



136 North Monroe Street
Waterloo, Wisconsin 53594-1198

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

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

MEETING: PLAN COMMISSION
DATE: TUESDAY, FEBRUARY 23, 2021 **TIME: 7:00 p.m.**
LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS

Join Zoom Meeting : <https://us02web.zoom.us/j/88317275246?pwd=TUNtYXFYRG1lQ0thVHpZNHZCMitlZz09>
Meeting ID: 883 1727 5246 **Passcode: 978390**

Join by Phone Dial-in
+1 312 626 6799 US (Chicago)
Meeting ID: 883 1727 5246 **Passcode: 978390**

to consider the following:

PUBLIC HEARING – COMPREHENSIVE PLAN UPDATE

Note: The submittal and plan set can be viewed at the municipal [Plan Commission](#) webpage

1. CALL TO ORDER
2. PUBLIC HEARING COMMENT – COMPREHENSIVE PLAN UPDATE
3. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING AND PUBLIC HEARING MINUTES: 9/16/20, 9/22/20, 12/22/20 (1/26/21 cancelled)
3. CITIZEN INPUT
4. COMPLIANCE & ENFORCEMENT REPORT
5. UNFINISHED BUSINESS
 - a. Review And Action On Procedures For Building Permit Applications ([§140-7 Building Inspector](#)) And Future Development Plans ([§380-13 Subdivision Of Land Preapplication](#))
6. NEW BUSINESS
 - a. Review And Action On Comprehensive Plan Update (See [Plan Commission](#) webpage)
7. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Zoning Maps & Planning Map Updates & Forms Updates
 - b. Treyburn Farms Lot 2 Development, Julie Busche Follow-up To December Presentation

8. ADJOURNMENT

Mo Hansen

Mo Hansen, Clerk/Treasurer


Posted, Distributed & Emailed: 02/18/2021

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

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

WATERLOO PLAN COMMISSION – Minutes for December 22, 2020

1. CALL TO ORDER AND ROLL CALL. Mayor Quimby called the regularly scheduled meeting to order at 7:00 pm. Plan Commissioners attending: Leisses, Crosby, Reynolds, Quimby, Sorenson, Lannoy and Petts. Absent: none. Others attending: Don Nell, Richard Korth, Maureen Giese, Carol Schaefer, Julie Busche, Mandy Martin and the Clerk/Treasurer.
2. APPROVAL OF PRIOR MEETING MINUTES – September 16, 2020 (public hearing & regular meeting) and September 22, 2020 and (October 27, 2020 and November 24, 2020 – no meetings). No action taken.
3. CITIZEN INPUT. ## Maureen Giese questioned why agenda items previously before the Commission had been taken off the agenda. She prompted staff to enforce the snow removal ordinance. She prompted the Clerk/Treasurer to complete minutes. ## Don Nell said he would be willing to help on planning matters.
4. COMPLIANCE & ENFORCEMENT REPORT. Noted.
5. NEW BUSINESS
 - a. Concept Plan Review And Consideration Of Proposed A Clarkson Road Driveway Access - Julie Busche, Lot 2 Treyburn Farms. DISCUSSION: Julie Busche presented a 4-unit residential project for Lot #2 Treyburn Farms consisting of 2 ranch & 2 townhouse units with a driveway off Clarkson Road to the 2 ranch units. A second driveway on Bluegrass Trail would serve the two townhouse units. Leisses said driveway access was not an issue from an engineering perspective with a properly sized culvert. Mayor Quimby said both the Police Chief and Public Works Director objected to the Clarkson Rd driveway. Quimby expressed a preference for a driveway or driveways on Bluegrass Trail and less overall concrete, a better balance between concrete vehicle drives and greenspace. How as condominium arrangement could be implemented was discussed. Quimby said homeowner on either side may object to 4-units. Crosby said the presentation was very appealing and agreed with the Mayor's comments of less concrete and driveways on Bluegrass Trail. Busche said much creativity was necessary to achieve 4-units. Leisses suggested narrowing up some vehicle surfaces areas and using visual screening or landscaping. Sorenson and Leisses noted the necessity of connecting four separate services for water & sewer. Busche said she would take back the comments and re-work the plan. No action taken.
6. FUTURE AGENDA ITEMS & ANNOUNCEMENTS
 - a. Comprehensive Plan Review.
 - b. Procedures For Building Permit Applications ([§140-7 Building Inspector](#)) And Future Development Plans ([§380-13 Subdivision Of Land Preapplication](#)).
7. ADJOURNMENT. MOTION: Moved by Petts, seconded by Lannoy to adjourn. Approximate time: 7:50 p.m.


Mo Hansen
Clerk/Treasurer

TO: PLAN COMMISSIONERS
FROM: CLERK/TREASURER
SUBJECT: OUTLINE OF PROCEDURES FOR BUILDING PERMIT APPLICATIONS AND FUTURE DEVELOPMENT PLANS
DATE: FEBRUARY 20, 2021

OUTLINE OF PROCEDURES FOR BUILDING PERMIT APPLICATIONS & FUTURE DEVELOPMENT PLANS

1. Building Permit Applications Procedure

Chapter [§140 Building Construction](#) of the municipal code is the lead section of the municipal code from which municipal procedures are constructed. §140-4(a) “No owner or contractor may commence construction of any building or mechanical system prior to obtaining a valid permit from the municipal Building Inspector.”

Website Guidance. The website is currently being updated. It serves as our primary tool for disseminating information about application process. All are encouraged to start by reviewing pertinent online information.

Pre-Application Consultation. Applicants are also encouraged to consult with the Building Official in advance of a submittal. Chris Butschke is regularly inspecting in the immediate area during normal business hours. He is readily available and responsive by phone and email. He is scheduled for one-hour per week of office time.

Application Submittal. Applicants may send applications via website contact form, email, USPS or via our 24/7 drop box outside the municipal building. Clerk/Treasurer’s office staff alerts SAFEbuilt staff when an application has been submitted.

Application Processing and Issuance. SAFEbuilt staff reviews and processes the application. It also takes receipt of and accounts for permit fees which are routed to the Clerk/Treasurer’s office monthly. The Building Inspector (contracted through SAFEbuilt) issues all permits.

2. Future Development Plans Procedure

Chapter [§380 Subdivision of Land](#) of the municipal code is the lead section of municipal code for this topic.

Preapplication. Because the Plan Commission meet monthly, and commonly a developer may ask questions and seek prompt answers -- as a matter of practice the Clerk/Treasurer office and Engineer of the City, in addition to the Director of Public Works and Utility Superintendent have taken and responded to developer questions relating to future development plans. Consulting with home builder Mike Hedtcke (Timber Creek Homes) is a recent example.

Additionally , as delineated in the Comprehensive Plan economic development activities for tax incremental districts and similar projects such as the Treyburn Farms initiative, have put municipal staff in the role of *project marketers*, not merely a *municipal regulator* of development. Hence, marketing activities including how a future development plan might be implemented have been cultivated and encouraged in the Clerk/Treasurer’s office (the office responsible for economic development). Examples spanning more than a decade include: The re-opening of Briess Malting; a 43,000 sq. ft. addition to

the Trek Bicycle Corporation; along with recruiting to town Custom Plastics, Regius Rubber, Ab E Manufacturing and Hometown Pharmacy.

The justification for all preapplication-like activities listed above is the Plan Commission's approval of the Comprehensive Plan. "Time is money" for a private developer. Thanks to SAFEbuilt's efficient plan review abilities in which Waterloo provides both local and state plan reviews in-house -- Waterloo regularly can move a project from start to finish faster than our competing communities in the region.

All efforts have been made to bring *advanced* proposals before the Plan Commission.

The actual preapplication text from the ordinance reads: "Prior to the filing of an application for the approval of a preliminary plat or certified survey map, it is recommended that the subdivider consult with the Plan Commission or the Director of Public Works in order to obtain its or his advice and assistance. This consultation is intended to inform the subdivider of the purpose and objectives of these regulations, other provisions of this Code, and duly adopted City plans, sewer and water availability, and other engineering considerations and to otherwise assist the subdivider in planning his development. In so doing, both the subdivider and the Plan Commission may reach mutual conclusions..."

Application and Post application. Chapter 236 Wis. Stat. is directly referenced in the municipal code. It spells out that land divisions may consist of an approval of a certified survey map which are directly routed to the Plan Commission. It further spells out the process for applying for, approving and recording the creation of plat of land which may be called (if it meets the definition) a subdivision. Such a process involves tangible developer expense. Such an application is also directly routed to the Plan Commission.

Both types of land division are to call-out such things as: dedications of land for public benefit, ordinary high water marks near waterways, survey requirements and similar as required by state law.

3. Conclusion.

Please help identify additional key areas where improvement is needed. Here are my areas of focus. Your comments very much appreciated.

- Improved online guidance & instruction for common residential permits (e.g., fence, deck and accessory structure permitting)
 - Digital submittal of forms and applications
- Greater coordination/communication on municipal economic development topics to align them with Waterloo Utilities long-range planning.
- Making sure our 3rd party providers (City Attorney, Engineer for the City & Building Official) have turnkey access to applications and are not "late to the party..." due to a mundane document transmission reason.
- A strong focus on the Comprehensive Plan Update as approved by Plan Commission and City Council. GOAL: Transform it from a passive document to rigorously referenced community manual.

DRAFT

2021-2025 Comprehensive Plan UPDATE

01/23/2021

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

This 2021 Plan Update is to serve as a municipal action plan for the 2021-2025 period with the 2008 Adopted Comprehensive Plan remaining as a core community statement. The Update is to be a *condensed action plan* built from the 2008 Plan -- refreshing and prioritizing the goals and policy objectives, along with carrying forward the overall theme of a Green and Healthy Community.

An overarching purpose of the Update is to serve as a rigorous implementation tool. The Update is to be the lead document driving municipal government forward.

Draft Update Timeline In reverse chronological order...

- Throughout - acceptance of public input.
- 4/12 (end of business) Update posted online (text and map renderings) with Update process archived
- 4/02 (end of business) Final edits to Update map renderings
- 4/01 (7:00 pm) City Council considers Update adoption
- 3/23 (7:30 pm) Plan Commissioners considers motion to recommend Update to City Council for adoption
- 3/16 (5:00 pm) Plan Commission meeting material prepared and distributed, including final draft
- 3/03 (8:00 am) Staff posts on website and forwards final draft to Plan Commissions via email, 21 days prior to March meeting
- 3/02 (9:00 pm) Wordsmith (Don Nell) provide collaborative or separate mark-ups
- 2/26 (5:00 pm) Deadline for creation of *draft* Update map renderings
- 2/26 (5:00 pm) Deadline for Commissioners to further instruct staff on Update modifications for inclusion in final mark-up draft
- 2/23 (post public hearing) Plan Commissioners instruct staff on revisions post-public hearing
- 2/23 (7:00 pm) Plan Commissioners conducts Update public hearing
- 2/17 (5:01 pm) Email and Facebook notifications specific to Update (not just standard meeting notice) transmitted
- 2/17 (5:00 pm) Revised draft is posted on website and released to Commissioners and public as part of Plan Commissioners 2/23 meeting packet
- 2/17 (4:00 am) Wordsmith (Don Nell) provide collaborative or separate mark-ups
- 2/15 (8:00 am) Staff updates draft for Mayor's 2/15 review
- 2/08 to 2/15 Department Heads comment period
- 2/08 (8:00 am) Wordsmith (Don Nell) provide collaborative or separate mark-ups
- 1/30 (5:00 pm) Draft posted on Plan Commission webpage with online comment/inquiry posting operational
- 1/28 (9:00 am) Newspaper notice of 2/23 public hearing sent to newspaper publication dates - 2/04 and 2/11

City of Waterloo Goals:

Agricultural Resources:

Respect the agricultural character of the community.

Natural Resources:

Protect and enhance natural features and ecological systems in the City's planning area.

Cultural Resources:

Preserve, enhance, and promote Waterloo's small-town, historic character.

Land Use:

Promote a future land use pattern in and around the City that is in harmony with the natural landscape, helps maintain property values, encourages well-planned and attractive development, and minimizes land use conflicts.

Transportation:

Provide a safe and efficient transportation system that meets the needs of multiple users in and around the City.

Develop and maintain a comprehensive system of bicycle and pedestrian facilities in and around the City to encourage alternative transportation and a healthy, active lifestyle.

Utilities and Community Facilities:

Promote an effective and efficient supply of utilities, community facilities, and public services that meet the expectations of City residents and business owners.

Coordinate utility and community facilities planning with land use, transportation, natural resource, and recreation planning.

Ensure the provision of a sufficient number of parks, recreational facilities, and open space areas to enhance the health and welfare of City residents and visitors.

Housing and Neighborhood Development:

Provide a variety of housing types at a range of densities and costs to accommodate the needs and desires of existing and future residents.

Economic Development:

Retain and attract businesses that can capitalize on Waterloo's regional position, enhance the City's character and appearance, strengthen and diversify the non-residential tax base and employment opportunities, serve the day-to-day needs of residents, and help create a desirable place to live, work, and visit.

Support the long-term growth and expansion of existing businesses.

Intergovernmental Cooperation:

Develop and maintain mutually beneficial relationships with adjacent governments, counties, and the School District.

PRIOR YEARS ACCOMPLISHMENTS

ITEM #	PLAN RECOMMENDATION	YEAR	ACCOMPLISHMENT	2008 PLAN PAGE
2.01	Support long-term growth	2007	Created Community Development Authority	18
2.02	Support long-term growth	2018	Focused on Improving Aging School Facilities (Referendum)	18
2.03	Support long-term growth	2008	North Monroe Street (STH 89) Reconstruction	18
2.04		2018	Madison Street (STH 19) Reconstruction	
2.05	Attract and Retain Businesses	2019	Riverwalk Senior Living (former Perry-Judd's printing plant site)	18
2.06	Attract and Retain Businesses	multiple	Pro-Active Business Recruitment: Re-opening Briess Malting, Regius Rubber; Custom Plastic; Hometown Pharmacy; Dollar General; Ab E Manufacturing	18
2.07	Attract and Retain Businesses		Clean Up of Brownfield Sites (333 Portland Rd)	
2.08	Design/install signage	2013	Wayfinding Signage; Custom Downtown Streetscape Planters	84
2.09	Install streetscaping improvements	2019	Custom Downtown Streetscape Planters	131
2.10	Promote downtown as a commercial center	2021	Facilitated Re-use of former restaurant property (122 South Monroe St)	41
2.11	Develop a Park & Recreation Department	2016	Created Parks & Recreation Department	18
2.12	Pursue assertive approach to economic development	2013	Purchase of Perry Judd's property, facilitate re-uses	42
2.13	Take care of its existing businesses	multiple	Façade Grant for downtown businesses	18
2.14	Support long-term growth	multiple	Residential Development - Treyburn Farms, Hedtcke properties, DeYoung Farms	18
2.15	Support long-term growth	multiple	Find Your Path Here - Program	18
2.16	Health Community	multiple	Private Lead Line Service Loan Program	18
			INCOMPLETE	

CURRENT DEPARTMENT PLANS

ITEM #	DEPARTMENT	EXISTING DEPARTMENT PLAN ITEM	PURPOSE	COMP PLAN REFERENCE	SOURCE
3.01	Electric Utility	Installation of Hwy O Electric Substation	Electric service redundancy meeting expectations of business owners	Pg. 105 Goal: promote efficient supply of utilities... that meeting expectations of City residents and business owners	Waterloo Utilities
3.02	Electric Utility	Electric Service Pole Replacements; Electric Meter Replacements and Funding Transportation Fund	Maintain electric system infrastructure	Pg. 105 Goal: promote efficient supply of utilities... that meeting expectations of City residents and business owners	Waterloo Utilities
3.03	Electric Utility	Funding Transportation Fund	Maintain Waterloo Utilities service fleet	Pg 106 Policy 1: "maximize the use of existing utilities and plan for order expansion of utilities	Waterloo Utilities
3.04	Electric, Water & Sewer Utility	Repair/reconstruct existing municipal utilities in coordination with multi-year Street & Utility Schedule	Maintain water, sewer and electric system	Pg 106 Policy 1: "maximize the use of existing utilities and plan for order expansion of utilities	Waterloo Utilities
3.05	Sewer Utility	Upgrade waste treatment plant to size for future and comply with state/fed wastewater standards	Upgrades sewer system and treatment plant	none	Waterloo Utilities
3.06	Sewer Utility	Replace remaining lead public water laterals in coordination with municipal property owner assistance programs	Eliminate 100% of public lead water laterals	Pg. 105 Goal: promote efficient supply of utilities... that meeting expectations of City residents and business owners	Waterloo Utilities
3.07	Clerk/Treas	Manage/operate municipal programs to aid private property owners in removal of private lead water lines	Eliminate 100% of private lead water lines	Pg. 105 Goal: promote efficient supply of utilities... that meeting expectations of City residents and business owners	Clerk/Treasurer
3.08	Water Utility	Well improvements	Well improvements as projected by engineer	Pg. 105 Goal: promote efficient supply of utilities... that meeting expectations of City residents and business owners	Waterloo Utilities
3.09	Parks and Recreation	Firemen's Park (a) Develop master plan and strategic improvement plan; (b) develop programs and events to bring the community together and engaged; and (c) Sand Volleyball Court development and camping area	Multiple		Parks & Rec Dept Comprehensive Outdoor Recreation Plan
3.10	Parks and Recreation	Waterloo Regional Trailhead – (a) Design and locate appropriate signage for the Trailhead and Park; (b) Fundraising for park improvements; and (c) Educational opportunities	Multiple		Parks & Rec Dept Comprehensive Outdoor Recreation Plan
3.11	Parks and Recreation	Morrison Field – (a) Morrison Way street and parking improvements; (b) Bleacher and spectator improvements; (c) Field improvements; (d) Restrooms; (e) North side pavilion, parking and play structure; (f) Pedestrian path through park	Multiple		Parks & Rec Dept Comprehensive Outdoor Recreation Plan
3.12	Parks and Recreation	Veteran's Memorial Park – (a) Improvements to Maunsha Business Center; (b) Connection to city parking lot; (c) Improvements to existing memorial and stage	Multiple		Parks & Rec Dept Comprehensive Outdoor Recreation Plan
3.13	Parks and Recreation	Youker Park -- (a) Mowing of interpretive path; (b)improve street parking; design and implement interpretive nodes; and (c) design & building bridge connecting to City Hall	Multiple		
3.14	Parks and Recreation	DeYoung Farms -- (a) Clearing of invasive plants; (b) connecting paths to internal mulch paths; (c) path grading and re-mulching improvements; and (d) design and implement interpretive nodes, (e) design & implement entrance signs	Multiple		
3.15	Library (KJML)	In a world of rapidly changing technology, KJML will provide access and training for devices, programs and tools to meet the various information needs of the community	Access to educational tools		Karl Junginger Memorial Library 2017-2020 Strategic Plan
3.16	Library (KJML)	The KJML will provide comfortable and inviting space for leisure, technology access and work	Access to educational tools		Karl Junginger Memorial Library 2017-2020 Strategic Plan

CURRENT DEPARTMENT PLANS

3.17	Library (KJML)	The library will set about doing the hard work of community coordination, acting as an ambassador not just for the library but for the larger Waterloo community.	Promote Social Health		Karl Junginger Memorial Library 2017-2020 Strategic Plan
3.18	Library (KJML)	KJML will seek intentional interaction through educational, language and cultural exchanges that will encourage Hispanic community members to more fully use the library and feel safe and truly part of the larger Waterloo community.	Promote Social Health		Karl Junginger Memorial Library 2017-2020 Strategic Plan
3.19	Library (KJML)	The library will provide diverse opportunities for learning, engagement and exploration for all community members.	Promote Social Health		Karl Junginger Memorial Library 2017-2020 Strategic Plan
		INCOMPLETE LISTING			

PRIORITIES CARRIED FORWARD FROM 2008

11:33 AM 2/15/2021

2008		2008 PLAN REFERENCE		
ITEM #	CHAPTER	2008 PLAN ITEM - CARRIED FORWARD	PURPOSE	2008 PLAN REFERENCE
4.01	2	Pursue a More Assertive Approach to Economic Development	Invest time and resources in a pro-active and assertive economic development programs	pg. 42 Recommendation 2
4.02	2	Work with Existing Local Businesses to Promote Economic Growth	Work with existing businesses to ensure their health and ability to grow	pg. 42 Recommendation 3
4.03	2	Encourage Entrepreneurial Efforts and Small Business Start-Ups	Foster new business creation	pg. 44 Recommendation 4
4.04	2	Recruit New Businesses the Fill Unmet Local Needs	See updated land use map for targeted geographical areas	pg. 45 Recommendation 5
4.05	3	Limit Residential Development within the City's Extraterritorial Jurisdiction	Maintain "hard-edge" between City and countryside	pg. 56 Recommendation 1
4.06	3	Manage Development in Long-Range Growth Areas (with updated Map 5)	Maintain "hard-edge" between City and countryside	pg. 56 Recommendation 2
4.07	4	Promote Green & Healthy Schools	Protect & enhance natural features and ecological systems in the City's planning area	pg. 69 Recommendation 1
4.08	4	Promote Local Natural Areas As "Living Classrooms"	Protect & enhance natural features and ecological systems in the City's planning area	pg. 69 Recommendation 2
4.09	4	Take a Leadership Role In Promoting City-wide Environmental Health	Link the preservation of natural resources with recreational and economic opportunities for residents and visitors	pg. 70 Recommendation 4
4.10	4	Promote a More Compact Development Pattern	Encourage in-fill development, mixed-use development to preserve open spaces and natural resources	pg. 72 Recommendation 7
4.11	4	Advance Stormwater Best Management Practices	Enhance & enforce erosion control and stormwater management standards.	pg. 72 Recommendation 8
4.12	5	Preserve Historically Significant Buildings	Promote restoration and rehab of historic buildings	pg. 81 Recommendation 1
4.13	5	Promote Businesses and Services that Cater to Different Groups	Promote a diverse population	pg. 82 Recommendation 2
4.14	5	Support & Sponsor City Events	Build a Waterloo specific sense of community	pg. 83 Recommendation 3
4.15	6	Promote land use that is in harmony with the natural landscape; maintains property values; preserves the communities predominantly residential character, encouraging well-planned and attractive development minimizing land use conflicts	Ensure adequate room to grow; desirable and varied residential opportunities. Promote compact new development that utilizes existing infrastructure and utilities wherever practicable.	pg. 32 Land Use Goal

DRAFT
Comprehensive Plan Update
PRIORITIES CARRIED FORWARD FROM 2008

11:33 AM 2/15/2021

2008			2008 PLAN REFERENCE	
ITEM #	CHAPTER	2008 PLAN ITEM - CARRIED FORWARD	PURPOSE	
4.16	7	Continue to make upgrades to Existing City Roadways	Maintain a five-year Improvement Program	pg. 131 Recommendation 2
4.17	7	Promote the Use of Railways for Local Use	Support rail spur extensions if demanded by potential users	pg. 131 Recommendation 3
4.18	7	Become a Bicycle Friendly Community	Design new neighborhoods to be bike-able and walkable	pg. 132 Recommendation 4
4.19	8	Implement A Plan For the Old Mill Pond Area	Finalize bike/ped connectivity from downtown to Firemen's Park via Youker Park	pg. 146 Recommendation 5
4.20	8	Continue to include the School District in Future Planning Decisions	Coordinate land use decisions.	pg. 146 Recommendation 6
4.21	8	Plan for a Board of Police & Fire Commissioners	Required when population reaches 4,000	pg. 147 Recommendation 8
4.22	8	Upgrade Public Utilities as Needed	Coordinate utility growth with overall municipal growth	pg. 147 Recommendation 9
4.23	9	Support the Provision of Affordable Housing	Promote the maintenance of older neighborhoods	pg. 154 Recommendation 1
4.24	10	Pursue Intergovernmental Discussions with the Town of Portland	Examine difference between the two jurisdiction's plans	pg. 169 Recommendation 1
4.25	10	More fully Exercise Extraterritorial Land Division Review Authority	Examine difference between the City's plan and a Township's plan	pg. 170 Recommendation 2
4.26	10	Remain Involved in Regional Initiatives	Maintain active and open dialogue with neighbors and the region	pg. 170 Recommendation 3
4.27	11	Rigorously Reference This Update and Follow Prescribed Implementation Steps	See Wis. Statutes for implementation requirements	pg. 173-178