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## Acknowledgments

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## **10.0 Purpose**

For the Town of Dellona to achieve its overall vision, which includes the protection of natural and cultural resources, agricultural operations, and the overall quality of life, the Town must successfully interact with multiple agencies and units of government. The Town of Dellona should review local land use and comprehensive plans created by neighboring jurisdictions in Sauk and Juneau County, to evaluate how they may impact the Town of Dellona. This chapter examines aspects of some of those local plans.

### **10.1 Adjacent Town Plans and Planning Efforts**

#### **➤ Town of Winfield (Sauk County)**

The Town of Winfield has adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in April, 2007. Prior to the development of this Comprehensive Plan, the Town had no development plan or land use plan. The Town of Winfield is under the Sauk County Zoning Ordinance. General Ag zoning is the predominant zoning in the Town. The comprehensive plan identifies a Smart Growth primary development district that lies within the City of Reedsburg ET-zoning district, a transition area for agriculture and limited, low-density residential uses, and a resource conservation district that is intended to protect agricultural land and the forested bluffs in the northern third of the Town. Winfield chose not to adopt a density policy or any minimum lot sizes, although its intention is to manage the rate of development through the County subdivision ordinance, and protect resources through the careful siting of residential development.

#### **➤ Town of Reedsburg (Sauk County)**

The Town of Reedsburg adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in September 2004. The Town of Reedsburg Comprehensive Plan has identified areas within the City of Reedsburg's extraterritorial jurisdiction as residential and commercial development areas. The Town has also identified a commitment to preserving agricultural operations, and all areas outside of the City's ET have been identified as agriculture preservation/rural residential areas. The Town of Reedsburg adopted a density-based cluster development program that applies to areas outside of the City's ET and which sets a density of 1 house per 35 acres of ownership with a maximum lot creation per parcel of not more than three in any 10-year period. The Town of Reedsburg is under the Sauk County Zoning Ordinance.

#### **➤ Town of Excelsior (Sauk County)**

The Town of Excelsior is currently undergoing their comprehensive planning process and is expected to be finished in the winter of 2008. The Town of Excelsior is under the Sauk County Zoning Ordinance, and currently requires a minimum five-acre lot for residential development.

#### **➤ Town of Delton (Sauk County)**

The Town of Delton is currently undergoing their comprehensive planning process and is expected to be finished in the winter of 2008. The Town of Delton administers its own zoning ordinances, but remains under Sauk County land division and subdivision ordinance jurisdiction.

➤ **Town of Lyndon (Juneau County)**

The Town of Lyndon does not have a development plan or land use plan and does not intend to develop a comprehensive plan at the time. The Town of Lyndon does not have zoning.

➤ **Town of Seven Mile Creek (Juneau County)**

The Town of Seven Mile Creek does not have a development plan or land use plan and does not intend to develop a comprehensive plan at the time. The Town of Seven Mile Creek does not have zoning.

## **10.2 Current Intergovernmental Programs, Plans, Agreements and Opportunities**

➤ **Sauk County 20/20 Development Plan (1998)**

In 1999, the Sauk County Board of Supervisors adopted the *Sauk County 20/20 Development Plan*. The Development Plan is a policy document that presents a vision statement, goals, and policies on six major planning issues: community change, economic development, farmland preservation, housing, natural resources and transportation. By design, this plan does not contain a county future land use plan map. Individual town plans and other land use plan maps will comprise the various implementation chapters of the Development Plan. The 20/20 Plan also recommends that the County prepare comprehensive rewrites of its Zoning Ordinance and Land Division and Subdivision Regulations Ordinance to reflect the values of the Plan. It also recommends that the County study innovative land use approaches such as purchase of development rights (PDR), transfer of development rights (TDR), and conservation subdivision design as ways to preserve farmland and natural resource areas while respecting private property rights. Finally, the Plan recommends that the County adopt an erosion control/storm water management program, a groundwater protection program, and a highway access control ordinance.

➤ **Memorandum of Agreement concerning US Highway 12 between Middleton and Lake Delton, Wisconsin (March, 1999)**

The Memorandum of Agreement (MOA) is an agreement between Sauk County, Dane County, the State of Wisconsin, WisDOT, the Wisconsin Department of Natural Resources (DNR), the Federal Highway Administration (FHWA), the U.S. Environmental Protection Agency USEPA), the U.S. Fish and Wildlife Service (USFWS), the National Park Service (NPS), and The Nature Conservancy (TNC). The agreement includes commitments and timeframes for Highway 12 improvements in Dane and Sauk Counties, protection of the Baraboo Range National Natural Landmark, farmland preservation and other natural resource protection. Specifically, the parties agreed to the following transportation system improvements:

1. "WisDOT and FHWA may proceed with a phased construction of a modified four-lane USH 12 in Dane County (between Middleton and Sauk City]..."
2. "WisDOT will not initiate construction of a USH 12 bypass of the Village of West Baraboo between Terrytown Road and Point of Rocks before 2015."
3. "WisDOT will exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:



1. Funding of \$250,000 each for Dane County and Sauk County for local planning assistance for "the towns, cities, and villages along the USH 12 corridor to use as they see appropriate to address growth-related issues." This is the funding source for this Highway 12 Corridor Growth Management Plan and future implementation projects to be determined.
2. The creation of the Sauk County Fund in which "WisDOT agrees to provide up to \$250,000 over a five year period in state/federal transportation monies to be used to establish and fund a program to purchase lands, scenic/conservation/agricultural easements and/or development rights from willing sellers in Sauk County outside of the BRNNL". To date, the Sauk County Board has not chosen to utilize this funding allocation.

➤ **Highway 12 Corridor Growth Management Plan (October, 2003)**

As part of the USH12 MOA, funding was provided to address growth-related issues resulting from the expansion of US Hwy 12 from Middleton to Lake Delton. In Sauk County, the Highway 12 Local Planning Assistance Advisory Committee formed, consisting of members of Sauk County, the Ho-Chunk Nation, and local governments along the Hwy 12 corridor. The *Growth Management Plan* focuses on issues such as complementary land use, preservation, access, economic development, and community image issues that arise as a result of the future Highway expansion.

Overall, the Vision for the rural areas seeks to limit large-scale development to protect the economic viability of farming, and the natural beauty and rural character of the area. The Plan also suggests tools and recommendations to achieve this vision. Although the Town of Dellona was not a part of the Highway 12 Local Planning Assistance Advisory Committee, it is included as part of the Plans General Planning Area. This area includes communities that are not directly located along Highway 12, but will probably experience some secondary or "spin-off" impacts from future Highway 12 expansions.

➤ **Sauk County Preservation Program**

Although so far not approved by the Sauk County Board of Supervisors, the Sauk County Preservation Program was designed to protect important natural resources and agricultural land in Sauk County by the direct public acquisition of development rights from willing private landowners.

### **10.3 Current and Future Cooperative Planning Efforts**

➤ **Neighboring Town Planning**

It is anticipated that the Town of Dellona will be represented in the planning processes of adjacent Towns that have elected to develop a land use/comprehensive plan or are updating comprehensive plans.

➤ **Sauk County**

The Town of Dellona should continue to work with Sauk County, particularly with the development of options related to land use and land division, to aid the Town with the implementation of their Comprehensive Plan policies. The Town should continue to work with adjacent communities to ensure that the integrity of Dellona's Comprehensive Plan, and the plans of its neighbors, are not compromised by conflicting community development decisions.

With regard to everyday land division, land use and agriculture-related questions, residents and Town officials are encouraged to work with various county departments. The Sauk County Departments of Planning & Zoning and Land Conservation administer the majority of county ordinances and programs that affect the Town.

#### **10.4 Intergovernmental Cooperation Goal, Objectives, and Policies**

**Intergovernmental Cooperation Goal:** Identify and maintain mutually beneficial relations with neighboring units of government, with Sauk County and with the State of Wisconsin.

##### **Intergovernmental Cooperation Objectives/Policies:**

ICO-1 Maintain relations with all levels of government.

ICP-1a Maintain mutual aid agreements for fire, emergency services and law enforcement.

ICO-2 Work with government and private non-profit agencies to identify and pursue grant opportunities beneficial to the town and its residents/landowners.

ICP-2a Consider publishing a Town newsletter or website to periodically highlight opportunities for residents and landowners.

ICO-3 The Town Board and Plan Commission should stay informed and involved in issues that may affect the town and advocate for the benefit of the Town and its residents.

## 11.0 Purpose

The Land Use Chapter of the Comprehensive Plan is one of the most important components of the plan, second only to the Implementation chapter, which establishes an action plan for the local municipality. Prior to the adoption of the Comprehensive Planning Law (Smart Growth) in 1999, many communities adopted what were termed ‘Land Use Plans’ or ‘Development Plans’, which reflected the goals of the community through specific land use related policies, which would then be enforced through local or county zoning and subdivision regulations and other local ordinances.

The Town of Dellona’s 2000 Land Use Plan represents the first community-wide planning document that addressed some of the broader issues affecting land use including the protection of agricultural lands that exhibit the greatest long-term commitment to agriculture, consideration of impacts of development on natural resources, and orderly low-density development that would not require urban services.

The 2008 Town of Dellona Comprehensive Plan refines these concepts and enacts specific policy measures to achieve the community’s overall Vision. The Land Use chapter recognizes that the goals, objectives and policies under each of the previous chapters either directly or indirectly impact land use within the Town.

The overall purpose of the Land Use chapter within this Comprehensive Plan is two-fold. First, this chapter recognizes policies addressed in previous chapters and discuss their impact on land use. Second, the Land Use chapter offers an opportunity to address issues that are specific to current use and potential future uses of land, land divisions, building permits, density policies, home siting requirements, and development guidelines.

### 11.1 Future Land Use Districts (locations correspond with *Map 11-3 Future Land Uses* )

The designation of future land use districts as shown on *Map 11-3 Future Land Uses* is intended to aid the Town of Dellona in making land use decisions pertaining primarily to rezoning requests and subdivision plats. It is intended that decisions about future land uses in the Town be consistent with this *Map* and that proposals inconsistent with this *Map* not be approved until such time that a map amendment has been completed as part of an amendment to the *Town of Dellona Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

#### **Agricultural Protection Area (APA)**

The Agricultural Protection Area (APA) is intended for sustained agricultural land uses and uses that are consistent with and compatible with agricultural operations. The APA is primarily characterized by cropped and vacant fields as well as adjoining woodlots, wetlands and grasslands. Farmhouses and farmsteads are the predominant form of development. Non-agricultural developed features include hobby-type farmsteads intermixed with scattered non-farm single-family residences. Although farming is the primary use, the area also supports recreational opportunities such as hunting, fishing, snowmobiling, scenic touring and biking activities. A significant portion of the APA includes large parcels under common ownership, although it does include smaller parcels that support residential development.

The primary intent of the APA is to maintain the area's rural appeal and farming tradition. Farms and farming operations should continue to be a significant component of the APA. New rural residential development should be sensitive to the visual landscape while minimizing conflict with farming operations. Hobby farming, lands set aside for preservation and recreation, and low density residential development are forms of land uses that are compatible with the APA.

The APA also includes the Town's most significant remaining natural landscapes. An additional intent of the APA includes the preservation of visual, recreational and ecological resources and to retain larger tracts of connected land under either public or private ownership to protect scenic views, environmentally significant areas, fish and wildlife habitat, water quality, and outdoor recreation opportunities. The APA consists of isolated significant natural areas described under **Chapter 9 Natural Resources** including the Dell Creek Wildlife Area and adjacent corridor, the Beaver Creek Tamarack and Alder Thicket, the Dellona Oak Forest, including the Badlands area.

Any changes in land use in the APA should allow for unobstructed movement of wildlife and surface water. Any new development within the APA area and adjacent lands should be sensitive to impacts on ecological and aesthetic (visual) features. APA areas designated on **Map 11-3 Future Land Uses** may accommodate limited low-density rural residential development provided that such development abides by standards set forth in the Town of Dellona Comprehensive Plan and any separately adopted Town Ordinances.

#### **APA Residential Density**

The number of new residential lots permitted in the APA shall be limited to not more than two (2) lots per forty acres of contiguous ownership. Additional density bonus lots may be permitted if landowners agree to certain resource protection, building siting and landscaping provisions established by the Town. The rate of residential development in the APA and throughout the Town is limited to three Certified Survey Map (CSM) lots in five years, with no more than four CSM lots in each ten-year period. The Sauk County Land Division and Subdivision Regulations Ordinance, Ch. 22 of the Sauk County code of Ordinances detail further subdivision requirements.

#### **Compatible County Zoning:** Agricultural

#### **Rural Residential Area (RRA)**

The Rural Residential Area (RRA) provides for well-planned residential development of small rural subdivisions that are compatible with a mix of rural and residential land uses. The RRA encourages the development of projects that provide a unique rural living opportunity based on the common enjoyment of carefully protected scenic views and shared access to forests, prairies, marshes and ridges to be managed and utilized in common by residents of the subdivision.

The Town of Dellona will favor new development that emphasize efficient use of land, restraint in the disturbance of native vegetation, drainage patterns and recharge zones, and the protection of surface and ground water quality both within and beyond the borders of the development.

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**RRA Residential Density**

The density in the Rural Residential Area shall be limited to one lot per five acres of contiguous ownership. Density may be increased to one lot per two acres of contiguous ownership as incentive for the application of conservation development practices.

**Compatible County Zoning:**

<b>Subdivision Class</b>	<b>Number of Lots</b>	<b>Applicable Zoning</b>
Class I Subdivision	Less than ten (10) lots	Agricultural or Single-Family Residential
Class II Subdivision	Ten (10) to twenty-five (25) lots	Single-Family Residential
Class III Subdivision	Twenty-five (25) or more lots	Single-Family Residential

**11.2 Recent Development Trends**

The issuance of new land use/building permits for single family residential construction in the Town of Dellona has remained relatively constant during the last 16 years. From 1990 to 1999, an average of 20 permits per year were issued for residential construction and from 2000-2006 an average of 27 permits per year were issued. Even though there has been a consistent, and by some standards, low rate of growth, future development pressures should not be overlooked. *Chart LUI Number of Permits Issued (1990-2006)* depicts the relatively constant rate in overall development in the Town of Dellona since 1990; however there appears to be an upward trend in residential housing construction since 2000. Assuming the Town will experience an increase in growth in the rural areas, it will become increasingly important for the Town of Dellona to guide rural residential growth in a way that preserves the rural character of the Town and that can be adequately served by existing public facilities. Where upgrades to public facilities are needed, service to the town should not be impacted.

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**Table LU1: Number of Permits Issued (1990-2006)**

Land Use Permits Issued for New Construction in the Town of Dellona								
Year	Resident					Commercial	Total Permits Issued for New Construction	Percent of Total Issued
	Single Family	Mobile Home	Total Permits Issued for Homesteads	Garage	Other			
1990	14	0	14	2	5	0	21	2.89%
1991	16	0	16	5	5	0	26	3.58%
1992	16	1	17	0	1	0	18	2.48%
1993	28	0	28	1	4	0	33	4.54%
1994	27	1	28	3	2	0	33	4.54%
1995	18	1	19	8	*47	0	74	10.18%
1996	16	2	18	3	*10	0	31	4.26%
1997	15	1	16	4	13	2	35	4.81%
1998	26	0	26	3	*34	8	71	9.77%
1999	25	1	26	2	28	0	56	7.70%
2000	30	0	30	9	18	0	57	7.84%
2001	26	0	26	5	6	0	37	5.09%
2002	39	0	39	2	4	0	45	6.19%
2003	25	0	25	5	*42	0	72	9.90%
2004	31	0	31	5	6	0	42	5.78%
2005	20	1	21	4	14	0	39	5.36%
2006	18	1	19	8	10	0	37	5.09%
Total 1990 - 1999	201	7	208	31	149	10	398	54.75%
Total 2000 - 2006	189	2	191	38	100	0	329	45.25%
Total 1990 to 2006	390	9	399	69	249	10	727	Total
Percent of Total Issued	53.65%	1.24%	54.88%	9.49%	34.25%	1.38%	100.00%	Percent of Total Issued
Average Issued Per Year	22.94	0.53	23.47	4.06	14.65	0.59	42.76	Average Issued Per Year

Source: Sauk County Planning & Zoning

\* The of Land Use Permits for 1995, 1996, 1998, and 2003 under the 'other' category were attributed to the building at Christmas Mountain as well as signs for the resort. It should be noted that there is a significant increase in permit issuance for most of these years.

### 11.3 Current Population and Housing Density

A density calculation can be utilized during the comprehensive planning process to compare population and housing statistics for a community. This calculation will provide additional insight into development patterns and provide background information as the Town of Dellona determines its future development policies and practices. In 2000, with a population of 1,199 persons and a land area of approximately 35 square miles and 22,505 acres, the Town of Dellona's population density was roughly 34 persons per square mile or roughly 1 person per 19 acres.

The calculation for the housing density of the Town of Dellona in 2000 is the number of occupied housing units in 2000 (498 h.u.) divided by the total land area. This equates to about 14 houses per square mile or approximately one home per 45 acres. The further breakdown of these densities based on development patterns and location will be analyzed later in this section.

### 11.4 Existing Land Use

*Map 11-1 Land Use and Land Cover*, along with the following descriptors, will aid in the understanding of existing land uses in the Town. The information provided in this section will serve as baseline data for future studies. Land can be classified by use districts or by cover, and is oftentimes classified by both.

#### Land Use Districts

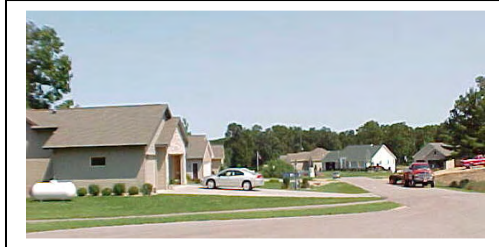
- **Residential.** For purposes of this *Plan* this calculation includes lands designated by the Residential land use districts as described earlier in this chapter, even though all lands under these districts may not yet be developed. These areas combined account for 3% of the Town's land area, or roughly 675 acres of land.
- **Commercial.** For purposes of this *Plan* this calculation includes all lands with a zoning designation of Commercial and Recreational-Commercial as shown on *Map 11-2 Zoning Districts* and which are currently developed for such purposes. Note that for the purposes of this *Plan* all lands under these zoning designations have been considered developed as such. As lands are rezoned to Commercial or Recreational-Commercial and subsequently developed, these lands can be added to this land use category. These areas combined account for 2% of the Town's land area, or roughly 456 acres of land.
- **Agriculture.** Generally, any land not categorized as commercial or residential was put into this category, which primarily included farmland and farmsteads as well as farmettes, woodlots, grasslands and low-density residential development. This is the largest land use category in the Town and includes approximately 95% of the total land area or approximately 21,384 acres.

#### Land Cover Classifications

- **Coniferous Forest.** This area includes land that is primarily undeveloped, evergreen forestland. This area may also include rural residential development with low densities, but due to the small patchwork of acres with this designation, it is highly unlikely. This area represents less than 3.3% of the Town's total land area, or approximately 748 acres.

- **Deciduous Forest.** This area includes private and public lands that are primarily hardwood forestland that is undeveloped and un-platted. This area also includes areas of low-density residential development. This area includes 38% of the Town's total land area, or approximately 8,542 acres.
- **Grassland.** This area includes private and public lands that are undeveloped and are not in agricultural or woodland uses. These areas typically consist of prairie remnants or restored prairies representing grasslands first experienced by early settlers. These areas account for approximately 16% of the Town's land area, or 3,561 acres.
- **Open Water.** These areas are characterized as lakes, ponds and perennial stream. It accounts for 0.01% of the total land area, or approximately 21 acres.
- **Wetland.** These areas consist of hydric soils that are not characterized by standing water. These areas are reflective of flood fringe areas like marshes and low lying stream bank areas. They account for approximately 7% of the Town's area, or approximately 1,578 acres.
- **Barren.** These areas have typically supported mining activities or other human activity, which has left the ground in an infertile state. The areas are characterized by soils incapable of supporting plant growth or by exposed rock formations. This area accounts for 0.2% of the total area, or approximately 40 acres.

### 11.5 Higher Density Development



Currently, higher density developments (defined by RRA land use districts) are concentrated on or in the vicinity of Coon Bluff (Christmas Mountain) and in smaller residential developments on the eastern side of the Town. The policies in this *Plan* call for infill of these areas on lots that are not currently developed. New subdivision development may be

considered in the RRA (currently limited to the **Future Growth Area** as designated on *Map 11-3 Future Land Uses* provided these subdivisions meet the policies and density requirements in this plan and any additional provisions required by the Town of Dellona noted in any supporting Town Ordinance.

### 11.6 Smart Growth Areas (Residential and Commercial)

Smart Growth Areas are statutorily defined as areas that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental and utility costs. Based on this definition and through an examination of the Town as part of this planning process, the primary smart growth area for residential development includes lands described in the *Future Land Uses Map 11-3* as the **Future Growth Area**, in the eastern half of the Town.





➤ **Residential Smart Growth Areas**

Through this comprehensive plan, the RRA land use district has been identified as the primary residential smart growth area and includes lands that were platted as part of the original development of Christmas Mountain, Christmas Mountain Golf Estates and Oakleaf Estate. Also included are the Lake Dellona Subdivision and the Wildflower Addition, Dellona Hills, and Dellwood in the southeastern corner of the Town, and the rural residential area along Oakhill Road and Oakhill Lane in Sections 10 and 11. Many of these lots are currently served by underground electric and phone utilities and have roads or road bases already constructed. Although some of this infrastructure may be sub-standard, it does provide an opportunity for cost-efficient infill development on the many vacant lots. Currently it is estimated that there are over 400 undeveloped lots in the Town, most of which are located in existing subdivisions.



In order to develop these areas, a number of lots, especially in the old Dellwood subdivision, will need to be combined by Certified Survey Map to provide space necessary for a primary residence and lands for a septic system. The lots located in the Wildflower Addition and in the various Christmas Mountain related developments appear to provide ample space, however these lots may be combined at a landowner's discretion.

➤ **Commercial Smart Growth Areas**

The Town of Dellona does not intend to accommodate new commercial development as a standard land use option. Existing commercially zoned lands, as shown on **Map 11-2 Zoning Districts**, may remain in commercial use. Under General Agricultural zoning the Town may elect to permit some cottage industry or home occupations by Special Exception as appropriate land uses within the existing Agricultural or Rural Residential Districts. The Committee discussed likely sites for commercial development and agreed that the crossroads of County Road H and Coon Bluff Road remains the most appropriate location for additional commercial development due to its proximity to the relatively dense Christmas Mountain residential and recreational development. That location lies well within the **Future Growth Area** as identified on the **Future Land Uses Map 11-3**. Other potential commercial development sites that lie within the **Future Growth Area** include the area adjacent to State Road 23 near Dellwood Road, the Dellwood subdivision and the Wildflower Addition to the Lake Dellona / Dellona Hills subdivisions.

**11.7 Residential Secondary Growth Areas**

For the purposes of the *Plan*, Secondary Growth Areas include rural residential areas that offer an additional living option to those identified under the Smart Growth Areas (the RRA designation). The Secondary Growth Areas for residential development includes lands designated by the Town's current **Farmland Preservation Map 5-3** as the Town's *Transition Area*. Residential Secondary Growth Areas do not necessarily meet the definition of smart growth in that they are not contiguous to like land uses and may not realize a low municipal utility cost. Therefore, it will be important that developments in these areas be evaluated according to their impact on

municipal service costs with consideration given to requiring developers in these areas to upgrade utilities and transportation routes so as to accommodate such development without placing a financial burden on the Town of Dellona. Residential development in the Secondary Growth Area emphasizes the placement of residential lots surrounded by larger open spaces and which can accommodate residential structures and open spaces to be utilized for recreation or farmstead activities.

### **11.8 Steps for Siting New Development**

All development occurring in Agricultural Protection and the Rural Residential Areas should result from following the four-step design process outlined in this section. Conservation subdivisions must abide by these guidelines, but they are also strongly advised for conventional subdivisions and Certified Survey Map (CSM) divisions. Lot density incentives may be offered by the Town to encourage landowners to adopt these practices in their design. This approach is derived from Randall Arendt's *Conservation Design for Subdivisions* guide (1996). According to Arendt, all potential building sites should be evaluated for their conservation and development potential, culminating in broad concept plans showing proposed locations of building lots, streets, greens, commons, meadows, woodlands, and other types of open space. During the planning process, the following four steps should be followed sequentially:

1. *Identify All Potential Conservation Areas.*  
Principal conservation areas must always be protected from development, but land containing other features may be deemed equally important to preserve. Environmentally sensitive upland areas, features of historical or cultural significance, scenic landscapes, or any land with unique, rare attributes can be identified for protection. In initial site plans, designers should be encouraged to include more land than they think will eventually be designated as open space, so that no potentially desirable area is excluded from consideration in the design process. In conservation subdivisions, 40% of the land must be set aside for conservation. During the initial stages of planning, as much as 60% of the land may be tentatively reserved for conservation. Steps 2-4 will aid designers in making final conservation area determinations. Planning for conventional subdivision development should follow the same process.
2. *Locate Building Sites.*  
The value of houses is often higher when there are views of open space, so the number of "view lots" should be maximized in any new development. This also ensures that preserved open space is usable and accessible by all members of a community. To allow for the maximum number of buildings with open space views, houses and lots should be human-scaled and not excessively wide. Identifying building sites before drawing lot lines and locating streets allows building locations to be carefully selected so that important natural, cultural, and historical features are preserved. Although it may be impractical to protect all secondary conservation areas, many of the features identified in Step 1 should be avoidable when siting houses.
3. *Design Street Alignments and Trails.*  
After identifying building locations, the next step is to determine the best way to access every residence with a street system. There are a number of environmental considerations involved in the street siting process, and no new streets may be constructed in principal conservation areas. All new roads should avoid wetlands, large trees, mature tree stands, and important wildlife habitats. The length of new access

streets should be minimized for aesthetic, economic, and environmental reasons. If roads must be sited very near mature trees, it is important to leave enough space so that construction equipment does not cross the tree canopies' outer drip lines. This will prevent major damage to the root systems of these trees.

In some cases, it may be desirable to create a "single-loaded street," with buildings all located to one side of the street. The other side of the street should typically border an open space area. This allows for an unobstructed view from the houses or businesses along the street, and showcases preserved natural areas for people who drive, bike, or walk along the road. The view from the natural area is also improved in this situation, as most new houses look far better from the front than the back. People enjoying the open space would probably prefer to see the front facades of neighboring homes rather than the wood decks and sliding glass doors typical of house backs. Residents, in turn, benefit from increased backyard privacy.

Regardless of the layout approach, all new streets should be interconnected and integrated with existing roads. Interconnected streets provide easier and safer access for fire engines, ambulances, school buses, snowplows and garbage trucks. They also distribute traffic evenly, whereas dead-ends and cul-de-sacs often lead to traffic bottlenecks by funneling vehicles to a limited number of through streets. In some areas, cul-de-sacs may be unavoidable due to topographic constraints or the location of principal conservation areas. In these cases, pedestrian and bike linkages should provide connections to other nearby streets or to a neighborhood trail system. Streets serving new developments should be designed to connect with adjoining properties that are potentially developable in the future. This will ensure that few new neighborhoods will be self-contained.

Walking and biking trails should provide residents convenient access to gathering areas, commercial centers, and public open spaces. Trails can serve to connect portions of the town that are not connected by streets, and they can provide recreational opportunities in and around preserved natural areas.

4. *Draw Lot Lines.*

Before determining precise lot lines, conservation areas should be officially delineated. Any secondary conservation areas not designated for street or building development should be protected. Conservation areas should be connected via natural corridors wherever possible. Strips of mature tree stands or wetlands can serve as attractive amenities to development, and can accommodate recreational trails or paths connecting public open space lands.

After the designation of conservation areas, building sites and street alignment, lot line placement should be fairly obvious. Lots abutting conservation areas should not have to be very deep, as the open space visually extends the perceived depth of their yards. In neighborhoods that will utilize joint septic systems, lots should be designed so that two to three houses can easily share one large septic tank and drain field by way of an easement extending across the properties. To utilize space efficiently and to promote friendlier neighborhoods, houses should maintain similar setbacks that are not far from public walking paths or roads.

### **11.9 Town of Dellona Density Policy**

As noted in the previous section, it must be emphasized that the density policy developed by the Comprehensive Planning Committee, utilizing input from Town residents and landowners, aims to represent the opinions and needs of all residents and landowners. To ensure that all groups are fairly recognized, the decision to develop and select this density policy was not by means of simple vote of the majority of Committee members. Rather, the development and selection of the density policy resulted from a formal consensus process that led to an agreement by all of the Committee members to select a ‘middle ground’ that best represents the needs of all residents and landowners. The consensus process and definition of consensus utilized by the Committee is defined under *Chapter 2 Issues and Opportunities*.

#### **➤ The Town of Dellona Density Policy**

The Town of Dellona has adopted a density policy of two houses or lots per 40 acres of contiguous ownership in Agricultural Protection Area (APA). In the Rural Residential Area (RRA), or Future Growth Area, density is limited to one house or lot per five acres of contiguous ownership. However, the Town may offer a density bonus in either district to encourage landowners to adopt conservation development practices. In the APA, the Town may permit the creation of three lots per 40 acres (a bonus of one lot) to landowners who cluster new homes on small (1 or two acre) lots and who invite the Town to identify mutually agreeable locations for structures, driveways and for landscaping.

In the RRA, the Town may permit the creation of one lot per two acres (with a minimum lot size of two acres for unsewered lots) for new developments that adopt conservation subdivision development practices. In conservation subdivisions, principal conservation areas may not be developed, and at least 40% of the land must be preserved. On the remaining 60%, development may be as dense as one house/lot per acre in the Town of Dellona. By adopting a density policy of one house/lot per 5 acres for conventional subdivisions, the Town of Dellona has provided developers an incentive to create conservation subdivisions.

#### **➤ Amendments to the Town of Dellona Density Policy**

Amendments to the Town’s density policy may be deemed appropriate from time to time. To ensure that the any future density policy amendment best recognizes the needs of all residents, the Plan Commission will hold a public hearing to acquire feedback from Town residents and landowners to utilize in the decision-making process.

### **11.10 Zoning Classifications**

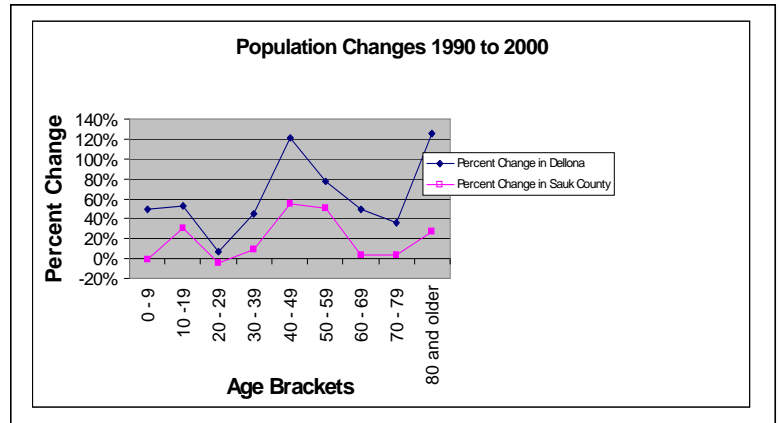
The Town of Dellona adopted county zoning in February 1970. At this time the entire Town was placed under Sauk County’s Agricultural Zoning District. Since that time there have been a number of rezoning actions including the rezoning of lands on and around Coon Bluff to the Single Family Residential zoning district and to the Recreational Commercial zoning district, and a number of other rezoning actions scattered throughout the Town recognizing commercial land uses. A comparison of *Map 11-2 Zoning Districts* and *Map 11-3 Future Land Uses* indicates a strong correlation between lands designated by the RRA (or Future Growth Area) Land Use District and lands zoned Single Family Residential, Commercial or Recreational-Commercial. Finally, lands zoned Agricultural correspond to both the APA and the RRA Land Use District.

### 11.11 Future Land Area Needs

Predicting future land area needs for residential, commercial, and agricultural uses involves projecting current land use, economic and social trends into the future to estimate the community demand for converting land from existing to alternative uses. Estimated land uses can then be mapped. Two factors will be considered in the study of future land use demands in Dellona. The first is population projections over time, and the second factor is local and regional development. For this purpose future land uses are classified as residential, commercial or agricultural.

**Chart P10: Population Changes per Age Bracket**

According to the population projections under *Chapter 3 Population Inventory and Analysis* and *Chapter 4 Housing* it is reasonable to assume that the population will continue to increase in the Town of Dellona, resulting in greater demand for housing. Estimates of new homes needed through the year 2030 require making some assumptions. First, **Chart P10: Population Changes per Age Bracket** shows that population increases vary significantly and that the greatest population increase occurs within the 70-79-age bracket.



Household size is not expected to increase in the Town, and may actually decline. **Table LU2 Household Forecast: Household Size Trend and Lands Needed** correlates population increases to average household size to determine a projected number of new households. Only occupied households were considered for purposes of determining the amount of land needed in the future for additional occupied residential houses. Additional land needed represents an assumption of two acres needed for each new house: an average lot size of 1 ½ acres and an additional ½ acre required for each lot for road rights-of-way, new park dedication and utility rights-of-way.

**Table LU2: Household Forecast: Household Size Trend and Lands Needed**

Year	Population	Average Household Size	Number of Occupied Households	Additional Acres of Residential Land Needed
2000, per census	1,199	2.84	422	
2010, Projection	1,434	2.84	504	164
2015, Projection*	1,550	2.84	545	82
2020, Projection	1,669	2.84	587	84
2025, Projection	1,787	2.84	629	84
2030, Projection	1,905	2.84	670	82

Source: US Census and Sauk County Planning & Zoning

\*This five-year population projection from 2010 to 2015 was interpolated by dividing the projected ten-year increase between 2010 to 2020 by one half.

Based on this projection, the Town can expect about 83 acres to be converted to residential uses in every 5-year time period after 2015. This equates to roughly 42 new lots at 2 acres per lot as

explained above. It is important to note that the Town currently has over 400 vacant residential lots. Although many of these existing vacant lots are sub-standard and a number may be utilized for additional seasonal housing in the future, the Town conceivably has adequate existing residential lots to accommodate additional residential housing development at least through the year 2030.

➤ **Future Commercial Land Area Needs**

To determine the amount of land needed for future commercial land uses, the *Plan* evaluates the amount of land rezoned to the Commercial or Recreational-Commercial Zoning District since 1990. From 1990 through 1999, 53.09 acres were rezoned from an Agricultural Zoning District to a Commercial or Recreational-Commercial Zoning District, while from 2000 to 2005; 4.33 acres were rezoned from Agricultural to a Commercial Zoning District. When looking at the breakdown of lands rezoned from 1990 through 1999, an average of 26.54 acres were rezoned for each 5-year period. When factoring in the 4.33 acres rezoned between 2000 and 2005, this average equates to approximately 20 acres rezoned for each 5-year period. Based on these averages, it is evident that there is currently not a high demand for commercially zoned lands and it can be anticipated that the Town will convert approximately 100 acres to commercial land uses between 2005 and 2030.

In the thirty-eight years since the Town of Dellona adopted the Sauk County zoning ordinance in February of 1970, only 455.94 acres (or 2.03%) of its total land area has been rezoned from Agricultural to Commercial or Recreational Commercial use. That amounts to an average of just under 12 acres per year. At that rate an additional 264 acres will be needed for Commercial and Rec-Commercial uses over the twenty-two years between now and 2030. Given the current Town policy of NOT supporting additional commercial uses, it is likely that for the next few years at least there will be very little additional commercial development in the Town of Dellona. But assuming that reasonable proposals emerge, and residential growth demands continue to increase, some future conversions of agricultural or other undeveloped land within the Future Growth Area could be expected to accommodate necessary commercial development to serve the local population. Even at half the historical rate (since 1970), commercial development could be expected to consume six acres / year, or 132 acres through 2030. Table LU-3 breaks down projected future commercial land needs through 2030.

**Table LU-3: Commercial Lands Needed**

Period Year	Land rezoned to Commercial or Rec Commercial	Additional Commercial Land Needed
1970–2007	455.94	
2008-2010		12 acres
2010-2015		30 acres
2015-2020		30 acres
2020-2025		30 acres
2025-2030		30 acres

Source: Sauk County Planning & Zoning

\* Actual acres rezoned 1970-2007

➤ **Future Agricultural Land Area Needs**

Based upon projected and actual residential and commercial land needs, it can be assumed that the amount of agricultural land in the Town of Dellona will decrease accordingly. To evaluate the amount of agricultural land that may potentially be converted to other uses in 5-year increments, add the projected commercial and residential lands needed from *Table LU2 Household Forecast: Household Size Trend and Lands Needed* and *Table LU-3: Commercial Lands Needed*. Residential land area needed amounts to 496 acres, and commercial land needs are predicted at 132 acres. The total is 628 acres predicted to be converted out of agriculture, forest or other undeveloped category. It is likely that the continued creation of Certified Survey Map lots and implementation of the RRA Land Use District will further reduce the amount of agricultural lands in the Town. However one objective of the RRA Land Use District includes the protection of important resources, which could include important agricultural land along with scenic views, forests, prairies, marshes and ridges.

### **11.12 Natural Limitations to Building and Site Development**

Natural limitations to development vary depending on where in the Town development is being proposed. Generally speaking, the Dell Creek, which traverses the central part of the Town, includes a related floodplain area depicted on *Map 9-3 General Floodplain Areas* and wetlands noted on *Map 9-1 Environmentally Sensitive Areas*. Likewise, there are other non-riparian wetlands scattered throughout the Town. Other natural limitations to development include soil limitations on the placement of foundations, roads and septic suitability. General soils information can be noted under *Chapter 9 Natural Resources* and on *Map 6-1 Septic Suitability*, and *Map 6-2 Alternative Septic Suitability*.

The Town of Dellona should consider additional set-back and siting requirements or protections to avoid unwanted and unplanned development too close to the important water resources of the Dell Creek corridor, as well as development guidelines to protect steep slopes from being deforested or eroded by grading and other development activities.

### **11.13 Land Use Goal, Objectives and Policies**

#### **Land Use Goal:**

The Town of Dellona seeks to maintain a strong agricultural community, to preserve the Town's working farm and forest lands, its rural character, natural beauty and resources, (particularly its drinking water supply and surface water quality), and to prevent land use conflicts through the implementation of growth management policies and procedures that encourage well-planned, owner-occupied family housing and attractive commercial development to meet the needs of residents; that provide safe and efficient public infrastructure and services; and that afford landowners the flexibility to make reasonable economic use of their land.

#### **Land Use Objectives/Policies:**

LUO-1 Preserve farmland, whether tillable cropland, pasture or working forest land.

LUP-1a Encourage limiting new rural residential development to marginal lands (Class IV or poorer)

LUP-1b Encourage new rural residential development near existing development and adjacent to public roads.

- LUP-1c Support public programs that provide landowners with economic alternatives to selling land for non-agricultural purposes.
- LUO-2 Protect the quality and quantity of the groundwater supply.
- LUP-2a Inventory and analyze the current condition and flow of groundwater.
- LUP-2b Identify areas of Town that can best support additional groundwater use.
- LUP-2c Discourage new development in areas of Town that cannot furnish adequate supply and quality of drinking water.
- LUP-2d Prevent new development that generates or requires the storage and management of significant levels of hazardous substances.
- LUP-2e Restrict the location and type of new development to assure sustained flows of groundwater to existing development.
- LUP-2f Require appropriate well-head protection measures.
- LUP-2g Require landowners obtain Sauk County permits for sanitary waste treatment systems prior to Town approval of new development proposals.
- LUO-3 Protect the health of surface waters, lakes, streams and wetlands.
- LUP-3a Prevent construction site stormwater runoff and soil erosion.
- LUP-3b Require implementation of construction site “best management practices”.
- LUP-3c Adopt “low impact development” policies for the design of new residential and commercial development.
- LUP-3d Discourage surface runoff of residential lawn and agricultural nutrients and chemicals that negatively impact surface water resources.
- LUP-3e Prevent new development or expansions of existing development in floodplains.
- LUP-3f Discourage large scale tree removal to accommodate development, and in general, limit the deforestation of hillsides.
- LUO-4 Preserve the Town’s scenic views and its pleasant, relaxed and safe rural character.
- LUP-4a Provide information to new landowners and prospective buyers on the Town of Dellona’s rural traditions, culture and agricultural economy.
- LUP-4b Identify and map the Town’s scenic viewsheds.
- LUP-4c Consider the potential impacts of new development proposals on critical views in the review and approval process.



LUO-5 Encourage compatibility between existing and proposed land uses.

LUP-5a Establish a rigorous and consistent Plan Commission design review and approval process for new development.

LUP-5b Encourage new development to blend into the natural landscape and traditional rural community surroundings.

LUP-5c Identify and discourage negative functional and aesthetic impacts of proposed new development on existing land uses and levels of service of public utilities and facilities.

LUP-5d Require proof of availability of public and emergency services prior to Town approval of new development proposals.

LUO-6 Prevent “sprawl”, but encourage appropriately sized and situated compact residential development and the protection of adjacent farmland and open space. (See suggested definitions of “sprawl”, below)

LUP-6a New residential development is encouraged within the **Future Growth Area**, as described on the Town’s Future Land Use Map. Residential density within the **Future Growth Area** is established at one lot per five acres of contiguous ownership.

LUP-6b New residential subdivision development within the **Future Growth Area** may be permitted at a density of one lot per one acre (excluding right-of-ways) if the development is designed according to conservation subdivision principles, as established by the Town, including the identification, mapping and protection of the primary and secondary conservation values by covenants or restrictions on at least forty percent of the overall land area, the clustering of lots, roads and other improvements, connectivity of streets and infrastructure, careful siting of structures, best management practices for storm water management, landscaping and other requirements to enhance the visual appeal of the development.

LUP-6c Rural farm residential density in the **Agricultural Protection Area**, including all lands outside the **Future Growth Area** as described on the Town’s Future Land Use Map, is established at two lots per forty acres of contiguous ownership.

LUP-6d Cluster development of rural residential lots in the **Agricultural Protection Area** as described on the Town’s Future Land Use Map may be permitted at a density of three lots per forty acres, with a one-acre minimum lot size, if landowners agree as a condition of the permit to follow requirements established by the Town regarding the location of new lots, driveways and other improvements, the protection of agricultural land and natural resources, and the landscaping of new lots to provide visual appeal.

LUP-6e The rate of residential development throughout the Town of Dellona is established at a maximum of three CSM lots in five years, and four CSM lots in ten years.

LUP-6f Encourage Sauk County to develop a Transfer of Development Rights program to protect family farms and to help locate new development in the Town's designated Primary Development district..

LUO-7 Achieve cost-efficient and community-responsive provision and maintenance of public services and facilities.

LUP-7a Participate with neighboring communities and Sauk County in opportunities for regional collaboration in the planning and development of new public facilities, infrastructure and services.

LUP-7b Encourage facility and infrastructure improvements that serve the needs of local residents and limit the negative social, environmental and fiscal impacts of regional infrastructure development on local communities.

LUP-7c Identify the potential environmental impacts and costs of local public facility upgrades before investing public funds in design, procurement and construction.

LUP- 7d Seek practical but energy and resource efficient alternatives to conventional facility design and management practices. For example, consider "traffic calming" strategies or bicycle and walking trails instead of expensive Town road upgrades to accommodate faster traffic.

**Suggested Definitions of Sprawl (*One or more of these could be included in the Text of the Land Use Chapter*)**

1. Sprawl is poorly-planned, land-hungry development that eats up farms, meadows and forests, turning them into wasteful, sterile strips and subdivisions that serve cars better than people.

2. Sprawl is dispersed, auto-dependent development outside of compact urban and village centers, along highways, and in the rural countryside. Sprawl is typically characterized by...

- Excessive land consumption
- Low densities in comparison with older centers
- Lack of choice in ways to travel
- Fragmented open space, wide gaps between development and a scattered appearance
- Lack of choice in housing types and prices
- Separation of uses into distinct areas
- Repetitive one-story development
- Commercial buildings surrounded by acres of parking
- Lack of public spaces and community centers.

3. "Sprawl" is poorly-planned, low-density, land-intensive urbanization of rural areas that is characterized by strictly regulated separation of land uses into vast single-purpose districts requiring an overdependence on cars as the only effective means of transportation between destinations, overly wide urban streets flanked by acres of parking lots surrounding one-story commercial strips, fragmented and dysfunctional open spaces, and speculative market subdivision development that lacks recognizable community identity and authentic cultural relevance.

## **12.0 Purpose**

A number of the policies in this Comprehensive Plan will not be implemented automatically, and follow-up actions will be required for the Plan to become a reality. However, by default, many of the plan policies have been developed in such a manner that, by themselves, they provide specific guidance to the Town with everyday decision-making. Therefore, the Town of Dellona Comprehensive Plan has two roles. One of these roles is to provide everyday guidance for decision making by the Town, and the other is to provide specific direction for carrying forth projects that will aid the Town with the full realization of its vision, goals and objectives.

This section is meant to provide guidance for the general process of adopting the Comprehensive Plan as well as more specific detail on how and when amendments will be made to the Plan. This section also provides a ‘timeline of implementation’ of all policies in the plan and recommendations, where needed, as to whom will be implementing these policies. This section defines the suggested implementation roles of the Plan Commission, Town Board, and the Economic Development Advisory Committee.

## **12.1 Plan Adoption**

The Town of Dellona Comprehensive Plan must be adopted in a manner that recognizes a commitment to implement each policy within the Plan. The Plan itself will also be adopted as an ordinance, which will allow the Town to enforce its vision, goals, objectives, and policies. The Town has also included all of the basic elements of Comprehensive Planning and has achieved all 14 goals of the ‘Smart Growth’ legislation.

In addition to this achievement, the development of this plan included an extensive public participation component, which ensured numerous opportunities for residents, landowners, and neighboring governments to give input. Also, the Town of Dellona Comprehensive Plan Committee consisted of people from all interests and backgrounds, ensuring that the plan was developed by the people and for the overall good of the Town. The public participation plan and scope of services to the planning process are noted in Appendix C.

The final Comprehensive Plan will be reviewed by the Plan Commission, which will forward its recommendations to the Town Board for final Town approval. Upon Town approval, the Plan will be forwarded to the Planning, Zoning and Land Records Committee, which will recommend final approval by the Sauk County Board. Once approved by the county board, the Plan will finally be submitted to the State of Wisconsin, Department of Administration.

## **12.2 Plan Monitoring, Amendments, and Update**

The Town should regularly evaluate its progress towards achieving the policies in this Comprehensive Plan, and amend and update the Plan as appropriate. This section suggests recommended criteria and procedures for monitoring, amending, and updating the Plan.

### **➤ Plan Monitoring**

The Town should constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions based on the recommendation/policies of the Town of Dellona Comprehensive Plan. More specifically, for each proposal that comes before the Town, any recommendation by the Town’s Plan Commission and final action by the Town Board

should reference any and all plan policies utilized as part of the review and decision-making process. This reference may come in the form of a resolution or minutes officially adopted by the Town.

➤ **Plan Amendments**

Amendments may be deemed appropriate or necessary in the years following the adoption and implementation of this Comprehensive Plan. Amendments are generally defined as either minor or major. Minor amendments generally include changes to maps or general text. Major amendments are defined as any change to plan policies. Therefore major amendments will require, at a minimum, a public hearing to garner input from the community regarding the amendment(s).

➤ **Plan Update**

The State comprehensive planning law requires that the Comprehensive Plan be updated at least every ten years. As opposed to an amendment, an update is often a substantial re-write of the Plan document and maps. Further, on January 1, 2010, “any program or action that affects land use” will have to be consistent with locally-adopted comprehensive plans- including zoning and subdivision ordinances, annexation, and transportation improvements. Based on these two deadlines, the Town should update its Comprehensive Plan before the year 2019 (i.e., ten years after 2009). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

### **12.3 Role of Implementation**

➤ **Town Board**

The Town Board will provide for general oversight of the Plan Commission’s activities relative to selecting and guiding Comprehensive Plan Implementation Committee participants. The Town Board will also consider any current proposals and ensure that they are consistent with this Plan as well as consider Plan Commission recommendations for such proposals. Like Plan Commission members, Town Board members are encouraged to take an active role as members of the Implementation Committee.

➤ **Plan Commission**

It is intended that the primary body responsible for the implementation of this Comprehensive Plan be the Plan Commission. Implementation by the Plan Commission will take two forms. The first form comes with the utilization of the Comprehensive Plan for everyday decision-making. It is also recommended that the Plan Commission take the role of identifying policies within the Plan to support its recommendation to the Town Board. The second form of implementation recognizes the role of the Plan Commission to select participants for the Comprehensive Planning Implementation Committee and guide the work of this Committee. This work should be based on the premise that this Committee will be the ‘work-horse’ behind the implementation of many Plan policies. It is highly recommended that Plan Commission members, in addition to simply guiding the Implementation Committee, become members of this Committee themselves.

➤ **Economic Development Advisory Committee (EDAC)**

The Economic Development Advisory Committee (EDAC), if implemented, should be composed of local business owners and others interested in furthering economic development within the

community. This committee will be responsible for implementing selected Economic Development policies. The Committee will also be officially recognized by the Town Board.

### 12.4 Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order implement this Comprehensive Plan. This summary has been broken down by each element and elements' policies to include a minimum recommended course of action and suggested timeframe for implementation. Each policy has also been assigned a representative body charged with the primary implementation of the policy.

#### HOUSING

Policy	Implementation Timeframe	Representative Body
HP-1A	2009-ongoing	Plan Commission/Town Board
HP-1B	2009-ongoing	Plan Commission/ Town Board
HP-1C	2009-ongoing	Plan Commission/Town Board
HP-1D	2009-ongoing	Plan Commission/Town Board
HP-1E	2110-2111	Plan Commission/Town Board
HP-3A	2009-ongoing	Plan Commission/Town Board
HP-3B	2009-ongoing	Plan Commission/Town Board

#### AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body
ARO-1	2010-2011	Plan Commission/Town Board
ARO-2	2010-ongoing	Plan Commission/Town Board
ARO-3	2010-ongoing	Plan Commission/Town Board
ARP-4a	2010-ongoing	Plan Commission/Town Board
ARP-4b	2010-ongoing	Plan Commission/Town Board
ARP-4c	2010-ongoing	Plan Commission/Town Board
ARP-5a	2010-ongoing	Plan Commission/Town Board
ARP-4e	2010-ongoing	Plan Commission/Town Board
ARP-4f	2010-ongoing	Plan Commission/Town Board

#### UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRP-1a	2009-ongoing	Plan Commission/ Town Board
UCRP-2a	2010-2011	Plan Commission/Town Board
UCRP-3a	2010-ongoing	Plan Commission/Town Board
UCRP-3b	2010-ongoing	Plan Commission/Town Board
UCRP-4a	2010-ongoing	Plan Commission/Town Board
UCRP-4b	2010-ongoing	Plan Commission/Town Board
UCRP-5a	2009-ongoing	Plan Commission/Town Board

## TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1a	2009-ongoing	Plan Commission/ Town Board
TP-2a	2010-ongoing	Plan Commission/Town Board
TP-2b	2010-ongoing	Plan Commission/Town Board
TP-2c	2011-2012	Plan Commission/Town Board
TP-2d	2011-ongoing	Plan Commission/Town Board
TP-3	2011-ongoing	Plan Commission/Town Board
TP-4a	2011-2012	Plan Commission/Town Board
TP-4b	2011-2012	Plan Commission/Town Board
TP-4c	2011-2012	Plan Commission/Town Board
TP-5a	2011	Plan Commission/Town Board/SC P&Z
TP-5b	2011	Plan Commission/Town Board

## ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDO-1	2009-ongoing	Plan Commission/Town Board
EDO-2	2010-ongoing	EDAC**
EDP-3a	2010-ongoing	EDAC
EDO-4	2009-ongoing	Plan Commission/Town Board

\*\*Economic Development Advisory Committee (suggested-see plan text for explanation)

## NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRP-1a	2009-ongoing	Plan Commission/Town Board
NRP-1b	2009-ongoing	Plan Commission/Town Board
NRP-1c	2009-ongoing	Plan Commission/Town Board
NRP-1d	2009-ongoing	Plan Commission/Town Board
NRP-1e	2010-1011	Plan Commission/Town Board
NRP-2a	2009-ongoing	Plan Commission/Town Board
NRP-2b	2010-ongoing	
NRP-2c	2010-ongoing	Plan Commission/Town Board
NRP-3a	2009-ongoing	Plan Commission/Town Board
NRP-3b	2009-ongoing	Plan Commission/Town Board
NRP-4a	2009-ongoing	Plan Commission/Town Board
NRP-5a	2009-ongoing	Plan Commission/Town Board

**INTERGOVERNMENTAL COOPERATION**

<b>Policy</b>	<b>Implementation Timeframe</b>	<b>Representative Body</b>
ICP-1a	2009-ongoing	Plan Commission/Town Board
ICP-2a	2010-ongoing	Plan Commission/Town Board
ICO-3	2009-ongoing	Plan Commission/Town Board

**LAND USE**

<b>Policy</b>	<b>Implementation Timeframe</b>	<b>Representative Body</b>
LUP-1a	2009-ongoing	Plan Commission/Town Board
LUP-1b	2009-ongoing	Plan Commission/ Town Board
LUP-1c	2009-ongoing	
LUP-2a	2011-2012	Plan Commission/Town Board/USGS*
LUP-2b	2012-ongoing	Plan Commission/Town Board
LUP-2c	2012-ongoing	Plan Commission/Town Board
LUP-2d	2009-ongoing	Plan Commission/Town Board
LUP-2e	2009-ongoing	Plan Commission/Town Board
LUP-2f	2009-ongoing	Plan Commission/Town Board
LUP-2g	2009-ongoing	Plan Commission/Town Board
LUP-3a	2009-ongoing	Plan Commission/Town Board
LUP-3b	2009-ongoing	Plan Commission/Town Board
LUP-3c	2009-ongoing	Plan Commission/Town Board
LUP-3d	2009-ongoing	Plan Commission/Town Board
LUP-3e	2009-ongoing	Plan Commission/Town Board
LUP-3f	2009-ongoing	Plan Commission/Town Board
LUP-4a	2010-ongoing	Plan Commission/Town Board
LUP-4b	2011-2012	Plan Commission/Town Board
LUP-4c	2012-ongoing	Plan Commission/Town Board
LUP 5a	2011-2012	Plan Commission/Town Board
LUP-5b	2010-ongoing	Plan Commission/Town Board
LUP-5c	2011-2012	Plan Commission/Town Board
LUP-5d	2009-ongoing	Plan Commission/Town Board
LUP-6a	2009-ongoing	Plan Commission/Town Board
LUP-6b	2009-ongoing	Plan Commission/Town Board
LUP-6c	2009-ongoing	Plan Commission/Town Board
LUP-6d	2009-ongoing	Plan Commission/Town Board
LUP-6e	2009-ongoing	Plan Commission/Town Board
LUP-6f	2010-ongoing	Plan Commission/Town Board
LUP-7a	2010-ongoing	Plan Commission/Town Board
LUP-7b	2010-ongoing	Plan Commission/Town Board
LUP-7c	2010-ongoing	Plan Commission/Town Board
LUP-7d	2010-ongoing	Plan Commission/Town Board

\*USGS- U.S. Geological Service

### **12.5 Consistency Among Plan Elements**

The State Comprehensive Planning statute requires that the implementation element “describe how each of the elements of the Comprehensive Plan shall be integrated and made consistent with the other elements of the Comprehensive Plan.” Preparing the various elements of the Town of Dellona Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies between the different elements of this Plan.

### **12.6 Annual Review of the Implementation Progress**

It is intended that prior to each annual meeting, the Plan Commission and Town Board jointly review the Vision, Goals, Objectives and Policies of this Comprehensive Plan to ensure that the Plan has been adhered to and to ensure its continued implementation. This will be particularly important for those policies that have an asterisk (\*), which are policies that require additional work as part of their implementation. It is also intended that an update be provided at each annual meeting, which summarizes both how and when policies of the Town of Dellona Comprehensive Plan have been/will be implemented. This process of review and summary will also offer the Plan Commission and Town Board an opportunity to identify the policies that may be implemented with the assistance of any additional appointed Committee to complete tasks.



**The Town of Dellona, located in north central Sauk County, is a rural and recreational community characterized by quiet, scenic beauty and a strong sense of local identity. Dellona is rich in natural and recreational resources that include the Dell Creek Wildlife Area, part of Mirror Lake, dramatic wooded hills, and productive agricultural lands. These conditions along with the Town's proximity to the Wisconsin Dells area recreational attractions encourage continued growth in the Town of Dellona. The Town's leaders have recognized comprehensive planning as an appropriate means for the community to address its current growth and future needs while protecting the unique local characteristics that Dellona's residents traditionally value.**

### **1.0 Purpose Of This Plan**

The purpose of the Town of Dellona Comprehensive Plan is to help guide local decision-making by:

- Establishing a range of housing choices appropriate for a growing rural community;
- Identifying transportation facilities and public utilities needed to serve existing and new development;
- Documenting and understanding the community's heritage of cultural and natural resources;
- Identifying areas appropriate for natural and cultural resource preservation and for development
- Identifying opportunities to preserve open space land for ecological, recreational, and aesthetic reasons.
- Including provisions that emphasize economic development that is locally relevant and environmentally sustainable;
- Establishing and assigning future land use districts based on desired land uses;

The Comprehensive Plan has been prepared in accordance with Wis Stat § 66.1001 and is the culmination of nearly two years of work on the part of a 14-member Comprehensive Planning Committee. Input from numerous other citizens of the Town and knowledgeable people from throughout Sauk County has been incorporated into the final Comprehensive Plan. The Plan itself is comprised of nine primary elements, as noted below, however this Plan has rearranged some elements or portions thereof to allow for a greater level of analysis based on some of the more important issues in the Town. For example, Natural Resources and Agriculture have been separated into two individual sections, while Cultural Resources has been included with Utilities and Community Facilities. Additionally, the 'Issues and Opportunities' element has been expanded to include an in-depth analysis of a Community Survey, Vision Session, and Focus Group make-up.

For each of these redefined elements, broken into chapters, minimum requirements of the comprehensive planning legislation are met and in many cases exceeded. In this Plan, a description of each element is provided under the purpose statement of each chapter, along with a primary goal, objectives and identified policies. Each chapter is accompanied by a series of charts, tables and maps to illustrate both background information and the intent of the identified goals, objectives and policies.

In addition to the nine required elements, the comprehensive planning legislation also set forth 14 goals for communities to reach both throughout and at the completion of their planning processes. Although these goals are not required, this Plan and planning process has accomplished them.

The nine elements and 14 goals of the comprehensive plan are noted below:

➤ **Nine Elements**

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agriculture, Natural and Cultural resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

➤ **Fourteen Goals**

1. Promoting redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures
2. Encouraging neighborhood designs that support a range of transportation choices
3. Protecting natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources
4. Protecting economically productive areas, including farmland and forests
5. Encouraging land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs
6. Preserving cultural, historic and archeological sites
7. Encouraging coordination and cooperation among nearby units of government
8. Building community identity by revitalizing main streets and enforcing design standards
9. Providing an adequate supply of affordable housing for all income levels throughout each community
10. Providing adequate infrastructure, public services and a supply of developable land to meet existing and future market demand for residential, commercial and industrial uses
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels
12. Balancing individual property rights with community interests and goals
13. Planning and development of land uses that create or preserve varied unique urban and rural communities
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

To guide the development of goals, objectives and policies, planning participants developed an overall Vision of how the Town should look and feel in the future. The input for the development of the Town's Vision was gathered through a 'Visioning Session', as well as through feedback from the Comprehensive Planning Committee. In addition to aiding with the development of the Plan's goals, objectives, and policies, the Vision is meant to assist the Town with the actual implementation of the Plan through the years. The Vision is primarily meant to serve as a grounding point for future decisions. It broadly and effectively addresses the needs, desires, and thoughts of residents and landowners in Dellona.

The highlight of the planning process was its reliance on extensive public participation and input, far exceeding the requirements of the comprehensive planning legislation. The legislation requires, at a

minimum, one town-sponsored public hearing when the draft plan is ready for adoption. In contrast, this planning process focused heavily on public input to formulate a plan that best represents all interests in the Town. The process began with the appointment of a representative Comprehensive Planning Committee and continued with a community-wide survey and vision session, an open house and numerous public meetings.

### **1.1 Statement of Vision, Goals, Objectives and Policies**

Each Chapter in this Comprehensive Plan includes a primary goal followed by objectives and policies, which will provide future direction to the Town. Visions, goals, objectives and policies are defined as follows:

- A ***Vision*** is the expression of a community's overall desired future direction. The vision statement serves as the foundation for setting goals, objectives and policies.
- ***Goals*** are broad, advisory statements that express general public priorities about how the Town should approach preservation and development issues. These goals are based on key issues, opportunities and problems that affect the Town and are derived from the future Vision of a Town.
- ***Objectives*** suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of the goal. While achievement of an objective is not always easily measured, objectives are usually attainable through policies and specific implementation activities.
- ***Policies*** are rules, courses of action, or programs used to ensure Plan implementation and to accomplish the goals and objectives of a Plan. Town decision-makers should use policies, including any housing density policy, on a regular basis. Success in achieving policies is usually measurable.

### **1.2 Planning History**

#### **➤ Town of Dellona Development Plan - 2000**

The Town of Dellona adopted its first Land Use Plan in 2000, which has aided the town in guiding the location of growth and future land uses. This document established goals of managed growth, limited sprawl, and promoting planned development, a strong agricultural community, and natural resource protection, to preserve the Town's rural character and to maintain responsible local government.

### **1.3 Comprehensive Planning Process Sauk County**

As part of the State of Wisconsin's 1999-2000 biennial budget, Governor Thompson signed into law one of the State's most comprehensive pieces of land-use legislation. This legislation is intended to provide local governmental units with the tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. This legislation also includes a substantive definition of a comprehensive plan and provides an essential framework for local land-use decision-making. It also helps local officials determine the likely impacts of their decisions by ensuring that they consider all aspects of community life.

In May of 2005, the Sauk County Department of Planning & Zoning announced that it would apply for a 2006 Comprehensive Planning grant from the State of Wisconsin to facilitate planning processes for local municipalities, enabling them to develop and adopt local Comprehensive Plans. In response, 9 Sauk County municipalities, including three Villages along with six rural towns, passed resolutions indicating their desire to be co-applicants to the grant. Dellona was one of these municipalities.

In the spring of 2006, Sauk County announced that the nine municipalities were awarded a 2006 Comprehensive Planning grant in the amount of \$114,000. Of the total award, Dellona's share was \$17,000. The provisions of the grant required the Town to match the grant award of \$10,000. In an effort to reduce this local match amount, Sauk County agreed to provide \$5,000 of in-kind mapping assistance, bringing the total Town match to not more than \$5,000.

Once the overall grant was awarded, towns in Sauk County could choose to contract with a private consultant or to use Sauk County as a consultant to aid them with the development of their Comprehensive Plans. Six towns and three villages chose to contract with Sauk County, including the Town of Dellona.

#### **1.4 Regional Context**

*Map 1-1 Regional Context* shows the relationship of the Town of Dellona to neighboring communities. The Town is located in the north-central part of Sauk County and is directly adjacent to the Village of Lake Delton, and about 5 miles northeast of the City of Reedsburg. The Town of Dellona also shares a border with Juneau County to the north.

#### **1.5 Jurisdictional Boundaries**

A result of the 2000 Federal Census population data required Sauk County to redistrict its county supervisory district boundaries to achieve new districts of equal population. As a result of this effort, the Town of Dellona was assigned one supervisory district. Supervisory District 3, which incorporates all of the Town of Dellona, also includes the eastern two-thirds of the Town of Winfield. *Map 1-2 Jurisdictional Map* depicts the exact boundaries of Supervisory District 3.

The Town of Dellona is served by 2 school districts: Reedsburg, and Wisconsin Dells are the two districts. *Map 1-2 Jurisdictional Map* also depicts the locations of these boundaries.

In terms of land use-related issues, the Town of Dellona is governed by the following Chapters of the Sauk County Code of Ordinances:

##### **Administered by Sauk County Clerk**

- Chapter 1 Supervisory District Plan

##### **Administered by the Sauk County Department of Planning & Zoning**

- Chapter 7 Zoning Ordinance
- Chapter 8 Shoreland Protection Ordinance
- Chapter 10 Floodplain Zoning Ordinance
- Chapter 18 Rural Identification System
- Chapter 22 Land Division and Subdivision Regulations Ordinance
- Chapter 23 Tower Siting Ordinance

- Chapter 24 Nonmetallic Mining Reclamation Ordinance
- Chapter 25 Private Sewage System Ordinance

**Administered by the Sauk County Department of Land Conservation**

- Chapter 26 Animal Waste Management Ordinance

**Administered by the Sauk County Sheriff**

- Chapter 27 Animal Control Ordinance

**1.6 Planning Area**

The Planning area covers all lands within the Town of Dellona. As a point of reference, *Map 1-3 Aerial Photography/Parcel Boundaries* shows an overlay of tax parcels on an air photo.

## **2.0 Purpose**

The Town of Dellona Comprehensive Planning Committee is comprised of two Town Board members and fourteen area residents. This committee undertook to identify issues and opportunities facing the Town of Dellona, and to draft a Vision for the Town's future, with supporting goals, objectives and policies. Public participation opportunities sponsored by the committee included a community-wide survey, community visioning session, press releases and media reports, an intergovernmental forum, an open house to view the draft Comprehensive Plan and a public hearing on the final Comprehensive Plan. The committee employed a formal consensus process to agree upon all goals, objectives and policies, including the Town's density policy. A more in depth description and summary of each activity with results are noted in this chapter. Specific background information regarding population, household and employment forecasts, demographic trends, age distribution, educational levels, and income levels and employment characteristics of the Town can be found under the respective chapters that follow in this Plan.

## **2.1 Community Survey**

As part of the process, the Comprehensive Planning Committee developed and administered a community wide survey. The survey questions were developed in collaboration with Town officials and Sauk County Planning and Zoning Department staff to ascertain the opinions and perceptions of residents and landowners on the issues and opportunities in their Town.

During the summer of 2006, 500 surveys were mailed to a random selection of households and landowners in the Town of Dellona. Of the 500 surveys mailed 139, or 27.8%, were returned. This response rate is just below the average for a survey of this nature, probably due to its length and the types of questions asked. A copy of the cover letter to the survey as well as a tally of responses is located in Appendix A. A summary of the more significant results of the survey can be noted as follows:

### **➤ Quality of Life**

Defining and maintaining a high quality of life in Dellona is the most important common denominator among all residents and visitors to Dellona. Sixty-three percent of respondents agree with the statement "the quality of life in the Town of Dellona is excellent." One way to define quality of life is to find out why people choose to live where they do and, more importantly, why they choose to continue to live there. To better define quality of life, the survey asked participants to list their three most important reasons for living in Dellona. The primary response was the rural setting. Many enjoyed the proximity of the city and its commercial and entertainment amenities also. Another reason people choose to live in the Town is because of the aesthetics and natural resources characteristic of the area. Recreational opportunity is the third most common reason people are living in the Town.

### **➤ Housing**

Housing is an important part of how a community grows. Where housing is located can have an impact on a community in terms of the need for services, aesthetics and overall community feel. Using examples of six residential development-types (including a "no Development" option), participants were asked where and how rural housing could be built in the town. Overwhelmingly 40% of respondents chose newly proposed rural "conservation subdivisions" with the requirement that they maintain blocks of protected open space, as compared to the 5% preference for the

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conventional subdivision layout with little or no open space. Twenty-six percent of respondents preferred no new housing development and 20% chose small clusters of homes surrounded by open space. Based on the responses in the survey, it appears as though survey participants are not opposed to additional housing development so long as provisions are made to include open space areas.

➤ **Agriculture Resources**

The majority of respondents (67%) to the survey agreed or strongly agreed that protecting farmland from development is important, suggesting a strong commitment to sustaining agriculture operations in the Town. When asked if residents support the direct sale of farm products, 62% indicated they would. Seventy two percent of residents also indicated that large livestock operations should be confined to certain areas of the town.

➤ **Economic Development**

Agriculture and recreation represent the two primary forms of local economic activity in the Town, however alternative forms of economic development were also considered in the survey. Sixty-seven percent of respondents either “Strongly agree or “Agree” that “protecting farmland from development is important.” In terms of sustaining agriculture, survey respondents were asked if they felt there were adequate agriculture support and complementary services such as cooperatives, agronomists, implement dealers, haulers, etc., in northern Sauk County to keep agriculture viable in the Town. Of the total response from residents, many of whom are presumably not farmers, 32% indicated that there were adequate support services while 53% were unsure.

In terms of other economic opportunities, respondents were questioned about their support for business development. In undeveloped rural areas 53% expressed support for either small (10 or fewer full-time employees) or large business, against 47% in opposition. In areas adjacent to existing development, 63% of respondents would support both small and large business, against only 18% in opposition. However, respondents did not express much enthusiasm for any of several types of commercial business types offered as examples. Agricultural supply/service topped the list with a 37.6% approval rating. Sixty-three percent disagreed with the idea of industrial development.

➤ **Utilities and Community Resources**

This category of the survey evaluated residents’ satisfaction with public facilities such as the Town Hall, libraries and publicly supported recreational amenities. It also measured satisfaction with public services such as fire, garbage collection and library opportunities, and attitudes toward the source of energy supplies and alternatives. Respondents generally agree that existing community facilities are adequate, although their opinion of the availability of boat docks and other recreational facilities didn’t measure up. The new Town Hall generated the best response, with a 79.4% approval rating, followed by the area library, with a 48.4 % approval.

Among recreational facilities proposed, improved walking and cross-country ski are favored by over 52% of respondents, and bike trails or routes by almost 47%. Public and natural areas were the only other recreational facility that gathered more than a 40% approval rate. The strongest negative response was over dog parks. Forty-eight percent disagreed that they are needed. Over 46% disagreed with the need for ATV trails.

With respect to economic development and energy self-sustainability, the majority of residents supported the development of solar and wind energy. Eighty-five percent of respondents agreed or strongly agreed with the development wind energy, and 92% were in favor of developing solar energy

resources. Only 43.4% of respondents agreed or strongly agreed with the development of ethanol plants, and 40.3% agreed or strongly agreed with methane production. Thirty-six percent disagreed or strongly disagreed with these alternative energy sources.

Overall, respondents primarily agreed or strongly agreed with utility services being adequate. Exceptions include cell phone coverage and cable service. Over 44% felt that cell phone coverage is inadequate, and only 30% agreed that cable services were adequate.

Eighty-three percent of respondents felt that the preservation of cultural, historical, and community resources was important. Ninety-four percent of respondents felt that the preservation of scenic views is important, and 87% viewed the undeveloped bluffs (hillsides and steep slopes) as important to protect.

### ➤ **Natural Resources**

Survey participants were asked to rate the importance of protecting various natural resources in their community, ranging from specific resources such as wetlands, woodlands, and forests to more general resources such as scenic views, undeveloped hills and overall rural character. Respondents ranked the preservation of the Town of Dellona's natural resources as essential or very important by over ninety percent in nearly every one of twelve categories. A vast majority of respondents were concerned with many water quality issues including groundwater supply, groundwater pollution, overall drinking water quality, surface water pollution due to runoff, and impacts of agricultural operations on ground and surface water.

### ➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Seventy-five percent of respondents indicated that they strongly agree or agree that the overall road network meets the needs of citizens, and 68% felt that road conditions were adequate for intended uses. In terms of multi-modal transportation, 46% of respondents indicated that biking routes should be maintained and improved. Thirty-eight percent felt that walking facilities were inadequate.

### ➤ **Land Use**

The Land Use element recognizes the interconnectedness of all of the other elements of a comprehensive plan. The Land Use element also addresses some of the larger community issues. A study of land use concerns can help community decision makers mitigate land use conflicts by identifying mutually agreeable standards and procedures that apply to everyone equally. To gain a broader perspective of land use issues in the Town, the survey asked participants to identify their top three land use issues. Respondents ranked the issue of protecting natural resources and natural areas highest, and in particular the preservation of agricultural lands. A very close second, and related issue, is the physical development of the town. Respondents are concerned with the Town developing too fast, in the wrong areas. They are also concerned about incompatible types of development, such as large commercial and residential developments, which may not fit the community's rural character.

Respondents were asked questions related to the location and type of new residential development. Seventy-two percent feel that new development should be "directed to areas with existing development." Only 12 percent feel that new rural subdivisions should be allowed to be built anywhere, and over 60% did not agree that housing subdivisions should be allowed in the rural areas



at all. Support for agriculture as an active part of the local economy is evidenced by the 87% support for the statement that the Town should pursue opportunities and programs that will give farmers the ability to upgrade their operations. And 68% of respondents feel that the Town should support programs that purchase conservation easements on natural areas and farmland. Other issues identified include rural commercial signage (71% favor controls), and watershed protection (77% favor improvement projects).

### ➤ **General Opinions**

In addition to specific questions asked of the survey participants, there were some more ‘open-ended’ questions. One question asked what the biggest issue facing Dellona over the next several years is. The most common response was rapid development and population increase. When asked how they want Dellona to look in 20 years the most common answer was to keep the Town as rural as it is now to preserve the scenic look, and to keep the Wisconsin Dells area and Christmas Mountain from encroaching anymore.

## **2.2 Visioning Session**

The Town held a Visioning Session Workshop on March 29, 2007. The purpose of the session was to involve residents and landowners in the Town of Dellona to take part in defining what they believe Dellona should be in the future. In total, 43 residents took part in the session.

The Vision Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for Dellona. Participants also had an opportunity to identify what they perceive to be the Town’s Strengths, Weaknesses, Opportunities and Threats (**SWOT’s**) as related to the future vision as well as the nine elements defined in the comprehensive planning legislation.

Some of the responses included:

- **Strengths:** Rural setting and peaceful atmosphere with schools, shops, and emergency services nearby, ample agricultural and natural areas/resources, diverse land use and residents, reasonable tax base.
- **Weaknesses:** Excess traffic and insufficient enforcement of traffic, lack of road maintenance and transportation planning, need for cable, better internet, and cellular telephone services, lack of fire and ambulatory services for areas of the Town, proximity to large scale development (Walmart and waterparks), small town board.
- **Opportunities:** Preservation of natural areas and farmland, new recreational facilities such as parks, playgrounds, and trails, planned development and growth, improve existing infrastructure, and maintain Town services.
- **Threats:** Annexation from surrounding municipalities, “adult” entertainment, overpopulating the Township, sprawl, large-scale agriculture, price of land.

Workshop participants then identified key Vision Themes by responding to the following questions:

- How should we build on our key strengths, or make sure they remain strengths?
- How can we minimize or overcome our key weaknesses?

- How can we take advantage of our key opportunities?
- How can we avoid or deal with our key threats?

Key Vision Themes were then incorporated into the Town's overall Vision Statement. Key Vision Themes were also utilized to create the Town's goals and objectives.

The top two Vision Themes were to assure the Quality of Life, Safety and Security, and to Protect Farmland, Natural Resources and Maintain the Rural Character. Facilitators helped participants begin creating strategies to achieve these top two Vision Elements. This exercise represented the beginnings of policy development.

Overall, utilizing public input, the Vision Session aimed to create a Vision for the town as well as provide direction to the Comprehensive Plan Committee with the development of the plans goals, objectives and policies. The results and process utilized for the Vision Session can be noted in Appendix B.

### **2.3 Press Releases/Media Coverage**

The Town's planning process received media coverage beginning in March 2007, when the **Reedsburg Times Press** and the **Reedsburg Independent** both published press releases promoting the Town of Dellona's Vision Session, held on March 29, 2007. The event was covered by the **Wisconsin Dells Events**. On March 5, 2008, the **Reedsburg Independent** published a press release advertising the Town's Open House.

### **2.4 Open House/Intergovernmental Forum**

On March 13, 2008 the Comprehensive Plan Committee conducted an open house and intergovernmental forum to present the draft Town of Dellona Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes. Approximately 25 Town residents attended the open house.

The Town of Dellona Comprehensive Plan Committee joined a "Cluster Meeting" on April 26, 2007 along with the committees from the Towns of Delton and Excelsior, to begin the process of drafting community goals to carry out the three distinct Vision statements developed by the various local committees. Using background information based on current conditions, statistics and projections, the Town's Vision, survey responses, and vision session results, the committees drafted goals for each element of the comprehensive plan. Once the goals were developed, in a series of subsequent Independent Meetings, the individual committees developed objectives and policies to implement the objectives and goals previously identified. All goals, objectives and policies were reviewed for consistency with the Town's Vision.

The Town of Dellona's Plan includes the following Goals related to specific elements of the Comprehensive Plan:

**Agriculture Resources Goal:** Manage existing agricultural land with emphasis on practices which enhance land value for agricultural purposes.

**Natural Resources Goal:** Protect and enhance the Town's natural resources, including geology, soils, water, open space, forest, wetland and grassland, native plant-animal communities, wildlife and endangered and threatened species, with special attention to the Badlands and Dell Creek Watershed. To encourage wise and sustainable recreational, aesthetic, scientific and economic use of resources.

**Housing Goal:** Manage new housing development in the Town to maintain the rural character, while preserving agricultural and natural areas as well as the natural beauty.

**Economic Development Goal:** Encourage all forms of agriculture and promote success of residents and businesses in the Town by encouraging the production, distribution and consumption of goods and services that reflect and are compatible with the rural character.

**Transportation Goal:** Maintain and improve existing transportation networks. Provide for adequate emergency access.

**Intergovernmental Cooperation Goal:** Identify and maintain mutually beneficial relations with neighboring units of government, with Sauk County and with the State of Wisconsin.

**Utilities & Community Resources Goal:** Maintain and enhance utilities, facilities, services, and cultural and historical resources.

**Land Use Goal:** The Town of Dellona seeks to maintain a strong agricultural community, to preserve the Town's working farm and forest lands, its rural character, natural beauty and resources, (particularly its drinking water supply and surface water quality), and to prevent land use conflicts through the implementation of growth management policies and procedures that encourage well-planned, owner-occupied family housing and attractive commercial development to meet the needs of residents; that provide safe and efficient public infrastructure and services; and that afford landowners the flexibility to make reasonable economic use of their land.

## **2.5 Formal Consensus Process to Establish Goals, Objectives and Policies**

The planning committee utilized a formal consensus process to discuss and agree on all goals, objectives and policies, including the Town's density policy. The Committee chose this process over a vote of a majority for the following reasons:

- First, it was the intent of the comprehensive planning process to incorporate the views of all the community's citizens. These views have been expressed in three primary ways, including the community-wide survey, the vision session and the Comprehensive Plan Committee, which was charged with representing all views in the community.
- Second, the consensus process is based on the premise that it is better to involve every person who is affected by a decision in the decision-making process. This is true for several reasons. First, the decision would reflect the will of the entire group, not just the leadership or majority. Second, the people who carry out the plans will be more confident in their work. Through its recognition of all interests, the plan will stand the test of time.
- Third, the consensus process required active cooperation, disciplined speaking and listening, and respect for the contributions of every Committee member, all of which occurred under a defined structure. This structure aimed to ensure that everyone in the group had an opportunity to feel

comfortable sharing their opinions and ideas and to explore resolutions with the hope that ideas build upon each other, generating new ideas until the best decision emerges.

The definition of consensus utilized by the Town during this planning is as follows:

### **Consensus and Decision Making**

1. The Committee will strive to reach consensus on a set of goals and policies through a cooperative problem-solving process. We will work to minimize and avoid the use of formal voting whenever possible.
2. In the planning process, consensus may not represent unanimity. Consensus will represent substantial agreement that the Committee agrees can move forward. The facilitators are responsible for seeking and probing for consensus. It is the responsibility of each Committee member to voice dissent if s/he cannot live with any particular recommendation.
3. Major consensus decisions will be made using a two-step meeting process spanning two Committee meetings to assure adequate notice of and deliberations by Committee members.
4. Committee discussions will continue until there is agreement to support a consensus. If consensus is not possible, the Committee can acknowledge disagreement and document the reasons. This will be termed broad support for a particular recommendation, meaning that most of Committee members support a particular recommendation, but there are specific and identifiable areas of disagreement by a few members.
5. Only after exhausting attempts to resolve conflicts and agree on a mutually acceptable recommendation will the group be asked to vote. A 70 percent majority of members present will allow such recommendations to move forward. Areas of disagreement will be documented fully and represented faithfully to the public in the record of meetings.
6. Committee members are free to abstain from a determination of consensus if they have a conflict of interest that would prevent them from offering such advice, or for whatever other reasons they may choose. It is the responsibility of Committee members to affirmatively state their desire to abstain from participating in the determination of consensus, if they choose to do so.

### **2.7 Town of Dellona Vision**

Please see pullout on next page.

### 3.0 Purpose

The Population Inventory and Analysis Chapter of the Comprehensive Plan gives an overview of the demographic trends and background information necessary to understand the changes taking place in the Town of Dellona. This chapter describes Dellona’s population profile, including local and regional comparisons of trends in population, housing units and persons per household, and purely local measures of housing occupancy, population composition, age distribution and length of residency. These studies provide citizens of the Town of Dellona a more complete understanding of issues that should be addressed through Comprehensive Planning and future policy implementation.

### 3.1 Regional Population and Housing

The economy and quality of life in the Town of Dellona are affected by regional growth and development trends among surrounding communities.

#### ➤ Population Trends

As **Table P1 Regional Population Trends** indicates, the population in the Town of Dellona has increased since 1970. Between the years of 1970 and 2000, Dellona’s population increased by 727 persons, over two and a half times the 1970 population, an average of 242 persons per 10 years. Since 1970, Dellona has experienced a more rapid average rate of growth (38 %) than any of its neighboring towns. Sauk County experienced an average increase in population of 12.3% per 10 years, and the State of Wisconsin averaged an increase in population of 6.8% per 10 years between 1970 and 2000.

**Table P1: Regional Population Trends**

Regional Population Trends														
Year	Town of Dellona		Town of Delton		Town of Excelsior		Town of Winfield		Town of Reedsburg		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	472		846		786		608		1,442		3,9057		4,400,000	
1980	705	49.4%	1,426	68.6%	1,266	61.1%	624	2.6%	1,468	1.8%	4,3469	11.3%	4,700,000	6.8%
1990	768	8.9%	1,599	12.1%	1,194	-5.7%	649	4.0%	1,367	-6.9%	4,6975	8.1%	4,891,769	4.1%
2000	1,199	56.1%	2,024	26.6%	1,410	18.1%	752	15.9%	1,236	-9.6%	5,5225	17.6%	5,363,675	9.6%
Overall change 1970 - 2000	727	154.0%	1,178	139.2%	624	79.4%	144	23.7%	-206	-14.3%	16,168	41.4%	963,675	21.9%
Average change per 10 years	242	38.1%	392.7	35.8%	208	24.5%	48	7.5%	-69	-4.9%	5,389	12.3%	321,225	6.8%

Source: US Census 2000

#### ➤ Housing Units

From 1990 to 2000, the numbers of housing units have increased by 24.5% in Dellona. In the surrounding Towns, housing unit growth has been mixed. For example, the Town of Delton experienced a housing unit growth of about 11% while the Town of Excelsior saw a 27% increase in housing units. As seen in **Table P2 Regional Housing Unit Comparison**, the Town of Dellona’s increase in housing units (24.5%) is greater than the increase experienced by Sauk County (18.88%) and the state of Wisconsin (12.91%) between the years 1990 and 2000.

**Table P2: Regional Housing Unit Comparison**

Source: US Census, 1990 and 2000 (QT-H1)

Year	Town of Dellona		Town of Winfield		Town of Excelsior		Town of Delton		Seven Mile Creek		Town of Lyndon	
	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change
1990	400		228		439		777		155		412	
2000	498	24.50%	297	30.26%	558	27.11%	862	10.94%	168	8.39%	534	29.61%

County and the State of Wisconsin experienced declines in household size, as seen in **Table P3 Regional Average Household Size Comparison**. Both the State and the County averaged approximately 2.5 persons per household in 2000.

**Table P3: Average Household Size**

Year	Average Household Size Persons Per Household					
	Dellona	Excelsior	Delton	Winfield	Sauk County	Wisconsin
1990	2.84	2.96	2.9	3.27	2.61	2.61
2000	2.84	2.63	2.71	2.84	2.51	2.5
Change	0	-0.33	-0.19	-0.43	-0.1	-0.11

Source: US Census, 1990 and 2000 (QT-P10)

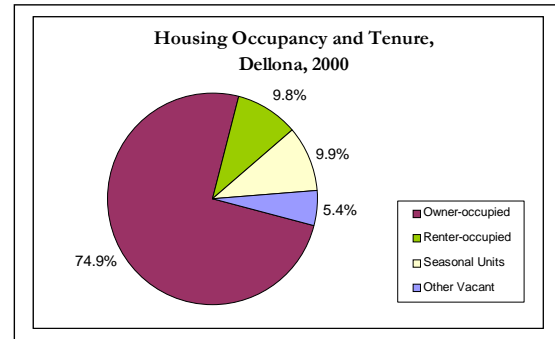
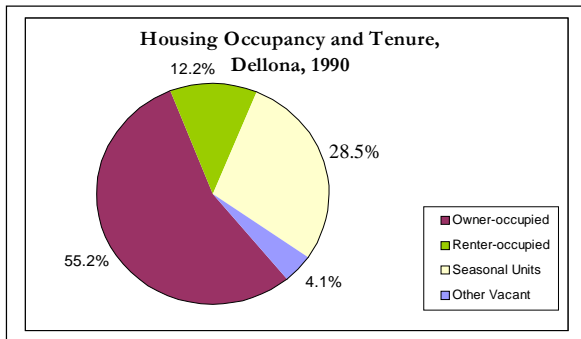
### 3.2 Local Population and Housing Trends

Local demographic profiles provide insight as to the types of services both wanted and required by the community. The local trends section examines occupied housing, population composition, population by age bracket, and length of residency.

#### ➤ Occupied Housing

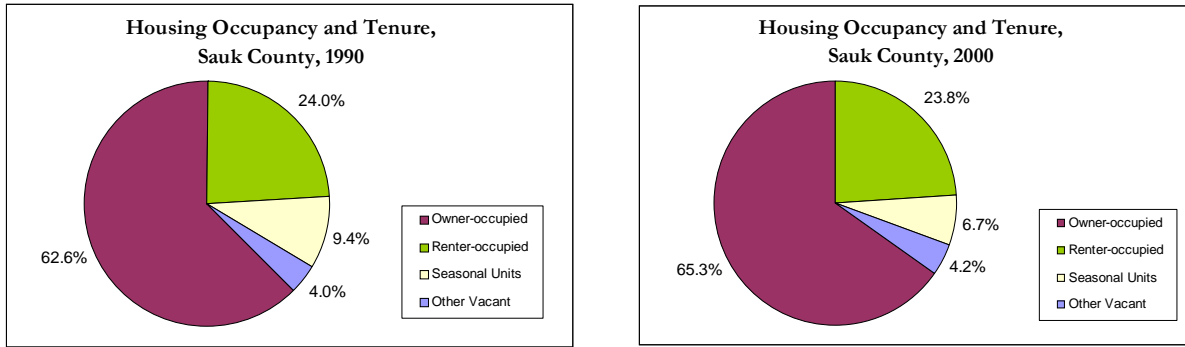
Determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household will assist an understanding of population trends. In Dellona, the total number of housing units increased from 400 in 1990 to 498 in 2000, but the number of occupied housing units decreased slightly from 96.1% in 1990 to 94.6% in 2000. Occupancy rate trends for both Dellona and Sauk County are noted for the years 1990 and 2000 on **Charts P4 through P7**.

**Charts P4 and P5: Occupancy Rate and Tenure Dellona 1990 vs. 2000**



Source: Wisconsin Department of Administration (DOA); Us Census, 1990, 2000.

**Charts P6 and P7: Occupancy Rate and Tenure Sauk County 1990 vs. 2000**



Source: Wisconsin Department of Administration (DOA); US Census, 1990, 2000

➤ **Population Composition: Age and Race**

Median age is defined as the age at which half of the population is above and half is below. **Table P8 Age, Dellona and Sauk County** shows the median age in Dellona at 37.7 during 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. Also evident from this chart is that the percentage of the population over 65 years of age is slightly lower within the Town of Dellona in comparison to Sauk County.

**Table P8: Age, Dellona and Sauk County**

Age Distribution, 2000					
Year 2000	Percent under 18	Percent 19-64	Percent over 65	Median Age	Mean Age
Town of Dellona	28.2%	61.8%	10.0%	37.7	39.8
Sauk County	26.0%	59.5%	14.5%	37.3	37.3

Source: U.S. Census, 1990 and 2000

**Table P9 Ethnic Composition, Dellona and Sauk County** shows that in 2000 there were 98% Caucasian or White residents in Sauk County while Dellona was slightly lower at 93%. The Town of Dellona has more American Indian and Alaska Native residents at 6.5% compared to Sauk County at 1.1%.

**Table P9: Ethnic Composition, Dellona and Sauk County**

Ethnic Composition, 2000							
	Percent White	Percent Black or African American	Percent American Indian and Alaska Native	Percent Asian	Percent Native Hawaiian and Other Pacific Islander	Percent Some Other Race	Percent Hispanic or Latino (of any race)
Town of Dellona	93.0%	0.1%	6.5%	0.4%	0.0%	0.0%	0.0%
Sauk County	98.0%	0.4%	1.1%	0.3%	0.0%	0.7%	1.17%

Source: US Census, 2000

- Composition may equal more than 100% because some may report more than one ethnicity.

➤ **Population per Age**

**Chart P10 Change of Populations per Age Bracket**

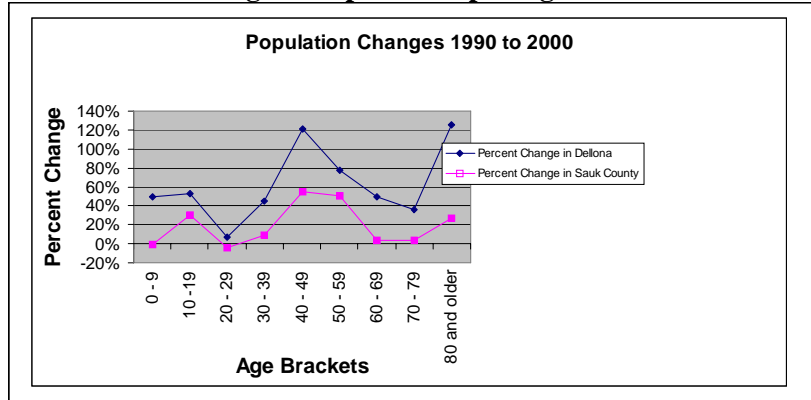
*Chart P10 Change of Populations per Age Bracket* breaks down the changes in population by age brackets for both the Town of Dellona and Sauk County from 1990 to 2000.

Generally, this chart shows that the Town of Dellona is experiencing growth among all age cohorts, which varies significantly among cohorts.

Moderate increases at the early ages contrasts with big

population drops in early adulthood, followed by major increases at early middle age and again at advanced ages. It is also apparent from (this graph) that the population increases seen Dellona are higher than Sauk County in all age brackets.

**Chart P10: Change of Populations per Age Bracket**



Source: US Census, 1990 and 2000

➤ **Length of Residency**

According to sample data included in the 2000 census, only 6.4% of current Town residents lived in Dellona in or before 1969. **Chart P11 Length of Residency** shows that 24.4% of those surveyed moved to the Town between the years 1970 and 1989. Since 1990, 69.1% of current residents surveyed have moved to the Town, while only 57.1% of Sauk County respondents were newly arrived during the same time period. Almost 48 % of Dellona’s residents have arrived since 1995. It is evident from this data that the Town of Dellona has been experiencing explosive growth since 1995.

**Table P11: Length of Residency**

Year Householder Moved Into Unit	(#) Dellona	(%) Dellona	(#) Sauk County	(%) Sauk County
1969 or earlier	27	6.4%	2,153	11.6%
1970 - 1979	38	9.0%	2,186	11.8%
1980 - 1989	65	15.4%	3,620	19.5%
1990 - 1994	90	21.4%	4,107	22.2%
1995 - March 2000	201	47.7%	6,474	34.9%
<b>Total</b>	<b>421</b>	<b>100.0%</b>	<b>18,540</b>	<b>100.0%</b>

Source: US Census 2000

**3.3 Interpretation of Demographic Data**

The Town of Dellona has more than doubled its’ population since 1970, from 472 to 1199 in 2000, with an average 10-year gain of 38.1% over the three decades. The greatest growth has occurred since 1990. The number of housing units has increased just over 24% between the years of 1990 and 2000. The average number of people per household remained constant at 2.84 between 1990 and 2000. With an average population growth of 38.1% every 10 years, the 2020 population should grow to 1,654. Assuming a static household size, the number of homes in the Town of Dellona should increase from 422 to about 582 units. If the average household size of the Town of Dellona were as small as the average Sauk County household, at 2.51 pph., a 2020 population of 1,654 would require 658 housing units. This represents a difference of 76 housing units based only on whether the average household size remains constant.



### 3.4 Population Projections

Given the large increase of population over the last 10-year period in the Town of Dellona, it is relatively safe to assume that populations will continue to increase in the future. However, the exact rate of increase is not known, nor can it be predicted with complete accuracy. Estimates of future growth for the Town of Dellona are necessary for effective planning. To estimate future population growth for the Town of Dellona, two population projection methods were utilized. The first set of estimates are based on either a standard linear projection, a growth (or exponential) projection, or a projection provided by the Wisconsin Department of Administration. The second set of estimates is based on a housing-driven population projection. Both methods are explained in more detail below.

#### ➤ **Standard Population Projection Methods**

- **Linear Projection.** The linear growth model is the most basic of projection methods. The linear model works by drawing a straight, best-fit line through historic data points and extending that line out to future data points.
- **Growth Projection.** The growth projection works in the same manner as the linear projection except that it applies an exponential growth curve to the data. Using the exponential growth method, the rate of population change in each subsequent year increases or decreases at a rate greater than the previous year. This method assumes the population will grow (or decline) without inhibition.
- **Department of Administration Projection Method.** The DOA projection method works in the same manner as the linear projection model except that it gives more weight or influence to more recent years' data. This method calculates a projection (best-fit line) for three historic time periods: 1980-2003, 1990-2003 and 2000-2003. Each projection is then averaged together for a final projection. By averaging the three projections, population change that has occurred in the more recent time period is given more influence. This projection method is based on the premise that recent population trends, from the last 5 or 10 years for example, are more realistic for explaining future population growth than older trends, from 20 or 30 years ago. In some cases, this method can result in gross over- or underestimations of population growth. For example, consider a town of 500 where 5 new residents are added in one year. If this same rate of growth is applied over the next 20 years the town will swell to 600 people. What if, however, you lost 3 residents in the next year? If you apply this average rate of growth (2 people/year) you would have an increase of only 40 people in the next 20 years. The DOA method dampens the effect of very immediate population fluxes by including the three historic time periods. In addition, the DOA method adjusts for abnormal rates of change, such as annexations.

#### ➤ **Housing-Driven Population Projections**

The housing-driven population projections calculate future population growth based on expected housing growth and the current or expected persons per household. In some instances, this method is a fairly accurate tool, especially when coupled with one of the methods above to serve as a check and balance. The method is best summarized by the following equation:

$$[(\# \text{ Housing units}) \times (\text{occupancy rate}) \times (\# \text{ people/housing unit})] \\ = \text{Population projection}$$

However, the caveat to housing-driven projections is that calculations are based on the assumption that populations grow based on the availability of housing stock. A similar method is widely used to

calculate population growth based on employment growth. People often move to an area for a new job, but are less likely to move their family because of more readily available housing. Housing is usually created due to demand, and not the other way around.

**Table P12 Population Projections, Town of Dellona** highlights a number of possible projections utilizing the different methods mentioned above. Population projections for the year 2020 range from 1,470 to 2,040. Projections for the year 2030 range from 1,677 to 2,786. These projections, despite their variation, illustrate a broad range of possibilities.

**Table P12: Population Projections, Town of Dellona**

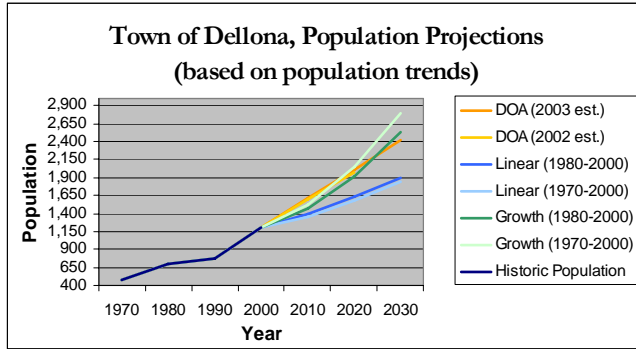
Town of Dellona Population Projections				Projections								
Year, source	Year	Historic Population	Percent Change	Linear	Growth	Linear	Growth	Static	Limited	Household	DOA	DOA
				(1970-2000)	(1970-2000)	(1980-2000)	(1980-2000)	household size	household size	size trend	(2002 est.)	(2003 est.)
1960, per census	1960	471		471	471	471	471	471	471	471	471	471
1970, per census	1970	472	0.21%	472	472	472	472	472	472	472	472	472
1980, per census	1980	705	49.36%	705	705	705	705	705	705	705	705	705
1990, per census	1990	768	8.94%	768	768	768	768	768	768	768	768	768
2000, per census	2000	1,199	56.12%	1,199	1,199	1,199	1,199	1,199	1,199	1,199	1,199	1,199
2010, projection	2010			1,347	1,529	1,385	1,473	1,434	1,262	1,434	1,603	1,612
2020, projection	2020			1,571	2,040	1,632	1,920	1,669	1,470	1,669	1,970	2,013
2025, projection	2025			1,696	2,327	1,801	2,294	1,787	1,573	1,787	2,146	2,213
2030, projection	2030			1,838	2,786	1,891	2,535	1,905	1,677	1,905	n/a	2,413

Source: U.S. Census Bureau, 1960-2000, and Wisconsin Department of Administration - Demographic Services Center

➤ **Population Projections**

**Chart P13 Population Projections** shows three projection methods that are based on population trends. The linear and growth models (using data since 1980) result in population projections of 1,838 (linear) and 2,413(DOA) by the year 2030. The growth method, which uses an exponential growth curve, projects a population of 2,786 by 2030 for the Town of Dellona.

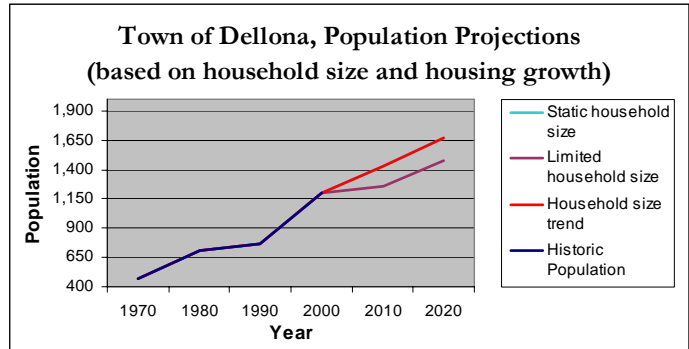
**Chart P13 Population Projections based on Population Trends**



Source: U.S. Census, Wisconsin DOA

**Chart P14 Population Projections based on Housing Growth**

**Chart P14** shows population projections based on the historic and projected number of housing units, coupled with a projected occupancy rate. Housing unit projections assumed a growth rate equal to that occurring between 1990 and 2000 of 56.1% per 10 years. Using this rate of growth, population in the Town of Dellona is estimated to grow to 1,669 in 2020 and 1,905 in 2030. These projections are noticeably lower in comparison to the other methods.



Source: U.S. Census

The “static household size” projection assumes the average household size (or persons per household) remains constant at the value observed in 2000 (2.84 persons per household). The projection yields a population of 1,669 by 2020 and 1,905 by 2030. The “household size trend” projection produces the same results, as the historic household size hasn’t changed in the last 10 years. The “limited household size” projection holds the county average of 2.5 persons per household constant, producing a population projection of 1,470 by the year 2020 and 1,677 by the year 2030.

➤ **Population Projection Analysis**

Population projections based on historic population trends and those based on trends in household size illustrate different rates of population growth. The DOA projection method, because it only takes into account population trends from 1990-2000, may be an accurate assessment of future populations due to the more recent growth increase experienced by the Town. The linear and growth methods utilize population changes since 1980 which included period of slow growth in population.

The projection types based on housing units and average household size take into consideration that housing units are increasing within the Town while average household size is constant. If housing units increase and occupancy rates continue to stay at a constant rate, as they are currently, the population for the Town of Dellona will increase as shown in the **Chart P14**.

## 4.0 Purpose

Household and housing stock characteristics, both past and present, can be examined to assess whether a community is providing an adequate housing supply to meet the needs of its residents. This section of the Comprehensive Plan describes and analyzes the Town of Dellona’s primary housing characteristics such as the number of housing units, occupancy rate, structural type, age and value of existing housing structures, and household income and expenses. This section also describes what constitutes ‘affordable’ housing and includes objectives and policies to facilitate a housing supply that provides a range of housing opportunities. Portions of this chapter refer to *Chapter 3: Population Inventory and Analysis*.



## 4.1 Housing Unit Trends

Between 1990 and 2000, the Town of Dellona experienced an average increase of approximately 10 housing units per year. The number of total (occupied and vacant) housing units in Dellona increased from 400 to 498, or 24.5%. This exceeds Sauk County’s housing unit increase of 18.88% and the Town’s 10-year population growth rate of 11.11% (see *Chapter 3: Population Inventory and Analysis*, for a full account). Chart H1 shows that housing growth in the Town of Dellona is outpacing that of some nearby towns, but is less than that of others.

**Chart H1: Regional Housing Unit Comparison**

Year	Regional Housing Unit Comparison											
	Town of Dellona		Town of Winfield		Town of Excelsior		Town of Delton		Seven Mile Creek		Town of Lyndon	
	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change	Number of Units	Percent Change
1990	400		228		439		777		155		412	
2000	498	24.50%	297	30.26%	558	27.11%	862	10.94%	168	8.39%	534	29.61%

Source: U.S. Census Bureau -

### ➤ Occupancy Rate

According to the Department of Housing and Urban Development (HUD), an overall vacancy rate of roughly 3% (or occupancy rate of 97%) is ideal for providing consumers an adequate choice in housing. As cited in *Chapter 3: Population Inventory and Analysis* during 1990, 68% or 272 of the 400 available housing units in the Town of Dellona were occupied compared to an 86.7% occupancy rate in Sauk County. By 2000, occupancy in the Town of Dellona increased to 85%, or 423 of the 498 available housing units, while Sauk County increased to an 89.1% occupancy rate.

## 4.2 Household Characteristics

Household characteristics may influence not only the type of housing stock needed, but also the types of services and commodities utilized. *Table H2 Households by Type* describes a variety of household characteristics. Occupied housing units in the Town of Dellona comprised of family households increased from 200 in 1990 (74.07%) to 335 in 2000 (79.38%). Female householders also increased slightly from 21 in 1990 (7.78%) to 26 in 2000 (6.61%). Non-family households increased in number while decreasing as a percentage of the total number of households. Householders 65 or over increased by 3 but decreased slightly in percentage for the Town, but doubled with in Sauk County. Overall, both the Town of Dellona and Sauk County saw increased numbers in every category from 1990 to 2000. However, while Dellona saw a slight percentage increase in family

households, Sauk County actually saw family households decrease as a percentage of the County's total.

**Table H2: Households by Type**

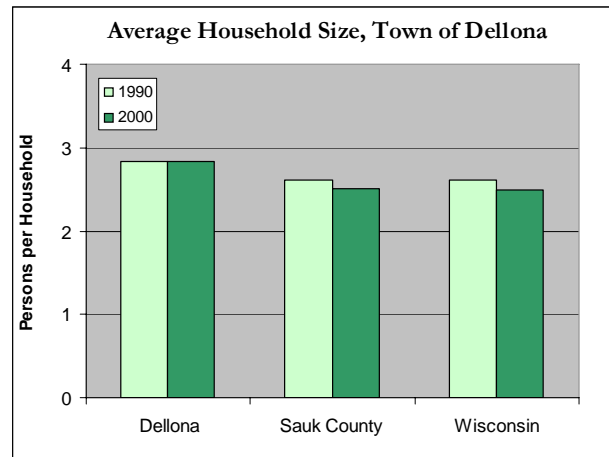
Households by Type								
	Town of Dellona				Sauk County			
	1990	% of Total Households, 1990	2000	% of Total Households, 2000	1990	% of Total Households, 1990	2000	% of Total Households, 2000
<b>Family households</b>	<b>200</b>	<b>74.07%</b>	<b>335</b>	<b>79.38%</b>	<b>12,701</b>	<b>71.74%</b>	<b>14,863</b>	<b>68.67%</b>
Married	163	60.37%	290	68.72%	10,906	61.61%	12,284	56.75%
Female Householder (single)	21	7.78%	26	6.16%	1,115	6.30%	1,745	8.06%
<b>Non-family households</b>	<b>70</b>	<b>25.93%</b>	<b>87</b>	<b>20.62%</b>	<b>2,156</b>	<b>12.18%</b>	<b>6,781</b>	<b>31.33%</b>
With Individuals 65 or older	16	5.93%	19	4.50%	2,157	12.18%	5,361	24.77%
<b>Total Households</b>	<b>270</b>	<b>100.00%</b>	<b>422</b>	<b>100.00%</b>	<b>17,703</b>	<b>100.00%</b>	<b>21,644</b>	<b>100.00%</b>

Source: US Census, 1990 and 2000.

➤ **Average Household Size**

The average household size or persons per households in Dellona has remained the same at 2.84 people per household in 1990 and 2000. As displayed in *Chart H3 Average Household Size Comparison*, the Town of Dellona's average household size is higher than that of both Sauk County and the State of Wisconsin. A comparison of average household size between the Town of Dellona and neighboring Towns may be found in *Chapter 3: Population Inventory and Analysis*.

**Chart H3: Average Household Size Comparison**



Source: U.S. Census Bureau

**4.3 Housing Stock Characteristics**

Between 1990 and 2000 the amount of housing stock for both the Town of Dellona and Sauk County increased. At the same time, the percentage of single-family homes increased in Dellona while it decreased for the County. The Town and the County each saw a decrease in the percentage of mobile homes from about 12% to 8%. Overall, the County increased its percentage of multiple unit housing between 1990 and 2000. The Town of Dellona increased its percentage of larger (10 or more unit structures) multi-family units from 1990 to 2000.

**Table H4: Housing Units by Structural Type**

	Total Housing Units	% Single Family Home	% Mobile Home	% Two to four units	% with five to nine units per structure	% with ten or more units per structure
Dellona, 1990	400	65.75%	12.00%	2.00%	0.00%	2.75%
Dellona, 2000	500	85.00%	8.00%	4.40%	0.00%	10.20%
Sauk County, 1990	20,439	83.10%	11.77%	12.40%	3.49%	1.63%
Sauk County, 2000	24,297	72.61%	8.60%	10.00%	4.10%	4.50%

Source: US Census Bureau, 2000

➤ **Age of Housing Stock**

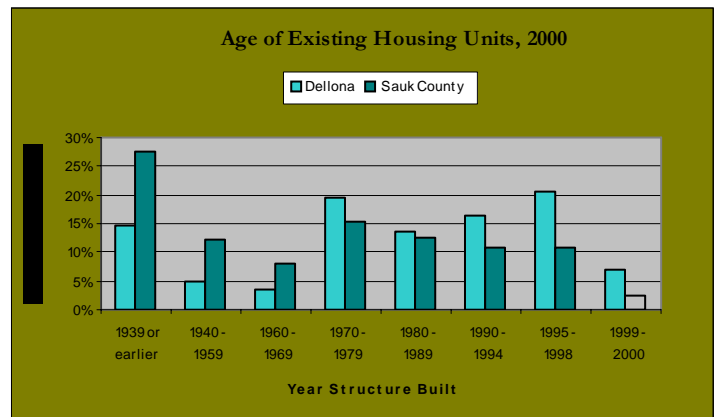
The age of the community’s housing stock can be used as a measure of the general condition of the community’s housing supply, and provides insight into upkeep costs, potential ease of remodeling, and housing resale value in a community. Building quality at the time of initial construction is also an important factor. Generally, housing constructed prior to 1939 has reached an age where continued maintenance and major repairs may be needed. In comparison, aging post-war housing may need upgrading as well due to sometimes-inferior contemporary construction and material quality standards.

**Table H5: Age of Housing Units**

Age of Existing Housing Structures, 2000				
Year Unit Was Built	Number of Units in Dellona	Dellona	Number of Units in Sauk County	Sauk County
1939 or earlier	62	14.7%	6,737	27.7%
1940 - 1959	20	4.8%	3,000	12.3%
1960 - 1969	14	3.3%	1,931	7.9%
1970 - 1979	82	19.5%	3,764	15.5%
1980 - 1989	57	13.5%	3,021	12.4%
1990 - 1994	69	16.4%	2,621	10.8%
1995 - 1998	87	20.7%	2,628	10.8%
1999 - 2000	30	7.1%	595	2.4%
Total	421	100.0%	24,297	100.0%

**Chart H6: Housing Age** shows that 14.7% of the existing owner occupied housing within the Town of Dellona was built prior to 1939 while 57.7% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of Dellona built prior to 1969 is lower than the percentage of Sauk County homes built in this time period. From 1970 to 1994 a higher percentage of homes were built in the Town of Dellona than Sauk County. Fully 27.8% of the Town of Dellona’s 2000 count of nearly 500 homes were built between 1995 and 2000, as opposed to 13.2% in Sauk County.

**Chart H6: Age of Existing Housing Structures**



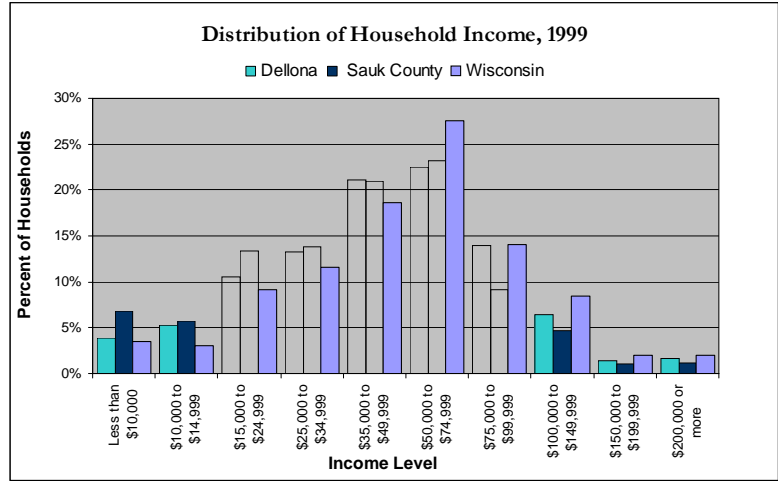
**4.4 Housing Affordability**

Examining household incomes, expenses and housing values provides insight into the types of housing structures that currently exist in the Town of Dellona and those that are needed in the community.

**Income Per Household**

The 1999 median household income for Dellona was \$46,630, which is favorably comparable to the 1999 median income for Sauk County at \$41,941. Of the 422 households in Dellona, 91, (21.1%) were in the \$35,000 to \$49,999 income bracket. Another 97 (22.5%) of the households were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County with 21.03% of the households in the \$35,000 to \$49,999 income bracket and 23.16% of the households in the \$50,000 to \$74,999 income bracket.

**Chart H7: Household Income Levels**



Source: U.S. Census 2000

Affordable monthly housing expenses (or mortgage payments) are considered to be 30% of the monthly gross income. This amount can be calculated using the following equation:  
**affordable monthly mortgage expense = 0.3 \* monthly gross income** (where the monthly gross income is the annual gross income divided by 12).

In order to determine if the gross annual income is considered to be in the low or moderate-income brackets, the following Department of Housing and Urban Development (HUD) definitions may be used. As **Table H8** on the following page illustrates:

- Extremely low income (**ELI**) is defined as less than 30% of the household median gross income (HMI)
- Very low income (**VLI**) is 30% to 50% of the HMI
- Low income (**LI**) is defined as 50% to 80% of the HMI
- Moderate income (**MI**) is 80% to 100% of the HMI



Affordable, workforce housing is a critical issue for many communities. The U.S. Dept of Housing and Urban Development (HUD) defines the affordable level of monthly housing expenses to be 30% of monthly gross income. The Household Median Income (HMI) for Dellona is \$46,630. According to HUD standards, in 2000 9.3% of Dellona households fell into the extremely low-income range (those earning less than \$13,989 per year) and could afford monthly housing expenses of no more than \$375.00. Another 10.6%, in the very low-income category, could afford monthly housing expenses of no more than \$625.00. Those in the low-income bracket, 13.2% of the households, could afford between \$625.00 and \$875.00 monthly. The 21.1% of moderate-income Dellona households could afford monthly housing expenses of between \$875.00 and \$1,250.00.

**Table H8: Affordable Housing Expenses per Income, Town of Dellona 1990**

Dellona, 1990			
Household Median Income \$29,659			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
<b>Extremely low income</b> (below 30% of HMI)	< \$10,000	16.5%	\$250 or less
<b>Very low income</b> (30% to 50% of HMI)	\$10,000-\$15,000	7.7%	\$250 - \$375
<b>Low income</b> (50% to 80% of HMI)	\$15,000-\$25,000	17.2%	\$375 - \$625
<b>Moderate income</b> (80% to 100% of HMI)	\$25,000-\$35,000	25.7%	\$625 - \$875

Source: US Census. 2000

**Table H9: Affordable Housing Expenses per Income, Dellona 2000**

Dellona, 2000			
Household Median Income \$46,630			
Household Income Category	Rounded Description	Percent of Households	Affordable housing payment per month based on 30% of income standard
<b>Extremely low income</b> (below 30% of HMI)	< \$15,000	9.3%	\$375 or less
<b>Very low income</b> (30% to 50% of HMI)	\$15,000-\$25,000	10.6%	\$375 - \$625
<b>Low income</b> (50% to 80% of HMI)	\$25,000-\$35,000	13.2%	\$625 - \$875
<b>Moderate income</b> (80% to 100% of HMI)	\$35,000-\$50,000	21.1%	\$875 - \$1,250

Source: US Census 1990



**Table H10: Distribution of Household Income, 1999**

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Dellona	Sauk County	Wisconsin
Less than \$10,000	3.9%	6.7%	3.5%
\$10,000 to \$14,999	5.3%	5.8%	3.0%
\$15,000 to \$24,999	10.6%	13.4%	9.1%
\$25,000 to \$34,999	13.2%	13.8%	11.6%
\$35,000 to \$49,999	21.1%	21.0%	18.7%
\$50,000 to \$74,999	22.5%	23.2%	27.6%
\$75,000 to \$99,999	13.9%	9.1%	14.1%
\$100,000 to \$149,999	6.5%	4.7%	8.5%
\$150,000 to \$199,999	1.4%	1.1%	1.9%
\$200,000 or more	1.6%	1.2%	2.0%
<b>Median Household Income</b>	<b>\$46,630</b>	<b>\$41,941</b>	<b>\$43,791</b>
No. of Households	432	21,647	2,086,304
Aggregate Household Income	\$26,397,300	\$1,076,409,500	\$112,374,261,000
<b>Avg. Household Income</b>	<b>\$50,208</b>	<b>\$49,726</b>	<b>\$53,863</b>
<b>Ratio of mean to median HH Income</b>	<b>1.08</b>	<b>1.19</b>	<b>1.23</b>

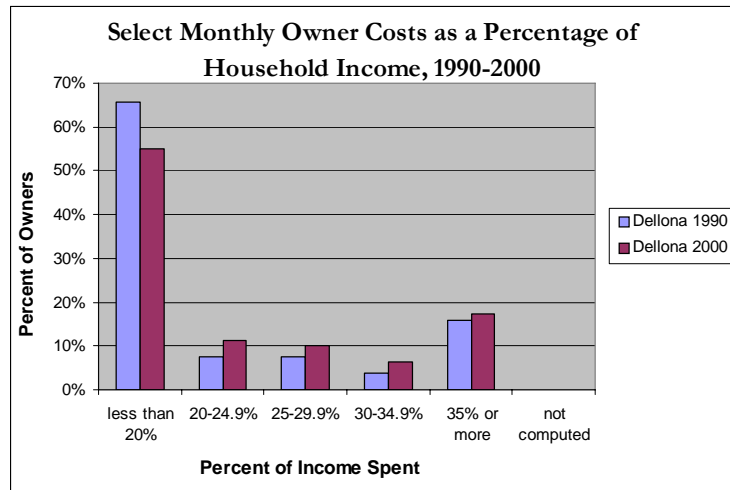
Source: US Census 2000, Housing Wisconsin.

\*The income range is the calculated household income range rounded to the nearest income bracket as provided in the 2000 Census. Therefore, the percent of households in this income range is also an approximate number.

➤ **Owner Costs**

**Chart H11 and Table H12**  
**Monthly Owner Cost** depicts housing costs in relation to overall income using a sample population from the Town of Dellona. Housing affordability has decreased between 1990 and 2000. During this timeframe, the percentage of homeowners whose housing costs exceeded 30% of the household income increased from 19.4% in 1990 to 23.7% in 2000.

**Chart H11: Monthly Owner Costs**



Source: U.S. Census 1990-2000

**Table H12: Monthly Owner Costs**

Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of income	Dellona 1990		Dellona 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	71	65.7%	121	55.0%
20-24.9%	8	7.4%	25	11.4%
25-29.9%	8	7.4%	22	10.0%
30-34.9%	4	3.7%	14	6.4%
35% or more	17	15.7%	38	17.3%
not computed	0	0.0%	0	0.0%
<b>total units</b>	<b>108</b>	<b>100.0%</b>	<b>220</b>	<b>100.0%</b>

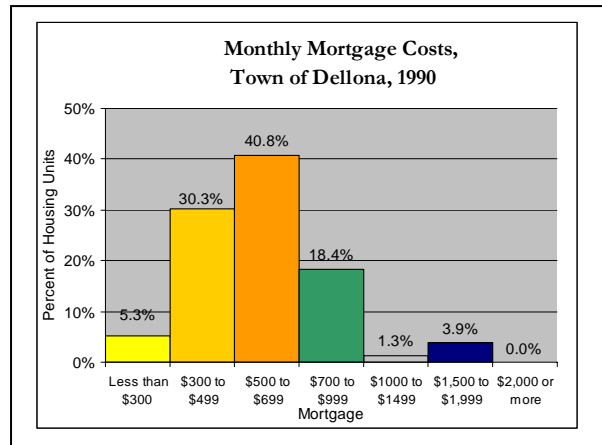
Source: U.S. Census 1990-2000

➤ **Mortgage Costs**

Mortgage costs are only one of many monthly housing expenses, but in this section we narrow our focus on them. Comparisons of monthly mortgage costs from 1990 to 2000 are broken down for the Town of Dellona in **Charts H13 and H14**. In 1990, 35.8% of the households spent between \$300 and \$499 on monthly mortgage costs, while in 2000, there only 8.4% of monthly mortgages were in this category. The largest percentage (40.8%) of monthly mortgage costs in 1990 was between \$500-\$699. In 2000, the categories of \$700-\$999 and \$1,000-\$1,499 both made up about 56.2% of mortgage payments. As depicted in the chart, only 3.9% of households reported monthly mortgages of more than \$1,500 in 1990, while 18.6% of mortgage payments in 2000 were above \$1,500. These figures demonstrate that monthly mortgage costs are increasing significantly in the Town of Dellona, potentially affecting the Town’s supply of affordable housing.

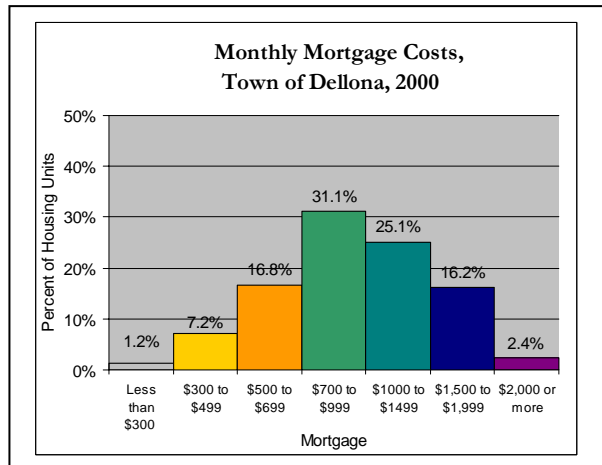


**Chart H13: Monthly Mortgage Costs, Dellona 1990**



Source: U.S. Census, 2000

**Chart H14: Monthly Mortgage Costs, Dellona 2000**

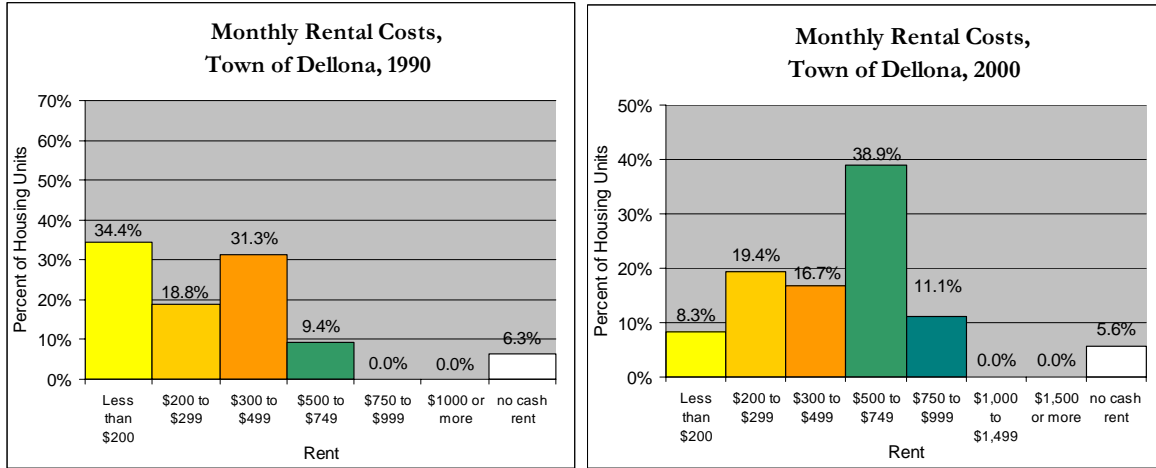


Source: U.S. Census, 2000

➤ **Rental Costs**

Monthly rental costs are an important consideration when analyzing housing affordability. **Charts H15 and H16** compare monthly rental costs in the Town of Dellona between 1990 and 2000. In 1990, 34.4% of monthly rent payments were less than \$200, while in 2000, 8.3% of rent payments were less than \$200. In 2000 rent payments in the \$300-\$499 category were 16.7% which is down from the 31.3% in 1990 for this range. In 1990, 9.4% paid \$500 or more per month in rent. By the year 2000 the people paying over \$500-\$749 was 38.9% and 11.1% were paying \$750-\$999.

**Charts H15 and H16: Monthly Rental Costs, Dellona 1990 and 2000**



Source: U.S. Census 1990 and 2000

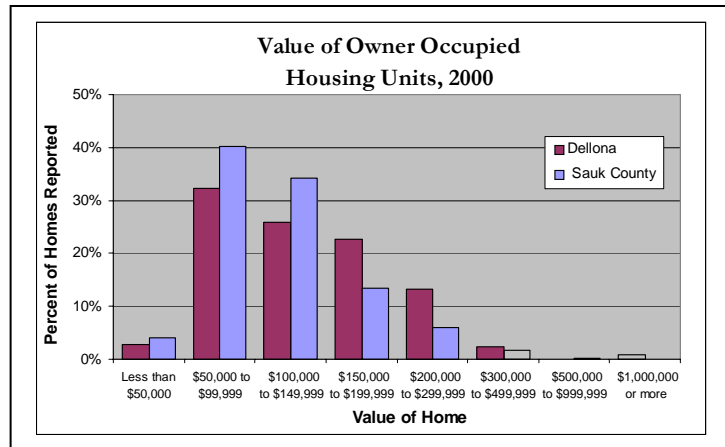
➤ **House Values**

A sample of housing values in Dellona during 2000 ranged from less than \$50,000.00 to over \$1,000,000. The median home value in Dellona in 2000 was \$128,600, which was higher than the median house value in Sauk County of \$107,500. According to the 2000 U.S. Census, *Chart H17 Housing Value, Dellona 2000* compares the housing values for the Town of Dellona with those of Sauk County. Approximately 35% of the homes in the Town of Dellona are valued at less than \$100,000. For homes valued

between \$100,000 to \$149,000, the percentage drops to 26% in Dellona, compared to Sauk County's 34% in this category. Less than one fourth of Dellona's homes were valued between \$150,000 and \$199,999, and even fewer in Sauk County (almost 13.5%). Only 13.2% of Dellona's homes were valued between \$200,000 and \$299,999, still better than the 6.1% of the Sauk County homes in that category. In the lofty \$300,000 to \$499,999 category, 2.3% were reported in the

Town of Dellona and two houses were reported to be worth over \$1,000,000. Statistics for housing value are based on a sample population and do not include all owner-occupied housing units.

**Table H17: Housing Value, Dellona 2000**



Source: U.S. Census, 2000

#### 4.5 Housing Density

Housing density, in its simplest terms, is the ratio of housing units per total area of land. This value is commonly referred to as gross density. “Density policy”, on the other hand, can be described as a community’s desired ratio of housing units and/or lots created per unit of land area (e.g. one lot per five acres), combined with an optimum size for each building lot. Density policies often provide a credit to developers permitting additional units or lots in exchange for a reduction in the size of each lot, for the purpose of utilizing the land more efficiently and preserving adjacent land resources. The density policy can then yield a calculation of the total number of potential of future houses until an endpoint (total buildout) is reached.

The current gross housing density of the Town of Dellona stands at approximately 1 single-family home per 50 acres.

#### 4.6 Local Population and Housing Trends

Population and household size are the factors that will drive housing development in the Town of Dellona. Household size remained constant at 2.84 persons per household between 1990 and 2000. Should the average household size decrease in the Town, which is generally the trend on Sauk County, the number of housing units needed to accommodate the population may increase further. From 1990 to 2000, the Town experienced a 56.2 % increase in occupied housing units, from 270 in 1990 to 422 occupied units in 2000. If this trend continues, an additional 236 housing units will be built by the year 2010, and another 368 by 2020.

#### 4.7 Projected Housing Needs Based on Population Projections

As noted in *Chapter 3 Population Inventory and Analysis* two methods of population projections are utilized. The analysis of population growth following WDOA and growth models was presented in Ch. 3, Population, along with an analysis of population growth resulting from changes in household numbers and characteristics.

➤ **Household characteristics impacting population growth include the following:**

- **Static Household Size** accounts for the historic change in persons per household, or lack there of in this situation, of 2.84 for both 1990 and 2000. Combining this factor with the 423 occupied housing units in the Town in 2000 yields a population projection of 1,669 persons by 2020 and 1,905 persons by 2030. This increase in population translates into an additional 165 houses by 2020 and 249 houses by 2030.
- **Limited Household Size** holds the County average of 2.5 persons per household constant, producing an increase in population size to 1,470 by 2020 and an increase in population to 1,677 persons by 2030. This method yields an increased need for 108 houses by 2020 and a need for 191 houses by 2030.
- **Household Size Trend** adjusts the average household size based on a 3% decrease every 10 years. For example, this projection assumes that from the year 2000 to 2010, average household size would decrease from 2.84 persons per household to 2.75 persons per household. This produces a projection of 1,669 persons in 2020 and 1,905 persons by 2030. This method yields a need for 165 additional houses by 2020 and 249 houses by 2030.

➤ **General Housing Needs Analysis**

The “static household size” projection assumes the average household size (or persons per household) remains constant 2.84 persons per household. That projection estimates a population of 1,669 by 2020 and 1,905 by 2030, as does the “household size trend” projection, since the historic household size hasn’t changed in the last 10 years. The “limited household size” projection holds the county average of 2.5 persons per household constant, producing a population projection of 1,470 by the year 2020 and 1,677 by the year 2030.

The projection types based on housing units and average household size take into consideration that housing units are increasing within the Town while average household size is constant. If housing units increase and occupancy rates continue to stay at a constant rate, as they are currently, the population for the Town of Dellona will increase as shown in the *Chart P14*.

**4.8 Housing Opportunities**

The Town of Dellona has always provided options for varying housing choices and locations.

Some of these lots, for example within the Dellwood subdivision, were platted prior to the establishment of minimum lot size standards, and although they can support a residential structure and sanitary system, the area of these lots may be severely limited. New development may require the combination of two or more of these substandard lots to provide adequate space for a residence, and for a primary sanitary treatment system and backup, secondary treatment area.

In addition to the Town’s existing subdivisions, rural lots have historically been created by Certified Survey Map to accommodate rural residences and farmette operations. The creation of these ‘rural lots’ has served to provide an alternative living option to locating in an existing subdivision. A preliminary analysis prepared by the Sauk County Department of Planning and Zoning indicates that there are already over 400 undeveloped subdivision and Certified Survey Mapped lots in the Town of Dellona.

➤ **Additional Housing Opportunities**

New development may result from Certified Survey Map (CSM) divisions or the creation of either conventional or conservation subdivisions. The Town of

**Advantages of Conservation Subdivisions**  
(compared with conventional layouts)

**Economic Advantages (for the municipality)**

- Open space enhances the municipality’s quality of life, one of the chief assets in attracting quality businesses and in encouraging economic growth.
- Municipal service provision is cheaper when homes are not widely scattered.

**Economic Advantages (for the developer)**

- Development costs are reduced as utility lines, streets and driveways are shorter.
- Conservation subdivisions (may) have marketing and sales advantages, as buyers prefer lots close to and facing protected open space.
- Homes in conservations subdivision tend to appreciate faster than counterparts in conventional subdivisions. Existing homes in conventional subdivisions adjacent to conservation subdivisions may also appreciate faster.

**Environmental Advantages (for water quality)**

- Common open space can be designated as buffers to protect wetlands, streams and lakes.
- Water quality is enhanced when impervious surfaces such as streets, driveways and pipes are minimized.
- Where appropriate, storm water and sewage treatment facilities can be located within the open space.

**Environmental Advantages (for wildlife)**

- Common open space, if properly sited and managed can provide wildlife habitat.
- When linked to other existing open spaces, the common open spaces can serve as wildlife corridors and unfragmented wildlife preserves.
- Common open space can be used to protect “unique or fragile” habitat.

**Social and Recreational Advantages**

- Common open space provides attractive areas for neighbors to meet informally and socialize.
- Common open space may be designated for recreational uses such as biking, walking or ball playing all of which promote social interaction.
- Smaller yards can provide residents with more leisure time.

Source: University of Connecticut Cooperative Extension NEMO Project and The Natural Lands Trust: [All about conservation subdivision design.](#)

Dellona has adopted a density policy of one house/lot per 5 acres within its Primary Development Area that must be applied to conventional subdivisions. Conservation subdivision design allows for higher density development, but restricts it to 60% of the total land area of the subdivision. Environmentally or culturally sensitive land cannot be developed in conservation subdivisions, and at least 40% of all the land must be protected.

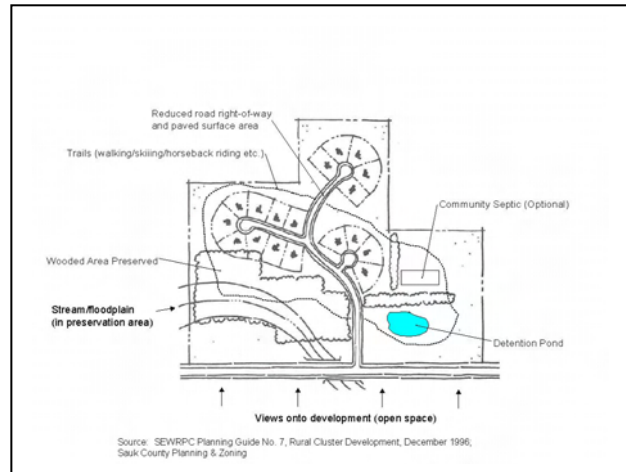
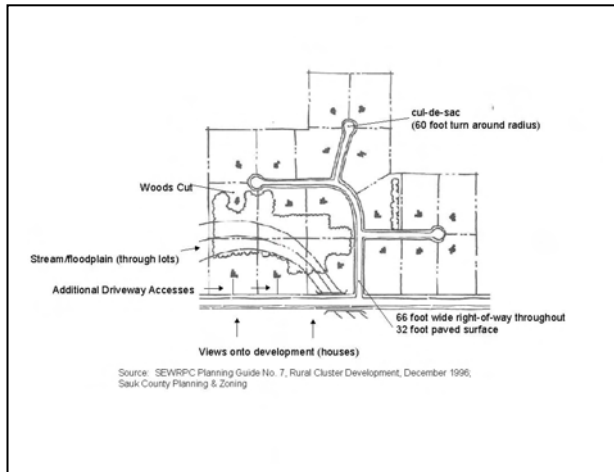
#### **4.9 Conservation Subdivision Design**

The Town of Dellona encourages high-quality design and layout for newly platted residential subdivisions. This includes providing space necessary for “open space corridors” within and between successive developments, planning interconnectivity of roads between developments, and reducing the infrastructure costs associated with development. As part of high-quality design, this plan encourages the use of *Conservation Subdivision Design* in the planning and development of subdivisions. Conservation subdivision design is in accordance with the vision and goals of this plan, incorporating the preservation of open space and rural character as well as protecting water quality. Conservation subdivision design provides a residential living opportunity unique to south-central Wisconsin counties. See also *Chapter 11 Land Use* for Steps on siting new development pertaining to developing Conservation Subdivisions.

The following Conservation Subdivision Design guidelines are recommendations, and are not mandated by the Town:

- Preserve open space features such as farmland, natural features that define the area, environmentally sensitive areas and other areas that enhance the rural character.
- Promote the rural character by limiting the visibility of new development from main roads. Topography, vegetation, and setback requirements all aid in reducing development visibility. Where features like hills and trees are absent, the use of natural plantings can be effective. In general, lots should not be placed at the entrance to subdivisions, because they would be highly visible from the main public right-of-way.
- Incorporate a road/trail network to connect homes to each other. Also, connect streets among developments. Open space in one development should connect to open space in adjacent developments.
- Encourage the creation of smaller lots that are clustered on the buildable portion of a property, allowing for the preservation of open space. Identify soils best suited for community septic systems and storm water detention and set these areas aside as common open space with shared community facilities.

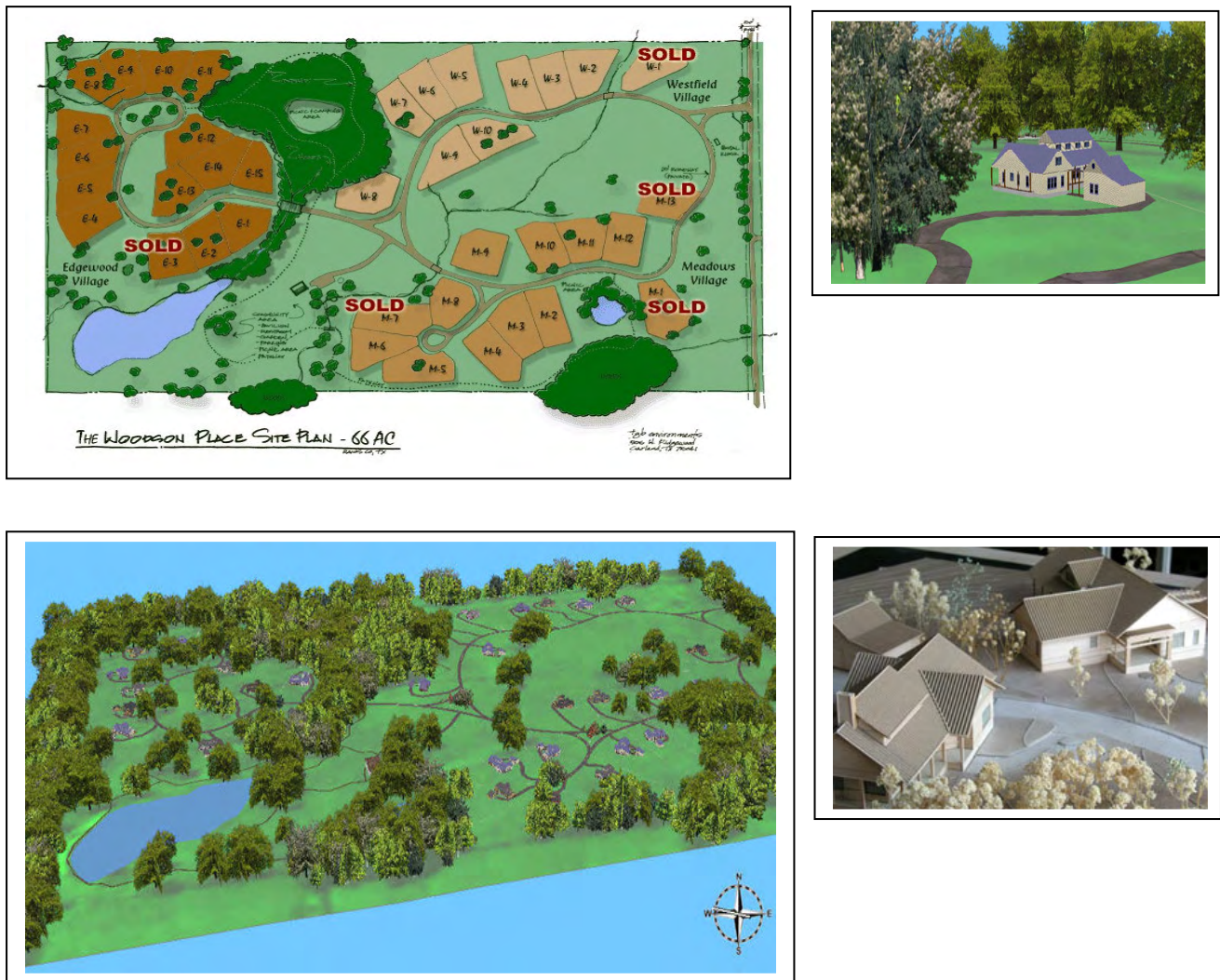
**Figure H18 Example of a Conservation Subdivision Compared to a Conventional Subdivision**



Conservation subdivisions designate forty percent or more of the original parcel as open space, while still maintaining the same number of lots that would otherwise be permitted under a conventional subdivision. A community may also choose to give “bonus” lots to developers to encourage the use of conservation subdivisions over conventional design. The Town of Dellona has adopted a density policy for conventional subdivisions that does not apply to conservation subdivisions, giving developers an incentive to create conservation subdivisions. In conventional subdivisions, developers are allowed to build at a maximum density of one house/lot per 5 acres. In conservation subdivisions, developers can build at a density of one house/lot per acre on 60% of the land. While 40% of the land in a conservation subdivision must be protected, developers are still able to create more lots on the remaining 60% than they would be able to in a conventional subdivision. In conservation subdivisions, open space can be owned and managed by any combination of the following:

- A private individual may hold fee title to the open space lands and manage the land for open space uses such as farming or hunting. Often the open space lands have a conservation easement to assure homeowners in the conservation subdivision that the land will remain as open space.
- A homeowner’s association composed of lot owners in the development would own a percentage interest in the open space and manage it through a declaration of covenants. This method of open space ownership permits residents the greatest degree of control over management of the open space.
- A non-profit land trust organization may take title or other interest in the open space lands to protect natural, productive or scenic values of the land.
- A government agency might utilize the land for public recreation.

**Figure H19 Example of an Actual Conservation Subdivision (Woodson Place, Rains County, Texas)**



Source: Woodson Place [www.woodsonplace.com](http://www.woodsonplace.com), GeoData services, Inc. [www.geodata-mt.com](http://www.geodata-mt.com)

#### 4.10 Housing Programs and Resources

Listed below are some examples of housing assistance programs available to Town of Dellona residents:

➤ **U.S. Department of Housing and Urban Development (HUD)**

**Section 811** – provides funding to nonprofit organizations for supportive housing for very low-income persons with disabilities who are at least 18 years of age



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**Section 202** – provides funding to private nonprofit organizations and consumer cooperatives for supportive housing for very low-income persons age 62 and older

**Section 8** – major program for assisting very low-income families, elderly and disabled individuals to afford housing on the private market. Participants are responsible for finding their own housing. Funding vouchers are distributed through Public Housing Authorities that deliver the vouchers to eligible applicants.

**Section 8/SRO** – provides funding to rehabilitate existing structures to create single room occupancy (SRO) housing for homeless individuals of very low income, with shared spaces.

**Hope VI** – provides grants to Public Housing Authorities to destroy severely distressed public housing units and replace them with new units or dramatically rehabilitate existing units. It hopes to relocate residents in order to integrate low and middle-income communities. It also provides community and supportive services.

**Public Housing** – the goal is to provide rental housing for low-income families, elderly and disabled individuals. Rents are based on resident’s anticipated gross annual income less any deductions.

**HOME** – provides formula grants to states and localities that communities use to fund a range of activities that build, buy, or rehabilitate affordable housing units for rent or ownership.

**Section 502** – makes loans to low- and very low-income households in rural areas to build, repair, renovate, or relocate houses, including mobile/manufactured homes. Funds can be used to purchase and prepare sites and to pay for necessities such as water supply and sewage disposal.

**Section 515** – provides direct, competitive mortgage loans to provide affordable multifamily rental housing for very low-, low- and moderate-income families, and elderly and disabled individuals. It is primarily a direct mortgage program but funds can also be used to improve land and water and waste disposal systems.

**Section 514/516** – loans and grants used to buy, build, improve, or repair housing for farm laborers, including persons whose income is earned in aquaculture and those involved in on-farm processing. Funds can be used to purchase a site or leasehold interest in a site, to construct or repair housing, day care facilities, or community rooms, to pay fees to purchase durable household furnishings and pay construction loan interest.

➤ **State of Wisconsin – Department of Administration (Bureau of Housing)**

**Home Rehabilitation and Accessibility (HRA)** – provides Federal HOME funds to participating agencies to make repairs and improvements needed to bring dwellings, owned and occupied by low-income households, up to appropriate housing quality standards and provide accessibility modifications.

**Home Buyer Rehabilitation (HBR)** – funds provided through local agencies for the lowest income households either in grant or loan formats for a wide variety of local affordable housing activities.

**Rental Housing Development (RHD)** – Provides additional information to HUD’s HOME program for requirements on funding. These funds are used to provide direct competitive

mortgages in order to establish affordable multi-family housing for very low-, low- and moderate-income families, and elderly and disabled individuals.

**Rental Housing Development (RHD)** – funds provided through HUD’s HOME program to make repairs or improvements to rental units leased to persons who have low or very low incomes.

**Housing Cost Reduction Initiative (HCRI)** – funds set aside to assist low or moderate income persons of families to secure affordable, decent, safe and sanitary housing by defraying some of the housing costs.

**Community Development Block Grants (CDBG)** – funds made available to local units of government that are deemed most in need of assistance for housing rehabilitation and/or limited other housing activities. The funds are awarded to a local governmental unit, which in turn, provides zero interest, deferred payment loans for housing assistance to low- to moderate-income homeowners.

**Community Development Block Grant - Emergency Assistance Program (CDBG-EAP)** - Funds are to be directed to eligible units of government throughout the State that are in need of assistance due to a natural or manmade disaster. Funds are to be used to provide housing assistance to low- to moderate-income homeowners to address the damage caused by the disaster.

- **Wisconsin Housing and Economic Development Authority (WHEDA)** offers two specific programs to assist individuals with their homeownership needs: HOME and Home Improvement Loans. The HOME program provides competitive mortgages to potential homeowners with fixed below-market interest rates to qualified candidates. The Home Improvement Loan program provides funding up to \$17,500 to qualified candidates for rehabilitation and other various housing activities. These funds are provided at below-market fixed interest rates for up to 15 years with no prepayment penalties. The properties must be at least 10 years old and the applicants must meet the income limits established by WHEDA for the county they reside within.
- **Other Programs** – Other programs that may be considered for housing assistance are provided by various agencies throughout the State, including Rural Development components of the U.S. Department of Agriculture and Sauk County.

#### 4.11 Housing Goal, Objectives and Policies

**Housing Goal:** Manage new housing development in the Town to maintain the rural character, while preserving agricultural and natural areas as well as the natural beauty.

##### **Housing Objectives/Policies:**

HO-1 Encourage residential housing designs that aim to balance the protection of natural resources and agriculture land with the opportunity to build new housing.

HP-1a Develop housing location requirements that preserve agriculture, forested and natural areas.

HP-1b Encourage housing development to be compatible with existing agricultural operations.

- HP-1c Encourage housing to be near the road with minimal impact on woodlands.
- HP-1d Encourage new housing to blend into its surroundings through the use of landscaping and native vegetation (rather than carving homesites out of existing forested areas).
- HP-1e Develop siting guidelines that reduce conflicts between agricultural and residential uses by appropriately locating new development on a property.
- HO-2 Encourage the maintenance of existing housing.
- HO-3 Develop a minimum size for a new residential home.
  - HP-3a Minimum square footage requirements for any residential structure shall be 750 square feet of living space.
  - HP-3b Mobile homes shall not be permitted with the exception of those related to agricultural operations, or to provide temporary housing for construction of a home up to one year.
- HO-4 Independent and assisted-living facilities for senior residents should be considered.

## 5.0 Purpose

Farming and agricultural activities remain an important form of economic activity in the Town of Dellona, and for many residents, a primary way of life. Traditionally, Dellona families have passed farmland and farming operations to succeeding generations. These traditions are increasingly being challenged by competing economic forces. Largely because of its proximity to the City of Wisconsin Dells, the Town of Dellona has begun to experience increasing rural residential development, more so than in other parts of Sauk County in the period between 1990 and 2000. Increases in property value assessments and health care costs, coupled with stagnant farm prices, create pressure on landowners to sell family farms and forestland to developers. While development of rural residential land provides an opportunity for landowners to realize significant non-farm economic benefit from their land, such land divisions may encourage new land uses that conflict with adjacent agricultural practices, further contributing to the loss of family farms in the Town of Dellona.



This section highlights some of the trends in agriculture from a local, county and state perspective. More importantly, it provides guidance to the Town to allow for a specified amount of rural residential development that is compatible with continued agriculture land uses.

## 5.1 Regional and Local Trends in Agriculture

From 1987 to 1997, the estimated number of farms in Sauk County decreased from 1,502 to 1,452 (by 3.33%). The average size for farms in Sauk County also decreased from 246 acres in 1987 to 229 acres in 1997. During the same time period, the estimated number of farms in the State of Wisconsin decreased from 75,131 to 65,602, (by 12.68%), while the average size of farms increased from 221 acres to 227 acres.

**Table A1: Trends in Average Size of Farms**

Sauk County Farms				Wisconsin Farms			
Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size	Year	Approximate Number of Farms	Average Size of Farm in Acres	Percent Change in Average Size
1987	1,502	246		1987	75,131	221	
1992	1,383	243	-1.22%	1992	67,959	228	3.17%
1997	1,452	229	-5.76%	1997	65,602	227	-0.44%

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

From 1990 to 1997, the estimated number of farms in Dellona increased from 67 to 68, while the number of dairy farms decreased from 25 to 13. In Sauk County, both farms and dairy farms have decreased. The estimated farms per square mile in 1997 is similar for the Town and the County. For dairy farm density, the Town had 0.4 dairy farms per square mile and the County had 0.6 dairy farms per square mile.

**Table A2: Trends in Farm Numbers**

	Estimated Farm Numbers				Dairy Farm Numbers			
	1990	1997	% change	Estimated Farms per square mile	1989	1997	% change	Dairy Farms per Square Mile, 1997
Dellona	67	68	1.5%	1.9	25	13	-48.0%	0.4
Sauk County	1597	1507	-5.60%	1.9	687	475	-30.90%	0.6

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agriculture Technology Studies (PATS), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

The estimated number of farms for Sauk County illustrated in the *Charts A1 Trends in Average Size of Farm and A2 Trends in Farm Numbers* differs. This is due to different methodologies used for estimating the number of farms in Sauk County by the Program on Agricultural Technology Studies (PATS), UW Madison, and Census of Agriculture.

**5.2 Land in Agriculture Use**

Land sales in the Town of Dellona, Sauk County, and State of Wisconsin, indicate that 1,683 acres of farmland were sold in the Town of Dellona from 1990-1997. Of the acreage sold, 903 acres were diverted out of agricultural uses. The average price per acre was \$871.00 between 1990 and 1997. As a point of reference, the Town of Ironton had the highest amount of land converted out of agriculture at 1,520 acres, while the Town of Sumpter had the lowest amount at only 88 acres.

**Table A3: Agriculture Land Sales, Town of Dellona, Sauk County, and State of Wisconsin**

	Agriculture Land Continuing in Agriculture Use			Agricultural Land Being Diverted to Other Uses			Total of all Agriculture Land		
	Number of Transactions	Acres Sold	Dollars Per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars Per Acre
Town of Dellona 1990-1997	N/A	1,683	\$941	N/A	932	\$860	53	2,615	\$897
Sauk County 1990-1997	N/A	50,947	\$914	N/A	16,130	\$1,124	1,103	67,077	\$979
Sauk County 2001	33	2,017	\$2,511	19	642	\$2,712	52	2,670	\$2,560
State of Wisconsin 2001	1,974	126,404	\$2,060	993	49,337	\$3,448	2,967	175,741	\$2,450

Source: Wisconsin Town Land Use Databook, Prepared by the Program on Agriculture Technology Studies (PATS), UW Madison, September 1999 – Wisconsin Agriculture Statistics Service in cooperation with the WI Department of Agriculture

**5.3 Production Trends**

During 1999, the average yield for field corn for Sauk County differed by only 1 bushel per acre from that of the State. The average difference for corn silage is 1 ton per acre. Alfalfa yield in Sauk County was 0.3 tons per acre less than the State, 0.5 tons per acre forages harvested, and 0.2 tons per acre more for soybean yields.

**Tables A4 & A5: Production trends: Sauk County & State of Wisconsin**

Farm Production Trends, 1999	Forage/Feed							
	Alfalfa		Other Forages	All Forage Harvested		Soybeans		Small Grains (oats,barley,wheat)
	Acres	yield	Acres	Acres	yield	Acres	yield	acres
Sauk County	715	4.1	8,100	79,600	4.6	24,500	48	7,300
State of Wisconsin	3,000,000	4.4	600,000	3,600,000	4.1	1,300,000	46	485,000

Farm Production Trends, 1999	Corn				
	Field Corn		Corn Silage		Total Corn
	Acres	Yield	Acres	Yield	acres
Sauk County	66,000	144	15,100	16	81,100
State of Wisconsin	2,850,000	143	730,000	17	3,580,000

Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

The number of dairy cows, the total milk produced by them, and the number of dairy herds decreased for both the County and the State from 1991-1999, while the productivity of the herds increased from 1991 to 1999 for both the County and the State.

**Table A6: Dairy Production Trends: Sauk County & State of Wisconsin**

1999	Dairy Trends, Sauk County and Wisconsin					Percent Change, 1991		
	Net Change, 1991 - 1999					Percent Change, 1991		
	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds	Number of Cows	Total Milk Produced	Herd Productivity	Number of Dairy Herds
Sauk County 1991 - 1997	-6,300	-4,060	2,800	-233	-17.10%	-0.80%	19.70%	-35.00%
State of Wisconsin 1991 - 1997	-388,000	-1,329,000	2,983	-12,103	-22.10%	-5.40%	21.40%	-37.20%

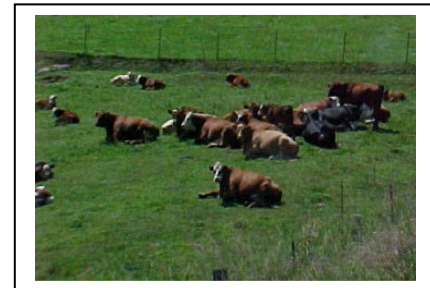
Source: Wisconsin County Agricultural trends in the 1990's, Prepared by PATS, UW Madison, August 2001

These statistics are reflective of the agricultural industry throughout the State of Wisconsin. Despite these changes, agricultural productivity has increased. Sauk County remains one of the State's leaders in terms

of production and revenue generated, according to a recent study completed in August, 2001, by the University of Wisconsin- Madison, entitled, “*Wisconsin County Agricultural Trends in the 1990s*”.

### 5.4 Local Farm Numbers and Types

Even though farming and related agricultural activities are declining, and the number of Dellona’s working adults that list agriculture as their occupation has dropped significantly since 1990, agriculture remains the primary economic activity based in the Town. Farmers in the Town of Dellona produce a variety of agricultural commodities including dairy, beef production, animal feed such as corn, alfalfa and soybeans as well as a number of cash crops. Historical data shows that the total number of dairy farms has declined significantly. In 1997 there were 13 dairy farms, down from 25 dairy farms in 1989.



### 5.5 Farmland Preservation Program

The Farmland Preservation Program was established by the State of Wisconsin and was designed to help local governments that wish to preserve farmland through local planning and zoning by providing tax relief to farmers who participate. In the late 1970’s, Sauk County produced a Farmland Preservation Plan as a requirement to enter the program. Although the Town of Dellona did not adopt Exclusive Agriculture Zoning to qualify the Town’s farmers to take part in this program, stand-alone contracts are still permitted. These fourteen individual contracts include approximately 1,162 acres, with most contracts extending beyond 2010 and some through to 2033.

### 5.6 Land Capability Classification

Soil suitability is a key factor in determining the best and most cost-effective locations and means for agricultural practices in the Town of Dellona. The USDA-NRCS groups soils suitable for agriculture based on the most suitable land for producing food, feed, fiber, forage and oilseed crops. When classifying soils, consideration is given to the limitations of the soil, its risk of damage, and its response to treatment. In general, the fewer the limitations, the more suitable the soil is for agricultural use. **Map5-1 Land Capability Classification** depicts the soils by classifications for the Town of Dellona.

Approximately 41.04% of the soils in the Town of Dellona are Class I, II, or III soils. Class one soils have few limitations that restrict their use.

Class II soils have some limitations such as wetness, erosion, or droughtiness that require conservation practices. They are cultivated with a few simple precautions.

Class III soils have many limitations with special management practices required. Approximately 47.93% of the soils in the Town of Dellona are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful

**Table A7: Soil Class and Acreage of in the Town of Dellona**

Town of Dellona Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	0	0.00%
Class II	2,396	10.64%
Class III	6,845	30.40%
Class IV	5,734	25.47%
Class V	0	0.00%
Class VI	5,054	22.45%
Class VII	1,566	6.96%
Class VIII	910	4.04%
Total	22,505	99.95%

Source: Sauk County Planning & Zoning

management. Class V soils are suited mainly to pasture due to permanent limitations such as wetness or stoniness. Class VI soils have limitations that make them generally unsuited for cultivation and limit use to pasture, woodland or wildlife.

Approximately 11.00% of the soils in the Town of Dellona are Class VII and VIII soils. Class VII soils have very severe limitations that restrict their use to pasture, woodland and wildlife. Class VIII soils (includes open water), with very severe limitations, have use restricted to recreation and wildlife.

As a general reference, *Map 5-2 Prime Farmland/Slope Delineation* defines prime farmland as having Class I and Class II soils. Approximately 10.64% of the soils on this map are indicated as prime farmland. Soils that require other management practices to be considered prime farmland are also indicated as such on the map.

### **5.7 Agriculture Infrastructure**

The agricultural industry in the Town of Dellona is supported by a diverse agricultural infrastructure within the area. Although most agriculture-supporting enterprises are not located within the Town, they can be easily accessed in the nearby trade centers.

### **5.8 Alternative Agricultural Opportunities**

Despite the changes in the number of farmers, farm size and the price of farmland, agricultural productivity has increased. According to a recent study completed in August, 2001, by the University of Wisconsin-Madison, entitled, “Wisconsin County Agricultural Trends in the 1990’s”, Sauk County remains one of the State’s leaders in terms of agricultural production and revenue generated.

Overall, changes to technology, machinery and agricultural practices have resulted in the industry becoming more efficient. In addition, it is more common for farms to concentrate their efforts on certain niche markets such as the production of organic, and non-traditional products such as unique meats and cheeses and varied forest products. The promotion of locally produced products; Community Supported Agriculture; and direct marketing to the public, local restaurants, school districts, cooperatives and retail grocery cooperatives continues to produce positive results for the industry. Other examples of opportunities in the agricultural industry include agri-tourism/bed and breakfast establishments, recreational opportunities and agriculture-related cottage industries. The Town of Dellona has adopted policies that support alternative agriculture and related opportunities.



### **5.9 Federal, State and Local Programs and Resources**

There are numerous programs and resources available through federal, state and local agencies that provide assistance to farmers to help ensure agricultural sustainability. These programs should not be looked at individually, as a possible solution to ensure the viability of agriculture, but rather as small components of the collective system aimed at preserving all scales of farming operations.



➤ **Purchase of Development Rights Program**

The Purchase of Development Rights (PDR) is a concept employed in communities across the country in which a public agency (such as the local or county government) or a private non-profit conservation organization compensates private landowners who voluntarily agree to permanently convey the right to develop their property for residential or commercial use. The rights are then “extinguished” by the acquiring agency, preventing any future development of the protected property.

Sauk County currently operates the Baraboo Range Protection Program, to purchase conservation easements from willing landowners in the Baraboo Range National Natural Landmark, but does not at this time offer an agricultural land protection program to landowners outside the Baraboo Range Protection Program area.

➤ **Federal Programs and Resources**

Below are some examples of federal programs and resources, administered by the U.S. Department of Agriculture (USDA) that can provide assistance to farm operators in the Town of Dellona. The Farm Service Agency (FSA) and Natural Resource Conservation Service (NRCS) are agencies within the USDA that provide consultation and local administration of these programs and resources within Sauk County. In addition, these agencies also provide technical assistance and staffing to develop farm conservation plans and other management tools.

- **Farmland and Ranch Land Protection Program (FRPP)** provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.
- **Conservation Reserve Program (CRP)** is a voluntary program available to agricultural producers to help them safeguard environmentally sensitive land. Producers in CRP plant long-term, resource conserving covers to improve the quality of water, control soil erosion, and enhance wildlife habitat. In return, FSA provides participants with rental payments and cost-share assistance. Contract duration is between 10 and 15 years.
- **Conservation Reserve Enhancement Program (CREP)** is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. Like CRP, CREP is administered by the USDA’s FSA.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options, including a permanent easement, a 30-Year Easement or a Restoration Cost Share Agreement.
- **Environmental Quality Incentives Program (EQIP)** provides a voluntary conservation program for farmers and ranchers that promotes agriculture productions and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land. EQIP offers contracts

with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of 10 years.

- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to develop upland, wetland, riparian, and aquatic habitat in areas on their property.

➤ **State and Local Programs and Resources**

In addition to the federal programs, several state and local programs and resources are available to aid in the sustainability of agricultural operations in the Town of Dellona. These programs are supported by the Wisconsin Department of Commerce, Department of Agriculture, Trade and Consumer Protection (DATCP), the University of Wisconsin Extension (UWEX), and local organizations such as the Sauk County Development Corporation and the Sauk County Land Conservation Department. A few examples of these programs and resources include:

- **Farmland Preservation Program** which provides tax credits to farms of 35 acres or more under Exclusive Agriculture Zoning, having a farm income of not less than \$6000 for each of the last three years, and which operations are in compliance with county soil and water conservation programs.
- **Wisconsin's Use Value Tax System** provides tax relief to agricultural landowners by assessing property value in terms of crop production and agricultural market prices, not current real estate market trends or non-farm development potential.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. The Wisconsin Department of Commerce administers this program.
- **Wildlife Abatement and Claim Program** is a county-administered program to assist landowners with excessive levels of agricultural crop damage from deer, bear, geese, or turkey.
- **SavorWisconsin.com** is a program offshoot of Governor Doyle's "Grow Wisconsin" initiative, designed to enhance the state's economy. To help accomplish this, several steps have been taken to emphasize the purchase of locally grown, produced, and manufactured products to support Wisconsin's local producers and businesses. With this, SavorWisconsin.com started in late 2002 and is guided by DATCP, UWEX and the Wisconsin Apple Growers Association. The website highlights and promotes many of Wisconsin's smaller and independent agricultural producers as well as agriculture-related events State-wide.

### 5.10 Agriculture Goal, Objectives and Policies

**Agriculture Resources Goal:** Manage existing agricultural land with emphasis on practices which enhance land value for agricultural purposes.

**Agriculture Resources Objectives/Policies:**

ARO-1 Provide information to new and existing residents on farm life, farm noises, odors, and operational requirements prior to granting permits for the construction of new rural residences.

ARO-2 Encourage timber harvesting according to sustainable forestry practices that meet the needs of current generations while providing adequate resources to meet the needs of future generations.

*Note: There is currently a wide range of certification systems, including Forest Stewardship Council, Sustainable Forestry Initiative, American Tree Farm, and International Standards Organization (ISO) 1400.*

ARO-3 Identify and pursue opportunities for landowners to obtain additional income from activities which support local farm product marketing initiatives.

ARO-4 Promote the conservation of soil and water resources for agriculture uses.

ARP-4a Encourage the use of *Best Management Practices* by landowners.

**Note:** “Best management practices” are defined by the U.S. EPA as “agricultural practices that are suitable for reducing or minimizing water quality impacts, as part of an overall watershed approach.” The EPA mentions eight practices as part of its CORE 4 and Non-Point Pollution Management programs: 1) Conservation Tillage; 2) Crop Nutrient Management; 3) Pest management; 4) Conservation Buffers; 5) Irrigation Water Management; 6) Grazing Management; 7) Animal Feeding Operations Management; and 8) Erosion and Sediment Control. (Source: [www.epa.gov](http://www.epa.gov) Agricultural Management Practices for Water Quality Protection.)

ARP-4b Encourage soil conservation practices to reduce soil erosion, improve water quality, and increase farmland productivity.

ARP-4c Avoid disturbance to wetlands, shorelands, and other environmentally sensitive areas.

ARO-5 Preserve productive farmlands and encourage the maintenance and growth of family farm operations for continued and future agriculture uses. For the purpose of this plan, family farm operations are broadly defined as any activity that utilizes the land to produce a product or commodity for sale and which provides for family income. These operations may include maple syrup production, small-scale animal husbandry, organic production, fruit orchards, cash cropping, large-scale animals operations etc.

ARP-5a Encourage residential and commercial development in areas least suited for agricultural purposes (perhaps land where there is no history of farming or that is inaccessible)

ARP-5b Discourage land divisions or subdivisions on prime farmland.

ARP-5c Protect farming operations from incompatible adjacent land uses.

ARP-5d Encourage / support agricultural land uses.

## 6.0 Purpose

The Town of Dellona is served by an array of utilities (such as telephone and Internet service) and public facilities. The Town also supports and utilizes services provided by both Sauk County and local school districts. Dellona also enjoys a variety of historic and cultural attributes, which illuminate the Town's past and serve to ground the community as it faces its future. This section of the Plan summarizes the Town's utilities, public facilities and significant community resources and history.

### 6.1 Water Supply and Private On-site Waste Disposal Systems

All residents in the Town of Dellona are served by individual private wells for drinking and domestic water supply. Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment Systems (POWTS), commonly referred to as septic systems, which generally collect solids in a septic tank and discharge gray water to a drain field. Based on the requirements set forth by the State of Wisconsin COMM 83 and by Sauk County, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of Dellona is not served by a sanitary sewer system (except for Christmas Mountain), the only current means of service is via POWTS. Sanitary waste treatment for the Christmas Mountain development is provided by the Christmas Mountain Sanitary District.

The Wisconsin Department of Commerce, in conjunction with the Sauk County Department of Planning & Zoning, regulates the siting, design, installation, and inspection of all POWTS systems in the Town of Dellona. In 2000, the State adopted a revised private sewage system Code commonly referred to as Comm 83. This new requirement permits the continued use of conventional systems as well as alternative systems, such as those that employ the use of biological or aerate treatment. It also stipulates system inspections every three years to ensure compliance with installation and operation requirements.

Typically, these alternative systems permit development of land areas that previously would not support a conventional system. A comparison of lands that previously could not support a POWTS under conventional technologies to those that can support alternative systems is illustrated in **Map 6-1 Septic Suitability** and **Map 6-2 Alternative Septic Suitability**. In early 2003, Sauk County revised its Private Sewage System Ordinance to allow the use of alternative systems.

As a general explanation, **Map 6-1 Septic Suitability** shows soil suitability for conventional POWTS in the Town of Dellona. The suitability classifications, ranging from very low to high suitability, are determined based on information obtained from the Sauk County Land Conservation Department's Land Evaluation System, as monitored by the NRCS office. These classifications are based on average slope, depth to soil saturation, average depth to bedrock, and flooding potential. As a general observation, soils that fall within or near the category of most suitable are best suited for conventional POWTS. Soils that fall within or near the category of least suitable may be candidates for alternative POWTS, or may not be structured to support any POWTS.

While areas of sandy soils "perk" quickly, and commonly appear to be most suitable for POWTS, there is a danger of groundwater contamination with nitrates and bacteria, particularly when clusters of homes are proposed and wells are placed "down-flow" from POWTS. Additionally, POWTS are not well suited in areas of shallow soils with bedrock that is close to the surface. Although new septic technologies can now facilitate the installation of septic systems in these shallow soils areas, these septic systems also pose a greater potential threat of groundwater contamination, especially in highly developed areas.

Dellona does exhibit areas of sandy soils, as well as areas of shallow soils and bedrock, particularly in the northeast part of the Town. Private septic systems in areas of shallow soils may threaten surface water quality. Preventative measures can be taken with the installation of new systems and replacement of failed systems. Systems should be sited as far from surface water resources as possible. Shared septic systems must be sited in an area having suitable soils, and require verification that a new technology septic system will in fact adequately treat wastewater.

Sauk County recently worked with the Wisconsin Geological Survey office on a study of groundwater quality in rural Sauk County towns. The study includes information pertaining to volumes and quality as well as typical movement patterns, wellhead protection areas, and contamination issues. According to information obtained from Wisconsin and neighboring states, a low probability of significant groundwater pollution from private on-site sewage treatment systems occurs in housing developments with a density less than one house per two acres. There is a high probability of groundwater pollution where homes are located at a density greater than one house per acre. Given the soil types in the region and the mix of agricultural fields with forested areas and a low-density development pattern, groundwater contamination is assumed to be at a minimum. Exceptions include the northeast corner of the Town of Dellona, which may exhibit groundwater quality impacts from private septic systems.

## **6.2 Solid Waste Disposal/Recycling**

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Sauk County. In 2000, the Sauk County Department of Planning & Zoning conducted an inventory to verify the number of active and inactive or abandoned landfill sites. According to that process, it was determined that Sauk County has 15 active landfill sites throughout the County, including sites for brush disposal. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, one is located in the Town of Dellona in section 31.

Currently, the Town of Dellona contracts with Peterson Sanitation, which provides solid waste and recycling services for Town residents. Currently solid waste is brought to a transfer station in and finally to a sanitary landfill located in the Janesville area.

## **6.3 Septage Waste Disposal**

The State of Wisconsin requires that homeowners pump their septic tanks on a 3-year basis to prolong the life of a POWTS and ensure optimal efficiency and protection of groundwater. Holding tanks are pumped on a regular basis, typically bi-monthly. Disposal methods of septage vary from deposition into a licensed municipal sewage treatment plant to land spreading. Land spreading requires special permits issued by the Wisconsin Department of Natural Resources. Part of this permitting process examines land area, soil types, and crops grown to ensure that natural resources in the area will be protected from such activity. Additionally, the permitting process ensures the protection of human health from viruses and pathogens contained in the septage.



#### **6.4 Town Hall**

The Dellona Town Hall is located at the intersection of County Road H and Townhall Road.

#### **6.5 Law Enforcement**

The Sauk County Sheriff's Department serves as the primary law enforcement agency to Town residents. Patrol officers are assigned general service areas within the county. These law enforcement services are considered adequate.

#### **6.6 Emergency Services**

The Town of Dellona is served by the Reedsburg Area Ambulance District, with three ambulances, and the Reedsburg Rural Fire Department, which provides fire fighting and first responder service. The Department has 16 rural firefighters. There are eight trucks serving the city and rural departments as well as foam generating equipment and a rescue unit, complete with hydraulic cutting equipment. Jurisdictional boundaries of these respective services can be noted on *Map 1-2 Jurisdictional Boundaries*.

#### **6.7 Library**

The Town of Dellona and surrounding communities are served by the South Central Wisconsin Library System through Sauk County. The primary library utilized by the Town is the Kilbourn Public Library located in the City of Wisconsin Dells. The library hosts a collection of general-purpose books, periodicals, historical memorabilia of the area and Internet access. The Reedsburg Library, located in the City of Reedsburg is host to a collection of historic photographs of the area.

#### **6.8 Communication, Electric Utilities and Heating Fuel**

Telephone, internet and e-mail service is provided by Verizon and to a lesser extent by LaValle Telephone. The Town is served by Oakdale Electric Cooperative and Alliant Energy. There is no natural gas service to the Town. Heating fuel is primarily provided through contracts with independent fuel dealers.

#### **6.9 Medical Facilities**

The Town of Dellona is primarily served by the Reedsburg Area Medical Center located at 2000 North Dewey Avenue which provides a modern facility with 53 acute care beds, 50 long-term care beds, and eight day care surgery beds. The Emergency Department at the Reedsburg Medical Center is staffed 24-hours a day with specially trained emergency room physicians. The St. Clair Immediate Care Clinic in Baraboo and the Delton Family Medical Center also provide medical care services to Dellona residents.

#### **6.10 Educational Facilities**

##### **➤ Primary Educational Facilities**

The Town of Dellona is divided into two public school districts. The Reedsburg School District incorporates the southwest half of the Town while the Wisconsin Dells District includes the northeast half of the Town. *Map 1-2 Jurisdictional Boundaries* shows the exact location of these boundaries.

While the majority of school aged children attend one of the two districts, parochial schools also offer a schooling option as well as increasing involvement in home schooling opportunities.

- **Reedsburg School District**

The Reedsburg School District has located most of its schools in the City of Reedsburg. The Reedsburg High School located at 1100 S. Albert Avenue, Webb Middle School located at 707 N. Webb Avenue; Pineview Elementary School located at 1121 8<sup>th</sup> Street; South Elementary School located at 420 Plum Avenue; Westside Elementary School located at 401 Alexander Avenue; Ironton/LaValle Elementary School at 109 River Street in the Village of La Valle. The public schools in this district serve approximately 2,486 students in grades K-12.

According to Reedsburg School Administration, due to the construction of the new high school and the addition to Westside Elementary School, the school system has no current overcrowding issues. South Elementary School remains the oldest structure in the district, but will remain in use for the foreseeable future.

- **Wisconsin Dells School District**

The Wisconsin Dells District is located on 811 County Road H in Wisconsin Dells. The Wisconsin Dells High School, located on 520 Race Street in Wisconsin Dells, has approximately 550 students. The Spring Hill Middle School, located on 300 Vine Street in Wisconsin Dells, has approximately 400 students. There are about 750 elementary students enrolled in the three elementary schools present in the district.

- **Parochial Schools**

Sacred Heart Catholic School, located at North Oak Street; and St Peter's Lutheran School, at 346 N. Locust Street, are two private schools located in the City of Reedsburg and together serve approximately 393 students in grades K-11.

St. John's Lutheran School, located in Reedsburg is affiliated with the Wisconsin Evangelical Lutheran Synod, provides pre-K through 8<sup>th</sup> grade instruction, with an average class size of 17.5. St. Paul's Evangelical Lutheran School, located in Wonewoc, includes pre-K to 8<sup>th</sup> grade and averages approximately 90 students.

Pine View Seventh-day Adventist Elementary is located at 754 Gulch Avenue in Wisconsin Dells.

- **Secondary Educational Facilities**

The Town of Dellona is within commuting distance of two two-year year college campuses including:

*UW-Baraboo/Sauk County and UW-Richland Center/Richland County* offers freshman/sophomore-level university instruction leading to an Associate of Arts degree. After building an academic foundation at UW-Baraboo/Sauk County, students can continue their work towards a bachelor's degree at a UW campus or other school of their choice. UW-Baraboo has a continuing education program that offers a variety of non-credit seminars, workshops and short courses. The programs range from computer applications and communication to theater and art field trips.

*Madison Area Technical College / Reedsburg* has over 4,000 students served annually. MATC Reedsburg provides technical and workplace skills training. The college awards associate degrees, technical diplomas, certificates and apprenticeships, and offers classes that transfer to four-year

degree programs. Programs are offered in accounting, administrative assistance, business mid-management, business software application, childcare education, farm and production management, nursing and supervisory management. The college offers apprenticeships in electrical and machine maintenance, and tool and die. MATC also offers customized labor training for local businesses.

- **Childcare Facilities**

There are no commercial childcare facilities located in the Town of Dellona. Formal childcare is available in nearby communities such as the City of Reedsburg, the City of Wisconsin Dells, and the Village of Lake Delton. Informal care may be available locally with neighbors, family, and friends.

### 6.11 Recreational Facilities

The Dell Creek Wildlife Area, and a portion of Mirror Lake State Park are located within Dellona. Mirror Lake State Park is located in the southeast corner of the Town just off Highway 23. The park contains a boat landing, a fishing pier, playground, beach, and picnic area. It also has handicapped-accessible restrooms, trails, and camping available.

The Dell Creek Wildlife Area provides access to the Dell Creek for trout fishing and is open to the public for hunting.



### 6.12 Cemeteries and Churches

(locations of each are identified on *Map 6-3 Community and Cultural Resources*)

- **Dellona Cemetery** is located in the northwest ¼ of Section 27 on South Avenue and Simpson Road.
- **All Saints Cemetery** is located in the northwest ¼ of Section 20 north of County Road H near Cherry Lane.

### 6.13 Historical and Cultural Structures and Areas (locations of each are identified on *Map 6-3 Community and Cultural Resources*)

- **Historic Schools**

- **Central Dellona School**, located in the northeast ¼ of Section 20 on County Highway H. Originally established in 1851, the log school was soon after replaced in 1857 by a new building, which cost \$500. After 109 years of education, the school closed in 1960 and was converted into a private home. The students then began to attend the Reedsburg Schools.



- **Sunnyside School** dates back to 1859 when it received its first book. Although its original location is not known, it is believed to be south of South Avenue in the northeast ¼ of Section 29. The district was deeded ½ acre of land in 1884 for a school by James Fadden, which is why the school was named Fadden School. In 1920 the district was divided, and some students went to the Red School (Beaver Dell) in Dellona Township and the others went to Montgomery School in Excelsior Township. In 1933 a new building was erected which re-established the district. The school was then renamed Sunnyside School, and didn't close until 1960 when it became part of the Reedsburg School District. Out of the three buildings used for the school, the two latter buildings still stand. The two latter buildings have different locations north of South Avenue in the northeast ¼ of Section 29 and are used for storage.
- **Glenview School**, located in the northwest ¼ of Section 14 on County Highway H. Glenview was built in 1885 on one acre of land deeded to the district for \$1. The school closed from 1936-1938 due to low attendance. It reopened for one final year and permanently closed in 1939 due to the low attendance. The students were taken into the Northeast Dellona School, however most of this district now belongs to the Wisconsin Dells District School System. In 1945 the Glenview School building was bought and moved to Lyndon Road to be used as a house.
- **Northeast Dellona School** was built in 1861 in the southeast ¼ of Section 2 on Lyndon Road. Over the years several improvements were made over the years such as new windows, toilets, a woodshed, and an extra doorway. In 1955 the school integrated with Fern Dell School District 9 in Delton Township. The old school house was sold, moved, and used as a house. A mobile home is now located on the site of the old school site.
- **Beaver Dell School** was originally known as the Red School, but officially changed its name in 1934 to Beaver Dell. The school was built in 1859 and located in the northwest quarter of Section 27 on South Avenue according to the 1959 plat map. The school was closed between 1939 and 1941. It reopened for one year and closed permanently in 1942. Students were sent to attend Sunnyside School and Central Dellona School. The school was moved to 215 N. Grove in Reedsburg to be used as a house after it was remodeled.
- **Fox Creek School** was built in 1858 near the present day intersection of County Highway HH and North Avenue in the southeast ¼ of Section 7. The school district included students in Winfield Township as well as Dellona. In 1960 the school closed and students were consolidated into the Reedsburg District. The schoolhouse was then moved to County Highway H, east of Lyndon Road to be used as storage.
- **Pleasant Grove School**, sometimes called the Stein school, was located in the northwest ¼ of Section 24. The school was originally opened in 1858, and was rebuilt in 1898. The district was dissolved into the Wisconsin Dells district in 1960, but Pleasant Grove stayed open for two more years until 1962. Eventually the schoolhouse was torn down, and a new house was built on the property.

#### 6.14 Historical and Cultural Programs and Resources

- **Sauk County Historical Society** protects and maintains the history of the county by collecting and preserving historic artifacts, photographs and documents. The Historical Society has many community outreach programs, acts as a resource and research facility for local history and assists other Sauk County historical societies in pursuing their goals.
- **Sauk County Arts, Humanities and Historic Preservation Committee** provides funding through grant programs to community organizations and local governments seeking supplementary funds for local arts and history projects.

- **State of Wisconsin Historic Preservation Programs** provide several opportunities for cost sharing through grant and subgrant programs, through the Wisconsin Historical Society. These programs are dependent on variable annual funding sources.
- **Historic Preservation Subgrants** are available to governments and non-profit organizations for surveys to identify and evaluate historical, architectural and archaeological resources. These properties and districts can then be nominated to the National Register of Historic Places.
- **Historic Preservation Tax Credit for Income-Producing Historic Buildings** is available to those who apply for and receive project approval before beginning physical work on the rehabilitation of historic buildings.
- **Historic Homeowner's Tax Credits** are available to those who apply for and receive project approval before beginning work on rehabilitating non-income personal residences.
- **Archaeological Sites Property Tax Exemption Program** provides tax exemption for owners of archaeological sites listed in the National or State Register of Historic places.
- **Jeffris Family Foundation** provides funding for bricks and mortar rehabilitation projects in Wisconsin's smaller communities.
- **Save America's Treasures** is a federal grant program for governments and non-profit organizations.

### **6.15 Utilities and Community Resources Goal, Objectives and Policies**

**Utilities and Community Resources Goal:** Maintain and enhance utilities, facilities, services, and cultural and historical resources.

#### **Utilities and Community Resources Objectives/Policies:**

UCRO-1 Encourage the maintenance and improvement of utility infrastructure.

UCRP-1a Require public utility suppliers to provide adequate notice to landowners and Town officials prior to utility installations and repairs.

UCRO-2 Continue to provide proper disposal and recycling of solid waste.

UCRP-2a Investigate the possibility of including all local businesses in the Town's recycling program.

UCRO-3 The Town encourages the use of renewable energy such as solar, wind and biomass.

UCRP-3a Encourage Sauk County to develop policies to manage the approval and siting of alternative energy systems.

UCRP-3b Provide information to Town residents about alternative energy systems.

UCRO-4 Protect archeological and historic structures and the overall rural character of the Town.

UCRP-4a Encourage the preservation of historic schoolhouses.

UCRP-4b Provide assistance to seeking incentives to private owners of historic buildings.

UCRO-5 Maintain services in a safe and efficient manner.

UCRO-5a Maintain and improve emergency (Fire and ambulance) and law enforcement services to Town of Dellona.

**7.0 Purpose**

Transportation networks affect development patterns in a community. Effective systems allow people and goods to move efficiently for employment and marketing, and provide a first opportunity for visitors to view the scenic landscapes and history of an area both locally and regionally.

Transportation options within the Town of Dellona are primarily limited to Town and County roads, which are utilized by the automobile, farm machinery and occasional bike traffic. As rural non-agriculture homes are built, the use of transportation routes for residential purposes has increased. Other transportation options both within and outside of the Town are varied and include airports, special service transportation, recreational transportation, and trucking. This section summarizes existing transportation options available to Town residents as well as conditions of Town and County roads. *Map 7-1 Transportation* shows the location of all transportation options in the Town.



**7.1 Principal Arterial, Collector Roadways and Local Roads**

Transportation routes can be classified by both form and function. *Table T1 Dellona Roadway Classification System Definitions* identifies each road in the town by its classification and purpose. *Table T2 Dellona Roadway Classification System Descriptions* describes the location of each of these roads including its potential users.

**Table T1: Dellona Roadway Classification System Definitions**

Town of Dellona Roadway Classification System (Definition)		
Road	Classification	Definition
I-90/94, U.S. Hwy 12	Principal Arterial	Principal Arterials serve longer intra-urban trips and traffic traveling through urban areas. They carry high traffic volumes and provide links to major activity centers.
State Road 23	Minor Arterial	Provide intra-community continuity and service to trips of moderate length, with more emphasis on land access than principal arterials. The minor arterial system interconnects with the urban arterial system and provides system connections to rural collectors.
County Roads P, H, and HH	Major Collectors (and) Minor Collectors	Provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These facilities collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system in the central business district. In some areas of development and traffic density, the collector may include the street grid, which forms the basic unit for traffic circulation.
Remaining Town Roads, County Road WD	Local Roads	Comprise all facilities not on one of the higher systems. They primarily provide direct access to land and access to order systems. Local roads offer the lowest level of mobility, and through traffic movements are discouraged.

Source: Wisconsin DOT

**Table T2: Dellona Roadway Classification System Descriptions**

<b>Town of Dellona Roadway Classification System (Description)</b>		
Road	Classification	Description
I-90/94	Regional Interstate Roadway Principal Arterial	Located 5 miles east of the Town of Dellona, Interstate 90/94 serves as a regional controlled-access facility within Wisconsin. It is considered a backbone route, according to the Corridors 20/20 Plan, connecting major population and economic centers
U.S. Hwy 12,	Regional Interstate Roadway Principal Arterial	Located 5 miles east of Dellona, Highway 12 serves as a principal north-south arterial, connecting Wisconsin Dells with Dane County and carrying a large volume of both local and through traffic.
State Road 23	Regional State Roadway Minor Arterial	State Road 23 is located in the southeast corner of the Town and connects State Road 33 with the Wisconsin Dells area.
County Roads P, H and HH	Local Roads Major Collectors	County Road P begins at its intersection with County H and connects with State Road 23 to the east in the Village of Lake Delton. This intersection is about ½ mile from Interstate 90/94. County Road H is an east/west corridor crossing Dellona that connects the Cities of Reedsburg and Wisconsin Dells. County Road HH runs north/south along the western edge of the town and finally into Juneau County.
None Located in the Town of Dellona	Local Roads Minor Collectors	North Avenue begins at its intersection with County WD in Section 7, and travels east to its intersection with County Road H. South Avenue enters Dellona from the Town of Winfield in Section 30 on the west end and exits into the Town of Delton from Section 25 in the east. Coon Bluff Road enters Dellona in Section 35 from the Town of Excelsior and runs north to its intersection with County H. Town Hall Road runs north from Section 32 at Dellona’s southern boundary and terminates at its intersection with County Road HH in Section 5.
Remaining Town Roads, County Road WD	Local Roads	Many of the remaining local roads include those less traveled rural stretches and which connect roads under a higher classification.

Source: Wisconsin DOT

## 7.2 Airports

Although there are no airports located in the Town of Dellona, three area airports are available for small passenger and freight service: The Tri-County Airport, the Reedsburg Municipal Airport and Baraboo-Dells Municipal Airport.

The Tri-County Airport, located off County Road JJ, is jointly owned and operated by the Counties of Richland, Iowa and Sauk and provides passenger and cargo service.

The Reedsburg Municipal Airport is paved with lighted runways of 4,900 and 2,650 feet in length. It is designated as a “Transport/Corporate” airport facility intended to serve corporate jets, small

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passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.

The Baraboo Dells Municipal Airport is located about 13 miles away from the Town of Reedsburg near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is owned jointly by the City of Baraboo, the City of Wisconsin Dells and the Town of Delton, and operated by the City of Baraboo. Improvements to the terminal building and hangars were recently completed, and additional expansion is planned for the future.

The airport is equipped with paved and lighted runways suitable for recreational and small business aircraft. It also offers privately owned hangars on site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities.

The Dane County Regional Airport, located on the east side of the City of Madison, provides larger air carrier and passenger service and is approximately 1.5 hours from the Town.

### **7.3 Elderly, Disabled and Veteran Transportation**

Sauk County offers several specialized transportation assistance programs for persons who are elderly, disabled or veterans within the Town of Dellona.

Persons who are elderly and disabled that are unable to transport themselves and who do not have family members or friends to drive them can take advantage of the Volunteer Driver Program by contacting the Sauk County Commission on Aging. This service is provided for medical, nutritional and personal business reasons. Individuals available for driving are encouraged to call.

Veterans in need of transportation assistance to a Veteran's Hospital or Clinic should contact the Veterans Service Office.

### **7.4 Other Transportation Options**

#### **➤ Trucking**

Trucking service is accommodated by the region's transportation network. There are several privately owned trucking operations within this area that meet the needs of the residents. Area freight services include LBS Expediting Services, QTI, Skinner Transfer Company, DRM Properties, Sheba Transport, and Fever River Trucking, all located in the Reedsburg area. AARCO Equipment and Dells Best Transportation are located in the Wisconsin Dells Area

#### **➤ Rail**

There is no rail service located within the Town of Dellona, however, The Wisconsin and Southern rail line, a contractor of the Union Pacific Railway, serves the City of Reedsburg via a connection. The rail line travels through the Cities of Baraboo and Madison and crosses the Wisconsin River in the Village of Merrimac. This is a Class 2 line rated for 25 mph service. Amtrak in Wisconsin Dells on the Canadian Pacific Railway provides passenger rail service to the area.

#### **➤ Bicycle and Recreational Trails**

The 400 Recreational Trail, which begins in downtown Reedsburg, stretches for 22 miles along the Baraboo River



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between Reedsburg and Elroy. The trail is part of a 117-mile trail system that includes the Elroy-Sparta Trail, the La Crosse River Trail, and the Great River Trail in west-central Wisconsin. The 400 Trail was built on an abandoned railroad grade with packed limestone screenings and planked surface bridges. The trail is maintained by the Wisconsin Department of Natural Resources and is managed by the Wildcat Mountain State Park office.

In 1990, the Wisconsin DNR created a management plan for the 400 Trail. The plan provides background information on the trail system including goals, annual objectives and additional benefits of the trail.

➤ **State of Wisconsin**

The State of Wisconsin provides for vanpooling opportunities with the requirement that at least two State employees are part of the pool. Once this criterion is met, any individual may become part of the vanpool.

### **7.5 Review of State, Regional and Other Applicable Plans**

The following is a review of local, state and regional plans and studies relevant to the Town that may affect the overall transportation system. The Town of Dellona's transportation element incorporates these plans into the comprehensive plan in varying degrees to ensure an accurate reflection of the overall transportation system.

➤ **Translinks 21: A Multimodal Transportation Plan for Wisconsin's 21<sup>st</sup> Century (November, 1995)**

This plan provides a broad planning 'umbrella', including an overall vision and goals for transportation systems in Wisconsin for the next 25 years. The Plan recognizes U.S. Highway 12 as a 'Corridors 2020 Connector' route that is vital to the economic prosperity of the State. It also provides grant funding for local governments to develop transportation corridor management plans to deal with growth issues, State funding to assist small communities with transportation services for the elderly and disabled, and provides for a statewide assessment program for local road improvements.

➤ **LRIP: Local Roads Improvement Program (1991)**

One component of the LRIP is the Town Road Improvement Program (TRIP), which aids local town governmental units with improving seriously deteriorating town roads. A reimbursement program, TRIP pays up to 50% of total eligible costs and local governments provide the balance.

➤ **Wisconsin State Highway Plan (February, 2000)**

This plan focuses on the State Trunk Highway routes in Wisconsin (State Roads). Although the plan does not identify specific projects, it does set forth broad strategies and policies to improve the State's highway system. The plan also includes three main categories of emphasis: pavement and bridge preservation, traffic movement, and safety.

➤ **2006-2012 Sauk County Highway Improvement Plan**

The Highway Improvement Program for Sauk County identifies and prioritizes specific county road improvement projects for the next six years. There are no scheduled County or State Highway improvements scheduled in Dellona during this time frame.

➤ **Wisconsin Bicycle Transportation Plan 2020 (1998)**

The Wisconsin Bicycle Transportation Plan 2020 sets forth three initiatives for bicycle transportation in Wisconsin: 1) a plan for improving conditions of bicycling, 2) clarification of the Wisconsin Department of Transportation's role in bicycle transportation, and 3) establishes policies for further integrating bicycling into the current transportation system. The Department of Transportation State Bicycle Plan does not currently identify any Priority Routes in the Town of Dellona.

➤ **Wisconsin Pedestrian Policy Plan 2020 (March, 2002)**

This is a policy document created by the Wisconsin Department of Transportation that presents statewide and local measures to increase walking and promote pedestrian safety. The goals of the Plan are to increase the number and improve the quality of walking trips, reduce the number of pedestrian crashes and fatalities, and increase the availability of pedestrian planning and design guidance for state and local officials and citizens. The key State objective identified in the plan is to work with local governments and other interested stakeholders to increase accommodations for pedestrian travel to the extent possible along and across State highways. There are no recommendations specific to Sauk County.

**7.6 Analysis of the Existing Transportation Systems and Plans**

As previously described, the Town of Dellona's transportation system consists of primarily town and county roads. Responses from the Town survey indicated that Dellona's local and county roads are in decent condition, and it appears that there were no major transportation-related issues in the Town at the time of the survey completion.



**7.7 Transportation Goal, Objectives and Policies**

**Transportation Goal:** Maintain and improve existing transportation networks. Provide for adequate emergency access.

**Transportation Objectives/Policies:**

TO-1 Continue to improve and maintain road quality by utilizing State and County aids for road improvement.

TP-1a Maintain visible centerline markings on Town roads.

TO-2 Assure that all new public roads and driveways conform to applicable town, county and state requirements.

TP-2a Emphasize connectivity of streets and recreational corridors in the planning of new residential and commercial development.



- TP-2b Coordinate planning for transportation improvements with adjacent villages and towns to minimize negative traffic, land use and environmental impacts and to enhance important intercommunity and regional connections.
- TP-2c Develop a driveway ordinance that includes clear driveway design and location standards/criteria, and which describes a clear process for Town approval of new driveways.
- TP-2d Notify area realtors, surveyors and builders about Town driveway ordinance.
- TO-3 Maintain and enforce setbacks from road right-of-ways to reduce transportation hazards.
- TO-4 Improve accessibility to the regional transportation network for all of Dellona's citizens.
  - TP-4a Identify public and non-profit transportation access services (e.g. the Interfaith Network), and provide information regarding transportation network services to Town residents.
  - TP-4b Provide information to Town residents about access to regional transportation networks.
  - TP-4c Encourage regional transportation network collaboration with adjacent communities and Sauk County.
- TO-5 Maintain roadside beauty and rural character.
  - TP-5a The Town of Dellona will work with Sauk County to identify commercial signage problems.
  - TP-5b Restrict the size, design and location of new commercial signage by developing a sign ordinance.

## **8.0 Purpose**

The Economic Development Chapter of the Comprehensive Plan provides an overview of economic activity both in the Town and for Sauk County overall, identifies economic development opportunities, and describes the Dellona's economic development goals and objectives. It also provides a listing of local and state programs focused on economic development.

### **8.1 Area Employment and Economic Activity**

An overall look at commuting patterns, regional employment and income characteristics, tourism economic impacts and agriculture economic impacts provides insight to the county's economic vitality.

#### **➤ Commuting Patterns**

In terms of commuting patterns, the 2000 Census indicates that 9.2% of Dellona residents work at home. Some if not most of these residents are likely involved in farming. For those who commute to their jobs, 81.5% drive alone while 8.3% carpool. The average commuting time to work is approximately 26.7 minutes.

#### **➤ Employment Characteristics in Dellona and Sauk County**

Sauk County provides many employment opportunities, as is reflected in the low unemployment rates, occupation type and major employers in the area.

According to the State of Wisconsin Department of Workforce Development (DWD), the Sauk County Annual Average Unemployment Rate for 2004 was 4.2%. Unemployment for Sauk County 2003 was 4.3%. The DWD does not break down employment trends for individual Towns, however the 2000 census identified that 37 persons (or 4.1% of the population) from the Town of Dellona were unemployed while 600 persons (or 65.7% of the population) were employed. The remaining 276 people (or 30.2% of the population) either claim disability or are retired.

#### **➤ Area Economic Viability and Employment Opportunities**

The potential for economic opportunities within commuting distance of Dellona continues to improve. The City of Reedsburg is host to a number of Tax Increment Finance Districts (TIF) to facilitate the industrial tax base and high-end manufacturing jobs. The City has also established a Business Center Redevelopment District focused on promoting industrial development in the City's business Center. The agricultural, retail sales and services sectors of the economy are strong. Tourism and recreation play an increasing role in this area with the 400 Trail and historically maintained downtown area.

The major county employers provide diverse employment opportunities for residents of the Town of Dellona. *Tables E1 and E2* show the top 20 employers during 2002, divided into Manufacturers/Distributors and Non-Manufacturers. While most of the county is within commuting distance of Dellona, the major employment areas of Baraboo, Sauk Prairie, and Reedsburg are within the average commute time of 50 minutes from Dellona. Of the top 20 employers, the Baraboo area contains Baraboo Sysco Foods, Perry Judd's, Flambeau Plastic, Sauk County Government, Baraboo School System and St. Clare Hospital, together employing 3,627 persons. In the Sauk City-Prairie du Sac area, Milwaukee Valve, Sauk Prairie School District and Sauk Prairie Memorial Hospital together employ 1,250 persons. In the Spring Green area, Cardinal IG and Cardinal CG employ

1,061 persons. Of the top 20 in the Reedsburg area are Land's End, Grede Foundries, Seats Inc., Gerber Products Plastics, and Reedsburg School Systems, together employing 3,061 persons. The Town of Delton has the Ho-Chunk Casino, Hotel and Convention Center with 1,375 employees and the Village of Lake Delton has the Kalahari Resort and Convention Center, Noah's Ark and Wilderness Lodge together with 2,420 employees.

In addition to business opportunities outside of the Town, the Town does continue to provide a number of jobs in the agriculture industry.

**Table E1: Sauk County Top 10 Manufacturers/Distributors by Employment**

Employer	Product	Employees	Location
Lands' End	Clothing/Distribution & Telemarketing	1,100	Reedsburg
Grede Foundries, Inc.	Ductile Iron Castings	840	Reedsburg
Flambeau Plastic Co.	Plastics	650	Baraboo
Baraboo Sysco Foods	Wholesale Food Distribution	650	Baraboo
Perry Judd's, Inc.	Commercial Printing	675	Baraboo
Cardinal IG	Insulated Glass	630	Spring Green
Milwaukee Valve Co. – PDS Division	Brass Foundry	360	Prairie du Sac
Cardinal CG.	Coated Glass	431	Spring Green
Seat's Inc.	Seats	430	Reedsburg
Gerber Products Plastics	Baby Supplies	305	Reedsburg

Source: Sauk County Development Corporation, 2005

Please go on to next page

**Table E2: Top 10 Sauk County Non-Manufacturers by Employment**

Employer	Product	Employees	Location
Ho-Chunk Casino, Hotel & Convention Center	Gaming, Hotel, Convention Center	1,375	Town of Delton
Wilderness Lodge	Hotel/Resort	1200	Village of Lake Delton
Sauk County	Government	675	City of Baraboo
Kalahari Resort & Convention Center	Hotel/Resort/Convention Center	700	Village of Lake Delton
Baraboo School System	Education	504	City of Baraboo
Noah's Ark	Water Park	520	Village of Lake Delton
Sauk Prairie Memorial Hospital & Clinics	Health Care	465	Villages of Prairie du Sac/Sauk City
St. Clare Hospital	Health Care	473	City of Baraboo
Sauk Prairie School District	Education	425	Villages of Prairie du Sac/Sauk City
Reedsburg School System	Education	386	City of Reedsburg

Source: Sauk County Development Corporation, 2005

➤ **Area Income Comparison**

According to the Census, the median income for residents in Dellona was \$46,630. **Table E3 Regional Income Comparisons**, shows that the Town's median income is between the County and the State, as well as between most of the other Towns.

**Table E3: Regional Income Comparisons**

Household Income in 1999	Income Distribution, Regional Comparison, 1999							
	Percent of Households							
	Dellona	Excelsior	Delton	Winfield	Lyndon	Seven Mile Creek	Sauk County	Wisconsin
Less than \$10,000	3.90%	6.30%	3.40%	4.40%	4.30%	12.10%	6.75%	3.54%
\$10,000 to \$14,999	5.30%	3.40%	4.00%	1.20%	4.30%	7.30%	5.80%	3.01%
\$15,000 to \$24,999	10.60%	9.00%	13.70%	6.70%	14.30%	4.80%	13.35%	9.14%
\$25,000 to \$34,999	13.20%	9.90%	14.70%	11.50%	17.50%	18.50%	13.80%	11.56%
\$35,000 to \$49,999	21.10%	15.00%	20.40%	27.00%	14.70%	29.80%	21.03%	18.67%
\$50,000 to \$74,999	22.50%	30.10%	27.80%	27.40%	31.10%	16.10%	23.16%	27.58%
\$75,000 to \$99,999	13.90%	14.10%	10.50%	9.50%	9.80%	5.60%	9.13%	14.09%
\$100,000 to \$149,999	6.50%	9.00%	3.90%	8.70%	2.50%	2.40%	4.71%	8.49%
\$150,000 to \$199,999	1.40%	0.80%	1.20%	1.20%	1.10%	0.80%	1.07%	1.94%
\$200,000 or more	1.60%	2.50%	0.40%	2.40%	0.50%	2.40%	1.21%	1.98%
<b>Median Household Income</b>	<b>\$ 46,630.00</b>	<b>\$ 54,375.00</b>	<b>\$ 45,625.00</b>	<b>\$ 49,688.00</b>	<b>\$ 42,639.00</b>	<b>\$ 36,731.00</b>	<b>\$ 41,941.00</b>	<b>\$ 52,911.00</b>

Source: US Census, 2000, DP-3

➤ **Agriculture Economic Activity**

The most recently compiled data for state agriculture economic characteristics is from 1997, and is broken down by county. This information is provided in Tables E4 and E5 as indicators of the important economic impact agriculture has on communities. Table E4 indicates that from 1992 to 1997, Sauk County farms increased the number of hired workers by 22.30%. The annual payment indicates that most are seasonal employees.

**Table E4: Characteristics of Hired Farm Labor, Sauk County and the State of Wisconsin 1997**

Characteristics of Hired Farm Labor by Wisconsin Counties, 1992 - 1997						
	Percent of farms with any hired labor	Number of hired farm workers	Change in hired farm workers net change 1992 - 1997	Change in hired farm workers, percent change 1992 - 1997	Hired farm worker payroll (dollars)	Average annual payment per worker (dollars)
Sauk County	35.40%	1,764	322	22.30%	\$9,195,000.00	\$5,213.00
State of Wisconsin	38.40%	96,482	-12,962	-11.80%	\$409,009,000.00	\$4,239.00

Source: USDA Census of Agriculture, Wisconsin County Agriculture Trends in the 1990's, Program on Agriculture Technology Studies, UW Madison, August 2001

**Table E5: Farm Receipts, Capital, and Income, Sauk County vs. State of Wisconsin, 1997**

Average Value of all Farmland and Buildings 1997						
	Value of all farm receipts	Percent of receipts from Dairy sales	Per Farm	Per Acre	Average value of machinery and equipment per farm	Average net farm income per farm
Sauk County, 1997	\$121,224,000.00	50.00%	\$285,633.00	\$1,212.00	\$46,411.00	\$17,953.00
State of Wisconsin, 1997	\$5,579,861,000.00	49.20%	\$282,135.00	\$1,244.00	\$66,731.00	\$20,110.00

Percent of Farms by Value of Sales 1997							
	Percent of farms with positive net income	Value of total government payments	Percent of farms receiving government payments	under \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999	\$100,000 Plus
Sauk County, 1997	48.10%	\$3,235,000.00	62.90%	39.10%	24.00%	12.30%	24.60%
State of Wisconsin, 1997	54.20%	\$137,274,000.00	56.30%	38.60%	23.90%	13.40%	22.70%

Source: Wisconsin County Agriculture Trend in the 1990's, UW Program on Agriculture Technology Studies, 2001

**Table E5 Farm Receipts, Capital, and Income Sauk County vs. State of Wisconsin, 1997** shows that in Sauk County, half of all farm receipts (the gross market value of all agriculture products sold)

came from dairy sales (sale of milk and milk products) during 1997. The average value of farmland buildings and the value of machinery and equipment is based on market value. The fact that 63.10% of the farms have a sales value of less than \$50,000 per year indicates that many of the farms in Sauk County are relatively small, family-farm operations. Many of these farms depend on off-farm work or investments for their main source of income. Overall, economic development strategies for agriculture include looking at opportunities for diversification in products produced, producing for niche markets, direct marketing, agri-tourism and participating in grower cooperatives.

➤ **Tourism Economic Impact and Opportunity**

According to the 2006 Wisconsin Department of Revenue report on tourism, Sauk County is the second most popular tourism destination in the State, behind only Milwaukee County. The overall statewide economic impact of travelers is broken down in several ways. Direct impacts, the employee wages and taxes paid from establishments where travelers purchase goods or services, and indirect impacts, the money spent by these employees on goods and services in the area, add up to the total economic impact.

Looking at the traveler expenditures by category, more than half of the total expenditures are on shopping and recreation (including event and entertainment fees, wagering, sightseeing and cultural events) expenditures. Food expenditures represent 25% and lodging expenses represent 13% of the total estimated traveler expenditures. Six percent of Wisconsin traveler expenditures were on transportation within the State (Wisconsin Department of Tourism, 2002). Forty-six percent of traveler expenditures occurred in summer, 29% percent of expenditures were in the winter/spring season and 24% of expenditures were during the fall season.

**Table E6 Travel Expenditures and Economic Impact**, shows that the Wisconsin Department of Tourism estimated traveling expenditures at approximately \$947 million dollars during 2003, up \$883 million from 2002 for Sauk County. This expenditure supported 25,302 jobs.

**Table E6: Travel Expenditures and Economic Impact**

Travel Expenditures and Economic Impact							
	2002 Expenditures	2001 Expenditures	Percent Change	Full-Time Job Equivalents	Resident Income	State Revenues	Local Revenues
Sauk County	\$856,181,017	\$828,423,253	3.35%	24,532	\$530,631,384	\$66,666,331	\$65,527,817
State of WI	11,676,615,166	11,446,492,521	2.01%	323,759	\$6,602,720,000	\$1,077,135,000	\$777,910,000

Source: Wisconsin Department of Tourism, 2001 Note: This is the most current data provided by the Department of Tourism.

The northeastern portion of Sauk County has many opportunities for recreational based tourism. Some of the sites visited in or near the Town of Dellona include the City of Wisconsin Dells, the Upper and Lower Dells of the Wisconsin River for boating, fishing and wildlife viewing, Mirror Lake State Park for fishing and quiet sports activities both summer and winter, the 400 Trail for biking in the summer and snowmobiling in the winter, and the Baraboo River for paddling opportunities. Private recreational opportunities include downhill snowskiing and golf at the Christmas Mountain Golf Estates and resort developments.

The Town of Dellona’s proximity to so many tourism locations presents an opportunity to expand its economic base. The Town could focus on promoting its cottage industry businesses and low-impact tourism opportunities. However, it will be important to ensure that both cottage industries and low-

impact tourism opportunities reflect and protect the Town’s history, natural resources and current residents. The Town should encourage the formation of a unique niche market for tourism, and prohibit business development similar to that in Wisconsin Dells and other large-scale tourism areas.

**8.2 Local Employment and Economic Activity**

The Town of Dellona and Sauk County provide many local employment opportunities as is reflected in the education levels, labor force and occupation characteristics of Dellona.

➤ **Education, Income Levels and Employment Activity**

**Table E7 Educational Attainment, Dellona** shows that the percentage of Dellona’s residents with a high school diploma increased by 17.1% between 1990 and 2000, almost double Sauk County’s 8.8% of H.S. graduates. The percentages of those with a Bachelor’s Degree increased for both Dellona and Sauk County from 1990 to 2000 by about 10% and 5% respectively.

**Table E7 Educational Attainment**

Educational Attainment, 1990-2000				
	High School Diploma, Dellona	Bachelors Degree or Higher, Dellona	High School Diploma, Sauk County	Bachelors Degree or Higher, Sauk County
1990	67.8%	7.3%	74.7%	12.9%
2000	84.9%	16.9%	83.5%	17.6%

Source: U.S. Census 1990-2000

➤ **Income Levels**

As detailed in the Housing Chapter, the 2000 Census reported that, of 432 households sampled in Dellona, 21.1% (91 households) were in the \$35,000 to \$49,999 income bracket. Another 97 households (22.5%) were in the \$50,000 to \$74,999 income bracket. This is compared to Sauk County, with 21.0% of the households in the \$35,000 to \$49,999 income bracket and 23.2% of the households in the \$50,000 to \$74,999 income bracket.

Income distribution can also be assessed by comparing the median household income with the average household income for a particular year. A community’s median income is the point at which half the incomes are higher, and half are lower. Average household income is calculated by dividing the sum total of community household income by the number of households in that community for a given year. **Table E8 Distribution of Household Income, 1999** shows that in 1999, the median household income for the Town of Dellona was \$46,630 while the average household income was \$50,208. The ratio of the average to the median income is 1.08. A mean-to-median ratio of greater than 1.0 indicates that average income is slightly skewed toward the upper end by a relatively few higher income households. The Town of Reedsburg’s median household income is \$49,326, the Town of Excelsior’s is \$54,375, the Town of Delton’s is \$45,625 and the Town of Winfield’s is at \$49,688.

From 1990 to 2000, both Sauk County and the State of Wisconsin saw the ratio of average income to median income increase slightly, the County from 1.17 to 1.19, the State from 1.19 to 1.23. This implies that the number of values on the upper end of the income spectrum has increased slightly during the past decade. By comparison, the Town of Dellona’s mean-to-median ratio is fairly tight.

**Table E8: Distribution of Household Income, 1999**

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Dellona	Sauk County	Wisconsin
Less than \$10,000	3.9%	6.7%	3.5%
\$10,000 to \$14,999	5.3%	5.8%	3.0%
\$15,000 to \$24,999	10.6%	13.4%	9.1%
\$25,000 to \$34,999	13.2%	13.8%	11.6%
\$35,000 to \$49,999	21.1%	21.0%	18.7%
\$50,000 to \$74,999	22.5%	23.2%	27.6%
\$75,000 to \$99,999	13.9%	9.1%	14.1%
\$100,000 to \$149,999	6.5%	4.7%	8.5%
\$150,000 to \$199,999	1.4%	1.1%	1.9%
\$200,000 or more	1.6%	1.2%	2.0%
<b>Median Household Income</b>	<b>\$46,630</b>	<b>\$41,941</b>	<b>\$43,791</b>
No. of Households	432	21,647	2,086,304
Aggregate Household Income	\$26,397,300	\$1,076,409,500	\$112,374,261,000
<b>Avg. Household Income</b>	<b>\$50,208</b>	<b>\$49,726</b>	<b>\$53,863</b>
<b>Ratio of mean to median HH Income</b>	<b>1.08</b>	<b>1.19</b>	<b>1.23</b>

Source: US Census 2000

➤ **Employment**

**Table E9 Labor Force and Employment** shows that, of the 913 persons in Dellona during 2000, 637 persons age 16 or older are in the labor force, and an additional 276 persons age 16 or older are not in the labor force. Of those in the labor force, 37, or 5.8%, are unemployed. This is close to the unemployment rate for Sauk County of 4.2%, according to the 2000 Census.

**Table E9: Labor Force and Employment**

Category	Labor Force Status, 1990-2000			
	Town of Dellona, 1990	Town of Dellona, 2000	Sauk County, 1990	Sauk County, 2000
<b>Population 16 years and over</b>	579	913	35,509	42,480
Not in Labor Force	177	276	11,018	12,085
In labor force	402	637	24,491	30,395
Armed Forces	2	0	34	21
Civilian labor force	400	637	24,457	30,374
Employed	354	600	22,987	29,108
Unemployed	46	37	1,470	1,266
<b>Unemployment Rate</b>	<b>11.5%</b>	<b>5.8%</b>	<b>6.0%</b>	<b>4.2%</b>

Source: U.S. Census, 1990-2000, DP-3

Forecasting future employment and available labor helps a community understand the age and gender make-up of their future workforce (people between the ages of 15 and 64), the size of the future work force and how it will affect the overall population and the demand on certain future jobs in the community. A future workforce profile also assists a Town in planning for desired future levels and types of employment within the economy on an area. Typically, a workforce projection is based upon an analysis of the age group distribution and the change in population over time. However, it is difficult to complete these projections for the Town of Dellona due to insufficient Census data on future age distribution at the town level. One way to assess the future labor force is to consider possible future age group distribution in the Town of Dellona based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Town of Dellona will experience changes in



age group categories parallel to those occurring in Sauk County. **Table E10 Labor Force Change by Age Group in Sauk County, 2000-2020** and **Chart E11 Sauk County Labor Force Trends by Age 2000-2020** show the age group data forecast for the Sauk County labor force. In looking at **Table E10**, notable trends include the older age groups (55-61, 62-69 and 70+) showing the greatest amount of increase and the 35-54 age group, the age group in their prime earning years, showing the least change (1%). According to **Table E10**, the age group 62-69 grows the most, exhibiting a 106% increase (or 1,482 people). From 2000 to 2020, the age group 55-61 increases by 86% (or 2,481 people) and the age group 70+ increase by 29% (or 1,644 people).

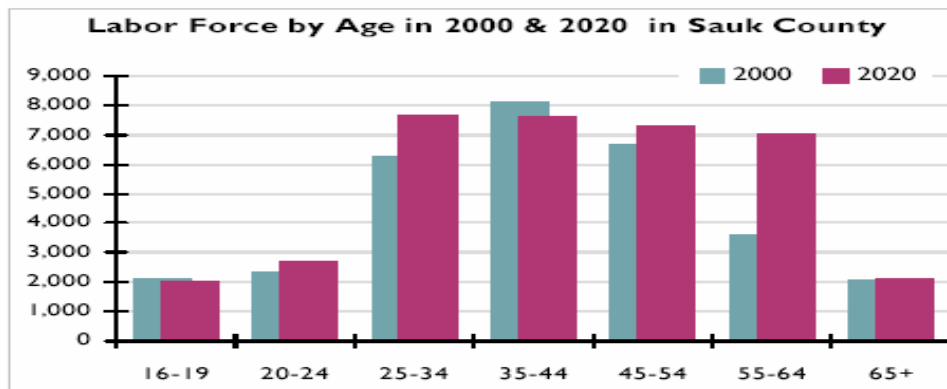
**Table E10: Labor Force Change by Age Group in Sauk County, 2000-2020**

Forecasted Labor Force by Age Group in Sauk County, 2000-2020										
Age Groups	2000	2005	2010	2015	2020		Forecasted Labor Force Change from 2000-2020 (number of persons)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (number of persons)	Projected Population Change from 2000-2020 (percent)
16-19	2,122	2,314	2,112	2,015	2,025		-97	-5%	-140	-4%
20-24	2,346	2,922	3,167	2,863	2,719		373	16%	434	16%
25-34	6,261	6,134	6,803	7,758	7,671		1,411	23%	1,599	23%
35-54	14,746	15,545	15,552	14,942	14,940		194	1%	216	1%
55-61	2,870	3,677	4,527	5,179	5,351		2,481	86%	3,124	86%
62-69	1,398	1,570	1,970	2,469	2,880		1,482	106%	3,526	105%
70+	748	751	763	824	965		217	29%	1,644	27%
<b>Total, 16 and Over</b>	<b>30,491</b>	<b>32,914</b>	<b>34,894</b>	<b>36,049</b>	<b>36,551</b>		<b>6,060</b>	<b>20%</b>	<b>10,403</b>	<b>24%</b>

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

**Chart E11** clarifies that within the 35-54 age group, those between 35 and 44 will decrease and those between 45 and 54 will increase over the next twenty years within the county. It also emphasizes the large increase in the older population 55-64.

**Chart E11: Sauk County Labor Force Trends by Age 2000-2020**



Source: Sauk County Workforce Profile, [www.dwd.state.wi.us/lmi/cp\\_pdf/S111cpw.pdf](http://www.dwd.state.wi.us/lmi/cp_pdf/S111cpw.pdf)

**Table E10** also demonstrates general State and County workforce trends. Overall, the workforce in Sauk County is expected to increase by 20% or 6,060 people from 2000 to 2020. About 60% of the overall projected population increase of 10,403 people is forecast to be part of the labor force. This is a lower participation rate than that recorded by the Bureau of Labor Statistics for all workforce participation in Sauk County: 86.5%. **Table E10** also shows that the population 16 and older in Sauk County is expected to grow 4% faster than the labor force of people 16 and older. However, **Table E12 Forecasted Labor Force by Age Group in Wisconsin, 2000-2020** shows a gap in expected labor

force participation than expected throughout the State of Wisconsin (6%) and that the labor force in Sauk County is projected to grow more quickly than the state labor force (20 % vs 11%).

**Table E12: Forecasted Labor Force by Age Group in Wisconsin, 2000-2020**

Forecasted Labor Force by Age Group in Wisconsin, 2000 2020										
Age Group	2000	2005	2010	2015	2020		Forecasted Labor Force Change from 2000-2020 (numeric)	Forecasted Labor Force Change from 2000-2020 (percent)	Projected Population Change from 2000-2020 (numeric)	Projected Population Change from 2000-2020 (percent)
16-19	204,474	209,459	205,313	190,368	193,314		-11,160	-5%	-17,822	-5%
20-24	291,507	327,964	335,817	328,731	304,855		13,349	5%	16,360	5%
25-34	600,925	590,998	644,596	689,271	689,754		88,829	15%	103,995	15%
35-54	1,386,418	1,429,481	1,392,374	1,332,601	1,312,861		-73,556	-5%	-86,884	-5%
55-61	236,733	299,752	361,141	405,905	417,308		180,575	76%	254,493	76%
62-69	101,251	111,407	137,344	170,602	196,085		94,834	94%	283,480	93%
70+	49,489	50,502	51,952	56,215	66,101		16,612	34%	158,573	30%
<b>Total, 16 and Over</b>	<b>2,870,797</b>	<b>3,019,563</b>	<b>3,128,535</b>	<b>3,173,693</b>	<b>3,180,278</b>		<b>309,481</b>	<b>11%</b>	<b>712,195</b>	<b>17%</b>

Source: Eric Grosso, State Labor Market Economist, WI Department of Workforce Development

While assessing the types of employment opportunities in the Town of Dellona **Table E13 Employment by Occupation, Town of Dellona** shows that agriculture, once a major occupation, has decreased with an overall 10% change in employment over the last 10 years, whereas the entertainment, accommodation, and food services industry grew significantly. Other occupations remained relatively constant, with the exception of two: Retail trade (which increased in numbers of people employed while decreasing in percent), and Educational, Health, and Social Services industry employed an additional 50 people.

**Chart E14 Major Employment Sectors, Town of Dellona** graphically shows the major employment arenas in the Town while **Table E15 Employment by Occupation, Sauk County** provides a comparison to the region.

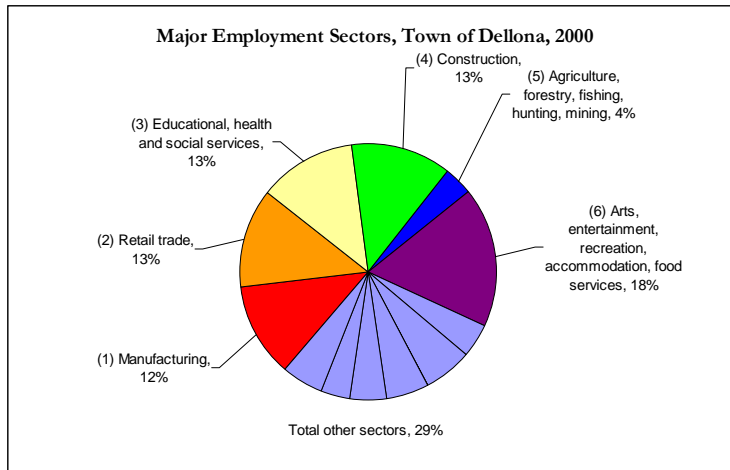
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**Table E13: Employment by Occupation, Town of Dellona**

Town of Dellona, Employment by Industry, 1990 2000						
Industry	Town of Dellona, 1990	Town of Dellona 1990, Percent of Employed Population	Town of Dellona, 2000	Town of Dellona 2000, Percent of Employed Population	Change in number of employees per industry, 1990 2000	Change in percent employment per industry, 1990 2000
Agriculture, Forestry, Fishing and Hunting, and Mining	49	13.8%	23	3.8%	-26	-10.0%
Construction	42	11.9%	76	12.7%	34	0.8%
Manufacturing	45	12.7%	71	11.8%	26	-0.9%
Wholesale trade	15	4.2%	22	3.7%	7	-0.6%
Retail trade	67	18.9%	75	12.5%	8	-6.4%
Transportation and warehousing, and utilities	27	7.6%	24	4.0%	-3	-3.6%
Information	0	0.0%	2	0.3%	2	0.3%
Finance, insurance, real estate, and rental and leasing	16	4.5%	31	5.2%	15	0.6%
Professional, scientific, management, administrative, and waste management services	34	9.6%	28	4.7%	-6	-4.9%
Educational, health and social services	25	7.1%	75	12.5%	50	5.4%
Arts, entertainment, recreation, accommodation and food services	10	2.8%	105	17.5%	95	14.7%
other services (except public Administration)	11	3.1%	31	5.2%	20	2.1%
Public Administration	13	3.7%	37	6.2%	24	2.5%
<b>Industry Total</b>	<b>354</b>	<b>100.0%</b>	<b>600</b>	<b>100.0%</b>	<b>246</b>	<b>0.0%</b>

Source: US Census 1990, 2000. Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

**Chart E14 Major Employment Sectors, Town of Dellona**



Source: U.S. Census 2000

**Table E15: Employment by Occupation, Sauk County**

Sauk County, Employment by Industry, 1990 2000						
Industry	Sauk County 1990	Sauk County 1990 Percent of Employed Population	Sauk County, 2000	Sauk County 2000, Percent of Employed Population	Change in number of employees per industry, 1990 2000	Change in percent employment per industry, 1990 2000
Agriculture, Forestry, Fishing and Hunting, and Mining	2,458	10.7%	1,557	5.3%	-901	-5.3%
Construction	1,751	7.6%	2,282	7.8%	531	0.2%
Manufacturing	5,528	24.0%	5,554	19.1%	26	-5.0%
Wholesale trade	888	3.9%	935	3.2%	47	-0.7%
Retail trade	3,757	16.3%	3,843	13.2%	86	-3.1%
Transportation and warehousing, and utilities	865	3.8%	1,150	4.0%	285	0.2%
Information	268	1.2%	425	1.5%	157	0.3%
Finance, insurance, real estate, and rental and leasing	945	4.1%	1,255	4.3%	310	0.2%
Professional, scientific, management, administrative, and waste management services	1,381	6.0%	1,521	5.2%	140	-0.8%
Educational, health and social services	3,105	13.5%	5,130	17.6%	2,025	4.1%
Arts, entertainment, recreation, accommodation and food services	242	1.1%	3,525	12.1%	3,283	11.1%
other services (except public Administration)	1,144	5.0%	915	3.1%	-229	-1.8%
Public Administration	655	2.8%	1,016	3.5%	361	0.6%
<b>Industry Total</b>	<b>22,987</b>	<b>100.0%</b>	<b>29,108</b>	<b>100.0%</b>	<b>6,121</b>	<b>0.0%</b>

Source: US Census 1990, 2000 Note: U.S. Census 1990 Occupation classes are grouped differently. The 1990 data are grouped together as best as able for comparison to the U.S. Census 2000.

➤ **Commuting Patterns**

Commuting patterns in rural areas are typically reflective of both the number of on-site agriculture operations as well as numbers of rural residential homes not related to agriculture activities. The Town of Dellona has added a fair number of homes in the last 20 years, this will account for more people working, therefore commuting to and from work. Also, the number of farms have substantially declined, this decline could account for the increase in commuters driving alone and the decrease in those working at home (i.e., on-site agriculture operations). The number of residents who commute alone increased from 71.3% in 1990 to 81.5% in 2000, and the number of residents who work at home as well as those who no longer carpool each decreased over 4%.

**Table E16: Commuting Patterns**

Commuting Patterns	Dellona 1990	Percent Dellona, 1990	Sauk County 1990	Percent Sauk County, 1990	Dellona 2000	Percent Dellona, 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	249	71.3%	16,004	70.4%	480	81.5%	22,213	77.4%
Carpooled	47	13.5%	2,952	13.0%	49	8.3%	3,196	11.1%
Public Transportation	2	0.6%	87	0.4%	2	0.3%	139	0.5%
Walked or Worked at Home	47	13.5%	3,498	15.4%	54	9.2%	2,916	10.2%
Other Means	4	1.1%	185	0.8%	4	0.7%	230	0.8%
<b>Total</b>	<b>349</b>	<b>100.0%</b>	<b>22,726</b>	<b>100.0%</b>	<b>589</b>	<b>100.0%</b>	<b>28,694</b>	<b>100.0%</b>
Average Travel Time (minutes)	N/A		N/A		26.7		20.3	

Source: U.S. Census 1990-2000 Note: The category "walked" and "work at home" are combined in the U.S. Census 1990 data.

➤ **Local Employment Opportunities**



Within the Town of Dellona several small businesses exist. These include: Christmas Mountain, several building, remodeling contractors, a cabinet-making shop, a greenhouse business, an auto repair shop and a restaurant/tavern.

**8.3 Opportunities to Attract and Retain Business**

The Town of Dellona desires to foster cottage industries and low-impact tourism opportunities that

both reflect and protect the Town's history, natural resources and current residents. The Town could encourage the formation of a unique niche market for tourism, and consider strongly discouraging intensive commercial and residential development of the type found in Wisconsin Dells, Lake Delton and other large-scale tourism areas.



An *Economic Development Advisory Committee* could function to promote the attraction and retention of businesses in the Dellona area. It is intended that this Committee be composed of officials from the Town to decide upon and promote appropriate economic development on a town-wide basis.

**8.4 Other Programs and Partnerships**

➤ **Sauk County Development Corporation**

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

➤ **Wisconsin Department of Commerce**

Provides a broad range of financial resources to help businesses and communities undertake economic development. These programs include:

- **Community Development Block Grant (CDBG) – Economic Development Program**  
Provides grants to communities to promote local job creation and retention.
- **CDBG – Public Facilities** helps eligible local governments upgrade community facilities, infrastructure, and utilities to benefit lot to moderate income residents
- **Rural Economic Development Program** offers low-interest loans for businesses with fewer than 25 employees.
- **US Small Business Administration (SBA)** provided loan guarantees that are used in conjunction with bank financing to improve loan terms.
- **Wisconsin Housing and Economic Development Authority (WHEDA)** a program that buys down commercial interest rates, enabling Wisconsin lenders to offer short-term, below-market rate loans to small, minority- or women-owned businesses.

- **Industrial Revenue Bonds (IRBs)** are municipal bonds whose proceeds are loaned to private persons or to businesses to finance capital investment projects. All Wisconsin municipalities – cities, villages, and towns are authorized to issue IRBs.
- **Major Economic Development Program (MED)** is designed to provide financial assistance for Wisconsin business startup or expansions.
- **Customized Labor Training Program (CLT)** encourages businesses to invest in the retooling and upgrading of equipment in order to increase the productivity of its labor force by providing a grant of up to 50% of the cost of a workforce training program.
- **Technology Development Fund Program (TDF)** is designed to provide assistance to businesses embarking on technical research projects aimed at developing new products or processes, or improving existing products or processes.
- **Forward Wisconsin** is a non-profit economic development-marketing corporation for the State of Wisconsin. This organization creates marketing strategies aimed at luring businesses and industry from other states within the United States and other countries throughout the world to improve the corporate climate in Wisconsin. The organization assists in locating companies throughout the State, based on those companies' needs. Assistance is available to aid with community development projects and marketing.
- **Agriculture Development Zone (South-Central)** is a new agricultural economic development program in the State of Wisconsin that provides tax credits to farm operators and business owners who make new investments in agricultural operations. These tax incentives are offered for three basic categories of investment including job creation, environmental remediation, or capital investments in technology/new equipment. This program is administered by the Wisconsin Department of Commerce.

### 8.5 Environmentally Contaminated Sites

The Comprehensive Planning Legislation requires communities to evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Wisconsin Department of Natural Resources (DNR) Environmental Remediation and Redevelopment Program maintains a list of contaminated sites.

The Town of Dellona does not have any open sites. Site 09-57-293909, an underground storage tank leak has since been closed with no action required. The use at this location is commercial and future use is planned as commercial.

#### DNR Definitions:

- **Brownfields**, The DNR identifies brownfields as abandoned or underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination
- **Open**: Spills, LUST, ERP, VPLE and abandoned container activities in need of clean up or where cleanup is still underway. Not applicable to activity types of "General Property" and "No Action Required by RR Program."

- Closed: Activities where investigation and cleanup of the contamination has been completed and the state has approved all cleanup actions. Not applicable to activity types of “General Property” and “No Action Required by RR Program.
- Historic: Spills where cleanups may have been completed prior to 1996 and no end date is shown. Spill activities in this category show Historic status. Please contact regional spills coordinator (WDNR) if you need more information.
- NAR: No action required by RR Program, There was or may have been a discharge to the environment and based on known information, DNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge. NAR activities in BRRTS have an activity number prefix of 09.
- Leaking Underground Storage Tank (LUST) A LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances. However, given time, petroleum contamination naturally breaks down in the environment (biodegradation) Some LUST sites may emit potentially explosive vapors. LUST activities in BRRTS have an activity number prefix of ‘03’

## **8.6 Economic Development Goal, Objectives and Policies**

**Economic Development Goal:** Encourage all forms of agriculture and promote success of residents and businesses in the Town by encouraging the production, distribution and consumption of goods and services that reflect and are compatible with the rural character.

### **Economic Development Objectives/Policies:**

EDO-1 Allow the maintenance and development of permissible cottage industries, farming and farm related businesses, which complement the agricultural rural character.

EDO-2 Promote alternative and renewable forms of energy as a form of economic development and self-sustainability.

EDO-3 Encourage restoration and maintenance of all structures including the preservation of historic sites.

EDP-3a Invest in improvements to local physical infrastructure and support private and not-for-profit community development efforts.

EDO-4 Protect the Town’s natural resources as new development is approved. Maintain the Town’s capacity to handle new growth and enhance the current quality of life.

## 9.0 Purpose

The Town of Dellona's landscape primarily features a blend of upland farm fields with forested tracts and scattered wetlands and streams. This landscape provides recreational opportunities such as hiking and hunting. Public participation efforts reveal that preserving these natural features and productive agricultural lands as being critical to maintaining the desired agrarian and rural lifestyle of current residents. Additionally, public input has emphasized that water quality protection and improvement is crucial and should be considered a key planning issue. This section of Dellona's plan highlights these and other important natural resource issues in the Town and provides a platform for the establishment and implementation of programs that ensure the protection of agricultural lands, water quality improvement and the general open space nature of the Town.

## 9.1 General Soils Information

Soil suitability is a key factor in determining the best and most cost-effective locations for new development. Problems that limit development and the placement of Private On-Site Wastewater Treatment Systems (septic systems) on certain soils may include poor drainage, erosion, steep slopes or high water tables. Soil suitability is also a key factor in determining agricultural productivity and suitability. Three major soil types dominate Dellona: Eleva-Boone-Plainfield, Urne, and Norden series. General soils information can also be noted on *Map 9-2 General Soils Map*.

- **Eleva-Boone-Plainfield series** soils are distributed evenly throughout the town's uplands. The spoils in this series are typically are excessively drained, moderately rapid to rapidly permeable soils. These soils vary in use. Agriculture is the main use in the Plainfield series. The Boone series is usually wooded, however it can be used for agriculture if it is fertilized and irrigated. The Plainfield series is a suitable soil for septic systems. The Boone series is moderately suitable for septic systems with slope being the limiting factor. The Eleva series is generally not suited to septic tank absorption fields due to a shallow bedrock layer, however new septic technologies can be used.
- **Urne series** soils are somewhat excessively drained and are often found on convex ridge tops, concave side slopes, and valley floors of unglaciated sandstone uplands. This series is moderately rapid and the available water content is low. Many of these soils are used for cultivation, and some for woodland. This soil is suited to trees. The Urne series is moderately suited to building because of frost action, and is poorly suited to septic tank absorption fields because the depth to bedrock. This series is mapped with the Eleva-Boone-Plainfield category, as they are most similar to these series.
- **Norden series** soils are well drained and found on ridgetops and side slopes on glaciated sandstone uplands. These soils are moderately permeable with rapid surface runoff. This series has a moderate water capacity and is fairly suitable for crops. It is not very suitable for recreational development. These soils are suitable for buildings when the slopes are gentle. These soils are not suitable to septic systems as there is a shallow depth to bedrock.

## 9.2 Topography and Slope

The topography in the Town of Dellona varies from prominent sandstone and dolomite uplands with steep slopes in the north central region of the Town to a marsh / wetland landscape through the central area along Dell Creek leading to Mirror Lake, then back to Baraboo Rock outcrops in the southwestern corner of the Town.



### 9.3 Environmentally Sensitive and Significant Resources

The Town of Dellona has identified environmentally sensitive areas as areas of land having slopes greater than 12% (primarily in the Badlands region), the Dell Creek Wildlife Area, surface waters, floodplains, wetlands, hydric soils, groundwater recharge areas (zones of contribution to municipal wells), and areas that contribute water recharge to Mirror Lake. The Town has further recognized that any land use proposed will have an impact on these areas and should be minimized as much as possible utilizing a combination of site evaluations by the Town's Plan Commission as well as the objectives and policies in this Plan. *Map 9-1 Environmentally Sensitive Areas* shows the location of the aforementioned components of this subsection with the exception of floodplain, which is shown on *Map 9-3 General Floodplain Areas*.

#### ➤ Woodlands

A portion of Dellona is covered by forest. Much of this forest is located along the rivers and on slopes that are generally greater than 10%. This woodland pattern results from historical agricultural land uses that avoided land types that are difficult to place under cultivation. Riparian woodland areas are primarily composed of silver maple, aspen and box elder, while upland forests are primarily composed of red and black oak, hickory and a mixture of upland hardwood forests. These woodlands have been identified as important features that add to the Town's rural character.



#### ➤ Rare Species Occurrences

The Wisconsin DNR's Natural Heritage Inventory (NHI) program maintains information on the general location and status of rare, threatened or endangered plant and animal species. There are documented occurrences of rare or threatened species in the Town of Dellona. *Map 9-1 Environmentally Sensitive Areas* shows general areas in Dellona that could support or have at one time in history been identified as containing rare plant or animal species. These general areas are spread over much of the Town. The DNR does not list specific areas where endangered species live for fear of purposeful harvest or destruction of them or their habitat.

To find out for sure whether or not a specific parcel of land has endangered species a landowner or local official must contact the Wisconsin DNR to fill out a NHI Endangered Resources Review Request. WDNR will respond with a letter identifying rare species, natural communities, or natural features tracked in the Natural Heritage Inventory database are found in or near the proposed project area. Additional information related to Wisconsin Endangered and Threatened Species can be found at the WDNR website, at <http://dnr.wi.gov/org/land/er/forms/index.htm#review>.

#### ➤ Significant Natural Areas and Resources

There are a number of significant natural areas and resources in the Town of Dellona. The plan calls attention to these natural areas, which, by their nature, connect the present day Town to the landscape that once dominated the area. This material, in part, is from the Natural Area Inventory of Sauk County Wisconsin, 1976, by William E. Tans, Botanist and Kenneth I. Lange, Naturalist. Locations of each are noted on *Map 6-3 Community and Cultural Resources*.

The Dell Creek Tamarack and Alder Thicket are located in the Northeast Quarter of Section 21 and part of the Southeast Quarter of Section 16. The area covers about 100 acres, which includes a "very

good ¼ mile alder thicket community with some tamarack along Dell Creek.” The area is “rich” with northern species “numerous springy and seepage areas. Dell Creek and its tributaries support native populations of brook and brown trout and (as of 1979 was) the largest trout stream in the County (Class II and III for 11.5 miles of its length.

The Beaver Creek Tamarack Swamp is located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest quarter of Section 27. The area covers about 40-60 acres. It includes tamarack swamp, open marsh, sandy uplands and aquatic habitat.

Coon Bluff is located in the East One-Half of Section 14. The area covers 350 acres. It includes an extensive oak forest with several acres of mature red pines. Development of the ski resort has resulted in considerable removal of forest cover.

The Lowland White Pine Forest is located in the Southeast Quarter of Section 23. It covers about 40 acres, and includes a medium to large white pine forest on a low site, with area of drier upland oak forest, and alder thickets along Beaver Creek.

Three Boggy Pools are located in 1) the Southwest Quarter of the Southwest Quarter of the Northeast Quarter, 2) the Northwest Quarter of the Northeast Quarter of Section 16, and 3) in part of the Southwest Quarter of the Northeast Quarter of Section 8. The first covers 10 acres, and the second covers 5 acres. The second, smaller pool is surrounded by “uncommon” shrubs and “unusual” plant species. The third pool is 5 – 10 acres in size, characterized by lowland woods, and is owned by the Wisconsin Dept. of Natural Resources.

The Dellona Oak Forest is located in Section 3 and 4, parts of Section 10 and 11, and continuing north into Juneau County. The areas covers about 1,300 acres. It includes an “extensive ridge of resistant sandstone, including the adjacent Rattlesnake Knob and Haystack Hills.” It is mostly covered with black and red oak. This area includes what is known as the “Badlands”, including an eighty-acre parcel owned by Sauk County.

#### ➤ **Drainage Basins**

The Town of Dellona is located entirely in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. The Dell Creek watershed drains into the Wisconsin River, which can be located on *Map 9-5 Watershed Boundaries*. These boundaries can serve as a starting point for identifying non-point sources of pollution in the river system.

#### ➤ **Floodplains**

The Federal Emergency Management Agency (FEMA) designates floodplain areas. These general floodplain delineations represent the areas adjacent to navigable waters potentially subject to a 100-year flood event (1% chance of occurring in any year). All areas subject to flooding are not necessarily reflected in mapped floodplains. The State requires County regulation of development in floodplains. Development is strongly discouraged in floodplains, to avoid both upstream and downstream property damage as well as reduced governmental costs in relation to disaster relief. Floodplain areas in Dellona are located along the Dell and Beaver Creeks. The FEMA maps should be referenced for official delineation and elevations of floodplain boundaries. General Floodplain boundaries can be noted on *Map 9-3 General Floodplain Areas*.

➤ **Wetlands**

Wetland areas are important for aquifer recharge, flood control, groundwater and surface water quality improvement, and wildlife habitat. The majority of the Town’s wetlands are associated with creeks within the Town, especially the Dell Creek. The greatest threat to these wetlands has been from drainage for agricultural purposes.

All known wetland areas over 2 acres in size have been mapped and can be referenced on *Map 9-1 Environmentally Sensitive Areas*.

➤ **Groundwater Resources**

As in most of Sauk County, groundwater remains the major source of fresh water. In Dellona, groundwater is supplied by the sandstone and dolomite aquifer prevalent in western Sauk County. This yields a reliable average of 400-500 gallons per minute, except for the northeast corner of the Town in which reliable yields of more than 100 gallons per minute are less likely.

➤ **Surface Waters of Dellona**

The Town of Dellona’s surface water resources, including the Dell Creek, Beaver Creek, Camels Creek, Fox Creek, Hulbert Creek and part of Mirror Lake, are valued resources that Town residents have identified for priority protection. Farm fields and construction site stormwater runoff in the watershed have been identified as problem areas that contribute to non-point source pollution.



➤ **Storm Water Management**

Managing storm water has a significant impact on the surface water resources in the Town of Dellona. Currently, construction site erosion control is regulated by the State of Wisconsin Uniform Dwelling Code and is enforced by the Town’s building inspector. *Chapter 22 Sauk County Land Division and Subdivision Regulations Ordinance* may require a storm water and erosion control management plan for new subdivisions.

➤ **Hilltops and Ridges**

Hilltops and ridges are important natural features that define the horizon of the Town. Large structures at the top of these features tend to be visually prominent—especially when these structures do not blend into the overall landscape in terms of color, material or style.

**9.4 Mineral Resources**

Currently, the Town of Dellona has one active mineral extraction site. The Farm quarry is located off of South Avenue and mines shale, sand and topsoil. Reclamation of the site is planned to be natural grassland. Preserving mineral deposits for future generations is important, as more development demands these raw materials. As a general reference, potential gravel deposits or areas that may support future mineral extraction operations are noted under *Map 9-4 Potential Gravel Deposits*.

### 9.5 Programs, Partnerships and Resources

Below are some examples of programs, partnerships and resources that provide assistance to landowners in the Town of Dellona relative to land preservation and stewardship options.

- **Sauk County Natural Beauty Council**, is administered by the Sauk County Department of Planning & Zoning. It manages projects such as the Sauk County Earth Day events, promotes the protection of significant environmental resources through local resolutions and editorial letters, assists with Sauk County Clean Sweep, and conducts prescribed burns and native prairie and forest restoration plantings.
- **Sauk County Department of Land Conservation** coordinates natural resource management and environmental enhancement activities within county boundaries and administers a variety of county, state, and federal initiatives. The Department places particular emphasis on soil conservation, water quality improvement, groundwater protection, flood control, non-point water pollution abatement, erosion control, wildlife habitat improvement, farmland preservation and animal waste management, and further strives to promote the awareness of natural resources and their value to the citizens of Sauk County. The Department is involved in the administration of Earth Day activities, and coordinates with school districts to teach children about natural resources and conservation.
- **Sauk County Department of Planning & Zoning** strives to protect and promote the health, safety and general welfare of all citizens and visitors of Sauk County and to protect Sauk County's physical and natural resources through the professional administration and equitable enforcement of numerous Sauk County Codes and Ordinances. The Department places an emphasis on preparing communities, particularly Towns, for the future by protecting and enhancing the quality of life through education, state-of-the-art planning practices and code enforcement techniques. The Department aids local Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation. It administers the Baraboo Range Protection Program, and provides staff assistance to the Badger Army Ammunition Plant Reuse planning and implementation process.
- **County Land & Water Resource Management (LWRM) Plan Implementation** is a cost share and technical assistance program to landowners installing best management practices. These programs help to reduce soil erosion, protect water quality and conserve county-identified natural resources. Landowners can contact Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) for more information.
- **Wisconsin Forest Landowner Grant Program** is a State program administered by the Wisconsin Department of Natural Resources Bureau of Forestry, which provides assistance to private landowners to protect and enhance their forested lands, prairies and waters. Landowners must receive written approval from the Department of Natural Resources (DNR) and be identified as the landowner in a Forest Stewardship Plan or in the process of applying for plan development. Qualified landowners may be reimbursed up to 65% of cost of eligible practices.
- **Community Financial Assistance (CFA)** is a Wisconsin Department of Natural Resources program that administers grants and loans to local governments and interested groups to develop and support projects that protect health and the environment, and provide recreational opportunities.

- **Partnership for Fish and Wildlife Management**, a US Fish and Wildlife Services program, assists with the restoration of wetlands, grasslands, and threatened and endangered species habitat through a cost share program. Any privately owned land is potentially eligible for restoration under this program.
- **Wetlands Reserve Program (WRP)** is a voluntary program that provides technical and financial assistance to eligible landowners to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands in an environmentally beneficial and cost-effective manner. The program provides an opportunity for landowners to receive financial incentives to enhance wetlands in exchange for retiring marginal land from agriculture. The program offers three options inclusive of a permanent easement, 30-Year Easement or a Restoration Cost share Agreement.
- **Wildlife Habitat Incentives Program (WHIP)** is a voluntary program that encourages the creation of high quality wildlife habitat to support wildlife populations of national, state, tribal, and local significance. Through WHIP, the NRCS provides technical assistance to landowners and others to restore and maintain upland, wetland, riparian, and aquatic habitats on their property.
- **Managed Forest Law Property Tax Program** is a DNR program that provides tax incentives for approved forest management plans. The MFL can ease the burden of property taxes for forest landowners with at least 10 acres of woods that meet specific requirements. The program is intended to foster timber production on private forests while recognizing other values of forests.
- **Forestry Incentive Program** provides cost sharing for landowners with no more than 1000 acres for tree planting, site preparation, timber stand improvements, and related practices on non-industrial private forest lands. This is a federal NRCS program administered by the Wisconsin Department of Natural Resources.
- **National Wildlife Turkey Federation** has a variety of programs to benefit wild turkey habitat, management, conservation and education.
- **Pheasants Forever** provides assistance with habitat restoration through five major programs: food plots, nesting cover, woody cover, land purchase and wetland restoration projects.
- **Prairie Enthusiasts** is a private nonprofit organization committed to the protection and management of native prairie and savanna in the Upper Midwest, providing educational activities and opportunities to aid landowners in the identification and management of prairie remnants. Work parties assist with brush clearing and removal of invasive species.
- **Aldo Leopold Foundation** strives to promote the protection of natural resources and to foster an ethical relationship between people and land. Programs involve restoration and land protection through partnerships with more than 30 organizations and educational programs for private landowners and public land managers.
- **The Nature Conservancy (TNC)** first came to the Sauk County in the early 1960s at the request of local residents and professionals who knew the unique ecological value of the Baraboo Hills area and who needed the Conservancy's help in protecting the area. Today the Conservancy manages a Baraboo Hills Project from its Baraboo office. The Conservancy protects lands

through education programs and work activities, Land/Forest Management Programs, voluntary agreements, acquisition of lands and through purchase of development rights.

## **9.6 Natural Resources Goal, Objectives and Policies:**

### **Natural Resources Goal:**

Protect and enhance the Town's natural resources, including geology, soils, water, open space, forest, wetlands and grasslands, native plant-animal communities, wildlife and endangered and threatened species, with special attention to the Badlands and Dell Creek Watershed. Encourage wise and sustainable recreational, aesthetic, scientific and economic use of resources.

### **Natural Resources Objectives/Policies:**

NRO-1 Preserve and improve water quality of all surface and groundwater.

NRP-1a No commercial landfills will be allowed in the Town.

NRP-1b Encourage lawn care procedures that minimize the release of polluting chemicals beyond the property boundaries.

NRP-1c Discourage the use of high capacity wells that may be detrimental to groundwater capacities.

NRP-1d Discourage irrigation practices that use excessive amounts of water for lawn maintenance and landscaping.

NRP-1e Develop and adopt guidelines for new construction projects to control erosion and runoff.

NRO-2 Promote the stewardship of forestlands with special attention to the preservation of the Badlands area.

NRP-2a Encourage woodland management practices that promote healthy forests.

NRP-2b Use the Wisconsin Forest Management Guidelines (Department of Natural Resources, PUB-FR-226-2003) when developing forest management plans for wildlife and aesthetics and when planning a timber harvest.

NRP-2c Implement forest management plans that result in timber stand and wildlife habitat improvement, e.g.

a) Employ the services of a certified forester to develop timber harvest plans; b) Avoid unsustainable cutting methods: Diameter Limit Cutting, Economic Clearcutting, and High Grading - and c) Avoid cutting oaks between April 15 and July 1, in order to minimize the spread of oak wilt disease.

NRO-3 Manage roadside vegetation throughout the Town to minimize the spread of plant and tree diseases.

NRP-3a Brush removal is encouraged to be done after October 1 and prior to April 15.

NRP-3b Noxious weeds and invasive plants will be controlled and mowing restrictions do not apply where populations of these plants exist.

NRO-4 Protect agricultural soils and streams/waterways in agricultural areas.

NRP-4a Encourage farmers to utilize conservation practices and USDA services for assistance.

NRO-5 Manage the location and cutting requirements for new residential development in wooded areas in the Town.

NRP-5a Encourage landowners to limit new openings in wooded areas to the minimum square footage possible for siting new construction.

## Written Responses to Dellona Survey

### Question #6: What are the most important reasons to live in the Township?

Cost of living.

Quiet.

Beauty.

Beauty of Lake Dellona.

Nature.

Proximity to Dells but yet remote setting.

Family.

Employment.

Availability of housing.

It is very relaxing to come up here.

My family enjoys the area.

It's close to home.

School district.

Location to amenities and work.

Close to interstate.

Acreage/privacy/quiet.

Cabin for recreation.

Near entertainment.

Near open farmland.

Fishing and hunting opportunities.

Nice neighborhood.

Land belonged to my family more than 100 years ago.

Wildlife.

Solitude.

Low taxes.

Easy access to local government.

Rural living.

Privacy.

Beauty of the woods.

Location.

Rural neighborhood.

Recreational.

Second home.

Recreational opportunities (Christmas Mountain).

County living with big city amenities nearby.

Family centrally located.

Away from friends and family.

Retirement.

Golf.

Easy access to neighboring cities (Baraboo, Reedsburg, Dells).

Deed restricted land.

All of the amenities in the area.



Clean good living.  
Taxes cheaper than Dane County.  
Peaceful.  
Used to be secluded, quiet but then Christmas Mountain developed.  
Retirement activities available.  
Beautiful.  
Hunting.  
Country living.  
Safety.  
Not having neighbors directly next door.  
Near Reedsburg.  
Good quality home.  
Near other family.  
Land belonged to family for years.  
Country Lifestyle.  
We like our home—local and county politicians only care about themselves and family.  
Like my 1 acre family home.  
Good neighbors.  
Geography.  
Near woods.  
DNR properties in area.  
Near hospital.  
Scenic views.  
Will be moving out of city to rural/recreational area for retirement years.  
Out of town.  
Near Christmas Mountain Resort.  
Rural setting—no street lights/city traffic etc.  
Where we grew up.  
Secluded but close.  
Like being in the rural area but still not too far from many activities.  
Complies with my employer's residency requirement.  
Close to state parks.  
Close enough for shopping.  
Enjoy the outdoors.  
Cost of living—used to live in Madison, they drove me out with high taxes and this smart growth (explicative).  
Less stress.  
Natural Beauty of Christmas Mountain Estates—living in community having restrictions.  
Friendly people.  
Beauty and preservation of the surroundings.  
Serenity.  
Room to garden.  
Income property.  
Family farm preservation.

Vacation home.  
Close to permanent home.  
Live in Reedsburg.  
We have 7 acres so lots of space.  
Cost is a little high but tolerable.  
We moved here from an urban area because we wanted a high quality, rural lifestyle i.e. pretty natural areas and healthy farms, low traffic, a sense of community.

Question #10: What type of housing is needed?

New low cost housing- singles and doubles for retirees with fixed incomes.  
Not low income.  
Low income.  
Need lower income housing.  
Only single family.  
None.  
More farming less single-family homes.  
Affordable.  
More single family.  
Low income/assisted living.

Question #15M: Other responses (natural resources):

Lake Dellona.  
Maintenance of town lands.

Question #19: What services do you feel are needed?

Government at all levels is not doing enough for small farmers—no milk price supports, tax breaks on land and fuel.  
Need some kind of partial buy-out assistance to keep the land in farming use.  
More money for agriculture. less for TIF zones, less corporate welfare.  
Less government mandating- more local control.  
No farmers left—all houses.  
Better prices for farm products in general.  
You tell me what agriculture support and complimentary services are available.

Question 20G: Other responses (transportation facilities):

Mass transit opportunities.

Question 21: Which locations need to have problems addressed?

Rental car facilities and taxi service originating in Reedsburg.  
Better maintenance of road surfaces.  
Coon Bluff and Lyndon Road should be widened and centerlines applied.  
Some of the roads are too narrow and are in a poor state of repair – no shoulders etc.  
Lyndon Road is narrow between H & P for the amount of traffic—same with South Road.  
All over because there is nothing out there.  
Guard rails need to be installed in many locations.  
Park and ride near Interstate.  
Road upkeep- plowing, shoulder clearing, stop signs.  
Many poor roads compared with surrounding towns.  
The school bus on Coon Bluff Road between H&P gets almost drove off the road on a daily basis—I've seen it in person.  
Road maintenance and improvements are needed in area surrounding Christmas Mountain—traffic has increased exponentially with Home Depot, Wal-Mart, Kohl's Department.  
Coon Bluff Road not wide enough, bad shoulders, heaviest traveled town road because of Christmas Mountain (from Hwy 33 and H).  
Town roads such as Simpson, Coon Bluff, South Ave, Reedsburg to narrow.  
More enforcement of speeding.  
Transportation for the elderly and disabled is needed.  
Roads in poor condition—seal coat not the answer—bad blind spots—poor mowing of ditches—must be grants available?  
Public transportation (bus) between residential areas and downtown.  
Need to keep road quality up.  
Because the Township courted and welcomed growth, now we have much more traffic on the roads than 20 years ago—some of the roads are not able to handle increases traffic well—Horkan Road, Coon Bluff Road  
General condition and repairs of our roads.

Question 26: What suggestions do you have to location of business development?

Nice small-medium size grocery- no more Wal-Mart, oops to late its here.  
Just to meet the needs of residents.  
More jobs.  
Anything but a dump! (Excuse me, Landfill!).  
Being a rural township I still believe we can promote small business but restrict the gross development of Blue Green, which would like condos and timeshare on every bit of their property.  
Industrial would ruin the residential and farm setting which in the future is the value of the land—we cannot stop growth but we must menace it.  
We don't need any more development.

Keep farming and open land and protect both for future generations  
Leave it alone—I don't care to have the town change.  
Dellona does not need these things—it should stay a rural community.  
Only business development if it pays wages adequate to home purchase and health insurance.  
Leave property as was years ago.  
Medical centers should be convenient.  
More mom & pop stores supported.  
Town and county offices should be open more.  
We could use all except more tourists to get in our way.  
Art gallery/pottery etc.  
Cut taxes and give incentives to attract business, thus providing jobs and improving the overall economy.  
Grain elevator.  
Small local markets or grocery are ok.  
Organic market in Lake Delton/Reedsburg.  
Economically viable business establishment.  
Family owned business with one or two employees—keep it small.  
Arts and entertainment as it pertains to our American Indian history.  
We need to quit being totally anti development to increase our tax base.

Question 27H: Other responses (community facilities):

SD- police.  
SD-parks.

Question 28: Which community facilities do not have adequate handicapped accessibility?

Town access to Lake Dellona, the only lake in town is not handicapped accessible by any means.  
Delton fire should be our Fire Dept., not Reedsburg—work it out.

Question 29D: Other responses (law enforcement services):

Too few/little and misdirected—needs to refocus priorities.

Question 34E: Other responses (alternative energy sources):

Biodiesel.

Question 35S: Other responses (land uses):

Should have concession for the agriculture owner, don't need to regulate signs for farms & programs selling meat etc.

Question 39: What do you feel the minimum lot size requirement should be?

25 to 30 acres.  
35 acres (2).  
1 acre (2).  
2 acres (3).  
10 acres (3).  
smaller lot size.  
25 acres.  
1 to 2 acres (2).  
5 acres or larger.  
Don't need that much land.  
3 acres (2).  
40 acres.  
w acre w/o municipal sewer.  
½ ac.  
1-3 acres depending on site.  
Subdivision development – lots of 2.5 acres.  
Lots size should be at least 15-20 acres.  
10-15 acres.  
Partial acre.  
It should have been larger.  
½ acre outside of a subdivision.

Question 41: What are the most important land use issues facing the township?

Keep Lake Dellona and ensure it stays clean.  
Stop the landfill and bring down the signs.  
Preserve common areas and Mirror Lake trails.  
Developments such as Christmas Mountain and Ho Chink Village.  
Creeks and streams protected from water run-off from development already in township.  
No more development on tillable, agricultural land.  
Agricultural use.  
Private development.  
Commercial development.  
Overdevelopment.  
Xmas mountain resort growth.  
Inconsistent zoning application of new development vs. pre zoning grandfathered uses particularly derelict and abandoned properties—an eye sore for everyone in or out of the town.  
Restricting new development.  
Protecting the rural nature of the town.  
Promoting agricultural use of the land.  
Preserving and conserving areas.  
Protecting wetlands.

Reduce size of minimum lot size to 2 acres.  
Limit amount of trees that can be removed from a section of land.  
Limited controlled development.  
Conservation/preservation.  
Allowing too many new subdivision – lose rural character.  
Losing forestland to development.  
Road capacity for new development.  
Do not allow subdivisions.  
Farming.  
Recreation.  
Housing.  
Township control—no county.  
No unsightly development i.e. Power distribution center on the road.  
Taxation without limits to allow the retention of property.  
Commercial use on land presently zoned agricultural.  
Subdivision development must stop.  
5-acre rule needs to adopt a 35-acre rule.  
Single home expansion.  
Park and natural resources.  
Actual tillable farm preservation.  
Home based business.  
Clean fill dumps.  
Park and recreation areas.  
Controlling population density.  
Maintaining quality of construction and services.  
Unplanned development unchecked.  
Lack of knowledge of planning on Town Board, need expert consultants along with citizens of the town.  
Keeping the country charm.  
Keeping the property taxes low.  
Land degradation and congestion--- Blue Green.  
Pumping millions of gallons of water for golf course.  
Water degradation from runoff from farm pesticides and poor landscaping and runoff design Blue Green.  
Watershed.  
Minimize growth to certain areas.  
Campgrounds.  
Maintain open land for the future.  
Keep farming a big part of Dellona's future.  
Keep the dells away from coming into the area.  
Smith's landfill.  
Uncontrolled development.  
Misguided controlled development.  
Existing properties that resemble junkyards.  
Minimizing the impact of pollution from roads and farm fertilizers.  
Maintaining water quality.

Outlaw all private landfills.  
Outlaw all spot zoning.  
Farmers should be able to sell of unusable land.  
Over population.  
Too many houses close together.  
Large livestock operations.  
Preserving our agriculture heritage.  
Preserving the privacy of landowners.  
Preserving the rights of landowners.  
Development.  
Natural resources.  
Public land.  
Mixing agriculture with residential properties.  
Controlling commercial expansion.  
No more camping areas.  
Control development on top of Christmas Mountain.  
Christmas mountain residents do not pay their taxes and run wild on their property.  
We are overrun with tourist all year long.  
Keeping large condos-businesses out.  
Not loosing or current small town atmosphere.  
Managing growth wisely.  
Preservation of natural areas.  
Managed residential growth.  
Preservation of farmlands.  
Saving what's left of the natural environment and agricultural.  
Cleaning up the existing blight.  
Widening of Lyndon Road between P&H.  
Lower speed limits on Lyndon Road.  
Fire protection closer to home.  
There should be no special exception permit for land dump areas.  
Not being able to build as desired (restrictions).  
Lost farmland beauty.  
Poor planning of divided property.  
Lack of enforcement of rules.  
Big facilities like x-mas mountain taking over.  
Trashy campgrounds allowed.  
Too many subdivisions.  
Conservation planning.  
Lot sizes.  
No tourist attractions.  
Limit out of state residents.  
Limit recreational activities i.e. Water parks, tourist attractions.  
Cluster homes to fit the landscape.  
Don't get to restrictive (be open minded about possible new land uses).  
Poor choices of what is allowed.

Those that minimize the need for motor transportation.  
No race tracks or amusement parks.  
No overdevelopment – keep character as rural.  
Land set aside program.  
Preserve streams and water.  
No land base planning on behalf of Dellona.  
Larry Smith's junk yard – eye sore.  
Larry Smith's threatening signs.  
Smells from all horses at Steve Vandersande.  
Keep town in town--do not develop farmland.  
No commercial Bed & Breakfast outside of town.  
No renting of residences for commercial use.  
Don't let the liberal whackos achieve their agenda.  
Allowing reasonable development.

Question 43: Other responses (methods of communication):

Chairman should have answering machine.  
How about making the phone # easy to find.  
Newsletter at least twice a year.  
Face to face—door to door.  
Monthly newsletter.  
More postings of meetings and agendas.

Question 45: Other responses (financing future public facilities)

Increased valuation.

Question 46: What do you feel is the biggest issues facing the township over the next several years?

Keeping hotels and multi dwelling unit out of Dellona given its proximity to the Dells.  
Stopping or reducing development of lands—no more developments as Christmas Mountain, Ho-Chunk and campgrounds.  
Private and commercial development.  
As a part time resident my #1 concern is fire and ambulance protection—I don't think waiting for help from Reedsburg is right.  
Rapid overdevelopment.  
Traffic is already an issue here.  
Too much growth next door in Lake Delton.  
Taxation.  
Development.  
Preserve the land.  
Growth—especially part time residents.  
Subdivision do not belong in townships—they only belong in city limits.



Limiting new suburb development.

Planning & Zoning.

Land consumption to commercial development such as a campground along with residential issues as police- fire-privacy-road names.

Keeping the township rural while raising revenue for improvements.

Maintaining adequate roads.

Keeping the taxes low.

Industrial growth.

Preserving semi-rural atmosphere.

No planning – hodgepodge land use, devalued property, loss of natural beauty, rural setting.

The blatant disregard of proper planning of land use by Blue Green and the failure of town board members to enforce its own land use requirements with them—building this number of condos on the hillside of Coon Bluff was an atrocity.

Growing too fast.

Keeping the farmland for farming, not building.

Being so close to Reedsburg and the Dells we will not stop development—we can only watch and manage out land so as to make it even more valuable than it is—by our location we are destined for development.

Big developers—to much building going on.

Overpopulation.

Over crowding, too many developments—stop Christmas Mt.

Keeping open land.

Growth of commercial encroachment.

Get Fire Dept. situation resolved—Delton Fire not Reedsburg, deal with dump issue, keep rural setting.

Encroachment of the dells atmosphere—the loss of your rural life as we know it now.

Light pollution from all the development.

The speed limit (45) that is too high from some town roads.

Farmers selling for development because development does not pay.

Overregulation of land use.

Balancing increased population needs with wise land use and conservation.

Too many special exceptions/waivers for land uses incompatible with the neighborhood.

Tax breaks for Christmas Mountain, lands end, Wal-Mart, dells business- fair taxation.

Condos.

Farming tradition needs help.

Keeping up with growth—having people in the area of responsibility understands the use of monies and how to obtain some.

Finances.

Overpopulation.

Over development.

Commercialization.

Residents who don't understand the township is not going to be an extension or mirror image of the neighborhood they left behind.  
Controlling business expansion from Lake Delton including traffic impact.  
Trying to develop rural area with subdivisions.  
Control commercial development in Township.  
The roads not holding up with all the tourist traffic and the way they treat private property.  
Herwig road is really bad due to construction bypass- fix it.  
Maintaining our rural, friendly, mostly not big tourist atmosphere.  
Road maintenance.  
The expansion of the Dells is the main threat.  
Illegal immigration being influenced by cities like Madison to start social engineering and create city ordinances that kill private business such as smoking bans, inclusionary zoning etc.  
Getting representation on Township Board for Christmas Mountain Residents.  
Land use fragmentation.  
Over development and expansion of Christmas Mountain.  
Chopped up farmland with poor organization of what the long term affects will be.  
Roads—some get fixed every year, other never get fixed.  
Lots of farms and farmland.  
Air and water quality.  
Rising cost of road maintenance.  
Cluster housing.  
Staying in budget without increases in taxes.  
Controlling housing construction.  
Property values.  
Too much expansion too fast.  
Land use/restriction to keep rural.  
Poor or no planning.  
Cheap looking double wide housing.  
The negative outcomes (increased traffic and accidents; increased crime; increased taxes to pay for the need for more services, fewer farms etc.) that come from growth that was basically unplanned.  
Allowing reasonable growth and development.

Question 47: What do you want the township to look like in 20 years?

More preservation like Dellona Hills, enhance Lake Dellona.  
I want to see trees and farmland—I don't want to see hillsides developed into condos.  
Conservation growth—careful architectural planning, good balance of business, residences, small industry.  
Relatively close to the same.  
Very similar to what it is now.  
Rural.  
Like it is with upgrades.

Unchanged population with better roads.

Clean and beautiful, pristine woodlands and farmlands—no junk housing or dump yards.

Just like it does now.

Single-family homes cleaned up- A \$400,000 home with taxes of \$5500 a year—bike paths, hiking trails, snowmobile & ATV trails to town and other consumer business.

Not a whole lot different—let the big development go to Delton.

Rural with a few subdivisions.

A diverse community that was well planned.

If developed clusters of homes and businesses that are unobtrusive

A quiet nice township with real zoning- parks-hiking and biking trails

Nice peaceful rural area—not full of condos, campgrounds and tourists

Like the rural community it is today (or was).

It will be developing some way--- I hope it will be known as a very special area in which to live and grow up in.

Leave things the way they are for wildlife etc.

As little change as possible, but grow enough to keep the township strong

We like it the way it is.

Farming as a big part of life in the area.

Rural community, farm community—no large commercial or large subdivisions

Impossible, but the same as it is.

What I want I will never get—the town retaining its rural charm.

Dellona has the unique position of getting development without trying to micromanage and let economics rule development.

Similar to what it is not but will have more people and businesses.

A mixture of businesses, agriculture, housing and recreation areas

Mix of village, farms, commercial and rural subdivisions.

I don't know—but I hope it improves over what it is now.

That it stays this nice country setting that it is now.

Not Las Vegas.

Well kept up and the same farm wise.

A lot of open spaces and well developed land for all uses.

Like it did 30 years ago.

Same with more preserved lands and public recreation.

Like today with better roads.

I am sure it will grow, but hopefully not into a delts atmosphere.

A happy mix of agriculture, residential and natural.

Mostly the same with some residential and small business growth.

It would be nice if the existing blight were cleaned up—new upgraded homes where trailers once stood and an abundance of recreational land and wildlife areas.

A growing vibrant community with ample jobs etc. opportunities for legal Americans.

Less Agriculture—more residential—some small commercial bar, grill, convenience store.

Mostly agriculture and carefully planned single residences.  
Like it is now—or 10 years ago.  
Large areas of natural with central areas of business/residential.  
Population expansion and population explosion due to “spillover” from the Dells.  
No house trailers.  
Preferably the way it does now as much as possible—keep the rural/scenic look.  
Continue to be basically rural with controlled growth.  
Shacks/junk etc cleaned up.  
Only slightly bigger than today—we moved from the city to a small town—we want to maintain small town.  
Rural with the single-family residences being an asset rather than a detriment to the Township; overall appearance.  
An area of single family and limited multi-family units to house an increased population of the area.

Question 48: How do you envision your property being used in 10 years? 20 years?

Staying in our family, perhaps as a retirement place for us.  
Our property will not be developed!  
10 yrs operating a dairy farm 20 yrs operating a dairy farm.  
Residential as it is now.  
Status quo.  
Continue as farmland.  
Someone buying it and building a house being I could not camp on it after we bought it.  
Residential—more wooded.  
Large lots—possible housing for family.  
Same as now- single-family homes.  
1 house 100 acres.  
Maybe home based business.  
Upscale single family home on golf course (xmas mountain golf estates).  
Possibly placed in a natural preserve.  
Recreational/retirement.  
Homestead business.  
Agricultural use.  
Single family residence, deed restricted, unable to divide and the envy of all the people on ¼ acre lots in Blue Greens master plan—time shares and condos over what used to be Christmas Mountain.  
Residential or development.  
Christmas Mountain take over.  
Same as now a home in a rural setting.  
My land will be my future retirement home...peace and quiet.  
10 yr continued use as a bird sanctuary and some gardening 20 ye I hope my grandson keeps it the way it is after I am gone.  
wooded 10—wooded 20.

My vision is to keep it in MFL fro at least the next 20 years.

Sanctuary.

Farming.

It will be overpopulated by people trying to escape the big cities, then trying to my community into a big city.

Farming community as it was back in the 50's.

Stay r-1 with no rental property in subdivision.

More houses by Christmas Mountain.

Just the way it is now—residential with 10 acres of wooded land.

Residence.

5-acre residential.

If I can afford it – my home.

Tree farm/park/preserved land.

Retirement home, putting in a pond wildlife home.

At the present rate of area development, it will probably be a water park.

Year round living.

60% developed or farmed / 40% natural for wildlife.