



Village of Lake Delton Comprehensive Plan 2003

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With Assistance from: MSA Professional Services, Inc.

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INTRODUCTION AND PURPOSE OF THE PLAN

In 2003, the Village of Lake Delton decided to complete a Comprehensive Plan, under Wisconsin State Statute 66.1001, commonly known as "Smart Growth". Subsequently, the Village of Lake Delton engaged MSA Professional Services, Incorporated for assistance in forming such a plan. This *Village of Lake Delton Comprehensive Plan* is the result.

The Village of Lake Delton found several reasons for engaging in such a planning effort. They are:

- A concern for and interest in the community's future;
- To prevent or deal with conflicts in land use;
- To protect the public safety, health and general welfare;
- Natural resource protection;
- To protect property values and promote community economics; and
- To coordinate private land uses and public services.

Planning is a rational basis upon which land use decisions, laws and regulations are based. The resultant document, the Plan, is a written record of the planning process that can be cited by local officials in modifying existing or drafting new regulations. In summary, planning is an educated basis for decision-making.

A description of each of the plan's nine functional elements begins with a **community profile** followed by **economic development, housing, transportation, public and community facilities, recreational, historical and cultural resources, natural resources, land use and intergovernmental cooperation**.

Goals, objectives and action statements are then derived from each of the elements. These statements are translated into an overall **land use and development plan**. Finally, an **implementation plan** is suggested. Implementation will integrate the capabilities of the Village of Lake Delton over an extended period of time.

Public Process

Public participation is vital to the success of a comprehensive planning process. The following outlines the public participation efforts that were made throughout the planning process. This process involved community members, stakeholders, elected officials, business owners, and other members of the community.

Setting Community Goals

The Lake Delton Plan Commission met over several meetings to discuss the long term goals for each of the elements. These goals were

developed after looking over the issues facing the Village and identifying existing conditions that the Village faced.

Plan Commission Meetings

The Plan Commission of the Village of Lake Delton was the primary entity responsible for oversight and drafting of the Comprehensive Plan. This body met on an as needed basis, but averaged approximately one meeting per month during 2003. These meetings were open to the public, and comments from the public were taken at various points throughout the process.

Open House

The Village of Lake Delton held two open houses to provide the public with an opportunity to learn more about the comprehensive plan. The open houses were held on October 27, 2003 from 3-4 PM and from 6:00 - 7:30 PM at the Village Hall. This not only provided the public with a chance to view the plan, it also provided a time that was convenient to representatives from other governmental bodies, such as the City of Wisconsin Dells and Sauk County, to attend.

Prior to these open houses, specific invitations were sent out to the City of Wisconsin Dells, Sauk County Planning and Zoning, the Town of Delton, the Wisconsin Dells Visitor and Convention Bureau, and the Sauk County Development Corporation. The notice was also published in the local newspaper, the Dells Events.

Staff was on hand to answer questions from all attendants, and provided draft copies of the plan and Existing Conditions report for those who were interested.

Stakeholder Interviews

MSA conducted multiple interviews, including the Fire Chief, the Police Chief, the Village Engineer, the Director of the Sauk County Development Corporation and others.

Public Hearings

The Village of Lake Delton held a public hearing on January 12, 2004 at a regularly scheduled Village Board Meeting. This hearing was open to the public.

Issues Identified During the Planning Process

The planning process identified many major issues that needed to be dealt with in the plan. Some of the primary issues included:

- ❖ Addressing with future transportation needs through expansion of road facilities and development of a transit system;
- ❖ Providing housing opportunities for existing and future residents and workers in the Village;
- ❖ The Village is facing multiple capital improvements and operating needs that will need to be addressed in the coming years, if growth continues at its current pace.
- ❖ The protection of Lake Delton, the Wisconsin River, and the accompanying natural resources that provide the Village with much of the foundation for its tourism industry.
- ❖ There is an opportunity for increased cooperation between the Village and other governmental entities with which it interacts.

A full summary of all the issues identified throughout the process can be found at the end of each element in the Existing Conditions Report.

VILLAGE OF LAKE DELTON

GOALS, OBJECTIVES, POLICIES, AND ACTION PLAN**1.0 Introduction**

The Existing Conditions Report provides detailed information that defines the historical trends and current situation within the Village of Lake Delton. This information, along with the issues, opportunities, and constraints identified in each element, has helped the Village's Planning Commission to gain an understanding of the forces that have shaped the growth of the Village to this point.

In order for a community to have a sound plan for growth and development, it is essential that goals be set. Such goals are broad statements that reflect desired future conditions, and are based on the background information and the issues, opportunities, and constraints presented in the previous elements. More specific objectives are then developed. An objective is a specific attainable end derived from a related goal to be accomplished within a particular time frame. Finally, a set of action statements is developed for each specific focus area as strategies that make the plan a reality.

The last stage of the planning process, which is implementation of the plan, begins once the goals, objectives, and action statements have been identified. The first step in plan implementation is the adoption of this plan by the Village Board by ordinance (based on the recommendations of the Village's Planning Commission) following a 30-day public review and comment period and formal public hearing. Effective efforts to implement the plan come from Village officials and staff, local residents and groups, and surrounding community officials and staff working in collaboration with each other. The importance of coalition building in advancing this implementation strategy cannot be underestimated.

Plan implementation continues through adherence to the goals, objectives, and action statements set forth in this plan. However, it should be emphasized that these goals, objectives, and action statements are not "cast in concrete." While the Village's Planning Commission has developed these goals, objectives, and action statements based on the best information available, and the needs of the Village at a point in time, changing needs and desires within the Village, or changes in local population or economy may mean that these goals, objectives, and action statements will need to be re-evaluated. This plan must remain flexible enough to respond to changing needs and conditions, while still providing a strong guiding mechanism for future development. The Village's Planning Commission, Village Board, committees, staff, and residents, together with other communities, groups, organizations, and individuals, can use this as a dynamic decision making tool, and should assure that the plan is referred to frequently and updated at least every ten years.

1.1 HOUSING

ADEQUATE HOME OWNERSHIP OPPORTUNITIES

1) Goal: The development of home ownership opportunities for residents of all income levels within the Village of Lake Delton

Actions:

- a) The Village should give favorable consideration to PUD developments that meet the home ownership needs of Village residents.
- b) Identify areas for future residential growth and ensure that they are developed as such.
- c) Identify areas in the Village for future single-family residences, allowing the development of a larger population of permanent residents.
- d) To house seasonal workers within the Village and provide these workers with easy pedestrian / bike access to their jobs, the Village of Lake Delton encourages the development of seasonal housing for these workers within newly developing commercial areas



Example of one type of housing development that could be used to meet existing demand for workers in the Lake Delton area

SENIOR HOUSING

2) Goal: The development of a sufficient supply of elderly housing units to serve the Village's residents.

Actions:

- a) Continue to work with the State of Wisconsin (WHEDA) to provide developers with incentives to construct senior housing facilities.
 - o Contact information for WHEDA is:
 - Janice Barr - 1-800-334-6873 (ext.- 613)
 - E-mail: janice.barr@wheda.com
- b) Develop a list of incentives that are available to developers that wish to construct subsidized senior housing.
- c) Work with appropriate regional agencies to assist in the development and construction of elderly housing units.
- d) Aid, where possible, the construction of assisted living facilities for the elderly.

1.2 TRANSPORTATION

USH 12

1) Goal: The relief of congestion on Village roadways.

Actions:

- Completing the recommended upgrades to USH 12, per the USH 12 Lake Delton Corridor Study (August 2001 - WISDOT).
- Developing frontage roads and alternate access routes to provide relief to the STH 12 corridor (See Map 1).
- Implementing the recommendations for the development of backage roads identified in the *Phase I Facilities Overview Study and Infrastructure Expansion for Sewerage, Water and Streets to Serve Village of Lake Delton Growth*. (See Map 1 for these recommendations).
- Formally adopt an Official Map of the Village, setting aside the identified transportation corridors as identified in Map 1.



BICYCLE / PEDESTRIAN CIRCULATION

2) Goal: Continued development and improvement of a Village trail system.

STH 12 through Lake Delton

Actions:

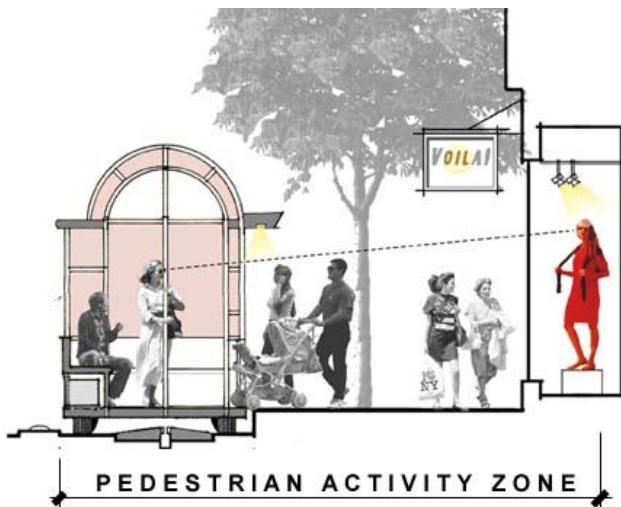
- Continue to implement the 1996 Bicycle and Pedestrian Plan (Map #2).
- Consider commissioning an update to the 1996 Bike and Pedestrian Plan to analyze the areas of the Village that have been annexed since the previous plan, as well as to address changes that have occurred since then.
- Through the CIP process, budget for the installation of sidewalks in appropriate areas.

PUBLIC TRANSPORTATION ALTERNATIVES

3) Goal: The long-term development of alternative methods of transporting visitors around the community and the region, specifically during the busy summer months.

Actions:

- Consider the development of a shuttle that services major attraction points, resorts, and hotels within the community and the USH 12 corridor.
- Consider working with area governments, non-governmental organizations, and others to develop a transit system for the area. These entities could include, but are not limited to:
 - The City of Wisconsin Dells;
 - The Wisconsin Dells Visitor and Convention Bureau;
 - Sauk County;
 - The State of Wisconsin Department of Transportation;
 - Columbia County;
- Work with the Wisconsin Dells Visitor and Convention Bureau to develop a strategy for the design, development, funding, and construction of a transit system within the Lake Delton / Wisconsin Dells area. (See Maps 3, 4, and 5 for possible routing options).
- A transit system should have the following components:
 - **Convenience!** - Any transit option should be simple to get on and off, as well as have an easy to understand system and route.
 - **Easy Access** - Passengers of all age and ability levels should have no trouble getting on and off any proposed transit system - see Figures 1 and 2 below:

FIGURE 1 (Example of SMRTram Technology)

Example: SMRTram alignment at grade level. Visible to pedestrians, easily accessible.

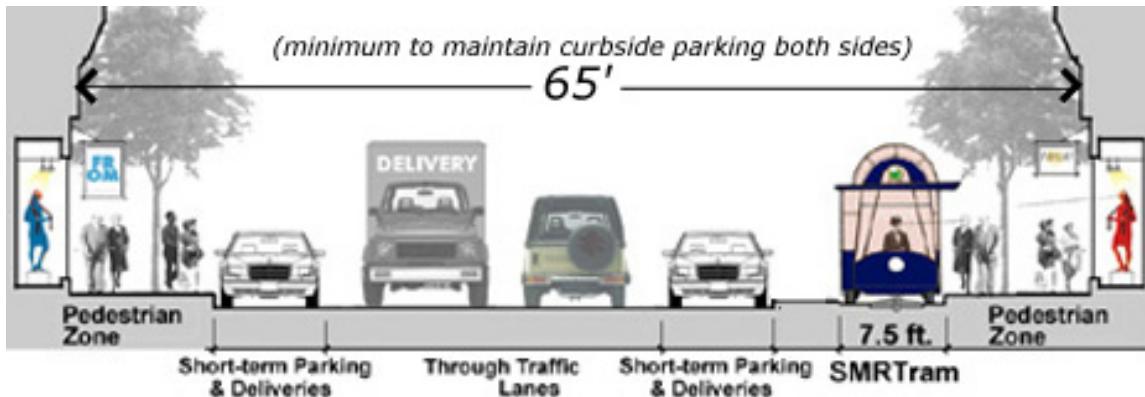
Source: Village Technology

- **Multiple stops** - Due to the nature of the Lake Delton Hwy 12 commercial corridor, multiple stops are a necessity, as they will allow all businesses to be served, and provide transit users easy access, while minimizing walking distances.
- **Flexible** - Due to the changing and expanding nature of the Village of Lake Delton and its commercial and residential areas, any option that is developed must be flexible and expandable in nature, so as to allow for future extensions and expansion of the routes.

FIGURE 2-

Source: Village Technology

- **Generally work within existing ROW** - To keep costs at a manageable level and not affect a large number of businesses through property acquisition, any technology that is developed and put into place, must work within the existing ROW, as shown in Figures 3 and 4.

FIGURE 3

Source: Village Technology.

FIGURE 4

Source: Bombardier Transportation.

- Work with surrounding units of government, the CVB, WISDOT, and others (as appropriate) to commission a study to investigate the feasibility of the development of a transit system for the Lake Delton / Wisconsin Dells area.

1.3 PUBLIC AND COMMUNITY FACILITIES, SERVICES, AND UTILITIES

MUNICIPAL STAFFING LEVELS

1) Goal: Maintain adequate staffing levels in the Village to ensure the effective provision of municipal services.

Actions:

- As the Village grows, consider additions to the existing staffing levels on an as-needed basis.
- Identify specific staffing areas that will need to be expanded in the future, as the Village grows.
 - Budget for future staffing needs through the Capital Improvements Program (CIP) process.

MUNICIPAL BUILDINGS

2) Goal: Maintain adequate space in municipal structures to meet the Village's space needs, as it continues to grow in size and population.

Actions:

- As the Village grows, consider additions to the existing building spaces on an as needed basis.
- Through the CIP process, identify capital improvement needs that will need to be addressed, the timeline for dealing with them, and the overall budgets that they will require.
- Budget for a "Space Needs Analysis" to determine future space and facility needs.



Village of Lake Delton Municipal Building

FIRE DEPARTMENT

3) Goal: **Address the space needs of the Delton Fire Department.**

Actions:

- Work with the Delton Fire Department to identify the extent of their space needs.
- Utilize the CIP process to identify timing and funding of any future fire station expansion.
- Identify funding options that exist to offset costs associated with the construction of a new fire station. These options include, but are not limited to:
 - State of Wisconsin Community Development Block Grants (CDBG);
 - Village General Funds;
 - Municipal Bonds;

4) Goal: **Address the staffing needs of the Delton Fire Department.**

Actions:

- As the Village and surrounding areas continue to grow, work with the Delton Fire Department to budget for future increases in staffing levels. These increases could include, but are not limited to:
 - A full time fire inspector;
 - Full time certified pump engineers.

5) Goal: **Establish fire codes for the Village of Lake Delton and the Town of Delton.**

Actions:

- Meet with the Town of Delton to discover their interest in the development of fire codes that apply to both municipalities.
- Work with the Fire Chief and other appropriate staff to develop fire codes for the Village of Lake Delton and the Town of Delton.
- Adopt fire codes into ordinance.

6) Goal: **Maintaining fire department staff training levels so as to comply with changing State and Federal regulations, while keeping abreast of new technology.**

Actions:

- Charge the fire department with identifying training opportunities and requirements that need to be met.
- Budget accordingly, through the CIP process, to allow fire department staff to attend all required and appropriate training. This training could include, but is not limited to:
 - Training on new technology;
 - Training to meet new State and Federal mandates;
 - Training to contend with potential terror attacks.

7) Goal: **Keeping fire department equipment updated as the department's needs change, and as technology changes.**

Actions:

- Through the CIP process, budget accordingly for new fire department equipment.
- Work with the Delton Fire Association to coordinate the purchase of more costly items.

POLICE DEPARTMENT

8) Goal: **Fully address staffing needs to deal with increased year round tourism, as well as the increase in permanent residents.**

Actions:

- Investigate the need to hire more specialized officers to deal with the increase in calls. These officers could include, but are not limited to:
 - Investigators;
 - Sergeants.

9) Goal: **Maintaining police department staff training levels so as to comply with changing State and Federal regulations, while keeping abreast of new technology.**

Actions:

- Charge the police department with identifying training opportunities and requirements that need to be met.

- Budget accordingly, through the CIP process, to allow police department staff to attend all required and appropriate training. This training could include, but is not limited to:
 - Training on new technology;
 - Training to meet new State and Federal mandates;
 - Training to contend with potential terror attacks.

STREET DEPARTMENT

10) Goal: Adequately address the equipment and facility needs of the Lake Delton Street Department.

Actions:

- Identify the equipment and facility needs of the Lake Delton Street Department. These could include, but are not limited to:
 - A front end wheel loader;
 - A storage shed to hold salt for use during the winter months;
 - Salt spreaders that can be used to apply the salt to roads.
- Budget for needed improvements in equipment and facilities through the CIP process.

11) Goal: Adequately budget for the maintenance of new roads, as they are developed.

Actions:

- Maintain the current PASER analysis and expand this to cover newly constructed roads, as they are completed.
- Identify the costs associated with new roads to adequately budget for their maintenance. These costs include:
 - Snow removal;
 - Crack sealing and patching;
 - Reconstruction costs;

DELTON SCHOOL DISTRICT

12) Goal: Work with the Delton School District to ensure that the Village and School District both have their needs met.

Actions:

- Meet with School District representatives to discuss the proposed location for the new elementary school.

SERVICE PROVISION

13) Goal: Efficient provision of services to Village of Lake Delton residents.

Actions:

- Meet with representatives from the City of Wisconsin Dells to discuss the idea of merging service provision for the Village of Lake Delton and the City of Wisconsin Dells. Services that could be discussed for merger include, but are not limited to:
 - Police Departments;
 - Fire Departments;
 - Public Works / Streets Departments;
 - Sewer Department;
 - Water Department.

VILLAGE UTILITIES

14) Goal: Maintain and improve the Village's utility systems, including sanitary sewer, water, and storm water.

Actions:

- Budget for necessary improvements to the Village sanitary sewer, water, and storm water utility system through the CIP process.
- Maintain existing service levels to all existing and future Village residents and businesses.
- Improve efficiency of service provision, as opportunities arise.

ORDINANCES

15) Goal: The development of ordinances that blend well with other surrounding jurisdiction's ordinances, providing consistency to communities and private entities.

Actions:

- Work with the City of Wisconsin Dells to identify ordinances that the Village and the City should work to develop matching ordinances.
 - This will help increase the consistency of character between the two communities, and improve the cohesiveness of the overall region.

1.4 ECONOMIC DEVELOPMENT

- 1) Goal: Continue efforts to position the Lake Delton area as the leading tourism destination in the Midwestern United States.

Actions

- Continue to work with the Wisconsin Dells Visitor and Convention Bureau to promote the Lake Delton / Wisconsin Dells area as a tourism destination.
- Continue to work with the Wisconsin Dells Visitor and Convention Bureau to increase the number of and length of stay for visitors to the Lake Delton / Wisconsin Dells area.
- Identify and promote new attractions and developments that can be used to further solidify and build upon the pre-eminent role of tourism in the region.
- Support the efforts of operators and owners of existing attractions to expand and renew their facilities.
- Work with the City of Wisconsin Dells and the Visitor and Convention Bureau to develop an Expo Hall to serve the region.



- 2) Goal: Continue to develop infrastructure that accommodates and encourages future development and growth.

Actions

- Collaborate with the Wisconsin Department of Transportation to create a plan for the future of STH 12/Wisconsin Dells Parkway that adequately addresses safety and congestion issues while supporting redevelopment projects necessary to assure the long-term viability of the corridor.
- Identify effective transportation options to enhance access to major tourism destinations and commercial areas while reducing congestion.
- Maintain and update the Capital Improvements Plan (CIP) for the Village.
- Work with the development community to implement cost-sharing options to encourage and steer growth toward planned locations while reducing municipal costs to provide services.
- Actively work with new developers to ensure that public and private investments provide long-term benefit to the community.

3) Goal: Develop multi-modal transportation options that encourage movement and access throughout the Dells area.

Actions

- Collaborate with the Wisconsin Department of Transportation to create a plan for the future of STH 12/Wisconsin Dells Parkway that incorporates bicycle, pedestrian, transit, and vehicular traffic into a seamless system.
- Create a tourism-oriented circulation system, such as a mono-rail, that moves visitors and residents to and between major community destinations.
- Conduct a multi-modal feasibility study to investigate alternate methods of transporting residents and visitors around the Lake Delton / Wisconsin Dells area.
- Seek to assure continuity of local taxi services.
- Seek areawide collaboration and support for future transportation studies and investments. Potential partners include, but are not limited to:
 - The City of Wisconsin Dells;
 - The Wisconsin Dells Visitor and Convention Bureau;
 - Columbia County;
 - Sauk County;
 - The State of Wisconsin Department of Transportation;
- Actively lobby for State and Federal funds to complete future transportation improvements. These could include:
 - TEA21/ISTEA funds;
 - Federal Transit Administration Funds;



4) Goal: Maintain and enhance existing service and retail operations to serve residents of the Village and the surrounding area.

Actions

- As the population of the area grows, work to assure the availability of basic and non-tourism-oriented services to support the needs of residents.
- Continue to welcome national retail chains and other retail outlets to the Village in order to enhance the Village's position as a regional service and retail center.
- Perform a market study to identify commercial service niches as a means of helping to recruit retail outlets and service providers.

- Identify land best suited for regional-scale retail development and channel community investments to assure these areas have good roadway access, are well-drained, and do not negatively impact residential or tourism districts (e.g., traffic congestion, etc.).
- Work with the Sauk County Development Corporation to achieve the Village's long term service and retail goals.

5) **Goal: Develop and enhance health care services and facilities to accommodate increasing demands for advanced and accessible service.**

Actions

- Coordinate with existing service providers, such as St. Clare Hospital in Baraboo, to investigate the possible extension and improvement of health care facilities in the Lake Delton / Wisconsin Dells area.
- Assist local healthcare entities in promotion of health drives, fitness walks, and other health awareness activities.
- Promote Lake Delton's family atmosphere and scenic beauty to increase its attractiveness to health care workers.
- Work with other local communities to assure an adequate level of trauma care, including transportation (e.g., helicopter services) to regional/specialty centers.



Lake Delton Clinic

6) **Goal: Promote the enhancement of a range of housing options, especially affordable single-family homes, to attract the diversity of workers necessary to maintain a vibrant local economy.**

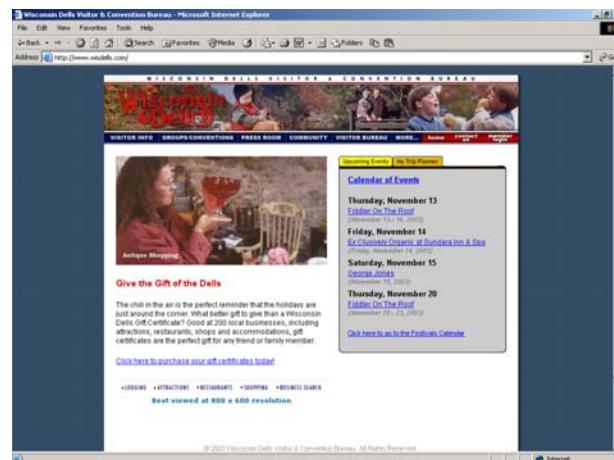
Actions

- The Village should give favorable consideration to PUD (Planned Unit Development) projects that can provide a range of housing types to meet the home ownership needs of Village residents.
- Identify areas for future residential growth and ensure that they are developed as housing.
- Identify areas in the Village for future single-family residences, allowing the development of a larger population of permanent residents.

7) Goal: Continue to invest revenue generated through the room tax in the Visitor and Convention Bureau to enhance local marketing and promotion efforts.

Actions

- Actively participate in Bureau activities and promotion efforts.
- Annually review programming of Bureau for fitness against Village goals.



1.5 RECREATIONAL, HISTORICAL, AND CULTURAL RESOURCES

1) Goal: Maintain and preserve the natural scenic resources along the Wisconsin River corridor.

Actions

- Continue to work with the WI DNR, neighboring units of government, and other appropriate agencies to maintain and preserve the area's natural and scenic resources.
- Continue to work with the WI DNR, neighboring units of government, and other appropriate agencies to identify key areas along the Wisconsin River corridor for preservation purposes.
- Monitor natural resources for deleterious activities
- Enforce applicable state and local standards related to human behavior in and around precious natural resources.
- Monitor and manage Lake Delton usage.

2) Goal: Develop a riverwalk multi-use trail to take advantage of the natural beauty of the river, and provide a local activity/recreation corridor.

Actions

- Work with the WI DNR, the Dells Boat Company, and the City of Wisconsin Dells to identify a route for the development of a river walk along the Wisconsin River.
- Identify grant funds that are available, such as WI DNR grants, and actively pursue these funds.
- Budget for the Village's share of any grant funds that may become available to design and construct this trail.



Sugar Bowl Rock - Dells of the Wisconsin River

3) Goal: Develop a bike trail to link area attractions and provide a local access route for visitors and residents to explore the natural surroundings.

Actions

- Update and maintain the Village's Bicycle and Pedestrian Plan.
- Continue to implement the recommendations of the Bicycle and Pedestrian Plan through the CIP.
- Approach area businesses concerning trail easements and local access to expand the reach of the trail.

4) Goal: Maintain facilities and levels of service for the local park system.

Actions

- Utilize the CIP to plan for future park construction and maintenance.
- Plan for future park improvements as new residential developments occur.
- As new residential development occurs, identify existing and future park areas that will serve the new residents.
- Develop a payment-in-lieu-of-dedication policy to encourage new developments to help fund development and maintenance activities in support of the existing high level of park services and facilities.



5) Goal: Explore the development of a community center to provide a central location for cultural events, workshops, and youth activities.

Action

- Conduct a space needs analysis to identify the activities and groups that would use the community center.
- Develop budget estimates and financing options to pay for the construction of a community center, should it be desired by the Village.
- Identify potential sites and seek to preserve a selected site.
- Identify partners to help shoulder the burdens of cost, programming, and maintenance of a community facility.

6) Goal: Maintain visual character of Lake Delton while also allowing appropriate development of the local shoreline.

Actions

- Work with existing property owners and developers to identify critical aspects of the Lake that should be preserved.
- Identify areas that could be developed, and work with developers to ensure that development potential is maximized, while minimizing the impact on the lake itself.
- Develop shoreland standards relating to setback, visibility, and access (including dock facilities).



Lake Delton

7) Goal: Work to maintain a “small town feel” to the community.

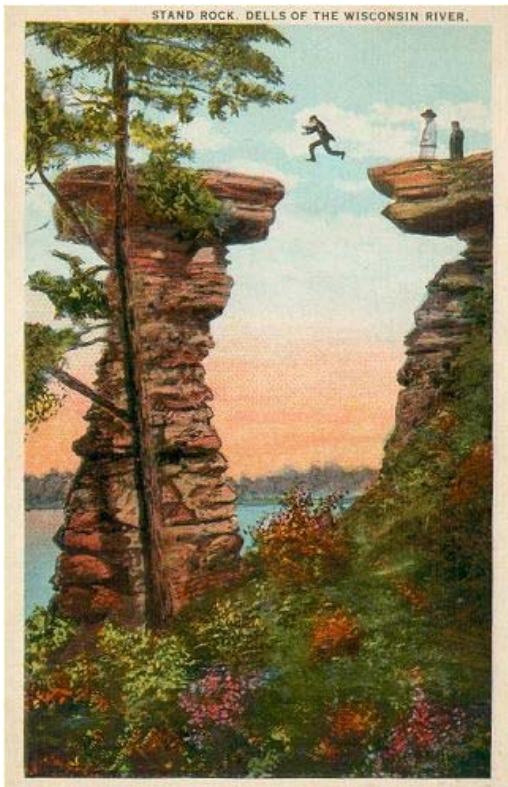
Actions

- Work with the local media to accentuate positive events and to broadcast the assets of the community.
- Develop a local “Ambassadors” program to help enhance the hospitality skills of employees and residents.
- Develop design guidelines and a branding program to help identify different a variety of “districts” within the community.
- Develop a list of locally significant historic properties and work with property owners to maintain and preserve these historic structures and sites.

1.6 NATURAL RESOURCES

- 1) Goal: Maintain and preserve the natural scenic resources along the Wisconsin River corridor.

Actions



Stand Rock - Dells of the Wisconsin River

- Continue to work with the WI DNR, neighboring units of government, and other appropriate agencies to maintain and preserve the area's natural and scenic resources.
- Continue to work with the WI DNR, neighboring units of government, and other appropriate agencies to identify key areas along the Wisconsin River corridor for preservation and/or development purposes.
- Monitor natural resources for deleterious activities
- Enforce applicable state and local standards related to human behavior in and around precious natural resources.
- Monitor and manage Lake Delton usage and water quality.
- Control silt and sedimentation

impacts on Lake Delton.

- Preserve the Lake Delton Dam.
- Develop stormwater management programs to help keep Lake Delton pristine. Especially with regard to Wisconsin Dells Parkway.
- Identify and encourage local environmental groups to clean and maintain valuable vistas and natural areas.

- 2) Goal: Develop a riverwalk multi-use trail to take advantage of the natural beauty of the river, and provide a local activity/recreation corridor.

Actions

- Work with the WI DNR and the City of Wisconsin Dells to identify a route for the development of a river walk along the Wisconsin River.

- Identify grant funds that are available, such as WI DNR grants, and actively pursue these funds.
- Budget for the Village's share of any grant funds that may become available to design and construct this trail.

3) **Goal: Develop a bike trail to link area attractions and provide a local access route for visitors and residents to explore the natural surroundings.**

Actions

- Update and maintain the Village's Bicycle and Pedestrian Plan
- Continue to implement the recommendations of the Bicycle and Pedestrian Plan through the CIP.

4) **Goal: Maintain visual character of Lake Delton while also allowing appropriate development of the local shoreline.**

Actions

- Work with existing property owners and developers to identify critical aspects of the Lake that should be preserved.
- Identify areas that could be developed, and work with developers to ensure that development potential is maximized, while minimizing the impact on the lake itself.



Lake Delton

1.7 LAND USE

Residential Land Use

1) Goal: Work to assure a range of housing opportunities so that people are enabled to live affordably in the community in which they work.

Actions

- The Village should evaluate and consider the costs of expanding infrastructure to existing areas of the Village with those of extending services to potential areas of annexation.
- Support voluntary annexation of land as a means of increasing the availability of land for residential development in all price ranges.
- Allow higher density residential developments utilizing TND (Traditional Neighborhood Design) and/or PUD (Planned Unit Development) concepts as a way of attracting new development interests to the Village.
- Allow higher density developments utilizing TND (Traditional Neighborhood Design) and/or PUD (Planned Unit Development) concepts as a way of constructing a mix of residential units, especially those that are affordable to persons and families with moderate incomes.
- Recognize that the “small town quality of life” offered in the Village is a significant attraction for new residents, and will require proactive management of future development proposals to assure continuance of this lifestyle.



Commercial Land Use

2) Goal: Continue efforts to position the Village as a year-round destination community.

Actions

- The Village should actively seek to expand its regional market share of visitors through a coordinated and targeted marketing campaign.
- Continue efforts to develop tourism attractions that offer year-round programming and activities.
- The Village should actively seek to expand its regional market share of shoppers and continue efforts to position itself as a regional retail hub by

recruiting additional vendors including national chains sited in a power center or lifestyle center type malls.

- Focus commercial development along major transportation corridors and at the junctions of major roadways.
- Promote commercial redevelopment and new investment in existing areas of the Village by utilizing flexible development management tools and ordinances that serve to accommodate site-appropriate projects while protecting the health, safety, and welfare of residents and visitors.
- Seek grants and State programs that help to address blight, rejuvenate the community, and foster new investment in the Village.



Lake Area Land Use

3) **Goal: Continue efforts to manage lakefront property as a general community resource while respecting the rights and privileges of private ownership.**

Actions

- Manage and decrease the level of activity density along Lake Delton through design standards (set-backs requirements, managing docks, etc.)
- Label all future commercial uses along the Lake as "Conditional Uses" to allow the Village more control over what types of development occur in this area.
- Promote year-round residency through minimum occupancy requirement.
- Work to seek an appropriate balance and mix of single-family and multi-family lakefront units.
- Assure the public has use of the lake by maintaining and establishing public access points.

1.8 INTERGOVERNMENTAL COOPERATION

1) Goal: Enhance communication with the Wisconsin Department of Transportation especially as related to long-term development of transportation needs.

Actions

- Continue to work with WI DOT to ensure that the State Transportation System is meeting the needs of the region.
- Develop a joint long range transportation plan / feasibility study with WI DOT, the City of Wisconsin Dells, and other entities as appropriate to further investigate alternate transportation methods within the Lake Delton / Wisconsin Dells area.
- Develop a local position statement with regard to the long-term development of the STH 12/Wisconsin Dells Parkway.

2) Goal: Address and enhance local safety.

Actions

- Work with the City of Wisconsin Dells and all local law enforcement agencies to continue to effectively provide for the public's safety.

3) Goal: Effectively communicate Village desires concerning STH 12.

Actions

- Continue to work with WI DOT to deal with the long range planning and implementation of STH 12 improvements.
- Impress upon WI DOT the importance of active State support and participation in the STH 12 corridor through the Village of Lake Delton and into the City of Wisconsin Dells.



STH 12 through Lake Delton

4) Goal: Study the economic impact of greater service consolidation with other levels of government.*Actions*

- Meet with representatives from the City of Wisconsin Dells to discuss joint service agreements and/or merger and consolidation ideas as a means of improving service efficiency. Discussions might address, but are not limited to:
 - Police Departments;
 - Fire Departments;
 - Public Works / Streets Departments;
 - Sewer Department;
 - Water Department;
 - Compatible Ordinances.

5) Goal: Maintain the effective working relationship with the Town of Delton.*Actions*

- Where possible, coordinate with the Town of Delton on future issues of mutual concern. These issues could include, but are not limited to:
 - Land use;
 - Annexation;
 - Service provision;
 - Facilities maintenance.
- Consider establishing a regular series of joint meetings or a retreat between local officials.

6) Goal: Continue to maintain and enhance the working relationships with the surrounding communities for effective and efficient service provision.*Actions*

- Utilize the existing relationships that the Village has through existing agencies to continue to build upon and expand existing levels of cooperation with surrounding communities.
- Build upon recent successes, such as the combined ambulance service, to develop other areas where the Village and surrounding communities can combine service provision and delivery.
- Consider establishing a regular series of joint meetings or a retreat between local officials.

Land Use/Development Plan (20-year plan)

2.0 Introduction

The Village of Lake Delton's Planning Committee used a three-step process to determine the preferred future land use patterns for the Village and the Village's extraterritorial planning area for the next 20 years. First, the Planning Committee members reviewed the population, housing and economic forecasts, background information, and issues, opportunities, and constraints that were established in the previous stages of the planning process. They then looked at Plan Concept Maps for the Village and the extraterritorial planning area, which were prepared after talking with local experts to gain their views on likely continued development trends within the Village and extraterritorial planning area. After reviewing and discussing the information gained in the first two steps and the input received from the public, the Planning Committee used this knowledge to develop the following visions on how they would like Lake Delton to look if new responses to identified trends were put into action. Map 6 visually depicts the desired future land use patterns for the Village and its extraterritorial planning area. The following provides a synopsis of these desired future land use patterns.

2.1 Residential

Future single-family and multi-family residential areas are located in three major areas within the Village. The first is located on the east side of the Village, north of Hillman Rd., east of Bunker Dr., and east of CTH T. This area extends north to the Wisconsin River and east to CTH A. The second area for future multi and single-family housing is located west of Clara Ave., north of Blass Lake. The third area identified for future single and multi-family housing is southwest of Birchwood Rd., east of Herwig Rd., and north of Scott Lane.

These future residential areas should be developed with a mix of multi-family and single-family housing to meet the needs of the citizens of Lake Delton.

2.2 Commercial

The Village of Lake Delton anticipates that the existing trends in commercial land use will continue. Commercial development will continue at a rapid rate, with most future commercial development centered around the STH 12 interchange with Interstate 90/94 at exit 92. This encompasses an area from west of CTH T to Ishnala Road, and from Moon Rd. to Hillman Rd.

2.3 Industrial

The Village anticipates very little future industrial growth. The sole future industrial area is located west of Birchwood Rd., north of CTH P. This area is anticipated to meet the Village's future industrial space needs.

2.4 Transportation

Future transportation space needs are identified on Maps 1, 2, 3, 4, and 5. While the majority of immediate transportation needs will be in redeveloping and building roadways, there is also a need to set aside areas for future transit operations.

2.5 Public/Institutional

Major public / institutional needs will most likely be met on existing public lands. The one exception to this is a potential future lift station(s) located in the CTH T / CTH A area.

2.6 Parks and Recreation

Future public park and recreation sites will be sited on an as needed basis. These park and recreation sites will most likely be located in future residential developments.

2.7 Agricultural

Agricultural land uses within the Village are expected to remain a secondary use. These land uses within the Village are also expected to decline, as future commercial and residential uses take their place.

2.8 Land Use Projections

Land use projections are provided below. These projections should be considered as starting points, as the actual rate of land use change may vary over time.

Table 2-1
Village of Lake Delton
Land Use Projections
2003 - 2023

Year	Estimated Acres Per Year		
	Residential	Commercial	Industrial
2003	618.53	572.8375	19.46
2008	618.53	572.8375	19.46
2013	618.53	572.8375	19.46
2018	618.53	572.8375	19.46
2023	618.53	572.8375	19.46
Total Acres	2474.12	2291.35	77.84

Source: MSA Professional Services, Inc.

PLAN IMPLEMENTATION

3.0 Introduction

The implementation of the Village of Lake Delton comprehensive plan involves decision-making by both public officials and the citizens of the community. These decisions will be measured by the concern for the welfare of the general community; the willingness to make substantial investments for improvement within the community, and the realization that certain procedures must be followed and adhered to for the continued high quality environment found within the Village. Suggested implementation measures include:

- The implementation and enforcement of regulatory ordinances and non-regulatory activities based on the goals and objectives identified in the comprehensive plan.
- The development of programs and support systems that further the goals and objectives set forth by the Village in this plan.
- The establishment and support of a continued planning process providing for periodic review and updates to the plan and land use control measures.
- The support of committees and local organizations to carry out specific community improvements as identified in the comprehensive plan.
- The continued official adoption and administration of a capital improvements program.

NOTE: *Following each Recommendation, there will be a section in italics. This identifies the responsible party(ies) for implementing this section.*

3.1 Regulatory Measures

Regulatory measures used to guide development are an important means of implementing the recommendations of a comprehensive plan. Various examples, including the zoning ordinance, land division or subdivision regulations, official mapping, and extraterritorial land use controls comprise the principal regulatory devices used to protect existing development as well help to guide future growth and development as identified in the comprehensive plan. These regulatory and land use control measures are officially adopted by the Village Board as ordinances (or as revisions to the existing ordinances); and then administered by the various Village departments and officials. The objectives and recommendations of these regulations are discussed below. **Note: All current and future ordinance language should reference the Village of Lake Delton Comprehensive Plan.*

A. Zoning Ordinance

Zoning is used to guide and control the use of land and structures on land. In addition, zoning establishes detailed regulations concerning the areas of lots that may be developed, including setbacks and separation for structures, the density of the development, and the height and bulk of building and other structures. The general

purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by maintaining adequate standards for individual uses.

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan), therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan. The Village Board makes the final decisions on the content of the zoning ordinance and the district map. These decisions are preceded by public hearings and recommendations of the plan commission.

NOTE: *Following each Recommendation, there will be a section in italics. This identifies the responsible party(ies) for implementing this section.*

Recommendations

- The Village should give favorable consideration to PUD developments that meet the home ownership needs of Village residents. (*Village Board*)
- Work with the City of Wisconsin Dells to identify ordinances that can be developed by the Village and City as matching ordinances. (*Village Board, Planning Commission, Village Attorney*)
- Develop a Traditional Neighborhood Design (TND) ordinance to encourage higher density residential development, and make housing more affordable to first time homebuyers. (*Village Board, Village Attorney*)

B. Subdivision Ordinance

Subdivision regulations serve as an important function by ensuring the orderly growth and development of unplatte and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, other improvements necessary to ensure that new development will be an asset to the Village.

Recommendations

- None

C. Official Map

An official map is a map adopted legislatively that reflects a community's fixed decision to locate streets, parks, and other facilities as indicated on the map. The community thereby reserves the property for later acquisition. The current owner retains title and possession. The community pays the owner no compensation until and unless it exercises its power of condemnation over the property. The Village is not obligated to obtain the sites shown on the official map but has, in a sense, a "first option" on them at

the time of their sale or subdivision. The purpose of an official mapping policy is to keep the land at its current state of development and thus encourage both effective planning and lower condemnation costs.

NOTE: *Following each Recommendation, there will be a section in italics. This identifies the responsible party(ies) for implementing this section.*

Recommendations

- Map future transportation routes (i.e. backage roads) in undeveloped areas to ensure that these routes provide for logical transportation development.
(Village Board, Village Engineer)
- Formally adopt an official map with future transportation corridors identified.
(Village Board, Village Engineer, Village Attorney)

D. Extraterritorial Controls

To ensure orderly development and use of land in areas adjacent to a municipality, Wisconsin law grants communities under 10,000 population extra-territorial zoning and platting jurisdiction for areas within one and one-half miles of the corporate limits. Extraterritorial zoning power allows any community that has a planning commission and has adopted a zoning ordinance to prepare and provide for the enforcement and administration of and extraterritorial zoning ordinance. In addition, extraterritorial platting power allows municipalities to grant plat approval of any subdivision within its extraterritorial jurisdiction. Also, under Wisconsin Statutes, municipalities are allowed to cooperate in planning for the growth and development of the lands within the extraterritorial area. This includes the ability to establish municipal boundaries and determine in advance the provision of municipal services.

NOTE: *Following each Recommendation, there will be a section in italics. This identifies the responsible party(ies) for implementing this section.*

Recommendations

- Coordinate with the Town of Lake Delton on future land use issues of mutual concern, such as annexations. *(Village Board)*

3.2 Non-regulatory measures

Capital Improvement Programming

This is an ongoing financial planning program intended to help implement planning proposals. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a listing of proposed projects according to a schedule of priorities over the next few years. It identifies needed public improvements, estimates their costs, discusses means of financing them, and establishes priorities for them over a four-to-six year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. - fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects
- Fire and police protection equipment

A capital improvement plan or program is simply a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. In addition, each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community's changing needs.

Preparation of a Capital Improvement Program

The preparation of a Capital Improvement Program is normally the joint responsibility between the community administrator or plan commission, village president, various department heads, governing body, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

NOTE: *Following each Recommendation, there will be a section in italics. This identifies the responsible party(ies) for implementing this section.*

Recommendations

- Continue to budget for needed improvements to USH 12. (*Village Board, Department of Public Works, Village Engineer*)
- Budget for continued improvements to the Village's trail system. (*Village Board, Department of Public Works, Village Engineer*)
- Budget for the installation of sidewalks in appropriate areas. (*Village Board, Department of Public Works, Village Engineer*)
- Budget for any potential Village share of future transit systems. (*Village Board*)
- Work with the City of Wisconsin Dells, the Dells Visitor and Convention Bureau, and the Wisconsin DOT to commission a feasibility study to study the

best way to expand the transit options in the area. (*Village Board, Village Engineer, Department of Public Works*)

- Continue to monitor staffing levels and budget, as needed, for future staff additions. (*Village Board, Village Clerk, Fire Chief, Police Chief, Director of Public Works*)
- Budget for building improvements as needed. (*Village Board, Department Heads*)
- Obtain budget estimates for the construction of a new fire station. (*Fire Chief, Village Board*)
- Budget for future fire station improvements, as needed. (*Village Board*)
- Identify and budget for future equipment needed for Village staff. (*Village Board, Fire Chief, Police Chief, Director of Public Works, Village Clerk*)
- Budget for maintenance of new roads, as they are developed. (*Village Board, Director of Public Works, Village Engineer*)
- Budget for necessary improvements to the Village utility system. (*Village Board, Director of Public Works, Village Engineer*)
- Work with the City of Wisconsin Dells and the Visitor and Convention Bureau to develop a regional Expo Hall. (*Village Board, Village Attorney*)
- Maintain and update, as necessary, Village infrastructure including: roads, sanitary sewer, water facilities, storm water facilities, and others. (*Village Board, Department Heads, Village Engineer*)
- Budget for the Village's share of any USH 12 improvements. (*Village Board, Department of Public Works, Village Engineer*)
- Budget for the Village's share, if any, of a Feasibility / Alternatives Analysis Study for transit options within the Dells / Delton area. (*Village Board, Village Engineer*)
- Budget for the completion of a market study to identify regional service niches as a means of helping recruit retailers to the area. This study could be done in concert with the Visitor and Convention Bureau. (*Village Board*)
- Budget for any Village share of a future multi-use trail along the Wisconsin River. (*Village Board, Village Engineer*)
- Set funds aside to continue to implement the Village's Bicycle and Pedestrian Plan. (*Village Board, Village Engineer, Department of Public Works*)
- Budget for future park construction and maintenance, as needed. (*Village Board, Department of Public Works*)
- Set aside funds for a potential community center. (*Village Board*)

Impact Fees

At the time a building permit is issued, fees are obtained from developers and applied exclusively to construct or expand public facilities that generally serve an area greater than that of the development. These "impact fees" are most commonly applied to major street and highway projects, water and sewerage systems, obtain open space, community parks, and storm water control facilities.

NOTE: *Following each Recommendation, there will be a section in italics. This identifies the responsible party(ies) for implementing this section.*

Recommendations

- Develop a payment-in-lieu of policy to encourage new developments to help fund the development and maintenance of park services and facilities.
(Village Board)

3.3 Plan Implementation Recommendations/Schedule

The plan implementation table on the following pages provides a detailed list and work schedule of major actions that the Village should complete as part of the implementation of the Comprehensive Plan. It should be noted that many of the actions require considerable cooperation with others, including the citizens of Lake Delton, Village staff/departments, and local/state governments. The completion of recommended actions in the timeframe presented may be affected and or impacted due to competing interests, other priorities, and financial limitations facing the Village.

<i>Element/Category</i>	<i>Recommendation</i>	<i>Who</i>	<i>Schedule</i>
1. Housing	<ol style="list-style-type: none"> 1. Identify future areas for single family residences within the Village limits 2. Work with WHEDA to provide developers incentives to construct senior and affordable housing facilities 3. Develop a list of incentives that are available to developers that wish to construct senior and affordable housing 4. Work with regional agencies to assist in the development of elderly and affordable housing units 	Village Board Village Board, Planning Assistant Village Staff, Planning Assistant Village Board, Village Staff	Ongoing Ongoing 0-3 years Ongoing
2. Transportation	<ol style="list-style-type: none"> 1. Complete recommended upgrades to the USH 12 corridor. 2. Develop the frontage roads and access routes to provide relief to USH 12, as shown on Map 1. 3. Adopt an official map that lays out future road right of ways to ensure that frontage roads and access roads that are currently planned are provided for in future developments. 4. Implement the 1996 Bike and Pedestrian Plan through the CIP process. 	Village Board, Village Engineer Village Board, Village Engineer Village Board Village Board, Village Engineer	5-10 years 5-10 years 0-3 years Ongoing

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GOALS, OBJECTIVES, POLICIES, AND ACTION PLAN

	<p>5. Hold meetings with the Visitor and Convention Bureau and the City of Wisconsin Dells to begin to plan for a future transit system.</p> <p>6. Encourage the Visitor and Convention Bureau to commission a Study of Alternatives / Feasibility Study to examine transit alternatives to serve the Dells / Delton tourist region.</p> <p>7. Identify and pursue funding options to pay for an Alternatives / Feasibility Study.</p> <p>8. Identify and pursue funding options, with project partners, for the design and construction of any future transit system to serve the area.</p> <p>9. Update the existing Village Bicycle and Pedestrian Plan</p>	Village Board Village Board, Planning Assistant Village Board, Planning Assistant Village Engineer, Planning Assistant	0-3 years 0-3 years 0-5 years 5-10 years 0-5 years
3. Public and Community Facilities, Services, and Utilities	<p>1. Identify future staffing needs.</p> <p>2. Budget for future staffing needs, as necessary.</p> <p>3. Complete a Space Needs Analysis to assist in budgeting for future capital improvements to Village facilities.</p> <p>4. Utilize the Space Needs Analysis to budget for future capital improvements.</p> <p>5. With the assistance of the Lake Delton Fire Department, identify the extent of their future needs.</p> <p>6. Budget for future Fire Station needs through the CIP process.</p> <p>7. Meet with the Town of Delton to discuss the development of fire codes to apply to both governments.</p> <p>8. Work with the Fire Chief and other appropriate officials to develop fire codes for the Village of Lake Delton and the Town of Delton.</p> <p>9. Identify training opportunities and needs of Village staff.</p> <p>10. Budget for required training through the CIP process.</p>	Department Heads Village Board Village Board, Department Heads Village Board Village Board, Fire Chief Village Board Fire Chief, Village Board Fire Chief, Village Board Department Heads Village Board, Department	Ongoing Ongoing 0-5 years Ongoing Ongoing 5-10 years 0-3 years 3-5 years Ongoing Ongoing

	<ul style="list-style-type: none"> 11. Update, as necessary, Village equipment. This includes the Fire Department, Police Department, Public Works, Administrative Staff, and others as appropriate. 12. Budget for equipment needs through the CIP process. 13. Meet with the School District to discuss the proposed location of the new elementary school. 14. Meet with representatives from the City of Wisconsin Dells to discuss further concepts for the provision of joint services. 15. Budget for necessary improvements to the Village utilities (sanitary sewer, water, storm water). 16. Work with the City of Wisconsin Dells to develop matching ordinances. 	<p>Heads Department Heads, Village Board</p> <p>Village Board</p> <p>Village Board, School Dist.</p> <p>Village Board</p> <p>Village Engineer, Village Board</p> <p>Village Board, Village Attorney</p>	<p>Ongoing</p> <p>Ongoing</p> <p>0-3 years</p> <p>Ongoing</p> <p>Ongoing</p> <p>0-3 years</p>
4. Economic Development	<ul style="list-style-type: none"> 1. Continue to work with the Visitor and Convention Bureau to promote the Dells / Delton area. 2. Meet with the City of Wisconsin Dells and the Visitor and Convention Bureau to discuss the construction of an Expo Hall to serve the region. 3. Develop a tourism oriented transit system, such as a mono-rail, that provides visitors and residents with transportation to major community destinations. (<i>See Transportation Element for a further breakdown</i>). 4. Develop the Village as a regional retail center. 5. Market the Village to larger regional retail providers, such as an outlet mall, to enhance the Village's presence in the retail market. 6. Coordinate with existing health care service providers to investigate the possible extension and improvement of the health care facilities in the Dells / Delton area. 7. Continue to invest revenue generated by the room tax in the Visitor and Convention Bureau. 	<p>Village Board</p> <p>Village Board</p> <p>Village Board, Village Engineer, Planning Assistant</p> <p>Village Board</p> <p>Village Board, Visitor and Convention Bureau SCDC*</p> <p>Village Board</p> <p>Village Board</p>	<p>Ongoing</p> <p>3-5 years</p> <p>Ongoing (10-20)</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

	8. Actively participate with the Visitor and Convention Bureau activities and promotion efforts.	Village Board	Ongoing
5. Recreational, Historical, and Cultural Resources	1. Work with the WI DNR and other appropriate entities to maintain and preserve the area's natural and scenic resources.	Village Board	Ongoing
	2. Monitor natural resources for deleterious activities.	Village Board, WI DNR	Ongoing
	3. Monitor and manage the use of Lake Delton.	WI DNR, Village Board	Ongoing
	4. Work with the WI DNR, the Dells Boat Company and the City of Wisconsin Dells to identify a route for a potential River Walk multi-use trail.	Village Board, Village Engineer	3-5 years
	5. Identify and apply for grant funds that could be used to fund the construction of this multi-use trail.	Village Board	0-3 years
	6. Budget for any Village match that may be required in the development of this multi-use trail, through the CIP process.	Village Board	3-5 years
	7. Develop bicycle links to area attractions to provide visitors and residents with alternate modes of travel.	Village Board, Village Engineer	Ongoing
	8. Plan for future park improvements as residential developments occur.	Village Board, Village Engineer	Ongoing
	9. Develop a payment-in-lieu-of-dedication policy to allow developers to help fund development and maintenance of park services and facilities.	Village Board, Village Atty.	3-5 years
	10. Develop budget estimates and financing options for the construction of a community center.	Village Board, Village Engineer	3-5 years
	11. Identify potential sites for a Village community center.	Village Board	3-5 years
	12. Through the CIP process, budget for the construction of a community center.	Village Board	3-5 years
	13. Identify alternate funding sources to offset the costs of community center construction.	Village Board, Planning Assistant	3-5 years
	14. Work with existing property owners and developers to identify critical aspects of	Village Board	Ongoing

	<p>Lake Delton that should be preserved.</p> <p>15. Develop shore land standards relating to setback, visibility and access to protect the visual character of Lake Delton.</p> <p>16. Work with the City of Wisconsin Dells and the Visitor and Convention Bureau to develop a "Local Ambassadors" program to enhance the hospitality skills of residents and employees.</p> <p>17. Develop design guidelines and a branding program to help identify different "districts" within the community.</p> <p>18. Work with local property owners to maintain and preserve historic structures.</p>	<p>Village Board, Village Engineer</p> <p>Village Board UW-Baraboo MATC**</p> <p>Village Board, Planning Assistant</p> <p>Village Board, Planning Assistant</p>	<p>3-5 years</p> <p>5-10 years</p> <p>5-10 years</p> <p>Ongoing</p>
6. Natural Resources	<p>1. Work with the WI DNR, neighboring units of government, and other appropriate agencies to maintain and preserve the area's natural and scenic resources.</p> <p>2. Work with the WI DNR, neighboring units of government, and other appropriate agencies to identify key areas along the Wisconsin River corridor for preservation and / or development purposes.</p> <p>3. Monitor natural resources for deleterious activities.</p> <p>4. Enforce applicable state and local standards related to human behavior in and around precious natural resources.</p> <p>5. Monitor and manage Lake Delton usage and water quality.</p> <p>6. Control silt and sedimentation impacts on Lake Delton.</p> <p>7. Preserve the Lake Delton dam.</p> <p>8. Develop a storm water management program to keep Lake Delton pristine, with specific regard to Wisconsin Dells Parkway.</p> <p>9. Identify and encourage local environmental groups to clean and maintain valuable vistas and natural areas.</p> <p>10. Work with the WI DNR and the City of Wisconsin Dells to identify a route for the</p>	<p>Village Board</p> <p>Village Board</p> <p>Village Board, Village Staff</p> <p>Village Board, Police Chief</p> <p>Village Engineer, WI DNR</p> <p>Village Board, Village Engineer</p> <p>Village Board, Village Engineer</p> <p>Village Board, Village Engineer</p> <p>Village Board, Village Engineer</p> <p>Village Board, Planning</p>	<p>Ongoing</p>

	<p>development of a river walk along the Wisconsin River.</p> <p>11. Identify grant funds that are available, such as WI DNR grants, and actively pursue these funds.</p> <p>12. Budget for the Village's share of any grant funds that may become available to design and construct this trail.</p> <p>13. Update and maintain the Village's Bicycle and Pedestrian Plan</p> <p>14. Continue to implement the recommendations of the Bicycle and Pedestrian Plan through the CIP.</p> <p>15. Work with existing property owners and developers to identify critical aspects of the Lake that should be preserved.</p> <p>16. Identify areas that could be developed, and work with developers to ensure that development potential is maximized, while minimizing the impact on the lake itself.</p>	<p>Assistant</p> <p>Village Board</p> <p>Village Board, Village Engineer</p> <p>Village Board</p> <p>Village Engineer, Planning Assistant</p> <p>Village Board, Village Engineer</p> <p>Village Board, Village Engineer, Planning Assistant</p>	<p>0-3 years</p> <p>3-5 years</p> <p>3-5 years</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
7. Land Use and Development	<p>1. The Village should evaluate and consider the costs of expanding infrastructure to existing areas of the Village with those of extending services to potential areas of annexation.</p> <p>2. Support voluntary annexation of land as a means of increasing the availability of land for residential development in all price ranges.</p> <p>3. Allow higher density residential developments utilizing TND (Traditional Neighborhood Design) and/or PUD (Planned Unit Development) concepts as a way of attracting new development interests to the Village.</p> <p>4. Allow higher density developments utilizing TND (Traditional Neighborhood Design) and/or PUD (Planned Unit Development) concepts as a way of constructing a mix of residential units, especially those that are affordable to persons and families with moderate incomes.</p> <p>5. Recognize that the "small town quality of life" offered in the Village is a significant attraction for new residents, and will require proactive management of future</p>	<p>Village Board, Village Engineer</p> <p>Village Board</p> <p>Village Board, Planning Commission</p> <p>Village Board, Planning Commission</p> <p>Village Board</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

VILLAGE OF LAKE DELTON COMPREHENSIVE PLAN

GOALS, OBJECTIVES, POLICIES, AND ACTION PLAN

	<p>development proposals to assure continuance of this lifestyle.</p> <p>6. Develop a Traditional Neighborhood Design Ordinance</p>	Village Board, Village Atty., Planning Assistant	0-5 years
8. Intergovernmental Cooperation	<p>1. Continue to work with WI DOT to ensure that the State Transportation System is meeting the needs of the region.</p> <p>2. Develop a joint long range transportation plan / feasibility study with WI DOT, the City of Wisconsin Dells, and other entities as appropriate to further investigate alternate transportation methods within the Lake Delton / Wisconsin Dells area.</p> <p>3. Develop a local position statement with regard to the long-term development of the STH 12/Wisconsin Dells Parkway.</p> <p>4. Work with the City of Wisconsin Dells and all local law enforcement agencies to continue to effectively provide for the public's safety.</p> <p>5. Continue to work with WI DOT to deal with the long range planning and implementation of STH 12 improvements.</p> <p>6. Impress upon WI DOT the importance of active State support and participation in the STH 12 corridor through the Village of Lake Delton and into the City of Wisconsin Dells.</p> <p>7. Meet with representatives from the City of Wisconsin Dells to discuss joint service agreements and/or merger and consolidation ideas as a means of improving service efficiency.</p> <p>8. Where possible, coordinate with the Town of Delton on future issues of mutual concern.</p> <p>9. Consider establishing a regular series of joint meetings or a retreat between local officials.</p> <p>10. Utilize the existing relationships that the Village has through existing agencies to continue to build upon and expand existing levels of cooperation with surrounding communities.</p>	Village Board, Village Engineer	Ongoing

	<p>11. Build upon recent successes, such as the combined ambulance service, to develop other areas where the Village and surrounding communities can combine service provision and delivery.</p> <p>12. Consider establishing a regular series of joint meetings or a retreat between local officials.</p>	Village Board	Ongoing
		Village Board	0-3 years

**NOTE: SCDC - Sauk County Development Corporation*

***NOTE: MATC - Madison Area Technical College*

3.4 Plan Amendments and Updates

The Village of Lake Delton should regularly review its progress towards achieving its goals, objectives, and recommendations of the Comprehensive Plan, and update and amend the plan as appropriate. Below is the suggested criteria, along with procedures, for monitoring, amending, and updating the Comprehensive Plan.

A. Monitoring the Plan

The Village should continually review and evaluate its decisions on public investments, regulations, development proposals, and other actions against the recommendations found within the Comprehensive Plan. In addition, Village [Staff Department], should prepare an annual report to assessing the Village's progress in implementing the recommendations of the plan, and identify major decisions that were consistent (or inconsistent) with the plan. This report should be distributed to the Village Board, Plan Commission, and other applicable Village committees and staff.

B. Plan Amendments

Plan implementation continues through adherence to the goals, objectives, and actions statements set forth in this plan. However, it should be emphasized that these goals, objectives, and action statements are not cast in concrete.

Amendments may be appropriate in years following the adoption of the plan, particularly if the plan becomes contradictory towards emerging issues, policy, or trends. These amendments are typically minor changes to the plan's maps or text. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity and becomes meaningless. To follow State comprehensive planning law, the Village should use the same process to amend the plan as it originally followed when it was initially adopted (regardless of how minor the amendment or change is).

C. Plan Updates

According to the State comprehensive planning law the Comprehensive Plan must be updated at least once every ten years. As opposed to an amendment,

the plan update is a major re-write of the plan document and supporting maps. The State planning law also requires that by January 1, 2010 all programs and/or actions that affects land use must be consistent with the locally adopted comprehensive plan. To meet this deadline, the Village should update its Comprehensive Plan and related ordinances on or before the year 2010.

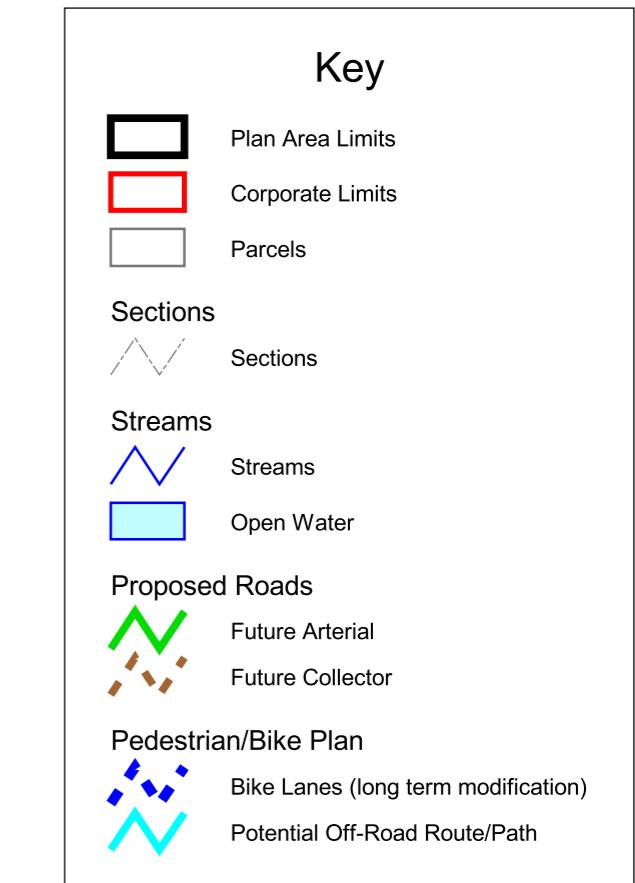
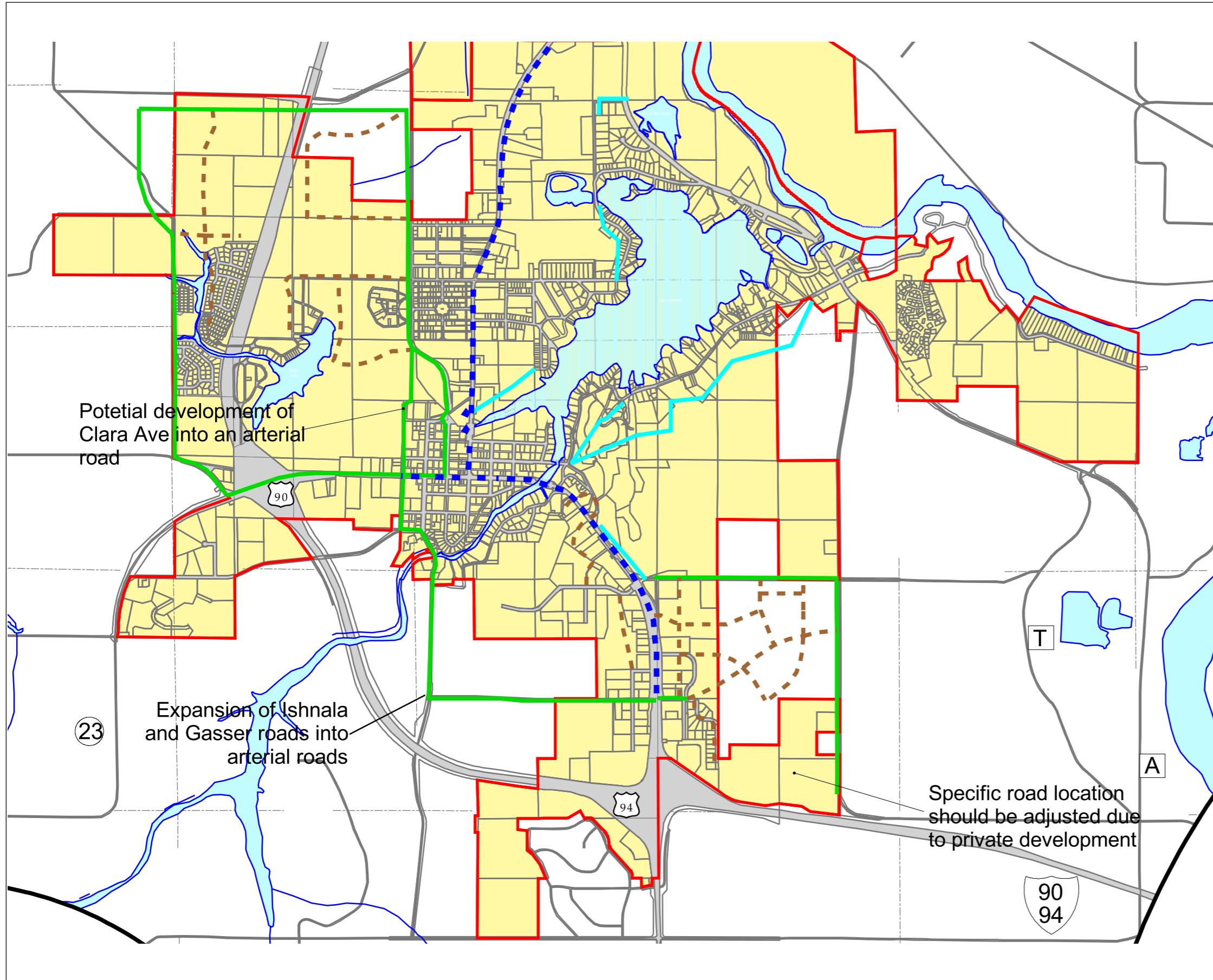
3.5 Consistency Among Plan Elements

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. Since the Village of Lake Delton completed its planning process in its entirety, no inconsistencies exist between elements within their Comprehensive Plan.

This Comprehensive Plan references both previous planning efforts, as well as future detailed planning needs. To remain consistent with the Comprehensive Plan the Village should implement existing plans as pieces to the Comprehensive Plan, and adopt all future plans as detailed elements of the Comprehensive Plan.

Village of Lake Delton

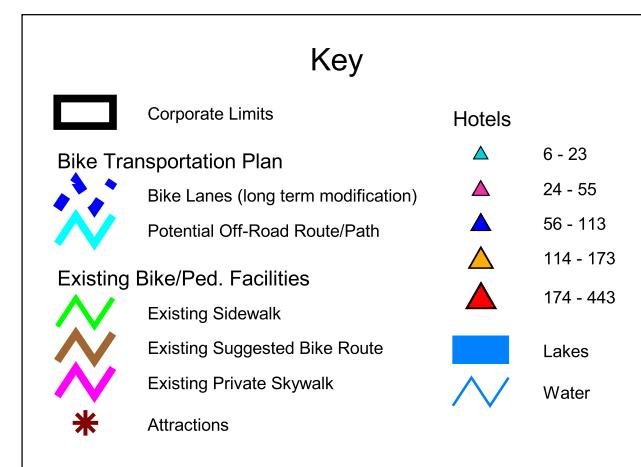
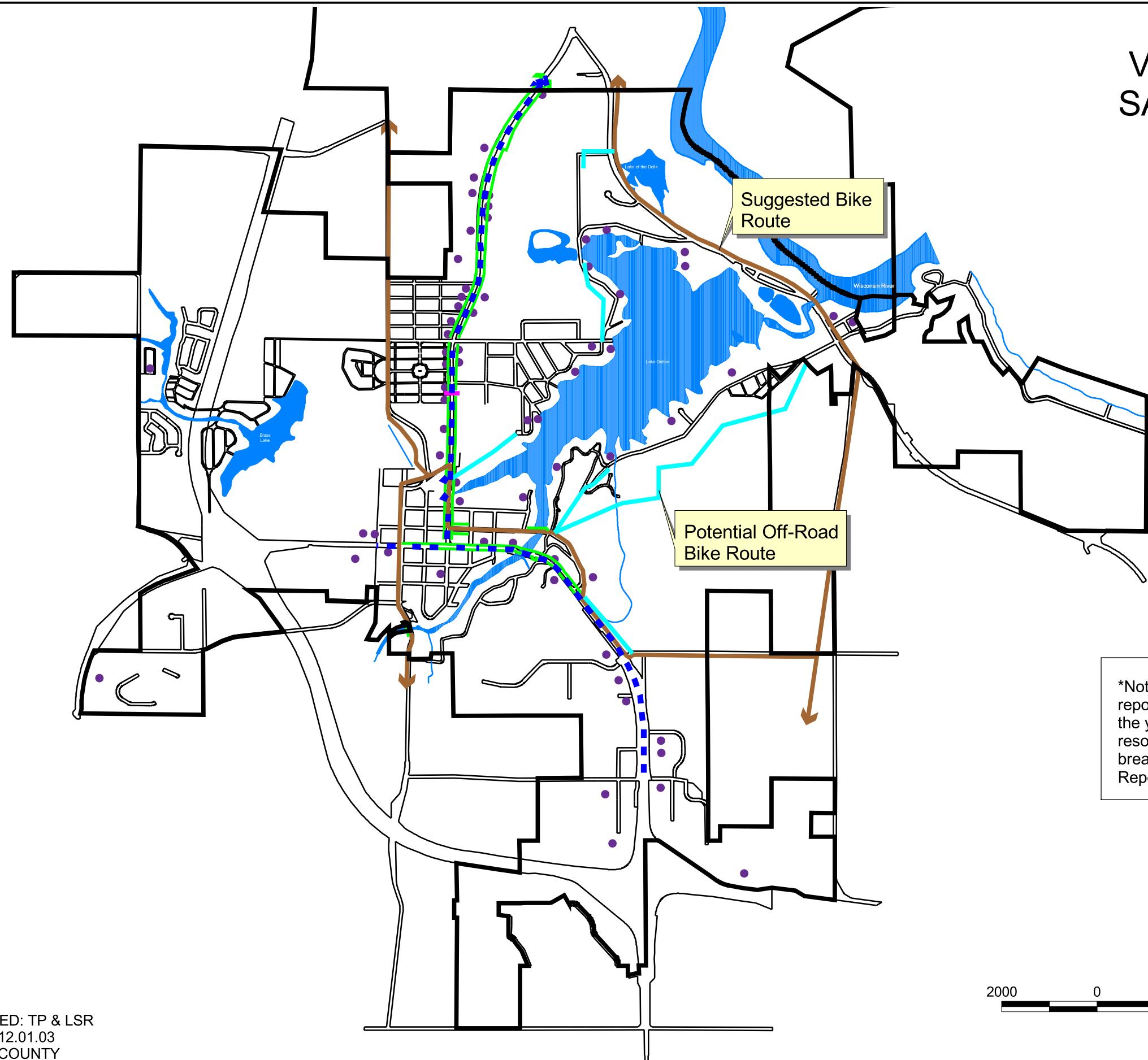
Map #1 Proposed Roads



DRAFTED: TP & LSR
 DATE: 02.02.04
 DATA: COUNTY
 FILE: CITYGIS/LAKE_DELTON
 NOTE: USES DOT BASE UNTIL CO. BASES ARE READY

VILLAGE OF LAKE DELTON SAUK COUNTY, WISCONSIN

Map #2 BIKE AND PEDESTRIAN ROUTES PLAN



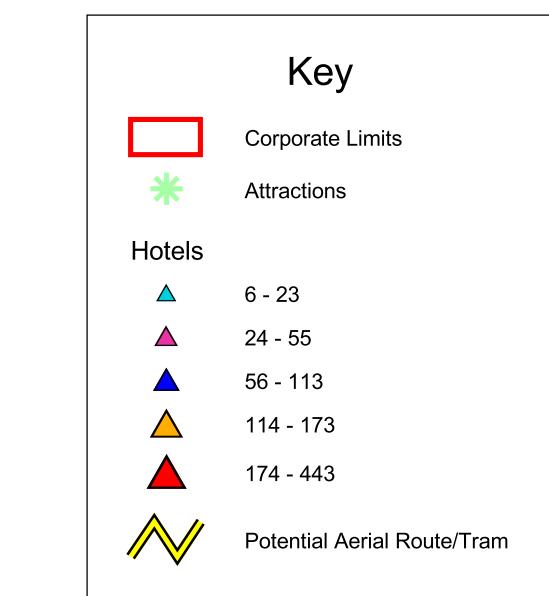
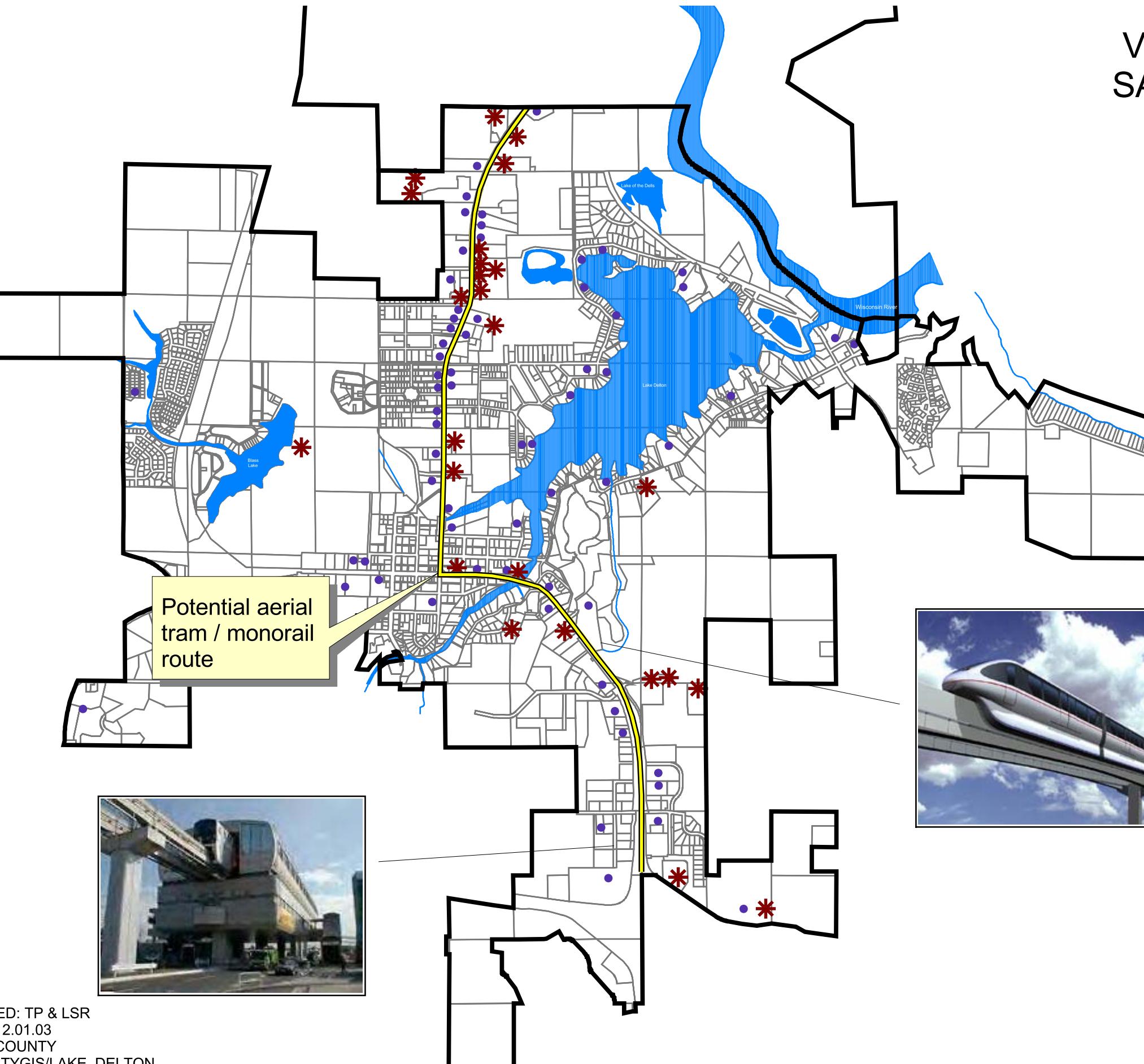
*Note: Accommodation Units are the number of rental units reported to the Wisconsin Dells Visitor and Convention Bureau for the year 2003. These units can be located in hotels, motels, resorts, and smaller entities of every size. For a complete breakdown of these numbers, see Appendix B in the Background Report.

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VILLAGE OF LAKE DELTON SAUK COUNTY, WISCONSIN

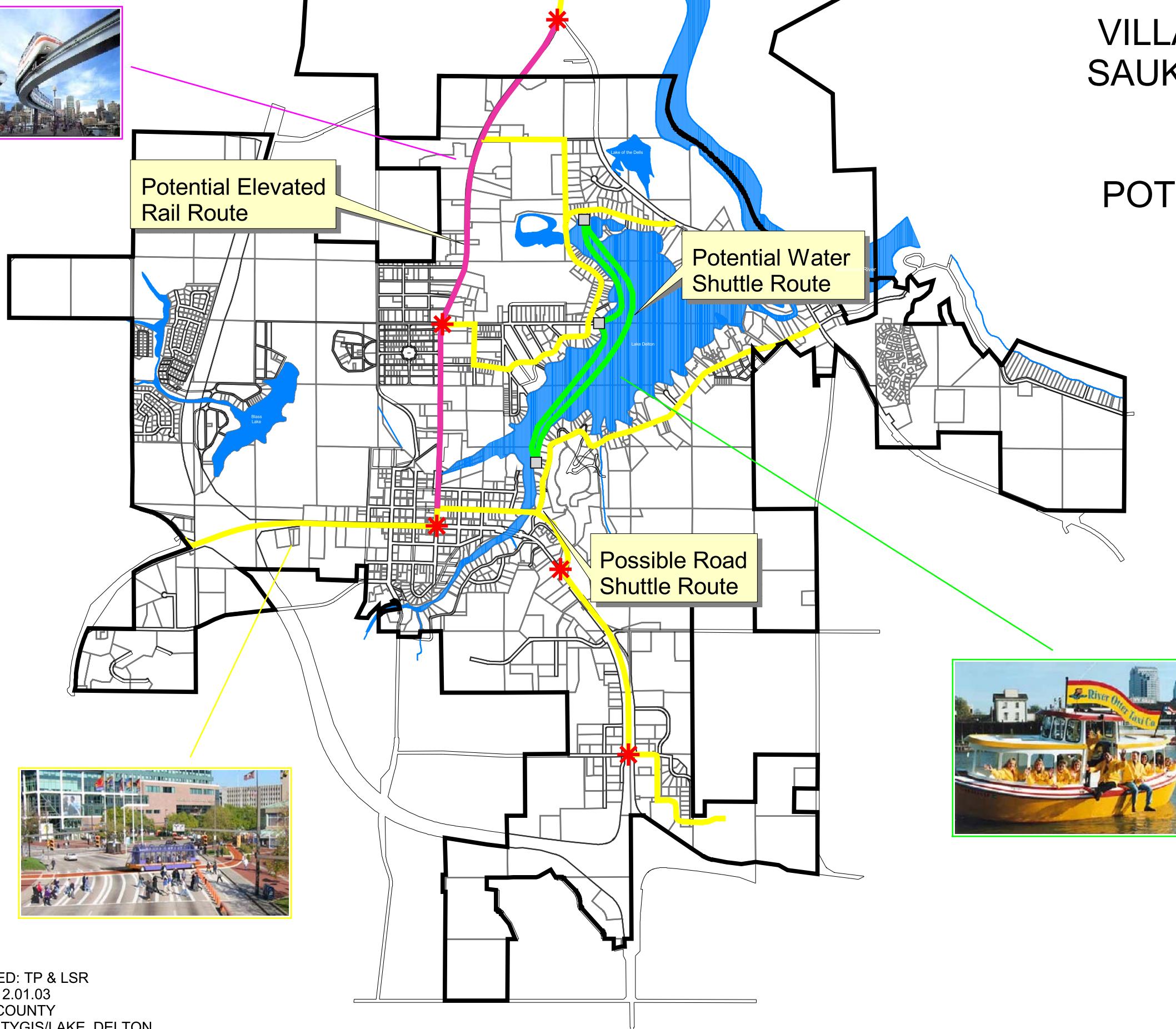
Map #3 POTENTIAL AERIAL ROUTE/TRAM



*Note: Accommodation Units are the number of rental units reported to the Wisconsin Dells Visitor and Convention Bureau for the year 2003. These units can be located in hotels, motels, resorts, and smaller entities of every size. For a complete breakdown of these numbers, see Appendix B in the Background Report.

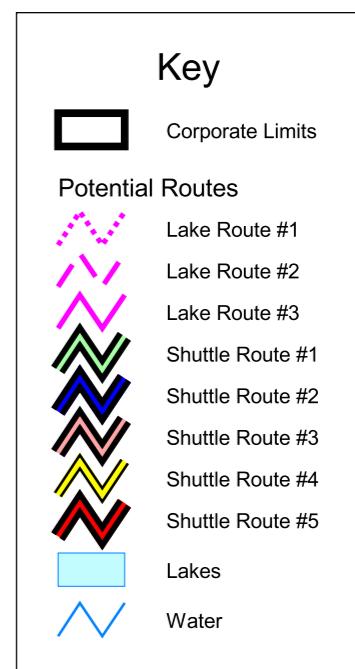
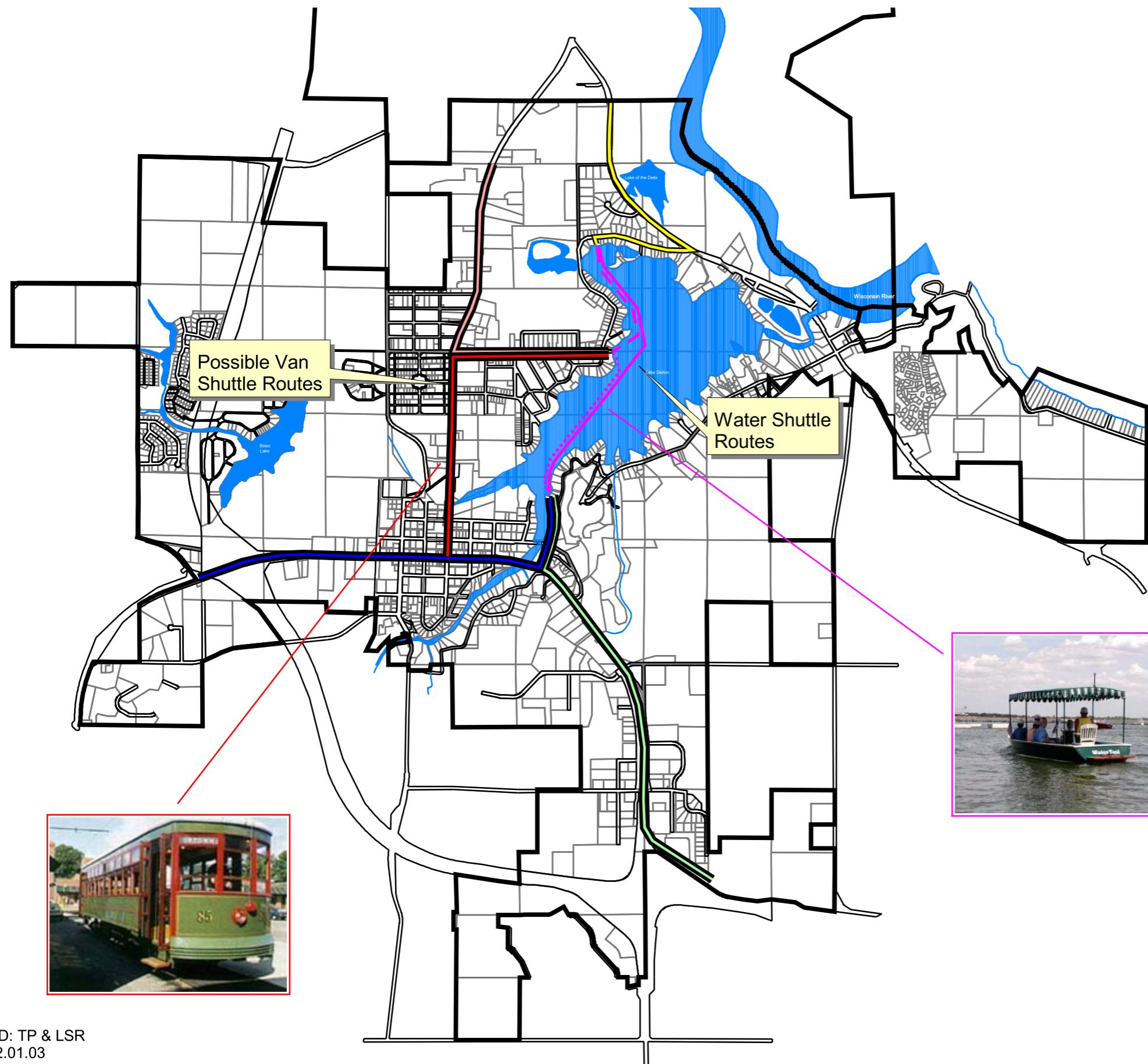
VILLAGE OF LAKE DELTON SAUK COUNTY, WISCONSIN

Map #4 POTENTIAL SHUTTLE AND RAIL ROUTES



VILLAGE OF LAKE DELTON SAUK COUNTY, WISCONSIN

Map #5 POTENTIAL SHUTTLE AND BOAT ROUTES



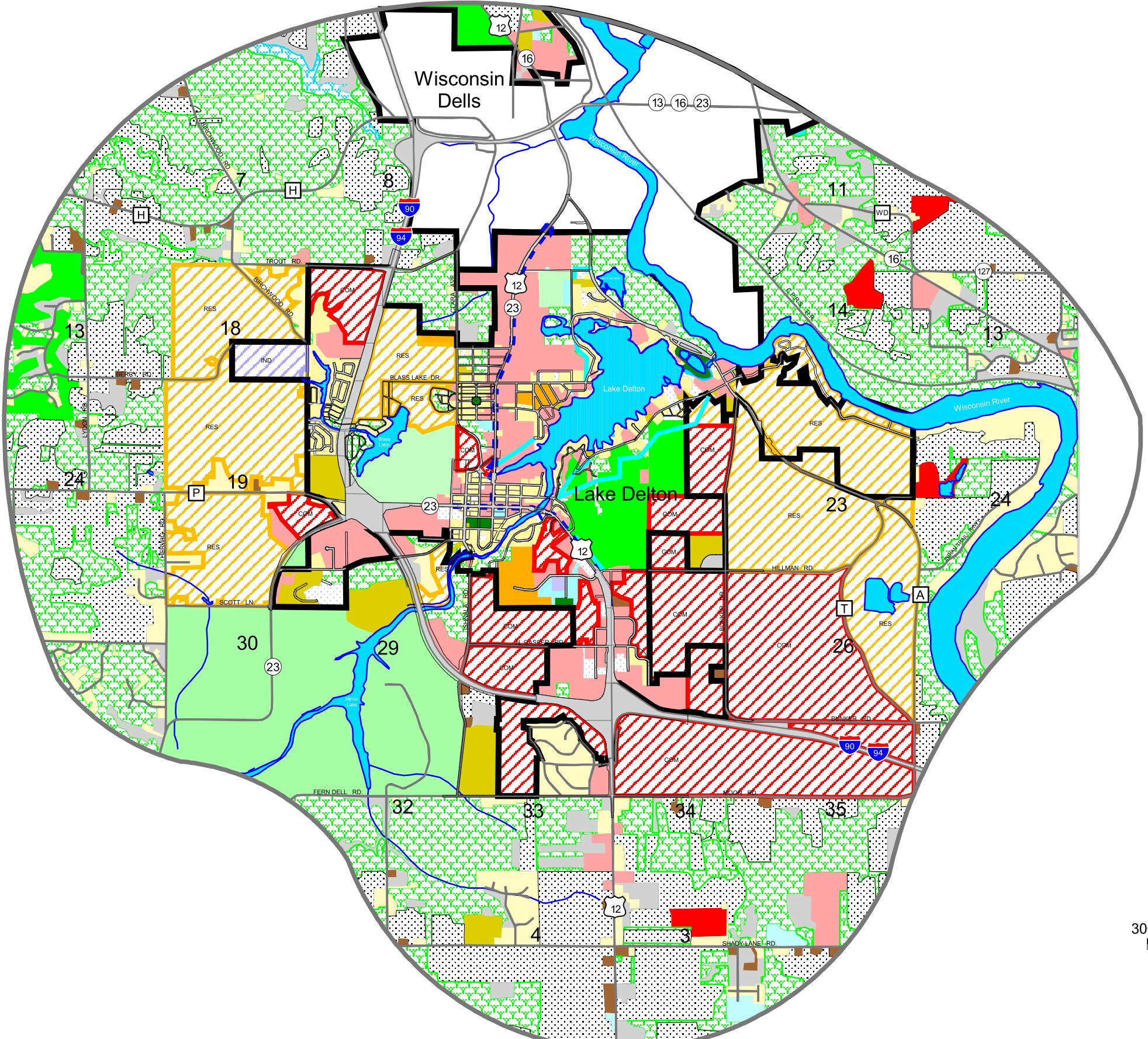
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Village of Lake Delton

Map #6

Future Land Use



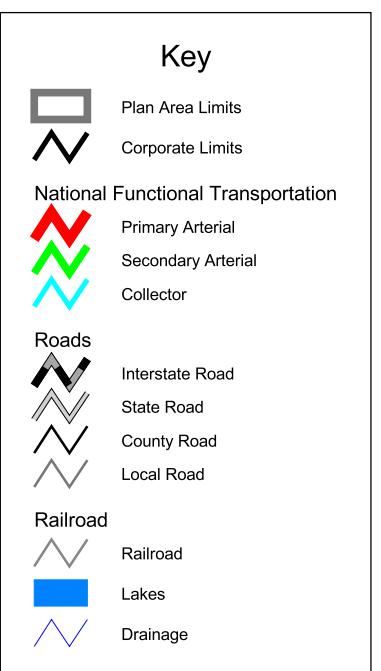
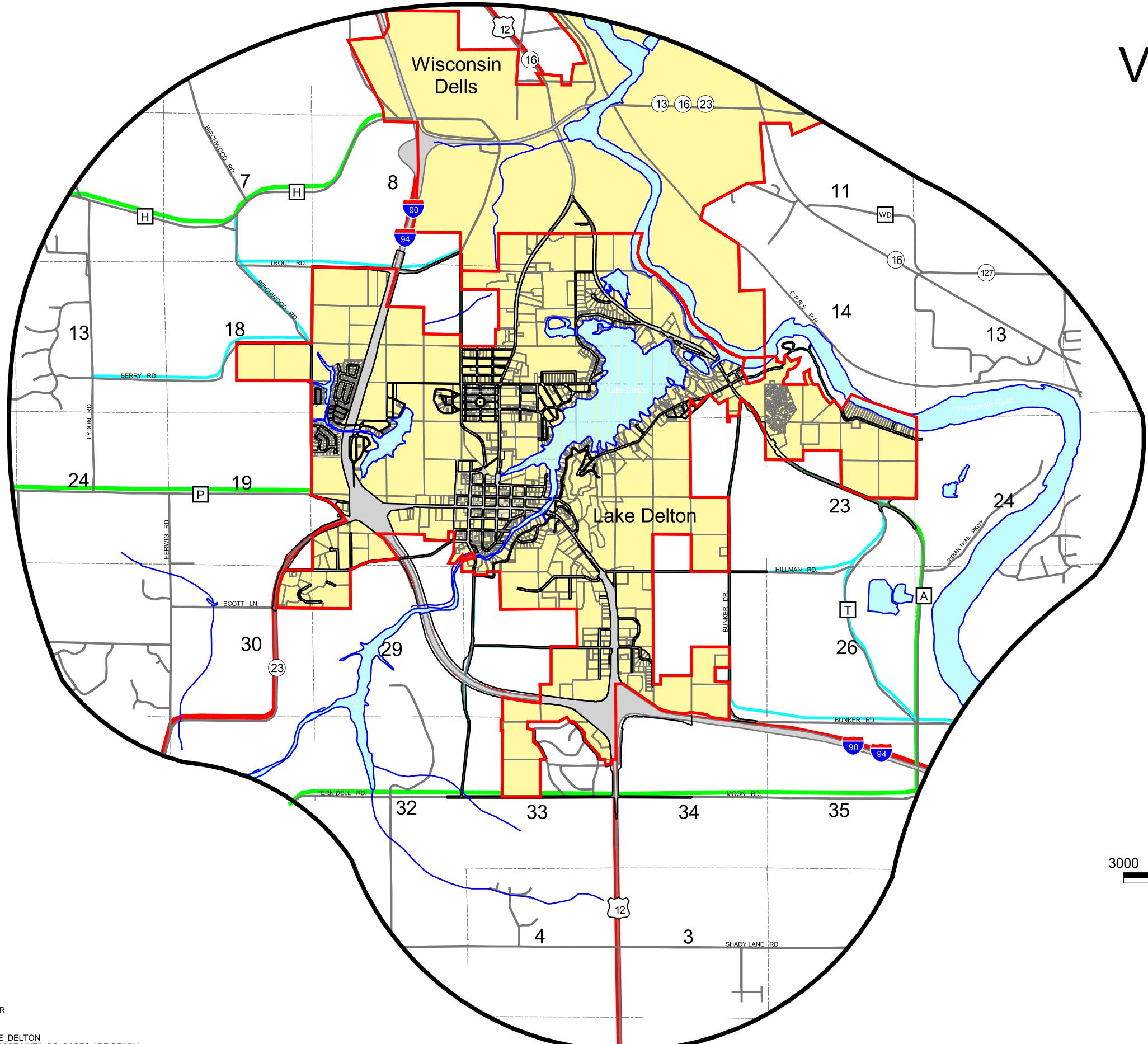
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Village of Lake Delton

Map #7

National Functional Transportation Map

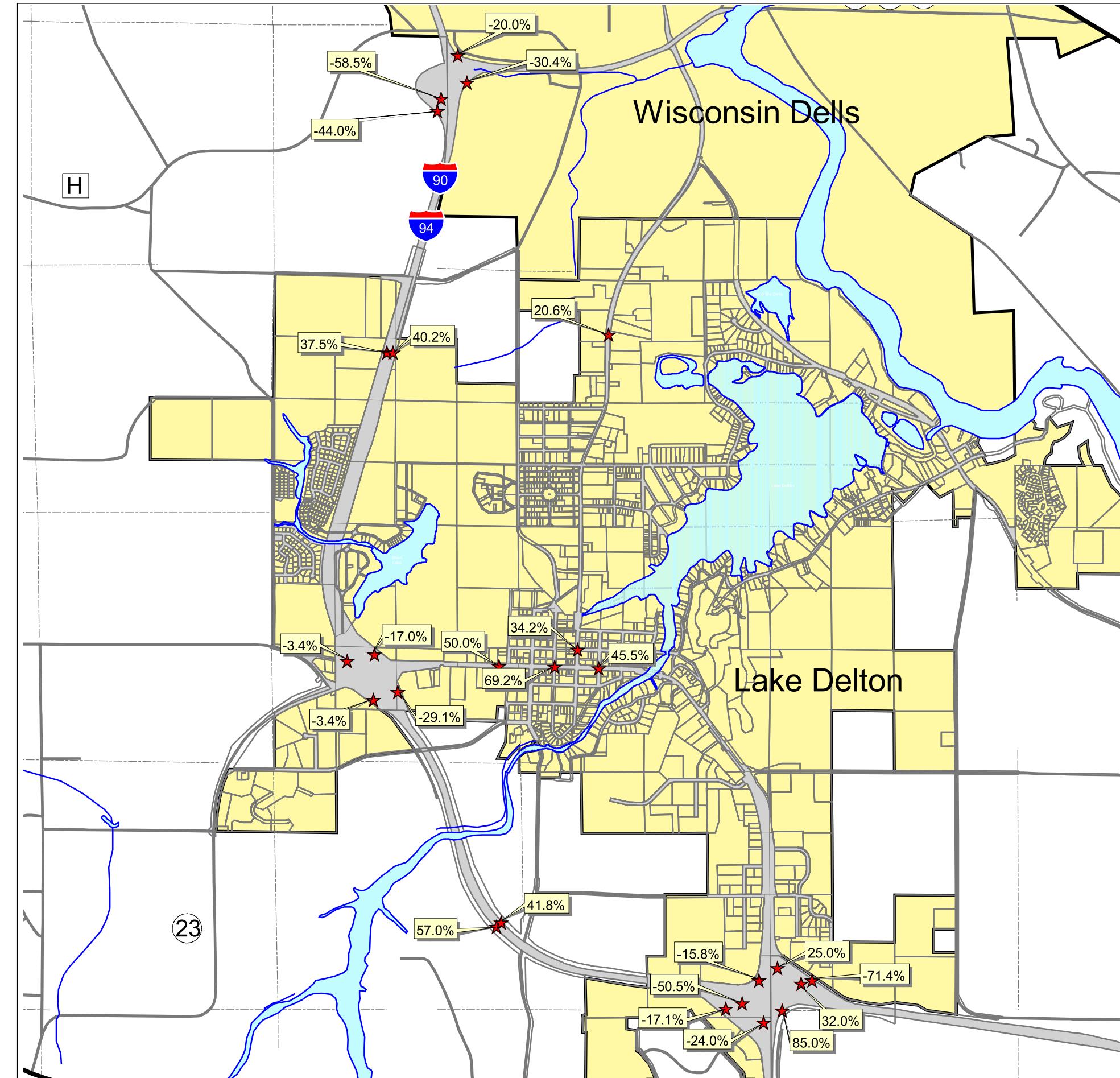


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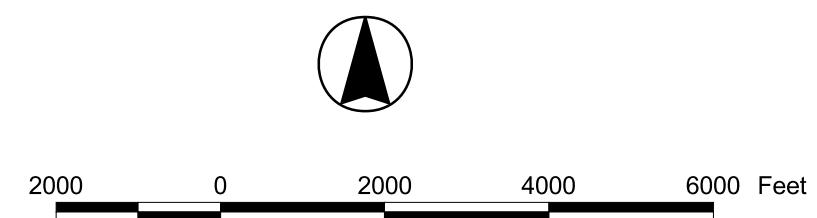
Village of Lake Delton

Map #8

Traffic Count Change



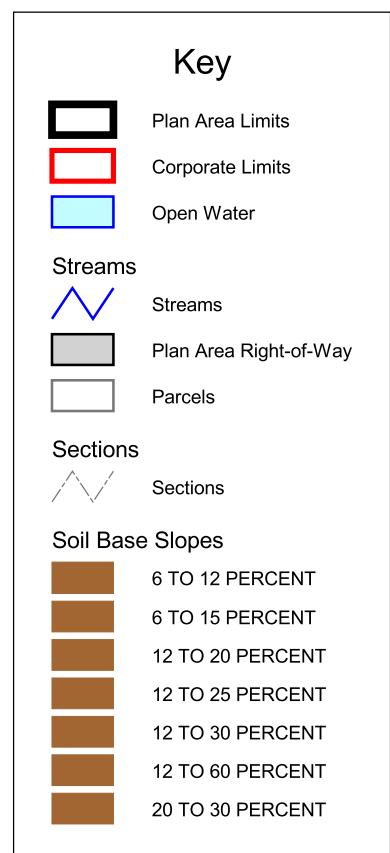
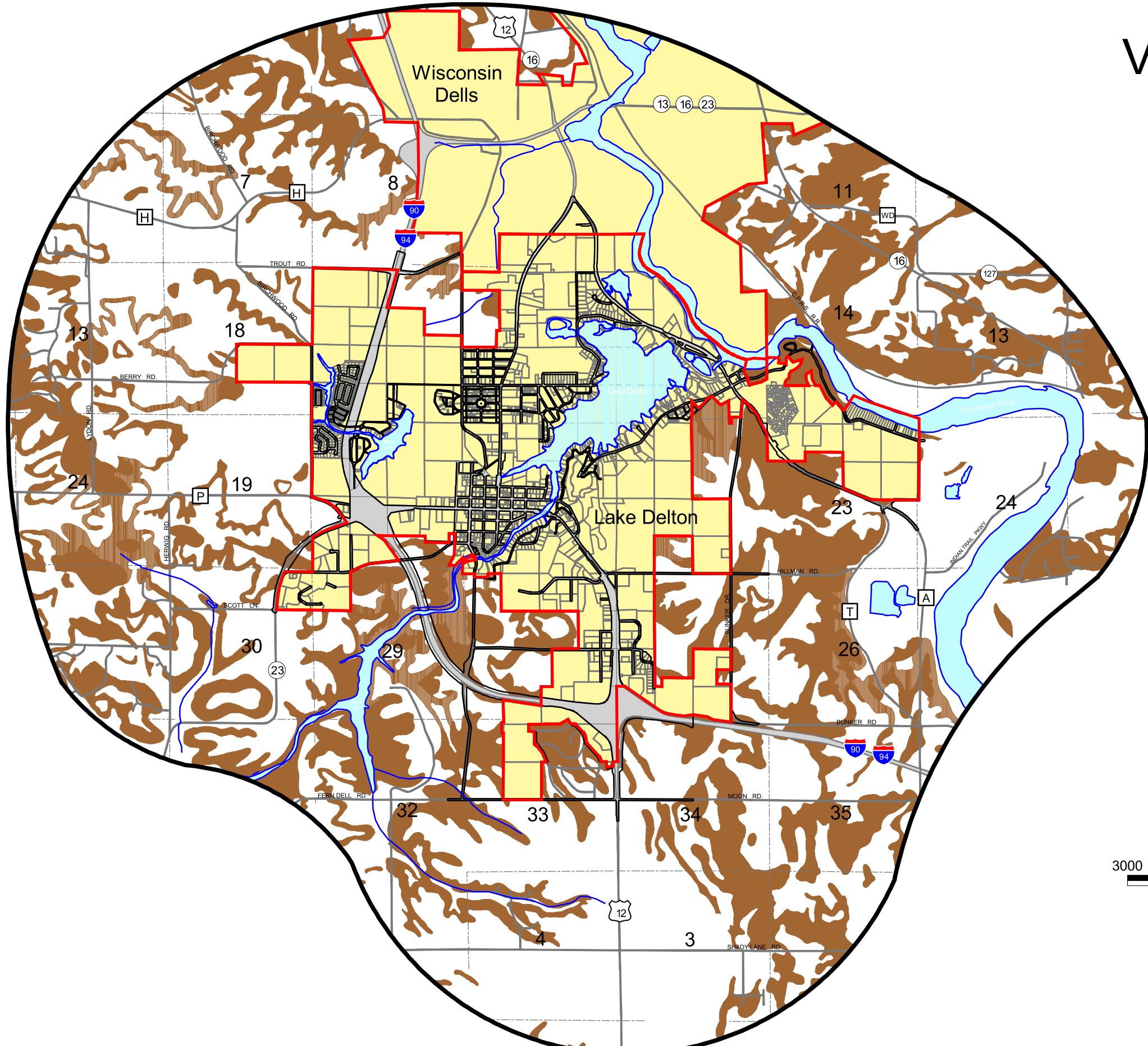
It should be noted that DOT transportation counts are not taken on a consistent days. This is most likely the reason for the decreases in traffic counts. Other studies have shown consistent increases in traffic counts, over time.



Village of Lake Delton

Map #9

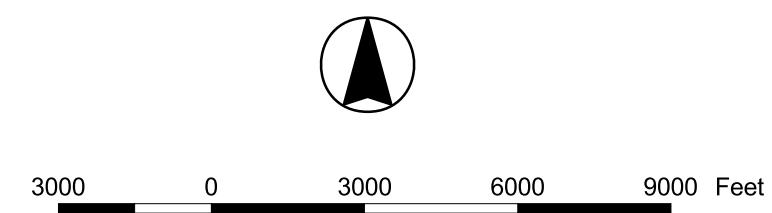
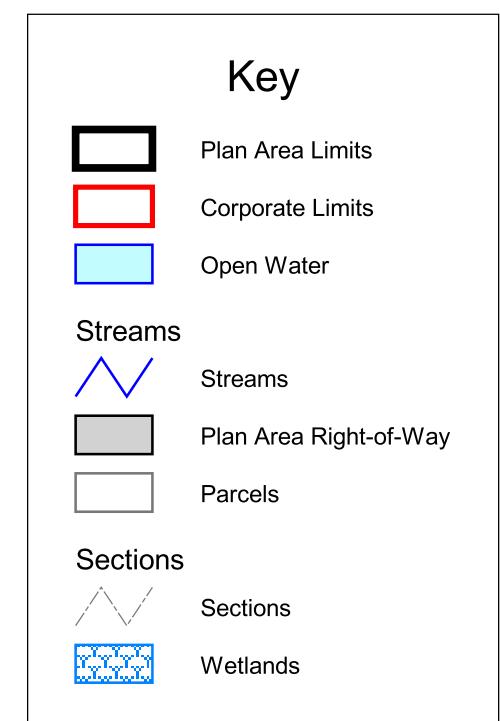
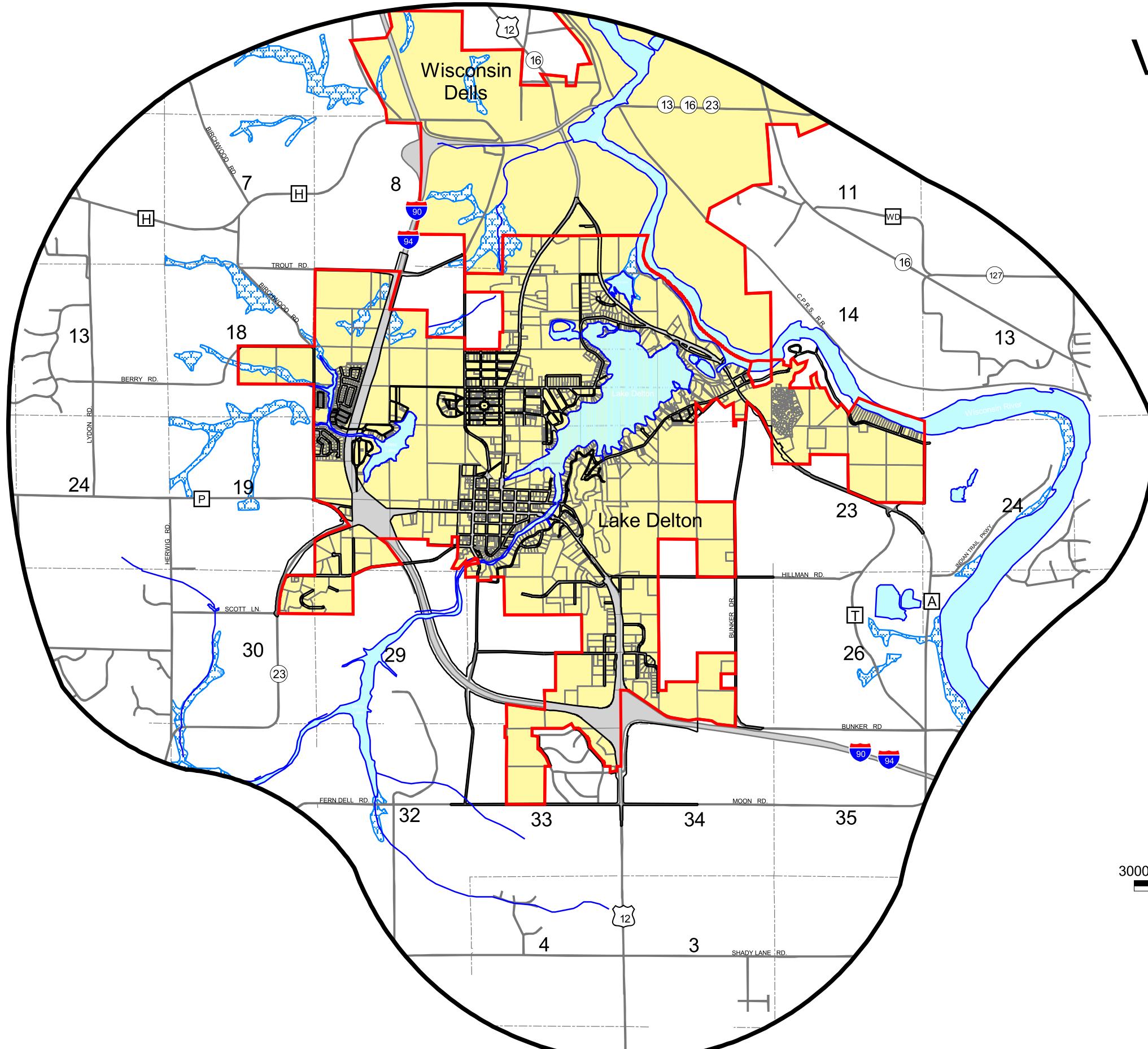
Soil Base Slopes



3000 0 3000 6000 9000 Feet

Village of Lake Delton

Map #10 Wetlands

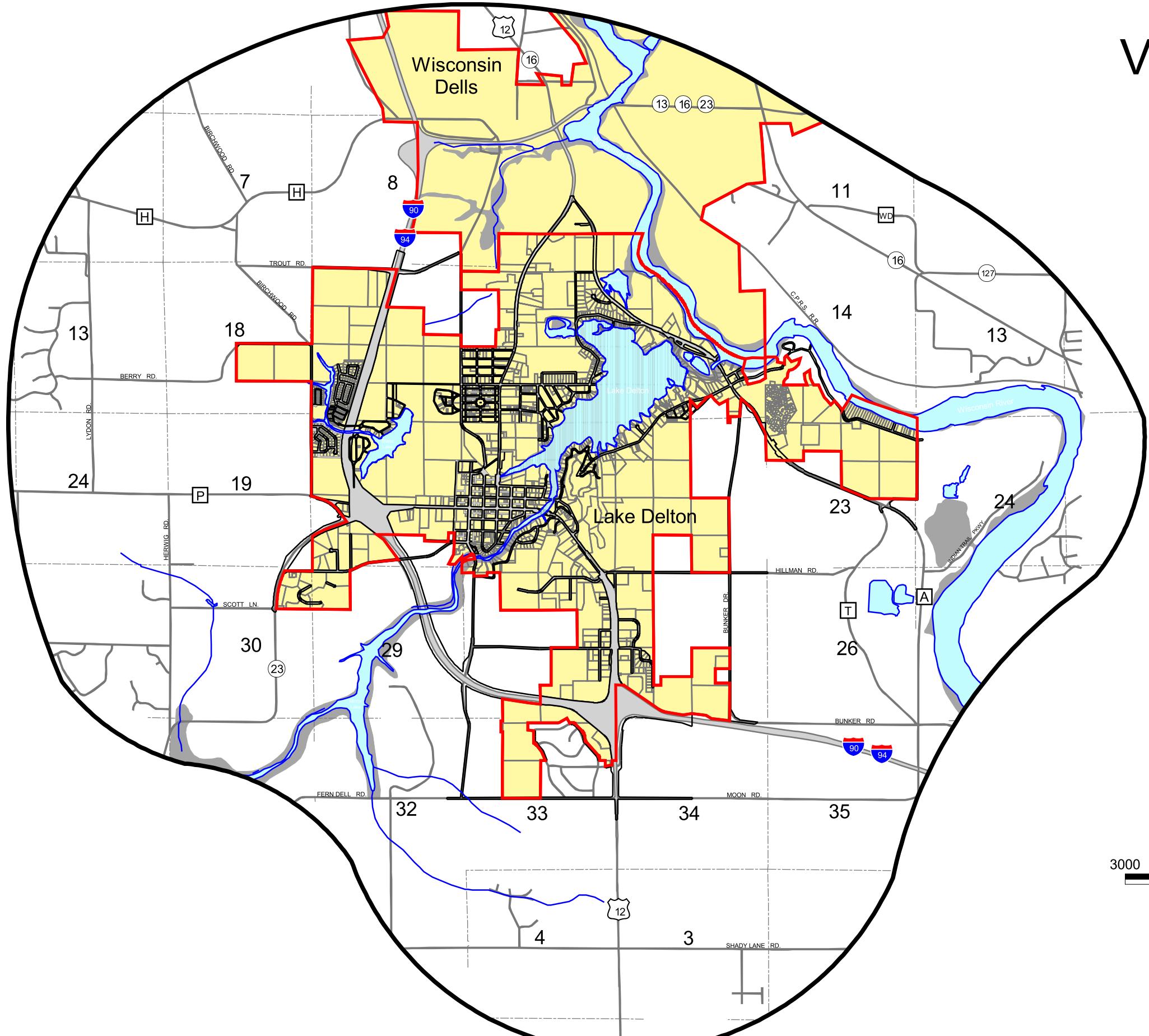


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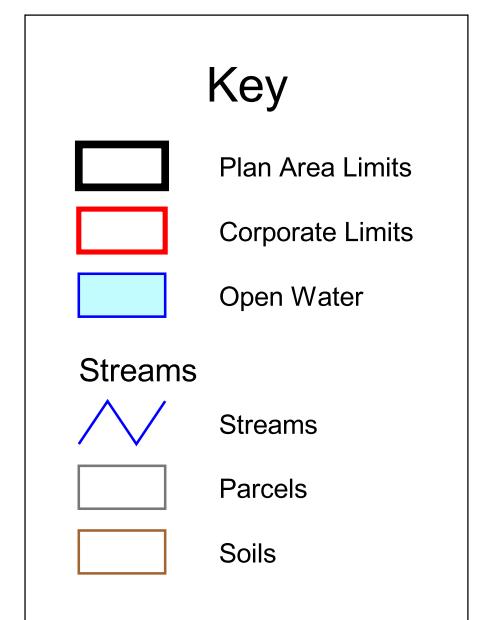
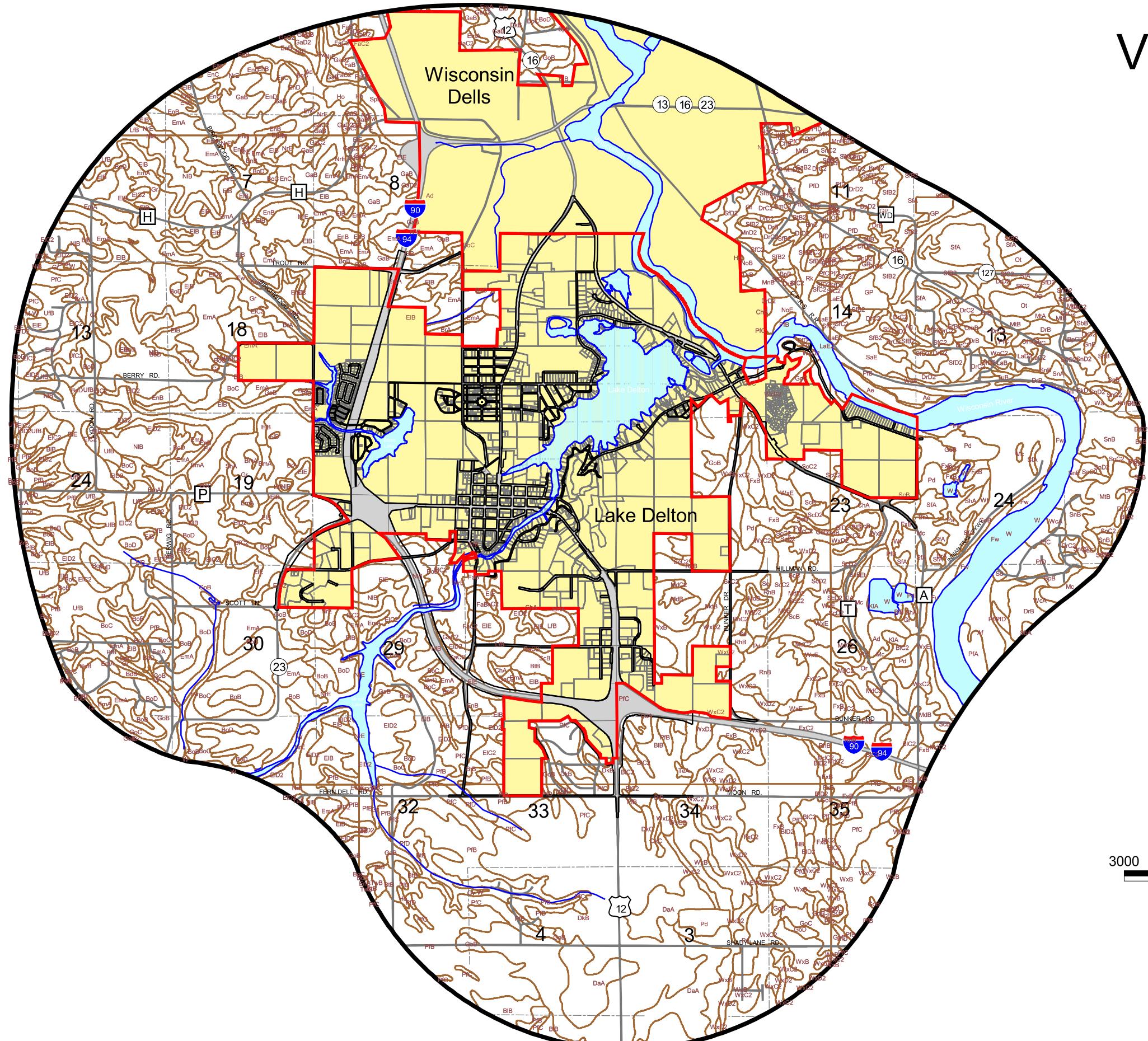
Village of Lake Delton

Map #11 Flood Plain



Village of Lake Delton

Maps #12 Soils



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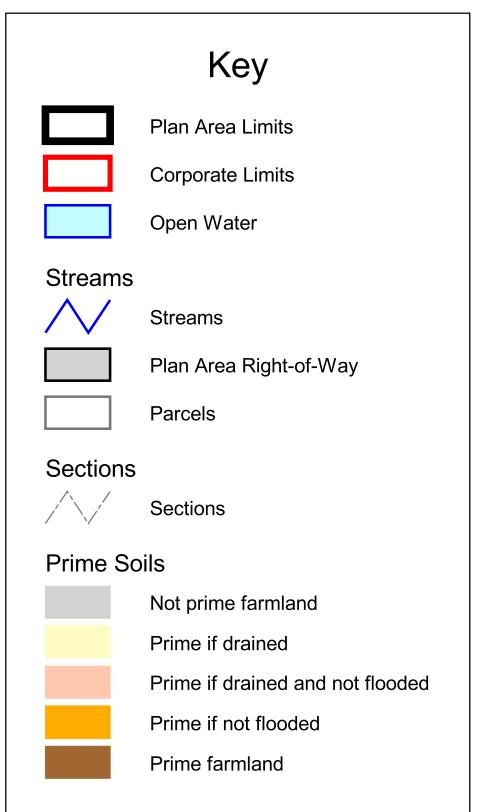
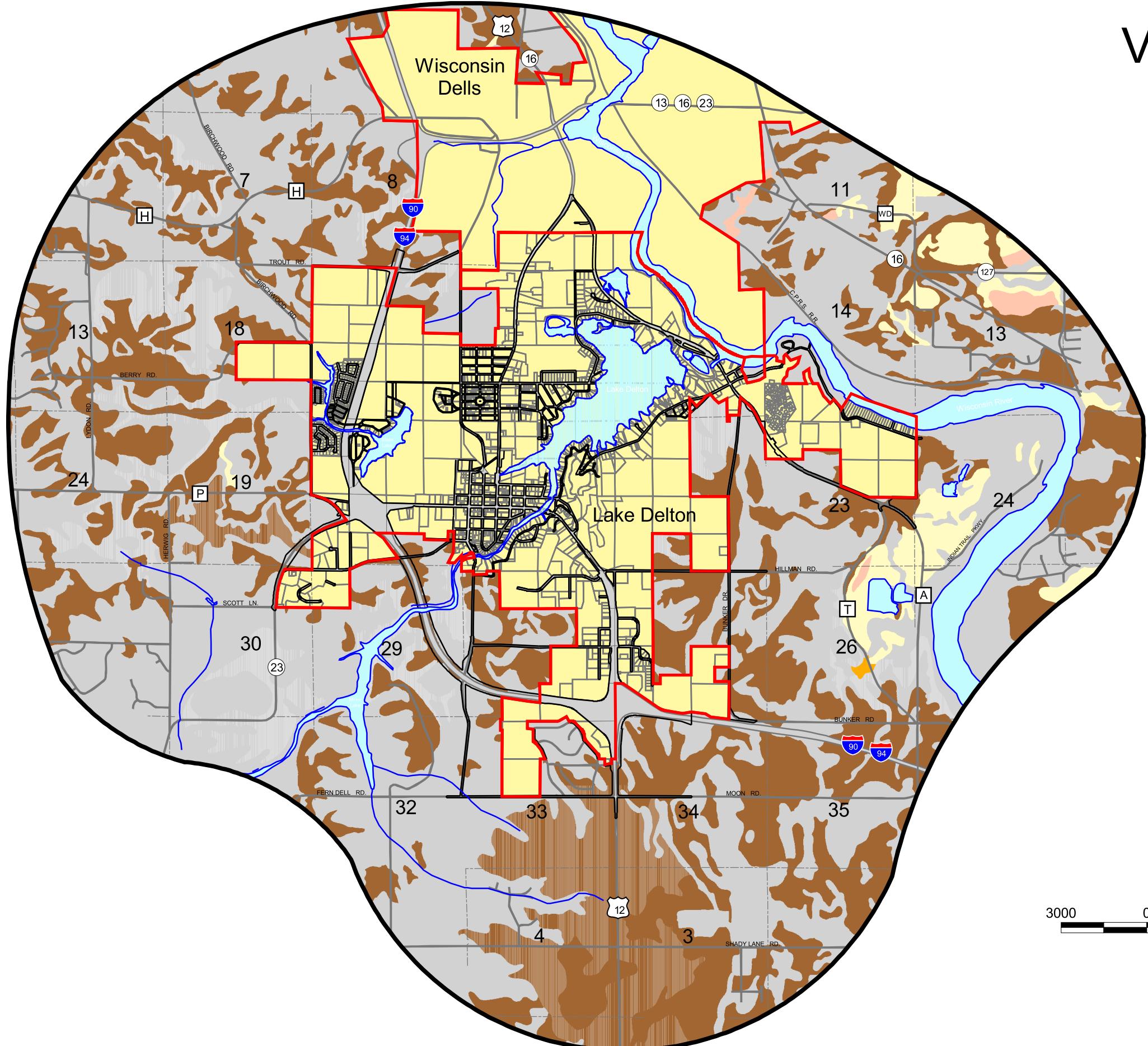
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Village of Lake Delton

Map #13

Prime Agricultural Soils

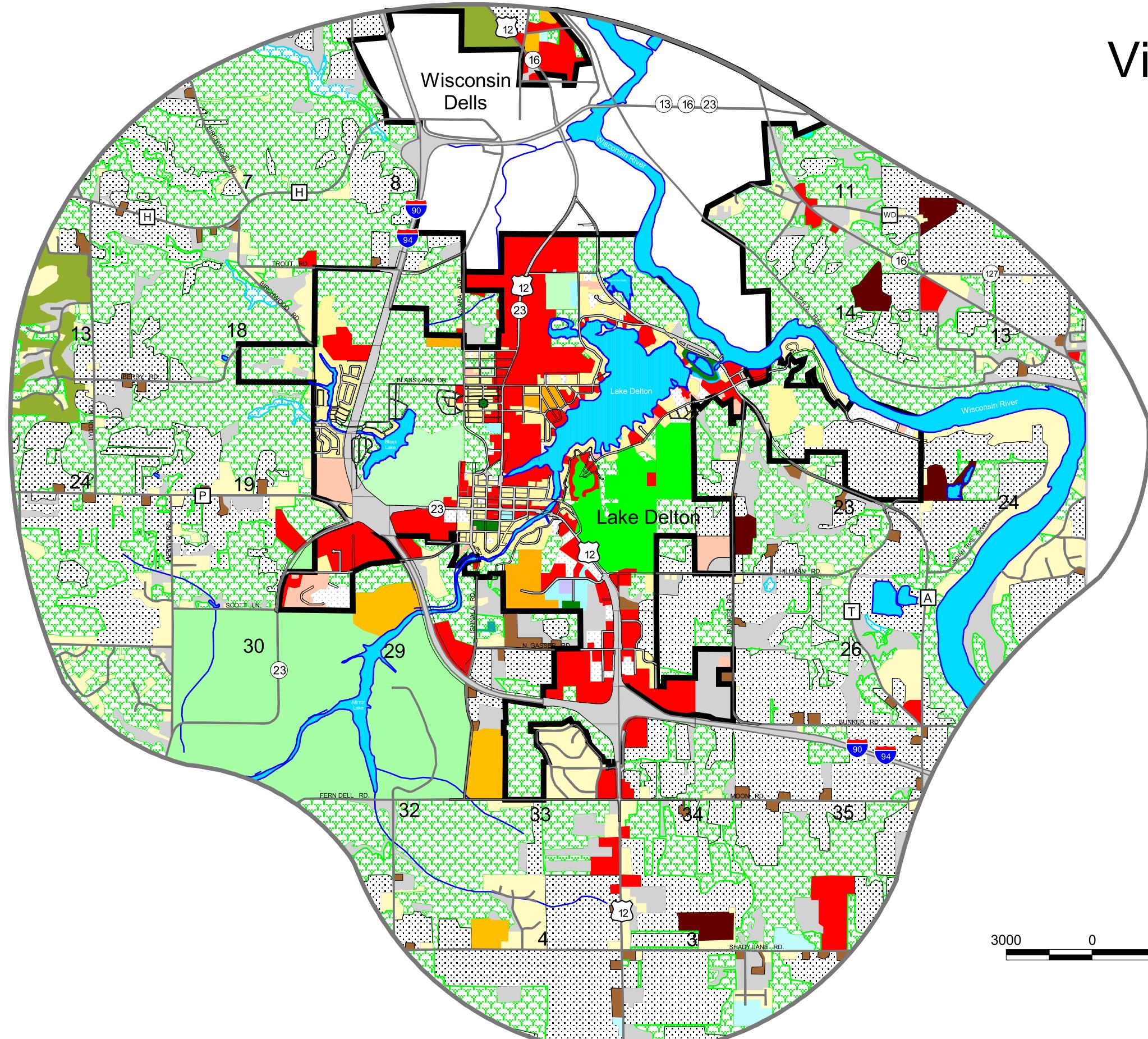


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Village of Lake Delton

Map #14

Existing Land Use



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VILLAGE OF LAKE DELTON

EXISTING CONDITIONS REPORT FOR COMPREHENSIVE PLAN

I. COMMUNITY PROFILE

1.1 Purpose

The following Community Profile of the Village of Lake Delton consists of background information on the City, including demographic trends and characteristics and population, household, and labor force forecasts. It serves as an introduction to the Village of Lake Delton and a starting point for developing the Village's Comprehensive Plan. In addition, the Community Profile, along with the Comprehensive Plan's other eight element profiles (which are provided in the next eight sections of the plan), are meant to act as sources of reference information and to be used for deriving many of the key findings and recommendations of the plan. The Community Profile is written in a manner that facilitates quick and easy reference for use during and after the planning process.

1.2 Location

The Village of Lake Delton is located directly north of Interstate 90/94 in Wisconsin. It is located on the western banks of the Wisconsin River, south of the City of Wisconsin Dells. It lies approximately 55 miles northwest from the City of Madison and is adjacent to Mirror Lake State Park.

1.3 Summary of Demographic Trends and Characteristics

Population Trends

The population of the Village of Lake Delton, according to the 2000 Census, was 1,982, as shown in Table 1-1. Over time, the rate of population increase has increased, pointing to signs of increased population growth within the Village limits. The **34% population increase** in population during the 1990's was the largest percentage increase of all comparison communities.

Age Group Distribution Comparison

The Village of Lake Delton's population has aged slightly during the period of 1990 - 2000. This aging is roughly in line with the remainder of the State and the nation. One point to note is that, due to the large amount of tourist oriented businesses, the Village has had in the past, larger numbers of young people and larger numbers of retirees. Tables 1-2a and 1-2b show the age group distribution of the population of the Village of Lake Delton. Charts 1-1a and 1-1b graphically depict the age group distribution of the Lake Delton population.

Median Age

As shown in Table 1-3, the **median age in the Village of Lake Delton in 2000 was 44.6 years old**. The next closest comparison community in median age level was the City of Wisconsin Dells (40.6 years old). The Town of Delton (36.9 years old), Sauk County (37.3 years old), and the State of Wisconsin (36 years old) all had significantly lower median age levels than did the Village of Lake Delton. This median age difference could be a concern, as the Village will need to provide services for these older residents, while at the same time, continuing to have a supply of labor for new businesses.

Racial Composition

The Village of Lake Delton is primarily made up of residents of European American ancestry. The **Village is 95% white**, while the State of Wisconsin is approximately 89% white. The Village does have a slightly higher percentage of Native American residents (2.6%) than does the State of Wisconsin (0.9%). This is due to the relatively large population of Ho-Chunk living in the region.

Population Density

The Village of Lake Delton has a **density of 320 persons per square mile**, according to the 2000 Census, as shown in Table 1-5. This is the second highest of all five comparison communities, with Wisconsin Dells (582 ppsm) being the highest.

Number of Households

Table 1-6 provides the number of households in the Village of Lake Delton in 1990 (610) and 2000 (897). This represents a **47.0% increase in the number of households** over a ten year period. This type of growth is the largest of all the comparison communities. The only community that approaches this rate of growth is the Town of Delton, at 35.3%.

Average Household Size

The **average household size in the Village of Lake Delton was 2.15 persons in 2000**, as shown in Table 1-7a. While this was smaller than the remainder of the comparison communities, this should be expected, given the age group distribution of the community. Younger residents have yet to establish families, and the older residents of the community are frequently “empty nesters”, whose children have left home.

Households with Children

In 2000, the **Village of Lake Delton had 21.4% of the households with children under the age of 18** in them. This was all of the other comparison communities. The closest comparable number was the City of Wisconsin Dells, with 29.1% of the households

having a child under the age of 18. Again, this is to be expected, given the age group distribution of the community, specifically, the relatively large amount of younger and older residents, and a lack of middle age residents.

Household Income Levels

The residents of the Village of Lake Delton have slightly lower incomes than the rest of the comparison communities, as shown in Table 1-8a. This may be due to several reasons. The first being that the majority of employers in the community are tourist based businesses that have relatively low paying service sector jobs. Another reason for the lower household income levels is that younger people tend to be make less, as they are in the early stages of their careers, while elderly residents tend to have lower incomes due to retirement from active work.

Table 1-8b provides the median household income levels of the Village of Lake Delton and the other comparison communities. Again, this table provides further evidence of the lower household income levels in the Village of Lake Delton.

One point to note is the fact that, while the Village does have relatively low average household income levels, there is a sizable minority of the population that does have considerable assets at their disposal. These consist of businesses owners and wealthy retirees that move to the Village.

Educational Attainment

As table 1-9 demonstrates, the Village of Lake Delton has relatively few anomalies when one compares its educational attainment levels to those of the comparison communities. The main differences lie in the number of residents who have a high school diploma (or an equivalent) and the number of residents who have an associate degree or higher.

Labor Force Characteristics

Due to the levels at which unemployment data is collected by the State of Wisconsin, Sauk County unemployment data will be used as a proxy for Lake Delton. Table 4-10 shows the unemployment levels throughout the 1990's and into 2000 for Sauk County and the State of Wisconsin. Sauk County's unemployment levels have generally followed the State as a whole. However, in 1997, the unemployment in Sauk County dropped below the State of Wisconsin's unemployment level and has stayed there through 2001. This bodes well for the Village of Lake Delton and the region as a whole, as it demonstrates that the region is continuing to grow and create new jobs.

Table 1-1
Historical Population Counts and Growth Rates
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State
of Wisconsin
1970 - 2000

Year	Village of Lake Delton		City of Wisconsin Dells		Town of Delton		Sauk County		Wisconsin	
	#	% Change	#	% Change	#	% Change	#	% Change	#	% Change
1970	1,059		2,277		846		39,057		4,417,821	
1980	1,158	9.3%	2,337	2.6%	1,426	68.6%	43,469	11.3%	4,705,767	6.5%
1990	1,470	26.9%	2,262	-3.2%	1,599	12.1%	49,975	15.0%	4,891,769	4.0%
2000	1,982	34.8%	2,418	6.9%	2,024	26.6%	55,225	10.5%	5,363,675	9.6%
1970-2000 Change	923	87.2%	141	6.2%	1,178	139.2%	16,168	41.4%	945,854	21.4%

Source: U.S. Census Bureau.

Table 1-2a
Age Group Distribution of Population
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State
of Wisconsin
2000

Age Groups	Village of Lake Delton		City of Wisconsin Dells		Town of Delton		Sauk County		Wisconsin	
	#	%	#	%	#	%	#	%	#	%
0-9	175	8.8%	233	9.6%	289	14.3%	7,423	13.4%	721,824	13.5%
10 to 19	203	10.2%	363	15.0%	315	15.6%	8,317	15.1%	810,269	15.1%
20-34	356	18.0%	417	17.2%	340	16.8%	9,839	17.8%	1,063,460	19.8%
35-44	269	13.6%	367	15.2%	332	16.4%	9,061	16.4%	875,522	16.3%
45-54	315	15.9%	350	14.5%	330	16.3%	7,641	13.8%	732,306	13.7%
55-64	251	12.7%	221	9.1%	217	10.7%	4,951	9.0%	457,741	8.5%
65-74	225	11.4%	205	8.5%	136	6.7%	3,880	7.0%	355,307	6.6%
75-84	128	6.5%	163	6.7%	56	2.8%	2,946	5.3%	251,621	4.7%
85 & Over	60	3.0%	99	4.1%	9	0.4%	1,167	2.1%	95,625	1.8%
Totals	1,982	100.0%	2,418		2,024		55,225		5,363,675	

Source: U.S. Census, 2000.

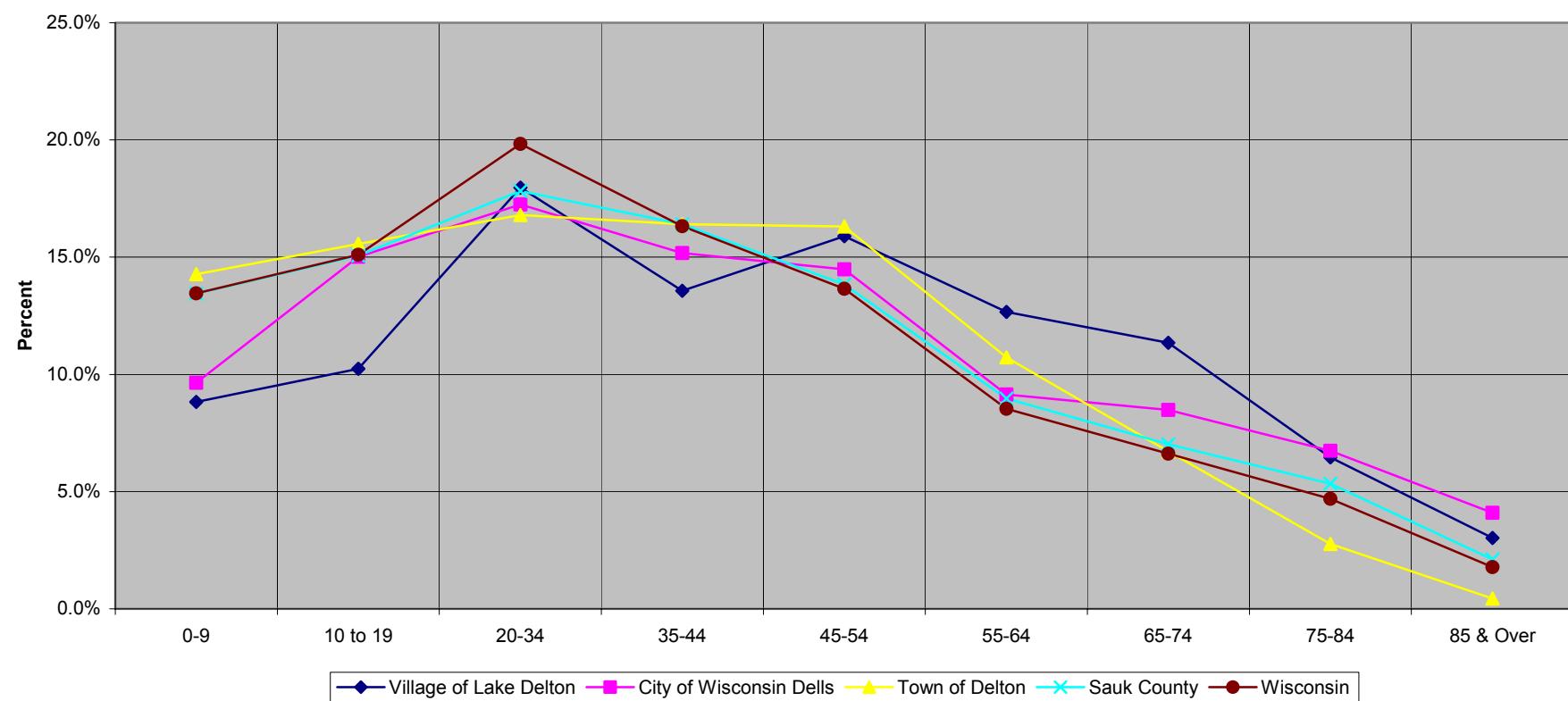
Table 1-2b
Age Group Distribution of Population
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State
of Wisconsin
1990

Age Groups	Village of Lake Delton		City of Wisconsin Dells		Town of Delton		Sauk County		Wisconsin	
	#	%	#	%	#	%	#	%	#	%
0-9	211	14.4%	341	14.3%	265	16.6%	7295	15.5%	737864	15.7%
10 to 19	188	12.8%	303	12.7%	254	15.9%	6598	14.0%	699448	14.9%
20-34	359	24.4%	515	21.6%	281	17.6%	10225	21.8%	994640	21.2%
35-44	226	15.4%	370	15.5%	281	17.6%	6790	14.5%	726786	15.5%
45-54	149	10.1%	201	8.4%	200	12.5%	4607	9.8%	478845	10.2%
55-64	142	9.7%	202	8.5%	127	7.9%	4050	8.6%	412541	8.8%
65-74	153	10.4%	198	8.3%	122	7.6%	4004	8.5%	360861	7.7%
75-84	36	2.4%	184	7.7%	50	3.1%	2562	5.5%	218184	4.6%
85 & Over	6	0.4%	70	2.9%	19	1.2%	844	1.8%	71900	1.5%
Totals	1,470		2,384		1,599		46,975		4,701,069	

Source: U.S. Census, 1990.

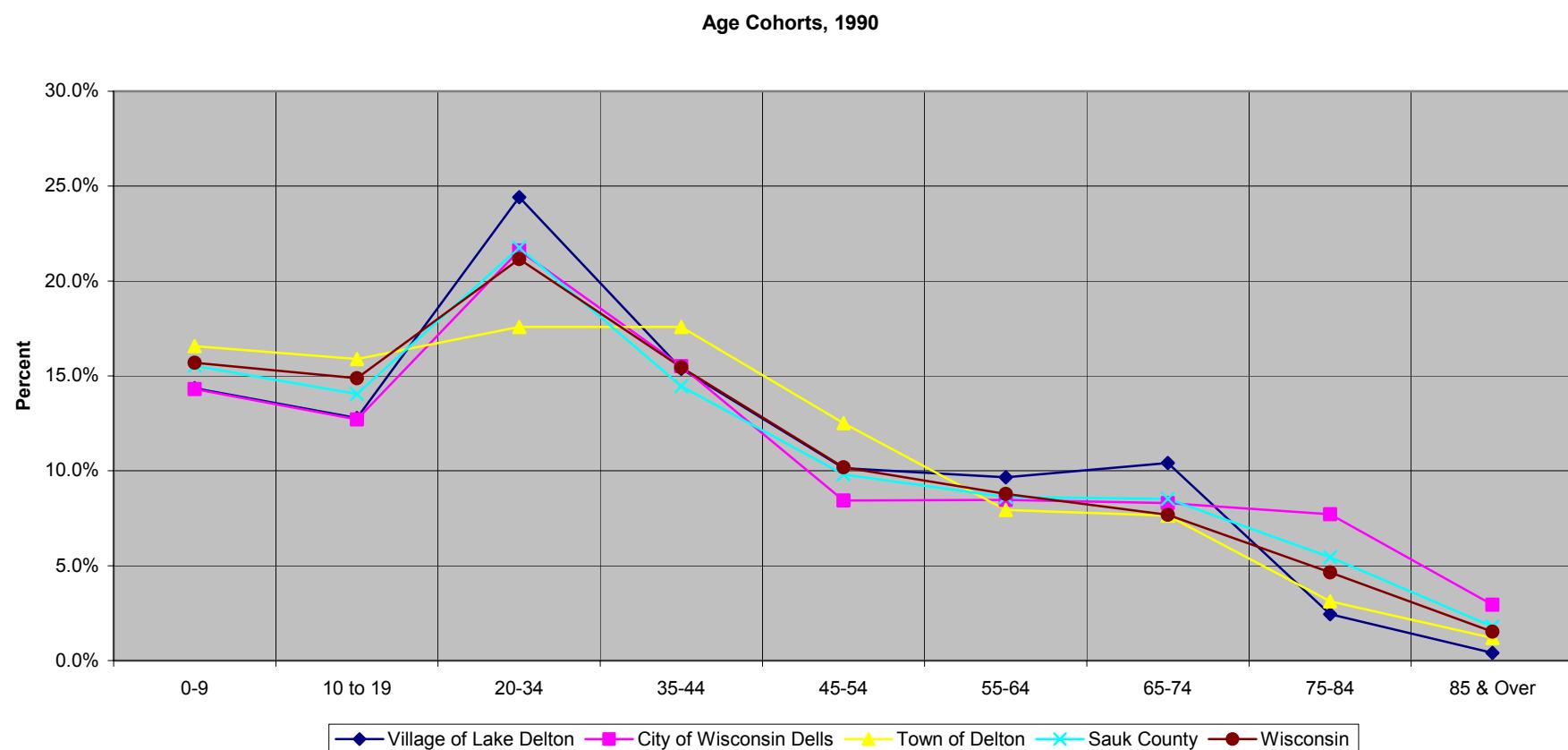
Chart 1-1a
Age Group Distribution of Population
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

Age Cohorts, 2000



Source: U.S. Census data, 2000.

Chart 1-1b
Age Group Distribution of Population
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
1990



Source: U.S. Census, 1990.

Table 1-3
Median Age

Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

Area	2000
Village of Lake Delton	44.6
City of Wisconsin Dells	40.6
Town of Delton	36.9
Sauk County	37.3
Wisconsin	36

Source: U.S. Census Bureau.

Table 1-4
Number of Persons by Race

Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

	Village of Lake Delton	% of total	City of Wisconsin Dells	% of total	Town of Delton	% of total	Sauk County	% of total	Wisconsin	% of total
Total	1,982		2,418		2,024		55,225		5,363,675	
European American	1,888	95.3%	2,359	97.6%	1,899	93.8%	53,775	97.4%	4,769,857	88.9%
African American	2	0.1%	9	0.4%	8	0.4%	142	0.3%	304,460	5.7%
Native American	51	2.6%	21	0.9%	92	4.5%	479	0.9%	47,228	0.9%
Asian American	8	0.4%	6	0.2%	1	0.0%	144	0.3%	88,763	1.7%
Pacific Islander	0	0.0%	0	0.0%	5	0.2%	9	0.0%	1,630	0.0%
Other Races or More than Two Races	33	1.7%	23	1.0%	19	0.9%	676	1.2%	151,737	2.8%

Source: U.S. Census Bureau.

Table 1-5
Population Density

**Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000**

Area	Land Area (Square Miles)	Population	Persons / Square Mile
Village of Lake Delton	6.19	1,982	320.194
City of Wisconsin Dells	4.15	2,418	582.651
Town of Delton	29.61	2,024	68.3553
Sauk County	837.63	55,225	65.9301
Wisconsin	54,310.10	5,363,675	98.7602

Source: U.S. Census, 2000.

Table 1-6
Number of Households

**Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
1990 - 2000**

	% Change 1990-2000	2000	1990
Village of Lake Delton	47.0%	897	610
City of Wisconsin Dells	12.3%	1,019	907
Town of Delton	35.3%	747	552
Sauk County	21.6%	21,644	17,801
Wisconsin	14.3%	2,084,544	1,824,252

Source: U.S. Census Bureau, 1990 - 2000

Table 1-7a
Average Household Size
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

	Village of Lake Delton	City of Wisconsin Dells	Town of Delton	Sauk County	Wisconsin
Total Households	897	1,019	747	21,644	2,084,544
Family	526	609	562	14,863	1,386,815
Non-family	371	410	185	6,781	697,729
Average Household Size	2.15	2.28	2.71	2.51	2.50
Average Family Size	2.67	2.93	3.10	3.03	3.05

Source: U.S. Census Bureau, 2000.

Table 1-7b
Households with Children Under Age 18
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

	Village of Lake Delton	%	City of Wisconsin Dells	%	Town of Delton	%	Sauk County	%	Wisconsin (x 1000)	%
Total Households	897		1,019		747		21,644		2,085	
Total Households w/ Children	192	21.4%	297	29.1%	288	38.6%	7,477	34.5%	706	33.9%
Family Households	526	58.6%	609	59.8%	562	75.2%	14,863	68.7%	697	98.7%
Married Couple	418	79.5%	464	76.2%	465	82.7%	12,284	82.6%	509	73.0%
Female Head w/o Spouse	82	15.6%	104	17.1%	63	11.2%	1,745	11.7%	141	20.2%
Male Head w/o Spouse	26	4.9%	41	6.7%	34	6.0%	834	5.6%	47	6.7%

Source: U.S. Census Bureau, 2000.

Table 1-8a
Household Income Levels
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State
of Wisconsin
2000

	Village of Lake Delton	%	City of Wisconsin Dells	%	Town of Delton	%	Sauk County	%	Wisconsin	%
Less than \$10,000	70	7.83%	63	6.15%	25	3.36%	1,461	6.75%	148,964	7.14%
\$10,000 - \$14,999	81	9.06%	97	9.46%	30	4.04%	1,255	5.80%	121,366	5.82%
\$15,000 - \$24,999	133	14.88%	176	17.17%	103	13.86%	2,890	13.35%	264,897	12.70%
\$25,000 - \$34,999	164	18.34%	167	16.29%	109	14.67%	2,987	13.80%	276,033	13.23%
\$35,000 - \$49,999	186	20.81%	161	15.71%	151	20.32%	4,552	21.03%	377,749	18.11%
\$50,000 - \$74,999	166	18.57%	197	19.22%	206	27.73%	5,014	23.16%	474,299	22.73%
\$75,000 - \$99,999	50	5.59%	56	5.46%	78	10.50%	1,976	9.13%	226,374	10.85%
\$100,000 - \$149,999	21	2.35%	65	6.34%	29	3.90%	1,019	4.71%	133,719	6.41%
> \$150,000	23	2.57%	43	4.20%	12	1.62%	493	2.28%	62,903	3.02%

Source: U.S. Census Bureau, 2000

Table 1-8b
Median Household Income Levels
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

	Village of Lake Delton	City of Wisconsin Dells	Town of Delton	Sauk County	Wisconsin
Median Household Income	\$34,951	\$35,699	\$45,625	\$41,941	\$43,791

Source: U.S. Census Bureau, 2000.

Table 1-9
Educational Attainment of Persons Over 25 Years
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

	Village of Lake Delton	%	City of Wisconsin Dells	%	Town of Delton	%	Sauk County	%	Wisconsin	%
Less than 9 th Grade	74	5.01%	90	5.20%	53	4.01%	2,335	6.93%	186,125	5.35%
9 th - 12 th Grade, no diploma	168	11.37%	205	11.84%	139	10.51%	3,711	11.01%	332,292	9.56%
High school graduate (include equivalency)	586	39.68%	617	35.62%	555	41.95%	13,867	41.15%	1,201,813	34.58%
Some college, no degree	300	20.31%	370	21.36%	295	22.30%	4,699	13.94%	715,664	20.59%
Associate degree	97	6.57%	151	8.72%	79	5.97%	2,629	7.80%	260,711	7.50%
Bachelor's degree	167	11.31%	198	11.43%	145	10.96%	4,543	13.48%	530,268	15.26%
Graduate or professional degree	85	5.75%	101	5.83%	57	4.31%	1,917	5.69%	249,005	7.16%

Source: U.S. Census Bureau, 2000.

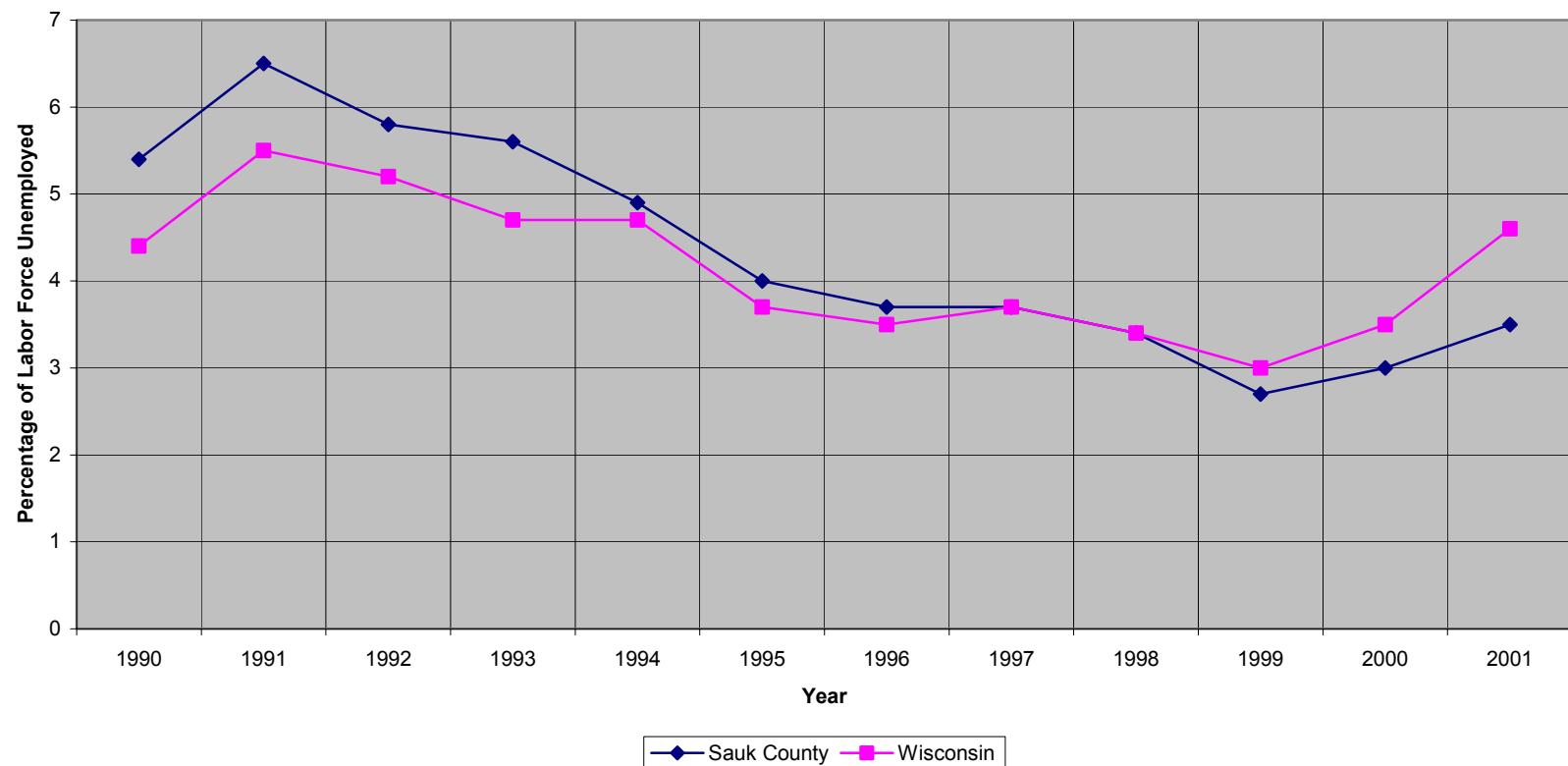
Table 1-10
Labor Force Characteristics
Sauk County and Wisconsin
1990 - 2001

YEAR	SAUK COUNTY				STATE OF WISCONSIN			
	LABOR FORCE	EMPLOYED	UNEMPLOYED NUMBER	RATE	LABOR FORCE	EMPLOYED	UNEMPLOYED NUMBER	RATE
2001	36,512	35,199	1,313	3.5	2,990,578	2,854,473	136,105	4.6
2000	35,054	34,008	1,046	3.0	2,934,931	2,831,162	103,769	3.5
1999	33,658	32,739	919	2.7	2,889,812	2,801,777	88,035	3.0
1998	33,683	32,543	1,140	3.4	2,951,967	2,852,556	99,411	3.4
1997	33,494	32,240	1,254	3.7	2,949,421	2,841,065	108,356	3.7
1996	33,064	31,850	1,214	3.7	2,927,284	2,823,966	103,318	3.5
1995	31,942	30,677	1,265	4.0	2,843,914	2,738,522	105,392	3.7
1994	31,077	29,555	1,522	4.9	2,800,059	2,668,025	132,033	4.7
1993	28,207	26,620	1,587	5.6	2,727,515	2,598,025	129,489	4.7
1992	27,295	25,703	1,592	5.8	2,675,638	2,537,534	138,103	5.2
1991	26,112	24,416	1,696	6.5	2,595,341	2,453,565	141,776	5.5
1990	26,103	24,691	1,412	5.4	2,581,079	2,466,597	114,483	4.4

Source: Wisconsin Department of Workforce Development
[\(http://www.dwd.state.wi.us/lmi/laus_ann_avg_1990.htm\).](http://www.dwd.state.wi.us/lmi/laus_ann_avg_1990.htm)

Chart 1-3
Unemployment Levels
Sauk County and Wisconsin
1990 - 2001

Annual Unemployment Rates



Source: Wisconsin Department of Workforce Development (http://www.dwd.state.wi.us/lmi/laus_ann_avg_1990.htm).

A1-4 Forecasts

Forecasts are crucial in planning for future growth and development, as well as the level and types of services provided.

For the Village of Lake Delton three methods were developed to project population numbers and two projections were created.

- Method one uses historical population counts from 1970 through 2000, and then projecting these changes out through 2020. This is shown in table 1-11a. This same method was used in Table 1-11b to project the total number of households in the Village of Lake Delton at five-year increments from 2000 to 2020.
- Method two, as shown in Table 1-12a, was completed by applying the average decennial growth rate of Sauk County from 1970-2000 to the Village of Lake Delton's 2000 population. This growth rate was an overall increase of 13.79% in population, every ten years.
- Method three, shown in Table 1-13a takes into account growth trends in the most recent years and utilizes a faster rate of growth. The growth rate takes into account the explosive residential development that the Village has experienced over the years since the 2000 Census and calculates this rate forward. This series of projections uses a growth rate of 50% every 10 years.

Population and Housing

Table 1-11a
Population Projections (method 1)
Based on Census Trends
2000-2020

Years	Village of Lake Delton
2000	1,982
2005	2,136
2010	2,290
2015	2,444
2020	2,597

Source: MSA Professional Services, Inc.

Table 1-11b
Household Projections (method 1)
Based on Census Trend Population and Persons per Household Projections
2000-2020

Years	Village of Lake Delton
2000	897
2005	1,108
2010	1,369
2015	1,691
2020	2,088

Source: MSA Professional Services, Inc.; based on decennial household growth rate of 46.7%.

Table 1-12a
Population Projections (method 2)
2000-2020

Year	Village of Lake Delton
2000	1,982
2005	2,119
2010	2,265
2015	2,421
2020	2,588

Source: MSA Professional Services, Inc.; based on Sauk County decennial growth rate of 13.79%.

Table 1-12b
Household Projections
Based on Sauk County Growth Rate (method 2)
2000-2020

Year	Village of Lake Delton
2000	897
2005	1,021
2010	1,161
2015	1,322
2020	1,054

Source: MSA Professional Services, Inc.

Table 1-13a
Population Projections (method 3)
2000-2020

Year	Village of Lake Delton
2000	1,982
2005	2,478
2010	3,097
2015	3,871
2020	4,839

Source: MSA Professional Services, Inc.; based on 25% growth rate every five years

Table 1-13b
Household Projections
Based on Building Permit Information (method 3)
2000-2020

Year	Village of Lake Delton
2000	897
2005	1,121
2010	1,402
2015	1,752
2020	2,190

Source: MSA Professional Services, Inc.

NOTE: These population projections are subject to change, as annexations by a municipality may cause rapid population gain.

Labor Force

In addition to forecasting future population and housing levels, it is important to determine the future labor force levels within a community. This scenario helps a community decide on the desired future levels of participation within the economy of an area. Labor force is defined as those persons between the ages of 15 and 64. Based on the four above sets of population projections for the Village of Lake Delton, the following labor force projections to 2020 (tables 1-14a and 1-14b) were calculated for the Village.

Table 1-14a
Labor Force Projections (Method 1)

Year	Village of Lake Delton Labor Force
2000	1,280
2005	1,439
2010	1,617
2015	1,818
2020	2,043

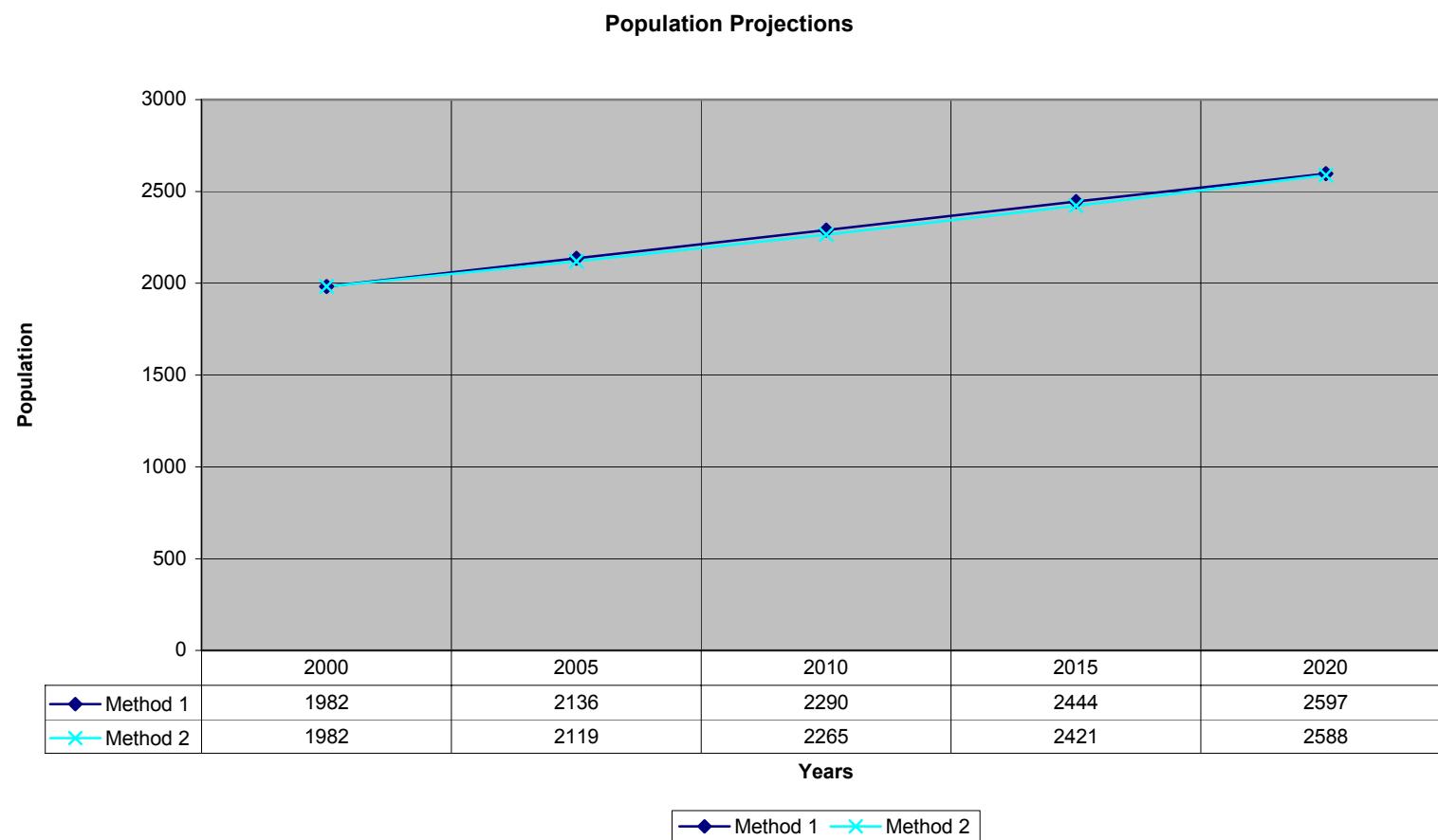
Source: MSA Professional Services, Inc.; based on historical growth rate of 12.4% every five years.

Table 1-14b
Labor Force Projections (Method 2)

Year	Village of Lake Delton Labor Force
2000	1,280
2005	1,457
2010	1,658
2015	1,886
2020	2,147

Source: MSA Professional Services, Inc.; based on County historical growth rate of 13.8% every five years.

Chart 1-4
Population Projections
Village of Lake Delton
2000 - 2020



Source: MSA Professional Services, Inc.

II. ECONOMIC DEVELOPMENT

2.1 Introduction

Numerous factors contribute to the economic development of a community, many of which extend far beyond the community's boundaries. Therefore, in addition to the specific data on the Village of Lake Delton, this element will include information on the Town of Delton, City of Wisconsin Dells, Sauk County, and the State of Wisconsin.

2.2 Labor Force Employment Status

The labor force and employment rates for a region are important indicators of regional economic health. Table 2-1 presents the total labor force present, how many of the labor force were employed, how many were unemployed, and the unemployment rate. This table is not seasonally adjusted and presents averages for each year identified.

- The Sauk County labor force enjoyed steady growth between 1990 and 2001. In 2002, there was a slight decrease in the number of people employed within the county (433) and a slight increase in the unemployment rate from 3.5% in 2001, to 4.4% in 2002.
- The years 1999 and 2000 saw the lowest unemployment rates (2.7, 3.0 respectively) in the County between 1990-2002.
- Since 1997, the unemployment rate for Sauk County has remained at or below the State of Wisconsin's unemployment rate overall.



Noah's Ark: an example of a seasonal employer

- There is a significant rise and fall in the unemployment rate in Sauk County on a seasonal basis. This rise and fall is due mainly to the seasonal nature of the tourism industry in the region. Through the first three months of 2003, the unemployment rate for Sauk County has remained near 6% which is typical for the winter months between 1990-2002, with the lowest unemployment rate near 4.2% in 1999 and the highest rate near 8.8% in 1991 during this same period. The 2002 Seasonal Unemployment rate for Sauk County and the State of Wisconsin is shown in the chart below.

Chart 2-1
Seasonal Unemployment Rates
Sauk County and State of Wisconsin
2002

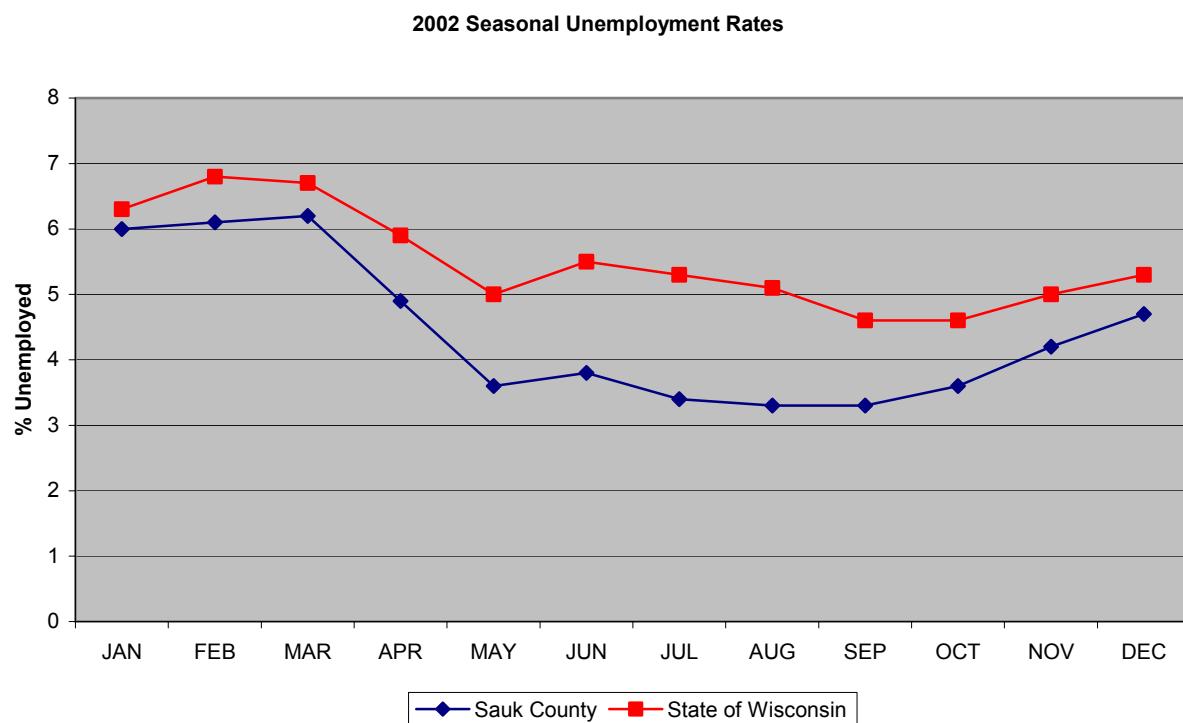


Table 2-1
Labor Force, Employment, and Unemployment
Sauk County and State of Wisconsin
1990 - 2002

YEAR	SAUK COUNTY				STATE OF WISCONSIN			
	LABOR FORCE	EMPLOYED	UNEMPLOYED NUMBER	UNEMPLOYED RATE	LABOR FORCE	EMPLOYED	UNEMPLOYED NUMBER	UNEMPLOYED RATE
2002	36,363	34,766	1,597	4.4	3,027,589	2,860,916	166,673	5.5
2001	36,512	35,199	1,313	3.5	2,990,578	2,854,473	136,105	4.6
2000	35,054	34,008	1,046	3.0	2,934,931	2,831,162	103,769	3.5
1999	33,658	32,739	919	2.7	2,889,812	2,801,777	88,035	3.0
1998	33,683	32,543	1,140	3.4	2,951,967	2,852,556	99,411	3.4
1997	33,494	32,240	1,254	3.7	2,949,421	2,841,065	108,356	3.7
1996	33,064	31,850	1,214	3.7	2,927,284	2,823,966	103,318	3.5
1995	31,942	30,677	1,265	4.0	2,843,914	2,738,522	105,392	3.7
1994	31,077	29,555	1,522	4.9	2,800,059	2,668,025	132,033	4.7
1993	28,207	26,620	1,587	5.6	2,727,515	2,598,025	129,489	4.7
1992	27,295	25,703	1,592	5.8	2,675,638	2,537,534	138,103	5.2
1991	26,112	24,416	1,696	6.5	2,595,341	2,453,565	141,776	5.5
1990	26,103	24,691	1,412	5.4	2,581,079	2,466,597	114,483	4.4

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information.

2.3 Employment by Industry and Location Quotients

In 2000, the Village of Lake Delton had 1,011 employed residents over the age of 25, as shown in Table 2-2. The cut off is made at age 25, as this is considered when people have “gone professional” and should exclude the seasonal and part time workers under age 25. The table and the accompanying analysis identify several key points:

- The Village has a very large percentage (40.1%) of its population working in the tourism industry. This is nearly three times greater than the next largest sector, which is Retail trade at 13.4%.
- The manufacturing industry employs 22.2% of state’s working population. With only 7.8% of the local population working manufacturing jobs, Lake Delton is underdeveloped in these potentially high paying job opportunities.
- In Lake Delton, 11.3% of the population is employed in the educational, health and social services industry. This compares to 20% of the state population for the same industry. As the age of Lake Delton residents increases, the need for these services will likely increase.
- There is substantial opportunity for development of local industries outside of tourism-related businesses, based upon state averages. The Village’s strategic

location along transportation routes, mainly Interstate 90/94, provides an excellent opportunity to increase the number of businesses that pull from a wider areas. Industries where comparatively few people are employed locally include:

- Ag, forestry, fishing, hunting, mining
- Manufacturing
- Transportation, warehousing, utilities
- Finance, insurance, real estate
- Professional, scientific, management, administrative, and waste management services
- Educational, health and social services

Location Quotients Defined

A location quotient is a ratio of the percentage of regional employment in a particular industry to a comparable percentage in the state. IN THEORY, any location quotient greater than one indicates that the sector is more important locally than in the rest of the state. Very likely, it is a net exporter to other regions of the state and nation. Conversely, any location quotient less than one indicates that the sector is less developed locally than in the rest of the state. Very likely it is a net importer of goods or services from other regions of the state. However, in practice, statements about importing, exporting and development potential are only made for those sectors with location quotient values under .75 and over 1.25.

Table 2-2
Employment by Broad Economic Division and Location Quotients
Village of Lake Delton and Wisconsin
2000

NAICS Description	Lake Delton		State of Wisconsin		# of Employees	Lake Delton Location Quotients
	Percentage	# of Employees	Percentage	# of Employees		
Total		1,011	2,734,925	2,734,925		
Ag, forestry, fishing, hunting, mining	1.3%	13	2.8%	75,418	0.466	
Construction	6.1%	62	5.9%	161,625	1.038	
Manufacturing	7.8%	79	22.2%	606,845	0.352	
Wholesale trade	2.4%	24	3.2%	87,979	0.738	
Retail trade	13.4%	135	11.6%	317,881	1.149	
Transportation & warehousing & utilities	2.9%	29	4.5%	123,657	0.634	
Information	0.3%	3	2.2%	60,142	0.135	
Finance, insurance, real estate, rental, and leasing	4.1%	41	6.1%	168,060	0.660	
Professional, scientific, management, administrative, and waste management services	3.5%	35	6.6%	179,503	0.527	
Educational, health, and social services	11.3%	114	20.0%	548,111	0.563	
Arts, entertainment, recreation, accommodation, and food services	40.1%	405	7.3%	198,528	5.519	
Other services (except public administration)	3.0%	30	4.1%	111,028	0.731	
Public administration	4.1%	41	3.5%	96,148	1.154	

Source: U.S. Census Bureau, 2000

2.4 Economy/Largest Employers

The largest employers in the Village of Lake Delton, as shown in the tables below, are clearly tied to the tourism / hospitality industry. The Lake Delton / Wisconsin Dells hospitality industry is the economic engine of the region.



Table 2-3
Major Manufacturing and Distribution Employers
Village of Lake Delton Area
2002

Name	Product/Service	Employment
Scott Construction	Hot mix asphalt	170
C&H Distribution	Beverage distribution	63
DRM Industries Corp	Machining, welding	38
Allen Steel Company, Inc.	Underground Contractor	12

Major Service Employers
Village of Lake Delton Area
2002

Name	Product/Service	Employment
Ho-Chunk Casino and Hotel	Gambling, hospitality	1620
Wilderness Hotel	Hospitality	820
Kalahari Resort	Hospitality	543
Noah's Ark	Recreation	520
Great Wolf Lodge	Hospitality	330
Christmas Mountain	Recreation	300
Wisconsin Dells School District	Public Service	280
Polynesian	Hospitality	225
T.R. Nelson, Inc.	Entertainment	210
Antigua Bay	Hospitality	178
Rain Tree Resort	Hospitality	100
Village of Lake Delton	Public Service	30

Source: Sauk County Development Corporation

2.5 Employment by Place of Work

Residents in the Village of Lake Delton primarily work within Sauk County. Major employment centers include Reedsburg, Baraboo, and the Lake Delton / Wisconsin Dells area.

Table 2-4
City Resident Workers 16 Years and Over by Place of Work
Village of Lake Delton, Sauk County, Wisconsin
2000

	Lake Delton village, Sauk County, Wisconsin
Total:	984
Worked in state of residence:	969
Worked in county of residence	722
Worked outside county of residence	247
Worked outside state of residence	15

Source: Census Bureau, 2000.

2.6 Downtown/Other Retail Areas

Wisconsin Dells Visitor and Convention Bureau

The Wisconsin Dells Visitor & Convention Bureau maintains a website that provides links to destination attractions within the region, while promoting the entire Dells area.

Other Commercial Areas

Lake Delton has large commercial areas within its boundaries. The primary commercial corridor extends from I 90/94 to the north along USH 12. This commercial corridor focuses on tourism, which is the primary industry within the Village of Lake Delton.

This commercial area extends through the Village and into the City of Wisconsin Dells. The importance of this commercial corridor cannot be overstated. It provides a massive influx of visitors and is one of the main reasons that Sauk County ranks third in the State in terms of traveler spending.

2.7 Industrial and Business Parks

Lake Delton Business Park

The 41-acre business park is currently full. Businesses include C & H Distributing, Econoprint, Carousel Marketing, Inc., The Insurance Center, and the Sunshine Playhouse Childcare Center.

Tax Incremental Finance District (TID) #2

Established in 2000, TID #2 was created to promote industrial development along the western and southwesterly corner of the Village.

2.8 Economic Development Programs

Included in Appendix A of this plan is a list of several regional, state, and federal economic development related programs available to the Village of Lake Delton surrounding communities, local economic development organizations, and/or local businesses. These programs are organized according to the agency that makes each of them available. A description is provided for each program.

2.9 Brownfields

The Village of Lake Delton has multiple Brownfield sites. These sites are listed at the Wisconsin DNR's Brownfields website:

<http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

Before finalizing use arrangements for any area identified as having possible environmental contamination, an environmental assessment and any required clean up should be performed. This is an important first step in the reuse of any "brownfield" site. Several state and federal grant programs, including Wisconsin Department of Natural Resources Brownfield Site Assessment Grant Program (SAG) and Brownfields Environmental Assessment Program (BEAP), are available to assist with environmental assessments. After preparing an environmental assessment, the City and property owners should prepare site redevelopment strategies.

2.10 Economic Strengths

Proximity to the Wisconsin River along the Upper and Lower Dells with its sandstone cliffs, rare rock formations, and lush forests provides the Village with strong tourist activity. The area is also served by Interstate 90-94, giving the region direct access from Milwaukee and Minneapolis.

Lake Delton also has an extremely strong tourism economy. Tourism provides thousands of jobs in and around the Village. Over the past decade, tourism has gone from a primarily summer endeavor to a year round economy. This is pulling in additional dollars from outside the Village, while at the same time providing year-round employment opportunities for local residents.

2.11 Economic Weaknesses

Reliance upon the tourism industry exposes the Village to increases in seasonal unemployment. The tourism industry is also dependent upon the economic conditions of vacationers and may slump during recessions, times of economic depression. The Village also lacks economic diversity to help sustain community services and infrastructure when tourists are not present. The tourism industry overall, tends to provide entry-level job opportunities that frequently do not provide a sustainable wage

for income earners providing for families. Although, expanding tourism services year-round, has helped provide increased yearly wages for workers.

2.12 Desired Business Types

As discussed in section 2.3, industries that provide opportunity for strengthening the local economy include:

- Manufacturing
- Transportation, warehousing, utilities
- Finance, insurance, real estate
- Professional, scientific, management, administrative, and waste management services
- Educational, health and social services
- Outlet centers

In each instance, the industry mentioned shows potential for increasing local presence as compared to state averages for each industry. Manufacturing as well as transportation, warehousing, utilities jobs provide particular interest when considering the high-wage potential these industries provide. This is especially true when considering 75% of the Village has less than a college degree, and many workers are suited to skilled jobs and trades. Attracting health and social service industries will also be important as the Village residents continue to age. Constructing housing for aging residents will also need to be explored. Real estate development should also focus on providing affordable year-round housing opportunities in addition to the vacation homes currently dominating the local real estate market.

The Village of Lake Delton would like to expand upon its development as a regional retail center. With the development of Wal-Mart, Home Depot and Kohl's, the Village is beginning to pull shoppers from throughout the entire region as they search for greater shopping opportunities.



Wal-Mart / Home Depot stores;
Examples of the regional retail services
developing in Lake Delton.

2.13 Issues, Opportunities, and Constraints

- Since 1997, the unemployment rate for Sauk County has remained at or below the State of Wisconsin's unemployment rate overall.
- There is a relatively significant rise and fall in the unemployment rate in Sauk County on a seasonal basis. This rise and fall is due mainly to the seasonal nature of the hospitality industry in the region, though recently, there has been a greater need for year round employees.
- The Village has a very large percentage (40.1%) of its population working in the tourism industry. This is nearly three times greater than the next largest sector, which is Retail trade at 13.4%.
- The manufacturing industry employs 22.2% of state's working population. With only 7.8% of the local population working manufacturing jobs, Lake Delton is underdeveloped in these potentially high paying job opportunities.
- In Lake Delton, 11.3% of the population is employed in the educational, health and social services industry. This compares to 20% of the state population for the same industry. As the age of Lake Delton residents increases, the need for these services will likely increase.
- The primary commercial corridor extends from I 90/94 to the north along USH 12. The importance of this commercial corridor cannot be overstated. It provides a massive influx of visitors and is one of the main reasons that Sauk County ranks third in the State in terms of traveler spending.
- The Village of Lake Delton has multiple Brownfield sites. A listing is provided in Appendix E.

III. HOUSING

3.1 Introduction

The housing characteristics of a community are an important element of a comprehensive plan. The physical location of housing determines the need of many public services and facilities. Also, housing characteristics are related to the social and economic conditions of the community's residents. The information to be presented in this element of the Village of Lake Delton's Comprehensive Plan will provide Village officials with information about the current housing stock as well as identify significant changes that have occurred in the area of housing over the past years and an analysis of housing needs.

NOTE: The following terms are defined in Appendix C: "Housing Units", "Vacant Housing Units", "Occupied Housing Units", "Absolute Inferred Vacancy", and "Inferred Vacancy Rate".

3.2 Housing Units, Occupancy, and Tenure

In 2000, the Village of Lake Delton had **1,374 total housing units**, as shown in Table 3-1a. **Approximately 65% of these housing units were occupied**, according to the Census. While this is well below all the occupancy levels of all of the surrounding units of government, it is not unexpected.

Due to the large number of seasonal homes and residences for tourists and seasonal workers, the Village's occupancy / vacancy statistics are artificially inflated. The U.S. Census Bureau defines a vacant house as "... Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant." This definition includes a large number of the seasonal homes and residences for summer employees in the Village limits.

Based on these statements, the absolute inferred vacancy and the inferred vacancy rate were determined. These statistics more accurately represent the actual vacancy rates in the Village of Lake Delton. At the time of the Census, **the inferred vacancy rate was 6.9% in the Village of Lake Delton**. This is based on the assumption that there were **993 housing units being used for permanent residents** at the time of the Census. This is derived from subtracting the seasonal housing units from the total housing units.

It should be noted that the Village has seen a large increase in the amount of residential construction in the years since the 2000 Census. This increase most likely indicates a shortage in the supply of available residential units, and consequently, lower vacancy rates than were reflected in the 2000 Census.

Because of the high numbers of seasonal residents, it is important to look to other data sources to get a more accurate picture of the number of total housing units, as well as the number of seasonal housing units. The Village of Lake Delton's Storm Water Utility provides another source of data regarding the number of housing units, and whether they hold permanent or seasonal residents. These numbers are reflected below in table 3-1b. According to this data, **there were a total of 2,566 dwelling units within the Village of Lake Delton. Of these, 1,146 were classified as "Residential Seasonal" units, leaving 1,420 as housing full time, permanent residents of the Village.** The "Residential Seasonal" units are used by tourists, or by visiting workers who use these units as summer housing. In order to get a truly accurate count of the number of seasonal units within the area, rental owners would need to be polled in a survey.

Seasonal units can be hotels, condominiums, motels, lodges, bed & breakfasts, resorts, cottages, travel lodges, spas, and other housing units specifically designed to house tourists. The Wisconsin Dells Visitors and Convention Bureau tracks the number of units that its members have for this type of use. **In 2003, as of the drafting of this report, the Dells Visitor and Convention Bureau estimated that there were 4,935 accommodation units within the Village of Lake Delton.**

Appendix B provides a further break down of these numbers. **According to the Wisconsin Dells Visitor and Convention Bureau, there were 7,874 accommodation units within the Lake Delton / Wisconsin Dells area.** "Accommodation Units", in this case, refer to units within hotels, condominiums, motels, lodges, bed & breakfasts, resorts, cottages, travel lodges, spas, housing within private rental programs, and other housing units specifically designed to house tourists. It should be noted that the total actual number within the area is most likely higher, as there are businesses that are not a part of the Wisconsin Dells Visitor and Convention Bureau that run accommodation units.

3.3 Age of Housing

Table 3-2 provides the age of housing units in the Village of Lake Delton and surrounding comparison communities. **51% of the housing units in the Village of Lake Delton were built between 1980 and 2000.** This type of explosive growth is most likely to continue, as the community is still seeing large scale development proposals come forward. The community, and the area in general, seems to have reached a critical mass whereby tourism is, to a large degree, driving all levels of development. Because of the success of the tourism industry, more and more housing, both permanent and seasonal, is being constructed all the time.

3.4 Structural Characteristics

The majority of homes in the Village of Lake Delton are structurally sound. This is primarily due to the fact that **approximately 62% of the housing in Lake Delton (per Table 3-2) was built after 1970.**

3.5 Units in Structure

The Village of Lake Delton has a large percentage of its housing units in multi-unit structures. Only **47.1% of the housing units in the Village are single unit (detached and attached)**. This low number of single unit homes is due to the large number of apartment homes in the community. These apartment homes serve the large number of workers in the tourist industry.

3.6 Housing Values and Rents

As shown in Table 3-4, **approximately 55% of the homes in the Village of Lake Delton are priced below \$99,999**. While this is relatively similar to the surrounding communities, specifically the City of Wisconsin Dells (55%) and Sauk County (44%), it is much lower than the Town of Delton (25%) and the State of Wisconsin (41%) as a whole.

Table 3-5 provides information on the gross rent of rental properties in the Village of Lake Delton. **Of the rental units that charge rent, the Village currently has approximately 30% of these rental units that charge less than \$499 per month**. With the exception of the Town of Delton, all of the other comparison communities have a higher percentage of their rental units that rent for below \$499 per month. This may be an indicator that more of this type and cost of rental housing is needed in the community.

3.7 Subsidized Housing / Senior Housing

The Village of Lake Delton has approximately 128 subsidized housing units constructed for families citizens, as shown in Table 3-6. As of early 2003, the Woodland Park development is currently under construction, and the Forest Ridge development is complete. The Village of Lake Delton subsidized the construction of both of these developments.

3.8 Housing Programs and Plans

The Village of Lake Delton operates a Housing Authority and a Community Development Authority. Currently, both of these entities are involved with the construction of subsidized senior housing units.

3.9 Issues, Opportunities, and Constraints

- A. There is a need for more elderly housing in the Village.
- B. As younger residents grow in income and age, there will be an increasing need for transition and starter homes to allow them to move from renters to homeowners.
- C. The Village needs to construct more single family homes to allow for more year round, permanent residents.

Table 3-1a
Total Housing Units, Occupancy, and Tenure
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State
of Wisconsin
2000

	Village of Lake Delton		City of Wisconsin Dells		Town of Delton		Sauk County		Wisconsin	
	#	%	#	%	#	%	#	%	#	%
Total Housing Units	1,374		1,178		862		24,297		2,321,144	
Occupied Housing Units	897	65.3%	1,019	86.5%	747	86.7%	21,644	89.1%	2,084,544	89.8%
Vacant Housing Units	476	34.6%	159	13.5%	115	13.3%	2,653	10.9%	236,600	10.2%
Seasonal Housing Units	381	27.7%	39	3.3%	86	10.0%	1,578	6.5%	142,313	6.1%
Absolute Inferred Vacancy **	95		120		29		1,075		94,287	
Inferred Vacancy Rate **	6.9%		10.2%		3.4%		4.4%		4.1%	

Source: U.S. Census Bureau, 2000.

NOTE: “Absolute Inferred Vacancy**” refers to the number of Vacant Housing Units, minus the number of Seasonal Housing Units. Because these Seasonal Housing Units are considered “Vacant Housing Units”, the vacancy rate, of 34.6% is artificially inflated due to the large number of seasonal homes in the community.

“**Inferred Vacancy Rate**” is the percentage of housing units that are vacant, once seasonal housing units have been accounted for. This number likely represents the true vacancy rate during the tourism off-season. This percentage will likely be lower during the tourism season as it can be used for spillover housing of summer employees.

Table 3-1b
Total Housing Units and Occupancy
Village of Lake Delton
2003

Total Housing Units	2,566
Total Seasonal Housing Units	1,146
Total Housing Units for Permanent Residence	1,420

Source: (Per Lake Delton Storm Water Utility REU Charge Sheet)

Table 3-2
Age of Housing
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

Year Built	Village of Lake Delton	%	City of Wisconsin Dells	%	Town of Delton	%	Sauk County	%	Wisconsin	%
1990-2000	601	36%	131	11%	311	36%	5,844	24%	389,792	17%
1980-1989	247	15%	92	8%	113	13%	3,021	12%	249,789	11%
1970-1979	179	11%	161	14%	208	24%	3,764	15%	391,349	17%
1960-1969	93	6%	155	13%	70	8%	1,931	8%	276,188	12%
1940-1959	488	29%	297	25%	51	6%	3,000	12%	470,862	20%
1939 or earlier	66	4%	343	29%	102	12%	6,737	28%	543,164	23%
Total	1,674	100%	1,179	100%	855	100%	24,297	100%	2,321,144	100%

Source: U.S. Census Bureau, 2000.

Table 3-3
Units in Structure
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

Units in Structure	Village of Lake Delton	%	City of Wisconsin Dells	%	Town of Delton	%	Sauk County	%	Wisconsin	%
1, detached	617	44.9%	737	62.5%	626	73.2%	17,058	70.2%	1,531,612	66.0%
1, attached	30	2.2%	33	2.8%	9	1.1%	584	2.4%	77,795	3.4%
2	74	5.4%	65	5.5%	4	0.5%	1,632	6.7%	190,889	8.2%
3 or 4	73	5.3%	85	7.2%	4	0.5%	809	3.3%	91,047	3.9%
5 to 9	88	6.4%	53	4.5%	0	0.0%	986	4.1%	106,680	4.6%
10 to 19	35	2.5%	36	3.1%	0	0.0%	619	2.5%	75,456	3.3%
20 or more	16	1.2%	105	8.9%	0	0.0%	482	2.0%	143,497	6.2%
Mobile home	406	29.5%	65	5.5%	212	24.8%	2,084	8.6%	101,465	4.4%
Boat, RV, van, etc.	35	2.5%	0	0.0%	0	0.0%	43	0.2%	2,703	0.1%
TOTAL	1,374		1,179		855		24,297		2,321,144	

Source: U.S. Census Bureau, 2000.

Table 3-4
Total and Median Housing Values
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

Value	Village of Lake Delton		City of Wisconsin Dells		Town of Delton		Sauk County		State of Wisconsin	
	#	%	#	%	#	%	#	%	#	%
> \$50,000	10	4.46%	4	0.76%	4	1.10%	456	4.12%	73,450	6.54%
\$50,000 - \$99,999	113	50.45%	288	55.07%	90	24.86%	4,446	40.20%	396,893	35.36%
\$100,000 - \$149,999	62	27.68%	148	28.30%	178	49.17%	3,773	34.11%	343,993	30.65%
\$150,000 - \$199,999	5	2.23%	38	7.27%	59	16.30%	1,486	13.43%	173,519	15.46%
\$200,000 - \$299,999	23	10.27%	28	5.35%	17	4.70%	673	6.08%	95,163	8.48%
\$300,000 - \$499,999	6	2.68%	15	2.87%	13	3.59%	194	1.75%	30,507	2.72%
>\$500,000	5	2.23%	2	0.38%	1	0.28%	33	0.30%	8,942	0.80%
Total	224	100.00%	523	100.00%	362	100.00%	11,061	100.00%	1,122,467	100.00%
Median Home Value	\$98,000		\$96,300		\$123,900		\$107,500		\$112,200	

Source: U.S. Census Bureau, 2000.

Table 3-5
Gross Rent - Specified Renter Occupied Housing Units
Village of Lake Delton, City of Wisconsin Dells, Town of Delton, Sauk County, and State of Wisconsin
2000

	Village of Lake Delton		City of Wisconsin Dells		Town of Delton		Sauk County		State of Wisconsin	
	#	%	#	%	#	%	#	%	#	%
< \$200	12	4.51%	39	10.40%	0	0.00%	389	7.26%	30,696	4.78%
\$200 - \$299	25	9.40%	67	17.87%	8	8.70%	283	5.28%	36,842	5.74%
\$300 - \$499	43	16.17%	132	35.20%	20	21.74%	1,731	32.32%	189,366	29.51%
\$500 - \$749	139	52.26%	104	27.73%	38	41.30%	2,096	39.14%	254,439	39.65%
\$750 - \$999	21	7.89%	10	2.67%	14	15.22%	427	7.97%	78,955	12.30%
\$1,000 - \$1,499	6	2.26%	0	0.00%	2	2.17%	69	1.29%	22,527	3.51%
> \$1,500	0	0.00%	0	0.00%	0	0.00%	10	0.19%	4,881	0.76%
No cash rent	20	7.52%	23	6.13%	10	10.87%	350	6.54%	23,966	3.73%
TOTAL	266	100.00%	375	100.00%	92	100.00%	5,355	100.00%	641,672	100.00%
Median	\$565		\$405		\$541		\$508		\$540	

Source: U.S. Census Bureau, 2000.

Table 3-6
Financially Assisted Family and Senior Housing
Village of Lake Delton

Name	Number of Units
Arbor Glen Court	24
Parkwood Glenn	12
Forest Ridge	52
Woodland Park	40

Source: Village of Lake Delton, interviews with property managers, and Sauk County Commission on Aging Dept.

IV. TRANSPORTATION

4.1 Introduction

Transportation is necessary for the effective movement of people and goods within and outside an area. It plays a vital role in the facilitation of an area's economy, land use, and development.

This element of the Village of Lake Delton's Comprehensive Plan presents an inventory of the existing transportation facilities and services within the lake Delton area and discusses future transportation needs and concerns. Included in the section is an analysis of the various aspects of the area's road system, airport and railroad facilities and services, public transit service, and non-motorized transportation facilities.

4.2 Transportation Plans

It should be noted that Lake Delton faces many large transportation issues. Currently, the Village is working with WISDOT and MSA Professional Services, Inc., among others, to deal with these issues. The plans listed below provide a detailed look at the concerns being discussed. For the purposes of this Comprehensive Plan, the major points in these plans are merely summarized.

Wisconsin Department of Transportation (WISDOT)

The major plans that WISDOT has in place have to do with USH 12. The USH 12 Lake Delton Corridor Study, completed by Strand Associates, Inc. is the major study recommending improvements throughout the entire USH 12 corridor. This study, and the accompanying Municipal Agreement between WISDOT and the Village of Lake Delton lay out a plan to address immediate concerns regarding USH 12 and the associated traffic issues.

Regional Planning Commission (RPC)

Sauk County does not belong to an established RPC.

County

According to conversations with Sauk County Highway Department staff, there are currently no plans for any County Highways in or around Lake Delton. County Highway A was recently reconstructed. County Highway P and County Highway H are the only other County Highways in the Lake Delton area.

Village of Lake Delton

The Village of Lake Delton has the following five studies and agreements completed and in place. The majority of these studies focus on USH 12 and the issues surrounding its development and improvement.

- a. Phase I Facilities Overview Study and Infrastructure Expansion for Sewerage, Water and Streets to Village of Lake Delton Growth;
- b. USH 12 Lake Delton Corridor Study;
- c. USH 12 Lake Delton (Strand);
- d. Municipal Agreement between WISDOT and Village of Lake Delton re: USH 12;
- e. Traffic Impact Analysis for Home Depot / Wal-Mart.

4.3 Road System

The Village of Lake Delton's road system is dominated by U.S. Highway 12 and State Highway 23. These two roads are the principal arterials within the community. Major collector roads include Clara Avenue, Lake Avenue, Hiawatha Drive, Progressive Drive, Adams Street, Burritt Street, Canyon Road, Gasser Road, Hillman Road, Bunker Road, and Ishnala Road. The remainder of the network consists of local roads. Map #7 depicts the National Functional Classification of Lake Delton roadways, as described below.



STH 12 through Lake Delton, also known as "The Strip". This road sees large amounts of traffic through the high tourist season.

Arterial road's primary purpose is to provide through movement and mobility through. Land access is a minor priority of these roadways, with access to abutting properties and parking along

the roadway restricted. The street design and traffic control of the roadway are intended for the efficient movement of traffic.

Collector road's primary purpose is to serve both through movement of traffic and provide land access function in the street system. Their characteristic use is for short through trips from arterials to local roads.

Local road's primarily serve the function of land access to residential, business, and industrial establishment in the transportation system. They are designed to facilitate traffic onto and off abutting properties. Through movements are discouraged through the design and traffic control of the facilities.

4.4 Traffic Volumes of Road System

Map 8 displays historical traffic counts for the Village of Lake Delton and the surrounding Interstate Highway.

According to the 2001 USH 12 Lake Delton Corridor Study, there are approximately 16,000 vehicles per day that use USH 12, between Hillman Rd. and Adams St. WISDOT prepared a Traffic Forecast Report in August 1999 that predicted that USH 12 traffic will increase 50% between 1999 and 2022.

Table 4-1a
Historic Vehicular Traffic Flows for Selected Road Segments
Average Weekday Volume (Source WI DOT)

Road Section	1996	1999	% change
Wisconsin Dells Pkwy (north of Hiawatha)	18,900	22,800	20.6%
Wisconsin Dells Pkwy (north of STH 23)	18,700	25,100	34.2%
Hiawatha west of US 12	1,100	1,100	0.0%
STH 23 (west of Burritt Ave)	4,200	6,300	50.0%
STH 23 (east of Burritt Ave)	5,200	8,800	69.2%
STH 23 (east of Whitlock St.)	11,000	16,000	45.5%

Table 4-1b
Historic Vehicular Traffic Flows for Selected Interstate Sections
Average Weekday Volume (Source WI DOT)

Road Section	1998	2001	% change
West-Bound 90/94 between STH 23 and STH 13	16,900	23,700	40.2%
East Bound 90/94 between STH 23 and STH 13	16,000	22,000	37.5%
West-Bound 90/94 between STH 23 and US 12	17,700	25,100	41.8%
East-Bound 90/94 between STH 23 and US 12	16,500	25,900	57.0%
90/94 Interchange with STH 23			
West-Bound on-ramp	1,100	780	-29.1%
East-Bound on-ramp	890	860	-3.4%
West-Bound off-ramp	1,000	830	-17.0%
East-Bound off-ramp	1,100	660	-40.0%
90/94 Interchange with US 12			
WB-off ramp to East STH 12	2,000	2,500	25.0%
WB off ramp to West STH 12	4,200	1,200	-71.4%
EB off ramp to East STH 12	3,500	2,900	-17.1%
EB off ramp to West STH 12	500	380	-24.0%
WB on ramp from East 12	760	640	-15.8%
WB on ramp from West 12	2,500	3,300	32.0%
EB on ramp from East 12	2,000	990	-50.5%
EB on ramp from West 12	2,000	3,700	85.0%
90/94 Interchange with STH 13			
West-Bound on-ramp	1,500	1,200	-20.0%
East-Bound on-ramp	2,500	1,400	-44.0%
West-Bound off-ramp	2,300	1,600	-30.4%
East-Bound off-ramp	1,300	540	-58.5%

NOTE: It should be noted that DOT transportation counts are not taken on a consistent days. This is most likely the reason for the decreases in traffic counts. Other studies have shown consistent increases in traffic counts, over time.

4.5 Roadway Improvement Projects

The Village of Lake Delton has a large number of near future roadway improvement projects. The major project is the reconstruction of USH 12. However, there are many other projects that are planned in Lake Delton. Table 4-2 lists the anticipated projects and the year that they will be undertaken.

Table 4-2
Near Future Road Improvement Projects
Village of Lake Delton

Project	Work	Year
USH 12 Corridor	Reconstruction / Improvement	Phase 1 - Fern Dell Rd. to N. Gasser Rd. Phase 2 - STH 23 to east of Alcan Dr. Phase 3 - Alcan Dr. to N. Gasser Rd.
E. Hiawatha Dr.	Reconstruction	2003
Canyon Rd.	Reconstruction	2007
Hwy 23 (Between I 90 and USH 12)	Reconstruction	2007
Xanadu Road	Reconstruction	2003
Hillman Rd.	Reconstruction	Depending on Economic Development
Gasser Rd.	Reconstruction	Depending on Economic Development
Nixon Rd.	Reconstruction	Depending on Economic Development
Meadow View Rd.	Extension	Depending on Economic Development

4.6 Road System Condition (PASER)

By December 2001, the Wisconsin Department of Transportation required all incorporated communities to prepare a pavement rating of their local roads, and submit it for review. This data provided the foundation for the Wisconsin Information System for Local Roads (WISLR), which is a computer resource that will enable communities and the State to begin to assess Wisconsin's local roadway system.

The PASER system, which was designed by the Transportation Information Center of the University of Wisconsin-Madison, rates road surfaces from a scale of 1 to 10. This scale is broken down as follows: "1" and "2", very poor condition; "3", poor condition; "4" and "5", fair condition; "6" and "7", good condition; "8", very good condition; and "9" and "10", excellent condition. In addition to its use in the new WISLR, the rating system gives communities a detailed assessment of the appropriate maintenance method for each road segment under their jurisdiction.

The Village of Lake Delton has a road network that is generally in good condition, as shown in the PASER analysis in Table 4-3. The areas that have low ratings should be scheduled for reconstruction.

Table 4-3
Condition of Paved Road System
Village of Lake Delton

PASER Rating	Miles of Road Receiving Rating
1	0.290
2	0.270
3	1.120
4	1.230
5	3.720
6	5.760
7	5.000
8	4.960
9	1.370
10	0.715

Source: Village of Lake Delton PASER Analysis.

4.7 Traffic Accidents

The Village of Lake Delton has multiple problem accident sites. The largest concern is the USH 12 corridor. According to the USH 12 Lake Delton Corridor Study, between January 1, 1995 and December 31, 1998, there were 124 total crashes that occurred within the USH 12 corridor. According to this study and the accident rates provided therein, the area of the corridor between the STH 23 / USH 12 intersection and the USH 12 and Adams Street intersection experienced 55 crashes, or 419 crashes per 100 million vehicle miles (419 per 10 MVM) during this time period. This is 20% higher than the state average for urban roadways, such as this. The higher rates of accidents are most likely due to the higher number of access points onto the USH 12 in this section of the corridor.

From Adams Street to the southern Village limits, during this time, there were 69 crashes, or 242 per 100 MVM. This is 30% lower than the state average (350 crashes per 100 MVM) for urban roadways.

Based on interviews with Village staff, the following intersections also have a higher number of vehicle related crashes: STH 23 and CTH P, STH 23 and I 90/94, Canyon Rd. and CTH A, and East Hiawatha between Lake Ave. and CTH A.

4.8 Access Control

The Wisconsin Department of Transportation (WisDOT) revised Wisconsin's Administration Rule Trans 233 in February 1999. Trans 233 gives WisDOT the authority to review all land division requests for areas adjacent to state highways, including state trunkline highways, connecting highways, and service roads. It allows WisDOT to determine the affects of the land divisions on the transportation system. The rule is

designed to improve safety along state highways by limiting the number of highway access points, which allows traffic to flow smoother and safer. Under the law, land dividers prior to dividing land adjacent to a state highway must submit a sketch of the division to WisDOT for review and approval or denial. The law allows WisDOT to review the preliminary and final land division sketches to determine if proper setback requirements and limited access measures were incorporated in the division plans. Within the Village of Lake Delton, Trans 233 applies to the following highways: USH 12 and STH 23.

Under Wisconsin State Statutes, communities within the State have the authority to prepare and enact access control ordinances for controlling access points along local roadways.

4.9 Air Service

The Village of Lake Delton is served by two airports. The Baraboo / Dells Airport is located midway between the City of Baraboo and the City of Wisconsin Dells on USH 12. This small airport has local charter service, a lighted runway, and a 4,800 foot runway. The Dane County Regional Airport is located in Madison, approximately 45 miles to the southwest and is served by 9 commercial airlines.

4.10 Freight Railroad Service

There is no freight rail service within the Village of Lake Delton.

4.11 Passenger Railroad Service

Passenger railroad service is provided by Amtrack in the City of Wisconsin Dells. The Empire Builder line runs through the Wisconsin Dells station, with service to the west to Tomah, La Crosse, the Twin Cities (Minneapolis / St. Paul), and on to Seattle, WA. To the west, it runs to Portage, Milwaukee, and Chicago. Amtrack can be consulted for a full list of stations and stops that this line connects with.

4.12 Intra-community Transportation Services

The Village of Lake Delton has a private transportation service that provides rides within the Village limits.

4.13 Inter-Community Bus Service

The Village of Lake Delton has access to Greyhound Bus Service that provides its inter-community bus service.

4.14 Non-Motorized Transportation Facilities

The Village of Lake Delton has an adopted bike / pedestrian plan.

4.15 Water Transportation

Water transportation primarily consists of pleasure boats in Lake Delton. There are currently eight different tour boat companies in the Wisconsin Dells area. These tour companies make up the majority of water transportation in the region.

4.16 Issues, Opportunities, and Constraints

Highways

- A. The reconstruction of USH 12 is a priority to maintain the commercial viability of the Village's tourism industry.

Alternative Transportation

- A. There is a long term need to develop alternate methods of moving people around Lake Delton, specifically during the high tourist season.

V. PUBLIC AND COMMUNITY FACILITIES AND SERVICES

5.1 Introduction

Public and community facilities and services provided by public or private entities to a community are vital elements in a community's progress and well being. Public and community facilities include local governmental buildings, education institutes, and maintenance facilities. Services include police and fire protection, medical, municipal water and wastewater, electrical, natural gas, telephone, and cable.

As a part of the comprehensive planning process, the public and community facilities and services provided either by the Village of Lake Delton or by other public or private entities were reviewed and evaluated as to their present condition and adequacy to meet the current and future needs of the City.

PUBLIC AND COMMUNITY FACILITIES AND SERVICES

5.2 Planning Activities - Capital Improvements Program (CIP)

The Village has a yearly capital improvements plan that is a part of the existing budget. The Village of Lake Delton does not have an approved long term CIP in place. However, an initial plan has been put forth by MSA Professional Services, Inc., the Village engineering firm.

5.3 Village Municipal Building, Fire Department and Emergency Medical Services

Village Municipal Building

The Village of Lake Delton Municipal Building is located at 50 Wisconsin Dells Parkway South Lake Delton, WI 53940. This building, constructed in 1991, houses the Village offices, the Police Dept., and the meeting room for the Village

Delton Fire Department

The Delton Fire Department serves the Village of Lake Delton, the Town of Delton, and Tribal lands located within the Town of Delton. In the past, the Delton Fire Department served the Town of Dellona, but the agreement in place for this service was cancelled in 2002. The Delton Fire Department services approximately 56 square miles.

The Delton Fire Department has a staff of 27 volunteer fire fighters and 1 full time paid position, the Fire Chief. The Department currently operates one 95 foot aerial platform

with pump, 2 engines, 2 tanker trucks, 1 heavy rescue unit, 1 grass fire unit, 1 rescue boat, and 1 personnel carrier.

Emergency Medical Service

Emergency Medical Services (EMS) are provided by the Dells / Delton EMS service. This service is provided to Lake Delton / Wisconsin Dells area. While the services themselves are split, they share an administrator that oversees the two organizations.

5.4 Public Works and Water Utility Department

The public works department is housed out of the maintenance facility located on Skyline Drive, with the Director of Public Works office located at the Municipal Building. The facility also houses the Water Department.

The Public Works Department is responsible for plowing Village streets (in the event of a snowfall), storm and sanitary sewer maintenance, maintaining the park system, and maintaining the dam. The Public Works Department currently has 7 full time and 2 part time employees. The Public Works Department has three dump trucks, two 1 ton pickups, three $\frac{3}{4}$ ton pickups, a Ford Ranger pickup, two half ton pickup trucks, a street sweeper, a tractor / backhoe, a vibrator/roller, a tractor mounted mower, and other smaller equipment.

The Water Utility is responsible solely for oversight of the Village water utility. The Water Utility has 2 full time employees.

5.5 Police Department

The Lake Delton Police Department has 14 full time officers. During the heavy tourist season in the summer, these officers are supported by part time officers that are hired strictly for the summer months.

The Police Department operates 6 squad cars and one patrol boat for Lake Delton. The Police Department is purchasing a new patrol boat in 2003.

5.6 Solid Waste and Recycling

Trash pickup is provided by either Superior Services or Waste Management. Individual homeowners contract with either waste removal company. There is no Village contract for these services.

The Village does have a DNR grant that reimburses for recycling. Currently, the waste removal services track the tonnage of recyclables that they pickup and then report this

number to the Village at the end of the year. This program also reimburses the Village for yard waste pick up.

5.7 Medical Care

The Village of Lake Delton is served locally by an urgent care facility run by St. Clare Hospital. There is also a dialysis center within the Village limits.

For more extensive treatment and health care services, the Village has access to St. Clare Hospital located at 707 14th Street in Baraboo, WI. St. Clare provides the following services: 24 hour emergency care, express care, childbirth center, intensive care, alcohol/drug recovery program, mental health services for older adults, physical, occupation, speech therapy and audiology, home emergency phone system, occupational health service, sleep studies, and dialysis.

5.8 Library

The Village of Lake Delton residents utilize the Wisconsin Dells Public Library in the City of Wisconsin Dells.

5.9 Educational Facilities

The School District of Wisconsin Dells includes an area of approximately 186 square miles, and comprises the counties of: Columbia, Sauk, Juneau, Adams and Marquette. All or part of the following municipalities are in the district: City of Wisconsin Dells; Village of Lake Delton; and Towns of Newport, Lewiston, Delton, Dellona, Lyndon, Dell Prairie, Springville, Jackson, New Haven and Douglas. Because of the large area served by the district, location of schools and the necessity for crossing main thoroughfares, 96% of students are transported to the schools.

The equalized valuation of the school district is over 800 million dollars and is rising at the rate of approximately 7 percent per year. Annual expenditures for the district are over 13 million dollars. The school district serves a student population of more than 1,700 students with approximately 800 elementary public school students, 400 middle school students, 500 high school students.

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.

PUBLIC UTILITIES

5.10 Water Service

Planning Activities

The Village of Lake Delton is planning construction of Well No. 6 in 2006. To keep up with the increasing demands placed on the water supply system. The Village is also planning a new elevated storage reservoir for construction in 2004. The timing of the construction of Well No. 6 and the new reservoir may be swapped, as the Village's needs are assessed over time.

Storage

The Village of Lake Delton currently has 600,000 gallons of total water storage. There are 200,000 gallons of boosted storage, and 400,000 gallons of gravity storage.

Municipal Wells

The Village of Lake Delton currently operates 5 wells that provide water to the distribution system. Wells No. 1, 2, 3, 4, and 5 can provide a maximum of 3,962,000 GPD and have a design capacity of 3,800,000 GPD.

Booster Stations

The booster stations meet demands in developed areas of the Village above elevation 965 feet MSL. The West Side Booster Station provides municipal water service to the existing Peppertree development. The East Side Booster Station provides service to the Encore residential development along Bunker Drive and Hillman Road as well as the area east of Highway 12 and south of Hillman Road. The East Side Booster Station is designed to allow for conversion to a water transfer station in the future to feed a future elevated water reservoir serving areas above elevation 965 MSL.

Distribution System

The Village of Lake Delton water distribution system consists of approximately 160,484 feet of pipe, according to a WDNR survey from September 12, 2002. The results of this survey are shown in 8-1 below.

Table 5-1
Village of Lake Delton Water Distribution System

Diameter	Total Feet
4"	0
6"	0
8"	68,860
10"	26,674
12"	63,259
14"	0
16"	1,691

Source: WDNR Sanitary Survey, September 12, 2002.

Future Improvements

Future improvements include the looping of dead end mains, the construction of Well No. 6, and the construction of an additional elevated reservoir.

5.11 Wastewater System

Planning Activities

Future wastewater system improvements are listed in Table 5-2 below. These improvements include upgrading multiple pump stations, replacing the SCADA system, reconstruction of sanitary sewer, and a waste water treatment facility (WWTF) upgrade.

Sanitary Sewer Lift Stations

There are 14 pumping stations within the Village of Lake Delton. Refer to the following documents for additional information:

- Pump Station and Collection System Evaluation, 2002
- Pump Station No. 4 and No. 14 Facility Plan, 2002
- Pump Station No. 6 Facility Plan, 2002
- Pump station No. 7 Facility Plan, 2000

Future Improvements

Future improvements in the sanitary sewer system are listed in Table 5-2 below.

Table 5-2
Village of Lake Delton
Future Sanitary Sewer Improvements

Improvement(s)	Year
Upgrade of Pump Station No. 1 and No. 3	2003/2004
Upgrade of Pump Station No. 12	2006
Reconstruction of Pump Station No. 4	2003
Reconstruction of Pump Station No. 14	2003
Reconstruction of East Hiawatha Drive Sanitary Sewer	2003/2003
Replacement of SCADA System	2003
WWTF Upgrade	2003 - 2005

Source: MSA Professional Services, Inc.

5.12 Storm Sewer System

Planning Activities

The Lost Canyon Regional Detention Facility is planned for winter 2003/4 construction. This project will provide a regional storm water management facility for water quality improvement and quantity control. The water quality aspect will be designed for the 2-year storm. The water detention facility will be designed to detain all storms up to and including the 100-year storm to release storm water flow at predevelopment rates.

The Highway 12 Storm Sewer Project is planned for 2003 construction. This project will relieve flooding problems in the area of the Pine Aire Motel and Tommy Bartlett along US Highway 12, as well improve water quality.

5.13 Electrical Service

Electrical service is provided to Lake Delton by Adams / Columbia and Alliant Energy.

5.14 Natural Gas Service

Natural gas service is provided to Lake Delton by Alliant Energy.

5.15 Telephone Service/Telecommunications

Verizon provides telephone service to the Village of Lake Delton.

5.16 Cable Service

Charter Communications provides cable service to the Village of Lake Delton.

5.17 Issues, Opportunities, and Constraints

Village Municipal Building

- A. There is a need for municipal services to grow with the community.
- B. There will be a need to add staff as the Village grows, creating full time positions to replace contracted work.
- C. There will be a need to add space to the Municipal Building as additional services are provided or staffing increased.

Fire Department and EMS

- A. There is currently a need for a new fire station. The existing fire station is in a poor location and is undersized.
- B. In the future, it is likely that there will be the need for a full time fire inspector, as well as full time engineers.
- C. The establishment of Village and Town fire codes is an issue that should be addressed.
- D. Additional training will be required to prepare for potential terror attacks.
- E. There is a need for the EMS to grow with the community.
- F. As time and budget allow, the existing equipment will need to be upgraded.
- G. Fire Department equipment will need to be upgraded to keep pace with technological innovation.

Police Department

- A. There will be an increased need in the future for emergency government expenditures.
- B. The Police Dept. will need more specialized officers on the force, such as investigators or additional sergeants.
- C. There will be an increased need in the future for specialized training to deal with issues such as terrorism and high tech tools of the trade.

- D. The reconstruction of U.S. Highway 12 is a key future project. Currently, there are oftentimes difficulties when the Police Department is trying to travel to a call and STH 12 is congested to the point where it is difficult for the Police, Fire, and EMS services to move through this area.

Street Department

- A. The Street Department is considering the purchase of a front end wheel loader.
- B. If the street network continues to expand, there will be a need to construct a storage shed for salt for the winter, as well as spreaders to apply this to roadways.
- C. Staff will need to be added to the department, depending upon the pace of growth in the community.
- D. As roads are added with new developments, more budget dollars will need to be allocated to maintain these roads.
- E. Road improvements in the downtown, including the installation of sidewalks, are needed.
- F. There is currently a need to improve the Department of Public Works' Offices.

Educational Facilities

- A. The School District would like to work with the Village to ensure that both entities needs are met in the best possible way.
- B. The Village of Lake Delton recognizes the need of the School District of Wisconsin Dells to develop a new elementary school building within the Village of Lake Delton boundary limits.

Village Budgeting Process

- A. There is a need to complete a long term capital improvements plan to provide a further guide for Village budgeting needs.

Community Center

- A. Discussions have taken place on the need for a Community Center within the Village of Lake Delton.

VI. RECREATIONAL, HISTORICAL, AND CULTURAL RESOURCES

6.0 Introduction

The purpose of the recreational, historical, and cultural resources element of a comprehensive plan is to provide a community with an inventory of existing parks and recreational facilities, natural resource assets, and historically and culturally significant places and events found within the community. In addition, the element will provide an assessment of current and future needs and desires in regards to these resources.

6.1 Recreational Resources

Multiple recreational resources exist within the Village of Lake Delton and surrounding area. The following is a listing of facilities in and around the Village.

Existing Plans

County

The Sauk County Highway 12 Corridor Growth Management Plan (April, 2003) recommends areas for development, preservation of natural areas and farms, protection of community appearance and views, and other areas important for maintaining the recreational, cultural and historical nature of the local environment.

Park and Open Space Resources

County Parks and Forests

Sauk County's beauty and diversified natural areas are attractive to county residents and visitors alike. Features such as the county's parks, natural and historical areas are among the things that make the county a special place. County Parks include:

- White Mound Park
- Redstone Park
- Redstone Boat Landing
- Hemlock Park
- Man Mound Park
- Summer Oaks Boat Landing
- Yellow Thunder Park
- Mirror Lake Dam
- Sauk County Forest
- The Baraboo Bluffs

Approximately 95 percent of the Sauk County forest resource is privately owned. Survey information from the US Forest Service identifies about 211,000 acres of wooded land out of a total county area of 544,640 acres.

The Baraboo Hills, the largest block of woodland in Sauk County, is also considered to be an exceptional resource by ecologists seeking to protect habitat for rare plants, birds,

and animals. Due to the wide range of habitat in Sauk County, it supports one of the best ranges of species in the State.

Village Parks

The Village of Lake Delton operates five public parks. They are described in Table 6-1 below.

Table 6-1
Village of Lake Delton Park System

Park Name	Facilities
Captain Bob's	Playground equipment, Shelter, Little League diamond, Restrooms, Hockey Facility,
Tower Park	Playground equipment
Village Beach	Beach facility, Grills, Picnic Tables
Ralph Hines Memorial Park	Playground, Tennis Courts, Bathrooms
Kaminski Park	Softball Fields, Basketball Courts

Source: Village of Lake Delton

State Parks

The following State Parks/Trails are located within close proximity of the Village of Lake Delton:

Devil's Lake State Park is located between two glacially carved terminal moraines at S5975 Park Road in Baraboo and is one of the nine units of the Ice Age National Scientific Reserves. The spring-fed lake varies in depth to 50 feet with surrounding bluffs in excess above 500 feet above the lake.

The Ice Age Trail is part of the 1,000-mile Wisconsin Ice Age Trail. It is a wooded and grassy trail that runs between Parfrey's Glen and the Ice Age Loop, which reaches the top of the East Bluff of Devil's Lake. Highlights of the Ice Age Trail include spectacular views to the south and the Wisconsin River. Approximately four miles long, the trail takes about three hours to hike.

Mirror Lake State Park located 2 miles south of Wisconsin Dells on Mirror Lake featuring fishing and canoeing. Well known for hiking, off-road bike trails and cross country ski trails, the park features 144 family campsites and group sites.

Natural Bridge State Park is located in the southwestern corner of the Baraboo Hills. Take Highway 12 south from Baraboo or west and north from Sauk City to County Highway C, then ten miles west on C to the park. The main feature of the park is a natural bridge of sandstone with an opening 25 feet high by 35 feet wide. This is a weathered formation that was missed by the glaciers.

Rocky Arbor State Park is a 225-acre park located within 1-1/2 miles of Wisconsin Dells. Eighty-nine wooded campsites offer seclusion, while pine trees and sandstone bluffs offer a cool escape to the picnicker or hiker in this summer park.

The 400 Trail was developed on the abandoned Chicago-Northwestern Railroad grade. Packed limestone screenings and bridges with planked floors provide a smooth bike riding surface. A unique feature of the "400" Trail is a 7-mile horse trail which parallels the trail between Wonewoc and LaValle. The Baraboo River parallels the entire length of the trail.

6.2 Historical and Cultural Resources

Cultural Resources

The Lake Delton / Wisconsin Dells area is home to many different events and resources. The Lake Delton Wisconsin Dells area is consistently ranked among the top tourism destinations in the United States.

It is also home to what is one of the most highly developed and well-funded promotional entities in the State; the Wisconsin Dells Visitor and Convention Bureau. This bureau's website (<http://www.wisdells.com/>) is the most up to date listing of events in the Lake Delton / Wisconsin Dells area.

Historical Resources

Wisconsin communities have a rich assortment of properties and structures with architectural, historical, archeological, and/or cultural significance. These may include Indian burial mounds, public or commercial buildings, private homes, or barns and bridges. The presence of these historic places in a community helps to promote a sense of place and creates an association with the past.

Many times, historic properties may carry some type of designation, such as a listing on a state or national historic register. Other properties may be eligible for inclusion into such historic registers. When addressing historic preservation, efforts should include all historic structures, regardless of special designation.

National Register of Historic Places - Established under the National Historic Preservation Act of 1966. The National Register includes properties of national, state, and local significance and must satisfy criteria similar to those of the State register.

According the Wisconsin State Historical Society there is one historic place within the Village of Lake Delton:

- Marshall Memorial Hall: located at 30 South Wisconsin Dells Parkway, this Colonial Revival-style building dates to 1925. It is used for government offices and is listed on the State and National Register of Historic Places.

Wisconsin Architecture and History Inventory - This inventory contains data on buildings, structures, and objects that are unique to Wisconsin's history, and is a permanent record maintained by the Wisconsin Historical Society.

According to records at the Wisconsin State Historical Society fifteen (15) sites, structures, or objects within the Village of Lake Delton are listed in the Wisconsin Architecture and History Inventory. A list of these structures is provided in Appendix D. Based on this inventory, the Village has many structures/sites of historical and architectural significance. If the Village (or private individual/group) is interested in historical preservation, information is available from the State Historical Society. In addition, tax incentives and sources of funding are available from State and Federal sources.

Archeological Resources

The Lake Delton Cemetery is located in the Village of Delton on the west side of the road in the 500 block of Wisconsin Dells Parkway (Hwy 12). The cemetery was deeded on May 6, 1854.

6.3 Issues, Opportunities, and Constraints

- Sauk County's beauty and diversified natural areas are attractive to county residents and visitors alike
- Approximately 95 percent of the Sauk County forest resource is privately owned.
- The Baraboo Hills, the largest block of woodland in Sauk County, is also considered to be an exceptional resource by ecologists seeking to protect habitat for rare plants, birds, and animals
- There is an abundance of State Parks and natural resources within the immediate vicinity of the Village
- According to records at the Wisconsin State Historical Society fifteen (15) sites, structures, or objects within the Village of Lake Delton are listed in the Wisconsin Architecture and History Inventory. See Appendix D.

VII. NATURAL RESOURCES

7.0 Introduction

Natural resources, including soils, topography, surface water resources, and other natural features, have a profound effect on a community's development. These physical features directly or indirectly constrain or encourage growth; for example, soil types often affect the ability of a community to provide high quality water and wastewater services. The natural resources that occur in certain areas are often a primary factor in the establishment and growth (or decline) of communities.

Natural resources are often interrelated, and a disturbance in one area can potentially affect other areas. From a planning standpoint, it is important to understand these interrelationships, and the role that natural resources play in determining a community's future development. The following element profile describes the natural resource characteristics found within the Lake Delton area.

7.1 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.

7.2 Wetlands

Wetlands are shown on Map 10. These areas are primarily located around existing waterways and drainage areas. Wetlands are defined as "*an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water loving) vegetation and which has soils indicative of wet conditions*".

7.3 Flood Hazard Areas

Floodplain areas in the Village of Lake Delton are located primarily along existing waterways. They are shown on Map 11.

7.4 Surface Water Resources

The Village of Lake Delton has excellent water resources at its disposal, beginning with Lake Delton itself. The Wisconsin River also runs along the northern border of the Village of Lake Delton.

Regional surface water resources include the Wisconsin Dells, Mirror Lake, and Devil's Lake, among others.

7.5 Soils

Soils are shown on Map 12.

7.7 Agricultural Lands

Agricultural lands are located primarily beyond the corporate limits of the Village of Lake Delton. Agricultural lands are shown on Map 13.

7.8 Woodlands / Forestland

Woodlands / forestlands are located primarily outside the Village of Lake Delton's corporate limits, as shown on Map 14.

7.9 Mineral Resources

Mineral resources and their extraction is an activity that takes place outside of the Village limits. Quarry operations are shown on Map 14.

7.10 Threatened or Endangered Species

The Wisconsin DNR identifies those species that may be located in a specific area that are threatened or endangered. Table 7-1 provides a list of these species, as identified by the DNR.

Table 7-1
Rare, Threatened, and Endangered Species
***Village of Lake Delton**

Group	Common Name	Group	Common Name
BIRD	GRASSHOPPER SPARROW	FISH^	SPECKLED CHUB
BIRD	CERULEAN WARBLER	FISH^	SILVER CHUB
BIRD	BELL'S VIREO	FISH^	PADDLEFISH
BIRD^	RED-SHOULDERED HAWK	INVERTEBRATE^	EBONY SHELL
BUTTERFLY	DUSTED SKIPPER	INVERTEBRATE^	BULLHEAD
BUTTERFLY	OLIVE HAIRSTREAK	INVERTEBRATE^	ROUND PIGTOE
BUTTERFLY	GORGONE CHECKER SPOT	INVERTEBRATE^	WINGED MAPLELEAF
BUTTERFLY	COBWEB SKIPPER	INVERTEBRATE^	SALAMANDER MUSSEL
COMMUNITY	DRY CLIFF	INVERTEBRATE^	BUCKHORN
COMMUNITY	DRY PRAIRIE	PLANT	PRAIRIE SAGEBRUSH
COMMUNITY	HEMLOCK RELICT	PLANT	MAIDENHAIR SPLEENWORT
COMMUNITY	MOIST CLIFF	PLANT	CLIFF CUDWEED
COMMUNITY	NORTHERN DRY FOREST	PLANT	NORTHERN OAK FERN
COMMUNITY	NORTHERN DRY-MESIC FOREST	PLANT	INNOCENCE
COMMUNITY	PINE RELICT	PLANT	PALE GREEN ORCHID
COMMUNITY	SAND BARRENS	PLANT	HOOKER ORCHIS
COMMUNITY	SOUTHERN DRY FOREST	PLANT	BIRD'S-EYE PRIMROSE
COMMUNITY	SOUTHERN DRY-MESIC FOREST	PLANT	SHADOWY GOLDENROD
COMMUNITY^	ALDER THICKET	PLANT	PRAIRIE FAME-FLOWER
COMMUNITY^	SPRINGS AND SPRING RUNS; HARD	PLANT	DWARF HUCKLEBERRY
COMMUNITY^	STREAM-FAST; HARD; COLD	PLANT^	YELLOW SCREWSTEM
DRAGONFLY^	ROYAL RIVER CRUISER	PLANT^	SLIM-STEM SMALL-REEDGRASS
DRAGONFLY^	SMOKY SHADOWFLY	PLANT^	PRICKLY HORNWORT
DRAGONFLY^	STYGIAN SHADOWFLY	PLANT^	SMALL FORGET-ME-NOT
DRAGONFLY^	ELUSIVE CLUBTAIL	PLANT^	BOG BLUEGRASS
DRAGONFLY^	RUSSET-TIPPED CLUBTAIL	PLANT^	WHIP NUTRUSH
FISH^	PIRATE PERCH		
FISH^	BLUE SUCKER		
FISH^	WESTERN SAND DARTER		

<http://gomapout.dnr.state.wi.us>

***NOTE:** The Wisconsin DNR only maps rare, threatened, or endangered species down to a Township level. As such, this list should be considered a starting point. Research was conducted into the Towns surrounding the Village (Delton, Dellona, and Fairfield), as a proxy for the Village. This list should be considered a starting point. If there are specific questions regarding a parcel of land or a specific species, the WI DNR should be contacted.

7.11 Issues, Opportunities, and Constraints

- Preservation of the natural beauty inherent in the Dells is paramount to maintaining the attractiveness of the area to tourists and residents.

VIII. LAND USE

8.0 Introduction

The analysis of land use serves as a fundamental element in comprehensive planning. A review and assessment of both the type and quantity of land uses in a community through time is an indication of the pace of community development. After mapping and analyzing growth trends, land use analysis may be used in conjunction with population and housing trend projections to anticipate future physical growth potential. Growth potential may then be compared to the various community policies and values to assess desired types, amounts, and directions of growth.

8.1 Existing Land Use

Existing land use is a classification of what exists on the ground. It should be noted that existing land use does not always correspond to the existing zoning category for a parcel. Also, the totals below should only be used as reference points for discussing Village land use. Table 8-1 provides a break down of land uses within the Village of Lake Delton. Table 8-2 provides a break down of land uses within the Village of Lake Delton Planning Area, the 1.5 mile boundary outside the Village limits.

Single Family

Single family dwellings are defined as structures that contain one dwelling unit.

Single-family areas of the Village of Lake Delton take up approximately 473 acres of land and account for 11% of the Village's total land area.

Multi-Family

Multi-family dwellings are defined as dwellings containing two or more dwelling units, but not including converted dwellings. Examples include condominiums, duplexes, apartments, townhouses, and row houses. These housing units can be occupied by permanent or seasonal residents. Because of the Village's large population of seasonal residents, the actual number of multi-family housing units available to the permanent population is most likely only a fraction of the total number of multi-family units.

Multi-family areas of the Village of Lake Delton take up approximately 161 acres of land and account for 4% of the Village's total land area.

Mobile Homes

Mobile homes are defined as dwelling units that are fabricated in an off-site manufacturing facility for installation or assembly at the building site.

Mobile home areas of the Village of Lake Delton take up approximately 119 acres of land and account for 3% of the Village's total land area.

Agriculture

Agricultural land is an area that is in agricultural use, such as cropland, fish or poultry hatcheries, fur-bearing animal ranches, orchards, and/or raising of livestock, horses, or poultry, which may be subject to future development.

Agricultural lands in the Village of Lake Delton take up approximately 235 acres of land and account for 5% of the Village's total land area.

Farmstead

Farmsteads are those areas that have dwelling units and farm buildings. These areas are specific dwelling units for those residents who live and work on a working farm. These land uses account for less than 1% (5 acres) of the total area of the Village of Lake Delton.

Commercial

Commercial areas are privately owned or leased areas that are occupied by retail trade businesses, service establishments, and/or professional offices, which normally meet certain setback and off-street parking requirements. Commercial development in the Village of Lake Delton makes up the largest portion of land uses.

Commercial lands in the Village of Lake Delton take up approximately 828 acres of land and account for 19% of the Village's total land area. Commercial areas are located primarily along USH 12, but also along USH 23, and I 90/94.

Industrial

Industrial areas are areas of very intensive industrial activity having significant impacts on surroundings, such as outside storage, noise, odors, or smoke, that can affect surrounding areas. They can also be areas of less intensive industrial activity, such as warehouses and light assembly plants, which have minimal impact on the surrounding neighborhood other than truck traffic and visual impact.

Industrial areas in Lake Delton take up approximately 5 acres of land and account for less than 1% of the Village's total land area.

Public / Institutional

Public / Institutional land uses are areas occupied by public or semi-public owned facilities, such municipal, county, state, and federal offices, churches, hospitals, schools, and various public facilities.

Public and quasi-public spaces account for 1% (34acres) of the Village of Lake Delton's total land area.

Park

Parks are areas used for public park space that are free from any development, except for park and recreation-related facilities. It should be noted that these areas are separate from recreation areas that are commercial in nature. Parks space takes up approximately 1% (28 acres) of the Village of Lake Delton's total land area.

Transportation

Transportation land uses consist of road right of way. Transportation land uses take up approximately 9% (407 acres) of the Village of Lake Delton's total land area.

Open Pit Mining and Landfill

Open pit mining and landfill areas are used for mineral extraction or for disposal and storage of community waste products.

Open Space / Pasture

Open space and pasture uses are primarily associated with agricultural uses. These land uses are often used to graze cattle or other livestock.

Open space and pasture uses take up approximately 3% (121 acres) of the Village of Lake Delton's total land area.

Campground

Campgrounds are areas devoted specifically to hosting multiple campsites. These land uses take up approximately 4% (161 acres) of land in the Village of Lake Delton.

Golf Course

Golf course areas are those areas set aside for a golf course and any accompanying building, clubhouses, and other associated facilities. These land uses make up approximately 7% (292 acres) of the Village of Lake Delton.

Observed Wetlands

Observed wetlands are wetlands that were observed during documentation. They are areas that are undeveloped

Table 8-1
Existing Land Use
Village of Lake Delton

	Acres	Percent of Total
Agriculture	235	5%
Campground	161	4%
Commercial	828	19%
Farmstead	5	0%
Golf Course	292	7%
Industrial	5	0%
Multi-Family	161	4%
Mobile Home	119	3%
Open Space / Pasture	121	3%
Parks	28	1%
Public / Institutional	34	1%
Single Family	473	11%
Transportation	407	9%
Vacant	141	3%
Water	388	9%
Wooded Lands	1019	23%
Total Acres	4417	

NOTE: *The totals provided here are based upon aerial photo interpretation, with corrections made for recent developments.*

Table 8-2
Existing Land Use
Village of Lake Delton Planning Area*

	Acres	Percent of Total
Agriculture	4750	29%
Cemetery	3	0%
Commercial	331	2%
Farmstead	180	1%
Golf Course	231	1%
Mobile Home	188	1%
Open Space / Pasture	1156	7%
Public / Institutional	48	0%
Quarry	147	1%
Residential	1087	7%
State Park	1329	8%
Transportation	364	2%
Utility	2	0%
Water	505	3%
Wooded Lands	6006	37%
Observed Wetlands	77	0%
Total Acres	16404	

NOTE: *The totals provided here are based upon aerial photo interpretation, with corrections made for recent developments.*

***NOTE:** *"Planning Area" is defined as the area within 1.5 miles of the existing Village boundary.*

8.2 Boundaries of Service Areas of Public Utilities

The boundary of the Village's public utilities (sanitary sewer and water) is the Village limits. The one exception to this is Camp Delton located west of Interstate 90/94, south of Xanadu Road.

8.3 Boundaries of Service Areas of Community Facilities

Community facilities, such as parks serve all areas within the Village limits.

8.4 Land Supply / Land Prices

The Village of Lake Delton currently has many acres available for development. It is estimated that all lands between the current Village boundary and the Interstate Hwy 90/94 corridor will be developed in the future. Also, lands bordered by CTH A, I 90/94 and the current Village limits will also most likely be developed in the future.

Current land prices in and around the Village of Lake Delton continue to increase. Based on anecdotal evidence and conversations with developers, land values along USH 12 can start at \$200,000 per acre and go up to \$1,000,000 per acre. Farther from

USH 12 and USH 23, land costs generally decline to between \$30,000 and \$50,000 per acre. While this means that the Village has an extremely large tax base relative to its size, issues arise when single-family homes need to be developed at starter home prices.

8.5 Land Demand

Residential

Residential land uses will continue to increase in the coming years as the Village begins to develop a larger year round population. However, these land uses must be carefully planned for, as commercial development is driving up land prices, making residential development very difficult.

Industrial

Industrial land uses in the Village of Lake Delton will most likely continue to be a minor land use. With the Village's heavy reliance upon tourism and commercial enterprises, industrial uses should not increase in the coming years. Currently, the Village has only 5 acres of land being used for industrial purposes. Given the going rate of commercial land, it is unlikely that there will be many industrial uses that will be able to afford to develop in the Village.

Commercial

Commercial areas in the Village are expected to continue to develop at a very rapid rate. These areas will most likely be located along the Interstate corridor and the STH 12 corridor. However, it should be noted that future development may begin to spin off into other locations as the year round tourism industry expands.

Agricultural

Agricultural land uses in the Village of Lake Delton will remain a secondary use in the next 20 years. Agricultural lands in the Village boundaries will slowly be developed into other land uses.

8.6 Opportunities for Redevelopment

The Village of Lake Delton has seen redevelopment activities pick up in recent years, as older commercial enterprises have been bought up by larger corporations and groups of investors. These areas have then been redeveloped into larger, more expansive complexes, geared towards tourists.

It should be noted that due to rapidly increasing land values, the Village of Lake Delton has not had to take a major role in redeveloping



parcels within the Village. As land costs have increased, the redevelopment of underutilized and under-performing properties becomes a very attractive prospect to private developers

8.7 Existing and Potential Land Use Conflicts

Existing Conflicts

- On past “Future Annexation” maps, the Schultz and Kissack lands (west of Bunker and south of Hillman) are shown as future residential. However, this may be in conflict with existing commercial developments, such as the Kalahari expansion. It should be noted that these past maps were made prior to the rapid changes that have taken place in Lake Delton recently with large commercial developments.
- Commercial development surrounding Meadow View Dr. may be in conflict with the adjacent residential area.

Potential Conflicts

- Redevelopment efforts of multiple commercial properties into a larger single use may be in conflict in the future, as some properties are located next to existing residential areas.
- If the Hicks property, south of the Interstate, develops as commercial, it could be in conflict with the Yellow Thunder Valley residential neighborhood

8.8 Issues, Opportunities, and Constraints

- The Village of Lake Delton has an excellent opportunity to plan for future residential growth, thereby ensuring a stable workforce for current and future employers.

IX. INTERGOVERNMENTAL COOPERATION

9.0 Introduction

This element of the comprehensive plan analyzes the relationship of the Village of Lake Delton in terms of planning and decision making to adjacent local governmental units and quasi-public, regional, state, and federal governmental entities. It looks at these governmental entities' planning and land use control/growth management documents, agreements, and programs and how they relate to the Village. Finally, the element identifies issues, opportunities, and constraints associated with the Village's relationship to the other governmental entities.

9.1 Relationship to Other Governmental Entities

School District

The Village of Lake Delton has a solid relationship with the Wisconsin Dells School District. The School District is currently investigating the need for expansion of its physical facilities.

County

The Village of Lake Delton works with Sauk County on an ongoing basis.

State of Wisconsin Department of Transportation (WisDOT)

The Village of Lake Delton works closely with WisDOT on many projects. One of these key projects is the reconstruction and improvement of USH 12.

City of Wisconsin Dells

The Village of Lake Delton and the City of Wisconsin Dells currently share in the operation and maintenance of a joint ambulance facility / EMS service. There is also a joint sewer treatment plant.

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. While towns often view annexation as a means to take their territory, cities and villages view annexations as a means to provide a more logical pattern of development and efficient provision of services.

9.2 Existing Conflicts

- The Village of Lake Delton has not approved the STH 12 Growth Management Study. The Village did not support the final conclusions within the study.
- The Baraboo / Dells Airport is an issue of concern for the Village. Specifically, the Village is concerned about each community's share for the airport.

9.3 Potential Conflicts

- Annexations are an issue facing the Village of Lake Delton. These can create conflicts with the surrounding Towns. However, the Village of Lake Delton does have a solid working relationship with the surrounding Towns.

9.4 Process for Conflict Resolution

Most conflicts that the Village has are resolved through negotiations.

A9.6 Issues, Opportunities, and Constraints

- The opportunity to investigate the merger of service provision with the City of Wisconsin Dells should continue to be investigated on an as needed basis.
- The Village needs to continue to work on the transportation issues that it faces, not only along STH 12, but throughout the Village. This will require working very closely with WIDOT and the County.
- The Village would like to continue to work with the City of Wisconsin Dells to develop complimentary ordinances. This will provide for a more consistent transition between the Village and the City, and simplified enforcement for business owners.
- The Village would like to work on an extra-territorial zoning program and boundary agreements with the surrounding Towns.

Appendix A

Wisconsin Department of Commerce (DOC)

Community-Base Economic Development Program (CBED)

CBED provides financing assistance to local government and community-based organizations that undertake planning or development projects or that provide technical assistance services that are in support of business and community development. Eligible activities under the program include: planning, development, and assistance projects; business incubator/technology-based incubator grants; venture capital fair; and regional economic development grants. Cities, villages, towns, counties, tribes, and community-based organizations may apply for planning funds. Funds are available on an annual basis through a competitive application process.

Wisconsin Community Development Block Grant for Public Facilities for Economic Development (CDBG-PFED)

This program is designed to assist communities with expanding or upgrading their infrastructure to accommodate businesses that have made a firm commitment to create jobs and invest in a community. Eligible activities under the program are those improvements to public facilities, such as water systems, sewerage systems, and roads, that are owned by a general or special purpose unit of government, which will principally benefit one or more businesses and that as a result will induce the business(es) to create additional jobs and to invest in the community. A general purpose unit of government in the State with a population less than 50,000 is eligible to apply for funds under the program. Eligible projects must comply with the following criteria: businesses must create or retain, at a minimum, one full-time equivalent job for each \$10,000 of PFED funding; at least 51 percent of jobs must be made available to persons of low-to-moderate income; business investment must at least equal the PFED funding; business must demonstrate the feasibility of the startup or expansion project; government must demonstrate its financial need; and government must provide at least 25 percent of project funding. Application through the CDBG-PFED Program can be submitted at anytime.

Community Development Block Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR)

Application through the Community Development Block Grant Blight Elimination and Brownfield Redevelopment Program (CDBG-BEBR) can be submitted at anytime. This Program is designed to assist communities with the assessment and remediation of brownfield sites (industrial and commercial sites). It is available to towns, villages, and cities that are not entitlement communities (communities under 50,000 in population) and any counties other than Milwaukee and Waukesha. The maximum awards are \$100,000 for site assessments and \$500,000 for remediations. The programs require 25 percent funding from the communities.

Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program is designed to assist businesses that plan to expand within or relocate to Wisconsin and invest private funds and create jobs. Each year, Wisconsin receives a certain amount of funds from the U.S. Department of Housing and Urban Development (HUD) to be used to provide Community Development Block Grants to local units of government, including counties, cities, villages, and towns, which use the funds to provide loans to local businesses. These businesses, in return for the use of the public funds, provide private investment towards the assisted activities and create job opportunities, principally for the benefit of low and moderate income individuals. Typically, the Wisconsin Department of Commerce awards between \$3,000 and \$10,000 of grant funds per full-time jobs created by the subject business. Eligible improvement projects include construction and expansion, working capital, and acquisition of existing businesses, land, buildings, and equipments. The program requires that at least 50 percent of the total eligible improvement project cost be funded through private resources, at least 51 percent of the jobs created or retained by the business be filled or made available to persons of low and moderate income, and the total amount of assistance does not exceed \$1 million. Application through the CDBG-ED Program can be submitted at anytime.

Local Revolving Loan Fund (RLF) for Economic Development

As mentioned above, the Wisconsin Department of Commerce's CDBG-ED program provides grant funds to local units of government, who in return loan the funds to local businesses to help them structure financial packages necessary to commence start-up operations or expand present operations. The loans provided to businesses are repaid directly to the communities. When a business makes repayments to a community on a loan, including principal and interest payments, a portion of these payments may be used by the community to capitalize a local Revolving Loan Fund (RLF). A community can then use the money retained in the RLF to make additional loans to businesses wishing to expand or locate in the community. The amount of money that can be retained by a community from CDBG-ED loan repayments to capitalize an RLF is dependent on the population of the community. In administering an RLF program, a community becomes a lender and accepts all of the responsibilities of a commercial lender when it makes an RLF loan to a business.

Industrial Revenue Bond (IRB) Program

Wisconsin's Industrial Revenue Bond (IRB) program offers cities, villages, and towns within the State the opportunity to support industrial development through the sale of federal tax-exempt bonds. The program is used by communities to build their economic base and add jobs and investment. An IRB is a long-term, usually fixed rate financing package offered primarily to manufacturing businesses for capital investment projects (construction, expansion, land, and/or equipment). Within the program, the businesses

are responsible for paying the interest and principal on the loan. The local units of government are primarily participating in the program as sponsors through the application process and are not responsible for debt service, or liable in the case of default. Annually, the three application deadlines for IRB financing are January 15th, May 15th, and August 15th. The applications submitted to the Wisconsin Department of Commerce are first reviewed and scored by DOC staff and then forward to the Volume Cap Allocation Council (council that oversees the program) for review and approval or denial.

Customized Labor Training (CLT) Program

The CLT program provides training grants to new or existing businesses within the State that are implementing new technology or production processes. It will provide up to 50 percent of the cost for customized training.

Wisconsin Department of Transportation (WisDOT)

Transportation Facilities for Economic Assistance and Development (TEA) Program

The TEA program provides funds to governing bodies, private businesses, and consortiums for transportation facility improvement projects that are necessary to help attract employers to Wisconsin, or to encourage businesses to remain and expand in the State. Funding through the TEA program is determined on the number of jobs anticipated to be created and/or retained by a proposed business expansion or construction project. The program requires a 50 percent local match, which is setup on a reimbursement basis. Applications for funds under the program occur on a quarterly basis during the fiscal year, with deadline dates of June 1st, September 1st, December 1st, and March 1st.

Wisconsin Department of Revenue

Tax Incremental Financing

In 1975, the Wisconsin Legislature enacted the Tax Incremental Financing (TIF) program. The main reason the Legislature established the program was to give cities and villages within the State a financial mechanism to help fund public works and economic development projects, which without the program would probably not occur. TIF districts can be created at any time during the year. However, if a community would like to receive the full tax revenue benefits from a specific new development within a subject TIF district for a particular year (for example, starting on January 1, 2000), the community must create the district by a resolution that is approved by the governmental body (city council or village board) prior to September 30th of that year. If the TIF district creation approval occurs after the September 30th deadline, the district will not commence until the following year (for example, starting instead on January 1, 2001). Under the first scenario, because of the public notice and hearing requirements under state statutes, to meet the approval deadline, the process must, at the latest, start by the end of July.

Wisconsin Housing and Economic Development Authority (WHEDA)

Small Business Guarantee

This program provides loan guarantees of up to 80 percent on new loans for upgrading or expanding an existing business. The maximum guarantee amount is \$200,000 on loans up to \$750,000 and \$80,000 on loans up to \$250,000 for working capital. The program is designed to assist in the acquisition or expansion of existing small businesses. Businesses interest in the program must meet the following requirements: must employ 50 or fewer full-time equivalent (FTE) positions at the time of application; must create or retain jobs; must be located in Wisconsin; and the owner(s) must have on-site management of the business. Projects eligible under the program include acquiring or expanding an existing business, expanding into a new line of business that complements the existing business or mixed us properties. Interested parties can apply for loans under the program at anytime.

U.S. Economic Development Administration (EDA)

Public Works and Development Facility Grant Program

Under this programs, grants are provided to help distressed communities attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs. Among the types of projects funded by the program are water and sewer facilities that primarily serve industry and commerce; access roads to industrial parks and sites; port improvements; and business incubator facilities. Priority consideration is given to projects that improve opportunities for the successful establishment or expansion of industrial or commercial facilities; assist in creating or retaining private sector jobs in the near term, as well as providing additional long-term employment opportunities; benefit the long-term unemployment and member of low-income families residing in the area served by the project; fulfill a pressing need of the area and can be started and completed in a timely manner; and demonstrate adequate local funding, with evidence that such support is committed. An area will be eligible for submitting an application for a grant if it meets one of the following criteria: average local unemployment for the most recent 24-month period is one percent greater than the national average; local per capita income level is 80 percent or less of the national average per capita income level; or a special need's case (substantial economic distress), as determine by EDA. To be eligible for a project grant, the application for assistance must include a Comprehensive Economic Development (CED) Strategy acceptable to EDA. Up to \$1,000,000 can be funded under the program. EDA will participate from 50 percent to 80 percent of project costs. Eligible applicants include towns, villages, cities, Indian tribes, and economic districts. Applications may be submitted year round.

Rural Development

Business and Industry Guaranteed Loan Program

This program provides loan guarantees of up to 80 percent for eligible projects. Maximum guarantee of \$10 million for each business. The program was established to improve, develop, or finance business, industry, and employment and to improve the economic and environmental climate in rural communities. An eligible applicant is any legal entity organized and operated on a profit or non-profit basis, including individuals, public and private organizations, and federally recognized Indian tribal groups. Borrowers must be proposing to engage in improving, developing or financing business, industry, and employment and improving the economic and environmental climate in rural areas. The community in which the project is located must have a population of less than 50,000. Eligible projects include business start-ups, expansions, and acquisitions. Applications may be submitted at any time.

Community Facility Loan Program

This program provides loan guarantees of up to 90 percent for eligible projects; however, unless extraordinary circumstances exist, typically the program will guarantee up to 80 percent. The program is designed to construct, enlarge, extend, or otherwise improve public and community facilities that provide essential services in rural areas and towns with populations of less than 50,000. Eligible applicants for the loan program include municipalities, counties, special purpose districts, Indian tribes, and non-profit corporations. The applicants must demonstrate that they are unable to obtain the loans from private or cooperative lenders without the guarantee at reasonable rates and terms. Rural Development guarantees the loans made by banks or other eligible lenders. The following are the types of public and community facilities covered under the loan program: municipal buildings, hospitals, clinics, nursing homes, rural retirement centers, centers for the developmental disabled, day care centers, fire and rescue, libraries, social or cultural facilities, water treatment and distribution, sewage collection and treatment, solid waste collection and disposal, storm drainage, streets, curbs and gutters, airports, bridges, municipally owned residential, industrial sites, and natural gas distribution and utilities to industrial sites. Applications may be submitted at any time.

U.S. Small Business Administration (SBA)

7(a) Loan Guarantee Program

This program offers loan guarantees of up to \$750,000 per business on a loan provided through a lender. The maximum allowable guaranty percentage on a loan will be determined by the loan amount. The purpose of this program is to provide loan guarantees to lenders which are unable to provide conventional financing to small businesses. Businesses interested in the program must be able to demonstrate an ability to repay loans and prove management ability. Debt refinancing is allowable, subject to guarantee rules given that the lender certifies in writing that the debt is and always has been current, and debt refinancing clearly and significantly benefits the cash

flow. Size standard vary by industry. Generally, any small business that is independently owned and operated and is not dominated in its field is eligible. The loans can be used for business start-ups, expansions, acquisitions, and operational expenses.

Federal Home Loan Bank of Chicago

Community Investment Program (CIP)

CIP funds are available through advance (loans) to member financial institutions in Illinois and Wisconsin that hold stock in the Federal Home Loan Bank of Chicago in accordance with the Bank's most recent Credit Policy guidelines. The members can, in turn, lend CIP funds to private profit making, non-profit, or public entities. This program was mandated by Congress to provide funding for member financial institutions for commercial and economic development activities which will directly benefit low to moderate income individuals or are located in a low to moderate income area. Funds may be used to finance commercial and economic development projects that benefit low and moderate income families or activities that are located in low or moderate income neighborhoods. Projects that provide housing for families earning less than 115 percent of area median are also eligible.

Appendix B
Summary of Accommodation Units Within Lake Delton and Wisconsin Dells Area
(Per Wisconsin Dells Visitor and Convention Bureau)

LOCATION	ACCOMMODATION DIVISION	1996	1997	1998	1999	2000	2001	2002	2003
Lake Delton	Alakai Hotel & Suites	58	45	45	45	87	87	87	87
Lake Delton	Aloha Beach Resort	63	63	63	63	63	63	63	63
Lake Delton	Arbor Dell Inn							4	
Lake Delton	Atlantis Hotel	72	72	72	72	72	72	72	72
Lake Delton	Baker's Sunset Bay Resort	74	74	74	74	73	74	74	74
Lake Delton	Beach House Bay								4
Lake Delton	Black Wolf Lodge		120	205	300	264			
Lake Delton	Bluewater Condos (Bremer)	6	6	5	5	3	4		
Lake Delton	Bluewater Condos c/o Sand County	6	6	5	6	6	6	4	6
Lake Delton	Calico House Bed & Breakfast	3	3	3	3	3	3	3	3
Lake Delton	Cambrian Vacation Rentals	22	5						
Lake Delton	Camelot			112	112	112	113	113	113
Lake Delton	Canyon Bay					9	9	9	9
Lake Delton	Caribbean Club Resort	66	67	66	66	66	65	65	65
Lake Delton	Carousel Inn & Suites	101	101	97	97	97	97	97	97
Lake Delton	Cliffside Resort	42	42	42	42	42	42	42	42
Lake Delton	Copa Cabana Resort Hotel & Suites	147	147	147	147	147	147	147	147
Lake Delton	Country Squire Inn	30	30	30	30	30	30	30	30
Lake Delton	Dell Creek Motel	18	18	18	18	18	18	18	18
Lake Delton	Delton Oaks	30	30	31	30	30	29	29	27
Lake Delton	Delton Oaks Vacation Homes								3
Lake Delton	Diamond Hotel	81	81	81	81	81	81	75	75
Lake Delton	Evergreen Motel	32	32	32	32	32	32	32	32
Lake Delton	Flamingo Economy				44				
Lake Delton	Flamingo Motel & Suites	131	131	131	131	158	157	157	173
Lake Delton	Four Seasons Motel	36	36	36	36	36	36	36	36
Lake Delton	Gollmar Guest House	3	3	3	3	3			
Lake Delton	Grand Marquis Inn	51	55	55	55	79	94	90	90
Lake Delton	Great Wolf Lodge		120				308	309	309
Lake Delton	Heidi's Hideaway Resort	9	9	9	9				
Lake Delton	Hiawatha Drive Resort c/o Sand County	1	1						
Lake Delton	Hilltop Motel	41	44	44					
Lake Delton	Holiday Motel	22	22	22	22	22	22	22	22
Lake Delton	Island Bay Resort			14	14	14	14	14	14
Lake Delton	Island Pointe Resort	39	40	35	38	35	35	33	30
Lake Delton	Kalahari Resort				250	272	272	378	378
Lake Delton	King's Inn Motel	19	19	19	19	19	19	19	19

Lake Delton	Lake Aire Motel	29	29	29	29	29	29	29	29
Lake Delton	Lake Delton Motel	42	42	42	42	42	42	42	42
Lake Delton	Lake Shore Resort	20	21	22	21	22	23	21	21
Lake Delton	Lakeside Motel	19	19	30	30	30	30	30	30
Lake Delton	Lighthouse Cove Condominiums	60	40	45	40	35	25	27	30
Lake Delton	Luna Inn & Suite's	70	70	70	70	70	70	70	70
Lake Delton	Malibu Inn	20	20	20	20	20	20	20	20
Lake Delton	Mayflower Motel #2	88	88	88	88	88	88		
Lake Delton	Mayflower Motel & Suites	72	72	72	72	72	72	160	160
Lake Delton	Monaco Motel	73	73	73	73	73	73	73	73
Lake Delton	New Concord Inn	90	90	90	90	90	90	90	90
Lake Delton	Old Newport Resort	15	15	15	14	14	14	14	15
Lake Delton	Olympia Motel	20	20	20	20	20	20	20	20
Lake Delton	Paradise Motel	55	47	47	47	47	47	47	47
Lake Delton	Paradise Point on Lake Delton					8			
Lake Delton	Parkview Motel	6	6	6	6	6	6	6	6
Lake Delton	Peppertree at Tamarack				10	65			
Lake Delton	Pine Aire Motel	62	62	62	62	59	58	59	59
Lake Delton	Pine Beach Resort	28	28	28	28	28	28	28	28
Lake Delton	Pine Dell Motel	42	42	42	42	42	42	42	42
Lake Delton	Playday Motel	61	61	61	61	61	61	61	61
Lake Delton	Pleasant View Motel	55	55	55	55	56	55	56	55
Lake Delton	Raintree Resort		122	158	158	158	158	158	158
Lake Delton	Ramada Limited	71	72	73	73	73	73	73	73
Lake Delton	River's Edge Resort	24	24	25	26	28	30	32	32
Lake Delton	Riviera Motel	53	54	55	55	49	49	49	49
Lake Delton	Robin Hood Resort	20	20	20	20	20	20	20	20
Lake Delton	Rodeway Inn		42	42	42	62	62	62	62
Lake Delton	Sand County Service Company @ \$22	14	11	25	29	26	32	38	38
Lake Delton	Sand County Service Company @ \$35	17	20	11	17	18	16	20	19
Lake Delton	Sandman Inn	30	28	27	27	27	17	17	15
Lake Delton	Sandrift Resort	15	15	15	15	15	15	15	15
Lake Delton	Sands Motel	18	18	18					
Lake Delton	Sandy Beach Resort	15	15	15	15	15	15	15	15
Lake Delton	Shamrock Motel	60	60	60	60	60	60	60	60
Lake Delton	Skyline Hotel & Suites	87	87	87	87	87	87	87	87
Lake Delton	Spring Brook Vacation Rentals		10	15	17	25	40	40	37
Lake Delton	Star Motel	60	60	88	60	60	60	60	60
Lake Delton	Star Motor Inn	29	28		28	28	28	28	28
Lake Delton	Sundara Spa								26
Lake Delton	Surfside Motel	36	36	36	36	36	36	36	36
Lake Delton	Swallow's Nest B & B	4	4	4	4	4	4		

Lake Delton	Tamarack Resort c/o Sand County	30	31	26	19	21	20	18	17
Lake Delton	Thunderbird Resort	13	13	14	15	15	15	9	8
Lake Delton	Treasure Island	165	165	165	239	239	239	302	330
Lake Delton	Twi-Lite Motel	23	23	23	23	23	23	23	23
Lake Delton	Wilderness Hotel & Golf Resort	130	138	221	249	308	353	443	443
Lake Delton	Wilderness on the Lake								108
Lake Delton	Wilderness Resort Condo's & Cabins							116	132
Lake Delton	Wintergreen Resort & Conference Center		108	108	108	108	108	108	108
Wisconsin Dells	Alpine Motel	23		23	23	23	23	23	0
Wisconsin Dells	American World Hotel & RV Resort	160	160	160	149	117	100	91	91
Wisconsin Dells	AmericInn of Wisconsin Dells								78
Wisconsin Dells	Antiqua Bay					228	228	0	0
Wisconsin Dells	Antiques & Lace								5
Wisconsin Dells	Arrowhead Motel	35	35		31	17	15	9	9
Wisconsin Dells	Aztec Motel	15	15	15	15				
Wisconsin Dells	Best Western - Ambassador Inn	174	174	181	181	181	181	181	181
Wisconsin Dells	Big Valley Motel	10							
Wisconsin Dells	Birchcliff Resort	26	32	32	32	25	25	22	22
Wisconsin Dells	Blackhawk Motel	75	75	75	75	75	75	75	75
Wisconsin Dells	Blue Bay Motel	21	21	21	21	21	21	21	21
Wisconsin Dells	Blue Bay Resort & Suites	17							
Wisconsin Dells	Breese Waye B & B							4	4
Wisconsin Dells	Bridgeview Motel		16	21	16	17	17	17	17
Wisconsin Dells	Buckley House			3	3	3	3	3	
Wisconsin Dells	Carter's Motel	6			6	6			
Wisconsin Dells	Cedar Lodge & Settlement	21	31	31	32	32	27	29	30
Wisconsin Dells	Chippewa Motel	50	50	50	50	50	50	50	50
Wisconsin Dells	Christmas Mountain c/o Sand County	8	7	7					
Wisconsin Dells	Christmas Mountain Hotel	61	61	61					
Wisconsin Dells	Chula Vista Resort	190	239	239	230	294	294	288	288
Wisconsin Dells	Coachlight Motel	16	16	16	16	15	15	15	15
Wisconsin Dells	Colonial Motel	25	25	25	25	25	25	25	25
Wisconsin Dells	Comfort Inn	75	75	75	75	75	75	75	75
Wisconsin Dells	Condos at the Dells Club c/o Sand County	24	24	18	18	14	14	12	12
Wisconsin Dells	Condos at Whispering Pointe c/o Sand Cnty								5
Wisconsin Dells	Crandall Bay Inn	1							
Wisconsin Dells	Day's End Motel	28	28	28	28	28	28	28	28
Wisconsin Dells	Days Inn of Wisconsin Dells	100	100	100	100	100	100	100	100
Wisconsin Dells	Deep Lake Resort	5	5	5	5	5	5	5	5
Wisconsin Dells	Deer Trail Motel	23	23	23	23	23	23	23	23
Wisconsin Dells	Del Rancho Motel	20	20	20					
Wisconsin Dells	Dells Carver Inn	5	5	5					

Wisconsin Dells	Dells Club Rentals	27		10	9	5	6	8	7
Wisconsin Dells	Dells Eagle Motel	64	64	64	64	64			
Wisconsin Dells	Dells Gateway Motel	40	40	40					
Wisconsin Dells	Dells Jetstar Motel	15	15	15					
Wisconsin Dells	Dells Travelodge	42	42	42	42				
Wisconsin Dells	Finch Motel	19	19	19	19	19	21	21	21
Wisconsin Dells	Fitzgerald's Motel	35	35	35	35	38	37	37	37
Wisconsin Dells	Gables	30	30	30	30	30	30	30	30
Wisconsin Dells	Hawk's View B & B	4	4	4	4	5	5		
Wisconsin Dells	Historic Bennett House	3	3	3	3	3	3	3	4
Wisconsin Dells	Ho-Chunk Hotel							315	315
Wisconsin Dells	Ho-Chunk Lodge	31							
Wisconsin Dells	Holiday Inn	228	228	228	228				
Wisconsin Dells	Holiday Shores Camp-Resort, Inc.	15	15	15	15	15	15	15	14
Wisconsin Dells	Howard Johnson	'						228	228
Wisconsin Dells	Indian Trail Motel	45	46	46	46	46	46	46	46
Wisconsin Dells	International Motel	45	45	45	45	45	45	45	45
Wisconsin Dells	Kennel Club Inn & Suites	108							
Wisconsin Dells	Kilbourn Inn Motel	11	11	11	11	11	11	11	11
Wisconsin Dells	Lakeview Retreat					1	1	1	
Wisconsin Dells	Leute's of Artist Glen Resrot	23	23	22					
Wisconsin Dells	Lyn-Dells Motel	12	12	12	12	12	12	12	12
Wisconsin Dells	Meadowbrook Resort	32	32	32	32	30	64	64	63
Wisconsin Dells	Mill House Inn					4	4	4	4
Wisconsin Dells	Monte Carlo Resort	52	52	52	36	36	36		
Wisconsin Dells	Moonlight Cottages						3	3	3
Wisconsin Dells	Neptune's Econoking		21	24	24	24	24	24	23
Wisconsin Dells	Nickel's Cabins	5	5	5	5	5	5	5	5
Wisconsin Dells	Park Motel	38	38	38	38	38	38	38	38
Wisconsin Dells	Park Plaza Baraboo								84
Wisconsin Dells	Parkway Motel	10	10	10	10	10	10	10	10
Wisconsin Dells	Pheasant Inn	13							
Wisconsin Dells	Pine Bay Lodge				1	1	1	1	1
Wisconsin Dells	Pinehaven B & B	5	5	5	5				
Wisconsin Dells	Polynesian Isle						66	66	65
Wisconsin Dells	Polynesian Resort Hotel & Suites	230	232	232	232	232	232	231	231
Wisconsin Dells	Rainbow Motel	35	35	35	35	35	35	35	35
Wisconsin Dells	River Bay Motel			16					
Wisconsin Dells	River Cliff B & B							4	
Wisconsin Dells	River Inn	54	54	54	54	54	54	54	54
Wisconsin Dells	River Road Motel	25	25	25	28	28	25	25	25
Wisconsin Dells	Riverbend Inn	5	4						

Wisconsin Dells	Sahara Motel	19						
Wisconsin Dells	Shady Lawn Motel	26	26	26	26	26	26	26
Wisconsin Dells	Sherman House	4	4	4	4	4		7
Wisconsin Dells	Sleep Inn - Wis. Dells	62						
Wisconsin Dells	Southern Comfort Motel	34	34	34	32	25		
Wisconsin Dells	Spring Hill Motel	21	23	34	34	35	35	39
Wisconsin Dells	Stanton's Motel	9	9	9	8	7	7	6
Wisconsin Dells	Starlite Motel	36	36	36	36	36	36	36
Wisconsin Dells	Summer Breeze Resort						23	20
Wisconsin Dells	Sunset Cove Condos c/o Sand County	16	26	22	16	16	9	9
Wisconsin Dells	Super 8 Motel	123	123	123	125	125	124	124
Wisconsin Dells	Terrace Hill Bed & Breakfast	4	4	4	4	4	4	4
Wisconsin Dells	Thunder Valley Inn	12	11	11	10	10	10	10
Wisconsin Dells	Top Hat Motel	20	20	20	20	20	20	18
Wisconsin Dells	Trails End Motel	29	29	29	29	29	29	29
Wisconsin Dells	Vagabond Motel	14	14	28	28			
Wisconsin Dells	Victorian Rose B & B	3	3					
Wisconsin Dells	White Rose B & B		6		5	5	5	6
Wisconsin Dells	White Rose Motel	27	22	27	22	21	22	22
Wisconsin Dells	Wildwood Lodge				1	1	1	1
Wisconsin Dells	Woodside Ranch							36
	TOTALS	6018	6298	6554	6803	6884	6906	7529
								7874

Appendix C Definitions

A. **Housing Unit** - A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If that information cannot be obtained, the criteria are applied to the previous occupants.

Both occupied and vacant housing units are included in the housing unit inventory. Boats, recreational vehicles (RV's), vans, tents, and the like are housing units only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand. Vacant mobile homes on dealers' lots, at the factory, or in storage yards are excluded from the housing inventory. Also excluded from the housing inventory are quarters being used entirely for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products.

SOURCE: U.S. Census Bureau

B. **Occupied Housing Unit** - A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, or person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Occupied rooms or suites of rooms in hotels, motels, and similar places are classified as housing units only when occupied by permanent residents; that is people who consider the hotel as their usual place of residence or have no usual place of residence elsewhere. If any of the occupants in rooming or boarding houses, congregate housing, or continuing care facilities live separately from others in the building and have direct access, their quarters are classified as separate housing units. The living quarters occupied by staff personnel within any group quarters are separate housing units if they satisfy the housing unit criteria of separateness and direct access; otherwise, they are considered group quarters.

SOURCE: U.S. Census Bureau

C. **Vacant Housing Unit** - A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Vacant units are excluded from the housing inventory if they are open to the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

SOURCE: U.S. Census Bureau

- D. Absolute Inferred Vacancy - refers to the number of Vacant Housing Units, minus the number of Seasonal Housing Units. Because these Seasonal Housing Units are considered "Vacant Housing Units", the vacancy rate, of 34.6% is artificially inflated due to the large number of seasonal homes in the community.
- E. Inferred Vacancy Rate - is the percentage of housing units that are vacant, once seasonal housing units have been accounted for.
- F. Accommodation Units (Within Wisconsin Dells Visitor and Convention Bureau Statistics) - Refers to units within hotels, motels, lodges, bed & breakfasts, resorts, cottages, travel lodges, spas, and other, housing units specifically designed to house tourists.

Appendix D
Wisconsin Architecture and History Inventory Listings

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91276	SAUK	LAKE DELTON			

Location: CTA A, southwest side, .2 miles southeast of Hiawatha Dr. **Historic Name:** Captain Abraham Vanderpoel House

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91277	SAUK	LAKE DELTON			

Location: CTA A, southwest side, .2 miles southeast of Hiawatha Dr. **Historic Name:**

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91278	SAUK	LAKE DELTON			

Location: Northwest corner of Adams St. and Birney Ave. **Historic Name:**

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91279	SAUK	LAKE DELTON			

Location: Adams St., north side, 500 feet east of Judson St. **Historic Name:**

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91280	SAUK	LAKE DELTON			

Location: Southeast corner of East and Judson streets **Historic Name:** Cazenovia and Southern Railroad Passenger Car

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:

91281	SAUK	LAKE DELTON			
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Location: Historic Name:

Northwest corner of Wisconsin Dells Parkway and Judson

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91282	SAUK	LAKE DELTON			

Location: Historic Name:

Wisconsin Dells Parkway, north, .1 mile north of Shady Lane

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91283	SAUK	LAKE DELTON			

Location: Historic Name:

Frontage Rd., east, east side, 500 feet south of Hillman Rd.

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91284	SAUK	LAKE DELTON			

Location: Historic Name:

Frontage Rd., east side, 500 feet south of Hillman Rd.

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91285	SAUK	LAKE DELTON			

Location: Historic Name:

Ishnala Rd. over Lake Delton

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91286	SAUK	LAKE DELTON			

Location: Historic Name:

North end of Sarrington St. and Lake Delton

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91287	SAUK	LAKE DELTON			

Location: Historic Name:

Shady Lane over Spring Brook Shady Lane Road Bridge

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91288	SAUK	LAKE DELTON			

Location: Historic Name:

30 Wisconsin Dells Parkway Marshall Memorial Hall

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91289	SAUK	LAKE DELTON			

Location: Historic Name:

Corner of Whitlock and Delevan streets Lake Delton Grade School

Ahi#:	County:	City/Village:	TRS:	Civil Township:	Unincorporated Community:
91547	SAUK	LAKE DELTON			

Location: Historic Name:

COUNTY HIGHWAY A, over Lake Delton

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Appendix E
Brownfield Sites

DNR Activity Number	Activity Type	Activity Name	Site Name	Address	Municipality	County	DNR Region
04-57-052594	Spills	.5 MI S OF I94 ON STH 12	.5 MI S OF I94 ON STH 12	.5 MI S OF I94 ON STH 12	LAKE DELTON	Sauk	South Central Region
04-57-051340	Spills	1.3 MI N EXIT 890 E BND LN	1.3 MI N EXIT 890 EB LN	1.3 MI N EXIT 890 EB LN	LAKE DELTON	Sauk	South Central Region
04-57-048747	Spills	100 BLK OF N DELAVAN/1 BLK N OF HWY 12	100 BLK OF N.DELAVAN/ 1 BLK N OF HWY	100 BLK OF N DELAVAN/1 BLK N	LAKE DELTON	Sauk	South Central Region
04-57-043960	Spills	300' W MP 101, I90/94	300' W MP 101, I90/94	300' W MP 101, I90/94	LAKE DELTON	Sauk	South Central Region
04-57-041026	Spills	EMERALD CT - AMUSEMENT PARK	AMUSEMENT PARK	EMERALD CT	LAKE DELTON	Sauk	South Central Region
04-57-038413	Spills	BTW PLATT RES & DELTON OAKS MOTEL	BTW PLATT RES & DELTON OAKS MOTEL	BTW PLATT RES & DELTON OAKS M	LAKE DELTON	Sauk	South Central Region
04-57-051432	Spills	BURRETT ST IN LAKE DELTON	BURRETT ST IN LAKE DELTON	BURRETT ST IN LAKE DELTON	LAKE DELTON	Sauk	South Central Region
09-57-293337	No Action Required	COMMUNITY ACTION BLDG	COMMUNITY ACTION BLDG	205 E LAKE ST	LAKE DELTON	Sauk	South Central Region
04-57-284251	Spills	LAKE DELTON VIL	CONFLUENCE OF SPRING BROOK & LAKE DELTON	SPRING BROOK & LAKE DELTON	LAKE DELTON	Sauk	South Central Region
03-57-002820	LUST	DANS AMOCO	DANS AMOCO	922 STH 12	LAKE DELTON	Sauk	South Central Region
09-57-297342	No Action	DELLS DUCK TOURS TICKET	DELLS DUCK TOURS	151 WISCONSIN	LAKE DELTON	Sauk	South Central

	Required	BOOTH	TICKET BOOTH	DELLS PKWY S			Region
03-57-002143	LUST	DELLS OASIS	DELLS OASIS	I90/94 & STH 23	LAKE DELTON	Sauk	South Central Region
03-57-000218	LUST	DELLS OASIS/MIRROR LK TRK	DELLS OASIS/MIRR OR LK TRK	LAKE DELTON	LAKE DELTON	Sauk	South Central Region
03-57-001770	LUST	DELTON FOOD CENTER SITE #1	DELTON FOOD CENTER	524 WI DELLS PKWY	LAKE DELTON	Sauk	South Central Region
03-57-099099	LUST	DELTON FOOD CENTER SITE #2	DELTON FOOD CENTER	524 WI DELLS PKWY	LAKE DELTON	Sauk	South Central Region
03-57-206488	LUST	DELTON TN	DELTON TN	E10064 XANADU RD	LAKE DELTON	Sauk	South Central Region
04-57-044225	Spills	E BND ON I90/94 -BASS CREEK BRIDGE	E BND ON I90/94	E BND ON I90/94	LAKE DELTON	Sauk	South Central Region
04-57-443758	Spills	TRANSPORT AMERICA	E BND ON I90/94	E BND ON I90/94	LAKE DELTON	Sauk	South Central Region
09-57-293618	No Action Required	FAMILYLAND AMUSEMENT	FAMILYLAND AMUSEMENT	1701 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
03-57-000252	LUST	FIELD PROPERTY	FIELD PROPERTY	150 WISCONSIN DELLS PKWY S	LAKE DELTON	Sauk	South Central Region

03-57-001272	LUST	FLATH PROPERTY	FLATH PROPERTY	1500 BLK WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
03-57-001990	LUST	GARROW OIL CITGO STATION	GARROW OIL CITGO STATION	110 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
04-57-044299	Spills	GASSER RD - BY FIRE STATION PIZZA HUT	GASSER RD - BY FIRE STATION PIZZA H	GASSER RD - BY FIRE STATION PI	LAKE DELTON	Sauk	South Central Region

<u>03-57-001609</u>	LUST	GROSS COMMON CARRIER INC	GROSS COMMON CARRIER INC	HWY 12	LAKE DELTON	Sauk	South Central Region
<u>03-57-000416</u>	LUST	HITCHCOCKS SERVICE CENTER	HITCHCOCKS SERVICE CENTER	STH 12 & I90/94	LAKE DELTON	Sauk	South Central Region
<u>04-57-217653</u>	Spills	HITCOCK SERVICE	HITCOCK SERVICE	1131 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
<u>09-57-297306</u>	No Action Required	HOME DEPOT PROPERTY	HOME DEPOT PROPERTY	E10185 HWY 23	LAKE DELTON	Sauk	South Central Region
<u>04-57-037953</u>	Spills	HWY 12 .5 BLK N OF HWY 23	HWY 12 .5 BLK N OF HWY 23	HWY 12 .5 BLK N OF HWY 23	LAKE DELTON	Sauk	South Central Region
<u>04-57-040409</u>	Spills	HWY 12/23 & DELAVAN ST	HWY 12/23 & DELAVAN ST	HWY 12/23 & DELAVAN ST	LAKE DELTON	Sauk	South Central Region
<u>04-57-051640</u>	Spills	DELLS OASIS TRUCK STOP	HWY 23 & I90/94 DELLS OASIS TRUCK S	HWY 23 & I90/94 DELLS OASIS TR	LAKE DELTON	Sauk	South Central Region
<u>04-57-040414</u>	Spills	I90/94 & HWY 23	I90/94 & HWY 23	I90/94 & HWY 23	LAKE DELTON	Sauk	South Central Region
<u>04-57-038646</u>	Spills	I90/94 E OF MP 93	I90/94 E OF MP 93	I90/94 E OF MP 93	LAKE DELTON	Sauk	South Central Region
<u>04-57-050279</u>	Spills	I94 MARKER 89 E BND	I94 MARKER 89 E BOUND	I94 MARKER 89 E BOUND	LAKE DELTON	Sauk	South Central Region
<u>03-57-001799</u>	LUST	INN OF THE DELLS PROPERTY	INN OF THE DELLS PROPERTY	611 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
<u>03-57-120697</u>	LUST	LAKE DELTON FIRE DEPT	LAKE DELTON FIRE DEPT	30 WISCONSIN DELLS PKWY S	LAKE DELTON	Sauk	South Central Region
<u>09-57-296959</u>	No Action Required	LAKE DELTON MOBIL	LAKE DELTON MOBIL	1171 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
<u>09-57-</u>	No	LAKE DELTON	LAKE	1171	LAKE	Sauk	South

296809	Action Required	TRAVEL MART	DELTON TRAVEL MART	WISCONSIN DELLS PKWY	DELTON		Central Region
03-57-002569	LUST	LAKE DELTON VIL SITE #2	LAKE DELTON VIL	12 W MONROE ST, ADJACENT TO	LAKE DELTON	Sauk	South Central Region
03-57-002795	LUST	LAKE DELTON VIL	LAKE DELTON VIL	DAM RD & CTH A, S OF	LAKE DELTON	Sauk	South Central Region
03-57-002568	LUST	LAKE DELTON VIL SITE #1	LAKE DELTON VIL	W MONROE ST & BURRIT AVE	LAKE DELTON	Sauk	South Central Region

09-57-296910	No Action Required	LAKE DELTON VIL LIFT STATION	LAKE DELTON VIL LIFT STATION	DAM RD	LAKE DELTON	Sauk	South Central Region
04-57-267887	Spills	LEE PIT ON SHADY RD	LEE PIT ON SHADY RD	SHADY RD	LAKE DELTON	Sauk	South Central Region
03-57-241298	LUST	LUSCZAK PROPERTY	LUSCZAK PROPERTY	584 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
03-57-237047	LUST	MARCUS CORP PROPERTY	MARCUS CORP	530 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
04-57-174190	Spills	MIRROR LAKE BRIDGE	MIRROR LAKE BRIDGE	I94 E BND MP 91	LAKE DELTON	Sauk	South Central Region
04-57-279777	Spills	QUALITY SANDBLASTING	MIRROR LAKE BRIDGE	I94 E BND MP 91	LAKE DELTON	Sauk	South Central Region
04-57-048503	Spills	N FROM HWY 135 ON PRIVATE RD	N FROM HWY 135 ON PRIVATE RD	N FROM HWY 135 ON PRIVATE	LAKE DELTON	Sauk	South Central Region
09-57-294849	No Action Required	PICKEREL SLOUGH RESORT	PICKEREL SLOUGH RESORT	HWY 23	LAKE DELTON	Sauk	South Central Region
02-57-001003	ERP	PINE CONE CONDOMINIUMS	PINE COVE CONDOMINIUMS	XANADU RD & BURNETT	LAKE DELTON	Sauk	South Central Region
09-57-	No	PIONEER PARK	PIONEER PARK	E10570 FERNDALE	LAKE	Sauk	South

294859	Action Required	RESORT	RESORT	RD	DELTON		Central Region
03-57-002190	LUST	PORT VISTA AQUA SPORT	PORT VISTA AQUA SPORT	HIAWATHA DR	LAKE DELTON	Sauk	South Central Region
04-57-042293	Spills	HIAWATHA DR	PORT VISTA AQUA SPORT	HIAWATHA DR	LAKE DELTON	Sauk	South Central Region
09-57-294950	No Action Required	RED OAK CAMPGROUND	RED OAK CAMPGROUND	S2364 HWY 12	LAKE DELTON	Sauk	South Central Region
03-57-000409	LUST	SCOTT CONST	SCOTT CONST INC	I90 & STH 23	LAKE DELTON	Sauk	South Central Region
03-57-190226	LUST	TERRIS SHORTSTOP	TERRIS SHORTSTOP	152 MUNROE ST	LAKE DELTON	Sauk	South Central Region
09-57-295449	No Action Required	TOMMY BARTLETT HELIPORT	TOMMY BARTLETT HELIPORT	560 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
04-57-044486	Spills	W BND 190-94 MP 93.5	W BND 190-94 MP 93.5	W BND 190-94 MP 93.5	LAKE DELTON	Sauk	South Central Region
04-57-275630	Spills	ALLIANT ENERGY	WILDERNESS RESORT	842 CANYON RD	LAKE DELTON	Sauk	South Central Region
03-57-000466	LUST	WINCHEL PROPERTY	WINCHEL PROPERTY	WARD ST	LAKE DELTON	Sauk	South Central Region
03-57-000421	LUST	WISCONSIN DUCKS	WISCONSIN DUCKS	1890 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region
09-57-292263	No Action Required	WISCONSIN DUCKS	WISCONSIN DUCKS	1890 WISCONSIN DELLS PKWY	LAKE DELTON	Sauk	South Central Region