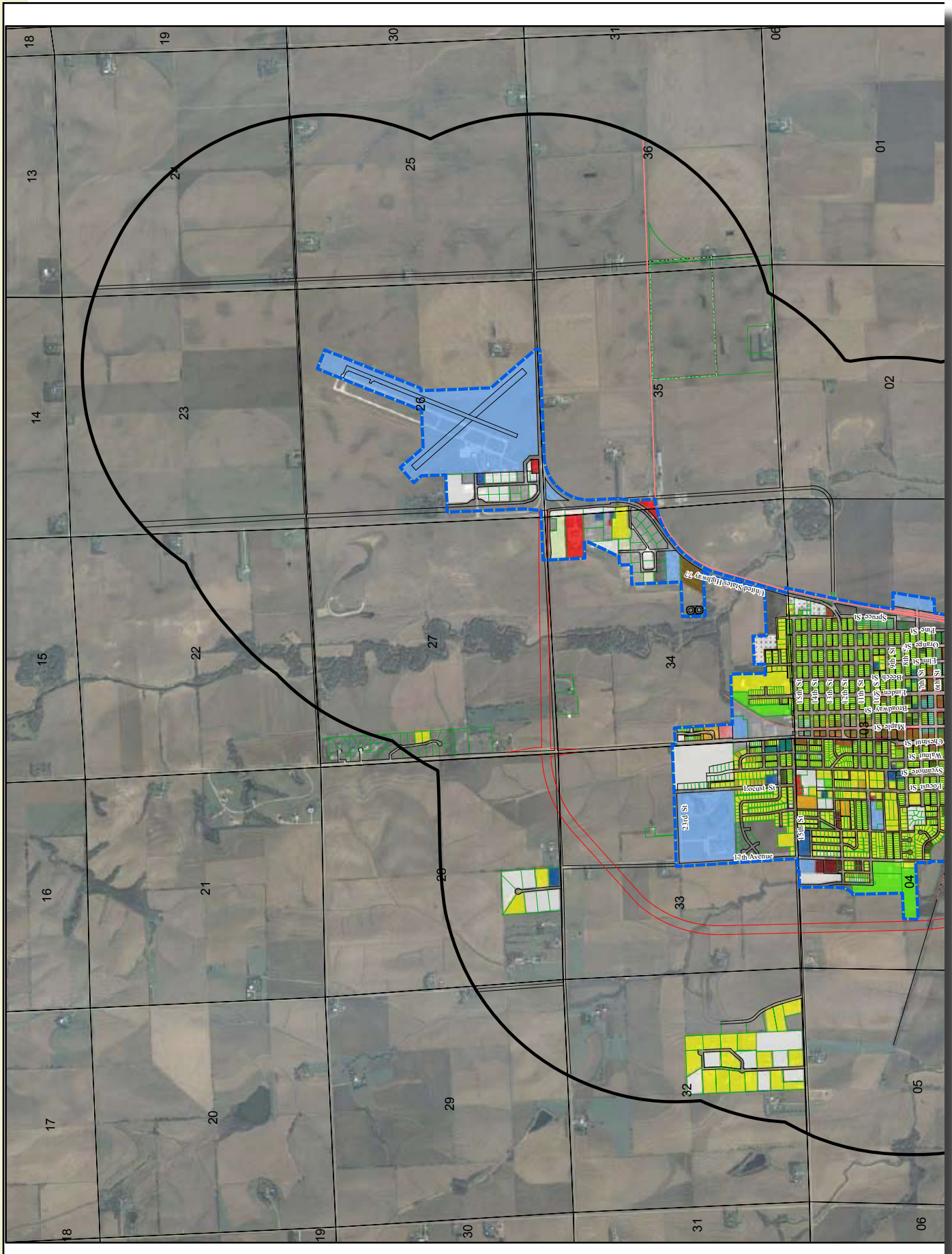
Existing Land Use Analysis within the ETJ

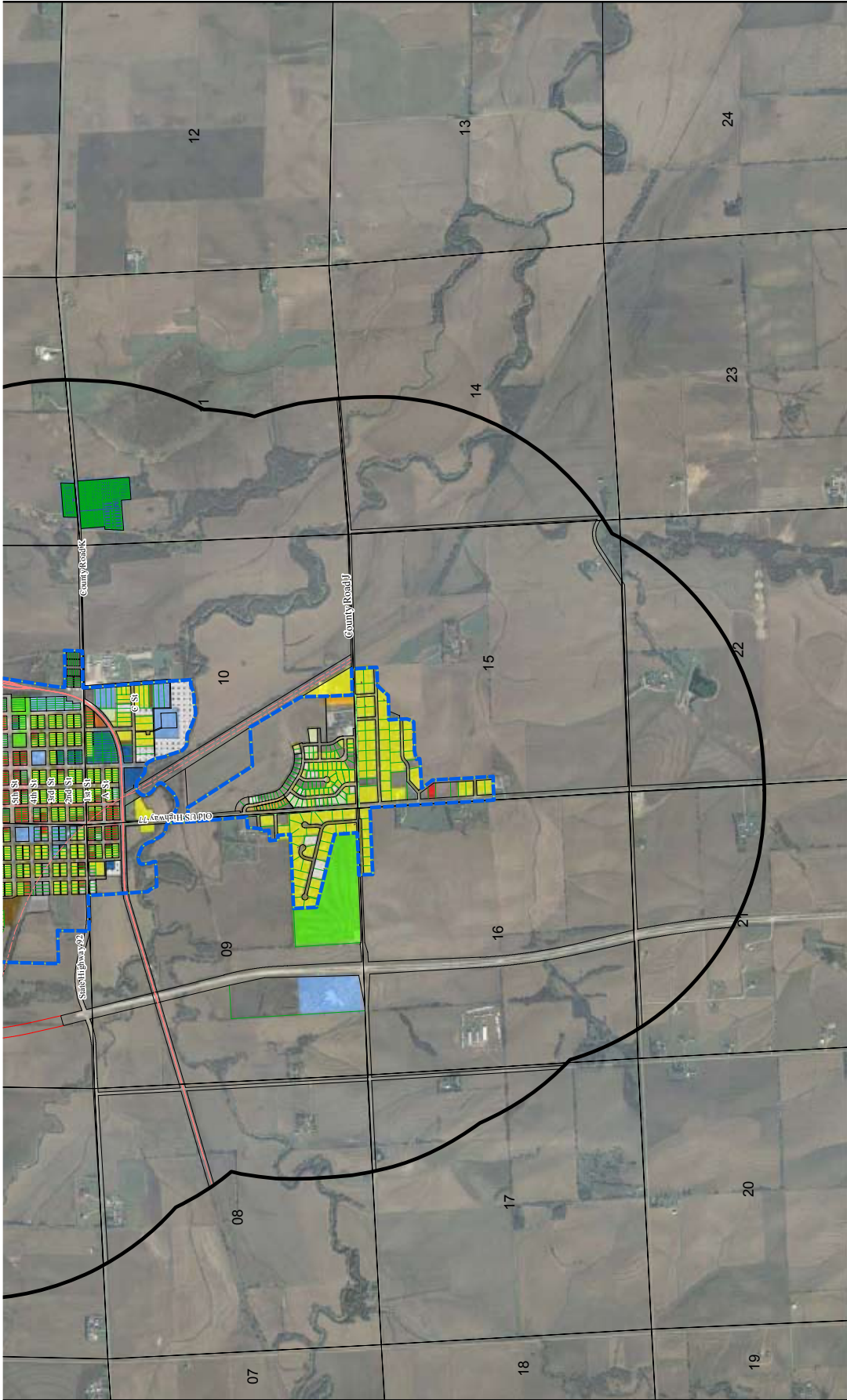
Wahoo currently exercises its statutory authority to enforce planning jurisdiction within one mile of the corporate boundary. An evaluation of land uses within this extraterritorial jurisdiction (ETJ) is important for future development and planning activities. The land uses found outside of the corporate limits are mostly agriculture, agricultural residential, and single-family residential, especially to the south of the community. The anticipated development of Lake Wanahoo, directly north of Wahoo, will significantly increase the amount of parks and recreational land use in the near future, and will likely result in additional residential uses in the immediate area as well.

Existing Land Use Constraints

Developmental patterns in Wahoo are greatly influenced by the 100-year floodplain of Wahoo Creek. The Wahoo Creek watershed experiences frequent flooding events and has experienced three major events in the last ten years. Overall, however, existing land uses and patterns in Wahoo have not suffered from excessive environmental constraints. Other types of constraints on development include existing use types, patterns, and land values. Examples of uses that can influence growth patterns, especially the pattern of residential growth, include the airport and a planned ethanol plant just east of Wahoo. High market value of developable land can also hinder certain types of development by encouraging those uses that can most afford the land, i.e. commercial and industrial.

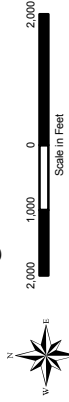
FIGURE 11: EXISTING LAND USE MAP





City of Wahoo

Saunders, County Nebraska Existing Land Use Map



CREATED BY: J. Mark Orl, 07
 REVISIONS: J. Smith, 08
 REVISED BY: J. Smith, 08
 JEO PROJECT NUMBER: 607PL11

*THE FIELD SURVEY FOR THE EXISTING LAND USE MAP WAS PERFORMED ON 9/13/2007, AND IS CONSIDERED CURRENT AS OF THIS DATE

Prepared By: JEO Consulting Group, Inc.
 Sources: NDNR
 GIS Process: ArcView 9.2

THIS MAP WAS PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY JEO AND/OR OTHER APPLICABLE SOURCES. JEO CONSULTING GROUP, INC. DOES NOT GUARANTEE THE ACCURACY OF THIS MAP OR THE INFORMATION USED TO PREPARE THIS MAP.

- | | | |
|----------------------------|---------------------------|--------------------------|
| Corporate Limits | Parks \ Recreation | Multi-Family Residential |
| 1-MILE ETJ | Light Industrial | Multi-Family Apartments |
| ELU Classifications | Heavy Industrial | Manufactured Housing |
| Agriculture | General Commercial | Vacant, Open |
| Open Space | Retail Commercial | Vacant, Agriculture |
| Public | Office Commercial | |
| Quasi Public | Single Family Residential | |

TRANSPORTATION SYSTEM

The surface transportation system in and around the Wahoo area provides a network of safe and efficient movement of people, goods, and services that is vital to the public health and safety. Wahoo is typical of many smaller communities; characterized by a surface transportation system that is based primarily upon local streets that are connected to the network of state and federal highways.

There are 36 miles of streets in Wahoo; 33.5 miles are hard-surfaces with concrete or asphalt. There are no local load restrictions. Eighty-five percent of the streets have curbs and sixty percent have sidewalks. Local street networks generally consist of the typical grid layout, strongly influenced by a railroad line running from north to south. This grid pattern is representative of how many communities in the Great Plains developed, and reflects the cultural heritage of early community designers who brought European design influences with them during the early periods of settlement. Figure 12 describes the functional classification of roadways in Wahoo.

Since the development of the four-lane expressway intersecting Nebraska Highway 92 west of town, Wahoo has acquired responsibility over Old Highway 77 between the US Highway 77/First Street intersection south to Wahoo Creek (corporate limits). Saunders County is responsible for maintenance of the remainder of Old Highway 77 extending south beyond that point. Several existing corridors have been identified by NDOR to be utilized for future connection to the US Highway 77 expressway:

- Nebraska Highway 92 (First Street)
- 15th Street
- Chestnut Street
- Nebraska Highway 109/Existing US Highway 77

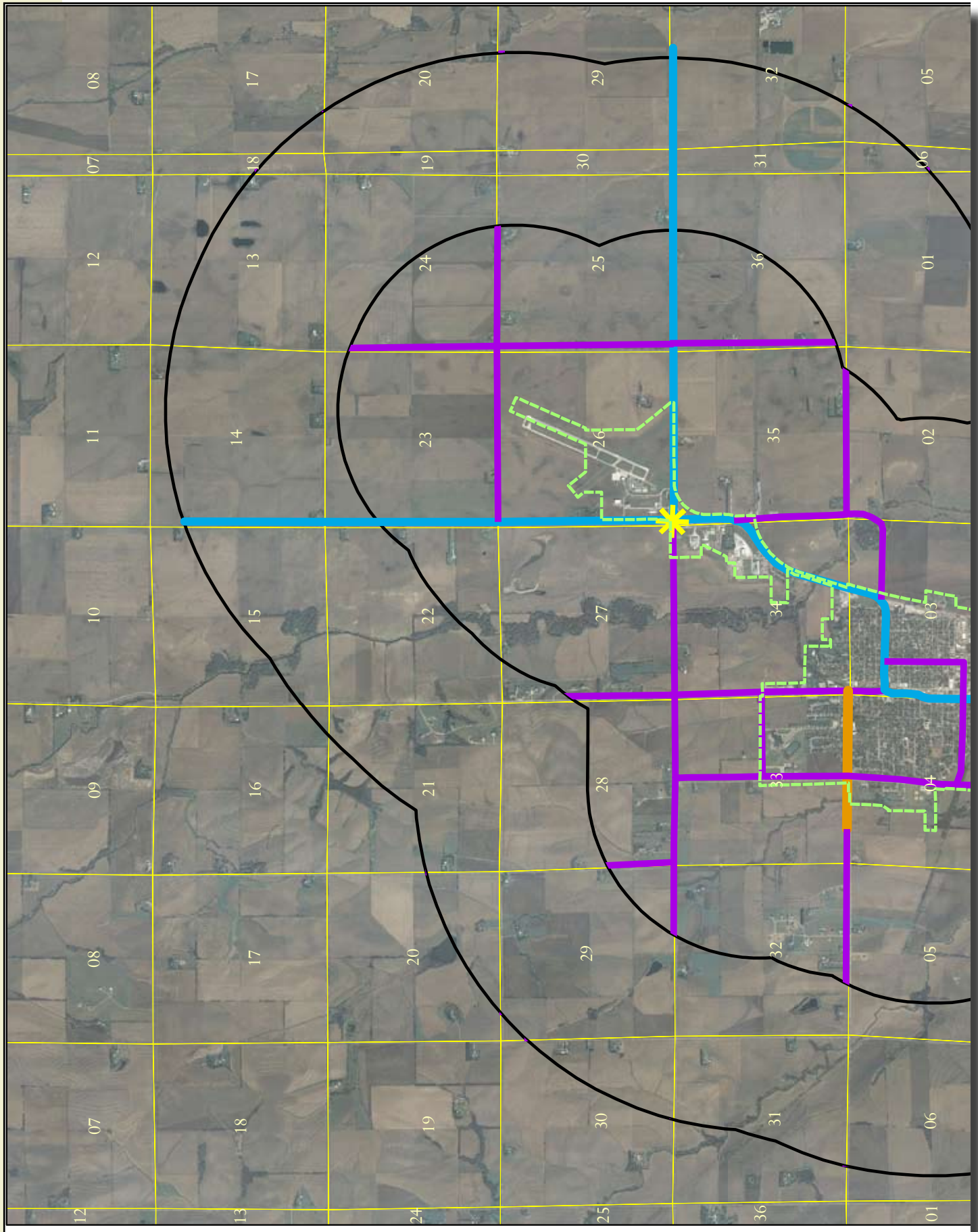
Local and Regional Highway System

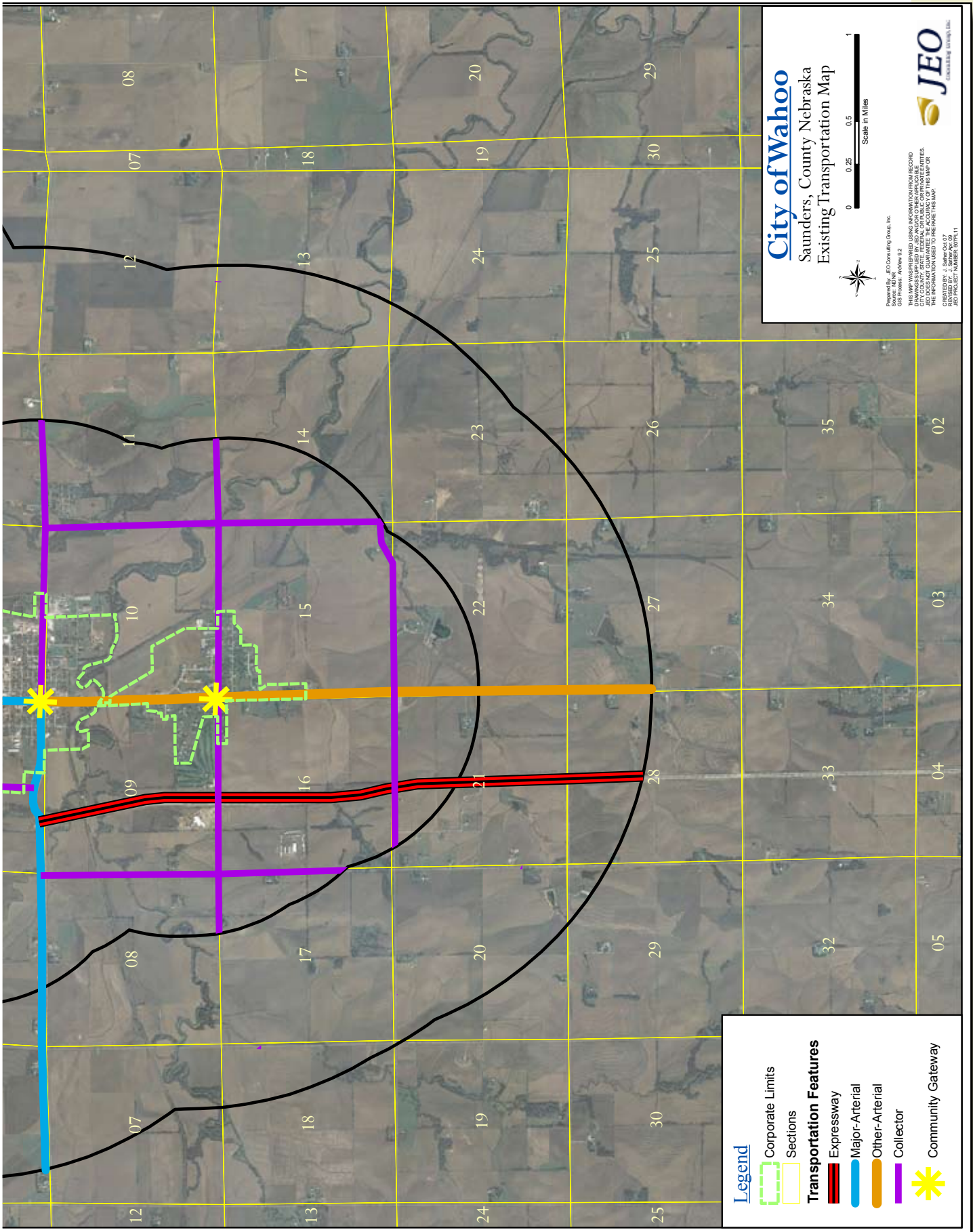
Wahoo is located south of the US Highway 77, Nebraska Highway 92, and Nebraska Highway 109 intersection. US Highway 77 traverses the community, creating a north-south commercial corridor bringing travelers to local businesses and providing easy access for residents to other locations within the region. Nebraska Highway 92 extends east and west of town, and follows US Highway 77 through town. Nebraska Highway 109 begins north of town, where 77 and 92 curve to the east, and extends north. The Nebraska Department of Roads has relocated Highway 77 south of Wahoo, moving its alignment west, creating the beginning of a by-pass for US Highway 77 to the west and north of town. Future plans include the continuation of this alignment to the north and east, where it will line up with eastbound 77 along the south side of the airport. This project will significantly reduce the number of trips through town taken by travelers, but will also affect businesses in the heart of the community. The completion of the by-pass is currently anticipated to occur after 2011.

Transportation on these highways is the primary means of providing the community with necessary goods and services, and allowing people to move in and through the city. Because these roadways are connected to the national network of highways and interstates, access is provided to nearly all major markets within the continental United States within one and four days. However, because these highway corridors are situated in the central part of the community, great care should be taken to ensure that they provide efficient traffic movement while enhancing community aesthetics and safety.



FIGURE 12: EXISTING TRANSPORTATION SYSTEM MAP







Envision Wahoo

Public Participation

Town Hall Meetings

Focus Group Meetings

Community Inventory Photo Project

Wahoo's Vision

Wahoo's Goals and Objectives



Envision Wahoo

Planning for the future of Wahoo is an ongoing process of goal setting and problem solving aimed at encouraging and enhancing a better community and a continued high quality of life. Planning focuses on ways to solve existing problems within the community, and provides a management tool to enable Wahoo citizens to achieve their vision for the future. Planning efforts for the Wahoo Comprehensive Development Plan are guided by public input and participation. By determining Wahoo's strengths and weaknesses, the community can decide where it wants to be in the future and then develop a "roadmap" to guide decisions within the city. The development of a strategic vision allows Wahoo to focus its diverse energies and minimize conflicts in the present and in the future. The vision statement can be further delineated and translated into action statements that guide and direct decisions for future growth, development, and change within Wahoo. Goals and policies address various issues regarding the question of "how" to plan the future for Wahoo. Policies synthesize the information from the goals and public input. Policies indicate the actions necessary to meet the goals of the city.

PUBLIC PARTICIPATION AND INPUT

This section of the Comprehensive Plan is a compilation of local attitudes which have been expressed through:

- Two town hall meetings
- Five specific focus group meetings
- Community Inventory Photo Project

WAHOO'S TOWN HALL MEETINGS

This section of the Plan kicks off the ongoing process of visioning. Two town hall style public meetings were held at the Wahoo City Library in order to gather input from the citizens of Wahoo towards the creation of a future vision for the city over the next 20 years. Input received from responses at these meetings will be used to establish specific goals and policies. These goals and policies become the foundation upon which the future of Wahoo will be based. From here, the City can develop action statements and benchmark criteria to monitor its progress in achieving its goals.

The first of two town hall meetings was held on November 27 with approximately 35 participants. Another town hall meeting with 25 participants was held, using the same format, on December 3, 2007. Each meeting allowed the public to voice their opinions on issues (both positive and negative) facing the community. During the meetings, participants were asked to brainstorm ideas. Attendees were asked four questions by the JEO staff, which were designed to stimulate discussion and provide feedback on their perceptions of Wahoo as it exists today and where it will be in the future.

These questions were designed to remain general and promote input regarding major issues and needs facing the City by looking at the strengths, weaknesses, and desire it faces. The group was asked to vote for what they felt were the most important answers to the four questions that were asked. The four questions, in order, are:

1. What are some of the positives of Wahoo?
2. What needs to be improved in Wahoo?
3. What is the 20-year vision for Wahoo?
4. How does Wahoo achieve the vision?

After each question was posed, the participants were encouraged to brainstorm and respond with as many answers as possible. Participants were informed that any answer was fair, and that they were not allowed to evaluate the merits of any answer until the end of the meeting. The purpose of this rule is to encourage participants to offer responses without apprehension, but also because responses that appear outlandish or unreasonable tend to spark ideas in other participants that may not have been raised otherwise. Brainstorming sessions were allowed to continue as long as participants had responses, and previous questions could be re-visited at any time if any participant wanted to add a response.

After discussion of the last questions, participants were given the opportunity to vote for the top three responses they felt most strongly about for each question. All responses remained on the list, and will be presented in this Plan, whether they received votes or not. The point totals were tabulated to determine prioritized issues in the community. Note that point totals for each question may differ, as participants may not have voted for three responses. The results of the tabulations are as follows:



TABLE 32: IMPROVEMENTS FOR WAHOO, COMBINED RESULTS

What Needs to be Improved in Wahoo?	Total Votes	% of Total
College Campus	18	14.8%
Renewal of Central Business District/Rundown Commercial	14	11.5%
Streets and Sidewalks	8	6.6%
Area next to Hackberry Park- Junkyard	7	5.7%
Junk Vehicles	7	5.7%
City Hall Facility	6	4.9%
Rundown Housing	6	4.9%
Maintaining Existing Neighborhoods	5	4.1%
Walking Bridge Across Creek in South	5	4.1%
Working with Past Planning/Zoning Problems	5	4.1%
More Soccer and Ball fields	4	3.3%
Traffic Flow- Across Town	4	3.3%
Entrances into Town	3	2.5%
Financial Growth	3	2.5%
Humane Society	3	2.5%
Improved Security at Schools	3	2.5%
Cable TV	2	1.6%
Expansion of Parks for Regional Events	2	1.6%
Lack of Trails	2	1.6%
More Variety of Non-Sport Recreation Activities	2	1.6%
Off-Street Parking in Downtown	2	1.6%
Performing Arts Facility	2	1.6%
Upgrade Electrical Production System	2	1.6%
After School Programs	1	0.8%
Flood Control (Storm Drainage)	1	0.8%
Graffiti on Buildings	1	0.8%
Industrial Park	1	0.8%
Lack of Bypass	1	0.8%
Limited Dump Access	1	0.8%
More Traditional Neighborhood type Construction	1	0.8%
Brick Roads	0	0.0%
Economic Development Incentives	0	0.0%
Improved Recycling Program	0	0.0%
Improved Utilities Service Center	0	0.0%
Increased Historic Preservation	0	0.0%
Lack of Nighttime Entertainment	0	0.0%
Lack of Parking near Recreation Area	0	0.0%
Need Frisbee Golf	0	0.0%
Plan Ahead for Future Recreation Needs	0	0.0%
Poor Sight Triangles- Enforcement	0	0.0%
Senior Center	0	0.0%
Sewer System in Older to Medium Parts of Town	0	0.0%
TOTALS	122	100.0%

Source: Wahoo Town Hall Meetings November/December, 2007, JEO Consulting Group, Inc.

TABLE 33: POSITIVES OF WAHOO, COMBINED RESULTS

What are Some of the Positives of Wahoo?	Votes	% of Total
Education System	15	12.0%
City Location (Omaha/Lincoln/Transit)	9	7.2%
Locally Owned Businesses	8	6.4%
Healthcare (Saunders County Medical Center)	7	5.6%
Good Basic Services (Grocery, Medical, etc. Doctors)	7	5.6%
Community Recreation Center	7	5.6%
Reasonable Utility Rates/Locally Owned	6	4.8%
Library	6	4.8%
People	5	4.0%
Good Fire and EMS Services	5	4.0%
Young Families	4	3.2%
Small Town Atmosphere	4	3.2%
Senior Center	4	3.2%
Parks and Recreation- Recreation Programs	4	3.2%
Diversity in Religion/Churches	3	2.4%
Assisted Living Facility- Skilled Nursing	3	2.4%
Airport	3	2.4%
Street Maintenance- Snow	2	1.6%
Safe Neighborhoods/Community	2	1.6%
People Returning to Live	2	1.6%
Flood Control (Lake Wanhoo)	2	1.6%
Civic Organizations	2	1.6%
Chamber of Commerce	2	1.6%
Aggressive Planning Commission	2	1.6%
Willing Volunteers- Community Involvement	1	0.8%
Planning Effort	1	0.8%
New Correctional Facility	1	0.8%
Law Enforcement	1	0.8%
Household Income	1	0.8%
Elderly Care Facilities	1	0.8%
Daycare Centers	1	0.8%
Cultural Events (Christmas on Prairie, etc.)	1	0.8%
Conducive Economic Development Atmosphere	1	0.8%
Community Involvement	1	0.8%
Accepting Minorities and Providing Opportunities	1	0.8%
Type of Industries in Town	0	0.0%
Trees	0	0.0%
Thrift Shop at Senior Center	0	0.0%
Smart Growth- Compact Community	0	0.0%
SCAA	0	0.0%
Rodeo	0	0.0%
Rides Amusement	0	0.0%
Recycling	0	0.0%
Rail Line	0	0.0%
Physically Attractive Community	0	0.0%
Newspaper	0	0.0%
New Businesses	0	0.0%
Meals on Wheels	0	0.0%
Kids Summer Institute	0	0.0%

What are Some of the Positives of Wahoo?	Votes	% of Total
Historical Society- Museum	0	0.0%
Hazardous Waste Collections	0	0.0%
Handicap Van	0	0.0%
Groundwater Availability	0	0.0%
Grocery Stores	0	0.0%
Good Housing Supply	0	0.0%
Good Downtown Businesses	0	0.0%
Financial Services	0	0.0%
Fair Board/County Fairgrounds	0	0.0%
Ethanol Plant	0	0.0%
Bedroom Community	0	0.0%
Banks	0	0.0%
Balanced Demographics	0	0.0%
Aquatic Park	0	0.0%
Affordable Housing	0	0.0%
TOTALS	125	100.0%

Source: Wahoo Town Hall Meetings November/December, 2007, JEO Consulting Group, Inc.

TABLE 34: WAHOO'S 20-YEAR VISION, COMBINED RESULTS

What is the 20-Year Vision for Wahoo?	Votes	% of Total
Performing Arts Center/Attract People	14	10.9%
Plan for Expansion/Maintaining of Schools to keep Young Families	13	10.2%
Destination Downtown	12	9.4%
Revitalization of Downtown (Buildings)	10	7.8%
Hiking/Biking Trails throughout Town	10	7.8%
Accessibility to Bypass	8	6.3%
Green Community	7	5.5%
Sufficient Water Supply/Quality	6	4.7%
Aesthetics for New Growth/Smart Growth	6	4.7%
Plan Now for Future Growth (Bypass)	4	3.1%
Industrial Growth	4	3.1%
Remain Family Friendly	3	2.3%
Other Recreation and Entertainment Opportunities	3	2.3%
Continue Senior Services	3	2.3%
Balance Agriculture and Industry	3	2.3%
Walkability	2	1.6%
Plan for Utility Expansion	2	1.6%
Plan for Redevelopment of Old Highway 77 Corridor	2	1.6%
New Nighttime Restaurants	2	1.6%
More Retail Shops	2	1.6%
More Employment Opportunities	2	1.6%
Leadership Groups- Community Involvement	2	1.6%
Expanded Fire and Police Protection	2	1.6%
Airport Expansion	2	1.6%
Lake Wanahoo	1	0.8%
Evening Entertainment (Theater, Bowling Alley)	1	0.8%
Clean-up the Town- Litter Pickup	1	0.8%
Adequate Housing Supply for Future Growth	1	0.8%
Residential Development along Old Highway 77 South	0	0.0%

What is the 20-Year Vision for Wahoo?	Votes	% of Total
New Restaurant Opportunities	0	0.0%
Improvement/Revitalization of Fair Grounds	0	0.0%
Expansion of Parks Facilities	0	0.0%
TOTALS	128	100.0%

Source: Wahoo Town Hall Meetings November/December, 2007, JEO Consulting Group, Inc.

TABLE 35: ACHIEVING WAHOO'S VISION, COMBINED RESULTS

How does Wahoo Achieve the Vision?	VOTES	% of TOTAL
Smart Growth/Be Prepared	13	11.7%
Planning through Community Input	11	9.9%
Make the City Attractive/Aesthetics of Future Development	8	7.2%
Proper Code Enforcement	7	6.3%
Planning for Infrastructure	6	5.4%
Plan Ahead for New Community Facilities	6	5.4%
Energetic City Government	6	5.4%
Annexation	6	5.4%
Plan for External Influences/Omaha	5	4.5%
People with the Vision	5	4.5%
Viable Comprehensive Plan	4	3.6%
Strong Law Enforcement (Preventing Gangs and Drugs)	4	3.6%
Corporate Donations/Involvement	4	3.6%
Cooperation with County and Communities	4	3.6%
Continue to Attract Young Families	4	3.6%
Advertise/Market the City	4	3.6%
Support the Schools	2	1.8%
Support New/Existing Business/Be Open Minded/Shop Wahoo	2	1.8%
Money- Increased Tax Base	2	1.8%
Youth Involvement	1	0.9%
Senior Involvement	1	0.9%
Preserving Historical Portions of Town	1	0.9%
Intergovernmental Cooperation (NRD, County, State)	1	0.9%
Grants- Outside Funding Sources	1	0.9%
Downtown Main Street Program	1	0.9%
Create Town Identity	1	0.9%
Community Need Assessment for Industrial Development	1	0.9%
Sustainability	0	0.0%
Land Acquisition for Growth	0	0.0%
Effective and Easy to Use Subdivision Regulations	0	0.0%
Development Fees	0	0.0%
Attract Tourism	0	0.0%
TOTALS	111	100.0%

Source: Wahoo Town Hall Meetings November/December, 2007, JEO Consulting Group, Inc.

TABLE 36: IMPROVEMENTS FOR WAHOO, MEETING ONE

What needs to be improved in Wahoo?	VOTES	% of TOTAL
JFK College Campus	12	14.6%
Rundown Commercial Buildings	11	13.4%
Condition and Lack of Sidewalks	8	9.8%
Rundown Housing	6	7.3%
Remodel City Hall	6	7.3%
Walking Bridge Across Creek in South	5	6.1%
Maintaining Existing Neighborhoods	5	6.1%
More Soccer and Ball fields	4	4.9%
Improved Security at Schools	3	3.7%
Financial Growth	3	3.7%
Humane Society	3	3.7%
Junk Cars	2	2.4%
Traffic Flow through the Community	2	2.4%
More Variety of Non-Sport Recreation Activities	2	2.4%
Performing Arts Facility	2	2.4%
Lack of Trails	2	2.4%
Cable TV	2	2.4%
Limited Dump Access	1	1.2%
Flood Control (Storm Drainage)	1	1.2%
After School Programs	1	1.2%
Graffiti on Buildings	1	1.2%
Entrance to the Community	0	0.0%
Economic Development Incentives	0	0.0%
Plan Ahead for Future Recreation Needs	0	0.0%
Improved Utilities Service Center	0	0.0%
Brick Roads	0	0.0%
Senior Center	0	0.0%
Improved Recycling Program	0	0.0%
Need Frisbee Golf	0	0.0%
Lack of Nighttime Entertainment	0	0.0%
TOTALS	82	100.0%

Source: Wahoo Town Hall Meeting, November 27, 2007, JEO Consulting Group, Inc.

TABLE 37: IMPROVEMENTS FOR WAHOO, MEETING TWO

What needs to be improved in Wahoo?	Votes	% of Total
Area next to Hackberry Park- Junkyard	7	17.5%
College Campus	6	15.0%
Junk Vehicles	5	12.5%
Working with Past Planning/Zoning Problems	5	12.5%
Renewal of Central Business District	3	7.5%
Entrances into Town	3	7.5%
Expansion of Parks for Regional Events	2	5.0%
Traffic Flow- Across Town	2	5.0%
Off-Street Parking in Downtown	2	5.0%
Upgrade Electrical Production System	2	5.0%
Industrial Park	1	2.5%
More Traditional Neighborhood Type Construction	1	2.5%
Lack of Bypass	1	2.5%
Sewer System in Older to Medium Parts of Town	0	0.0%

Streets and Sidewalks	0	0.0%
Increased Historic Preservation	0	0.0%
Lack of Parking near Recreation Area	0	0.0%
City Hall Facility	0	0.0%
Poor Sight Triangles- Enforcement	0	0.0%
TOTAL	40	100.0%

Source: Wahoo Town Hall Meeting, December 3, 2007, JEO Consulting Group, Inc.

TABLE 38: POSITIVES OF WAHOO MEETING ONE

What are some of the positives of Wahoo?	VOTES	% of TOTAL
Schools	11	14.9%
Locally Owned Businesses	8	10.8%
Recreation Center- Pool, Ball fields	6	8.1%
People	5	6.8%
Location	4	5.4%
Library	4	5.4%
Small Town Atmosphere	4	5.4%
Churches	3	4.1%
Fire Department	3	4.1%
Healthcare	3	4.1%
Locally Owned Utilities	3	4.1%
Parks	2	2.7%
Development of Wanhoo	2	2.7%
Airport	2	2.7%
Civic Organizations	2	2.7%
Chamber of Commerce	2	2.7%
Community Involvement	1	1.4%
Volunteers	1	1.4%
Nice Neighborhoods and Homes	1	1.4%
Conducive Economic Development Atmosphere	1	1.4%
Elderly Care Facilities	1	1.4%
Return of Wahoo Natives	1	1.4%
Safe Community	1	1.4%
Law Enforcement	1	1.4%
Daycare Centers	1	1.4%
Cultural Events (Christmas on Prairie, etc.)	1	1.4%
Grocery Stores	0	0.0%
Newspaper	0	0.0%
Saunders County Museum	0	0.0%
Fairgrounds	0	0.0%
Trees	0	0.0%
Groundwater Availability	0	0.0%
Trusting Community	0	0.0%
Ice and Snow Removal	0	0.0%
Smart Growth- Compact Community	0	0.0%
Rail Line	0	0.0%
Planning	0	0.0%
Kids Summer Institute	0	0.0%
SCAA	0	0.0%
Volunteer Events	0	0.0%
Banks	0	0.0%

What are some of the positives of Wahoo?	VOTES	% of TOTAL
Hazardous Waste Collections	0	0.0%
Recycling	0	0.0%
Ethanol Plant	0	0.0%
TOTALS	74	100.0%

Source: Wahoo Town Hall Meeting, November 27, 2007, JEO Consulting Group, Inc.

TABLE 39: POSITIVES OF WAHOO, MEETING TWO

What are some of the positives of Wahoo?	Votes	% of Total
Good Basic Services (Grocery, Medical, etc. Doctors)	7	13.7%
City Location (Omaha/Lincoln/Transit)	5	9.8%
Education System	4	7.8%
Healthcare (Saunders County Medical Center)	4	7.8%
Young Families	4	7.8%
Senior Center	4	7.8%
Reasonable Utility Rates	3	5.9%
Assisted Living Facility- Skilled Nursing	3	5.9%
Library	2	3.9%
Parks and Recreation- Recreation Programs	2	3.9%
Street Maintenance- Snow	2	3.9%
Aggressive Planning Commission	2	3.9%
Good Fire and EMS Services	2	3.9%
New Correctional Facility	1	2.0%
Airport	1	2.0%
People Returning to Live	1	2.0%
Community Recreation Center	1	2.0%
Planning Effort	1	2.0%
Accepting Minorities and Providing Opportunities	1	2.0%
Household Income	1	2.0%
Aquatic Park	0	0.0%
Type of Industries in Town	0	0.0%
New Businesses	0	0.0%
Historical Society- Museum	0	0.0%
Diversity in Religion	0	0.0%
Safe Neighborhoods	0	0.0%
Fair Board/County Fairgrounds	0	0.0%
Willing Volunteers- Community Involvement	0	0.0%
County Fair	0	0.0%
Rodeo	0	0.0%
Rides Amusement	0	0.0%
Affordable Housing	0	0.0%
Good Housing Supply	0	0.0%
Balanced Demographics	0	0.0%
Bedroom Community	0	0.0%
Thrift Shop at Senior Center	0	0.0%
Handicap Van	0	0.0%
Meals on Wheels	0	0.0%
Financial Services	0	0.0%
Good Downtown Businesses	0	0.0%
Physically Attractive Community	0	0.0%
Flood Control (Lake Wanhoo)	0	0.0%
TOTAL	51	100.0%

Source: Wahoo Town Hall Meeting, December 3, 2007, JEO Consulting Group, Inc.

TABLE 40: WAHOO'S 20-YEAR VISION, MEETING ONE

What is the 20-year vision for Wahoo?	VOTES	% of TOTAL
Maintaining Excellent School Systems (Public and Private)	11	15.5%
Revitalization of Downtown (Buildings)	10	14.1%
Cultural and Performing Arts Center to Attract Activities	8	11.3%
Maintaining Downtown as a Commercial Center	7	9.9%
Hiking/Biking Trail Network	6	8.5%
Aesthetics for New Growth/Smart Growth	6	8.5%
Connectivity to Expressway through Service Roads	4	5.6%
Additional Recreation Opportunities	3	4.2%
Remain Family Friendly	3	4.2%
More Retail Shops	2	2.8%
Better Accessibility	2	2.8%
New Nighttime Restaurants	2	2.8%
Green Community	2	2.8%
More Industrial Development	2	2.8%
Clean-up the Town- Litter Pickup	1	1.4%
Local Benefits from Lake Wanhoo	1	1.4%
Adequate Housing Supply for Future Growth	1	1.4%
Expressway Around Town	0	0.0%
TOTALS	71	100.0%

Source: Wahoo Town Hall Meeting, November 27, 2007, JEO Consulting Group, Inc.

TABLE 41: WAHOO'S 20-YEAR VISION, MEETING TWO

What is the 20-year vision for Wahoo?	Votes	% of Total
Performing Arts Center	6	11%
Sufficient Water Supply/Quality	6	11%
Destination Downtown	5	9%
"Green Community"	5	9%
Plan Now for Future Growth (Bypass)	4	7%
Hiking/Biking Trails throughout Town	4	7%
Continue Senior Services	3	5%
Balance Agriculture and Industry	3	5%
Expanded Fire and Police Protection	2	4%
Plan for Utility Expansion	2	4%
Walkability	2	4%
Plan for Redevelopment of Old Highway 77 Corridor	2	4%
Plan for Expansion of School System to keep Young Families	2	4%
Industrial Growth	2	4%
More Employment Opportunities	2	4%
Airport Expansion	2	4%
Accessibility to Bypass	2	4%
Leadership Groups- Community Involvement	2	4%
Evening Entertainment (Theater, Bowling Alley)	1	2%
Expansion of Parks Facilities	0	0%
New Restaurant Opportunities	0	0%
Other Recreation and Entertainment Opportunities	0	0%
Residential Development along Old Highway 77 South	0	0%
Improvement/Revitalization of Fair Grounds	0	0%
Lake Wanhoo	0	0%
TOTALS	57	100%

Source: Wahoo Town Hall Meeting, December 3, 2007, JEO Consulting Group, Inc.

TABLE 42: ACHIEVING WAHOO'S VISION, MEETING ONE

How Does Wahoo Achieve the Vision?	VOTES	% of TOTAL
Be Prepared for Growth	8	12.1%
Planning through Community Input	7	10.6%
High Standards for Aesthetics of Future Development	7	10.6%
Energetic City Government	6	9.1%
Plan Ahead for New Community Facilities	6	9.1%
Planning for Infrastructure	6	9.1%
Viable Comprehensive Plan	4	6.1%
More Community Involvement	4	6.1%
Plan for External Influences	4	6.1%
Continue to Attract Young Families	4	6.1%
Strong Law Enforcement (Preventing Gangs and Drugs)	4	6.1%
Communicate with Other Communities	2	3.0%
Youth Involvement	1	1.5%
Plan for the Influence of Omaha	1	1.5%
Community Need Assessment for Industrial Development	1	1.5%
Intergovernmental Cooperation (NRD, County, State)	1	1.5%
TOTALS	66	100.0%

Source: Wahoo Town Hall Meeting, November 27, 2007, JEO Consulting Group, Inc.

TABLE 43: ACHIEVING WAHOO'S VISION, MEETING TWO

How does Wahoo achieve the vision?	VOTES	% of TOTAL
Proper Code Enforcement	7	15.6%
Annexation	6	13.3%
People with the Vision	5	11.1%
Smart Growth	5	11.1%
Corporate Donations/Involvement	4	8.9%
Advertise/Market the City	4	8.9%
Money- Increased Tax Base	2	4.4%
Cooperation with County and Communities	2	4.4%
Support New and Existing Business- Shop Wahoo	2	4.4%
Support the Schools	2	4.4%
Grants- Outside Funding Sources	1	2.2%
Preserving Historical Portions of Town	1	2.2%
Make the City Attractive	1	2.2%
Create Town Identity	1	2.2%
Downtown Main Street Program	1	2.2%
Senior Involvement	1	2.2%
Land Acquisition for Growth	0	0.0%
Effective and Easy to Use Subdivision Regulations	0	0.0%
Link Zoning and Subdivision Regulations	0	0.0%
Development Fees	0	0.0%
Be Open Minded about New Business	0	0.0%
Attract Tourism	0	0.0%
Sustainability	0	0.0%
Youth Involvement	0	0.0%
TOTALS	45	100.0%

Source: Wahoo Town Hall Meeting, December 3, 2007, JEO Consulting Group, Inc.

WAHOO FOCUS GROUP MEETINGS

The Wahoo Comprehensive Plan process included five focus group meetings with specifically invited community representatives. Three of the focus groups were held in December 2007 and the other two held in January 2008. The groups included the following:

- Wahoo Parks and Recreation Board
- Wahoo High School Honor Society
- Bishop Neumann High School Students
- Greater Wahoo Economic Development Corporation
- Wahoo Schools Administrative Staff

The different groups were each asked a specific set of questions in order to assess certain points of view. The following is a summary of the responses from each group.

Wahoo Parks and Recreation Board

The Wahoo Parks and Recreation Board along with a representative of Wahoo High School, City Council, and City of Wahoo met with JEO staff to discuss the future of Wahoo Park and Recreation. Fourteen people participated in the focus group held on January 9th, 2008 at the Wahoo Senior Center. The group discussed the following questions and participated in a mapping exercise. Information from this focus group will be used to establish a vision of the future for development of parks and recreation. The 'Achieve Wahoo' section of this plan contains specific information on parks and recreation development.

- 1) What types of recreation facilities is Wahoo currently lacking?
- 2) What will be the city be lacking in the future if new parks are not built?
- 3) Is the current parkland in Wahoo sufficient or does there need to be more for the existing population?
- 4) What types of plans does the city have for future expansion of the parks system as the city grows?
- 5) Where does the city obtain funding to build and maintain parks?
- 6) Do you see future developments dedicating land or paying fees for new parks?

When asked what types of facilities the group felt were lacking the following were mentioned: tennis courts, skateboard facilities, ball fields, multi-purpose fields, multi-purpose gymnasium (with several courts), soccer fields, dog run, walking/biking trail, sand volleyball, and frisbee golf. Currently the group felt as if ball fields and the gymnasiums were the most overused and that a lack of 'green space' and no existing sand volleyball had a greater desire.

In the future, the group would like to plan for facilities for small children, ensure the future land use map acknowledges the needs for park and recreation uses, development of an indoor walking/jogging track, increased indoor fitness space, and preparing to replace structures at existing facilities (such as resurfacing of tennis courts). Other ideas discussed included a bowling alley, ice skating, roller skating rink, and 'multi-purpose' facility for youth in the community.



Planned expansions to the parks facility include 'Heritage Park' south of the community, a 20-acre site near Heritage Heights subdivision that has the potential for parkland development. A study discussing 'Hackberry Park' has been completed 10 years ago. The group has also discussed 'College Campus', Lake Wanahoo and the need to create connectivity to the lake through trails.

Wahoo High School Students

A group of students representing Wahoo High School and Bishop Neumann High School were invited to meet with JEO staff and one member of the city council to discuss the questions found below. A summary of each groups responses is found below.

- 1) What are your plans after high school?
- 2) Where do you see yourself living in 10 years?
- 3) What is one thing about your community that you will always remember?
- 4) What do you feel would either bring you back to Wahoo after college or keep you in Wahoo after high school?
- 5) If you could improve something in the community today what would it be?
- 6) Do you feel that there were enough opportunities for youth in Wahoo? If not, what would you recommend?
- 7) How strong of a connection do you feel you have to Wahoo?
- 8) What would you like to see in Wahoo in the next 10 to 20 years?
- 9) Are there things in other towns (those mentioned in question two) that you feel Wahoo should have or be doing?
- 10) How should Wahoo utilize the new Highway bypass and Lake Wanahoo?

Wahoo High School Honor Society

Nearly 20 Wahoo High School students, members of the National Honor Society, attended the focus group meeting. Most students will leave for college after high school and generally do not plan on returning to Wahoo after college. In 10 years, most students see themselves living outside of Nebraska in a larger city. For students most memories of Wahoo include 'family time' and events.

Spending time with family, events such as homecoming football games and high school reunions, or job opportunities might bring students back to Wahoo once they leave. Students believe Wahoo has too few job opportunities, except for fast food jobs or insurance agents. They feel Wahoo needs a greater variety of job types that are more interesting and have a greater potential for growth.

When asked about the highway bypass and Lake Wanahoo, students believe that some businesses will benefit while others are hurt, especially lost farmland. Most benefits would be for visitors and not residents. Traffic currently supporting in town business would no longer travel through. New businesses located near the by-pass would compete with existing ones, or existing businesses will move out further away from residents. In regards to the lake, students believe jet skiing and wake boating should be allowed and that camping, fishing, and tourism revenue will increase.

Existing activities in town are limited to the swimming pool, golf, and the community center. Students think that outdoor recreation is limited and the following amenities are needed: tennis court, gymnasium for public use, nice restaurant, teen recreation center, recycling program, trail system for walking and biking, and better sidewalks in town. Currently the number of basketball courts and ball fields are adequate for the size of the community. Students would like more entertainment and things to do inside in the evenings, like a 2-3 screen theater and a bowling alley, and increased retail options.

When discussing the downtown, students would like to see a more vibrant downtown by cleaning up existing properties. Other areas needing a clean up include the fair grounds, community entrances, College Campus, and the Co-op. Students would like to see College Campus reused for another college, athletic fields, or passive open spaces.

Bishop Neumann High School Students

Ten Bishop Neumann High School students volunteered to participate in the focus group. When asked what they will remember about Wahoo, most of the group mentioned family ties, people knowing everyone, the 'single-stop light' and a lack of weekend activities. Students leave Wahoo for shopping, bowling, eating, and movies. Once students leave, family, visiting friends, or the 'creation of an amusement park' would bring them back.

When asked what could be improved, the group discussed 'College Campus', tennis courts, and entrances into town including the trailer parks. They listed benefits of Wahoo to include location between Lincoln and Omaha, good place for families, and having close job opportunities in other towns, softball fields, and good educational programs and facilities. "Wahoo is a good place to go to school but not hang out". Some students feel those who do not participate in sports have a limited number of afterschool activities available.

In the future the group would like to see a movie theater, a sit down restaurant without a bar, places to hang out, tennis courts, a teen recreation center (the civic center is for eighth grade and lower), and increased indoor activities. Students are disappointed that Lake Wanahoo will not have wake boating available. They look forward to camping opportunities and ice skating. Some feel Wahoo can become more of a destination after the development of Lake Wanahoo. Students feel as if the downtown area should become more of an entertainment area and that establishing new retail is difficult due to location. Students may return to live in Wahoo if they have jobs in either Lincoln or Omaha due to the small town atmosphere.

Greater Wahoo Economic Development Foundation

The Greater Wahoo Economic Development Foundation is a non-profit corporation whose mission is to assist in promoting the economic growth and development of the City of Wahoo; to encourage immigration, new industries, and investment, and to conduct and carry on a public campaign exploiting and advertising the various resources of the City of Wahoo. A group of approximately 25 individuals representing numerous Wahoo area businesses and city staff attended a focus group at the Saunders Medical Clinic with JEO staff. The group responded to the following questions.

- 1) What is Wahoo's greatest asset in terms of economic development?
- 2) How could the new comprehensive plan enhance that asset and or encourage further economic development?
- 3) What barriers exist today that hinder economic development in and around Wahoo?
- 4) What should be changed to eliminate this barrier so that economic development can occur?
- 5) How are you currently marketing Wahoo to new potential businesses and industry?
- 6) How can this effort be improved?
- 7) What other groups do you communicate with currently? How could this be expanded?
- 8) How have you promoted high-tech industry, such as Internet based opportunities?
- 9) The old College Campus has been mentioned at each town hall meeting and both youth focus groups. Who should lead an effort to improve this site? How should the public be involved?
- 10) What should the old College Campus area become in the future?
- 11) What location has the most economic development potential?

The group mentioned that Wahoo's location and high quality of life was a key economic asset. The 'bedroom community' atmosphere and good residential neighborhoods benefited the community. Participants discussed that the comprehensive plan would provide a basis for quality zoning, which will promote economic development. Some group members believe there is not enough land available for expansion of business and that the plan will help identify outside funding sources.

Barriers hindering economic development include lack of available land, floodplain, the incomplete US Highway 77 by-pass and Lake Wanahoo, some existing land uses and the 'not in my back yard' attitude. In order to eliminate these barriers, Wahoo needs to continue to communicate with the State of Nebraska and keep pressure on to finish the by-pass and lake project. 'Greater Wahoo' should also attempt to purchase land or options on land to prepare them for future development sites. The group is also willing to work with a regional economic group, however, this concept has not been approached or pursued at the time of the planning period.

Wahoo currently utilized a website to market opportunities in the community and also employs one full-time staff member to oversee economic development. When

asked how this effort could be improved it was discussed to market Wahoo further in regards to having an excellent telecommunications infrastructure available for high-tech firms.

When asked about College Campus, the group discussed the lack of a ‘final plan’ for the area as a downfall. The area is currently designated as a blighted area and qualifies for tax increment financing. The group recognizes that the community currently uses the area unofficially for ‘park like activities’ due to the mature trees and open space. Participants believe the neighborhood around College Campus should have a major say in how it may be developed in the future. Some College Campus alumni have discussed renovating the ‘president’s house’ into an Alumni Center. Some feel the property should remain as ‘one block’ and not sold into pieces if ever developed. As it exists today, it is difficult to redevelop due to having no plan in place.

Participants feel as if areas south or southeast of town near the new hospital are more likely to bring economic development to the community. Other areas mentioned include north Chestnut Street near the anticipated by-pass and east of town near the railroad tracks.

Wahoo Schools Administrative Staff

On January 17, 2008, eleven representatives from Wahoo Public Schools, Bishop Neumann High School and Saint Wenceslaus Parochial Schools attended a focus group at Wahoo High School. The group included each superintendent, teachers, an athletic director, and other staff. JEO staff discussed several questions as listed below with the group.

1. How do you see Wahoo’s school systems current role in Wahoo and the surrounding area?
2. How do you see the school’s role in Wahoo’s vision for the next 10-20 years?
3. What are the school’s plans in the next 10 to 20 years?
4. How can the school work with the community of Wahoo to make communication better?
5. What can be done to further enhance the relationship between the Wahoo schools and the community?
6. What are the key issues the Wahoo schools see needing to be addressed in the next 10 to 20 years?
7. What projects/programs/plans are on the boards/discussions for the next 10 to 20 years?
8. What is your vision of Wahoo?

Each school feels as if they are a strong component of not only Wahoo’s future, but also the future of Saunders County. The schools are the center for family activity especially after Class I schools were closed. Another value to the community is that there is a choice between parochial or public school. Bishop Neumann is seeing an increase in the number alumni returning to Wahoo to raise their families. There are a number of alumni from both schools that are now school employees. Both schools

are determined to create positive culture for students to remain. Wahoo's location between Omaha and Lincoln presents opportunities for people moving to the area that want to work in a metro area but live in a small town.

Both schools have plans to expand the facilities and programs over the next 20 years. Specifically, Wahoo High School has discussed adding a K-2 elementary to their facilities and a theater. The new bond issue would include a theater, there is a need to expand the arts/music programs at the school, it would be offered as a community theater open to both schools and the community as a whole.

Communication with the community overall is good. Many of the families in Wahoo do not have children in school, therefore it is critical to reach out to all citizens and provide opportunities for citizens to connect. Wahoo currently has a number of 'progressive' residents which has enabled each school to grow and be supported. Each school has opted to not charge senior citizens and veterans at sporting events.

Issues the Wahoo school sees as needing to be addressed include a 'lack of sidewalks', lack of gym space, and a push to ensure technology is improved to keep up with current trends. Each school would like solve the 'void of activities' which currently exist and forces some students to travel to Lincoln or Omaha to find something to do.

New programs will specifically cover 'career areas', such as those in Wahoo and around the state. Each school also would like to strengthen the 'Head Start' program and increase the interaction of parents and students at an early age. Beyond changing curriculum, a recreational intramural sports program for 'non-athletes' has been discussed by both schools. The group felt that some students simply don't 'play outside' enough due to being enrolled in so many sports leagues (sometimes multiple leagues in Wahoo/Lincoln/Omaha).

When asked about the 'Vision for Wahoo', the group felt keeping the downtown business was a priority, such as the new Chinese restaurant. Keeping the 'small town feeling' present is important to keep families in Wahoo. A strong future land use plan was discussed and felt to be important in keeping new developments as 'typical single-family' versus large acreage types that hinder interaction between neighbors and children. The group does not want to establish a 'ring of acreage development'.

The group agreed that an influx of young professionals has changed Wahoo's dynamic and forced a more progressive attitude of Wahoo residents, and was vital to supporting a positive vision for the future. Previous support for projects such as school expansions, the hospital, library, and aquatic center are positive signs that this generation has made an effort to support the next.

COMMUNITY INVENTORY PHOTO PROJECT

The City of Wahoo looked to solicit community involvement for the Comprehensive Plan and identify what people felt Wahoo is doing correctly and what could be improved. The City purchased 24 disposable cameras and distributed them to a list of community representatives selected by the staff. Photographers included business owners, business workers, school faculty, new residents, renters, long-time residents, commuting residents, non-residents commuting to work in Wahoo, youth, senior citizens, local farmers and others. The group covered a spectrum of ages, experiences, and interests. In addition to taking photos, the group was asked to record specifically which aspect of the photo was positive or needed improvement.

Overall, 22 cameras were distributed and 17 were returned. Photos were developed, categorized, and placed on a display showing the positives of Wahoo and what could be improved. The photo project results were shared at each town hall meeting and also displayed at City Hall. The photo project was a success and was completed with a high level of enthusiasm and candor of comments.

Most positive comments focused on recent community facility improvements: construction of the aquatic center, library, hospital, and law enforcement center, and patriotic paint design on the water tower. Parks and recreation received high marks for parks, ball fields, and variety of activities offered to local residents. The schools, churches, senior services, downtown business renovations, and municipal services received many favorable comments. Wahoo's proximity to Lincoln, Omaha and Fremont were also ranked high. The airport, museum, fairgrounds, recycling, beautiful neighborhoods, new home construction, and community activities were cited as positives. Overall, quality of life was a common positive theme.

Concerns about appearance and property maintenance, particularly the negative first impression created by property at community entrances, dominated the items needing improvement. Participants expressed concern about the vacant college campus; empty, poorly-maintained, industrial-appearing, or junky business properties; and run-down, unsightly residential properties. Transportation issues also ranked high as areas of concern: poor conditions of sidewalks, streets, traffic safety, flooding and drainage, and delay of the expressway project. A number of participants emphasized a need to plan for the future as the community grows: additional recreational, entertainment, and artistic activities; enlarged school and recreational facilities; protection of water quality and added recycling options; and readiness to extend and improve infrastructure to new development.



WAHOO'S VISION

Planning for future land uses, facilities, and continuing economic development within Wahoo is an ongoing process that gauges public perceptions and desires. This helps the city monitor the quality of life it provides. Through public participation, planning focuses on ways to solve existing problems within the city, and provides a management tool to help residents achieve a desired future vision.

Developing a future vision through a process called 'visioning' allows the City to evaluate present conditions, identify problem areas, and build a consensus among City residents for the best way to manage future change. The result of the visioning process is a picture of the way residents of Wahoo would like to see the community evolve over the next twenty years. The next step is an evaluation of strengths and weaknesses in the city. Once identified, the City is able to determine specific items that need to change so that the City can achieve its future vision. This provides the city with a "roadmap" to the future.

Change is continuous in every community regardless of the size. Wahoo will be influenced in the next twenty years by the potential development of the Highway 77 bypass, Lake Wanahoo, and other endless possibilities. Once one characteristic changes in a City, a chain reaction occurs. Because of this dynamic, the City should develop specific benchmark criteria to measure change and development. Armed with a set of benchmark criteria, the City can monitor the effects of change at a specific level. This will enable the City to guide patterns of change according to the future vision. With this in mind, the Steering Committee has adopted the following vision statement as part of the Comprehensive Development Plan.

Wahoo's Vision Statement

"The City of Wahoo will motivate the community to work together to achieve positive economic growth for its future generations and promote young families to the community. Wahoo will promote aesthetics guidelines into new growth. Wahoo will encourage new business to join in the development of the community, support existing business, and continue to support the development of a strong local educational system."



WAHOO'S GOALS AND OBJECTIVES

This section will examine specific goals and objectives for Wahoo based on the results of the Town Hall meetings, the focus groups, the community inventory photo project, an assessment of the community facilities, and other information discussed in the profile section of this plan. Goals and objectives are essential to the future and need to be monitored on a regular basis. As specific goals and objectives are achieved, the community needs to establish additional goals and objectives to tackle new issues that may have arisen. To be successful in achieving the goals and objectives set forth, it is critical to define these terms.

- ❖ **Goals** are broad-based statements of the ultimate result of the change being undertaken. Goals are desires, necessities and issues to be attained in the future and should be established in a manner that allows them to be accomplished. Goals are the end-state of a desired outcome that play a factor in the establishment of policies within a community. To attain certain goals, the City may need to modify or change some aspects of them through the course of time.
- ❖ **Objectives** are the steps or actions performed in order to attain specific goals. Objectives should be measurable through both specific levels of achievement and in terms of time. Objectives can be established in a way that assigns specific activities to specific individuals and/or public bodies. Policies can also be a derivative of objectives where regulations are implemented.

Goals and objectives are “measuring” tools for guiding growth and development issues. The goals and objectives of this Plan are sufficiently detailed to be referred to when considering individual zoning, subdivision, or public improvement matters. They provide specific direction to assist in making the daily, incremental decisions that ultimately lead to the full implementation of the Comprehensive Development Plan.

The goals and objectives assure the Comprehensive Development Plan accomplishes the desires of Wahoo’s residents. For this reason, this section of the Plan is a compilation of local attitudes generated through public meetings and workshops. If followed, development or improvements in the community will have a direct link to residents’ stated interests. Therefore, these goals and objectives should be referred to as diligently as the Future Land Use Map or any other part of the Comprehensive Development Plan. Likewise, they should be kept up to date to reflect the current attitudes of the community and its residents as unknown issues and challenges face the community in the future.



Economic Development

Goal: *The City of Wahoo will promote and encourage economic activity through participation in programs supporting existing businesses while searching for incentives and mechanisms that will direct new businesses opportunities.*

Objectives:

1. Develop an incentive program for business development in the community.
2. Develop an incentive program to promote renewal of the Central Business District and renovation of deteriorating commercial structures in the downtown and create a focus on a 'Destination Downtown'.
3. Promote the development of businesses that are unique to the regional economy, and that can provide needed services to the community.
4. Identify future growth areas and provide incentives to expand the existing industrial and commercial base.
5. Identify future growth areas for new residential development.
6. Establish a master plan for the redevelopment of College Campus.
7. Develop a community marketing campaign utilizing the existing website and additional Internet resources and traditional methods that will attract travelers to Wahoo and its surrounding recreational opportunities.
8. Encourage home-grown businesses that supply needed goods and services to the residents and visitors.
9. Encourage technology based businesses through 'rural outsourcing' to locate in Wahoo.
10. Continue to utilize the community webpage to promote community attractions, activities, attract new businesses opportunities, and increase communication within the community.

Land Use

Goal: *The City of Wahoo will manage existing and future land uses in a cost-effective and efficient manner that supports economic development while preserving the character of the town.*

Objectives:

1. Encourage commercial businesses in areas that are adjacent to major thoroughfares such as US Highway 77, State Highway 92, as well as any other major arterial streets such as north Chestnut Street.
2. Provide for proper development of commercial and industrial areas by identifying appropriate areas to support these zoning districts.
3. Establish guidelines and policies into community planning documents (i.e., zoning and subdivision regulations) that promote developments which meet specific aesthetic and smart growth criteria.
4. Locate commercial and industrial development in areas of the community that have adequate infrastructure present.
5. Provide protection for residential areas from inappropriate commercial and

industrial development using screening, landscaping, and other buffering methods.

6. Provide for land use policies that are flexible and will allow certain uses to be mixed together; these uses typically include certain commercial uses mixed with lighter industrial or residential uses.
7. The development of new land use districts should minimize nonconformities with existing uses.
8. Promote land uses which will be compatible around both the new US Highway 77 bypass and Lake Wanahoo.
9. Establish a community needs assessment to determine what type of industrial growth the community desires and where the best location would be.

Transportation

Goal: *The City of Wahoo will develop and maintain a transportation system that improves access and circulation for all modes of travel within the community.*

Objectives:

1. Identify a long-range plan for improving the street system throughout the community including a curb and gutter system, traffic flow improvements, paving of graveled roadways in the corporate limites, and improvements and maintenance to brick streets.
2. Implement the existing trails plan and continue to design and construct a system of pedestrian trails that connect recreation facilities to other sections of the city.
3. Identify specific locations where crosswalks and other pedestrian transportation improvements are needed along arterial roadways.
4. Create an inventory of the existing sidewalk conditions and establish a 'Sidewalk Improvement Program' for all areas of the community. An improvement program for the sidewalk system needs to be developed that improves the sidewalks in the community and makes intersections handicapped accessible.
5. Continue to establish specific maintenance schedules for the streets within the community in the one and six year plans.
6. Communicate with the Nebraska Department of Roads to ensure the community has adequate accessibility to the planned US Highway 77 expressway.
7. Establish a walking bridge across Wahoo creek to increase walkability and accessibility to neighborhoods south of the community.



Housing

Goal: *The City of Wahoo will work to provide adequate affordable housing, ensure the existing housing stock in the community is maintained and preserved, while working with developers on providing land use areas for new housing opportunities.*

Objectives:

1. Utilize available grants and low-interests loans from the Nebraska Department of Economic Development CDBG program for housing improvements.
2. Develop an incentive program for first time homebuyers in the community.
3. Develop a housing program that assists in clean up, repair, and maintenance of housing stock that is in disrepair such as identifying owners of vacant lots and/or deteriorated properties to work towards putting these properties into the ownership of individuals that intend to improve the properties.
4. Promote the development of vacant lots to aid in the city's ability to see new housing units while minimizing the need for new infrastructure.
5. Promote a more traditional neighborhood type construction guideline.

Infrastructure

Goal: *The City of Wahoo will continually evaluate the existing infrastructure to determine the necessity for updates and improvements in order to provide adequate services to the citizens of Wahoo and ensure systems have the capacity to support future growth and development.*

Objectives:

1. Develop a short and long term program for improvements to the city's community water service.
2. Continue regular upgrades of the city electrical and natural gas systems.
3. Make improvements to the Utilities Service Center
4. Identify funding sources that will assist the community in upgrading infrastructure such as the water system and sanitary sewer system, especially in older portions of the community.
5. Identify a long-range plan for improving the street system throughout the community including a storm water management system, such as curb and gutters.
6. Establish and maintain GIS based maps of the cities water, sanitary, gas, electrical, and stormwater systems.
7. Establish a capital improvements plan for all utilities managed by the City in anticipation of future needs.



Community Facilities

Goal: *The City of Wahoo will operate and maintain the community facilities to meet both current needs and plan for development and improvement of new facilities to meet future demands.*

Objectives:

1. The City of Wahoo will complete an evaluation of all existing community facilities in order to determine if upgrades or improvements are necessary.
2. Evaluate the existing city hall facility to determine feasibility for the construction and remodeling of a new facility.
3. Evaluate the possibility of building a 'performing arts center' to host cultural events.
4. Continue to plan for airport improvements as needed.

Public Health and Safety

Goal: *The City of Wahoo will continue to support the volunteer fire department, rescue squad, and police department to ensure adequate services and response times to the citizens of Wahoo. The city will continually evaluate and update the water and wastewater systems as needed.*

Objectives:

1. The City Council will continue to support and promote community efforts in fundraising for continuous upgrades of equipment and provide training to support the volunteer fire department.
2. Promote enforcement of nuisance and other existing City ordinances relating to issues such as noise, weeds, and dilapidated housing.
3. Continue to identify structures in need of demolishing and work with stakeholders in the community to complete this process on an ongoing basis.
4. Develop an Emergency Management Plan for the City that will guide necessary procedures in the event of natural and/or manmade disasters.
5. Work with the Three Rivers Public Health Department to ensure all available services and public health programs available are accessible to the citizens of Wahoo.
6. Implement projects as established in the 2007 City of Wahoo Hazard Mitigation Plan.
7. Establish a mechanism to work with property owners to clean up junk properties and remove junk vehicles.





Parks and Recreation

Parks and recreation specific goals and objectives are found in the 'Achieve Wahoo' section on page 135.

Environmental

Goal: *The City of Wahoo will continuously recognize the importance of maintaining environmental conditions within and surrounding the community such as surface water and groundwater sources, flood plains, and air quality.*

Objectives:

1. Future developments should be constructed while maintaining natural topographical features, drainage ways, and tree and grass cover, especially along waterways.
2. Work to create a wellhead protection plan and later adopt an overlay zone that allows the community to enforce more stringent land use regulations to protect the community's supply of drinking water.
3. Utilizing volunteers, organize a 'spring cleanup' to include collection of household hazardous waste and litter pick-up.
4. Recognize the 100-year floodplain boundary and develop special restrictions for any type of development that may occur within or have an impact on the floodplain.
5. Support Lower Platte North NRD's effort to construct Lake Wanhoo.
6. Work with each educational institutions, public agencies, the private sector, and any non-profit group to promote Wahoo as a healthy, sustainable 'Green Community'.

Hazard Mitigation Planning and Project Implementation

Goal: *The City of Wahoo will strive to reduce or prevent damage to property or prevent loss of life or serious injury through Hazard Mitigation.*

Objectives:

1. Implement projects as described in the August 2007 City of Wahoo Hazard Mitigation Plan.
2. Begin an update of the plan prior to the 5-year deadline of August 2012.
3. Utilize the Hazard Mitigation Grant Program (HMGP), Pre-disaster Mitigation Program (PDM), Flood Mitigation Assistance (FMA) programs, and/or other funding opportunities for assistance in project cost.
4. Work in conjunction with Saunders County, and Lower Platte North Natural Resources District for implementation of flood mitigation projects.
5. If necessary, amend the plan to include unforeseen projects and opportunities.

Implementation, Evaluation, and Review

Goal: *The City of Wahoo will work with Saunders County as well as other entities and stakeholders to implement programs that provide effective planning for all future developmental activities affecting the community.*

Objectives:

1. Execute an annual review of the Comprehensive Development Plan, Zoning Ordinance, and Subdivision Regulations.
2. Develop an ongoing educational program relating to community planning and development issues so that residents are informed on planning decisions and become more familiar with any new developments in and surrounding the city. Continually recruit and educate residents for service on the planning commission, board of adjustment, and other city bodies as needed.
3. Through education, work on past planning and zoning problems through implementation of the new land use and transportation plan.
4. Pursue and utilize revenue sources other than the City operating budget for planning projects whenever possible.
5. Wahoo will facilitate efforts for future review and updating of the Comprehensive Development Plan and its supporting documents through continuous public participation.
6. Develop a 'master plan' to establish a future vision for the College Campus.
7. Develop a 'corridor study' to establish a vision and improve aesthetics of the area around for the former US Highway 77 from Wahoo Creek north to the Nebraska Highway 92 intersection.





Achieve Wahoo

Growth Management Plan

Primary Land Use Types

Land Use Suitability Criteria

Future Development

Transportation Plan

Transportation Design Standards



Achieve Wahoo

GROWTH MANAGEMENT PLAN

Growth Management can be defined as the “Anticipatory approach to managing future growth of a community”. Growth Management can be handled using a number of tools and planning techniques. These include the provision for adequate public facilities, phased growth, growth rate management, and Urban Service Areas. All of these tools are a means to allowing growth in a feasible and cost effective manner.

The Wahoo Comprehensive Development Plan and Growth Management Plan approaches future growth and land use from a combination of adequate public facilities and phased growth. The approach to Wahoo’s Growth Management examined several items including:

- Existing utility sizes and locations,
- Utility expansion plans,
- Existing ridgelines and valleys,
- Existing drainage areas (watersheds),
- Potential barriers to growth (floodway, Proposed Expressway, Union Pacific Railroad, etc.), and
- Ability to extend sanitary sewer services through the use of gravity flows.

A Growth Management Plan can accomplish several goals. The most important of these goals is the ability for development to occur in a planned and contiguous manner and in a manner that is sensitive to the plans for utility extension. Haphazard growth can only create major issues related to sprawl, leapfrog development and increase the overall cost of utility construction to the City and/or the Developer. In order for Growth Management to occur and be effective, specific policies need to be discussed and adopted by the Planning Commission, the City Council and the City staff. These policies if enforced will allow the City and the Developer to know where the potential development stands prior to making a presentation to the City and the Public.

Contiguous growth is the most desirable approach to any Growth Management Plan. In most cases, when contiguous growth occurs, then new development has the opportunity to connect onto existing utilities without the City or the Developer incurring any major expansion costs. The Phasing Plan will identify the pros and cons of developing in specific areas adjacent to or away from the City of Wahoo. Therefore, any new development should, to the greatest extent possible, be contiguous to existing development or services. This would allow for the logical and cost effective extension of streets and utility services (see Phasing Plan this section). The City may authorize non-contiguous development if:

- The Developer pays for the “gap” costs of extending services from the existing connections to the proposed development, or
- The extension would open up needed or desirable areas of the community for additional growth, or
- Issues are related to adjacent/transitional agriculture areas.

PHASING PLAN

Phasing development means expanding services on an incremental basis and avoiding long spans of water, sanitary sewer and streets that do not serve sustainable growth. The potential growth areas may have utilities extended in a number of ways that include:

- Budgeting and construction improvement incrementally through the use of a Capital Improvements Program that allocated specific amounts of funding to projects annually with cost projections for six and tens years into the future. This option should also include the potential to assess a developer appropriately to cover portions of the overall costs,
- Requiring developers to pay the cost of utility extensions as development is proposed. Through this process individual developers could surcharge future developers a fee to cover part of the initial costs incurred by the original development,
- Cost sharing the price of extending major utilities into a new area as development is proposed,
- The City could develop a fee structure that basically assesses an Impact Fee to a developer for approving a proposed development. This Impact Fee could be charged on a projected demand analysis for utilities, streets, etc. or on a per lot basis,
- Requiring new developments within the Extraterritorial Jurisdiction that are not adjacent to or within 300 feet of the Corporate Limits to install sanitary sewer and water lines (dry lines) at the time of initial development. This approach will allow the City of Wahoo to tap into the constructed system once utilities are extended to the subdivision.

As development occurs in the Extraterritorial Jurisdiction of Wahoo, it should create a benefit to the existing taxpayers of the City as opposed to a potential cost burden to either the General Fund or to the bonding capability of the City. However, positive development opportunities may require some variance in this basic policy.

The area around Wahoo is divided into five different Phased areas including Phase 1 through Phase 5. Each of the five areas have been divided further into alpha designations and these range anywhere from four subareas to eight subareas. All of the areas designated between Phase 1 and Phase 4 are located within Wahoo's current one-mile Extraterritorial Jurisdiction, while Phase 5 lies within an area that would represent a two-mile Extraterritorial Jurisdiction based upon the current Corporate Limits. See Figure 13 for boundaries of each Phasing district.

Phase 1 Development

Phase 1 Development is intended to be the primary area for development within the Wahoo area. This area is contained within the current Corporate Limits of Wahoo. This area is predominately serviced at the present time, only a slight amount of utility service extensions will be necessary to accommodate growth.

The primary concerns of this area should be the following:

- Infill existing lots using already established utilities,
- Redevelopment of undersized and/or older utility lines to service existing development as well as accommodating future development,
- Redevelopment of substandard property,
- Redevelopment of underutilized property.

Phase 2 Development

Phase 2 Development areas are located in six different locations spread throughout the Extraterritorial Jurisdiction of Wahoo. The first is located west of U.S. Highway 77 and Nebraska Highway 92 near the intersection of Nebraska Highway 109, this area is noted as Phase 2A.

Phase 2B has two different locations that are relatively equal in the City's ability to service development. The first of the two areas is located directly north of the Industrial Park at the airport along Nebraska Highway 109. The second location is directly north of Wahoo.

Phase 2C is located directly south of the airport and lies south and east of U.S. Highway 77 and Nebraska Highway 92.

Phase 2D is located in two locations. The first is directly and contiguous to the Corporate Limits of Wahoo and north of Nebraska highway 92. The second location is south of the first but south of the Floodway along Nebraska Highway 92.

The following describes the conditions that need to be overcome in order for development to occur:

Phase 2A:

- The completion of the "East Interceptor Sewer Line." The "interceptor" is designed as an 18-inch line that will carry current flows from northern Wahoo and new areas that may be open for development,
- Standard utility lines to service specific properties,
- Standard extensions of water mains to the area,
- Extension of the existing street system,
- Coordination with development of Lake Wanahoo.

Phase 2B:

- The completion of the “East Interceptor Sewer Line.” The “interceptor” is designed to be extended into the Phase 2B north of Wahoo and should allow this area to be opened up to future development,
- The construction of the “North Interceptor Sewer Line.” This “interceptor” that is currently planned will connect the lift station on the “East Interceptor” sewer to the 2B area. This will be important to future development as existing capacity is limited.
- Phase 2B near the airport can be serviced with an extension of existing sanitary sewer lines from the existing Industrial Park,
- Extensions of water mains into each area from the existing water main running up Chestnut Street,
- Extension of the existing street system,
- Development of a new street system to accommodate areas that will not transition from the existing street layouts, utilizing frontage roads to commercial areas to provide safe access and traffic flow,
- Drainage as a whole will need to be addressed in order to minimize any erosion in this area, as per the 2008 Drainage Study,
- Crossing the existing Sand Creek Floodway and Flood way fringe.

Phase 2C:

- Construction of a new sanitary sewer line from either the new “East Interceptor” or from a location to the north with all necessary lift stations,
- Extension of water service mains into this area to provide water to any uses that may be allowed to develop,
- The development of an internal street system, that takes into account industrial traffic loads and the need for frontage roads along Hwy 77/92 for safe and efficient access to businesses.

Phase 2D:

- Phase 2D towards the north needs to see continued improvements and extension of the sanitary sewer system in this area. In the recent past, and 18-inch sanitary line was constructed to the edge of the area with plans to continue this main to the west and north,
- Phase 2D towards the south will need to see an extension of a sanitary sewer line from the main serving the Heritage Heights area,
- Water service needs to be extended into each of these areas in order to adequately support development,
- Street systems need to be extended to provide local access to the areas.

Phase 3 Development

Phase 3 Development areas are contained in six locations around Wahoo. The first is located adjacent to the Corporate Limits on the western edge of Wahoo. Phase 3B is located north of Area 2B and north of the proposed expressway. Phase 3C is located west of Phase 3A. Phase 3D is west and south of Phase 3C. North of Nebraska Highway 92 is Phase 3E. Finally, Phase 3F is located south of the Heritage Heights Subdivision on the south edge of Wahoo.

The following describes the issues involved in opening this up to future development:

Phase 3A:

- Extension of existing sanitary sewer lines from the City's edge. However, these lines will need to be connected to a lift station due to a ridgeline on the edge of the City,
- Water lines extended from the west side of Wahoo,
- An area of Floodway that runs along a drainageway west of Wahoo splits Phase 3A. Issues relating to this floodway will need to be dealt with in order for all of the Phase 3A area to be developed,
- Streets will need to be constructed to handle any local volumes that may occur, and frontage roads should be used to ensure access and traffic safety,
- Drainage as a whole will need to be addressed in order to minimize any erosion in this area.

Phase 3B:

- Extension of the sanitary sewer mains that serve Phase 2B under the expressway and into the drainageway that serves this area,
- Drainage issues need to be studied and resolved,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area, and frontage roads should be used to ensure access and traffic safety.

Phase 3C:

- Further development and extension of the 18-inch sanitary sewer main constructed on the south side of Wahoo to the Wastewater Treatment Plant,
- An extension of a new interceptor sewer line into the area to accommodate future demand for sanitary sewer usage,
- Sanitary sewer lines connecting into the interceptor line and extending into the multiple valleys found in this Phase,
- Drainage issues need to be studied and resolved,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area, and frontage roads should be used to ensure access and traffic safety.

Phase 3D:

- Further development and extension of the 18-inch sanitary sewer main constructed on the south side of Wahoo to the Wastewater Treatment Plant,
- An extension of a new interceptor sewer line into the area to accommodate future demand for sanitary sewer usage,
- Sanitary sewer lines connecting into the interceptor line and extending into the multiple valleys found in this Phase,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area, and frontage roads should be used to ensure access and traffic safety.

Phase 3E:

- Further development and extension of the 18-inch sanitary sewer main constructed on the south side of Wahoo to the Wastewater Treatment Plant,
- An extension of a new interceptor sewer line into Phase 3E to accommodate future demand for sanitary sewer usage,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area, and frontage roads should be used to ensure access and traffic safety.

Phase 3F:

- An extension of a new interceptor sewer line into Phase 3F that is connected to the existing service lines at Heritage Heights to accommodate future demand for sanitary sewer usage, a lift station may be required,
- Extension of water mains into the areas,
- Drainage/Flooding issues need to be studied and resolved,
- A new street system needs to be established as development moves into the area.

Phase 4 Development

Phase 4 Development areas are considered developable but have one of the highest price tags associated with development. There are currently eight areas designated as Phase 4 development. These areas are located as follows:

- Phase 4A is located in the Section directly north of the Wahoo Airport.
- Phase 4B is located east of Wahoo and is on the opposite side of the Sand Creek Floodway.
- Phase 4C is south of Wahoo and directly south of Phase 3F and is adjacent to the proposed expressway route and abuts the City's one-mile Extraterritorial Jurisdiction.
- Phase 4D is south of Phase 3F and abuts the City's one-mile Extraterritorial Jurisdiction.
- Phase 4E is west of Hwy 77, on the north and south sides of County Road J.
- Phase 4F is a smaller area adjacent to the proposed expressway location and

south of Phase 4E.

- Phase 4G is located east of the Wahoo Airport and the City of Wahoo.
- Phase 4H is a smaller area south of Phase 3E along Nebraska Highway 92.

The following describes the issues involved in opening this up to future development:

Phase 4A:

- Extension of existing sanitary sewer lines from the City's north edge. However, these lines may need to be connected to a lift station due to the extreme flat grade of the area,
- Water lines extended from the north side of Wahoo,
- Streets will need to be constructed to handle any volumes that may occur,
- Drainage as a whole will need to be addressed in order to minimize standing water in this area.

Phase 4B:

- An extension of a new interceptor sewer line into the area to accommodate future demand for sanitary sewer usage,
- Lift stations to handle any potential flow issues due to the flat terrain and the existing floodway and floodway fringe,
- Expansion across the established floodway and floodway fringe of Sand Creek,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Phase 4C:

- An extension of a new interceptor sewer line into the area from Phase 3F to accommodate future demand for sanitary sewer usage,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Phase 4D:

- An extension of a new interceptor sewer line into the area from Phase 3F to accommodate future demand for sanitary sewer usage,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Phase 4E:

- An extension of a new interceptor sewer line, that currently runs to the Saunders Medical Center, into the area from Phase 2D to accommodate future demand for sanitary sewer usage,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area, with access to Hwy 77 and frontage roads.

Phase 4F:

- An extension of a new interceptor sewer line from Phase 4E to accommodate future demand for sanitary sewer usage,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Phase 4G:

- An extension of a new interceptor sewer line from Phase 2C, Phase 4B and the Wahoo Airport to accommodate future demand for sanitary sewer usage,
- The construction of multiple lift stations to overcome problems with the flat terrain and floodway,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Phase 4H:

- An extension of a new interceptor sewer line from Phase 3E to accommodate future demand for sanitary sewer usage,
- Extension of water mains into the areas,
- The construction of multiple lift stations to overcome problems with the flat terrain and floodway.

Phase 5 Development

Phase 5 Development areas are not considered developable at the present time. In addition, these areas have been studied solely to examine Wahoo's potential as the city continues to grow and expand upon its jurisdiction. There are currently five areas designated as Phase 5 development. These areas are located as follows:

- Phase 5A is directly north of Phase 3B and Phase 3C.
- Phase 5B is located east of Wahoo and is adjacent to Phases 3D and 3E.
- Phase 5C is south of Wahoo and directly south of Phase 4C.
- Phase 5D is south of Phase 4D.
- Phase 5E is located in three different locations around the Wahoo Extraterritorial Jurisdiction.

The following describes the issues involved in opening this up to future development:

Phase 5A:

- Extension of sanitary sewer interceptor from Phases 3B and 3C,
- Water lines extended into this area from previously developed areas,
- Streets will need to be constructed to handle any local volumes that may occur,
- Drainage as a whole will need to be addressed in order to minimize standing water in this area,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase.

Phase 5B:

- Extension of sanitary sewer interceptor from Phases 3D and 3E,
- Water lines extended into this area from previously developed areas,
- Streets will need to be constructed to handle any local volumes that may occur,
- Drainage as a whole will need to be addressed in order to minimize standing water in this area,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase.

Phase 5C:

- Extension of sanitary sewer interceptor from Phase 4C,
- Water lines extended into this area from previously developed areas,
- Streets will need to be constructed to handle any local volumes that may occur,
- Drainage as a whole will need to be addressed in order to minimize standing water in this area,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase.

Phase 5D:

- An extension of a new interceptor sewer line into the area from Phases 3F and Phase 4D to accommodate future demand for sanitary sewer usage,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Phase 5E:

- An extension of a new interceptor sewer line into the area from multiple directions,
- Sanitary sewer lines connecting into the interceptor line and extending into the valleys found in this Phase,
- The construction of multiple lift stations to overcome problems with the flat terrain,
- Extension of water mains into the areas,
- A new street system needs to be established as development moves into the area.

Other areas noted on the Phasing Plan Map include the WD-Wanahoo District, AP-Airport Protection Area, and FW-Floodway. The following descriptions indicated the purpose of these areas.

WD-Wanahoo District

The Wanahoo District is located around the area proposed for the Flood Control project that will become Lake Wanahoo north of Wahoo. The area is designated in this manner in order to preserve the future development of recreational uses associated with the proposed facility.

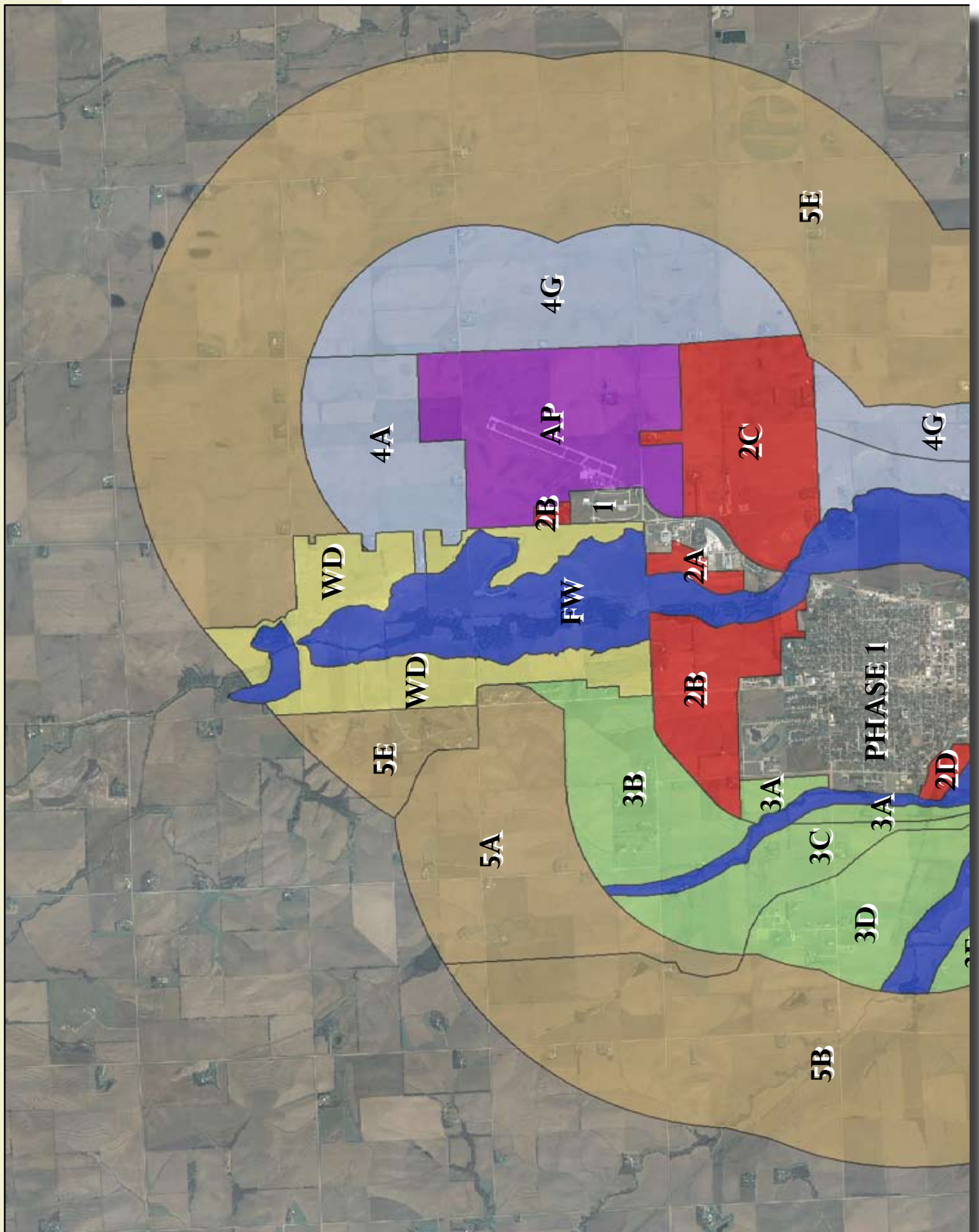
AP-Airport Protection Area

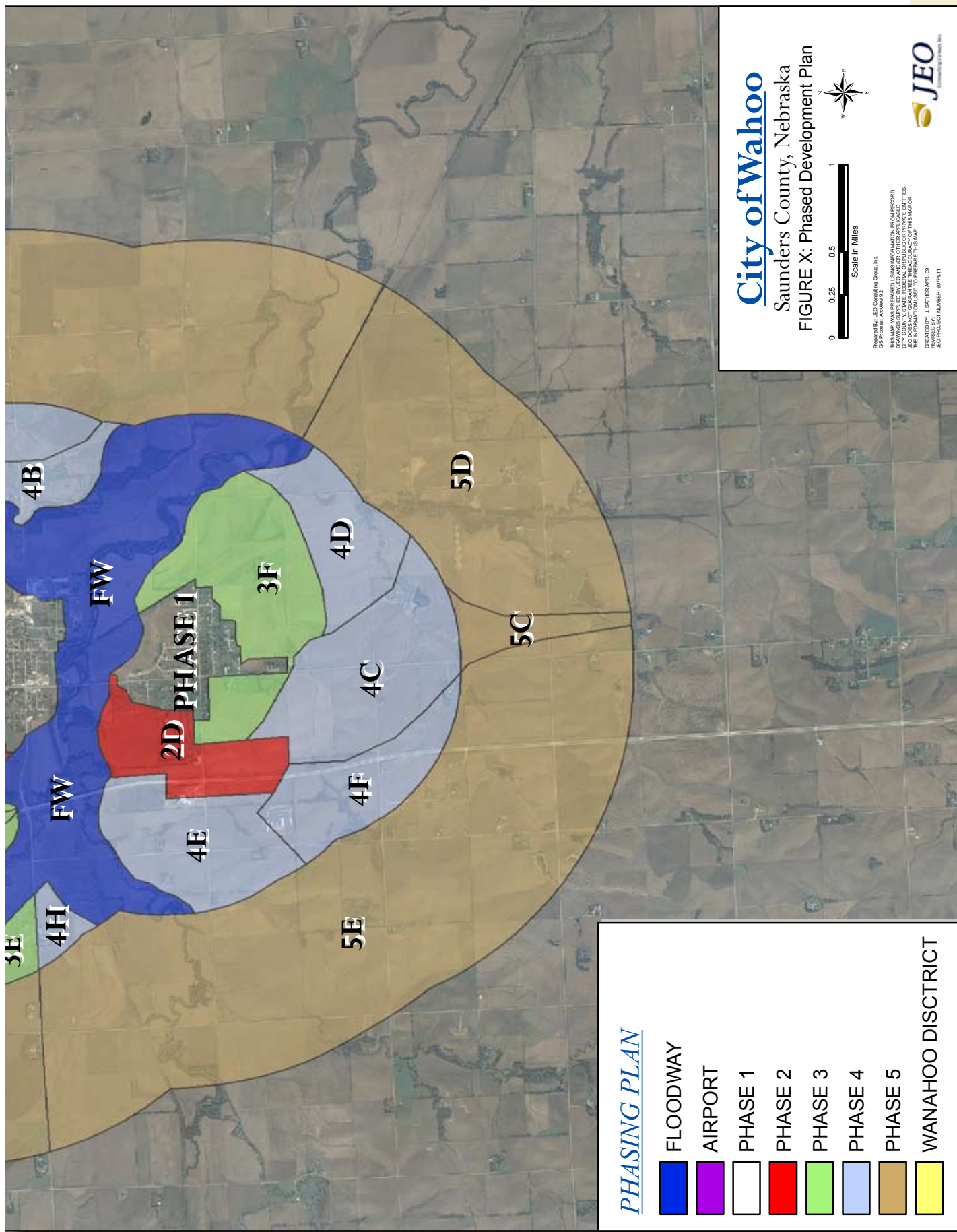
This area covers an area similar to existing airport zoning and accommodates future expansion projects that have been identified by the Wahoo Airport in their Airport Layout Plan (ALP).

FW-Floodway

The FW area on the map indicates the approximate layout of Wahoo's floodway as determined by the State of Nebraska and FEMA. This area is not developable due to Local, State and Federal guidelines.

FIGURE 13: PHASE DEVELOPMENT MAP





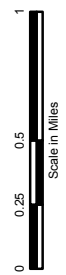
PHASING PLAN

- FLOODWAY
- AIRPORT
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- WANAHOO DISTRICT

City of Wahoo

Saunders County, Nebraska

FIGURE X: Phased Development Plan



Prepared By: JEO Consulting Group, Inc.
 OS Project: Achieve22
 THIS MAP WAS PREPARED USING INFORMATION FROM RECORD CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. THE INFORMATION IS NOT GUARANTEED TO BE ACCURATE OR THE INFORMATION USED TO PREPARE THIS MAP.
 CREATED BY: J. SATHI, APR. 09
 JEO PROJECT NUMBER: 60791.11



LAND USE PLAN

Introduction

The Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria that has been established in this Land Use Plan reflects the following:

- The current use of land within and around the community.
- The desired types of growth, including location of growth.
- Growth Pressures from outside the community.
- Physical characteristic, and strengths and constraints to future growth.
- Current population and economic trends affecting the community.

Land Use Plan Objectives

- Identify past trends in demand for various land use categories (residential, commercial, industrial, public). Determine which area working and which may need modification.
- Combine community goals with estimated future demands to project future land use needs.
- Determine the growth patterns in the region that can affect growth in and around the community and plan for them.
- Establish policies and land use suitability standards to;
 - a. Preserve the sense of community;
 - b. Protect and enhance current and future building/land use;
 - c. Provide reasonable alternatives and locations for various land uses; and
 - d. Promote efficient use of public facilities and utilities.
- Creating smooth transitions between jurisdictions and areas around the municipality to benefit the region as a whole. Where jurisdictions meet, the land uses should be similar in intent and requirements (as much as possible), as well as the actual uses allowed.
- Create a system of review and agreements for development that occurs across jurisdictions. This could work through:
 - a. Inter-local agreements between political subdivisions,
 - b. The creation of a system of cooperation that would involve direct communication by both communities so that all parties that have an interest would be notified of new information.
- Work with Saunders County to develop an inter-local agreement that allows Wahoo to extend their land use and zoning jurisdiction out to two-miles instead of the current one-mile.

PRIMARY LAND USE TYPES

The Future Land Use in and around Wahoo will center on six primary use categories, which are:

- Residential
- Commercial
- Industrial
- Public / Semi-Public
- Streets and R.O.W.
- Agricultural

However, each use category has been broken down further to provide further detail for future development.

The following list illustrates the break down for each Land Use:

Residential	Commercial	Industrial	Public / Semi Public	Agricultural
Large Lot Residential	Neighborhood Residential Commercial	Industrial	Public	Transitional Agriculture
Medium to High Density Residential	Highway Commercial		Parks and Recreation	
Neighborhood Residential Commercial	General Commercial		Airport Hazard Areas	
Mobile Homes			Private Utility Companies	

In addition to these specific land use categories, the Land Use Plan for Wahoo also has an overlay district which covers an area approximately the width and length of the new four-lane expressway through Wahoo's zoning jurisdiction.

Each of these Land Use categories will be discussed in full detail in the following paragraphs. Each section will address the intent of the Land Use District and what general development guidelines should be applied in the future.

Future Land Use Plan Map

The six general land use areas noted previously have been expanded into a total of 11 areas to accommodate specific land uses in the community in the efforts to lessen conflict between various land uses, while promoting the health, safety, and general welfare of the public. These land use areas will then become the basis when developing the zoning regulations. These 11 areas have been incorporated into the Future Land Use Map, Figure 14. This key element of the Comprehensive Plan has been developed by the citizens and elected officials of Wahoo as well as other interested parties. This map lays out how the land use of Wahoo should develop in the future. The land use areas used to develop this map are as follows, but not limited to the following:

Transitional Agriculture (TA)

The TA land use area is intended to protect and promote the continuation of certain agricultural operations. These areas are predominately located in prime farmland areas where the soil suitability is greatest and development pressures appear to be evident but not until development patterns. The following items are examples of what is intended for this land use classification:

- Maintain Agriculture as the primary use in this district.
- Allow minimal numbers of livestock in this use district.
- Development of acreages should be minimal and should be on at least 3 acres and should be at a density of no more than 8 dwelling units per ¼ section of land.
- Accessory buildings should be allowed in sizes and heights consistent with agricultural uses.
- Residential development in this district is discouraged until adequate infrastructure is provided and is contiguous to the established municipal corporate limits.
- Farmsteads and necessary structures associated with the farming operations are permitted.

Large Lot Residential (LLR)

The Large Lot Residential land use area is intended to accommodate larger lot residential development. The LLR areas are generally located along edges of the community where land uses become less dense, including the following:

- The LLR Land Use District is typically located in areas where City services (water and sanitary sewer) will be difficult and/or costly to provide.
- The LLR Land Use District is typically located in areas determined to be in the 100-year floodplain or the floodway. The larger lots will allow for construction of structures above the base flood elevation.

Policies that should be the basis of implementing this land use district include:

- Encourage development in the form of larger lots.
- The clustering of dwellings is encouraged in areas requiring the protection of natural resources.
- Large Lot Residential should be developed in subdivisions as opposed to single lot acreages.
- Accessory buildings should be allowed at a scale between basic residential and agricultural uses.

This district will accommodate residential development on a minimum of three acres with no maximum density. Uses within this district include:

- Single-family housing, including accessory uses
- Support services, i.e. churches, parks, etc.

In addition to these uses, neighborhood parks should be encouraged so future residents may enjoy recreation without traveling a great distance. These neighborhood parks should be centrally located within a close distance to a number of subdivisions,

as close to the center of each section as possible. Park users should not be required to cross major roadways. In addition to establishing neighborhood parks, new residential developments of this type adjacent to the Flood Plain areas when applicable.

Medium to High Density Residential (MHDR)

The Medium to High-Density Residential land use area is intended to accommodate denser residential development. The location of these districts is such that they act as a buffer between more intensive uses, (i.e. Commercial and Industrial) and the Low Density and High Density Residential District. The developed density of these districts should be approximately four to 32 dwelling units per acre. Intended uses in this district are:

- Single-family units
- Multiple-family dwellings
- Apartment buildings
- Multiple building complexes
- Include support services similar to other residential districts

Policies that are intended to direct growth in these districts include:

- Higher Density Developments (apartments, townhouses, etc.) should be located near Arterials and Collectors.
- Higher Density Developments should be used as a buffer between Medium Density Residential Developments and other uses such as Commercial and Industrial.
- MHDR Developments should be designed so the development provides new neighborhood park areas.
- Cluster developments are encouraged where natural resources should be preserved.

As specified in the Large Lot Residential area, neighborhood parks should also be encouraged for the convenience of future residents so that they may enjoy recreation without traveling a great distance. These neighborhood parks should be centrally located within a close distance to a number of subdivisions. Park users should not be required to cross major roadways. In addition to establishing neighborhood parks, new residential developments of this type adjacent to the Flood Plain areas when applicable.



Neighborhood Residential Commercial (NRC)

The Neighborhood Residential Commercial District (NRC) is intended to be a mixed-use district accommodating both residential and commercial uses. The primary location of this land use area is along existing major thoroughfares. These thoroughfares include existing Nebraska Highway 92 and Chestnut Street. The intended land uses in the future include the expansion of this district along Chestnut Street to a point south of the proposed expressway route.

Proposed uses in this district include:

- Single-family residential dwellings
- Multi-family residential dwellings
- Smaller commercial
- Service and office uses
- Convenience stores
- Grocery stores
- Banks
- Repair shops

Special policies that need to be implemented in this district include:

- Special design standards should apply to along Chestnut Street.
- Higher density residential uses should be located in close proximity to major thoroughfares and Arterials.

Highway Commercial (HC)

The Highway Commercial area is intended to accommodate commercial uses at points along the highway corridor around Wahoo. Areas specified in and surrounding Wahoo are at the intersections of 15th, 23rd, Hackberry, Chestnut Street and County Road J along the proposed expressway. These sites usually include lot sizes, which accommodate larger commercial development. Intended uses in this district would include:

- Commercial developments requiring on-site parking
- Businesses and services supplying retail products
- Offices for professional employment
- Government facilities
- Businesses supplying goods and services to residents in need of expedient transactions, i.e. Convenience Stores, Laundromats, Restaurants
- Auto and travel related uses such as:
Service Stations, Motels, Fast Food Restaurants, Automobile Dealerships
- The HC District should require special design standards centering on landscaping and signage.
- All uses should be accessed via service roads.
- Highway Commercial uses should have an established maximum density for development around these key locations.

General Commercial (GC)

The General Commercial (GC) land use area is intended to accommodate smaller commercial uses. This area is concentrated along Chestnut Street, Downtown Wahoo, and near the airport along U.S. 77. Intended uses in this area would include:

- Businesses and services supplying retail products
- Offices for professional employment
- Governmental facilities
- Restaurants and other related uses that conform to the established character of the area

Industrial (I)

This land use area is intended to accommodate smaller less intensive manufacturing companies to heavier more intensive industrial uses depending upon the location of the use in comparison to the community. Intended uses included the following:

- Small scale production
- Production with minimal odors, noise, hazardous chemicals, and other pollution and water usage
- Full scale wholesaler / distributors

These types of land use areas have been located in the community away from less intense uses to minimize conflict between uses. (i.e. residential and public uses) This separation allows the industrial uses a place in the community to effectively operate without disruption.

Public Use (PUB)

This land use area is located at areas where a large amount of land is required for public uses. These areas include the Public School's building sites, Airport Approach areas and City facilities. There are other public facilities scattered around the City and these will be accommodated in the particular land use districts. Public land use areas are also indicating future locations for public facilities. Intended uses in this district include:

- Continuation of existing public uses: Wahoo Public Schools, Wahoo Catholic Schools, Municipal properties, etc.
- Provide future areas for public related uses in the community

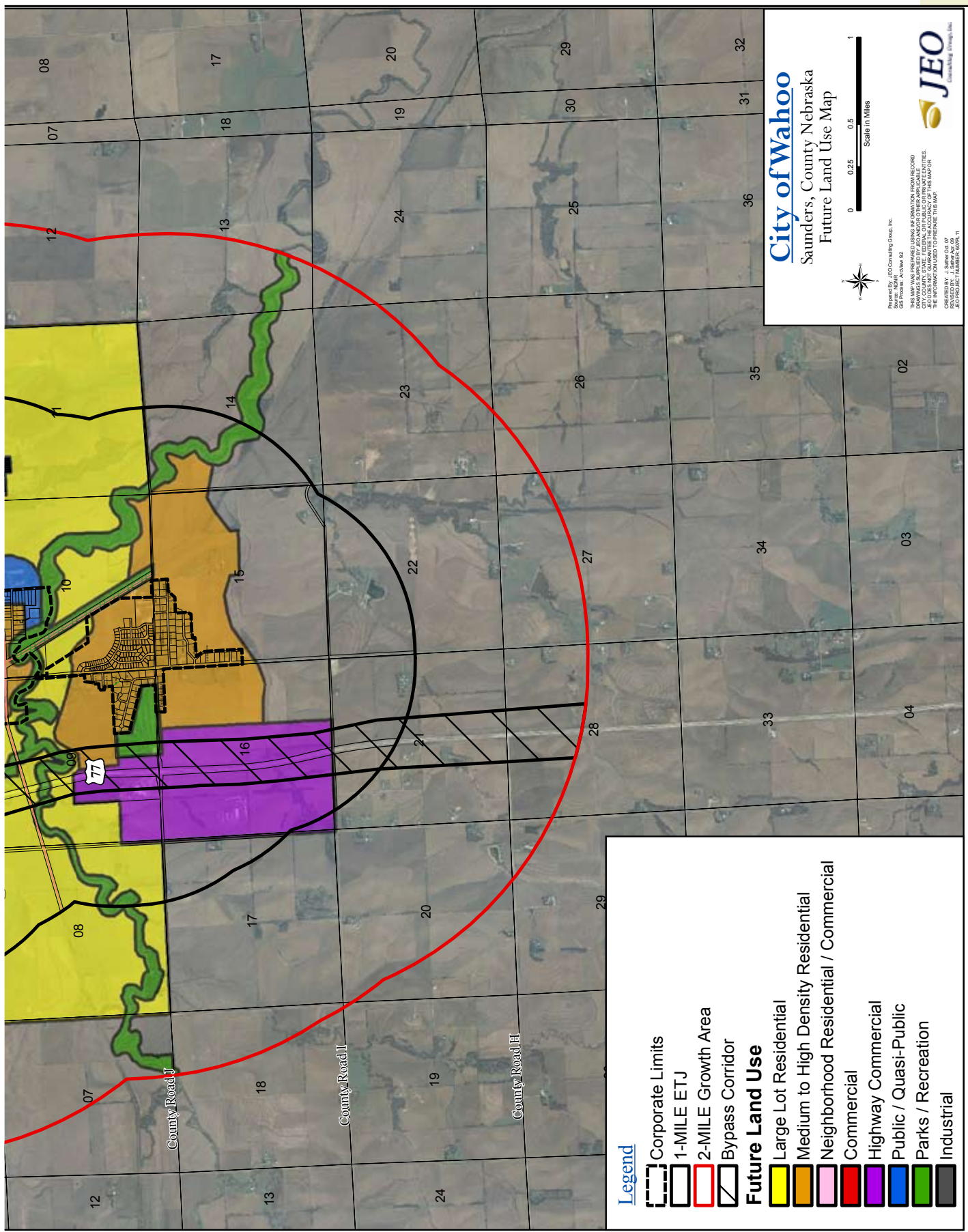
Parks and Recreation (P/R)

This land use area accommodates the existing parks and recreational facilities and expands these facilities to begin the development of a trails system throughout Wahoo. Intended uses in this area would include:

- Existing city parks
- Future city parks and a trails system

By-Pass Corridor Overlay

The By-pass Corridor Overlay district is intended to follow the proposed U.S. 77 Expressway around Wahoo. The corridor is intended to implement special design guidelines for development. This corridor is intended to provide a quality entrance into Wahoo.



LAND USE SUITABILITY CRITERIA

How will this plan be implemented? The major assumption of this plan is: “Specific development criteria will be adopted to help guide builders, investors, and community leaders in making good decisions concerning Wahoo’s future.”

These criteria will be specific statements that:

- Describe the relationship between/among land uses
- Establish criteria or design standards that new development must meet

Land Use Transitions of Differing Uses

New development should provide, if needed, any screening, buffers, or extra setbacks when located next to existing uses. Screening or buffers can be plant material, low earthen berms, solid fences, or any combination of the above. Boundaries between different land uses are done along streets, alleys or natural features (streams, railroads, etc.) whenever possible.

Community Growth

New development should, to the greatest extent possible, be contiguous to existing development or services. This allows for the logical and cost effective extension of streets and utility services. The City may authorize non-contiguous development if:

- The developer pays for the “gap” costs of extending services from the existing connections to the proposed development, or
- The extension would open up needed or desirable areas of the community for additional growth.

The Land Use Plan is one of the three statutory requirements in the Nebraska State Statutes. The Land Use Plan, and the Transportation Plan, provides the tools to direct future development in Wahoo. The Land Use Plan is based upon existing and projected conditions within the community.

Community Entrances

First impressions of the community are made at the entrances. These impressions are critical to a community’s overall image. New development should have larger set backs and higher landscaping standards when located at any of the entrances to the community. For example, all new development along Chestnut Street, north of town, might be required to provide an extra three to five feet of front yard set back to be landscaped into ground cover or lawn. Also, signs, storage areas or parking lots may be regulated to limit adverse site impacts to community entrances into Wahoo.

FUTURE DEVELOPMENT

Corridor Protection Law

All future developments along the Expressway will need to follow the new Corridor Protection Law. The Corridor Protection Law requires that the Nebraska Department of Roads complete subdivision review for proposals within designated corridors. The Expressway is included in the Corridor Protection Law. Exact coverage of the Corridor needs to be updated periodically and information on these issues needs to be collected from the Nebraska Department of Roads.

Post Development Run-off

All future subdivision development within Wahoo's growth area needs to seriously consider the impacts upon downstream areas regarding increased amounts of stormwater runoff. As the city approves development along the edge of the community special consideration should be given to this issue. In addition, this same special consideration should be taken when examining redevelopment areas within the existing corporate limits, for example the redevelopment of the old Kennedy College site.

The following policies should be considered by the City of Wahoo regarding post development runoff. All new subdivision developments within the City's Growth Area, including the existing corporate limits, should be designed to minimize the post development runoff. Design should be based upon a 10-year storm event. This policy needs to be implemented in the City's Zoning and Subdivision Regulations. The increased runoff may be contained within a retention/detention basin on the development site, within parking lot designs, or any other approved means.

Extraterritorial Jurisdiction

The one-mile area beyond the City limits will play a major factor in Wahoo's future growth. The land uses in the extraterritorial area will include all the Land Uses. However, the City of Wahoo needs to work with Saunders County on the development of an Interlocal Agreement for extending the one-mile extraterritorial jurisdiction to two-miles as allowed by the Nebraska Revised State Statute §13-327.

Annexation Policy

As cities grow in size the borders must be extended in order to provide a higher quality of life for its residents. The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. This power should be used, as development becomes urban in nature rather than rural. An important restriction must be followed before contiguous lands are considered for annexation, that is, the land may not be further than 500 feet from the corporate limits of the municipality. There are two ways annexation actions can be taken:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous or adjacent lands, lots, tracts, streets, or highways which are urban or suburban in character.

Landowners that desire annexation of land must submit a plat, by a licensed surveyor. This plat must be approved by the City Engineer and filed with the Clerk along a written request signed by all owner(s) of record within the proposed annexed area.

Following three separate readings of the ordinance, a majority of affirmative votes by the City Council in favor of an annexation is required at each reading, to pass the annexation. The certified map is then filed with the Register of Deeds, County Clerk and County Assessor, together with a certified copy of the annexation ordinance. The City has one year to develop a plan that addresses the providing of services to residents of the annexed area.

With regard to annexation, the City should establish subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the City gets an agreement that states that the SID can be annexed, at the discretion of the City, and the SID will not contest the annexation action.

Potential Annexations

At the time of this Land Use Plan Update there were two primary areas within reach of the City's annexation authority. These areas are County Club Acres on the south side of the City. The second area is West and East Continental Estates and City View Acres just south of the Mally Sloup Addition.

TRANSPORTATION PLAN

The Transportation Plan identifies the future transportation system needs for the City of Wahoo. Primary emphasis is given to the improvement and development of both motor vehicle and pedestrian traffic systems in the City. These systems are classified as (1) motor vehicle roads; and (2) pedestrian routes (sidewalks, paths, crossing, etc.). The implementation of this plan during the planning period will result in the continued safe movement of people and vehicles within Wahoo's Planning Jurisdiction.

Street and Road Classification

Nebraska Highway Law (Chapter 39, Article 21, Revised Reissue Statutes of Nebraska 1943) proposes the functional classification of both rural and municipal roads and streets and public highways. Chapter 39, Article 21.03 lists rural highway classifications as:

1. Interstate: federally-designed National System of Interstate and defense highways;
2. Expressway: second in importance to Interstate. Consists of a group of highways following major traffic desires in Nebraska and ultimately should be developed to multiple divided highway standards;
3. Major Arterial: consists of the balance of routes that serve major statewide interests for highway transportation in Nebraska. Characterized by high speed, relatively long distances, travel patterns;
4. Other Arterial: consists of a group of highways of less importance as through-travel routes. Serve places of smaller population and smaller recreation areas not served by the higher systems;
5. Collector: consists of a group of highways that pick up traffic from the local or land-service roads and transport community centers of to the arterial systems. Main school bus routes, mail routes, and farm-to-market routes;
6. Local; consists of all remaining rural roads, generally described as land-access roads providing service to adjacent land and dwellings; and
7. Bridges: structures crossing a stream three hundred feet or more in width or channels of such a stream having a combined width of three hundred feet or more.

It is noted in article 39-2103, that the combined rural highways classified under subdivisions (1) and (3) should serve every incorporated municipality having a minimum population of at least one hundred inhabitants or sufficient commerce, a part of that will be served by stubs or spurs, and the major recreational areas of the state.

Streets and road classifications for the circulation system within the City of Wahoo are outlined below:

1. Arterial streets are public ways on which large volumes of high-speed, through traffic area carried, and which may also serve as primary circulation routes for local traffic. These streets also serve to provide access to abutting property.
2. Collector streets serve as connecting links between Arterials and various sectors of the City, and over which local residential traffic moves in routine daily trips to centers of activity.
3. Local streets function primarily to provide access to properties. They are characterized by short trip length and low traffic volumes.
4. Marginal access streets are parallel and adjacent to arterial streets. They provide access to abutting property. They increase the safety and efficiency of thoroughfares by separating the property access function from the traffic flow function.
5. Alleys provide secondary access to properties. They are necessary for service functions in the case of commercial and industrial use properties. Alleys should be provided for residential properties only when necessary for safe access, due to the fronting of the property on a major thoroughfare.

Future Transportation Classifications

This portion of the Transportation Plan deals with the future classification of the road network in Wahoo and the surrounding area. Streets that exist at the present time will need to be improved to a higher classification in order to accommodate future traffic conditions and in some cases be expanded to additional lanes to meet further growth in the area. The following streets and traffic projects have been listed below:

Expressways

Expressway (E-1)

The State of Nebraska is currently constructing an Expressway along U.S. 77. The route has been completed between Lincoln and Ceresco at present. However, the State is currently constructing the section between Ceresco and Nebraska Highway 92, just west of Wahoo. Eventually, the route will completely bypass Wahoo to the west and north and will be extended to connect with Fremont in the future. See Figure 15 for layout.

Arterials

TABLE 44: WAHOO ARTERIAL DESIGNATION

Arterials Designation	Location	2002 Status and future upgrades
A-1	Present Nebraska Highway 92 route from the intersection of 92 and U.S. 77 and proceeding west to the extraterritorial jurisdiction.	1. In Place
A-2	Present day U.S. 77 south from the intersection of Nebraska Highway 92 to the extraterritorial jurisdiction.	1. In Place
A-3	The route would remain a two-lane street and would not likely require upgrading to a three, four, or five-lane street in the future. The Arterial extends from the intersection of present day U.S. 77 and Nebraska Highway 92 Street north to the proposed Expressway location.	1. In Place 2. Future curb and gutter need to be constructed
A-4	Starts at the intersection of Chestnut and 12 th Streets and follows the existing U.S. 77 route north and east through Wahoo and ends at the intersection of the proposed Expressway and Nebraska Highway 109.	1. In Place 2. Intersection of Chestnut and 12 th Streets needs to be reconfigured.
A-5	Present location of Nebraska Highway 109 and extends north to the City's extraterritorial jurisdiction.	1. In Place
A-6	Follows 1 st Street, from the intersection of present day U.S. 77 and Nebraska Highway 92, to the west until it meets County Road 15. This is proposed to be part of a new Truck Route through and around Wahoo.	1. In Place 2. Roadway will need to be upgraded to handle traffic load of an Arterial.
A-7	Connects between extended 1 st Street / County Road K and the existing route of U.S. 77 / Nebr. 92.	1. Unimproved County Road 2. The County Road will need to be upgraded with grading, paving and drainage controls to meet Nebraska Design Standards.

The majority of the Arterials are currently in place and will require minimal improvements. This includes A-3, which contains a large portion of the present day U.S. 77 through Wahoo. The establishment of the new Expressway will not require Chestnut Street to be widened for traffic during the planning period of this Chapter. The 2000 Nebraska Department of Roads traffic count indicates that somewhere between 6,500 and 6,900 cars drive through Wahoo on a daily basis. It is assumed that at least 50% of this traffic will be through traffic that will continue along the Expressway without even stopping in Wahoo.

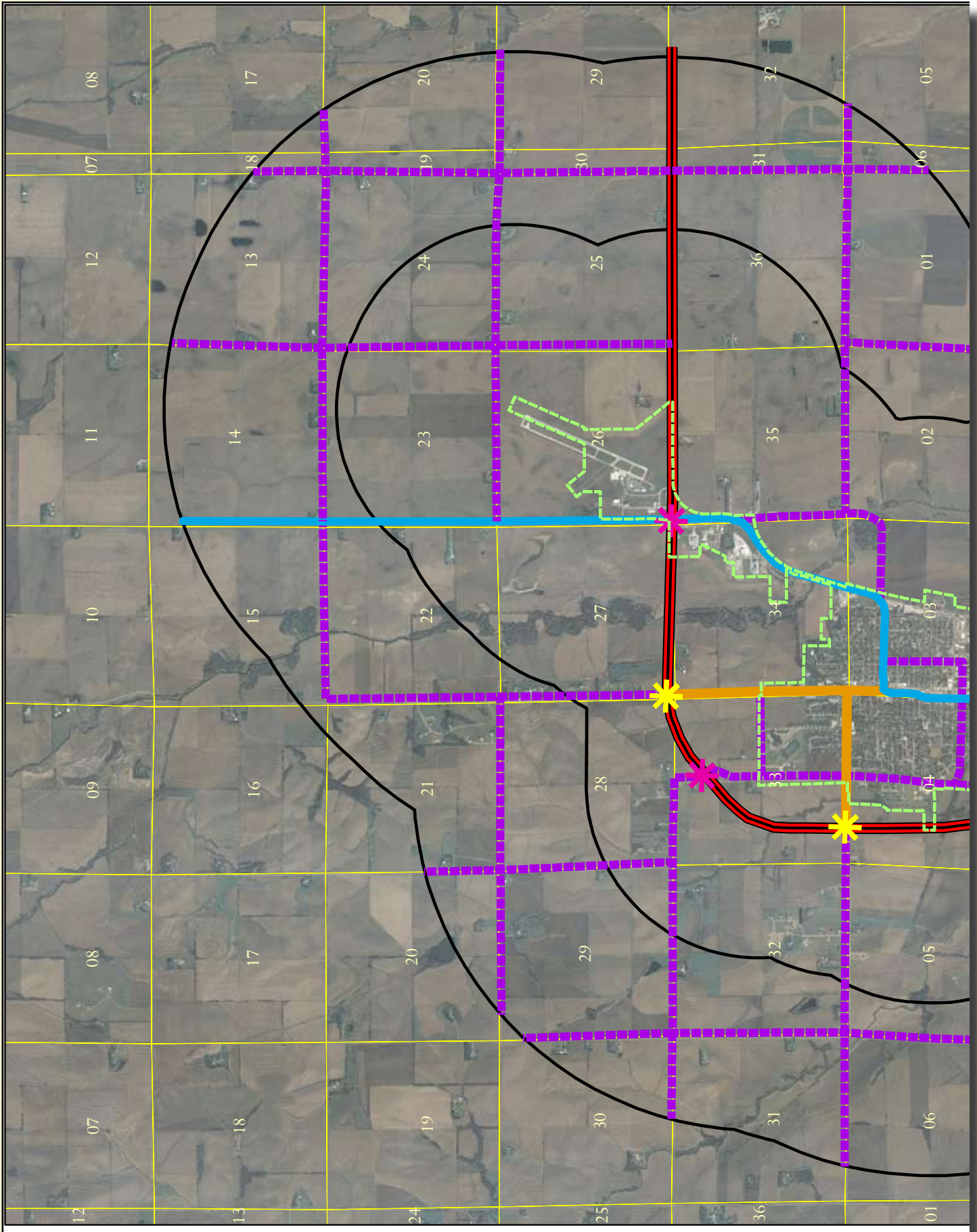
TABLE 45: WAHOO COLLECTORS DESIGNATION

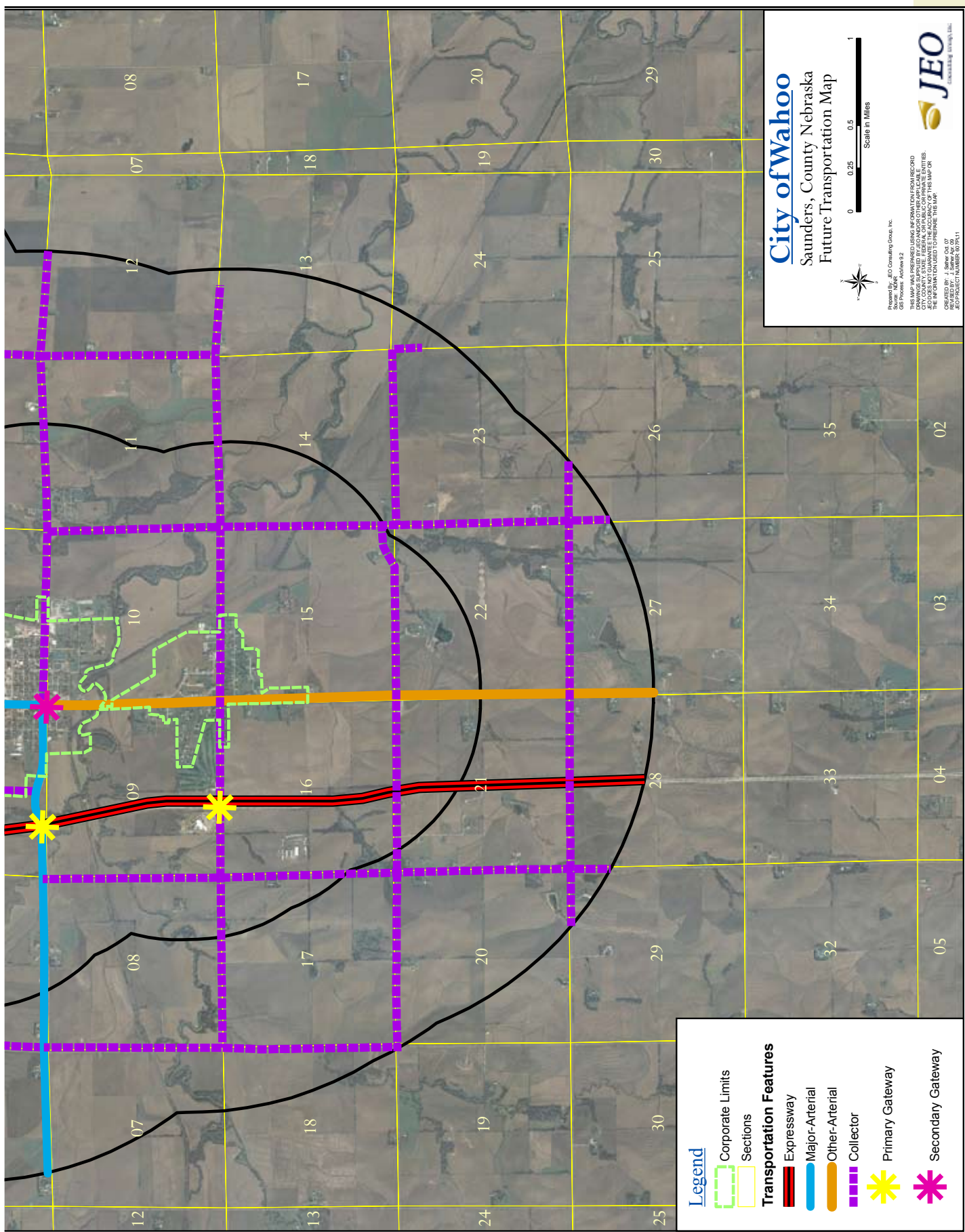
Arterial Designation	Location	2002 Status and future upgrades
C-1	The location is 23 rd Street between Hackberry and Chestnut Streets.	<ol style="list-style-type: none"> 1. This street will need to be widened to two lanes between Locust and Hackberry Streets. 2. An Extension of 23rd Street from Locust Street to Chestnut Street will need to be completed.
C-2	The location is 15 th Street from Chestnut Street to the proposed Expressway location.	<ol style="list-style-type: none"> 1. In Place
C-3	This collector is the current business route from U.S. Highway 77 to the Downtown area (Linden Street from 12 th Street to 5 th Street).	<ol style="list-style-type: none"> 1. In Place
C-4	This collector runs from County Road M south along Hackberry Street to intersect present day Nebraska Highway 92.	<ol style="list-style-type: none"> 1. In Place 2. Hackberry Street will be reworked near the intersection with the proposed Expressway, by the NDOR as part of the Expressway construction. 3. Hackberry Street will need to be extended south from approximately Westdale Street to meet up with present day Nebraska 92.
C-5	This collector will run along County Road 16 on the east side of Wahoo. The route will connect with U.S. 77 in two locations.	<ol style="list-style-type: none"> 1. In Place 2. Will need to be brought up to Design Standards for grading and width. 3. Will need to be paved.
C-6	Collector C-6 runs from the intersection of the proposed Expressway and County Road J east to a point approximately ½ mile east of present day U.S. 77.	<ol style="list-style-type: none"> 1. In Place 2. Will need to be brought up to Design Standards for grading and width. 3. Will need to be paved east of U.S. 77.
C-7	Collector C-7 runs along 5 th Street from Linden Street west to Hackberry Street.	<ol style="list-style-type: none"> 1. In Place 2. Extend 5th Street west of Locust Street through the Mobile Home Park. 3. Upgrade old Railroad R.O.W. to handle a newly constructed street.
C-8	Collector C-8 runs along County Road L or extended 15 th Street from the location of the proposed Expressway, west to County Road 19.	<ol style="list-style-type: none"> 1. In Place 2. Will need to be brought up to Design Standards for grading and width.
C-9	Collector C-9 runs along County Road M from Hackberry Street west to County Road 19.	<ol style="list-style-type: none"> 1. In Place 2. Will need to be brought up to Design Standards for grading and width. 3. Will need to be paved west of Expressway.
C-10	Collector C-10 runs along County Road 19 from County Road M south to Nebraska Highway 92.	<ol style="list-style-type: none"> 1. In Place 2. Will need to be brought up to Design Standards for grading and width. 3. Will need to be paved.
C-11	Collector C-11 is located along County Road 18 and runs from County Road M south to Nebraska Highway 92.	<ol style="list-style-type: none"> 1. Will need to be constructed in the future to meet State Design Standards.
C-12	Collector C-12 runs north from the intersection of the proposed Expressway and Chestnut Street along County Road 17 or Chestnut Street extended. The route runs north to County Road O and then proceeds east to meet Nebraska Highway 109.	<ol style="list-style-type: none"> 1.

Transportation Plan Map

In Figure 15, these road classifications were specified to certain transportation routes within Wahoo and to the extents of the City's one-mile extraterritorial jurisdiction. These classifications will be used to schedule future transportation projects. The transportation plan map must be used in conjunction with the future land use map so that certain road types can be correlated with certain land uses. Thus creating better growth patterns and more effective transportation routes.

FIGURE 15: FUTURE TRANSPORTATION MAP





TRANSPORTATION DESIGN STANDARDS

The following Transportation Design Standards are recommended to create a better transportation pattern in Wahoo as well as surrounding areas within Saunders County.

The road classification system described earlier works to match corresponding land uses with levels of roadway function, specific design standards for the City's Transportation System would also benefit the community's effort in handling and controlling growth and would create a better transportation network. The following text and figures represent the process of controlling access points along roadways in Wahoo's jurisdiction.

Policy 1: Three through Route Per Section Policy

As seen in Figure 16, requiring three through routes per section would require future subdivisions in the same section to connect local streets thus creating a better traffic flow between neighborhoods. These routes should fall as close as possible to the $\frac{1}{4}$, $\frac{1}{2}$, and $\frac{3}{4}$ mile along each section (every mile). Simply this would reduce confusion while traveling through neighborhoods, eliminate dead ends, and would direct concentrated traffic flow to specific intersections in the community. Considering these recommendations of three through routes, minimal offsets of roadway design should also be implemented to discourage high speed cut through traffic.

Policy 2: Access Point Policy

This transportation policy simply builds upon the three through routes per section concept but adds certain access criteria along section lines or every mile. Full access points are recommended every quarter mile :

- (A). Full access points are entrances into subdivisions allowing full turns in all directions, both right and left (allowing for a median break). In addition to these full access points, intermediate access points should be recommended to be placed at the eighth-mile
- (B) with limited access, see Figure 17. Limited access would only allow for right in right out only traffic movement. This would relieve traffic congestion at these points.

Policy 3: Intersection Policy

Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

Policy 4: Access at Arterials and Collectors

When subdivisions are planned in the future, no direct access shall be allowed by residences or other uses from an Arterial or Collector street. All access shall be taken from internal streets and/or access roads designed into the development.

FIGURE 16: THROUGH STREET DIAGRAM

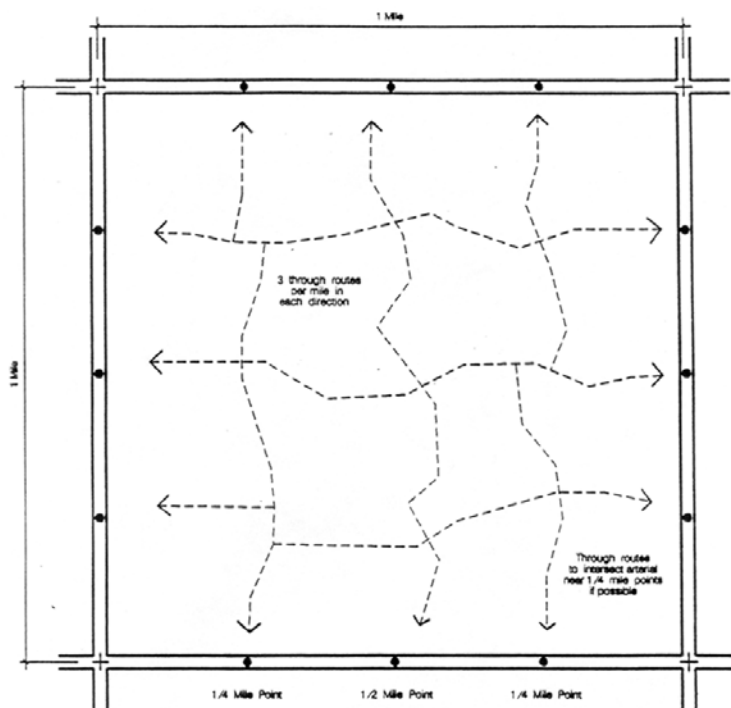
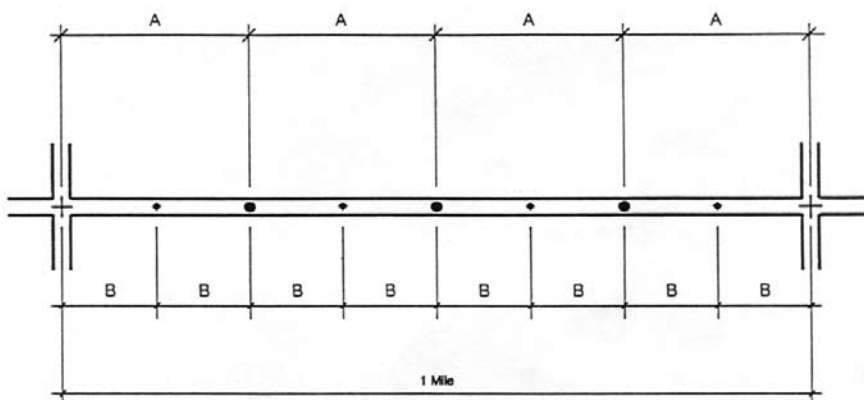


FIGURE 17: ACCESS POINT



- Point of intersection for through streets; median break
- ◆ Right-in, right-out only (design per Fig. 4, page 7, Traffic Engineering Division Guidelines)



Parks and Recreation Master Plan

Existing Conditions

Recommendations

Future Park Recommendations

Action Plan



Parks and Recreation

Mission Statement

The Wahoo Parks and Recreation portion of the Comprehensive Development Plan will create a tool for the Parks and Recreation Commission and the City Council for developing priorities regarding the improvement of existing facilities and the expansion of the overall parks system.

Process

During the discussions about an updated Comprehensive Plan for the city there was a desire expressed to go into greater detail with regard to the park and recreation system than had been included in previous versions of the Comprehensive Development Plan. This desire for greater detail led to the idea of developing a Park and Recreation portion of the Plan. The development of the Park and Recreation portion occurred under the direction of the Parks and Recreation Director and the Comprehensive Development Plan Steering Committee, with the assistance of a special focus group made up of the Park and Recreation Commission, Park and Recreation Department staff and the athletic directors of the two school systems, as well as the ideas and comments that came out of the Town Hall meetings and various other focus groups. The Community Trails Plan that was created by the National Parks Service for the City of Wahoo was also consulted as parks and trails should go hand in hand with the development of the community.

The focus group meeting identified the good and bad points of each park and the recreational system as a whole, assisted in locating future recreational areas and trails throughout Wahoo's jurisdiction, and helped to assign priorities to such facilities through a dollar designation exercise. This process helped to show the current and future recreational service areas in a graphic format.

Based upon public input, current conditions, notable deficiencies, and future growth projections of Wahoo, a proposed parks and trails map has been created along with a list of recommendations for each existing and proposed park and recreational facility.

Wahoo Parks and Recreation Department manages eight outdoor facilities and two indoor facilities. This section has a listing of the condition and capacity of all these facilities along with photos of the facilities. Table 46 lists the national accepted standard criteria for various types of parks and recreation facilities.

TABLE 46: PARKS AND OPEN SPACE CLASSIFICATIONS

Classification	General Description	Location Criteria/ Service Area	Size Criteria
Mini-Park	Used to address limited, isolated or unique recreational needs.	Less than a ¼ mile distance in residential setting.	Between 2500 sq. ft. and one acre in size.
Neighborhood Park	Basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation.	¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres is considered minimum size. 5 to 10 acres is optimal.
School-Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex, and special use.	Determined by location of school district property.	Variable – depends on function.
Community Park	Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves two or more neighborhood and ½ to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 and 50 acres.
Large Urban Park	Serve a broader purpose than community parks and are used when community and neighborhood parks are not adequate to serve the needs of the community. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves the entire community.	As needed to accommodate desired uses. Usually a minimum of 50 acres, with 75 or more acres being optimal.
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.	Resource availability and opportunity.	Variable.
Greenways	Effectively tie park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable.
Sports Complex	Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located community-wide facilities.	Determined by projected demand. Usually a minimum of 25 acres, with 40 to 80 acres being optimal.
Special Use	Covers a broad range of parks and recreation facilities oriented toward single-purpose use.	Variable – dependent on specific use.	Variable.
Private Park/ Recreation Facility	Parks and recreation facilities that are privately owned yet contribute to the public park and recreation system.	Variable – dependent on specific use.	Variable.

Parks, Recreation, Open Space and Greenway Guidelines. A Project of the National Recreation and Park Association and the American Academy for Park and Recreation Administration. A Publication of the National Recreation and Park Association. James D. Mertes, Ph.D., CLP and James R. Hall, CLP

MINI PARKS (2) – BEL AIRE PARK AND KENNEDY PARK

Condition and Capacity Report - Bel Aire Park

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf dry (non-irrigated); deciduous trees throughout; well maintained
Play Areas		X			X		Fair amount of open ground for simple games
Sports Fields							No formal field at this location not enough space
Sports Courts		X			X		Basketball Poll and concrete pad, no need for additional courts
Walks/Trails							No sidewalks or trails on park property, small park trails not needed
Play Equipment		X			X		Climber, swings, merry-go-round, older equipment may need replacing
Structures		X			X		Picnic shelter, simple metal structure and concrete pad, sufficient for size of park
Picnic Facilities		X			X		Two picnic tables and a trash can
Drinking Water					X		No access to water on the premises
Restrooms							No permanent facilities, small park not needed
Parking					X		On Street parking in residential neighborhood, specific facilities are not needed
Lighting		X			X		No lights other than street lights
Benches					X		No benches on site, could use some near play equipment and basketball court
Signage					X		none

Condition and Capacity Report - Kennedy Park

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf dry
Play Areas		X			X		Some open greenspace not all city owned
Sports Fields					X		None at this location
Sports Courts		X			X		Tennis Court, Basketball Court, need resurfacing
Walks/Trails							None at this location
Play Equipment		X			X		Playstructure
Structures							None at this location
Picnic Facilities							None at this location
Drinking Water							None at this location
Restrooms							None at this location
Parking							None at this location, other than on street
Lighting							None at this location
Benches					X		Could use some seating near playstructure and courts
Signage					X		None at this location



Condition and Capacity Report - Placek Park

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf dry
Play Areas		X			X		Large open greenspace, maybe room for practice soccer/football field
Sports Fields					X		None at this location
Sports Courts		X			X		Basketball Court
Walks/Trails							None at this location
Play Equipment			X		X		Playstructure, and three sets of swings
Structures		X			X		Wood frame picnic shelter with concrete pad, building
Picnic Facilities		X			X		Picnic tables and grills
Drinking Water		X			X		Water spigots
Restrooms		X			X		Permanent Restrooms
Parking		X			X		Crushed rock parking lot
Lighting		X			X		Several pole lights
Benches		X			X		Could use more seating near playstructure
Signage					X		None at this location

Condition and Capacity Report – Smith Park

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf dry
Play Areas		X			X		Open greenspace throughout
Sports Fields							None at this location
Sports Courts		X			X		Two basketball courts
Walks/Trails		X			X		Sidewalks along roads
Play Equipment			X		X		Large playstructure and swings
Structures			X		X		Brick Picnic shelter with fire place
Picnic Facilities		X			X		Picnic tables, grills
Drinking Water							None at this location
Restrooms		X			X		Permanent restrooms attached to picnic shelter
Parking		X			X		Paved parking lot
Lighting		X			X		Several pole lights, picnic shelter has lights
Benches			X		X		Benches surrounding the playstructure
Signage							None at this location



SCHOOL PARKS (2) – WAHOO ELEMENTARY SCHOOL AND ST. WENCESLAUS ELEMENTARY

Condition and Capacity Report – Wahoo Elementary School

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)	X						Turf dry, not well defined
Play Areas		X			X		Large paved multipurpose play areas
Sports Fields					X		None at this location
Sports Courts		X			X		2 Basketball Courts
Walks/Trails							None at this location
Play Equipment			X		X		2 Playstructures, and four sets of swings
Structures							None at this location
Picnic Facilities							None at this location
Drinking Water							None at this location
Restrooms							None at this location
Parking		X			X		Paved parking lot
Lighting							None at this location
Benches							None at this location
Signage		X			X		School sign

Condition and Capacity Report – St. Wenceslaus Elementary School

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)							No greenspace
Play Areas							Only immediately surrounding the playstructure
Sports Fields					X		None at this location
Sports Courts		X		X			One basketball pole in parking lot
Walks/Trails							None at this location
Play Equipment			X		X		One Playstructure
Structures							None at this location
Picnic Facilities							None at this location
Drinking Water							None at this location
Restrooms							None at this location
Parking		X			X		Paved parking lot
Lighting							None at this location
Benches							None at this location
Signage		X			X		School sign



Condition and Capacity Report – Aquatic Center

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf dry
Play Areas		X			X		Open greenspace
Sports Fields							None at this location
Sports Courts							None at this location
Walks/Trails							None at this location
Play Equipment							None at this location
Structures			X		X		Bath house, Concession stand
Picnic Facilities							None at this location
Drinking Water		X			X		Drinking fountain
Restrooms		X			X		Permanent restrooms
Parking		X			X		Paved parking lot
Lighting		X			X		Pool area is lit
Benches			X		X		Lounge chairs surrounding the pool
Signage			X		X		

Condition and Capacity Report – Sam Crawford Field

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf irrigated
Play Areas							None at this location
Sports Fields			X		X		Baseball Field
Sports Courts							None at this location
Walks/Trails							None at this location
Play Equipment							None at this location
Structures		X			X		Concession stand
Picnic Facilities							None at this location
Drinking Water		X			X		Drinking fountain
Restrooms		X			X		Permanent Restrooms
Parking		X			X		Paved parking lot
Lighting		X			X		Ball field and parking lot is lit
Benches			X		X		Bleachers for watching games
Signage			X		X		

Condition and Capacity Report - Cook Park (sledding hill)

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf dry (non-irrigated)
Play Areas		X			X		Sledding Hill
Sports Fields							None at this location
Sports Courts							None at this location
Walks/Trails							None at this location
Play Equipment							None at this location
Structures							None at this location
Picnic Facilities							None at this location
Drinking Water							None at this location
Restrooms							None at this location
Parking					X		None at this location other than on street
Lighting		X			X		None at this location specific to the park
Benches					X		None at this location, might be useful
Signage					X		None at this location

SPORTS COMPLEXES (1) – HACKBERRY PARK

Condition and Capacity Report - Hackberry Park

Park Component	Condition			Capacity			Notes
	Poor	Fair	Good	Under	At	Over	
Vegetation (Trees, shrubs, turf)		X					Turf portions of fields irrigated, rest of park is dry
Play Areas		X		X			Small area near fields
Sports Fields			X		X		1 Baseball, 3 Softball fields
Sports Courts				X			None at this location
Walks/Trails							None at this location
Play Equipment			X		X		Small playstructure for use during games by small children
Structures		X			X		Concession Stand and Batting Cages
Picnic Facilities		X			X		Picnic Tables and a Shelter
Drinking Water		X			X		Drinking fountain near fields
Restrooms		X			X		Permanent Restrooms
Parking		X			X		Crushed rock parking lot
Lighting		X			X		Baseball field and parking lot are lit
Benches		X			X		Bleachers for watching games
Signage				X			None at this location



RECOMMENDATIONS

Introduction

Recommendations for the Wahoo parks and recreation system are based upon a number of factors, including:

- National standards,
- Regional opportunities and plans,
- Identified needs and desires of the City of Wahoo

Community input has shown that Wahoo residents who attended the focus group workshops and town hall meetings are somewhat satisfied with the amount and quality of the existing facilities, programs, and activities available, but there is definitely room for improvement and expansion. Recommendations are provided for existing and proposed parks, and additional recreation opportunities such as expanded indoor facilities and/or a new sports complex.

These recommendations are the initial means by which the Parks and Recreation Plan can be incorporated into the community. Such recommendations may change over time, but will provide a basis for developing individual park master plans/layouts and developing the City's Parks Action Plan. Implementing such recommendations will improve and expand park and recreation facilities and activities for all residents of the City of Wahoo and the surrounding area.

Figure 18: Existing and Proposed Parks and Facilities shows the location of existing and proposed parks, and trails. Figure 19: Existing and Proposed Service Areas also shows existing and proposed parks, along with the service areas for mini-parks, neighborhood parks, and community parks. Park locations are centralized inside the service areas. Locations of the proposed parks as shown on the maps are approximate. Parks are shown in the general area where the facilities may be located. These proposed locations may shift or be altered when the planning and development of subdivisions or roadways becomes more detailed. Likewise, the type of a park may change based upon changing situations.

Required and Optional Facilities, Amenities, and Services

When the city chooses to expand the parks system and add a new area the following table needs to be consulted prior to developing the park master plan/layout. This table will give the city a guide as to what should be put in the park based on the type of park that is being built. These required and optional facilities and amenities for all park classifications are listed in Table 47 and are divided into three categories, including:

- Park and Recreation Facilities, such as play structures and basketball courts
- Park and Recreation Amenities, such as security lighting and drinking fountains
- Park and Recreation Services, such as reservation requirements and maintenance

TABLE 47: REQUIRED AND OPTIONAL FACILITIES, AMENITIES, AND SERVICES

Facilities, Amenities, and Services	Mini-Park	Neighborhood Park	Community Park	School-Park	Special Use Facility	Sports Complex	Trail/Greenway
Park and Recreation Facilities							
Play Equipment/Structures	R	R	R	R	O	O	O
Open Play Area	R	R	R	R	O	O	O
Soccer Fields	NA	O	O	O	O	O	NA
Softball Fields	NA	O	O	O	O	O	NA
Baseball Fields	NA	O	O	O	O	O	NA
Paved Multi-use Areas	O	R	R	R	O	O	NA
Tennis Courts	O	O	O	O	O	O	NA
Basketball Courts	O	O	O	O	O	O	NA
Volleyball Courts	O	O	O	O	O	O	NA
Multi-Purpose Trails	O	R	R	R	O	O	O
Picnic Facilities (shelters)	R	R	R	O	O	O	O
Special/Unique Features	O	R	R	O	O	R	O
Natural Areas	O	O	O	O	O	O	O
Trees/Shaded Areas	R	R	R	R	O	R	R
Special Use Facilities	NA	O	O	O	R	O	O
Swimming Pool	NA	O	O	O	O	O	NA
Aquatic Center	NA	NA	O	O	O	O	NA
Wading Pool	O	O	O	O	O	NA	NA
Ice Skating Rink	NA	O	O	O	O	NA	NA
Amphitheater/Outdoor Gathering Area	NA	O	O	O	O	NA	O
Arboretum/Botanical Gardens	NA	O	O	NA	O	O	O
Fine Arts Facility/Public Art Displays	NA	NA	O	NA	O	NA	O
Community Center or Indoor Rec.	NA	O	O	O	O	O	NA
Camping Facilities (RV facilities)	NA	NA	NA	NA	O	NA	NA
Dog Park	NA	NA	O	NA	O	NA	O
Horseshoes	O	O	O	O	O	O	NA
Disc/Frisbee Golf	NA	O	O	O	O	O	O
Roller Hockey	O	O	O	O	O	O	NA
Football/Rugby Field	NA	NA	O	O	O	O	NA
Outdoor Exercise Circuit	NA	O	O	O	O	O	O
Skating Facility (in-line/skateboard)	NA	O	O	NA	O	O	O
High-Risk Area	NA	NA	O	NA	O	O	NA
Golf Course	NA	NA	O	NA	O	O	O
Youth Sports Complex	NA	O	O	NA	O	O	NA
Competitive Sports Facility	NA	NA	O	NA	O	O	NA

Facilities, Amenities, and Services (continued)	Mini-Park	Neighborhood Park	Community Park	School-Park	Special Use Facility	Sports Complex	Trail/Greenway
Park and Recreation Amenities							
Security Lighting	R	R	R	R	R	R	O/R*
Activity Lighting	O	O	R	O	O	R	NA
Public Telephones	O	O	R	R	R	R	O
Off Street Parking	O	R	R	R	R	R	O/R*
Bike Racks	R	R	R	R	R	R	O/R*
Restrooms	O	R	R	R	O	R	O/R*
Drinking Fountains	R	R	R	R	R	R	O/R*
Benches	R	R	R	R	R	R	R
Picnic Tables	O	R	R	O	O	R	O
Signage	R	R	R	R	R	R	R
Information Kiosks	NA	NA	O	NA	O	O	O
ADA Accessibility	R	R	R	R	R	R	R
Park and Recreation Services							
Security**	R	R	R	R	R	R	R
Emergency Telephone Service	O	O	O	O	O	O	O
Reservations for Facility Use (shelters, group picnics, sports leagues, for-profit use)	R	R	R	R	R	R	NA
Activities/Facilities for Groups, Companies Teams	NA	O	R	O	O	R	O
Special Events (programs, concerts, fairs)	O	O	O	O	O	O	O
Facilities and Grounds Maintenance	R	R	R	R	R	R	R
R - Required Facility/Service							
O - Optional Facility/Service							
NA - Not Appropriate							
* Optional for Greenway, Required for Trail							
** May include, but not limited to, police patrols, private security, neighborhood watches, park design to eliminate hidden places, structure design and lighting, and/or location markers on trail.							
Note: This does not preclude the addition of other unlisted facilities and services as optional.							

Required and optional facilities, amenities, and services are to serve as a guide for the City of Wahoo. It is the responsibility of the city to determine which facilities, amenities, and services are or are not feasible in existing and proposed parks. The required facilities are recommended for existing parks, but due to physical limitations and space constraints they may not be added. In proposed parks, future demand for certain facilities, amenities, and services and the recreational preferences of users may change over time. Therefore, these guidelines may change or be revised to respond

to the future demand of Wahoo residents. Each park will be looked at individually to determine the physical capacity of providing basic requirements and to determine needs and wants of residents served by that park. Each park is different and this difference will be considered when determining which facilities will be included in each park. The city shall strive to provide the basic requirements in all of its parks and careful consideration shall be given to each proposed park and trail through the city's approval of such facility.

Even though the list of facilities, amenities, and services is extensive, it is likely other items not listed will be requested to be included in the park and recreation system. Each new facility and service requested shall be analyzed according to public demand, site/location criteria, operating implications, and other relevant criteria.

PARK RECOMMENDATIONS

All Park and Recreation Facilities

Regardless if it is a new facility or an existing facility the Parks Department should have a master plan for each individual site. The master plan should consist of a layout drawing of the facility either technical or non-technical, and a listing of all the amenities included in the site. These master plans should be developed with public input particularly if the plan is for a new facility or for the renovation and/or the expansion of an existing facility. When compiling the master plan for a site refer back to Table 47 to see if the site is or will have all the required amenities listed and what optional amenities might be possible for the site.

The Parks and Recreation Department shall develop uniform facility identification for all applicable sites. This should include but not be limited to site name signage, and a cohesive color palate for equipment. Having these sites easily identifiable as Wahoo City Parks and maintaining them to the highest quality will give the residents a sense of pride for their parks system and encourage them to assist with the upkeep of the parks.

The Parks and Recreation Department is committed to making all its sites ADA accessible and providing ADA capable facilities were possible. Such facilities might include paved walking trails, and ADA designed play equipment.

All park and recreation facilities shall have some form of pedestrian connectivity to adjacent residential areas and possibly to the parks system as a whole. 8 to 10 foot wide paved hiker/biker trails are preferred for connectivity of the parks system while 4 foot wide sidewalks are sufficient for connecting residential neighborhoods to the sites.

Mini-Parks

It is the goal of Wahoo to provide the required facilities and services where possible in existing and proposed parks. Two mini-parks have been proposed, both within

existing residential neighborhoods currently underserved by the existing parks system. Additional mini-parks are not recommended because many new single-family homes end up offering their own play equipment and facilities that act in a similar manner as mini-parks.

As general guidelines, mini-parks should strive to include the following:

- A site between 2,500 square feet to one acre
- A service area of a maximum ¼ mile radius
- A site with a less than 4% slope
- A site that takes advantage of vegetation and other natural resources of the area
- A site that is located in residential areas

Existing Mini-Parks

Bel Aire Park (12th and Hickory)

- Develop park master plan/layout through public input.
- Provide aesthetic and identification amenities where feasible.
- Provide ADA accessibility and ADA facilities where feasible.
- Continue to provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Kennedy Park (12th and Locust)

- Develop park master plan/layout through public input.
- Resurfacing of existing courts
- Expansion of Park into adjacent greenspace
- Provide aesthetic and identification amenities where feasible.
- Provide ADA accessibility and ADA facilities where feasible.
- Continue to provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Proposed Mini-Parks

M-1 (4th and Sycamore)

- Develop park master plan/layout through public input.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

M-2 (10th and Orange)

- Develop park master plan/layout through public input.
- Provide aesthetic and identification amenities where feasible.
- Provide ADA accessibility and ADA facilities where feasible.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Neighborhood Parks

It is the goal of the City of Wahoo to provide the required facilities and services where possible in existing and proposed neighborhood parks. There are four proposed neighborhood parks, these are to be built as they are needed due to the expansion of the city. Neighborhood parks should be the backbone for the cities park and recreation system comprising the vast majority of park space within the city.

As general guidelines, neighborhood parks should strive to have the following:

- a site of approximately five to ten acres
- a service area with a maximum ½ mile radius
- not more than 50% of the site should have a slope greater than 4%
- a site that takes advantage of vegetation and other natural resources of the area
- a site located in primarily residential areas

Existing Neighborhood Parks

Placek Park (15th and Broadway)

- Develop park master plan/layout through public input.
- Add seating around and near play equipment.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Smith Park (4th and Beech)

- Develop park master plan/layout through public input.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Wahoo Public School-Park (See also School-Parks)

- Develop joint use agreements between the school district and city that would establish rules and criteria.
- Work with the school district to develop park master plan/layout with public input.
- Provide aesthetic and identification amenities and rules of play.
- Provide ADA accessibility and ADA facilities where feasible.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Proposed Neighborhood Parks

N-1 (In new south development)

- Work with developer to create a park master plan/layout with public input.
- Suggested amenities would include soccer fields and sand volleyball courts
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

N-2 (adjacent to Wahoo Public School)

- Work with the school district to develop park master plan/layout with public input.
- Suggested amenities would include a toddler play area and natural resource area.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

N-3 (CR-L and CR-16)

- Develop park master plan/layout through public input.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

N-4 (1/2 mile west of Hackberry on CR-L)

- Develop park master plan/layout through public input.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Community Parks

It is the goal of the City of Wahoo to provide the required facilities and services where possible in existing and proposed parks. The only proposed Community Park is to upgrade Hackberry Park from a sports complex into a community park by making additions to the facility as shown in *Table 47*.

As general guidelines, community parks should strive to have the following:

- a site of approximately 30 to 50 acres
- a service area with a maximum three mile radius, typically a one to two mile radius
- surrounding land uses are primarily residential
- located adjacent to arterial or collector street(s)

Proposed Community Park**Hackberry Park (8th and Hackberry)**

- Review and alter existing park master plan/layout with public input, currently Hackberry is listed as a Sports Complex but would change classification if improvements were made.
- Suggested changes to old master plan include removing the golf course and driving range and replacing with a Frisbee golf course, restored prairie/wetland, camping sites, and nature trails.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Special Use Facilities

It is the goal of the City of Wahoo to provide the required facilities and services where possible in existing facilities. There are two proposed special use facilities, an additional indoor facility and a dog park. Both are shown on Figure 18 in specific locations however could be placed anywhere the city deems to be feasible.

As general guidelines, special use facilities should strive to have the following:

- size of the site is variable
- a service area that is community-wide
- surrounding land uses are variable

Existing Special Use Facilities

Cook Park (18th and Linden)

- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Saw Crawford Field (5th and Orange)

- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Wahoo Aquatic Center (4th and Orange)

- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Wahoo Civic Center (3rd and Linden)

- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Wahoo Senior Center (3rd and Linden)

- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Proposed Special Use Facilities

Dog Park

- Develop park master plan/layout through public input, might be able to be included in with a proposed Sports Complex directly south of Lake Wanahoo site, or within the Hackberry Park expansion, or as a separate site east of town.
- Suggested amenities include fencing, walking trails, and benches.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Sports Complexes

It is the goal of the city to provide the required facilities and services where possible in existing and proposed sports complexes. There is one proposed sports complex located south of the future Lake Wanahoo, utilizing some land that lies within the floodplain and would not be suitable for building.

As general guidelines, sports complexes should strive to have the following:

- size of the site is greater than 25 acres
- a service area that is community-wide
- surrounding land uses are variable
- adjacent to arterial or collector street(s)
- Adequate parking and accessibility

Existing Sports Complexes

Hackberry Park (8th and Hackberry)

- Rehabilitate recently purchased land adjacent to the park
- Review and alter existing park master plan/layout with public input, by expanding and making improvements that would upgrade the site from a sports complex to a community park.
- Suggested amenities include:
 1. Additional baseball/softball fields
 2. Additional batting cages
 3. Sand volleyball courts
 4. Basketball/tennis courts
 5. Open/multipurpose field space
 6. Frisbee golf course
 7. Maintenance facility
 8. Larger restroom/concession facility
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

Proposed Sports Complexes.

SP-1 (south of Lake Wanahoo)

- Acquire property for future athletic field development.
- Develop park master plan/layout through public input.
- Provide for competition size fields.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with adjacent residential development with trails.
- Provide basic requirements that are feasible and optional additions that are desired (See *Table 47*).

School-Parks

The guidelines for school-parks are listed in Table 47: Required and Optional Facilities and Services. For the proposed school-parks, it is the goal of the city to work with the school district to provide the required facilities and services where possible. Adjacent land to the proposed school sites may be required to supply required facilities and services to fulfill provisions of a neighborhood park without building an additional park.

As general guidelines, school-parks should be constructed as neighborhood parks or in conjunction with neighborhood parks and should strive to have the following:

- size of the site is variable (typically around five acres)
- service area is variable (typically ½ mile radius)
- a site that takes advantage of the trees and other natural resources of the area
- located primarily in residential zoned areas

Sites that include schools should be large enough to accommodate school needs and neighborhood park uses, where feasible. A committee of city personnel and representatives of the school district should be established to discuss joint use facilities, joint maintenance possibilities, and joint improvement possibilities to maximize community use of facilities. The committee should also establish a process whereby new schools that may fall under formal joint use agreements are planned and designed jointly by the school district and the city. Master plans for each school park should be developed through public input by such committee.

Proposed School-Parks.

(See Neighborhood Parks, N-2)

ACTION PLAN

The following Action Plan will be utilized to pursue needed updates to the Wahoo Park and Recreation system. The plan is divided into two separate areas long term objectives and short term objectives. On a yearly basis the Park and Recreation Board shall review the existing action plan and alter it to fit the current needs of the city. This might include moving items from being long term objectives to being short term objectives, or adding new objectives, or even removing objectives that are no longer needed. The Park and Recreation Board reviewed the proposed objectives and made a determination on which are short term and which are long term.

Short Term

Short term objectives are those that the board determined to be the most needed, and therefore should have the most emphasis placed on implementation. For every objective listed as short term there needs to be a strategy in place to make that objective happen: Such as a list of grants to apply for, or fundraiser ideas, or drawing up a master plan, or budgeting money for it in the nearest fiscal year.

Short Term Objectives

Kennedy Park

- Pursue adjacent campus property for park expansion.
- Develop master plan/layout by expanding and making improvements that would upgrade the site from a mini-park to a neighborhood park.
- Provide aesthetic and identification amenities.
- Provide ADA accessibility and ADA facilities where feasible.
- Connect park with trails as part of the master trail plan.
- Provide basic requirements that are feasible and optional additions that are desired (See Table 47)

Expansion of the Civic Center

- Develop design plans for an addition and renovation
- Suggested amenities include:
 1. Gym
 2. Walking/jogging track
 3. Fitness space (cardio and weight training)
 4. Multit-purpose space
 5. Office/administrative space

Placek Park

- Add some general bench seating around the play equipment

Hackberry Park

- Review and alter existing master plan/layout by expanding and making improvements that would upgrade the site to a community park
- Suggested amenities include:
 1. Additional baseball/softball fields
 2. Additional batting cages
 3. Sand volleyball courts
 4. Basketball/tennis courts
 5. Open/multipurpose field space
 6. Frisbee golf course
 7. Maintenance facility
 8. Larger restroom/concession facility

Long Term

Long Term objectives are those that the city would like to implement but are a lower priority than the short term objectives. Items placed in the Long Term category are there for the purpose of being moved up to the Short Term list in future years or if a unique opportunity were to present itself the city would be ready to respond with additional objectives.

Long Term Objectives

N-1 Heritage Park

- Acquire land in the new south housing development
- Build with suggested amenities to include soccer fields, and sand volleyball courts

SP-1 Lake Wanahoo Sports Complex

- Acquire land south of the Lake Wanahoo Dam
- Build with competition quality and sized fields

Dog Park

- Acquire land (could be part of an expansion to Hackberry Park, a portion of a new sports complex south of the Lake Wanahoo Dam, incorporated with any of the new neighborhood parks, or be its own park site)
- Build suggested amenities include fencing, walking trails, and benches

New Park Developments – May become short term if development occurs in the parks respective areas or an unanticipated opportunity is presented to the city.

M-1 Mini Park

- Acquire land northeast of Downtown
- Build

M-2 Mini Park

- Acquire land in the southwest part of Wahoo
- Build

N-2 Neighborhood Park

- Acquire land adjacent to Wahoo Public School Complex
- Build with suggested amenities to include a toddler play area, and a natural resource area that could be used by the school as an outdoor classroom

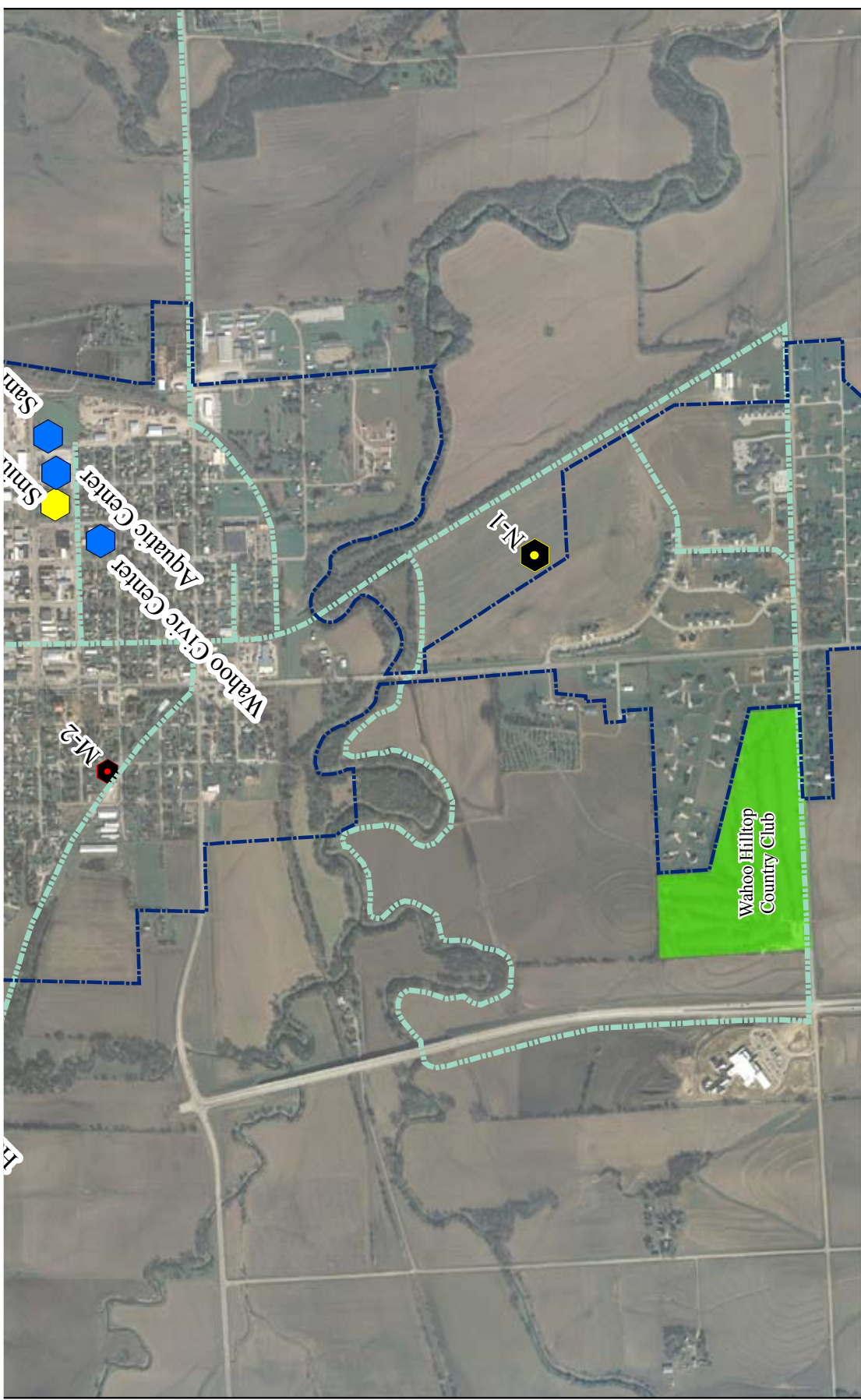
N-3 Neighborhood Park

- Acquire land approximately ½ mile west of town south of County Road L
- Build

N-4 Neighborhood Park

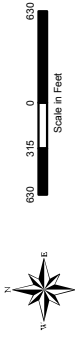
- Acquire land approximately ½ mile east of town near the County Road L and County Road 16 intersection
- Build





City of Wahoo Saunders, County Nebraska Existing and Proposed Parks and Facilities

- Legend**
- Existing Community Park
 - Existing Neighborhood Park
 - Existing Mini Park
 - Existing Public School with Playground
 - Proposed Neighborhood Park
 - Proposed Mini Park
 - Other Existing Rec Facility
 - Other Proposed Rec Facility
 - Other Non-Municipal Rec Area
 - Proposed Trails
 - Corporate Limits



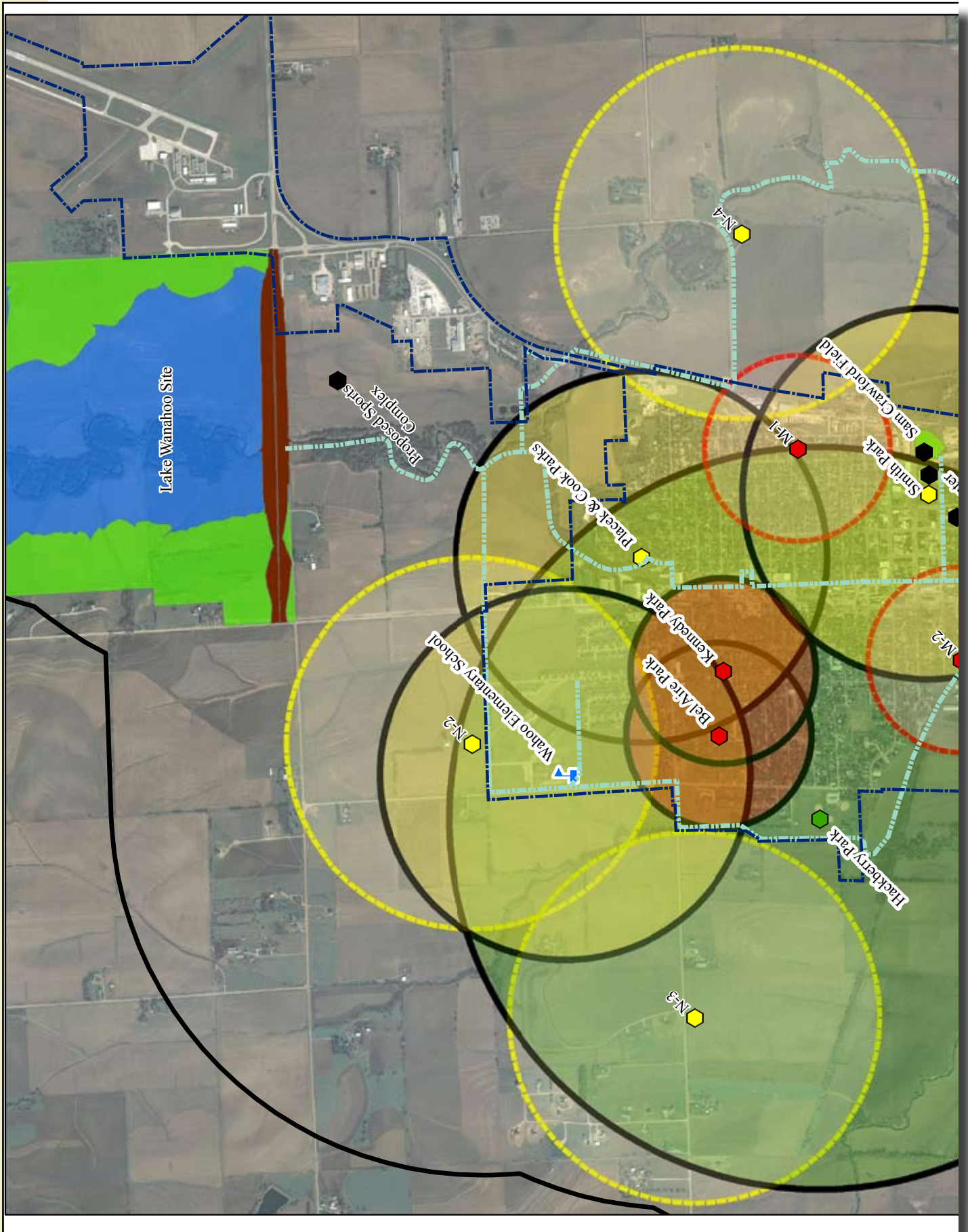
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GIS Process: ArcView 9.2, Sp 6

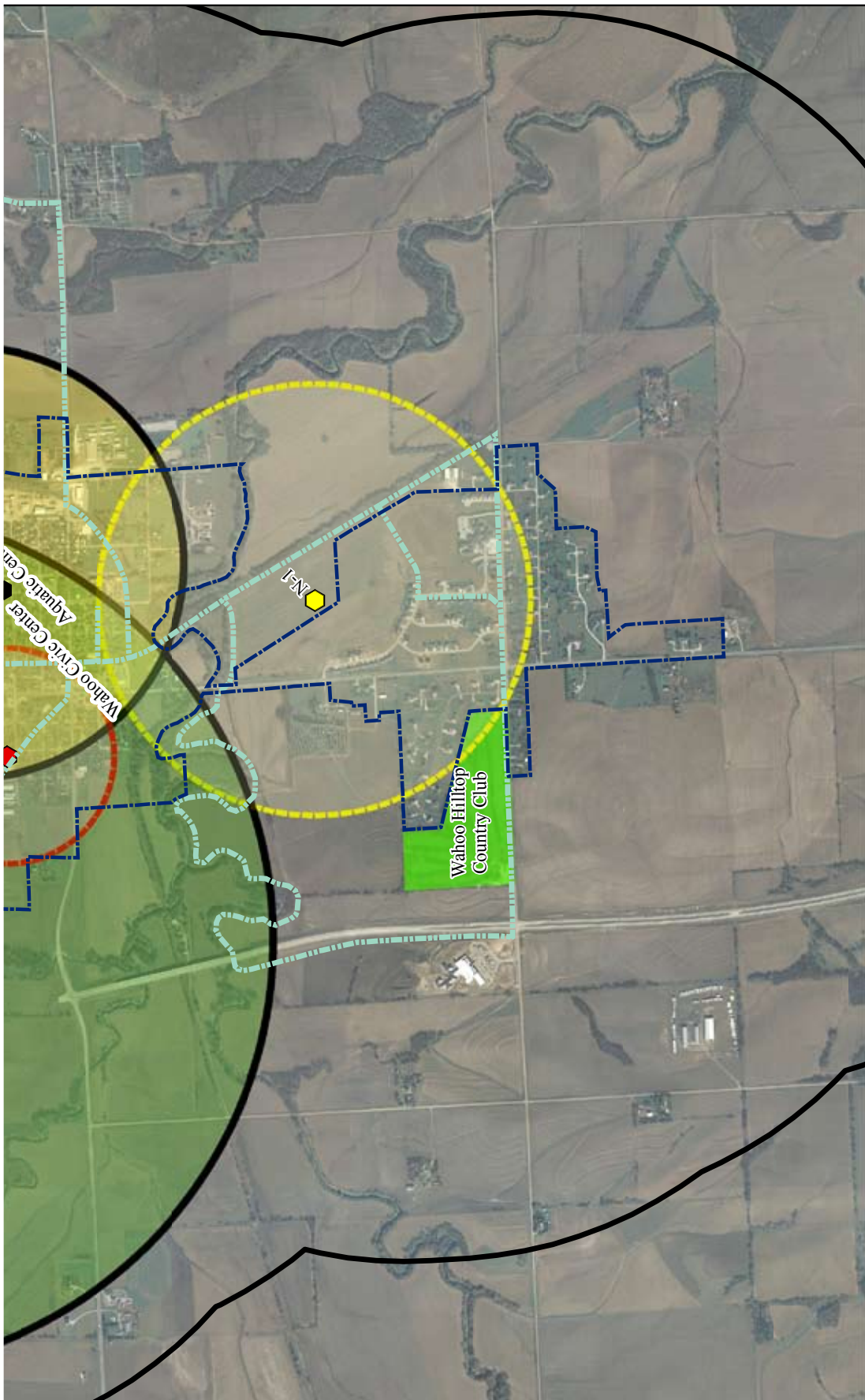
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CREATED BY: C Wacker Oct. 07
REVISED BY: J. Saffner Apr. 09
JEO PROJECT NUMBER: 60/PL11



FIGURE 18: EXISTING AND PROPOSED PARKS AND FACILITIES





City of Wahoo

Saunders, County Nebraska

Existing and Proposed Park Service Areas

Wahoo Parks and Rec Facilities

- Community Park
- Neighborhood Park
- Mini Park
- Other Facility
- ▲ School Site
- Other Rec Facility
- Proposed Trails

Park Service Areas by Status

- Existing Community Park
- Existing Neighborhood Park
- Existing Mini Park
- Proposed Neighborhood Park
- Proposed Mini Park

Corporate Limits

- Corporate Limits
- 1-Mile ETJ

Scale in Feet

900 450 0 900

Prepared By: JEO Consulting Group, Inc.
GIS Process: ArcView 9.2 sp 6

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CREATED BY: C. Wacker Oct. 07
REVISED BY: J. Sather Apr. 09
JEO PROJECT NUMBER: 607PL11



Implement Wahoo

Implementation Tools

Achieving Wahoo's Future Plan

Recommendations

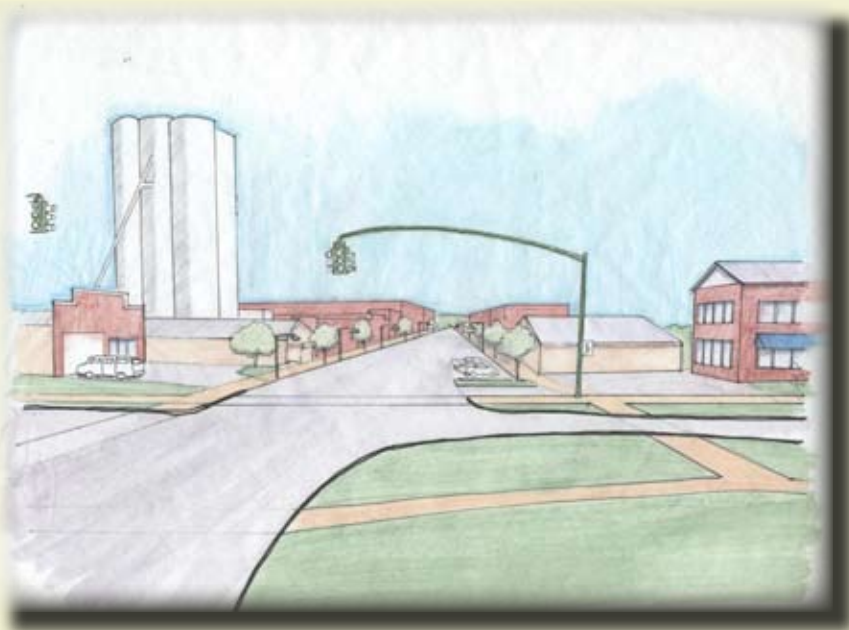


FIGURE 19: EXISTING AND PROPOSED PARK SERVICE AREAS



Implementation

Introduction

Implementation refers to the objectives, policies and actions that have been identified to carry out Wahoo's Comprehensive Development Plan. This portion of the comprehensive plan includes actions designed to improve the long-range planning process, strengthen links between the plan and capital improvement budgeting, establish a process reporting system to monitor progress, and a schedule for updating and amending the plan in the future.

Successful comprehensive plans are ones that are implemented. Developing a plan is relatively easy compared to the implementation of it. What happens with the plan, how it is used in day-to-day decision-making, and the extent to which it is followed over time all influence its overall success. The Comprehensive Plan is a living, breathing document; it is not the end of a planning process but the beginning of a coordinated effort to direct growth and development in ways that are important to the citizens of Wahoo.

Rarely will a single tool or category of tools be sufficient to achieve the goals in a comprehensive plan. Most policies, and most of the preferred mix of land uses shown on the future land use map, require the use of several tools from different categories in order to be realized, obtained, and sustained. The City of Wahoo must develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses.

IMPLEMENTATION TOOLS

The City of Wahoo has a number of tools at its disposal to shape development patterns, protect natural resources and human infrastructure, and protect the quality of life for its residents. Implementation strategies can be separated into several distinct tool categories and programs, each with its distinct characteristics that make it suitable for specific goals and circumstances.

Support Programs

Four programs will play a vital role in the success of the Comprehensive Plan. These programs are:

1. Capital Improvements Financing--an annual predictable investment plan that uses a six to ten-year planning horizon to schedule and fund projects integral to the plan's implementation.
2. Zoning Regulations--updated land use districts and regulations, can allow the city to provide direction for future growth.
3. Subdivision Regulations--establish criteria for erosion control and runoff and dividing land into building areas, parks, trails, utility easements, and streets. Implementing the Transportation Plan is a primary function of subdivision regulations.
4. Plan Maintenance--an annual and five-year review program will allow

the city flexibility in responding to growth and a continuous program of maintaining the plan's viability.

Public Education

In addition to the identified programs, broad public support and involvement is necessary in the development and use of any implementation policy or program. If adequate support is to be developed, a program educating residents is necessary. People who understand the needs and ways of meeting those needs of the community must take the initiative to stimulate the interest and the understanding required to ensure action is taken. The governing body of Wahoo should annually strive to implement an active public participation process by creating an educational process on land use issues. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of two or more public agencies or private organizations can be coordinated. Frequently, constraints prevent organizations from working with one another (i.e. financial resources, legal authority, restriction of joint uses of facilities, etc). Efforts should be made to bridge this gap with open communication, cooperation and the realization that the issue at hand could benefit the health, safety, and general welfare of the residents in Wahoo.

Managing Public Processes and Resources

Public investments also include the time and effort that go into management decisions for infrastructure, public services, public lands, and public processes. Such investment or decisions can include:

- Coordinating capital improvements planning throughout all departments to meet the comprehensive plan goals and remain consistent with plan policies.
- Investments and improvements in water, wastewater, and transportation infrastructure made by the city.
- The acquisition, sale, or exchange of land for the purpose of preservation or development.
- Decisions on expenditures for public resources such as streets, parks, and trails, property management and the provision of public services.

Special Studies and Plans

Additional studies and plans can be helpful to further explore and define a vision of a certain area, corridor, or development site. Conducting studies and making decisions area by area can enhance the Comprehensive Plan. Some examples of additional planning efforts that can further develop ideas expressed in the Comprehensive Plan include:

- Downtown Master Plan
- Facilities Management Plan
- Corridor Studies for the old Hwy 77 route and the new bypass
- College Campus Master Plan

- Source Water Protection Plan

Land Use Suitability

How will Wahoo's Plan be implemented? The major assumption of this Comprehensive Plan is:

“Specific development criteria will be adopted to help guide builders, investors, and community leaders in making good decisions concerning the future of Wahoo.”

These criteria will be specific statements that:

- Describe the relationship between/among land uses.
- Establish criteria or design standards that new development must meet.
- Minimize land use conflicts between neighboring land owners.
- Create consistent characteristics within each land use district.

Land Use Transitions

New development should provide, if needed, screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, low earthen berms, solid fences, or any combination of the above. Boundaries between different land uses are done along streets, alleys, or natural features (streams, railroads, etc.) whenever possible.

Community Entrances

First impressions of the community are made at the entrances. These impressions are critical to a community's overall image. New development should have larger set backs and higher landscaping standards when located at any of the present or future entrances to the community. This in turn with appropriate sign regulations along the major transportation corridors into and from the city will promote a better community image and improve the quality of life in the City of Wahoo.

ACHIEVING WAHOO'S FUTURE PLAN

In order to solve community problems or concerns, successful city comprehensive plans have the key ingredients of consensus, ideas, hard work, and the application of each of these. This section of the plan contains the inspiration of the many city officials, school district, chamber, and concerned citizens who have participated in the planning process. Nevertheless, the ultimate success of the Wahoo Comprehensive Plan remains in the dedication offered by each and every resident.

There are numerous goals and objectives in this plan and it is recommended to review the relevant goals and objectives during the city planning and budget sessions. However, it is also recommended that the city select elements of the plan for immediate action; the goals of highest priority which will ultimately lead to the success of other goals and objectives. It will be critical to earmark the specific funds to be used and the individuals primarily responsible for implementing the goals, objectives and policies in Wahoo.

Plan Maintenance

The Wahoo Comprehensive Development Plan is the community's collective vision, yet, change is inevitable. Major technologies and new community needs will arise during the planning period, which were not foreseen during the plan's development. Jobs, housing, transportation, goods and services will shift over time. The amendment process to the Comprehensive Plan must accommodate and help manage the inevitable change in a way that best promotes, and does not compromise, the community's core values, health and well being. The plan amendment process must be an open and fair process, utilizing sound planning, economic, social and ecological principals.

If major, new, innovative development opportunities arise which impact several elements of the plan, and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. The City Council or Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments. The comprehensive plan amendment process should adhere to the adoption process specified by the Nebraska State Statutes and should provide for organized participation and involvement of interested citizens.

Since this plan is a living, breathing document, it needs to be monitored for continued relevancy. Although the Comprehensive Plan uses a 20-year planning time period, intervening time points should be utilized to measure progress toward long term goals, to make adjustments based on changed conditions or preferences, and to provide short-and mid-term guidance for land use decisions. In doing so, the ultimate planning time period will move as well, constantly advancing into the future as the currency and relevancy of the plan is maintained by a cycle of periodic updates and amendments.

Once every five years, the Comprehensive Plan should undergo a major update. Five years is recommended as the appropriate time interval for major updates for several reasons. Experience in other communities suggests that more frequent major updates are too much of a burden on staff, while less frequent updates lead to plans that can become seriously out of date. The common elements of a five-year update include reviewing and extending growth projections, reviewing community goals, and analyzing amendments.

Annual Review of the Plan

A relevant, up to date plan is critical to the on-going planning success. To maintain the confidence of both public and private sectors, evaluate the effectiveness of planning activities and, most importantly, to make mid-plan corrections on the use of city resources, the plan must be current. Thus, an annual review should occur where the Planning Commission, City Council, residents, and staff are able to review the plan and recommend necessary changes.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. The annual review process needs to involve regularly monitoring trends and changes in the local, regional, state and federal landscape. Such trends and changes may include changes in development activity and use, trends in development regulation amendments, and changes in planning and zoning law. At the beginning of each year at the annual review, a report should be prepared by the Planning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes and if the recommended policies are still valid for the city and its long-term growth.

The Planning Commission should hold a public hearing on this report to:

1. Provide citizens or developers with an opportunity to comment and/or present possible changes to the plan;
2. Identify any changes in the status of projects or action items called for in the plan; and
3. Bring forth any issues, or identify any changes in conditions, which may impact the validity of the plan.

If the Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the plan, they should recommend changes or further study of those changes. This process may lead to identification of amendments to the Comprehensive Plan that would be processed by staff, recommended by the Planning Commission and considered by the City Council.

Conditions For Plan Amendment

Comprehensive Plan amendment procedures are necessary to determine what constitutes conformity or non-conformity with the plan. It is impossible to set hard and fast rules for such decisions but consistent criteria should be used when making this determination. The following criteria are recommended:

- A request for increases in residential density or non-residential floor area in excess of the guidelines established in the plan, depending upon the degree of increase, may require a plan amendment.
- Land use request involving minor differences in boundaries from those shown in the plan should be considered in conformity with the plan unless precedent would be set for more extensive and non-conforming changes in adjacent areas.
- Requests for variations or changes in the alignment of designated roadways should be considered in conformity if the continuity of the roadway is maintained, the alignment does not result in traffic safety problems or reductions in needed capacity, does not constrain the proper development of contiguous properties, and does not conflict with or preempt other planned uses or facilities.

- Requests to deviate from plan-specified requirements such as open space and traffic reduction measures generally should not be permitted in order to ensure equitable treatment of all property owners and to avoid arbitrary decisions which would undermine the legal foundations of the plan. If changes are to be made, they should be done through a plan amendment process.
- The final criteria must always be whether the request, whatever its nature, will set a precedent for cumulative changes which are not consistent with the plan. Therefore, in those instances where the implications of the request are not easily observed or detected, a request for a plan amendment should be required.

Methods for Evaluating Land Development Proposals

The interpretation of the plan should be comprised of a continuous and related series of analyses, with references to the goals and objectives/policies, the overall land use plan, and specific land use policies. Moreover, when considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by this comprehensive plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a comprehensive plan amendment would be justified:

- The character of the adjacent neighborhood
- The zoning and uses on nearby properties
- The suitability of the property for the uses allowed under the current zoning designation
- The type and extent of positive or negative impact that may affect adjacent properties, or the city at large, if the request is approved
- The impact of the proposal on public utilities and facilities
- The length of time that the subject and adjacent properties have been utilized for their current uses
- The benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not approved
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and objectives/policies
- Consideration of professional staff recommendations

RECOMMENDATIONS

As part of the implementation process various recommendations or actions are suggested. These recommendations are based upon public input, staff input, observations, and experience. Such recommended actions are classified as immediate, short-term, long-term and continuing. These actions are only recommendations and may change annually.

Immediate Recommendations (One to Six Months)

1. Adopt the Wahoo Comprehensive Development Plan
2. Evaluate current zoning and subdivision regulations based upon the adopted comprehensive plan
3. Continue working with Saunders County to extend the extra-territorial jurisdiction to 2-miles
4. Pursue funding opportunities to provide improvements/development of city infrastructure
5. Update the subdivision regulations

Short Term Recommendations (One Year)

1. Evaluate sidewalk conditions and establish an improvement plan
2. Complete a wellhead protection plan, overlay zone, and source water protection plan
3. Continue implementation of the 2007 Wahoo Hazard Mitigation Plan
4. Establish a redevelopment Master Plan for College Campus
5. Continue working to alleviate drainage and flooding concerns

Long Term Recommendations (Two to Five Years)

1. Consider implementation of a GIS to manage city facilities and utilities, permitting, and record management
2. Educate residents, businesses, and property owners with respect to develop methods and policies that reduce the amount of runoff, erosion, and pollutants
3. Establish a Highway 77 Corridor plan