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# How to Use the City of Lake Mills Comprehensive Plan

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The *City of Lake Mills Comprehensive Plan* is a decision making guide for future community growth, change, and preservation over the next 20 years. Given the many important things that must be done well to grow a successful city, the *Lake Mills Comprehensive Plan* is fairly long and complicated. This “how-to” guide is an attempt to break down the *Plan* to make it easier to gather useful information.

## **Who might find the plan useful?**

City officials and staff will use the *Comprehensive Plan* a blueprint for future city growth, government activities, and budgets. Others that should find the *Plan* useful include:

- Members of the public interested in understanding the long-term vision and priorities of their local government.
- Individuals and groups with a particular interest, and a desire to learn how that interest fits in with a big-picture vision of the City or how they can “make a difference.”
- Property owners wanting to understand what they or their neighbors can do with their land in the future.
- Developers interested in exploring types and locations for future growth or redevelopment that the City supports.
- Nearby and overlapping units of government—like the School District—interested in understanding how City growth plans might affect their own.

## **How is this Plan most commonly used?**

Most frequently, people will use the *Comprehensive Plan* to learn how they might be able to use a particular piece of land that is different from how it is being used today, usually by following these steps:

1. **Checking the Future Land Use Maps:** Map 6, in the Land Use chapter, present the City’s desired pattern of future land uses, including areas for future neighborhood growth, industrial and commercial development, and mixed use redevelopment. Each property has a unique future land use category assigned to it: Planned Neighborhood, Planned Commercial, or another. This represents the City’s desired future land use for that property.
2. **Reviewing the Future Land Use Category**  
**Description:** The Land Use chapter of the *Comprehensive Plan* includes a detailed description of each future land use category shown on the Future Land Use maps. For each

## **WHAT DO THE 9 COMPREHENSIVE PLAN CHAPTERS INCLUDE?**

*Chapter One: Issues and Opportunities* — Trends and the vision of City over the next 20 years.

*Chapter Two: Agricultural, Natural, and Cultural Resources*

*Agricultural Resources* — The link between area farms and the City’s character and economic future.

*Natural Resources* — Opportunities and constraints posed by environmental areas, and methods of sustaining them.

*Cultural Resources* — Directions in historic preservation and the community’s cultural offerings.

*Chapter Three: Land Use*—Where and how land development and redevelopment is projected to occur over the next 20 years.

*Chapter Four: Transportation*— Improving existing roads and trails and ensuring that new roads and trails will be serve new growth efficiently.

*Chapter Five: Utilities and Community Facilities*—Planning for municipal services, buildings, and parks

*Chapter Six: Housing and Neighborhood Development* — Ideas to meet a range of housing needs and the principles of traditional neighborhood design.

*Chapter Seven: Economic Development* — Focus on the City’s downtown and other potential new business and employment opportunities.

*Chapter Eight: - Intergovernmental Cooperation*—How the City intends to work with its neighbors, the School District, and others to carry out the *Plan*.

*Chapter Nine: Implementation*—Key recommendations of the *Plan* and the steps needed to carry them out.

category, this chapter also lists the current zoning district(s) most appropriate to implement that category and related policies. These policies address matters such as building design, site layout, and intensity the City is looking for when lands mapped in that category develop.

3. **Digging Deeper into Recommendations Related to the Property:** Often, a policy associated with a future land use category will refer the reader to a different chapter of the *Comprehensive Plan*. For example, design standards for new development in Planned Neighborhood category are presented in Chapter Six: Housing and Neighborhood Development, while Map 7 in Chapter Four shows whether there are future roads or trails planned in the vicinity, and shows the general location of new parks. If interested in development, property owners should consult this *Plan*, review the City's zoning and subdivision ordinances, and consult with City staff prior submitting a development proposal to the City.

### **Where can I find the topics that interest me?**

Some users of the *Plan* will want to find information or recommendations on a particular topic related to the City's future, without reading the whole *Plan*. A couple of tips: first, the Summary and Table of Contents pages near the start of the *Plan* may help zero in on specific information. The Implementation chapter identifies the City's highest priority implementation steps. The list of terms and topics below may also help.

### **Comprehensive Plan Terms and Topics, and Where to Find Them**

Affordable housing, <i>Ch. 6</i>	Forecasts/projections, <i>Chs. 1, 3, &amp; 7</i>	Planned neighborhoods, <i>Chs. 3 and 6, Insert 1, Map 6</i>
Aztalan, Town of, <i>Ch. 2, 3, and 8 Maps 1, 3, 4, 5, 6, 7 &amp; 8</i>	Health care, <i>Chs. 3 &amp; 5</i>	Public buildings, <i>Chs. 3 and 6, Maps 5, 6, and 7</i>
Bicycling/walking trails, <i>Chs. 2, 4, 8, &amp; 9, Maps 4, 5, 6, 7 &amp; 8</i>	Highways, <i>Ch 4, Map 7</i>	Redevelopment, <i>Chs 2, 3, 6, 7, and 9, Figure 4, Maps 5 &amp; 6</i>
Bio-based industry, <i>Chs. 2 &amp; 7</i>	Historic preservation, <i>Chs. 2, 3, 6 Figures 3 &amp; 4</i>	Retail/shopping, <i>Chs. 3 &amp; 7, Figures 4, 10, 11, &amp; 12, Maps 5 and 6</i>
Business parks, <i>Chs. 3 &amp; 7, Maps 5 and 6</i>	Housing Mix, <i>Chs, 3, 6, 9 Insert 1, Map 6</i>	Rock Lake, <i>Chs. 2, 3, 5, 7, and 8, Fig 15, Maps 4, 5, 6, and 8</i>
Capital improvement program, <i>Ch. 4, 5, 9</i>	Housing, multiple-family; <i>Chs. 3 and 6, Figure 8, Maps 5 and 6.</i>	Rural housing, <i>Chs. 2 and 3, Maps 5 &amp; 6,</i>
Commercial Development, <i>Chs. 3 and 7, Figures 4, 10, 11, and 12 Maps 5 and 6.</i>	Housing, single family, <i>Chs. 3 &amp; 6, Figure 7 Maps 5, &amp; 6</i>	Schools/education, <i>Chs. 1, 3, 5, and 8,</i>
Community events, <i>Chs. 2 &amp; 7</i>	Impact fees, <i>Chs. 4, 5, 9</i>	Sanitary Sewer, <i>Chs. 2, 3, 5, 8, and 9, Maps 5, 6, 7 and 8</i>
Conservation Design <i>Chs 2, 3, 6.</i>	Industrial development, <i>Chs. 3 &amp; 7, Figure 14, Maps 5 &amp; 6</i>	Smart Growth areas, <i>Ch. 3, Map 6</i>
Demographics, <i>Chs. 1, 7</i>	Intergovernmental Agreement, <i>Chapter 8, Map 8</i>	Subdivision ordinance, <i>Chs. 2, 3, 4, 6, 7, 8, and 9</i>
Density/lots sizes, <i>Chs. 2, 3, 6</i>	Jefferson County, <i>Chp. 1, 2, 7 and 8, Figure 15, Map 8</i>	Tourism, <i>Chs. 1, 2, and 7</i>
Development trends, <i>Ch. 3</i>	Labor/job trends, <i>Chs. 1 and 7</i>	Traditional neighborhood design/development, <i>Chs. 6 &amp; 10</i>
Downtown, <i>Chs. 2, 3, 7, Figs 3 &amp; 4 and 13, Maps 5 and 6</i>	Lake Mills, Town of, <i>Ch. 2, 3, and 8 Maps 1, 3, 4, 5, 6, 7 &amp; 8</i>	Urban service area, <i>Chs. 3 &amp; 12, Maps 1, 7, &amp; 8</i>
Energy efficiency, <i>Chs. 2, 6, 7, 9</i>	Milford, Town of, <i>Ch. 2, 3, and 8 Maps 1, 3, 4, 5, 6, 7 &amp; 8</i>	Vision statement, <i>Ch. 1</i>
Environmental corridors, <i>Chs. 1, 3, 5, 6, &amp; 9, Figure 1 and 15, Maps 1, 5, and 6</i>	Mixed use development, <i>Chs. 2, 3, 6, 7, Figures 4 and 13 Map 6</i>	Water management/quality, <i>Chs. 2 &amp; 5</i>
Extraterritorial jurisdiction, <i>Chs. 1, 5 6 &amp; 8, Maps 1, 5, 6 &amp; 8</i>	Official Map, <i>Ch. 4, 5, 9</i>	Water (municipal), <i>Ch. 5</i>
Farmer's market, <i>Chs. 2 &amp; 7</i>	Parks, <i>Chs 2, 3, 5, &amp; 9, Figure 15 Maps 5, 6, 7</i>	Zoning ordinance, <i>Chs. 2, 3, 5, 6, 7, 8 and 9</i>
Farming, <i>Chs. 2, 3 &amp; 7, Maps 3, 5, and 6</i>		