



2017

Wahoo

Nebraska

Comprehensive Plan



Adopted: Month ##, 2017
Ordinance: #####



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EXECUTIVE SUMMARY

The Wahoo Comprehensive Plan creates a unified vision for the build-out of the community and integrates the growth plan for its jurisdiction. Over the past several decades, Wahoo has experienced steady growth. The vision of this plan was to facilitate continued growth through the continued development of quality job and housing opportunities found locally.

The Comprehensive Plan unifies existing community planning efforts under a single umbrella document, while recognizing the important planning initiatives undertaken by all levels of government and community organizations. The plan should be utilized to assist decision-making over the next 20 years. However, the policies and recommendations of this document were based on an ultimate build-out vision that will far exceed that 20-year horizon.

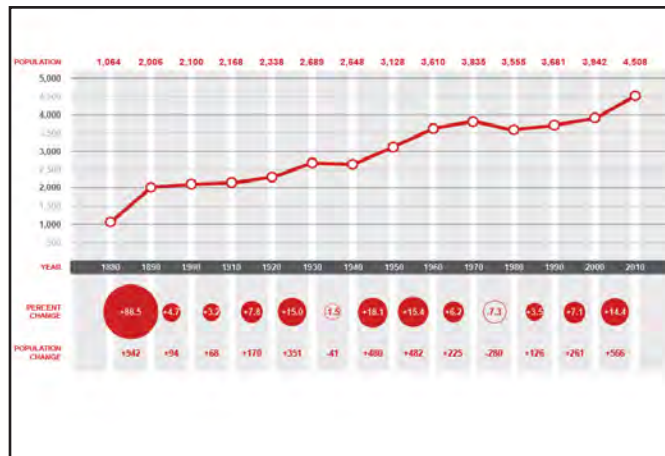
PLAN FOCUS:



Profile

The Profile section provides a snapshot of current demographic, land use, and facilities in Wahoo. This inventory is aimed to assist in recommendations and decisions affecting the community.

Wahoo's growth has been attributed to local job creation, but also its high level of connectivity to the Omaha and Lincoln Metro Areas. The community has become a popular location for a commuting population, bringing about a unique set of challenges and opportunities. In large part, Wahoo's housing stock has struggled to keep up with demand. High market prices and low vacancy rates indicate a lack of available opportunities for new residents.



E nvision

The Envision portion of the planning process creates a “wish list” of items identified within a public participation process.

The vision for Wahoo was derived from a series of community focus group meetings, stakeholder interviews, on-line input, and a town hall workshop, all reviewed and prioritized by a citizen advisory committee.

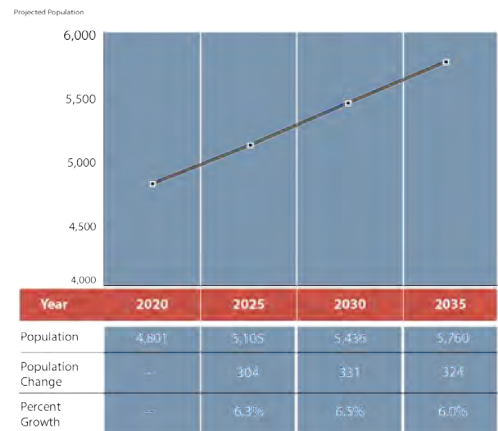
Wahoo must balance growth with the need to protect the unique quality of life amenities prioritized by the public. New development should be attractive and consistent. Residential developments need to be well-connected and walkable, and commercial developments need add to the local quality of life and unique community draw.

A chieve

The Achieve section sets specific policies to guide the decision making process to ensure the successful realization of the Wahoo vision. Ensuring the optimal utilization of land

and resources is the guiding force behind the establishment of policy statements. Managing growth pressures to ensure the timely build-out of the community necessitated specific growth management policies. These policies ensure development occurs adjacent to currently corporate limits and are implemented in a way that is self-sustaining in their ability to finance infrastructure improvements.

The Achieve section also projects population growth based on recent trends. This projected growth is modeled with current housing trends to determine the needs of the housing stock to serve the projected population. The policies established in this section reinforce these growth projections to manage the level of growth in Wahoo.



I

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

SHORT-TERM RECOMMENDATION: Develop design standards for overlays over connectivity corridors throughout Wahoo

LONG-TERM RECOMMENDATION: Establish a downtown revitalization plan to guide investment in downtown Wahoo

ONGOING RECOMMENDATION: Explore options and opportunities for the extension of infrastructure on a speculative basis to lower developer costs of housing and economic development projects

1

Introduction WAHOO

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Introduction



[section 1.1]

CITY OVERVIEW

Wahoo, the county seat of Saunders County in east-central Nebraska, is located approximately 25 miles from both Omaha and Lincoln. The community is served by two major highways. Wahoo is 22 miles from Lincoln, Nebraska and Interstate 80 on north/south US Highway 77. To the east, Wahoo is served by State Highway 92 and lies just over 20 miles from the periphery of Omaha, Nebraska.

Saunders County is included in the Omaha-Council Bluffs Metropolitan Statistical Area (MSA). The estimated 2015 population of the MSA is 915,312. The proximity to the Omaha and Lincoln Metros provide Wahoo with a unique set of challenges and opportunities that will be explored throughout this plan.

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 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, likely by postal authorities when they approved an office on July 15, 1869. It is the only town in the United States by that name.

Early in the 1870’s 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. 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 and North Western, and the Chicago Burlington and all had tracts dissecting the county.

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 established a new college, named John F. Kennedy College. Low enrollment and financial difficulties forced it to close ten years later.

Climate and Topography

The terrain of the land surrounding 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 an average of 14 degrees in the winter up to approximately 90 degrees in the summer. Average annual rainfall is approximately 28 inches. The average growing season in Wahoo is 163 days with the average last and first frost on April 27th and October 7th, respectively.

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 includes all of the incorporated portions of the City, including the established extraterritorial jurisdiction of one-mile.

[section 1.2]

THE PURPOSE OF COMPREHENSIVE PLANNING

The Wahoo Comprehensive Plan is a legal document that addresses the community's land use and is designed to promote orderly growth and development. This document's purpose is to "promote health, safety, morals, and the general welfare of the community". The Comprehensive Plan presents data from multiple sources, such as public input, stakeholder meetings, and the United States Census Bureau to provide policy guidelines for elected officials to make informed decisions.

A comprehensive plan acts as a tool to develop a road map, or blueprint, that guides the community through change as it occurs over time.

The Wahoo Comprehensive Plan aims to provide guidelines for the locations of any future development within the planning jurisdiction of the City. This update will assist in evaluating the impacts of development and encourage appropriate land utilization throughout the City's extraterritorial jurisdiction.

The Comprehensive Plan helps the City address private sector interests. Planned and orderly growth will help the community prepare for its own management of resources. The city of Wahoo strives to maintain a high standard of living and quality of life when serving its residents and managing future growth and resources.

[section 1.3]

THE COMPREHENSIVE PLANNING PROCESS

The Wahoo Comprehensive Plan was prepared under the direction of the Comprehensive Plan Advisory Committee. The advisory committee was composed of members of city staff, the planning commission, community stakeholders, and residents. This committee helped guide and prioritize the recommendations of this Comprehensive Plan. Ultimately, the plan will have been reviewed and recommended for approval by the Planning Commission and adopted by the City Council.

A general recommendation is that the Wahoo Comprehensive Plan is based on a vision and recommendations with an approximate 20-year planning horizon. However, the rate of Wahoo's growth may necessitate a more regular review and an approximate 10-year window for an update. Updating the Comprehensive Plan will allow the City to incorporate ideas and developments that were not known at the time of the present planning process.

[section 1.4]

COMPREHENSIVE PLAN COMPONENTS

Comprehensive planning begins with the data collection phase. The Profile Chapter depicts historical and current data that represents demographic information from the American Community Survey estimates and bicentennial Census from the United States Census Bureau. Additional data is collected from city staff, state and county agencies, stakeholder input, and field data collection. Analysis of data provides the basis for developing forecasts for future land-use demands in the city.

The second phase of the planning process, Envision, is the development of general goals and potential projects based on the issues facing the city, and is prioritized by public input. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Plan is a vision presented with text, graphics, tables, and maps that represent the desires of the city moving forward.

The Comprehensive Plan contains recommendations that, when implemented, will be of value to the city of Wahoo and its residents. The Achieve Chapter contains a broad range of development policies required to implement the vision of the Comprehensive Plan. Followed by the Implementation Chapter, the last two chapters will be the blueprint designed to identify, assess, and develop actions and policies necessary to realize the community's vision.

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Profile 2

[section 2.1]

INTRODUCTION

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. This picture will explain how demographics affect each of these aspects that define what Wahoo is.

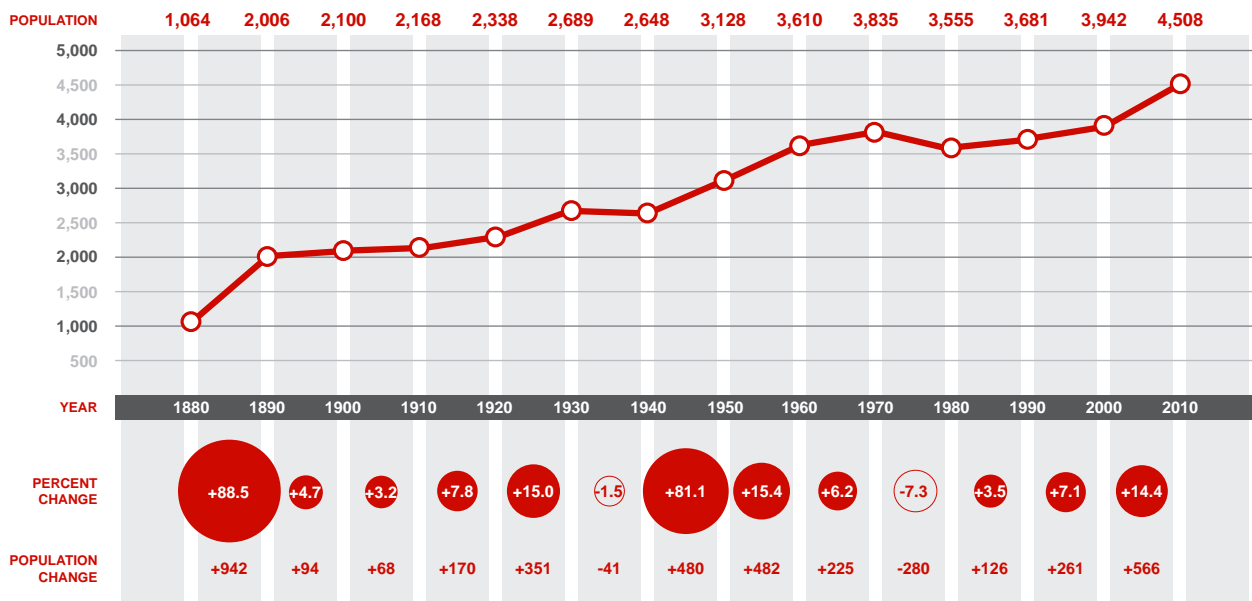
Population is the driving force behind housing, local employment, economic, and fiscal stability of the community. Historic population conditions and current population trends are combined to assist in developing demographic projections, which in turn assist in determining future housing, economic, and facility 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.

[section 2.2]

DEMOGRAPHIC PROFILE

The Demographics section examines trends that have affected Wahoo's development. The City's population is influenced by multiple factors. These factors include its historical growth trend, population age structure, migration patterns, and racial characteristics. The current composition of a community also affects its future growth potential. Population is heavily influenced by housing and economic opportunities. Population growth is necessitated by a growing local economy and corresponding housing opportunities.

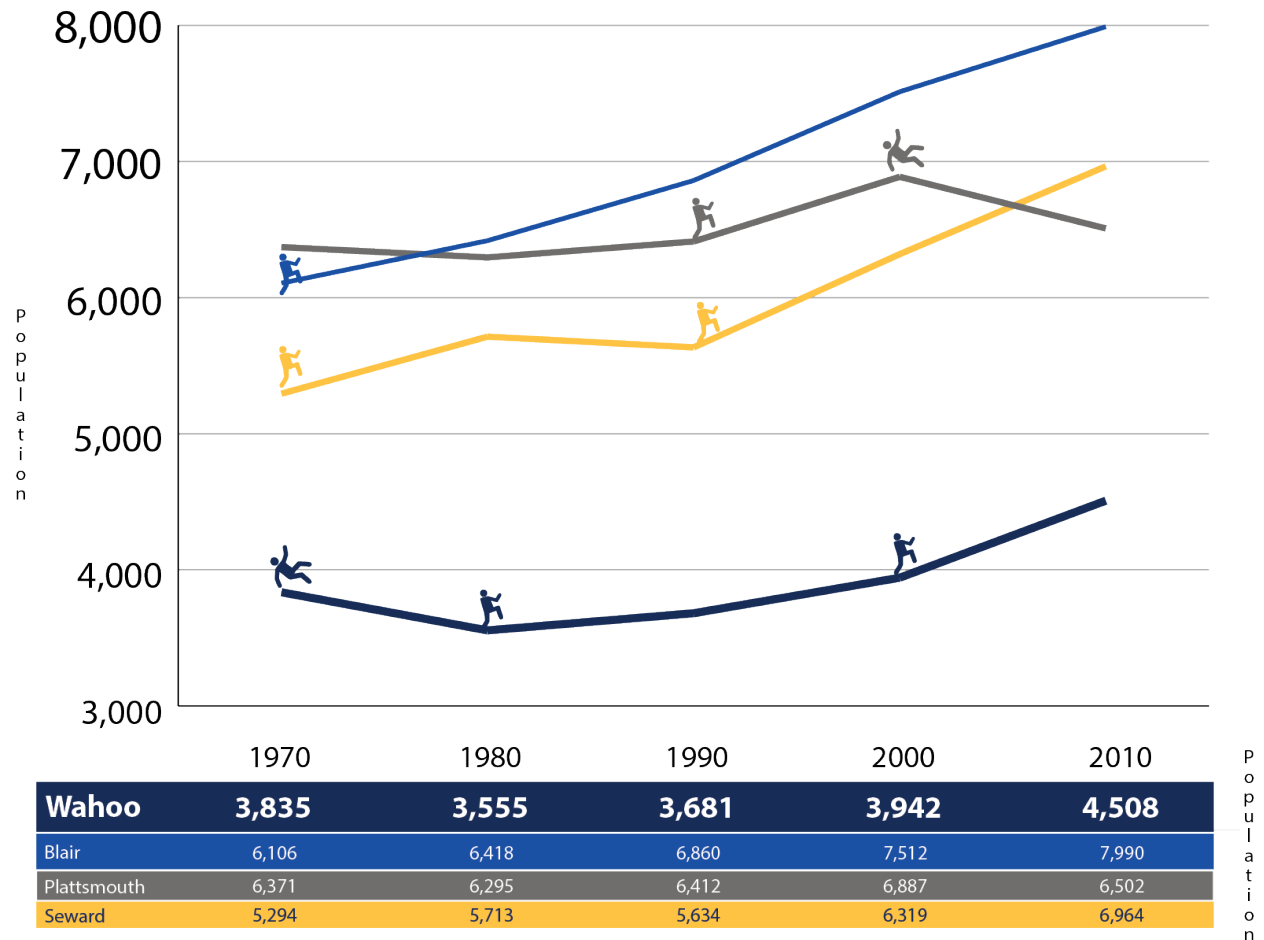
Figure #: Wahoo Historic Population



Wahoo Historic Population

Population trends allow a community to understand how it's grown. The relationship between a community's recent growth with how it's historically grown is an important facet of population projections. More recent trends influence immediate needs and future decisions. The relationship between historic growth and recent trends assist in long-term decision making.

Figure #: Historic Growth Comparison



Historic Growth Comparison

Comparing Wahoo’s growth with comparable cities gives context to its growth and current population. Comparable cities are selected on factors such as proximity, current population, and geographic situation. The communities of Blair, Plattsmouth, and Seward were identified as comparable communities. While larger in population, all three communities are in a similar geographic situation; with each lying approximately 20-30 minutes from either the cities of Omaha or Lincoln. This proximity allows for a commuting population and the possibility of residents to access a much larger job market. Wahoo’s 27% growth rate since 1980 exceeds the rate of growth of the comparison communities identified in Figure __.

Figure #: Selected Demographic Comparisons

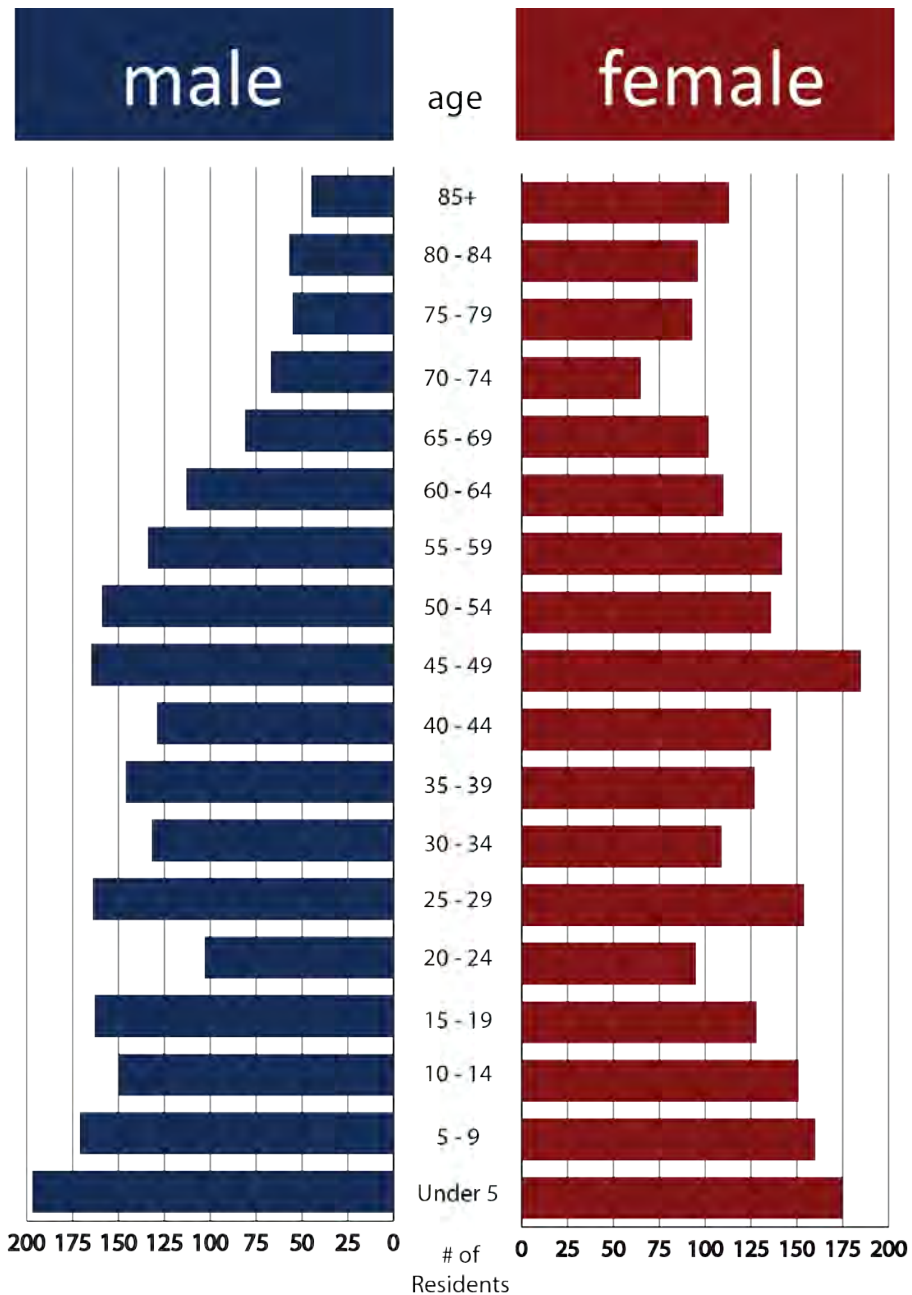
	Wahoo	Blair	Plattsmouth	Seward
2010 Total Population	4,508	7,990	6,502	6,964
2010 Total Housing Units	1,962	3,351	2,863	2,796
2014 Median Household Income	\$50,069	\$51,098	\$50,893	\$58,261
2014 % Poverty Estimates	11.0%	15.5%	9.0%	10.2%
2010 Homeownership Rate	67.4%	66.8%	65.1%	68.9%

Selected Demographic Comparisons

Regional population factors are an indication of the overall condition and sustainability of local growth trends. By maintaining steady growth, Wahoo can ensure the benefits of increased population, while still providing quality service to residents, both current and future.

In most factors, Wahoo finds itself in the median of the selected population characteristics. With a higher estimated poverty rate, Wahoo must continue to work for economic progress to support a high quality of life in the community. Providing additional economic opportunities will encourage the upward mobility of current residents as well as a strong attraction for a skilled labor pool.

Figure #: Wahoo 2010 Age Cohort



Age Cohort

Age structure analysis portrays a snapshot of the current population of a community by its age groups. It also serves as a baseline for future population projections by allowing the viewer to track age groups through time weighed against area birth, mortality, and migration rates. The largest segment of the population are adults aged 45 to 59. Largely falling towards the end of the “baby boomer” generation (demographic born in between the years 1946 and 1964), this age group is generally among the largest population segment nationwide.

This segment of the population is significant for community planning because generally they will be exiting the workforce over the course of a twenty-year planning horizon. This demographic’s general needs of the community will also shift over upcoming decades with increased demand for medical facilities, ADA accessibility, and specialized housing.

Figure __ also depicts the success Wahoo has had in attracting young adults, specifically the 25 to 29 age group. This is another important age group in forecasting Wahoo’s future needs. This age group is one that generally will have, or soon be starting families and having children. This is indicated in a large portion of the population under the age of five. Young adults and families are largely attracted to quality of life amenities and quality schools. By supporting and investing in these areas, Wahoo can continue to be an attractive option to families.

Figure #: Comparison Cities: Age of Residents (2010)

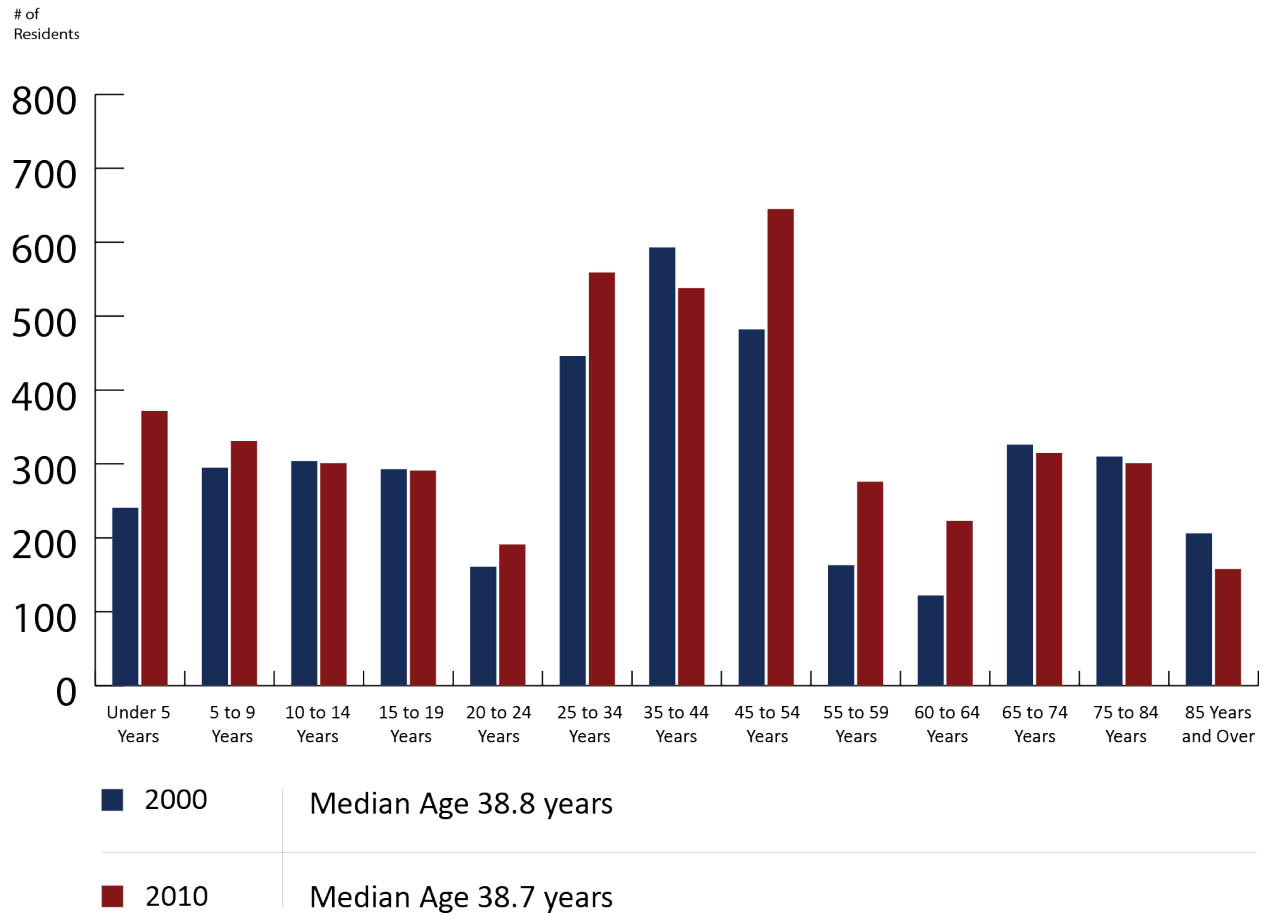
Age Cohort	Wahoo	Blair	Plattsmouth	Seward	Saunders County	Nebraska
Under 5	8.3%	6.8%	7.3%	6.3%	6.7%	7.2%
5 to 9	7.3%	7.2%	7.6%	6.4%	7.0%	7.1%
10 to 14	6.7%	6.7%	7.2%	6.1%	7.3%	6.7%
15 to 19	6.5%	8.3%	7.1%	10.4%	7.0%	7.1%
20 to 24	4.4%	7.6%	5.2%	12.2%	4.1%	7.1%
25 to 29	7.1%	5.9%	6.7%	5.6%	5.0%	7.1%
30 to 34	5.3%	6.5%	6.6%	5.5%	5.4%	6.4%
35 to 39	6.1%	5.9%	6.9%	5.5%	5.8%	6.0%
40 to 44	5.9%	5.6%	6.3%	4.9%	6.4%	6.0%
45 to 49	7.8%	7.0%	7.2%	6.2%	8.8%	7.0%
50 to 54	6.5%	6.2%	6.4%	6.0%	8.0%	7.1%
55 to 59	6.1%	6.1%	6.2%	5.3%	6.9%	6.4%
60 to 64	4.9%	5.0%	4.6%	4.5%	6.1%	5.2%
65 to 69	4.1%	3.5%	3.8%	3.0%	4.5%	3.8%
70 to 74	2.9%	3.2%	3.1%	3.5%	3.6%	3.0%
75 to 79	3.3%	2.8%	2.9%	2.7%	3.1%	2.5%
80 to 84	3.4%	2.7%	2.0%	2.5%	2.4%	2.1%
85+	3.5%	3.2%	3.0%	3.4%	2.0%	2.2%
Median Age	38.7	36.0	36.5	32.4	41.5	36.2

Source: US Census Bureau (2010)

Comparison Cities: Age of Residents (2010)

Comparing the age composition of the region allows for the evaluation of the relationship between local and regional growth. With a median age of 38.7 in 2010, Wahoo is among the oldest of all the comparison communities as well as the state of Nebraska. Wahoo has a high percentage of children under the age of 9, as well as young adults aged 25 to 29. However, these numbers are contrasted by a higher percentage of older adults than peer communities, especially in their 40’s and 80’s. If Wahoo, continues to have success attracting young adults, the median age will drop.

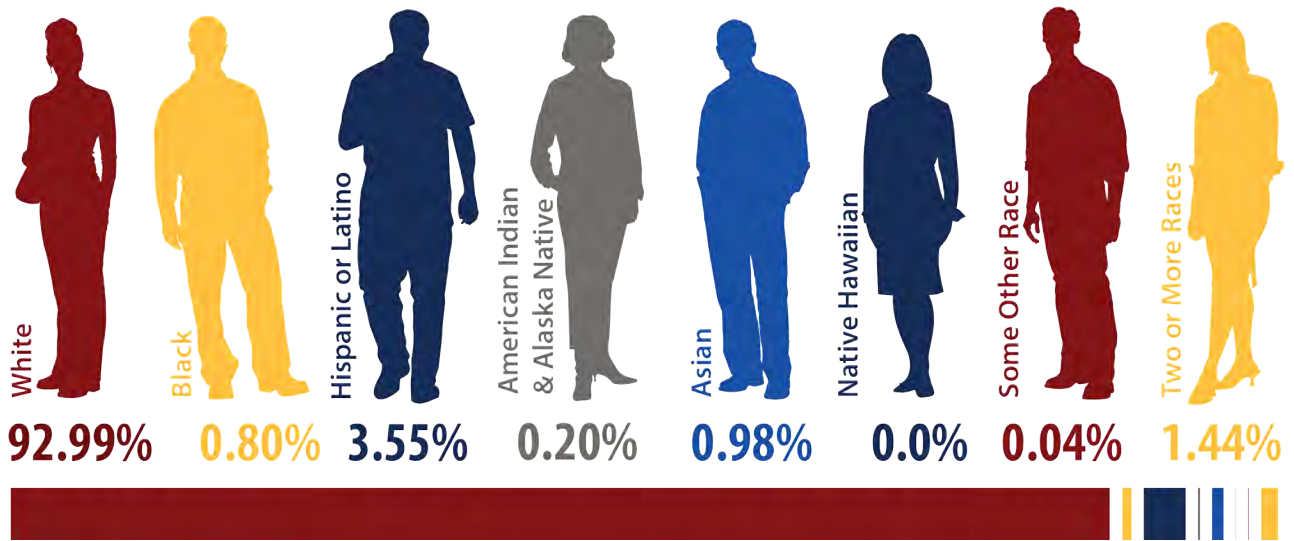
Figure #: Wahoo Age Cohort Trends 2000-2010



Wahoo Age Cohort Trends 2000-2010

Since the 2000 US Census, the median age decreased slightly. A large jump in population under the age of five coincided with a proportional increase in young adults aged 25 to 34. These increases were countered with increases in the corresponding age groups between 45 and 64 years old, resulting in just a small decrease in median age.

Figure #: Race and Ethnicity Demographics



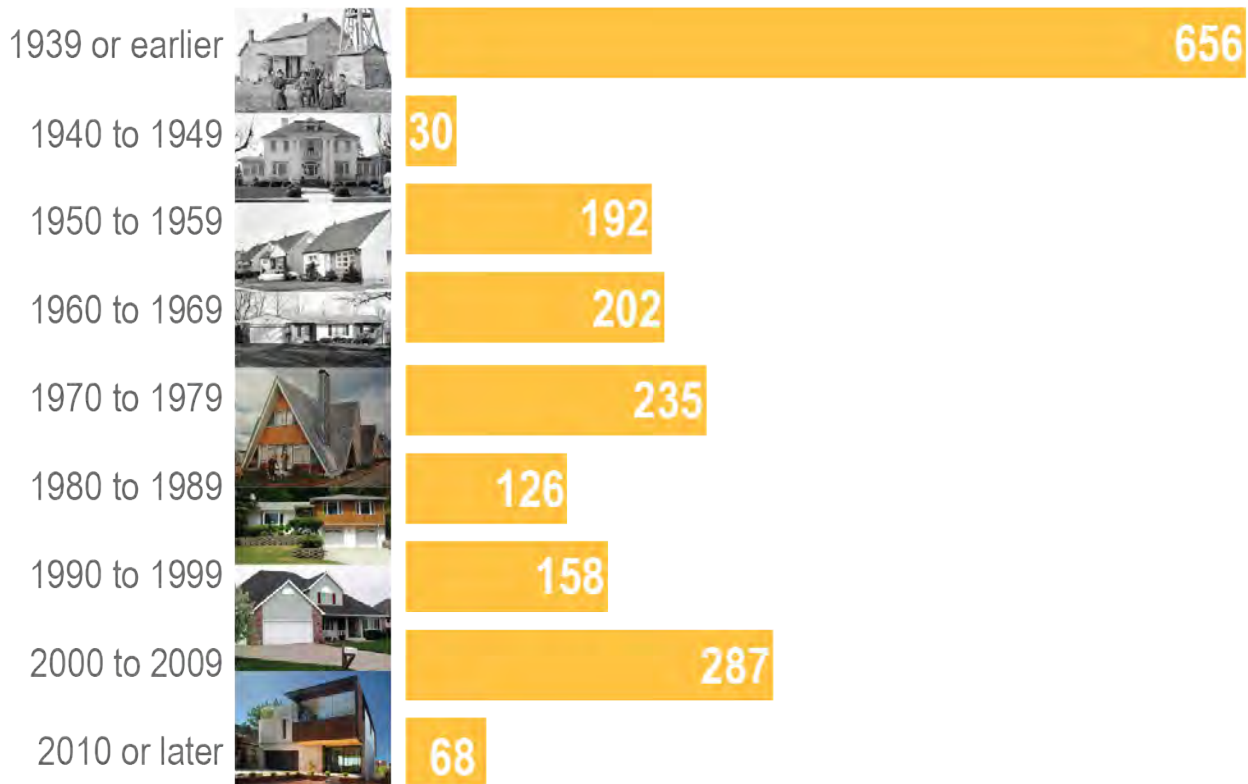
Race and Ethnicity Demographics

As of the 2010 Census, 93% of Wahoo’s population reported as “White alone”. No other single racial category amounted to more than 1.0% of the population. Residents reporting to “Two or More Races” equated nearly 1.5% of the total population. Hispanic or Latino is included in the comparison but is not a racial characterization. The category represents ethnic background. Over 3.5% of Wahoo’s population reports a Hispanic or Latino ethnic background.

HOUSING PROFILE

Housing is a key component to the continued growth and development within and around Wahoo. With an increasing gravitational pull for population growth from Omaha and Lincoln, Wahoo's ability to grow will be predicated by its ability to support new population with adequate housing. A current snapshot of Wahoo's housing stock is dominated by detached single-family housing. Providing more diversity in local housing choice will enable Wahoo to cater to a diverse set of demographics.

Figure #: Wahoo Age of Housing



Age of Housing

Until the most recent decade, housing development has increased coinciding with population growth. However, the most recent housing growth has failed to keep up with previous trends. Over halfway through the current decade, current housing development is less than 25% of the previous decade total. The ability of Wahoo to maintain population growth will be contingent on its ability to provide quality housing stock.

Figure #: Wahoo Housing Trends 1990-2014

HOUSEHOLDS	1990	2000	2014
Population	3,681	3,942	4,500
Total Households	1,482	1,583	1,786
Persons in Households	3,538	3,788	4,314
Persons per Households	2.39	2.39	2.42
Family Households	959	993	1,035
Family Household Percentage	64.7%	62.7%	58.0%
Family Average Size	3.12	3.08	3.24
Family with own children under 18	458	503	555
Married with own children under 18	395	389	454
UNITS			
Total Housing Units	1,570	1,669	1,885
Single Family Units	1,248	1,346	1,476
Duplex/Multiple Family	261	289	392
Mobile Home	35	34	17
Boat, RV, Van, etc.	26	-	-
Occupied Housing Units	1,482	1,583	1,786
Owner-occupied Units	1,063	1,091	1,186
Renter-occupied Units	419	492	600
Vacant Housing Units	88	86	99
Owner-occupied vacancy rate	1.60%	2.62%	1.9%
Renter-occupied vacancy rate	5.40%	1.90%	0.0%

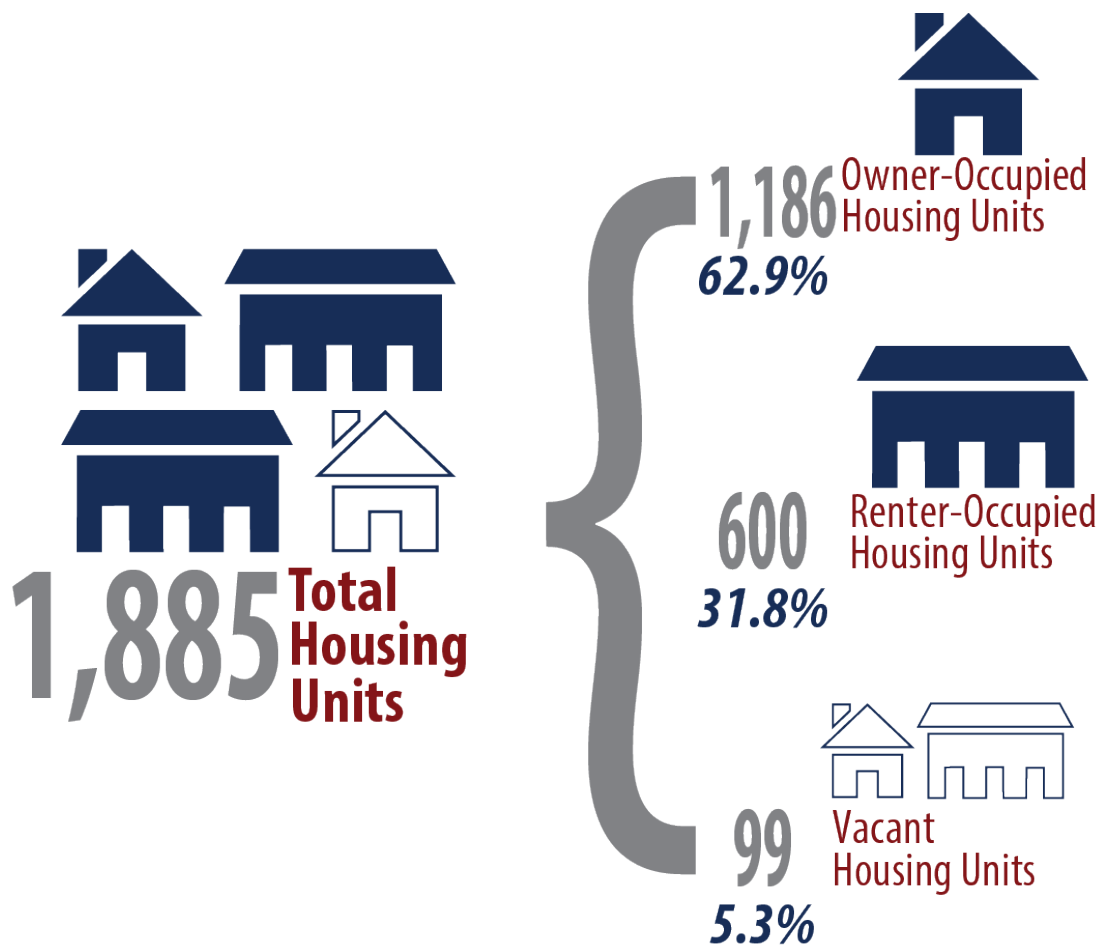
Sources: 1990-2000 US Censuses, Profile of General Population and Housing Characteristics (DP-1)

*2010-14 ACS 5-YEAR ESTIMATES, Selected Housing Characteristics (DP04)

Housing Trends

The 2014 American Community Survey estimates indicate an increase in persons per household in Wahoo. This increase coincides with an increase in families with children in the household (under the age of 18). This lack of growth in the housing stock proportionate to the increase in population has led to a decrease in housing vacancies in the community. While a zero percent vacancy rate in renter-occupied housing is unlikely (numbers likely fall in the margin of error), the overall rate of vacant housing is low.

Figure #: Wahoo 2014 Occupancy Tenure

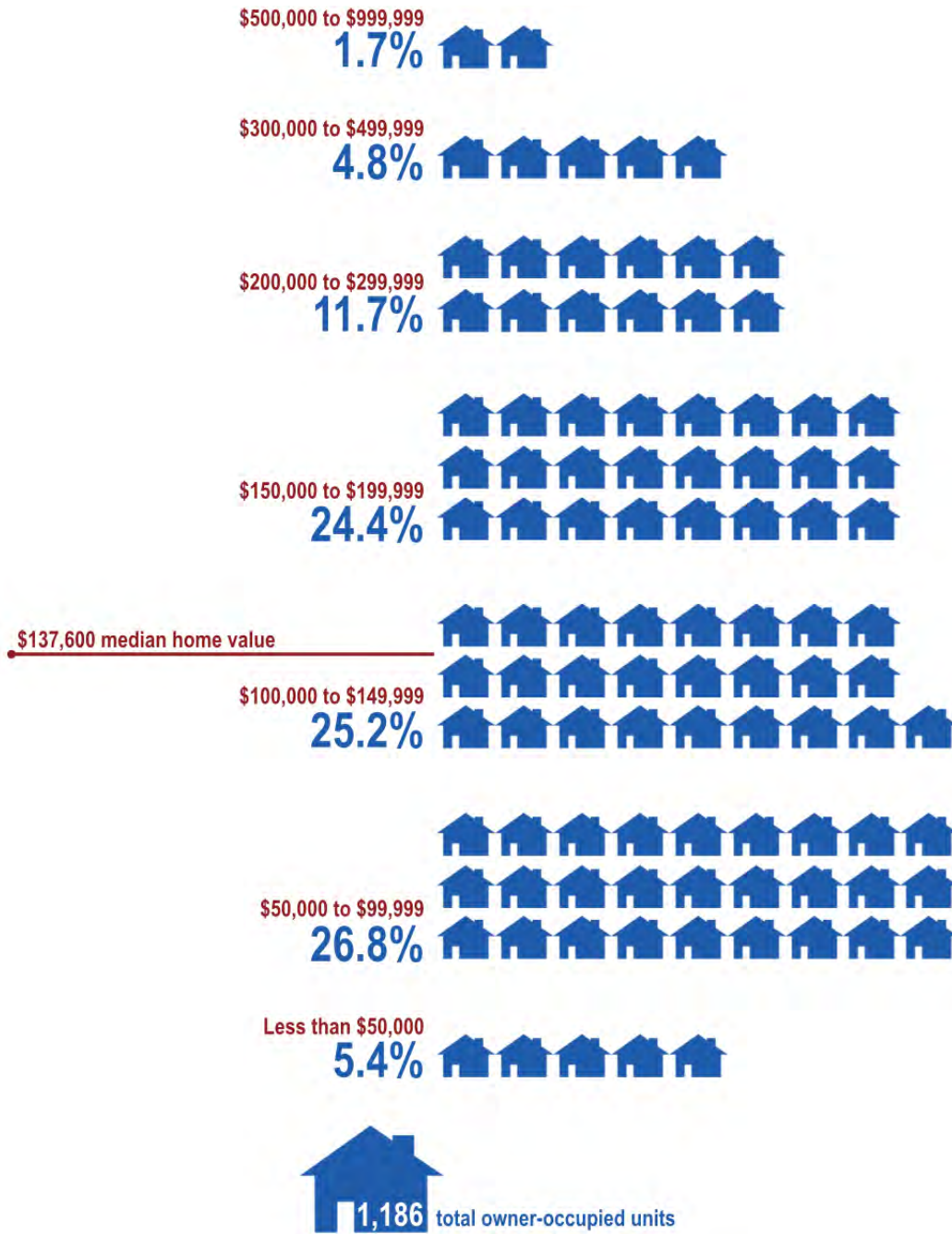


Occupancy Tenure

At nearly a two-thirds ratio, the relationship between owner-occupied units and renter-occupied units is ideal in Wahoo. A good stock of rental opportunities can be an asset for community growth. Rental options facilitate growth by providing turn-key living arrangements for newcomers to the community and offer an opportunity to save for the transition into home ownership. Rentals also offer the ability to live without the burden of property maintenance and upkeep, which can be important for elderly and young residents, alike.

A 5.3% vacancy rate is low for a community. An ideal number of vacant housing is typically closer to 10% to ensure an available housing stock for new, or transitioning residents.

Figure #: Wahoo Owner-Occupied Unit Value (2014)

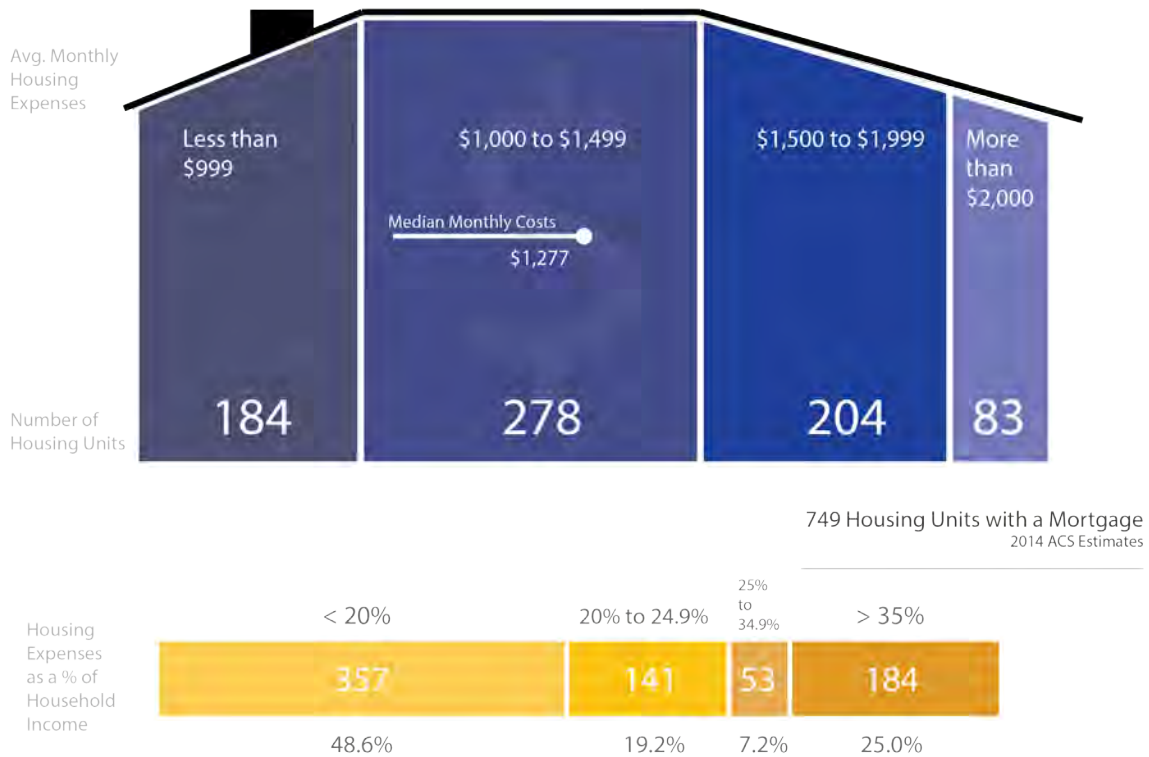


Owner-Occupied Unit Value

Increasing demands of a growing population, combined with relatively low growth in housing development have led to a relatively high median home value of \$137,600. This is higher than the statewide estimate of approximately \$130,000.

Comparing home values with household income levels offers a good indication of the overall economic quality of life in a community. Wahoo’s relatively high income amongst its workforce is also supported by high home values.

Figure #: Wahoo Owner Housing Costs (2014)

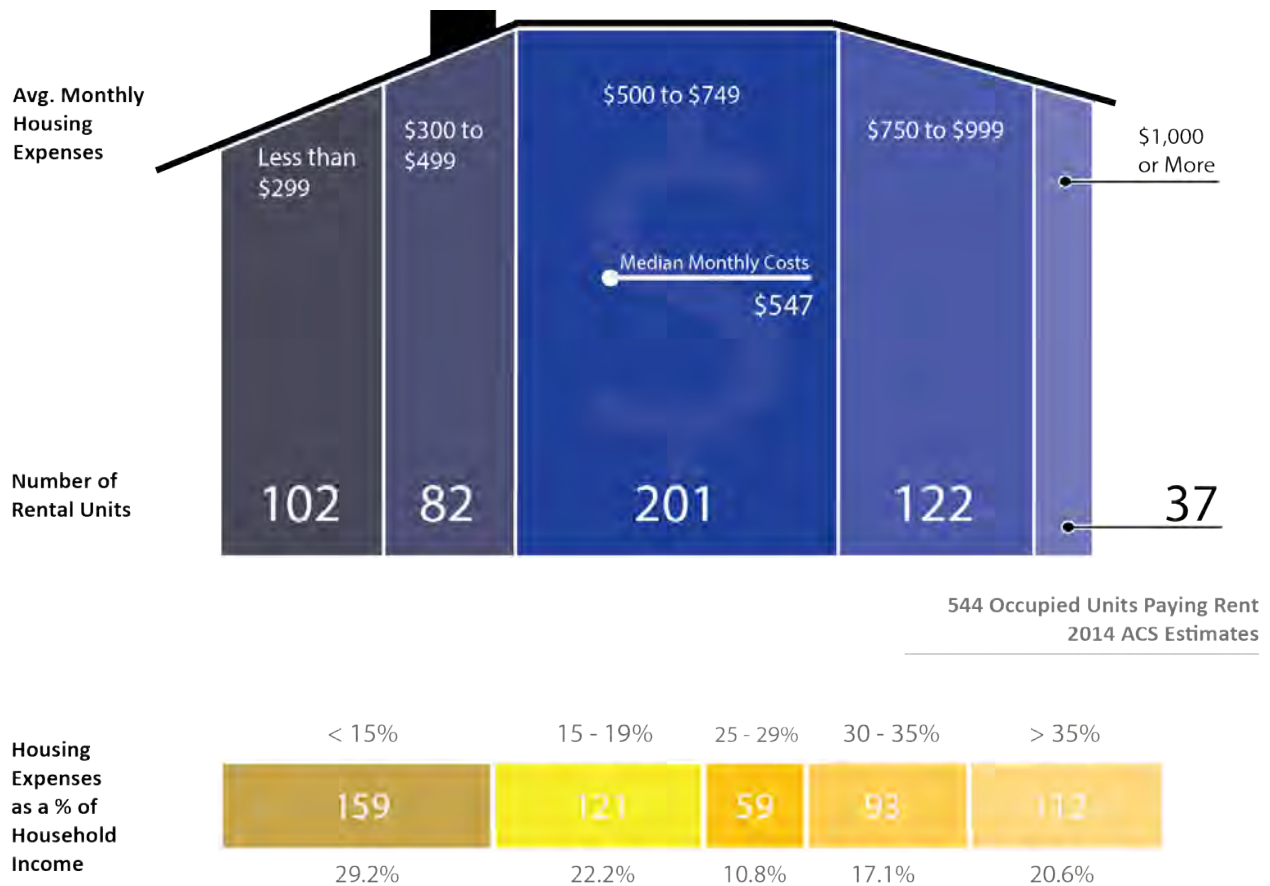


Wahoo Owner Housing Costs (2014)

The relationship between income and housing is further explored in Figures 10 and 11. The U.S. Census defines monthly housing costs as the total cost of owning or renting a home; mortgage (rent), taxes, insurance, and utility costs. A monthly housing costs in excess of 35% of household median income is considered to be a burden to the household.

Of owners, the median monthly cost of ownership was \$1,277 in 2014. This represents less than 1% of the estimated median home value and 25.5% of the monthly median household income in the same year. 67.8% of households in Wahoo pay less than 25% of their household income on housing costs. Any additional household income is beneficial to the community. It is assumed that income not spent on housing can be applied towards savings and other, more discretionary spending that can benefit the community. Having such a high percentage of households well below the burden level is a positive indicator for the economic potential of the community.

Figure #: Wahoo Renter Housing Costs (2014)



Wahoo Renter Housing Costs (2014)

The monthly housing cost of renters is depicted in Figure __. Over 50% of renter households in Wahoo pay less than 20% of their household income on renting costs. Low rental costs are a positive indicator for a community as renters can utilize savings to transition into home ownership. There are many benefits for home ownership including accumulation of wealth via an often appreciable asset. High homeownership rates also provide stability to residential neighborhoods. Quality and affordable rental opportunities can be a large asset for a community. On average, the estimated median monthly housing costs for renters was below \$550 in 2014.

Rental housing expenses are reported by the US Census estimates and may not reflect the current market rate for rental opportunities in Wahoo. Higher rents will increase the monthly housing cost and shift percentage ratio of household income to the extent that more people are paying a higher percentage of their income on housing costs.

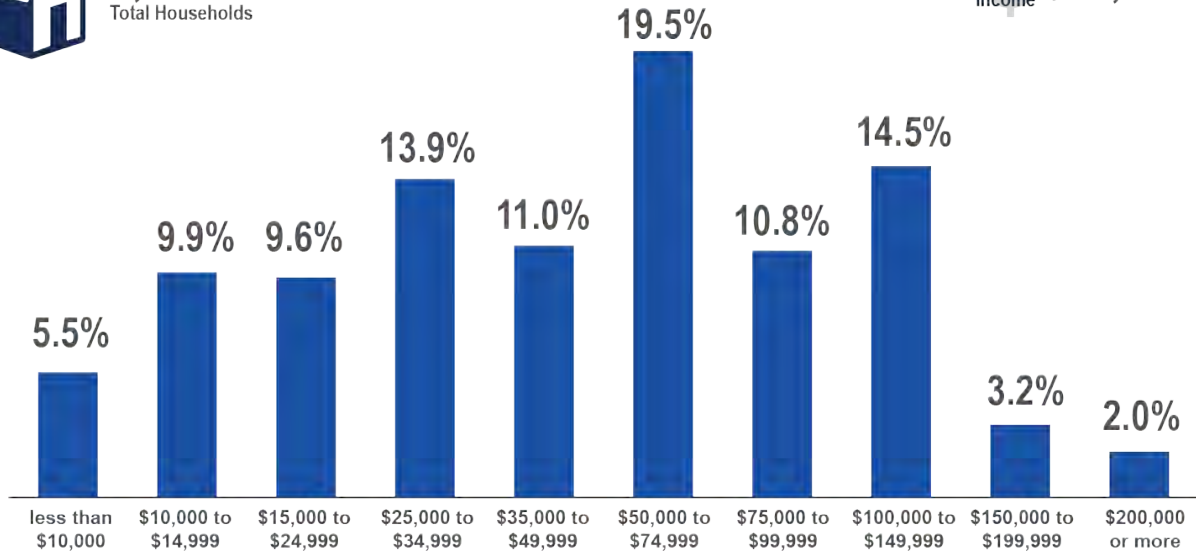
Figure #: Wahoo Household Income (2014)

HOUSEHOLD INCOME



1,786
Total Households

Median Household Income **\$50,069**
Mean Household Income **\$61,085**



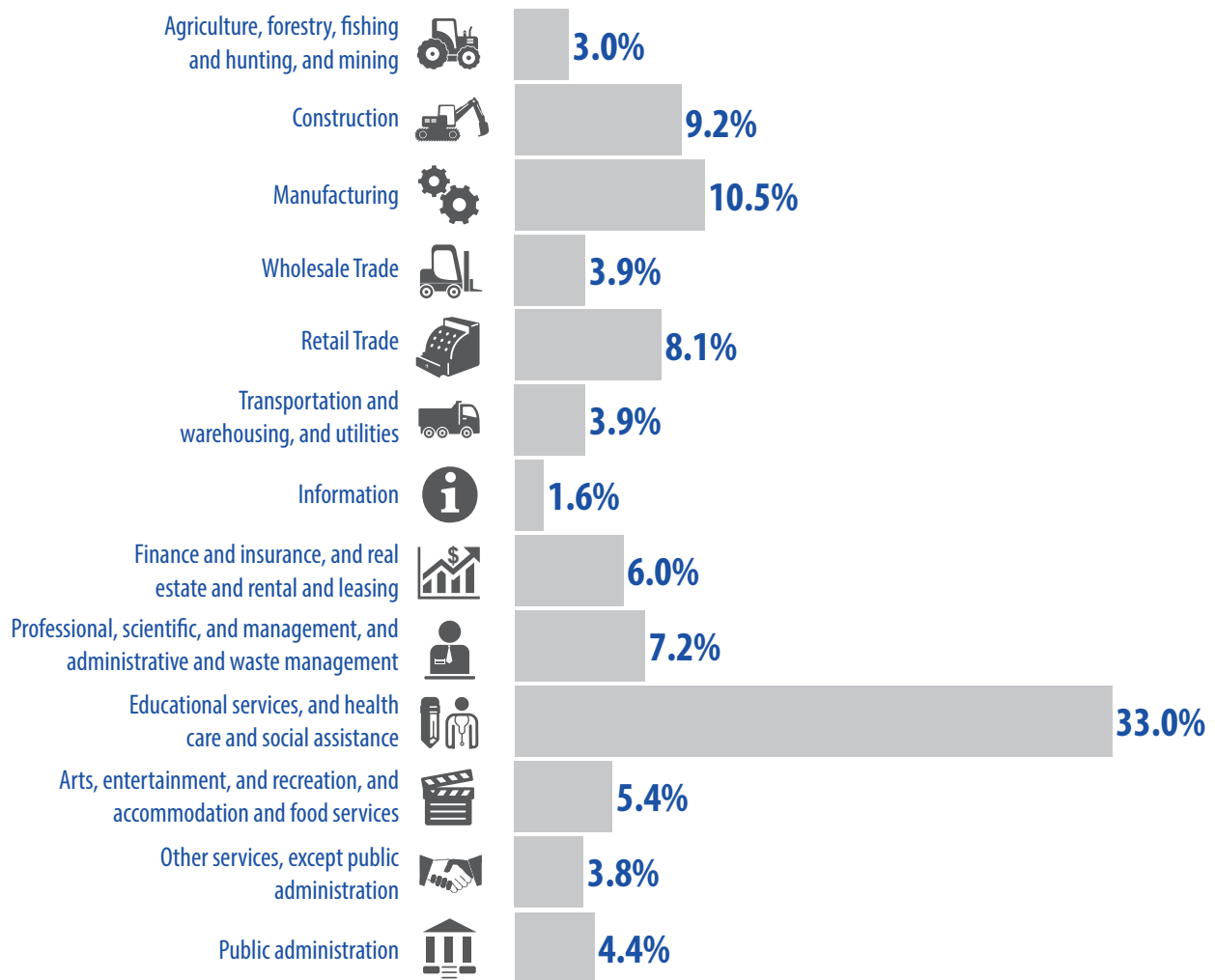
Income Source	Percentage of Households	Mean Income
Earnings	71.2%	\$66,171
Social Security	33.4%	\$16,003
Retirement Income	12.1%	\$22,469

Household Income

The distribution of Wahoo’s population into income levels as well as income source is displayed in Figure 9. Wahoo’s median household income of \$50,069 is well supported by the distribution of population in higher income levels. Wahoo’s median income compares just below the estimated Nebraska median household income of \$52,686 in 2014. Wahoo’s median income is pulled down by the fact that it is a relatively older population. This is indicated by the fact that the 71.2% of households who derive their income from earnings, earn an average of \$66,171 per year; significantly higher than the community’s overall median income.

ECONOMICS AND EMPLOYMENT

Figure #: Wahoo Employment by Industry (2014)

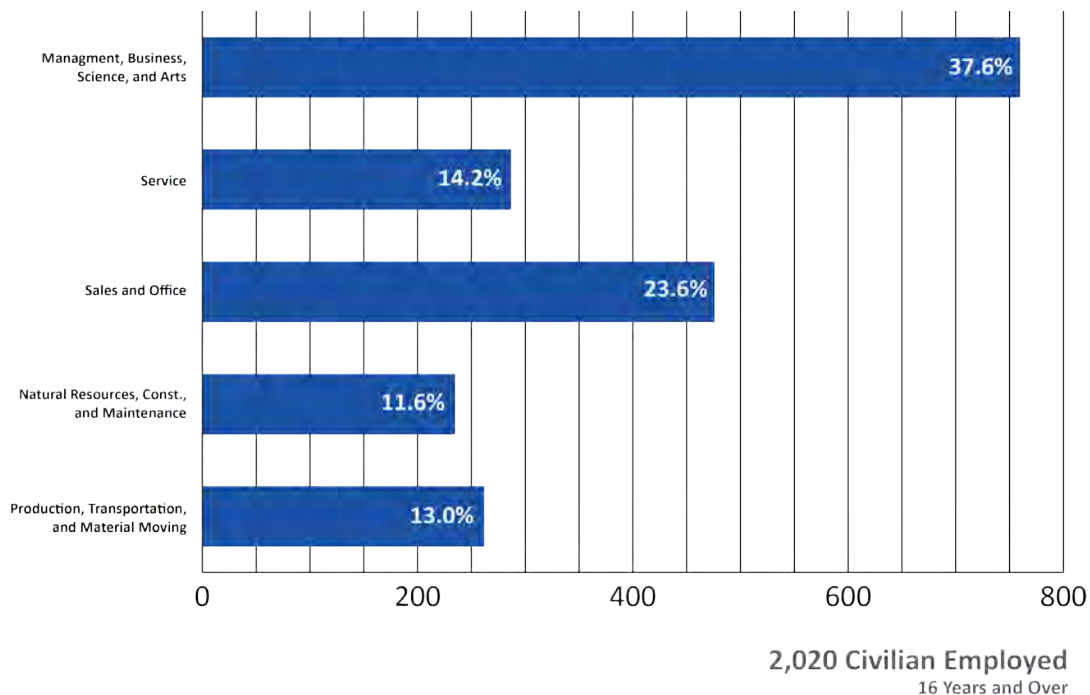


Employment by Industry

The connectivity to, and within, the Omaha and Lincoln areas creates a wide range of employment opportunities to Wahoo residents. Wahoo itself is representative of a diverse local economy. The largest employment sector includes educational services, health care, and social assistance jobs. This is representative of the presence of two school systems and a local hospital.

The types of occupations are shown in Figure __ and are also representative of a service-based economy. Over 75% of Wahoo residents work in service occupations such as Management, Business, Science, and Arts; General Service; or Sales and Office occupations.

Figure #: Wahoo Occupation Type (2014)



Occupation Type

Figure _ illustrates the types of jobs currently held by Wahoo residents. The employment by occupation type is largely centered on Management, Business, Science, Arts as well as the Sales and Office categories. The large majority of Wahoo residents work in professional, office settings. A smaller segment of the population is employed in trades positions such as construction, manufacturing, and/or logistics.

Figure #: Wahoo Commuting Times: Median Travel Times (2014)

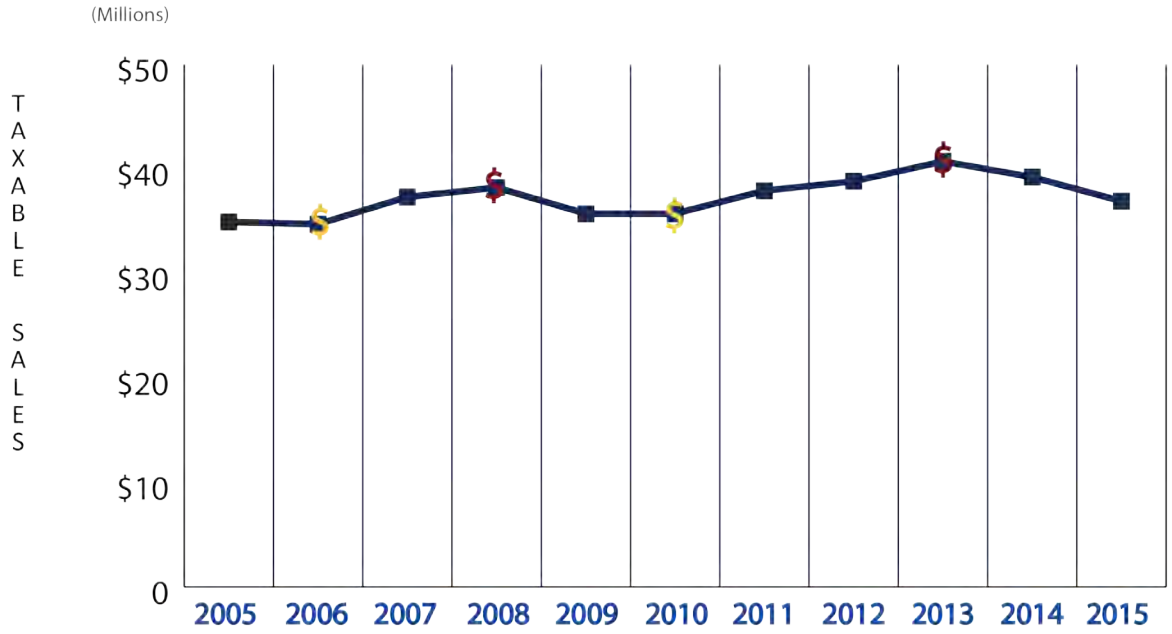


Wahoo Commuting Times

The proximity of Wahoo to Omaha and Lincoln have led to consistent increases in the commuting population. The average commuting time for a Wahoo resident has increased nearly 40% since 2000. As transportation improvements and overall connectivity to the Metro areas increases, Wahoo will become much more of an attractive alternative for a commuting workforce.

This relationship has many benefits, the greatest of which is that it allows Wahoo residents to maximize their earning potential with access to many more employment opportunities than could be supported by Wahoo alone. One downside is that the commuting population tends to spend a greater portion of their income outside of their resident community. A higher number of commuters generally have an impact on retail leakage to outside sources.

Figure #: Wahoo City Taxable Sales: 2005-2015



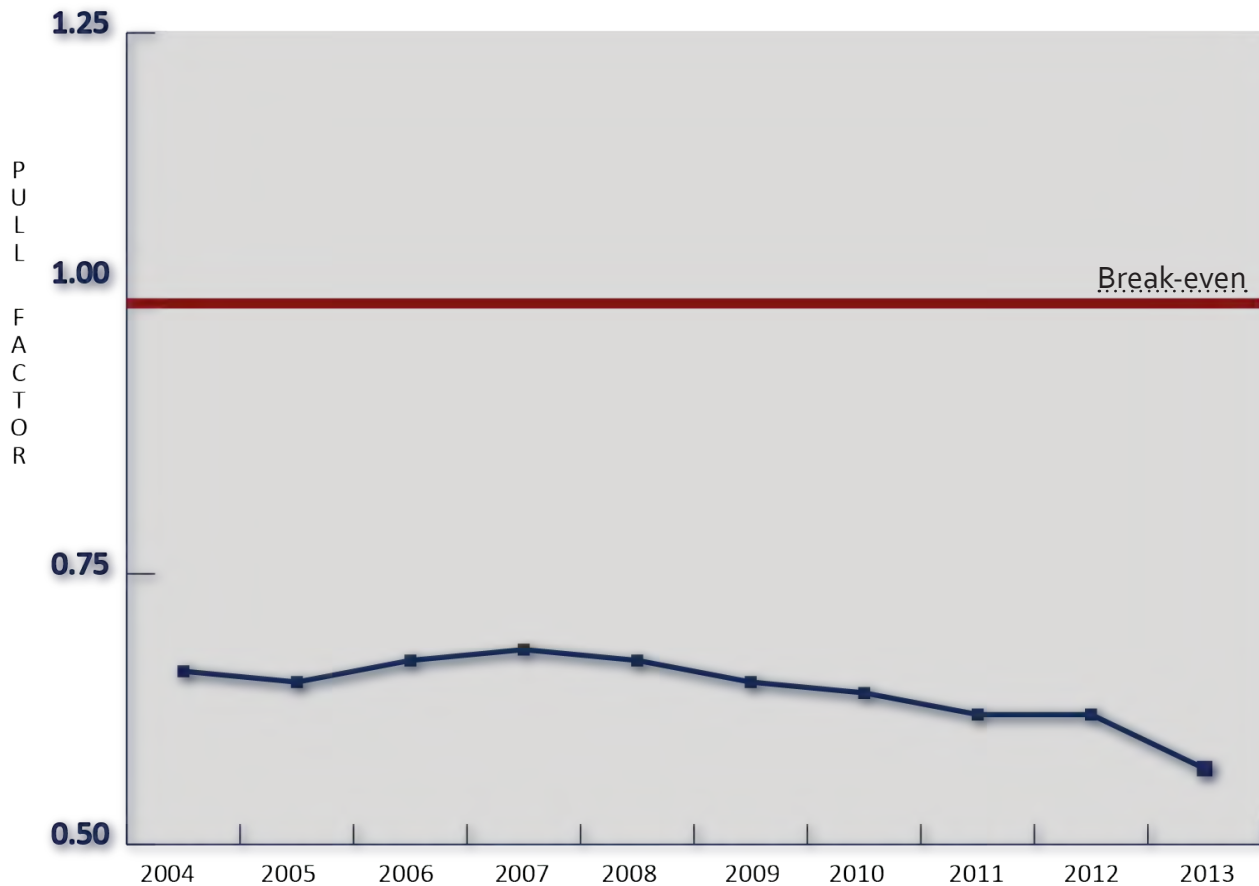
City Net Taxable Sales (In Millions)	\$34.9	\$33.7	\$37.3	\$38.2	\$35.7	\$37.9	\$38.8	\$38.6	\$40.7	\$39.2	\$36.9
% Increase Taxable Sales		(0.40%)	7.57%	2.20%	(6.49%)	6.26%	2.20%	(0.44%)	5.57%	(3.73%)	(5.91%)
City Sales Tax Per Capita	\$8,209	\$8,223	\$8,871	\$9,098	\$8,563	\$8,411	\$8,696	\$8,637	\$9,063	\$8,713	\$8,190

* Nebraska Dept of Revenue

Wahoo City Taxable Sales: 2005-2015

While 2013-2014 represented one of the highest levels of taxable sales in Wahoo, overall its sales have fluctuated over the past decade. Peaking in 2013, overall sales has, for the most part, seen steady increases since the recessionary period of the late 2000's. The City Sales Tax Per Capita will be an important benchmark as the community grows. If growth is fueled by a commuting population, special efforts will have to implemented to maintain and grow economic activity relative to population growth.

Figure #: Wahoo Pull Factor (2004-2013)



Wahoo Pull Factor (2004-2013)

A city's pull factor is a measure of the amount of dollars being spent within the City compared to being spent outside of the city – whether by residents or visitors of that particular City. The pull factor is a measure of the share of the overall market a city owns compared to other opportunities in the region. A pull factor of 1.0 means an equal amount is being spent within the city compared to outside of it. A pull factor greater than 1.0, or positive pull, indicates that more dollars are being spent within the city than outside of it. A pull factor of less than 1.0, or a negative pull, indicates a leakage of dollars being spent within the city.

The pull factor trend line indicated in Figure 17 is a measure of Wahoo's pull factor. During the ten-year period from 2004 to 2013, Wahoo experienced steady decrease in pull factor. As more Wahoo and surrounding area residents depend on the Omaha and Lincoln areas for goods and services, pull factor will continue to decline. Wahoo will need to take special measures to ensure goods and services can be found locally to maintain taxable sales.

COMMUNITY FACILITIES AND UTILITIES

Public Facilities

State and local governments provide a number of services for their citizens. The people, buildings, equipment and land utilized in the process of providing these services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to insure the safety, well-being and enjoyment of the residents of a jurisdiction, in this case, the city of Wahoo. Facilities and services provide city residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet the public need. It is important for all levels of government to anticipate the future demand for their goods and services if they are to remain strong and vital.

The first step is to evaluate the ability of the city to meet existing and future demand while determining the level of services that will need to be provided. The analyses of existing facilities as well as the future demand for services are contained in this section. Alternatively, in some instances, there are a number of services not provided by the local or state governments but are provided by non-governmental, private or non-profit organizations for the community. These organizations are equally important providers of services to the community and therefore should not be overlooked.

Community Facilities

The Community Facilities component of the Wahoo Comprehensive Plan reviews present capacities of all public and private facilities and services. This section evaluates the current demands and accepted standards to determine whether capacity is adequate, as well as determine what level of service is required to meet future demands within the planning period. Finally, recommended improvements for community facilities and services that are not adequate for present or future needs are provided.

The Community Facilities for Wahoo are divided into the following categories:

- Parks and Recreational Facilities
- Educational Facilities
- Fire and Police Protection
- City Buildings
- Communication Facilities
- Public Utilities
- Health Facilities



Parks and Recreational Facilities

Wahoo is a community well-endowed with active park space and passive open space that directly contribute to its touted quality of life. The existing park system is distributed throughout the community and well connected by either existing or planned trails. Currently there are approximately 64 acres of park and recreational land within Wahoo. However, the City of Wahoo has the benefit of being located just south of Lake Wanahoo State Recreation Area which encompasses approximately 1,777 acres. Based on the 2010 Census population of 4,508, the current park land within the corporate limits of Wahoo falls just above the planning standard of 9.6 acres of parkland per 1000 people. However, if the 1,777 acres of Lake Wanahoo State Recreation Area is factored into the equation, the acres of parkland greatly exceeds the recommended acres of parkland per population.

However, exclusively analyzing acres of parkland versus population is not an adequate measure of whether a community needs additional park and recreational amenities and facilities. Additional factors that were used to evaluate the City of Wahoo's park system include the types of facilities and amenities within the parks, the accessibility of the parks, and the service area of the parks. To better analyze how a community's parks serve its needs, categories have been determined for different types of parks. The categories are based upon a park's size, features and purpose.

Park Classifications

Mini Parks

Mini Parks are sometimes used to address limited, isolated, or unique recreational needs. They are usually between 2500 square feet and 1 acre in size. The typical service radius for neighborhood parks is between $\frac{1}{4}$ mile.

This category includes Kennedy Park, Bel Aire Park, and Cooks Park. These parks are classified as mini parks due to their limited number amenities or overall size of the park.

Neighborhood Parks

Neighborhood parks are considered the basic unit of a community's park system and supply a recreational and social focus for residential areas. These parks desirably provide space for informal active and passive recreational activities. The typical service radius for neighborhood parks is between $\frac{1}{4}$ and $\frac{1}{2}$ mile. Neighborhood parks adequate in size to accommodate the requisite facilities often contain at least 5 acres; between 5 and 10 acres is considered optimal. National Recreation and Park Association (NRPA) standards call for between 1 and 2 acres of neighborhood parkland per 1,000 residents.

Smith Park and Placek Park are classified as neighborhood parks. Although Smith Park is only about 3 acres in size, it provides a wide array of amenities and is adjacent to the Wahoo Aquatic Center and Sam Crawford Field.

School Parks

School park facilities can help meet neighborhood park needs, particularly when located in areas not served by a neighborhood park. Wahoo Elementary School, in the northern-western portion of the community, is not directly accessible to residential areas. If and when residential development extends towards the area, the elementary school playgrounds may help to fulfill park needs of this portion of the community.

Community Parks

These typically include areas of diverse use and environmental quality. Such parks meet community-based recreation needs, may preserve significant natural areas and often include areas suited for intense recreation facilities. Typical criteria for community parks include:

- Adequate size to accommodate activities associated with neighborhood parks, but with space for additional activity.
- A special attraction that draws people from a larger area, such as a swimming pool, pond or lake, ice skating rink, trails, special environmental or cultural features, or specialized sports complexes.

Community parks generally contain between 30 and 50 acres and serve a variety of needs. The typical service radius of a community park is approximately a half to three miles. Traditional National Recreation and Park Association (NRPA) guidelines for community park areas call for five to eight acres per 1,000 residents. Although there are currently no parks classified as community parks in Wahoo, once the proposed changes within the Hackberry Park Master plan are implemented, Hackberry Park might be considered as a community park instead of a sports complex. There is also an opportunity

Special Use Parks

Parks classified as special use parks serve unique needs of a community. This type of park doesn't neatly fit within the other park categories that are based on size and service radius. Special use parks serve community-wide needs but are often oriented toward a single purpose or use. They may only attract a smaller percentage of the overall community to them.

This category includes the Sam Crawford Field and the Wahoo Aquatic Center. Each of these facilities are oriented toward single-purpose use.

Sport Complex

Sports complexes consolidate heavily programmed athletic fields and associated facilities to larger site. Sports complexes usually have a community-wide service area and are between 25 and 80 acres in size. Currently Hackberry Park is classified as a sports complex.

Natural Resource Area

Natural resource areas are lands which have been set aside for preservation of natural resources and open space. This classification can vary in size and service area depending on the resources and opportunities available. Lake Wanhoo State Recreational Area can be classified as a natural resource area, and because of its large size (1,777 acres) serves not only the Wahoo residents, but the broader surrounding region.

Wahoo Parks

Bel Aire Park

Bel Aire Park is a mini park and is located at the northwest end of town at the intersection of 12th Street and Bel Aire Boulevard. Amenities include a half basketball court, playground equipment, and a small (two-table) picnic shelter.

Kennedy Park

The Kennedy Park is a mini park located at the intersection of 12th Street and Locust Street, just two blocks east of Bel Aire Park. It is named after the nearby, and now shuttered, John F. Kennedy College. The basketball court, previously a tennis court, was utilized by the former men's hall which still stands on the north end of the park. A swing set was added to the park to provide additional activities for the residents and their families.

Hackberry Park

Hackberry Park is located at the west edge of town at the intersection of 8th Street and Hackberry Street. This park provides amenities that include five softball/baseball fields, a batting cage, concessions, a playground and picnicking area with a shelter, modern restrooms, and a drinking fountain. Hackberry Park is currently classified as a sports complex.

The 2017 Hackberry Park Master Plan proposes the addition of two more baseball fields, three soccer fields of varying sizes, two football fields, two sand volleyball courts, and two basketball/tennis courts. The plan also proposes the addition of multiple playgrounds, restrooms, concession facilities, and picnic shelters. A dog park and additional parking areas are also proposed. Although the programming of the park will still be heavily centered around sports, many of the proposed amenities and its large size (approximately 46 acres) could help Hackberry Park function as a neighborhood or even community park.

Placek & Cooks Parks

Placek and Cooks Parks are located on the north central portion of town at the intersection of 15th Street and Broadway Street. Placek Park would be considered a neighborhood park and Cooks Park, a mini park. Although two different parks, they are adjacent and a hard surface trail connects them. Park amenities include the Scout House, playground, nine-hole disc golf course, sledding hill, picnic tables, grills and shelter along with modern restrooms and drinking water.

The park also serves as a trail head for the Lake Wanahoo Trail that provides a direct pedestrian connection for residents to the Lake Wanahoo State Recreation Area.

Smith Park

Smith Park is a neighborhood park and is located on the east end of downtown at the intersection of 5th Street and Beech Street. Amenities include a basketball court, large playground, picnic shelter, many picnic tables throughout the park, and modern restrooms.

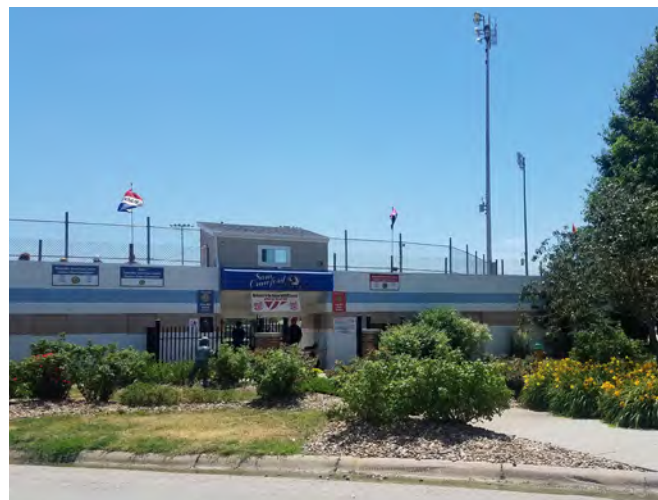
Wahoo Aquatic Center

The Wahoo Aquatic Center is located on the east side of Smith Park. It is considered a special use facility. The Wahoo Aquatic Center boasts amenities that include zero depth entry, a tube slide, water features, diving boards, water playground, a bathhouse, a picnicking area, and concessions.

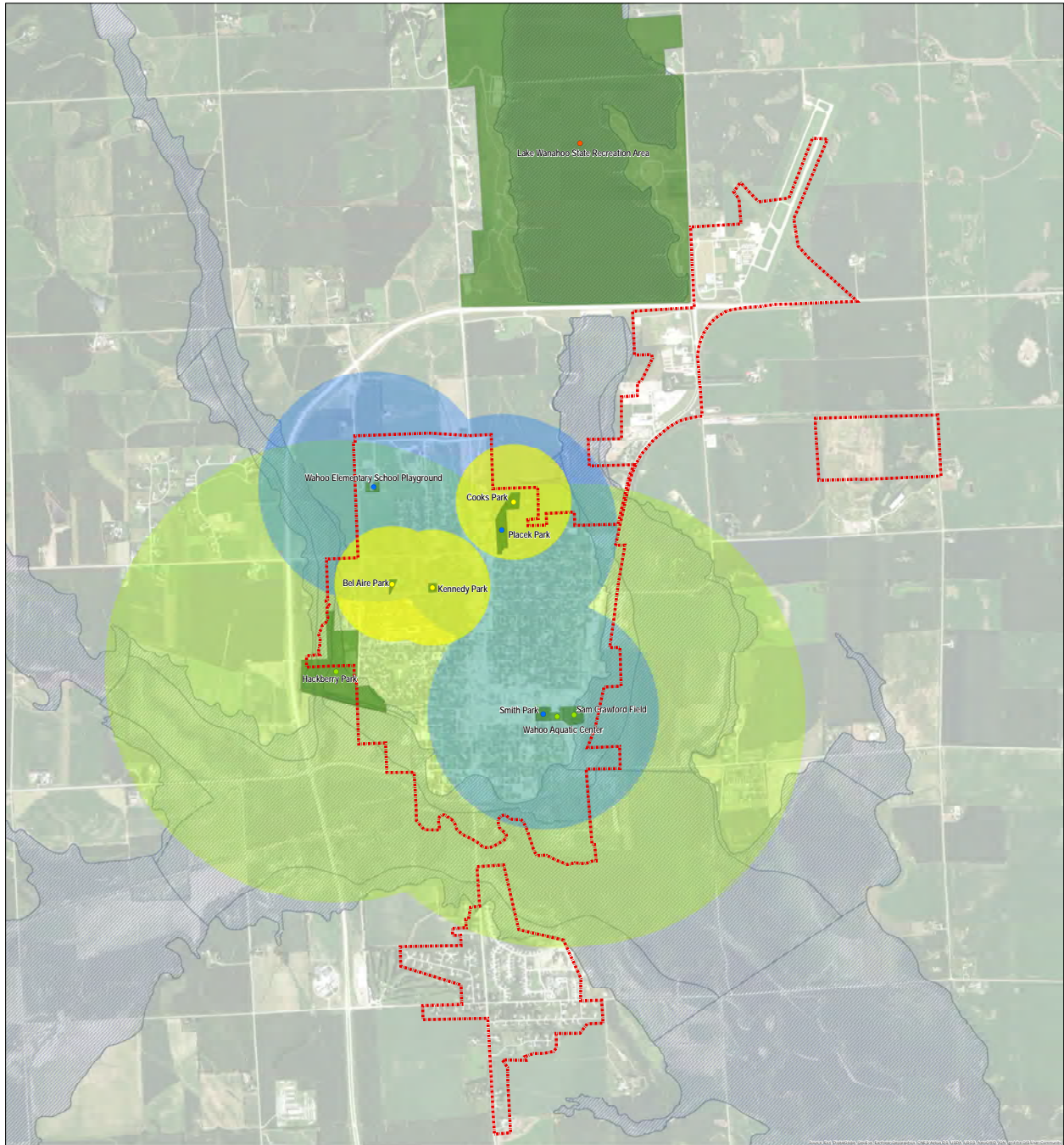
Sam Crawford Field



The Sam Crawford Field is a historic baseball field located at the heart of the community east of the Wahoo Aquatic Center. The field boasts batting cages, stadium seating, concessions, and modern restroom. The field was named after Major League Hall of Famer “Wahoo Sam” Sam Crawford, elected into the Hall of Fame in 1957. The park was home to the Wahoo entry into the Pioneer Nite League. The league was established in 1935 and lasted until 1960. It was one of the top semi-pro leagues in the country and competed with the Nebraska Independent League and the Cornhusker League for dominance in the state.

Source: <http://www.nebaseballhistory.com/wahoo.html>



Map #: Parks and Recreation Service Area Map



Legend		Wahoo Comprehensive Plan Parks and Recreation Service Area Map	
Park Boundaries	Mini Park Service Area	Wahoo Corporate Limits	<p>Created by: T. Luebbert Date: October 2017 Revised: Software: ArcGIS 10.2 File: 151009_00</p> <p>This map was prepared using information from record drawings supplied by JED and/or other applicable city, county, federal or public or private entities. JED does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.</p> 
Mini Park	Neighborhood Park Service Area	100-Year Floodplain A	
Neighborhood Park	Sports and Special Use Parks Service Area	100-Year Floodplain AE	
Sports or Special Use Park			
Regional Natural Resource Area			<p>0 0.25 0.5 1 Miles</p> 

Lake Wanahoo State Recreation Area

Lake Wanahoo is a 1,777-acre site located north of Wahoo and was built as an environmental restoration and to provide flood control benefits. The park features picnic shelters, miles of walking/biking trails, camping with RV parking and a boat ramp. The reservoir is stocked with largemouth bass, bluegill, blue catfish, crappie, northern pike and walleye. The park is managed by the Nebraska Game and Parks Commission.

The presence of the lake and associated Recreation Area provides a great opportunity to enhance the overall attraction and tourism-based economy of the Wahoo area.

The Wahoo | Wanahoo Connection

The proximity and connectivity between Wahoo and Lake Wanahoo provides a symbiotic relationship to their ability to economically thrive. The opportunities that come with tourism development will ultimately benefit both the community and the park. There are a number of strategies to improve the relationship between the two and attract more visitors to the area. These strategies, detailed below, will be further explained in the Achieve and Implementation Chapters of this Comprehensive Plan.



Parks Analysis

Although the parkland acres per population exceeds the National Recreation and Parks Association standards, when looking at other factors such as service areas and accessibility to parks, deficiencies in Wahoo exist.

Heritage Heights, the most southern neighborhood, south of Wahoo Creek is without any type of parkland. This neighborhood also has poor accessibility to other parks in the community due to being outside of park service areas and a lack of a pedestrian bridge across Wahoo Creek.

Park Recommendations

The addition of either a community park or both a neighborhood and a mini park is recommended for the Heritage Heights neighborhood. The floodplain which borders the neighborhood to the north and west, and separates Heritage Heights from the rest of the community provides a great opportunity to develop recreational space. As Wahoo continues to grow and expand, dedicated areas for parks and recreational space should be planned for during development.

Trails

Trails offer numerous aesthetic and recreational opportunities, as well as commuter options for traveling to and from destinations in Wahoo. Residents who desire to bicycle or walk to work or school, go for a family bicycle ride to the park, library, or aquatic center will benefit from safe, connecting trails. Trails often help raise property values, provide common space for social interactions, improve overall community safety, and encourage healthy lifestyles. They can also improve over-use conditions in sensitive environmental areas when designed properly.

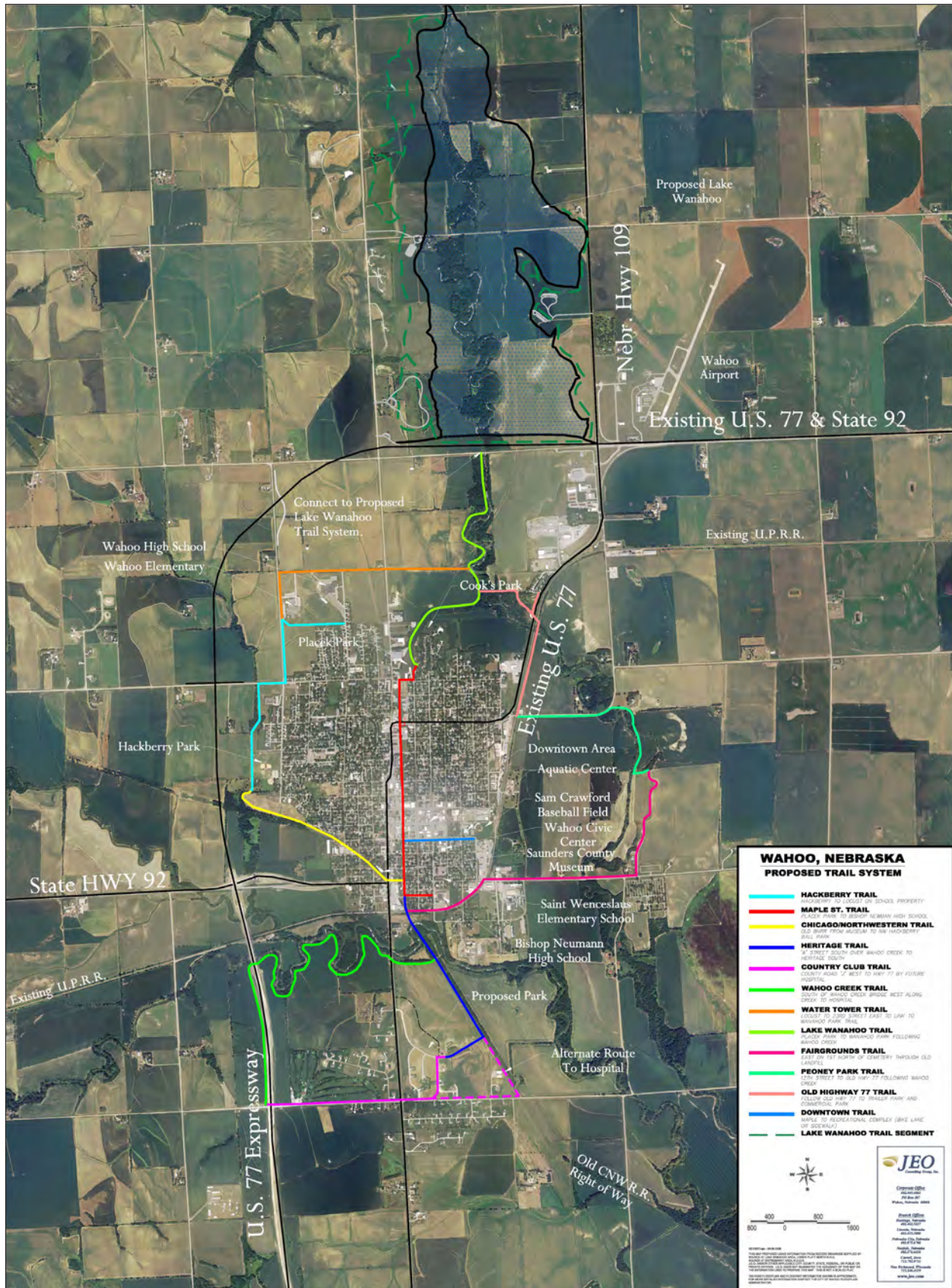
A high-quality trail system is a marker of a community that is truly great to live, work, and play. The Wahoo Master (Trails) Plan uses the term ‘trail’ to describe shared use paths, multi-use trails, and hiking pedestrian paths designed for non-motorized usage. Trail users may include but are not limited to: bicyclists, non-motorized scooters, in-line skaters, users of other wheeled devices like Segways or electric assist-bicycles, roller skaters, wheelchair users (both non-motorized and motorized), walkers, and runners.

Wahoo has many opportunities to develop a quality trail system. There are a number of opportunities to create a unique trail system on abandoned railway corridors and to develop trails as Wahoo continues to grow. As part of the development of the Plan, the Trails Committee analyzed potential trail corridors, connecting points, destination locations, and future residential and commercial growth areas. The Plan recommends creating connections between schools, public facilities, local neighborhoods, parks, and the downtown business district in Wahoo as well as Lake Wanahoo. The possibilities for trail development and growth are tremendous.

Since the 2009 adoption of the Wahoo Master (Trails) Plan, Wahoo had made significant investment in implementing the vision. The Lake Wanahoo Trail connects the Placek and Cook’s Park trail to Lake Wanahoo. The Maple Street Trial is completed and provides a link between the downtown area near the public library to Placek Park where it joins the Lake Wanahoo Trail. These areas are all connected to the Lake Wanahoo State Recreation Area, which itself contains a trail loop of approximately four miles.



Map #: Proposed Trail System



Regional Attractions, Parks and Recreational Opportunities

There are several parks and outdoor recreational areas in and around the Wahoo area for residents and visitors to enjoy:

- Branched Oak** 12000 West Branched Oak Road, Raymond, NE
- Eugene T. Mahoney State Park** 28500 West Park Highway, Ashland, NE
- Dead Timber SRA** 250 County Road 12 Blvd, Scribner, NE
- Fremont Lake SRA** 4349 W State Lakes Rd, Fremont, NE
- Memphis Lake SRA** 799 County Road D., Memphis, NE
- Pawnee Lake SRA** 3800 NW 105th Street, Lincoln, NE
- Schramm Park SRA** 21004 W Highway 31, Gretna, NE
- Two Rivers SRA** 27702 F Street, Waterloo, NE

Golf Courses

Hilltop Country Club

The Hilltop Country Club is a semi-private golf course located just southwest of town outside the city limits. Opened in 1950, the nine-hole, par-36 course provides golf opportunities for the Wahoo area.

Fremont, Ashland, and other nearby communities also provide several public and private courses for play within a short drive of the Wahoo:

- Iron Horse Golf Club** (private) 900 Clubhouse Drive, Ashland, NE
- Ashland Country Club** (semi-private) 16119 Highway 6, Ashland, NE
- Quarry Oaks Golf Club** (public) 16600 Quarry Oaks Drive, Ashland, NE
- Valley View Golf Club** (semi-private) 1126 County Road X, Fremont, NE
- Whitetail Run** (public) 2725 Reed Ln, Fremont, NE
- Fremont Golf Club** (private) 2710 N. Sommers Ave, Fremont, NE
- North Bend Golf Course** (public) 400 N. Cottonwood St, North Bend, NE
- David City Golf Course** (semi-private) 899 Park Drive, David City, NE

Educational Facilities

Early Childhood Programs

Wahoo Public Schools offers the “Wahoo Community Schools Early Childhood Preschool Program”. Located at 2056 North Hackberry Street, the program’s goal is to provide a high quality early childhood experience to prepare children for Kindergarten.

Public Schools

The Wahoo Public School system consists of three schools throughout the community. Facilities include one high school, one middle school, and one primary school. The district offices are located at the High School, 2201 North Locust Street.

Wahoo Public School District

The Wahoo School District 39 covers 191 square miles and has an enrollment of 1,025 students (PK-12) for school year 2015-16. The Class 3 K-12 district is accredited by the State of Nebraska and Wahoo High School is accredited by the North Central Association of Colleges and Secondary Schools.

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 are 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.

Table #: Wahoo Public School Enrollment

School Name	Grade Levels	2015-2016 Enrollment
Wahoo Central High School	9-12	288
Wahoo Middle School	6-8	244
Wahoo Elementary School	K-5	449
Wahoo Preschool	Pre-K	44
Total		1,025



• Photo courtesy Fremont Tribune

Catholic Schools

There are two Catholic schools in Wahoo, the St. Wenceslaus Grade School (K-6) and Bishop Neumann High School (7-12). The Catholic educational system has been active in Saunders County for over 100 years.

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. 2015-16 enrollment in grades 7-12 was 284 students.

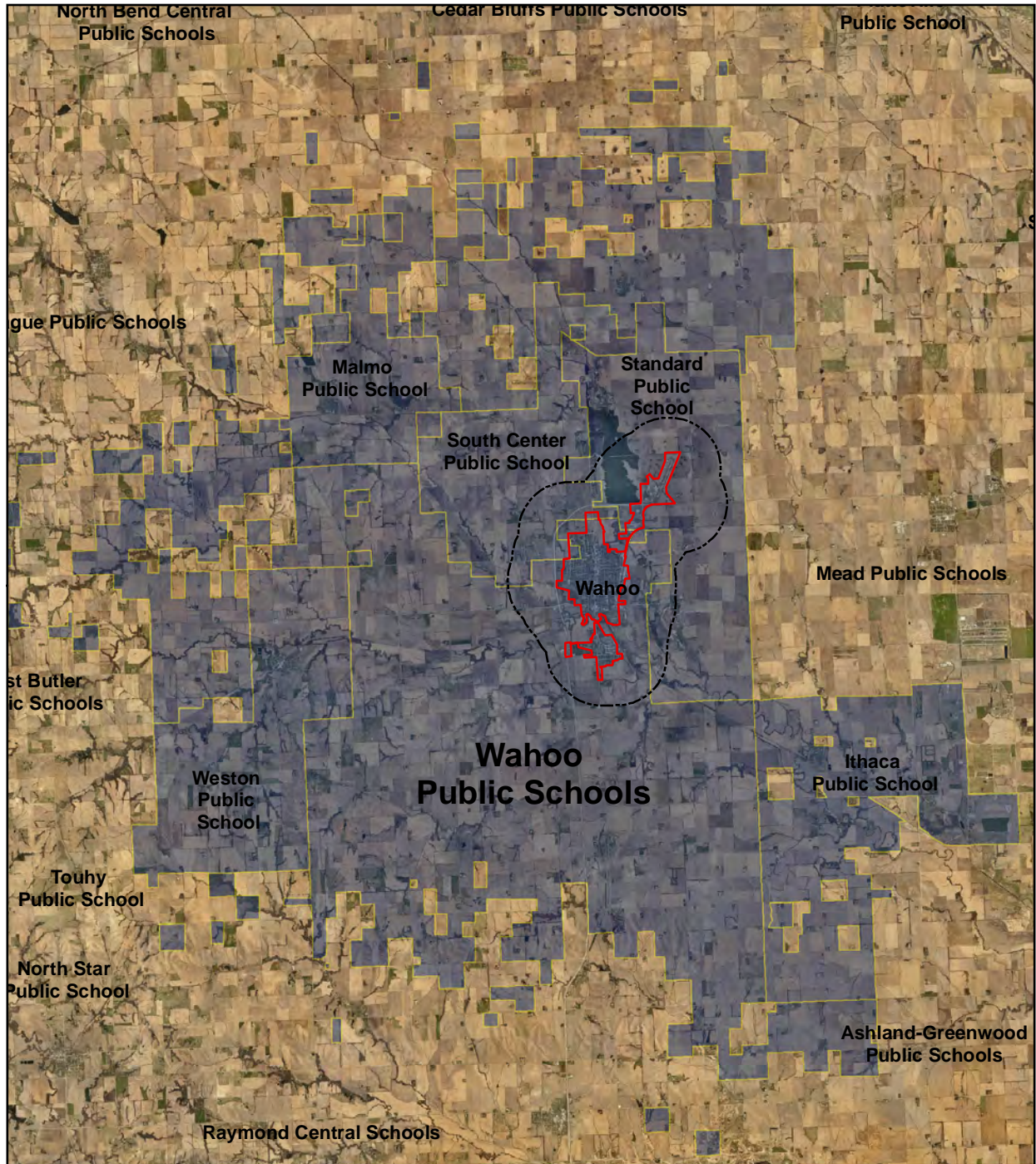
Saint Wenceslaus Parochial School

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 2015-16 was 265 students.

Table #: Wahoo Parochial School Enrollment

School Name	Grade Levels	2015-2016 Enrollment
Bishop Neumann High School	9-12	189
	7-8	95
Saint Wenceslaus Parochial School	K-6	265
Total		549

Map #: School District Boundaries



Legend

Wahoo Comprehensive Plan
School District Boundaries

- Wahoo Corporate Limits
- Wahoo Extraterritorial Jurisdiction

Created by: T. Carlson
Date: August 2016
Revised:
Software: ArcGIS 10.2
File: 151009.00

0 1.25 2.5 5 Miles

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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, 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.

There are numerous educational opportunities in the Omaha, Lincoln, and regional areas for post-secondary education in just about any field of study. Below are a few of the larger enrollment institutions in close proximity of Wahoo offering a wide variety of disciplines for their students.

Table #: Post-Secondary Education Institutions

Institution	Location	Distance from Wahoo (miles)	Full-Time Enrollment
Midland University	Fremont, NE	22	1,117
Nebraska Wesleyan University	Lincoln, NE	26	2,072
University of Nebraska-Lincoln	Lincoln, NE	28	20,817
Southeast Community College Area	Lincoln, NE	28	8,838
University of Nebraska-Omaha	Omaha, NE	32	12,073
University of Nebraska Medical Center	Omaha, NE	34	2,815
Metropolitan Community College	Omaha, NE	35	12,236
Creighton University	Omaha, NE	36	5,370

Source: www.city-data.com

Fire and Police Protection

Fire and Rescue

Wahoo's Volunteer Fire and Rescue Department consist of 42 volunteer service members who devote countless hours to serving their community. 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."

The Department leadership consists of officers of the following rank:

- Chief
- 1st Assistant Chief
- 2nd Assistant Chief
- Secretary/Treasurer
- President
- Vice President
- Sergeant at Arms
- Rescue Squad Chief
- Fire/Rescue Captains

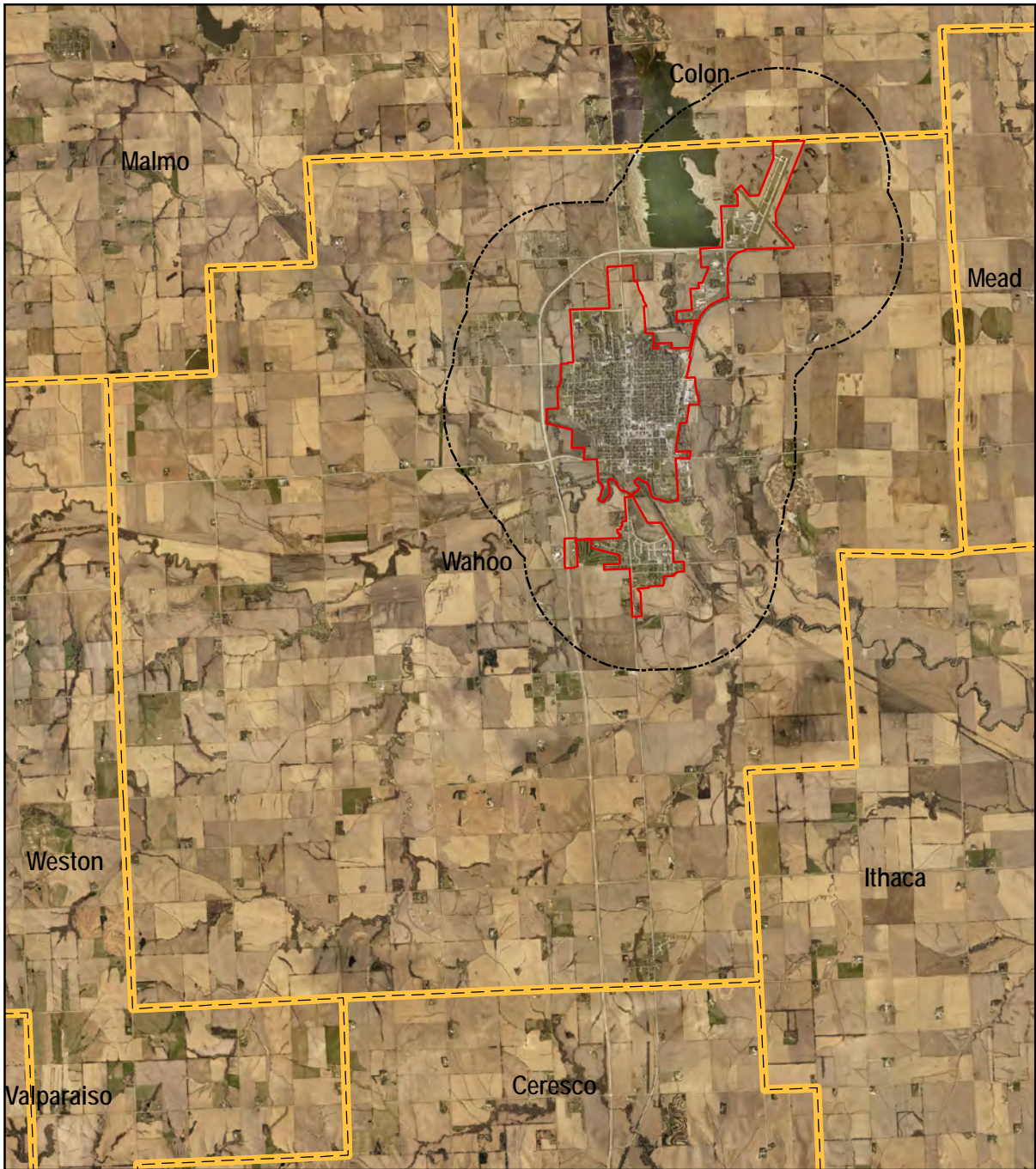
In 2014 the fire department responded to 63 fire calls and 424 rescue calls. Wahoo’s fire insurance classification is ‘Public Protection Class 4’ throughout its 55 square mile coverage area. In addition to the manpower, the Wahoo Rural Fire District uses numerous pieces of equipment, housed at the City 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. In addition, the Fire District has water rescue capabilities. The following is a summary of the equipment which the department owns:






Table #: Wahoo Rural Fire District Equipment

Owned By	Make	Year	Equipment Type	Capacity	Condition	Upgrade
City of Wahoo	Ford	1974	Brush Truck	250 Gallons	Old	
City of Wahoo	Smeal	1986	Aerial	75’ Ladder	Old	
City of Wahoo		1990	Boat	Surface Water Rescue	Good	
Wahoo Rural Fire District	International	2000	Tanker	3,500 Gal.	Good	
City of Wahoo	Chevrolet	2001	Suburban	Personnel	Excellent	
City of Wahoo	Spartan	2002	Pumper	1,000 Gal.	Good	
Wahoo Rural Fire District	Ford	2003	Brush Truck	250 Gallons	Good	
City of Wahoo	International	2007	Heavy Rescue		Excellent	
City of Wahoo	Ford	2009	Ambulance		Excellent	
Wahoo Rural Fire District	Freightliner	2009	Tanker	2,000 Gal.	Excellent	
City of Wahoo	Hull	2015	Utility Trailer		Excellent	
Wahoo Rural Fire District	Smeal	2016	Pumper	1,000 Gal.	Excellent	
City of Wahoo	Dodge	2016	Ambulance		Excellent	
City of Wahoo	Ford	2017	EMS Interceptor		Excellent	



Map #: Rural Fire District Boundaries



Legend		Wahoo Comprehensive Plan	
		Rural Fire District Boundaries	
	Rural Fire Districts 2013	 	Created by: T. Carlson Date: August 2016 Revised: 6/21/2017 Software: ArcGIS 10.2 File: 151009.00 <small>This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.</small>
	Wahoo Corporate Limits		
	Wahoo Extraterritorial Jurisdiction		



Law Enforcement

Wahoo Police Department

The City of Wahoo Police Department provides law enforcement and emergency service in the community. The Department currently consists of six full-time sworn officers and two part-time sworn staff members. The Wahoo Police Department office is located at 605 North Broadway.

The Wahoo Police Department provides the following law enforcement services to the citizens of Wahoo:

- Traffic Enforcement;
- Parking Enforcement;
- Criminal Investigation and Enforcement;
- Public Service; and
- Crime Prevention.

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 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 can house 140 prisoners.

City 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. Renovations were completed in 2009, updating staff office space and an 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 wireless connectivity. 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 office has two full-time city carriers, two part-time city carriers, one full time clerk, one part-time clerk, two full-time 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, four-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.

The Wahoo Senior Center is located adjacent to the Civic Center at 235 E. 4th Street. The Senior Services operation is funded by the City of Wahoo as well as income generated by the on-site Thrift Store and the Busy Wheels local transportation program. The center provides low cost meals, fitness and health services, recreation, and social activities for Wahoo seniors.



Communication Services

Phone/Internet/Cable Television Services

Telecommunications services are provided in the Wahoo area by Windstream. Windstream uses a Northern Telecom DMS 100 platform for the Wahoo switch, monitored on site. Other Internet providers include Charter Communications and Prairie Inet.

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

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 #: Wahoo Area Radio Stations



KMLV 88.1 FM	KTGL 92.9 FM	KVSS 102.7 FM	KMMQ 1020 AM
KLCV 88.5 FM	KFFF 93.3 FM	KXKT 103.7 FM	KFAB 1110 AM
KYFG 88.9 FM	KNTK 93.7 FM	KIBZ 104.1 FM	KZOT 1180 AM
KNBE 88.9 FM	KQCH 94.1 FM	KSRZ 104.5 FM	NEW 1180 AM
KZUM 89.3 FM	KRKR 95.1 FM	KLNC 105.3 FM	KFOR 1240 AM
KIWR 89.7 FM	KISO 96.1 FM	KFMT-FM 105.5 FM	KOIL 1290 AM
KFLV 89.9 FM	KZKX 96.9 FM	KKCD 105.9 FM	KHUB 1340 AM
KZLW 90.1 FM	KBLR-FM 97.3 FM	KFRX 106.3 FM	KLIN 1400 AM
KRNU 90.3 FM	KBBX-FM 97.7 FM	KOPW 106.9 FM	KOTK 1420 AM
KVNO 90.7 FM	KFGE 98.1 FM	KBBK 107.3 FM	KLMS 1480 AM
KUCV 91.1 FM	KQKQ-FM 98.5 FM	KIMI 107.7 FM	KOMJ 1490 AM
KTLX 91.3 FM	KGOR 99.9 FM	KXSP 590 AM	KTTT 1510 AM
KIOS-FM 91.5 FM	KGBI-FM 100.7 FM	KCRO 660 AM	KLNG 1560 AM
KDNE 91.9 FM	KLIR 101.1 FM	KTIC 840 AM	KOZN 1620 AM
KEZO-FM 92.3 FM	KOOO 101.9 FM	KJSK 900 AM	

Table #: Strongest Television Stations

Strongest Broadcast Stations	
WOWT-DT1 NBC Channel 6.1	KUON-DT1 PBS Channel 12.1
WOWT-DT2 WEATHER Channel 6.2	KUON-DT2 WORLD Channel 12.2
WOWT-DT3 ATV Channel 6.3	KUON-DT3 CREATE Channel 12.3
KLKN-DT1 ABC Channel 8.1	KXVO-DT1 CW Channel 15.1
KLKN-DT2 GRIT Channel 8.2	KXVO-DT3 GRIT Channel 15.3
KLKN-DT3 ESCAPE Channel 8.3	KPTM-DT1 FOX Channel 42.1
KLKN-DT4 LAFF Channel 8.4	KPTM-DT2 MYNET Channel 42.2
KOLN-DT1 CBS Channel 10.1	KPTM-DT3 COMET Channel 42.3
KOLN-DT3 MYNET Channel 10.3	

Newspapers

Listed below are the various newspapers serving the residents of Wahoo and the surrounding area.

- Wahoo Newspaper (weekly)
- Omaha World Herald (daily)
- Lincoln Journal Star (daily)



Public Works

The City of Wahoo currently provides the following public services to its residents:

- Water distribution and storage;
- Natural gas;
- Electric service;
- Storm sewer maintenance;
- Sanitary sewer collection and treatment; and
- Street maintenance.

The purpose of the Wahoo Utilities Department is to promote and oversee the operation, construction, and maintenance of the city's infrastructure. The Utilities Department is overseen by five-person Board of Public Works. These positions oversee both the Street and Utilities Departments. The Street Department consists of six full-time staff; including one supervisor, one assistant supervisor, and four laborers. The Street Department manages the streets, alleys, and public right of ways for the City of Wahoo. Responsibilities include street repair, street cleaning, snow and ice removal, and mowing of the right of way. In addition Street Department crews maintain all street and traffic signs and maintain storm sewers for proper storm drainage.

Water System

The municipal water system in Wahoo is supplied by three wells. The system, serving the entire population of Wahoo, has a combined pumping capacity of 2,500 gallons per minute and an overhead storage capacity of 750,000 gallons. The average daily demand is 600,000 gallons, and the historic peak daily demand is 1.9 million gallons. The system has a maximum capacity of 4.35 million gallons per day. The static pressure varies from 75-85 pounds per square inch throughout the community.

The quality of source groundwater in Wahoo does not necessitate a water treatment plant.

Sanitary Sewer Collection and Treatment

The Wahoo municipal sanitary sewerage system is served by a wastewater treatment plant, built in 2003. The system has a daily capacity of 750,000 gallons. The average daily flow is 330,000 gallons and the historic peak daily discharge is 486,000 gallons. 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.

Electricity Distribution

The 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 34.5 kV feeders, one underground and one overhead, which feed the 115 kV NPPD substation to the city's three 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 13.5 MW and black-start capability. The majority of the municipal generating station's capacity is leased to NPPD for peaking and emergency operation.

Natural Gas

Wahoo Utilities provides natural gas service to the community. Northern Natural Gas is the pipeline transporter. 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 use.

Solid Waste Collection

The city of Wahoo has mandatory garbage pickup with a minimum requirement of every other week. Wahoo residents can contract with any of three private garbage contractors: Fremont Sanitation/Waste Connections, and S2 Roll-offs & Refuse. Waste is collected and transported to either the Butler County Sanitary landfill near David City or Douglas County Sanitary landfill near Elk City.

Health Facilities

One of Wahoo's largest community assets is the availability of local medical services and facilities. The consensus from public input has been that most necessary medical services are available locally, limiting the number of trips outside the community for medical and health concerns.

Hospital

Saunders Medical Center (SMC) has been serving Saunders County for over 90 years, as a county-owned health care facility located at 1760 County Road J. The SMC facility, constructed in 2007, consists of a critical access hospital, a rural health clinic and a long-term care facility, offering 19 medical specialties. 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/7 days a week. All services are conveniently located on the campus.

Saunders Medical Center is a member of the Heartland Health Alliance, a 35-hospital member organization created in 1995 to help members enhance the delivery of rural health care. The goal of the Alliance is to ensure each hospital's local control and autonomy, while providing resources to address managed care issues and other changes in the health care environment.

SMC is owned and operated by Saunders County, a political subdivision of the State of Nebraska.

<https://saundersmedicalcenter.com/about-us>

Medical Clinics

Lake Wanhoo Medical Clinic, located at 1320 East 31st Street, is an extension of Fremont Health Clinics and has a family and specialty practice physicians on staff.

Pharmacies

A number of pharmacy options are available locally:

- Wahoo Pharmacy – 526 N. Linden St.
- Urban Clinic Pharmacy – 1760 Co. Rd. J

Dental

Local dentist options include:

- Wahoo Family Dentistry - 655 N Linden St.
- Wahoo Dental Associates - 357 E 4th St.
- Dr. Larry D. Swanson, DDS - 427 N Broadway St.

Physical Therapy

Physical therapy offices in Wahoo include:

- Makovicka/Sylliaasen Physical Therapy – 559 W 15th St.
- Saunders Medical Center - 1760 County Road J
- Kayla Ann Bennet – 1400 Mark Dr. (South Haven Living)
- Lake Wanhoo Medical Clinic - 1320 East 31st Street

Chiropractic

Local chiropractic offices include:

- Paul Sutton- 260 W 6th St.
- Volin Chiropractic Clinic- 520 N Linden St.
- Wahoo Chiropractic Center- 216 W 3rd St.

Assisted Living Centers

Assisted and senior living centers are an important amenity for a community's sustainability. Providing housing choices for retired, elderly, or handicapped individuals is vital to community growth.

Liberty House – 1145 N. Laurel St.

Liberty House is an assisted living facility that provides care to people who require assistance with activities of daily living. This care setting provides an intermediate level of care for residents who cannot safely live independently, but do not yet need around-the-clock skilled nursing services like those provided in a nursing home.

Saunders House – 1313 N. Hackberry St.

Saunders House is a 39-unit facility operating since 1984. Services include dining, housekeeping and laundry services, an on-site hair salon, daily wellness checks and more. Additional amenities include a full library, a bathhouse with a therapeutic whirlpool, and an enclosed courtyard for private events. Available transportation services provide access to local markets, restaurants, and attractions.

South Haven Living Center – 1400 Mark Dr.

South Haven Living Center provides a range of living options including 24-hour nursing care for both short-term and long-term care, full care services, specialty care for patients with Alzheimer's and dementia, adult day care services, and 16 independent living units called the Cottages at South Haven.

The Cottages are designed for healthy, active seniors. Independent Living options provide residents with the privacy and freedom of a private home combined with the convenience of a maintenance-free environment. Services include social activities, dining plans, recreational events and service options.

EXISTING LAND USE

Evaluating the land uses that presently exist within Wahoo is critical to the formulation of the comprehensive plan. In order to realistically plan for future growth and development in Wahoo, the starting point is the existing shape, form, and amount of land presently used to provide for the needs of the population. The analysis of land uses including location, size and characteristics are important in understanding the pattern of development, past land use trends and other significant factors shaping the existing layout of Wahoo. This analysis is essential to the preparation of the Future Land Use and Transportation Plans. It also assists in the formulation of workable zoning regulations to protect existing uses.

Existing Land Use Categories

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 current land ownership. The number and type of land uses found in a community is constantly evolving to meet the demands of local residents and the regional economy. The success and sustainability of a community is directly influenced by the manner with which available land is utilized and incorporated into the city.

Residential - Single Family

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.

Residential - Multi-Family

A parcel of land containing a structure being utilized by two or more families within a common structure.

Mobile Home

A parcel of land containing public or private land available for recreational, educational, cultural, or aesthetic use.

Commercial

A parcel of land containing a commercial business use which may sell a good or service.

Industrial

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products.

Public/Quasi-Public

A parcel of land owned, maintained, or controlled by a federal, state, or local governmental entity, which may be available for public use. The parcel may contain a use that is generally under the control of a private, religious, or non-profit entity that provides a social benefit to the community as a whole.

Agricultural

A parcel of land that is not intended for development and is currently used for low intensity farming and agricultural uses.

Vacant

A parcel of land that is undeveloped, whether by intention or environmentally restricted by hydrology, terrain, or access.

Existing Land Use Analysis

The City of Wahoo's land use which covers the largest amount of acres within city limits is Single-Family Residential. As the community continues to grow, it must remain cognizant of the infrastructure and resources required for continued single-family housing development. Within Wahoo corporate limits, 6.8% of the land use is considered vacant and 10.9% is identified as Agriculture. To promote and maintain a compact and connected city, these parcels should be considered for development before growth is extended further outside of the corporate limits.

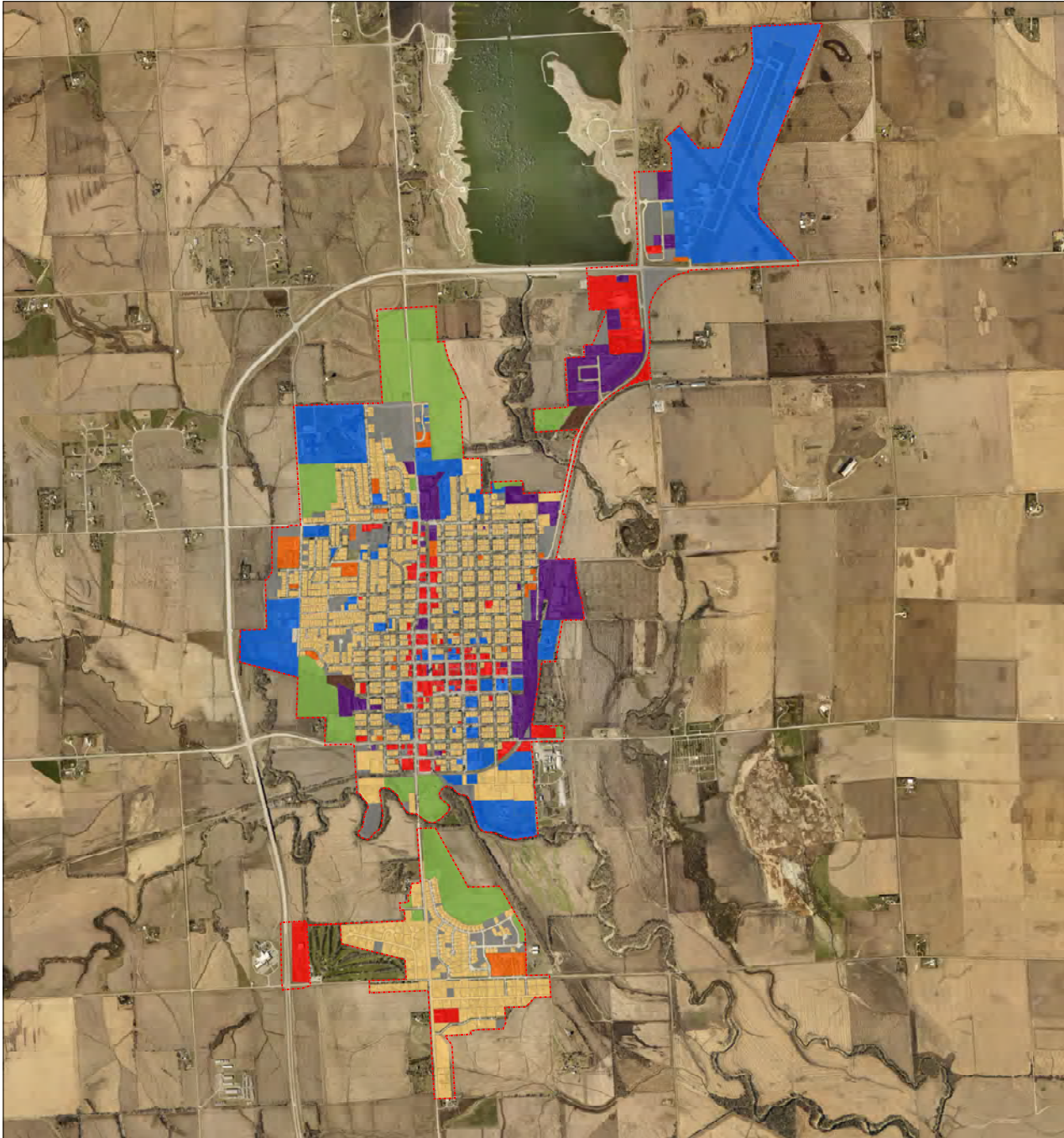
The large proportion of area that is designated as Public/Quasi-Public, could be considered above average when compared to other cities of Wahoo's size. This is mainly due to the large land area that the airport encompasses as well as the multiple school campuses, Saunders County Fairgrounds, and a few sizable parks. The City of Wahoo currently has land dedicated to Commercial and Industrial land uses with opportunities for further growth and development.

Results from the Envision Housing Focus Group meeting, indicate the lack of available land is one of the largest barriers for housing development in the community. With review, the 26.3% of land use within corporate limits as Single-Family Residential is comparatively low. Outside of Heritage Heights in southern Wahoo, there have been no major housing subdivisions in the past several decades. The transition of land uses on the adjacent to current corporate limits will facilitate housing development and alleviate pent up housing demand in Wahoo.


Table #: Existing Land Use Allocation

LAND USE TYPE	ACRES	PERCENT
Single-Family Residential	489.0	26.3%
Multi-Family Residential	34.2	1.8%
Mobile Home	8.6	.5%
Commercial	92.6	4.9%
Industrial	133.2	7.2%
Public/Quasi-Public	393.4	21.2%
Agriculture	202.9	10.9%
Vacant	127.2	6.8%
Road Right-of-Ways	378.9	20.4%
TOTAL ACRES WITHIN CORPORATE LIMITS	1860.0	100.0%

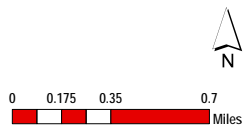
Map #: Existing Land Use Map



Legend

- | | |
|---|---|
|  Wahoo Corporate Limits |  Mobile Home Residential |
| Existing Land Use |  Commercial |
|  Ag; Agriculture |  Industrial |
|  Single-Family Residential |  Public/Quasi-Public |
|  Multi-Family Residential |  Vacant |

Existing Land Use
Wahoo, Nebraska



Created by: J. Chant
Date: April 2017
Revised: June 2017
Software: ArcGIS 10.2
File: 15102010

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NATURAL AND ENVIRONMENTAL CONDITIONS

Wellhead Protection Areas

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. NDEQ helps assist local municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection Act (WPA) Program. In 1998, Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Act.

Wellhead Protection Areas (WHPA) were delineated with community safety in mind. Both subdivision and municipal wells serve its populations and pose a larger threat to public safety if contaminated. The ultimate goal of the WHP Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The WHP Program provides the following in accordance with federal laws:

1. Duties of the governmental entities and utility districts
2. Determines protection area
3. Identifies contamination sources
4. Develops a containment source management program
5. Develops an alternative drinking water plan
6. Reviews contaminated sources in future wellhead areas
7. Involves the public

The approaches of Nebraska's WHP Program are to:

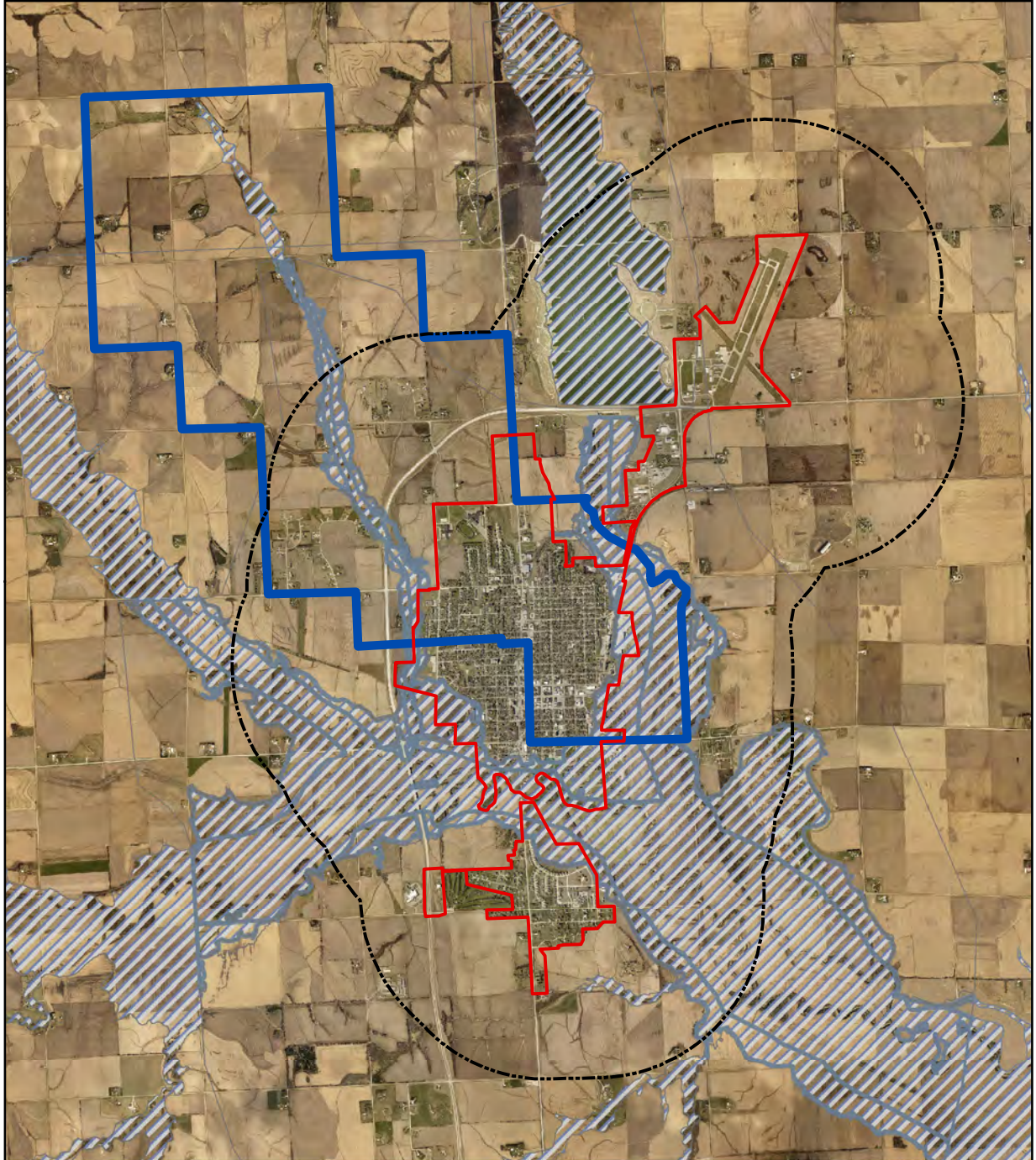
1. Prevent the location of new contamination sources in Wellhead Protection Areas through planning
2. Minimize the hazard of existing contamination sources through management
3. Provide early warning of existing contamination through ground water monitoring

The Wellhead Protection Area is a defined region with restrictive land use regulations to prevent potential contaminants from locating in sensitive areas. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by NDEQ so communities can apply zoning regulations to the district.


The Lower Platte North Natural Resources District (NRD) offers a voluntary Wellhead Protection Program. Working closely with area communities, the NRD guides them through the steps of a Wellhead Protection Program, including:

- Map delineation
- Contaminant Source Inventory
- Manage potential contaminant sources
- Plan for new wells
- Public education

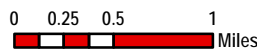
Map #: Wellhead Protection Area Map



Legend

-  Wellhead Protection Area - Fall 2013
-  Wahoo Corporate Limits
-  Wahoo Extraterritorial Jurisdiction
- Floodplain**
-  A - 100-Year Floodplain
-  AE - 100-Year Floodplain

Wahoo Comprehensive Plan
Wellhead Protection Area



Created by: T. Carlson
Date: August 2016
Revised: December 2017
Software: ArcGIS 10.2
File: 151009.dwg

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100-Year Floodplain

The City of Wahoo's floodplain derives mainly from the Wahoo and Sand Creek basins bordering the community on the west and east. A floodplain includes the floodway, a one percent annual chance of flooding event, and a 0.2 percent annual chance of flooding event. Through the Federal Emergency Management Agency's (FEMA) Flood Hazard Mapping Program (FHMP), and the Risk Mapping Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.

Floodway

As FEMA defines, a floodway is not only the existing water channel but also "other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations."

1% Annual Chance of Flooding

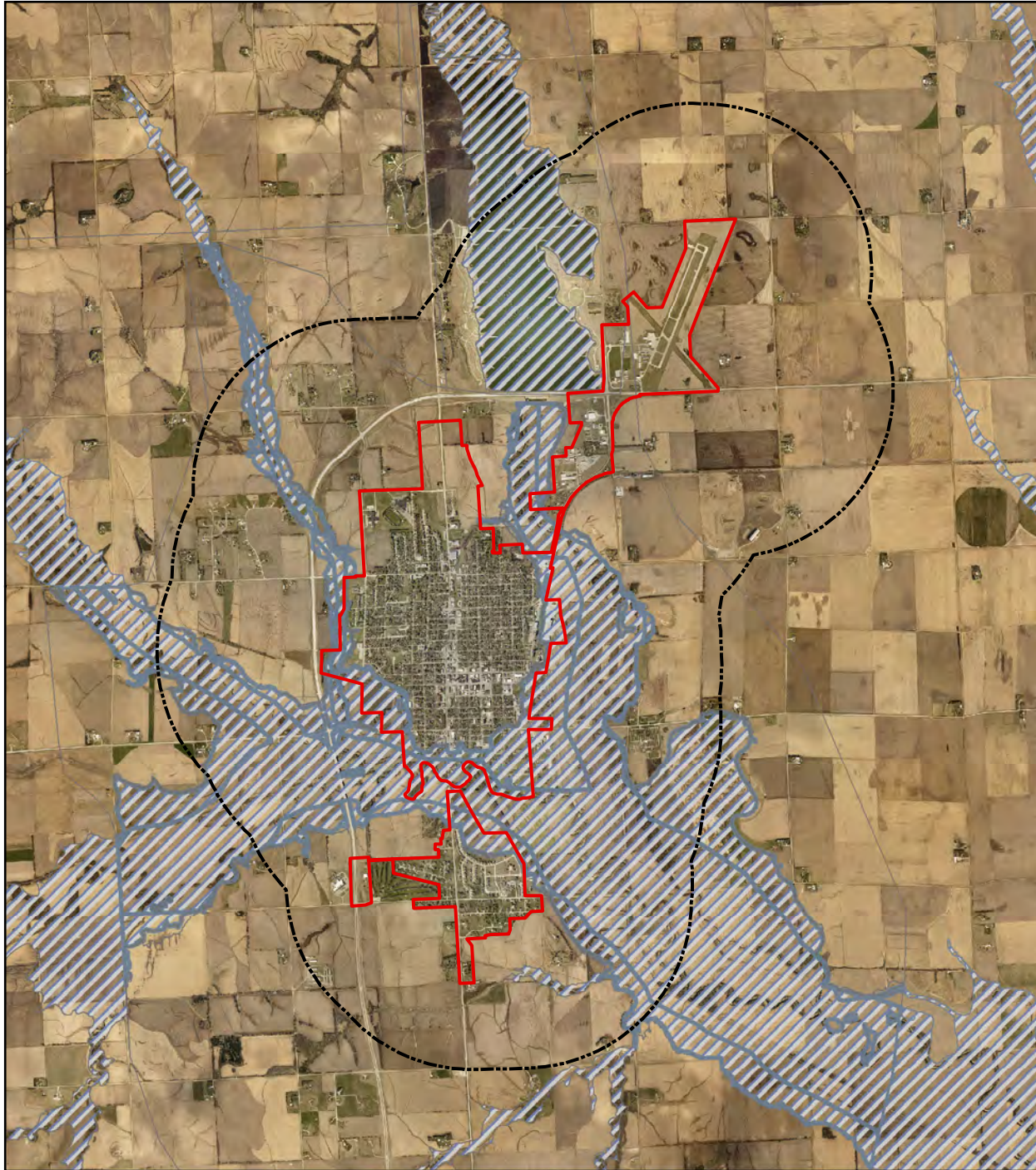
The one percent chance of annual flooding is commonly known as the "100-year floodplain". This describes an area where a one percent chance of flooding may occur annually within the boundary. This area is mapped by categories 1%-A and 1%AE. Both are considered within the 100-year floodplain. 1-%AE areas are considered to be more precise, including base flood elevations (BFE's), whereas 1%-A areas are determined using approximate methodologies.

0.2% Annual Chance of Flooding





Two-tenths of one-percent chance of annual flooding is commonly known as the "500-year floodplain". In these areas there lies a two-tenths of one-percent chance of flooding in any given year.

Floodplain Map

A floodplain map is a fluid document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on this map. Property owners within or near floodplain boundaries have options. Owners may submit a Letter of Map Change if they believe their property has been inadvertently mapped in Special Flood Hazard Areas. Property owners near the boundaries should verify that their property is not within a special flood hazard area when developing or selling property to avoid infringing upon the hazardous zones or affecting nearby properties.



Legend

-  Wahoo Corporate Limits
-  Wahoo Extraterritorial Jurisdiction
- Floodplain**
-  A - 100-Year Floodplain
-  AE - 100-Year Floodplain

Wahoo Comprehensive Plan
100-Year Floodplain



Created by: T. Carlson
 Date: August 2016
 Revised:
 Software: ArcGIS 10.2
 File: 151009.D00

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[section 2.8]

ENERGY ELEMENT

Introduction

Energy plays a crucial role in nearly every aspect of our lives. It is used to grow our food, to move us from place to place, to light our homes, and to make the products we buy. The vast majority of our energy is currently supplied by fossil fuels, which are nonrenewable resources. Federal regulations are tightening emission rules for power plants, thus increasing the cost of using fossil fuels. By planning for energy and its use, Wahoo can save money, have a more resilient economy, conserve natural resources, and be better prepared for the future.

Acknowledgments

City of Wahoo and Wahoo Utilities
The Nebraska Energy Office
National Renewable Energy Laboratories (NREL)
U.S. Department of Energy (DOE)
Eastern Interconnection States' Planning Council (EISPC)
AWS Truepower
American Wind Energy Association
The U.S. Environmental Protection Agency
U.S. Energy Information Administration (EIA)
International Renewable Energy Agency

Nebraska Energy Policy Overview

Nebraska Legislation LB 997

In 2010, Nebraska Legislators passed LB 997 requiring all municipalities and counties, with the exception of villages, to adopt an energy element into their comprehensive plan by January 1, 2015. Energy elements are required to have three components:

1. Energy infrastructure and energy use by sector
2. Utilization of renewable energy sources
3. Energy conservation measures that benefit the community

The following energy element is included as part of Wahoo's Comprehensive Plan in order to fulfill the requirement of LB 997.

Nebraska Energy Plan

The 2011 Nebraska Energy Plan outlines 14 strategies for the state to consider in meeting the following objectives:

1. Ensure access to affordable and reliable energy for Nebraskans to use responsibly
2. Advance implementation and innovation of renewable energy in the state
3. Reduce petroleum consumption in Nebraska's transportation sector

These strategies identified by the state are:

- Continue support of Nebraska's unique public power system
- Increase opportunities for demand-side energy management and energy efficiencies
- Maximize the investment in Nebraska's coal plants
- Expand Nebraska's nuclear power generation capacity

- Increase opportunities for industrial and municipal waste-to-energy projects
- Optimize the use of Nebraska’s water resources for hydroelectric power generation
- Improve municipal water and wastewater management strategies and water quality
- Continue building Nebraska’s wind energy through public-private partnerships
- Increase opportunities for methane recovery from agricultural and community biomass resources
- Increase opportunities for woody biomass in Nebraska
- Support distributed generation of renewable technologies
- Increase ethanol production, blended and delivered across Nebraska and to markets outside the state
- Increase development and use of other alternative fuels
- Diversify and expand opportunities for renewable diesel in Nebraska

Nebraska Energy Code

Under §§81-1608 to 81-1616, the State of Nebraska has adopted the International Energy Conservation Code as the Nebraska Energy Code. Any community or county may adopt and enforce the Nebraska Energy Code or an equivalent energy code. If a community or county does not adopt an energy code, the Nebraska Energy Office will enforce the Nebraska Energy Code in the jurisdiction. Wahoo has adopted the 2003 International Energy Conservation Code. The purpose of the Code, under §81-1608, is to insure that newly built houses or buildings meet uniform energy efficiency standards. The statute finds that:

there is a need to adopt the International Energy Conservation Code in order (1) to ensure that a minimum energy efficiency standard is maintained throughout the state, (2) to harmonize and clarify energy building code statutory references, (3) to ensure compliance with the National Energy Policy Act of 1992, (4) to increase energy savings for all Nebraska consumers, especially low-income Nebraskans, (5) to reduce the cost of state programs that provide assistance to low-income Nebraskans, (6) to reduce the amount of money expended to import energy, (7) to reduce the growth of energy consumption, (8) to lessen the need for new power plants, and (9) to provide training for local code officials and residential and commercial builders who implement the International Energy Conservation Code.

The Code applies to all new buildings, as well as renovations of or additions to any existing buildings. Only those renovations that will cost more than 50 percent of the replacement cost of the building must comply with the Code. There are exceptions to the Nebraska Energy Code including: buildings that are neither heated nor cooled, buildings registered as a historic place, or buildings with very low average energy use. Visit the Nebraska Energy Office website to see all the rules, regulations, and exceptions regarding the Energy Code.

Nebraska Legislation LB 436 - Net Metering

The Nebraska Legislature passed LB 436 in 2009 which allows for net metering. Net metering is the process in which a citizen has the opportunity to generate their own energy and send excess energy onto the grid. The utility company purchases the excess energy from the customer through credits. Net metering was found to be in the public interest because it encourages customer-owned renewable energy sources. Net metering can stimulate the economic growth, encourage diversification of the energy resources used, and maintain the low-cost, reliable electric service for the State of Nebraska.

In Wahoo, there are two qualified facilities with a total estimated generating capacity of six kilowatts (kW). The estimated net kilowatt-hours (kWh) received from customer-generators is 1020 kWh. The total energy these generators have produced is 7200 kWh.

Solar and Wind Easements and Local Option Rights Laws

Nebraska's easement provisions allow property owners to create binding solar and wind easements in order to protect and maintain proper access to sunlight and wind. Counties and municipalities are allowed to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

For summaries of additional programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website:

<http://www.dsireusa.org/incentives/index.cfm?re=0&ee=0&spv=0&st=0&srp=1&state=NE>

Energy Infrastructure

The Wahoo Utility Department provides electricity for the City of Wahoo and the Village of Weston, and natural gas for Wahoo. Wahoo Utilities staff estimates 40% of Wahoo's electricity comes from 'green' sources with output purchases from the Cooper Nuclear Station near Brownville, hydroelectric facilities, and wind farms. The electric utility currently has nine full time employees; five employees for the electric distribution system and four at the power plant. The power plant has six diesel/natural gas generators with a total capacity of 13.5 megawatts (MW). The Wahoo Utilities Department Office is located at 605 N. Broadway Street.



Wahoo Utilities receives natural gas from one tap on the Northern Natural Gas Transmission pipeline. The gas is transported to the TBS (Town Border Stations) at 400 p.s.i.g. Delivery pressure is reduced to 60 psi then transported to District Regular Station (DRS) 1 and DRS 2 where pressure is reduced to 8 psi for most of the Wahoo natural gas distribution system. Wahoo Utilities operates approximately 33 miles of distribution main.

Energy Use

Table __ shows Wahoo's electricity consumption in kWh by sector. All sectors, with the exception of Industrial, consumed less electricity in 2015 than in 2012. Industrial consumption nearly doubled over that time. Total electricity consumption has decreased by 0.69%.

As residents of Wahoo increase their energy consumption, they will pay more for energy. On average, the residents of Wahoo spent about \$1,613.91 on gas and electric bills in 2015. Many factors affect electricity expenditures including: use patterns, weather, and economics. For example, an unusually hot summer will cause an increase in electricity consumption for air conditioning. The year 2012 was exceptionally dry, which led to increased electricity use for irrigation.

As consumption increases in the future, the utilities department will likely need to invest in infrastructure/capacity upgrades which will be paid through utility rates. Although variables such as the weather are uncontrollable, there are certain variables Wahoo can control. It is in the residents' and the city's interest to increase energy efficiency so that less money will be spent on utility bills and infrastructure upgrades and more money into the local economy. Links to energy saving tips are located in the education and funding sections later in this chapter.

Table #: Energy Use by Sector

Sector	2012	2013	2014	2015	% Change
Residential	24,211,831	24,834,811	23,167,192	21,928,449	-9.4%
Commercial	28,887,734	29,409,898	26,955,200	25,618,500	-11.3%
Industrial	6,521,480	7,038,184	10,942,510	12,532,899	92.2%
Municipal	3,160,401	3,548,440	2,941,329	2,687,990	-14.9%
Irrigation	479,214	360,714	160,008	58,090	-87.9%
Total	63,260,660	65,192,047	64,166,239	62,825,928	-.069%

data from Wahoo Utilities

Nebraska Energy Statistics

The following statewide data is included within the Wahoo Energy Element in order to provide context for the Wahoo consumption data. Figure 1 shows the net energy consumption by fuel type in the residential, commercial, industrial, and transportation sectors. In Nebraska a majority of the energy spent in the residential and commercial sectors in the form of natural gas and electricity is for heating, cooling, and lighting buildings. The state's industrial sector relies on biofuels for 37.51% of its energy consumption.

As shown in figure __, Nebraskans rely on fossil fuels for an overwhelming majority of their energy needs. Energy consumption continues to increase from year to year with Nebraskan's consuming 871 trillion BTUs in 2011. Natural gas and renewable energy consumption are expected to increase in the future as concerns for emissions increase and as these sources become more economical.

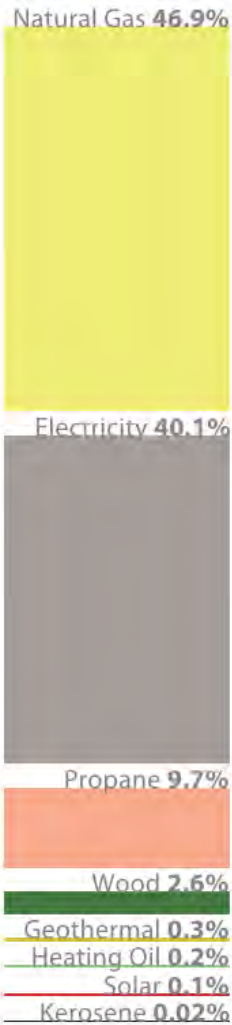
Table #: Average Residential Gas and Electric Expense

2012	2013	2014	2015	%Change
\$1,598.97	\$1,760.13	\$1,851.90	\$1,613.91	0.93%

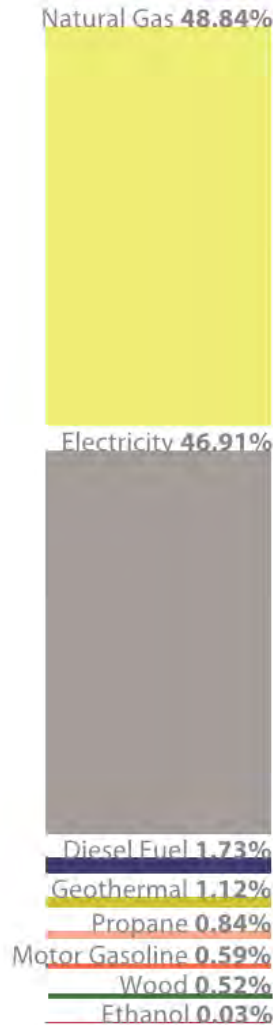
data from Wahoo Utilities

2011 Net Energy Consumption by Fuel Type in Nebraska

Residential Sector



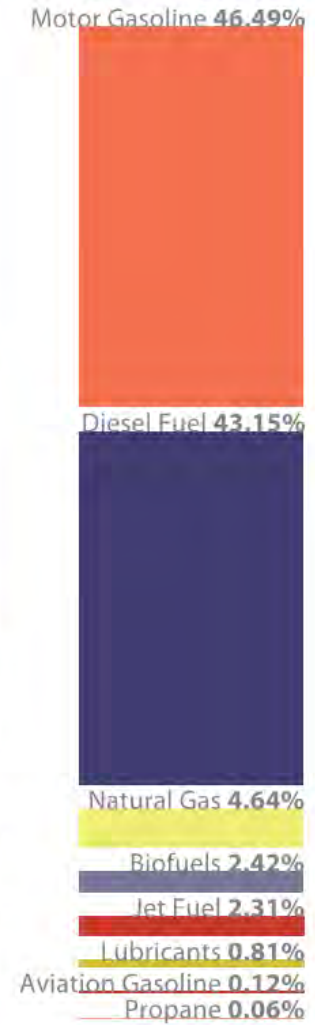
Commercial Sector

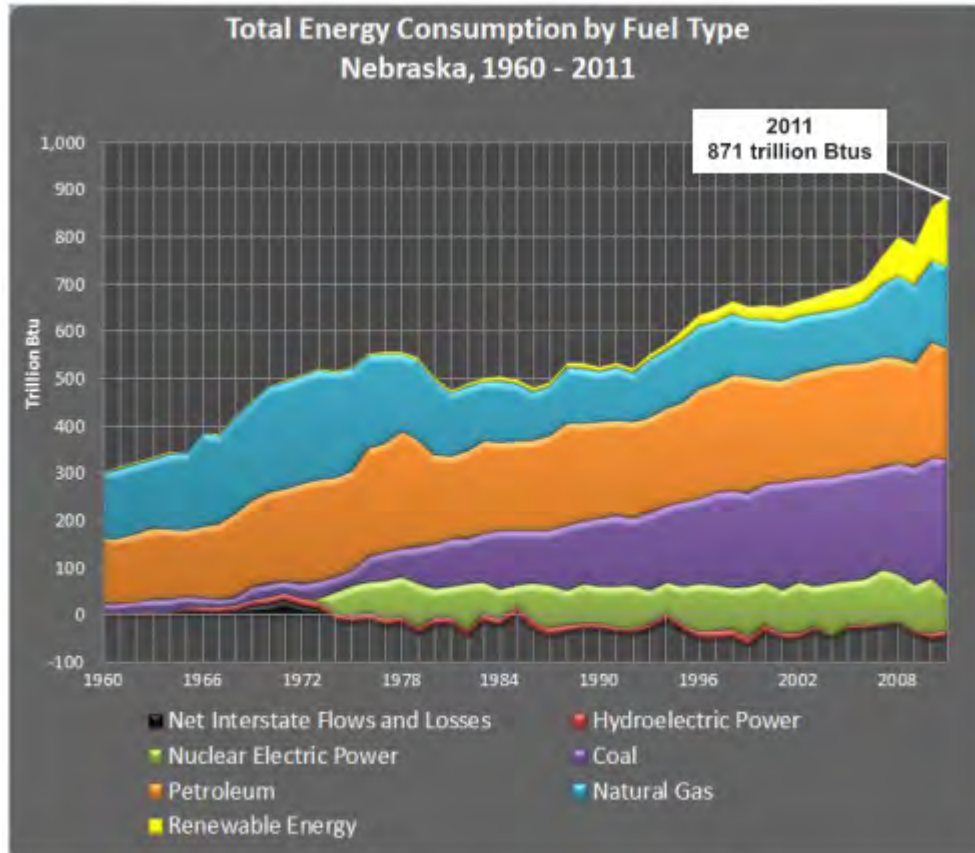


Industrial Sector



Transportation Sector









Sources: State Energy Data Report. Energy Information Administration, Washington, DC.
Nebraska Energy Office, Lincoln, NE.

Figure 3 shows how much energy Nebraska consumed in 2012 and how much money Nebraska spent on energy in 2012. Total energy consumption decreased by 10 trillion BTUs from 2011 to 2012, or 1%. Even though transportation consumption was just under 23% of the total in 2012, Nebraska spent more money on transportation than residential, commercial and industrial energy uses combined.

Nebraska Energy Consumption and Costs By Sector, 2012

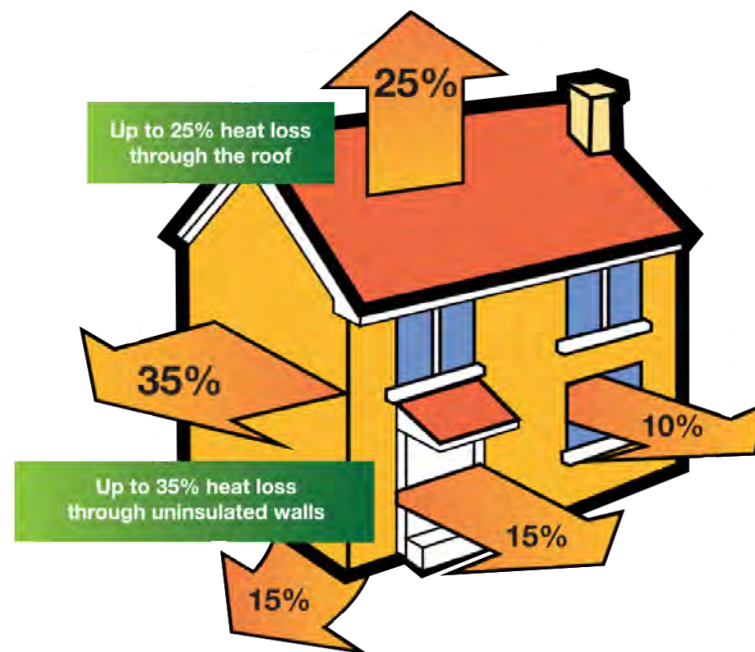
	 Residential	 Commercial	 Industrial	 Transportation	TOTAL
ENERGY	IN TRILLION BTU				
	147.0	131.9	384.8	196.9	860.6
	17.1%	15.3%	44.7%	22.9%	100%
COSTS	IN MILLIONS OF \$				
	1,390.3	990.5	2,289.5	5,423.0	10,093.3
	13.8%	9.8%	22.7%	53.7%	100%

Opportunities for Energy Conservation

Improving Efficiency

According to the 2012 American Community Survey (ACS), over 61% of the houses in Wahoo were built before 1970; 37% before 1940. These homes are an opportunity for Wahoo to significantly reduce its energy use. In older homes, improvements in insulation, windows, appliances and lighting can cause them to be significantly more energy efficient and save the homeowner in energy costs. Figure 4 shows the common places houses lose heat. Up to 60% of heat loss is through the roof and uninsulated walls.

There are a number of programs and incentives available for homeowners and business that want to improve their energy efficiency. These programs and incentives are described in the education and funding sections later in this chapter.



Transportation

The average commute to work for the citizens of Wahoo is 23 minutes (ACS 2012). Over 83% of commuters drive alone (ACS 2012). The citizens of Wahoo are spending a lot of time, money, and energy getting to work. Strategies to reduce energy use for transportation include: invest in trails, sidewalks, and multi-modal transportation infrastructure, encourage carpooling, and encourage local economic development to increase local jobs and provide more employment opportunities.

Landscaping

A well-designed landscape not only improves the aesthetics of a home or business, it can also reduce water use and lower energy bills. According to the Nebraska Energy Office, a well-designed landscape saves enough energy to pay for itself in less than eight years. For example, when planted in the right spot, trees can provide shade from the sun in the summer and block the cold wind in the winter.

Recycling and Composting

Recycling and composting preserves energy by reducing the energy needed to extract raw materials. For example, using recycled aluminum scrap to make aluminum cans uses 95% less energy than making aluminum cans from raw materials (EIA). Recycling and composting also reduce the amount of solid waste dumped in the landfill, which allows landfills to stay open longer.

Opportunities for Renewable Energy

Renewable Energy Sources

Nebraska is the only state in the U.S. that is 100% public power. Since public power districts (and local utilities like Wahoo Utilities) are not seeking profits, they have been able to maintain some of the lowest electricity prices in the nation. The low cost of energy is one of the reasons that Nebraska has not fully taken advantage of its renewable energy potential. Unlike places such as California, where electricity prices are high, renewable energy systems have historically not been economical for Nebraska. Below is a summary of potential renewable energy options for Wahoo.

Wind

According to the American Wind Energy Association, Nebraska has one of the best wind resources in the United States; 92% of Nebraska has the adequate wind speeds for a utility scale wind farm. Nebraska ranks 3rd in the U.S. in gigawatt hour (GWh) wind generation potential, but has been slow in utilizing this resource compared to other states. Nebraska currently ranks 20th in total MW installed with 735 MW. According to the National Renewable Energy Laboratory, Nebraska's wind potential at 80 meters hub height is 917,999 MW.

Wind Capacity Additions Per Year

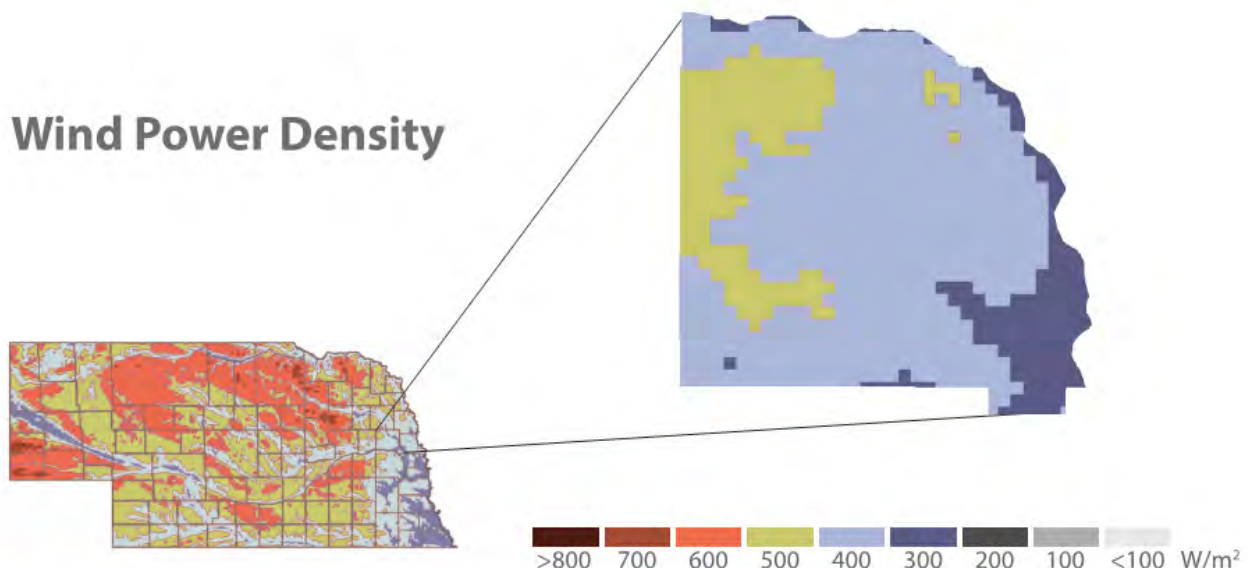
2011	124.5 MW
2012	122.0 MW
2013	74.8 MW
2014	77.0 MW
Total	398.3 MW

source: American Wind Energy Association

Wind Power is capable of meeting more than 118 times the state's current electricity needs. As seen in figure 5, Nebraska added a significant amount of wind capacity between 2011 and 2013, and will likely continue to increase wind capacity in the future.

As seen in figure 6, Wahoo and the rest of Saunders County have excellent wind resources with wind power densities ranging from 400 to 500 watts per square meter. Electricity produced through wind power will be most cost effective on the utility/commercial scale. Small scale wind systems for homes and businesses may not be as cost effective, but they should be encouraged in appropriate settings. Small scale wind systems can be utilized to lower the owner's monthly utility bill in areas with net metering. Wahoo and Saunders County zoning regulations will guide any wind development towards appropriate land uses and locations.

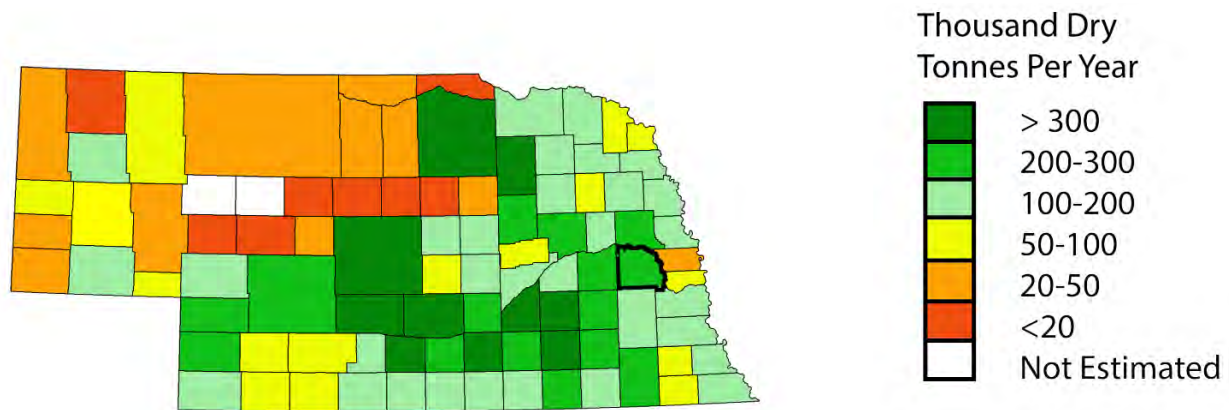
Wind Power Density



Biomass

National Renewable Energy Laboratory data (Figure 7) suggests that Saunders County has approximately 200-300 metric tons of crop residues per year, which is among the highest in the state. This data is estimated using total crop production (data from USDA 2012 Census), crop to residue ratio, and moisture content. It assumes that only 35% of the total residue could be collected as biomass. The remaining portion is to be left on the field to maintain ecological and agricultural functions.

Direct-fired System- Most biomass plants that generate electricity use direct-fired systems. Simply, these plants burn biomass feedstock directly to produce steam. This steam turns a turbine, which turns a generator that converts the power into electricity. The feedstock for direct systems can be a number of things including: wood and wood waste, agricultural residues, municipal solid waste, or industrial waste. Direct-fired systems currently provide energy for a number of manufacturing facilities, two colleges, and other buildings across Nebraska.



Biodiesel- The two Nebraska commercial scale plants located in Arlington and Scribner have an estimated production capacity of 5.4 million gallons per year, but both closed in the late 2000's due to the price of soybeans used for feedstock.

Ethanol- Ethanol produced from corn and grain sorghum is a growing energy resource in Nebraska. According to the Renewable Fuels Association, Nebraska has the second largest ethanol production capacity in the nation and the second largest current operating production in the nation. Approximately 14% of the nation's ethanol capacity is in Nebraska's 27 ethanol plants. Ninety-one percent of Nebraska's ethanol production goes to U.S. domestic markets, 5% is exported to other countries, and 4% is used by Nebraskans. The Nebraska Ethanol Board estimates that 40% of Nebraska's corn crop and 75% of the state's grain sorghum crop are used in the production of ethanol.

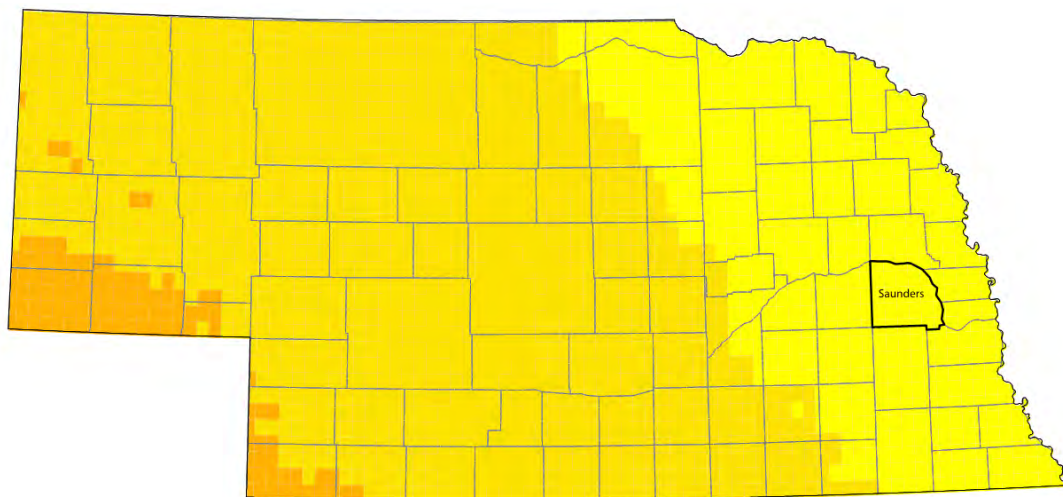
Ethanol consumption is mainly in the form of blended gasoline. Ethanol production and consumption is expected to continue to increase as national legislation continues to affect state policies. The Renewable Fuel Standard, established in 2005 as a part of the Energy Policy Act, requires a minimum of 36 billion gallons of renewable fuel to be used in the nation's gasoline supply by 2022. In 2013, 87 octane fuel without ethanol began to be phased out and replaced with an ethanol-blended 87 octane gas. Nearly all fuel stations in Nebraska and Iowa have phased out 87 octane fuel without ethanol as of 2014.

Biogas- Biogas is a product of the decomposition of manure, via anaerobic digestion, and is typically made of about 60% methane, and 40% carbon dioxide. Biogas can be used to generate electricity, as a boiler fuel for space or water heating, upgraded to natural gas pipeline quality, or other uses. After the production of biogas, the remaining effluent is low in odor and rich in nutrients. The byproducts of biogas production can be used as fertilizer, livestock bedding, soil amendments or biodegradable planting pots. For additional information about biogas visit: <http://www.epa.gov/agstar/anaerobic/>.

Solar Power

According to the National Renewable Energy Laboratory, Nebraska is ranked 13th in solar energy potential. As seen in Figure 8, Wahoo and the rest of Saunders County has an average solar radiation of 4.5-5.0 kilowatt hours per square meter per day. Currently, solar technologies are marginally used in Nebraska because it has historically been difficult for solar technologies to compete with the state's low electric rates.

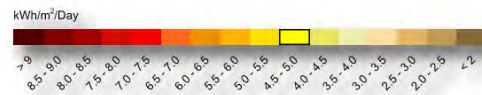
According to the International Renewable Energy Agency, the cost of solar photovoltaic (PV) panels decreased nearly 80% from 2009 to 2013. As the cost of solar panels continues to decrease, solar can be utilized at an individual home or business scale to help supplement electrical needs. Federal and State agencies have incentives such as tax credits and rebates to help with the cost of solar, but additional steps could be taken to encourage solar generation in Wahoo. Although all utilities in Nebraska are required to allow net metering according to LB 436, some utility companies, such as Lincoln Electric System (LES), have additional solar incentives. LES has a performance based incentive, as well as a rebate program for solar systems. Ultimately, economics will determine the amount of solar generated in Wahoo. In addition, zoning regulations will direct the type and use of solar power in appropriate areas of Wahoo.



Model estimates of monthly average daily total radiation, averaged from hourly estimates of direct normal irradiance over 8 years (1998-2005). The model inputs are hourly visible irradiance from the GOES geostationary satellites, and monthly average aerosol optical depth, precipitable water vapor, and ozone sampled at a 10km resolution.



This map was produced by the National Renewable Energy Laboratory for the U.S. Department of Energy. September 25, 2007



Passive solar- Passive solar design takes advantage of a building's site, climate, and materials to minimize energy use. A well-designed passive solar home first reduces energy use for heating and cooling through energy-efficiency strategies and then meets the reduced need in whole or part with solar energy. In simple terms, a passive solar home collects heat as the sun shines through south-facing windows and retains it in materials that store heat, known as thermal mass.

Geothermal

There are many geothermal applications including: direct use, electricity production, open loop heat pumps (a.k.a 'pump and dump'), and closed loop heat pumps. The type of geothermal application that is most practical and economical for the residents of Wahoo, and conforms to the city's standards, is the use of closed loop geothermal heat pumps. Closed loop systems move fluids through continuous pipeline loops that are buried underground at depths where the temperature does not fluctuate much. Heat picked up by the circulating fluid is delivered to a building through a traditional duct system. Geothermal heat pumps discharge waste heat into the ground in the summer months and extract heat from the ground in the winter months.

Geothermal heat pumps are slowly becoming a popular method of heating and cooling buildings. Heat pumps use much less energy than traditional heating and cooling systems. This translates into energy and money savings while also reducing air pollution. There are many state incentives to help with the initial cost of geothermal energy.

Education

Wahoo will not be able to achieve its energy goals without the help of its citizens. Wahoo should educate the public on the benefits of energy efficiency and the most feasible renewable energy systems. In the following subsections there are resources provided that Wahoo can use to raise awareness regarding energy efficiency and renewable energy systems.

Energy Saving Tips

The Nebraska Energy Office has listed ways to save money on energy bills for the home, farm, business, or vehicle. Options for energy savings are listed on the Office's web site at <http://www.neo.ne.gov/tips/tips.htm>.

The U.S. Department of Energy created a document that explains tips on saving money and energy at home: http://energy.gov/sites/prod/files/2014/05/f16/Energy_Saver_Guide_PhaseI_Final.pdf

Jobs and Economic Development Impact Models (JEDI)

Developed for the National Renewable Energy Laboratory, the JEDI models were created to demonstrate the economic benefits associated with renewable energy systems in the United States. This model can be used by anyone: government officials, decision makers, citizens. The model is simple, the user enters in information about the project and it will generate economic impact data such as jobs, local sales tax revenue etc.

Funding

Although energy efficiency upgrades and some renewable energy applications will save money over time, the initial costs can be burdensome. Below are some incentives, programs, and resources that Wahoo can use to help with the initial costs of energy efficiency and renewable energy.

Financial Incentives

There are a number of federal and state incentives for renewable energy production and energy efficiency. These include:

- Renewable Energy Tax Credit (Corporate)
- Renewable Energy Tax Credit (Personal)
- Property Tax Exemption for Wind Energy Generation Facilities
- Sales and Use Tax Exemption for Community Wind Projects
- Sales and Use Tax Exemption for Renewable Energy Property
- Dollar and Energy Savings Loans (State Loan Program)

For summaries of additional programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website: <http://www.dsireusa.org/incentives/index.cfm?re=0&ee=0&spv=0&st=0&srp=1&state=NE>

Grants

In 2010, Wahoo was awarded an Energy Efficiency and Conservation Block Grant (EECBG) for City Hall and Wahoo Civic Center facilities heat pumps, as well as lighting upgrades. The City of Wahoo should continue to explore grant opportunities from the Nebraska Energy Office, U.S. Department of Energy, and other agencies that distribute funding for energy projects to help fund energy conservation or renewable energy projects.

Energy Assistance Programs

Residents wanting help paying their utility bills may visit the following website with links to many programs in Nebraska: <http://nebraskaenergyassistance.com/assistance/>

The Weatherization Assistance Program helps lower income families save on their utility bills by making their homes more energy efficient. The Nebraska Energy Office administers the federally-funded program. The following website describes the program and how to apply: <http://www.neo.ne.gov/wx/wxindex.htm>

Current Projects and Accomplishments

Wahoo Utilities continues to provide a reliable service to their customers while lowering costs. The Wahoo Utilities Department has been implementing measures and strategies to lower energy cost and reduce the need for increased generation capacity. Some of these include:

- Generation of electricity when required by NPPD
- Payment to Saunders Medical Center to generate power when peaks are expected
- Operating the generator at the wastewater plant for the lift station
- Wahoo currently generates an estimated 40% of their electricity from 'green' sources

Goals and Strategies

The following generalized energy goals and strategies have been identified for the City of Wahoo:

Goal 1: To reduce energy use per capita in Wahoo

- a. Ensure efficient use of land resources
 - i. Encourage new development adjacent to existing development
 - ii. Encourage infill development
 - iii. Encourage mixed use development
- b. Take advantage of programs and incentives offered by state agencies
- c. Increase the energy efficiency of buildings within Wahoo
 - i. Educate homeowners regarding practical energy efficiency measures
 - ii. Encourage meeting current LEED standards for new buildings and renovations in Wahoo
 - iii. Encourage residential and commercial energy upgrades
 - iv. Encourage energy conservation through the siting of development and landscaping
- d. Continue to encourage recycling in Wahoo
- e. Educate citizens regarding the energy element
 - i. Implement education, outreach and citizen engagement strategies
 1. Continuing the utilization of the city's webpage to inform citizens of its energy related efforts, as well as provide energy saving tips
 2. Develop an energy saving demonstration area at a highly visible public facility
 - ii. Recognize local projects that support the goals and strategies of the energy element

Goal 2: To increase the amount of renewable energy generated in Wahoo

- a. Inform citizens about practical renewable energy options
- b. Examine and remove any unintended barriers that may exist for appropriate renewable energy generation such as height restrictions or setback requirements
- c. Evaluate the feasibility of producing renewable energy from a city owned facility
- d. Encourage renewable energy use in buildings
- e. Consider additional output purchases from renewable sources

Goal 3: To further reduce energy consumption within the City of Wahoo's operations

- a. Conduct building energy audits on priority city buildings to identify energy retrofit and improvement opportunities
- b. Educate city staff regarding energy consumption
- c. Educate city staff on latest trends, energy codes, and systems
- d. Explore feasible on-site renewable energy applications in appropriate city facilities and projects
- e. Research funding opportunities to finance energy efficiency improvements
- f. Continue to work with Wahoo Utilities to regularly review and evaluate distribution systems, and other energy infrastructure
- g. Continue efforts already being performed by Wahoo Utilities Department

Definitions

LEED: Leadership in Energy & Environmental Design (LEED) is a green building certification program that recognizes best practices in building and construction. In order to receive LEED certification, building projects satisfy prerequisites and earn points to achieve different levels of certification. Building to LEED standards does not require LEED certification. (<http://www.usgbc.org/leed>)

3

Envision WAHOO

3.1	Introduction	#
3.2	Focus Group Meetings	#
3.3	Town Hall Workshop	#
3.4	Envision Wahoo mySidewalk Site	#

Envision 3

[section 2.1]

INTRODUCTION

The Envision portion of the planning process creates a “wish list” of items identified within the public input process. The development of a comprehensive plan is an on-going process of goal setting and problem solving. The desired results will encourage and enhance economic opportunities and quality of life. The planning process focuses on ways of solving existing issues within the community and providing a management tool enabling citizens to achieve their vision for the future.



Successful plans involve the community to represent their needs and vision for the future. The over-arching goal of the Envision Wahoo process is to provide a variety of opportunities for the public to become involved in the decision making and prioritization process. Community members are well-informed and have intimate knowledge to make the most of Wahoo’s potential.

The Envision Wahoo public participation process consisted of a series of focus group meetings and two separate town hall meetings. Traditional, face-to-face meetings were complemented by the Envision Wahoo mySidewalk site. The mySidewalk platform is an online town hall forum, allowing for participation from the public throughout the planning process.

FOCUS GROUP MEETINGS

A series of focus group meetings were conducted to discuss select topics of interest to the community. These meetings involved select stakeholders involved professionally or personally in the fields of; housing, economic and business development, city staff, and parks and recreation. After broad-based and specific topic questions, all groups are asked the “Magic Wand” question. This question challenges participants to think about what they would do in their communities if expense and other implementation barriers were not an issue. The Magic Wand helps identify large-scale goals that can be scaled to implementable strategies for accomplishment.



Housing Focus Group

The housing focus group consisted of community stakeholders, property owners, and professionals in the housing field; Realtors, developers, and builders. The aim of this discussion was to pinpoint the market needs and opportunities addressing housing development in the Wahoo area.

Community Assets

- School systems
- Local grocery stores
- Local churches
- Medical facilities
 - Saunders Medical Center
 - Clinics
- Parks and recreation
- Library
- People
- Small town quality of life
- Affordability
- Safety

Community Weaknesses

- Affordable housing
 - Own
 - Rent
- Housing diversity
 - No condo/townhome developments
- Lack of retail
- Development process
 - Restrictive zoning
 - Cooperation from utility providers
 - Building inspection process

Barriers to Housing Development

- Infrastructure costs
- Floodplain prevalence
- Land costs/availability
- Real estate taxes
- Lack of appraisal comps

Housing Market Needs

- \$175k - \$200k
- Acreage development
- \$100k +
- Mixed income housing
 - Blending affordable housing with market or luxury housing

Desired Residential Growth Areas

- North Chestnut
- South of elementary
- Country Club
- 23rd and Chestnut

Magic Wand

- Safety improvements at the Highway 77/92 interchange
- Youth event facilities; “things to do”
 - Bowling alley
 - Movie theater
 - Athletic facilities



Business and Economic Development Focus Group

The Business and Economic focus group consisted of business owners, bankers, and representatives of the Greater Wahoo Development Foundation. The aim of this discussion was to discuss opportunities and constraints in the local economy.

Community Strengths

- Location (proximity to Omaha/Lincoln Metros)
- County Seat
- Saunders Medical Center
- School systems
- Progressive mindset
- Investments in:
 - Schools
 - Hospital
 - Infrastructure and facility improvements

Economic Development Assets

- Workforce draw
 - Quality of life
 - School systems
- Economic draw from surrounding communities
- Location
- Affordable utilities
- Utility incentives
- Greater Wahoo Development Foundation
- Demographic mix
 - Success in retaining/attracting young adults/families

Development Barriers

- Available land
 - Price
- Lack of financial incentives
- Restrictive zoning
- Lack of local developers
 - Spec housing
 - Spec buildings for economic development
- Lack of investment capital

Current Marketing Efforts

- Economic Development Office
 - Website
 - NPPD
- Lake Wanahoo

Marketing Needs

- Celebrate success stories
- Social media presence
- Vocational training
- Community corridor improvements
 - “Need a sexy look”

Chestnut Corridor

- Retail and draw off expressway
 - Gas station
 - Restaurants
- Lighting
- Strip office (professional buildings)
- Uniform design standards
- Commercial usage
- Decorative entrance features

Wahoo’s Marketable Areas

- North Chestnut
- Airpark
 - Commercial
 - Bait/tackle
 - Big Box
 - Light manufacturing
- East Wahoo (industrial)

Housing Needs

- Housing market does not reflect local wages (blue collar)
 - Housing prices exceed local wage affordability

Magic Wand

- Downtown beautification
- Land availability
 - Affordable
 - Shovel-ready

- Big-Box Anchor (sales tax driver)
- White collar employer
 - Technology
- Speculative infrastructure development
- North Chestnut development
 - Welcoming/inviting
- Incentive pool
- Entertainment/Social draw
 - Race track
 - Outlet mall
 - Etc.

Other Thoughts and Ideas

- Downtown redevelopment has to be in the mix for Economic Development efforts
- Need more utilization of the airport
- Need to take advantage of rail access to the east



Park and Recreation Focus Group

Local park facilities and recreation programming provide a fantastic community asset that directly contributes to the quality of life of local families. A focus group aimed towards Wahoo Parks and Recreation staff, board members, recreation organizations, and citizens was aimed at finding the strengths, weaknesses, and opportunities for Wahoo Parks and Recreation system.

Community Strengths

- Location (proximity to Omaha/Lincoln metros)
- People
- Recreation opportunities
 - Civic Center
 - Lake Wanhoo
- Progressive mindset
- Public infrastructure/facilities
 - Wahoo Library
 - Saunders Medical Center
 - Aquatics Center
- Entrepreneurship
 - Wahoo Locker
 - Restaurants
 - Etc.

Community Weaknesses

- Location (proximity to Omaha/Lincoln metros)
 - Retail leakage and lack of local retail
- Housing choice
- Floodplain prevalence
- Entrance corridors (aesthetics)
- Property maintenance
 - Curb appeal

- Coordination of community entities
 - Lack of event programming
- Civic leadership (lack of available/willing volunteers)

Recreation Assets

- Wahoo Civic Center
- Broad-based offerings and facilities
- Senior Center and Senior Services
 - Unique funding mechanism (thrift store)
- Facility maintenance
- Trail development efforts
- Lake Wanahoo
- Active residents

Desired Recreation Amenities

- “Passive use park” or recreation open-space
- Event space
- Trail expansions
- Private retail developments
 - Bowling alley
 - Movie theater
- Tennis courts
- Basketball courts
- Indoor programming space
 - Fitness center
- Service to Southern Wahoo
 - Facilities
 - Increased connectivity
- Connectivity of existing trails and parks
- Open greenspace
 - Practice facilities
 - Soccer
 - Football
- Sand volleyball courts

Needed Rec. Expansions/Investments

- More ballfields
- Diversity in sports offerings
- Trails
- Expansion of Civic Center
- Dog Park
- Skate Park

Complementary Developments

- Downtown revitalization
- Non-athletic recreation services and programming
 - Arts and culture
- Specialized retail
 - Antique shops
 - Boutique shops
- Hiking/Trails
- Restaurants
- Web presence

Magic Wand

- Kennedy College Revitalization/Redevelopment
- Property Maintenance Codes and enforcement
- Indoor fieldhouse
- Ball complex
- Comprehensive Trail System
 - Looped
 - Lighting
- Stormwater management improvements
 - Parks
 - Downtown
 - Southeast Wahoo

Other Thoughts and Ideas

- More programming and awareness needed at Lake Wanhoo
 - Education
 - Fishing
 - Birding
 - Rec equipment rental
- There's an opportunity to attract facility overflow from Omaha and Lincoln
 - Ballfields and tournaments, etc.
 - Facility rentals

[section 2.3]

TOWN HALL WORKSHOP

On March 30, 2016, a Town Hall Workshop was held to solicit input regarding key areas of the community from the public at-large. This input was aimed to guide the direction and recommendations of the Comprehensive Plan update and Chestnut Street Design project. Various stations were utilized to engage the public regarding topics associated with established community priorities. Citizen participants were free to move throughout the stations to learn and provide input on the subject points. These stations included:

- Land Use
- Parks and Recreation
- Infrastructure and Utilities
- Chestnut Street Corridor

Land Use Station

- The expressway and Lake Wanhoo provide opportunity for commercial development to the north
 - Truck stop/Service Station
 - Bait and Tackle shop
- There needs to be a buffer zone between industrial development to the east and existing neighborhoods.
- The airport should be utilized as an anchor for industrial and commercial development.
- The major transportation corridors (Chestnut St., Highway 77, Expressway) should be developed with design standards for aesthetic improvement.
- Areas for townhomes and condos are needed.

Parks and Recreation Station

- Park amenities are needed to support new development in South Wahoo.
- For the most part, people are very happy with existing park facilities. The greatest need currently lies in trail development.

Infrastructure/Utilities Station

- Little input regarding community infrastructure was received, mainly questions relating to where development can/will occur extending out to the expressway.

Chestnut Street Corridor Station

- Community members would like to see consistency along the corridor.
- The community would like to see some sort type of streetscape element (light poles, banners, etc.), material (red brick), branding, etc. to make the Chestnut a cohesive corridor.
- General concerns were expressed about maintenance and sightlines but participants recognized the benefits of vegetation.
- The Chestnut streetscape should be welcoming and give a good impression of the community for residents and visitors, according to participants.
- Meeting attendees were asked to place a sticker by which streetscape concept was most appropriate for Chestnut Street. Streetscapes 4, 5, and 2 (in that order) were most popular. Participants liked streetscape 3 and said it looked exactly like their downtown but said that it didn't fit Chestnut Street.

WAHOO Chestnut St. Streetscape

Streetscape 1	Streetscape 2	Streetscape 3	Streetscape 4	Streetscape 5
				
In the design of Streetscape 1, what suggestions do you have for Chestnut Street? Place your sticker here.	In the design of Streetscape 2, what suggestions do you have for Chestnut Street? Place your sticker here.	In the design of Streetscape 3, what suggestions do you have for Chestnut Street? Place your sticker here.	In the design of Streetscape 4, what suggestions do you have for Chestnut Street? Place your sticker here.	In the design of Streetscape 5, what suggestions do you have for Chestnut Street? Place your sticker here.

Streetscape Elements

Sidewalks and Paving 	Benches and Seating 	Lighting 	Bicycle Racks 	Wayfinding Signage 	Public Art 	Trash Receptacles 
Street Trees 	Understory Landscaping 	Above-Ground Landscaping 	Movable Planters 	Hanging Planters 	Green Infrastructure 	Utilities 

4

Achieve WAHOO

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Achieve 4

[section 4.1]

INTRODUCTION

The Achieve Chapter is a guide for the future direction of the community. This includes the analysis of the Profile Chapter and the dreams of the Envision Chapter. In order to promote a high quality of life while growing the population base, the main emphasis of the Wahoo Comprehensive Plan is to provide an opportunity for new housing options, desirable job growth, and quality of life improvements.

Wahoo's proximity and connectivity to the Omaha and Lincoln Metro Areas provides unique opportunities and constraints. The opportunity to capitalize on the quality of life, and economic development opportunities has fueled its growth over the past several decades. However, a perceived lack of high-wage jobs, combined with the barriers for housing development have hindered Wahoo's ability to maximize growth and development. This chapter will begin to address the community's strategy for capitalizing its unique opportunities and addressing community constraints.

[section 4.2]

POPULATION PROJECTIONS

While future population growth will certainly fluctuate based on trends outside of the community's control, population projections provide an important baseline to direct policy implementation. Population projections are important to plan for future needs of community infrastructure, employment, and housing. Planned and phased investments in these areas are a prerequisite for population growth.

Projecting population growth can be a difficult task for a community with the growth demands of a greater Metropolitan Statistical Area. Competing communities for housing development make setting trend lines difficult. Wahoo's ability to draw growth from the metro areas create external growth demands and leakages that most communities the size of Wahoo do not experience. Because of this relationship, Wahoo's ability to grow is largely based on its ability to provide adequate housing and job opportunities.

Trend Line Projection

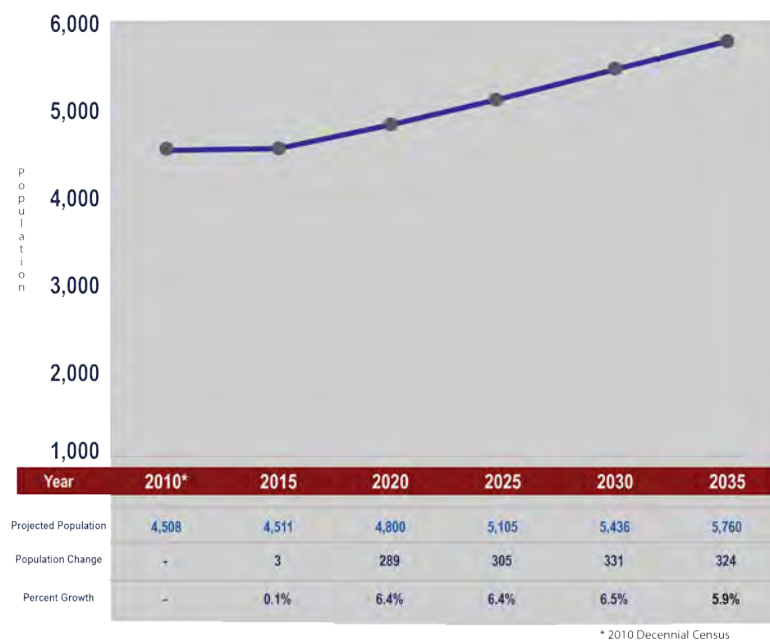
Over the past thirty years, Wahoo has averaged an 8.3% growth rate each decade. The trend line analysis projects this growth trend over future decades.

Year	1980	1990	2000	2010	2020	2030	2040
Population	3,555	3,681	3,942	4,508	4,884	5,290	5,731
Rate		3.5%	7.1%	14.4%	8.3%	8.3%	8.3%

Cohort Survival Projection

Cohort survival projections are utilized to project an existing population's growth potential. A cohort survival projection uses local birth and death rates, combined with net migration rates, associated to each five-year cohort and gender. These formulas are utilized to comprise each cohort's growth or decline in each five-year span.

The age cohort survival projection shown in Figure __ represents the results of this analysis. The analysis suggests that if current trends continue, Wahoo would continue to experience rapid growth. It is worth emphasizing again, that these growth trends are entirely dependent on the ability of the community to provide adequate housing options to meet demand.



Given recent trends, Wahoo can expect a population nearing 6,000 by the year 2035. An important population benchmark is expected to be reached in the next 10 years. A population of 5,000 entitles Wahoo to become a first-class city. This distinction allows for the expansion of the community's zoning jurisdictions and additional policies on government procedures and structure.

While the Cohort Survival Projection is based on existing trends, the community's overall connectivity to the Omaha and Lincoln Metro Areas allows a much greater potential for growth. Wahoo can facilitate or manage its rate of growth by setting firm policies for how development is implemented within its zoning jurisdiction. Policies related to land use and growth management are detailed in this chapter.

[section 4.3]

HOUSING PROJECTIONS

The number of housing units required to house Wahoo's projected population growth is calculated based off the current occupancy rate for each form of housing tenure. Owner-occupied and renter-occupied units make up the forms of housing utilization in a community. The ratio of owner to renter units, combined with the average household size for each form of tenure equate to the total number of owner and renter housing units required to house Wahoo's projected population.

	2010*	2020	2025	2030	2035
Owner Population	3,131	3,235	3,441	3,664	3,882
Renter Population	1,183	1,565	1,664	1,772	1,878
Owner Units	1,214	1,254	1,334	1,420	1,505
Renter Units	587	775	824	877	930

* 2010 Decennial Census

In order to facilitate the growth demands of the age cohort survival analysis depicted in Figure __, Wahoo must supply 291 new owner-occupied units and 343 renter-occupied units by 2035.

COMMUNITY GOALS

The first step in developing the framework for implementing this plan was the creation of general community goals. The Comprehensive Plan Committee established these broad-based goals to structure the policy statements and guide the growth of the community. These general goals were developed with the results stemmed from the input of the community in the Envision Wahoo participatory process and any unfulfilled community priorities from previous planning processes.

A goal is a broad statement with various aspects of community development. A goal indicates the state or condition that the citizens of the community wish to attain over a period of time, typically several years to a decade.

An objective is a necessary and measurable achievement to be accomplished as a step or the step in fulfilling the stated goal. An objective is a subpart of a goal and is to be accomplished in a shorter time span. Objectives and specific action steps will be detailed in the Implementation chapter of the Wahoo Comprehensive Plan.

Once a set of community goals are developed, they are intended to provide the basis for formulating local policies to be applied in the administrative and governing process by the City Council, local government departments, the Planning Commission, and other boards and commissions representing the city of Wahoo. Accordingly, the goals and objectives presented herein shall provide the framework upon which the remaining elements of the Comprehensive Plan are developed.

The following categories represent the general community goals:

- **Economic Development**
- **Land Use**
- **Transportation**
- **Housing**
- **Infrastructure**
- **Community Facilities**
- **Public Health and Safety**
- **Parks and Recreation**
- **Environmental**
- **Education**
- **Hazard Mitigation**
- **Implementation, Evaluation, and Review**

Economic Development Goal

The City of Wahoo will promote and encourage growth in competitive-wage jobs. Technology, retail, and other sectors that diversify the local economy or improve quality of life for Wahoo residents shall be identified and targeted.

Land Use Goal

The City of Wahoo will manage existing and future land uses in a cost-effective manner that supports economic and housing development while preserving the connectivity, and safety of the community.

Transportation Goal

The City of Wahoo will develop and maintain a transportation system that improves community accessibility for through-traffic and circulation for all modes of local travel within the community.

Housing Goal

Through a diverse housing stock, the City of Wahoo will facilitate community growth by providing 20 new households per year.

Infrastructure Goal

The City of Wahoo will continually plan for necessary infrastructure 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.

Community Facilities Goal

The City of Wahoo will operate and maintain community facilities to meet current needs and plan for improvements and new facilities to meet future demands.

Public Health and Safety Goals

The City of Wahoo will continue to support the Fire and Rescue Department, and police enforcement agencies to ensure adequate services and response times to the citizens of Wahoo.

The City will continually evaluate and improve infrastructure systems to ensure the safe delivery of utility services and ensure public health.

Parks and Recreation Goal

The City of Wahoo will expand parks and recreation opportunities as an amenity for residents and visitors and as a tool for economic development.

Environmental Goal

The City of Wahoo will continuously recognize the importance of environmental conditions within and surrounding the community by mitigating any negative impact to surface water and groundwater sources, floodplains, and air quality.

Education Goal

The City of Wahoo will facilitate the growth and development of local education institutions as a means of promoting quality of life, and a quality workforce.

Hazard Mitigation Goal

The City of Wahoo will strive to reduce or prevent damage of property or serious injury through Hazard Mitigation strategies.

Implementation, Evaluation, and Plan Review Goal

The City of Wahoo will collaborate with Saunders County as well as other community partners and stakeholders to implement programs that provide effective planning for all future development activities affecting the community.

Policies

Policies give more detail and describe the actions needed to achieve the desired goals of the community. Policies are part of the value system linking goals with action and define the broader goals with more actionable or detailed descriptions. The adopted policies synthesize the information from the existing profile of the community and the public input from the visioning component of this comprehensive plan. Policies are a means to achieve the goals established by the community and they imply a clear commitment to Wahoo's future development.

Economic Development Goal

The City of Wahoo will promote and encourage growth in competitive-wage jobs. Technology, retail, and other sectors that diversify the local economy or improve quality of life for Wahoo residents shall be identified and targeted.

ED-1 Recognize and promote recreation as a means of economic development.

ED-2 Expand efforts within the community to further build retail and services that cater to visitors of Lake Wanhoo.

ED-3 Encourage and promote the development of technology and home-based businesses with investment in communication infrastructure.

ED-4 Develop zoning, subdivision, and design regulations that will provide quality design and aesthetics for commercial and industrial development in prioritized corridors.

ED-5 Continually evaluate existing incentive program availability to ensure the competitiveness of Wahoo in business recruitment, retention, and expansion efforts.

ED-6 Develop an incentive program to promote redevelopment and investment in the Central Business District.

ED-7 Establish a master plan for the redevelopment of the John F. Kennedy College campus.

Land Use Goal

The City of Wahoo will manage existing and future land uses in a cost-effective manner that supports economic and housing development while preserving the connectivity, and safety of the community.

LU-1 Pedestrian oriented design should be considered in new development to include consistent setbacks, mixed uses, and ADA accessible sidewalks on the frontages of all streets.

LU-2 Land use regulations should reflect and promote developments which meet specific aesthetic and smart growth criteria.

LU-3 Intensive land uses such as commercial and industrial developments should be buffered from residential development utilizing screening, landscaping, and other methods of separation.

LU-4 Land use regulations should be flexible enough to allow the mix of uses and maximum utilization of residential lots in the community core.

Transportation Goal

The City of Wahoo will develop and maintain a transportation system that improves community accessibility for through-traffic and circulation for all modes of local travel within the community.

TRAN-1 The City of Wahoo should maintain 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 limits, and improvements and maintenance to brick streets.

TRAN-2 The existing trails plan should be implemented and expanded to create a system of pedestrian trails that connect recreation facilities to other sections of the city and the region.

TRAN-3 Trail and sidewalk networks should maximize access and mobility to provide alternatives and reduce dependence on the automobile. Sidewalks should be provided on both sides of all streets, or in alternative locations allowed through design standards.

TRAN-4 Create an inventory of the existing sidewalk conditions and maintain a Sidewalk Improvement Program for all areas of the community.

Housing Goal

Through a diverse housing stock, the City of Wahoo will facilitate community growth by providing 20 new households per year.

HO-1 Provide different housing types and choices, including affordable and workforce housing throughout select neighborhoods to provide for a diverse population and economic base.

HO-2 Create housing opportunities for residents with special needs, including elderly housing options, throughout the city that are compatible with adjacent residential neighborhoods.

HO-3 Encourage a mix of housing types including, but not limited to:

- Detached single family
- Townhomes
- Condominiums
- Apartments
- Senior housing

These mixes should be distributed throughout select developments.

HO-4 The housing stock in Wahoo should be of a standard that will project the general health, safety, and welfare of residents while also protecting property values and private investment.

HO-5 Promote the preservation, maintenance, and renovation of existing housing and neighborhoods throughout the city. Prioritize low to moderate income neighborhoods for investment.

HO-6 Encourage the establishment and implementation of rehabilitation programs to maintain and improve the existing housing stock.

HO-7 Accommodate alternative or innovative housing development concepts provided they are consistent with and do not compromise the established goals and policies of this Comprehensive Plan.

HO-8 Promote the development of vacant lots to aid in the city's ability to build new housing units while minimizing the need for new infrastructure.

Infrastructure Goal

The City of Wahoo will continually plan for necessary infrastructure 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.

INF-1 Develop and maintain a Capital Improvements Plan for the systematic and phased implementation of infrastructure improvements.

INF-2 Continue to expand and upgrade the water, electric, stormwater, and sanitary sewer system in a manner that will guide growth in a systematic and responsible manner.

INF-3 Encourage the dedication of major drainage ways such as wetlands, intermittent creek basins, and roadside depressions for the purpose of stormwater collection.

INF-4 Cooperate on a regional level regarding stormwater management structures and control.

INF-5 Enforce and monitor the requirements for stormwater management under the National Pollutant Discharge Elimination System (NPDES) Phase II program.

Community Facilities Goal

The City of Wahoo will operate and maintain community facilities to meet current needs and plan for improvements and new facilities to meet future demands.

CF-1 Community facilities should be accessible to all areas of Wahoo and complement their surrounding neighborhoods by function and aesthetics.

CF-2 Maintain an evaluation of existing community facilities for determining upgrades and improvements.

CF-3 Evaluate the possibility of constructing a performing arts center to host cultural events.

CF-4 Establish and maintain partnerships with community partners for the shared use of facilities to broaden public outreach and accessibility.

CF-5 The Wahoo Municipal Airport is a civic priority and should be constantly evaluated for improvement and investment.

Public Health and Safety Goals

The City of Wahoo will continue to support the Fire and Rescue Department, and police enforcement agencies to ensure adequate services and response times to the citizens of Wahoo.

The city will continually evaluate and improve infrastructure systems to ensure the safe delivery of utility services and ensure public health.

PHS-1-1 Adopt a nuisance abatement program to clean and regulate poorly maintained and nuisance properties.

PHS-1-2 Continue to support and promote community efforts in fundraising for upgrades and training to support the volunteer fire department.

Parks and Recreation Goal

The City of Wahoo will expand parks and recreation opportunities as an amenity for residents and visitors and as a tool for economic development.

PR-1 Passive recreation areas should be promoted in floodplain areas and other natural amenities.

PR-2 Expand the recreational trail system utilizing floodplain areas, easements, and acquisition, into areas not currently served by trails.

PR-3 Set residential development standards requiring either the dedication of parks or contribution into parks and recreation fees.

PR-4 Develop and expand youth and adult recreation opportunities in the future. Indoor and year-round activities should be promoted.

Environmental Goal

The City of Wahoo will continuously recognize the importance of environmental conditions within and surrounding the community by mitigating any negative impact to surface water and groundwater sources, floodplains, and air quality.

ENV-1 Zoning and subdivision regulations should reflect the priority to protect the environmental and natural resources of Wahoo through the encouragement of preservation and conservation practices.

ENV-2 Zoning and subdivision regulations should reflect conservation by promoting walkable, mixed-use development and utilizing conservation easements and other regulatory tools.

ENV-3 Continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property. Apply identified mapped areas showing the floodplain and floodway to land use planning efforts.

ENV-4 Encourage rain barrels and the conservation or containment of stormwater runoff. The scale and context of rain barrels shall be addressed in design standards and neighborhood covenants.

ENV-5 Promote recycling in Wahoo and continually evaluate the opportunity for public recycling programs and services.

ENV-6 Future developments should be constructed in a way that maintains natural topographical features, drainage ways, and vegetation cover, especially along waterways.

Education Goal

The City of Wahoo will facilitate the growth and development of local education institutions as a means of promoting quality of life, and a quality workforce.

EDU-1 Cooperate with educational entities/agencies in expanding public uses of city and future facilities.

EDU-2 The school districts should be informed of all new development proposed within the zoning jurisdiction of Wahoo to accommodate future school populations.

Hazard Mitigation Goal

The City of Wahoo will strive to reduce or prevent damage of property or serious injury through Hazard Mitigation strategies.

HZM-1 Maintain a current Hazard Mitigation Plan and implement proposed projects as described.

HZM-2 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 costs.

HZM-3 Work in conjunction with Saunders County and Lower Platte North Natural Resources District for implementation of flood mitigation projects.

Implementation, Evaluation, and Plan Review Goal

The City of Wahoo will collaborate with Saunders County as well as other community partners and stakeholders to implement programs that provide effective planning for all future development activities affecting the community.

IMP-1 Execute an annual review of the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations

IMP-2 Plan and budget for the update of the Comprehensive Plan every 5 to 10 years, or as community events and opportunities dictate.

[section 4.5]

FUTURE LAND USE

The Future Land Use component focuses on the development of Wahoo as it expands and redevelops within the corporate limits as well as its extraterritorial jurisdiction. The existing land use conditions and analysis were covered in the previous Profile chapter of the Comprehensive Plan.

Coinciding with potential development outside the corporate limits, Wahoo must focus on maximizing opportunities within its boundaries via infill developments. The objective to supply alternative housing options is consistent within the nationwide changes found in household and population demographics. Additional housing options will assist the city in facilitating a growing and diverse population and ease residential demand and backlog.

Comprehensive Plans generally project into a twenty-year time period with Future Land Use as an important component of the document. Future Land Use resembles the desires, wishes, and collective ideas of participating citizens. The Future Land Use Map (Figure __) resembles those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may change this map.

The Future Land Use Plan was developed in a way that recognizes the growth pressures in the area. The plan was established to encourage development contiguous to the city's corporate limits. Transportation corridor improvements will be developed to serve external populations. Specifically, the Highway 77 Expressway has recently opened. Development demand will naturally gravitate to this corridor. As Wahoo grows and extends its corporate limits through annexation, the Future Land Use should be evaluated and updated to take advantage of additional opportunities for development that may benefit the community.

The Future Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in the Plan reflect the following:

- The current use of land within and around the community
- The desired types of growth, including location of growth
- Physical characteristics, as well as strengths and constraints of future growth
- Current population and economic trends affecting the community

The Future Land Use designations are based upon Wahoo's current land uses and the desired intentions for community growth. Future Land Use plans apply a best-use strategy that includes natural and man-made limitations. A simple example is identifying the floodplain boundaries and using this land with low impact uses, like agricultural, open space, or park designations.

There are nine general land use categories used to define different use types, characteristics, and densities. These categories have been chosen to reflect the basic use and intensity to which land in the city and its jurisdiction is proposed to be developed. While the categories define land uses, they are intended to do so in a very general way; these land use categories are the basis for the zoning districts, but they are not the same as zoning districts. Any number of zoning districts may be appropriate in a single land use category.

The Future Land Use Categories Include:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Highway Commercial
- Mixed-Use
- Industrial
- Flex
- Parks and Recreation
- Public/Quasi-Public
- Agricultural

Low Density Residential

The Low Density Residential land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine that the land is best suited as productive farmland and less than ideal locations for city infrastructure and improvements. As current conditions provide, these less demanding land uses are best served by individual or community septic and water wells. Characteristics of the Low Density Residential category include:

- Location of Low Density Residential land is found surrounding the outer limits of contiguous urban land use and typically less accessible to the transportation network. These areas may be near the transportation network but have additional financial difficulties being supplied with city services
- Accessory buildings are at a larger scale than in other residential districts.
- Uses within this area include agricultural uses (with the exception of livestock feeding operations), wineries, single-family residential, parks and recreation, open space, and associated accessory uses.
- Typical zoning includes:
 - Transitional Agricultural
 - Large Lot Residential

Medium Density Residential

The Medium Residential land use area is intended for urban and modern suburban scale residential development densities. This category is intended for residential growth in the community core. Most the existing housing and lot size in Wahoo represent this density. In this land use, the city may choose to combine lots and build larger homes similar to low density residential.

Typical zoning includes:

- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- RM Mobile Home Residential District

High Density Residential

The High Density Residential land use area is intended to accommodate denser residential development. This area would support attached multi-family units such as apartment complexes, townhomes, condominiums, and row-housing. The location of this area is intended to act as a buffer between more intensive commercial uses and lower density residential uses. This density can be found throughout the community, and is intended to be placed with high access to transportation corridors.

- Typical zoning includes:
 - R-3 Residential District
 - RM Mobile Home Residential District

Commercial

Commercial uses may vary in their intensity of use and impact, varying from low intensity offices, to more intensive uses such as gas stations, restaurants, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. Characteristics of the Commercial category include:

- Located in the community core.
- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby citizens.
- Commercial businesses should be designed at the pedestrian scale. Commercial areas shall be connected to residential neighborhoods by sidewalks and/or community trails.
- The design and exterior surface treatments should reinforce existing development patterns. In newly developing areas design themes should strengthen the overall image of the development consistent with the character of Wahoo.
- Landscaping, berms, fences, and setbacks should be used to visually screen and buffer commercial uses from residential uses, however should also provide opportunity for connectivity with adjacent residential areas.
- Typical zoning includes:
 - NRC – Neighborhood Residential Commercial District
 - C-1 - Downtown Commercial District
 - C-3 – General Commercial District

Highway Commercial

Highway Commercial uses are generally of a more intensive use than a general commercial use. Highway Commercial areas are typically designed for large lot and strip commercial uses, primarily accessed by the automobile. The design of these uses are typically less pedestrian oriented and aren't as highly regulated as general commercial areas due to the usual buffering requirements in any adjacent developments. Characteristics of the Highway Commercial category include:

- Located along major arterial roadway corridors
- Significant landscaping and buffering should be used to screen uses from view of adjacent, non-commercial land uses as well as transportation and view corridors
- The design and exterior surface treatments should reinforce existing development patterns of neighboring improved areas. In newly developing areas, design themes should strengthen the overall image of the development consistent with the character of Wahoo
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and maximize aesthetic transportation corridors
- Typical zoning includes:
 - C-2 – Highway Commercial District
 - C-3 – General Commercial District

Mixed-Use

The Mixed-Use land use areas encompass all retail, office, service uses, business park, educational, and medium to high density residential areas. Commercial uses may vary in their intensity of use and impact, varying from low intensity offices to medium intensive use such as convenience stores, restaurants, and other forms of retail. Characteristics of the Mixed-Use category include:

- Located throughout city and in the one-mile zoning jurisdiction along arterial and collector transportation routes
- Location where uses can serve as a transition between lower density residential areas and more intensive commercial areas, or major arterial roadways
- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents
- Areas are developed as an overall site plan where interaction of uses are appropriate
- Large-scale commercial developments should provide a mix of use types, including residential uses above the first floor, where appropriate
- Consideration should be given to diversity of uses at intersections so competition of uses and redundancy is eliminated
- Pedestrian scale and orientation will be an important design consideration for commercial and residential projects of all sizes
- Pedestrian connectivity within and between developments shall be required through the use of public sidewalk and trail systems. Such pedestrian opportunities will compensate for the density of development

- The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Wahoo
- Landscaping, berms, fences, and setbacks should be utilized to screen and buffer commercial uses and parking lots from residential uses and transportation corridors; the scale of which should be appropriate to the relationship between the uses
- Buildings shall be oriented along corridors so that parking and loading docks are directed away from public right-of-ways
- Opportunities for outdoor recreation and open space will be an important design element and public/quasi-public uses shall be allowed
- Typical zoning includes:
 - RMD - Residential / Mixed-use Development District
 - C-1 Commercial District
 - NRC – Neighborhood Residential Commercial District

Industrial

The Industrial land use area focuses on the light to heavy industrial designation. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses, or detract from important new corridors.

The Industrial land use area is intended to accommodate larger, more intensive to heavily intensive industrial uses. Characteristics of the Industrial designation include:

- Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, proximity to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions
- Significant landscaping and buffering should be used to screen industrial uses from view of adjacent, non-industrial land uses as well as transportation and view corridors
- The design and exterior surface treatments should reinforce existing development patterns of neighboring improved areas. In newly developing areas, design themes should strengthen the overall image of the development consistent with the character of Wahoo.
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and transportation corridors
- Uses within these areas include warehousing, distribution, manufacturing, assembly, production companies, employment centers, self-storage facilities, etc.
- Typical zoning includes:
 - I-1 Light Industrial
 - I-2 Heavy Industrial

Flex

The Flex Space land use area focuses on areas for light industrial warehouse combined with limited office use designations. Flex space evolved from light industrial warehouses being converted to office space. Businesses that generally occupy these are new research and technology companies, mechanic shops, and companies that contract plumbing, pest, electrical, and construction related services. Location is important, as proximity to major roads and highways can help ensure traffic avoids residential areas and prominent pedestrian activity centers.

The Flex Space land use area is intended to accommodate less intensive industrial warehouse uses and also provide for some areas of outdoor storage of. Characteristics of the Flex Space designation include:

- Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, closeness to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.
- Uses shall not emit noise, odor, waste, and other operational byproducts.
- Significant landscaping and buffering should be used to screen flex uses from view of nearby residential areas, other conflicting land uses and important view corridors.
- The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with established design guidelines.
- Strict control over signage, landscaping, and design is necessary for locations nearer to lower intensity uses and along transportation corridors.
- Uses within this area include warehousing, distribution, construction services, minor assembly, accessory offices, self-storage facilities, etc.
- Typical zoning includes:
 - I-1 Light Industrial
 - C-2 Highway Commercial District

Parks and Recreation

The Parks and Recreation land use area accommodates those undeveloped properties that are intended to benefit the public by remaining undeveloped as open space or parks. However, many of the areas identified tend to be already developed within uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents.

In addition, not all existing or proposed parks, recreation, and open space land uses are identified by way of Parks and Recreation Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the Parks and Recreation category include:

- Locations that are dispersed throughout the community for easy access, or are important and appropriate to the function served

- Uses within this area include parks, passive and active recreation areas, athletic fields, trails and natural areas, as well as drainage and flood control structures such as detention or retention facilities, drainage swales, and floodplain areas.
- All zoning districts may apply

Public/Quasi-Public

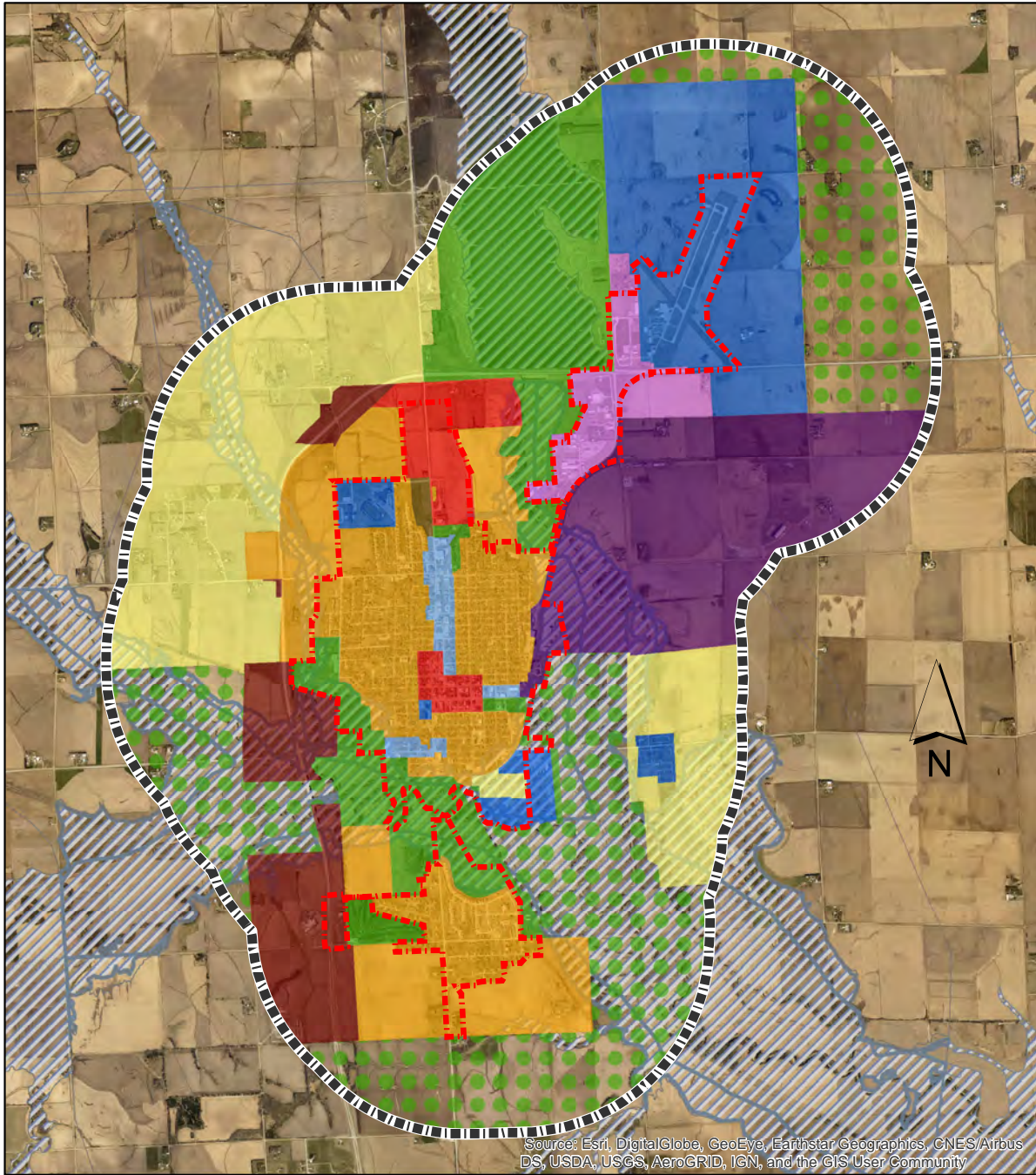
The public/quasi-public land use areas are intended to provide easy, convenient access for common activities of residents. Areas identified on the Future Land Use Map tend to be existing developed uses. Speculative identification of public/quasi-public land uses can artificially inflate the underlying land value to the detriment of city finances and services. In addition, not all existing or proposed public and/or quasi-public land uses are identified by way of the designation since these uses are typically allowed or exempt from most zoning districts regulations. Characteristics of the public/quasi-public land use areas include:

- Located throughout the community, near activity centers and major streets.
- Located in areas that provide an opportunity to share facilities between uses, such as a library, park, community center, or post office.
- Uses within this area include public facilities, municipal property, hospitals, and schools.
- Structures should model appropriate architectural design elements, high quality construction techniques, and appropriate materials and finishes.
- All zoning districts may apply.


Agricultural

The agricultural land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. The designation is applied to determine that the land is best utilized as productive farmland until such a time that it can be served with city infrastructure and utilities. Until this time, land uses are typically served by individual, or community, water and septic sewer systems. Characteristics of the agricultural category include:

- The location of agricultural land is found surrounding the outer limits of contiguous urban land use and is typically less accessible to the transportation network.
- Accessory buildings are at a larger scale than residential uses.
- Uses within this area include agricultural, single-family residential, parks and recreation, open space, and associated accessory uses.
- Typical zoning includes TA-1 Transitional Agricultural



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend		Wahoo Comprehensive Plan	
		Future Land Use Plan	
Wahoo Zoning Jurisdiction	Future Land Use	Industrial	<p>Created by: K. Andersen Date: February 2016 Revised: June 2017 Software: ArcGIS 10.2 File: 151009.00</p>  <p><small>This map was prepared using information from several sources supplied by ICD and/or other applicable city, county, federal or public or private entities. ICD does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled map.</small></p> <p>0 0.25 0.5 1 Miles</p>
Wahoo Corporate Limits	Agricultural	Low Density Residential	
Floodplain	Commercial	Medium Density Residential	
A - 100-Year Floodplain	Flex	Mixed Use	
AE - 100-Year Floodplain	High Density Residential	Parks and Recreation	
	Highway Commercial	Public/Quasi-Public	

[section 4.6]

TRANSPORTATION SYSTEM PLAN

Transportation Relationship to Land Uses

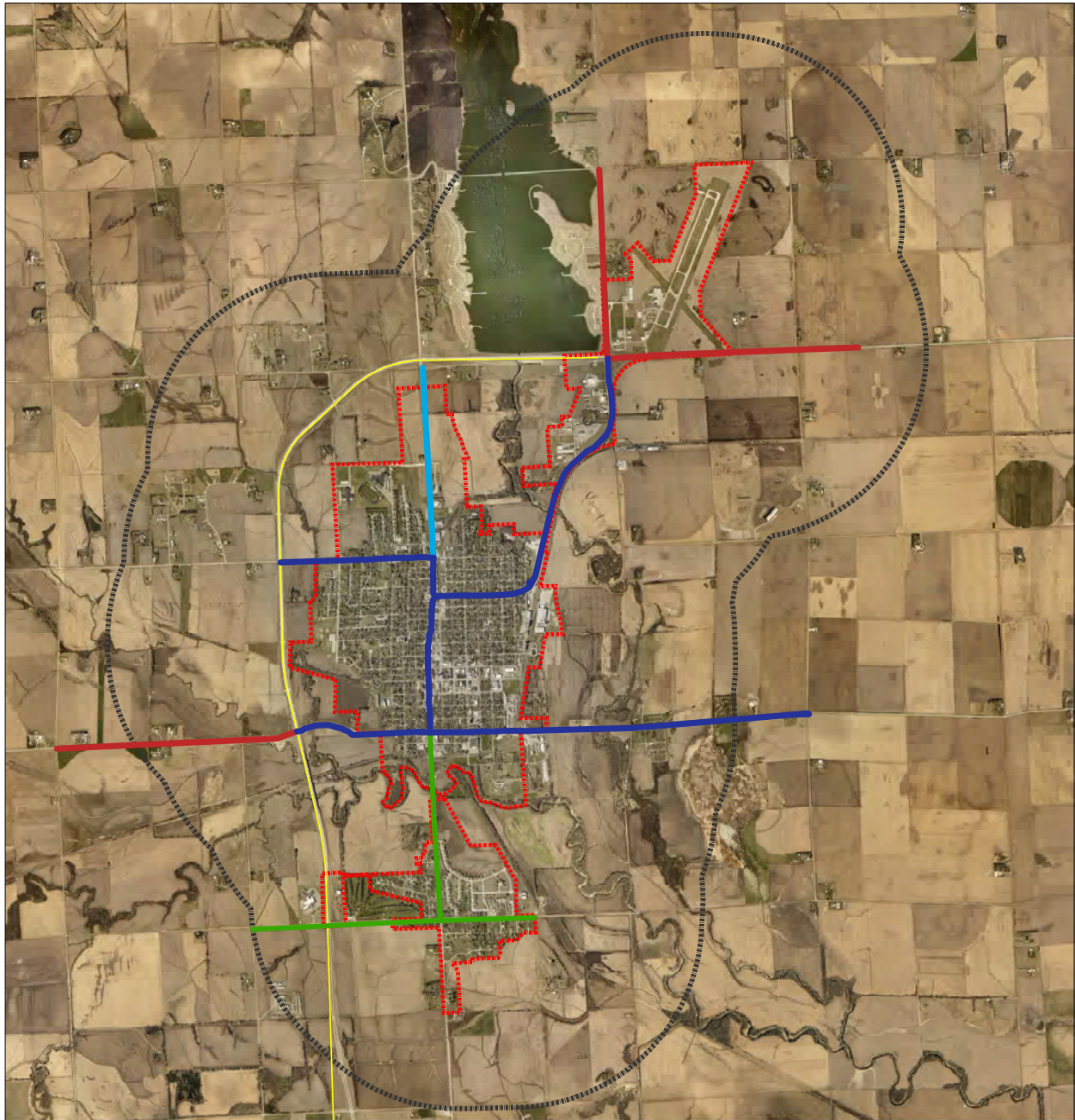
The Future Transportation Plan is the collective result of the intentions and predictions of where Wahoo will develop and logical areas for city investment. The Future Land Use is the basis for developing the future transportation network in and around Wahoo. The success and viability of development in Wahoo is dependent on the connectivity of land uses both within the community and on a regional basis.

Commercial uses and activities are most sensitive to accessibility since their survival often depends upon the ease with which potential customers can identify and access their location. The availability of convenient parking is also a concern and demand of potential customers. Therefore, commercial land uses are generally located along transportation corridors, key intersections, and clustered within a business district. Clustering commercial uses is an advantage, allowing for traffic control, shared parking, and pedestrian connectivity.

Residential uses are very sensitive to traffic patterns. Commercial and industrial traffic should not travel through residential areas in order to access their destination. In residential areas speeds are slower, and roads are typically narrower to encourage safer driving habits. Pedestrian safety is a priority when planning transportation routes through residential areas.

Industrial uses are highly dependent on transportation access. While visibility is not as critical for an industrial business, such uses often need access to more specialized transportation facilities such as railroad lines, highways, and reinforced roadways built for heavy truck traffic. Surrounding land uses must not be adversely affected by the heavy-duty and intense traffic circulation of service and delivery vehicles.

Public uses, such as city offices and parks, also require efficient and clear access routes. The public should be able to locate and utilize public services and facilities without difficulty. Facilities such as schools, community centers, and regional parks may generate significant traffic loads, especially during events, and need to be located near arterial streets. Trail and pedestrian accessibility to these public uses is also very important and trails should be designed to connect such uses to residential areas of the community.







Legend

-  Wahoo Zoning Jurisdiction
-  Wahoo Corporate Limits

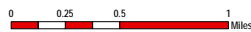
Nebraska State Functional Classification

Classification

-  Proposed Collector
-  Highway Arterial
-  Other Arterial
-  Proposed Arterial
-  HWY 77 Expressway

Wahoo Comprehensive Plan

Proposed Transportation Map



Created by: K. Anderson
 Date: July, 2016
 Revised: June, 2017
 Software: ArcGIS 10.2
 File: 151009.00



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Future Street Classifications

Streets are classified based upon the function they serve. All streets fall within one of four classifications. Utilizing street classifications allows a community to examine their transportation system and identify weaknesses. Using a hierarchical classification system, street facilities and improvements can be planned to address existing and future transportation needs as well as influence land use patterns. As an alternative transportation option, trails are also identified within the Proposed Transportation Plan.

Arterials

Arterial classified streets permit traffic flow through urban areas and between major destinations. Generally planned and maintained by the Nebraska Department of Roads, highway arterials are regulated outside of the city's jurisdiction, which can limit access and activity within the right-of-way. Highway arterials are characterized by heavy traffic volumes.

Wahoo's Arterial Streets

- 1st Street: Running east/west through the City's jurisdiction
- 15th Street: from Highway 77 east to Chestnut Street
- East 12th: From Chestnut Street east including Old Highway 77
- Chestnut Street: From Highway 77 south to 1st Street

Collector Streets

These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial, and industrial areas. Collector streets also provide more direct routes through neighborhoods for use by transit, pedestrians, and cyclists. Moderate to low traffic volumes are characteristic of these streets.

Wahoo's Collector Streets

- Road 'J': From County Road 18 east to Chestnut Street to Arbor Lane
- Chestnut Street: From 1st Street south to Road 'J'

Local Streets

Local streets are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility in terms of vehicular speeds, and generally exhibit the lowest traffic volumes.

Local Right-of-Way Considerations

As Wahoo develops and grows, it will be important to plan for the necessary street improvements to support the development. To facilitate these street improvements, the appropriate right-of-way will need to be acquired. Right-of-way will be obtained through purchase, either outright or through condemnation. However, when land subdivision projects are proposed along routes identified for future improvement, the city can require the dedication of the right-of-way necessary to support the improvement.

The required right-of-way width will vary according to the classification of the street being developed or improved, the nature of any public utilities that will share the right-of-way with the street, and any sidewalk and trail requirements along the corridor. Additional right-of-way may be needed for boulevards where landscaping is required or encouraged. Future right-of-way on proposed road classifications should be protected through corridor protection overlays and increased setbacks should be implemented to reduce potential conflicts.

Number of Lanes	Right-of-Way Required
Three lanes (2+1)	120 feet
Four lanes	120 feet
Five lanes (4+1)	120 feet
Seven lanes	140 feet

Number of Lanes	Right-of-Way Required
Two lanes	66 feet to 80 feet
Three lanes	80 feet to 100 feet

Connectivity of Transportation System

Connectivity is the concept of connecting one development to another over time. The importance of connectivity is to maintain a continuous flow of traffic throughout the community. In the process of suburban development, one subdivision would be designed and built, and then the land adjacent would go through a similar process. Often the two subdivisions were never connected via the street system of the independently designed developments, thus, creating a non-contiguous means of vehicular movement. The City of Wahoo should address this issue as new areas develop adjacent to the community.

Wahoo's One- and Six-year Plans (2016-2021)

At the beginning of each year, the Nebraska Department of Roads (NDOR), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The one-year transportation plan is created and budgeted for specific projects and procedures to be completed within that fiscal year. The long term projects also have specific intentions and procedures addressed but are subject to priority or budgeting changes. The long range plans help coordinate municipalities, counties, and NDOR "based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets." §39-2155

The city of Wahoo should review the transportation plan when developing the one and six-year plan so that the two remain consistent.

Trails

Trail development has been a strong feature in Wahoo in recent past and will continue into the future. Trail development, as a strong recreation asset for the community, can also yield tremendous economic development potential by connecting Wahoo to regional assets. Locally, trails should continue to connect and link all parks and recreation assets and other key areas of the community.

5

Implement WAHOO

5.1	Introduction	#
5.2	Vision Implementation Plan	#
5.3	Implementation Tools	#
5.4	Annexation	#
5.5	Plan Maintenance	#
5.6	Recommendations	#

Implement

5

[section 5.1]

INTRODUCTION

Implementation refers to the objectives, policies, and actions that have been identified to carry out the vision of this comprehensive plan update. It 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 the progress and schedule for updating and amending the plan in the future.

[section 5.2]

VISION IMPLEMENTATION PLAN

The success of this plan is contingent on the implementation of the goals and objectives identified through public participation, stakeholder, and political input. The role of the Planning Commission is to ensure the orderly growth of the community by adherence to the Comprehensive Plan. It is up to the stakeholders in the community to champion the projects envisioned in the plan and make them a reality.

Projects for implementation over the course of this Comprehensive Plan are taken from the overarching goals identified in the Achieve section of this document. These projects, when implemented, signify progress towards the completion of goals and policies established in the planning process. These goal categories include:

- Economic Development
- Land Use
- Transportation
- Housing
- Infrastructure
- Community Facilities
- Public Health and Safety
- Parks and Recreation
- Environmental
- Education
- Hazard Mitigation
- Implementation, Evaluation, and Review

Economic Development Project 1

Explore and pursue the financing and partnerships required to acquire land for the purpose of housing and economic development.

The cost and availability of land was identified as the top barrier for development in Wahoo. Taking a more proactive approach to development was prioritized by the steering committee.

OBJECTIVE #1: EXPLORE VIABLE OPPORTUNITIES FOR PURCHASE AGREEMENTS

- Visit with peripheral landowners and discuss the ability to obtain purchase options on their property that can be shared with potential housing developers.
- Consult with the City Engineer to determine cost estimates for extension of infrastructure to serve developed land.
- Secure financing for land purchase options to be shared with developers to facilitate subdivision development.

Economic Development Project 2

Establish a downtown revitalization plan to guide investment in downtown Wahoo.

The completion of the Highway 77/92 expressway around the community has provided both an opportunity and threat to downtown Wahoo. The loss of traffic through the community, especially adjacent to downtown Wahoo, will need to met with investment to establish the district as a draw to encourage business activity.

OBJECTIVE #1: EVALUATE THE PHYSICAL CONDITION OF DOWNTOWN WAHOO AND CONSIDER ADDITIONAL STREETScape AND FACADE IMPROVEMENTS

- Inspect the physical condition and capacity of the downtown area including, but not limited to, streets, sidewalks, lighting, landscaping, grade changes, parking, surface drainage, and underground utilities.
- Inspect the existing building facades and provide recommendations of improvements.
- Meet with business-owners to evaluate the future needs and deficiencies of the downtown area.
- Provide opinion of costs to correct physical deficiencies and facades.
- Prepare the Wahoo Downtown Condition Report.
- Develop a Business District Master Plan to incorporate elements of the Wahoo Downtown Condition Report and vision process to encourage a unified downtown revitalization strategy.
- Hold a meeting with downtown stakeholders to unveil the Business District Master Plan.
- Revise the plan as necessary to ensure that it reflects the needs, thoughts, and desires of residents and downtown business-owners.
- Present the Business District Master Plan to the Wahoo Planning Commission and City Council for their review, approval, and implementation.

- Consider downtown stakeholders' willingness and financial capacity to support implementation of the Business District Master Plan.
- Meet with the city's fiscal agent to determine the bonding capacity of Wahoo.
- Identify local, regional, state and federal resources for downtown improvements.
- Prepare plans and specifications for downtown revitalization activities.
- Hold a town hall meeting to solicit public input on the plans and specifications.
- Make necessary revisions and submit the plans and specifications to the Wahoo City Council for final approval.
- Bid improvements and award contract to the lowest, responsible/responsive bidder.
- Implement the proposed improvements.

OBJECTIVE #2: DEVELOP A VISION FOR DOWNTOWN REVITALIZATION

- Foster cooperation and communication among downtown business-owners through the establishment of a business association as a sub-committee to the city Economic Development Committee.
- Hold a working conference with downtown stakeholders to create a vision for the redevelopment of the downtown area.
- Identify the strengths, weaknesses, opportunities, and threats of the downtown.
- Survey local residents about spending habits to identify economic leakages within the downtown business district.
- Identify other potential niches that will make the Wahoo downtown a visitor's destination that will lead to lasting economic activity.
- Identify potential programs/measures to incentivize new businesses, including startups and small businesses, to locate in the downtown district.
- Create a marketing plan for the downtown area.
- Recruit businesses that are consistent with the Business District Master Plan and the City's Economic Development Plan.
- Identify potential programs/measures to incentivize downtown property-owners to renovate their building facades.
- Evaluate the need/desire/potential for urban landscaping with the downtown area.
- Consider Wayfinding signs along Highway 77/92 to educate visitors/travelers about the various goods and services found in Wahoo.
- Contract the Nebraska Department of Roads and Saunders County Highway Superintendent to obtain necessary permits to install Wayfinding signage along these routes.
- Invest in aesthetic improvements along Highway 77/92 and Wahoo's "featured streets" that ushers traffic from the highway to local attractions.

- Sponsor civic events/programs within the downtown area.
- Consider applying for the Nebraska Department of Economic Development (NEDED)'s Downtown Revitalization Program.

Responsible Groups/Agencies

City Council, Planning Commission, downtown business owners, residents, Wahoo Economic Development Corporation,

Potential Resources

G.O. bonds, Special Assessment Districts, local option sales tax, NEDED CDBG Downtown Revitalization Program, property owner equity, Business Improvement District, donations and fundraising, Nebraska Energy Office, Community Development Assistance Act, USDA - Rural Development

Land Use Project 1

Explore options and opportunities for the extension of infrastructure on a speculative basis to lower developer costs of housing and economic development projects.

The cost and availability of land was identified as the top barrier for development in Wahoo. Taking a more proactive approach to development was prioritized by the steering committee. Extending infrastructure to developable areas will make the community more marketable for business and residential investment.

OBJECTIVE #1: EVALUATE AND PRIORITIZE POTENTIAL GROWTH AREAS ON THE COMMUNITY PERIPHERY

- Utilizing the Future Land Use Plan, identify land areas in preferred growth areas.
- Evaluate land areas based on their proximity to existing infrastructure, transportation connectivity, and environmental factors for their ability to be marketed and developed.
- Identify and communicate intent to landowners, community investors, and partners to evaluate the option or acquisition cost of land areas.
- Prioritize land areas on their ability to be acquired and developed as well as commitment from project stakeholders.
- Procure the services of the city engineer for cost estimates of infrastructure extension to prioritized areas.
- Perform a cost-benefit analysis to determine the economic impact of the infrastructure extensions based on potential development.

OBJECTIVE #2: DESIGN INFRASTRUCTURE EXTENSIONS.

- Hold an informational meeting on expansion plans.
- Acquire necessary rights-of-way and easements for utility corridors
- Develop preliminary design plans for expansion.
- Solicit political/public support for the development and construction of the infrastructure extensions.
- Prepare plans and specifications for infrastructure.
- Hold a stakeholder meeting to solicit comment on the project designs.

- Make necessary revisions.
- Finalize plans and specifications.
- Programming of public funds for the construction of the project.

OBJECTIVE #3: UNDERTAKE LONG-TERM IMPROVEMENTS AND EXPANSIONS TO THE UTILITY SYSTEM IN THE COMMUNITY.

- Utilize the City Engineer to evaluate the physical condition and capacity of the utility system in Wahoo.
- Meet with major utility users in the service area to determine their future needs, concerns, and expectations.
- Calculate the impact of recommended upgrades on the projected utility rate.
- Utilize the Capital Improvement Plan to coordinate underground utility upgrades and establish subterranean utility priorities.
- Secure appropriate financing to make long-term improvements to the subterranean utility system, coordinating electric improvements with fiber-optic conduit and other utility upgrades.
- Authorize the City Engineer to proceed with plans and specifications for long-term improvements.

Responsible Group/Agency

City Administrator, City Engineer, Utilities Department, Property Owners, Wahoo Economic Development Corp., Community Investors, City Council

Potential Resources

General Funds, Capital Improvement Budget, Municipal Bonds, CDBG, USDA-RD

Land Use Project 2

Develop design standards for overlays over connectivity corridors throughout Wahoo.

The Highway 77/92 Expressway re-routes much of the traffic that formerly traversed through the community. The main connections to the expressway were identified to be encouraged at higher development standards in order to create an attractive gateway to the community. An overlay over the expressway corridor itself will encourage appropriate and attractive development on what is currently undeveloped land.

OBJECTIVE #1: DEVELOP A VISION FOR A DESIGN CORRIDORS ALONG KEY TRANSPORTATION CORRIDORS IN WAHOO.

- Through a series of stakeholder meetings, identify the prioritized corridors for design enforcement. Weigh the pro’s and con’s of routes based on traffic flow, cost of improvements, adjacent land uses, and street functionality.
- Procure a Planner and/or Architect to develop conceptual development regulations for aesthetic improvements to new development along key corridors based on stakeholder input.
- Review regulations with the local development and business community to create public buy-in and consensus.
- Proceed with adoption of regulations based on business input.

Transportation Project 1

Create and implement sidewalk improvement districts where sidewalks are not present or are in poor condition.

One barrier raised within the Steering Committee in relation to keeping Wahoo walkable as a community were the condition of sidewalks.

OBJECTIVE #1: EVALUATE SIDEWALK CONDITIONS THROUGHOUT THE CITY OF WAHOO

- Charge City Staff or Engineer with rating sidewalk/curb ramp conditions throughout the community.
- Establish criteria for rating sidewalk/curb ramp conditions.
- Conduct field investigation to identify availability and physical condition of sidewalks and curb ramps throughout the community.
- Map the availability and physical condition of sidewalks/curb ramps throughout the community.

OBJECTIVE #2: PRIORITIZE SIDEWALKS/CURB RAMPS, WHICH IF RECONSTRUCTED, WOULD PROVIDE MAXIMUM PUBLIC BENEFIT TO WAHOO RESIDENTS.

- Hold a Town Hall meeting to review the results of the Wahoo Sidewalk/Curb Ramps Condition Evaluation.
- Gather public input on the Evaluation.
- Consider walking habits/routes of local pedestrians.
- Identify community assets that should be linked via sidewalks.
- Provide a framework (i.e., phasing plan) to ensure that long-term sidewalk/curb ramps can be identified, prioritized and implemented with maximum public benefit.
- Map priorities to ensure proper phasing of sidewalk/curb ramp improvements.
- Review the community's Subdivision Regulations to ensure that future developments are equipped with sidewalks/curb ramps.

OBJECTIVE #3: DETERMINE THE CITY'S ABILITY TO FINANCE PRIORITY SIDEWALKS/CURB RAMP IMPROVEMENTS.

- Evaluate the community's budget and effectiveness of local maintenance expenditures on sidewalks/curb ramps.
- Ensure a proper balance between sidewalk/curb ramp construction and maintenance.
- Meet with the City's fiscal agent to determine the City's debt capacity.
- Gauge the public's willingness to be assessed a portion of the total project cost.
- Identify local, regional, state and federal resources for street improvements.
- Maximize project impact by leveraging local funds with outside resources.
- Package all financial resources for maximum public benefit.

OBJECTIVE #4: UNDERTAKE LONG-TERM, PRIORITY SIDEWALK/CURB RAMP IMPROVEMENTS, AS FUNDS PERMIT.

- Prepare plans and specifications for long-term sidewalk/curb ramp improvements.
- Conduct necessary engineering services to prepare bid documents.
- Bid phase to include advertising, letting and contract award to the lowest responsible/responsive bidder.
- Undertake construction-related activities in a planned systematic manner.

Responsible Groups/Agencies

City Council, City Staff, School District, residents, City Engineer, and Fiscal Agent.

Potential Resources

General Street Fund, General Obligation Bond, Local Option Sales Tax, and Special Assessment Districts.

Transportation Project 2

Create a safe pedestrian alternative along South Chestnut that connects Heritage Heights and other developments in the southern portion of Wahoo.

Heritage Heights and the Hilltop Country Club are disconnected from the majority of Wahoo due to the Wahoo Creek floodplain. The only pedestrian access from these areas into the community are along the heavily-traversed South Chestnut Street.

OBJECTIVE #1: EVALUATE ALTERNATIVES FOR PEDESTRIAN ACCESS ACROSS WAHOO CREEK ALONG THE SOUTH CHESTNUT STREET CORRIDOR.

- Procure the services of a Professional Engineer to explore options for safe pedestrian crossing of Wahoo creek along South Chestnut Street.
- Conduct a feasibility study to determine the need for bridge expansion or independent viaduct for pedestrian/bike trail.
- Develop opinion of cost for pedestrian alternatives along the corridor
- Hold a public hearing to discuss alternatives. Educate the public on safety concerns, constraints, and cost benefit analysis of each alternative.
- With public input, select a preferred alternative for pedestrian access across Wahoo Creek.

OBJECTIVE #2: DESIGN THE IMPROVEMENTS ACCORDING TO THE PREFERRED ALTERNATIVE

- Identify land acquisition, easement, or right-of-way needs.
- Hold occasional public meetings to keep local stakeholders informed about the progress, schedule, and changes in design.
- Acquire necessary land, easements, and right-of-way.
- Develop preliminary design plans for preferred alternative.
- Refine cost opinions for the project.
- Review the revised cost opinions with project partners and

stakeholders to gauge their interest in moving forward with the project.

- Revise the preliminary design/cost of opinion as needed to maintain support from project partners.
- Conduct an environmental review process to determine the project's potential impact on the local environment.
- Prepare final plans and specifications for the preferred alternative.
- Hold a public hearing to solicit public comment on the project.
- Make necessary revisions and finalize plans for the preferred alternative.
- Secure necessary permits/approvals.

OBJECTIVE #3: DETERMINE THE CITY'S FISCAL CAPACITY TO FINANCE THE PEDESTRIAN CROSSING

- Meet with the City's fiscal agent to determine the long-term debt capacity of the City.
- Identify local, state and federal resources (grants, loan, and statutorily-authorized programs) that may be available for the construction of the viaduct.
- Program the City's share of the project into the municipal budget and Capital Improvements Plan.
- Maximize project impact by leveraging local funds with outside resources and statutorily-authorized programs.
- Secure appropriate financing to construct the viaduct.

OBJECTIVE #4: CONSTRUCTION THE PEDESTRIAN CROSSING

- Continue ongoing political/public support for the viaduct.
- Package the funding required to implement the viaduct.
- Bid phase to include advertising, letting and contract award to lowest responsible/responsive bidder.
- Undertake construction related activities.
- Complete construction and project close-out.

Responsible Group/Agency

City of Wahoo, Wahoo Planning Commission, Heritage Heights Residents, Nebraska Department of Roads, Saunders County,

Potential Resources

Municipal Bonds, Capital Improvement Plan, General Fund, Local Option Sales Tax, Joint Public Agency Act, Nebraska Inter-local Cooperation Act, Tax Increment Financing, Nebraska Department of Roads Programming and Comprehensive Public Safety Program for Highway-Rail Grade Crossing, Federal Highway Administration TIGER and FASTLANE Programs, and Federal-Aid Transportation Fund Purchase Sale Program (LB98).

Housing Project 1

Adopt and enforce a property maintenance code to protect and enhance the existing housing stock.

To address the market need for housing in the Wahoo area, new development should be complemented with a quality existing housing in order to provide a diverse housing stock that markets to a broad range of housing needs and price points.

OBJECTIVE #1: FACILITATE POPULATION GROWTH WITH A HIGHER QUALITY HOUSING BY RENOVATING AND REPAIRING THE EXISTING HOUSING STOCK

- Utilizing numerous methods, including self-reporting, nuisance complaints, surveys, and foreclosures, identify the number of units needing rehabilitation.
- Create incentive package of available funding resources including: state and federal resources, lending funds, and property owner's equity.
- Implement systematic improvements according to funding agencies' guidelines.
- Establish a volunteer-labor pool to assist in voluntary home improvements for low-income, elderly, or handicapped owners.
- Develop and maintain nuisance abatement and property maintenance ordinances that include a third-party, or task-force review of properties and assesses property owners for cleanup and improvements.
- Continue to secure grants/financial assistance to develop both owner and renter housing rehabilitations/repair programs for low and moderate income households to upgrade their homes to minimum housing quality standards.
- Promote maximum energy efficiency housing standards and provide/promote incentives for implementation.

OBJECTIVE #2: IMPROVE NEIGHBORHOODS AND PROVIDE HOUSING OPPORTUNITIES BY EXPANDING EFFORTS TO ACQUIRE AND DEMOLISH DILAPIDATED HOUSING AND PROMOTE VACATED PROPERTY FOR REDEVELOPMENT.

- Set an annual goal for demolitions. Goals should equate approximately 0.1% of the total housing stock.
- Explore funding opportunities to identify external resources to assist in voluntary acquisition and redevelopment construction.
- Build condemnation guidelines into programming for third-party nuisance abatement review to identify prioritized properties.

Responsible Group/Agencies

Appointed Building Inspector; Southeast Nebraska Economic Development District; Housing Authority; Churches and Faith Community; City Administration, Planning Commission, City Council.

Potential Resources

Nebraska Department of Economic Development; Nebraska Investment Finance Authority; Nebraska Energy Office; General Funds; LB840 Funds; Private Cash/In-Kind Fundraising

Infrastructure Project 1

Coordinate subterranean utility projects with communication providers to install fiber optics or conduit to improve high-speed internet accessibility in Wahoo

Accessibility to high-speed internet throughout the community has been prioritized in order to make the community more marketable for business and residential growth.

OBJECTIVE #1: EVALUATE THE PHYSICAL CONDITION AND CAPACITY OF THE EXISTING FIBER OPTICS SYSTEM WITHIN WAHOO.

- Engage the services of the fiber optic carrier to assess the current condition and capacity of fiber optic service.
- Identify any deficient condition that may exist within the system, above ground and below.
- Meet with major users in the area to determine their future needs, concerns, and expectations.
- Develop a list of recommended upgrades, feasible alternatives aimed at correcting deficient conditions, and opinion of costs for selected upgrades.
- Calculate the impact of upgrades on any projected rates.
- Hold a Public Meeting to discuss the findings of the fiber optic carriers.
- Develop a Capital Improvements Plan to coordinate and budget for future upgrades.

OBJECTIVE #2: CREATE A GIS MAPPING PLAN TO SHOW THE PRECISE LOCATION OF FIBER OPTIC COMPONENTS.

- Identify locations of fiber optic components.
- Create a GIS Mapping Plan to depict the precise location of components.
- Integrate maintenance records into the GIS database.

OBJECTIVE #3: UNDERTAKE PRIORITIZED CAPITAL IMPROVEMENTS.

- Authorize the fiber optic carrier to proceed with plans and specifications for long-term capital improvements.
- Procurement of general contractor(s), as needed.
- Construction-related activities.

Responsible Group/Agency

City Council, Omaha Public Power District, Residents, Planning Commission, Wahoo School Districts, Local Business Owners, and Private Investors/Business Ventures.

Potential Resources

Municipal Bonds, User Fee Structure, Local Option Sales Tax, Joint Public Agency Act, Capital Improvement Program, County-wide Sales Tax, Nebraska Universal Service Fund, Federal Communication Commission's Rural Healthcare Pilot Program, National Telecommunications and Information Administration's Broadband Technologies Opportunity (BTOP) Grant, U.S.D.A Rural Development Community Facility Loan Program and Rural Economic Development Loan and Grant Program, and U.S.D.A Rural Utility Service - Universal Service Fund.

Community Facilities Project 1

Explore options to expand the Civic Center for more convention, cultural, and athletic uses, or complementary uses throughout the community.

In conjunction with coordinated activities with Lake Wanhoo as well as potential downtown revitalization investments; the Steering Committee looks to expand the amenity offered by the Wahoo Civic Center to create a destination community and downtown district.

OBJECTIVE #1: DETERMINE THE LEVEL OF NEED AND USAGE OF THE CIVIC CENTER

- Establish an athletics committee, comprised of parents, school representatives, coaches, and players.
- Outline organized programs and facilities that are currently offered in Wahoo.
- Evaluate the usage of current facilities taking note of scheduling conflicts and demand.
- Hold a town hall meeting to discuss how residents and stakeholders plan to utilize the facility.

OBJECTIVE #2: DESIGN AND IMPLEMENT COMPLEX IMPROVEMENTS

- Develop a phased facilities plan with cost opinions for improvements.
- Inventory available land in the area that meets the spatial needs of the facilities.
- Conduct local fundraising activities pursuing public and private funds and in-kind donations to offset construction costs.
- Implement phased facility improvements based on highest need and priority.

Responsible Groups/Agencies

City Council, Park and Recreation Department, local sports associations, residents, Chamber of Commerce, Wahoo Public and Bishop Neumann Schools, local businesses and clubs

Potential Resources

Municipal Bonds, Private fundraising, Local Option Sales Tax, in-kind labor, Community Development Assistance Act, Nebraska Department of Economic Development Community Development Assistance Act, Keno funds.

Parks and Recreation Project 1

Utilize the Master Trails Plan to guide the investment into a comprehensive local/regional trail system.

Trails were prioritized by the public and stakeholders as both a recreational and transportation opportunity not currently provided in Wahoo.

OBJECTIVE #1: DESIGN OF MULTI-USE TRAILS CONNECTING WAHOO TO REGIONAL TRAILS, PARKS AND SURROUNDING POINTS OF INTERESTS.

- Develop preliminary design plans for new or expanded trails.
- Solicit political and public support for trail development.
- Hold an informational meeting on Trails Master Plan.
- Acquire necessary right-of-ways or easements for trails.
- Prepare plans and specifications for trail project.
- Finalize plans and specifications.
- Programming of public funds for the construction of the project.

OBJECTIVE #2: IMPLEMENT CONSTRUCTION OF MULTI-USE TRAILS.

- Continue ongoing political/public support for the trail development.
- Pursue available resources that are available for trails development.
- Conduct an environmental review process, as required by the project's funding agencies.
- Secure necessary permits/approvals.
- Bid phase to include advertising, letting and contract award to lowest responsible/responsive bidder.
- Undertake construction related activities.
- Complete construction.

OBJECTIVE #3: INCORPORATE TRAILS INTO FUTURE LAND DEVELOPMENT.

- Work with developers to assure trails are programmed into their development as indicated in the Comprehensive Plan and Subdivision Regulations.
- Require dedication of land for trails through the administration of the City's Subdivision Regulations and Subdivision Agreements.
- Dedicate necessary right-of-ways or easements for trails.

Responsible Groups/Agencies

City Council, Planning Commission, Parks and Recreation, Department, Residents, Wahoo Property-Owners, Civic Organizations, Hike/Bike Trail Users, Local Schools, Local Businesses, and Lower Platte North Natural Resource District.

Potential Resources

Local monies, Local Option Sales Tax, Private Donations/Foundations, Special Assessments, Volunteer Efforts, Community Development Assistance Act (CDAA), Nebraska Recreational Trails Program, Transportation Alternatives, and Land and Water Conservation Program

Parks and Recreation Project 2

Utilize the 100-year floodplain for passive and recreation

The constraints of developing in a 100-year floodplain necessitate more passive uses for these areas so prevalent around Wahoo. The Wahoo Creek floodplain provides a great opportunity to connect north and south Wahoo with recreation space.

OBJECTIVE #1: EXPLORE OPPORTUNITIES AND NEEDS OF PASSIVE RECREATION USES IN THE WAHOO CREEK FLOODPLAIN.

- Form a steering committee to explore options for recreation opportunities.
- Inventory similar amenities in the region. Visit with local officials to determine lessons learned.
- Present the physical needs and expectations to City Council and the public.
- Procure the services of a licensed landscape architecture firm to assist in assessing all potential options for the area.
- Inventory available land within the community that meet the spatial needs of the use.
- Prepare rendering and opinion of costs for renovating potential improvements for the construction of any new facilities, emphasizing conservation, recreation, and accessibility.
- Present the renderings and opinion of costs to the public for review and comment; modifying as necessary.
- Determine the maintenance and operation of the area.
- Identify potential resources for the construction/implementation financing of the center.
- Utilize the landscape architect to develop final plans and specifications for the project.
- Construction Activity.

Responsible Group/Agency

City Administrator, Parks and Recreation Department, Identified Committee, Residents, Local organizations

Potential Resources

Municipal Bonds, Fundraising, Community Development Assistance Act (CDAA), Keno Funds, Usage Fees

Education Project 1

Coordinate programming with Southeast Community College to provide vocational job training to high school students.

The expansion of Southeast Community College in Wahoo provides an excellent opportunity for workforce development strategies with students of both school districts in Wahoo.

OBJECTIVE #1: CREATE A WORKING COMMITTEE OF LOCAL EMPLOYERS TO IDENTIFY NEEDED ACADEMIC AND TECHNICAL SKILLS

- Discuss findings with Southeast Community College (SCC) to identify potential curriculum and faculty offerings that can be integrated into a vocational job training programming.
- Conduct meetings and work sessions with employers, SCC, and Wahoo Public Schools/Bishop Neumann to discuss potential expenses, and current curriculum requirements for the program.
- Conduct a public meeting with students and parents to discuss findings and potential curriculum for the program.
- Identify and package funding resources for needed investments and operating budget of the program. Seek business sponsorships and scholarships.
- Encourage enrollment by promoting advantages and opportunities of vocational training and technical careers to students and parents.

Responsible Group/Agencies

Wahoo Economic Development Corporation; Wahoo Chamber of Commerce; Wahoo Public Schools; Bishop Neumann School; Wahoo businesses; Southeast Community College

Potential Resources

Nebraska Department of Economic Development; Southeast Community College; Business Sponsorships; Private fundraising

[section 5.3]

IMPLEMENTATION TOOLS

A single tool or category of tools is not sufficient to achieve the goals in a comprehensive plan. The steps toward each goal require the use of several tools and mechanisms in order to be obtained, realized, and sustained. The city of Wahoo will need to continually develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses. 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

Three programs will play a vital role in the success of the comprehensive plan implementation. These programs are:

Capital Improvement Financing

A capital improvements plan provides an annual predictable investment plan that uses a one to six-year horizon to schedule and fund projects integral to the plan's implementation.

Zoning Regulations

Zoning regulations update zoning districts and regulations, which may include design guidelines, to reflect the development goals of the comprehensive plan update to allow the city to provide direction for future growth.

Subdivision Regulations

Subdivision regulations establish criteria for environmental impact regulations and the division of land into building areas and public improvements. Implementing infrastructure investments is a primary function of subdivision regulations.

Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. If adequate public support is to be developed, a program including and educating residents and stakeholders is paramount. Political leadership of Wahoo should strive to implement an active public participation process by creating an educational process on land use and development issues. The city should continue to use its website and make the comprehensive plan and development regulations available online. 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 public private partnerships can be leveraged. Frequently, constraints prevent organizations from collaborating effectively (i.e. financial resources, legal authority, excess regulation, etc.). Efforts should be made to identify and bridge these gaps with open communication, cooperation, and realization that issues at hand could benefit the health, safety, and general welfare of the residents and business community of Wahoo.

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 corresponding decisions as opportunities and challenges arise can ensure that investments are made in accordance with the comprehensive plan. Some examples of additional planning efforts that can further develop ideas expressed in the plan include:

- Housing Master Plan
- Facilities Management Plan
- Site Development Plans
- Blight and Substandard Determination Studies
- Etc.

Land Use Suitability

One over-arching goal of the comprehensive plan is to guide development and the development community by:

- Describing the relationship between land uses
- Minimizing land use conflicts between neighboring parcels and neighborhoods
- Establishing criteria or design standards new development must meet
- Creating consistent characteristics within each land use district

Land Use Transition

Development projects should provide, if needed, screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, earthen berms, fencing, or a combination of the listed. Boundaries between land uses are done along streets, alleys, natural features (streams, railroads, etc.) and lot lines whenever possible.

Community Entrances

First impressions of the community are made at the entrance corridors. These impressions are critical to a community's overall image. Development should have higher landscaping standards when located at any of the boundaries or entrances to the city. Entryway design was an effort discussed by the public and documented in the Envision chapter. These improvements along with appropriate sign regulations along the highway corridors into the community will promote design that reflects the high quality of life in Wahoo.

With the completion of the Highway 77 Expressway, city stakeholders have expressed the desire to incorporate corridor design standards to enhance the development of this new corridor and the new entrances into Wahoo. Due to the high level of expected traffic, community stakeholders wish to promote development that reflects the quality of life of positive perception of Wahoo.

[section 5.4]

ANNEXATION

Typically, communities grow their size, area, and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the city. A proactive approach to housing development pressures in the Wahoo area will be contingent on a firm Annexation policy and its implementation.

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. There are two distinct processes by which annexation actions can be taken:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous and adjacent lands, lots, tracts, streets, or highways, which are urban or suburban in character for which the City wishes to bring into corporate limits

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 City Clerk along with a written request signed by all owner(s) of record within the proposed annexation area.

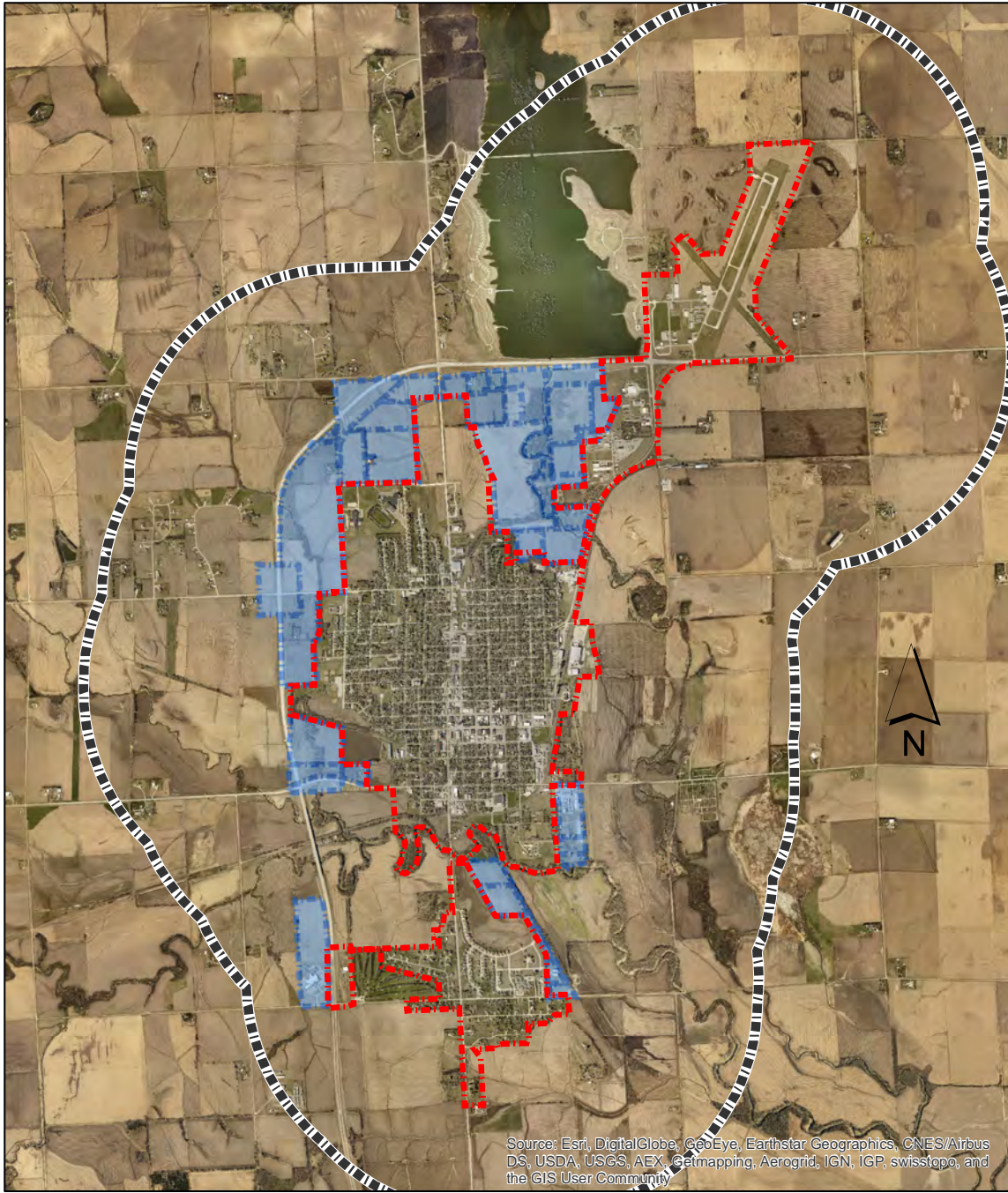
Following Planning Commission recommendation and three separate readings of the ordinance, a majority of affirmative votes by City Council in favor of an annexation is required at each reading to pass the annexation. The certified map is then filed with the County Register of Deeds, Clerk, and Assessor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





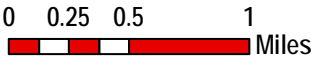
With regard to annexation, the City should maintain subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the City gets an agreement that states that the SID can be annexed,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

Potential Annexation Areas

Currently, there are no developed areas adjacent and contiguous to the corporate limits of Wahoo. As development occurs, the City of Wahoo should maintain a policy to annex new developments into the corporate limits when a cost-benefit analysis has shown a positive financial and economic impact for the community.

Based on the opportunity and potential for development, Map __ indicates potential growth areas for the community.



Legend		Wahoo Comprehensive Plan	
	Wahoo Zoning Jurisdiction	Potential Annexation Areas	
	Wahoo Corporate Limits	<p>Created by: K. Andersen Date: February 2016 Revised: June 2017 Software: ArcGIS 10.2 File: 151009.D0</p> 	
	Potential Annexation Areas		
		<p><small>This map was prepared using information from several sources, including but not limited to the following: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community.</small></p>	

PLAN MAINTENANCE

The Comprehensive Plan Update 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 evolve 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 new, significant 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 and stakeholders.

Since this plan is a living, breathing document, it needs to be monitored for continued relevancy. Although the 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 evolving to keep the plan current and relevant.

Approximately 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. More frequent updates creates a burden on city staff and resources. Less frequent updates risks the relevancy of the plan. Finally, federal census data is available every decade, making a five-year review period the midpoint between census updates. 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 its on-going planning success. To maintain the confidence and buy-in of both the public and private sectors, and to incorporate updates, the plan must stay current. An annual review should occur where the Comprehensive Plan Citizen Advisory Committee, Planning Commission, City Council, residents, and city 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 Comprehensive Plan Citizen Advisory Committee and/or 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:

- Provide citizens or developers with an opportunity to comment and/or present possible changes to the plan
- Identify any changes in the status of projects or action items called for in the plan, and
- 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.

Conditions of 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 from those shown in the plan should be considered in conformity with the plan unless precedent would best 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 issues 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-specific 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 foundation 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.

Evaluating Land Developments

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 the 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 parcels or neighborhoods
- 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 allowed.
- 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

[section 5.6]

RECOMMENDATIONS

As part of the implementation process for Wahoo, various recommendations or actions are suggested. These recommendations are based upon public input, staff input, observations, and experience. These high level issues have been determined to be critical to the success of the community with respect to achieving the goals identified in this comprehensive plan. Further detail on obtaining these goals are found in the Vision Implementation Plan section of this chapter.

Short-Term Recommendations (1-5 years)

Design Standards

The completion of the Highway 92 Expressway creates unique challenges and opportunities for Wahoo and Wahoo businesses. The loss of vehicular traffic will improve safety and congestion in the community, but potentially at the loss of business activity dependent on traffic moving through town. The new route also creates opportunities to improve existing transportation corridors to attract traffic and development.

The Chestnut Street corridor was specifically mentioned as an opportunity to improve existing conditions on the corridor as well as create more opportunity for development. The vacation of the state right of way on this stretch of road allows the city to directly invest in the corridor to create a mixed-use, pedestrian friendly core in Wahoo.

To attract new development in a manner compatible with the quality of life found within the community, Wahoo should implement design standards on these key transportation corridors,

including the new Expressway. By ensuring attractive and consistent development in these areas, Wahoo can ensure the optimal utilization of these development areas in a manner that reflects the quality of life expected in Wahoo.

Long-Term Recommendations (10-20 years)

Downtown Revitalization

The Highway 92 Expressway will provide new opportunities for commercial development on the periphery of Wahoo jurisdiction. The draw to this transportation corridor should be balanced with investment and opportunity in downtown Wahoo. The preservation of downtown as Wahoo's commercial core will enhance the community's ability to draw traffic off of the expressway and from Lake Wanhoo as a tourism draw. A vibrant downtown should consist of restaurants, entertainment, and unique shopping opportunities that foster the district as a "park-and-stay" destination rather than a "one-stop shop".

Capital investment in downtown Wahoo must be complemented by organizational effort and capacity building for downtown business and property owners. On top of local tools and financing, the Nebraska Department of Economic Development and the Nebraska Main Street Network are organizations that support downtown revitalization efforts in the form of monetary and technical assistance. Downtown Wahoo stakeholders should explore participation in the Nebraska Main Street Network to foster sustainable practices in downtown revitalization.

Ongoing Recommendations

Housing Starts

Based on statistics discussed in the Profile chapter and feedback cited in the Envision chapter, the need for new housing starts in Wahoo are paramount to the community's growth. The economic success and sustained high quality of life will both be determined by the community's ability to add new housing opportunities. In order to mutually benefit existing and new residents to Wahoo, housing starts should occur in both the existing city limits and on the community's periphery.

City Action

City government can effectively promote housing development with a number of strategies. While investment economies in the private sector will likely trend towards subdivision development in the periphery of the community, the city should take measures to enhance the existing neighborhoods by promoting infill development. Enhancing the city's efforts for the acquisition and demolition will protect neighborhoods against blight caused by dilapidated properties while simultaneously freeing up property for redevelopment.

Developable Land

The biggest challenge Wahoo phases in promoting housing development in the community is the assembly of available land. The transition of agricultural land for development on Wahoo's periphery has been scarce. The prevalence of floodplain in the area also reduces the capacity of surrounding parcels to support housing subdivisions. Land that does contain the capacity for development is typically utilized as productive agriculture and would be sold at a premium.

The city and Wahoo Area Economic Development should work to continually monitor land within the growth areas identified in the Future Land Use Map. Regular meetings and correspondence will be necessitated to broker property for development.