

2040 Comprehensive Plan



A Shared Vision for the Future



Acknowledgments

Plan Adopted on June 4, 2019 (County Ordinance No. 474)

County Staff Lead

Roxanne Achman, Department of Development Director

County Board

Ed Popp
Jake Bauerly
Spencer Buerkle
Steve Heinen
Warren Peschl

Planning Commission

Art Buhs
Dan Gottwalt
Gerry Feld
Jerry Lang
Mary Jo Holewa
Mitch Czech
Scott Johnson
Steve Heinen (Alternate)
Warren Peschl

Park Commission

Cindy Voit
David Rixe
Greg Bruestle
Mary Kivi
Paul Wesenberg

County Staff

Chris Byrd, Public Works Director/County Engineer
Monty Headley, County Administrator
Nicole Ruhoff, Public Health Supervisor
Scott Zwick, GIS Coordinator
Sean Moe, Land Use Technician

Organizations

Town Board Officials
John Uphoff, Executive Director, Benton Economic Partnership

Prepared by

Hoisington Koegler Group, Inc.

Table of Contents

Acknowledgments.....	ii
1.	
INTRODUCTION.....	1
What is a Comprehensive Plan?.....	2
Why Plan?.....	2
How to Use this Plan.....	3
2040 Comprehensive Plan.....	4
The Planning Process.....	4
2.	
COMMUNITY DIRECTION.....	9
Population.....	10
Diversity.....	12
Agriculture.....	14
Labor Force.....	17
Mobility.....	19
Communication.....	22
Housing.....	26
Public Health.....	27
3.	
VISION, GOALS + POLICIES.....	33
Vision Statement.....	34
Goals + Policies.....	35
Quality of Life.....	35
Land Use.....	38
Economic Development.....	40
Environment & Natural Resources.....	42
Mobility.....	44
4.	
LAND USE.....	47
Existing Conditions.....	48
2040 Land Use Plan.....	50

5.		
TRANSPORTATION.....		69
Existing Conditions.....		70
Multimodal Planning.....		79
Balancing Transportation Needs with Land Use.....		81
Implementation.....		86
6.		
PARKS.....		89
Existing Conditions.....		90
Past Planning Efforts.....		92
Emerging Trends & Opportunities		98
Future Needs.....		100
Next Steps.....		108
7.		
IMPLEMENTATION.....		111
County's Role in Implementation.....		112
Implementation by Topic.....		112