



**City of Fort Atkinson
Comprehensive Plan**

Map 3:

Growth Factors

- Municipal Boundaries
- Town Boundaries
- Urban Service Area
- Major Roads
- Local Roads
- Railroads
- Interchanges

- Future Highway 12 Bypass Options
- Proposed Hwy 26 Alignment for Jefferson Bypass
- Watershed Boundaries
- Surface Water
- General Direction of Water Flow

- Town Housing Development
- Farm Preserve & Environmental Corridor**
- Soil Suitability for Dwellings With Basements***
- Very limited

- Airport Zoning Structure Height Limitations**
- <875 Feet Above Mean Sea Level
- 875-925 Feet
- All Unmarked Areas Above 925 Feet

*Ratings dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs including: depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), compressibility, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

**Environmental corridors are comprised of publicly-owned parks, recreation, and conservancy lands; water bodies and wetlands mapped as part of the WisDNR wetland inventory; 100-year floodplains based on FEMA maps; contiguous woodlands over 10 acres in size; steep slopes

Sources: Jefferson County, Dane County, Dodge County, US Census, Fort Atkinson Municipal Airport Height Overlay Zoning

