



What is a Comprehensive Plan?



The City of Sheboygan has come together to update its 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, the Comprehensive Plan will:

- Include maps, graphics, and text describing current and desired future land use and redevelopment opportunities.
 - Indicate local goals, objectives, and policies for future growth.
 - Propose generally where future development should occur, what types, and how.
 - Provide recommendations for upgrades and maintenance of roads, utilities, parks, and community facilities.
 - Include strategies for natural area and farmland preservation.
 - Provide recommendations for how future development and redevelopment projects should appear.
- Include strategies for retail, 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).
 - Be 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 and redevelopment 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 City.