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## Acknowledgments

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**The Town of Delton, located in the northeastern Sauk County, is a rural community in transition. Long noted for its recreational amenities and by its small town atmosphere, the Town maintains an independent character that is supported by a strong sense of community pride. The Town is rich in natural and recreational resources including creeks, rivers, multi-use trails, and lakes. Delton's fortuitous setting and inviting atmosphere has resulted in continued Town growth. This trend, which is expected to increase, heightens the importance of planning for the Town's future to preserve the characteristics valued by the community while enabling continued economic success for the Town of Delton.**

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

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

- Identifying areas appropriate for development and preservation;
- Establishing and assigning future land use districts based on desired land uses;
- Identifying needed transportation and utility provisions to serve existing and new development;
- Including provisions that emphasize economic development that is locally and recreationally based;
- Providing opportunities to preserve open space land for ecological, recreational, and aesthetic reasons.

The Comprehensive Plan has been prepared in accordance with Wis Stat § 66.1001 and is the culmination of 22 months 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 have 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 Delton.

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 the administration of focus groups, 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 Delton Development Plan (1982)**

The Town of Delton adopted its first Development Plan in 1982, which aided the town in guiding the location of growth and future land uses. This document identified Goals, objectives and policies related to agricultural land protection, commercial and residential development and industrial land uses. It also set the stage for the implementation of a Town of Delton Zoning Ordinance, which was subsequently developed and adopted, and which remains in effect.

### **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 the summer of 2002, the Sauk County Department of Planning & Zoning announced that it would apply for a 2003 Comprehensive Planning grant from the State of Wisconsin to facilitate planning processes for municipalities, enabling them to develop and adopt local Comprehensive Plans. As a result of this effort, 21 Sauk County municipalities passed resolutions indicating their desire to be co-applicants to the grant. Delton was one of these municipalities.

In the spring of 2003, Sauk County announced that the 21 municipalities were awarded a 2003 Comprehensive Planning grant in the amount of \$288,000. Of the total award, Delton's share was \$10,000. 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. Seven Towns chose to contract with Sauk County, including the Town of Delton. Staff limitations prevented Sauk County from working with all seven towns at once. Sauk County held a drawing to determine fairly when each Town would begin its planning process (spring 2003, 2004, or 2005). Delton elected to begin its comprehensive planning process in the spring of 2005.

#### **1.4 Regional Context**

*Map 1-1 Regional Context* shows the relationship of the Town of Delton to neighboring communities. The Town is located in the northeast part of Sauk County and is about 5 miles north of the City of Baraboo. The Town also includes the incorporated Village of Delton, as well as parts of the city of Wisconsin Dells. The Town of Delton also shares a border with Juneau County to the north, and Columbia County to the east. The Ho Chunk Nation has trust land within the Town's boundaries.

#### **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 Delton was assigned three supervisory districts: Supervisory District 12, which incorporates most of the Town of Delton, part of Supervisory District 13 in the southern portion of the Town, and part of Supervisory District 27 in the southwest corner of the Town. *Map 1-2 Jurisdictional Map* depicts the exact boundaries of the three Supervisory Districts.

The Town of Delton is split into three school districts: Reedsburg, Baraboo, and Wisconsin Dells. *Map 1-2 Jurisdictional Map* also depicts the locations of these boundaries.

In terms of land use-related issues, the Town of Delton 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 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 Delton. 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 Delton Comprehensive Planning Committee is comprised of three Town Board members and eleven area residents. These citizens took part in several efforts to identify issues and opportunities facing the Town of Delton. These issues and opportunities culminated in the Town's Vision as well as its goals, objectives and policies. These efforts included a community-wide survey, community visioning session, numerous press releases and media articles, focus group work, an intergovernmental forum, a formal consensus process to agree upon all goals, objectives and policies, including the Town's density policy, an open house to view the draft Comprehensive Plan and a public hearing on the final Comprehensive Plan. 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 to ascertain the opinions and perceptions of residents and landowners on the issues and opportunities in their Town.

During the summer of 2006, 1,068 surveys were mailed to a random selection of households and landowners in the Town of Delton. Of the 1,068 surveys mailed 287, or 26.9%, were returned. This response rate is just above the average for a survey of this nature, 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 Delton is the most important common denominator among all residents and visitors to Delton. A 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 Delton. Notably, about 64% of respondents attributed the quality of life to the proximity of employment and other economic reasons such as cost of living. Roughly, 47 % of respondents said they generally enjoy the natural beauty of the area, and 39% indicated that they appreciated being near family, friends and good neighbors.

### **➤ Housing**

Housing is an important part of how a community grows. The type and location of housing can have an impact on a community in terms of the need for services, aesthetics and overall community feel. Using aerial pictures, participants were asked where and how rural housing could be built in the town. Overwhelmingly 41% of respondents chose newly proposed rural subdivisions with the requirement that they maintain blocks of open space, as compared to the 7% preference for conventional subdivision layout with little or no open space. Twenty percent of respondents preferred no new housing development and 16% chose small clusters of homes surrounded by open space. Based on the responses in the survey, it appears as though survey participants are not adamantly opposed to additional housing development so long as provisions are made to include open space areas.

When asked what type of housing the Town needs, 48.5% felt that elderly and assisted living units are needed. Fifty-six percent of respondents felt that single family homes are needed. Seventy-two percent disagreed or strongly disagreed with more mobile home developments being needed. Over 54% disagreed or strongly disagreed with more condominiums and rental housing being needed.

Fifty-seven percent of participants felt that housing is affordable in the Town while only 17% felt that housing is not affordable. Sixty-seven percent of the respondents agreed or strongly agreed that the Town should pursue programs and grants that focus on maintaining existing housing quality.

➤ **Agriculture Resources**

When asked if residents support the direct sale of farm products, 62% indicated they would. Forty-four percent of residents also indicated that they would support forms of agriculture tourism. Seventy-nine percent of respondents indicated that the preservation of farmland was either essential or very important, suggesting a strong commitment to sustaining agriculture operations in the Town regardless of the tourism industry.

➤ **Economic Development**

Agriculture and tourism/recreation represent the two primary forms of local economic activity in the Town, however alternative forms of economic development were considered in the survey as well. 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, 26% indicated that there were adequate support services while 48% were unsure.

In terms of other economic opportunities, respondents were asked if they would support business development in areas of existing development. Overall, 25% of respondents indicated that they would support both small businesses (10 or less full time employees) and large businesses (10 or more full time employees) while 18% of respondents indicated that they would not support both types of businesses in the rural areas.

With respect to economic development and self-sustainability, the majority of residents supported the development of solar and wind energy. Over 80% of respondents agreed or strongly agreed with the development of these alternative energy sources. Only 38% of respondents agreed or strongly agreed with the development of methane production, while 47.1% strongly agree or agree with ethanol plant development. Overall, 26% disagreed or strongly disagreed with the development of methane and ethanol alternative energy sources.

➤ **Utilities and Community Resources**

This category of the survey evaluated residents' satisfaction with services such as fire, garbage collection and library opportunities as well as energy needs and energy alternatives. Overall, services and facilities primarily received a 'good' rating. Respondents generally (over 50%) felt that there was a need for more biking, walking, and hiking trails. Forty-seven percent replied that there should be more public natural and recreational areas. Seventy-nine percent of respondents felt that the preservation of cultural, historical, and community resources was important. Ninety percent of respondents felt that the preservation of scenic views is important.

➤ **Natural Resources**

Survey participants were asked to rank the importance of protecting various natural resources in their community, ranging from general resources such as wetlands, woodlands, and forests to more specific resources such as scenic views, undeveloped hills and overall rural character. Respondents rated the preservation of the Town of Delton's natural resources as essential or very important by a vast majority in all categories. Over 60% of respondents were concerned with the full range of 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, and 94% agreed or strongly agreed that the water quality of lakes, streams, creeks and rivers is important to protect. When asked if the Town should support programs that purchase open space lands for preservation and open space purposes, 64% agreed while 16% disagreed. When asked if the Town should support programs that help preserve agricultural lands for future farming opportunities, 77% agreed while 39% of respondents indicated that it is acceptable to build houses on tillable land.

➤ **Transportation**

Survey participants were asked to consider both the adequacy and condition of transportation systems (primarily roads) within the Town. Seventy-three percent of respondents indicated that they strongly agree or agree that the overall road network meets the needs of citizens and 74% felt that road conditions were adequate for intended uses. When asked if there are any hazardous road conditions that need to be addressed, 35% of respondents indicated that there were none while 55% were unsure. In terms of multi-modal transportation, 55% of respondents indicated that biking routes should be added or expanded, and 39% wanted more walking facilities.

➤ **Land Use**

Land Use is the one element that recognizes the interconnectedness of all of the other elements of a comprehensive plan and ties them all together. Land Use also addresses some of the larger issues in a community, and a study of land use concerns can give specific direction to mitigate land use conflicts by posing standards and procedures that apply to everyone equally. To gain a broader perspective of some of the top land use issues in the Town, the survey asked participants to rank their top three land use issues. Protection of water resources was the primary issue followed by scenic beauty. The preservation of natural areas and upkeep of existing homes and structures tied for the third highest ranked land use issue.

When asked to comment on existing land use regulations in the Town of Delton, sixty-two percent of participants were in favor of keeping the minimum lot size of one acre to build a new house, while 22% were opposed. When asked if the current minimum lot size requirement should be the Town's formal density policy, 56% agreed or strongly agreed, while 19% preferred something different.

➤ **General Opinions**

In addition to specific questions asked of the survey participants, there were some more 'open-ended' questions. Among these, participants were asked what they want Delton to look like in 20 years. Overall, a majority of respondents indicated that they wanted Delton to look the same as it does today, but with different development. One respondent claimed, "A balanced community of residential, commercial and conservation."

## 2.2 Visioning Session

The Town held a Visioning Session Workshop on March 6, 2007 at the Ho Chunk Nation Wellness Center. The purpose of the session was to involve residents and landowners in the Town of Delton to take part in defining what they believe the Town of Delton should be in the future. In total, 36 residents took part in the session.

The Visioning Session was structured in such a way that participants had an opportunity to express their thoughts on the evolution of a future vision for Delton. 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:** Robust economy, cooperation with Wisconsin Dells and Lake Delton, state parks and recreational facilities, employment opportunities, road network and airport, historic sites, natural beauty, wildlife abundance.
- **Weaknesses:** Excess signage, lack of road shoulders for pedestrians, lack of recreational trails, lack of mass transportation, cable and internet absence, overdevelopment of condos.
- **Opportunities:** Preserve farmland and greenspace by clustering development, commercial development along USH 12 corridor, small commercial developments, looking at issues that come with development.
- **Threats:** Annexation and extra territorial zoning of surrounding cities and villages, overdevelopment, dense subdivision development, loss of farmers, land value, spot zoning, noise pollution.

Equally important to identifying the Town's SWOT's, participants had the opportunity to develop key Vision Elements. To develop the key Vision Elements, participants were asked to consider 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 Elements were then incorporated into the Town's overall Vision. Additional important Vision Elements were utilized to create the Town's goals and objectives. In summary, the Vision Elements identified during the March 6, 2007 Visioning Session have become the principle components to be incorporated into the Town of Delton Vision (Vision Elements will become the Town's Vision). Additional elements serve as the foundation for developing Goals and Objectives.

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



### **2.3 Open House/Intergovernmental Forum**

On July 28, 2008 the Comprehensive Plan Committee conducted an open house to present the draft Town of Delton Comprehensive Plan. Through oral discussion and submitted written comments, participants were given an opportunity to comment on the Committee's work and suggest changes. On August 11, 2008, the Comprehensive Plan Committee conducted an Intergovernmental Forum, offering representatives of neighboring communities an opportunity to discuss the draft Plan, and consider issues of common concern.

### **2.4 Consensus Process Used to Establish Goals, Objectives and Policies**

The planning committee utilized an informal consensus process to discuss all goals, objectives and policies, including the density relative to the number of homes that will be permitted in rural subdivisions. The Committee chose this process over a vote of a majority because the consensus process is better suited to the committee's intent to incorporate the views of as many of the community's citizens as it could. These views have been expressed in three primary ways, including the community wide survey, the Visioning Session, the Open House and Intergovernmental forum, as well as through the Comprehensive Plan Committee itself. Broad participation lends greater legitimacy, and thus provides the Town's elected officials confidence in approving and implementing its goals, objectives and policies.

Even an informal consensus process requires cooperation, restraint in speaking and active listening, and respect for the contributions of every Committee member, all of which occurred within a facilitated process designed to ensure that all participants felt comfortable sharing their opinions and ideas and exploring new ideas until mutually agreeable solutions emerged.

### **2.5 Town of Delton Vision**

Please see next page.

### 3.0 Purpose

The Population Inventory and Analysis Chapter of the Comprehensive Plan gives an overview of the pertinent demographic trends and background information necessary to develop an understanding of the changes taking place in the Town of Delton. In this chapter we will examine the population profile of the Town. The population profile includes features that affect community dynamics and processes such as regional trends in population, housing units and persons per household, as well as local trends of housing occupancy, population composition, age distribution and length of residency. In analyzing these trends and projections, citizens of the Town of Delton will gain a more complete understanding of future planning issues that should be addressed within this Comprehensive Plan.

### 3.1 Regional Population and Housing Trends

In evaluating changes in population and housing units in the Town of Delton, it is important to consider how these changes compare to regional and local trends. Recognizing similarities and differences in potential future growth between the Town of Delton and nearby towns will allow the Town of Delton to create a Comprehensive Plan unique to its specific issues and goals.

#### ➤ Population

As **Table P1 Regional Population Trends** indicates, the population in the Town of Delton has increased since 1970. Overall, between the years of 1970 and 2000, Delton’s population increased by 1,178 persons, or at an average of 393 persons per 10 years, this is more of an increase than most of the neighboring towns. In comparison to neighboring towns, Delton has experienced a variable increase in population growth from 1970 to 2000. On a larger scale, 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. Through the examination of these regional trends it is evident that strategies addressing appropriate growth management will need to be incorporated into the Comprehensive Plan for the Town.

**Table P1: Regional Population Trends**

Regional Population Data														
Year	Town of Delton		Town of Dellona		Town of Excelsior		Town of Baraboo		Town of Fairfield		Sauk County		Wisconsin	
	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change	#	% change
1970	846		472		786		1,158		658		39,057		4,400,000	
1980	1,426	68.6%	705	49.4%	1,266	61.1%	1,545	33.4%	819	24.5%	43,469	11.3%	4,700,000	6.8%
1990	1,599	12.1%	768	8.9%	1,194	-5.7%	1,503	-2.7%	826	0.9%	46,975	8.1%	4,891,769	4.1%
2000	2,024	26.6%	1,199	56.1%	1,410	18.1%	1,699	13.0%	1,023	23.8%	55,225	17.6%	5,363,675	9.6%
Overall change 1970 - 2000	1,178	139.2%	727	154.0%	624	79.4%	541	46.7%	365	55.5%	16,168	41.4%	963,675	21.9%
Average change per 10 years	393	35.8%	242.3	38.1%	208	24.5%	180	14.6%	122	16.4%	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 moderately in the Town of Delton and slightly more in many surrounding towns. As seen in **Table P2 Regional Housing Unit Comparison**, the Town of Delton’s increase in housing units (10.94%) is lower than both Sauk County (18.88%) and the state of Wisconsin (12.91%) between the years 1990 and 2000.

**Table P2: Regional Housing Unit Comparison**

Regional Housing Unit Comparison												
Year	Town of Delton		Town of Dellona		Town of Fairfield		Town of Baraboo		Town of Excelsior		Town of Newport	
	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	777		400		348		614		408		298	
2000	862	10.94%	498	24.50%	420	20.69%	751	22.31%	558	36.76%	334	12.08%

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

➤ **Average Household Size**

Comparing the number of persons per household during 1990 and 2000 shows that the Town of Delton saw a small decrease in numbers of persons per occupied house. Comparing the Town of Delton, Sauk County, and the State of Wisconsin, all three experienced a decline, 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**

Average Household Size Persons Per Household						
Year	Delton	Dellona	Excelsior	Fairfield	Sauk County	Wisconsin
1990	2.9	2.84	2.96	2.71	2.61	2.61
2000	2.71	2.84	2.63	2.74	2.51	2.5
Change	-0.19	0	-0.33	0.03	-0.1	-0.11

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

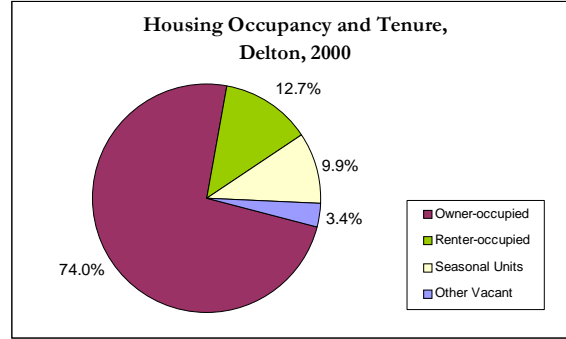
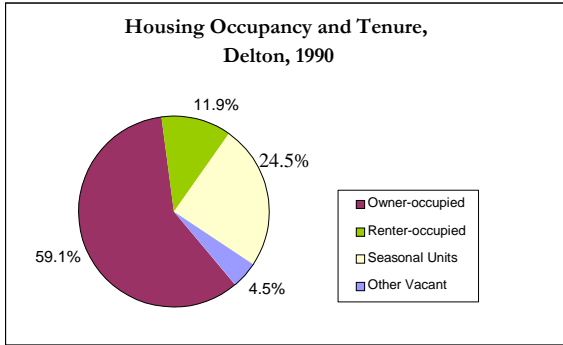
**3.2 Local Population and Housing Trends**

A look at local demographics profiles illustrates local trends and conditions, and provides insight as to the types of services both wanted and required by the community. The local trends section includes an examination of occupied housing, population composition, population by age bracket, and length of residency.

➤ **Occupied Housing**

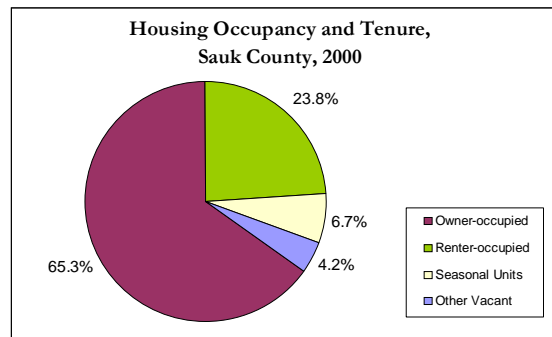
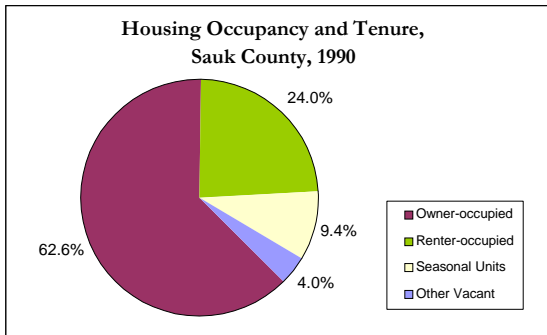
Determining the number of all housing units, the number of these units occupied, and the number of persons per occupied household will help to develop an understanding of population trends. In Delton, the number of housing units increased from 777 in 1990 to 862 in 2000, the number of occupied housing units decreased from 95.5% in 1990 to 96.6% in 2000. Occupancy rate trends for both the Town of Delton and Sauk County are noted for the years 1990 and 2000 on **Charts P4 through P7**.

**Charts P4 and P5: Occupancy Rate and Tenure Delton 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 and Gender, Delton and Sauk County** shows the median age in Delton at 37 during 2000. This is comparable to the median age of Sauk County at 37.3 for the same time period. The percentage of the population over 65 years of age is slightly lower within the Town of Delton in comparison to Sauk County.

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

Age Distribution, 2000					
Year 2000	Percent under 18	Percent 19 64	Percent over 65	Median Age	Mean Age
Town of Delton	26.6%	64.0%	9.4%	37	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, Delton and Sauk County** shows that in 2000 the Town of Delton had a 93.8% White or Caucasian population while Sauk County was slightly higher at 98%. The Town of Delton did have more American Indian and Alaska Natives at 4.5% compared to Sauk County at 1.1%.

**Table P9: Ethnic Composition, Delton 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 Delton	93.8%	0.4%	4.5%	0.1%	0.2%	1.0%	0.0%
Sauk County	98.0%	0.4%	1.1%	0.3%	0.0%	0.7%	1.17%

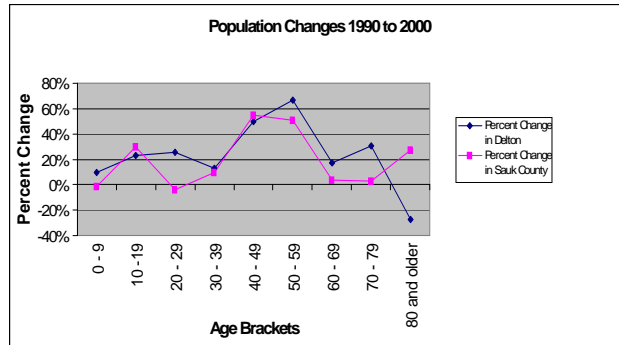
Source: US Census, 2000

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

➤ **Population per Age Bracket**

*Chart P10 Change of Populations per Age Bracket* breaks down the changes in population by age brackets for both the Town of Delton and Sauk County from 1990 to 2000. Generally, this chart shows that the Town of Delton is experiencing a greater percentage of growth in the 40-49 and 50-59 age brackets. The growth trend for both the Town of Delton and Sauk County are similar as shown by graph lines that follow each other to a great degree. There are two noticeable

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



Source: US Census, 1990 and 2000

exceptions. One is the 20-29 age group where Sauk County lost population while the Town of Delton experienced an increase in population. The other is the 80 and older age bracket where Sauk County gained population and the Town experienced a decrease in population.

➤ **Length of Residency**

According to sample data included in the 2000 census, 3.4% of Town of Delton residents moved into Delton in or before 1969. *Chart P11 Length of Residency* shows that 32.8% of those surveyed moved to the Town between the years 1970 and 1989. Since 1990, 63.9% of people surveyed moved to the Town. It is evident from this data that the Town of Delton has been experiencing an increase of people moving into the Town since 1995.

**Table P11: Length of Residency**

Year Householder Moved Into Unit	(#) Delton	(%) Delton	(#) Sauk County	(%) Sauk County
1969 or earlier	25	3.4%	2,153	11.6%
1970 - 1979	97	13.2%	2,186	11.8%
1980 - 1989	144	19.6%	3,620	19.5%
1990 - 1994	142	19.3%	4,107	22.2%
1995 - March 2000	328	44.6%	6,474	34.9%
<b>Total</b>	<b>736</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 Delton has experienced periods of growth in population since 1970, with an average gain in population of 35.8% per 10 years between 1970 and 2000. The number of housing units has increased about 11% between the years of 1990 and 2000, from 777 to 862 units. The average number of people per household decreased slightly from 2.9 in 1990 to 2.71 in 2000. With an average population growth of 35.8% every 10 years, and a decreasing household size, the number of new homes built in the Town of Delton is expected to increase. The following analysis attempts to predict the amount of increase.

### 3.4 Population Projections

Estimates of future growth for the Town of Delton are necessary for effective planning. To estimate future population growth for the Town of Delton, two population projection methods were utilized. The first is a standard approach, which considers a linear projection, a growth (or exponential) projection, and a projection provided by the Wisconsin Department of Administration. The second method is 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.

#### ➤ 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:

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

Housing-driven projections are based on the assumption that populations grow according to 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 Delton** highlights a number of possible projections utilizing the different methods discussed above. Population projections for the year 2020 range from 2,085 to 3,657. Projections for the year 2030 range from 1,888 to 4,666. As can be noted, these projections have a range of over 2,000 and are, therefore, highly variable. However, most estimates for 2030 range from 2,500 to 3,500.

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

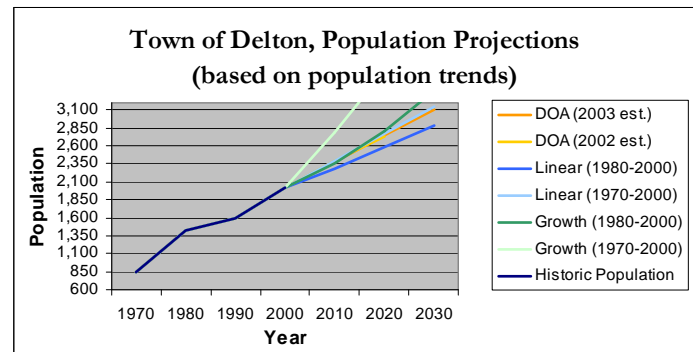
Year, source	Year	Historic Population	Percent Change	Projections										
				Linear (1970-2000)	Growth (1970-2000)	Linear (1980-2000)	Growth (1980-2000)	Static household size	Limited household size	Household size trend	DOA (2002 est.)	DOA (2003 est.)		
1960, per census	1960	640		640	640	640	640	640	640	640	640	640	640	640
1970, per census	1970	846	32.19%	846	846	846	846	846	846	846	846	846	846	846
1980, per census	1980	1,426	68.56%	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426
1990, per census	1990	1,599	12.13%	1,599	1,599	1,599	1,599	1,599	1,599	1,599	1,599	1,599	1,599	1,599
2000, per census	2000	2,024	26.58%	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024
2010, projection	2010			2,400	2,783	2,281	2,363	2,225	2,053	2,069	2,395	2,381	2,381	2,381
2020, projection	2020			2,771	3,657	2,580	2,815	2,425	2,237	2,085	2,728	2,745	2,745	2,745
2025, projection	2025			2,917	3,972	2,761	3,120	2,525	2,329	1,994	2,889	2,927	2,927	2,927
2030, projection	2030			3,135	4,666	2,888	3,368	2,624	2,421	1,888	n/a	3,109	3,109	3,109

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 projections based on population growth include linear, growth, and DOA projection models. The linear and growth models (using data since 1980) result in population projections of 2,888 (linear) and 3,368 (growth) by the year 2030. The DOA method, which places emphasis on more recent population changes, appears to cause the population to increase slower as compared to the linear and growth models, predicting a population of 3,109 by 2030 for the Town of Delton.

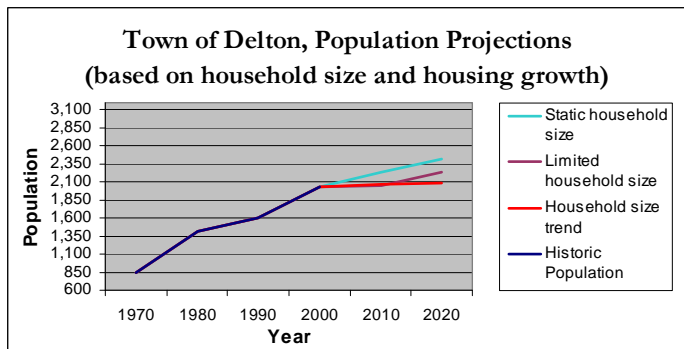
**Chart P13 Population Projections based on Population**



Source: U.S. Census, Wisconsin DOA

Population projections based on the historic and projected number of housing units coupled with a projected occupancy rate tells a similar story for the Town of Delton. Housing unit projections assumed a growth rate equal to that occurring between 1990 and 2000 of 26.58% per 10 years. Using this rate of growth, total housing units in the Town of Delton are estimated to grow to 2,425 in 2020 and 2,624 in 2030. These

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



Source: U.S. Census

projections are noticeably lower in comparison to the other methods.

➤ **Population Projection Analysis**

Population projections based on historic population trends and those based on trends in household size produced similar projections as can be seen in *Charts P13* and *P14* above. Both projection methods illustrate different rates of population growth or loss. 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. Conversely, the linear and growth methods may be least reliable due to the fact that they utilize population changes since 1980, which included a slow growth period.

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 decreasing. If housing units increase and occupancy rates continue to decrease, as they are currently, the population for the Town of Delton will increase as shown in the *Chart P14*. Although it is difficult to ascertain when population growth trends will change, it is almost certain that from this point on, the population in the Town of Delton will continue to grow. The rate of growth experienced over the last 10 years will most likely continue and even increase over time, as more and more people are attracted to the community.



## 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 Delton’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 further includes a compilation of objectives and policies that ensure a continued 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 Delton experienced an increase of approximately 8.5 housing units per year while the number of total (occupied and vacant) housing units in Delton increased from 777 to 862, an increase of 10.9%. This rate of increase is below Sauk County’s 18.88% and is below the population growth rate of 11.11. In comparison to nearby Towns, the Town of Delton is experiencing the smallest increase in housing units.

**Chart H1: Regional Housing Unit Comparison**

Regional Housing Unit Comparison												
Year	Town of Delton		Town of Delora		Town of Fairfield		Town of Baraboo		Town of Excelsior		Town of Newport	
	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	777		400		348		614		408		298	
2000	862	109%	488	2450%	420	2169%	751	2231%	588	3678%	334	1208%

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, 71% or 552 of the 777 available housing units in the Town of Delton were occupied compared to an 86.7% occupancy rate in Sauk County. During 2000, occupancy in the Town of Delton increased to 76%, or 655 of the 862 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 Delton comprised of family households increased in number from 450 in 1990 to 562 in 2000, an overall percentage drop from 81.52% to 75.23%. Householders 65 or over increased slightly in number and percentage, as did non-family households. The Town of Delton and Sauk County saw increased numbers in every category from 1990 to 2000, and both had a noticeable increase in the percentage of non-family households. But the percentage of married households slightly decreased for both the Town and the County.

**Table H2: Households by Type**

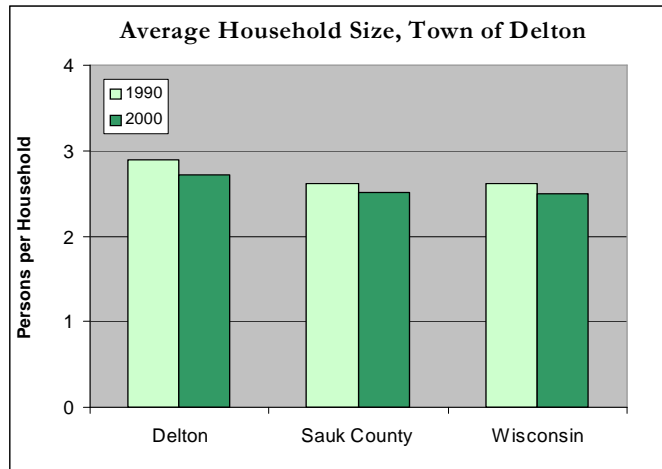
Households by Type								
	Town of Delton				Sauk County			
	1990	% of Total Households, 1990	2000	% of Total Households, 2000	1990	% of Total Households, 1990	2000	% of Total Households, 2000
<b>Family households</b>	<b>450</b>	<b>81.52%</b>	<b>562</b>	<b>75.23%</b>	<b>12,701</b>	<b>71.74%</b>	<b>14,863</b>	<b>68.67%</b>
Married	389	70.47%	465	62.25%	10,906	61.61%	12,284	56.75%
Single Parent	48	8.70%	82	10.98%	1,115	6.30%	1,745	8.06%
<b>Non-family households</b>	<b>102</b>	<b>18.48%</b>	<b>185</b>	<b>24.77%</b>	<b>2,156</b>	<b>12.18%</b>	<b>6,781</b>	<b>31.33%</b>
With Individuals 65 or older	27	4.89%	37	4.95%	2,157	12.18%	5,361	24.77%
<b>Total Households</b>	<b>552</b>	<b>100.00%</b>	<b>747</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 the Town of Delton has decreased from 2.90 persons in 1990 to 2.71 in 2000. As displayed in *Chart H3 Average Household Size Comparison*, the Town of Delton’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 Delton 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 Town of Delton has seen an increase in single-family homes, while Sauk County has seen a decrease in this area. The percentage of mobile homes has stayed about the same in Delton and decreased in Sauk County. The Town had a smaller percentage of multiple-unit housing than the County in 2000. Overall, the percentage of multiple-unit housing has stayed about the same in the Town, as the smaller multiple-unit structures has decreased 11% to 1%, while the 10 or more unit structures has increased from 0% to 10%.

**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
Delton, 1990	777	64.99%	23.29%	10.94%	0.13%	0.00%
Delton, 2000	855	74.30%	24.80%	1.00%	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. This information can also provide insight into upkeep costs, the 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, housing built in the 1980's may also need upgrading because of a decline in construction standards and material quality during that time.

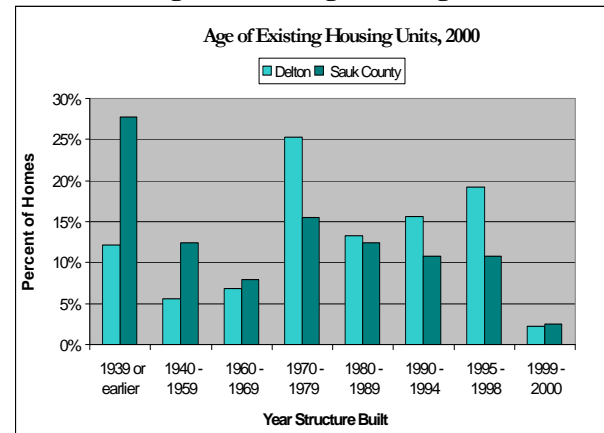
**Chart H6: Housing Age** shows that 12.1% of the existing owner occupied housing within the Town of Delton was built prior to 1939 while 36.8% of owner occupied homes units were built after 1980. The percentage of existing homes in the Town of Delton built prior to 1970 is lower than that of the percentage of Sauk County homes built in this time period. From 1970 to 1994 a higher percentage of homes were built in the Town of Delton than Sauk County.

**Table H5: Age of Housing Units**

Age of Existing Housing Structures, 2000				
Year Unit Was Built	Number of Units in Delton	Delton	Number of Units in Sauk County	Sauk County
1939 or earlier	89	12.1%	6,737	27.7%
1940 - 1959	41	5.6%	3,000	12.3%
1960 - 1969	50	6.8%	1,931	7.9%
1970 - 1979	186	25.3%	3,764	15.5%
1980 - 1989	98	13.3%	3,021	12.4%
1990 - 1994	115	15.6%	2,621	10.8%
1995 - 1998	141	19.2%	2,628	10.8%
1999 - 2000	16	2.2%	595	2.4%
Total	736	100.0%	24,297	100.0%

Source: US Census Bureau, 2000

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



Source: U.S. Census, 2000

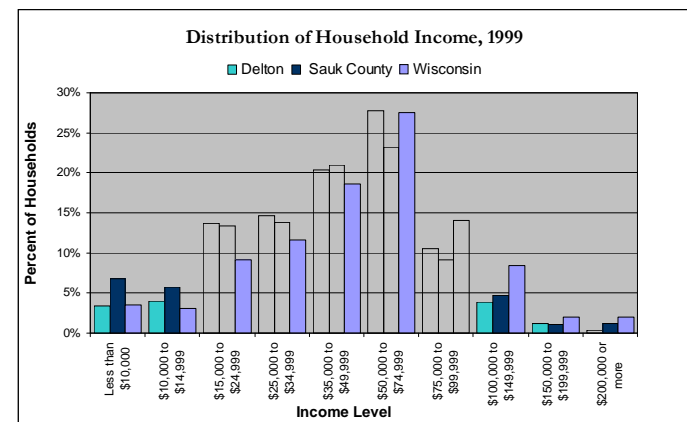
**4.4 Housing Affordability**

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

➤ **Income Per Household**

During 1999, the median household income for the Town of Delton was \$45,625, comparable to the median income for Sauk County at \$41,941. Of the 742 households in Delton, 151 households (20.35%) were in the \$35,000 to \$49,999 income bracket. Another 206 households (21.76%) were in the \$50,000

**Chart H7: Household Income Levels**



Source: U.S. Census 2000

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.

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 = .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 is defined as less than 30% of the household median gross income, or  $ELI = .3 * HMI$ . Very low income is 30% to 50% of the household median gross income. Low income is defined as 50% to 80% of the household median gross income and moderate income is 80% to 100% of the household median gross income.

Given that the household median gross income for the Town of Delton is \$45,625, the extremely low-income range is anyone earning less than \$13,687 (rounded to less than \$15,000) per year. According to the 2000 census, 7.4% of the households in the Town were in this range and could afford monthly housing expenses of \$375.00 or less. Thirteen point seven percent of the households in the Town fell in the very low-income range and could afford monthly housing expenses of \$375.00 to \$625.00. Households in the low-income range made up approximately 14.7% of the households in the Town, and these households are reportedly able to afford \$625.00 to \$875.00 in housing expenses each month. Households in the moderate-income range comprised 20.4% of the households in the Town of Delton, and could afford monthly housing expenses of between \$875.00 and \$1250.00.

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

Town of Delton, 1990			
Household Median Income \$27,614			
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	15.4%	\$250 or less
<b>Very low income</b> (30% to 50% of HMI)	\$10,000-\$15,000	8.7%	\$250 - \$375
<b>Low income</b> (50% to 80% of HMI)	\$15,000-\$25,000	21.6%	\$375 - \$625
<b>Moderate income</b> (80% to 100% of HMI)	\$25,000-\$35,000	16.7%	\$625 - \$875

Source: US Census 1990

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

Town of Delton, 2000			
Household Median Income \$45,625			
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	7.4%	\$375 or less
<b>Very low income</b> (30% to 50% of HMI)	\$15,000-\$25,000	13.7%	\$375 - \$625
<b>Low income</b> (50% to 80% of HMI)	\$25,000-\$35,000	14.7%	\$625 - \$875
<b>Moderate income</b> (80% to 100% of HMI)	\$35,000-\$50,000	20.4%	\$875 - \$1,250

Source: US Census, 2000

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

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Delton	Sauk County	Wisconsin
Less than \$10,000	3.4%	6.7%	3.5%
\$10,000 to \$14,999	4.0%	5.8%	3.0%
\$15,000 to \$24,999	13.7%	13.4%	9.1%
\$25,000 to \$34,999	14.7%	13.8%	11.6%
\$35,000 to \$49,999	20.4%	21.0%	18.7%
\$50,000 to \$74,999	27.8%	23.2%	27.6%
\$75,000 to \$99,999	10.5%	9.1%	14.1%
\$100,000 to \$149,999	3.9%	4.7%	8.5%
\$150,000 to \$199,999	1.2%	1.1%	1.9%
\$200,000 or more	0.4%	1.2%	2.0%
<b>Median Household Income</b>	<b>\$45,625</b>	<b>\$41,941</b>	<b>\$43,791</b>
No. of Households	742	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>\$45,035</b>	<b>\$49,726</b>	<b>\$53,863</b>
<b>Ratio of mean to median HH Income</b>	<b>0.99</b>	<b>1.19</b>	<b>1.23</b>

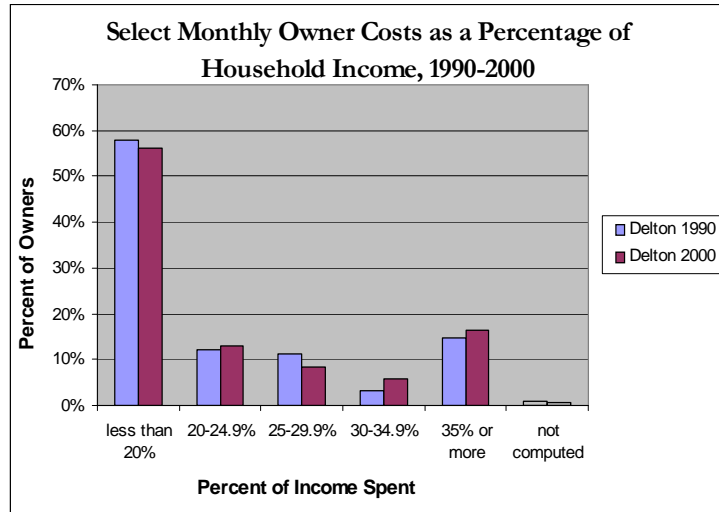
Source: US Census 2000, Housing Wisconsin.

\*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** depict housing costs in relation to overall income using a sample population from the Town of Delton to better understand housing affordability in the Town. 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 by 3.4% (from 17.7% in 1990 to 22.1% in 2000).

**Chart H11: Monthly Owner Costs**



Source: U.S. Census 1990-2000

**Table H12: Monthly Owner Costs**

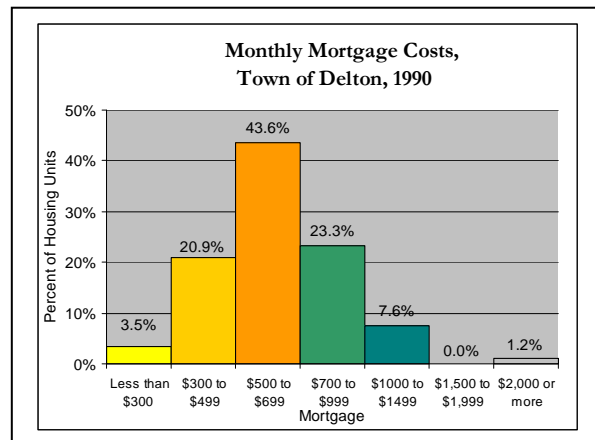
Selected Monthly Owner Costs as a Percentage of Household Income				
Percentage of income	Delton 1990		Delton 2000	
	number of units	percent of units	number of units	percent of units
less than 20%	134	58.0%	203	56.1%
20-24.9%	28	12.1%	47	13.0%
25-29.9%	26	11.3%	30	8.3%
30-34.9%	7	3.0%	21	5.8%
35% or more	34	14.7%	59	16.3%
not computed	2	0.9%	2	0.6%
<b>total units</b>	<b>231</b>	<b>100.0%</b>	<b>362</b>	<b>100.0%</b>

Source: U.S. Census 1990-2000

➤ **Mortgage Costs**

Although mortgage costs are only one of many monthly housing expenses, this section narrows its focus by concentrating on them. Comparisons of monthly mortgage costs from 1990 to 2000 are broken down for the Town of Delton in **Charts H13 and H14**. In 1990, 20.9% of the households spent between \$300 and \$499 on monthly mortgage costs, while in 2000, there were only 7.5% of the mortgage payments in this category. The largest percentage (43.6%) of monthly mortgage costs in 1990 was between \$500-\$699, by 2000 this category dropped to

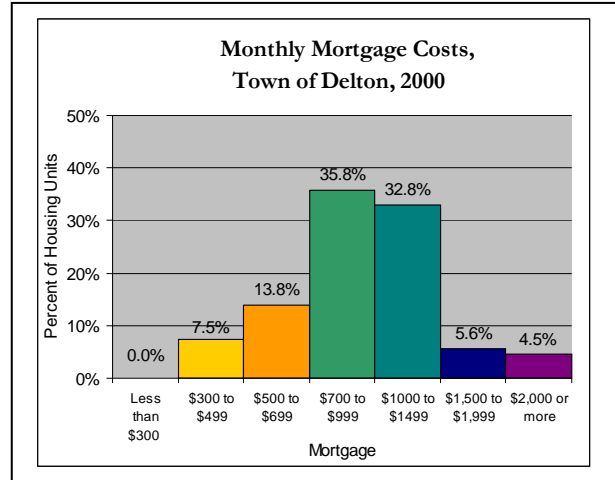
**Chart H13: Monthly Mortgage Costs, Delton 1990**



Source: U.S. Census, 2000

13.8%. In 2000, the \$700-\$999 category made up nearly 36% of the Town followed by the \$1,000-\$1,499 category which contained almost 33%. Together they made up about 68.6% of mortgage payments. As depicted in the chart, 1.2% of households reported monthly mortgages of more than \$1,500 in 1990, while 10.1% of mortgage payments in 2000 were above \$1,500. In comparing these two charts, it is easy to see that monthly mortgage costs have increased significantly in the Town of Delton. This may be due to an increasing number of high priced housing units recently being built in the area. With increasing mortgage costs, it is expected that the amount of affordable housing in the Town will decrease if this trend continues.

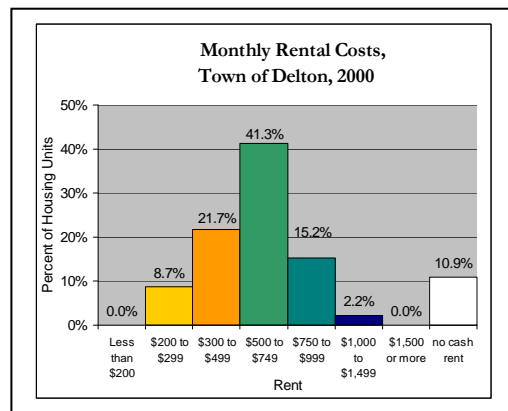
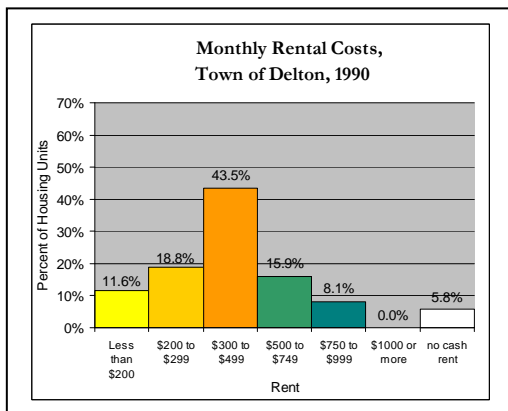
**Chart H14: Monthly Mortgage Costs, Delton 2000**



Source: U.S. Census, 2000

It is also important to consider monthly rental costs when analyzing the affordability of housing in a community. **Charts H15 and H16** compare monthly rental costs in the Town of Delton between 1990 and 2000. In 1990, 30.4% of monthly rent payments were less than \$300, while in 2000, 8.7% of rent payments were less than \$300. In 2000, rent payments in the \$500-\$749 category were recorded at 41.3% of rental households, which was higher than the recorded 16.9% in 2000. Rent payments over \$750 have increased from a rate of 8.1% in 1990 to 17.4% in 2000. No-cash rent payments, usually associated with farm help, increased by nearly half, from 5.8% in 1990 to 10.9% in 2000.

**Charts H15 and H16: Monthly Rental Costs, Town of Delton 1990 and 2000**



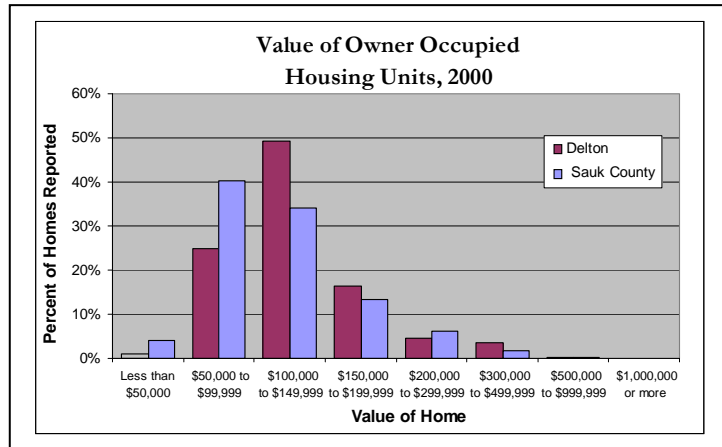
Source: U.S. Census 1990 and 2000

➤ **House Values**

A sample of housing values in the Town of Delton during 2000 ranged from less than \$50,000.00 to over \$500,000. The median home value in the Town in 2000 was \$123,900, which was higher than the median house value in Sauk County of \$107,500. According to the 2000 U.S. Census, **Chart H14 Housing Value, Delton 2000** compares the housing values for the Town of Delton with those of Sauk County. Approximately 26% of the homes in the Town of Delton are less than \$100,000, whereas the percentage of homes valued between \$100,000 to 149,000 is 49% in Delton compared to Sauk County's 34% in this category.

Approximately 16% of the homes were valued between \$150,000 and \$199,999 in the Town compared to Sauk County's almost 13.5%. Four and seven tenths percent of the homes in Delton were valued greater than \$200,000 and \$299,999, compared to 6.1% of the homes in Sauk County. About 4% of homes were reported to be worth more than \$300,000 in the Town of Delton. That is slightly higher than in the county. Statistics for housing value are based on a sample population and do not include all owner-occupied housing units.

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



Source: U.S. Census, 2000

**4.5 Housing Density**

Housing density can be defined in a number of ways. Density in its simplest definition is the number of housing units per total area of land. This numerical value is commonly referred to as gross density. Density policy, on the other hand, refers to a desired future ratio of residences per given unit of land, e.g. one acre. A density policy often involves the utilization of a credit system to determine both the total number of lots that can be created in an area and the size of each lot. The density policy yields a calculation of the total number of potential future houses (or house lots) until an endpoint is reached.

The current gross housing density of the Town of Delton stands at approximately 1 single-family home per 30 acres. This level of housing density has remained relatively unchanged from a historical perspective, however as more housing units are being built, the overall housing density is increasing.

**4.6 Local Population and Housing Trends**

To understand the potential impacts of population and housing trends in the Town of Delton it is useful to re-examine the population projections discussed in the previous chapter. Population growth will drive housing development in the Town. Should the average household size decrease in the Town, which is generally the trend in Sauk County, the number of housing units needed to accommodate the population may increase further. From 1990 to 2000, the Town experienced a 10.94% increase in housing units. If this trend continues, an additional 94 housing units will be built by the year 2010, and another 105 housing units by 2020. If, on the other hand, the occupancy rate in



the community increases, it might be assumed that the number of new homes needed will decline, however this has not been the regional trend.

#### **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. Population Projection 1 compared linear and growth methods, along with a method used by the Wisconsin Department of Administration. Population Projection 2 uses a method that combines the historic projected number of new housing units coupled with a projected occupancy rate. The following analysis projects number of housing units needed based on the methods described in Population Projection 1, and then predicts housing needed as computed under Population Projection 2, based on the historic number of housing units actually built.

##### **➤ Population Projection 1**

- **DOA Projection (2003 est.)** projects a total population of 2,745 persons in the year 2020. At this rate of growth and a constant of 2.5 persons per household (the County average), the Town would add 721 people or essentially 288 houses assuming the occupancy rate remains the same. Alternatively, at this rate of growth and a constant of 2.71 persons per household (the Town of Delton average from the 2000 census), total new housing units needed by 2020 would be 266. By 2030, based on 2.5 persons per household, the Town will need an additional 434 housing units to accommodate a total of 3,109 persons.
- **Linear Model (1980-2000) and Growth Model (1980-2000)** both show an average increase in population to 2,698 persons, or a gain of 674 people. Assuming a constant of 2.5 persons per household (the County average), there will be a net need for 270 housing units by the year 2020. Alternatively, assuming a constant of 2.71 persons per household (the Town of Delton average from the 2000 census), there will be a net need for 249 housing units by 2020. By 2030, based on 2.5 persons per household, the Town will have net need for 442 housing units.

##### **➤ Population Projection 2**

- **Static Household Size** accounts for the historic drop in persons per household from 2.90 in 1990 to 2.71 persons per household as identified by the 2000 census. Combining this factor with the 655 occupied housing units in the Town in 2000 yields a population projection of 2,425 persons by 2020 and 2,624 persons by 2030. This increase in population translates into an additional 147 houses by 2020 and 221 houses by 2030.
- **Limited Household Size** holds the County average of 2.5 persons per household constant, producing an increase in population size to 2,237 by 2020 and an increase in population to 2,421 persons by 2030. This method yields a net need for 85 houses by 2020 and a need for 159 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 2.71 persons per household to 2.63 persons per household. This produces a projection of only 2,085 persons in 2020 and 1,888 persons by 2030. This method yields a need for 23 additional houses by 2020 and a loss of 50 houses by 2030.

➤ **General Housing Needs Analysis**



In reviewing the housing projection methods based on Population Projections 1 and 2, it appears as though the most reasonable housing projections are those that produce a slight increase in population through the years 2020 and 2030 respectively. Under Population Projection 1, the growth model presents an aggressive increase in population and corresponding housing units by the year 2030

(probably due to the 1970 to 1980 leap in population incorporated into the projection).

In Population Projection 2 the static and limited household size analyses parallel the linear model (1980-2000) increase in projected housing units added by the year 2030. Population Projection 1 may actually most realistically represent future population growth in the Town of Delton until the year 2030, given the economic forces arrayed around the Town, but the Static Household Size Projection recognizes the historic drop in the number of persons per household. Additionally, since the Static Household Size projection and DOA projection best represent the most recent increase in population from 1990 to 2000 of 425 people, they provide the most reasonable range of population and housing needs projections.

**4.8 Housing Opportunities**



The Town of Delton has always provided options for varying housing choices and locations. Although there are limitations on the numbers of vacant shoreline lots, there are numerous off-water lots located in platted subdivisions that can provide for additional residential development. Currently, according to the Sauk County Treasurer, there are approximately 42 vacant lots around Lake Buckhorn alone. Altogether, there are 768 residentially assessed lots in platted subdivisions in the Town of Delton. Of those, 502 lots are “improved”, leaving 266 platted but unimproved, vacant lots. Many

of these lots were platted before minimum lot size standards, and although they can support a residential structure and septic system, the area of the lots is limited. Thus, in order to develop these lots, two or more may be combined to provide the space necessary for a house, a primary septic system and a replacement septic area.

In addition to 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.

➤ **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 Delton has adopted a density policy of one house/lot per acre that must be applied to conventional unsewered subdivisions. For developers who choose the conservation subdivision design option, higher density development is allowed, but development is restricted to 60% of the total land area of the subdivision. Very environmentally or culturally sensitive land cannot be developed in conservation subdivisions, and at least 40% of all the land must be protected.

**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.](#)

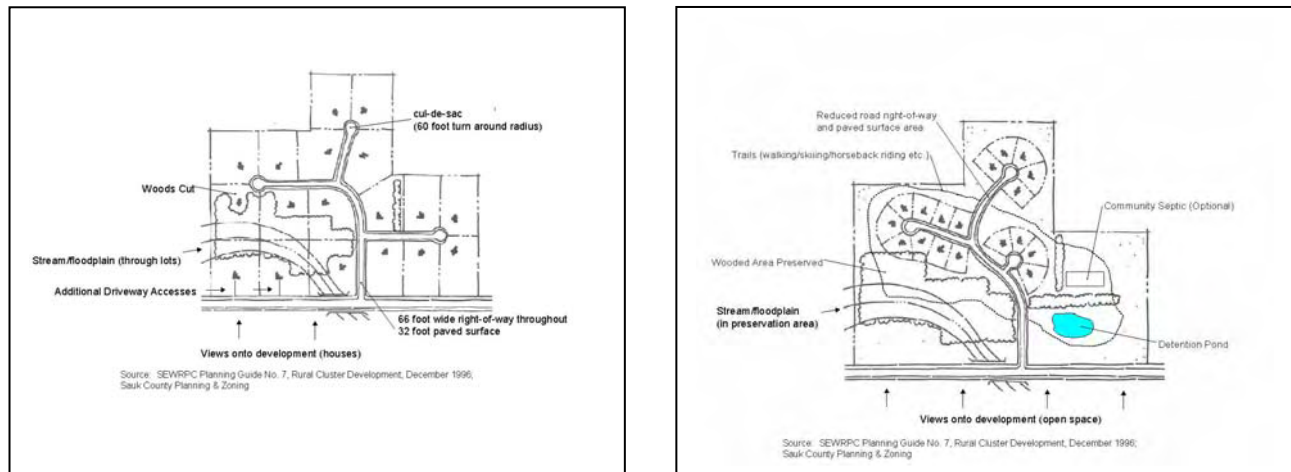
#### 4.9 Conservation Subdivision Design

The Town of Delton encourages high-quality design and layout for newly platted residential subdivisions. This includes providing open space 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 a significant percentage 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 award “bonus” lots to developers to encourage the use of conservation subdivisions over conventional design. The Town of Delton’s one-acre density policy for conventional subdivisions does not necessarily 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 acre. In conservation subdivisions, a significant percentage of the buildable land (land normally suitable for building) must be set aside for conservation. During the initial stages of planning, as much as 60% of the buildable land could be tentatively reserved for conservation. In conservation subdivisions, developers can build at a greater density on the development area of the land, assuming an appropriately-sized community sanitary waste treatment system is installed and maintained by the

residential community. 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 potentially available to rural Towns such as the Town of Delton:

➤ **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

**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 or 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:** Implement practical use of land to allow for various types of residential development that meets the needs of diverse economic levels.

**Housing Objectives/Policies:**

HO-1 Protect residential property values and create buffers between low-density single-family housing and high-density residential and commercial uses.

HP-1a Utilize and develop current zoning regulations to facilitate development of the housing goal. -

HP-1b Encourage co-location of similar types of housing.

HO-2 Allow different types of housing and housing developments.

HP-2a Develop and maintain an inventory of current housing types.

HO-3 Minimize conflicts between land uses.

HP-3a Utilize zoning and other regulatory means to minimize conflict and site new development.

HP-3b Actively work with property owners and developers to enhance blighted, vacant or underutilized residential properties. -

HO-4 Promote the location of efficient residential patterns that provides housing for employees to the area's-expanding commercial development, particularly along the Highway 12 Corridor.

HP-4a Inventory and map existing residential uses.

HP-4b Identify future land uses and development priorities for the USH 12 corridor.

HP-4c Consider airport requirements.

HO-5 Promote high quality neighborhood design and layout in residential building projects that incorporates multimodal transportation options, transportation connectivity, community spaces such as *private* parks and playgrounds and connectivity between successive developments. -

HP-5a Research and identify appropriate neighborhood design models.

HP-5b Develop and implement design guidelines for residential development that encourage environmentally friendly layout of new housing.

HP-5c Require residential subdivision developers to provide covenants and deed restrictions that include architectural and site design guidelines for individual homes.



## 5.0 Purpose

While tourism and lake recreational activities represent a major form of economic activity in the Town of Delton, farming and agricultural activities remain important, and for many Town residents, primary to their way of life. As in other rural areas of Sauk County, the Town of Delton's farmland and farming operations have been inherited through generations. But since the mid-1980s, agriculture in the Town of Delton has faced increasing challenges. Residential and commercial growth from the City of Wisconsin Dells and from the Village of Lake Delton, as well as from the City of Baraboo and the Village of West Baraboo to the south, all threaten to overwhelm the Town of Delton through annexations and the exercise of extraterritorial powers.



Along with residential development, increases in property value assessments, increasing health care costs, and (until just recently) stagnant farm prices have compounded the challenges to the agriculture industry. For years, farming has remained a viable employment opportunity and lifestyle for many in the Town of Delton, but the future of a viable agricultural economy is in question. Development of rural residential lands provides an opportunity for landowners to divide land as they see fit. However, done improperly, such land divisions may conflict with adjacent agricultural land

uses and may contribute to the loss of prime farmland in the Town of Delton.

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 Delton decreased from 55 to 45, while the number of dairy farms decreased from 7 to 5. In Sauk County, both farms and dairy farms have decreased. The estimated farms per square mile in 1997 are similar for the Town and the County. For dairy farm density, the Town had 0.2 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
Delton	55	45	-18.2%	1.4	7	5	-28.6%	0.2
Sauk County	1597	1507	-5.6%	1.9	687	475	-30.9%	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 Delton, Sauk County, and State of Wisconsin, indicate that 805 acres of farmland were sold in the Town of Delton from 1990-1997. Of the acreage sold, 660 acres were diverted out of agricultural uses. The average price per acre was \$2,894 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 Delton, 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 Delton 1990-1997	N/A	805	\$1,109	N/A	660	\$2,894	28	1,465	\$2,117
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	71,500	4.8	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**

<b>Dairy Trends, Sauk County and Wisconsin</b>								
	<b>Net Change, 1991 - 1999</b>			<b>Percent Change, 1991 - 1999</b>				
	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, they still are the primary economic activity in the Town. Farmers in the Town of Delton 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 the Town of Delton. In 1997 there were 5 dairy farms, down from 7 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 Delton 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 individual contracts include approximately 373 acres, with most contracts extending beyond 2017 through 2021.

#### 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 Delton. 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.

**Map 5-1 Land Capability Classification** depicts the soils by classifications for the Town of Delton.

Approximately 48.91% of the soils in the Town of Delton 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.

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

Town of Delton Land Capability Classification		
Soil Class	Acres	Percent of Total Land Area
Class I	18	0.10%
Class II	3,215	16.99%
Class III	6,022	31.82%
Class IV	4,977	26.30%
Class V	0	0.00%
Class VI	2,563	13.54%
Class VII	867	4.58%
Class VIII	1,347	7.12%
Total	19,009	100.45%
Total Acreage in Delton	18,923	100.00%

Source: Sauk County Planning & Zoning

**Table A7: Soil Class and Acreage** describe the amount and percentage of lands in each of the Soil Categories. Approximately 39.84% of the soils in the Town of Delton are Class IV, V, and VI soils. Class IV soils have severe limitations that require careful 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 11.70% of the soils in the Town of Delton 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 17.09% 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. Soils in the Town of Delton range from excessively -drained to very poorly drained. Some areas, especially bordering riparian corridors, are seasonally wet, potentially limiting their utility not only for agriculture but for residential development. **Table A-8: Soil Drainage** describes drainage characteristics and seasonal variations for a range of soils prevalent in the Town of Delton.

**Table A-8: Soil Drainage in the Town of Delton**

Soil	Drainage	High Water Table
Ad- Adrian Muck	Very Poorly	0-1.0' Nov. - May
Co-Colwood Loam	Poorly	0-1.0' Oct. - May
Et-Ettrick Silt Loam	Poorly	0-1.0' Nov. - June
Fw-Fluvaquents Wet	Poorly and Very Poorly	Floods
Gr-Granby Loamy Sand	Poorly and Very Poorly	0-1.0' Nov. - June
GV-Granby Variet	Poorly and Very Poorly	0-1.0' Nov. - June
Ho-Houghton Muck	Very Poorly	0-1.0' Sept. - June
Mc-Marshan Loam	Poorly and Very Poorly	0-1.0' Jan. - Dec.
EmA- Eleva Variet	Somewhat Poorly	1.0-3.0' Nov. - June
KIA-Kendall Silt Loam	Somewhat Poorly	1.0-3.0' Mar.- June
MsA-Mosel Loam	Somewhat Poorly	1.0-3.0' Nov. - May
Or-Orion Silt Loam	Somewhat Poorly	1.0-3.0' Nov. - May
RmA-Rimer Loamy Sand	Somewhat Poorly	1.0-3.0' Jan. - Apr.
ShA-Shiffer Variet	Somewhat Poorly	1.0-3.0' Nov. - June

### 5.7 Agriculture Infrastructure



The agricultural industry in the Town of Delton 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 change 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 Delton 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.

➤ **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 Delton. 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. While no endorsement is intended, the following are some examples of available programs.

- **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. A conservation easement is a legally binding agreement negotiated between an agency and a willing landowner that details the respective rights of the agency to enforce protection of the privately-owned land resources, and of the landowner's use of the land. The easement is signed by the parties and recorded with the Register of Deeds as part of the permanent land record for that property. Agriculture, forestry, recreation and other traditional uses of the land are typically permitted, within the parameters of approved soil and water conservation plans and/or forestry stewardship plans. Conservation easements are purchased at a Fair Market Value, determined by a professional third party appraisal. Through the FRPP, the 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 Delton. 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 Statewide.

### **5.10 Agriculture Goal, Objectives and Policies**

**Agriculture Resources Goal:** Preserve water and soil resources. Encourage agricultural use of existing, quality farmland. Support agricultural related businesses.

#### **Agriculture Resources Objectives/Policies:**

ARO-1 Require development plans that emphasize the preservation of soil and water resources and existing agricultural operations.

ARP-1a Implement a development review process with a site assessment checklist that addresses the following:

- The soil and water resources on site, including prime farmland, contiguous forests and wetlands
- Topography and site conditions, e.g. potential for wind and water erosion



- Flora and fauna
- Historical, cultural and archeological features
- Potential traffic impacts

ARO-2 Define and map the location of quality agricultural land.

ARO-3 Encourage new development to locate adjacent to existing development.

ARO-4 Provide opportunities for local food production and small-scale agricultural uses.

ARO-5 Modify **Map 5-3: Agricultural Preservation Map** for consistency with the Future Land Use Map.

## 6.0 Purpose

The Town of Delton supports and utilizes an effective array of utilities (such as phone and Internet service) and public facilities including Family Park off State Road 23 and Mirror Lake State Park, and churches such as Mountain Faith Church on Moon Road and Keystone Baptist Church on Trout Road. The Town also supports and utilizes services provided by both the County and School District. In addition to utilities and services, Delton has many historic attributes. These attributes provide insight into the Town's past and serve to ground the community as it builds upon 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 Delton are served by private wells for their drinking and domestic water supply. Sauk County recently worked with the Wisconsin Geological Survey office on a groundwater study. 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 densely developed areas around Lake Buckhorn, which may exhibit impacts from private septic systems.

Overall, the disposal of domestic wastewater in the Town is handled through the use of individual Private On-Site Wastewater Treatment Systems (POWTS), or 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 in Sauk County, all residential units with running water and plumbing fixtures must have an approved means of wastewater disposal. Because the Town of Delton is not served by a sanitary sewer system, the only current means of service is via POWTSs.

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 Delton. 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 Delton. 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.

Caution should be advised that while areas of sandy soils most commonly appear to be most suitable for POWTS, there is a danger of groundwater contamination with nitrates and bacteria, particularly when a cluster of homes are proposed and wells are placed down groundwater 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.

Although Delton does not generally exhibit areas of sandy soils, it does have areas of shallow soils and bedrock, particularly in the northwest area of the Town. Furthermore, private septic systems in areas of shallow soils may also threaten surface water quality. In terms of lake development in areas of shallow soils, leachate from septic drainfields may not percolate through the soil as is intended, instead encountering an impermeable layer (i.e., bedrock) and traveling laterally to enter the lake. Whether this is an actual threat to the lakes in the Town of Delton is unknown at this time, however preventative measures can be taken with the installation of new systems and replacement of failed systems. Systems should be sited as far from the lake resource 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. These types of evaluations and any regulations guiding the placement of septic systems are best handled by a Lake Association and adopted in a revised set of bylaws/covenants.

## **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. There are no active landfill sites in the Town of Delton. In addition, more than 40 sites were identified as abandoned sites. Of those 40 sites, several are located in the Town of Delton. One is in Section 3, on Shady Lane Road; one is in Section 29, in Mirror Lake State Park; another is in Section 31, south of Fern Dell Road; another is in Section 15, at Pit Road and Fox Hill Road, and one is in Section 17, on Clara Ave.

Currently, the Town of Delton contracts with Town & Country Sanitation, which provides solid waste and recycling services for Town residents. Solid waste is brought to a transfer station in Lone Rock 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 and Garage**

The Delton Town Hall (Marshall Memorial Hall) is located at 30 Wisconsin Dells Parkway South in the Village of Lake Delton. The municipal shop is located at E10064 Xanadu Road. Currently the Town has a 2003 F350 Ford dumptruck, a Case endloader 621, a Caterpillar Grader with V-Plow attachment, a 2007 International Dumptruck with plow, a 2004 Sterling Dumptruck with plow, and International tractor with mower. The Town's salt/sand pile is located at the Town Shop at the intersection of State Road 23 and Xanadu 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. The Wisconsin Department of Natural Resources also patrols the state park areas.

#### **6.6 Emergency Services**

The Town of Delton is served by one emergency service district, through the Dells Delton Emergency Management Services Commission. Fire Protection is provided to the entire Town by the Delton Fire and Ambulance Commission. Jurisdictional boundaries can be noted on *Map 1-2 Jurisdictional Boundaries*.

#### **6.7 Library**

The Town of Delton 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. The Baraboo City Library, which contains a variety of books, is another option residents of the Town of Delton have.

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

Telephone, internet and e-mail service is provided by Verizon and by Centurytel. The Town's electrical power service is provided by Alliant Energy, with Adams Electric serving mainly the eastern part of the Town. Natural gas service is available along USH 12 and to residential subdivisions along North Reedsburg Road. Heating fuel is primarily provided through contracts with independent fuel dealers with roughly 57 % of households utilizing LP/Propane, according to 2000 census figures. Heating fuel from wood and biomass sources includes 44 households or about 5 % of the town's residents. The remaining households utilize fuel oil (6%) or electricity (2 %) for heat. Wireless communication facilities are becoming increasingly popular in the area, but service could be improved upon. Survey respondents agreed or strongly agreed 46% of the time that cell phone service in the Town is adequate, and nearly 36% agreed or strongly agreed that internet service is adequate.

## 6.9 Medical Facilities

The Town of Delton is primarily served by three medical facilities including the Delton Family Medical Center in Lake Delton, St. Clare Hospital, located at 707 14<sup>th</sup> Street in Baraboo, and the Reedsburg Area Medical Center located at 2000 North Dewey Avenue in Reedsburg. The Mauston Clinic operates a facility near the Wal Mart store in the Village of Lake Delton. Hess Memorial Hospital (part of Mile Bluff Medical Center) located at 1050 Division Street in Mauston provides evening and weekend Urgent Care and 24-hour emergency care. The Hess Hospital/Medical Center is the only hospital located in Juneau County and provides service to roughly 55, 000 people.

## 6.10 Educational Facilities

### ➤ Primary Educational Facilities

The Town of Delton is divided into three public school districts. The Wisconsin Dells District encompasses the northern half of Town, while the Baraboo District contains most of the southern portion of Town. The Reedsburg School District makes up a small part of the western portion of Town. *Map 1-2 Jurisdictional Boundaries* shows the exact location of these boundaries. While the majority of school aged children attend one of the three districts, parochial schools also offer a schooling option as well as increasing involvement in home schooling opportunities.

- **Wisconsin Dells School District**

The Wisconsin Dells District is located on 811 County Road H in Wisconsin Dells. The Wisconsin Dells High School is located on 520 Race Street in Wisconsin Dells. The Spring Hill Middle School is located on 300 Vine Street in Wisconsin Dells.

- **Baraboo School District**

The Baraboo School District is located at 101 Second Avenue in the City of Baraboo. Baraboo High School is located on 1201 Draper Street, Baraboo. The Young Middle School is located on 1531 Draper Street in Baraboo. Three of the elementary schools are located in Baraboo, and one is in the Village of North Freedom.

- **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. The Ironton/LaValle Elementary School is at 109 River Street in the Village of La Valle, the Rock Springs Elementary School is at 306 Elm Street in the Village of Rock Springs, and the Loganville Elementary School is at S5864 State Highway 23 in the Village of Loganville.

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.

- **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.

St. Joseph’s Catholic School is at 310 2<sup>nd</sup> Street in Baraboo. St. John’s Lutheran School in Baraboo is located at 515 5<sup>th</sup> Ave. Pine View Seventh-Day Adventist Elementary is located at 754 Gulch Avenue in Wisconsin Dells.

- **Secondary Educational Facilities**

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

*UW-Baraboo/Sauk 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.

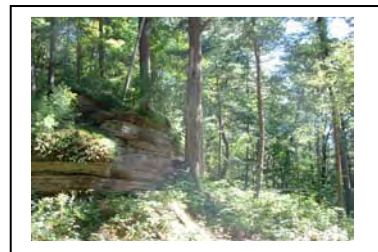
- **Childcare Facilities**

There are several commercial childcare facilities located in the City of Wisconsin Dells and the Village of Lake Delton. Formal childcare is also available in the City of Baraboo just south of Town, and informal care may be available locally with neighbors, family, and friends.

### 6.11 Recreational Facilities

Most of Mirror Lake State Park is located within the Town of Delton as is part of Rocky Arbor State Park. 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.

Rocky Arbor State Park is located in the northern portion of the Township just off of Hwy 12. The park has camping available, as well as a nature trail, picnic area, and beautiful forests on rocky ledges.



## 6.12 Cemeteries and Churches

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

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

### ➤ Historic Schools

- **Upper Webster's Prairie School** was built in 1860 and had an addition built in 1903. The building was located in the southeast corner of section 33 on Highway 12. This school was consolidated with Lower Webster's Prairie School to Webster Prairie Elementary School in 1955, which became part of the Baraboo School District in 1961. The old school house has been demolished.
- **Lower Webster's Prairie School** dates back to at least 1859 and was located in the southeast quarter of section 16 on Highway 12. In 1889 a new school was built. In 1930 a well was drilled in the schoolyard. Prior to that water had to be carried from a farm across the road. In 1955 the school closed and students were transferred to the Webster Prairie Elementary School. The Lower Webster's Prairie School house was abandoned and eventually torn down.
- **Webster Prairie Elementary School** was built in 1955 to accommodate the students from Lower Webster Prairie and Upper Webster Prairie schools. The new schoolhouse had indoor toilets, a boiler room, and three classrooms. It was located on North Reedsburg road between Highways 12 and A. In 1961, the school became part of the Baraboo School District, and eventually closed in 1970. The building was later remodeled and made into a private home. The site is now the location of the Ho Chunk Nation American Legion.
- **Lower Dells School**, from 1856 to 1883, the school was called Newport School. Originally it was located in the southeast quarter of section 26. Then in 1884 the school was moved to the southeast quarter of section 23 on the corner of County Highway T and Hillman Road. The school closed in 1959 when the district joined Lake Delton. The old schoolhouse has been removed.
- **Fern Dell School**, also known locally as the Flat School, was located in section 5 on County Highway H. Originally built in 1880, the old schoolhouse was moved to Fort Dells in 1955 when it was rebuilt. The school closed 5 years later in 1960, when it joined the Wisconsin Dells School District. This building is used as administration offices for the Wisconsin Dells School District.
- **Mirror Lake School** was established in 1859 in the northwest quarter of section 6. A new schoolhouse was then built in 1871 in the southwest quarter of section 6. In 1962 the district was divided among three other districts, and the school was converted to a residential house, which burned down shortly after.
- **South Delton School** was located in section 17 on Highway 33. The first term was in 1855, and in 1858 the school was rebuilt. In 1941 the school closed forever. The district now belongs to the Baraboo School District. The school was moved to Coon Bluff Road for restoration, but has since been removed.

- **Delton State Grade School** is located on the north side of Adams Street. The school was established in 1850 and a new schoolhouse was erected on the site in 1855. The school is still used today and is part of the Wisconsin Dells District.

➤ **Other Historic Structures or Areas**

- The Badger Steam and Gas Engine Club is located at S3347 Sand Road in the Town of Delton. The Club puts on an annual display of antique farm equipment, automobiles and steam and gas engines.
- The Neesh-La Pow Wow is held every year usually in late July or early August on N. Reedsburg Road. Pow Wows are an important part of the Ho Chunk Nation's cultural and spiritual heritage.

#### **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:** Provide utility services adequate to meet the needs of existing and future development.

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

UCRO-1 Develop an adequate utility district for the Highway 12 corridor.

UCRO-2 Ensure that basic public services such as adequate police, ambulance and fire protection, utilities including electric and phone coverage, and education are made available to all residents and visitors.

UCRP-2a Assess the need to expand utility districts to other areas of the Town.

UCRO-3 Provide the appropriate level of community services and administrative facilities and practices, while striving for a low tax levy.

**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 convenient opportunity for visitors to view scenic landscapes and to experience the culture and history of a community.

A variety of transportation options exist within the Town of Delton, from interstate travel to local town roads. Tourism and residential development both increase the demand on the transportation network. Other area transportation options 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 Town of Delton Roadway Classification System Definitions and Descriptions* identifies each road in the town by its classification and purpose, and describes the location of each of these roads including its potential users.

**Table T1: Town of Delton Roadway Classification System Definitions and Descriptions**

<b>Town of Delton Roadway Classification System (Definition and Description)</b>		
Road	Classification	Description
I-90/94	Regional Interstate Roadway and 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.  Interstate 90/94 runs east/west and north/south through the Town of Delton. 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 and State Roads 33 and 13.	Regional State Roadway Principal Arterial	Located within parts of the Town of Delton, 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. Located to north of the Town and almost entirely within the City of Wisconsin Dells lies State Road 13 while State Road 33 is located in the southern part of the Town and connects the Baraboo area to the City of Reedsburg via US Highway 12.
State Road 23	Regional State Roadway Minor Arterial	Minor arterial roadways 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.  State Road 23 connects Interstate 90/94 and the Village of Lake Delton with the City of Reedsburg to the west.
State Road 16, County Roads A, H and P	Major Collectors	Major collector roads 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

		<p>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.</p> <p>State Road 16 travels easterly into the City of Wisconsin Dells and then northerly through the northern part of the Town of Delton. County Road A enters the southern part of the town and provides a connection to the City of Baraboo. County Road H and P provides an east/west connection between the City of Wisconsin Dells/Village of Lake Delton and the City of Reedsburg.</p>
County Roads T and U and remaining Town Roads	Local Roads	<p>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.</p> <p>Many of the remaining local roads include those less traveled rural stretches which connect roads under a higher classification.</p>

Source: Wisconsin DOT

## 7.2 Airports

The Baraboo Dells Municipal Airport is located in the Town of Delton on USH 12 about 3 miles south of the USH 12 / I90/94 intersection, near the intersection of Highway 33 and US Highway 12. It offers small passenger and freight service. It is jointly owned by the Cities of Baraboo and Wisconsin Dells, the Village of Lake Delton, and the Town of Delton, and is managed by the City of Baraboo. Improvements to the terminal building and hangars were recently completed, and additional expansion is planned for the future.

The Baraboo Dells Airport is equipped with a 4,795 foot paved and lighted runway suitable for recreational and small business aircraft, and an unlighted grass landing strip 2,740 feet long. It also offers privately owned hangars on site, hangar lots for lease, outdoor airplane parking and airplane maintenance facilities.

The Reedsburg Municipal Airport in Reedsburg is also available for small passenger and freight 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 passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.

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 hour from the Town of Delton via I 90/94.

## 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 Delton.

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 AARCO Equipment and Dells Best Transportation are located in the Wisconsin Dells area. LBS Expediting Services, QTI, Skinner Transfer Company, Sheba Transport, and Fever River Trucking are all located in the Reedsburg area. Deppe Enterprises, Fly Trucking, M&E Trucking, and Morath Trucking are located in the Baraboo area.

##### ➤ **Rail**

There is freight rail service available to the Town of Delton, via freight facilities in the City of Wisconsin Dells. The Canadian Pacific rail line does cross through the northwest corner of Town of Delton. Amtrak provides passenger rail service directly to the City of Wisconsin Dells on the Canadian Pacific Railway. The Wisconsin and Southern rail line, a contractor of the Union Pacific Railway, serves the Delton area via a connection in the City of Reedsburg and the City of Baraboo. The rail line crosses the Wisconsin River in the Village of Merrimac and travels to Madison. This is a Class 2 line rated for 25 mph service.

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

The 400 Recreational Trail, which begins in downtown Reedsburg, stretches for 22 miles along the Baraboo River 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. The Ice Age Trail is expected to traverse the Town of Delton as it is developed in the future, entering the Town from the south near Old Highway 33, running parallel to USH 12 and then crossing the interstate via the Ishnala Road underpass before continuing on its northern route.

➤ **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 Delton'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.

Major improvements to USH 12 are currently underway, beginning with the rebuilding of the existing USH 12 alignment from Terrytown Road to I90/94 during the summer of 2008. The USH 12 Memorandum of Agreement, signed by Sauk County, the Wisconsin Dept. of Transportation, the Federal Highway Administration and other entities, stipulated the scheduling of these improvements as well as the much-anticipated construction of a new four-lane expressway from Lake Delton to Terrytown Road around 2010, and ultimately to Ski Hi Road sometime after 2015.

➤ **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. In 2008, besides the major reconstruction of USH 12 through the Town of Delton, Sauk County will conduct paving improvements to County Road T,

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from its intersection with County Road U in the Town of Fairfield, for 5.5 miles to the intersection with County Road A in the Town of Delton.

➤ **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 Wisconsin Department of Transportation State Bicycle Plan does not currently identify any Priority Routes in the Town of Delton. But WisDOT and Town officials have been discussing the following potential route as part of the USH 12 expansion project: From the existing USH 12 alignment to Fern Dell Road, west to Ishnala Road, north to N. Gasser Road (via the existing I90/94 Ishnala Road underpass), and then east on N. Gasser Road back to USH12.

➤ **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 Delton's transportation system consists of primarily local and county roads although it also includes an interstate and a state road. Responses from the Town survey indicated that Delton's local and county roads are in relatively good condition. The major transportation-related issue in the Town of Delton appears to be the condition and future of USH12. Other issues raised included comments about narrow town roads and inadequate shoulders (given the increased traffic demand), the need for bike lanes or other accommodations for bicycles and pedestrian users, and improved public transportation service, especially for seniors.

## **7.7 Transportation Goal, Objectives and Policies**

**Transportation Goal:** Provide for a transportation infrastructure adequate to meet present and future needs.

**Transportation Objectives/Policies:**

TO-1 Design infrastructure that considers present and future needs for adjacent lands.

TP-1a The Town of Delton will continue to assess the needs of the Baraboo-Dells Airport and base its decisions concerning the airport on what is best for the economic future of the Town of Delton.

TO-2 Continue active involvement with Wis-DOT in the Highway 12 corridor and Highway 12 bypass development.

TO-3 Construct bike and other alternate transportation paths throughout the Town where appropriate.

TP-3a Consider possible bike and pedestrian trail locations as part of the five-year road maintenance program.

TO-4 Redevelop the existing Highway 12 Corridor for multimodal transportation functions, include pedestrian walkways and bike paths.

TP-4a Identify the need and possible implementation of a trolley system or a bus rapid-transit system connecting Highway 12 corridor commercial ventures with Lake Delton and the City of Wisconsin Dells to the north and the Baraboo Area to the south.

TO-5 Prepare an official map for the Highway 12 Corridor area showing general alignments of planned arterial and collector roads, expanded rights-of-way for certain existing roads, and recommended drainage ways for storm water management, possible sewer locations and bike/pedestrian trails.

TP-5a Utilize the Model Official Map Adoption Ordinance from the USH 12 Corridor Growth Management Plan Appendices, p.D-2, as the basis for developing the official Town Map.

## **8.0 Purpose**

The Town of Delton has identified the goal of orderly economic growth that is in harmony with existing natural resources and development. In particular, the town seeks high-quality tourist-oriented economic development of the USH12 Corridor.

The Town recognizes the importance of attractive, mixed-use development that serves visitors and residents. This Chapter provides an overview of economic activity both in the Town and for Sauk County overall. 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 7.5% of Town of Delton residents work at home. It is assumed that the majority of these residents are involved in farming. For those who commute to their jobs, 80.6% drive alone while 11.6% carpool. The average commuting time to work is approximately 18.7 minutes.

### **➤ Employment Characteristics in Delton 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 Delton were unemployed while 600 persons (or 65.7% of the population) were employed. The remaining 276 people (or 30.2%) either claim disability or are retired.

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

The potential for economic opportunities within commuting distance of the Town of Delton continues to improve. The City of Reedsburg is host to a number of Tax Incremental 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 is playing 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 Delton. *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 Delton, the major employment areas of Baraboo, Sauk Prairie, and Reedsburg are within the average commute time of 50 minutes from the Town of Delton. Of the top 20 employers, the



Baraboo area contains Baraboo Sysco Foods, R.R. Donnelly (formerly 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	840	Reedsburg
Flambeau Plastic Co.	Plastics	650	Baraboo
Baraboo Sysco Foods	Wholesale Food Distribution	650	Baraboo
R.R. Donnelly	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	Baby Supplies	305	Reedsburg

Source: Sauk County Development Corporation, 2005

**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 Delton was \$45,625. **Table E3 Regional Income Comparisons** shows that Delton has a lower median income than all of the surrounding Towns as well as the State, but is higher than the County median income. .

**Table E3: Regional Income Comparisons**

Household Income in 1999	Income Distribution, Regional Comparison, 1999							
	Percent of Households							
	Delton	Dellona	Fairfield	Baraboo	Excelsior	Newport	Sauk County	Wisconsin
Less than \$10,000	3.40%	3.90%	3.00%	8.00%	6.30%	8.90%	6.75%	3.54%
\$10,000 to \$14,999	4.00%	5.30%	4.20%	3.60%	3.40%	6.10%	5.80%	3.01%
\$15,000 to \$24,999	13.70%	10.60%	10.40%	11.80%	9.00%	12.90%	13.35%	9.14%
\$25,000 to \$34,999	14.70%	13.20%	10.70%	9.50%	9.90%	10.00%	13.80%	11.56%
\$35,000 to \$49,999	20.40%	21.10%	21.10%	20.30%	15.00%	20.70%	21.03%	18.67%
\$50,000 to \$74,999	27.80%	22.50%	22.40%	25.80%	30.10%	23.60%	23.16%	27.58%
\$75,000 to \$99,999	10.50%	13.90%	15.90%	9.80%	14.10%	12.50%	9.13%	14.09%
\$100,000 to \$149,999	3.90%	6.50%	10.20%	7.60%	9.00%	3.20%	4.71%	8.49%
\$150,000 to \$199,999	1.20%	1.40%	1.20%	1.30%	0.80%	0.70%	1.07%	1.94%
\$200,000 or more	0.40%	1.60%	0.70%	2.20%	2.50%	1.40%	1.21%	1.98%
<b>Median Household Income</b>	<b>\$ 45,625.00</b>	<b>\$ 46,630.00</b>	<b>\$ 50,625.00</b>	<b>\$ 48,419.00</b>	<b>\$ 54,375.00</b>	<b>\$ 45,833.00</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 Delton include the City of Wisconsin Dells, the 400 Trail for biking in the summer and snowmobiling in the winter, the Baraboo River for paddling opportunities, the Wisconsin River for fishing and boating, public boat launches, e.g. the Indian Trails Parkway, Lakeview Drive off State Road 23, and Mirror Lake State Park for camping. Private recreational opportunities include campgrounds such as Jellystone Park, Dell-Boo Campground, the KOA Campground, Red Oak campground, the Sherwood Forest campground, Country Roads RV Park and Wanna Bee Campground on Trout Road. Also, Pioneer Park is an ownership R.V. Park on Fern Dell Road. Golf facilities include Fairfield Hills on Fox Hill Road. Private boating opportunities include The Original Wisconsin Dells Ducks tours. There is horseback riding at Wagon's West on the Camp Grey property on North Reedsburg Road.

The Town of Delton’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 discourage business development similar to that in Wisconsin Dells and other large-scale tourism areas.

**8.2 Local Employment and Economic Activity**

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

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

*Table E7 Educational Attainment, Delton* shows that the percentage of Delton residents with a high school diploma increased by 4.2% during 1990 and 2000, a little less than the rate of Sauk County at 8.8%. The percentages of those with a Bachelor’s Degree increased for both Delton and Sauk County from 1990 to 2000 by roughly 6.9%.

**Table E7 Educational Attainment**

Educational Attainment, 1990-2000				
	High School Diploma, Delton	Bachelors Degree or Higher, Delton	High School Diploma, Sauk County	Bachelors Degree or Higher, Sauk County
1990	70.5%	8.2%	74.7%	12.9%
2000	85.5%	15.3%	83.5%	17.6%

Source: U.S. Census 1990-2000

➤ **Income Levels**

As detailed in the Housing Chapter, of the 472 households in Delton, 96, (20.4%) were in the \$35,000 to \$49,999 income bracket. Another 131 (27.8%) 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.

Another tool in the assessment of income distribution is the comparison of the median household income with the average household income for a particular year. A median value represents the middle value in an ordered list of data values. It divides the values into two equal parts with one half of the values falling below the median and one half falling above the median. An average value is found by dividing a sum of values by its total number of values. Average household income is calculated by dividing aggregate household income by the number of households in a given geographic area for a given year. Aggregate household income is the sum of the incomes of a sample of households in a given geographic area.

*Table E8 Distribution of Household Income, 1999* shows that in 1999, the median household income for the Town of Delton was \$45,625 while the average household income was \$45,035. The ratio of the average to the median income is 0.99. As a comparison, the Town of Dellona’s median household income is \$48,419, the Town of Excelsior’s is \$54,375, the Town of Baraboo’s is \$48,419 and the Town of Fairfield’s is \$50,625.

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

Distribution of Household Income, 1999	% of Households	% of Households	% of Households
	Town of Delton	Sauk County	Wisconsin
Less than \$10,000	3.4%	6.7%	3.5%
\$10,000 to \$14,999	4.0%	5.8%	3.0%
\$15,000 to \$24,999	13.7%	13.4%	9.1%
\$25,000 to \$34,999	14.7%	13.8%	11.6%
\$35,000 to \$49,999	20.4%	21.0%	18.7%
\$50,000 to \$74,999	27.8%	23.2%	27.6%
\$75,000 to \$99,999	10.5%	9.1%	14.1%
\$100,000 to \$149,999	3.9%	4.7%	8.5%
\$150,000 to \$199,999	1.2%	1.1%	1.9%
\$200,000 or more	0.4%	1.2%	2.0%
<b>Median Household Income</b>	<b>\$45,625</b>	<b>\$41,941</b>	<b>\$43,791</b>
No. of Households	742	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>\$45,035</b>	<b>\$49,726</b>	<b>\$53,863</b>
<b>Ratio of mean to median HH Income</b>	<b>0.99</b>	<b>1.19</b>	<b>1.23</b>

Source: US Census 2000

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 spectrum has increased slightly during the past decade.

➤ **Employment**

**Table E9 Labor Force and Employment** shows that of the 1,543 persons, age 16 or older, in the Town of Delton during 2000, 1,155 persons were in the labor force, and 388 persons age 16 or older were not in the labor force. Of those in the labor force, 40, or 3.5%, were unemployed. This is slightly lower than the unemployment rate for Sauk County, which was 4.2%, according to the 2000 Census.

**Table E9: Labor Force and Employment**

Category	Labor Force Status, 1990-2000			
	Town of Delton, 1990	Town of Delton, 2000	Sauk County, 1990	Sauk County, 2000
<b>Population 16 years and over</b>	1185	1543	35,509	42,480
Not in Labor Force	366	388	11,018	12,085
In labor force	819	1155	24,491	30,395
Armed Forces	2	0	34	21
Civilian labor force	817	1155	24,457	30,374
Employed	736	1115	22,987	29,108
Unemployed	81	40	1,470	1,266
<b>Unemployment Rate</b>	<b>9.9%</b>	<b>3.5%</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 of 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 Delton 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 Delton based on data for age group trends in Sauk County from 2000 to 2020. This assumes that the Town of Delton 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). Obviously, many of the individuals in this age cohort will be retiring rather than continuing to work, suggesting opportunities opening up for younger workers to fill their shoes. From 2000 to 2020, the age group 55-61 increases by 86% (or 2,481 people) and the age group 70+ increases by 29% (or 1,644 people). Again, many of these will be retired people.

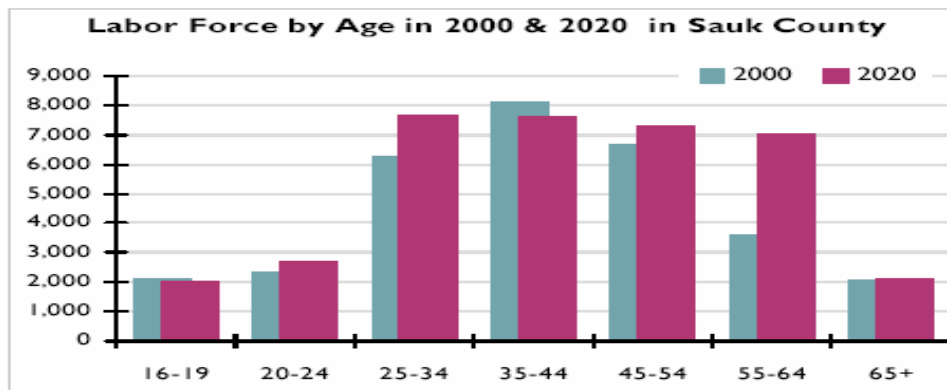
**Table E10: Labor Force Change by Age Group in Sauk County, 2000-2020**

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 35 to 44 will decrease and those 45 to 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 workforce trends. Overall, the workforce in Sauk County is expected to increase by 20% or 6,060 people from 2000 to 2020. In comparing this number to the overall projected population increase of 10,403 people, it is evident that about 60% of the new population will 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%. It is also evident in **Table E10** 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, when compared to the State of Wisconsin labor force projections by age group (shown in **Table E12 Forecasted Labor Force by Age Group in Wisconsin, 2000-2020**), it is evident that Sauk County shows less of a gap (4%) between expected population growth and expected labor force participation than 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 Delton **Table E13 Employment by Occupation, Town of Delton** shows that manufacturing, once a major occupation, has now been surpassed by the art, entertainment, recreation, accommodation, and food service industry as the major employer as they increased by over 200 employees. Other occupations remained relatively constant, with the exception of two. The retail trade sector significantly decreased in employees, and the education, health, and social services industry increased in size by over 100 employees. **Chart E14 Major Employment Sectors, Town of Delton** 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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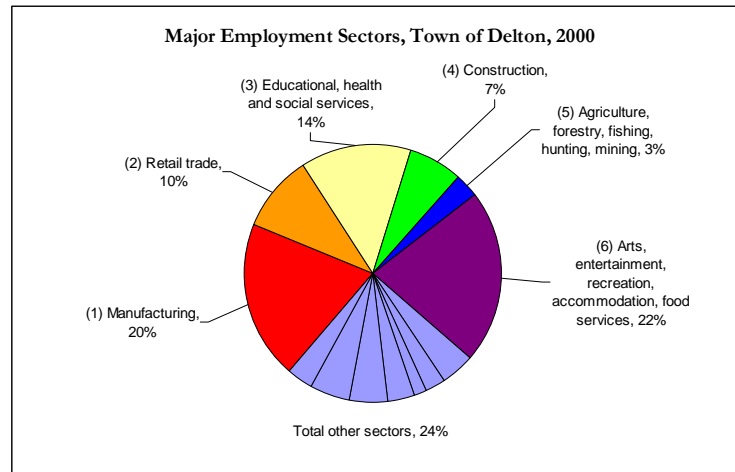


**Table E13: Employment by Occupation, Town of Delton**

Town of Delton, Employment by Industry, 1990 2000						
Industry	Town of Delton, 1990	Town of Delton 1990,		Town of Delton 2000,		Change in number of employees per industry, 1990 2000
		Percent of Employed Population	Town of Delton, 2000	Percent of Employed Population	Change in percent employment per industry, 1990 2000	
Agriculture, Forestry, Fishing and Hunting, and Mining	45	6.1%	34	3.0%	-11	-3.1%
Construction	66	9.0%	75	6.7%	9	-2.2%
Manufacturing	175	23.8%	222	19.9%	47	-3.9%
Wholesale trade	35	4.8%	54	4.8%	19	0.1%
Retail trade	165	22.4%	108	9.7%	-57	-12.7%
Transportation and warehousing, and utilities	50	6.8%	46	4.1%	-4	-2.7%
Information	0	0.0%	16	1.4%	16	1.4%
Finance, insurance, real estate, and rental and leasing	37	5.0%	38	3.4%	1	-1.6%
Professional, scientific, management, administrative, and waste management services	59	8.0%	55	4.9%	-4	-3.1%
Educational, health and social services	40	5.4%	157	14.1%	117	8.6%
Arts, entertainment, recreation, accommodation and food services	29	3.9%	242	21.7%	213	17.8%
other services (except public Administration)	18	2.4%	38	3.4%	20	1.0%
Public Administration	17	2.3%	30	2.7%	13	0.4%
<b>Industry Total</b>	<b>736</b>	<b>100.0%</b>	<b>1115</b>	<b>100.0%</b>	<b>379</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 Delton**



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.

Although the Town of Delton has not added many homes in the last 20 years, the numbers of farms have substantially declined. This decline could partially 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 73.5% in 1990 to 80.6% in 2000, and the number of residents who work at home or who no longer carpool decreased by 2% and 5% respectively.

**Table E16: Commuting Patterns**

Commuting Patterns	Delton 1990	Percent Delton, 1990	Sauk County 1990	Percent Sauk County, 1990	Delton 2000	Percent Delton, 2000	Sauk County 2000	Percent Sauk County, 2000
Drove Alone	533	73.5%	16,004	70.4%	891	80.6%	22,213	77.4%
Carpooled	122	16.8%	2,952	13.0%	128	11.6%	3,196	11.1%
Public Transportation	0	0.0%	87	0.4%	3	0.3%	139	0.5%
Walked or Worked at Home	70	9.7%	3,498	15.4%	83	7.5%	2,916	10.2%
Other Means	0	0.0%	185	0.8%	1	0.1%	230	0.8%
<b>Total</b>	<b>725</b>	<b>100.0%</b>	<b>22,726</b>	<b>100.0%</b>	<b>1106</b>	<b>100.0%</b>	<b>28,694</b>	<b>100.0%</b>
Average Travel Time (minutes)	N/A		N/A		18.7		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 Delton several small businesses exist. These include, but are not limited to the following:

Gary Smith Auto Body; Hertz Rent-A-Car; Antique Mall and Craft Barn; The Wisconsin Opry; Morath Trucking; Trager Pool and Spa; Bronco Billy's; Scenic Traveler; Design Homes; UPS; Waste Management; Mid-State Trucking; Equity Livestock; Accelerated Genetics; Foremost Farms; Pet Retreat (pet boarding and grooming) and Paws and Claws; Country Bumpkin Farm Market; Brew's Landing; ABC Supply Co.; Charter Communications ; Senger Lumber ; United Cooperative Gas Station and Convenience Store; First Stop Gas Station and Convenience Store; Schultz Enterprises; Allen Steele Company; M & S Auto Sales; The HCN Credit Union/Bank;; Ed Kraemer and Sons; Lycon, Inc.; Ho-Chunk Wellness Center, and Whitetail Crossing Convenience Store.



Hospitality businesses include:

Whispering Waters Bed and Breakfast on Pocahontas Circle; Seth Peterson Cottage Conservancy on Fern Dell Road; Peaceful Pines Rentals on Pickerel Slough Road; Birdhouse Cottage on Hillside Drive; Wild Wood Lodge on Hwy. 23; Cedar Lodge Settlement on Hillside Drive; Motel 6 on the corner of Fern Dell Road and Hwy. 12, and Hoffman's Ishnala Supper Club on Ishnala Road, R&G Inc., and the Ho-Chunk Casino and Hotel on USH 12.



Storage warehouses in the Town include:

The Country Corner Mini-Warehouses on the corner of Hwy. 12 and 33; Lohr's at Shady Lane Road and Mirror Lake Road; Scott's on Hwy. P, and Beard's on Hwy. 12.

**8.3 Opportunities to Attract and Retain Business**

As stated earlier, it will be important for Delton 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 should encourage the formation of a unique niche market for tourism, and discourage business development that merely mimics Wisconsin Dells and other large-scale intensive tourism areas.

An *Economic Development Advisory Committee* will function to promote the inception and retention of businesses in the Delton area. It is intended that this Committee be composed of officials from both the Village and Town to decide upon and promote economic development on a town-wide basis. Economic development themes could also be considered to ensure that the Delton area 'stands out' from other area communities.

**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, which 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 Delton 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:** Promote orderly economic growth that is in harmony with existing natural resources and development.

### Economic Development Objectives/Policies:

EDO-1 Encourage commercial growth along the Highway 12 corridor and adjacent areas.

EDP-1a Develop infrastructure and utility district to support anticipated USH12 commercial and residential growth.

EDO-2 Utilize current and future zoning regulations to enable orderly and harmonious growth and development.

EDO-3 Focus on developing the Highway 12 Corridor to provide a high-quality tourist related experience built on a 'forest and rivers' theme as defined in the Highway 12 Corridor Growth Management plan and which incorporates elements of local heritage related to Sauk County and the Ho-Chunk Nation.

EDO-4 Assess the need to conduct a study of the Town's economic development issues.

EDP-4a An economic development study should determine the potential for, and issues related to, additional commercial development.

EDP-4b Support economic development strategies that are consistent with the comprehensive plan.

## 9.0 Purpose

The Town of Delton's southern landscape primarily features a blend of farm fields and woods spread over broad outwash plains with forested tracts, scattered wetlands and streams. The northern end of the Town is increasingly rugged, with marshes becoming drainages and streams that deepen into sandstone dells and gorges, finally dropping into the Wisconsin River. This landscape provides recreational opportunities such as hiking, boating, swimming, fishing 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, and to attracting the recreational visitors that have become critical to the local economy.

Additionally, public input has emphasized that water quality protection and improvement is crucial and should be considered a key planning issue. This section of Delton'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 Delton: Eleva-Boone-Plainfield, Dickenson-Gotham, and Wyocena 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 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.
- **Dickenson-Gotham series** soils are somewhat excessively drained and are often associated with outwash plains and stream terraces. These soils are moderately rapidly permeable to rapidly permeable. These series have a fair potential for cultivated crops, but require fertilizer and irrigation for more than a low yield. This soil is suitable to trees, and is also suitable to building and septic tank absorption fields. However, ground water pollution is a danger for these series as the permeability is so rapid. Also, slope can be a limiting factor for septic systems on some of these soils.
- **Wyocena series** soils are primarily located east of USH 12 and nearer to the Wisconsin River. These soils consist of well-drained soils on side slopes of till plains and moraines on uplands. Permeability is moderately rapid with a moderate available water capacity. Many of these soils are used for agriculture, as this series is suited for corn, soybeans, and small grains. Septic systems are suitable for this soil where slopes are gradual, but can be unsuitable where the slopes are steep. Buildings and roads are also suitable where the slopes are not steep.

## 9.2 Topography and Slope

The topography in the Town of Delton is unique divided into a pastoral, gently sloping agricultural landscape to the south, with the northern regions of the Town characterized by forested sandstone ridges deeply cut by fast streams into narrow, twisting gorges.

## 9.3 Environmentally Sensitive and Significant Resources

The Town of Delton has identified numerous environmentally sensitive areas, including areas of steep slopes (greater than 12%), lands along the Wisconsin River, surface waters, including both lakes and streams, floodplains, wetlands, hydric soils, groundwater recharge areas (zones of contribution to municipal wells), and areas that contribute water recharge to Mirror Lake and Lake Delton. 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 9-2 General Floodplain Areas*.

### ➤ Woodlands

A portion of Delton is covered by forest. Much of this forest is located along streams and rivers and on slopes that are generally greater than 10%. These remnant forests are the survivors of historical agricultural uses that spared lands that were difficult to cultivate. Riparian woodland areas are primarily composed of white and red pine, hemlock, sandy meadow and occasional grassy openings, and silver maple, aspen and box elder, with tamarack and alder at lower elevations, while upland forests are primarily composed of white pine, red and white oak, hickory, birch 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 program maintains information on the general location and status of rare, threatened or endangered plant and animal species. There are no documented occurrences of rare or threatened species in much of the Town of Delton. *Map 9-1 Environmentally Sensitive Areas* shows general areas in Delton 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.

Landowners wishing to learn whether a specific parcel of land has endangered species must contact the Wisconsin DNR to fill out a NHI Endangered Resources Review Request. The DNR Reviewer provides a letter backing return to the applicant explaining what rare species, natural communities, or natural features tracked in the Natural Heritage Inventory database are found in or near the proposed project area. The letter will also explain whether additional steps should be followed to assure compliance with the Wisconsin Endangered Species Law.

This letter may be necessary for other Department of Natural Resources permits, since it is illegal to take, transport, possess, process or sell any wild animal that is included on Wisconsin's Endangered and Threatened Species List. In addition, it is illegal to remove, transport, carry away, cut root up, sever, injure or destroy a wild plant on the Wisconsin Endangered and Threatened Species List. Review request forms are available via the WDNR website at <http://dnr.wi.gov/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 Delton. 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*.

**Fern Dell**, Section 31 (NE ¼, except the SW NE), 120 acres; A deep sandstone gorge feeding Mirror Lake. Red Oak, basswood, yellow birch on the valley floor with white and red pines on the vertical cliffs. Rich flora, especially ferns, thrive on the shaded cliffs.



**Brew Tract** (Hulburt Creek Main Drainage), Section 5 (SW ¼ SW ¼), Section 6 (NE ¼ SE ¼ and NE ¼ SE ¼ SE ¼), approx. 80 acres; Nearly ¾ mile of Hulburt Creek (the only Class I trout stream in Sauk County as of this time). The wild quality is enhanced by diversity of plant community types and the richness of biotic inhabitants.

**Wisconsin River Upper Dells**, Sections 3 and 4, 70 acres; Almost one mile of nearly continuous relatively low sandstone cliffs, mostly dry and sunny. Red, white and jack pines, white birch and white cedar are abundant on the cliff edges and summit.

**Lower Dells**, Sections 9, 10, 14 and 15; nearly three miles, including part of the Hulburt Creek Drainage and numerous small feeder streams, seepages and springs. Some surrounding uplands are mixed oak forest through which the water-courses have eroded the underlying sandstone forming narrow valleys. Numerous shaded and semi-open sandstone exposures exist and the larger cliffs support white pines, red pine, and occasional jack pine. This area was once slated for lake development. It is now protected by the Wisconsin DNR Lower Wisconsin Riverway.

**Rocky Arbor Drainage**, Section 5, (part of N/E ½ and NE SW), 140 acres; Tamarack-alder swamp, white pine and oaks on sandstone cliffs.

**Spring Brook Gorge**, Section 20 (NE NE) and Section 21(S ½, NW ¼), 60 acres; Deep and narrow gorge with great scenic beauty. Hemlock are abundant on lower slopes, white pine is common. Red and jack pine are present. Seepage areas occur along the rapidly flowing sand-gravel bottom stream.

**Sandy meadows**, Sections 17 (SE Corner of NE ¼ NE ¼), 8 (SW Corner of SW ¼ NE ¼) and 30 (NE Corner SW ¼ NE ¼), 5-10 acres; Low, moist sandy meadows, or dry sand prairie.

**Boggy pools**, Section 7 (Part of SW ¼ NE ¼) and the SE ¼ SW ¼ SE ¼), Section 20 (Part of SE ¼ NE¼), Section 19 (Part of NE ¼ NE ¼) and Part of Section 30; 5-15 acres; boggy pools and associated woods.

➤ **Drainage Basins**

The Town of Delton is located entirely in the Lower Wisconsin River Basin, which drains approximately 4,940 square miles of south central and southwestern Wisconsin. The Town of Delton is also located within the Dell Creek and Lower Baraboo River watersheds. These two distinct

watersheds primarily drain 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 each of the lake systems.

➤ **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 Delton are located near existing rivers and creeks such as the Wisconsin River and Dell Creek. 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 the creeks and rivers that run through the Town. The greatest threat to these wetlands has historically been drainage for agricultural purposes. In recent years, silt- and contaminant laden stormwater runoff from construction sites, roadways and parking areas has been identified as a serious threat to healthy wetland ecosystems and adjacent streams.

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 Delton, 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.

The Town of Delton is the host watershed for nearly all of the Village of Lake Delton's municipal water supply, and a portion of the City of Wisconsin Dells' water supply, as identified by the zones of contribution on **Map 9-1 Environmentally Sensitive Areas**. The zones of contribution are identified areas where rainwater that falls to the surface will become groundwater and part of a community's potable water supply. The zones of contribution have been broken down into 5, 50 and 100-year time frames. This timeframe indicates that when rainwater falls to the surface and becomes groundwater, it will subsequently be utilized by the Village of Lake Delton or the City of Wisconsin Dells. Identifying zones of contribution is the precursor to the establishment of a wellhead protection program. Wellhead protection aims to encourage or require compatible land uses in the zones of contribution areas to protect contaminates from entering the public water supply and to also ensure continued quantities of water.

The 5-year zone of contribution for the south Lake Delton wells is located within the corporate limits of the Village of Lake Delton north of I90/94 west of USH 12. For the north Lake Delton wells the 5-year zone is located within the Villages corporate limits between USH 12 and County Road A. The 50-year zone of contribution for the southern wells extends ¾ miles to the south, crossing the Village corporate limits and extending south of I90/94. The 50-year zone for the north Lake Delton wells

extends to the southwest across the Village corporate limit and just beyond I90/94. The 100-year zone of contribution for the south wells extends ½ mile south of Fern Dell Road. The 100 year zone of contribution for Lake Delton’s northern wells extends southwest beyond the Village corporation limits, one half mile beyond I90/94 and past Birchwood Road. The 5-year and 50-year zones of contribution for the City of Wisconsin Dells’ western well extends northwest beyond the City’s corporate limits into the Town of Delton and beyond I90/94. The 100-year zone of contribution for this well extends northwest across the Juneau County line. The implementation of land use provisions to protect groundwater supplies will be critical to a sustained and safe water supply and future development for the Village of Lake Delton and the City of Wisconsin Dells.

➤ **Surface Waters of Delton**

The Town of Delton’s surface water resources, including the Wisconsin River, Dell Creek, Hulburt Creek, Harrison Creek, and Mirror Lake, are valued resources that Town residents have identified for priority protection. Farm fields and 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 Delton. 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* requires a storm water management plan for new subdivisions. The Town of Delton would be responsible for any stormwater management plan review for new commercial development in the Town.

➤ **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 Delton has three active mineral extraction sites. The Lee quarry located off of Shady Lane Road in Section 3, the Myklebust quarry located off of County Road A, in Section 26 and the Sullivan #356 quarry is located off of Bunker Drive in Section 22. The three mines in the Town of Delton all mine sand and gravel. Both the Lee and Sullivan quarries call for grassland reclamation. The Myklebust quarry plans to reclaim the disturbed to a pond with fish. 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 Delton relative to land preservation and stewardship options.

- **The Nature Conservancy (TNC)** first came to the Baraboo Bluffs in the early 1960s at the request of local residents and university professors who knew how ecologically unique the area was and who wanted the Conservancy's help in protecting the area. Today the Conservancy has 900 members in the Baraboo Hills area and is staffed out of a 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.
- **Sauk County Natural Beauty Council**, which is administered by the Sauk County Department of Planning & Zoning, involves itself in projects such as environmental displays at local fairs and Earth Day events, the promotion and protection of significant environmental resources through resolutions and letters, sponsoring clean ups at the local landfills, and administering prairie burns and 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 also aids Towns in the development of Comprehensive Plans, plan updates, plan interpretation and plan implementation.
- **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.

## 9.6 Natural Resources Goal, Objectives and Policies:

**Natural Resources Goal:** Promote wise use, preservation and renewal of existing natural resources to enhance and protect the aesthetic and functional values they provide.

### Natural Resources Objectives/Policies:

NRO-1 Identify, map and protect natural resources such as creeks, lakes, floodplains, wetlands, steep slopes, woodlands and areas containing a threatened or endangered resource.

NRO-2 Insist that all development be in harmony with and not compromise the quality of existing natural resources.

NRO-3 Work with groups attempting to provide natural resource services and information to the public.

NRO-4 Protect the natural assets of Mirror Lake State Park including water quality, scenery leading up to the entrance of the park, limited light pollution from nearby development and through the elimination of incompatible land uses adjacent to the park.

NRO-5 Update the Town's signage ordinance.

NRP-5a Utilize the Model Standard for Signage in the *USH 12 Corridor Growth Management Plan Appendices*, p. C-36.

(1) Purpose. The purpose of this Section is to establish standards for the fabrication, erection, and use of signs and signage for all properties within the Town of Delton. This Section regulates the location, type, size and height of signage based on the finding that such regulation furthers six compelling governmental interests..."

NRP-5b Utilize the Model Billboard Ordinance, in the *USH 12 Corridor Growth Management Plan Appendices*, p. C-52. (1) Purpose and Findings. A-F.

## **10.0 Purpose**

In order to achieve the overall vision in the Town of Delton, including the protection of natural and cultural resources, agricultural operations, and the overall quality of life, the Town must interact with many agencies and governmental units. The Town of Delton should evaluate how it will be affected by the plans of Sauk County and Juneau County as well as of neighboring units of government and the Ho Chunk Nation.

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

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

The Town of Dellona is currently conducting a comprehensive planning process and is expected to be finished by the summer of 2009. Land use and subdivision development in the Town of Dellona is regulated under the Sauk County Zoning Ordinance.

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

The Town of Excelsior is currently conducting a comprehensive planning process and is expected to be finished by the summer of 2009. Land use and subdivision development in the Town of Excelsior is regulated under the Sauk County Zoning Ordinance.

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

The Town of Baraboo adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in August, 2005. Prior to the development of this Comprehensive Plan, the Town had adopted a Development Plan in 1998. Land use and subdivision development in the Town of Baraboo is regulated under the Sauk County Zoning Ordinance.

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

The Town of Fairfield adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in 2006. The Town of Fairfield enforces its own zoning ordinance, but subdivision development is regulated under the Sauk County Ordinance.

### **➤ Village of Lake Delton (Sauk County)**

The Village of Lake Delton adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in 2003. Land use, subdivision and shoreland development in the Village of Lake Delton is regulated under the Village Ordinance.

### **➤ City of Wisconsin Dells (Sauk County)**

The City of Wisconsin Dells adopted a Comprehensive Plan in accordance with Wis. Stats. 66.1001 in 2003. Land use, subdivision and shoreland development in the City of Wisconsin Dells is regulated under the City Ordinance.

➤ **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 this time. The Town of Lyndon 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 exercise its authority to control and reduce access points along USH 12..."

The parties also agreed to the following:

1. The creation of two funds "to provide long-term protection of the nationally significant natural resources in the Baraboo Range National Natural Landmark (BRNNL) which may be impacted from the USH 12 project." The BRNNL Protection Fund "will contain \$5 million paid by WisDOT from state/federal transportation monies. " The Special BRNNL Stewardship Fund " will contain up to \$5 million of additional Stewardship Capital Fund dollars but will require a dollar-for-dollar federal/local/private non-transportation fund match...". 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"

➤ **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. In March of 2002, the Committee hired a consulting firm to assist with the preparation of *Highway 12 Corridor Growth Management Plan*. 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. The planning process developed an overall vision and detailed recommendations for the entire 24-mile Highway 12 corridor in Sauk County as well as a vision and recommendation for rural areas that may be affected by the corridor.

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. The Town of Delton was a part of the Highway 12 Local Planning Assistance Advisory Committee. The Town has portions of Highway 12 within it, and will experience impacts from future Highway 12 expansions. Adoption of this overlay district/plan will help ensure quality development and design throughout the region for maximum effectiveness of the Town's *Comprehensive Plan*.

➤ **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 Delton 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 Delton should continue to work with Sauk County, particularly with the development of options related to land use and land division, which can aid the Town with the implementation of their *Comprehensive Plan* policies. Furthermore, the Town should continue to work with Sauk County and adjacent communities to ensure that the integrity of Delton's *Comprehensive Plan* is not compromised by neighboring community decisions and vice versa. 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.

➤ **City of Wisconsin Dells**

The City of Wisconsin Dells' Comprehensive Plan was not available for review as of this writing. Because of its proximity to the City of Wisconsin Dells, and because development in and around the City is expected to increase, the Town of Delton should work closely with the City to coordinate growth and development decisions, and to identify opportunities for regional collaboration.

➤ **Village of Lake Delton**

The Town of Delton should maintain a close working relationship with the Village of Lake Delton as both plan for growth and economic development. Future Town subdivisions should occur near existing development, and commercial development should be restricted to primary commercial smart growth areas. These areas are identified on the Town's Future Land Use Map.

➤ **The Ho Chunk Nation**

The Ho Chunk Nation is the largest landowner in the Town of Delton, and one of the areas largest employers. The Ho Chunk Nation is a sovereign Nation, and enjoys a special relationship with the federal and state governments. Economic development and natural resource protection are primary objectives of the Ho Chunk, as is the health and welfare of its citizens, many of whom are residents of the Town of Delton. The Ho Chunk Hotel and Casino located along USH 12 in the Town of Delton is a regional entertainment and tourist destination. The Ho Chunk Wellness Center, located on White Eagle Road in the Town of Delton, is the venue of choice for many area physical fitness enthusiasts, Native American and otherwise.

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

**Intergovernmental Cooperation Goal:** Maintain and promote positive effective relationships with surrounding communities Sauk County and the Ho-Chunk Nation for the benefit of Town residents and northeastern Sauk County.

**Intergovernmental Cooperation Objectives/Policies:**

ICO-1 Foster cooperation by consistent and effective communication with Sauk County, the Ho-Chunk Nation, surrounding communities and state agencies regarding transportation and community development issues of mutual concern.

ICP-1a Maintain existing joint operating agreements for EMT and fire protection.

ICP-1b Explore the possibility for a new joint operating agreement with the Village of Lake Delton for law enforcement.

ICP-1c Explore the possibility for other operating agreements for the joint planning of public facilities and the provision of municipal services (i.e. airport, sanitary district, electrical capacity, transportation, communications, etc.).

*See Model Standards for Telecommunications Facilities in the USH 12 Corridor Growth Management Plan (CGMP) Appendices, p. C-6.*

*(1) Purpose. The purpose of this Section is to provide a thorough and consistent set of standards for the siting and installation of wireless telecommunications facilities in the various zoning districts in which they may be allowed, and more generally to protect the public health, safety, welfare, aesthetics and natural environment of the Town of Delton in such a manner that does not unduly interfere with the placement and construction of said facilities.*

ICP-1d A town liaison representative shall attend meetings and events of the adjacent communities as needed.

ICP-1e Identify the advantages and disadvantages of negotiating sewer service agreements w/either the Village of Lake Delton and/or the Ho Chunk Nation, or to develop a Town sewer district to serve the USH 12 corridor.

ICP-1f Negotiate long-term boundary and intergovernmental agreements with the Village of Lake Delton, the City of Wisconsin Dells and the Ho Chunk Nation.

*See Model Intergovernmental Agreement Outline in the USH12 CGMP Appendices, p. E-1.*

ICP-1g Request review comments from all regional service providers for all subdivision plats and major land developments.

ICO-2 Work with Highway 12 Corridor communities to encourage orderly and efficient land use patterns along the corridor.

ICP-2a Promote the development of a high quality forest and rivers themed tourist entertainment destination.

ICO-3 Partner with Sauk County to implement the provisions of the Highway 12 Corridor Growth Management Plan and Highway 12 Corridor Design Guidelines to realize the goal of developing a high quality and economically successful tourist destination.

ICO-4 Coordinate the development and adoption of an official map with the Village of Lake Delton, the Town of Baraboo, the Town of Fairfield, the City of Baraboo (to address issues within the city's Extraterritorial district), and the Ho Chunk Nation.

## 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 by way of ordinances, zoning and subdivision regulations. The Town’s original Development Plan of 1982 (most recently revised in 2001) provides a good example of this kind of ‘policy-driven’ plan. Informing the policy discussion in the 1982 Plan is a description of four fundamental “principles” that were identified during the course of the planning process. These principles include an emphasis on planning to protect the health, safety and welfare of the community, both current and future residents; the necessity of specific requirements to mitigate negative impacts of development on the larger community; and locating non-farm development near or adjacent to the Village of Lake Delton. A key result of the 1982 Development Plan was the designation of future land uses in the Town, which continue to be reflected in this *Comprehensive Plan*.

The Town of Delton’s 1982 Development 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, encouraging developments to utilize storm water and erosion control techniques and to promote, where appropriate, an orderly low-density pattern that would not require urban services.

The 2008 Town of Delton *Comprehensive Plan* takes the same approach as the 1982 Development Plan in terms of protection of public health and welfare, specific development guidelines to protect residence and assure quality growth, and protection of agricultural lands and natural resources by confining new non-farm development to areas adjacent to existing development. The new *Plan* refines these concepts and enacts specific policy measures to achieve the *Plan’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, like the 1982 Development Plan, the Land Use chapter recognizes policies addressed in previous chapters and provides interpretation of their impact on land use. In adopting the *Comprehensive Plan* with this treatment of Land Use, the Town officially recognizes the direct relationship between chapter policies and land use decisions. Second, the Land Use chapter offers an opportunity to address specific issues such as the current use of the land, designated future land use, land divisions, building permits, density policies, home siting requirements, development guidelines *and the recognition and protection of important natural and cultural resources and archeological sites*.

### 11.1 Future Land Use Districts (locations correspond with *Map 11-6 Future Land Use Map*)

The future land use districts as shown on *Map 11-6 Future Land Use Map* is intended to aid the Town of Delton in making land use decisions pertaining primarily to rezone requests and subdivision plats. It is also intended that decisions about future land uses in the Town be consistent with this *Map* and that any decision not consistent with this *Map* not be permissible until such time that a map amendment has been completed as part of an amendment to the *Town of Delton Comprehensive Plan*. Future land uses designated in this *Plan* also correspond to the following descriptions:

### **Agricultural District**

The Agricultural District is intended for sustained agricultural land uses and uses that are consistent with and compatible with agricultural operations. The Agricultural District 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, snowmobiling, tourism and biking activities. A significant portion of the Agricultural District includes larger parcels under common ownership, although it does include smaller parcels that would support residential development.

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

Agricultural Districts designated on *Map 11-6 Future Land Use Map* may also accommodate Rural Residential Development provided that such developments abide by standards set forth in the Town of Delton Comprehensive Plan and any separately adopted Town Ordinances. See also the proposed Rural Residential (RRD) Land Use District Description, below.

### **Agricultural District Residential Rate of Growth and Density**

The number of new residential lots permitted in the Town of Delton Agricultural District (Town of Delton Planning and Zoning Ordinance 7.05 (3) as revised in 2001) are currently limited to not more than two adjacent lots of five acres or less in a five-year period, by Certified Survey Map and as further specified by the *Sauk County Land Division and Subdivision Regulations Ordinance*. Densities exceeding two five-acre lots per parcel require rezoning to the single-family residential district. The Town's ordinance further limits density for unsewered lots in the Agricultural District to a minimum lot size of one acre.

**Compatible Town Zoning** (the Town of Delton manages its own zoning ordinance):  
Agricultural

### **Rural Residential Development District (RRD)**

As mentioned above, more extensive rural residential development in the Agricultural District could be accommodated provided that such developments abide by standards set forth in the Town of Delton Comprehensive Plan and any separately adopted Town Ordinances. The establishment of a Rural Residential Development District (RRD) provides for well-planned residential development of small, low-density rural subdivisions that are compatible with rural land uses such as working farms, forestry, preservation of natural areas, wildlife protection and lands for recreation. The Rural Residential District bridges the gap between the very low density Agricultural District, where development is currently limited to two CSM lots per ownership parcel every five years, and the higher-intensity conventional subdivision development which currently requires rezoning from Agricultural use to single-family residential use.

Residential development within the RRD Districts are required to be situated on the landscape so as not to diminish the rural character of the Town. These rural subdivisions emphasize the protection of native vegetation and important resource features, and of the surface and ground water quality both within and beyond the borders of the development by incorporating best storm water management techniques and appropriate septic technologies to achieve this goal. The RRD also incorporates strategies that encourage a unique rural living opportunity, emphasizing the preservation of scenic rural views for all of the Town's residents and highlighting physical access to lands that are preserved as forests, prairies, wetlands and uplands. These lands are to be managed and utilized collectively by residents of the subdivision for parks, hunting preserves, hiking opportunities, prairie and forest restoration or other natural areas.

RRD Districts may be located in the Agricultural District designated on *Map 11-6 Future Land Use Map* provided that such developments abide by standards set forth in the Town of Delton *Comprehensive Plan* and any separately adopted Town Ordinances. See also the Agricultural Land Use District Description. A logical application of the Rural Residential District is the area west of the proposed USH 12 bypass, which could accommodate well-planned, very low-density residential development that maintains the quiet rural character of the landscape.

#### **RRD Residential Density:**

Rural Residential District density should be lower than the conventional subdivision densities observed in other residential developments in the Town. This could be managed through a specific density policy for the Rural Residential District that is more restrictive than the standard one-acre per lot minimum currently enforced by the Town, or by the application of conservation subdivision development principles.

In the first case, under a specific density policy, conventional subdivisions in the Rural Residential District not served by a public sewer system might be limited to a density of (1) one residential lot for each 10 acres of ownership. For example, a 100 acre parcel would be permitted a maximum of 10 lots of any size. However, the Town has not adopted a specific density policy for conventional subdivisions.

In the case of conservation subdivisions, overall density is determined by limiting development to only a portion of the original parcel (development area) and retaining much of the original parcel as open space (preservation area). Lots in conservation subdivisions that are served by community sanitary systems could be developed at a greater density, as determined by the Town.

**Compatible Town Zoning:**

Class I Subdivision:	fewer than ten (10) lots	Agricultural (Rural Residential) Single-Family Residential
Class II Subdivision:	fewer than twenty-five (25) lots	Agricultural (Rural Residential) Single-Family Residential Multiple-Family Res.
Class III Subdivision:	consists of twenty-five (25) or more lots	Single-Family Residential Multiple-Family Res.

**Natural Features Area (NF)**

The Natural Features Area (NF) includes the Town’s most significant landscapes and types. The primary intent of this area includes that of preservation from a visual, recreational and ecological perspective 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 NF area consists of isolated significant natural areas described under **Chapter 9 Natural Resources** including the Upper and Lower Dells of the Wisconsin River, the Spring Brook and Harrison Creek corridors, various wetlands and boggy areas especially in Sections 7 and 19, and important hilltops and ridges.

The intent of the NF area is to ensure preservation and enjoyment of these landscapes for current and future generations as well as recognize their importance to the overall look and feel of the Town of Delton. Any changes in land use should allow for unobstructed movement of wildlife and surface water. New residential or commercial development is discouraged in the NF area and any new development within the NF area and adjacent lands should be sensitive to any impacts on the NF area from an ecological as well as aesthetic (visual) perspective. NF areas that become part of a rural conservation subdivision shall be part of any designated ‘preservation area’ within the conservation subdivision.

**NF Residential Density**

The density shall be the same as the underlying land use district designated on **Map 11-6 Future Land Use Map**.

**Compatible Town Zoning:** The zoning shall be the same as the underlying land use district designated on **Map 11-6 Future Land Use Map** with the exception that wetlands are zoned under the Wetland District.

**Shoreline Residential Area (SR)**

The Shoreline Residential Area (SR) includes both seasonal and year-round single-family residential development along the shores of the Wisconsin River and area streams and wetlands. SR Areas include higher density development that is not served by public water or sewer. All

water needs are provided primarily by individual wells on each lot and sewer needs are provided by private septic systems at a density of one system per lot. There are also a number of holding tanks. In an effort to protect surface water quality serious consideration should be given to the use of community septic systems with pre-treatment technologies that can be placed upland away from the water resource.

Properties in the SR Area that are not currently developed or improved contribute greatly to the natural shoreline aesthetics, water quality, fish and wildlife habitat, and open space character of the lakes. As these lots are developed, it should be done in such a way so as to minimize impacts on aesthetics and natural resources. These property owners are encouraged to exceed the minimum standards by increasing setback distances of new structures from the water, minimizing the amount of impermeable surfaces, minimizing shoreline vegetation clearing, and in some cases reestablishing vegetation on previously cleared lots (both shore land and upland wooded vegetation). For lots that are already developed, the same practices apply when considering additions and with regard to re-vegetation of the shore land and upland plants.

Developments that are commercial in nature and which would otherwise require a rezone to a Commercial or Recreational-Commercial Zoning District as specified under the Town of Delton Zoning Ordinance are not permitted in the SR.

### **SR Residential Density**

The density of the SR has already been determined based upon the recording of previous plats in this area. Combining of one or more existing subdivision lots by Certified Survey Map may reduce density.

**Compatible Town Zoning:** Single-Family Residential, except shoreland areas within 300 feet of the ordinary high water mark of a river or stream, or 1000 feet of a lake, pond or flowage, which are regulated under the Sauk County Shoreland Zoning Ordinance.

### **Mixed Residential and Neighborhood Commercial District**

Description: Includes a variety of residential units, including duplexes, multi-family housing (3 + unit buildings), senior housing and employee housing. This district will be located adjacent to existing urban development and services, and will include neighborhood retail and service business to serve planned single and multi-family residential development.

### **Mixed Residential and Neighborhood Commercial Residential Density**

The density shall be the same as the underlying land use district designated on *Map 11-6 Future Land Use Map*.

**Compatible Town Zoning:** Single-Family, Multi-Family Residential and Commercial Zoning



### **Recreational Commercial District**

The Recreational Commercial District will allow for existing and planned recreational land uses and related commercial services and facilities.

#### **Residential Density**

The density shall be the same as the underlying land use district designated on *Map 11-6 Future Land Use Map*.

**Compatible Town Zoning:** Currently the Town of Delton does not include recreational commercial zoning. The Sauk County Code of Ordinances includes a Recreational Commercial zoning district.

### **Multi-Family Residential District**

The Multi-Family Residential District will accommodate multiple family dwellings (three-unit or more) in which multiple family dwellings now exist or could be part of a well-planned urban district of mixed residential and commercial uses. It is intended that this District be located on close proximity to incorporated areas to make it more reasonable to provide necessary public services.

#### **MF Residential Density**

The density shall be the same as the underlying land use district designated on *Map 11-6 Future Land Use Map*.

**Compatible Town Zoning:** Multiple Family Residential District (R-2)

### **Commercial Development (CD) Area**

The Commercial Development Area (CD) identifies areas of current and future land uses that will accommodate light commercial and commercial uses. The Town encourages land uses such as warehousing, outside storage, auto service and equipment repair, and service stations in the CD Area.

#### **CD Residential Density**

The residential density in the CD may vary depending on the proposed commercial use and need for residential quarters for the business owner, commercial tenant(s), employees or caretakers.

**Compatible Town Zoning:** Commercial

### **Tourist Entertainment Corridor District (TE)**

The Tourist Entertainment Corridor includes area adjacent to existing USH 12 that are planned for high-quality commercial development central to a 'forest and rivers' theme as expressed in the Highway 12 Corridor Growth Management Plan. Development in the Tourist entertainment Corridor will maintain and enhance the aesthetic appeal, character, scenic beauty, natural landscape, dark sky, traffic safety, and orderly development along and visible from major highway corridors.

#### **TE Residential Density**

Residential density in the TE area may vary depending on neighborhood commercial uses and the need for residential quarters for business owners, commercial tenant(s), and employees. Single and multi-family residential uses would be compatible with the purposes of the TE district.

**Compatible Town Zoning:** Single-family and Multi-family residential, mixed-use Commercial.

### **Light Industrial District**

The Light Industrial District will accommodate existing and planned wholesale trade, light manufacturing, assembly and storage. The types of businesses in this District generally do not generate heavy traffic and do not create excessive noise levels.

#### **Residential Density**

Residential uses are discouraged in the Light Industrial District.

**Compatible Town Zoning:** Light Industrial

## **11.2 Recent Development Trends**

The issuance of new land use/building permits for single family residential construction in the Town of Delton has varied over 16 years from 18 in 1990, then reaching a high of 48 in 1997 then receding to a low of 12 in 2006. From 1990 to 2000, an average of 34 permits per year were issued for residential construction and from 2001-2005 an average of 29 permits per year were issued. Even though there has been a general trend of somewhat fewer permits issued per year over the last 10 years, future development pressures should not be overlooked. *Chart LUI Number of Permits Issued (1990-2005)* depicts the increasing followed by decreasing rate in overall development in the Town of Delton since 1990. Assuming the Town will experience an increase in growth in the rural areas, despite the low number of permits issued in 2006, it will become increasingly important for the Town of Delton 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.

please turn to next page

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

Land Use Permits Issued for New Construction in the Town of Delton								
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	18	7	25	13	15	4	57	3.87%
1991	24	10	34	17	11	4	66	4.48%
1992	24	11	35	25	4	11	75	5.10%
1993	45	11	56	15	8	5	84	5.71%
1994	30	10	40	14	14	15	83	5.64%
1995	41	10	51	13	17	13	94	6.39%
1996	36*	10	46	19	43**	8	116	7.88%
1997	48*	10	58	19	21	15	113	7.68%
1998	25	7	32	22	45*	22	121	8.22%
1999	21	9	30	24	24	27	105	7.13%
2000	31	5	36	13	20	11	80	5.43%
2001	32	1	33	20	24	6	83	5.64%
2002	20	6	26	18	19	12	75	5.10%
2003	24	4	28	9	25	13	75	5.10%
2004	25	2	27	9	19	5	60	4.08%
2005	30	0	30	8	15	7	60	4.08%
2006	12	3	15	11	21	12	59	4.01%
Total 1990 - 1999	312	95	407	181	202	124	914	62.09%
Total 2000 to 2006	174	21	195	88	143	66	558	33.42%
Total 1990 to 2006	486	116	602	269	345	190	1472	total
Percent of Total Issued	33.02%	7.88%	40.90%	18.27%	23.44%	12.91%	100.00%	Percent of Total Issued
Average Issued Per Year	30.38	7.25	37.63	16.81	21.56	11.88	92.00	Average Issued Per Year

Source: Town of Delton

\* Refer to categories with slightly elevated numbers when Camp Delton and Pioneer Park were issued numerous permits. Camp Delton is no longer in operation.

\*\* Refer to categories with slightly elevated numbers when Spring Brook were issued numerous permits. Spring Brook is no longer in operation.

### 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 Delton determines its future development policies and practices. In 2000, with a population of 2,024

persons and a land area of approximately 30 square miles and 18,923 acres, the Town of Delton's population density was roughly 67 persons per square mile or roughly 1 person per 9 acres.

The calculation for the housing density of the Town of Delton's in 2000 is the number of occupied housing units in 2000 (862 h.u.) divided by the total land area. This equates to about 29 houses per square mile or approximately one home per 22 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 sometimes 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 8% of the Town's land area, or roughly 1,427 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 11-5 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 9% of the Town's land area, or roughly 1,612 acres of land.
- **Industrial.** For purposes of this *Plan* this calculation included all lands with a zoning designation of Industrial. These areas combined account for 1% of the Town's land area, or roughly 125 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 83% of the total land area or approximately 15,645 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 4.4% of the Town's total land area, or approximately 838 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 40% of the Town's total land area, or approximately 7,564 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 19% of the Town's land area, or 3,673 acres.
- **Open Water.** These areas are characterized as lakes, ponds and perennial streams. It accounts for 2% of the total land area, or approximately 392 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 4% of the Town's area, or approximately 735 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 2% of the total area, or approximately 388 acres.

### 11.5 Higher Density Development

Currently, higher density developments (defined by the Single-family residential and the Shoreland Residential SR land use districts) are concentrated largely on or in the vicinity of Mirror Lake, Buckhorn Lake and the Wisconsin River, and a couple of other residential developments around the town.. The policies in this *Plan* call for infill of these areas on lots that are not currently developed. New subdivision development may also be considered in areas designated as the Agricultural District on *Map 11-6 Land Use Districts* and reclassified as a single family, or to the Rural Residential District provided these subdivisions meet the policies and density requirements in this plan and any additional provisions required by the Town of Delton noted in any supporting Town Ordinance.

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

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 areas for residential development and for mixed residential and commercial development have been identified.

- **Residential Smart Growth Areas**

Through this comprehensive plan, the Single Family Residential land use district has been



identified as the Primary Residential Smart Growth area and includes lands currently designated as Single-Family Residential, and that were platted as part of the original development of Buckhorn Lake, the Sugar Bowl and Indian Trail subdivisions along the Wisconsin River, as well as numerous small tracts around the Town. Many homes in these areas were built along the shore and have been designated as Single Family Residential districts. Other homes in these areas were built on 'off-water' lots currently served by underground electric and phone utilities with 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, the Sauk County Treasurer estimates that there are 502 improved lots in platted subdivisions, out of 768 platted residential lots, leaving 266 lots undeveloped. The Single Family land use district around Buckhorn Lake has approximately 42 vacant lots. There are 47 vacant lots in the Delton Woods subdivision, 13 vacant lots in the Hunter's Glen subdivision, and additional undeveloped lots around Mirror Lake and along the Wisconsin River.

Other rural Single Family Residential developments include Happy Acres, just east of the Buckhorn Properties subdivision, Shady Lake Estates on Shady Lane Road, the Yellow Thunder subdivision north of Fern Dell Road, Fox Hill Heights on North Reedsburg Road, and Poplar Meadows currently under development in Section 15. These areas would be considered part of the residential Smart Growth District, assuming undeveloped lots remain available, along with additional adjacent land that could be either incorporated into the existing subdivision or independently developed to efficiently coordinate infrastructure, services and protection of natural resources.

In order to develop these areas, a number of existing lots may need to be combined by Certified Survey Map to provide space necessary for a primary residence and lands for a septic system.

➤ **Commercial Smart Growth Areas**

The Town of Delton intends to offer two primary types and levels of commercial development; recreational commercial (LC) and commercial (CD), the descriptions of which are noted in this chapter and the location on *Map 11-6 Land Use Districts*. Utilizing the historic commercial growth patterns and previous designations for commercial land uses in the Town's 1982 Development Plan, the Town's Primary Commercial Smart Growth areas are the existing commercially zoned and mapped lands 1) lying north of I90/94 and west of USH 12, directly adjacent to the existing corporate limits of the Village of Lake Delton along Gasser Road; 2) lands lying south of I90/94 and north of Fern Dell Road, between the current corporate limits of the Village of Lake Delton and Ishnala Road; 3) lands lying directly west of the Village of Lake Delton near the intersection of County Road P and State Road 23; and 4) lands lying south of I90/94 and the Village of Lake Delton on both sides of the intersection of existing USH 12 and Fern Dell /Moon Road.

Smart Growth that is also consistent with the goals and objectives of the USH 12 Corridor Growth Management Plan includes well-planned mixed-use residential and commercial development on lands lying south of I90/94 and the Village of Lake Delton on both sides of existing USH 12, including planned unit development of traditional neighborhoods to provide both single-family and multi-family residential opportunities, with neighborhood commercial uses as well as more intensive commercial uses along the highway corridor to serve the tourist entertainment economy of the Town.

Adequate road improvements, utilities and related urban services should be installed or implemented prior to or in coordination with any intensive development to avoid negative neighborhood impacts and/or service disruptions to local residents.

### **11.7 Secondary Growth Areas (Residential and Commercial)**

For the purposes of the *Plan*, Secondary Growth Areas include rural residential areas that offer an additional living option to those identified under the Primary Smart Growth Areas. The Secondary Growth Areas for residential development may include lands currently designated by the Agricultural District but that enjoy convenient road access, and with careful siting, landscaping, resource protection and infrastructure development could provide residential opportunities that are compatible with rural land uses such as working farms, forestry, preservation of natural areas, wildlife protection and lands for recreation. Residential and Commercial 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 Delton.

#### **➤ Residential Secondary Growth Areas**

While the Single Family Residential land use district has been identified as the Primary Smart Growth area for residential development, a Secondary Growth area for residential land uses has been identified to accommodate additional rural residential growth needs. Residential areas under this category include development under the Single Family land use district for rural subdivisions, the Rural Residential District for residential development of resource sensitive areas, using conservation development principles and practices, and the Agricultural District for certified survey mapped lots. Residential development in either the Rural Residential District or the Agricultural District should emphasize the careful placement of residential lots surrounded by larger open spaces to be utilized for recreation or farmstead activities. See also the descriptions of Rural Residential and Agricultural Districts provided for under this chapter.

Rural residential development proposals that occur under the RRD and which require a subdivision plat should be evaluated based on the ability of the proposal to preserve forests, prairies, wetlands and uplands for parks, hunting preserves, hiking opportunities, prairie and forest restorations or other natural areas. Additionally, each RRD proposal must be evaluated based upon the criteria noted under *Section 11.9: Steps for Siting New Development*.

This *Plan* identifies the existing open, forested and agricultural lands located immediately west of the proposed new USH 12 bypass corridor, currently designated in the Agricultural District, as part of the Secondary Residential Smart Growth Area. These lands could be identified as a potential Rural Residential District, limited to very low density uses (i.e. one residence per 10 acres or less), or affording residential development conforming to conservation subdivision development provisions, including landscaping to provide visual buffering.

➤ **Commercial Secondary Growth Areas**

Secondary commercial or mixed residential commercial use districts might be located 1) west of the City of Wisconsin Dells near the County Road H and Birchwood Road intersection, and 2) lands lying adjacent to the Village of Lake Delton at the intersection of Hillman Road and Bunker Drive.

Commercial development in this area must be evaluated based upon the criteria noted in this section.

➤ **Criteria for Evaluating Development Impacts in Secondary Growth Areas**

In order to ensure efficient and cost effective development patterns in Secondary Growth Areas, a set of criteria for each proposed development is listed below. It is the intent of both the developer and Town to utilize these criteria when considering new developments in the Secondary Growth Areas. The criteria are not all-inclusive, but ask broad questions about development proposals to ensure that they are appropriate in location, size and scale and that utility and transportation provisions will be feasible, safe, and effective. These criteria will also help the Town evaluate development proposals to ensure that appropriate upgrades are made to affected utilities and local town transportation routes and that any upgrades required by the Town as part of the approval of any development in a Secondary Growth Area are the fiscal responsibility of the developer.

1. Adequate public facilities to accommodate development either exist or will be provided within a reasonable amount of time.
2. Public facilities and services needed to accommodate development will not place an unreasonable burden on the affected local units of government. Affected units of government may include the Town of Delton, the Village of Lake Delton, the city of Wisconsin Dells, the Village of West Baraboo, the City of Baraboo, the Ho Chunk Nation, area law enforcement, area Fire and Ambulance Districts, School Districts, and Sauk County.
3. Public facilities and services needed to accommodate development will not have significant negative impacts on environmentally sensitive areas, including wetlands, streams, species-rich habitats, steep slopes, and large tracts of forest.

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

All subdivision development occurring in the Agricultural District and the Rural Residential District areas should follow the four-step design process outlined in this section. Conservation subdivisions must (by definition) abide by these guidelines, but they are also strongly advised for conventional subdivisions and Certified Survey Map (CSM) divisions. 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, a significant percentage of the buildable land (land normally suitable for building) must be set aside for conservation. During the initial stages of planning, as much as 60% of the buildable land could 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 Delton Density Policy**

To ensure that all groups are fairly recognized, the decision to develop and select a density policy resulted from a formal consensus process that led to an agreement 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 Delton has not chosen to adopt a generalized density policy, but regulates the rate of development through the limitation of lot splits in the Agricultural District to no more than two lots of five acres or less in each five-year period. Development exceeding that rate of growth currently requires rezoning to the single-family residential district.

The Town of Delton has traditionally maintained a lot size policy of one house/lot per acre in the Agricultural District, and applies that policy in general to unsewered subdivision development. In conservation subdivisions, principal conservation areas may not be developed, and a significant percentage of the parcel's buildable land (land normally suitable for building) must be preserved. On the remaining lands development may be as dense as one house/lot per acre in the Town of Delton. Many conservation subdivisions preserve as much as 40% of the buildable land.

Principal conservation areas shall be identified by the Plan Commission in cooperation with the landowner.

➤ **Amendments to the Town of Delton 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 Delton adopted an independent zoning ordinance in 1982. At that time much of the Town was placed under the Agricultural Zoning District. Since that time there have been a number of rezones including the rezoning of lands around Buckhorn Lake to Single Family Residential District and a number of rezones throughout the Town which recognize commercial land uses. A comparison of *Map 11-5 Zoning Districts* and *Map 11-6 Land Use Districts* indicates a strong correlation between lands designated by the Single Family Residential Land Use Districts and lands zoned Single Family Residential, or adjacent to municipal incorporated lands. Lands zoned Commercial or Recreational-Commercial corresponds to the Commercial and Recreational Commercial Land Use Districts. Finally, lands zoned Agricultural correspond to the Agricultural and Rural Residential Land Use Districts.

The designation of a Land Use District, as separate from a Zoning District classification, is in recognition of the Town's intent to manage future uses in that district. Rezoning decisions within a given land use district will be influenced by the intended future uses consistent with that land use district.

### 11.11 Future Land Area Needs

Predicting future land area needs for residential, commercial (includes industrial), and agricultural uses involves a process of projecting trends into the future to determine the demand that will be placed on a community relative to maintaining land in its current land use or converting it to an alternative land use. Once these projections are made, quantities of land can then be accurately identified on a future land use map. In order to study the demand of future land uses in Delton two factors will be considered. The first of these factors looks at population projections over time. And the second factor utilizes assumptions that population and development pressure will increase in the Town given the increased development of Sauk County and of the areas within and around the City of Wisconsin Dells and the Village of Lake Delton in the northern regions of the Town as well as the City of Baraboo a few miles to the south. Future land uses are broken down into residential, commercial and agricultural.

#### ➤ Future Residential Land Area Needs

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 Delton. This increase will in turn cause an increased demand for housing in the Town. To realistically determine the number of new homes that will be needed through the year 2030, one must make a few assumptions. First, based on *Chart P10: Population Changes per Age Bracket*, it is apparent that population increases represent households with a limited household size and that the greatest population increase occurs within the 40-49 and 50-59 year age brackets. Delton's population also increased in the 20-29 year bracket between 1990 and 2000. Nearly ten years later, that cohort would be in their late thirties. Typically, the thirties are prime childbearing years, leading to the assumption that household sizes could increase in the Town. However, between 1990 and 2000 the average household size in Delton declined from 2.9 persons per household to 2.71 pph. Increasing population combined with declining household sizes indicates an increased demand for housing. Using these two assumptions, the *Household Size Trend* population projection represents a 7% decrease in housing size every 10 years. *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.

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 Residential Land Needed
1990, per census	1599	2.0	777	NA
2000, per census	2,024	2.71	862	174 (10 yr)
2010, Projection	2,053	2.52	947	170
2015, Projection	2,145	2.42	990	86
2020, Projection	2,237	2.33	1032	84
2025, Projection	2,329	2.14	1074.5	85
2030, Projection	2,421	2.50	1117	85

Source: US Census and Sauk County Planning & Zoning

Based on this projection, the Town can expect approximately 85 acres to be converted to residential uses in every 5-year time period. This equates to roughly 42 new lots at 2 acres per lot as explained above. It is important to note again that the Town currently has approximately 266 vacant residential lots in platted subdivisions. Although some 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 through the year 2035.

➤ **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. According to the Town of Delton records, in the 26 years from 1982 through 2008 around 1,200 acres were rezoned from the Agricultural Zoning District to the Commercial Zoning District. This amounts to an average of about 240 acres converted to commercial uses every five years, and is apart from the 350 acres set aside for the Baraboo–Dells Municipal Airport. At that rate, the Town will convert approximately 1,200 additional acres to commercial land uses between 2005 and 2030.

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

Period Year	Land rezoned to Commercial or Rec Commercial	Additional Commercial Land Needed
1982–2008	1,200 acres*	
2005-2010		240 acres
2010-2015		240 acres
2015-2020		240 acres
2020-2025		240 acres
2025-2030		240 acres

Source: Town of Delton

\*Approximate acres converted to commercial 1982-2008

➤ **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 Delton 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**. The total equals 1,710 acres of agricultural land needed for residential and commercial uses, at the currently projected rate of conversion. It is likely that the continued creation of Certified Survey Map lots and implementation of the proposed Rural Residential Land Use District will further reduce the amount of agricultural lands in the Town, however one primary objective of the Rural Residential Land Use District includes the preservation of productive agricultural lands by clustering residential uses.

**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 Wisconsin River, Dell Creek, and Harrison Creek, include floodplains which are 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**.

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

**Land Use Goal:** Maximize effective use of land while respecting individual property rights.

**Land Use Objectives/Policies:**

LUO-1 Minimize conflicts between adjacent land uses.

LUP-1a Update and utilize the Town zoning ordinances *to include all or some of the following land use districts:*

**1. Single-Family Residential District**

From the Town of Delton Planning and Zoning Ordinance, Ch. 8.0 Single Family Residential District (R-1):

8.01 Purpose. This District is created to provide for attractive, high quality residential development, to identify areas that have previously been developed for single-family residences, and to protect residences from incompatible uses. This District is intended to cluster residences in order to make it more reasonable to provide public services.

*Description: Includes existing and planned single-family detached residential development that is either of conventional suburban design or more compact and urban and located adjacent to existing development and urban services. The Town of Delton will maintain a minimum residential lot size of one acre for unsewered single-family residential lots.*

## **2. Mixed Residential and Neighborhood Commercial District**

*Description: Includes a variety of residential units, including duplexes, multi-family housing (3 + unit buildings), senior housing and employee housing. This district will be located adjacent to existing urban development and services, and will include neighborhood retail and service business to serve planned single and multi-family residential development.*

Consider a “Planned Neighborhood” or “Traditional Neighborhood” designation, which could accommodate a well-designed commercial and residential development. The term *Planned Unit Development (PUD)* is used to describe a type of development and the regulatory process that permits a developer to meet overall community density and land use goals without being bound by existing zoning requirements. *See Planned Unit Development Description, Town of Delton Comprehensive Plan Appendix F.*

*See also the Model Standards for Traditional Neighborhoods within a Planned Unit Development, in the USH 12 Corridor Growth Management Plan Appendices, p. C-24, Town of Delton Comprehensive Plan Appendix G.*

## **3. Multi-Family Residential District**

From the Town of Delton Planning and Zoning Ordinance, Ch. 9.0 Multiple Family Residential District (R-2):

9.01 Purpose. This District is created to provide for well-planned multiple family dwellings as an alternative to single family and two-family dwellings and to identify areas in which multiple family dwellings now exist. It is intended that this District be located on close proximity to incorporated areas to make it more reasonable to provide necessary public services.

*Description: Planned residential areas for multi-family dwellings and compatible neighborhood uses.*

*See the Model Standards for Multi-Family Residential Developments in the USH 12 Corridor Growth Management Plan Appendices, p. C-22, Town of Delton Comprehensive Plan Appendix G.*

## **4. Commercial District (or, General Business District)**

From the Town of Delton Planning and Zoning Ordinance, Ch.10.0 Commercial District:

10.01 Purpose. It is the policy of the Town of Delton to promote economic development and a strong local economy. It is recognized, however that most commercial uses should be located in or near the urban communities where a full range of needed services can be afforded to such uses and where conflicts with agricultural uses are less likely. The Commercial District is created to provide locations for establishments principally engaged in retail sales of merchandise and/or services as well as establishments and areas to serve the recreational needs of the community.

*Description: Retail and service business uses. Includes indoor commercial, office, institutional, telecommunication facilities, and outdoor display land uses, with new development adhering to high quality building design, generous landscaping, modest lighting, and limited and attractive signage.*

From the *USH 12 Corridor Growth Management Plan Appendices*, Model Standards for Large Retail Buildings, p.C-16:

- (1) Purpose and Applicability. The following requirements are applicable to all new retail and commercial service buildings in excess of 20,000 gross square feet (or a max. floor area appropriate to the Town of Delton) and shall be conditional uses in the zoning districts in which they are allowed. All additions to existing retail and commercial service buildings, built either before or after the adoption of this Ordinance, which bring the total building size to over 20,000 g.s.f. (for example) shall also require a Conditional Use Permit. The following standards are intended to ensure that large retail and commercial service buildings, and the sites they occupy, are properly located and compatible with the surrounding area and community character of the Town of Delton. Such projects shall also be subject to the more general standards for the approval of Conditional Use Permits.

#### **5. *Tourist Entertainment Corridor District***

*Description: Includes high-quality commercial development central to a 'forest and rivers' theme as expressed in the Highway 12 Corridor Growth Management Plan. Tourist entertainment corridor businesses are located on the existing Highway 12 alignment, not the realigned highway. Planned mixed commercial/residential uses to serve tourist visitors and workforce residents.*

From the *USH 12 Corridor Growth Management Plan Appendices*, Model Highway Corridor Design Overlay (HCDO) District, p.C-2:

*A. Statement of Purpose: The purpose of the HCDO Highway Corridor Design Overlay District is to maintain and enhance the aesthetic appeal, character, scenic beauty, natural landscape, dark sky, traffic safety, and orderly development along and visible from major highway corridors.*

#### **6. *Agricultural District (Rural Lands)***

From the Town of Delton Planning and Zoning Ordinance, Ch.7.0 Agricultural District:

7.01 Purpose. This District provides for the preservation, maintenance and enhancement of quality agricultural, forestry and natural areas for the benefit of farm operators and the general public in terms of production of food and fiber and environmental quality. This District will allow non-agricultural uses to be considered. Rezoning to Residential Districts and other non-agricultural uses will be reviewed by the Planning Commission on a case-by-case basis. This policy is intended to avoid conflicts which occur when farm and non-farm uses are mixed and to reduce the adverse pressures upon farming caused by speculative land values and consequent increases in property taxes on farmlands.

*Description: Intended for sustained agricultural and ag compatible land uses. This designation recognizes all undeveloped land typically utilized for agriculture or other open spaces.*

**7. Recreational Commercial District - include workforce housing as a conditional use in commercial district with ordinance update.**

From the Sauk County Zoning Ordinance, Ch. 7.08 Recreational-Commercial District:

Purpose. This district is created to provide recreational opportunities to the general public and to furnish those commercial services and products that serve and support the rational development of the recreational opportunities. It is recognized, however, that such development must not significantly damage, threaten, or be in conflict with the natural resources, character and uses of the area.

**8. Rural Residential District**

*Description: For planned residential development compatible with rural uses and natural resource protection. This designation would stipulate application of conservation development principles to accommodate carefully planned residential uses that are land efficient and that protect natural features and open space.*

**9. Shoreland Residential District**

*Description: Includes existing and proposed seasonal and year-round single-family development adjacent to rivers, lakes and streams. This designation would incorporate shoreland buffers and other restrictions to protect native vegetation, natural shorelines and aquatic wildlife.*

**10. Light Industrial District**

From the Town of Delton Planning and Zoning Ordinance, Ch.11.0 Light Industrial District:

11.01 Purpose. The Light Industrial District is created to provide for establishments principally engaged in wholesale trade, light manufacturing, assemble and storage. The types of businesses in this District generally do not generate heavy traffic and do not create excessive noise levels.

**11. Heavy Industrial District - (Delete this District form the Town Ordinance)**

**12. Mineral Reservation District (Retain this district, but change all currently zoned Mineral Extraction lands to Ag in the Future Land Use Map)**

From the Town of Delton Planning and Zoning Ordinance, Ch.13.0 Light Industrial District:

13.01 Purpose. The Mineral Reservation District is created to protect mineral extraction/processing operations against problems caused by intrusion of incompatible land uses and to allow for protection of deposits of minerals. The District regulations also control, by cross-reference, mineral extraction/processing operations which occur in other zoning districts.

**13. Parks, Public Lands and Natural Areas District**

*The purpose of this District is to recognize and protect the significant areas of public lands set aside in the Town of Delton for recreation, conservation and other public purposes, to prevent unwanted external impacts to these lands from neighboring land uses, and to encourage compatible and complimentary land uses in neighboring areas.*



***14. Utility, Public Facility or Institutional District***

*The purpose of this district is to encourage efficient and timely provision of utilities and public facilities in the planning and development of lands within and adjacent to the USH 12 Tourist/Entertainment Corridor, and/or lands uniquely suited to the efficient and cost-effective placement of public infrastructure and facilities.*

***15. Transportation Corridor (Differs from Tourist entertainment Corridor district)***

LUO-2 Preserve and protect landowner's rights.

LUP-2a Assure transparent and fair public processes.

## **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 Delton 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 Delton 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 (see Ch. 1, Introduction).

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 Delton Comprehensive Plan Committee consisted of people from a variety of 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 Delton 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 2018 (i.e., ten years after 2008). The Town should also monitor any changes to language or interpretations of State law throughout the life of the Comprehensive Plan.

### **12.3 Role in 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 expected 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 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 act as, or to select participants for a Comprehensive Planning Implementation Committee and to 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)**

An Economic Development Advisory Committee (EDAC) should be composed of local business owners, community leaders 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 Suggested Implementation Timeline and Recommended Courses of Action

This section provides a summary of the actions that the Town should complete in order to 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-2A*	2009-10	Plan Commission/Town Board
HP-3A	2009-ongoing	Plan Commission/Town Board
HP-3B	2009-ongoing	Plan Commission/Town Board
HP-4A	2009-10	Plan Commission/Town Board
HP-4B	2009-10	
HP-4C	2009-ongoing	Plan Commission/Town Board
HP-5A	2010-12	Plan Commission/Town Board
HP-5B	2010-12	Plan Commission/Town Board
HP-5C	2010-ongoing	Plan Commission/Town Board

#### AGRICULTURE RESOURCES

Policy	Implementation Timeframe	Representative Body
ARP-1A*	2009-2010	Plan Commission/Town Board
ARO-2	2010-12	Plan Commission/ Town Board

#### UTILITIES & COMMUNITY RESOURCES

Policy	Implementation Timeframe	Representative Body
UCRO-1	2009-ongoing	Plan Commission/ Town Board
UCRO-2	2009-ongoing	Plan Commission/Economic Dev. Advisory Committee (EDAC)
UCRP-2A	2009-2010	Plan Commission/ EDAC
UCRP-3A	2009-ongoing	Plan Commission/Town Board

#### TRANSPORTATION

Policy	Implementation Timeframe	Representative Body
TP-1A	2009-ongoing	Plan Commission/ Town Board
TO-2	2009-ongoing	Plan Commission/Town Board
TP-3A	2009-ongoing	Plan Commission/Town Board
TP-4A	2010-12	Plan Commission/Town Board
TP-5A	2009-10	Plan Commission/Town Board

## ECONOMIC DEVELOPMENT

Policy	Implementation Timeframe	Representative Body
EDP-1A*	2009-ongoing	Plan Commission/Town Board/EDAC
EDO-4*	2009-ongoing	EDAC
EDP-4A*	2009-ongoing	EDAC
EDP-4B	2009-ongoing	EDAC

\*\*Economic Development Advisory Committee

## NATURAL RESOURCES

Policy	Implementation Timeframe	Representative Body
NRO-1	2010-11	Plan Commission/Town Board
NRO-2	2009-ongoing	Plan Commission/Town Board
NRO-3	2009-ongoing	Plan Commission/Town Board
NRO-4	2009-ongoing	Plan Commission/Town Board
NRO-5	2010-11	Plan Commission/Town Board
NRP-5A	2010-11	Plan Commission/Town Board

## INTERGOVERNMENTAL COOPERATION

Policy	Implementation Timeframe	Representative Body
ICP-1A	2009-ongoing	Town Board
ICP-1B	2009-ongoing	Town Board
ICP-1C	2009-ongoing	Plan Commission/Town Board/EDAC
ICP-1D	2009-ongoing	Plan Commission/Town Board
ICP-1E	2009-ongoing	Plan Commission/Town Board/EDAC
ICP-1F	2010-12	Plan Commission/Town Board
ICP-1G	2009-ongoing	Plan Commission/Town Board
ICP-2A	2009-ongoing	Plan Commission/Town Board
ICO-3	2009-ongoing	Plan Commission/Town Board
ICO-4	2009-ongoing	Plan Commission/Town Board

## LAND USE

Policy	Implementation Timeframe	Representative Body
LUP-1A*	2009-12	Plan Commission/Town Board
LUP-2A	2009-ongoing	Plan Commission/ Town Board

### 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 Delton Comprehensive Plan simultaneously has ensured that there are no known internal inconsistencies

between the different elements of this Plan. Consistency is a quality that requires vigilant Plan Commission and Town Board oversight as new policies are identified and existing policies reviewed.

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

Prior to each annual meeting, the Plan Commission and Town Board should 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 Delton 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.