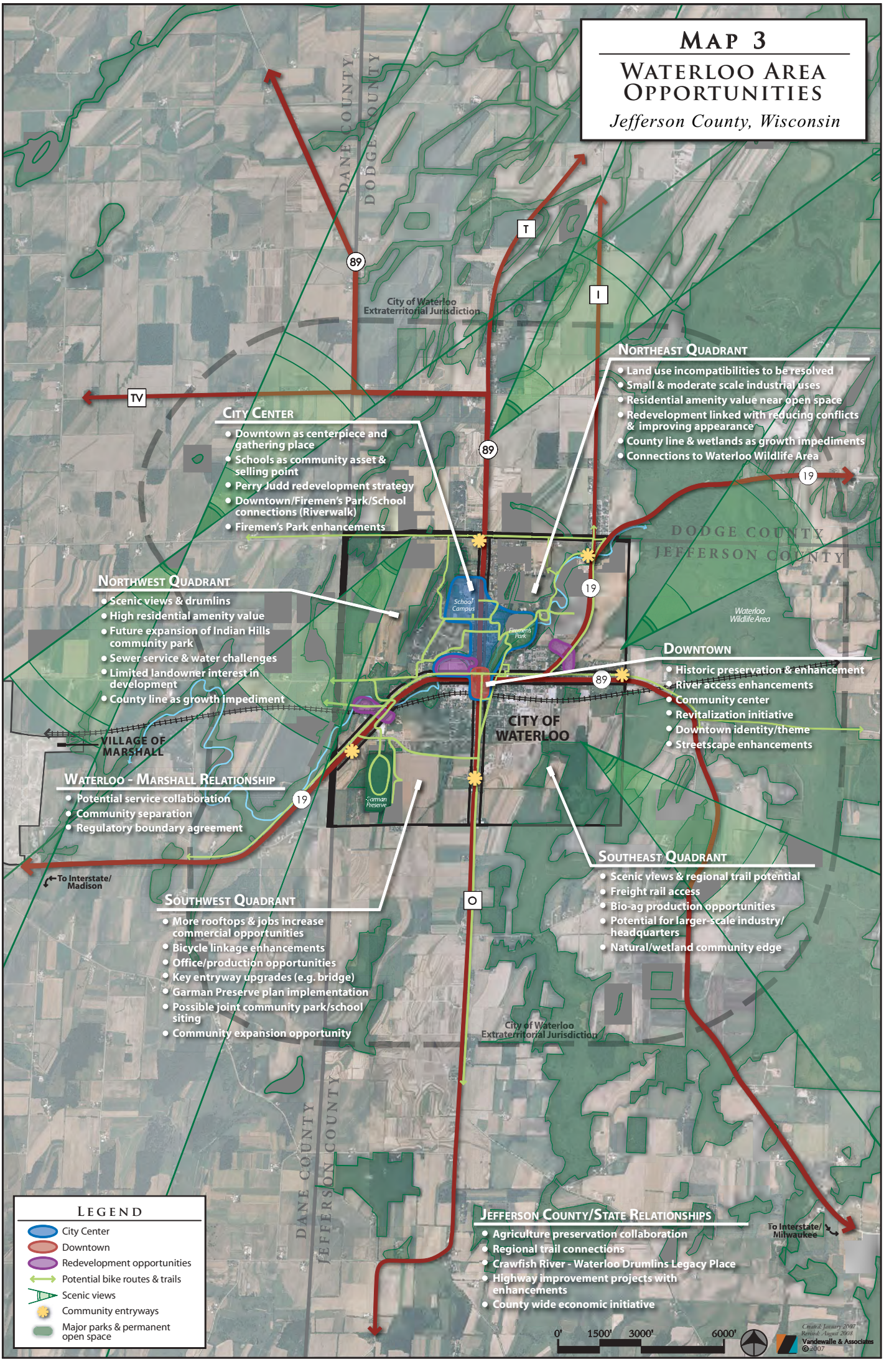

MAP 3
WATERLOO AREA OPPORTUNITIES
Jefferson County, Wisconsin
DANE COUNTY
DODGE COUNTY
JEFFERSON COUNTY
City of Waterloo Extraterritorial Jurisdiction
89
T
I
TV
19
O
CITY CENTER
Downtown as centerpiece and gathering place
Schools as community asset & selling point
Perry Judd redevelopment strategy
Downtown/Firemen's Park/School connections (Riverwalk)
Firemen's Park enhancements
NORTHEAST QUADRANT
Land use incompatibilities to be resolved
Small & moderate scale industrial uses
Residential amenity value near open space
Redevelopment linked with reducing conflicts & improving appearance
County line & wetlands as growth impediments
Connections to Waterloo Wildlife Area
NORTHWEST QUADRANT
Scenic views & drumlins
High residential amenity value
Future expansion of Indian Hills community park
Sewer service & water challenges
Limited landowner interest in development
County line as growth impediment
School Campus
Firemen's Park
Waterloo Wildlife Area
DOWNTOWN
Historic preservation & enhancement
River access enhancements
Community center
Revitalization initiative
Downtown identity/theme
Streetscape enhancements
CITY OF WATERLOO
VILLAGE OF MARSHALL
WATERLOO - MARSHALL RELATIONSHIP
Potential service collaboration
Community separation
Regulatory boundary agreement
Garman Preserve
To Interstate/ Madison
SOUTHEAST QUADRANT
Scenic views & regional trail potential
Freight rail access
Bio-ag production opportunities
Potential for larger-scale industry/ headquarters
Natural/wetland community edge
SOUTHWEST QUADRANT
More rooftops & jobs increase commercial opportunities
Bicycle linkage enhancements
Office/production opportunities
Key entryway upgrades (e.g. bridge)
Garman Preserve plan implementation
Possible joint community park/school siting
Community expansion opportunity
City of Waterloo Extraterritorial Jurisdiction
JEFFERSON COUNTY/STATE RELATIONSHIPS
Agriculture preservation collaboration
Regional trail connections
Crawfish River - Waterloo Drumlins Legacy Place
Highway improvement projects with enhancements
County wide economic initiative
To Interstate/ Milwaukee
LEGEND
City Center
Downtown
Redevelopment opportunities
Potential bike routes & trails
Scenic views
Community entryways
Major parks & permanent open space
0'
1500'
3000'
6000'
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Vandewalle & Associates
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