

# Town of Delta Year 2030 Comprehensive Plan

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# 1. Issues and Opportunities

The *Issues and Opportunities* element of the comprehensive plan provides background information on the town planning process, a summary of the issues facing the town, and an analysis of the town's population. Public participation efforts, community goals, and forecasts for the future will be discussed.

## 1.1 Introduction

The Town of Delta is a remote, rural community in northwestern Wisconsin (see Map 1-1). The town's landscape is a rolling expanse of seemingly endless forest. Breaking the expanse is a small farming area in the northeast, the White River and its tributaries, and more than 50 lakes of varying sizes and depths. Most of the town's development is circled around these lakes. Delta is home not only to individuals who support the local tourism and recreation industry, but also to growing numbers of education, finance, medical, and other professionals.

Major influences in the town include a significant presence of non-resident property owners, a tourism and recreation based economy, and the almost overwhelming presence of public lands. Recreational properties are used seasonally by residents of the surrounding region, drawn to Delta from larger metropolitan areas of Wisconsin and Minnesota. Delta is a destination for hunters, hikers, snowmobiles, ATVs, anglers, and a wide variety of other recreationists that come in search of lakes, trout streams, and wild lands. They have no trouble accessing natural resources, with more than 20 thousand acres of federal and state land available within the town. The Chequamegon National Forest and White River State Fishery Area occupy just over one half of the town's land area.

## 1.2 Initiation of the Planning Process

In May of 2002, the Town of Delta Plan Commission and Town Board took action to begin a comprehensive planning process. The town's planning process was initiated to provide tools for the management of growth and development. Significant housing growth, conversion of resorts to condominium ownership, the sale of large blocks of forest land, changing zoning regulations at the county level, and the need for a basis for decision making on these issues were all drivers in motivating the town to develop a comprehensive plan. The development of this plan will also help facilitate compliance with Wisconsin's Comprehensive Planning law (Wis. Stats. 66.1001) and provide a more detailed level of planning for the town than was accomplished in the Bayfield County Land Use Plan. Refer to the *Implementation* element for more details on compliance with Wisconsin's Comprehensive Planning law.

The Town of Delta initiated this comprehensive plan development process under the authority of Wisconsin's Comprehensive Planning legislation, Wis. Stats. 66.1001. The Town also acted under the authority of Wis. Stats. 60.22(3) (village powers) and Wis. Stats. 61.35 (village planning). The Town of Delta was granted village powers at its annual meeting in 1979 and has been operating as such since April 11, 1979.

Map 1-1 Regional Setting

In October of 2002, the Town of Delta was awarded two Lake Planning Grants by the Wisconsin Department of Natural Resources to assist with funding of the comprehensive plan development project. The large number of lakes and the pristine quality of the town's waterways were instrumental in gaining approval for the grant funding.



Lakes related data, issues, trends, and recommendations found throughout the Town of Delta Comprehensive Plan will be highlighted with this logo in order to demonstrate the importance of water quality in the Town of Delta and to meet the intent of the Lake Planning Grants awarded by the Department of Natural Resources.

### 1.3 Issue Identification

In November of 2002, the Town of Delta Plan Commission completed a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis to identify issues facing the town relative to growth and development. SWOT analysis is a brainstorming session that involves quick identification of community issues and often reveals a great deal about the community. For example, the exercise often reveals that the same characteristics of the community are viewed as both positive and negative issues. This can be the result of differing opinions of the participants, but more often is the result of the complexity of the issues facing a community.

For the Town of Delta, its remote location and publicly owned lands are the primary source of issues. Remoteness is viewed as a positive when considering the recreational opportunities and the quality of the natural resources in the town. However, remoteness is a challenge when considering the availability of medical care and jobs. The large areas of federal and state owned lands are also linked to recreational opportunities and natural resources, but can be viewed as posing threats when considering the impact on the town's ability to raise revenue through property taxes.

Strengths and weaknesses are positives and negatives **internal** to the town. The following strengths and weaknesses were identified:

#### Strengths

- ◆ Good school district
- ◆ Good roads – well maintained and good signage
- ◆ Low density of housing
- ◆ Good groundwater and surface water quality – springs
- ◆ Reliable power and phone service
- ◆ Wild lands (Chequamegon National Forest, White River State Fishery Area)
- ◆ Recreation opportunities (resorts, hunting, fishing, biking, ATV's, snowmobiles, canoeing, boating, hiking)
- ◆ Little crime – safe area
- ◆ Good property values
- ◆ Available natural resources (timber, gravel)

## Weaknesses

- ◆ Lack of access to a 4-lane road
- ◆ Lack of jobs for younger people
- ◆ Lack of jobs
- ◆ High cost of living
- ◆ Long distance to medical care
- ◆ Long distance to county services – courthou
- ◆ Long distance to major markets
- ◆ Many commute long distances
- ◆ Remoteness
- ◆ Lack of involvement in community decision
- ◆ Cold climate challenge for older population
- ◆ Too much land owned by government
- ◆ Lack of tax base
- ◆ Lack of representation on County Board – district boundary changes



**Lake  
Connections**

Delta Strengths:  
Good groundwater and surface  
water quality.

Delta Opportunities:  
Water recreation draws people  
to the town.

Opportunities and threats are **external** to the town and may be based on assumptions about the future. The following opportunities and threats were identified:

## Opportunities

- ◆ Good place to retire if healthy
- ◆ Good place to live
- ◆ Untapped agricultural opportunities
- ◆ Intelligent community members to draw from in decision making
- ◆ Friendly community members
- ◆ Gravel resources available
- ◆ Water recreation will continue to draw people to the town
- ◆ Resource based industries could locate in the town
- ◆ Large tracts of land may be available for sale in the future
- ◆ Land prices relatively low
- ◆ State and federal owned lands currently underutilized

## Threats

- ◆ DNR determining wetlands as lake bed
- ◆ Presence of threatened and endangered species limits use of land
- ◆ Private septic systems have limited lifetime in local soils
- ◆ Replacement of septic systems getting more difficult – changing rules
- ◆ Nonconforming lots and structures on water
- ◆ Uncontrolled development
- ◆ Extreme environmental groups influencing regulations
- ◆ Bayfield County Zoning constantly changing shoreland zoning regulations and ignoring grandfathering

The issues and opportunities identified by the Plan Commission and the public are vitally important to the development of their plan. These issues will be addressed by the goals and objectives set forth for each of the planning elements, and ultimately will be connected to the policies and recommendations created to guide the town for the next 20 to 25 years.

#### 1.4 Public Participation

Wisconsin's Comprehensive Planning legislation, Wis. Stats. 66.1001, establishes a framework that requires public participation before comprehensive plans can be adopted by a community. The following public participation efforts are required:

- ◆ The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.
- ◆ Written procedures shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

A Town of Delta Public Participation Plan was adopted by the Town Board. This plan includes public participation objectives which the town utilized to gauge its success in providing abundant public participation opportunities throughout the development of the Town of Delta Comprehensive Plan.

#### **Public Participation Plan**

Appendix B contains the Town of Delta Public Participation Plan as adopted by the Town Board. This plan includes public participation objectives which the town utilized throughout the development of the *Town of Delta Year 2030 Comprehensive Plan* to gauge its success in providing abundant public participation opportunities. The town set objectives in four areas: points of contact, variety of methods, purpose of methods, and response rate. Prior to the public hearing on the draft plan, the town had already met many of its public participation objectives.

##### **1. Points of Contact**

Of an anticipated 1200 points of public contact, there had been 1188 recorded in the form of surveys responded to, mailed meeting invitations, and public attendance of planning meetings. The rate of return on the public opinion survey was better than anticipated, but meeting attendance was lower than hoped for. Citizen attendance of the working meetings of the plan commission was the largest proportionate shortfall. Better attendance of these meetings would have aided in providing citizens with an in-depth understanding of the planning process. Citizen attendance of the public informational meetings was only slightly lower than anticipated. An objective of 100 people was set, and a total of 84 attended two public informational meetings. This provided a substantial number of citizens with the opportunity to interact directly in the planning process.

<u>Potential points of contact</u>	<u>Objective</u>	<u>Actual (to date)</u>
Mailed public opinion survey	213	246
Mailed public open house invitations	850	850
Informational meeting attendance	100	84
Plan commission meeting attendance	20	8
Two public hearings attendance	30	20
Total:	<u>1200</u>	<u>1199</u>

## **2. Variety of Methods**

Assuming that a public hearing will be held and written comments will be responded to, the town will have fully met its objectives for the variety of outreach methods. In addition to the 12 methods identified as mandatory, the town also elected to utilize a planning process newsletter that included answers to many of the questions that arose in the period of time between the two public informational meetings.

## **3. Purpose of Methods**

The town has fully met its objectives for the purpose of public outreach methods. The methods employed have accomplished public awareness, public education, public input, and public interaction. The highest level of desired involvement, public interaction, was achieved at the public informational meetings. These meetings were both held during the summer months to maximize public interaction opportunities for both permanent and seasonal residents.

## **4. Response Rate**

This objective is the largest remaining responsibility for the town. A public comment period of at least 30 days will take place before the public hearing. The Town of Delta will strive to respond to 100% of the public comments received on the draft comprehensive plan before making a decision to adopt the plan.

## **Community Survey**

A major component of the Town of Delta's public participation process began in January of 2003 with the mailing of a written survey to every town property owner. The Town of Delta Plan Commission created the survey and compiled the results. Of the 419 surveys mailed, 246 were returned representing a very substantial response rate of 59 percent.

The 38 question survey sought opinions relative to existing conditions in the town and attitudes toward growth and development within the context of several of the comprehensive planning elements. Significant agreement in the responses appeared throughout the survey results and occurred in the areas of the town's future vision, growth and development, regulations and codes, and outdoor recreation. Highlights of the survey are included within the *Town of Delta Year 2030 Comprehensive Plan*.

## Future Vision

Property owners were asked to rank the top five issues facing the Town of Delta. The issues that appeared most frequently in the top five were:

(Issue and percent of respondents who included this in their top five issues.)

1. Property taxes.	(83%)
2. Protecting lakes and streams.	(74%)
3. Maintain rural northwoods character.	(74%)
4. Improve roads.	(37%)
5. Improved zoning enforcement.	(33%)

Property owners were asked questions that broadly addressed the general character and future direction of the town. Some of the strongest responses were:

The preservation of farmland is important in the Town of Delta.	(64%)
The protection of natural resources (woodlands, wetlands, water, etc) is important in the Town of Delta.	(87%)

## Growth and Development

Property owners were asked for their opinions regarding several aspects of potential future development. Some of the strongest responses were:

The construction of roads in new developments should be paid for by the developers.	(80%)
The town should not develop an airport.	(77%)
Single family homes should not be grouped in one area of a parcel to conserve open space (known as cluster development).	(59%)



Opinions on commercial development such as retail stores, wholesale stores, and service businesses were not significantly different.

In favor.	(45%)	Opposed.	(46%)
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Commercial recreational development (campgrounds, resorts) is not desirable in the Town of Delta. (56%)

Home based businesses should be developed. (68%)

Industrial development is not desirable in the town. (55%)

The Town of Delta should not provide financial incentives to attract new business development. (80%)

Utility development (electrical transmission lines, natural gas pipelines, etc.) is not desirable in the Town of Delta. (56%)

Property owners were asked to choose the top three types of housing development that they would like to see in the future. The following were the most frequent responses:

(Type of housing and percent of respondents who included this in their top three choices.)

Single family homes. (65%)

Seasonal/recreational homes. (52%)

None.

Elderly housing. (20%)

Regulations and Codes

Property owners were asked for their opinions relative to several potential areas of regulation that could be addressed by the town. The strongest responses were:

The town should adopt a policy on future subdivision developments in addition to existing county regulations. (54%)

This is no need for more stringent construction standards for new building.

The Town of Delta should adopt standards for mobile homes addressing foundation, skirting, age, and size. (70%)

The town should adopt regulations that apply to the development of mobile home parks. (78%)

The Town of Delta should restrict minimum lot sizes on land that is not under shoreland zoning. (69%)

The minimum lot size for off-water parcels should be 5 acres. (53%)

The town should adopt standards for sand/gravel pit locations and operations. (75%)

Opinions were not significantly different regarding whether the town should adopt more restrictive standards for signs and billboards than the county.

In favor.	(42%)	Opposed.	(46%)
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Town property tax revenue should not be used to pay for the enforcement of town ordinances. (92%)

## Outdoor Recreation

Property owners were asked for their opinions regarding several aspects of outdoor recreation. The strongest responses were:

Additional ATV trails are not desirable in the town. (57%)
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Additional snowmobile trails are not desirable in the town. (50%)
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Additional skiing and walking trails are desirable in the town. (53%)
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Opinions on additional biking trails were not significantly different.

In favor.	(41%)	Opposed.	(45%)
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Opinions on the use of snowmobiles on town roads were not significantly different.

In favor.	(47%)	Opposed.	(45%)
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Opinions on the use of ATVs on town roads were not significantly different.

In favor.	(46%)	Opposed.	(48%)
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These survey responses will give the town its initial sense of direction. Responses to the broad concepts will aid in the development of a vision for the future as well as plan goals and objectives. Responses to the more specific questions will help the town craft its policy statements and implementation plan.

## **Public Informational Meetings**

The first of two public informational meetings was held May 29, 2003 at the Delta Town Hall. Invitations to this meeting were mailed directly to every property owner in the town, and approximately 43 people attended. The primary objectives of this meeting were to report on the work completed to date and to obtain feedback on the town's draft goals and objectives and on a conceptual draft of the preferred land use map. The results of these meetings should be viewed as one more piece of the total body of public participation. This format of public participation is advantageous in that the discussion leads to well thought out feedback. However, only a small number of people are represented. Fewer people attended the public informational meetings than

responded to the public opinion survey, for example. These results alone were not used to guide development of the plan. Where the results of this meeting were consistent with the results of other public participation, they were used by the plan commission to further refine the goals, objectives, and preferred land use map and to begin crafting the town's policies and implementation plan. Some of the key results included:

- ◆ Strong support for the re-establishment of a mixed-use town center.
- ◆ Support for the adoption of commercial design review standards.
- ◆ Affirmation of the survey results that indicate that the desired overall development pattern should be scattered versus clustered or concentrated.
- ◆ Support for directing residential development away from productive farmland, forests, and environmentally sensitive areas.
- ◆ Strong support for continuing to work with Bayfield County in order to achieve the town's desired pattern of land use.
- ◆ Strong support for implementation tools that can be administered by the plan commission.
- ◆ Strong support for much of the content of the conceptual preferred land use map.



## **Lake Connections**

Surface water quality issues were a focus of one portion of the first public informational meeting. Those in attendance were asked to identify a waterway with which they were most familiar or to consider waterways in the town in general. They were then asked to rate the top 5 issues facing those bodies of water. This activity was intended to provide a broad survey of potential issues that could serve as a starting point for more detailed study at a later date. The results represent the opinions of a few individuals and are not statistically representative of the town as a whole. Overall, the most frequently selected statements were:

1. Balancing use of waterways between quiet uses and powered uses.
2. No issues. These waterways are perfect.
3. Lack of fish or wildlife.

The second public informational meeting was held August 28, 2003 at the Delta Town Hall. Invitations to this meeting were mailed directly to every property owner in the town, and approximately 41 people attended. The primary objectives of this meeting were to report on the work completed to date and to obtain feedback on the town's draft policies, implementation strategy, and land use plan. This public informational meeting had a more open format than the first one. There were no questionnaires. The presented material was followed by an open discussion period. Those attending could ask questions related to any aspect of the presented material or the planning process as a whole.

A detailed report of the results of these meetings can be found in Appendix B.

## Newsletter

The invitation to the August public informational meeting was accompanied by a newsletter that provided additional information on the planning process, Wisconsin's Comprehensive Planning law, and how the plan might affect the town after adoption. After the first public informational meeting, Plan Commission and Town Board members sensed the need to provide additional information to town residents and property owners. In response to this need, it was determined that a newsletter would be the most effective tool to answer the most frequently raised questions.

## Plan Commission Meetings

Twelve meetings of the Town Plan Commission were held throughout the planning process. These meetings were the vehicle for completing most of the plan drafting work. Activities included reviewing draft documents, selecting goals, objectives, and policies, reviewing implementation options, and preparing for the public informational meetings. These meetings were posted, held at the town hall, and open to the public. Minutes of these meetings can be requested from the Town Clerk. Although few members of the public actually attended, all results of the plan commission working meetings were presented at the public informational meetings. The meetings of the plan commission dedicated to work on the comprehensive plan included:

October 8, 2002	April 24, 2003	March 5, 2008
November 11, 2002	June 19, 2003	April 7, 2008
November 19, 2002	July 23, 2003	May 7, 2008
February 13, 2003	August 17, 2003	June 4, 2008
March 13, 2003	October 23, 2003	August 6, 2008
April 10, 2003	November 20, 2003	October 1, 2008

## Public Hearing

A public hearing was held before the Town Board on June 26, 2004 to consider adoption of the plan as recommended by the Plan Commission. This hearing was posted and advertised by a Class 1 notice and provided compliance with the public hearing requirement of Wisconsin's Comprehensive Planning law (Wis. Stats. 66.1001). A summary of the planning process and plan was presented, but most of the time was reserved for public comment and open discussion. No substantive changes to the draft comprehensive plan were requested as a result of the public hearing or registered in writing during the 60 day public comment period. This process was repeated on February 18, 2009.

### 1.5 Demographics

Monitoring population growth is a primary tool in tracking change and predicting future growth and change within a community. Population characteristics relate directly to the town's housing, educational, utility, community, and recreational facility needs, as well as future economic development and transportation demands. Over time, fluctuations in the regional economy, housing markets, and other trends can also influence population change.

Table 1-1: Population Trends, Town of Delta, 1970-2000

Census Count				# Change		
1970	1980	1990	2000	1970-80	1980-90	1990-00
150	205	215	235	55	10	20

Source: U.S. Bureau of the Census, 1970-2000.

Table 1-1 displays population trends for the Town of Delta from 1970 to 2000. The town has experienced steady, but growing population levels over the 30 year period. From 1970 to 1980, the town’s population increased by 55 persons, however in the following decade population only increased by 10 persons. From 1990 to 2000, population increased by 20 persons. Overall, population within the town has increased moderately.

### Comparative Population Trends

Table 1-2 displays a comparison of the Town of Delta’s population to the Towns of Drummond and Mason, the Village of Mason, Bayfield County, and the State of Wisconsin. Similarly, Figure 1-1 depicts the comparative population change during the period for the Town of Delta, Bayfield County, and the State of Wisconsin.

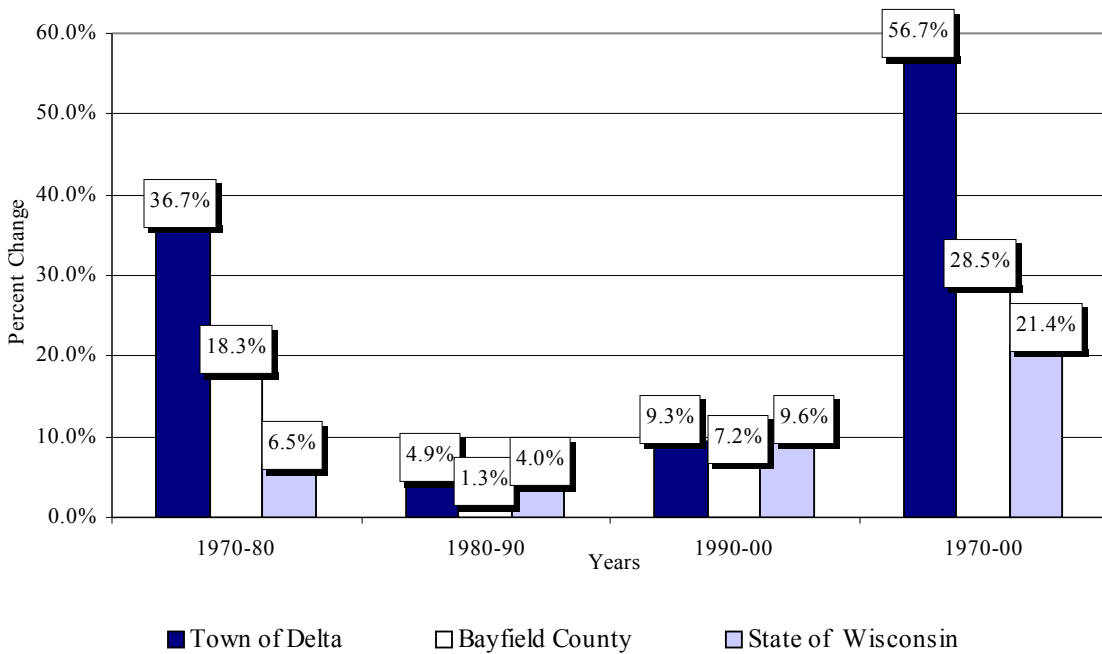
Table 1-2: Comparative Population Change, Town of Delta and Selected Areas, 1970-2000

	1970	1980	1990	2000	% Change 1970-80	% Change 1980-90	% Change 1990-00	% Change 1970-00
Town of Delta	150	205	215	235	36.7%	4.9%	9.3%	56.7%
Town of Drummond	349	442	417	541	26.6%	-5.7%	29.7%	55.0%
Town of Mason	304	304	296	326	0.0%	-2.6%	10.1%	7.2%
Village of Mason	119	102	102	72	-14.3%	0.0%	-29.4%	-39.5%
Bayfield County	11,683	13,822	14,008	15,013	18.3%	1.3%	7.2%	28.5%
State of Wisconsin	4,417,731	4,705,642	4,891,769	5,363,675	6.5%	4.0%	9.6%	21.4%

Source: U.S. Bureau of the Census, 1970-2000.

When compared to the other areas shown, the Town of Delta experienced the greatest percentage of population growth from 1970 to 2000. The Town of Drummond also experienced a significant overall population growth for the 30 year period. However, the Town of Mason and Village of Mason experienced minimal and negative population growth, respectively. Population growth within the county was greatest during the 1970s and greater than the State for the 30 year period shown.

Figure 1-1: Comparative Population Change, Town of Delta, Bayfield County, and Wisconsin, 1970-2000



Source: U.S. Bureau of the Census, 1970-2000.

### Population by Age Cohort

Table 1-3 displays the distribution of the population by age groups for 1990 and 2000 within Delta. A shifting age structure affects a variety of services and needs within the community including housing, elderly care, and schools.

Table 1-3: Population by Age Cohort, Town of Delta, 1990-2000

Age	1990		2000		% Change 1990-00
	Number	% of Total	Number	% of Total	
Under 5	15	7.0%	14	6.0%	-6.7%
5-19	31	14.4%	33	14.0%	6.5%
20-44	62	28.8%	62	26.4%	0.0%
45-64	60	27.9%	64	27.2%	6.7%
65+	47	21.9%	62	26.4%	31.9%
<b>Total</b>	<b>215</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>9.3%</b>

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

For the period shown, the age structure in the Town of Delta has shifted slightly to older age groups with a 31.9% increase in the 65+ age group. The 2000 median age of residents in the town was 46.1 years. The median age for Bayfield County was 42.1 and the median age for Wisconsin was 36.0.

## General Population Trends

The Town of Delta, as well as Bayfield County, is experiencing trends similar to many other northern and more seasonal communities in Wisconsin. The following factors were identified in the *Bayfield County Land Use Plan* as factors affecting population and demographic change.

Growing population of elderly (age 65 and over) inhabitants who remain, have family or other ties to the area:

- ◆ An influx of 35 to 54 year olds who are generally well educated, without children or with few children, and seek a tranquil setting to reside or start a business;
- ◆ An out-migration of retired individuals (age 65 to 84) who have spent their work careers in the area but seek to retire elsewhere and maintain their residence as a seasonal home;
- ◆ An increase of retired individuals (65 and over) who have spent their working career elsewhere and are now establishing a residence in the county or converting their summer home or seasonal dwelling into a permanent residence;
- ◆ A decrease in infants born into or moving with families into the county;
- ◆ An overall decrease in persons between the ages of 15 and 34; as this age group is most likely to seek employment and educational opportunities elsewhere.

## Education Levels

The educational attainment level of persons in a community is often an indicator of the overall income, job availability, and well-being of a community. According to the 2000 Census, approximately 83% of town residents age 25 and over have attained a high school or higher level of education (compare to 85% for the State of Wisconsin). Approximately 31% have attained a bachelor, or higher, degree (compare to 22% for the State of Wisconsin). For further labor force information refer to the *Economic Development* element.

## Income Levels

According to the 2000 Census, the largest segment of town residents, 23.4%, had a household income between \$15,000 and \$24,999. The greatest portion of county residents, 19.5%, had an income between \$35,000 and \$49,999. The town's median household income was \$4,289 higher than the county's. The town had a lower number of households with an income of less than \$10,000 and a significant number of households within the \$50,000 to \$74,999 income category contributing to the town's higher median income.

## Employment Characteristics

According to the 2000 Census, the greatest percentage of employment for the town and the county was within the educational, health, and social services economic sector, 31.6% and 22.4% respectively. The second largest economic sector for the town and the county was arts,



entertainment, recreation, accommodation, and food service, 14.3% and 12.8% respectively. These economic trends indicate the seasonal nature of the economy and dependence upon tourism and seasonal visitors. For further economic and labor force information refer to the *Economic Development* element.

## 1.6 Trends and Forecasts

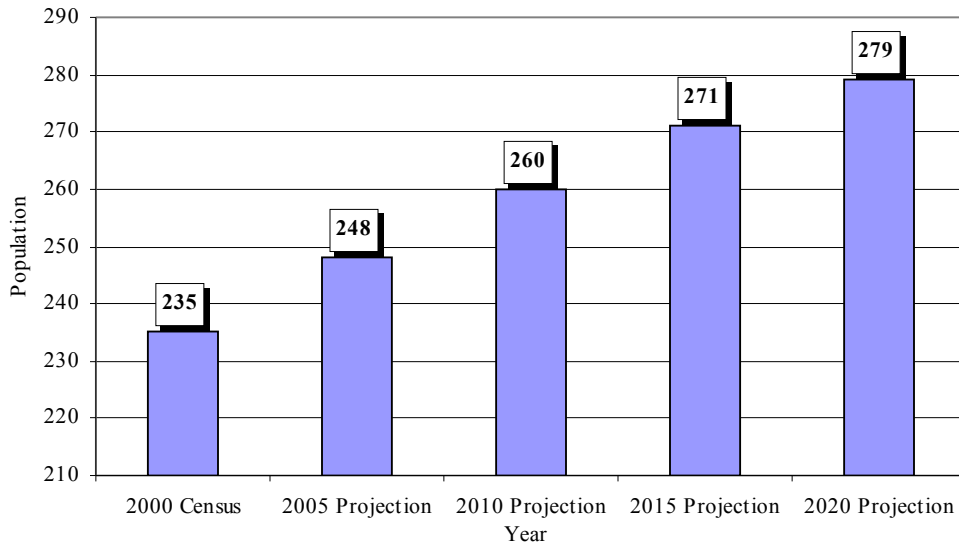
Population projections are based on past and current population trends, and their reliability depends on the continuation of these past growth trends. Projections should be considered as one of many tools used to help anticipate and predict future needs within the town. Population levels are subject to the town's physical conditions, environmental concerns, land use, zoning restrictions, taxation, and other political policies that influence business and personal location decisions.

Every ten years, when the U.S. Bureau of the Census releases Census information for the State of Wisconsin, the Wisconsin Department of Administration (WDOA) Demographics Services Center prepares baseline population projections for the communities and counties of Wisconsin. The WDOA takes approximately three years to release projection information after new census data are released. The WDOA utilizes a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which is used to give communities preliminary population projections for a future date.

The WDOA has released preliminary population projections that utilize the 2000 Census.

Figure 1-2: WDOA Preliminary Population Projections, Town of Delta, 2000-2020

Source: Wisconsin Department of Administration, Demographics Services Center, Wisconsin Preliminary

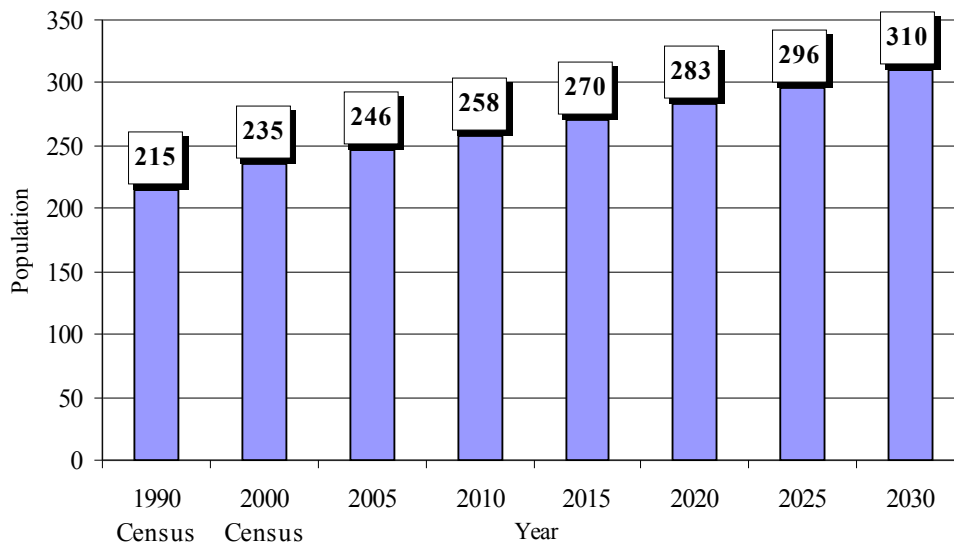


Population Projections, 2000-2020, October 2003.

### Linear Population Projections

Figure 1-3 illustrates the census counts from 1990 and 2000 and a linear projection that was calculated by taking the percent change between the census counts and projecting the trend on an annual basis to the year 2030.

Figure 1-3: Linear Population Projections, Town of Delta, 1990-2030



Source: U.S. Bureau of the Census, 1990-2000. Foth & Van Dyke, 2002.

It is estimated that the town's population in the year 2030 will reach 310 persons, an increase of 31.9% from the 2000 Census count.

Population projections in the Bayfield County Land Use Plan, created by the Northwest Regional Planning Commission, estimate the town's population to reach 282 persons by 2020. This projection is nearly identical to the linear projection identified in Figure 1-3.

Projections should be used only as guidance for estimating future population growth. It is likely that future town population levels will fall somewhere within the provided projections.

Preliminary population projections to the year 2030 have been completed for the state by the WDOA. Primary trends are as follows:

- ◆ Wisconsin's population in 2030 is projected to be 6.35 million, nearly one million more than the 2000 census count of 5.36 million.
- ◆ The pre-school and school-aged populations together – ages 0 through 17 – will decrease slightly from 1,369,000 in 2000 to 1,320,000 in 2010, and then increase steadily to 1,430,000 in 2030.
- ◆ The working age population – ages 18 through 64 – will peak in 2015 at 3.67 million and then decline slightly by 2030 to 3.60 million (but still 300,000 above the 2000 census count).
- ◆ The number of births in Wisconsin will show an increase from under 350,000 in the 2000-2005 period to approximately 385,000 in the three five-year periods after 2015. The volume of deaths, however, will increase substantially due to the aging population. Consequently, natural increase, the excess of births over deaths, will decline from 127,000 in the first half of the 2010s to a little over 85,000 in the second half of the 2020s.
- ◆ The age 65-plus population will increase slowly up to 2010, and then grow dramatically as the Baby Boomers join the ranks of the elderly. Wisconsin's elderly population will expand by more than 600,000 over the 30-year period from 703,000 in 2000 to 1,327,000 in 2030. Senior citizens formed 13% of the state's total population in 2000. Their proportion will rise to 21% in 2030.
- ◆ The population aged 85 and over is projected at 157,000 in 2030, an increase of 61,000 – or nearly 65% - over their 2000 tally of 96,000.

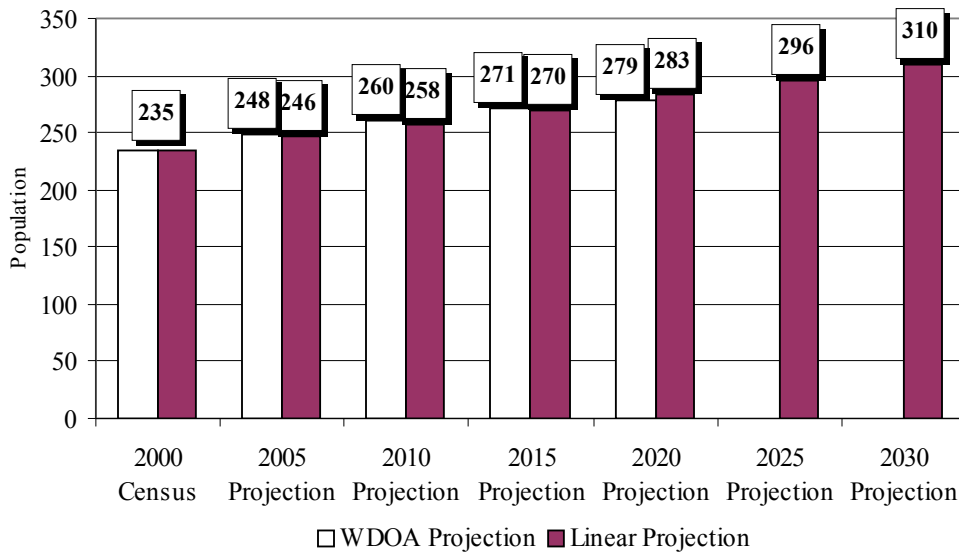
While these trends are projected for the state as a whole it is anticipated that many of these will also affect the Town of Delta.

### **Comparative Population Projections**

Figure 1-4 displays both the WDOA preliminary population projection and the linear population projection for the Town of Delta.

The projections displayed in Figure 1-4 should be used only as guidance for estimating future population growth. It is likely that future town population levels will fall somewhere between the results of the various projections provided.

Figure 1-4: Comparative Population Projections, Town of Delta, 1990-2030



Source: U.S. Bureau of the Census, 1990-2000. Foth & Van Dyke, 2002. Wisconsin Department of Administration, Demographics Services Center, Wisconsin Preliminary Population Projections, 2000-2020, October 2003.

Population projections within the Bayfield County Land Use Plan, created by the Northwest Regional Planning Commission, estimate the town’s population to reach 282 persons by 2020. This projection is nearly identical to the linear projection and also very close to the WDOA preliminary projection.

**Household Trends**

Data provided by the 1990 and 2000 census indicate a trend toward fewer persons per household throughout the State of Wisconsin. These trends hold true in Bayfield County, where persons per household has decreased by nearly 3 percent, and in the Town of Delta where the drop was closer to 4 percent. This trend is likely related to smaller family sizes and a growing number of retired persons remaining in single family homes. The trend toward fewer persons per household is likely to continue into the future, but is difficult to forecast with any certainty.

Table 1-4: Persons Per Household, Town of Delta and Bayfield County, 1990-2000

	1990	2000	% Change 1990-2000
Town of Delta	2.31	2.21	-4.3%
Bayfield County	2.52	2.45	-2.8%

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

## Employment Forecasts

In January of 2001, the Wisconsin Department of Workforce Development (WDWD) released a publication entitled *Wisconsin Projections, 1998-2008*. This publication makes economic projections for the state regarding the labor force, industries and occupations. Some of these predictions will likely influence local and regional employment trends.

According to the WDWD projections, the top five industries adding the most new jobs from 1998 to 2008 will be the business service industry, health services, educational services, social services and miscellaneous retail stores. The top five occupations with the most job openings for the same period are cashiers, retail salespersons, waiters and waitresses, general office clerks and general managers/top executives. More detailed information on local and regional employment trends can be found in the *Economic Development* element.

### 1.7 Issues and Opportunities Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community.

Objectives are more specific than goals and are measurable statements usually attainable through direct action and implementation of plan recommendations. The accomplishment of objectives contributes to fulfillment of the goal.

#### **1Goal 1) Strengthen local control of land use decisions and maintain the ability to guide the town's destiny.**

##### *Supporting Objectives*

- ◆ Utilize the town's comprehensive plan as a tool to guide and support town actions and decisions.
- ◆ Support the Wisconsin Towns Association and be active in local, district, and state meetings.
- ◆ Request that county government amend its decision-making procedures to be consistent with the town's comprehensive plan.

#### **Goal 2) Balance appropriate land use regulations and individual property rights with community interests and goals.**

### *Supporting Objectives*

- ◆ Develop land use planning and protection strategies based on public input received throughout the plan development process and ongoing public participation efforts after the plan is adopted.
- ◆ Improve the town’s land use review process to ensure that all interested parties are afforded an opportunity to influence the outcome, and to objectively examine development proposals.
- ◆ Promote flexibility in land use controls by exploring incentive based approaches and by allowing mitigation of potential negative impacts to produce win-win outcomes.

### **Goal 3) Increase community awareness, support and involvement in land use planning and water quality protection efforts.**

### *Supporting Objectives*

- ◆ Create opportunities for citizen participation throughout all stages of plan and ordinance development and amendment.
- ◆ Improve public access to and understanding of available maps and other information related to town natural resources and the benefits and functions that they provide.
- ◆ Develop and provide educational materials on topics pertinent to town goals, objectives, policies, and land use controls.
- ◆ Utilize a variety of media to announce upcoming meetings and events such as Lake Association newsletters, local newspapers, posted town meetings, radio, public access television, and web pages.

## 1.8 Issues and Opportunities Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the town is concerned about. Policies and recommendations become the tools that the town can use to aid in making land use decisions.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the Town of Delta Year 2030 Comprehensive Plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

Recommendations are specific actions or projects that the town should be prepared to complete. The completion of these actions and projects is consistent with the town’s policies, and therefore will help the town fulfill the comprehensive plan goals and objectives.

## **Policies**

- ◆ The Town of Delta will conduct all business related to land use decision making by utilizing an open public process and by giving due consideration to its comprehensive plan.
- ◆ The Town of Delta Comprehensive Plan will maintain consistency with State of Wisconsin comprehensive planning requirements.

## **Recommendations**

1. Monitor comprehensive planning laws for changes that apply to the town.

### **1.9 Town of Delta Comprehensive Planning Goals and Overview**

This section includes a definition of each planning element (per Wisconsin Statutes 66.1001) and a compilation of the town's related planning goals for those elements where goals are required. This section provides the reader with a general overview of the town's desires for the future and the topics covered by the comprehensive plan. All goals, objectives, policies, and programs for the town are located in each respective plan element.

## **Issues and Opportunities Element**

“Background information on the local government unit and a statement of overall goals, objectives, policies and programs of the local government to guide the future development and redevelopment of the local government unit over a 20 year planning period.”

- Goal 1) Strengthen local control of land use decisions and maintain the ability to guide the town's destiny.
- Goal 2) Balance appropriate land use regulations and individual property rights with community interests and goals.
- Goal 3) Increase community awareness, support and involvement in land use planning and water quality protection efforts.

## **Housing Element**

“A compilation of goals, objectives, policies, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit.”

- 1Goal 1) Promote housing development that provides a range of housing choices for current and future residents of the Town of Delta.
- 1Goal 2) Strive for housing development that maintains the rural nature of the town and that is compatible with the town's forested and recreational atmosphere.

## **Transportation Element**

“A compilation of goals, objectives, policies, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation.”

- Goal 1) 11Provide a safe, efficient and cost effective transportation system for the movement of people and goods throughout the community.

## **Utilities and Community Facilities Element**

“A compilation of goals, objectives, policies, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunication facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities such as police, fire, and rescue facilities, libraries, schools and other governmental facilities.”

- Goal 1) 1Maintain the high quality of town government, facilities, services and utilities.

- Goal 2) 1Promote a variety of recreational opportunities within the community.

- Goal 3) Ensure proper disposal of wastewater to protect ground and surface water resources.

- Goal 4) 1Ensure that roads, structures and other improvements are reasonably protected from flooding.

- Goal 5) 1Ensure that police, fire and emergency services are appropriate for the existing and future needs and demands of the town and its land uses.

- Goal 6) Ensure the availability of state of the art recycling and solid waste disposal.

## **Agricultural, Natural, and Cultural Resources Element**

“A compilation of goals, objectives, policies, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.”

- Goal 1) Preserve the pristine quality of surface water and groundwater resources for current and future generations in the Town of Delta.



- Goal 2) Support further development of underutilized resources while minimizing potential negative impacts and maintaining consistency with the character of the Town of Delta.
- Goal 3) Maintain, preserve and enhance the town’s natural environment, forested lands, open spaces and wild lands.
- Goal 4) Maintain and enhance the town’s remote and natural atmosphere which contributes to the quality of life.
- Goal 5) Preserve significant historic and cultural lands and structures that contribute to community identity and character.

**Economic Development Element**

“A compilation of goals, objectives, policies, maps and programs to promote the stabilization, retention, or expansion of the economic base and quality employment opportunities in the local governmental unit.”

- Goal 1) Support the stabilization and expansion of the economic base and quality employment opportunities in the Town of Delta that are compatible with the goals and objectives of the comprehensive plan.
- Goal 2) Promote the forestry industry and related business as an important economic base for the future of the community.

**Intergovernmental Cooperation Element**

“A compilation of goals, objectives, policies, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities, and sharing services.”

- Goal 1) 1Seek to establish and improve mutually beneficial relationships with other units of government.
- Goal 2) Improve relationships with state and federal agencies with a major presence in the town.

**Land Use Element**

“A compilation of goals, objectives, policies, maps and programs to guide the future development and redevelopment of public and private property.”

- Goal 1) Provide for a well-balanced mix of land uses within the Town of Delta.
- Goal 2) Encourage planned growth that enhances the local economy without harming the quality of natural resources, viability of recreational opportunities or the character of the town.

Goal 3) Work cooperatively with Bayfield County to achieve the town’s desired future pattern of land use.

### **Implementation Element**

“ A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in all other elements.”

The *Implementation* element does not include goal statements.

### **1.10 Wisconsin Comprehensive Planning Goals**

Wisconsin’s Comprehensive Planning legislation establishes 14 local comprehensive planning goals that attempt to encourage consistency between the plans of any agency or jurisdiction on a state-wide scale. The Town of Delta is not required to address these goals, because the planning effort is not being funded by a Wisconsin Department of Administration comprehensive planning grant. However, the town should be aware of these goals. The 14 local comprehensive planning goals are listed here for reference.

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of 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 and 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 and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that provides mobility, convenience and safety which meets the needs of all citizens including transit-dependent and disabled.

