

# VILLAGE OF LAKE DELTON, WI 2042 COMPREHENSIVE PLAN

Adopted: August 8, 2022



*Where America comes to stay and play*

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# INTRODUCTION



## WHY PLAN?

The purpose of this plan is to establish a shared vision for Lake Delton that will guide future actions and decisions. This guidance improves the Village's ability to work cohesively and consistently over time.

## PURPOSE & INTENT

The Comprehensive Plan is a resource for managing the growth of the Village of Lake Delton. It is designed to be a working document used by Village officials to direct community development decisions, to assist with capital and operational budgeting, and as a tool to focus and stimulate private housing, business and industrial investment.

A Comprehensive Plan functions as an umbrella document that considers most issues affected by Village government, and it is to be used in coordination with other documents and ordinances. The plan refers to other plans and studies that address specific topics in greater detail.

The plan is implemented through the use of ordinances, especially the zoning and subdivision ordinances. This plan is intended to help the Plan Commission and Village Board apply those ordinances; in fact, State statutes require that certain decisions must be consistent with this Plan.

## PLAN MAINTENANCE

The plan represents the Village's best effort to address current issues and anticipate future needs, but it can and should be amended as conditions warrant reconsideration of policies. The plan can and should be amended from time to time to adjust to changing conditions, and it should be fully updated with new data every 10 years.

## WELCOME TO THE VILLAGE OF LAKE DELTON'S COMPREHENSIVE PLAN!

The Comprehensive Plan is intended to guide decisions and actions affecting Village budgets, ordinances and growth. The Plan looks 20 years into the future, but focuses on action steps to guide the Village's near-term efforts to help realize the long-term goal. As a broad based plan, it relies on other more detailed plans, budgets and other processes that bring more clarity and specifics to everyday decisions.

The Plan's recommendations are intended to:

- » Create a collective vision for the future of Lake Delton.
- » Establish priorities for public investment, including the Village's Operating Budget, Capital Budget, and 5-year Capital Improvement Program.
- » Inform policies that guide Village decision-making.
- » Align the work of Village agencies around the issues that matter most to our residents and stakeholders.
- » Create a framework for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- » Guide private development through the Future Land Use map and policies.
- » Foster partnerships with other entities to address shared goals.

## Plan Adoption and the Consistency Requirement

Under Wisconsin's comprehensive planning statute, a comprehensive plan must receive a public hearing and be approved by resolution by the Plan Commission, and adopted by ordinance by the Village Board.

Wisconsin's Comprehensive Planning law requires that if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with the comprehensive plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinance

Though adopted by ordinance, the plan itself is not an ordinance. This plan is not intended to be a literal "road map" for the Village that provides a clear path from the present to a point twenty years into the future. Rather, it is intended to guide decision making in the years to come toward a unified vision expressed in this plan. Over the course of time many factors will arise that will significantly influence the day-to-day decision making that occurs at the local government level, and in the community in general. This plan should continue to be consulted to ensure that such decisions contribute to the established vision in this plan.

## OVERALL VISION

Lake Delton's vision statement is intended to set the general tone for the rest of the plan. It encapsulates the major themes woven throughout the plan.

**2041 VISION: “*The Village of Lake Delton seeks balanced and sustainable growth, safe and healthy neighborhoods, and opportunities for all residents to pursue their dreams and live full lives.*”**

### Plan Organization

This plan is organized around the nine required plan elements as outlined in state statutes:

1. Introduction
2. Public Engagement
3. Agricultural, Natural & Cultural Resources
4. Utilities & Community Facilities
5. Intergovernmental Cooperation
6. Economic Development
7. Housing
8. Transportation
9. Land Use
10. Implementation

Each section includes issues and opportunities (identified during the process), voices from the community (public input gathered), 2020 snapshot (of existing conditions), and goals, policies and actions.

**Appendix A:** Plan Resolutions

**Appendix B:** Action Plan

**Appendix C:** Survey Results

**Appendix D:** Maps

### Goals, Policies & Actions

The policy content of this plan is organized into Goals, Policies and Actions.

#### Goals

A goal is a general statement about a desired future outcome. Goals provide the big idea and direction but do not indicate how they will be achieved.

#### Polices

Polices are rules of conduct to be used to achieve the goals of the plan. They are intended to be used regularly to guide Village decisions. Some of the policies in the plan could also be stated as actions, but have not yet been assigned to anyone to pursue action.

#### Actions

Actions are specific activities that someone within Village government should actively pursue, sometimes in coordination with non-governmental agencies. All actions are repeated in Section 10 (Implementation) with approximate deadlines and responsible parties assigned.

# 2021 SNAPSHOT OVERVIEW

## Regional Context

Lake Delton is a community in Sauk County, WI. Located along the Wisconsin River adjacent to Columbia County. The larger Lake Delton region also contains areas of Juneau and Adams County. The Village is a 1 hour drive from Madison, 2-2.5 hours from both Green Bay and Milwaukee, and 3 hours from both Chicago and Minneapolis.

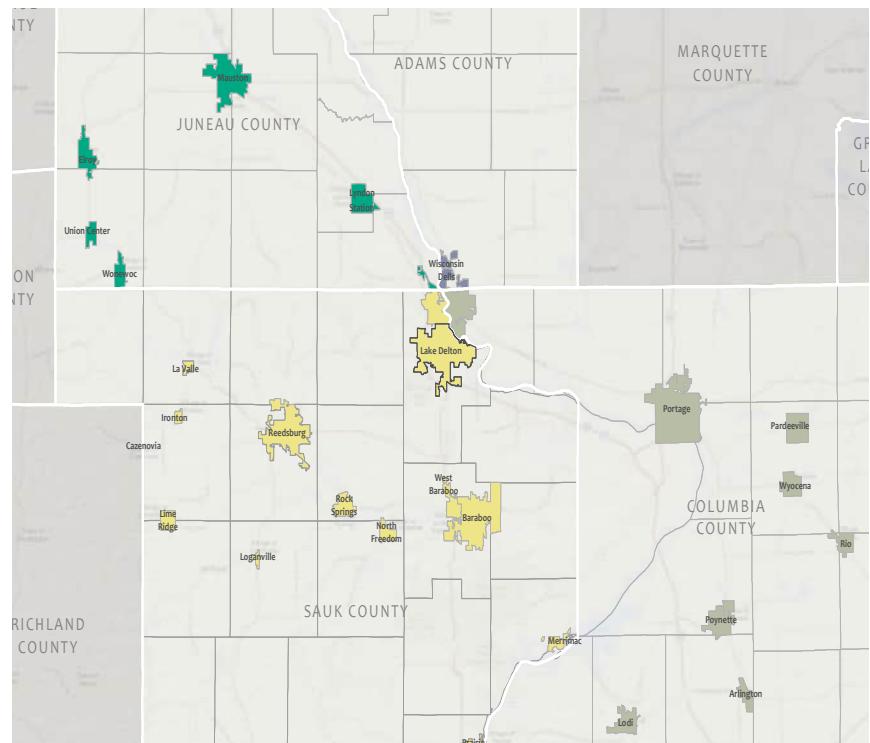
The largest of all adjoining municipalities, Lake Delton is known for both its natural and man-made landscapes, and as one of the major tourist destinations in the State of Wisconsin. Over 4.5 million tourists pass through the Village annually.

The larger Lake Delton region employs over 16,000 workers solely in support of the tourism industry, which brings approximately \$1.2 billion dollars into the region annually, with an additional \$400 million in indirect tourism impacts.

Village businesses employ nearly 9,000 individuals at over 400 individual businesses during peak season. 32% of employees are in the service sector, 19% in “blue collar” positions, and 50% in “white collar” positions. There is little to no unemployment for residents actively seeking work, due in large part to the tourism industry, which creates a disproportionate ratio of jobs in the Village to population, at almost 3:1.

## CENSUS DATA

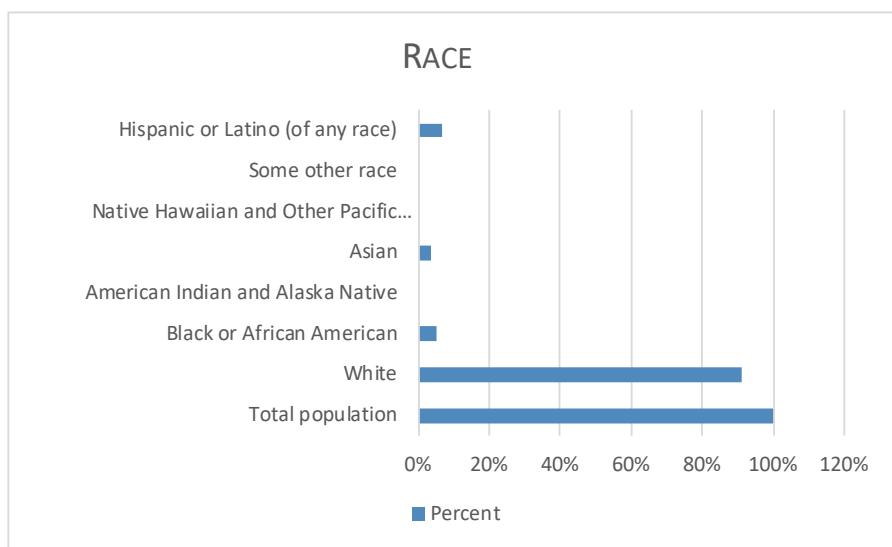
The Census Bureau collects basic data every 10 years as part of the federal population census, but it also collects much more information every year through the American Community Survey (ACS). That data is collected using a relatively small sample of the local population, which is then reported not as a snapshot in time, but as a reflection of conditions over a five-year sampling period. The data are reported as “estimates” and every estimate has a certain amount of error calculated based on the number of responses in the sample.



## Population Characteristics

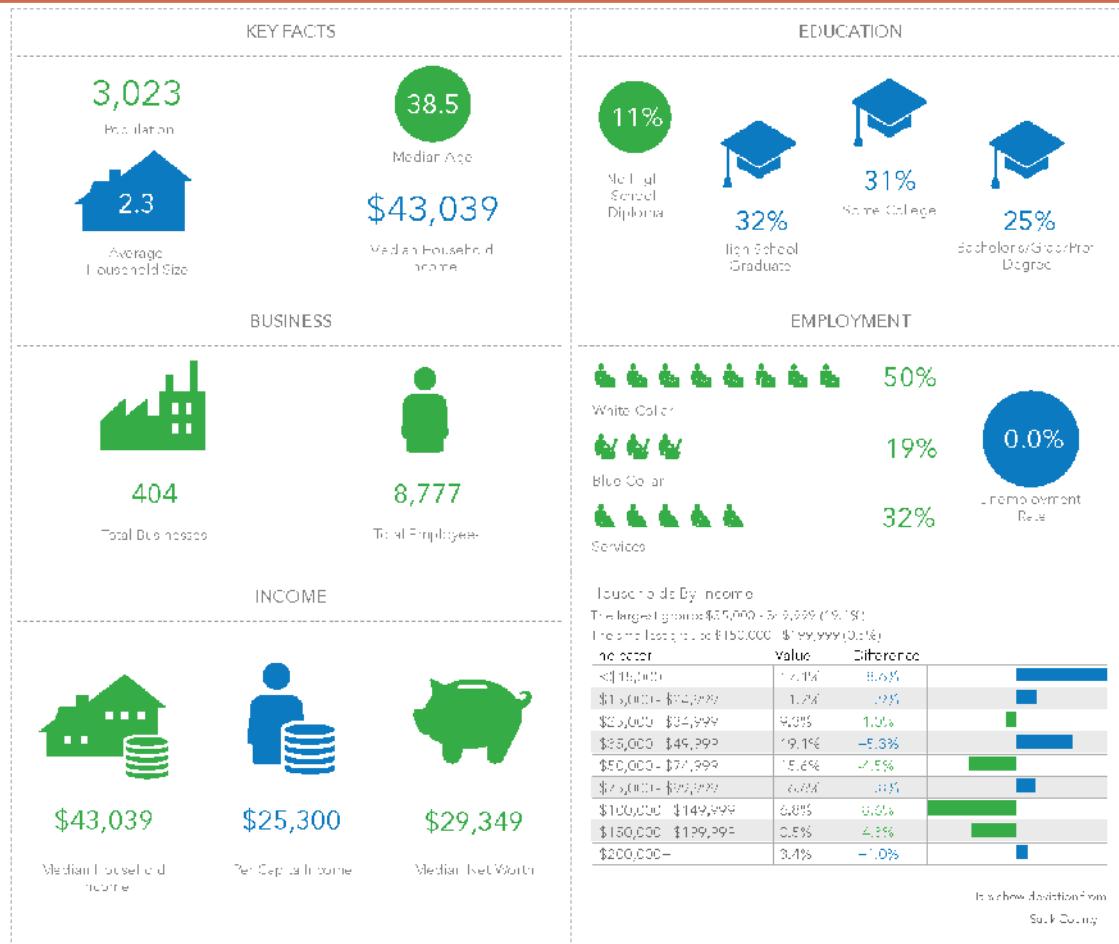
Lake Delton's current population is estimated at a little over 3,000, with 91% being Caucasian, 7% Hispanic or Latino, 5% African American and 3% Asian. Projecting Lake Delton's population growth into the future is somewhat uncertain. For a community of the size of the Village, one large multi-unit building or a new subdivision development could significantly change the percentage growth in any one year.

The community survey administered during the Housing Study in 2020 indicated that 32.8% of Lake Delton employees are very interested or somewhat interested in finding a place to live that is closer to their place of employment. Applying this to known 3,458 full-time employees that work in Lake Delton and live elsewhere, this could represent 1,134 employees interested in moving to the Village. Adding that population to the Village would bring Village population back in line with the DOA's 2040 population projection (see table on following page) if units were available to grow the population.



Source: 2015-2019 ACS 5-Year Estimates

## 2021 SNAPSHOT OVERVIEW



Source: 2015-2019 ACS 5-Year Estimates

Age trends can help predict current and future needs of the community. As populations continue to age, or add members to their households, needs change as well. Since 2010, the Village has seen the largest increase in population amongst children 0-9 years of age, nearly doubling during the timeframe. There has been a corresponding increase in persons aged 20-34, a typical age for the formation of family households that would correspond to an increase in youth. The only other age range displaying an increase are those of a retirement age, from 65-79 years old. These households likely aged into this category over the decade, which is consistent with general trends of aging in the County, State, and Nation as baby-boomers reach retirement. The median age in the Village is 38.5

Income in the Village is generally lower than in Sauk County. The percentage of the population making \$15,000 a year or less is 8.6% higher in the Village than in the County, while the percentage of those making \$100,000-\$149,999 is 8.6% lower. This is likely due to the large number of service sector jobs.

Age Cohort	2010	2018	Annual Percent Change
0 - 9 Years	203	412	9.25%
10 - 19 Years	195	134	-4.58%
20 - 34 Years	646	853	3.54%
35 - 49 Years	560	474	-2.06%
50 - 64 Years	599	576	-0.49%
65 - 79 Years	349	370	0.73%
80 and Over	195	161	-2.37%

Lake Delton Population Projections	2020	2025	2030	2035	2040
DOA Projection	3,375	3,695	3,985	4,185	4,320
2010-2018 CAGR	3,022	3,120	3,221	3,326	3,434
2010-2018 Peer Community CAGR	3,043	3,197	3,358	3,528	3,706

Projections based on CAGR refer to the compound annual growth rate from years 2010-2018. Peer communities are Wisconsin Dells, Baraboo, Reedsburg, and Portage. Projected growth is based on the average growth rate of all four communities.

Sources: 2014-2018 ACS 5-Year Estimates, Decennial Census, DOA Population and Household Projections

# PUBLIC ENGAGEMENT

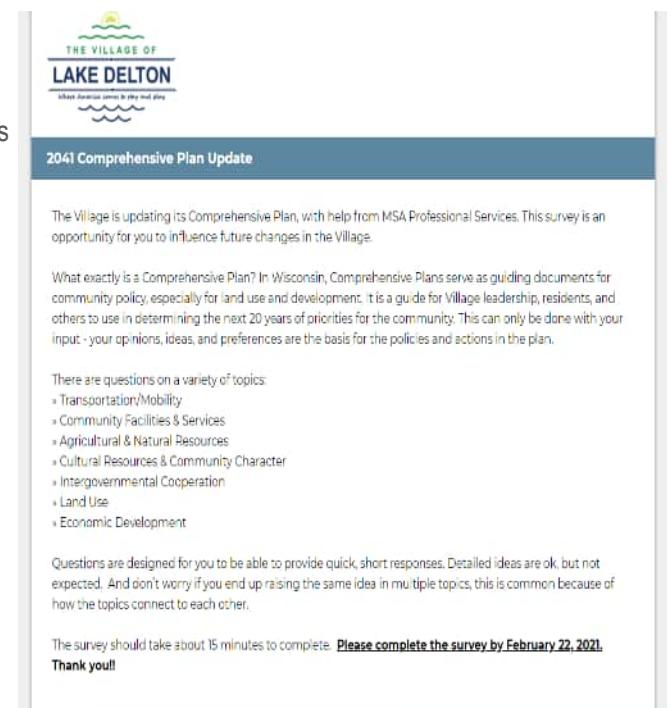
## PUBLIC ENGAGEMENT OVERVIEW

This plan was drafted through a collaboration among Village staff, the Plan Commission, elected officials, MSA, and most importantly residents of the community.

Highlights of the public participation plan include:

- » A series of public Plan Commission meetings at which the elements of this plan were reviewed.
- » An online community survey hosted by SurveyMonkey to gather input on all planning issues and opportunities facing the Village.
- » A public hearing to gather input on the draft Comprehensive Plan prior to Village Board adoption.

The public participation plan resolution can be found in Appendix A.



The screenshot shows the survey page for the 2041 Comprehensive Plan Update. It features the Village of Lake Delton logo at the top, followed by a dark blue header bar with the text "2041 Comprehensive Plan Update". Below the header, there is a paragraph of text about the purpose of the survey, followed by a list of topics for the survey, and a note about the survey duration and completion date.

**2041 Comprehensive Plan Update**

The Village is updating its Comprehensive Plan, with help from MSA Professional Services. This survey is an opportunity for you to influence future changes in the Village.

What exactly is a Comprehensive Plan? In Wisconsin, Comprehensive Plans serve as guiding documents for community policy, especially for land use and development. It is a guide for Village leadership, residents, and others to use in determining the next 20 years of priorities for the community. This can only be done with your input - your opinions, ideas, and preferences are the basis for the policies and actions in the plan.

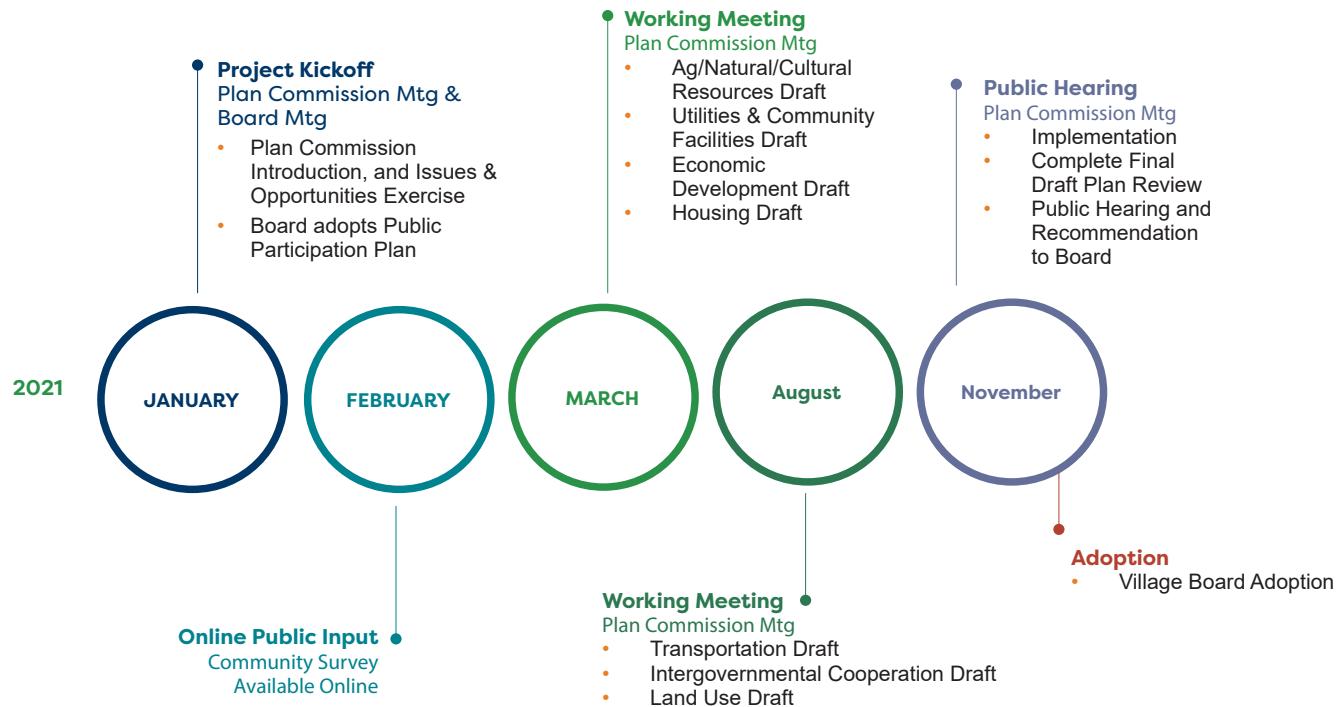
There are questions on a variety of topics:

- » Transportation/Mobility
- » Community Facilities & Services
- » Agricultural & Natural Resources
- » Cultural Resources & Community Character
- » Intergovernmental Cooperation
- » Land Use
- » Economic Development

Questions are designed for you to be able to provide quick, short responses. Detailed ideas are ok, but not expected. And don't worry if you end up raising the same idea in multiple topics, this is common because of how the topics connect to each other.

The survey should take about 15 minutes to complete. **Please complete the survey by February 22, 2021.**  
Thank you!

## PROJECT MILESTONES



## COMMUNITY SURVEY SUMMARY

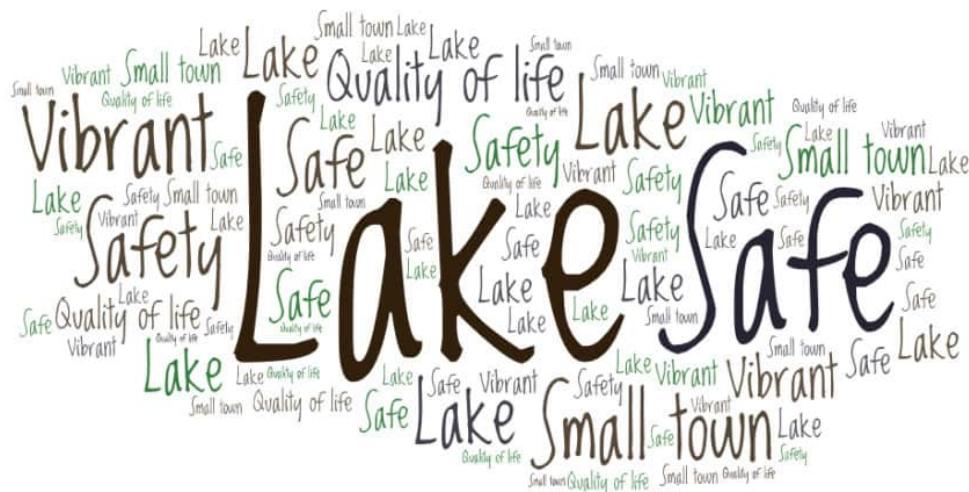
A community survey collected opinions from members of the Lake Delton community in order to inform the crafting of goals and policies in the Comprehensive Plan. In total, 16 people completed the survey. This is a statistically small sample of the community, and there is some bias in this sample as compared to all Village residents. For example, the largest age cohort in Lake Delton is 20-34 years, but all survey respondents were over 40 years old. Also, the median household income in the Village is \$43,000, yet all of the survey respondents made over \$100,000 per year. It is important to keep in mind these biases when using the results to inform policy decisions.



### HIGHLIGHTS FROM THE SURVEY:

- » The Village was rated as being highly walkable, but there was also a desire to invest more in safe bike and pedestrian accommodations on the Wisconsin Dells Parkway corridor.
- » Aesthetics and lack of street trees along Wisconsin Dells Parkway was a concern.
- » Expansion of the trail network was looked at as desireable.
- » Respondents believed that Village parks need more play equipment and more or better restrooms.
- » The lack of single and two-family homes was mentioned numerous times.
- » Respondents felt that most daily needs could be taken care of in the Village, with the exception of a grocery store.
- » Programs for youth and teens were thought to be lacking.
- » Some words respondents used to describe Lake Delton:
  - » Chaotic
  - » Crazy
  - » Friendly
  - » Transient
  - » Cozy
  - » Fun

A detailed summary of all survey questions and responses can be found in Appendix C.



# AG, NATURAL & CULTURAL RESOURCES

## ISSUES & OPPORTUNITIES

### Lake Delton



Lake Delton is a man-made lake, which is a recreation destination for residents and visitors alike.

### The Dells



The dells of the Wisconsin River is known for its scenic beauty and sandstone rock formations, which attract tourists from across the state and country.

### Pollution



The watershed is threatened by both urban and rural sources of nonpoint pollution. Intense commercial development pressure in the Wisconsin Dells and Lake Delton tourist area has an effect on the resources in the watershed.

## AGRICULTURAL RESOURCES GOAL #1

Preserve productive agricultural lands in balance with development of the Village.

### Policies

**#1-** Promote infill and redevelopment initiatives on under-utilized sites within the Village limits to help reduce the pressure to expand into surrounding agricultural areas.

**#2-** Limit development in agricultural areas identified within this Plan's Future Land Use Map.

## NATURAL RESOURCES GOAL #1

Balance conservation of and increased access to natural resource amenities.

### Policies

**#1-** Preserve and protect key environmental corridors, native vegetation, and wildlife species, and prioritize the maintenance or restoration of contiguous natural areas that enable the movement of native animals.

**#2-** Direct site development and infrastructure improvements to minimize impacts to sensitive natural resources such as steep slopes, wetlands, and native woodland and prairie areas.

**#3-** Maintain and preserve the natural scenic resources along the Wisconsin River Corridor.

**#4-** Continue to restrict development in floodplain and wetland areas through the Village's development review process.

**#5-** Continue to partner with the County, neighboring municipalities and other entities to proactively reduce the risk of property damage due to flooding.

**#6-** Encourage site design and landscaping practices on public and private property that minimize impervious surfaces and filter and infiltrate rainwater.

**#7-** Promote landscaping practices that incorporate a variety of noninvasive, native species, especially within private stormwater facilities.

### Actions

1. Amend Village ordinances to require site plans and land divisions to accurately depict all natural resource features located on the property proposed for development or division (e.g., waterways, floodplain, wetlands, steep slopes, groundwater recharge areas, mature woodlands, etc.).

**2.** *Review and consider implementation of recommendations in the County's 2019 Hazard Mitigation Plan.*

**3.** *Monitor and enforce Part IV Natural Resources of the Village Municipal Code, as it relates to water traffic, boating, water sports and water use.*

## CULTURAL RESOURCES GOAL #1

**Preserve and create new places and events that contribute to the identity of Lake Delton.**

### Policies

**#1-** *Invest in placemaking initiatives in key corridors, such as the Wisconsin Dells Parkway corridor, that activate spaces and engage residents, patrons and visitors.*

**#2-** *Continue to support community organizations and events.*

### Actions

**1.** *In coordination with other community organizations, develop branding and marketing that promote civic pride and clarify the Village's cultural identity as a great place to live, work and experience community.*

**2.** *Support community events and programming year-round that activate the Wisconsin Dells Parkway corridor, attracting residents, patrons and visitors alike, especially programming that appeals to all members of the community including youth and communities of color.*

## CULTURAL RESOURCES GOAL #2

**Preserve and promote the Village's historic structures and sites, especially in the downtown corridor.**

### Policies

**#3-** *Increase public awareness of and civic pride in the Village's cultural and historic resources.*

### Action

**3.** *Maintain an inventory of historic, architecturally significant and culturally significant structures.*

## VOICES FROM THE COMMUNITY

### Improvement Needs

The Community Survey asked several questions about what improvements people would like to see in Lake Delton. Some of the top responses with broad support related to agricultural, natural and cultural resources included:

- Improving Village and park landscaping/trees.
- Community branding to promote and support community identity.
- Greater restrictions on signage in the Wisconsin Dells Parkway corridor.
- Increasing the number of street trees along Wisconsin Dells Parkway.
- Programming for youth and teens.
- Continued support for and expansion of community events that cater to all residents.
- Monitoring the health of Lake Delton and its fish populations.

# 2021 SNAPSHOT: Agricultural, Natural & Cultural Resources

## Planning Area Farmland

There are approximately 339 acres of farmland contained or partially contained within the planning jurisdiction.

## Urban Agriculture

**Farmers Market:** The Village does not have its own market, but produce, flowers, baked goods, local meats and cheeses are available at a nearby local market in Wisconsin Dells on Sunday mornings during the summer.

## Physical Characteristics

**Geology:** The Wisconsin Dells were formed when runoff from receding glaciers during the last ice age carved deep channels through the sandstone bedrock.

**Topography:** The Village of Lake Delton is generally characterized by slowly rolling terrain. Areas of steep slopes are shown in Map 9. The land becomes more rugged directly adjacent to Lake Delton and the Wisconsin River, as the higher elevations fall away to these bodies of water.

**Minerals:** Mineral resources in Lake Delton County are non-metallic in nature. No mines are in operation within the Village of Lake Delton.

## Water Resources

**Regulation:** Water resources are regulated by the Village's Shoreland-Wetland; Floodplain; Water Traffic, Boating, Water Sports and Water Use; Piers and Wharves; and Erosion Control and Stormwater Management Ordinances.

**Groundwater:** The majority of the Village is built upon Cambrian Sandstone with some dolomite and shale as the uppermost layer of bedrock. Groundwater quality is generally good.

**Watersheds:** The Village is in the Dell Creek watershed. The Dell Creek watershed lies in northeastern Sauk County and southern Juneau County within the Lower Wisconsin River basin. The watershed is hilly with intensive agriculture. The watershed is threatened by both urban and rural sources of nonpoint pollution. Intense commercial development pressure in the Wisconsin Dells and Lake Delton tourist area has an effect on the resources in the watershed. In addition to this development pressure, the watershed is also susceptible to nonpoint sources of pollution from erosion.

**Wetlands:** The wetlands in the Village are generally found along existing waterways, as well as adjacent to Blass Lake on the west side of the Village.

**Surface Water:** Delton Lake is a 249 acre lake located entirely within the Village boundaries. It has a maximum depth of 16 feet. Visitors have access to the lake from a public boat landing. Fish include Panfish, Largemouth Bass, Northern Pike, Walleye and Catfish. The lake's water clarity is low. The Wisconsin River also borders the north side of the Village.

## Cultural Resources

**Historic Places:** The Village has one property listed on the National and State Register of Historic Places - Marshall Memorial Hall (see image on previous page). According to records at the Wisconsin State Historical Society, fifteen (15) additional sites, structures, or objects within the Village of Lake Delton are listed in the Wisconsin Architecture and History Inventory.

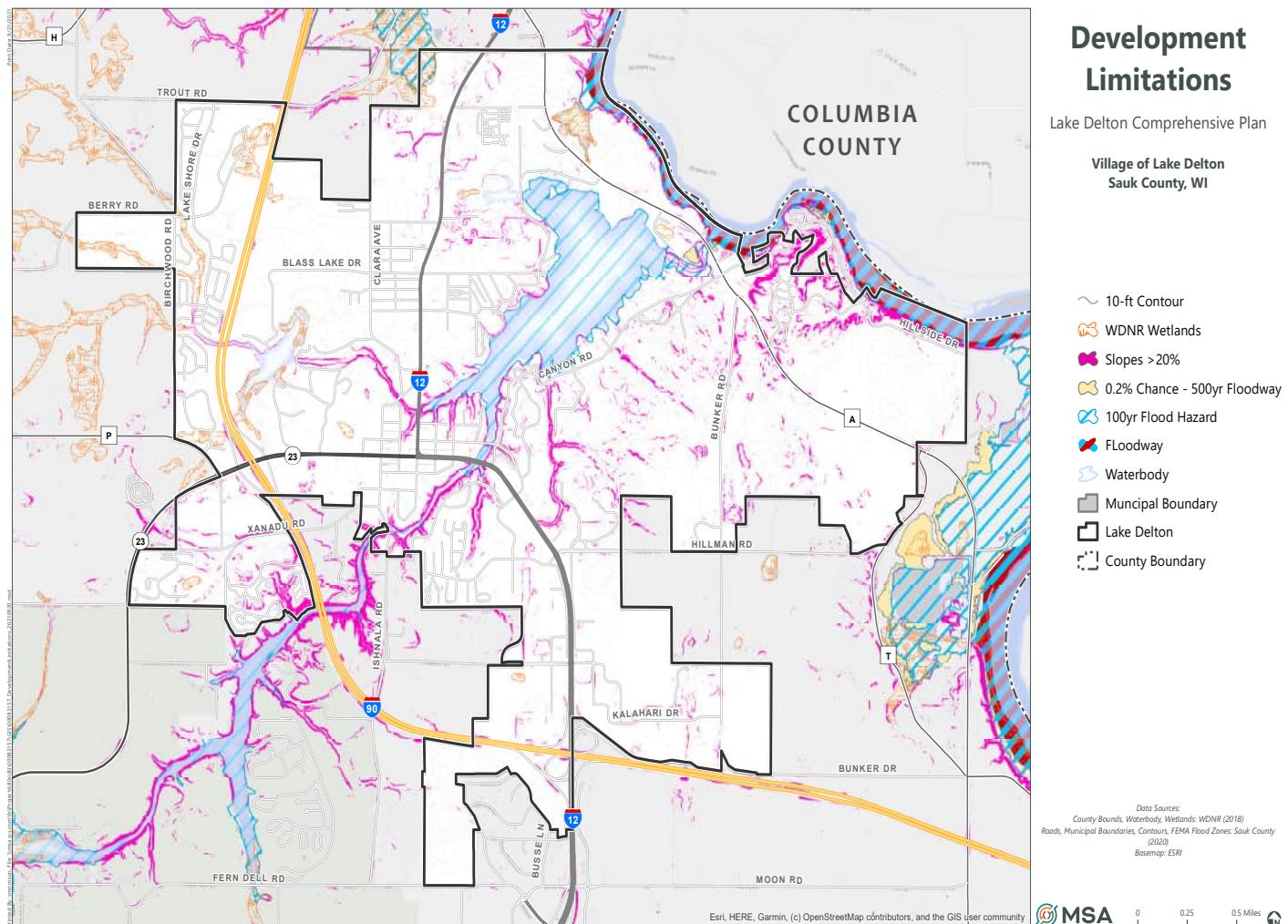


Marshall Memorial Hall  
30 Wisconsin Dells Pkwy. S.

Constructed in 1928, Marshall Memorial Hall is a small Georgian Revival style, brick building constructed to house a public library and the offices of the Town of Delton. It has been in continuous use since its completion and is open to the public. The building is listed on both the State and National Register of Historic Places.

Source: WI Historical Society

## DEVELOPMENT LIMITATIONS (see Appendix D)



# UTILITIES AND COMMUNITY FACILITIES

## ISSUES & OPPORTUNITIES

### Flooding & Stormwater Management



*Increases in severe weather and flood events have impacted the region. A portion of the dike washed out in 2008, draining the lake and damaging homes and businesses.*

## UTILITIES GOAL #1

**The Village of Lake Delton will have a high-quality, cost-effective, well-planned and efficient system of public utilities.**

### Policies

**#1-** Make efficient use of Village funds by applying standardized criteria to each spending decision. Ask what is the goal of the investment, and is spending this money going to achieve that goal? Are there any other sources of funding available?

**#2-** Serve all urban development within the Village of Lake Delton with the full array of urban services including municipal sewer and water, stormwater management facilities, municipal police and fire protection, refuse removal, urban street and bicycle/pedestrian facilities, etc.

**#3-** Maintain and improve the utility infrastructure to ensure adequate capacity and integrity to serve existing users and accommodate new service areas. The first priority will be maintaining the reliability of existing systems and services.

**#4-** All new development proposals shall be reviewed by all Village departments to ensure that essential utilities can be provided to the subject development area in a timely and efficient manner.

**#5-** Avoid environmentally sensitive areas when planning the location of utilities to minimize adverse impacts, to the greatest extent possible.

### Actions

**1.** Promote available incentives, energy audits and appliance recycling offered through Focus on Energy, Alliant Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.

## UTILITIES GOAL #2

**Utility system planning and implementation will occur in coordination with land use and transportation plans and projects.**

### Policies

#### Land Development

**#6-** Maximize the use of existing utility systems by encouraging infill development that uses existing infrastructure investments.

**#7-** Utilize available methods to recover the costs of new Village utility facilities necessitated by new development. In general, the Village shall require new growth to pay its fair share of the costs associated with providing essential Village utility infrastructure.

**#8-** Discourage inefficient “leapfrog” development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.

### Electrical System

**#9-** Continue to bury existing utilities, where feasible, as redevelopment and street reconstruction occurs, and continue to require utilities in new developments to be underground.

**#10-** Continue to support public/private partnerships to co-locate telecommunication facilities (e.g., antennas on a water tower, small cells on streetlights, etc.).

### Water Supply

**#11-** Municipal wells shall be located in areas where there will be minimal impact on groundwater and groundwater recharge, including outside of capture zones for springs.

### Sanitary Sewer

**#12-** Parcels within the Village on septic systems shall be connected to the public sewer system in accordance with the Village’s ordinances when such utilities are made available.

**#13-** Work to mitigate excessive infiltration and inflow, as defined in s. NR 110, in the sanitary sewer system.

### Surface Water & Stormwater Management

**#14-** Improve the quality of surface water runoff by continuing to implement stormwater best management practices, maintaining the stormwater management system and expanding facilities as necessary in accordance with the Village’s policies and ordinances.

**#15-** Continue to enforce the Erosion Control and Stormwater Management Ordinance.

**#16-** Encourage residential and nonresidential properties to implement additional stormwater management techniques to reduce the impacts of stormwater discharge (e.g. rain gardens, rain barrels, green roofs, bioretention basins, oil and grease filters) on surface and groundwater resources.

**#17-** Encourage the protection of existing vegetation on new development sites to the greatest degree possible in order to minimize soil erosion during and after construction.

### VOICES FROM THE COMMUNITY

#### Trails & Parks

The Community Survey indicated strong support for investment in off-road walking and biking trails. Overall, 66% of respondents support or strongly support more public investment in recreational trails and 80% support or strongly support pedestrian crossing improvements to enable safe walking.

#### Youth Facilities

There is also strong support for increased community facilities, with the majority of respondents indicating a need for higher levels of access to teen facilities and programming, after school programs, and activities for families with small children.

## ISSUES & OPPORTUNITIES

### Access to Amenities



Residents see opportunities for increased access to parks, trails, youth and community centers, and other community-wide facilities in neighborhoods throughout the Village

### Park Preservation vs. Expansion



Preservation of natural features and landscapes can come into conflict with resident desires for enhanced facilities, programming, and economic development initiatives in and near public parks.

**#18-** Continue to require maintenance plans for stormwater drainage-ways, ponds, and detention facilities.

**#19-** Consider implementing best management practices with respect to stormwater management and erosion control measures, including the use of rain gardens, at Village facilities.

**#20-** Continue to explore and consider alternative winter maintenance methods to reduce rock salt usage (e.g., salt brine) to protect water quality and the natural environment.

### Actions

**2.** *Review operation and maintenance plans for sanitary sewer, storm sewer and water and ensure that necessary maintenance is done in a time-sensitive and cost-effective manner.*

**3.** *Conduct a formal review of Village stormwater management requirements for new development to evaluate their adequacy to prevent flooding and sediment runoff based on the increase in large storm events.*

## COMMUNITY FACILITIES GOAL #1

**The Village of Lake Delton will have high quality community facilities for residents, businesses and visitors alike.**

### Policies

#### General

**#1-** Coordinate community facility planning with land use and transportation planning. Require all new development proposals to be reviewed by all Village departments and agencies so that essential Village services and facilities can be provided to new developments in a timely and efficient manner.

**#2-** Incorporate major community facility projects into the Capital Improvement Plan as adopted by Village Board to ensure that the fiscal impacts are considered and phased in balance with other capital costs.

**#3-** Collaborate with private organizations that are serving the recreation needs of families, especially those that focus on the needs of lower-income families.

**#4-** Promote the co-location of facilities and services to maximize the efficient provision of services, reduce capital costs and operation costs.

**#5-** As feasible, locate public-use community facilities where they are accessible to a majority of their expected users by walking, bicycling, and/or public transit.

## Parks & Trails

**#6-** Develop and maintain parks facilities that meet a wide range of recreational needs, both passive and active.

**#7-** Continue adding bike lanes and sidewalks when completing road improvement projects.

**#8-** Continue to maintain and expand the multi-use path system within the Village.

**#9-** Preserve and improve water-related recreational opportunities and facilities.

**#10 -** Ensure parks and other public facilities meet ADA accessibility requirements.

## Emergency Services

**#11-** Continue to evaluate the need for expanded public safety services and facilities (police, fire and EMS) to respond to the needs of the community as it grows.

**#12-** Ensure that public safety facilities are located to provide acceptable response times to existing development and can accommodate future growth areas.

## Waste Management Services

**#13-** Consider additional opportunities to reuse waste materials generated by Village processes as new options and uses become available.

**#14-** Continue to encourage recycling and minimize waste by charging additional fees for curbside collection of excessive amounts of waste.

**#15-** Provide public education and awareness of recycling opportunities for all waste streams, including computers, electronics and appliances (e.g. hazardous waste and e-cycle pickup).

## Coordination with Non-Government Organizations

**#16-** Consider the use of public/private partnerships and maintain communication with private organizations to avoid the duplication of facilities and services and increase efficiencies.

**#17-** Continue to be supportive of charitable organizations in the community that provide services and programs for families, seniors and individuals needing assistance.

**#18-** Strive to maintain strong communication between the Village and the School District of Wisconsin Dells regarding development within the

## VOICES FROM THE COMMUNITY

### Challenges

- There is a desire for more variety in and overall amount of community facilities and amenities.
- Parks need to be expanded, improved, and activated to ensure all residents have access to recreational amenities.
- Some survey respondents felt that amenities are directed more at tourists than at residents.
- Proximity to the City of Wisconsin Dells is both a challenge and an opportunity to work together.



Downtown Plaza



Captain Bob's Park and  
Poppy Waterman Ice Arena



Adams Street Boat Launch



Skate Park

Village. Ensure coordination of school facilities planning with land use and utility planning.

### Actions

- 1. Encouraging recycling of construction waste materials on publicly funded construction projects.*
- 2. During the annual capital improvement planning process, consider budgeting for implementation of the recommendations of the adopted Village of Lake Delton Comprehensive Outdoor Recreation Plan.*

## 2021 SNAPSHOT: Utilities and Community Facilities

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### Schools & Education

**Public Schools:** The School District of Wisconsin Dells includes a geographic area of approximately 186 square miles in Adams, Columbia, Juneau, Marquette and Sauk counties. All or part of the following municipalities are in the District: City of Wisconsin Dells, Village of Lake Delton, Town of Dell Prairie, Town of Dellona, Town of Delton, Town of Douglas, Town of Jackson, Town of Lyndon, Town of Newport, Town of New Haven and Town of Springville. District enrollment in 2020 was 1,715 students. The district includes Lake Delton Elementary, Neenah Creek Elementary, Spring Hill Elementary, Wisconsin Dells Middle School and Wisconsin Dells High School. The southern portion of the Village, south of I 90/94, is within the Baraboo School District. However, it should be noted that there are currently no developments within this area that house any school children.

**Technical Colleges:** The nearest technical colleges are Madison Area Technical College campuses in Portage and Reedsburg.

**Colleges / Universities:** The nearest university is a UW-Platteville satellite campus in Baraboo, a 4-year public university in the University of Wisconsin system.

### Parks/Recreation

**Village Parks and Community Facilities:** The Village of Lake Delton operates 7 municipal parks, including a beach, fishing pier and a skate park, as well as the Frank Fischer Community Center and the Poppy Waterman Ice Arena. The Village also maintains 4 public boat launches for Lake Delton. There are many state and county parks nearby, including Devil's Lake, Mirror Lake and Natural Bridge State Parks.

**Village Trails:** Since the summer of 2008, the Village of Lake Delton completed construction of the Canyon Road, Bunker Road, County A and Clara Avenue Multi-Use Paths. In addition, along with every street improvement the Village has added bike lanes and sidewalks which has provided new opportunities for bicyclists, joggers and pedestrians to enjoy the amenities and recreational opportunities of the area.

### Public Safety, Health & Welfare

**Police Department:** The Village of Lake Delton Police Department provides full-time police services for the Village of Lake Delton's approximately 3,000 residents and over 4 million visitors each year. The Lake Delton Police Department currently consists of 21 full-time officers, full-time community service officer, limited term employee patrol/boat officers, records clerk and an administrative assistant/confidential secretary. Dispatch services are provided by the Sauk County Sheriff's Department Communications Center in Baraboo, Wisconsin. The Lake Delton Police Department also maintains an active Water Patrol on Lake Delton during the summer months.

**Fire/EMS:** The Dells-Delton EMS is a combined Emergency Medical Services Department with Wisconsin Dells, which provides ambulance and paramedic services. The Lake Delton Fire Department is a standalone department that consists of a full-time chief/emergency management director, full-time fire inspector/firefighter, full-time mechanic/inspector/firefighter, officer manger/firefighter, and 33 paid-on-call volunteer firefighters. The Delton Fire Department is responsible for 56 square miles that encompasses the Village of Lake Delton, Town of Delton, Ho-Chunk Nation Tribe, and eastern half of the Town of Dellona. The Delton Fire Department responds to 330 to 360 calls for service annually.

**Court:** Lake Delton is served by the Sauk County Circuit Court in Baraboo.

**Sauk County Jail:** The Sauk County Sheriff's Department operates a 145,000 square foot Law Enforcement Center, which combines the Department's administrative offices with a 463-bed Jail and a Huber Center for work-release inmates.

**Healthcare Facilities:** The Village of Lake Delton is served locally by SSM Health St. Clare Hospital Cardiac & Pulmonary Rehab in Wisconsin Dells. For more extensive treatment and health care services, the Village has access to SSM Health St. Clare Hospital located in Baraboo and Reedsburg Medical Center, which is a hospital in Reedsburg.

### Utilities

**Electric/Natural Gas:** Village electric and natural gas service is operated by Alliant Energy, which serves both generation and distribution.

**Refuse/Recycling Collection:** Waste disposal and refuse collection is provided through Lenorud Services Inc. Collection of recyclable is also contracted through Lenorud Services Inc.

**Water Utility:** The Lake Delton Water Utility maintains the six village wells and 1,428 installed meters of pipes.

**Telecommunications and Cable:** Cellular and mobile service is provided to residents throughout the Village by Verizon, Sprint, T-Mobile, AT&T, Cellcom, and U.S. Cellular. Internet service is available through CenturyLink, Spectrum, Frontier, Viasat and HughesNet.

**Stormwater:** There is no stormwater utility in the Village. Stormwater is addressed through the capital improvement plan and guided by Village ordinance.

## Other Government and Community Facilities

- » Village Administrative Offices and Police Department
- » Lake Delton Fire Department Administrative Offices
- » Dells-Delton EMS Services Building
- » Town of Delton Administrative Offices
- » Two Downtown Public Plazas
- » Lake Delton Cemetery
- » Lake Delton Water Utility and Public Works Offices and Shop
- » Lake Delton Post Office
- » Lake Delton Dam



#### COMMUNITY FACILITIES (see *Appendix E*)

# INTERGOVERNMENTAL COOPERATION

## ISSUES & OPPORTUNITIES

### School Districts



*The success of the Village as a desirable place to live is tied to the success and reputation of the school districts, and there are many ways that the Village and the School Districts depend on each other and collaborate with each other to meet community needs.*

### Growth into Townships



*When Lake Delton annexes existing town lands, it will inherit responsibility for many streets and properties built to rural standards. Streets without curbs, storm sewers, or sidewalks will gradually be improved to include those features, over decades. Homes built without public sewer or water service will gradually be converted to include public services. In some cases it may make sense to pursue street reconstruction to urban standards, or sewer and water extensions, prior to annexation.*

## Intergovernmental Cooperation Goal #1

**Work with neighboring jurisdictions and other governmental entities to achieve sustainable development patterns and enhance the efficiency and quality of public services.**

### Policies

**#1-** Enforce, abide by, and maintain existing intermunicipal agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.

**#2-** Enhance communication with the Wisconsin Department of Transportation, especially as related to long-term development of transportation needs.

### What school districts serve Village of Lake Delton residents?

*School districts are separate governmental entities with their own boundaries and taxing authority. Lake Delton is served by the School District of Wisconsin Dells, which includes portions of Adams, Columbia, Juneau, Marquette and Sauk counties. All or part of the following municipalities are in the District: City of Wisconsin Dells, Village of Lake Delton, Town of Dell Prairie, Town of Dellona, Town of Delton, Town of Douglas, Town of Jackson, Town of Lyndon, Town of Newport, Town of New Haven and Town of Springville.*

**#3-** Work with other governmental entities (e.g. Sauk County, Wisconsin DOT, Department of Natural Resources, etc.) to implement policies that further Village objectives and reinforce Village plans.

### Actions

- 1.** *Work with the Wisconsin DOT in long-range planning for State Hwy 12.*
- 2.** *Village staff will meet with representatives from other governmental entities during the annual update to the Village's Capital Improvement Plan to coordinate projects, as appropriate.*
- 3.** *Review the Delton Fire Department service agreement between the Village and the Town at least every five years to determine if amendments are needed to match shifting priorities or new challenges.*
- 4.** *Coordinate with all adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.*

## 2021 SNAPSHOT: Intergovernmental Cooperation

### Governmental Jurisdictions

#### Surrounding Towns

The Village of Lake Delton is surrounded by the Towns of Delton, Fairfield, and Dellona. Like many growing areas, the Village of Lake Delton is frequently faced with annexation petitions from land owners. In Wisconsin, neither incorporated municipalities nor towns can initiate annexation. The process is driven by individual property owners (or developers) who petition for annexation into a city or village to receive sewer and water service.

#### Sauk County

The Village and the County actively cooperate in the area of county highway maintenance and improvement projects for roadways in the Village limits. The Health and Human Services Department performs various activities and social service programs for eligible Village residents.

#### State of Wisconsin

**Wisconsin Department of Transportation (WisDOT)** - Lake Delton is within the Wisconsin Department of Transportation's Southwest Region. The Village actively engages in discussion and planning activities for projects with WisDOT.

**Wisconsin Department of Natural Resources (WI-DNR)** - The Village is within the Wisconsin Department of Natural Resources South-Central Region. The Village is aware of DNR rules and regulations and actively works with this agency to protect wetlands, surface waters, shoreland areas and floodplains.

#### School District

The Village has a good relationship with the School District of Wisconsin Dells, which covers the entire Village. The potential impact of planned and future growth and development in the Village could affect school district enrollments. If a major housing project is proposed, the Village will notify the school district.

### Regional Organizations

#### Madison Region Economic Partnership

Madison Region Economic Partnership (MadREP) is the lead economic development agency for the eight-county Madison Region, which includes Sauk County. MadREP fills an important role in Wisconsin's economic development landscape, serving as a partner and collaborator to the Wisconsin Economic Development Corporation and other state agencies, as well as economic development initiatives within counties, municipalities, chambers of commerce, and the private sector.

#### Sauk County Development Corporation

The mission of the Sauk County Development Corporation is to promote and retain the diverse economic vitality of Sauk County and its individual communities.

### Emergency Management Agreements

Any land that is annexed by the Village will transition to services provided directly by the Village on the date of annexation.

#### EMS Services

The Dells-Delton EMS is a combined Emergency Medical Services Department with Wisconsin Dells, which provides ambulance and paramedic services.

#### Fire Department

The Delton Fire and Ambulance Commission, comprised of the Village of Lake Delton and the Town of Delton, created pursuant to agreement between the Village and the Town as authorized by s. 66.0301, Wis. Stats., is responsible for the operation and maintenance of the Delton Fire Department. The Delton Fire Department is responsible for 56 square miles that encompasses the Village of Lake Delton, Town of Delton, Ho-Chunk Nation Tribe, and eastern half of the Town of Dellona.

# ECONOMIC DEVELOPMENT

## ISSUES & OPPORTUNITIES

### Attracting Workforce

The unemployment rate is near zero. Given these conditions, economic development professionals should focus on workforce attraction and workforce housing development.

### Seasonal Workforce

The largest employers in the region are tied to the tourism and hospitality industries, which are seasonal in nature.

### Employee Places of Residence

3,458 workers live outside Lake Delton and commute into the Village for work, while only 224 persons both live and work in Lake Delton.

### Tourism Industry

According to the Wisconsin Dells Visitor and Convention Bureau, the area attracts over 4 million visitors who spend over \$1.2 billion annually.

## VOICES FROM THE COMMUNITY

### Challenges

The Community Survey identified conditions that impact business growth (some are current challenges, some are future concerns):

- Downtown lacks aesthetic appeal, trees and pedestrian safety measures.
- Workers struggle with childcare.
- Attracting and maintaining a diverse workforce.
- Lack of workforce housing.
- Civic and community identity/pride.

## ECONOMIC DEVELOPMENT GOAL #1

The Village will attract new businesses, expand and diversify the local economy.

### Policies

**#1-** Continue to work with the City of Wisconsin Dells and the Visitor and Convention Bureau to promote the Dells/Delton area.

**#2-** Support locally owned businesses, small-/micro-businesses and start-up businesses.

**#3-** The Village's identity and positioning within the region will be consistent, clearly defined and marketed to promote local economic development initiatives.

**#4-** The Village will be an active partner with regional economic development entities.

**#5-** Promote the Village's natural resource advantages (e.g., Lake Delton and the Wisconsin River) to promote tourist spending and business attraction within the region.

### Actions

**1.** Collaborate with regional economic development entities to proactively communicate with and receive feedback from area businesses. Use these conversations to continually refine public services and resources.

**2.** Create and maintain an inventory of available sites for development and redevelopment, updated on a semiannual basis.

## ECONOMIC DEVELOPMENT GOAL #2

Business investment will support the health and vitality of the Lake Delton community.

### Policies

**#6-** Support business development initiatives that increase diversity of entrepreneurs, business types and the workforce.

**#7-** Encourage new business development to include considerations of pedestrian and bike access.

**#8-** Attract, support and retain businesses that fill and/or redevelop vacant properties in the downtown and key corridors.

**#9-** Any financial incentives granted for business development will support one or more of the following criteria:

- Increases the tax base without adding significant service costs.
- Improves existing neighborhoods through redevelopment and/or expanded access to employment and services.

- Adds housing units that are affordable to the local workforce.
- Creates new living-wage jobs at or above MIT's living wage calculation for Sauk County.
- Supports small businesses.
- Improves conditions that will attract future quality development, such as a catalytic project in a new redevelopment area.
- Provides public amenities in a relevant location, such as pocket parks not otherwise required, etc.

**#10-** Support affordable and workforce housing initiatives that expand home ownership opportunities for Village residents of all income levels, especially income-limited individuals/families.

**#11-** Support childcare and after-school/summer programming that meets the needs of income-limited employees.

**#12-** Support festivals, recreational and community events that attract visitors and spending at local businesses.

## Actions

**3.** *Develop Tax Increment Finance policy to prioritize business attraction, retention and expansion that is consistent with Policy 9.*

**4.** *Collaborate with regional economic development entities to conduct a biennial survey of large employers to identify workforce housing and transportation needs.*

### What is a living wage?

The living wage shown is the hourly rate that an individual in a household must earn to support his or herself and their family. The assumption is the sole provider is working full-time (2080 hours per year). It takes into account what is needed to cover an individual's or family's likely food, childcare, health insurance, housing, transportation and other basic necessities (e.g. clothing, personal care items, etc.). Based on MIT's Department of Urban Studies and Planning, Sauk County's 2019 annual living wages are shown on the right.

**1 Adult:** \$11.39  
**w/ 1 Child:** \$24.94  
**w/ 2 Kids:** \$29.95  
**w/ 3 Kids:** \$36.98

**2\* Adults:** \$ 9.19  
**w/ 1 Child:** \$13.81  
**w/ 2 Kids:** \$16.31  
**w/ 3 Kids:** \$19.19

*\*Both adults assumed to be working.*

(Source: <https://livingwage.mit.edu/counties/55111>)

## ISSUES & OPPORTUNITIES

### Low Unemployment Rate, High Poverty Rate

Despite the Village having near 0% unemployment, a higher percentage of Village residents are living below the poverty level than in the State or the County. This is likely due to the large number of service sector jobs.

## VOICES FROM THE COMMUNITY

### Incentives

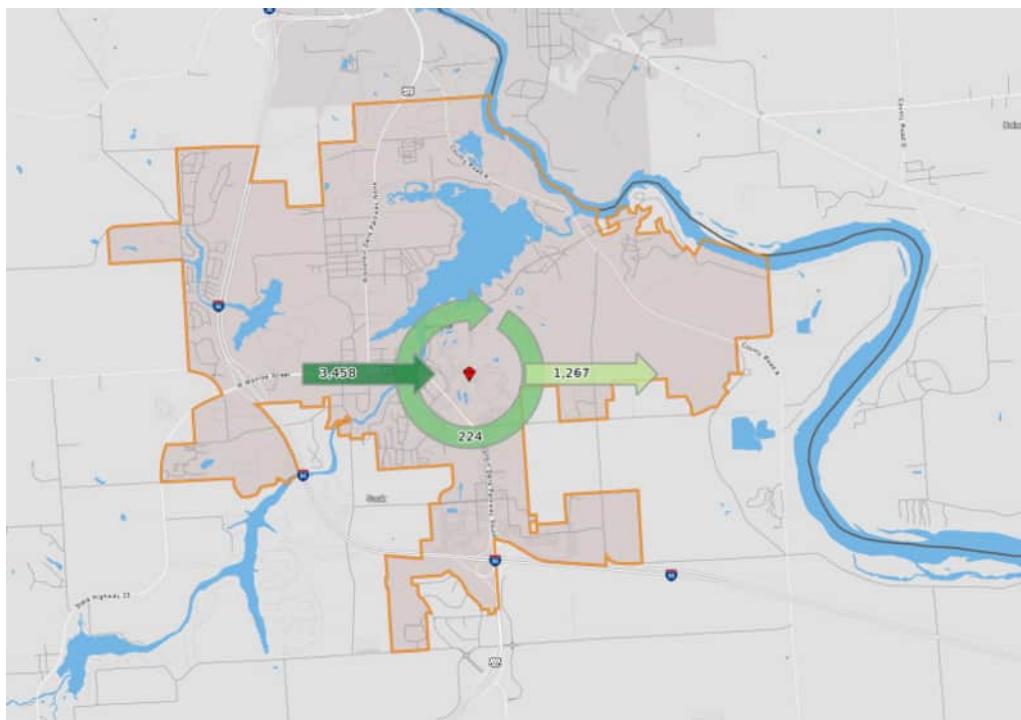
The Community Survey asked people if they believe the Village should direct more local tax dollars, through marketing, incentives, etc., to help support new businesses. Of those with an opinion, two-thirds (75%) "agreed" or "strongly agreed" with directing more money toward business growth, particularly to assist small local businesses that have been lost over the last 10 years..

**75%**

of survey respondents agree or strongly agree with supporting start-up facilities to foster entrepreneurship.

## 2021 SNAPSHOT: ECONOMIC DEVELOPMENT

*Economic development activities play a key role in the quality of life of the community and the long term viability of the Village. This economic development snapshot explores the Village's current environment, and inventories efforts that support economic development in the community.*



### INFLOW AND OUTFLOW OF PRIMARY JOBS

Per the U.S. Census, 3,458 workers live outside Lake Delton and commute into the Village for work, while only 224 persons both live and work in Lake Delton.

### EMPLOYMENT STATUS

Source: 2015-2019 5-Year ACS Estimate

	Wisconsin	Sauk County	Lake Delton
EMPLOYMENT STATUS			
Population 16 years and over	4,659,582	51,048	2,480
In labor force	66.5%	68.9%	72.0%
Civilian labor force	66.4%	68.9%	72.0%
Employed	64.0%	66.9%	72.0%
Unemployed	2.4%	2.0%	0.0%

There are 404 total businesses in the Village. There is little to no unemployment for residents actively seeking work, due in large part to the tourism industry, which creates a disproportionate ratio of jobs in the Village to population, at almost 3:1. As can be seen in the graphic on the top of the following page, over 44% of Village residents are employed within the arts, entertainment, accommodation and food services industries.



404

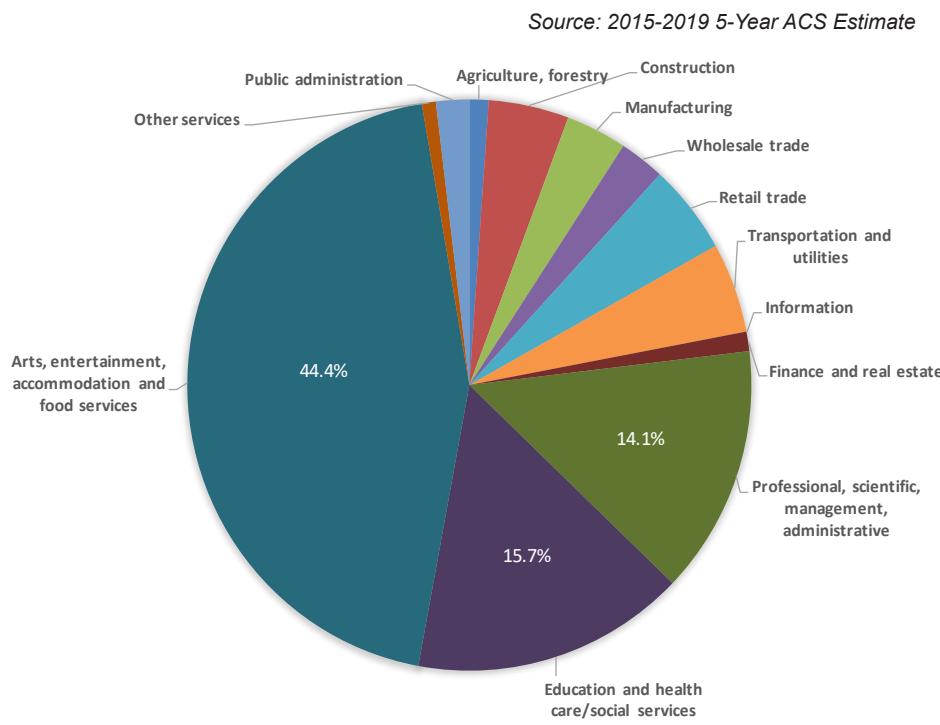
Total Businesses



8,777

Total Employees

## EMPLOYMENT BY INDUSTRY



## VISITOR SPENDING



<b>Lodging</b>	\$426,441,186
<b>Food &amp; Beverage</b>	\$315,303,705
<b>Retail</b>	\$219,395,109
<b>Recreation</b>	\$153,739,106
<b>Transportation</b>	\$87,794,932

Source: Wisconsin Dells Visitor and Convention Bureau (2017-2018)

Expenditures by Season:

Winter: \$212,187,493  
 Spring: \$257,657,197  
 Summer: \$527,133,875  
 Fall: \$205,695,471

The larger Lake Delton region employs over 16,000 workers solely in support of the tourism industry, which brings approximately \$1.2 billion dollars into the region annually, with an additional \$400 million in indirect tourism impacts.

## TOP EMPLOYERS

Employer Name	Product/Service
Ho-Chunk Casino and Hotel	Gambling, Hospitality
Wilderness Hotel	Hospitality
Kalahari Resort	Hospitality
Noah's Art	Recreation
Great Wolf Lodge	Hospitality
Christmas Mountain	Recreation
Wisconsin Dells School District	Public Service
Polynesian	Hospitality
T.R. Nelson, Inc.	Entertainment
Scott Construction	Hot Mix Asphalt
Raintree Resort	Hospitality
Village of Lake Delton	Public Service

Source: Wisconsin Dells Visitor and Convention Bureau; Sauk Co. Development Corporation

Nine of Lake Delton's top 12 major employers are in the hospitality, entertainment and recreation industries.

## Resources

- » School District of Wisconsin Dells
- » Madison Area Technical College
- » UW-Platteville
- » Sauk County Development Corporation

## State/Federal Programs

- » WI Economic Development Corporation (WEDC)
- » Community Development Block Grants (CDBG)
- » Rural Economic Development (RED) Early Planning Grant Program
- » WI Housing and Economic Development Authority (WHEDA)
- » Transportation Facilities Economic Assistance and Development Program
- » Opportunity Zones
- » Focus On Energy

# HOUSING

## ISSUES & OPPORTUNITIES

### Home Affordability



Large-scale economic trends are bringing housing affordability into focus. Over the last 50 years middle income households have seen 10% increase, while inflation-adjusted housing costs have risen roughly 50% for rental housing and 70% for homeownership in that period. Locally about 28% of owners and 61% of renters in Lake Delton pay more than 30% of their income toward housing (the "affordability threshold").

### Attracting Families as



Attracting families is important to the local economy and to maintain the quality of life present in Lake Delton. More than half (52%) of survey respondents would prefer to move into new construction, and many list availability of housing as a primary reason they have not yet moved.

## HOUSING GOAL #1

The Village will achieve balanced neighborhoods with a mix of housing types and price-points that provide suitable housing for everyone.

### Policies

**#1-** Community-wide housing development should include a wide mix of housing types, sizes, and price points that meet resident and employee needs.

**#2-** Support gradual increases in density that allow homeowners to age in place and homebuyers to generate additional income (e.g., twin homes, accessory dwelling units, and other split owner-occupancy/tenancy dwelling types).

### What is the benefit of increasing density within existing neighborhoods?

Accessory Dwelling Units (ADUs) can respectfully increase density in built environments without changing the character of the neighborhood. ADUs can be a separate cottage in side/rear yard, apartment in the basement, a space above a garage or a unit attached to the home. While financing can be difficult, ADUs allow homeowners to create an additional dwelling unit on their own property for family members, caretakers, and friends who are in need of housing. They are also commonly used by aging households to "downsize" their own housing, while maintaining ownership of the property as either an income-generating rental, or housing for family members serving as caretakers later in age.

**#3-** Locate income-qualified affordable housing in places with good access to jobs.

**#4-** Consider pursuing opportunities to purchase and assemble property to develop needed housing types.

**#5-** Encourage the development of housing for people of all abilities. This includes, for example, the use of universal design principles in new housing.

### What is Universal Design?

Universal Design is an approach to the design of the physical environment that allows access and use by anyone, of any ability. It includes accessibility features as required by the American Disabilities Act, such as wider doorways, door openers, at-grade entries and grab bars in bathrooms, with a focus on having one set of features for everyone. It also includes design for intuitive use without the need for instructions and elements helpful to people with limited hand dexterity such as lever door handles and rocker light switches. Universal design principles can be applied to any housing unit, even if not required by law or specifically intended for senior residents.

**#6-** Encourage facilities that allow residents to age-in-place, including neighborhood-based senior living and second unit options/additions on owner-occupied property.

**#7-** New development will be pedestrian-focused, creating a sense of community and resident mobility within each new neighborhood development/subdivision.

## Actions

**1.** *Utilize the 2020 Housing Study to communicate key trends and metrics with Village leadership, employers, residents, and developers; update this study periodically.*

**2.** *Address housing affordability through the following strategies:*

- a.** *Support quality, affordable housing initiatives that leverage outside financing.*
- b.** *Consider and explore zoning flexibility to encourage housing developments that can help to limit construction and ownership costs.*
- c.** *Work with major employers to plan for and develop housing strategies that are targeted to the needs of the local workforce, and annually assess (with planners and/or real estate professionals) how those needs might be met.*

## HOUSING GOAL #2

**The Village will maintain quality-housing options as part of safe and healthy neighborhoods for all residents.**

## Policies

**#8-** Review and approve housing development proposals based on consistency with the Land Use chapter of this Plan, including the Future Land Use Map and associated policies.

**#9-** Ensure both homeowners and landlords are aware of program and financing options for upkeep on properties, including energy efficiency improvements.

**#10-** Enforce property maintenance and nuisance codes to maintain neighborhood quality.

**#11-** Any potential infill development should respect the scale, proportion, and style of nearby homes to a reasonable extent, and can include "pocket neighborhood" or small-lot development where appropriate.

## VOICES FROM THE COMMUNITY

### Attracting Employees as Residents

The Housing Study Community Survey asked employers whether they have been able to attract enough employees to grow their business to its fullest potential - to which 68% of respondents said no. Nearly 53% of employers directly attributed this to the housing issues. For employee responses, 47% indicated that adequate housing has always been hard to find in the Village, and an additional 17% indicated that it has become harder to find over time.

**15%**

of residents work in Lake Delton, which is only 6% of all Village employees. Nearly 3,500 employees live outside the Village.

### Strengthening Neighborhoods

Issues identified through the housing study process included the following opportunities for Village investment:

- Increasing neighborhoods that are developed for year-round residents
- Developing a "sense of place" that can strengthen residential bonds and connections to the community
- Creating residential opportunities that reinforce the impact of school investments

## ISSUES & OPPORTUNITIES

### Diversity of Housing Stock



*Having a diverse mix of housing types with well-designed buildings and developments in different areas is vital to the long-term health of the neighborhood and the Village as a whole. This includes low-to high-density units inclusive of rental and homeownership options in both existing and new neighborhoods.*

### Employee Housing



*The distribution of housing types in a community and the design of individual neighborhoods should capture the needs of employees, providing complementary amenities (e.g. open spaces, trails) to provide residential quality that creates a sense of community for employees wanting to live in the Village.*

## HOUSING GOAL #3

**Housing policies will complement the economic development goals of the Village by attracting workforce for local employers.**

### Policies

**#12-** Enable those who work in the Village to find adequate housing in the Village, whether entry-level or executive.

**#13-** Encourage community businesses to incentivize employee relocation to Lake Delton through employer down payment assistance or other programs.

### Actions

**3.** *Work with major employers to develop and maintain a strategy for workforce housing needs, including how best to match those needs with housing types that will attract people to live and work in the Village.*

**4.** *Survey employees in the Village on their housing needs and preferences periodically to determine how to best target implementation strategies to attract and retain them as residents.*



*Example of a Pocket Neighborhood*

## VOICES FROM THE COMMUNITY

### Housing Factors Affecting Where People Live

The housing study survey asked respondents to identify the housing factors that influence their decision to where they live right now.

The top responses indicated as a positive impact in moving to Lake Delton include:

1. School District (45%)
2. Housing Quality (36%)

The top responses indicated as a negative impact in moving to Lake Delton include:

1. Housing Availability (47%)
2. Housing Affordability (39%)

### Community Factors Affecting Where People Live

The housing study survey also asked respondents to identify the factors that influence their decision to where they live right now. In order, the top community factors that influence where people choose to live include:

1. Housing Cost (63%)
2. Dwelling type (54%)
3. Quiet and Safe Neighborhoods (54%)
4. Commute Time (37%)
5. Proximity to Amenities (35%)
6. Access to Schools (24%)

## 2021 SNAPSHOT: HOUSING

The following numbers illustrate those conditions in Lake Delton most relevant to the formation of housing goals and policies for the next 10 years.

**2,591** - The total number of housing units as of 2019, though only 1,520 are occupied year-round by residents.

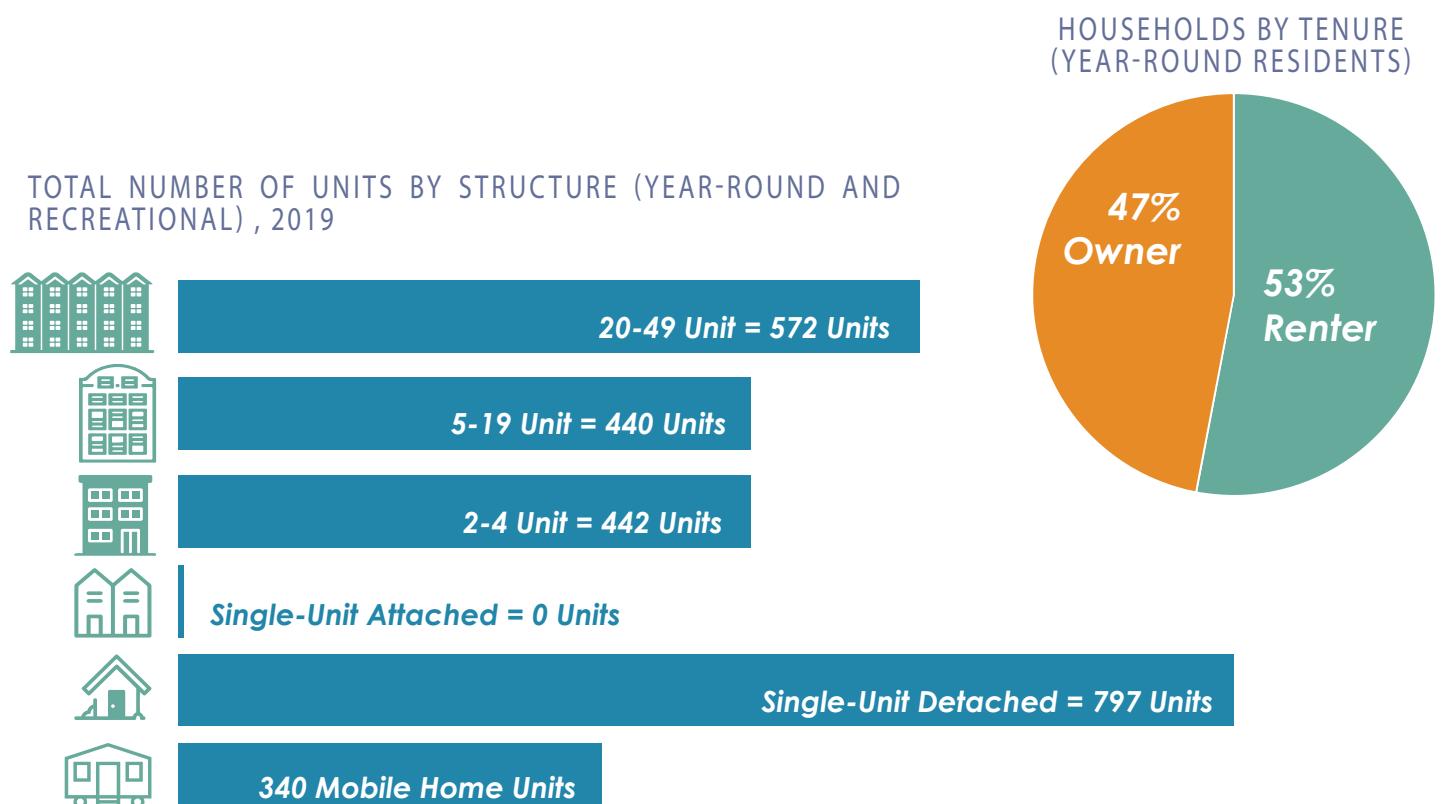
**31%** - The percentage of units that are single-family detached housing, reflecting a large market share of housing units that are reserved for the tourism industry. As housing unit production has focused on short term and vacation rentals, housing for residents and employees in single-family detached housing will be a main focus.

**47%** - The percentage of year-round residents that are owner-occupants, based on the American Community Survey (ACS). This is has decreased over the past decade from 54% in 2010 - indicating shifts in both construction and existing units to lower-income employees and recreational visitors, either through new construction or transition to rental from owner-occupied.

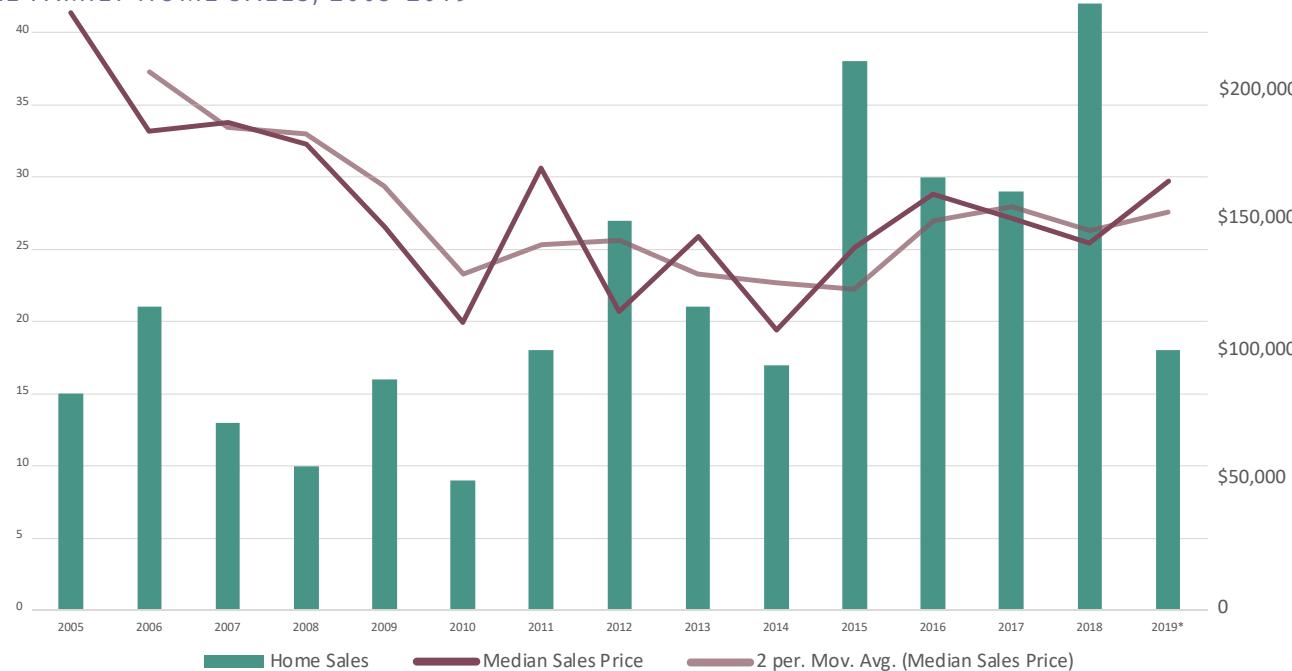
**0%** - The percentage of all units that are attached units (e.g. townhomes, twinhomes), based on ACS surveys. Attached and two-unit building forms are becoming more common, and are important to adding gradual density in land use decisions that can provide cost-effective options for homeownership.

**36%** - The percentage increase in the median owner-occupied home value since the market bottom in 2013 - representing a strong real estate market for all types of homes in the Village.

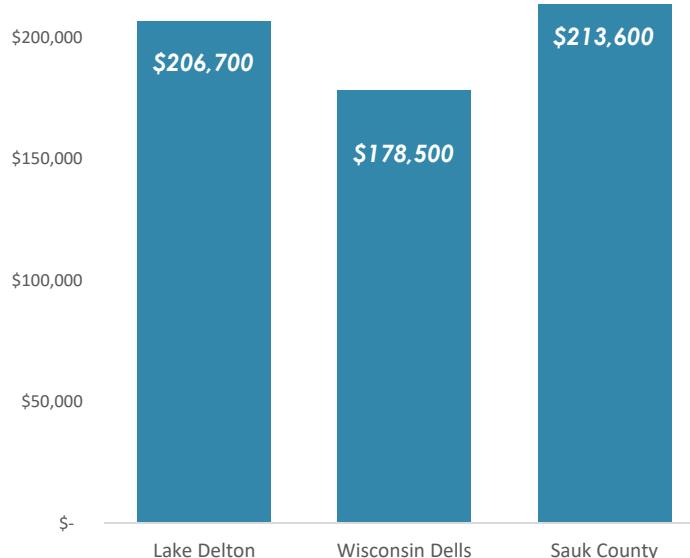
**28%, 61%** - The percentages of owner households and renter households, respectively, that pay more than 30% of their annual income on housing costs. 30% is the generally recognized housing "affordability limit" for households before budgets are cut for other essentials - food, healthcare, childcare, etc. These can be thought of as "families that are currently living in, but cannot afford" housing in Lake Delton.



## SINGLE FAMILY HOME SALES, 2005-2019



## MEDIAN HOME VALUE (ALL HOMES), 2018



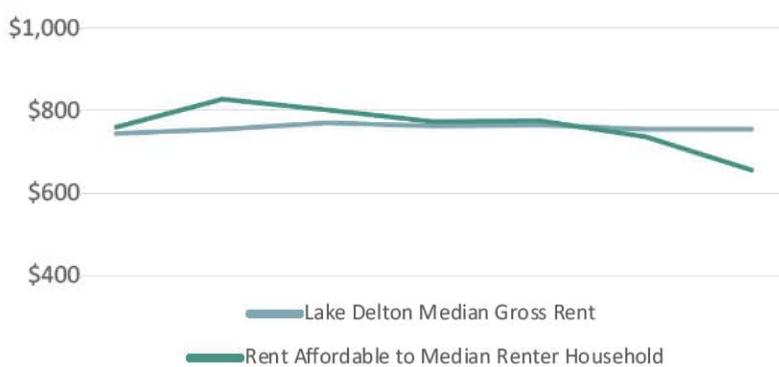
## RENTAL UNIT MISMATCH, 2020 HOUSING STUDY

Income Range	Renter Households	Rental Units Available	Over-/Under-Supply
0% - 30% AMI	185	135	-50
31% - 50% AMI	165	205	40
51% - 80% AMI	135	365	230
> 81% AMI	315	90	-225

## OWNERSHIP UNIT MISMATCH, 2020 HOUSING STUDY

Income Range	Owner Households	Ownership Units Available	Over-/Under-Supply
0% - 50% AMI	135	320	185
51% - 80% AMI	125	180	55
81% - 100% AMI	55	60	5
> 100% AMI	365	120	-245

## RENTAL VACANCY RATE



# MOBILITY & TRANSPORTATION

## ISSUES & OPPORTUNITIES

### Bicycle & Pedestrian Facilities

The Village has pieces of a strong walking and biking network; however, there are still gaps in the network. These facilities are a desired amenity both for recreational benefits and as an alternative to using a motor vehicle. When asked about a list of 22 possible neighborhood recreation improvements, survey respondents identified “off-road walking/biking trails” as the highest priority. Additionally, the Village’s biking network includes very little on-street infrastructure such as marked bike lanes, route signage or bike detection at signalized intersections.



## MOBILITY AND TRANSPORTATION GOAL #1

Improve public health and safety by creating connected, livable neighborhoods that have multi-modal transportation options for all residents.

### Policies

- #1-** Continue moving toward a road network that is safe, convenient and attractive for everyone regardless of age, ability or mode of transportation.
- #2-** Continue to promote walkable neighborhoods that provide transportation choices and convenient access in existing and future sections of the Village.
- #3-** Discourage cul-de-sac streets in favor of connected streets that provide transportation flexibility and increased safety.
- #4-** Require active transportation connections to every development project, and encourage additional amenities (e.g., bike racks, bike repair stands, hydration stations, etc.) in developments, public parks and other public facilities where feasible and appropriate.
- #5-** Maintain the safety and efficiency of existing transportation corridors; for example, develop frontage roads and alternate access routes to provide relief to the STH 12 corridor.
- #6-** Seek to minimize conflicts between motorized and non-motorized traffic by improving street crossings, using off-street paths, and implementing protected lanes where appropriate. Prioritize investment where they will serve the daily needs and interests of residents by improving access to daily destinations such as jobs, schools, grocers, medical services, etc.
- #7-** Manage access to existing and future major arterials to maintain safety and operational efficiency.
- #8-** Design, build and operate the Village’s transportation system to support safe and timely response to emergencies.
- #9 -** Seek compliance with the Americans with Disabilities (ADA) Act whenever an existing facility is reconstructed.

### Actions

- 1.** Continue to implement a program to identify and repair broken and substandard sidewalks throughout the Village.
- 2.** Update the Village’s Capital Improvement Plan on an annual basis to plan for short-term transportation improvements.
- 3.** Through the CIP process, budget for the addition of sidewalks in appropriate areas.

## MOBILITY AND TRANSPORTATION GOAL #2

Link Village residents to jobs, services and other regional amenities through a multi-modal transportation system.

### Policies

**#10-** Continue to work cooperatively with the Wisconsin Department of Transportation, Sauk County and adjoining units of government in planning for road improvements, especially improvements along USH 12/Wisconsin Dells Parkway to improve safety and relieve congestion.

**#11-** Maintain good access from the regional highway system to Wisconsin Dells Parkway and other business/employment districts within the Village, especially maintaining access from Interstate 90.

**#12-** Ensure transportation systems meet the needs of local businesses and industries.

**#13-** Connect gaps in multi-modal transportation networks that connect Lake Delton to neighboring communities, for both off- and on-street facilities.

### Actions

**4.** *Regularly plan for new connections that increase resident access to regional connections in the bike and trail network. Work with neighboring jurisdictions, WisDOT, the DNR, and other invested partners to continually expand and integrate the bike and trail network.*

**5.** *Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) are designed as complete streets with safe accommodations for pedestrians and bicyclists of all abilities.*

**6.** *Identify effective transportation options to enhance access to major tourism destinations and commercial areas while reducing congestion.*

### VOICES FROM THE COMMUNITY

#### Bike and Pedestrian Accommodations

The community survey asked numerous questions about bike and pedestrian accommodations within the Village:

- The Village was overall rated as being highly walkable.
- There were safety concerns for bikes and pedestrians along the Wisconsin Dells Parkway corridor.
- Aesthetics and lack of street trees along Wisconsin Dells Parkway was also a concern.
- Expansion of the trail network was looked at as desireable.

# 2021 SNAPSHOT: Mobility & Transportation

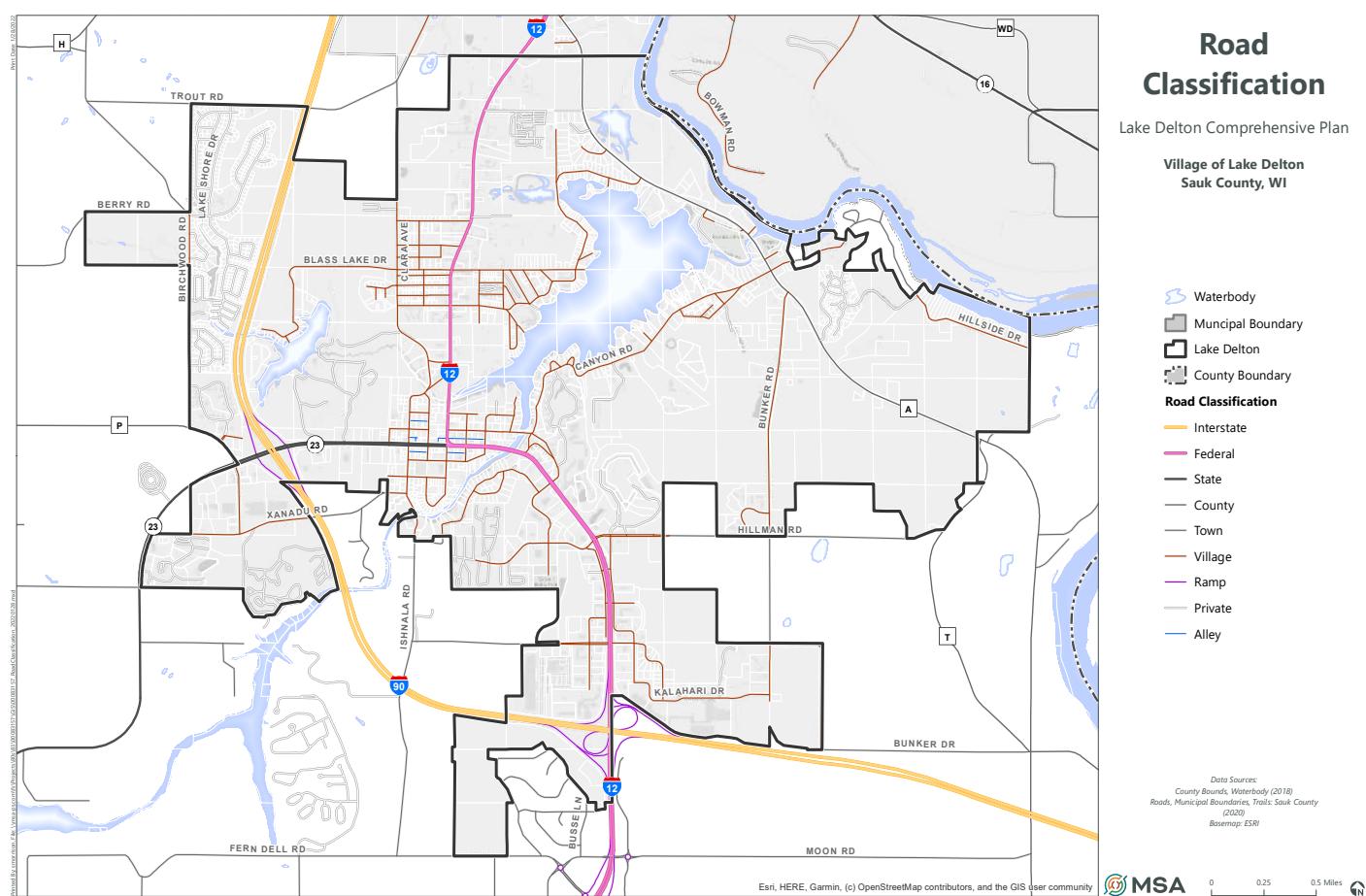
## Road Network

**Regional Highway System:** Major highways located in Lake Delton include US Highway 12, Interstate 90, State Highway 23, and a number of County Highways, including CTH A, CTH T and CTH P.

**Workforce Commuting Data:** Based on US Census Bureau data, 3,458 workers live outside Lake Delton and commute into the Village for work, while only 224 persons both live and work in Lake Delton.

**Truck Routes:** The Lake Delton Municipal Code includes a list of the streets and highways that are designated as heavy traffic (truck) routes. State and county highways are established truck routes by the nature of their intended use and street design. However, any public street or alley may be used by heavy vehicles for the purpose of delivering or moving commodities provided they travel the shortest possible route from designated heavy traffic route to residence or place of business.

## Existing Transportation Infrastructure (see Appendix D)



## Bicycle & Pedestrian Network

**Village Bike & Pedestrian System:** The Village has both on- and off-street bike facilities, with the majority of the network consisting of on-road bike routes. These facilities provide strong connections both east-west and north-south and are located along some arterial and collector streets. Miles of off-road trails, sidewalks and on-street bike lanes are as follows:

- » **Off-Road Multi-Use Paths:** 6.3 miles
- » **Sidewalks:** 9.1 miles
- » **On-Street Bike Lane & Sidewalk:** 5.5 miles
- » **On-Street Bike Lane Only:** 1 mile

As streets are reconstructed or significantly improved within the Village, sidewalks and/or bike lanes are typically installed if they are not already present, with exceptions for high-volume roads that typically are used solely for vehicle traffic. The Village has the authority to grant waivers, generally in response to unusual site conditions.

In addition to new sidewalk installations, other pedestrian facility improvements such as sidewalk ramps, crosswalks, signage, etc are being upgraded when new development occurs, as part of road reconstruction projects, or as part of other improvement projects outlined in the Village Capital Improvement Program.

## ATV/UTV Routes

The Village also allows ATVs/UTVs on certain designated roadways within the Village:

- » CTH A
- » CTH P
- » Birchwood Road
- » Clara Avenue
- » North and South Burritt Avenue
- » Gasser Road
- » West Frontage Road to Progressive Drive
- » Progressive Drive to Hillman Road
- » Hillman Road
- » Bunker Road
- » County Highway P from Birchwood Road to Highway 23
- » Commerce Street
- » Xanadu Road from Commerce Street to South Burritt Avenue
- » Zap Drive

## Regional Transit Service

**Air Service:** The Baraboo-Dells Flight Center, located in Baraboo, provides recreational and charter service. The closest regional airport is the Dane County Regional Airport in Madison. The nearest international airport is the General Mitchell International Airport in Milwaukee.

**Rail Service:** An east-west portion of the Canadian Pacific Railway that connects Milwaukee to La Crosse runs through the Lake Delton area. There is an Amtrack station for passenger rail service located in Wisconsin Dells on La Crosse St.

## Taxi Service

- » A1 Wisconsin Dells Kangaroo Taxi
- » AAA Taxi
- » City Taxi
- » Dells Cab Company
- » Sureway Taxi
- » Wisconsin Dells Taxi

# LAND USE

## ISSUES & OPPORTUNITIES

### Balanced Growth



An important dynamic of community growth is the linkage between housing and employment, especially multi-unit housing and industrial growth. Multi-unit housing projects are often controversial because they are replacing a single-story building with multi-story development. While larger developments can have some negative impacts (e.g., increase in traffic, light and noise), they offer more affordable housing types, use utility infrastructure more affordably, and are desired by those looking for an alternative to single-unit housing.

### Balanced Neighborhoods



The Village is seeking healthy, balanced neighborhoods that feature a mix of housing types and price points. Balanced neighborhoods also tend to have convenient access to some form of smaller-scale commercial uses, such as a restaurant or coffee shop, day care facilities, small service businesses, etc.

## LAND USE GOAL #1

**Create an economically and environmentally sustainable development pattern.**

### Policies

**#1** - New development within the Village's jurisdiction should support the efficient use of public services and infrastructure.

- a.** Land development will be coordinated with planning for efficient public facilities and services.
- b.** Infill development that uses existing infrastructure is strongly encouraged. Leapfrog development that requires costly infrastructure extensions through undeveloped lands is discouraged.
- c.** Encourage infill development and higher density redevelopment on sites already surrounded by urban uses. Development incentives such as flexibility with standards and/or TIF assistance should be focused mostly on infill and redevelopment, not greenfield development at the edge of the Village.
- d.** Promote the inclusion of a variety of residential formats in every neighborhood that minimize land consumption, including small lots and attached units.
- e.** Promote the inclusion of a variety of residential formats in every neighborhood that minimize land consumption, including small lots and attached units.
- f.** Enable and encourage well-planned, mixed-use development areas in all parts of the Village, including the integration of small-scale commercial uses into neighborhoods and mixed-use buildings where economically viable.

**#2** - Protect and respect natural resources and systems in all development decisions.

- a.** Preserve environmental corridor features including waterways, floodplains, wetlands, ground water recharge areas, steep slopes (greater than 20%), wildlife habitat, scenic vistas, and mature woodlands through the enforcement of the Village's Subdivision Ordinance and Zoning Ordinance.
- b.** Encourage landscaping practices in new and existing neighborhoods that protect ground water and surface water resources.
- c.** Foster the protection of natural resource features from development by requiring those features to be accurately depicted on all site plans, certified survey maps, preliminary plats, and final plats.
- d.** Encourage the clean-up of contaminated sites to foster redevelopment of brownfields.

**#3** - Require consistency with this Comprehensive Plan in all zoning and land division decisions. Maintaining consistency with this plan is required by state law and serves to make the development process more predictable for all participants. There will be times that uses are proposed that do not align with the plan, but that most participants see as reasonable and appropriate. In such cases the vision and goals of the plan should still be applied, but the plan can be amended to allow the desired use.

**#4** - Continue efforts to manage lakefront property as a general community resource while respecting the rights and privileges of private ownership.

## Actions

- 1.** *Work with Sauk County and the Wisconsin DNR to protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate growth as anticipated in this plan.*
- 2.** *Work to seek an appropriate balance and mix of single-family and multi-family lakefront units.*
- 3.** *Assure the public has use of the lake by maintaining and establishing public access points.*
- 4.** *Manage and decrease the level of activity density along Lake Delton through design standards (set-backs requirements, managing docks, etc.)*

## LAND USE GOAL #2

### Establish balanced neighborhoods throughout the Village.

#### Policies

**#5** - Provide a mix of housing types to accommodate every stage of life in Lake Delton (see also Housing goals and policies).

**#6** - Use the Village review processes to encourage design for land use compatibility. Consider the following during development reviews:

- a.** Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing pedestrian and bicycle connectivity.
- b.** Direct traffic from higher volume users to collector and arterial streets, away from neighborhood streets.
- c.** Outdoor lighting of parking, storage and service areas should be designed to minimize spillover of light onto adjacent properties and public rights-of-way.

**#7** - Enforce property maintenance codes to maintain neighborhood quality and prevent blight.

## VOICES FROM THE COMMUNITY

### Pace of Development

The majority of respondents on the Community Survey felt the pace of development over the past 10 years has been:

- **Single-/Two-Family:** Too Slow
- **Multi-Family:** Just Right
- **Retail:** Just Right
- **Office:** Just Right
- **Industrial:** Just Right

### Areas Needing Reinvestment

Per the Community Survey, the Village should focus efforts to stimulate property investment in the Wisconsin Dells Parkway Corridor (64%) and in new residential subdivision development (57%).

### Desired Businesses

(per the community survey)

1. Grocery stores (top answer - mentioned 7 out of 10 times)
2. Meat market
3. Daycare facilities
4. Pharmacies
5. Local (not chain) restaurants
6. Car repair

## ISSUES & OPPORTUNITIES

### Retail Volatility



*Volatility in the retail market due to the growth of online shopping and ever-faster delivery systems such as Amazon. This volatility is a risk both to large and small retailers. The greatest concern to the Village should be the risk that larger retailers, even those that currently appear strong, could close a local store due to a recession or a change in their market sector, and leave behind a large, empty building.*

## LAND USE GOAL #3

**Create places that are vibrant, attractive and unique, especially along the Wisconsin Dells Parkway.**

### Policies

**#8-** Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, recreation, and community gathering opportunities.

**#9 -** Work to achieve a balance among various commercial areas along throughout the Village with design formats and business mixes that allow each area to compete successfully and sustainability in the market.

**#10 -** Focus commercial development along major transportation corridors and at the junctions of major roadways.

**#11 -** Encourage infill development of vacant or underutilized lands or buildings.

**#12 -** The Village recognizes that strong public-private partnerships are often the key to successful redevelopment efforts and shall work to establish such relationships.

**#13 -** Consider development incentives (e.g., waivers, flexibility, and/or TIF assistance) to encourage and support infill and redevelopment projects that substantially improve the district, corridor and Village as whole. The Village may require sites to be characterized by one or more of the following before it will become involved with redevelopment projects:

- a. Severely deteriorated and/or economically obsolescent buildings/sites which are abandoned or underutilized and which may be assembled into a marketable site consistent with the Comprehensive Land Use Plan for which there is a reasonable expectation of securing a private developer prior to property acquisition or through a request for proposals (RFP) process.
- b. Marginally underutilized or deteriorated sites for which there is an immediate and realistic private development possibility.
- c. Deteriorated housing sites, which have become a threat to surrounding properties for which outside financing is available to assist private development consistent with the Land Use Plan.

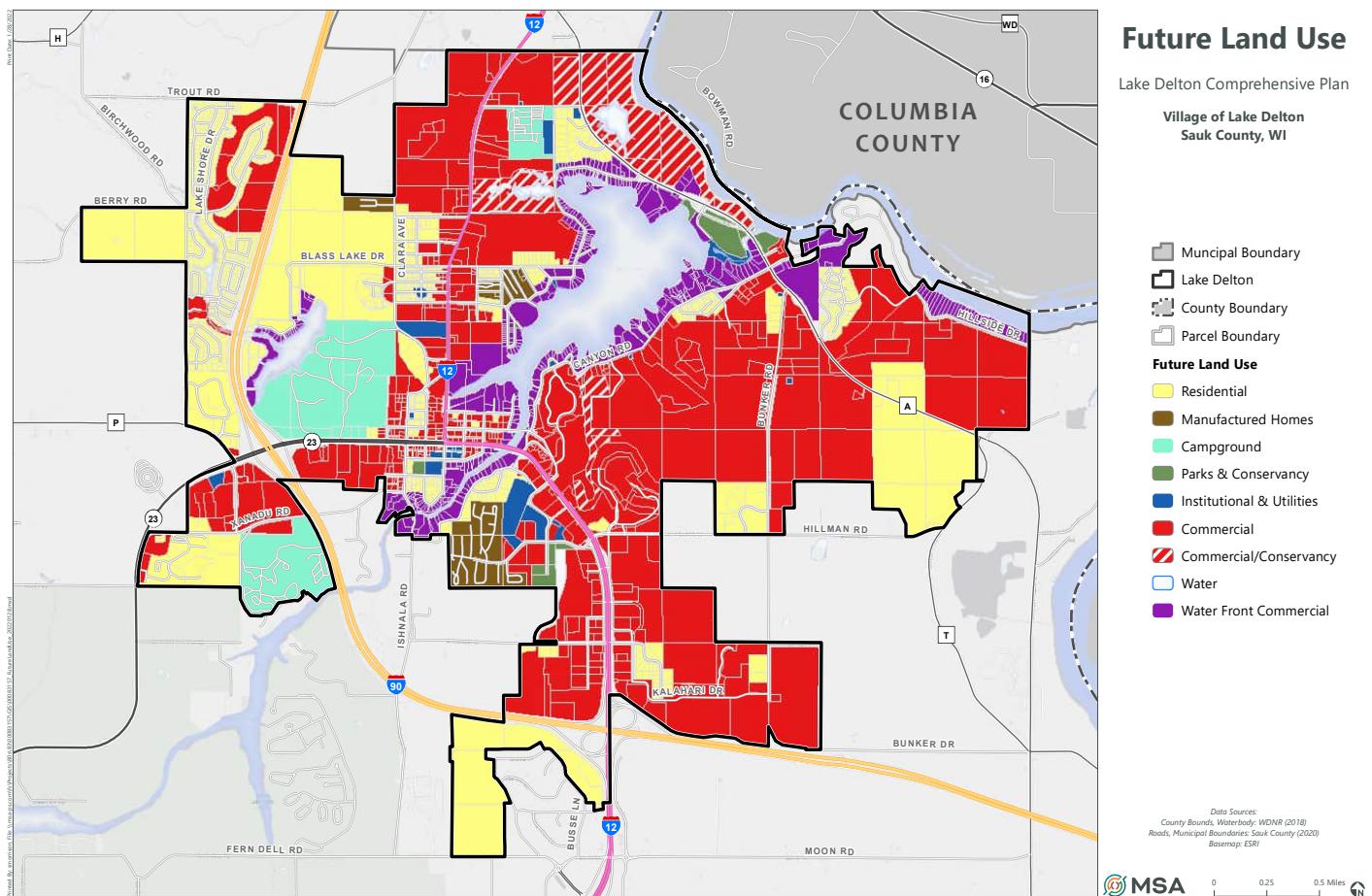
### Actions

**5.** Seek grants and State programs that help to address blight, rejuvenate the community, and foster new investment in the Village.



# FUTURE LAND USE PLAN

## FUTURE LAND USE MAP (see Appendix D)



## USING THE FUTURE LAND USE MAP

The Future Land Use Map (above) contains different land use categories that together illustrate the Village's land use vision. These categories, including explanation of the Village's intent and acceptable zoning districts for each, are described in this section.

The Future Land Use Map presents recommended future land uses for the Village of Lake Delton and its extraterritorial jurisdiction. This map and the associated policies form the basis for land development decisions and are to be consulted when-

ever development is proposed, especially when a zoning change or land division is requested. Zoning changes and development shall be consistent with the future land use category shown on the map and the corresponding plan text.

### Statement of Intent & Typical Use

The future land use categories identify areas by their primary intended uses, character and densities. These classifications are not zoning districts - they do not establish binding performance criteria for land uses (i.e. setbacks, height restrictions, etc.) nor are they intended to list every possible use that

may be permitted within the future land use class classification.

### Potentially Acceptable Zoning Districts

The future land use classifications identify those existing Village of Lake Delton Zoning Districts that are "consistent" within each future land use category. The list of potentially acceptable zoning districts will be used by the Village to confirm whether requests for rezoning of property are generally consistent with this plan. Areas subject to Village zoning districts include all lands located within the Village of Lake Delton municipal boundary.

## Effect on Zoning

Land use policies in this plan should be considered during all development processes, especially in land division and rezoning or zoning ordinance amendment processes when consistency with the plan is a statutory requirement. Where development is proposed under existing zoning regulations, including any Planned Unit Development districts, the regulations of existing zoning supersede policies in this plan.

## AMENDING THE FUTURE LAND USE MAP

It may from time to time be appropriate to consider amendments to the Future Land Use Map, usually in response to a type of development not originally envisioned for an area when this plan was adopted. See **Implementation** section for a description of the procedural steps for amending any aspect of this plan. The following criteria should be considered before amending the map:

**Compatibility** - The proposed amendment or development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

**Natural Resources** - The land does not include natural features such as wetlands, floodplains, steep slopes, scenic vistas or mature woodlands, which will be adversely affected by the proposed amendment or development. Any proposed building envelopes are not located within the setback of Shoreland-Wetland and Floodplain zones (or is raised above

regional flood line). The proposed development will not result in undue water, air, light, noise pollution or soil erosion. Petitioners may indicate those approaches they intend to use to preserve or enhance the most important and sensitive natural features of the proposed site and mitigate impacts to surrounding properties.

**Transportation** - The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles. Petitioners may indicate those approaches they intend to use to mitigate transportation compatibility concerns.

**Ability to Provide Services** - Provision of public facilities and services will not place an unreasonable financial burden on the Village. Petitioners may demonstrate to the Village that the current level of services in the Village, or region, including but not limited to school capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

**Public Need** - There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive social and fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.

**Adherence to Other Portions of this Plan** - The proposed amendment/development is consistent with the general vision for the Village, and the other goals, policies and actions of this plan.

## INTERPRETING BOUNDARIES

Where uncertainty exists as to the boundaries of future land use categories shown on the Future Land Use Map, the following rules will apply. If uncertainty still exists, the Village Board shall decide any inquires related to map boundaries upon recommendation of the Plan Commission.

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys will be construed to follow such center lines.
2. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines will be construed as following such lot lines.
3. Boundaries indicated as approximately following municipal boundaries will be construed as following such boundaries.
4. Boundaries indicated as following railroad lines will be construed to be midway between the main tracks.
5. Boundaries indicated as following shorelines and floodplains, will be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it will be construed as moving the mapped boundary.
6. Boundaries indicated as following the center lines of streams, rivers, canals, or other bodies of water will be construed to follow such center lines.
7. Boundaries indicated as parallel to extension of features indicated above will be so construed. The scale of the map will determine distances not specifically indicated on the map.

## FUTURE LAND USE CATEGORIES

This section includes a description of each of the Future Land Use Plan categories. These categories include recommended land uses and zoning districts. All zoning decisions, land divisions, utility extensions, capital improvement projects, and related land development activities and decisions should be consistent with the recommendations of the Future Land Use Plan.

### FLU Categories:

- Residential
- Commercial
- Waterfront Commercial
- Industrial
- Institutional & Utilities
- Parks & Conservancy
- Campground
- Manufactured Home Park

### Residential

This category includes single-family, two-family and multi-family homes and civic uses.

#### Potentially Acceptable Zoning Districts

- Single-Family Residential
- Multifamily Residential
- Planned Unit Developments & Planned Development Districts
- Mobile (Manufactured) Home Residential

### Commercial

Commercial areas provide the Village's population with a wide range of retail goods and services, including professional offices and daycare facilities. While commercial areas tend to be auto-oriented, changes

to commercial development that improve walking, biking, and transit access are encouraged. There is no limit on the size of establishments that may be constructed within a commercial area, but all uses should be compatible with the density and scale of the surrounding development.

#### Potentially Acceptable Zoning Districts

- Commercial
- Light Commercial
- Business Park

### Waterfront Commercial

It is the purpose of the Waterfront Commercial District to provide an area generally fronting on bodies of water for those residential and commercial activities related to aquatic recreation and enjoyment, or for which location adjacent to a lake or river is a compelling practical consideration.

#### Potentially Acceptable Zoning Districts

- Waterfront Commercial

### Industrial

Industrial areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. Industrial areas generally have an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage. Properties should be well-buffered and screened from adjacent land uses that may not be compatible.

#### Potentially Acceptable Zoning Districts

- Industrial

### Institutional & Utilities

Institutional and Utilities areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

#### Potentially Acceptable Zoning Districts

Institutional and utility uses are allowed in any zoning district.

### Parks & Conservancy

The Parks and Conservancy category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. As the Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use. Parks and open space uses are allowed uses in all other land use categories, regardless of whether the area is mapped as Parks and Open Space.

#### Potentially Acceptable Zoning Districts

- Conservancy

### Campground

Campground areas accommodate Campgrounds and travel trailer parks, specifically parcels of land in which twenty or more spaces are occupied, or intended for occupancy, by travel trailers or "campers," and for transient dwelling purposes only.

#### Potentially Acceptable Zoning Districts

- Commercial

## Manufactured Home Park

Mobile Home Park areas provide for the development of properly located and planned facilities for mobile homes. It is recognized that such areas should be carefully located and designed to meet the needs of the residents and to achieve a satisfactory relationship to adjoining and nearby property.

### Potentially Acceptable Zoning Districts

- Mobile (Manufactured) Home Residential

*Note: Agriculture (A) has not been included under potentially acceptable zoning districts because agricultural land uses within the Village are expected to remain a secondary use. These land uses are expected to decline, as future commercial and residential uses take their place.*

## Development Limitations Map

The Development Limitations Map in Appendix D identifies sensitive lands that may be subject to development restrictions enforced by Village, County, State, or Federal agencies. Mapped areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

Areas shown to have development limitations do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the Village's planning area. Mapped areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate

location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The areas illustrated on the Development Limitations Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

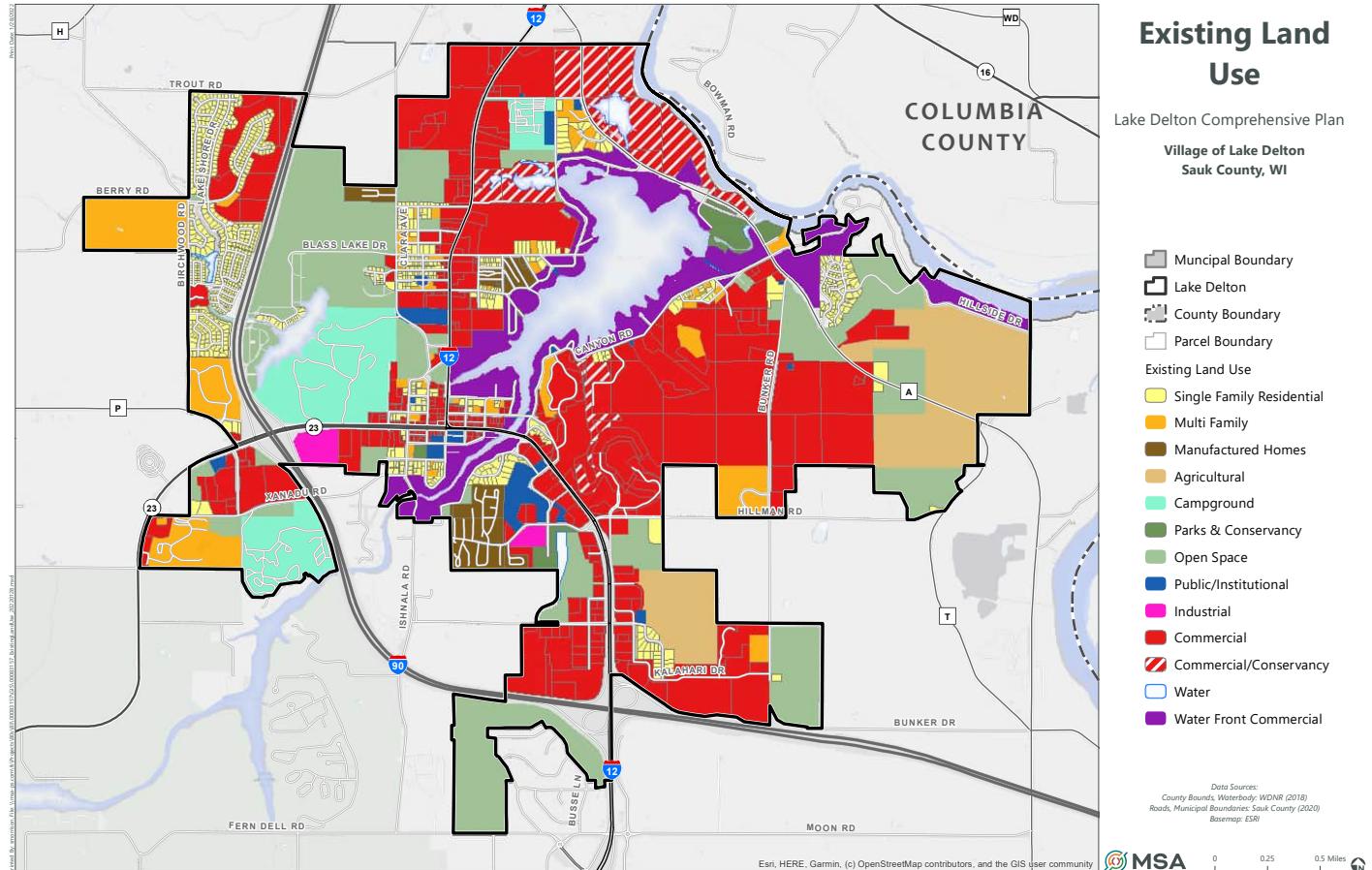
The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of these areas are vital to the region's ecosystem and are key ingredients of the character and image in Lake Delton. Thus, development within areas on the Development Limitations Map shall be limited based on underlying local, county, state or federal environmental regulations.

Landowners and developers are advised that land within the Development Limitations Map may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.

Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.

# 2020 SNAPSHOT: LAND USE

## EXISTING LAND USE MAP - PLANNING JURISDICTION (see Appendix D)



## Key Statistics

**47%** - The percentage of land developed as commercial including water-front commercial and conservancy-commercial.

**15%** - The percentage of land developed as residential in the Village of Lake Delton, with 7% in single- and two-unit lots and 8% in multi-family & mobile home developments.

**945** - The increase in population projected between 2020 and 2040 (28% increase in population over that time period).

**1,936** - The number of acres designated for residential uses as indicated on the Village's Future Land Use Map.

**229** - The projected number of acres needed for future commercial growth based on population and density projections.

**1,024** - The undeveloped acres of land within the Village limits that are buildable (with few development limitations).

**1,763** - The number of acres designated for commercial uses as indicated on the Village's Future Land Use Map.

Land Use	Acres	% of Area
Agricultural	341.92	7.69%
Park/Campground/Conservancy	484.69	10.89%
Commercial	2,095.19	47.10%
Industrial	29.63	0.67%
Residential: Mobile Homes	92.96	2.09%
Residential: Multi-Family	276.87	6.22%
Public/Institutional	64.33	1.45%
Right-Of-Way	28.48	0.64%
Residential: Single-Family	317.55	7.14%
Water	34.95	0.79%
Wooded	682.28	15.34%
<b>TOTAL</b>	<b>4,448.86</b>	

## Development Considerations

### Municipal Boundaries

Lake Delton shares boundaries with the City of Wisconsin Dells, the Town of Delton and Mirror Lake State Park. There are several areas in the Town of Delton that could potentially be annexed into the Village at future dates. The largest potential annexation area is generally located around Bunker Road, Hillman Road and CTH T. There is also growth potential in the CTH P/Berry Road/Birchwood Road area west of the Village limits. Other areas that could potentially be annexed include land south of I-90/I-94 and north of Moon Road, lands on either side of North Gasser Road from USH 12 to Ishnala Road, and areas located northeast of the intersection of Fern Dell Road and Ishnala Road. Mirror Lake State Park prevents municipal growth southwest of the Village. The Future Land Use map should be used to help guide the Village's annexation decisions. The Village has an annexation procedures ordinance (Chapter 67) to assist the Village Board with annexation decisions.

### Soil Contamination

Prior commercial or industrial use can also impede development by adding cleanup costs to any new development. Approximately 10 sites with such challenges are generally located along the Wisconsin Dells Parkway where chemicals and petroleum products were used for decades before modern environmental regulation.

### Land Use Regulations

Local land use regulations help define the character of municipalities to achieve compatibility of land uses within all areas of the Village. The Village of Lake Delton enforces zoning and subdivision ordinances, an official map, architectural design and landscape review standards, as well as other environmental and water resource related ordinances (e.g. floodplains, wetlands), as required by local/state laws, to regulate the use of land within its corporate and extraterritorial jurisdiction boundaries. Zoning and subdivision ordinances are designed to implement the Village of Lake Delton Comprehensive Plan.

### Zoning

The Village of Lake Delton adopted the Zoning Ordinance (Chapter 66) under authority granted in the Wisconsin Statutes Section 62.23(7), which allows for the establishment and enforcement of land use regulations based on zones created by the adoption of the Official Zoning Map, as well as for the overall purpose of implementing the Village's Comprehensive Plan. Generally, the Zoning Ordinance is adopted for the purpose of protecting the public health, safety, morals, comfort, convenience and general welfare.

### Extraterritorial Plat Approval Jurisdiction

In addition to review of subdivision plats and land divisions within the Village, the Village also has approval authority over some subdivision plats and land divisions for unincorporated areas located within 1.5 miles outside of the Village limits as allowed under Wisconsin State Statute Chapter 236.

## LAND USE PROJECTIONS, PLANNING JURISDICTION

Projected Land Demand *	2020	2025	2030	2035	2040	20-Year Change
Population	3,375	3,695	3,985	4,185	4,320	945
Household Size	2.15	2.13	2.11	2.08	2.06	(0.09)
Housing Units	1,515	1,673	1,817	1,922	1,997	482
Residential (acres)	687	712	735	751	763	75
Commercial (acres)	2,095	2,170	2,239	2,289	2,325	229
Industrial (acres)	30	31	32	32	33	3
Undeveloped Land (acres)	1,024	923	831	764	716	(308)

\* These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.

## Key Findings

1. Almost half of the acreage in the Village is categorized as commercial. Vacant/open land is second and park/campground/conservancy is third. No other land use category is more than 10% of the total.
2. With the exception of Mirror Lake State Park on the southwest side of the Village and areas in the floodplain along the Wisconsin River, topography does not present significant limitations to development.
3. Based solely on population projections, household size projections and average density, an additional 75 acres of land are projected to be developed for residential use by 2040.
4. Commercial land is scattered throughout the Village. Regular commercial accounts for 35% while commercial/conservancy and water front commercial account for 5% and 8% respectively. It is projected an additional 229 acres of commercial will be needed by 2040.
5. Industrial land uses are found near the I-90/I-94/STH 23 interchange and the Progressive Drive area in the Village. It is projected an additional 3 acres of industrial will be needed by 2040.
6. The acreage of the areas shown as future residential and commercial on the Future Land Use Map well exceeds the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand.

### What is the methodology in establishing the land use projections?

Residential land use projections were calculated by:

- Projecting forward the current average densities for single-family housing based on the R-1 minimum lot size of 6,000 square-feet (roughly 7 units per acre).
- Projecting forward the current average densities for duplex/multifamily housing based on the R-2 minimum lot size of 10,000 square-feet and minimum floor area per family of 720 square-feet (about 20 units per acre).
- Assumption of 80% single-family and 20% duplex/multifamily in new growth areas.
- Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.
- Actual needs and development outcomes may differ based on market conditions and local policy decisions.



# IMPLEMENTATION

## GUIDING DAILY DECISIONS

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### VILLAGE ROLES & RESPONSIBILITIES

Responsibility for implementing this plan lies primarily with Village Board, several Village boards and commissions, including the Plan Commission, and Village Staff.

#### Village Board

Village Board sets priorities, controls budgets and tax rates, and typically has the final say on key aspects of public and private development projects. Each Board member should know where to find this plan and should be familiar with the major goals described herein. Village Board should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

#### Village Plan Commission

Land use and development recommendations are a core component of this plan, and the Plan Commission has a major role in guiding those decisions. Plan Commission members must each have access to this plan and must be familiar with its content, especially Chapter 9: Land Use. It is the responsibility of Plan Commission to determine whether proposed projects are consistent with this plan, and to make decisions and recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are believed to be in the best interest of the Village, the Plan Commission should seek public feedback before recommending amendments to the Plan.

#### Redevelopment Authority

Some of the actions related to economic development and land use address redevelopment potentially

requiring some sort of public funding. This plan assumes that the Redevelopment Authority will have lead roles to implement blight removal and prevention programs.

#### Other Committees, Boards and Commissions

All committees, boards and commissions that serve as an extension of the Village of Lake Delton should treat this Plan as relevant to their activities in service to the Community, and should seek outcomes consistent with the goals and policies herein.

#### Village Staff

Key Village staff have a significant influence on capital projects, operational initiatives and regulatory decisions. It is imperative that individuals in key roles know about, support, and actively work to implement the various policies and actions in this plan. Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- » Village Engineer
- » Village Zoning Administrator
- » Public Works Director

These key staff members should be familiar with and track the various goals, policies and actions laid out in this plan, and should reference that content as appropriate in communications with residents and elected and appointed officials. Other division heads should also be aware of the plan and the connections between the plan and Village projects. The purpose of this extra effort is to strengthen staff recommendations

and reinforce the plan as a relevant tool integral to Village functions.

The Village Manager, as lead administrative official of the Village, is responsible to ensure that other key staff members are actively working to implement this Comprehensive Plan.

### UTILIZING EXISTING TOOLS

Many of the strategies identified in this plan presume the use of existing Village ordinances and programs. The Village's key implementation tools include:

#### Operational Tools

- » Annual Budget Process
- » Capital Improvement Program

#### Regulatory Tools

- » Zoning & Subdivision of Land Ordinances
- » Site Plan Requirements
- » Historic Preservation Ordinance
- » Building and Housing Codes
- » Official Map

#### Funding tools

- » Tax Incremental Financing (TIF) Districts
- » State and Federal Grant Programs

## GUIDING ANNUAL DECISIONS

### **ANNUAL UPDATE**

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting processes. To inform these annual processes, the Community Development Department will prepare, with input from other departments and the Village Manager, a concise Comprehensive Plan Annual Update with the following information:

- » Action items in progress or completed during the prior 12 months. **Celebrate success!**
- » Staff recommendations for action items to pursue during the next 12 months.

### **LINK TO ANNUAL BUDGET PROCESS**

The most important opportunity for this plan to influence the growth and improvement of the Village is through the annual budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the Village, and so it is very important to integrate this plan into those processes every year.

The compilation of actions at the end of this chapter is a resource to support decisions about how and where to invest the Village's limited resources. The Annual Update should draw from these actions. Plan Commission should make formal recommendations for Board consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

## AMENDING THE PLAN

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Although this Plan is intended to guide decisions and actions by the Village over the next 10 to 20 years, it is impossible to accurately predict future conditions in the Village. Amendments may be appropriate from time to time, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. The Village may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village. Should the Village wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any changes to the plan text or maps constitute amendments to the plan and should follow a standard process as described in the following section. Amendments may be proposed by either the Village Board or the Plan Commission, though a land owner or developer is also allowed to apply and initiate this process.

## UPDATING THE PLAN

The 20-year horizon of this plan defines the time period used to consider potential growth and change. However, over time market conditions and priorities change, community preferences shift, and technology evolves. The community's Comprehensive Plan needs to be amended and adjusted at times to keep pace with these changes to remain relevant.

### AMENDMENT PROCESS

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed through the following process.

#### Step One

Amendments can be initiated by referral by the Plan Commission or Village Board, or may be requested by application from a member of the public. For amendments affecting a large geographical area of the Village or proposing major changes to plan policies, a more involved public input process should be considered to ensure that proposed amendments are in the best interest of and are well supported by the community.

#### Step Two

Plan Commission holds a public hearing on the proposed amendment, preceded by a 30-day public notice. Notice of the proposed amendment should also be transmitted as appropriate to other governmental entities that may be affected by or interested in the change, such as a neighboring jurisdiction.

After holding the public hearing, Plan Commission can approve or deny a resolution to adopt the plan as amended, or recommend adjustments to the proposed amendment. The Commission may request more information before taking action on any proposed amendment.

#### Step Three

Village Board hears a report from Plan Commission on the amendment and considers adoption of the amended plan, by ordinance. The Village Board may choose to revise the Plan after it has been recommended by Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

#### Step Four

Staff completes the plan amendment as approved, including an entry in an amendment log. A revised PDF copy of the plan is posted to the Village website.

## ACTION PLAN

**Appendix B** features a compilation of actions identified in [Sections 3-9](#) to help the Village achieve its various goals and objectives.

### Plan Consistency

Once formally adopted, the Plan becomes a tool for communicating the Village's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, after January 1, 2010, if a local government unit enacts or amends any of the following ordinances, the ordinance must be consistent with that local governmental unit's Comprehensive Plan:

- » Official maps
- » Local subdivision regulations
- » General zoning ordinances
- » Shoreland/wetland zoning ordinances

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this Plan,
2. It is compatible with the proposed future land uses and densities/intensities contained in this Plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, that are contained in the Plan.

The State of Wisconsin planning legislation requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the Plan. Prior to adoption of the Plan, the Village reviewed, updated, and completed all elements of this Plan together, and no inconsistencies were found.

### Severability

If any provision of this Comprehensive Plan is found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application. If any requirement or limitation attached to an authorization given under this Comprehensive Plan is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid.

# PLAN RESOLUTIONS

RESOLUTION NO. 22-005

**A RESOLUTION ADOPTING THE UPDATED COMPREHENSIVE PLAN FOR THE VILLAGE OF LAKE DELTON  
AS PREPARED BY THE VILLAGE OF LAKE DELTON PLAN COMMISSION**

**WHEREAS**, THE Village Board of the Village of Lake Delton requested MSA Professional Services, Inc., to work with the Plan Commission for the purpose of updating the Comprehensive Plan for the Village of Lake Delton, and

**WHEREAS**, numerous persons involved in local planning provided information at meetings called by the Village of Lake Delton Planning Commission; and

**WHEREAS**, members of the public were invited to make comments at said meetings, , wherein the Comprehensive Plan herein adopted was reviewed and commented upon by members of the public; and

**WHEREAS**, the Village of Lake Delton Planning Commission has reviewed the recommended Updated Comprehensive Plan at regular meetings; and

**WHEREAS**, members of the public, adjacent and nearby local governmental units, and Sauk County was given a 30-day review and comment period prior to the public hearing, which will be conducted by the Lake Delton Plan Commission; and

**WHEREAS**, following the public hearing, the Village Board will decide whether to adopt by ordinance the Comprehensive Plan; and

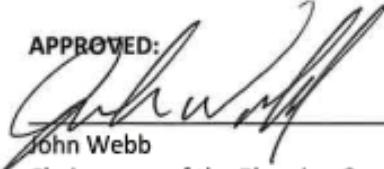
**WHEREAS**, the Updated Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinances, accomplishing extra-territorial zoning, and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the Village of Lake Delton; and

**WHEREAS**, this Updated Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

**NOW, THEREFORE, BE IT RESOLVED**, by the Village of Lake Delton Planning Commission that the recommended Updated Comprehensive Plan is hereby adopted as a part of the Village of Lake Delton's Comprehensive Plan pursuant to s 62.23 and s 66.0295, Wis. Stats. And that the Planning Commission recommends said Updated Comprehensive Plan to the Village Board of Lake Delton for adoption by ordinance.

Dated: July 11, 2022

APPROVED:

  
John Webb  
Chairperson of the Planning Commission

ATTEST:

  
Kay C Mackesey  
Clerk-Treasurer-Coordinator and Secretary of  
The Planning Commission

**ORDINANCE NO. 22-011****RE: An Ordinance to Adopt the Village of Lake Delton 2022 Comprehensive Plan**

The Village Board of the Village of Lake Delton, Wisconsin, do ordain as follows:

Section 1. Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the Village of Lake Delton is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. Prior to beginning the process to update the Village's comprehensive plan, the Village Board adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes. Members of the public were invited to participate in the planning process through Plan Commission meetings, surveys, public meetings, and a public hearing.

Section 3. The Village Board appointed the Plan Commission to work with the Village's planning consultant MSA Professional Services, Inc. to prepare an update to the Village's previous 2003 Comprehensive Plan.

Section 4. The Plan Commission met numerous times to prepare and review the draft comprehensive plan and has adopted a resolution recommending to the Village Board adoption of the document entitled "Village of Lake Delton Updated Comprehensive Plan," containing all the elements specified in section 66.1001(2) of the Wisconsin Statutes.

Section 5. The Village held one public hearing on the Comprehensive Plan, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, on July 11, 2022.

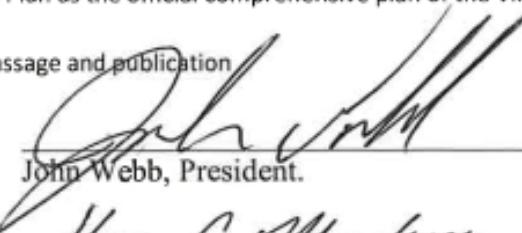
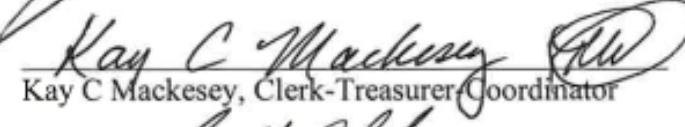
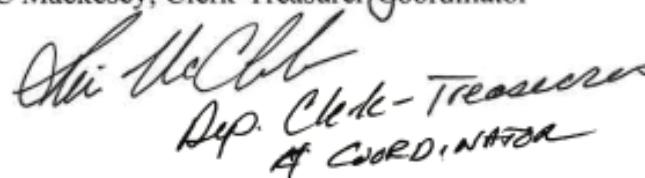
Section 6. The Comprehensive Plan may be used as the basis for, among other things, official mapping, local subdivision regulations, general zoning ordinances, shoreland/wetland zoning, and as a guide for approving or disapproving actions affecting growth, development, conservation, and recreation within the jurisdiction of the Village of Lake Delton.

Section 7. The 2022 Comprehensive Plan may from time to time be amended, extended, or added to in greater detail following the procedures specified within the plan and Wisconsin State Statutes.

Section 8. The Village Board, by enactment of this ordinance, formally adopts the document entitled, "Village of Lake Delton Updated Comprehensive Plan," pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 9. The Village Board, by enactment of this ordinance, formally replaces the Village's prior 2003 Comprehensive Plan with the 2022 Comprehensive Plan as the official comprehensive plan of the Village.

Section 10. This ordinance shall take effect upon passage and publication.

  
John Webb, President.  
Kay C Mackesey, Clerk-Treasurer Coordinator  
Shirley McClint  
Dep. Clerk-Treasurer  
& Coordinator

Introduced: July 11, 2022

Displayed for Public Inspection: July 12, 2022

Publication Before Passage: July 28, 2022

Passed: August 8, 2022

Publication After Passage: August 25, 2022

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# ACTION PLAN

## COMPILED ACTION ITEMS FROM SECTIONS 3-9:

### 3. Agricultural, Natural & Cultural Resources

#### Natural Resources

3.1	Amend Village ordinances to require site plans and land divisions to accurately depict all natural resource features located on the property proposed for development or division (e.g., waterways, floodplain, wetlands, steep slopes, groundwater recharge areas, mature woodlands, etc.).
3.2	Review and consider implementation of recommendations in the County's 2019 Hazard Mitigation Plan.
3.3	Monitor and enforce Part IV Natural Resources of the Village Municipal Code, as it relates to water traffic, boating, water sports and water use.

#### Cultural Resources

3.1	In coordination with other community organizations, develop branding and marketing that promote civic pride and clarify the Village's cultural identity as a great place to live, work and experience community.
3.2	Support community events and programming year-round that activate the Wisconsin Dells Parkway corridor, attracting residents, patrons and visitors alike, especially programming that appeals to all members of the community including youth and communities of color.
3.3	Maintain an inventory of historic, architecturally significant and culturally significant structures.

### 4. Utilities & Community Facilities

#### Utilities

4.1	Promote available incentives, energy audits and appliance recycling offered through Focus on Energy, Alliant Energy, or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.
4.2	Review operation and maintenance plans for sanitary sewer, storm sewer and water and ensure that necessary maintenance is done in a time-sensitive and cost-effective manner.
4.3	Conduct a formal review of Village stormwater management requirements for new development to evaluate their adequacy to prevent flooding and sediment runoff based on the increase in large storm events.

#### Community Facilities

4.1	Encouraging recycling of construction waste materials on publicly funded construction projects.
4.2	During the annual capital improvement planning process, consider budgeting for implementation of the recommendations of the adopted Village of Lake Delton Comprehensive Outdoor Recreation Plan.

### 5. Intergovernmental Cooperation

5.1	Work with the Wisconsin DOT in long-range planning for State Hwy 12.
5.2	Village staff will meet with representatives from other governmental entities during the annual update to the Village's Capital Improvement Plan to coordinate projects, as appropriate.
5.3	Review the Delton Fire Department service agreement between the Village and the Town at least every five years to determine if amendments are needed to match shifting priorities or new challenges.
5.4	Coordinate with all adjoining jurisdictions during outdoor recreation planning to seek complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities.

### 6. Economic Development

6.1	Collaborate with regional economic development entities to proactively communicate with and receive feedback from area businesses. Use these conversations to continually refine public services and resources.
6.2	Create and maintain an inventory of available sites for development and redevelopment, updated on a semiannual basis.

6.3	Develop Tax Increment Finance policy to prioritize business attraction, retention and expansion that is consistent with Policy 9.
6.4	Collaborate with regional economic development entities to conduct a biennial survey of large employers to identify workforce housing and transportation needs.

## 7. Housing

7.1	Utilize the 2020 Housing Study to communicate key trends and metrics with Village leadership, employers, residents, and developers; update this study periodically.
7.2	Address housing affordability through the following strategies:
7.2a	Support quality, affordable housing initiatives that leverage outside financing.
7.2b	Consider and explore zoning flexibility to encourage housing developments that can help to limit construction and ownership costs.
7.2c	Work with major employers to plan for and develop housing strategies that are targeted to the needs of the local workforce, and annually assess (with planners and/or real estate professionals) how those needs might be met.
7.3	Work with major employers to develop and maintain a strategy for workforce housing needs, including how best to match those needs with housing types that will attract people to live and work in the Village.
7.4	Survey employees in the Village on their housing needs and preferences periodically to determine how to best target implementation strategies to attract and retain them as residents.

## 8. Mobility & Transportation

8.1	Continue to implement a program to identify and repair broken and substandard sidewalks throughout the Village.
8.2	Update the Village's Capital Improvement Plan on an annual basis to plan for short-term transportation improvements.
8.3	Through the CIP process, budget for the addition of sidewalks in appropriate areas.
8.4	Regularly plan for new connections that increase resident access to regional connections in the bike and trail network. Work with neighboring jurisdictions, WisDOT, the DNR, and other invested partners to continually expand and integrate the bike and trail network.
8.5	Collaborate with responsible jurisdictions to ensure roadway improvements (including County and State highways) are designed as complete streets with safe accommodations for pedestrians and bicyclists of all abilities.
8.6	Identify effective transportation options to enhance access to major tourism destinations and commercial areas while reducing congestion.

## 9. Land Use

9.1	Work with Sauk County and the Wisconsin DNR to protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate growth as anticipated in this plan.
9.2	Work to seek an appropriate balance and mix of single-family and multi-family lakefront units.
9.3	Assure the public has use of the lake by maintaining and establishing public access points.
9.4	Manage and decrease the level of activity density along Lake Delton through design standards (set-backs requirements, managing docks, etc.)
9.5	Seek grants and State programs that help to address blight, rejuvenate the community, and foster new investment in the Village.

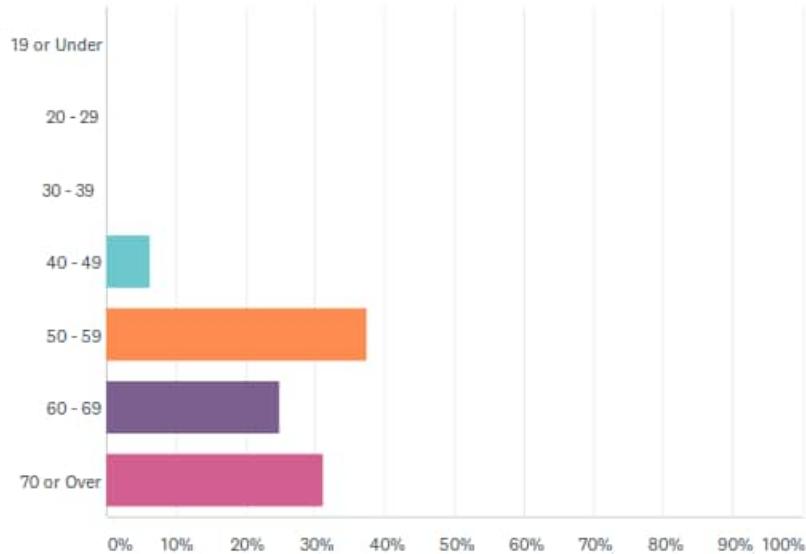
# COMMUNITY SURVEY RESULTS

## COMMUNITY SURVEY FULL RESULTS

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### Q1 What is your age?

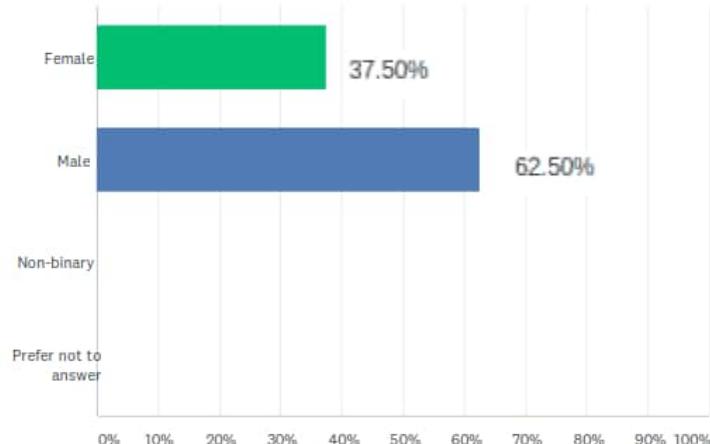
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
19 or Under	0.00%	0
20 - 29	0.00%	0
30 - 39	0.00%	0
40 - 49	6.25%	1
50 - 59	37.50%	6
60 - 69	25.00%	4
70 or Over	31.25%	5
<b>TOTAL</b>		<b>16</b>

### Q2 With which of the following gender identities do you most closely identify?

Answered: 16 Skipped: 0



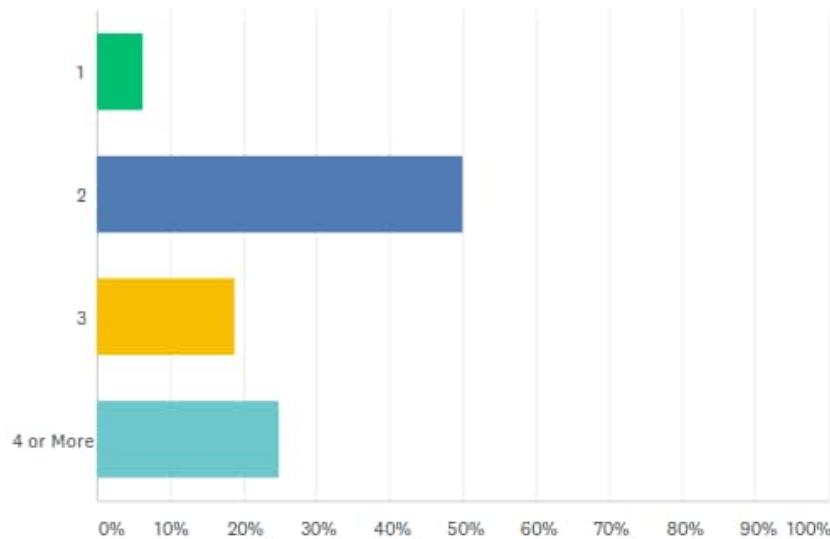
**Q3 With which of the following racial or ethnic groups do you identify?  
Please select all that apply.**

Answered: 16 Skipped: 0

ANSWER CHOICES	RESPONSES
Hispanic or Latino/a	0.00%
White or European Descent	100.00%
Black or African Descent	0.00%
Middle Eastern or North African	0.00%
Asian or Asian Descent	0.00%
Native American or American Indian	0.00%
Other Indigenous People	0.00%
Multiracial or Biracial	0.00%
Prefer not to respond	0.00%
Other (self-identify)	0.00%
Total Respondents: 16	

**Q4 How many total people (including yourself) live in your household?**

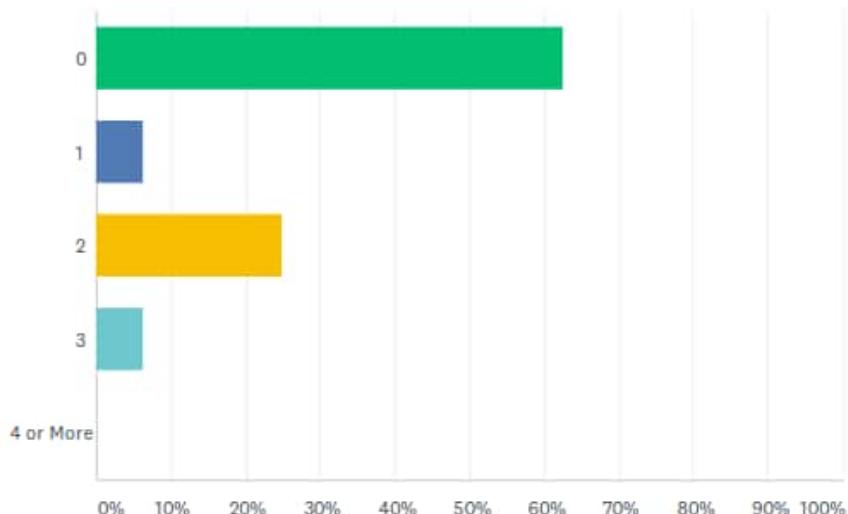
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES
1	6.25%
2	50.00%
3	18.75%
4 or More	25.00%
<b>TOTAL</b>	<b>16</b>

## Q5 How many members of your household are under the age of 19?

Answered: 16 Skipped: 0



## Q6 What is your approximate annual household income (total income for all people that live with you - including yourself)?

Answered: 14 Skipped: 2

ANSWER CHOICES	RESPONSES	
Less than \$25,000	0.00%	0
\$25,000 - \$34,999	7.14%	1
\$35,000 - \$49,999	14.29%	2
\$50,000 - \$74,999	7.14%	1
\$75,000 - \$99,999	7.14%	1
\$100,000 - \$149,999	35.71%	5
\$150,000 or More	28.57%	4
<b>TOTAL</b>	<b>14</b>	

## Q7 Where do you live?

Answered: 15 Skipped: 1

ANSWER CHOICES	RESPONSES	
Village of Lake Delton	86.67%	13
Town of Delton	0.00%	0
Wisconsin Dells	13.33%	2

## Q8 Overall, how do you rate the following aspects of the Village?

Answered: 16 Skipped: 0

	EXCELLENT	GOOD	FAIR	POOR	NO OPINION	TOTAL	WEIGHTED AVERAGE
Number of street trees	25.00% 4	50.00% 8	6.25% 1	6.25% 1	12.50% 2	16	3.56
Walkability (sidewalk/path, accessible, safe, etc.)	62.50% 10	25.00% 4	12.50% 2	0.00% 0	0.00% 0	16	4.50
Bikeability	37.50% 6	37.50% 6	18.75% 3	6.25% 1	0.00% 0	16	4.06
Street lighting	43.75% 7	37.50% 6	18.75% 3	0.00% 0	0.00% 0	16	4.25
Safety	37.50% 6	37.50% 6	18.75% 3	6.25% 1	0.00% 0	16	4.06
Property upkeep/cleanliness	31.25% 5	37.50% 6	31.25% 5	0.00% 0	0.00% 0	16	4.00
Aesthetics along main streets	31.25% 5	43.75% 7	12.50% 2	12.50% 2	0.00% 0	16	3.94

#	COMMENTS?	DATE
1	The Village image is development next to development that has cleared, scraped and scorched the parkway bald of trees with zero balance with nature. One has to purposely look around to see trees and that usually is in a sterile landscape area near a building entrance or parking lot. We're on our way to become another Easter Island. Now, starting with motel, The, (you've seen it so many times you don't see it anymore) and Henny Penny/Alien buildings, the top Village eye d-cons, you could run a bull dozer over them and create a natural setting to break-up the over-build, over-billboard look. The large rock walls on Adams St, west of the little bridge, are in dire need of maintenance. Also the rock walls on Canyon are rat chambers as well. I like the new kid-themed Christmas lights near Village Hall. The Christmas lights on the poles have improved but aren't exceptional for a tourist area needing to impress the public. The new Village street lights along Clara Ave and the big bridge are impressive as are the new wide-body sidewalks.	2/18/2021 10:14 PM
2	Trees on parkways that are dying or threaten power lines need to be trimmed or removed. Power company has not responded to potential problems. Exterior lake side lighting of commercial lake shore properties needs to be restricted to lessen glare & light pollution.	2/13/2021 7:54 AM
3	Land use, landscape & sign requirements are deplorable for new & existing businesses. Public Safety/Police Dept support seem a low priority when considering they are to keep the peace as 1000's come in and out of the community.	2/12/2021 10:47 AM

**Q9 Which of the following park and recreation amenities would you like to be added, improved or expanded in the Village? Mark your top 5 preferences.**

Answered: 16 Skipped: 0

ANSWER CHOICES	RESPONSES
None	12.50% 2
Basketball Court(s)	18.75% 3
Baseball / Softball field	0.00% 0
Community garden	12.50% 2
Dog Park	12.50% 2
Ice skating/hockey rink (outdoor)	18.75% 3
Off-road walking/biking trails	31.25% 5
On-road bicycle facilities (bike lanes, shared road, etc.)	25.00% 4
Outdoor fitness course/equipment	12.50% 2
Park landscaping/trees	25.00% 4
Park parking lots	12.50% 2
Pickleball courts	25.00% 4
Playground equipment	37.50% 6
Restrooms	37.50% 6
Sand volleyball courts	0.00% 0
Shelters	6.25% 1
Splash Pad	25.00% 4
Site furnishings (benches, tables, grills, etc.)	12.50% 2
Soccer fields	6.25% 1
Tennis courts	0.00% 0
Basketball courts	0.00% 0
Dog park	0.00% 0
<b>Total Respondents: 16</b>	

#	OTHER/COMMENTS?	DATE
1	Newport Park usage ought to be an indicator as to the need for additional park/playgrounds in Lake Delton. Support State Parks where infrastructure already exists.	2/12/2021 10:47 AM
2	UTV riding on roads	1/20/2021 7:56 AM

**Q10 What do you think about the pace of development in the Village over the past 10 years for these building types?**

Answered: 15 Skipped: 1

	TOO FAST	JUST RIGHT	TOO SLOW	NO OPINION	TOTAL	WEIGHTED AVERAGE
Single- and Two-Unit Residential	6.67% 1	13.33% 2	53.33% 8	26.67% 4	15	0.93
Multi-unit Residential	26.67% 4	33.33% 5	26.67% 4	13.33% 2	15	0.00
Retail	6.67% 1	53.33% 8	26.67% 4	13.33% 2	15	0.40
Office	6.67% 1	46.67% 7	13.33% 2	33.33% 5	15	0.13
Industrial	6.67% 1	46.67% 7	33.33% 5	13.33% 2	15	0.53

#	COMMENTS?	DATE
1	TOOOOO many CONDOS and RENTAL properties on lake.	2/13/2021 7:55 AM
2	More restrictions on vacation rentals	2/12/2021 10:50 AM
3	More industry would be nice but space and labor is a consideration.	1/20/2021 7:59 AM

**Q11 What area(s) should the Village focus on to stimulate property investment? Check all that apply.**

Answered: 14 Skipped: 2

ANSWER CHOICES	RESPONSES
Wisconsin Dells Parkway Corridor	64.29%
School Properties	21.43%
New Subdivision Development	57.14%
Current Subdivision Development	7.14%
Business Development - General	28.57%
Parks or other public recreation facilities	35.71%
Total Respondents: 14	

#	OTHER/COMMENTS?	DATE
1	WI Dells parkway is an embarrassment - Trip Advisor gives a quick analysis of how visitors perceive & experience the Corridor	2/12/2021 10:50 AM

## Q12 Is the Village doing enough to regulate development design and signage in the following locations?

Answered: 12 Skipped: 4

	TOO MUCH REGULATION	NOT ENOUGH REGULATION	APPROPRIATE REGULATION	TOTAL
Wisconsin Dells Parkway	0.00% 0	33.33% 4	66.67% 8	12
Near 90/94	0.00% 0	33.33% 4	66.67% 8	12
Within neighborhoods	8.33% 1	25.00% 3	66.67% 8	12
Waterfront property	8.33% 1	33.33% 4	58.33% 7	12

#	COMMENTS?	DATE
1	Electronic VIDEO signage has gotten out of hand with one organization trying to out do the others - getting too large with changing messages that are distracting visiting drivers. NO WAKE 8 pm to 8 am signage at boat landings needs to be BIGGER & Sturdy! Community signage should emphasize Lake Delton before Wisconsin Dells. It's bad enough we have to have a Wisconsin Dells address to get mail delivery.	2/13/2021 7:55 AM
2	Recent Wilderness Resort construction indicates Village allows ANY & ALL types of signage - Except when it comes to Lake Delton where there is almost NO Signage.	2/12/2021 10:50 AM

## Q13 Indicate your support for public investment in the following transportation facilities in Lake Delton?

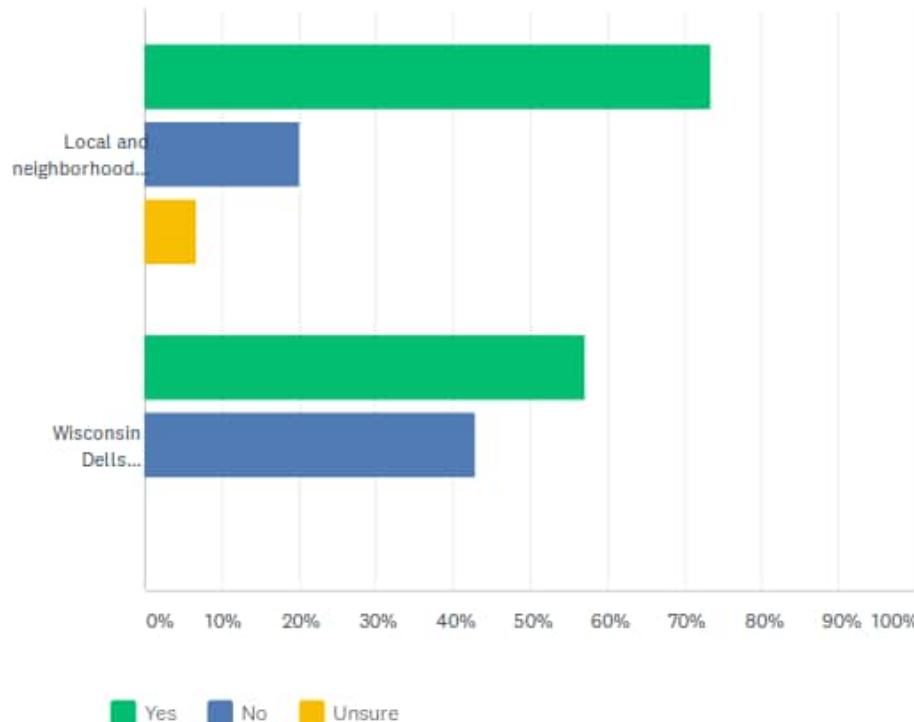
Answered: 15 Skipped: 1

	STRONGLY SUPPORT	SUPPORT	NEUTRAL / NOT SURE	OPPOSE	STRONGLY OPPOSE	TOTAL
Road pavement repair	33.33% 5	53.33% 8	13.33% 2	0.00% 0	0.00% 0	15
Intersection improvements to address congestion	23.08% 3	46.15% 6	23.08% 3	0.00% 0	7.69% 1	13
Sidewalk, trail and pedestrian crossing improvements to enable safe walking	26.67% 4	53.33% 8	20.00% 3	0.00% 0	0.00% 0	15
Bike lane and trail improvements to enable safe biking	20.00% 3	46.67% 7	33.33% 5	0.00% 0	0.00% 0	15
Shared-ride taxi service	20.00% 3	20.00% 3	33.33% 5	13.33% 2	13.33% 2	15
Increased access to public transportation commuting options	20.00% 3	6.67% 1	60.00% 9	0.00% 0	13.33% 2	15

#	COMMENTS?	DATE
1	Lake access needs monitoring - size and type of water craft affects shoreline erosion and cleanliness of water craft should be a consideration to prevent invasive species.	2/13/2021 7:55 AM
2	Water parks & shopping center need to accommodate transportation of guests - not the tax payers	2/12/2021 10:51 AM
3	Using PRT tax Room tax. Tiff funds not property tax	1/21/2021 10:42 AM

## Q14 Do you feel safe walking or biking along...

Answered: 15 Skipped: 1



■ Yes ■ No ■ Unsure

	YES	NO	UNSURE	TOTAL
Local and neighborhood streets?	73.33% 11	20.00% 3	6.67% 1	15
Wisconsin Dells Parkway/Central Business District?	57.14% 8	42.86% 6	0.00% 0	14

#	COMMENTS?	DATE
1	ONLY DURING THE DAY BUT CONSTANTLY ON LOOK OUT FOR DISTRACTED DRIVERS OR GROUPS OF INDIVIDUALS.	2/13/2021 7:55 AM

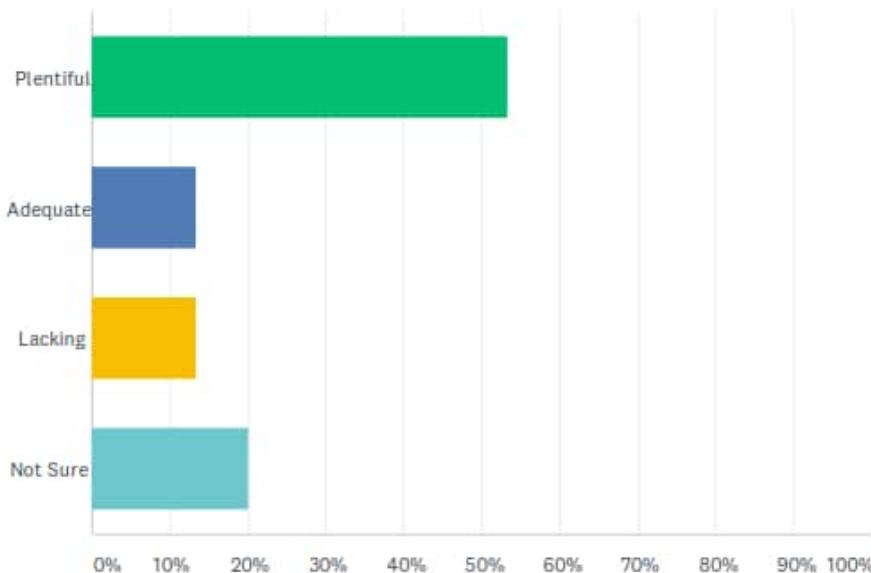
**Q15 Please name up to 3 types of businesses (e.g. restaurant, daycare, greenhouse) you would like to have easier access to.**

Answered: 10 Skipped: 6

ANSWER CHOICES		RESPONSES
#1 - Business/Retailer Desired		100.00% 10
#2 - Business/Retailer Desired		70.00% 7
#3 - Business/Retailer Desired		70.00% 7
# <b>#1 - BUSINESS/RETAILER DESIRED</b>		<b>DATE</b>
1	Road House restaurants and no more chain/franchise	2/18/2021 10:35 PM
2	ALDI Food Market	2/13/2021 7:55 AM
3	Local Grocery store	2/12/2021 10:57 AM
4	Short Term Rental Properties	2/11/2021 8:46 AM
5	daycare	2/1/2021 3:29 PM
6	Texas Roadhouse	1/28/2021 3:52 PM
7	BPW Liquor	1/27/2021 9:41 AM
8	Electronics	1/20/2021 8:10 AM
9	quality grocery store	1/18/2021 7:12 PM
10	Grocery Store	1/18/2021 4:31 PM
# <b>#2 - BUSINESS/RETAILER DESIRED</b>		<b>DATE</b>
1	chef school	2/18/2021 10:35 PM
2	Local Pharmacy	2/12/2021 10:57 AM
3	grocery	2/1/2021 3:29 PM
4	Wenfy	1/28/2021 3:52 PM
5	Meat Market	1/27/2021 9:41 AM
6	car dealer/repair	1/20/2021 8:10 AM
7	new attractions	1/18/2021 7:12 PM
# <b>#3 - BUSINESS/RETAILER DESIRED</b>		<b>DATE</b>
1	speciality clinic	2/18/2021 10:35 PM
2	Farm & Fleet	2/12/2021 10:57 AM
3	good oriental food	2/1/2021 3:29 PM
4	Taco John's	1/28/2021 3:52 PM
5	Famous Dave's	1/27/2021 9:41 AM
6	grocery store	1/20/2021 8:10 AM
7	new smaller retail	1/18/2021 7:12 PM

## Q16 How would you describe the availability of employment opportunities in the Village?

Answered: 15 Skipped: 1

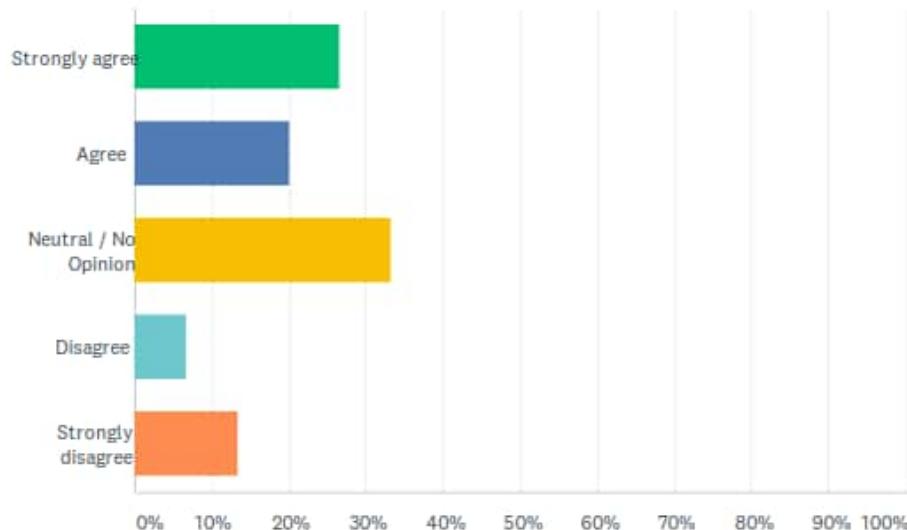


ANSWER CHOICES	RESPONSES
Plentiful	53.33%
Adequate	13.33%
Lacking	13.33%
Not Sure	20.00%
<b>TOTAL</b>	<b>15</b>

#	COMMENTS?	DATE
1	FOR DECENT PAY \$ 15.00 / (more an hour)	2/1/2021 3:29 PM
2	Need more year around jobs	1/21/2021 10:46 AM
3	Plentiful for low to medium jobs.	1/20/2021 8:10 AM
4	Plenty of jobs for the minimum wage/seasonal/tourism sector... lacking in professional opportunities.	1/19/2021 9:44 AM

**Q17 Indicate your level of agreement: The Village should direct more local tax dollars to help spur job growth.**

Answered: 15 Skipped: 1

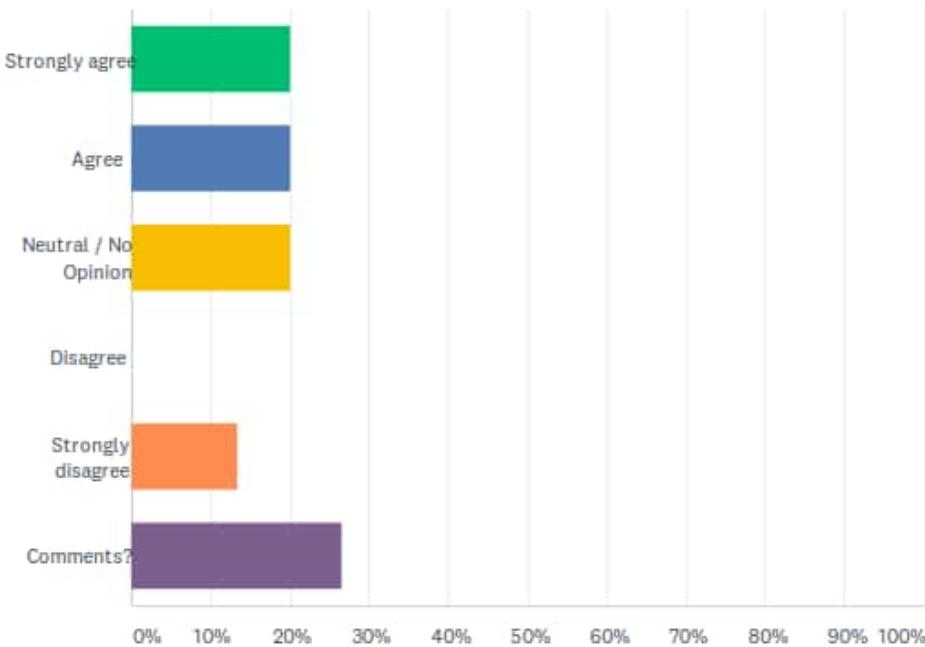


ANSWER CHOICES	RESPONSES	
Strongly agree	26.67%	4
Agree	20.00%	3
Neutral / No Opinion	33.33%	5
Disagree	6.67%	1
Strongly disagree	13.33%	2
<b>TOTAL</b>		<b>15</b>

#	COMMENTS?	DATE
1	Focus on getting rid of the super old junk buildings and invest in an up-north woodsy look to improve the parkway appearance.	2/18/2021 10:35 PM
2	Job growth??? When you import 100-1000's of kids from all over the world to work at local businesses?	2/12/2021 10:57 AM
3	unless they are \$15.00/hr or more	2/1/2021 3:29 PM
4	Use PRT, Tif, & Room tax. Nor property tax	1/21/2021 10:46 AM

**Q18** Indicate your level of agreement: The Village should support new business start-up facilities to foster business growth and entrepreneurialism (e.g., incubator, commercial space or co-sharing facility that helps foster local creative economies).

Answered: 15 Skipped: 1

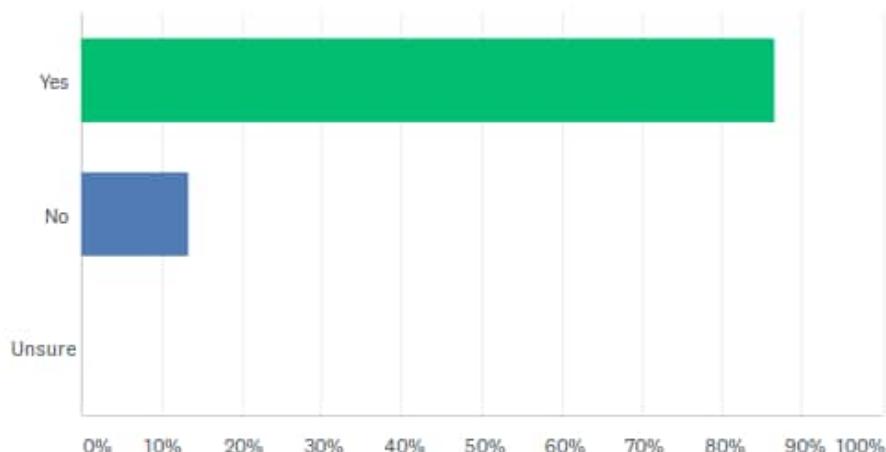


ANSWER CHOICES	RESPONSES
Strongly agree	20.00%
Agree	20.00%
Neutral / No Opinion	20.00%
Disagree	0.00%
Strongly disagree	13.33%
Comments?	26.67%
<b>TOTAL</b>	<b>15</b>

#	COMMENTS?	DATE
1	Any tax incentives should be short term, tied to stated goals and that meet a need in the community.	2/13/2021 7:55 AM
2	WI has a deplorable reputation for offering tax incentives, only to have businesses reneg on long term requirements	2/12/2021 10:57 AM
3	This should include property owners that rent their properties via short term rental.	2/11/2021 8:46 AM
4	Need to replace Ma & Pa lost in the last 10 years	1/21/2021 10:46 AM

## Q19 Do you feel as if you have convenient access to shops and businesses for most daily needs?

Answered: 15 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	86.67%	13
No	13.33%	2
Unsure	0.00%	0
<b>TOTAL</b>		<b>15</b>

#	COMMENTS?	DATE
1	Have to go to Baraboo for choices in hardware, home improvement supplies and groceries. Meat Market is the best addition in recent years. Kwik Trip is a welcome addition for fuel and last minute needs.	2/13/2021 7:55 AM
2	However - so glad the Meat Market folks took a gamble on Lake Delton	2/12/2021 10:57 AM

**Q20 Assuming that the quality of public services is related to the amount spent on those services, would you increase, decrease, or maintain the amount of Village spending on each of the following services?**

Answered: 15 Skipped: 1

	INCREASE	MAINTAIN	DECREASE	TOTAL
Yard waste disposal & leaf/brush pick-up	26.67% 4	73.33% 11	0.00% 0	15
Trash collection	14.29% 2	85.71% 12	0.00% 0	14
Recycling services	26.67% 4	73.33% 11	0.00% 0	15
Public safety	33.33% 5	66.67% 10	0.00% 0	15
Senior services	20.00% 3	80.00% 12	0.00% 0	15
Recreation programming	14.29% 2	78.57% 11	7.14% 1	14

#	COMMENTS?	DATE
1	Charges for Garbage Collection for Tax Paying Seasonal Residents should be available. Policing of the lake needs to be restored to allow for uniform use by visitors and lake property owners.	2/13/2021 7:55 AM
2	Severely reduced Lake patrol puts Lake owners at risk for swimming & boating at their respective docks & beaches -	2/12/2021 10:59 AM

**Q21 Assuming quality is related to spending, would you increase, maintain, or decrease spending for any of the following public facilities?**

Answered: 14 Skipped: 2

	INCREASE	MAINTAIN	DECREASE	TOTAL
Street maintenance	23.08% 3	69.23% 9	7.69% 1	13
Stormwater Management	14.29% 2	85.71% 12	0.00% 0	14
Flood management	14.29% 2	85.71% 12	0.00% 0	14
Drinking water quality	21.43% 3	78.57% 11	0.00% 0	14
Wastewater treatment	15.38% 2	84.62% 11	0.00% 0	13
Library	7.69% 1	84.62% 11	7.69% 1	13
Parks	14.29% 2	78.57% 11	7.14% 1	14

#	COMMENTS?	DATE
1	Lake level management needs to be maintained. How about a branch of the Dells library?	2/13/2021 7:55 AM
2	With hundreds of acres of public and commercial parking lots approved - what's the plan for run-off and contamination	2/12/2021 10:59 AM

## Q22 Do you think there are enough of the following available in Lake Delton?

Answered: 15 Skipped: 1

	NOT ENOUGH	RIGHT AMOUNT	NOT SURE / NOT INTERESTED	TOTAL	WEIGHTED AVERAGE
Live music events	33.33% 5	40.00% 6	26.67% 4	15	2.07
Public art (e.g. sculpture, murals, etc)	26.67% 4	26.67% 4	46.67% 7	15	1.80
Community theatre	40.00% 6	13.33% 2	46.67% 7	15	1.93
Adult learning opportunities	26.67% 4	40.00% 6	33.33% 5	15	1.93
Adult socializing programs (e.g. book clubs, game nights)	6.67% 1	20.00% 3	73.33% 11	15	1.33
Teen facilities and programs	60.00% 9	20.00% 3	20.00% 3	15	2.40
After school programs	50.00% 7	28.57% 4	21.43% 3	14	2.29
Activities for families with small children	46.67% 7	26.67% 4	26.67% 4	15	2.20
Activities for seniors	40.00% 6	26.67% 4	33.33% 5	15	2.07

#	PLEASE SPECIFY HERE ANY OTHER CULTURAL/RECREATIONAL ACTIVITY/PROGRAM THAT IS NOT BEING MET IN THE VILLAGE.	DATE
1	TOO MUCH! Music from resort outdoor facilities and restaurants needs more control. Outdoor music events should not be in residential areas or on the lake as sound travels too easily on the lake.	2/13/2021 7:55 AM
2	We would be happy just to be able to use the Lake safely and with respect given to our tax payer status.	2/12/2021 10:59 AM
3	farmers market, flea markets,	2/1/2021 3:40 PM
4	Need to better market what is available	1/21/2021 10:49 AM

**Q23 Should the Village make efforts to reduce its impact on the local and/or global environment? Select up to 5 actions that you support.**

Answered: 13 Skipped: 3

ANSWER CHOICES	RESPONSES
None of the above	15.38% 2
No Opinion	23.08% 3
Public education and awareness on benefits of energy efficient fixtures/equipment/appliances; plus, any incentives available.	30.77% 4
Use sustainable "green" building technologies when building a new or expanding a public facility.	38.46% 5
Adopt a policy encouraging recycling of construction waste materials on construction projects.	38.46% 5
Conduct energy audits of public buildings to suggest retrofitting measures to save on energy.	15.38% 2
Use LED, solar or other energy efficient street light fixtures.	53.85% 7
Provide plug-in electric vehicle stations.	23.08% 3
Install rain gardens/barrels and bio-infiltration areas at Village facilities.	0.00% 0
Fill gaps in bicycle and pedestrian network.	23.08% 3
Add community garden(s).	7.69% 1
Total Respondents: 13	

#	COMMENTS?	DATE
1	Millions can be spent on all of the above - but none address: 1) reducing golf course and parking lot run-off 2) noise 3) water and air pollution 4) police dept support to control unruly guests	2/12/2021 11:00 AM
2	The Village should allow property owners to rent their properties via short term rental if they provide income reports and taxes to the Village.	2/11/2021 8:49 AM

## Q24 How do you stay informed about events and news in the community?

Answered: 13 Skipped: 3

ANSWER CHOICES	RESPONSES	
Village website	53.85%	7
Village newsletter	7.69%	1
Local tv or radio	23.08%	3
Local newspaper	76.92%	10
NextDoor	0.00%	0
Other social media	15.38%	2
Community Meetings	23.08%	3
Other (please specify):	7.69%	1
Total Respondents: 13		

## Q25 What is your favorite community event or celebration?

Answered: 7 Skipped: 9

#	RESPONSES	DATE
1	4th of July Fireworks Displays should be combined!	2/13/2021 7:55 AM
2	Let WI Dells host events - Lake Delton has little or no place to host "celebrations" and/or officials to maintain crowd control	2/12/2021 11:10 AM
3	Automotion	1/28/2021 3:56 PM
4	WoZhaWa or 4th of July	1/27/2021 9:46 AM
5	Need to better use web site	1/21/2021 10:54 AM
6	ACS benefit at Bobbers. Wrestling fish boil	1/20/2021 8:14 AM
7	Christmas and the wonderful decorations throughout the Village 4th of July fire Works Annual festivals	1/18/2021 7:16 PM

## Q26 If you were to describe the Village in one word, what would it be?

Answered: 7 Skipped: 9

#	RESPONSES	DATE
1	Crazy - in summer & fall Peaceful - in winter & spring	2/13/2021 7:55 AM
2	Chaotic From the minute one exits the Interstate	2/12/2021 11:10 AM
3	Cozy	1/28/2021 3:56 PM
4	Hometown	1/27/2021 9:46 AM
5	Progressive	1/21/2021 10:54 AM
6	Friendly	1/20/2021 8:14 AM
7	Spectacular	1/18/2021 7:16 PM

## Q27 If you were to describe the community of residents in one word, what would it be?

Answered: 7 Skipped: 9

#	RESPONSES	DATE
1	Unknown - Homeowners and property owners have no Lake Association to participate in.	2/13/2021 7:55 AM
2	Non existent Seasonal residents have little sense of community	2/12/2021 11:10 AM
3	Transient	1/27/2021 9:46 AM
4	Mixed	1/21/2021 10:54 AM
5	Friendly	1/20/2021 8:14 AM
6	melting pot	1/18/2021 7:16 PM
7	Fun	1/18/2021 4:37 PM

## Q28 In one word - what do you value the most about life in the Village?

Answered: 8 Skipped: 8

#	RESPONSES	DATE
1	lake	2/18/2021 10:42 PM
2	The "LAKE" - off season	2/13/2021 7:55 AM
3	The Lake In early spring and late fall	2/12/2021 11:10 AM
4	Safe	1/28/2021 3:56 PM
5	Small Town feel	1/27/2021 9:46 AM
6	Quality of life	1/21/2021 10:54 AM
7	Vibrant	1/20/2021 8:14 AM
8	safety	1/18/2021 7:16 PM

## Q29 Is there anything else we should know? Share away!

Answered: 5 Skipped: 11

#	RESPONSES	DATE
1	Police patrols of "NO WAKE PERIODS" and Water Craft Regulations & Safety need to be expanded and violations ticketed. "No Wake" buoys need to be allowed in high boat traffic areas. Renters of pwc, power boats & pontoons have NO IDEA as to the distances they have to be from shore, swim rafts and piers. Lake shorelines are eroding from high wake boarding boats! Rip-raping of shorelines needs to be expanded and easily maintained. NO WAKE Seasonal Signage should be posted on every commercial properties docks.	2/13/2021 7:55 AM
2	Please consider allowing property owners that are paying their revenue taxes to continue to provide a service to the visitors of the area via short term rental without imposing restrictive parking ordinances that don't apply to everyone.	2/11/2021 8:52 AM
3	Better road maintenance, specifically snow plowing and mowing of the sides of the roads.	1/28/2021 3:58 PM
4	keep up the good work	1/18/2021 7:16 PM
5	We need to do more to support the fish population and growth in Lake Delton.	1/18/2021 4:40 PM

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## APPENDIX D

### PLAN MAPS

# JUNEAU COUNT'

# ADAMS COUNTY

# Planning Area

## Lake Delton Comprehensive Plan

## Village of Lake Delton Sauk County, WI

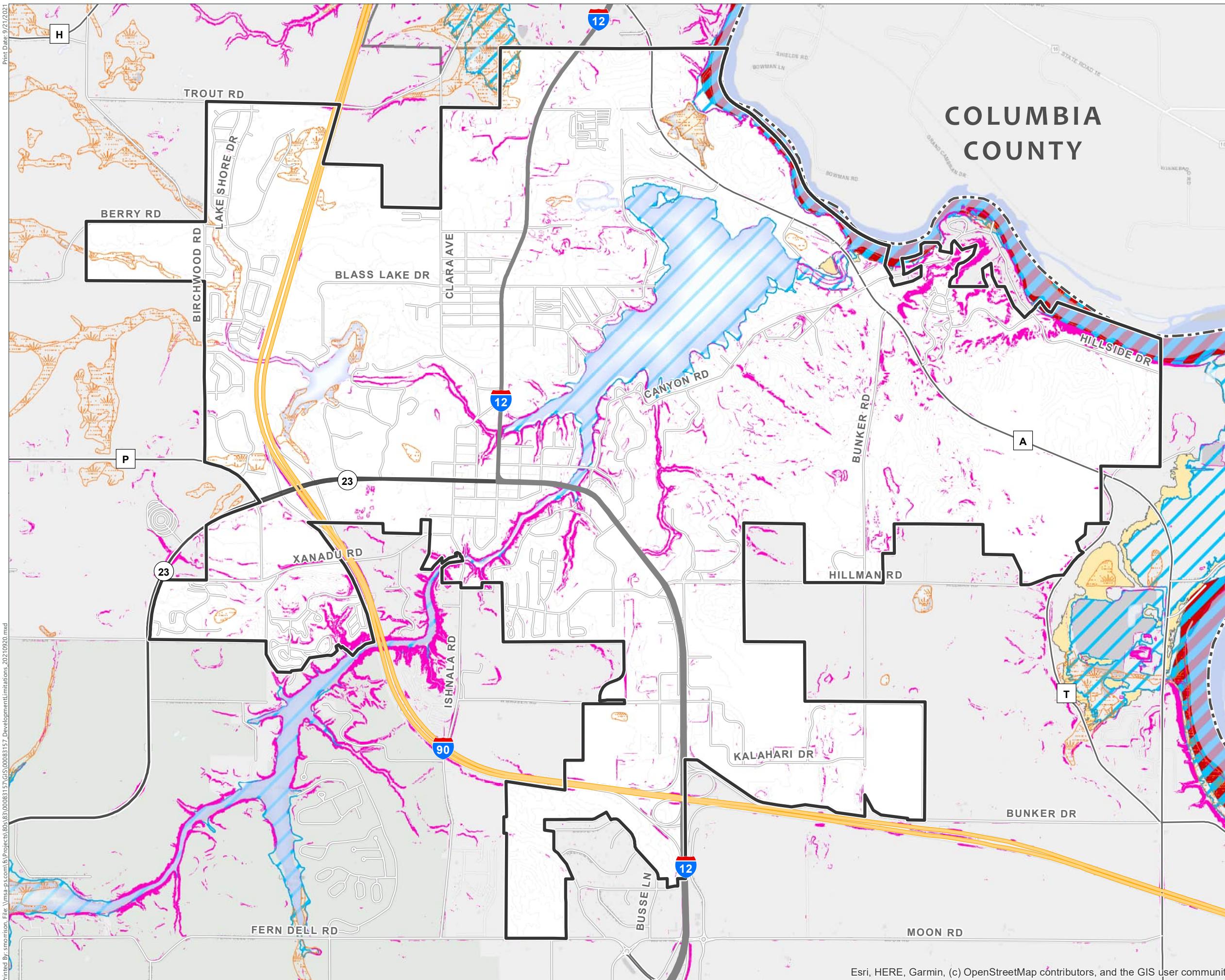
-  Village Planning Area
-  Waterbody
-  Municipal Boundary
-  Lake Delton
-  County Boundary

*Data Sources:*  
*County Bounds, Waterbody: WDNR (2018)*  
*Roads, Municipal Boundaries: Sauk County (2020)*  
*Basemap: ESRI*

# Development Limitations

Lake Delton Comprehensive Plan

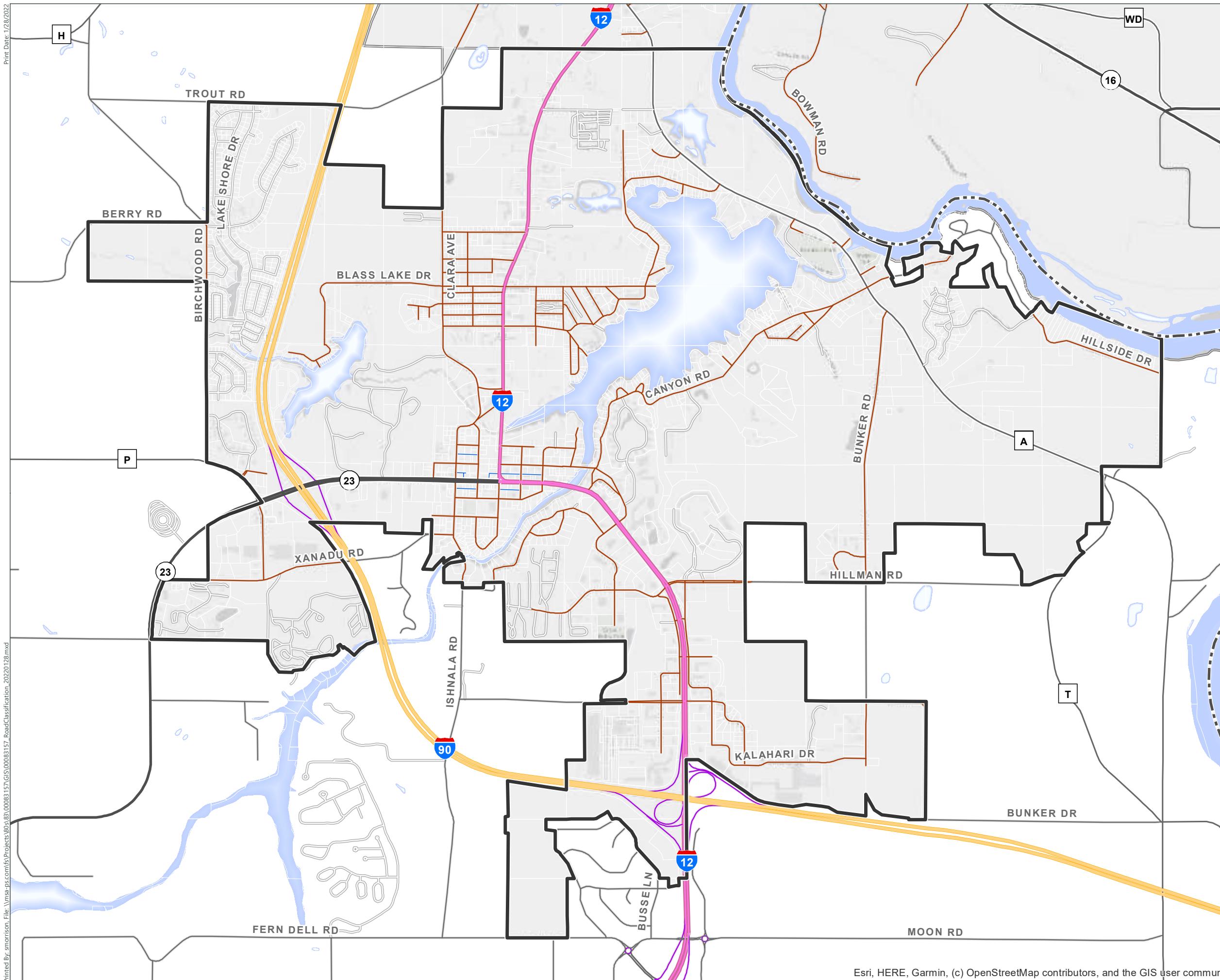
Village of Lake Delton  
Sauk County, WI



# Road Classification

Lake Delton Comprehensive Plan

Village of Lake Delton  
Sauk County, WI

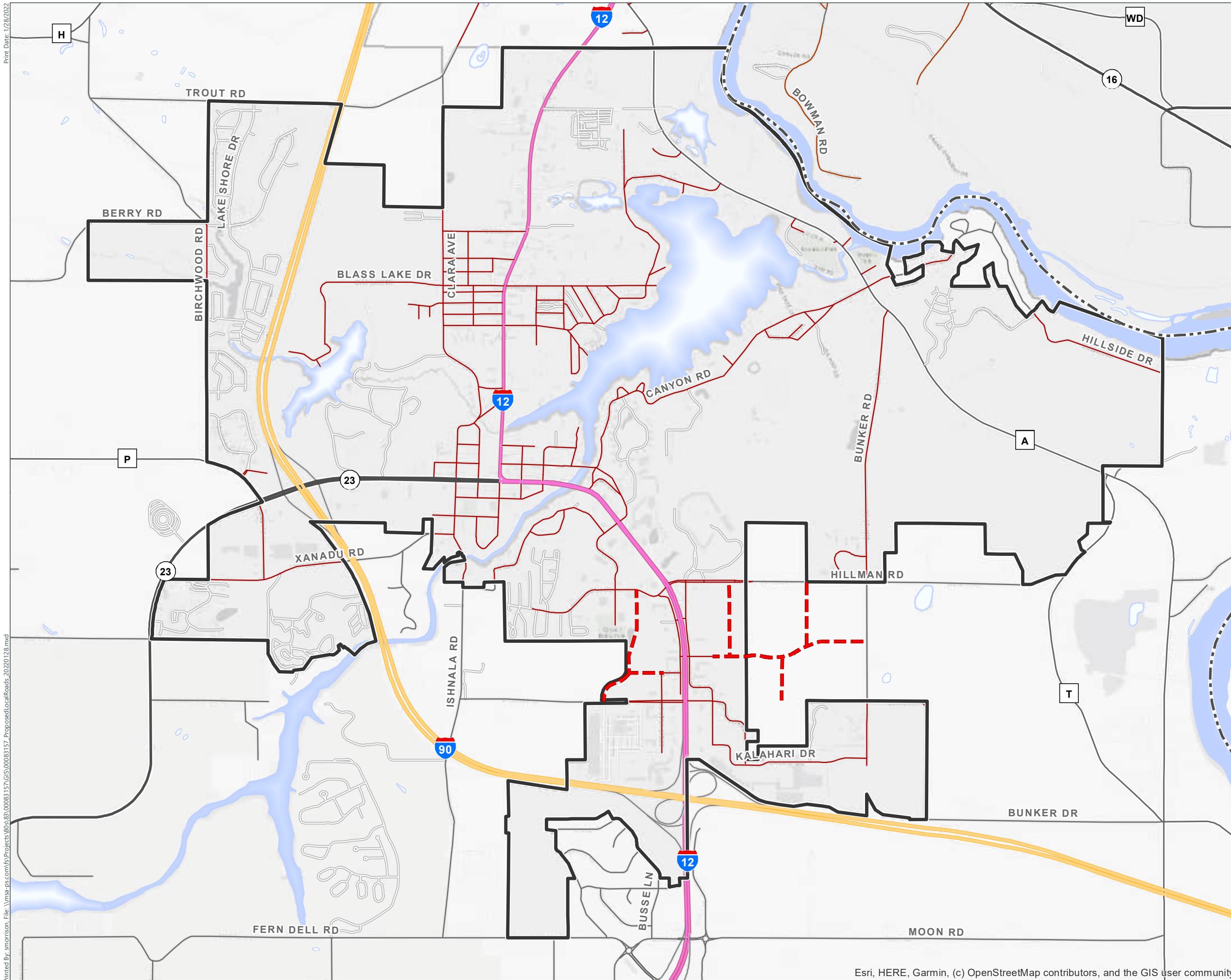


Data Sources:  
County Bounds, Waterbody (2018)  
Roads, Municipal Boundaries, Trails: Sauk County (2020)  
Basemap: ESRI

# Proposed Local Roads

Lake Delton Comprehensive Plan

Village of Lake Delton  
Sauk County, WI

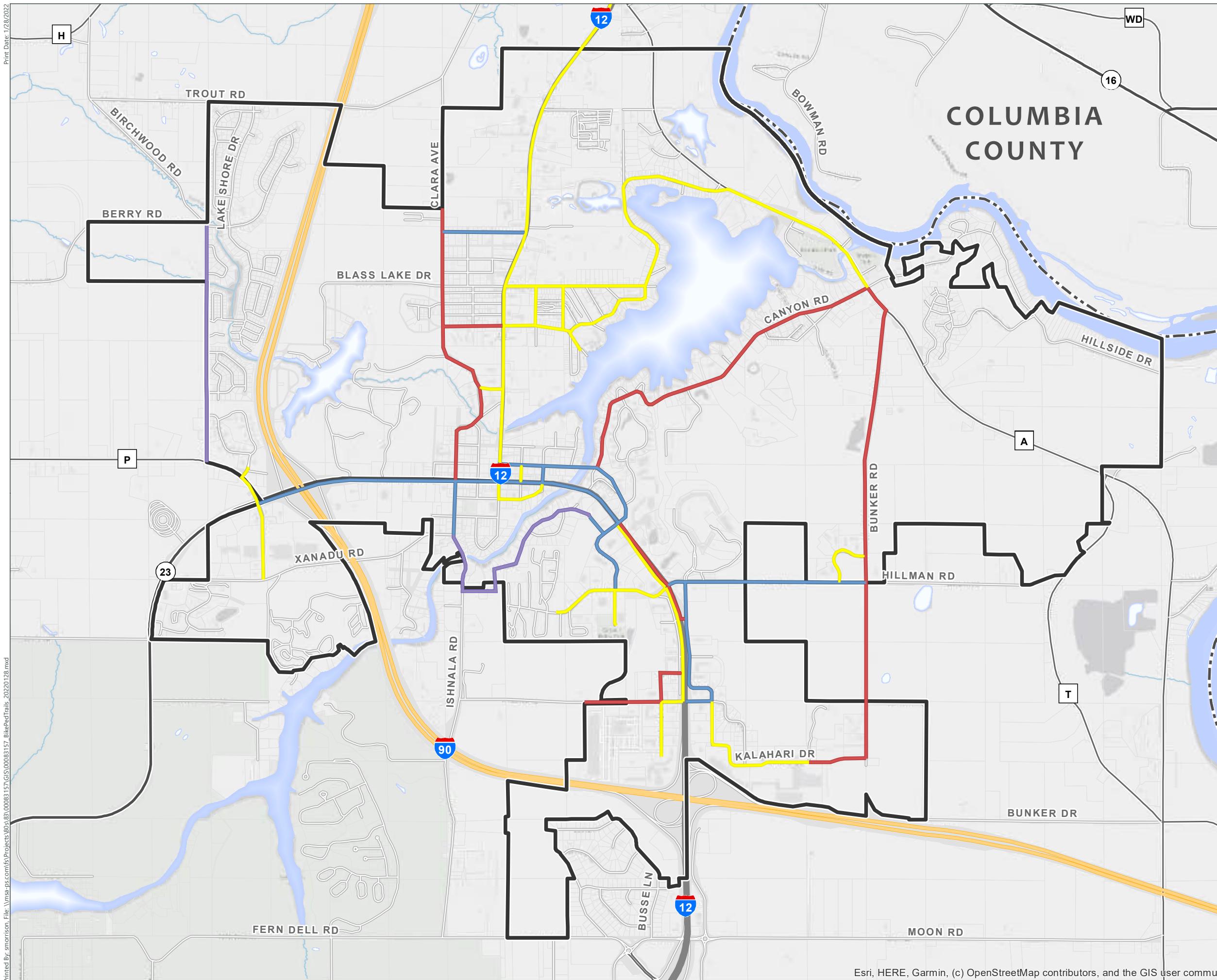


Data Sources:  
County Bounds, Waterbody (2018)  
Roads, Municipal Boundaries, Trails: Sauk County  
(2020)  
Basemap: ESRI

# Village Bike & Pedestrian Trail Routes

Lake Delton Comprehensive Plan

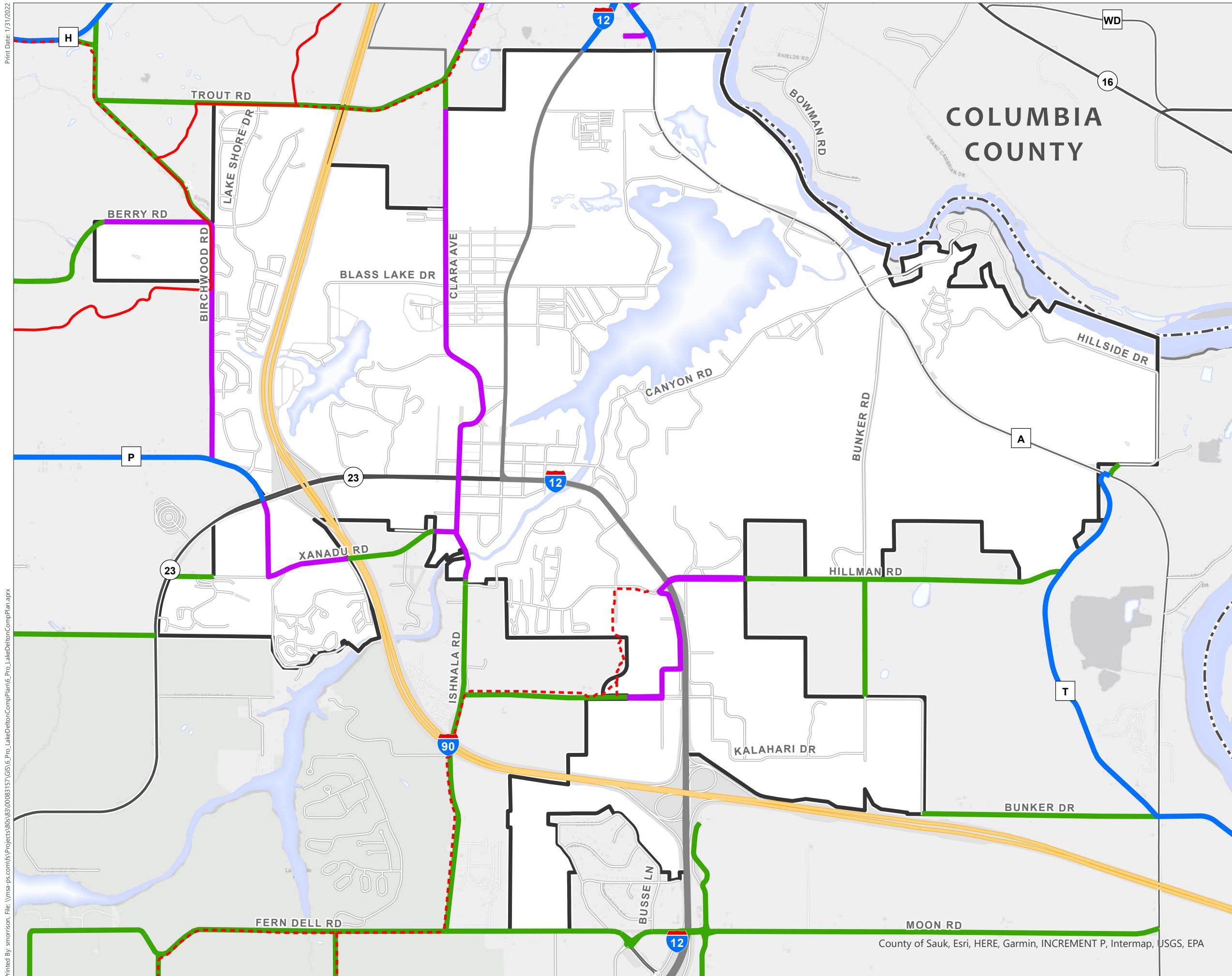
Village of Lake Delton  
Sauk County, WI



Data Sources:  
County Bounds, Waterbody (2018)  
Roads, Municipal Boundaries, Trails: Sauk County (2020)  
Basemap: ESRI

Print Date: 1/31/2022

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# Snowmobile & UTV Trails

## Lake Delton Comprehensive Plan

# Village of Lake Delton Sauk County, WI

-  Waterbody
-  County Boundary
-  Lake Delton
-  Municipal Boundary
- Snowmobile Trails
  -  County/State Trails
  -  Club Trails
- ATV Routes
  -  Sauk County - City & Village Street ATV Routes
  -  Sauk County - Town Road ATV Routes
  -  Sauk County - County & State Highway ATV Routes

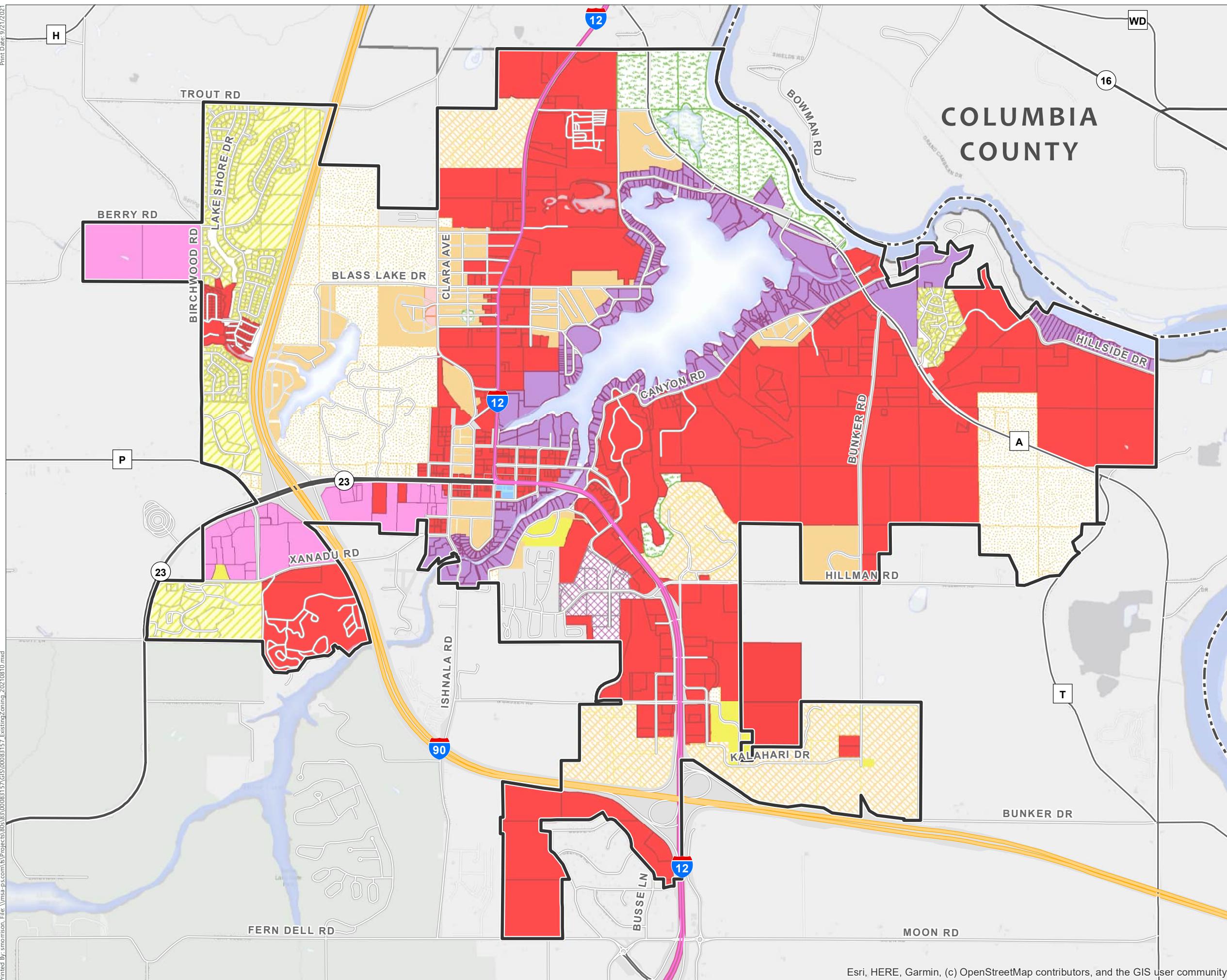
*Data Sources:  
County Bounds, Waterbody (2018)  
Roads, Municipal Boundaries, Trails: Sauk County  
(2020)  
Baseman, ESRI*

# Village Zoning



Lake Delton Comprehensive Plan

Village of Lake Delton  
Sauk County, WI



Data Sources:  
County Bounds, Waterbody: WDNR (2018)  
Roads, Municipal Boundaries: Sauk County (2020)  
Basemap: ESRI

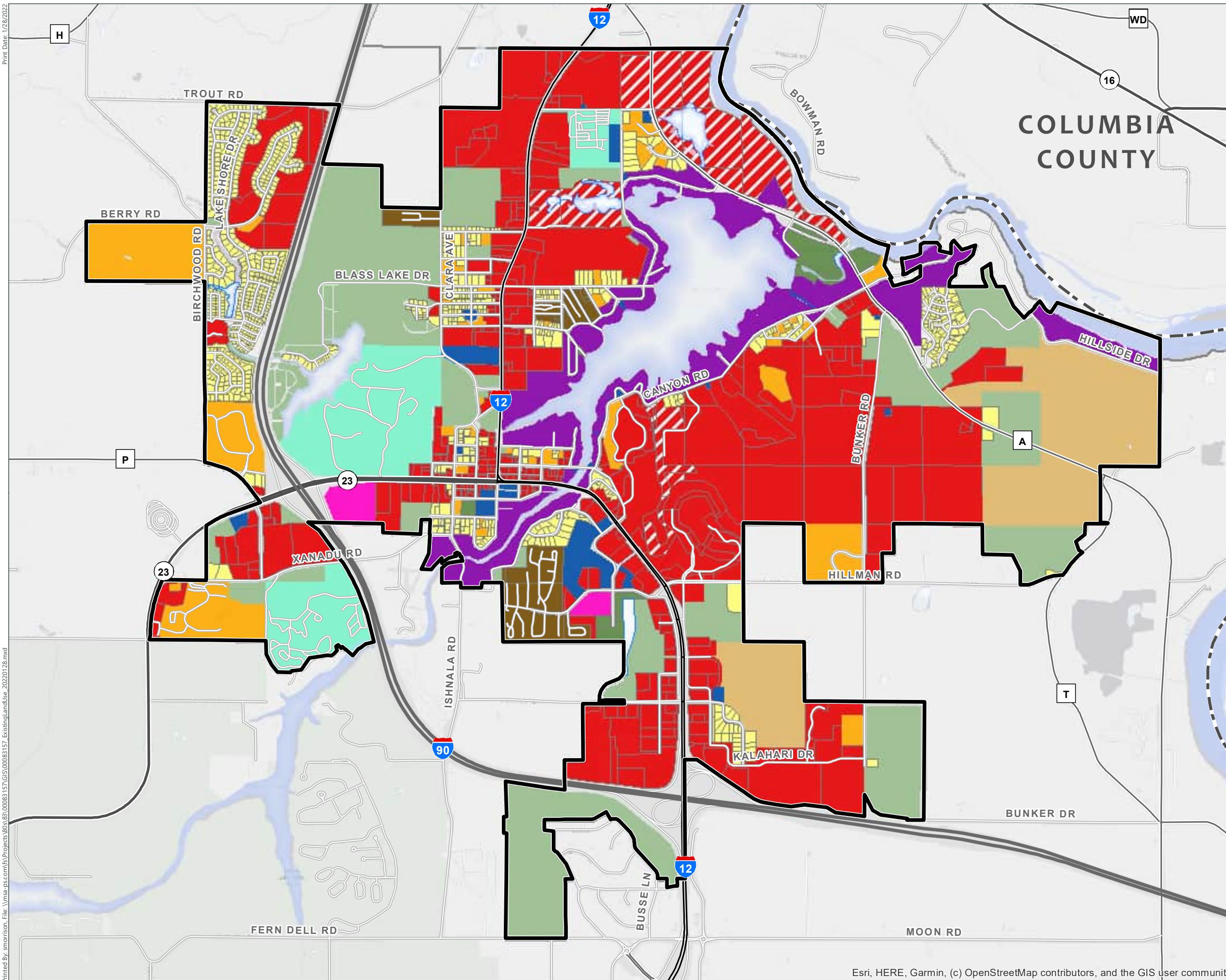


0 0.25 0.5 Miles

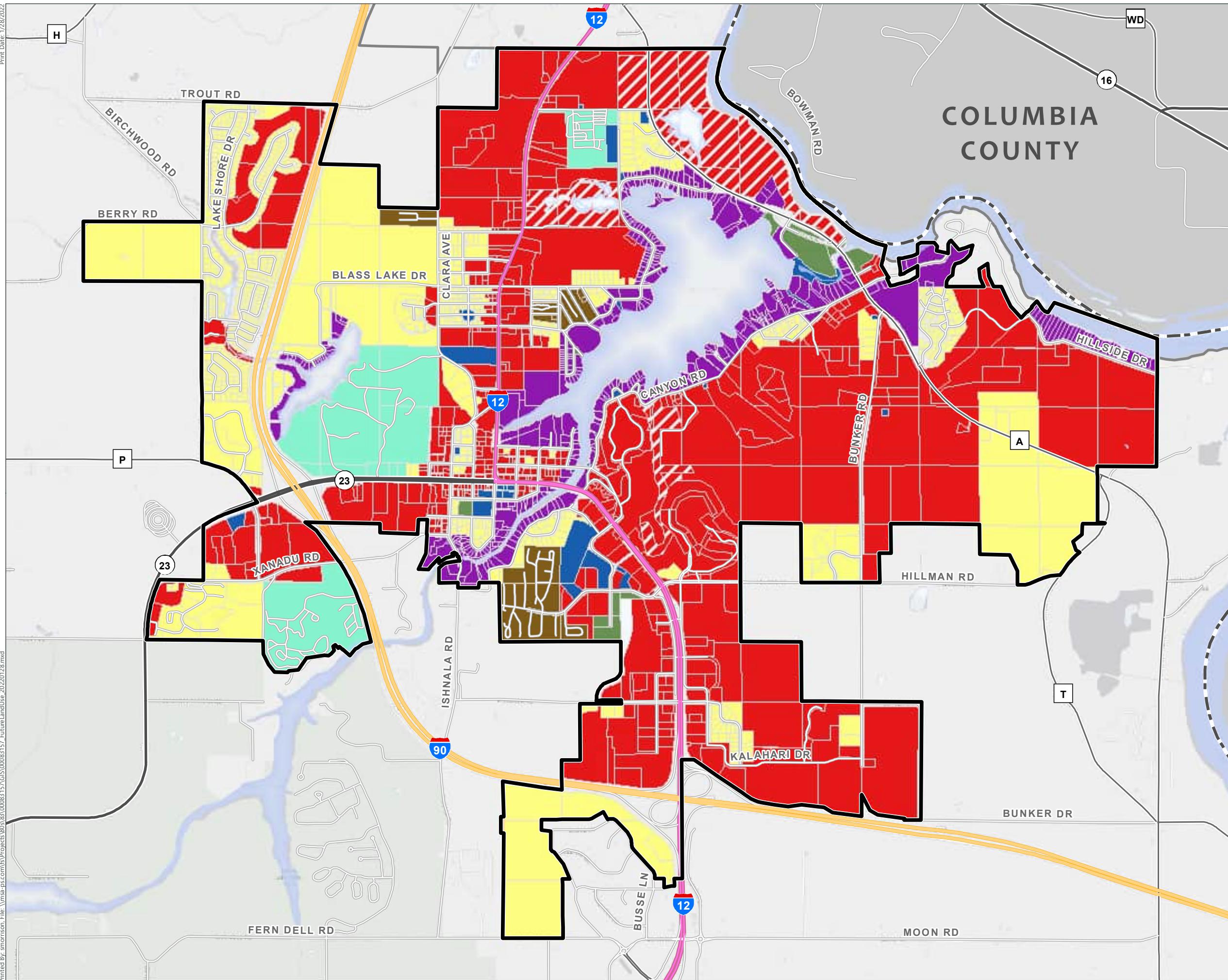
# Existing Land Use

Lake Delton Comprehensive Plan

Village of Lake Delton  
Sauk County, WI



Data Sources:  
County Bounds, Waterbody: WDNR (2018)  
Roads, Municipal Boundaries: Sauk County (2020)  
Basemap: ESRI



# Future Land Use

Lake Delton Comprehensive Plan

Village of Lake Delton  
Sauk County, WI

- Municipal Boundary
- Lake Delton
- County Boundary
- Parcel Boundary

## Future Land Use

- Residential
- Manufactured Homes
- Campground
- Parks & Conservancy
- Institutional & Utilities
- Commercial
- Commercial/Conservancy
- Water
- Water Front Commercial

Data Sources:  
County Bounds, Waterbody: WDNR (2018)  
Roads, Municipal Boundaries: Sauk County (2020)  
Basemap: ESRI

# VILLAGE OF LAKE DELTON, WI 2042 COMPREHENSIVE PLAN

DRAFT: February 7, 2022

