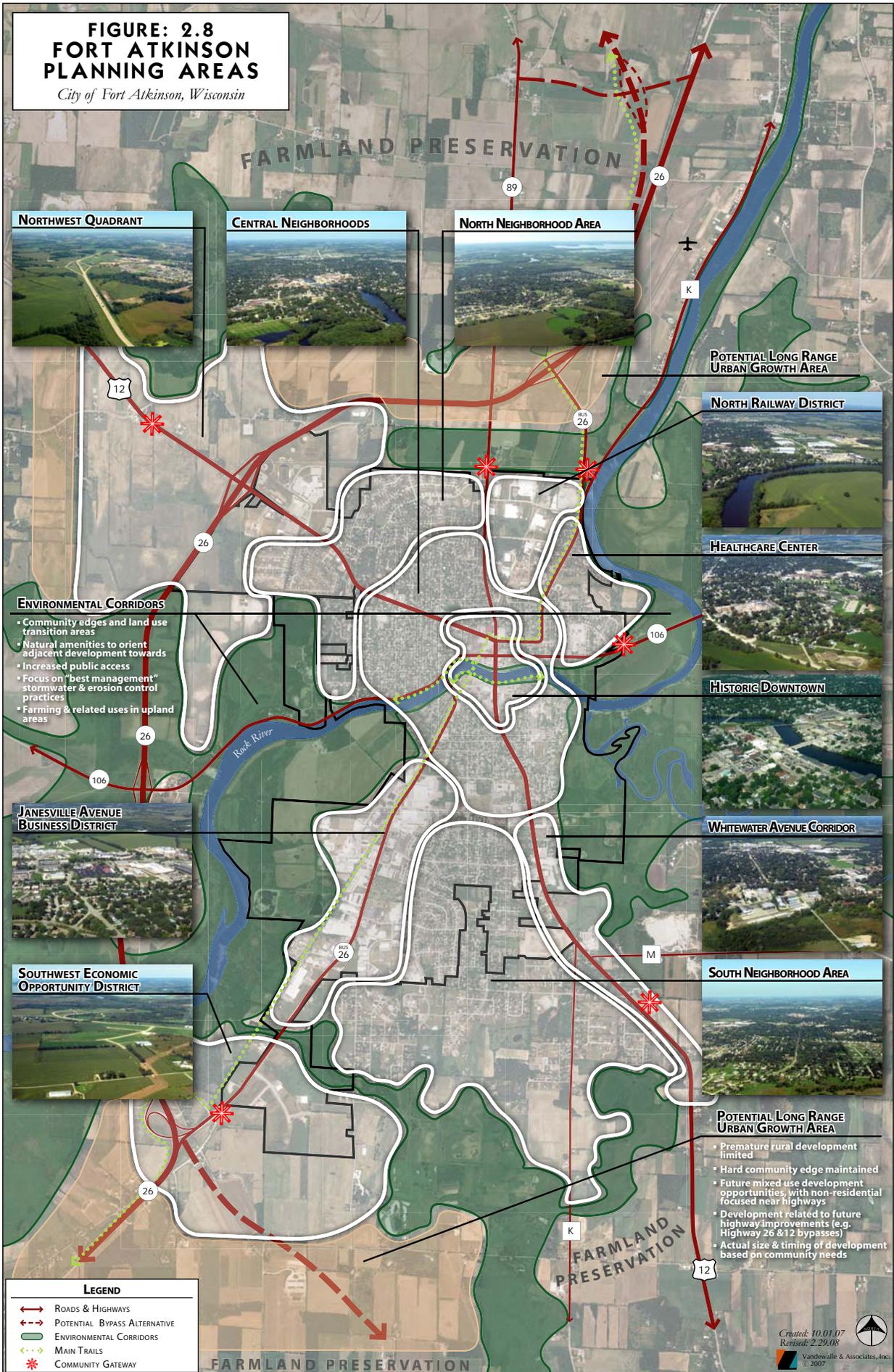


FIGURE: 2.8 FORT ATKINSON PLANNING AREAS

City of Fort Atkinson, Wisconsin



NORTHWEST QUADRANT



CENTRAL NEIGHBORHOODS



NORTH NEIGHBORHOOD AREA



POTENTIAL LONG RANGE URBAN GROWTH AREA

NORTH RAILWAY DISTRICT



HEALTHCARE CENTER



HISTORIC DOWNTOWN



WHITWATER AVENUE CORRIDOR



SOUTH NEIGHBORHOOD AREA



POTENTIAL LONG RANGE URBAN GROWTH AREA

- Premature rural development limited
- Hard community edge maintained
- Future mixed use development opportunities, with non-residential focused near highways
- Development related to future highway improvements (e.g. Highway 26 & 12 bypasses)
- Actual size & timing of development based on community needs

ENVIRONMENTAL CORRIDORS

- Community edges and land use transition areas
- Natural amenities to orient adjacent development towards
- Increased public access
- Focus on "best management" stormwater & erosion control practices
- Farming & related uses in upland areas

JANESVILLE AVENUE BUSINESS DISTRICT



SOUTHWEST ECONOMIC OPPORTUNITY DISTRICT



LEGEND

- ROADS & HIGHWAYS
- ↔ POTENTIAL BYPASS ALTERNATIVE
- ENVIRONMENTAL CORRIDORS
- ⋯ MAIN TRAILS
- ✳ COMMUNITY GATEWAY