

CHAPTER 9

Implementation

The completion of this comprehensive plan update should be celebrated as a significant milestone in providing guidance for the future development of the City of De Pere. However, the key to the success of a comprehensive plan is its implementation. There are several land use regulatory tools, as well as administrative mechanisms and techniques that can be utilized as implementation tools for the plan. While the Implementation Chapter does not include all of the recommendations of the comprehensive plan, it does summarize the various implementation tools and related action steps toward its implementation the City of De Pere has at its disposal. The following matrices identify the primary action steps for the City to take in order to implement this comprehensive plan with a high, medium, or low priority identified for each action step. It should be noted that even though an action step may be identified as “medium” or “low”, the fact it is identified as an action step at all indicates it is still a very important component in implementing this comprehensive plan, however, there may not be a pressing need to address the issue immediately.

As noted previously, adoption of a comprehensive plan is a significant milestone. However, Wisconsin Statute 66.1001 requires that ordinances used to implement the plan, including zoning, land division, official map, and shoreland zoning are consistent with the direction in the comprehensive plan. Therefore, following adoption these ordinances should be reviewed and updated as necessary to ensure consistency between the plan and the ordinances to implement it.

Sustainability Initiatives

Priority	Action Step	Responsible Party/Dept.	Other Partners/ Resources	Timeframe
High	Modify the zoning ordinance’s residential zoning and commercial districts to reflect sustainability concepts in the comprehensive plan, including small-scale alternative energy production, increased development densities near transit stops, and LEED for neighborhood development.	City Planning Director, Plan Commission, Zoning Administrator	City Council, Board of Appeals, SEEDS, Wisconsin Focus on Energy	2010-2011
Medium	Support efforts to preserve De Pere’s historic homes and businesses through the City’s historic preservation	De Pere Historic Preservation Commission,	De Pere Historical Society	2010

	ordinance.	City Council		
Medium	Implement a pilot alternative stormwater retention/detention technique, such as a rain garden in a street terrace.	City Engineer, Department of Public Works	NEWSC, WDNR	2011
Medium	Develop a map of De Pere's green infrastructure to focus implementation projects	SEEDS, Department of Public Works	City Planning Director, De Pere Citizens	2010
Low	Encourage small-scale urban garden production.	SEEDS	UW-Extension	2010
Low	Continue sister-city relationship with Åmål, Sweden	City Council, De Pere Sister Cities Committee	De Pere Citizens	Ongoing

Downtown Redevelopment

As discussed throughout the comprehensive plan, one of the top priorities for De Pere is to continue to improve the “heart and soul” of the City in both the east and west side downtowns. The downtown master plan, as developed by RDg provides a valuable tool in helping to visualize potential improvements and redevelopment opportunities, such as the east side vacant lot at the former bridge approach and streetscape design improvements. The key to continued vitality to any downtown, and in particular De Pere's is to ensure pedestrians feel comfortable strolling through downtown at a leisurely pace, while enjoying the natural setting of the Fox River, architecture of the historic buildings, and unique businesses.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
High	Implement the downtown master plan's pedestrian-friendly themes including enhanced streetscaping, lighting, bump outs, and colored crosswalks.	City Department of Public Works, City Engineer, City Planning Director	WisDOT and Brown County Planning	2010
High	Partner with the De Pere Area Chamber of Commerce to promote downtown activities.	De Pere Area Chamber of Commerce, City Council	Media Outlets	Ongoing
Medium	Continue to enforce building codes throughout the downtown to ensure older buildings are visually appealing and safe.	Building Inspector, Building Owners	Fire Department	Ongoing

Zoning Ordinance

Zoning is the most common regulatory device used by municipalities to implement plan recommendations. The major components of zoning include a written zoning ordinance and a zoning district map. The zoning ordinance includes specific language for the administration of the regulations. Included in the text are definitions, district use requirements, administrative procedures, sign and parking regulations, and other elements. The companion zoning district map defines the legal boundaries of each specified zoning district of the zoning ordinance.

It is important to note that the Future Land Use Map (Figure 2-6) does not take the place of the City's official zoning map. Instead, the Future Land Use Map is to be utilized as a reference when reviewing proposed rezoning applications to ensure consistency between rezoning actions and the comprehensive plan. In addition to the Future Land Use Map, the Planning Commission and City Council should utilize the plan's goals, objectives, and recommendations to formulate a sound basis for zoning decisions. Identifying the rationale for the decision based on the comprehensive plan provides for much more defensible position, should the decision be challenged. The City of De Pere Zoning Ordinance is found in Chapter 14 of the De Pere Municipal Code.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
High	When the City considers future rezoning, conditional use, or variance requests, it is important that the various comprehensive plan goals, objectives, and recommendations are considered and used as a guide in the rezoning determination process. Whenever a decision is reached either approving or disapproving rezoning requests, the specific goals, objectives, policies, or other comprehensive plan concepts that the decisions are based upon should be noted as part of the record.	City Planning Director, Plan Commission and City Council	Zoning Administrator, Board of Appeals	Ongoing
Medium	Develop a new traditional neighborhood development zoning district.	City Planning Director, Plan Commission and City Council	Brown County Planning	2010-2011
Medium	Review the zoning ordinance for consistency with the comprehensive plan.	City Planning Director, Zoning Administrator	Plan Commission	2011

Land Division Ordinance

Land division regulations govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the land divisions appropriately relate to the geography of the site and existing and future public facilities. New land divisions must also be consistent with the community vision as outlined by the comprehensive plan. The City of De Pere Land Division Ordinance is found in Chapter 46 – Platting and Division of Land of the City of De Pere Municipal Code.

Priority	Action Step	Responsible Party/Dept.	Other Partners/ Resources	Timeframe
High	The City should review the comprehensive plan components and recommendations and use them as a guide in the review process when considering land divisions. Whenever a decision is reached either approving or disapproving land division requests, the specific goals, objectives, policies, or other comprehensive plan concepts that the decisions are based upon should be noted as part of the record.	Plan Commission and City Council	City Planning Director	2010
Medium	Review the land division ordinance to ensure that new development is consistent with the comprehensive plan. The subdivision ordinance should be revised to also contain design standards for traditional neighborhood developments, narrower street widths and connectivity standards, and other components of the comprehensive plan.	City Planning Director, Department of Public Works	Plan Commission, City Engineer	2011

Official Map

An Official Map is a regulatory tool utilized by a community to project and record future municipal improvements. It is commonly used to identify existing streets and planned improvements, but an Official Map can also be utilized to identify planned school sites, recreation areas, and municipal facilities. Once an area is identified on an Official Map, no building permit for a use other than the proposed use on the Official Map may be issued for that site unless the map is amended. The City of De Pere Official Map is authorized in Section 22-2 of the City of De Pere Municipal Code.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Low	Future amendments to the Official Map should be reviewed to determine if they are consistent with the recommendations of the comprehensive plan.	City Planning Director, Plan Commission, City Council	City Engineer	Ongoing

Capital Improvements Program

Another important device for comprehensive plan implementation is the development of a Capital Improvements Program (CIP). The program is designed to annually schedule public works projects within a specified period of time, which usually encompasses a period of five to ten years. A CIP that is consistent with the comprehensive plan will provide a monitoring tool to ensure that public works projects are located and scheduled with thorough consideration of each of the plan's chapter recommendations.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Medium	Based on the comprehensive plan's recommendations, the City should update and review the priorities and schedules for public works projects, such as road construction and maintenance, bicycle and pedestrian facilities, park development and acquisition, sewage system upgrades, and water supply improvements.	Public Works Department, City Engineer	City Administrator	2011

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Medium	Annual updates to the Capital Improvements Program should occur, and these updates should be in compliance with the recommendations of the comprehensive plan.	Public Works Department, City Engineer, City Administrator	City Council	Ongoing

Building and Housing Codes

A building code is a set of regulations that describes standards for the construction of new buildings or the remodeling of existing buildings and is located in Chapter 54 of the City of De Pere Municipal Code. A housing code defines standards for how a dwelling unit is to be used and maintained after it is built and is located in Chapter 94 of the City of De Pere Municipal Code. Both the building code and housing code are critically important tools to ensuring the residential housing stock of the City of De Pere continues to be attractive and safe for its residents.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Low	Perform a study to assess the current condition of the City's housing stock and determine the need and potential locations for housing rehabilitation projects.	Building Inspector	City Council	2012

Priority	Action Step	Responsible Party/Dept.	Other Partners/ Resources	Timeframe
Low	Continue to enforce the City's housing maintenance code to address situations where property values are being harmed through the willful neglect of nearby properties and investigate the development of a funding mechanism to help finance the repairs of neglected properties and encourage residents to perform the repairs.	Building Inspector	City Council	Ongoing
Low	Review the comprehensive plan to identify opportunities to use the enforcement of the building code as a mechanism to implement the goals and objectives of the comprehensive plan.	Building Inspector	Wisconsin Department of Commerce	2011
Low	Contact Green Bay-based Options for Independent Living to obtain information regarding visitability improvements to new homes and provide the information to builders and developers.	Building Inspector	City Administrator	2010

Outdoor Recreation Facilities

The comprehensive plan and City of De Pere Outdoor Recreation Plan identify new park sites and trail locations within the City of De Pere. These documents should be utilized as key resources when evaluating potential land purchases or park infrastructure development. In order to maintain eligibility for Wisconsin Department of Natural

Resources (WDNR) Stewardship funds to help fund park purchase or development, the outdoor recreation plan must be updated at least once every five years.

Priority	Action Step	Responsible Party/Dept.	Other Partners/ Resources	Timeframe
Medium	Utilize the De Pere Bicycle and Pedestrian Plan and implementation matrix on page 288 to site new facilities and develop programs	City Engineer, City Planning Director	School Districts, Brown County Health Department	2011
Medium	Update the City's comprehensive outdoor recreation plan a minimum of every five years to maintain eligibility for WDNR grant funds.	City Parks, Recreation, and Forestry Director, City Planning Director	WDNR, De Pere Board of Park Commissioners	2012
Low	Utilize the Future Land Use Plan map in concert with the Outdoor Recreation Plan to site future neighborhood parks throughout the City.	City Parks, Recreation, and Forestry Director, De Pere Board of Park Commissioners	Mayor, City Council	2010
Low	Work with the Village of Ashwaubenon to create a west side of the Fox River trail connection from Ashwaubomay Park to the Claude Allouez Bridge	City Parks, Recreation, and Forestry Director, De Pere Board of Park Commissioners	Mayor, City Council, Brown County Planning Commission	2012
Low	Investigate the feasibility of a park impact fee to fund new park acquisitions.	City Parks, Recreation, and Forestry Director, De Pere Board of Park Commissioners	City Administrator, City Clerk-Treasurer	2012

Erosion and Stormwater Control Ordinances

The City of De Pere has an adopted erosion and stormwater control ordinance to control the impact of development on runoff, groundwater recharge, and overall water quality in conformance with the City's municipal separate storm sewer system (MS4) permit. Regulations dealing with stormwater and erosion control are found in Chapters 27-29 and 42 of the City of De Pere Municipal Code.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Medium	Keep abreast of proposed changes to state and federal laws pertaining to stormwater management	City Engineer	Public Works	2010
Medium	Continue City of De Pere membership in NEWSC to meet the public educational component of the City's MS4 permit.	City Engineer	Public Works	Ongoing

Intergovernmental Cooperation

Intergovernmental cooperation is a hallmark of the comprehensive planning law. The planning process developed the base contacts for communication among the many different governmental agencies and bodies that have an interest in the future of De Pere. It is necessary for the City to continue to maintain those contacts and keep everyone apprised of information pertinent to each stakeholder.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
High	Inform WisDOT of the recommendations in the Downtown Design Master Plan for STH 32 and 57.	City Engineer	City Planning Director, Brown County Planning	2010
High	Continue to meet with surrounding communities to discuss issues or opportunities of common concern	Mayor, City Administrator	City Planning Director, City Council	2010

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Low	Meet annually with the De Pere and West De Pere School District superintendents to discuss future school needs and possible cooperative ventures in terms of combination school/park sites and programming opportunities.	City Administrator	City Parks, Recreation, and Forestry Director	Ongoing
Low	Participate in the Brown County Municipal Leaders committee through the Green Bay Area Chamber of Commerce to discuss any potential concerns or opportunities.	City Administrator	De Pere Area Chamber of Commerce	Ongoing
Low	Notify WisDOT of any large development activity along STH 32, STH 57 or USH 41.	City Planning Director	WisDOT	Ongoing
Low	Stay informed of current events at the county, region, and state levels that may impact the City.	City Administrator, Mayor, City Council	City Council, Brown County Planning, Bay-Lake RPC	Ongoing

Shoreland-Wetland and Floodplain Zoning

The City of De Pere maintains these ordinances in Chapters 15 and 16 of the De Pere Municipal Code. As an incorporated community, it is the City's responsibility to enforce shoreland-wetland standards in the parts of the City annexed since 1982. There are potentially significant changes on the horizon with regard to shoreland-wetlands zoning. Additionally, new floodplain maps were adopted in August of 2009 which were significantly different from earlier versions. As new development occurs and areas are annexed to the City, it is important that the regulations associated with floodplains, shorelands, and wetlands are known and enforced.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Medium	Keep informed of upcoming potential changes to the state shoreland regulations.	City Engineer, Zoning Administrator	Brown County Zoning, WDNR	2010
Medium	Review the FEMA maps for areas newly annexed into the City.	City Engineer, Zoning Administrator	Brown County Zoning	Ongoing

Comprehensive Plan

With adoption of this comprehensive plan update, the City will continue to meet the requirements of Section 66.1001 Wis. Stats. which requires all communities that have a zoning, land division, official map, or shoreland zoning regulations to have a comprehensive plan in place by January 1, 2010. The comprehensive plan is to be used as a reference when contemplating difficult decisions, as well as a vision of what De Pere can be. In order for the plan to continue to be useful, the plan should be amended and updated at a minimum in accordance with the following matrix.

Priority	Action Step	Responsible Party/Dept.	Other Partners/Resources	Timeframe
Medium	Set aside one planning commission meeting per year to review the comprehensive plan.	Plan Commission	City Planning Director	2011
Low	Apply for grant funding to WDOA and rewrite the comprehensive plan at least once every ten years.	City Planning Director, Plan Commission	City Council, Brown County Planning Commission, WDOA	2017

Potential Funding Sources

Some of the recommendations in the plan may be implemented with the help of various sources of funds besides local property taxes. There are a number of grant programs administered by local, state, and federal agencies, including the Brown County Planning Commission, Wisconsin Department of Administration, Wisconsin Department of Commerce, Wisconsin Department of Natural Resources, and Wisconsin Department of Transportation. At the federal level, the Environmental Protection Agency, Department of Agriculture-Rural Development, and the (U.S.) Department of Commerce-Economic Development Agency all provide sources of funding.

Typically, the grant programs require a local match. However, the local match may include a combination of local tax dollars, in-kind services, and/or private donations. Each grant program has its own set of guidelines regarding eligible projects, as well as financing mechanisms, and should be reviewed before applying.

In addition to the following sampling of programs, the State of Wisconsin Department of Administration maintains the Wisconsin Catalog of Community Assistance (WCCA), which provides a comprehensive list of state aid programs. The WCCA can be found at <http://www.doa.state.wi.us/dhir/documents/wcca.pdf>. Identified on the following pages are a number of programs that may be particularly applicable to the City of De Pere. However, this is just a sample, and a comprehensive list can be found with the link to the Wisconsin Catalog of Community Assistance.

Brown County Planning Commission

The Brown County Planning Commission administers the Brown County Economic Development Revolving Loan Fund Program for businesses seeking reduced interest loans for a business start up or expansion that will result in job creation or retention opportunities in Brown County. Additional information regarding the revolving loan fund may be found at the Brown County Planning Commission website under the “economic development” link.

Wisconsin Department of Administration (WDOA)

The Wisconsin Department of Administration houses the Wisconsin Coastal Management Program (WCMP) which provides competitive grant opportunities for communities located within a county having shoreline along either Lake Michigan or Lake Superior. By virtue of Brown County being located on the Bay of Green Bay, De Pere is eligible to apply for funds through WCMP for planning or implementation projects that promote public access, education, or tourism within the Great Lakes. Applications are typically due in October on an annual basis.

Furthermore, the City of De Pere will again be eligible for a comprehensive planning grant from WDOA beginning in 2017. WDOA provides grants to communities to prepare comprehensive plans ten years from adoption of a previously grant-funded comprehensive plan.

Detailed information regarding other programs offered through the Wisconsin Department of Administration can be found at www.doa.state.wi.us or the Bay-Lake Regional Planning Commission at www.baylakerpc.org.

Wisconsin Department of Commerce

The Wisconsin Department of Commerce (Commerce) has a broad range of financial assistance programs to help communities undertake economic development. Commerce maintains a network of area development managers to offer customized services to each region of Wisconsin (Brown County is located in Region 3).

Commerce-administered programs include:

- **Brownfields Initiative** - Provides grants to individuals, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs.
- **Community-Based Economic Development Program (CBED)** - Designed to promote local business development in economically distressed areas. The program awards grants to community-based organizations for development and business assistance projects and to municipalities for economic development planning. The program helps the community or community-based organizations plan, build, and create business and technology-based incubators, and it can also capitalize an incubator tenant revolving loan program.
- **CDBG-Blight Elimination and Brownfield Redevelopment Program** - Can help small communities obtain money for environmental assessments and remediate brownfields.
- **CDBG-Emergency Grant Program** - Can help small communities repair or replace infrastructure that has suffered damages as a result of catastrophic events.
- **CDBG-Public Facilities (CDBG-PF)** - Helps eligible local governments upgrade community facilities, infrastructure, and utilities for the benefit of low-moderate income residents.
- **CDBG-Public Facilities for Economic Development (CDBG-PFED)** - Offers grants to communities to provide infrastructure for a particular economic development project.
- **CDBG-Economic Development (CDBG-ED)** - Provides grants to communities to loan to businesses for startup, retention, and expansion projects based on the number of jobs created or retained.
- **Community Development Zone Program** - A tax benefit initiative designed to encourage private investment and job creation in economically distressed areas. The program offers tax credits for creating new fulltime jobs, hiring disadvantaged workers, and undertaking environmental remediation. Tax credits can be taken only on income generated by business activity in the zone.

Additional information regarding the brownfields or CDBG programs can be found at <http://www.commerce.state.wi.us>. The Wisconsin Department of Commerce Area Development Manager (Region 3 in Brown County) or Bay-Lake Regional Planning Commission can also answer questions about these programs.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources offers a number of grant programs that can be used to provide additional recreational opportunities to residents of the City of De Pere. The City should contact the Northeast Region Office of the WDNR to determine eligibility and availability if De Pere decides to pursue any of the following grant programs:

Stewardship – Aid for the Acquisition and Development of Local Parks (ADLP)

The ADLP program funds are available to acquire land, rights in land, and develop public outdoor recreation areas for nature-based outdoor recreation purposes. Funds are allocated on a DNR regional basis so applicants compete only against other applicants located in their region.

Stewardship – Urban Rivers

Funds are available to acquire land, rights in land, or develop shoreline enhancements on or adjacent to rivers that flow through urban or urbanizing areas in order to preserve or restore urban rivers or riverfronts for the purposes of economic revitalization and nature-based outdoor recreation activities. Funds are allocated statewide so applicants compete against other applicants statewide in the project selection process.

Stewardship – Urban Greenspace

Funds are available to acquire lands to provide natural space within or near urban areas, protect scenic or ecological features, and provide land for nature-based outdoor recreation, including noncommercial gardening. Funds are allocated statewide so applicants compete against other applicants statewide in the project selection process.

Acquisition of Development Rights

Funds are available to acquire development rights (easements) in areas where restrictions on residential, industrial, or commercial development would enhance nature-based outdoor recreation.

Land and Water Conservation Fund (LAWCON)

LAWCON is a federal program administered through the WDNR. However, projects funded under LAWCON are not restricted to nature-based outdoor recreation projects as the Stewardship program funds are. Eligible projects include:

- Land acquisition.
- Development of recreational facilities.
- See eligibility list on WDNR website for ADLP program eligible projects.

Recreational Trails Act (RTA)

Recreational Trails Act (RTA) is a federal program administered through the WDNR. RTA funds may only be used on trails that have been identified in or which further a specific goal of a local, county, or state trail plan included or referenced in a statewide comprehensive outdoor recreation plan required by the federal LAWCON program. Eligible projects in order of priority are maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, construction of new trails (with certain restrictions on federal lands), and acquisition of easements or property for trails.

Additional information regarding community assistance programs can be found at the following WDNR Bureau of Community Financial Assistance (CFA) website: <http://www.dnr.state.wi.us/org/caer/cfa/bureau/programs.html>.

Wisconsin Department of Transportation

In addition to the Local Road Aids Program, which the City already participates in, the Wisconsin Department of Transportation has additional programs to help fund transportation activities in De Pere.

- **Local Roads Improvement Program (LRIP)** – Assists local governments in improving seriously deteriorating county highways, town roads, and city streets. As a reimbursement program, LRIP pays up to 50 percent of total eligible costs, with local governments providing the balance.
- **Surface Transportation Program-Urban (STP-U)** – Allocates federal funds to complete a variety of improvements to urban highways eligible for federal aid (primarily county highways classified higher than urban minor collectors).
- **Flood Damage Aids** – Assist local governments with improving or replacing roads and roadway structures that have sustained major damage from flooding. The program helps defray the costs of repairing major flood damage to any public highway, street, alley, or bridge not located on the State Trunk Highway System.
- **Wisconsin Information System for Local Roads (WISLR)** – Ongoing effort that provides WisDOT and local governments convenient and secure access to comprehensive geographic information system data on Wisconsin's road network. Local units of government and counties are required to submit pavement ratings to WisDOT on a biennial basis.

Additional information regarding grant programs and other resources administered by the Wisconsin Department of Transportation can be found at the Programs for Local Governments web page: <http://www.dot.state.wi.us/localgov/index.htm>.

Comprehensive Plan Review and Update

Planning is not static. It is a continuous, ongoing process that is subject to change. It is also at the mercy of many forces over which a municipality has very little or no control (economic conditions, weather, birth rates, mortgage rates, etc.). Therefore, if the City of De Pere comprehensive plan is to remain a useful document, the plan should be reviewed on an annual basis to ensure that it reflects the conditions present at the time and any changes and developments that may have occurred over the last year.

Action Steps:

1. The public will be notified and provided an opportunity to comment on proposed amendments to the comprehensive plan. The City should consider neighborhood opinion, while keeping in mind the goals of the City as a whole in evaluating how a proposed amendment would meet the goals and objectives of the comprehensive

- plan. Options for soliciting public opinion could include direct mail survey forms, neighborhood meetings, and open house meetings.
2. Criteria should be adhered to when considering amendments to the comprehensive plan. Amendments should be approved only if they are determined to be in the public's best interest, and this determination should be based on a review of all applicable principles from the following:
 - a. How the proposal is more consistent with applicable policies of the comprehensive plan than the existing designation.
 - b. How the proposal is more consistent with each of the following objectives than the existing designation. Consistency is not required where the objective is clearly not applicable to the type of proposal involved.
 - Encourage the development of distinct neighborhoods served by commercial nodes and discourage urban sprawl and strip commercial development.
 - Promote sustainable development practices or lifestyles.
 - Provide uses that are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational, or other opportunities.
 - Provide development that is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping.
 - Conserve or enhance significant natural and historical features that help maintain the City's unique character.
 - Provide adequate transportation, water, sewer, and other public services.
 - Provide significant economic development opportunities and broadening of the City's economy.
 - Provide for the formation and enhancement of neighborhoods.
 - Amendments should demonstrate that a substantial change in circumstances has occurred since the original designation.
 - c. Scope of Review. The review and evaluation of proposed comprehensive plan changes should consider both the likely and possible future use of the site and associated impacts.
 - d. Cumulative Impacts. The review of individual comprehensive plan amendments should consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.
 3. The City of De Pere Planning Director in concert with the De Pere Plan Commission should prepare a brief annual report. This report should summarize how the comprehensive plan was used to direct major spending, regulatory, and construction decisions, how development has or has not coincided with the recommendations of the plan, and how community circumstances have changed which have necessitated recommendations for appropriate comprehensive plan amendments by the City Council.

4. The City should consult annually with other governmental agencies and neighboring communities to obtain their input regarding how their community activities relate to the recommendations of the comprehensive plan.
5. The City should complete a formal review and update of the entire comprehensive plan at least once every five years. Updated information should include, at minimum, new statistical information, existing land use, population projections, five-year service increments, and a Future Land Use Map. Based on this review, revisions should be made to sections of the plan determined to be out of date and sections that are not serving their intended purpose.
6. At a minimum of once every ten years, the plan should be comprehensively rewritten using the formal process prescribed by the State Comprehensive Planning Law, including the maximum amount of public input, notification of neighboring/overlapping jurisdictions, 30-day review period, public hearing, and ordinance adoption.