



WHAT IS A COMPREHENSIVE PLAN?



The City of Fort Atkinson has come together to develop a Comprehensive Plan. The Comprehensive Plan will bring many ideas together to develop a “blueprint” for the future growth, development and preservation of the City.

A Comprehensive Plan helps guide the type, location, and appearance of growth and preservation in a community, generally over the next 20 years. It is not the same as a zoning ordinance or zoning map, which are tools often used to help implement the Comprehensive Plan. More specifically, comprehensive plans:

- Include maps, graphics, and text describing current and desired future conditions, as decided by each local community.
- Indicate local goals, objectives, and policies for future growth.
- Propose generally where future development should occur based on local input
- Provide recommendations for future roads, utilities, parks, and community facilities.
- Include strategies for farmland, forest, and natural area preservation.
- Provide recommendations for how future development should appear.
- Include strategies for job and tax base growth.

- Cover nine required elements of the state’s Comprehensive Planning Law (Issues and Opportunities; Agricultural, Natural and Cultural Resources; Land Use; Transportation; Housing; Economic Development; Utilities and Community Facilities; Intergovernmental Cooperation, and Implementation).
- Address 14 broad planning goals such as protecting farmlands and forests, encouraging coordination and cooperation among neighboring jurisdictions, promoting the local economic base, and balancing property rights with community interests.
- Are guided by a citizen participation plan that ensures public input opportunities throughout the planning process.

ONCE ADOPTED, A COMPREHENSIVE PLAN CAN...

- Lead to consistent day-to-day decision making on land development issues.
- Help balance community goals with private interests in land use.
- Manage growth so that it does not occur in a haphazard pattern.
- Help spend public money wisely and grow effectively so that service costs do not result in a heavy tax burden on property owners.
- Help preserve the character and natural resources of the area.