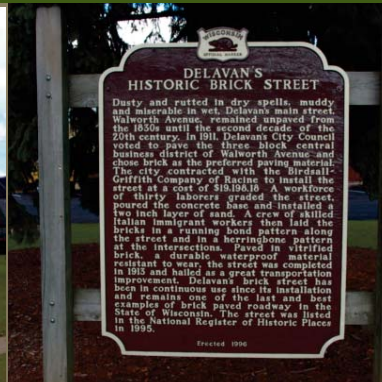


# 2018-2023



## *City of Delavan* **Park & Open Space Plan**



Adopted: November 21, 2017



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## SECTION ONE: INTRODUCTION

As the demand for parks, open space and leisure activities continues to grow throughout the country, the City of Delavan has taken the proper steps to not only create a complete park and open space system, but also to maintain and improve recreational opportunities within the community. These open spaces provide a community with many benefits such as providing outdoor recreation, promoting and accommodating a healthy lifestyle for residents, enhancing the aesthetic quality of a community, increasing property values, attracting visitors and tourists, shaping development patterns, and protecting the natural environment. With the development of this Plan, the City of Delavan has recognized the importance of providing quality recreational opportunities to its residents and visitors.

Recreational needs can only be met by properly-located sites that are convenient to potential users and which provide a wide variety of recreational options. Parks and other recreational sites should possess natural characteristics appropriate to their intended functions. Providing these facilities has become an accepted responsibility of government at all levels – local, county, state, and federal. On a local level, the increasing demand for outdoor recreation has produced three areas of concern for decision-makers:

- The need to improve existing facilities and provide additional facilities to meet current and future demand for recreational activities.
- The need to provide recreational opportunities and facilities in a manner compatible with natural resources.
- The need to provide recreational opportunities and facilities in a manner compatible with limited fiscal resources.

The recommendations presented in the City of Delavan's Park and Open Space Plan will guide the acquisition, preservation, and development of land for parks, recreation trails, and other open spaces in the City to meet the needs of a changing population. Such recommendations will also serve to protect and enhance the community's natural resource base into the future. Although this Plan addresses the long-range park and open space needs of the community (2035 and beyond), it focuses more specifically on recommendations for development over the next five and ten years. This Plan is also intended to incorporate, refine, and update the previous findings and recommendations presented in the City's 2008 Park and Open Space Plan.

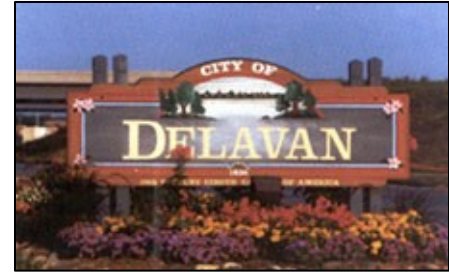
This Plan was prepared in accordance with guidelines that will make it certifiable by the Wisconsin Department of Natural Resources (WisDNR) and qualify the City for matching grant funds through the Federal Land and Water Conservation Fund (LAWCON) and the Knowles-Nelson Stewardship Program. The Plan must be updated every five years to ensure that it reflects the current needs of the community and retains its WisDNR certification.

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## SECTION TWO: BACKGROUND INFORMATION

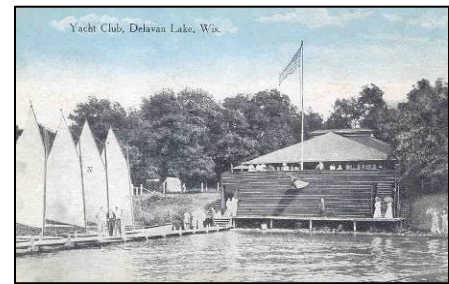
### HISTORY OF DELAVAN

The inhabited history of the Delavan area begins with Native Americans, estimated to have first occupied the area around 10,000 B.C. Later, between 500 and 1000 A.D., Mound Builders inhabited the area, and at one time over 200 effigy mounds were built. The Potawatomi also settled around the lake in the late 18<sup>th</sup> century, although there were only an estimated 240 in the county. Some of their burial mounds are preserved in the area.



When the first white settlers arrived in 1836, the area that is now Delavan was surrounded by lakes and streams. There were dense forests with prairies on both the east and west sides with plenty of game available for hunting. The first known white settler was a man from Rockford, Illinois, named Allen Perkins. He arrived in the spring of 1836 and built a log cabin for himself and his family at the base of the hill along what is now Walworth Ave.

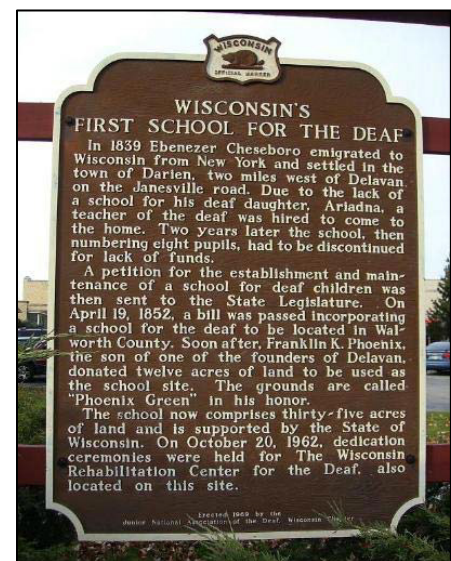
That summer, two brothers from New York, Samuel and Henry Phoenix, arrived in Chicago hoping to form a temperance colony that was, according to Samuel's journal, "pledged to temperance, sobriety and religion; and where should a poor, despised colored man chance to set his foot, he might do it in safety." Henry returned to New York after the two found no area to their liking. Eventually Samuel found the Delavan area, spending a night in an abandoned Potawatomi wigwam. He later met Allen Perkins and Perkins's two brothers-in-law traveling to Spring Prairie to get provisions. They returned to Delavan the next day where Phoenix stayed with the Perkins family until his provisions arrived from Racine. Perkins eventually moved from the Delavan area.



Phoenix filed the name of Delavan with the Belmont Legislature, naming the area after a temperance leader from New York State. He also filed the name for Walworth County, after Chancellor Rueben Walworth, past president of the New York Temperance League. Before long, Phoenix held claims to most of the area. The settlement was touted as a great temperance colony, attracting successful farmers and businessmen to the area, most traveling to Racine via steamer on the Great Lakes and thence to Delavan on covered wagon. Land sold for \$1.35 an acre and was used primarily for agriculture.

In 1847, the proprietors of the U.S. Olympic Circus chose Delavan as their wintering grounds. From 1847 to 1894, 26 different circuses set up their winter quarters in Delavan. The P.T. Barnum Circus, "The Greatest Show on Earth," was founded in Delavan in 1871. The circus era in Delavan came to an end in 1894 when the E.G. Holland Railroad Circus folded its tents, leaving behind only a handful of local performers. More than 150 members of the old Circus Colony are buried in Spring Grove and St. Andrew's cemeteries.

Phoenix was a friend and neighbor to the Ebenezer Chesebore family, whose daughter Ariadna was deaf. She was originally taught by Wealthy Hawes in 1850, who was himself hard of hearing and had attended the New York Institute for the Deaf. He was succeeded by John A. Mills, who by 1852 was teaching 8 children. When it was apparent state aid was needed, The Wisconsin School for the Deaf was founded on April 19, 1852. The school is situated high on a hill overlooking Delavan on land donated by Franklin Phoenix to the State for its sole use.



Up until the Great Depression, Delavan had a strong economy. This brought an influx of European immigrants, including a sizeable number of Irish workers. Unfortunately, the immigrants were not always welcome in the area. Still, they provided a work force for the growing economy of Delavan. Business that came to the City over the years include the Logan Cheese Factory, the Van Velzer cigar factory, the Jackson tack factory and the N.W. Hoag grain elevator. Fires devastated the business district in 1892, but the area continued its growth. A new school was built in 1894 and electricity was brought to town in 1896.

#### **DEHAVAN'S ARTISTS' COLONY**

Delavan had a thriving artists' colony during the early 1900's. The Chicago Art Institute held summer classes here and several prominent artists opened studios, including Adolph and Ada Shultz.

The Bradley Knitting Company was established in 1904 and was the first major manufacturer in town, employing up to 1,200 people over the next 30 years. It was Delavan's strong economy that helped see it through the Great Depression. The resorts and ballrooms in the area were instrumental in keeping the economy alive.

Many locals in the area can remember when Delavan was famous for the lively entertainment of the Big Bands. From 1930 to 1942, nationally known dance bands, including Lawrence Welk, Tommy Dorsey, Jimmy Dorsey, and many more played at several ballrooms around Delavan Lake. The events would draw spectators from Chicago, Milwaukee, Rockford and Madison—sometimes up to 25,000 people a night.

The end of World War II brought a population and housing boom. In 1978-79, fires destroyed the Colonial Hotel, the American Legion, and the Ajay South Second Street buildings. Since then, Delavan became the home of more than 30 industries and numerous large and small commercial establishments. Several shopping centers added commercial alternatives for residents. The City still continues to grow as the vibrant community known today.

#### **GENERAL REGIONAL CONTEXT**

The City of Delavan is located in the central part of Walworth County, north of I-43, southwest of the City of Elkhorn and northwest of the City of Lake Geneva. The Village of Darien lies southwest of Delavan. The Town of Delavan is found to the east of the City.

Delavan is linked to the region by I-43 (connecting to Milwaukee to the north and Rockford, Illinois, to the south) which runs along its south edge, STH 11 (connecting to Janesville to the west and Elkhorn to the northeast) which runs east/west through the north-central part of the City, and STH 50 (connecting to Lake Geneva to the southeast) which runs into the southeast corner of the City.

#### **Natural Resources**

A survey of Delavan's natural environment provides an important framework for guiding the park and open space planning process. There are several characteristics of the City's natural landscape that will direct the development of future park and recreational facilities.

#### **Climate**

Southeastern Wisconsin's climate is characterized by four distinct seasons. The winter months of December, January, and February are cold, with average temperatures below freezing. Lakes and rivers usually begin to freeze over in early winter and remain ice covered until early spring. The region is further characterized by temperate conditions in spring and fall. During the spring, periods of warm weather alternate with cold spells. By the end of March nearly all precipitation is in the form of rain. Summers are warm, at times hot and humid, and generally span the months of June through August. Cool periods are common during the summer months. Fall is generally mild during the day with cool clear nights. The change from fall to winter is often abrupt, as is the change from summer to fall.



### **Landforms and Soils**

Delavan is located in the Eastern Ridges and Lowlands “Geographical Province” of Wisconsin. This area is characterized by level topography and fertile soil. The glacial drift region of Wisconsin in which Delavan is located is typified by rolling hills, wooded slopes, and scattered wetlands and woodlands.

Soils information is useful for determining locations for new development. The Walworth County Soil Survey, prepared by the United States Department of Agriculture, identifies the following soil associations within the City:

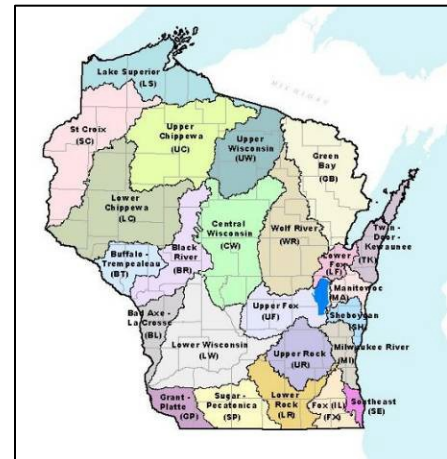
- The Plano-Griswold association is generally located in the southern and western portions of the City. This soil association consists of generally rolling till plains and is characterized by well-drained soils with a subsoil of silty clay loam and sandy clay loam.
- The Miami-McHenry association is generally located in the eastern portions of the City. This association consists of gently rolling till plains and rolling to steep terminal moraines, and is characterized by well-drained soils with a subsoil of clay loam and silty clay loam.
- The Plano-Grasel substratum-Warsaw association is generally located west of Comus Lake and the City. This soil association consists of glacial outwash plains and stream terrace, and is characterized by well-drained soils and a subsoil of silty clay loam and clay loam over sand and gravel.
- The Houghton-Palms association is generally located along Turtle Creek, Swan Creek, and around Comus Lake. This soil association consists of narrow bottomlands along streams and is characterized by very poorly drained organic soils. These soils have severe limitations for residential and industrial development.

### **Watersheds and Surface Waters**

The City of Delavan is located within the bounds of the 231-square mile Turtle Creek Watershed. This watershed is one of 15 located within the Turtle Creek Sub-Basin, which is one of three major sub-basins composing the Lower Rock River Basin portion of the Mississippi River System.

The City’s most significant water features are Comus Lake (164 acres, found on the north end of the City), Turtle Creek (which is located along the northern edge of the City and flows west from Comus Lake into the Rock River) and Swan Creek (which runs north/south through the City, connecting Delavan Lake with Turtle Creek).

Other important water features include the Mill Pond (located in Veterans Memorial Park, north of STH 11 and west of Richmond Rd/ CTH P) and the pond located within the bounds of Congdon Park (north of E. Geneva St/STH 50 and south of Hobbs Dr). Delavan Lake lies in the southeast portion of the City in the Town of Delavan.



### **Environmental Corridors**

The Southeastern Regional Planning Commission (SEWRPC) has classified several areas within the city of Delavan as environmental corridors. Environmental corridors are the most sensitive elements of a community’s natural resource base and include: lakes, streams, rivers and their associated shorelands and floodlands; wetlands; woodlands; prairies; wildlife habitat; wet, poorly drained, and organic soils; rugged terrain and high relief topography; significant scenic overlooks and related vistas; and areas of natural and scientific importance. Primary environmental corridors are by definition at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with primary corridors and are at least 100 acres in size and one mile in length.

Primary corridors within the City include the shoreland, wetland, and floodlands associated with Comus Lake, Delavan Lake, and Turtle Creek. Another primary corridor is the largest wetland area located on the City's south side in the Lake Lawn Farms area. SEWRPC has classified the Swan Creek corridor as a secondary environmental corridor.

Environmental Corridors are a composite of the most important individual elements of the natural resource base and have immeasurable environmental, ecological, and recreational value. Protection of environmental corridors from additional intrusion by incompatible land uses, and thereby from degradation and destruction, should be an essential planning objective for the preservation of open space.

### **Significant Natural Areas**

SEWRPC has also identified a number of significant natural areas in the Delavan area, including the Comus Lake Wetland Complex, the Delavan Prairie-Fen, and the Marsh Road Railroad Prairie. The Department of Natural Resources (WisDNR) also owns 1,035 acres west of Delavan known as the Turtle Creek Wildlife Area.

The Ned Hollister Wetlands Conservancy is home to wetlands of local significance. Most of the woodlands in the City can be found within Delavan's park system, especially along the shores of Swan creek and Comus Lake.

### **Wildlife Habitat**

Species of wildlife that are common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include: pheasants, cardinals, robins, wood thrushes, great blue herons, and killdeer.

According to the Wisconsin Department of Natural Resources there are aquatic occurrences of rare species and natural communities within the City. The WisDNR Natural Heritage Inventory (NHI) County maps are based upon data from the Wisconsin Natural Heritage Inventory. The maps provide a general reference to identify areas with known occurrences of endangered resources (rare, threatened, or endangered species and high-quality natural communities) to the section level and are intended for public audiences. The NHI County Maps do not identify the specific locations of endangered resources.

Detailed information regarding the types of endangered animals, plants, and natural communities can be found at the Department of Natural Resources' website: <http://dnr.wi.gov/topic/NHI/data.asp?tool=township>

#### **TURTLE CREEK WILDLIFE AREA**

The 1,035-acre habitat consists of sedge meadow, shrub carr, hardwood forest, and small prairie remnants. Large fall and winter concentrations of Canada Geese can be seen at Turtle Creek. It is also home to many rare fish and reptile species. Hunting/viewing opportunities include deer, waterfowl, and small game.



## POPULATION TRENDS AND FORECASTS

Population analysis and projections are key elements used in community planning. Information on the size and distribution of current populations and trends allows the local government to prepare for future community needs. Table 1 below includes the most recent population data from the decennial Census. Table 2 includes the most recent population estimates from the American Community Survey, issued by the U.S. Census Bureau.

From 2000 to 2010, the City's population increased by 6.4 percent, from 7,956 to 8,463. This is in sharp contrast with the population growth of 31 percent between 1990 and 2000. The population estimate for 2015 places the City's population at 8,436, a slight decrease in population from the 2010 census. Between 2010 and 2015, the City's estimated population decreased at an average rate of 0.1 percent per year, compared to an increase of 0.6 percent per year between the 2000 and 2010 censuses.

Between 2000 and 2010, Walworth County's population increased by nine percent from 93,759 to 102,228. As is true in City of Delavan, Walworth County's growth has slowed considerably since the 1990-2000 period, during which the County experienced 25 percent growth for the decade. The population estimate for 2015 places the County's population at 103,039, which is an increase of 0.8 percent from the 2010 census. Between 2010 and 2015, the County's estimated population increased by an average of 0.2 percent per year, which is somewhat slower than the growth rate of 0.9 percent per year that occurred between the 2000 and 2010 censuses.

**Table 1: Population Trends, 1980-2010**

	1980	1990	2000	2010	2000-2010		
					Numerical Change	Percent Change	Percent Change Per Year
City of Delavan	5,684	6,073	7,956	8,463	507	6.4%	0.6%
Town of Darien	1,495	1,490	1,747	1,693	- 54	-3.1%	-0.3%
Town of Delavan	4,182	4,195	4,559	5,285	726	15.9%	1.6%
Village of Darien	1,152	1,158	1,572	1,580	8	0.5%	0.1%
Walworth County	71,507	75,000	93,759	102,228	8,469	9.0%	0.9%
Wisconsin	4,705,642	4,891,769	5,363,675	5,686,986	323,311	6.0%	0.6%

Sources: U.S Census of Pop. and Housing, 1980-2010

**Table 2: Population Trends, 2010-2015**

	2010	2015	2010-2015		
			Estimated Numerical Change	Estimated Percent Change	Percent Change Per Year
City of Delavan	8,463	8,439	- 24	-0.3%	-0.1%
Town of Darien	1,693	1,997	304	18.0%	3.6%
Town of Delavan	5,285	5,310	25	0.5%	0.1%
Village of Darien	1,580	1,708	128	8.1%	1.6%
Walworth County	102,228	103,039	811	0.8%	0.2%
Wisconsin	5,686,986	5,742,117	55,131	1.0%	0.2%

Sources: U.S Census of Pop. and Housing, 2010; 2011-2015 American Community Survey 5-Year Estimates

Predicting future population growth is challenging and somewhat inexact. Actual future population will depend on market conditions, attitudes toward growth, and development regulations. Table 3 shows six forecasts for Delavan's further population increase using several different forecast methodologies. Those methodologies include the Wisconsin Department of Administration (WisDOA) forecast, straight line growth trends based on past population trends, and compounded growth trends based on past population trends. The forecasts shown in Table 3 provide the basis for determining the City's future need for parks and open spaces.

**Table 3: City of Delavan Population Forecasts, 2018-2040**

	2018	2020	2023	2025	2028	2030	2033	2035	2038	2040
WisDOA Population Projections	8,701	8,875	9,151	9,335	9,569	9,725	9,758	9,780	9,747	9,725
Linear Growth, 1990-2015	8,723	8,912	9,196	9,385	9,669	9,859	10,143	10,332	10,616	10,805
Linear Growth, 2000-2015	8,536	8,600	8,697	8,761	8,858	8,922	9,019	9,083	9,180	9,244
Compounded Growth, 1990-2015	8,840	9,117	9,550	9,850	10,318	10,642	11,147	11,498	12,044	12,422
Compounded Growth, 2000-2015	8,542	8,611	8,716	8,787	8,894	8,966	9,075	9,149	9,261	9,336
Compounded Growth, 2010-2015	8,425	8,415	8,401	8,391	8,377	8,367	8,353	8,344	8,330	8,320

Sources: Wisconsin Department of Administration, 2015; U.S. Census Bureau; Vandennulle & Associates

These projections are based on population data for the years 1990, 2000, 2010, and 2015. They were derived using the following methodologies:

- Wisconsin Department of Administration (WisDOA) Projection:** The WisDOA forecast a compound annual population growth rate of approximately 0.55 percent. Under this scenario, the City will see a 15.2 percent increase in population between 2015 and 2040, for a projected year 2040 population of 9,725.
- Linear Growth Rate:** This scenario was calculated by determining the City's average annual population change for the 25-year period from 1990-2015 and projecting that forward to 2040. The City's 25-year average was an increase of 95 people per year. Carrying this amount of annual growth forward results in a population of 10,805 by 2040. The linear growth rate and associated projection was also calculated for the 15-year period of 2000-2015. This period saw an average increase of 32 people year and yielded a lower projection of 9,422 by 2040.
- Annual Compounded Percentage Growth Rate:** This scenario was calculated by determining the average annual rate of growth over the 25-year period from 1990 to 2015 and projecting that rate forward for the next 25 years. That growth rate averaged 1.6 percent per year would result in a population of 12,422 by 2040. Compounded growth rates and associated projections were also calculated for the last 15 years (2000 to 2015), which yielded a projection of 9,336 people by 2040 (averaging 0.4 percent per year). A slight population loss was estimated for the last five years (2010 to 2015), amounting to an average rate of population loss of 0.1 percent per year. Consequently, compounded growth rates and associated projections for the five-year period yielded a lower population projection of 8,320 people in 2040.

For the purposes of this *Plan*, the City will utilize the Wisconsin Department of Administration (WisDOA) population projection as a reasonable, most likely estimate. This scenario would result in a total population of 9,569 residents by 2028, which is the last year of 10-year planning period. The selected population projection forecast will be used to project future housing and land demand within the City.

## DEMOGRAPHIC TRENDS

In 2000, the City of Delavan had a median age of 32.6 years; this increased to 34.9 years by 2015. In 2015, Delavan's median was younger than Walworth County's and the State's median ages. The percentage of population 65 years or older was comparable to Walworth County and the State. The percentage of population age 18 years and younger was slightly greater than the County and the State.

With more than 32 percent of residents identifying as Hispanic, Delavan has a much larger Hispanic population than the comparison communities. On a percentage basis, Delavan's Hispanic population is nearly three times that of Walworth County and over five times that of Wisconsin as a whole. Delavan also has a lower white, non-Hispanic population than the rest of the state and Walworth County. It is important to recognize that the U.S. Census treats race and ethnicity as separate and independent categories. This means that each person is classified as both a member a race group (white, black, American Indian and Alaska Native, Asian and Pacific Islander) and also as either Hispanic or non-Hispanic.

**Table 4: General Demographic Characteristics, 2015**

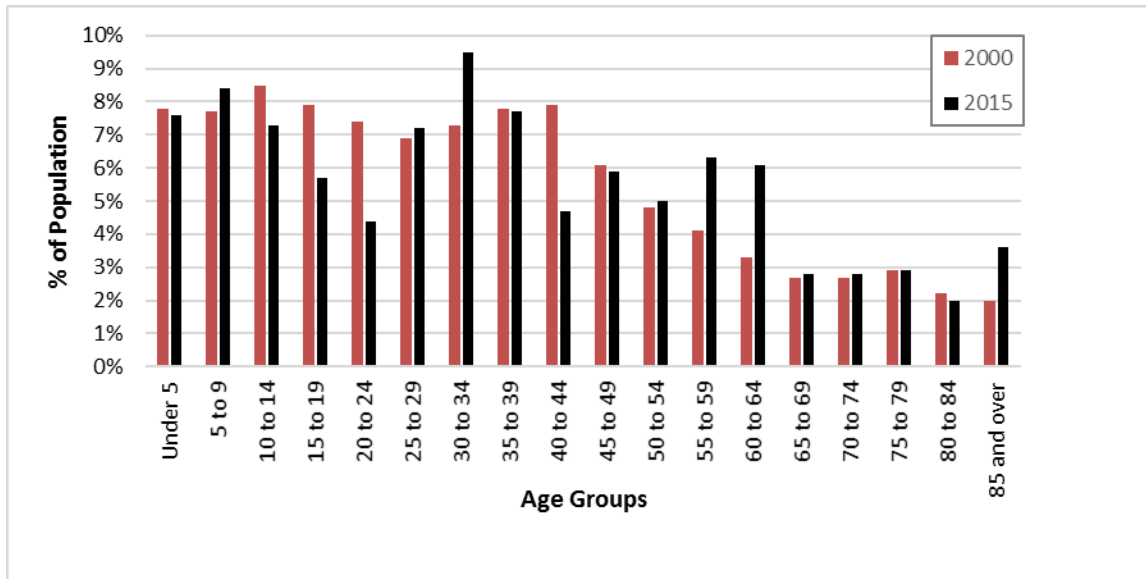
	Median Age	% Under 18	% 65+	% Female	% White, Not Hispanic	% Hispanic (Any Race)
City of Delavan	34.9	27.0%	14.1%	50.0%	65.5%	32.4%
Town of Darien	40.3	23.6%	14.7%	50.1%	75.5%	21.3%
Town of Delavan	45.6	17.8%	19.5%	48.6%	86.9%	10.5%
Village of Darien	32.5	25.5%	7.8%	51.1%	78.9%	19.0%
Walworth County	38.9	22.3%	14.7%	50.1%	85.7%	10.9%
Wisconsin	39.0	22.8%	14.8%	50.3%	82.4%	6.3%

*Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates*

Figures 1 and 2 offer a breakdown of population by age group for Delavan and Walworth County over the last 15 years. In addition to population growth, changes in age structure of a community over time may indicate the need for the community to adjust the type and volume of its public and private services. For both Figures, it is important to note that the estimates from the American Community Survey includes data from the five-year period between 2011 and 2015, and individuals have changed age brackets since the data was gathered. This is significant when considering the growing number of senior citizens, the growing of children into adolescence, and the growing of adolescents into adulthood.

Figure 1 compares age group percentages in 2000 and 2015 for the City of Delavan. Age group population increases are evident in the 30 to 34 age group and in several over-55 age groups. In 2015, the City of Delavan's largest age group was 30 to 34, and the 5 to 9 age group was the second largest. Youth under 19 also make up a significant portion of the City's population at 29 percent. These figures reflect the large number of young families with children living in Delavan.

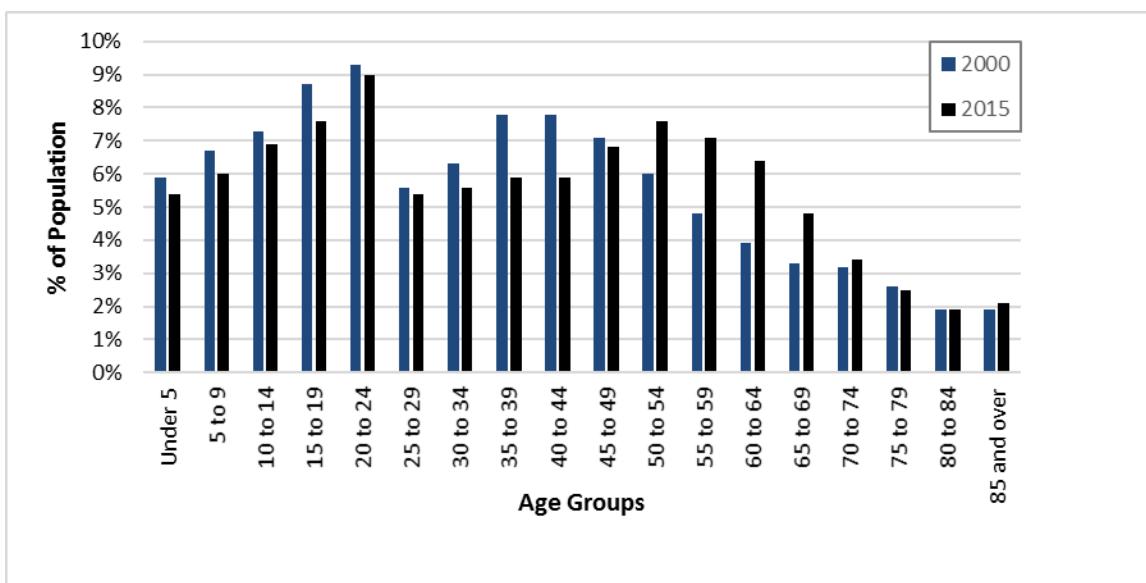
**Figure 1: City of Delavan Population by Age, 2000 and 2015**



*Sources: U.S Census of Pop. and Housing, 2000; 2011-2015 American Community Survey 5-Year Estimates*

Figure 2 is a comparison of the 2000 and 2015 age group percentages in Walworth County. Comparing the age structure of the City to the County is useful for understanding the qualities that make Delavan’s demographic structure unique. The age structure in Walworth County is slightly different from that of the City of Delavan. Walworth County shows a spike in the 15 to 19 and 20 to 24 age groups, while Delavan’s population in those age groups is lower. In Walworth County, a larger percentage of the population is between 50 and 69, as compared to Delavan. These 55+ age groups reflect the Baby Boomer generation, and percentages of individuals in these age groups grew sharply in between 2000 and 2015 in Walworth County.

**Figure 2: Walworth County Population by Age, 2000 and 2015**



*Sources: U.S Census of Pop. and Housing, 2000; 2011-2015 American Community Survey 5-Year Estimates*

## HOUSING AND HOUSEHOLD CHARACTERISTICS

Table 5 includes characteristics of households in Delavan and comparison communities in 2015. The average household size in Delavan in 2015 was 2.59, slightly down from 2000 (2.68 persons per household). The average household size in the City of Delavan was comparable to that of Walworth County and is higher than that of the State.

**Table 5: Housing and Household Characteristics, 2015**

	Number of Households	Average Household Size	Median Household Income	Total Housing Units	% Owner Occupied
City of Delavan	3,220	2.59	\$43,527	3,482	55.2%
Town of Darien	669	2.86	\$65,917	721	82.4%
Town of Delavan	2,161	2.45	\$56,164	3,711	78.8%
Village of Darien	569	3.00	\$55,950	621	62.4%
Walworth County	39,648	2.53	\$53,445	51,651	68.1%
Wisconsin	2,299,107	2.43	\$53,357	2,641,627	67.3%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## LOCAL ECONOMY

The economic characteristics of a community are important in determining future development. The numbers presented in the following tables show economic trends in Delavan and comparison communities between the last two censuses and the most recent American Community Survey estimates, which helps to create a picture of the economic climate of today and years past.

Table 6 compares average household incomes in 2000, 2010 and 2015. To make the comparisons meaningful, all values are expressed as values relative to the 2017 U.S. Dollar. The table shows the median household income in Delavan declined significantly between 2000 and 2015, when adjusting for inflation. Median household incomes fell in most comparison communities during the same period, and in Walworth County and Wisconsin. This points to a need to continue to provide free and low-cost recreation opportunities in Delavan.

**Table 6: Median Household Income Trends, 2000-2015**

	2000	2010	2015	% Change 2000-2015	% Change 2010-2015
City of Delavan	\$60,848	\$50,644	\$45,268	-25.6%	-10.6%
Town of Darien	\$72,501	\$75,923	\$68,554	-5.4%	-9.7%
Town of Delavan	\$64,728	\$59,783	\$58,411	-9.8%	-2.3%
Village of Darien	\$66,924	\$63,000	\$58,188	-13.1%	-7.6%
Walworth County	\$66,172	\$61,025	\$55,583	-16.0%	-8.9%
Wisconsin	\$62,621	\$57,790	\$55,491	-11.4%	-4.0%

Source: U.S. Census Bureau, Census 2000 Summary File 3, 2006-2010 American Community Survey 5-Year Estimates, 2011-2015 American Community Survey 5-Year Estimates

\* All dollar amounts adjusted to April 2017 dollars based on the Bureau of Labor Statistics' National Consumer Price Index.

Table 7 shows changes in the unemployment rate and family poverty rate between 1999 and 2015. The percentage of families in the City below the poverty line increased by nearly eight percentage points during that period. The table also shows an unemployment rate increase of 2.2 percentage points, which was the highest in the area.

**Table 7: Unemployment Rate and Families with Incomes Below the Poverty Level, 1999-2015**

	% Families in Poverty			% Unemployed		
	1999	2015	Change 1999-2015	1999	2015	Change 1999-2015
City of Delavan	5.7%	13.6%	+7.9%	4.3%	6.5%	+2.2%
Town of Darien	4.2%	3.6%	-0.6%	3.1%	4.5%	+1.4%
Town of Delavan	2.9%	2.9%	0%	1.3%	5.1%	+3.8%
Village of Darien	4.9%	10.0%	+5.1%	3.1%	9.7%	+6.6%
Walworth County	4.6%	8.0%	+3.4%	3.7%	4.9%	+1.2%
Wisconsin	5.6%	8.6%	+3.0%	3.2%	4.2%	+1.0%

Sources: U.S. Census of Pop. and Housing, 2000; 2011-2015 American Community Survey 5-Year Estimates

Table 8 shows employment industries for the City of Delavan in 2015. The labor force is comprised of the civilian employed population 16 years and older. Manufacturing was Delavan's largest source of employment, employing 29.2 percent of the labor force. This was nearly double the level of the second highest employment category: educational, health and social services.

**Table 8: Delavan Employment Industries, 2015**

Industry	Employees	% of Labor Force
Agriculture, forestry, fishing and hunting, and mining	68	1.7%
Construction	230	5.8%
Manufacturing	1,151	29.2%
Wholesale trade	67	1.7%
Retail trade	392	9.9%
Transportation and warehousing, and utilities	162	4.1%
Information	65	1.6%
Finance and insurance, and real estate and rental and leasing	101	2.6%
Professional, scientific, and management, and administrative and waste management services	229	5.8%
Educational services, and health care and social assistance	636	16.1%
Arts, entertainment, and recreation, and accommodation and food services	515	13.1%
Other services, except public administration	276	7.0%
Public administration	53	1.3%
<b>Total</b>	<b>3,945</b>	<b>100%</b>

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## SCHOOL ENROLLMENT

In 2015-2016 school year, there were 2,312 students enrolled in the Delavan-Darien School District; this is nearly 17 percent lower than the student population ten years prior (2005-2006). Table 9 offers a breakdown of enrollment by educational level. Understanding the number of people in the community in the educational system gives a better understanding of what kinds of facilities and resources are needed or will be needed in the future. Many students in the City of Delavan attend parochial school or other school districts, often as a result of the school choice voucher program.

**Table 9: Delavan-Darien School District Enrollment, 2005-2015**

School Year	Kindergarten /Pre-K	Elementary	Middle	High	Total
2005-2006	398	915	562	900	2,775
2015-2016	271	774	481	786	2,312

*Source: Wisconsin Department of Public Instruction, WISEdash Enrollment Dashboard*

## REVIEW OF EXISTING PLANS AND REPORTS

Another critical step in the park planning process is an examination of relevant planning efforts undertaken by the City and regional agencies. A comprehensive understanding of how the City has evolved over time and how it has been planning for the future establishes guidelines for the recommendations presented in this Plan. Moreover, a review of existing plans helps identify ways that this Plan should be adapted so that it is consistent with Delavan's ongoing goals, objectives, and policies, and is coordinated with regional planning efforts.

### **City of Delavan – Town of Delavan Intergovernmental Agreement (2016)**

In 2016, the Town of Delavan and the City of Delavan negotiated an Intergovernmental Agreement that determined a Boundary Agreement under Wis. Stat. 66.0301. This agreement established a boundary to the southeast of the current limits of the City of Delavan and determined areas for City growth, areas for Town growth, and agricultural preservation. This agreement impacts potential locations for new parks outside of the City's current municipal limits.

### **City of Delavan Comprehensive Master Plan Update (2009)**

The City's adopted Comprehensive Plan makes recommendations for land use, transportation, economic development, housing, utilities, community facilities, and parks from a citywide perspective. General park and recreation planning recommendations of the Comprehensive Plan include:

- Support new development that is compact and mixes uses to maintain comfortable walking and biking to key destinations (e.g., the downtown, parks, schools, Planned Mixed Use areas).
- Plan for multi-family housing in parts of the City where streets and sidewalks can handle increased amounts of traffic; there are adequate parks, open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity.
- Establish Community Gathering Places: Design neighborhoods around community gathering places such as parks, public squares, outdoor dining establishments, schools, churches, and other community facilities.
- Adopt an Official Map to preserve the location of futures parks and related facilities, and their dedication during the development process.
- Ensure the provision of a sufficient number of parks, recreational facilities, and open space areas to enhance the health and welfare of City residents and visitors.

- Design future planned neighborhoods around and with access to environmental corridors and parks without negatively affecting the environmental health of these areas.
- Improve bicycle and pedestrian connections between neighborhoods, parks, schools, and the downtown.
- Update and implement the recommendations of the City's Park and Outdoor Recreation Plan.
- Require that all proposed residential developments dedicate land for public parks or pay a fee-in-lieu of land dedication.

### ***City of Delavan Park and Open Space Plan (2008)***

The Plan made the following recommended system improvements:

- Development up to 4 community parks and 16 neighborhood parks throughout the City and its growth area.
- Upgrades to bring select facilities into compliance with ADA regulations
- Improved cooperation with the school district regarding facilities.
- Investigation of potential splash pads and parks
- Investigation of opportunities to construct an outdoor swimming/aquatic facility
- Exploration of opportunities to provide dog park facilities
- Regular updates to the subdivision ordinance for park land dedication and park improvement fees.
- Implement Master Plans for Yadon Park and Veterans Park
- Improved bicycle and pedestrian connectivity between parks and open spaces, residential neighborhoods, and shopping areas.
- Specific physical improvements to existing city park sites.

### ***Downtown Delavan Strategic Plan (2013)***

This strategic plan focused on identifying challenges and issues facing the Downtown, offering opportunities to bolster the Downtown as a business district, providing a vision for the Downtown's future, and identifying action steps to achieve the vision. Recommendations related to the park system include:

- Create public access points to Comus Lake
- Capitalize on the Phoenix Park Band Shell
- Improve streetscapes along Second Street and Main Street
- Launch more Downtown events
- Make Tower Park and the Downtown a regional "trailhead" for cycling in Walworth County and the Kettle Moraine
- Make Tower Park a "town square"
- Make Comus Lake a paddlesports destination
- Improve Veterans Park to promote Downtown-Comus Lake open space connections

### ***A Park and Open Space Plan for Walworth County (2014)***

The following is a summary of the park and open space needs as determined by SEWRPC in their inventory and assessment conducted in 2014.

- Major Park Sites: Based on current and project County populations (year 2035), there is a need for approximately 360 acres of additional land in major park sites within Walworth County.
- Proposed Turtle Creek County Park: Under the plan, it is recommended that the County acquire a new major park site along Turtle Creek in the western portion of the County, to the west of the City of Delavan. It is recommended that about 270 acres of land be acquired. Proposed facility development at this site includes family camping facilities, picnic areas, trails, and necessary support facilities. This proposed new park site would meet the need for additional park land in this area. The plan also recommends an off-street trail connecting the proposed park to the City of Delavan.

- **Camping:** There are currently sufficient public camping facilities to meet the needs within the County.
- **Golf Course:** The per capita standard is considered to be met by existing publicly owned golf courses within the County. However, there may be a need for a public golf course to serve residents in the southeastern area of the County.
- **Picnic Facilities:** There are an adequate number of picnic tables at major parks to meet the needs of the existing and future (year 2035) residents.
- **Swimming Beaches:** The existing public and private swimming beaches are adequate to serve the current and projected population.
- **Trails:** There is a need for additional trails for hiking, biking, horseback riding, nature study, and ski touring throughout the County.
- **Open Space Preservation:** SEWRPC has identified 79,964 acres (22 percent of the County) of open space lands to be protected. The protection of these lands can be accomplished via a combination of public or nonprofit conservation organization ownership, or via protection by zoning regulations.
- **Primary Environmental Corridors:** The non-urban areas designated as Primary Environmental Corridors should be acquired by a public agency or nonprofit conservation organization, and preserved as natural areas.
- **Isolated Natural Resource Areas:** Where practical, these areas should be protected. They can be incorporated in parks, reservations, or stormwater retention/detention areas
- **Critical Species Habitat:** These areas should be preserved and managed to maintain their natural value and protected by acquisition by public agencies or nonprofit conservation organizations.

Some important recommendations from the 2014 Park and Open Space Plan prepared by SEWRPC include:

- Of the total 79,964 acres of recommended open space lands, 22,603 acres, or about 28 percent, were in public ownership, nonprofit conservation organization ownership, under conservation easements, or in compatible private outdoor recreation use in 2012, and are recommended to be preserved in such ownership. It is recommended that an additional 12,048 acres, or about 15 percent of proposed open space lands, be acquired by public agencies or nonprofit conservation organizations for natural resource protection or open space preservation purposes or for public park or trail use. The remaining 45,313 acres of open space lands are recommended to remain in or be placed in protective zoning districts to prevent incompatible development.
- All prime agricultural lands identified in the updated farmland preservation plan for Walworth County prepared in 2012 should be preserved for agricultural use.
- Walworth County should develop one new major County park in the western portion of the County along Turtle Creek.

### ***Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP)***

The State of Wisconsin's 2011-2016 Comprehensive Outdoor Recreation Plan is prepared by the Wisconsin Department of Natural Resources (WisDNR). The primary focus of the SCORP is to identify the correlation between activity and wellness and to provide information on the availability of recreational activities in Wisconsin that promote wellness.

Specific plan recommendations and actions related to Delavan's local park and recreation planning include:

- Understand the recreation and tourism preferences associated with growing market segments.
- Identify existing and emerging strategies to evaluate appropriate levels and types of service for expanding user groups.
- Acknowledge the potential issues surrounding climate change adaptation with outdoor recreation and tourism.
- Encourage regional planning efforts for integrated, cost-effective use of recreation lands and facilities.
- Provide education and awareness of how recreation uses can impact the natural resources along with actions to reduce those impacts.

- Promote the collaboration of public and private recreation opportunities through integrated management planning.
- Continue to acquire and develop boating access sites to meet public boating needs.
- Promote awareness of the location of existing recreation lands, facilities, and opportunities available within a given region.
- Continue to meet Americans with the Disabilities Act standards for accessibility to outdoor recreation facilities.
- Support community-based efforts to increase access to outdoor recreation.
- Promote sustainable recreation facility design, construction, and maintenance practices.
- Continue to support the Wisconsin Working Lands Initiative for habitat conservation and protection.
- Explore new and innovative funding methods for outdoor park and recreation facilities. These methods may include public/private partnerships or cost sharing among many governmental agencies.
- Increase revenue generating capabilities for outdoor recreation by continuing to update and improve technologies such as automated fee collection systems.
- Start a dialogue between public outdoor recreation providers and health agencies to identify other (non-traditional) funding sources for recreational facilities and development.
- Continue to encourage citizens to use state parks, forests, and trails for health and wellness.
- Create and enhance a new generation of safe, clean, accessible, and connected great urban parks and community green spaces.
- Connect people with urban parks, trails, and community green spaces.
- Leverage private community foundations and public funding to increase park acquisitions.

As of this writing, the 2017-2022 SCORP was under development by WisDNR.

## **SECTION THREE: PUBLIC PARTICIPATION**

### **FOCUS GROUPS**

In May 2017, Village staff and consultants met with representatives of several organizations and interest groups with a stake in the park and open space system, including downtown business owners, Friends of the Phoenix Park Bandshell, Delavan Rotary Gardens Foundation, schools and community organizations, City department heads, the Village of Darien, youth sports, parents, and seniors. Common themes in the focus groups included gaps in the bicycle and pedestrian network, ideas for additional natural/conservation areas, the need for a dog park, the need for permanent restrooms in more parks, and maintenance of park facilities and equipment. Focus groups on Tower Park, Phoenix Park, and Congdon Park identified initial goals for each of the parks and ways that the parks could be enhanced to increase the number of experiences and opportunities for users and visitors.

### **PARK AND RECREATION COMMISSION MEETINGS**

The planning process began with an April kickoff meeting with the Park and Recreation Commission, at which the Commission received an overview of the project schedule, process, general planning objectives, and public participation opportunities. The Commission then reviewed population projections through 2040 and refined the Goals, Objectives, and Policies to be included in the updated plan. They also discussed specific topics of importance to the Commission and community such the three park master plans, bicycle and pedestrian trails, a dog park, sports-specific playfields and court sports, and potential new park locations.

At the Commission's July meeting, the Commission examined public input received through the focus groups, online public survey, online mapping tool, Public Workshop and Breakout Sessions on Park Master Plans. They also reviewed the initial background material for the Park and Open Space Plan, early drafts of the three park master plans, and preliminary Plan Recommendations. The Draft Park and Open Space Plan and park master plans were also reviewed and discussed at subsequent meetings of the Park and Recreation Commission in the summer and fall of 2017.

### **ONLINE PUBLIC SURVEY**

The City of Delavan conducted an online Community Survey for the Parks and Open Space Plan in June of 2017. The survey was advertised on the City website and distributed through social media and email channels. The survey was partially or completely filled out and submitted by 224 respondents, 57% of which were City of Delavan Residents, and also mostly-female respondents (79% overall). Over 94% of participants had visited a City of Delavan park within the past year, and 82% of participants stated that maintaining and improving parks, trails, open space, and recreation facilities/services is "very important" compared to other city priorities. Many of the identified priorities that were suggested in the workshop and online mapping tool include adding a dog park, swimming pool, splash pad, public restrooms, and new trails and paths. The most popular locations that participants visit are the Band Shell, various playgrounds, Congdon Gardens, various trails and paths, and the Arboretum. Participants identified Mill Pond as the location needing the most improvement, and trails, paths, playgrounds, picnic shelters, and basketball courts as park system features needing the most improvement. Cleanliness of restrooms and condition of picnic tables, grills, and benches are also a concern. Finally, participants identified the top six facilities, programs, and events that the City's park system should offer, which include hiking trails and paths, playgrounds, biking trails and paths, the Band Shell, permanent restrooms, and dog exercise and park areas.

## **ONLINE MAPPING TOOL**

The City of Delavan hosted an online mapping tool on the City's website. The tool was advertised with the online community survey on the City website and was distributed through social media and email channels. The online map allowed users to comment on existing parks and trails and suggest locations for new parks and trails. It also allowed users to see other participants' comments, encouraging a conversation among participants. A total of 68 visitors used this tool, including 31 commenters that provided over 90 comments suggesting improvements to existing parks. Many of the suggestions include improvements such as restrooms, seating areas, shelters, additional landscaping, and updated playground equipment. The need for maintenance to existing infrastructure, trail and path development, and new interpretive signage was also identified. Some participants stated that they did not realize they could access Wileman Elementary because of the fencing, and others did not realize that Terrace Park was public property.

## **PUBLIC WORKSHOP AND BREAKOUT SESSIONS ON PARK MASTER PLANS**

The City held a Visioning Workshop on May 24, 2017. The purpose of the workshop was to identify a future vision for the City parks and recreation system, identify opportunities and challenges for the growth of the system, and share ideas for the master plans for Tower Park, Phoenix Park, and Congdon Park. Input from users of the park system is particularly valuable, as they can offer insights and identify needs that City staff and officials may not be aware of. Approximately 30 people attended the workshop. Participants were asked to suggest features and facilities that should be included in the City's next community park and identify barriers and opportunities in the City's recreational offerings. They were also asked to map desired future park locations, suggest improvements to existing parks, and map desired future trail connections.

The workshop identified these elements as the top missing parks or park features in Delavan: swimming pool or splash park, ice skating rink, community garden, inter-park bike path, restrooms in Congdon Park, restrooms in other parks, dog parks, and indoor play/activity areas. The workshop also featured a mapping exercise where participants selected several possible future locations for parks, as well as ideal locations for improvements to existing parks. Participants also listed improvements to natural areas and bicycle/pedestrian trails by mapping locations of suggested upgrades. Finally, the Top Priorities Exercise portion of the workshop allowed participants to express their top priorities for park improvements. The top five identified priorities are adding a pool and/or splash pad, adding restrooms to Congdon Park, developing a trail around Comus Lake, adding restrooms and concessions to Phoenix Park, and improving the Miller Park Playground. Other priorities include improvements to Tower Park, creating a dog park, preserving existing natural areas, and creating kayak trails.

Following the workshop, three breakout sessions provided opportunities for more detailed input on three park master plans: Tower Park, Phoenix Park, and Congdon Park:

### **Tower Park**

While participants feel that Tower Park is iconic and historic, its current design offers little to draw people to spend time there. Since it is an easily-recognizable central landmark, it has potential to support the events and overall feel of downtown. Participants expressed a desire to retain existing statues and build upon Delavan's history by continuing with a circus theme. Incorporating plaza-like elements that accommodate high pedestrian traffic, while retaining trees and grassy areas may encourage increased use of the location. Participants also identified Tower Park as an ideal place for a splash pad and ice skating rink, and some feel that the property would benefit from new benches and light projection on to the tower at night.

**Phoenix Park**

Phoenix Park is a popular location as both a park and music venue. Many people attend free events in Phoenix Park's bandshell, where they are able to enjoy live performances and concessions while surrounded by well-established oak trees. Participants would like to see more infrastructure that supports the park's existing uses, such as new restrooms, a picnic shelter, upgraded handicapped seating, an expanded playground, and lighting for evening events. Existing park users would like to see continued summer programming, with possible new events added throughout the rest of the year.

**Congdon Park**

Congdon Park draws many visitors throughout the year due to their location, accessibility, and aesthetics. Many users would like to see permanent restrooms, additional parking, and additional upkeep of worn-out infrastructure such as the gazebo, fishing piers, and benches. Existing trails, which are often covered with water, are also a concern. Participants would like to retain the park's "passive" character that caters to users looking to relax, walk, run, and view the gardens. The park is an ideal gateway into the city, and has potential for nature-based educational programming. The park also serves as a venue for small weddings, parties, and meetings. Several potential creative improvements include lighting up trees during the holiday season, adding healing gardens near the Aurora Health Center, use of solar energy, lighted paths, and porous pavement. Other improvements include adding animal waste dispensers, boat landings, and restrooms.

**DESIGN REFINEMENT MEETINGS**

The city held "design refinement meetings" at which known stakeholders of Tower, Phoenix, and Congdon Park were invited to discuss the draft master plan with the consultant and offer suggestions. The first set of meetings was held in July. Separate meetings were held for each of the three parks, and a revised version of the master plans was produced as a result of these meetings. The revised drafts were brought to another round of meetings in September for further discussion and refinement.

**OPEN HOUSE**

The City held a Public Open House on September 25, 2017. Community members were invited to view and discuss the Draft Park and Open Space Plan and conceptual master plans for Congdon, Phoenix, and Tower Parks. At the start of the event, the consultant gave a presentation including an overview of the Draft Plan and park master plans, followed by a question and answer period and an informal, open house to review the draft materials. Posters of the Park Plan maps and park master plans were also available. Participants were asked to provide their ideas or suggestions for the Draft Park and Open Space Plan and park master plans. At least 37 individuals attended and 12 participants submitted comment forms. Repeated comments included appreciation of upgraded facilities and improved traffic calming near Tower Park, concern over parking and visual appeal of new buildings in Phoenix Park, and positive feedback over improved paths at Congdon Park. Representatives from the United Church of Christ, located on the north side of the park, generally opposed the layout for Phoenix Park, citing concerns that the restroom and concessions building and food trucks would block sightlines to the bandshell from the Church, that the proposed driveway on E. Washington Street would create a safety hazard and eliminate street parking spaces, and other concerns.

**PUBLIC HEARING**

The City held a public hearing on the draft *Plan* on November 13, 2017. The Park and Open Space Plan was adopted by the City Council on November 21, 2017.

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## SECTION FOUR: EXISTING PARKS & RECREATION FACILITIES

The following is a summary of the existing park and recreational facilities within the City of Delavan. These facilities are depicted on Map 1. A complete list of the facilities within each park is provided in the table at the end of this section.

### COMMUNITY PARKS

#### ***C.C. Congdon Park***

This park serves as the eastern gateway to the City on Geneva Street at I-43. It is adjacent to the City's business park. The park includes shoreline fishing, picnic facilities, a 0.9-mile walking trail, ornamental gardens, a gazebo, and a large stormwater retention pond.

#### ***Springs Park***

This community park is located at the south end of Terrace Street on Swan Creek. The park is divided into two areas. The upper Springs Park area (the southern part) includes playground equipment, a horseshoe pit, picnic facilities, a shelter with a drinking fountain and fireplace, grills and restrooms. The lower Springs Park area (to the north) includes two softball fields and hiking trails throughout the wooded area along Swan Creek.

#### ***Veterans Memorial Park***

This park is located north of Walworth Avenue between Terrace Street and Vine Street at the western edge of Comus Lake. Swan Creek runs through the park. This heavily-used park includes the Mill Pond Recreation Building and swimming facility, a floating pier, two baseball diamonds, playground equipment, picnic facilities, a concession stand, a shelter and restrooms, and a new basketball court. It also includes **Andy's Park**, a skate/bike park, as a component.

#### ***W. Gordon Yadon Park***

This facility is located on the west side of the City between Whispering Pines Drive and Autumn Drive. Facilities include an open-air shelter, picnic tables, playground equipment, a walking path, and decorative gardens. The park also houses a large water tower.



## NEIGHBORHOOD PARKS

### ***Deckert Park***

This neighborhood park is located at the intersection of Ray Street and Center Street on the City's northeast side. The park includes playground equipment and picnic facilities as well as some open area for play.



### ***Delavan Fest Park***

This park is located on Faryl Avenue on the City's southeast side. The park offers a lighted and fenced baseball diamond with a lighted scoreboard, volleyball courts, picnic tables, restrooms, parking, playground equipment, and a small concession stand.



### ***Miller Park***

This park is located north of High Street. This park includes picnic facilities, playground equipment, a sledding hill and the Ned Hollister Conservancy Area.

### ***Phoenix Park***

This park is located on one square block at Main, Washington, Second and Wisconsin Streets. The park includes picnic facilities, playground equipment, and a band shell with a dance floor.



### ***Wilma H. Lauterbach Park***

This facility is located on the southeast side of the City on the southern end of Madison Drive, west of Park Avenue. Facilities include playground equipment, two half-court basketball courts, a tennis court, open area and an asphalt trail.

## MINI PARKS

### ***Latimer Park***

This park is located at the intersection of Iowa Street, Ninth Place, and Wisconsin Street. Facilities include a tennis court and picnic facilities.

### ***Ray Court Park***

This park is located on Ray Street on the City's north side. The small park is a grassy open area, surrounded by trees, with a picnic table. It is unmarked and relatively unknown to City residents.



## SPECIAL USE AND OPEN SPACE AREAS

### ***Andy's Park***

This is a skate/bike park found in Veterans Memorial Park and includes lights and a sound system. Specific features of Andy's Park include: 4' quarter pipe, 12' wide; 9' wall ride, 12' wide; 5' mini-half pipe, 24' wide w/ extensions & roll-in; and more.

### ***Delbrook Golf Course***

This 27-hole golf course, owned and managed by the City, is located on S. Second Street on the City's southwest side. This heavily used facility includes a driving range, pro-shop, locker rooms and a restaurant.

### ***Gormley Triangle Park***

This park is located within the intersection of Walworth Avenue, Racine Street and 8th Street. The park includes planted vegetation.

### ***Horton Park***

This facility, located immediately north of Walworth Avenue near the Mill Pond, is the site of the historic Circus Colony. The facility includes a historic marker and picnic facilities.

### ***Larson Property Donation***

This is undeveloped land currently owned by the city and intended to accommodate future passive recreation and natural wetland opportunities. Swan Creek runs through the property, which could mean potential for kayaking and canoeing through this area.

### ***Ned Hollister Conservancy***

This recreational area is located on High Street immediately north of Miller Park and west of Spring Grove Cemetery. This specialized area includes a variety of rare plant species.

### ***Ora Rice Arboretum***

This facility serves as a northerly expansion of Lange Arboretum north of Comus Lake.

### ***Paul Lange Arboretum***

This facility is located on the north shore of Comus Lake along Terrace Street. This heavily used special-use facility includes a 1.5-mile-long nature trail, benches, a shade arbor, and a boat launch. The facility includes parking with ten standard stalls and four stalls for auto with boat trailers.



***Rudy Lange Sledding Hill***

This area is part of Terrace Park. It is a popular sledding hill, located north of Washington Street at its intersection with Terrace Street. The hill is lighted throughout the winter and provides a 335-foot-long sledding area.

***Terrace Park***

This special-use park is a beautiful community entryway feature that greets people as they enter the City from the west along STH 11. The park is a grassed area with shade trees, and it includes only natural features; there are no developed improvements at this site. WisDNR has done a shoreline restoration project along Swan Creek within the park. Interpretive signage and passive recreation trails exist in the park.

***Tower Park***

This special-use park is located on the north side of Walworth Ave at the water tower site in downtown Delavan. The park includes benches and a collection of circus-related statues, including a drinking fountain shaped like a lion, that highlight the important role the circus played in the City's history.

**TRAILS*****Ben Dibble Nature Trail***

This area was dedicated to the city in 1962 as a natural plant and wildlife area. It includes a ¾-mile wood chip trail that begins at the northeast corner of the Lange Arboretum and extends along the Comus Lake shoreline.

***Swan Creek Recreational Trails***

The Swan Creek Recreational Trail System is located along Swan Creek and Comus Lake. This graveled pedestrian and bike pathway currently connects the Paul Lange Arboretum, Veteran's Memorial Park, Terrace Park, the Rudy Lange Sledding Hill, and Lower and Upper Springs Park. It is a winding trail that provides various benches and rest areas, several restroom facilities, and signs and maps to guide trail users.

**PUBLIC SCHOOL PARKLAND*****Delavan-Darien High School***

This school site on the City's west side includes 21 acres of play fields, including tennis courts, baseball diamonds and a lighted football/soccer field with seating for a large crowd.

***Phoenix Junior High School***

This school facility is located on the City's west side, immediately south of the high school's large playing field.

***Turtle Creek Elementary School***

This school facility is located north of Creek Road on the City's far west side and contains play equipment and some open play area for the school children.

***Wileman Elementary School***

This facility is located on the City's east side and contains abundant playing area and play equipment for the school children. Two baseball/softball diamonds are located northern portion of the Wileman Elementary School site. This area is owned by the School District, while the City maintains the ballfields.

## PRIVATE SCHOOL PARKLAND

### ***Delavan Christian Reform School***

This facility, associated with the Christian Reform Church on site, is located on the northeast side of the City in a residential area. Play equipment is behind the school and basketball hoops can be found in the church parking lot.

### ***Our Redeemer Lutheran Church***

This facility is located on the City's southwest side and has playground equipment and hard play surfaces for the school's children.

### ***Saint Andrew's School***

This site, located in the central portion of the City at the intersection of 7th Street and Grove Street, has a playground with play equipment for the school's children.

### ***Wisconsin School for the Deaf***

This facility is located north of STH 11 on the City's West side and contains play equipment and sports facilities for use by the school.

## OTHER SITES

### ***Town of Delavan Community Park***

This park is located on South Shore Drive in the Town of Delavan. It includes a playground, park shelters, and a boat launch.

### ***Old Settler's Cemetery***

This historic cemetery is located north of McDowell Street at Third Street. The cemetery has a historical marker, benches and a limestone pathway. Some notable residents from the City's history are interred here.



**Table 10: Existing Facilities**

Park or Open Space	Total Area (acres)	Unconstrained Area (Acres)	Park Type	Bathrooms	Benches	Tables	Trash Cans	Grills	Swings	Sandboxes	Basketball Hoops	Other Playground Equipment	Paint Condition	Wood Chip Condition	Baseball/Softball	Volleyball	Tennis/Pickleball	Parking	
<b>City of Delavan Parks</b>																			
Latimer Park	0.41	0.41	Mini	N	N	1							-	-			1	S	
Ray Court Park	0.28	0.28	Mini	N		1							-	-				S	
Deckert Park	1.16	1.16	Neighborhood	N	2	1			4	1	1	5	G	F				S	
Delavan Fest Park	4.47	4.47	Neighborhood	Y		6	2		2			1	-	F	1	1		L	
Miller Park	13.81	0.30	Neighborhood	N			1		6			3	G	P				S	
Phoenix Park	3.36	3.36	Neighborhood	P	3	14	4		4			3	G	G				S	
Wilma Lauterbach Park	7.06	7.06	Neighborhood	N		8	1		4			2	G	F			1	S	
C.C. Congdon Park	28.43	9.72	Community	P	5	6	6						-	-				L	
Springs Park (Upper and Lower)	33.43	2.90	Community	Y	1	14	4	3	4	1	1	1	G	F				L	
Veteran's Memorial Park and Mill Pond	41.29	0.03	Community	Y	5	12	3	2	3			4	F	G	2	2		L	
W. Gordon Yadon Park	15.05	15.05	Community	P		7	1	2	4			1	G	G				L	
<b>Subtotal</b>	<b>148.75</b>	<b>44.74</b>			<b>16</b>	<b>70</b>	<b>22</b>	<b>7</b>	<b>31</b>	<b>2</b>	<b>2</b>	<b>20</b>			<b>3</b>	<b>3</b>	<b>2</b>		
<b>Special Use and Open Space Areas</b>																			
Andy's Park	4.28	0.00	Special Use/Open Space	Y	1		1					1	-	-				L	
Delbrook Golf Course	215.71	170.42	Special Use/Open Space	Y									-	-				L	
Gormley Triangle Park	0.26	0.26	Special Use/Open Space	N	2								-	-				S	
Horton Park	1.30	0.19	Special Use/Open Space	N									-	-				S	
Ned Hollister Conservancy	16.28	0.00	Special Use/Open Space	N									-	-				N	
Ora Rice Arboretum	19.32	5.17	Special Use/Open Space	N	2								-	-				N	
Paul Lange Arboretum	7.85	0.28	Special Use/Open Space	N									-	-				L	
Rudy Lange Sledding Hill	3.69	0.09	Special Use/Open Space	N									-	-				S	
Terrace Park	4.36	0.30	Special Use/Open Space	N	2								-	-				S	
Tower Park	0.70	0.70	Special Use/Open Space	N	6	1	2						-	-				S	
<b>Subtotal</b>	<b>273.75</b>	<b>177.41</b>			<b>13</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Public School Park Land</b>																			
Delavan-Darien High School	49.04	49.04	School	Y									-	-	4		8	L	
Phoenix Junior High School	29.40	29.40	School	Y					0		5		-	-	2			L	
Turtle Creek Elementary School	15.46	15.46	School	Y					16		2	7						L	
Wileman Elementary School	9.31	9.31	School	Y					8			11			2	2		L	
<b>Subtotal</b>	<b>103.21</b>	<b>103.21</b>						<b>0</b>	<b>24</b>	<b>0</b>	<b>7</b>	<b>18</b>			<b>8</b>	<b>2</b>	<b>8</b>		
<b>Private School Park Land</b>																			
Delavan Christian Reform School	4.71	4.66	School	Y							2	1						L	
Our Redeemer Lutheran School	9.14	8.54	School	Y	2	1	1		9		2	4						L	
St. Andrew's School	2.54	2.54	School	Y					8		2							L	
Wisconsin School for the Deaf	33.63	13.52	School	Y	1				4		6				1		4	L	
<b>Subtotal</b>	<b>50.02</b>	<b>29.26</b>			<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>12</b>	<b>5</b>			<b>1</b>	<b>0</b>	<b>4</b>		
<b>Other Sites</b>																			
Town of Delavan Community Park			Town Park		Y	Y						1				1		L	
Old Settler's Cemetery			Historic Site	N														S	
<b>Subtotal</b>																			
<b>Total</b>	<b>575.73</b>	<b>354.62</b>			<b>32</b>	<b>72</b>	<b>26</b>	<b>7</b>	<b>76</b>	<b>2</b>	<b>21</b>	<b>44</b>			<b>12</b>	<b>5</b>	<b>14</b>		
<b>Key Code:</b>				Y = Yes	N = No	T = Pit Toilet	G = Good												
				F = Fair	P = Poor	L = Lot	S = Street												

# City of Delavan Park and Open Space Plan Map 1: Existing Parks and Facilities

- Existing Park Facilities**
- Community Park
  - Neighborhood Park
  - Mini Park
  - Special Use and Open Space Area
  - School Grounds
  - Existing Trail
  - Existing On-Street Bicycle Facilities

- City of Delavan
- Surface Water
- Environmental Corridor
- Roads
- Rail

- Community Parks:**
1. W. Gordon Yadon Park
  2. Veteran's Memorial Park and Mill Pond
  3. Springs Park (Upper and Lower)
  4. C.C. Congdon Park


- Neighborhood Parks:**
5. Deckert Park
  6. Phoenix Park
  7. Miller Park
  8. Delavan Fest Park
  9. Wilma Lauterbach Park

- Mini Parks:**
10. Latimer Park
  11. Ray Court Park

- Special Use and Open Space Areas:**
12. Gormley Triangle Park
  13. Tower Park
  14. Ned Hollister Conservancy
  15. Terrace Park
  16. Horton Park
  17. Andy's Park
  18. Rudy Lange Sledding Hill
  19. Delbrook Golf Course
  20. Paul Lange Arboretum
  21. Ora Rice Arboretum

- School Grounds:**
22. Wileman Elementary Playfields
  23. Turtle Creek Elementary School
  24. WI School for the Deaf
  25. Delavan-Darien High School
  26. Phoenix Junior High School
  27. Our Redeemer Lutheran School
  28. Delavan Christian Reform School
  29. St. Andrews School
  30. Wileman Elementary School

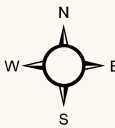
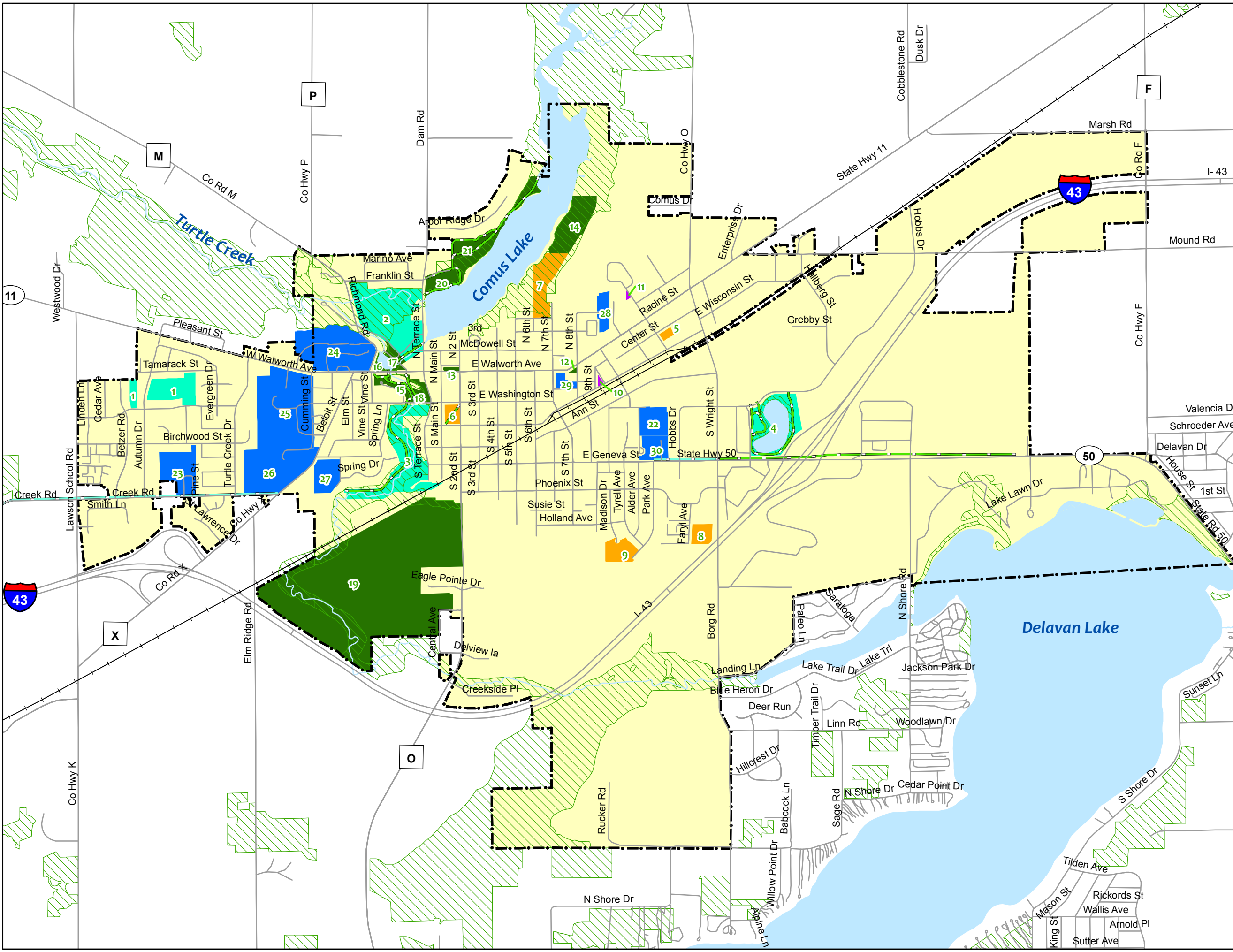
0 0.25 0.5 Miles



**City of Delavan**

**VANDEWALLE & ASSOCIATES INC.**  
Shaping places. shaping change

Adopted: November 21, 2017  
City of Delavan, Walworth Co., US Census Bureau, SEWRPC

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## SECTION FIVE: GOALS AND OBJECTIVES

The initial task in preparing any type of planning document includes the formulation of a series of goals and objectives that outline the City's intent throughout the planning document. These goals and objectives will serve as a guide for the City to follow in providing a desired community-wide park and recreation system.

**Goal:** A broad statement of direction, purpose, and general public priorities. A goal should be based on the stated needs, key issues, and opportunities of the community. A goal should be long-range, timeless, and optimistic.

**Objective:** Defined as a more-specific and quantifiable aim within a limited time frame. Objectives should be derived from stated goals, quantifiable, specific, and within a limited time frame. Objectives are usually attainable through strategic planning and implementation activities. Implementation of an objective contributes to the fulfillment of a goal.

A goal provides the City with its long-term destination; objectives act as mile markers along the way. All recommendations listed in the plan are specifically designed to address the goals and objectives listed here. In order to conduct a thorough and accurate planning process, it is important to establish a set of goals, objectives, and policies that will serve as the basis for the recommendations in this Plan.

The following list of goals and objectives is based on the information that has been presented in previous chapters of this Plan, including input and discussions with citizens, City staff, and the Park and Recreation Commission. It is important to note that the listing that follows are not presented in order of priority. Rather, all of the goals and objectives have equal weight or merit as they guide future community decision-making.

**GOAL #1:** Maintain an adequate amount/acreage of active and passive recreational lands to meet current and future recreational needs.

**Objectives:**

- Acquire additional lands for active and passive recreational use based on current demand, demands created by increasing populations, and environmental significance of the land.
- Strive to maintain the current per capita ratio of acres of land suitable for active recreation.
- Continue to acquire lands adjacent to existing park and recreation facilities to accommodate future growth/needs of the City.
- Acquire lands suitable for park and recreation use by explicitly stating acceptable characteristics of land for dedication in the parkland dedication ordinance.
- Preserve primary and secondary environmental corridors, isolated natural resource areas, steep slopes, woodlands, streams, floodplains, riparian habitats, and wetlands should receive special attention to ensure their maintenance as vegetative, wildlife and fish habitats, as areas for passive and active outdoor recreation, and as stormwater and flood management areas, where appropriate.
- Explore the need for special recreational facilities, such as dog parks, splash parks water recreational opportunities, community gardens, and facilities for indoor recreation., through more detailed park and recreation master planning following the adoption of this Plan.
- Continue to develop a diversity of park sizes and types based on the characteristics and needs of individual neighborhoods, and the surrounding land use and natural resource features.
- When possible, acquisition of park and open space lands should occur in coordination with development to provide for reasonable acquisition costs and facilitate site planning. Parklands in undeveloped areas should be acquired through land developer dedications, where feasible.

GOAL #2: Ensure that open space, recreation facilities and programs are designed to meet the special needs of all residents and visitors, especially the older adults and disabled.

**Objectives:**

- Provide for barrier-free access to all new park facilities and play areas.
- Strive for compliance with accessibility requirements in existing facilities, particularly in Veteran's, Tower, and Phoenix Park.
- Continue to encourage participation of elderly and disabled citizens at park and recreational meetings and in recreational programs.
- Comply with the Americans with Disabilities Act as it applies to communication between the Parks and Recreation Department and the public.

GOAL #3: Coordinate development review with all departments/agencies responsible for providing or maintaining adequate park facilities.

**Objectives:**

- Consult and incorporate the needs identified in the Park and Open Space Plan before subdivision plats are approved. All new development should meet the park and open space standards and recommendations as outlined in this Plan and implemented by the Zoning Ordinance and Subdivision and Platting Ordinance.
- Evaluate land dedicated for parks to differentiate between land appropriate for active park use, land appropriate for open space only, and land requiring protection from development. Land requiring protection from development should be protected via the zoning ordinances.
- Mini Parks and Neighborhood Parks should be sited and designed to enhance neighborhood cohesion and provide a common neighborhood gathering place. All parks should have multiple access points from surrounding neighborhoods. All new residential development should be within walking distance of a park.
- Continually evaluate and update the subdivision ordinance so that it adequately addresses the park and open space needs of new and existing City residents.

GOAL #4: Coordinate use and maintenance of recreational facilities among the City of Delavan, Delavan-Darien School District, Walworth County, and appropriate public recreation associations.

**Objectives:**

- Coordinate the public use of indoor and outdoor school recreation facilities.
- Encourage cooperative City, County, School District, and organized athletic organizations development projects to help improve and expand recreation opportunities throughout the community in a cost-effective manner.
- Continue to explore additional governmental opportunities to help operate and maintain public recreation facilities in the area.
- Continue to work with Walworth County and neighboring municipalities to connect the City's trail system to Elkhorn, the White River Trail, and other recreational amenities in Walworth County. Support regional trail initiatives whenever possible.
- Work with neighboring jurisdictions, Walworth County, and the state to coordinate bicycle and pedestrian planning and to coordinate planning for potential future bicycle trails and routes.

GOAL #5: Stress the benefits of larger neighborhood and community parks that provide a wide range of facilities over the development of small playground and tot-lot facilities.

**Objectives:**

- Analyze the location, size and function of existing and proposed parks as annexations, residential development or land use changes occur.
- Use park service area criteria to help determine the location of future park sites ( $\frac{1}{4}$ - to  $\frac{1}{2}$ -mile for a neighborhood park and 1-mile for a community park).
- Encourage construction and maintenance of smaller, private parks with multi-family residential developments.

GOAL #6: Provide residents and visitors with safe and reliable park facilities and equipment throughout the city park system.

**Objectives:**

- Continue funding the replacement of old and deteriorating recreation equipment at all city parks.
- Continually monitor and maintain existing park equipment to ensure its longevity and safety.

GOAL #7: Continue to develop interconnected biking and walking trails that provide easy and safe access to all neighborhoods.

**Objectives:**

- Advance trail and bike path planning.
- Continue to develop off-street trail connections within the City and close gaps in the current trail network.
- Establish bicycle paths and routes on local streets throughout the community to connect neighborhoods with schools, parks, and shopping.
- The provision of safe and convenient bike connections between parks, open spaces, recreational facilities, and other destination should be emphasized in ongoing city planning and acquisition efforts.
- Work with Public Works Committee to improve greenway landscaping and help define possible trails through the greenways.
- Work with Plan Commission and Public Works Committee to add routes or bike lanes, when needed, on newly constructed streets that will serve to connect the existing system of biking and walking facilities.

GOAL #8: Recognize the importance of an adequate park budget, which can financially address existing park hazards and allow for future parkland acquisition and future park facility development.

**Objectives:**

- Use the Park and Open Space Plan's capital improvements program as a guide and continue to establish yearly park budgets.
- Invest funds to develop facilities that will maximize existing park and recreation areas and provide exciting recreational programs to increase park use.
- Commit to annual funding for both capital and operation funding for maintenance equipment and related facilities to ensure the system meets with expectations of residents and visitors.

GOAL #9: Use all available resources to further enhance the quality of the City's park system.

**Objectives:**

- Continually pursue state and federal funding programs, which can aid in the purchase and/or development of desired park system improvements.
- Explore opportunities to partner with neighboring communities or athletic organizations to fund and develop multi-purpose parks, athletic facilities, and multi-purpose centers.
- The City's parkland dedication and improvement fee ordinances should continue to reflect the current demand for parkland. Also, alternative means of reserving lands required for open space should be explored to ensure that lands are obtained at the lowest cost to the public (ex. nonprofit organizations, conservation easements, purchase of development rights).
- Cultivate the existing positive relationships with public and private organizations for donations and volunteer help to aid in park system development.
- Continue to update the City's Park and Open Space Plan every 5 years to maintain grant eligibility; ensure a significant public participation process.
- Pursue the development of revenue-generating recreational facilities and activities, which can aid in the development of new facilities and/or the maintenance of existing facilities.

## SECTION SIX: PARK & RECREATION STANDARDS

In order to help guide the park planning process, it is important to identify a set of minimum standards for park and recreational facilities that can serve as a benchmark for evaluating the adequacy of the park system. Such standards enable a community to quantitatively measure how well its existing facilities are meeting the needs of residents as compared with other communities, and to plan for future facilities based on projected population growth. Typically, park and recreation standards are expressed as a ratio of the number of minimum acres recommended per 1,000 residents. For example, the National Recreation and Park Association (NRPA) recommends that for every 1,000 residents, a community should provide one to two acres of neighborhood parks.

The following list includes a blend of both national and local standards for park and recreational facilities. While national standards provide acceptable target guidelines for the provision of parks and open spaces, a more thorough and accurate analysis of Delavan's park system must emphasize the local demand and historic expectation for recreational resources. Therefore, a calculation of community-specific standards is more likely to identify those park system deficiencies that would not otherwise be captured by universal standards. Furthermore, a locally-derived standard will do a better job of taking into account the quality of the park system as well as the quantity of park lands provided. Each facility-type description includes the City's service area and size standards, NRPA recommended size standards, and the local standard per 1,000 population. The NRPA guidelines suggest that at a minimum, a park system be composed of a "core" system of parkland, with a total of 6 to 10 acres of developed parkland per 1,000 population.

The following categories describing neighborhood and community parks comprise the "core" spaces to meet this standard.

### MINI PARKS

General Description:	These parks are specialized facilities that serve a concentrated or limited population or specific group such as pre-school and elementary school age children or senior citizens.
Local Service Area:	1/8-mile radius in residential areas
Local Size Standard:	Less than 2 acres
NRPA Recommended Size:	2,500 square feet to 1 acre
Local Standard Acres per 1,000 Population:	Not applicable. New mini parks are not recommended by this Plan.
Basic Facilities & Activities:	<ul style="list-style-type: none"> <li>▪ Coordinated play equipment and structures for pre-school and elementary school age children</li> <li>▪ Conversation and sitting areas arranged to permit easy surveillance by parents</li> <li>▪ Landscaped areas which provide buffering and shade</li> <li>▪ Lighting for security at night. Lighting must be designed to be direct cut-off and not spill into adjacent properties</li> <li>▪ Parking is typically not required</li> </ul>
Desirable Site Characteristics:	<ul style="list-style-type: none"> <li>▪ Suited for intense development</li> <li>▪ Well-buffered by open space and landscape plantings for protection of young children</li> <li>▪ Visual access is very important</li> <li>▪ In tight areas that have close access to roadways, physical barriers, such as fences, may be needed to separate play areas from vehicular areas</li> <li>▪ Mini parks should be located within neighborhoods and in close proximity to apartment complexes, townhouse development, or housing and activity centers for seniors</li> <li>▪ Accessible by walking or biking</li> </ul>

**NEIGHBORHOOD PARKS**

General Description:	These parks are designed specifically to accommodate residents living within the immediately surrounding area. They often include areas for intense recreational activities such as field games, court games, crafts, playgrounds, skating, picnicking, wading pools, ball fields, adult areas with benches, shelter, and game tables. Trees, open fields, and undeveloped natural areas are also desirable components of neighborhood parks.
Local Service Area:	1/4-mile radius uninterrupted by busy roads and other physical barriers
Local Size Standard:	2 to 14.99 acres
NRPA Recommended Size:	5 acres minimum; 5 to 10 acres is optimal
Local Standard Acres per 1,000 Population:	2 acres per 1,000 people
Basic Facilities & Activities:	<ul style="list-style-type: none"> <li>▪ Active recreation facilities such as playground equipment, playfields (softball, soccer, football, etc.), tennis courts, volleyball courts, basketball courts, shuffleboard areas, horseshoe courts, etc.</li> <li>▪ Passive recreation facilities such as internal trails (with connections to larger regional system), picnic/sitting areas, open space, and “people watching” areas</li> <li>▪ Service buildings for shelter, storage, restrooms</li> <li>▪ Landscaped areas which provide buffering and shade</li> <li>▪ Lighting for security at night. Lighting must be designed to be direct cut-off and not spill into adjacent properties</li> <li>▪ Adequate on-street and off-street parking spaces</li> <li>▪ Not intended to be used for activities that result in overuse, noise, and increased traffic with the exception of limited use by youth teams</li> </ul>
Desirable Site Characteristics:	<ul style="list-style-type: none"> <li>▪ Suited for intense development</li> <li>▪ Easily accessible to the neighborhood population</li> <li>▪ Accessible by walking or biking</li> <li>▪ May be developed as a school-park facility</li> <li>▪ Half of the site should be used for active recreation facilities, with the remaining half used for passive activities, landscaping, and conservation as appropriate</li> </ul>

**COMMUNITY PARKS**

General Description:	Community parks are intermediate in size and are able to accommodate visitors from the surrounding community and multiple neighborhoods. These sites focus on both the developed aspects of the park, such as playfields and tennis courts, as well as the natural-resource amenities. May include areas suited for intense recreational facilities such as athletic complexes and large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, and picnicking. May be any combination of the above, depending on the site and community need. Desirable facilities in community parks include those listed above in neighborhood parks, along with swimming facilities, picnicking, lighted ball fields and tennis courts, a community center, and adequate off-street parking. It is important that community parks be located on or near major thoroughfares and also easily accessible by foot. Landscaping and natural areas are desirable in a community park. Community parks are generally able to accommodate visitors from the surrounding community and multiple neighborhoods. These sites typically focus on both the developed aspects of the park, such as playfields and tennis courts, as well as the natural-resource amenities.
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Local Service Area:	½-mile radius uninterrupted by busy roads and other physical barriers
Local Size Standard:	15 to 50+ acres
NRPA Recommended Size:	As needed to accommodate desired uses; 25 to 50 acres is optimal
Local Standard Acres per 1,000 Population:	8 acres per 1,000 people
Basic Facilities & Activities:	<ul style="list-style-type: none"> <li>▪ Active recreation facilities such as playground equipment, playfields (softball, soccer, football, etc.), tennis courts, volleyball courts, basketball courts, shuffleboard areas, horseshoe courts, ice skating areas, swimming pools, swimming beaches, archery ranges, disc golf areas, etc.</li> <li>Passive recreational facilities such as walking trails, picnic/sitting areas, and nature study areas, individual and group picnic/sitting areas, general open space and unique landscapes/features, natural study areas, and ornamental gardens</li> <li>▪ Facilities for cultural activities, such as plays and concerts in the park</li> <li>▪ Community Center building with multi-use rooms for crafts, theater, restrooms, social activities, and senior adult use</li> <li>▪ Service buildings for shelter, storage, restrooms</li> <li>▪ Landscaped areas which provide buffering and shade</li> <li>▪ Lighting for security at night. Lighting must be designed to be direct cut-off and not spill into adjacent properties</li> <li>▪ Adequate off-street parking spaces</li> </ul>
Desirable Site Characteristics:	<ul style="list-style-type: none"> <li>▪ Suited for intense development</li> <li>▪ May include natural areas, such as water bodies or wooded areas</li> <li>▪ Easily accessible to the neighborhood population</li> <li>▪ Easily accessible for walking and biking</li> </ul>

### SPECIAL USE AND OPEN SPACE AREAS

General Description:	<p>Areas of open space that cannot be measured by a quantifiable standard because of their unique and diverse contributions to the community. Special Open Space Areas enhance an overall park and open space system by maintaining and improving the community's natural resource base, accommodating special activities that aren't included in other parks, and providing interconnections between isolated parks and recreation areas.</p> <p>Examples of Special Open Space Areas are varied but can include those lands that accommodate passive or special recreational activities, such as golf courses, sledding/skiing hills, marinas, beaches, display gardens, arboreta, and outdoor amphitheaters. They can also include lands that have been protected for their environmental significance or sensitivity and provide limited opportunity for recreational use such as water bodies, floodplains, wetlands, shorelands and shoreland setback areas, drainageways, stormwater management basins, conveyance routes, environmental corridors or isolated natural areas as mapped by SEWRPC, wildlife habitats, areas of rare or endangered plant or animal species, prairie remnants, and restoration areas.</p>
Local Service Area:	N/A
Local Size Standard:	Variable
NRPA Recommended Size:	N/A
Local Acres per 1,000 Population:	Variable; most Special Open Space Areas are not included in the overall community calculation of park and recreation space per 1,000 persons. Their value extends beyond the City's boundaries and contributes significantly to overall quality of life.

Basic Facilities & Activities:	<ul style="list-style-type: none"> <li>▪ Historic/Cultural/Social – historic downtown areas, performing arts parks, arboretums, ornamental gardens, performing arts facilities, indoor theaters, public buildings, zoo, and amphitheaters</li> <li>▪ Recreation Facilities – community centers, senior centers, community theaters, hockey arenas, marinas, golf courses, miniature golf courses, shooting ranges, aquatic parks, skate parks</li> <li>▪ Outdoor Recreation Facilities – hiking trails, tennis centers, softball complexes, sports stadium</li> </ul>
Desirable Site Characteristics:	Variable, depending on use

### CONSERVANCY AREAS

General Description:	Permanently protected areas of environmental significance or sensitivity, generally with limited opportunities for recreational use. Acquisition of conservancy areas often has secondary benefits such as flood control or enhancement of adjacent private property values. May include water bodies, floodplains, wetlands, shorelines and shoreland setback areas, drainageways, stormwater management basins, environmental corridors, wildlife habitat, areas of endangered plant or animal species, prairie remnants or restoration areas, scenic vistas, or environmentally constrained lands or open spaces as recommended in other adopted components of the City's Comprehensive Plan. May also be appropriate for utilities and secondary recreational uses, such as trails.
Local Service Area:	N/A
Local Size Standard:	Sufficient to protect the resource
NRPA Recommended Size:	Sufficient to protect the resource
Local Acres per 1,000 Population:	Variable. Conservancy areas are not included in the overall community calculation of park and recreation space per 1,000 persons.
Basic Facilities & Activities:	Passive, nature-based, low impact recreational facilities
Desirable Site Characteristics:	Variable, depending on resource being protected.

### SCHOOL PARKS

General Description:	School parks have many of the same characteristics as neighborhood or community parks, depending on their size. As such, school parks primarily serve as locations for active recreational facilities associated with school functions; however, these sites can and do benefit the surrounding community during off-school hours. These parks may be owned and maintained by the City or the school district, but are open to all neighborhood residents.
Local Service Area:	Variable – depends on function
Local Size Standard:	N/A
NRPA Recommended Size:	N/A
Local Standard Acres per 1,000 Population:	N/A
Basic Facilities & Activities:	<ul style="list-style-type: none"> <li>▪ Active recreational facilities such as playfields, tennis courts, basketball courts, playgrounds, and ice skating rinks</li> <li>▪ Passive recreational facilities such as picnic/sitting areas and nature study areas</li> <li>▪ Service buildings for shelter, storage, and restrooms</li> <li>▪ Lighting for security at night</li> <li>▪ Adequate on-street and off-street parking spaces</li> </ul>
Desirable Site Characteristics:	<ul style="list-style-type: none"> <li>▪ Easily accessible to the neighborhood population</li> <li>▪ Accessible by walking or biking</li> </ul>

**RECREATION TRAILS**

General Description:	Recreation trails accommodate various outdoor activities, such as biking, hiking, walking, jogging, horseback riding, nature study, and cross-country skiing. A well-designed park system provides connections between parks and open space areas and effectively integrates urban and suburban areas with the surrounding natural environment by linking off-street trail segments with on-street bike routes. Recreation trails can be designed to serve different functions and to accommodate various, and sometimes conflicting, activities. Therefore, this section provides descriptions of the different types of recreation trails that this <i>Plan</i> will address and how recommendations will be formulated for each type of trail.
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**ON-STREET BICYCLE FACILITIES**

General Description:	<p>Bicycle lanes are areas of the road striped off for exclusive use by bicyclists. They are the preferred bicycle facility for urban arterial and higher volume collector streets (generally more than 2,000 vehicles per day). Striping bicycle lanes establishes designated traffic channels that promote an orderly flow by both bicyclists and motorists. Typically, bicycle lanes are established on roadways that are 32 feet or wider with no on-street parking. Shared bicycle/parking lanes generally function well where sufficient space is provided and the parking turnover rate is not too high.</p> <p>Paved shoulders are not a bicycle facility per se, but rather a roadway condition that improves bicycle travel and bicyclist safety. They function much like a bicycle lane by separating the motor vehicle travel from bikes. Paved shoulders are ideal for higher volume streets or highways (more than 1,000 cars per day) with rural cross sections (i.e. no curb and gutter).</p> <p>In addition to bicycle lanes and paved shoulders, other on-street bicycle facilities include green lanes, buffered bicycle lanes, and protected bicycle lanes.</p>
Treatment in this <i>Plan</i> :	Although this <i>Plan</i> presents general recommendations regarding location for on-street bike facilities, more formal and detailed recommendations would require more in-depth analyses of the City's road network, including traffic patterns and street widths.
Desirable Design Criteria for Bicycle Lanes:	<ul style="list-style-type: none"> <li>▪ Minimum width should be 4 feet, or 5 feet along an arterial street</li> <li>▪ When used alongside a parking lane, should be at least 5 feet wide and located to the traffic side of the parking lane</li> <li>▪ Where bike lanes and on-street parking are provided, minimum combined width should be 11 feet (13 feet where there is substantial parking or turnover of parked cars is high)</li> <li>▪ Lanes painted with a bicycle pavement symbol or the words "bike lane" according to American Association of State Highway and Transportation Officials (AASHTO) standards</li> <li>▪ Street signs should be used to identify bicycle lanes</li> </ul>
Desirable Design Criteria for Paved Shoulders:	<ul style="list-style-type: none"> <li>▪ Minimum width should be 4 feet, or 5 feet where traffic speeds exceed 50 miles per hour</li> <li>▪ A stripe separating shoulder from roadway is recommended</li> <li>▪ These are generally not marked as an exclusive bike facility</li> </ul>
Number of Facilities Per 1,000 Population:	N/A

**OFF-STREET RECREATION TRAILS**

General Description:	<p>There are two primary types of off-street recreation trails: multi-use paths and rural walking/hiking trails:</p> <p>Multi-use paths are designed to accommodate bicyclists, walkers, runners, in-line skaters, etc. Such facilities are often located along railroad and street rights-of-way, rivers and lakeshores, and through parks and environmental corridors.</p> <p>Rural trails provide connections between urbanized areas, and access to parks and open space areas. Walkways may be restricted to pedestrian use because of environmental conditions or surfacing materials. In certain locations, they may also be suitable for equestrian and/or bicycle use. Rural walkways are often sited along creeks, streams, rivers, field boundaries, and other natural linear systems.</p>
Treatment in this <i>Plan</i> :	This <i>Plan</i> presents recommendations for the location of future off-street recreation trails. However, the design and type of such facilities will not be identified in this <i>Plan</i> .
Desirable Design Criteria for Multi-Use Paths:	<ul style="list-style-type: none"> <li>▪ In urban areas, paths should be a minimum of 10 feet to accommodate two-way bicycle traffic. Paved surfacing is recommended to facilitate bike, walking, running, and skating</li> <li>▪ In rural areas, the path should be a minimum of eight feet wide, surfaced with limestone screenings or similar material</li> <li>▪ New developments should reserve adequate space for trail connections</li> <li>▪ New trails should be ADA-accessible</li> <li>▪ Avoid placement alongside roadways where multiple cross-streets and driveways are or will be present</li> <li>▪ The path should be designed to accommodate bicycle speeds up to 20 mph</li> </ul>
Desirable Design Criteria for Rural Walking/Hiking Trails:	<ul style="list-style-type: none"> <li>▪ Because these trail facilities often travel through sensitive environmental areas, they are generally not paved. Rather, they are surfaced with crushed limestone, wood chips, hard packed earth, or mowed grass.</li> </ul>
Number of Facilities Per 1,000 Population:	N/A

**TRAILHEADS**

General Description:	Trailheads can provide visible access points to major off-street paths in the community's system. They generally provide a parking area, locational and directional maps or other information about the trail system. Some might contain restroom facilities, picnic tables, or benches for snacks or breaks. Such facilities should be sited with easy and direct access to the trail system.
Treatment in this <i>Plan</i> :	This <i>Plan</i> will make general recommendations regarding the future location of trailheads. Suggestions will be based upon both existing and proposed park facilities and parking locations.
Desirable Design Criteria:	N/A
Number of Facilities Per 1,000 Population:	N/A

## SECTION SEVEN: EXISTING PARK & OPEN SPACE FACILITIES ANALYSIS

This analysis evaluates the City of Delavan's existing park and recreational facilities in comparison with nationally accepted park and recreation standards in satisfying the needs of the community. The adequacy of the City's existing park and recreation system will be evaluated in the following ways:

- Application of quantitative park and recreational facility service standards to reliable population projections for the City;
- Qualitative analysis of the City's park system;
- Analysis of the geographic distribution and accessibility of park open space areas;
- Consideration of public input regarding the future of the City's park and open space system; and
- Review of Wisconsin's State Comprehensive Outdoor Recreation Plan

### QUANTITATIVE ANALYSIS

The following chart presents a comparison of the National Recreation and Park Association's (NRPA) park and recreation standards to the City's existing park system. The comparison is made by normalizing the quantity of park lands to assure an apples-to-apples comparison. In essence, the amount (number of acres) of particular types of parkland is divided by the population to result in the acres of parkland per 1,000 persons.

The City's current rate of provision is 17.63 acres per 1,000 people. This figure includes all developed parks (mini, neighborhood, and community parks). For the purposes of this analysis, parochial and public school properties were not included in the calculations, although they can help meet the City's recreation needs.

In general, NRPA standards recommend a minimum of approximately six to 10 acres of parkland per 1,000 residents. With 17.63 acres per 1,000 people, the City meets these proscribed national standards. Table 11 indicates that the City park acreage meets the NRPA acreage guidelines for neighborhood parks, community parks, and for total developed parkland acreage. Total park acreage greatly exceeds the NRPA standards.

It should be noted, however, that national standards do not factor in characteristics of individual communities. Therefore, it is appropriate and necessary for each community to develop their own local park standard. This will be addressed later in this chapter.

**Table 11: Park Acreage Existing Level of Service, 2017**

	Column A	Column B	Column C	Column D
Type of Park	NRPA Guideline: Acres per 1,000 Persons	2017 Delavan Total Park Acreage per 1,000 persons* Column D/ (8,436/1,000)	Recommended Range of Total Park Acreage for Delavan based on NRPA Guidelines Column A x (8,436/1,000)	2017 Delavan Total Park Acreage
<b>Mini Parks</b> (less than 2 acres)	0.25 to 0.5	0.08	2.10-4.19	0.69
<b>Neighborhood Parks</b> (2 to 14.9 acres)	1 to 2	3.54	8.39-16.77	29.86
<b>Community Parks</b> (15+ acres)	5 to 8	14.01	41.93-67.08	118.20
<b>Total Developed Parks</b>	<b>6 to 10</b>	<b>17.63</b>	<b>52.41 to 88.04</b>	<b>148.75</b>
Andy's Park	N/A	0.00	N/A	0.00
Delbrook Golf Course	N/A	20.20	N/A	170.42
Gormley Triangle Park	N/A	0.03	N/A	0.26
Horton Park	N/A	0.02	N/A	0.19
Ned Hollister Conservancy	N/A	0.00	N/A	0.00
Ora Rice Arboretum	N/A	0.61	N/A	5.17
Paul Lange Arboretum	N/A	0.03	N/A	0.28
Rudy Lange Sledding Hill	N/A	0.01	N/A	0.09
Terrace Park	N/A	0.04	N/A	0.30
Tower Park	N/A	0.08	N/A	0.70
<b>Total All Facilities</b>	<b>N/A</b>	<b>27.44</b>	<b>N/A</b>	<b>326.17</b>

\*Based on 2015 population estimate of 8,436

## FUTURE PARK NEEDS

The overall future recreation needs of the City are determined by applying the recommended minimum acreage standards to a reasonable population projection for the City in future years. This type of future needs assessment is a critical component of this Plan. It is included in part, to satisfy Wisconsin Statutes 66.0617 and 236.29 regarding the collection of fees, and also to assist the City with planning and budgeting for the development of future parks.

The City's minimum size standards for community parks and neighborhood parks differ from the acreage standards recommended by the NRPA for community parks and neighborhood parks. For this reason, this Plan compares the City's total acreage for all neighborhood and community parks to the total park acreage suggested by the NRPA guidelines.

During the writing of this Plan, the City determined a local future acreage standard for community and neighborhood parks, as well as for total parkland. The City's existing provision of park land in 2017 was determined to be 17.63 acres per 1,000 people. **The City's future standard was set at 10 acres per 1,000 residents** in order to provide a comparable level of service as the City continues to grow. **The City's future standard is comprised of 2 acres of neighborhood parks per 1,000 residents and 8 acres of community parks per 1,000 residents.** There is no future standard for mini parks. This balance of community and neighborhood parks was selected due to a desire to provide a greater proportion of larger parks (i.e.

community parks) as opposed to smaller parks (i.e. neighborhood parks), due to the comparatively high maintenance demands and costs associated with smaller parks.

Based on these standards, Tables 12 through 14 show the minimum additional park acreage that will be needed to accommodate the City's projected population in 2023, 2028, 2033, 2038, and 2040.

Over the next five years, the City will have enough park acreage supply to accommodate the 2023 population. (Refer to column E of Table 12.) No additional facilities of these types will be needed in the next five years.

**Table 12: Park Acreage Needs, 2023 (5-Year Projection)**

Park Type	(A) City Existing Acres per 1,000 Residents	(B) City Standard for Future Acres Per 1,000 Residents	(C) Total Acreage Needed in 2023, based on City Standard (Column B x 9.151*)	(D) 2017 Total Acres	(E) Minimum Additional Acres Needed to Meet City Standard by 2023 (Column C - Column D)
Mini Parks	0.1	0.0	0.0	0.7	0.0
Neighborhood Parks	3.5	2.0	18.3	29.9	0.0
Community Parks	14.0	8.0	73.2	118.2	0.0
<b>Total</b>	<b>17.6</b>	<b>10.0</b>	<b>91.5</b>	<b>148.8</b>	<b>0.0</b>

\* Projected 2023 population divided by 1,000 persons (9,151/1,000)

Table 13 presents just the 2028 park acreage needs projection that corresponds to Chapters 66.0617 and 236.45 of the Wisconsin Statutes, which specifies that municipalities have a ten-year timeframe for collection and expenditure of impact fees. The 2028 projection will be used to estimate future costs in Appendix A: Impact Fee Calculations, and to determine parkland acquisition and improvement recommendations based on what the City can reasonably expect to accomplish in the 10-year timeframe. **In the next ten years, the City will have adequate park acreage supply in order to accommodate the future population in 2028.** Refer to column E of Table 12. The City will be easily able to meet the standard for community parks and neighborhood parks in 2028.

**Table 13: Park Acreage Needs, 2028 (10-Year Projection)**

Park Type	(A) City Existing Acres per 1,000 Residents	(B) City Standard for Future Acres Per 1,000 Residents	(C) Total Acreage Needed in 2028, based on City Standard (Column B x 9.569*)	(D) 2017 Total Acres	(E) Minimum Additional Acres Needed to Meet City Standard by 2028 (Column C - Column D)
Mini Parks	0.1	0.0	0.0	0.7	0.0
Neighborhood Parks	3.5	2.0	19.1	29.9	0.0
Community Parks	14.0	8.0	76.6	118.2	0.0
<b>Total</b>	<b>17.6</b>	<b>10.0</b>	<b>95.7</b>	<b>148.8</b>	<b>0.0</b>

\* Projected 2028 population divided by 1,000 persons (9,569/1,000)

Table 14 shows that, based on the population projections described in Section Two and the City Standard for Future Acreage, the City will not need to add parkland to the current park system by 2040. Parkland demand is expected to be relatively flat in 2035 and beyond, due to the fact that the Wisconsin Department Administration projects a slight population loss for Delavan after 2035.

**Table 14: Park Acreage Needs, 2033, 2038, and 2040**

Park Type	City Existing Acres Per 1,000 persons	City Future Acreage Standard per 1,000 residents	Total Acreage Needed in 2033, 2038, 2040, based on City Standard			2017 Total Acres	Minimum Additional Acres Needed by 2033, 2038, 2040		
			2033	2038	2040		2033	2038	2040
Mini Parks	0.1	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0
Neighborhood Parks	3.5	2.0	19.5	19.5	19.5	29.9	0.0	0.0	0.0
Community Parks	14.0	8.0	78.1	78.0	77.8	118.2	0.0	0.0	0.0
<b>Total</b>	<b>17.6</b>	<b>10.0</b>	<b>97.6</b>	<b>97.5</b>	<b>97.3</b>	<b>148.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

*\*Projected 2033 population (9,758), 2038 population (9,747), and 2040 population (9,725), each divided by 1,000 persons*

## QUALITATIVE ANALYSIS

Although national quantitative standards provide a good basis for formulating the recommendations in this Plan, a thorough assessment of the City's existing facilities must include a more subjective analysis that takes into consideration those characteristics that make Delavan unique from other communities.

Furthermore, the qualitative analysis will produce the following results:

- Identify those park system deficiencies and strengths that are not captured by universal standards;
- Ensure that future parks and recreational facilities are tailored to meet the needs of the City's residents; and
- Allow for the establishment of a more reasonable and specialized level-of-service standard by which the City can plan its future park system.

Important factors to consider include the following:

**City Growth and Development:** The City's population is projected to grow by approximately 12 percent over the next ten years, increasing the demand for parkland and recreational facilities. However, acquiring additional parkland should not be a challenge for Delavan, as there is ample vacant land adjacent to the community to accommodate growth. It will be important for Delavan to carefully balance the need for additional parklands, open space, and ecological feature preservation with the demand for development. Furthermore, if the City is going to maintain its existing level of service for parklands into the future, it will have to find innovative and flexible solutions for providing these spaces and facilities.

**Income:** As described in Section Two, median household income in Delavan declined significantly between 2000 and 2015, when adjusting for inflation. In addition, the percentage of families living below the poverty line increased by nearly eight percentage points between 1999 and 2015. Unemployment was also higher than the State and County average in 2015. Assuming these trends continue into the next decade, the number of lower-income households in Delavan will likely continue to grow. Delavan's park and recreation system increase in importance in the coming years, as a larger proportion of households will rely on the parks and trails as their primary source of recreation. The City should continue to explore options for low-cost or no-cost programming that can serve a broad population, regardless of household buying power.

**Community Parks:** Currently, nearly 80 percent of developed parkland in the City is accounted for by community parks. The City has made concerted policy decisions to enhance community parks, as they are able to service a broader geographic area as well as a wider demographic range. A focus on these types of parks will necessitate continued master planning to ensure the appropriate types of facilities within the parks and their locations are equally dispersed throughout the City.

**Open Space and Conservation Areas:** Special open space areas contribute significantly to the aesthetic and ecological integrity of a community. Delavan Lake, Comus Lake, and Swan and Turtle Creeks form the backbone to Delavan's system, and the City continue to pursue the preservation or conservation of significant ecological features within the primary and secondary environmental corridors. Many of the remaining passive recreation lands are not easily accessible to residents as the lands are privately owned. The existing trail system functions as an important recreational corridor for the residents of Delavan, and these facilities should serve as an opportunity to connect the highly valued passive recreational opportunities within the City.

**School Facilities:** The quantitative analysis presented earlier in this chapter did not consider school parks and recreational facilities in the calculations. These types of parks and facilities are typically categorized as neighborhood parks. There are no set standards or guidelines for classifying school parks; however, in the City of Delavan, school park facilities serve many of the recreational needs of the residential neighborhoods that immediately surround them. Moreover, the school parks provide valuable recreational amenities, especially to the recreation programs and the organized athletic clubs. That said, it should be recognized that school facilities are not consistently open to the public, and school sponsored activities are given first priority when it comes to the scheduling and use of these facilities. For this reason, it is important for the City to provide and maintain an adequate number of its own facilities and parklands to accommodate programming needs and to meet local demand.

**Gathering Places:** The City's redevelopment initiatives provide opportunities to integrate parks, open spaces, and public gathering places into the design of residential neighborhoods, office parks, and commercial centers. The downtown/Tower Park area is an example of how a public plaza serves as a destination and organizing feature to the downtown. Incorporating unique and functional park spaces into even the most intensely developed areas of the Delavan encourages people to spend time in those places.

#### **Known Issues and Challenges:**

This planning process has revealed areas in which the City's recreational facilities/amenities could use improvement:

- Trails and park connectivity
- Lack of public access to the lakes
- Aging playground equipment
- Lack of restrooms at larger parks
- Shortage of furnishings – picnic tables, grills, benches – in City parks
- Missing facilities such as dog parks and pool/splash pad

One of the major challenges currently facing the City of Delavan is the need to establish a regional park, recreation, and open space identity. This park planning process offers several opportunities to contribute to this effort, specifically in the following areas:

- An emphasis on the lakes and an enhancement of the Turtle and Swan Creek Corridors. Together these corridors—in combination with conservation of the environmental corridors—can function as “ribbons of green” within the City.
- The Comus Lake area should be promoted as a pivotal component of the City and future development should be organized around preservation of wetlands, woodlands, and other natural features of the area.
- The City should prioritize extending a public trail around Comus Lake.
- Parks and open spaces should be interconnected with off-street trails and on-street bike lanes. There

are electrical power lines located in both public rights-of-way and recorded easements that present an opportunity to establish multi-use trails that provides connections to the future City growth areas and ultimately to other communities.

- Well-maintained and strategically sited parks should serve as anchors for residential neighborhoods (such as Phoenix Park) and contribute to the character and identity of that neighborhood.

## **GEOGRAPHIC ANALYSIS**

The location and distribution of parks and recreational facilities also provides a good indicator of how well the existing park system is meeting the needs of the City's residents. Maps 2a and 2b illustrate how effectively the City of Delavan's parklands serve the various areas of the City. These service areas are based on the local standards identified in the Park and Recreation Standards section of this Plan.

A park's service area is influenced by several factors, including the size of the park, location, transportation access, and natural or manmade barriers. Displaying park service areas based on these factors suggests locations where additional park facilities might be necessary to serve residents. For the purposes of this plan, barriers to community parks include I-43 and the railroad tracks. Barriers to neighborhood and mini parks include STH 11 (Walworth Ave. and Racine St.), CTH X (Beloit Street), I-43, and the railroad tracks. These barriers are reflected in the service areas depicted on Maps 2a and 2b.

The community is well-served by community parks, neighborhood parks, and special use facilities. The west side of the City lacks neighborhood parks, although Turtle Creek Elementary and other schools in the area help to fill the gaps.

Existing residential areas lacking adequate community park facilities include:

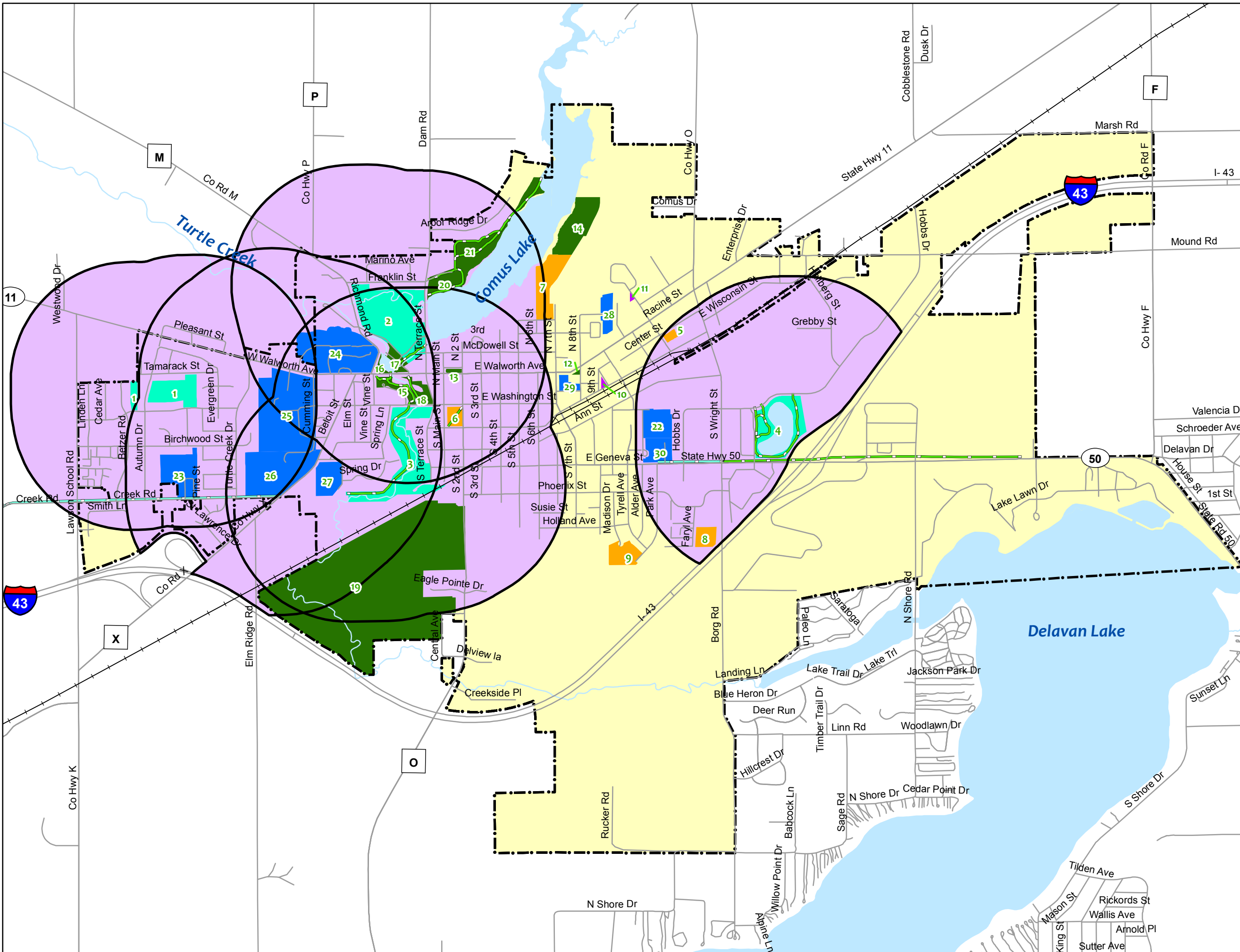
- North of the railroad tracks, between 7th Street and Ray Street
- South of the railroad tracks, between 2nd Street and Adler Avenue

Existing residential areas lacking adequate neighborhood and mini park facilities include:

- North of the railroad tracks, on both sides of Sugar Creek Road
- North of Veterans Park
- South of the railroad tracks, roughly between 2nd Street and 7th Street

As the City continues to grow, it will be necessary to acquire additional parklands so future residents have equitable access to all types of parklands and open space. I-43 is a considerable barrier to easily accessible parkland. Future residential growth on the other side of the interstate should be served by their own neighborhood and community parks within walking distance.

# City of Delavan Park and Open Space Plan Map 2a: Community Park Service Areas



- Existing Park Facilities**
- Community Park
  - Neighborhood Park
  - Mini Park
  - Special Use and Open Space Area
  - School Grounds
  - Existing Trail
  - Existing On-Street Bicycle Facilities
  - Community Park Service Area (1/2 Mile)

- City of Delavan
- Surface Water
- Roads
- Rail

- Community Parks:**
1. W. Gordon Yadon Park
  2. Veteran's Memorial Park and Mill Pond
  3. Springs Park (Upper and Lower)
  4. C.C. Congdon Park

- Neighborhood Parks:**
5. Deckert Park
  6. Phoenix Park
  7. Miller Park
  8. Delavan Fest Park
  9. Wilma Lauterbach Park

- Mini Parks:**
10. Latimer Park
  11. Ray Court Park

- Special Use and Open Space Areas:**
12. Gormley Triangle Park
  13. Tower Park
  14. Ned Hollister Conservancy
  15. Terrace Park
  16. Horton Park
  17. Andy's Park
  18. Rudy Lange Sledding Hill
  19. Delbrook Golf Course
  20. Paul Lange Arboretum
  21. Ora Rice Arboretum

- School Grounds:**
22. Wileman Elementary Playfields
  23. Turtle Creek Elementary School
  24. WI School for the Deaf
  25. Delavan-Darien High School
  26. Phoenix Junior High School
  27. Our Redeemer Lutheran School
  28. Delavan Christian Reform School
  29. St. Andrews School
  30. Wileman Elementary School

0 0.25 0.5 Miles

**City of Delavan**

**VANDEWALLE & ASSOCIATES INC.**  
Shaping places. shaping change

Adopted: November 21, 2017  
City of Delavan, Walworth Co., US Census Bureau, SEWRPC

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# City of Delavan Park and Open Space Plan Map 2b: Neighborhood and Mini Park Service Areas

## Existing Park Facilities

- Community Park
- Neighborhood Park
- Mini Park
- Special Use and Open Space Area
- School Grounds
- Existing Trail
- Existing On-Street Bicycle Facilities

- Mini Park Service Area (1/8 Mile)
- Neighborhood Park Service Area (1/4 Mile)

- City of Delavan
- Surface Water
- Roads
- Rail

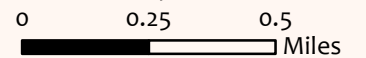
- Community Parks:**
1. W. Gordon Yadon Park
  2. Veteran's Memorial Park and Mill Pond
  3. Springs Park (Upper and Lower)
  4. C.C. Congdon Park

- Neighborhood Parks:**
5. Deckert Park
  6. Phoenix Park
  7. Miller Park
  8. Delavan Fest Park
  9. Wilma Lauterbach Park

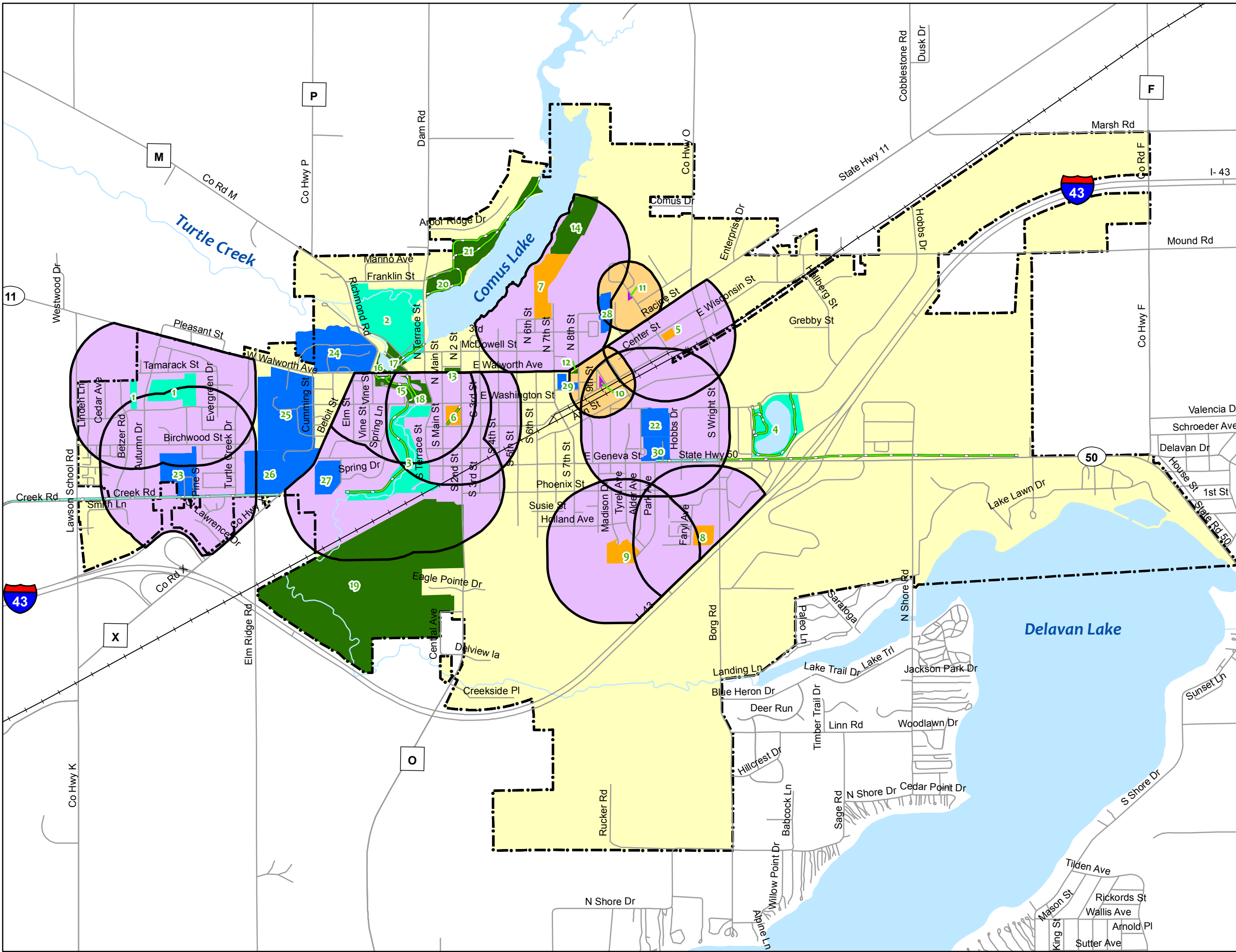
- Mini Parks:**
10. Latimer Park
  11. Ray Court Park

- Special Use and Open Space Areas:**
12. Gormley Triangle Park
  13. Tower Park
  14. Ned Hollister Conservancy
  15. Terrace Park
  16. Horton Park
  17. Andy's Park
  18. Rudy Lange Sledding Hill
  19. Delbrook Golf Course
  20. Paul Lange Arboretum
  21. Ora Rice Arboretum

- School Grounds:**
22. Wileman Elementary Playfields
  23. Turtle Creek Elementary School
  24. WI School for the Deaf
  25. Delavan-Darien High School
  26. Phoenix Junior High School
  27. Our Redeemer Lutheran School
  28. Delavan Christian Reform School
  29. St. Andrews School
  30. Wileman Elementary School



City of Delavan, Walworth Co., US Census Bureau, SEWRPC



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## SECTION EIGHT: RECOMMENDATIONS

### RECOMMENDATIONS FOR EXISTING PARKS AND OPEN SPACE AREAS

#### ***General Recommendations***

The City should continue to update their parks based on the changing needs of the community and to provide facilities that support recreational activities for all ages and abilities, rather than facilities geared only toward team sports or certain age groups.

- Update the City's land dedication and improvement fee ordinances to reflect the recommendations in this Plan. This will streamline future negotiations with developers and will ensure that dedication requirements are fair and equitable.
- The City of Delavan will limit its acceptance of parkland dedication (i.e. lands dedicated for the purpose of contributing toward the requirements of its parkland dedication ordinance) only to land area that is fully useable for active recreation uses at the time of dedication. The City will not accept any land area with environmental constraints such as wetlands, floodplains, steep slopes, etc. (This land can be included in parks, but it will not count toward the dedication requirement.)
- Continue to update and maintain playgrounds and equipment in existing parks, as needed.
- Preserve trees wherever possible and replace trees when it is not possible to preserve them. Trees, open spaces, and other natural landscape features not only add to the aesthetic value of the community, but also provide benefits such as flood control, improvements in air and water quality, and energy cost savings.
- Continue to provide options for low-cost or no-cost programming that can serve a broad population, regardless of household buying power. Explore expanding low-cost program offerings.
- Complete necessary upgrades to bring select park and recreation facilities into compliance with ADA regulations to provide immediate opportunities for all persons with disabilities. The City should strive to make all public parks ADA accessible.
- Explore the feasibility of working with local businesses to provide park amenities. For instance, park benches could be "sponsored" by residents or local businesses to offset the costs for purchase, installation, and maintenance.
- Continue to support volunteer groups and donated materials to the greatest extent possible to enhance and maintain the city's parks. Utilization of volunteer labor is generally most successful where a single tangible project is involved, such as tree planting, construction of a facility, or a one-day clean up and beautification project.

**Improvements to Existing City Parks**

This *Plan* recommends the following improvements to existing parks. These recommendations were developed through input from the public, City staff, and local officials.

**Table 15: Recommended Improvements to Existing City Parks**

<b>Park</b>	<b>Improvements</b>
<b>Tower Park</b>	<ul style="list-style-type: none"> <li>• Implement park master plan</li> </ul>
<b>Phoenix Park</b>	<ul style="list-style-type: none"> <li>• Implement park master plan</li> </ul>
<b>Congdon Park</b>	<ul style="list-style-type: none"> <li>• Implement park master plan</li> </ul>
<b>Springs Park</b>	<ul style="list-style-type: none"> <li>• Trail maintenance/upgrades</li> <li>• Address plumbing supply (change to copper)</li> <li>• Add signage</li> </ul>
<b>Veterans Memorial Park</b>	<ul style="list-style-type: none"> <li>• Add splash pad at Mill Pond</li> <li>• Add a Veterans Memorial (partner with Delavan Legion Post)</li> <li>• Explore need for permanent restrooms and kayak storage on Terrace Street side of park</li> <li>• Convert old park maintenance building into community/recreation center</li> </ul>
<b>W. Gordon Yadon Park</b>	<ul style="list-style-type: none"> <li>• Maintenance</li> <li>• Evaluate use of western portion for community garden</li> </ul>
<b>Delavan Fest Park</b>	<ul style="list-style-type: none"> <li>• New sports lighting system</li> <li>• Pave parking lot</li> </ul>
<b>Miller Park</b>	<ul style="list-style-type: none"> <li>• Update playground equipment</li> <li>• Add trails</li> <li>• Add benches</li> <li>• Add ADA accessible treehouse</li> </ul>
<b>Deckert Park</b>	<ul style="list-style-type: none"> <li>• Evaluate installing multi-purpose courts (tennis, pickleball, basketball, etc.)</li> <li>• Update playground equipment</li> </ul>
<b>Latimer Park</b>	<ul style="list-style-type: none"> <li>• Add community garden</li> <li>• Add playground equipment</li> <li>• Remove tennis court</li> </ul>
<b>Paul Lange &amp; Rice Arboretum</b>	<ul style="list-style-type: none"> <li>• Add more signage along paths</li> <li>• Upgrade trails along Lake Comus</li> <li>• Develop Arboretum Master Plan for Ora Rice Arboretum</li> <li>• Tree inventory</li> <li>• Shoreline restoration</li> </ul>
<b>Ned Hollister Conservancy</b>	<ul style="list-style-type: none"> <li>• Upgrade and maintain boardwalk and trail</li> <li>• Provide lake access to Conservancy</li> </ul>
<b>Rudy Lange Sledding Hill</b>	<ul style="list-style-type: none"> <li>• Add wayfinding signage to Lower Springs parking area</li> </ul>
<b>Terrace Park</b>	<ul style="list-style-type: none"> <li>• Add youth fishing area</li> </ul>
<b>Other/General</b>	<ul style="list-style-type: none"> <li>• Create trail around Lake Comus</li> <li>• Bicycle/pedestrian bridge over dam to connect Veterans Park to Lange Arboretum</li> </ul>

**Implement Park Master Plans for Tower Park, Phoenix Park, and Congdon Park**

The master plans for Tower Park, Phoenix Park, and Congdon Park were designed to achieve the goals identified by the City and by stakeholder groups with interests in the future of each of the three parks. At the beginning of the planning process, stakeholder groups were invited to participate in focus groups on each of the three parks. The master plans were also discussed at meetings of the Park and Recreation Committee and in the Breakout Sessions held in May of 2017. The draft park master plans were further discussed and revised at two sets of design refinement meetings. All three park master plans are conceptual in nature; further design and engineering required before the plans can be fully implemented and constructed.

**Tower Park Master Plan**

Tower Park's prominent location in Downtown Delavan makes it an ideal space for farmers markets, community events, and social gatherings. The primary objectives for the Tower Park master plan were to improve the appearance of the park, support downtown businesses, and serve as a venue for small-scale, downtown-focused events. The master plan accomplishes these objectives by narrowing Park Place, converting it to a one-way street, and paving it with brick pavers to match those used along Walworth Avenue. Narrowing Park Place will naturally reduce the speed of traffic, and allows for Tower Park to be expanded by several feet to the north. Park Place could be closed for special events, allowing activities to spill from Tower Park into the street. A mountable curb on the north side of Tower Park supports the continuation of event activities into the closed street and facilitates event setup and teardown. Widened sidewalks along Park Place support pedestrian activity and create potential for sidewalk cafés or temporary sidewalk display. Sidewalk bump-outs at corners on Main Street and 2nd Street improve the pedestrian environment by signaling to drivers that this is a pedestrian area, decreasing the crossing distance for pedestrians, and increasing the visibility of pedestrians to passing drivers. The plan also closes gaps in the sidewalk network on Park Place between Main Street and 2nd Street. Existing driveways would need to be reconfigured or relocated to preserve access to commercial properties on Park Place. Many of the improvements recommended above are anticipated to be accomplished during the reconstruction of Park Place in 2019.

The water tower, a central element of the park, is balanced by two new park features in the park master plan. The west side of the park includes a fountain or water feature that is both decorative and interactive, helping to further establish the park as a downtown attraction. Seating around the water feature is recommended. On the east side of the park, a gazebo with seating could be used for small performances and gatherings. The water feature, water tower, and gazebo are encircled and interconnected by a decorative stamped concrete path. Brick pavers are recommended as an accent material. A custom sunshade integrated with the water tower is recommended to allow for broader use of the space underneath the tower.

Improved pedestrian lighting along Park Place and within the park makes the Tower Park more appealing and safe after dark. Creative lighting of the water tower would bring attention to the park year-round and become a striking feature in Delavan's nightscape. Subtle lighting of the circus animal statues and selected trees within the park could be incorporated as well. The design also includes features that enhance the park's use as a trailhead, including bicycle parking and a kiosk with a map oriented to bicyclists. Unique bicycle racks that are both functional and decorative could be developed in partnership with local metal fabricators. The park master plan relocates the existing circus animal statues to a more visible location along Walworth Avenue, preserves the existing holiday tree, adds four new trees to the north side of the park, and relocates existing historic markers and the "Tower Park" sign. This plan recommends careful placement of paving and structures in order to protect the roots of existing trees.

To support gatherings in the downtown, the master plan reserves spaces for temporary tents during special events. An upgraded electrical system will further accommodate events by allowing more power and increasing the number of outlets throughout the park. Outlets could be discretely incorporated into the animal statue bases and bollard light fixtures. A location for an old-fashioned popcorn wagon is also included. Together, all the new features and design elements included in the master plan will solidify Tower Park as a downtown destination and facilitate its use for events that support the City's downtown business district.

### **Phoenix Park Master Plan**

Phoenix Park features a prominent bandshell with a history of successful programming. The Phoenix Park master plan is intended to enhance the park experience by preserving the park's status as a key community event destination and to allowing it to serve larger and a wider variety of events in the future. The plan also addresses current issues such as the need for shaded seating, lighting, permanent restrooms, and concessions.

The master plan proposes a combined restroom and concession building and two shade structures located on the park's central north-south axis, in alignment with the bandshell. The concession area will be used only for the heating and serving of food and does not include a commercial kitchen. The building also includes on-building lighting and lighting controls for the proposed additional park lighting, described below. The restrooms are sized to accommodate typical Saturday concert attendance of 300, with at least two stalls per gender. Temporary, portable restroom facilities could be used for larger special events. Designs for the combined restrooms and concessions building should be context sensitive and take into consideration the surrounding churches, homes, and businesses. The building is intended to be a "four-sided" building, with an attractive and finished appearance on all four façades. The final design and location of all structures in this area will need to take into account sightlines from adjacent intersections and streets, and will need to complement the Bandshell in terms of materials and colors. The Bandshell should be the focal point of the park, and the scale of any additional structures should recognize that fact. Maintenance needs of building materials will also be a consideration. Structures should be carefully sited so as to protect roots of existing trees.



*Cantilevered shade structure example*

To the east and west of the building, designated locations for food trucks and vendors are provided. These locations and accompanying vehicle access drives are "paved" with grass pavers rather than concrete. Grass pavers are plastic paver grids that allow grass to grow through them, thus preserving the appearance of the lawn. They allow vehicles to drive and park while protecting the roots of the grass, preventing soil compaction, and minimizing stormwater runoff.

An additional shade structure is proposed between the playground and the circle path, which will provide additional seating options for parents who wish to be within earshot of their children while they watch the performances. This structure should employ a cantilevered design that maximizes the shaded area while minimizing the structure's footprint. Additionally, this shade structure should be approximately the same height as the tree canopy to preserve sight lines to the Bandshell. Additional trees are recommended along the perimeter of the park to reestablish the tree canopy, as aging trees are expected to die and be removed in the coming years.

Additional lighting is proposed to improve visibility during and after events. Bollard lighting is provided around the circle path and small-scale light poles are provided along the angled paths. Lighting controls will be adjustable, allowing for dimmer, safety lighting during performances and for brighter lighting as guests exit after the event. Low-key lighting of a handful of trees on the north side of the park will add to ambiance during evening events. In order support a variety of special events and festivals, space is reserved for a temporary event tent on the southwest side of the park. Permanent light stands for the bandshell are recommended as well.

**Congdon Park Master Plan**

Congdon Park is a popular destination for passive recreation, particularly for walking along the paths and enjoying its many gardens. The park master plan is intended to provide for improvements to the park that will enhance its appeal as a wedding/event venue and to reflect the updated floodplain boundary.

Improvements in the master plan include replacing the path with pervious pavement, to the extent that is cost-effective to do so. In some cases, the path is rerouted to accommodate new park elements. In the next stage of the plan development, options to extend the 0.8-mile path to an even mile should be explored to enhance the use of the path by runners and walkers. Boardwalks along the water's edge allow guests to get closer to the water and support other activities such as fishing and wildlife photography. Grant funding will be sought to support shoreline restoration along the pond.

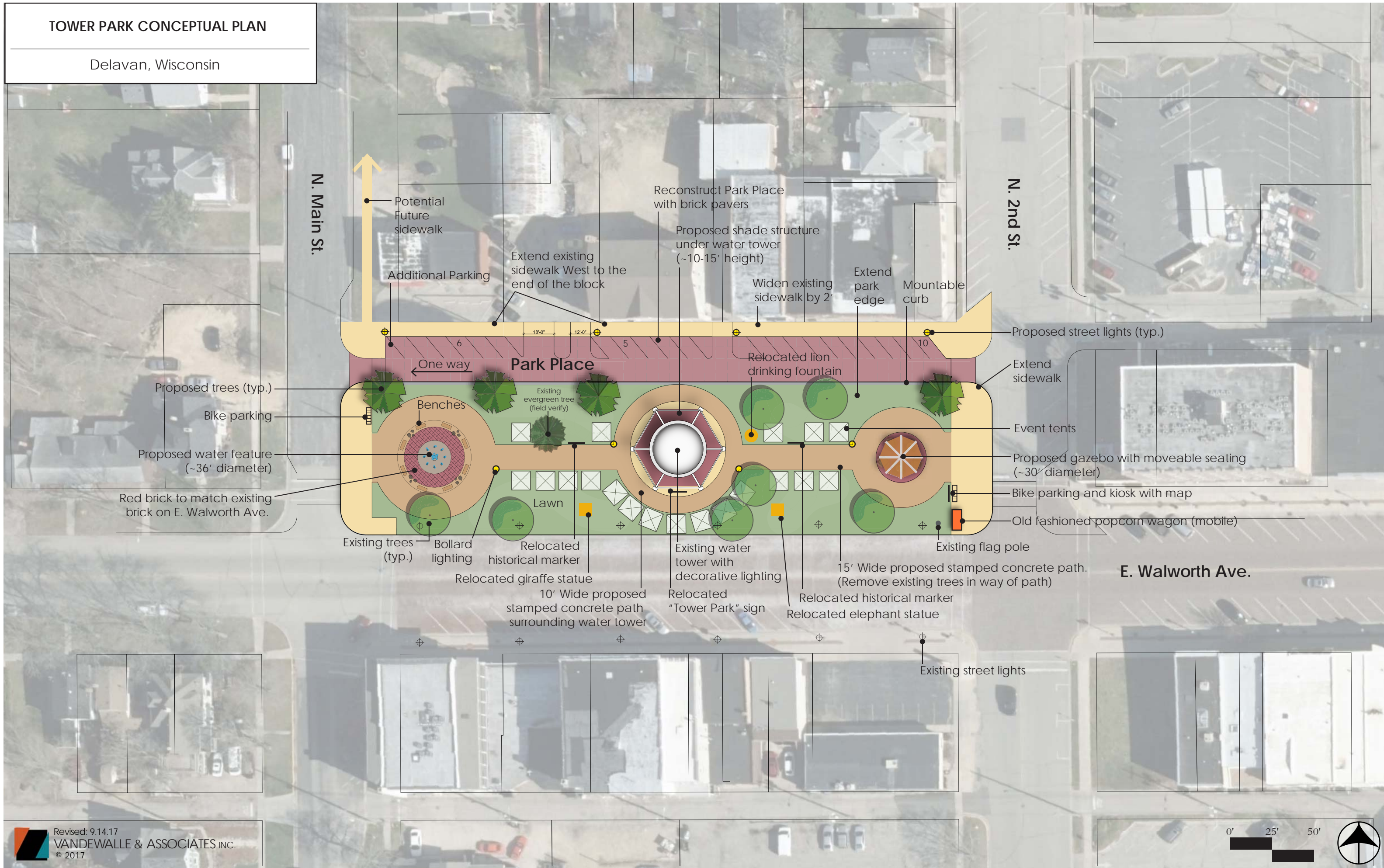
Elements from the previous master plan are incorporated on the east side of the park, including native prairie restoration, a healing garden, and a water filtration demonstration garden. These elements all support water quality, sustainable practices, and environmental education opportunities. The healing garden is intended to be a peaceful setting for relaxation, reflection, and meditation. There are opportunities to coordinate with Aurora Healthcare, whose clinic is located adjacent to the park, to develop the healing garden. A building at the northeast side of the park will support events, and would feature gathering spaces, restrooms, and a deck overlooking the water. A parking area is proposed to the east of the building. A space for events is reserved to the south of the building. Additional space is reserved for event tents on the west side of the park, north of the gardens.

A smaller building on the northwest side of the park serves everyday visitors and includes an information booth, restrooms, and garden storage space. A Japanese tea garden, an element from the 2011 plan, is located to the south of the existing gardens. On the south side of the park, path connections to a planned bicycle/pedestrian path along Highway 50, informational signage and kiosks, and bicycle racks will invite passersby into the park. Lighting can be added to the Signature Garden, as electrical outlets are now located nearby. The proposed improvements, including new gardens, parking, benches, restrooms, boardwalks, overlooks, and the Highway 50 trail connection, all increase the park's accessibility to various users and age groups.

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# TOWER PARK CONCEPTUAL PLAN

Delavan, Wisconsin



N. Main St.

N. 2nd St.

E. Walworth Ave.

Potential Future sidewalk

Reconstruct Park Place with brick pavers

Proposed shade structure under water tower (~10-15' height)

Additional Parking

Extend existing sidewalk West to the end of the block

Widen existing sidewalk by 2'

Extend park edge

Mountable curb

Proposed street lights (typ.)

One way

Park Place

Relocated lion drinking fountain

Extend sidewalk

Proposed trees (typ.)

Bike parking

Proposed water feature (~36' diameter)

Red brick to match existing brick on E. Walworth Ave.

Benches

Existing evergreen tree (field verify)

Event tents

Proposed gazebo with moveable seating (~30' diameter)

Bike parking and kiosk with map

Old fashioned popcorn wagon (mobile)

Existing trees (typ.)

Bollard lighting

Relocated historical marker

Existing water tower with decorative lighting

15' Wide proposed stamped concrete path. (Remove existing trees in way of path)

Existing flag pole

Relocated giraffe statue

10' Wide proposed stamped concrete path surrounding water tower

Relocated "Tower Park" sign

Relocated historical marker

Relocated elephant statue

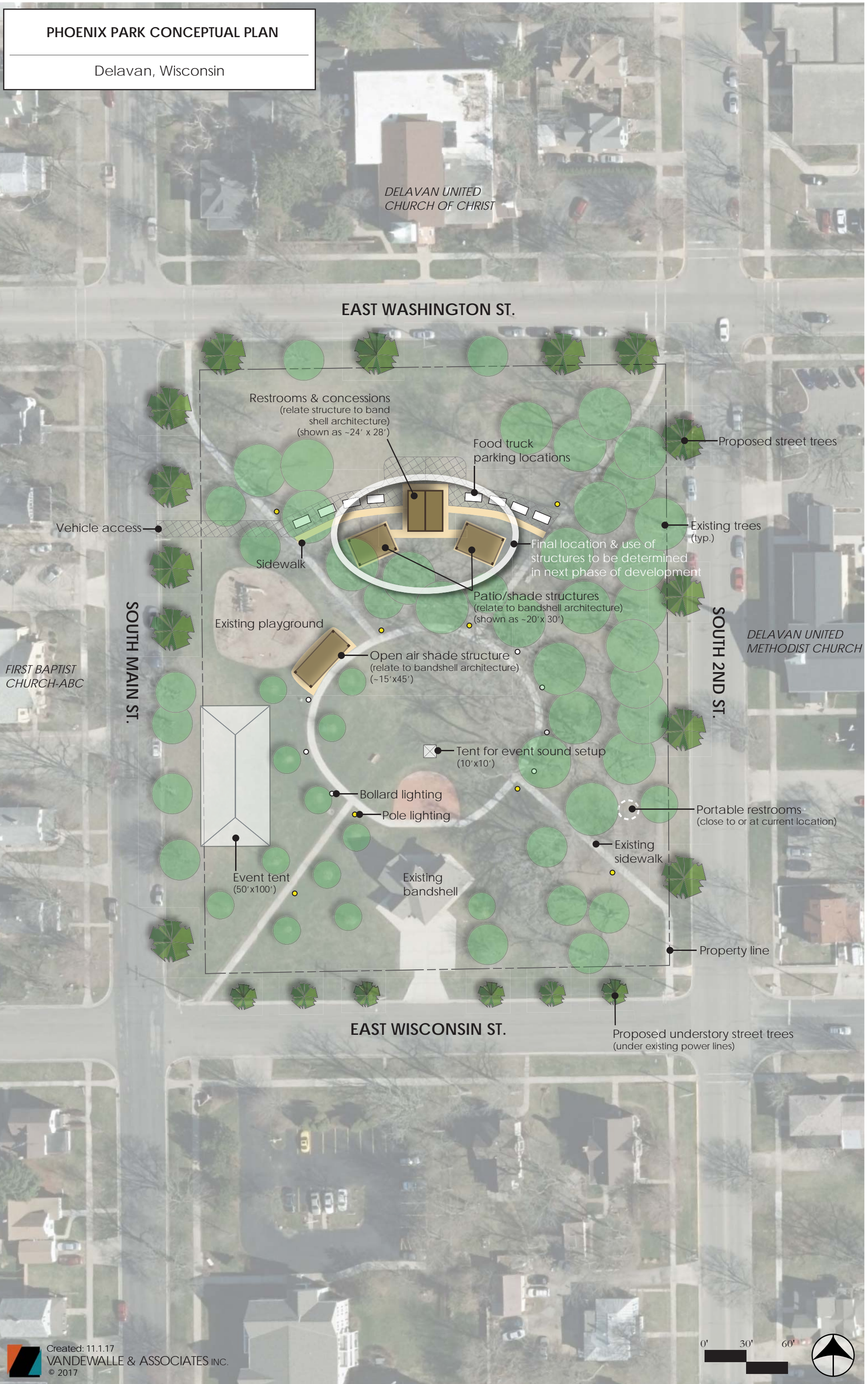
Existing street lights



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# PHOENIX PARK CONCEPTUAL PLAN

Delavan, Wisconsin



DELAVAN UNITED  
CHURCH OF CHRIST

EAST WASHINGTON ST.

Restrooms & concessions  
(relate structure to band  
shell architecture)  
(shown as ~24' x 28')

Food truck  
parking locations

Proposed street trees

Vehicle access

Sidewalk

Existing trees  
(typ.)

Final location & use of  
structures to be determined  
in next phase of development

Patio/shade structures  
(relate to bandshell architecture)  
(shown as ~20' x 30')

Existing playground

Open air shade structure  
(relate to bandshell architecture)  
(~15' x 45')

DELAVAN UNITED  
METHODIST CHURCH

FIRST BAPTIST  
CHURCH-ABC

SOUTH MAIN ST.

SOUTH 2ND ST.

Tent for event sound setup  
(10' x 10')

Bollard lighting

Pole lighting

Portable restrooms  
(close to or at current location)

Event tent  
(50' x 100')

Existing  
bandshell

Existing  
sidewalk

Property line

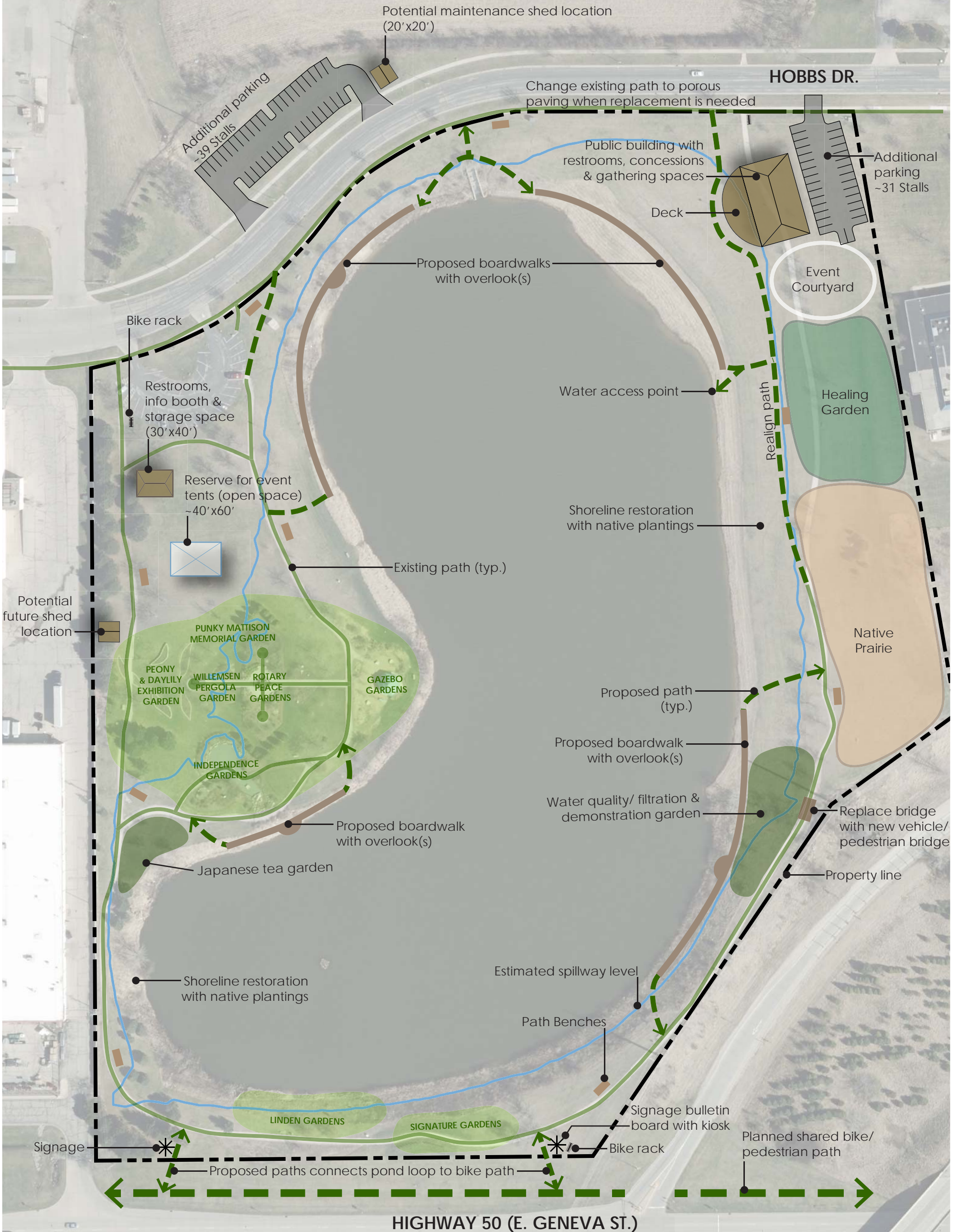
EAST WISCONSIN ST.

Proposed understory street trees  
(under existing power lines)

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# CONGDON PARK CONCEPTUAL PLAN

Delavan, Wisconsin



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### ***New Recreation/Community Center in Veterans Park***

The planning process identified a need for a new recreation/community center that could serve as a gathering place and support indoor recreational activities. An ideal location for such a facility would be in Veterans Park, as it is centrally-located and accessible to a wide variety of park users, including seniors, youth, and families. It is recommended that the former parks maintenance building at Veterans Park be repurposed as a recreation/community center.

The recreation/community center should be a multi-purpose facility that accommodates adult recreation programming and fitness classes, provides a rental space for parties and meetings, and serves as an activity hub for summer camps in Veterans Park. It would also include public restrooms, which would serve wide range of park users, including those using Veterans Park, the skate park, the Mill Pond, and other nearby parks and paths. Depending on the arrangement of internal columns, the building could also potentially provide indoor pickleball courts.

This facility will provide the City with increased capacity to serve a changing population. In particular, it will allow the City to provide more indoor activities, which will better serve the senior citizen population; it will allow the City to provide more year-round activities, which will serve the entire population, particularly families with young children; and it will create more low-cost and no-cost recreation options for lower-income households.

### ***Permanent Restroom Facilities in Select City Parks***

Restrooms are an important facility in a public park serving the public, particularly those used by families with young children. The public has identified a strong need for more permanent restroom facilities in City parks. In 2017, outside access was added to the existing restrooms at the Mill Pond, allowing the public to use these facilities regardless of whether the Mill Pond is open or closed. Each restroom should be as safe, clean, and accessible as possible, and should be designed to be sustainable and durable over a long period of time. Restroom maintenance should be adequately supported with committed City resources.

City staff, the Park and Recreation Commission, the public has recommended locating permanent restrooms in Veterans Park, Phoenix Park, and Congdon Park. In addition, portable toilet facilities should be placed in other areas during the summer months, particularly at Phoenix Park during special events. The City will also evaluate the need for additional restrooms on the northeast side of Veterans Park.

## **RECOMMENDED NEW PARKS**

In identifying the potential locations for new parks, this plan relied on the park and open space standards outlined in Section 6; the needs assessment conducted in Section 7, the existing park service areas illustrated in Maps 2a and 2b, and the future growth and development areas determined in the City's Comprehensive Plan.

### ***Community Parks***

Community parks should be approximately 25 to 40 acres and serve an area within a half-mile radius. Community parks are intended to accommodate visitors from the surrounding community and multiple neighborhoods.

**Short-Term Recommendations:** The City's quantitative need for community park acreage is projected to be met through 2023. This plan recommends no new community parks in the next five years.

**Long-Term Recommendations:** Although the City's quantitative need for community park acreage is projected to be met through 2028, geographic and other recreational remain unmet. This plan recommends two community parks in the City's future growth areas, and so the City should continue to add parks through land dedication as development occurs. Refer to the City's parkland dedication policy on page 65. It is recommended that at least one of these parks contains multipurpose athletic fields that can accommodate field sports such as soccer, lacrosse, ultimate frisbee, rugby, and football. The park should be 40 acres or larger.


The proposed community parks are listed below by their location and are shown on Map 3.

- In the planned neighborhood east of South 2<sup>nd</sup> Street, south of Holland Avenue, north of I-43
- In the City’s long-term growth area north of the intersection of STH 11 and Cobblestone Road

Community parks should include:

- Active recreational facilities such as areas for swimming, biking/walking, playfields, playgrounds, tennis courts, and basketball courts.
- Passive recreational facilities such as walking trails, picnic/sitting areas, and nature study areas.
- Service buildings for shelter, storage, and restrooms.
- Multi-function buildings or multi-use rooms for programs, restrooms, social activities, and senior adult use.
- Adequate off-street parking spaces.
- Natural areas, such water bodies or wooded areas.
- Convenient access by driving, walking, and biking.

**Future Community Parks are depicted on Map 3 with the following symbol:**





**Neighborhood Parks**

Future neighborhood parks serve neighborhoods that are currently developed or on the cusp of developing, as well as areas that will develop in the more distant future. Neighborhood parks should be approximately one to five acres in size and serve an area within a quarter-mile radius.

**Short-Term Recommendations:** The City’s quantitative need for neighborhood park acreage is projected to be met through 2023. This plan recommends no new neighborhood parks in the next five years, and the City will focus on implementing the park master plans for Tower, Phoenix, and Congdon Parks. The City should continue to add parks through land dedication as development occurs.

**Long-Term Recommendations:** Although the City’s quantitative need for neighborhood park acreage is projected to be met through 2028, the City should continue to add parks through land dedication as development occurs. Refer to the parkland dedication policy on page 65. Beyond 2028, or if development exceeds the state’s population projections, this plan recommends up to 15 neighborhood parks to serve the City’s future growth areas.

**Future Neighborhood Parks are depicted on Map 3 with the following symbol:**



The proposed neighborhood parks to serve developing and deficient areas are listed below by their location and are depicted on Map 3:

- East of 2<sup>nd</sup> Street and south of Phoenix Street in the planned neighborhood on the city’s south side. This park should be an earlier priority, as it would serve an area of the City not adequately served by neighborhood parks.
- Three parks in the City’s long-term growth area northwest of Comus Lake and the current municipal limits
- Two parks in the planned neighborhoods on the City’s north side (near CTH O)
- Two parks in the planned neighborhoods south of I-43 and west of Borg Road
- Two parks in the City’s long-term growth area south of the current municipal limits
- Five neighborhood parks in the City’s long-term growth area west of the current municipal limits

Neighborhood parks should be integrated into the design of future neighborhoods based on the following criteria:

- The park should be centrally located within the neighborhood and highly visible to the public.
- The park should be easily accessible by walking or biking, but should also provide minimal parking (up to 10 spaces) to accommodate visitors coming by car.
- The park should be well-buffered by open space or landscape plantings and separated from roadways by physical barriers such as fences.
- The park should be marked by obvious signage and should be clearly separated from adjacent residential lots.
- The park area should have enough space to accommodate a variety of both active and passive recreational facilities. These may include, but are not limited to:
  - Playgrounds for both younger and older children
  - Picnic areas and/or shelters/pavilions
  - Open space and/or playfields
  - Hard surface recreational areas such as basketball or tennis courts
  - Baseball/softball diamonds
  - Walking paths
  - Gardens and landscaped areas and/or natural areas with trees and natural vegetation
  - Lands comprised of wetlands or floodplains, lands that are “left over” or unwanted for development, and lands designated for stormwater management; however, these will not satisfy the City’s parkland dedication requirements.



The proposed park locations illustrated on Map 3 represent general location suggestions and are not meant to imply specific park locations. This map is intended to ensure spatial uniformity for park service areas and is intended to inform stakeholders of the expectation to provided park and open space opportunities. In many cases, more precise park boundaries will be determined during the preparation of detailed development plans or when lands are acquired or platted.

### **Mini Parks**

Due to the difficulty of maintenance, this plan does not recommend additional mini parks. However, mini parks can be incorporated into a residential development as a private recreational facility for that particular neighborhood. Agreements can be structured—and responsibilities assigned—to require the neighborhood associations to maintain and improve the facilities.

In addition, as redevelopment occurs, the City should incorporate mini parks into the design of office, commercial and mixed-use districts. Mini parks located in these areas should be oriented more towards sitting and relaxing than recreation and play, providing open areas to eat lunch, read, and take a break from working or shopping. These parks may include paved areas, but should also accommodate some greenspace. Trees, landscaping, and water features should be incorporated into these park spaces wherever possible.

### **Potential Land Acquisition**

The City will consider acquiring a small, triangle-shaped property located between Waterworks Drive and Walworth Avenue, southeast of the Mill Pond. Formerly the site of a gas station (now razed), this land would become part of Veterans Park. Acquiring this land would ensure that no incompatible uses would be developed adjacent to the Mill Pond.

Additionally, the City will consider acquiring land north of Delavan Fest Park. This currently undeveloped land could serve as an expansion area for Fest Park.

**Open Space Areas**

In addition to developing mini parks, neighborhood parks, and community parks, the City should continue to acquire or preserve environmentally significant lands around Comus Lake and adjacent to Turtle and Swan Creeks. The City should also support other state, county, regional, and non-profit agencies in such efforts. Acquisitions should focus on those lands that have been designated as environmental corridor, and natural features such as woodlands and wetlands should be preserved and incorporated into development design.

On the southeast side, the City owns undeveloped land (Larson Property), which is intended to accommodate future passive recreation and natural wetland opportunities. Swan Creek runs through the property, which could mean potential for kayaking and canoeing through this area. This property is located south of I-43 and west of Borg Road and is depicted in Map 3.

Furthermore, the City has identified an opportunity to develop a passive park in Lake Comus Rehabilitation District property. This would include passive recreation opportunities such as trails, picnic areas, boardwalks, natural areas, habitat preservation and wildlife viewing areas, etc. The approximate location of this park is depicted on Map 3. Establishing a passive park in this location would require cooperation with the Lake Comus Rehabilitation District and Walworth County. A park in this location could potentially fill the role of the future westside County Park currently desired by Walworth County.

### ***Parkland Dedication Policy:***

#### ***Accept Only Land Useable for Active Recreation for Parkland Dedications***

Much of the City's current park inventory includes wetlands, steep slopes, floodplain, and poorly-drained soils. These areas are not suitable for the intense level of activity that City parks must accommodate, and they do not help the City meet its goal of providing more open play areas and athletic fields. When the environmentally-constrained lands are taken out of the equation, the actual rate of "unconstrained" parkland is lower than the City's goal.

Therefore, the following policy will now apply to all land to be dedicated for City parkland:

The City of Delavan shall limit its acceptance of parkland dedication (i.e. lands dedicated for the purpose of contributing toward the requirements of its parkland dedication ordinance) only to land area that is fully useable for active recreation uses at the time of dedication.

Example active recreation uses include:

1. Play field areas for activities such as baseball, football, lacrosse, rugby, soccer, and ultimate frisbee;
2. Play court areas for activities such as basketball, pickleball, and tennis;
3. Open field areas for pickup sports such as ultimate frisbee, flag football, soccer, and disc golf;
4. Playground areas;
5. Picnic shelters;
6. Trails; and
7. Parking lots

Land area accepted for parkland dedication may include lands prepared by the developer so as to be fully useable for such purposes, as deemed appropriate by the City.

For the purpose of contributing toward the requirements of its parkland dedication ordinance, the City shall not accept any land area with one or more of the following attributes:

1. Containing any environmental feature typically contributing to an environmental corridor area, including:
  - a. Wetlands mapped by the WisDNR or Army Corp of Engineers;
  - b. Floodways mapped by FEMA on its FIRM Maps;
  - c. 100-year floodplains mapped by FEMA on its FIRM Maps;
  - d. Drainageways identified as perennial streams or intermittent streams on USGS maps or Walworth County hydrography mapping – with a 25-foot wide buffer on each side of an intermittent stream and a 50-foot wide buffer on each side of a perennial stream;
  - e. Hydric soils as identified on Walworth County soils, USDA, or WisDNR mapping as "Poorly Drained" or "Very Poorly Drained";
  - f. Steep slopes equal to or greater than 12 percent identified on Walworth County topographic mapping; and,
  - g. Moderate slopes equal to or greater than three percent as identified on the topographic survey information provided during the land division process, or other topographic information provided by a registered engineer, surveyor, or landscape architect;
2. Containing any stormwater management area or facility such as a stormwater basin, infiltration area, manmade or naturally-occurring channel;
3. Land area of unsuitable shape, dimension, or accessibility, specifically lacking:
  - a. A generally rectangular or other regular shape, lacking narrow extensions;
  - b. A minimum cross-section dimension of 200 feet at any point;
  - c. A minimum public street frontage of 200 feet along one street for neighborhood parks, and along two streets for community parks.

**DEVELOPMENT OF UNIQUE RECREATIONAL FACILITIES**

**Splash Pads**

Public participation efforts for this planning process and past park planning processes have indicated a public interest in developing a public pool and/or splash pad.

A new public pool would likely not generate enough revenue to sustain the public investment, particularly due to the fact that it would compete with the popular Mill Pond at Veteran’s Park. Rather than develop a new facility to compete with an already successful existing facility, the City should explore options that expand the City’s water-based recreation options.

Splash pads are becoming popular alternatives to community swimming pools because they are far less expensive to build and maintain, and because they are safer and do not require constant lifeguard supervision (there is no standing water at a splash pad).

These splash pads are often surfaced in textured non-slip concrete, or in crumb rubber, and feature ground nozzles, water “rainbows” and water “trees.” Typically, the water is either freshwater, or recycled and treated water, which is typically treated to at least the same level of quality as swimming pool water standards. Splash pads also function as interesting features of community civic spaces.

It is recommended that the City explore opportunities to develop a splash pad southeast of the Mill Pond. A splash pad at the Mill Pond will concentrate the City’s water recreation in a single location and provide a unique feature in a park that is already popular with families. Also, in the event a community center is developed, a splash pad would serve as an outstanding complement as an outdoor activity attraction. The splash pad could have a separate access that would allow it to be open on days when the Mill Pond is not. The splash pad should be ADA accessible, and shaded seating area should be provided. The City will investigate designs that would allow the splash pad to be spring-fed, which could reduce costs associated with treating and recycling water.



**Future Special Use Parks and Open Space Areas are depicted on Map 3 with the following symbol:**

**Dog Park**

In recent years, dog parks have become a popular and common component of community park systems. These fenced-off areas provide no-leash zones where community residents and visitors can take their dogs to run and socialize with other dogs in a safe and appropriate environment. The desire for a dog park was identified as a high priority for participants in the workshop. It is recommended that the City explore opportunities to provide dog park facilities.

Potential locations include the open land behind Lowes, or an area in the Town of Darien, southwest of Delavan, that could be jointly developed with the City of Delavan, Town of Delavan, and Village of Darien. Both potential locations are located on Map 3. This plan recommends selecting one of the options and developing one dog park in the foreseeable future.

Ideally, dog parks should be centrally located and should be at least one-acre in size. It is recommended that the City engage local dog owners in the planning and development of these facilities. Encouraging a community group to sponsor dog parks and to take a major role in the ongoing maintenance of these facilities will help ensure the long-term success of the park. It is also recommended that the City require that dog owners have permits to use the parks. Charging a nominal annual fee for permits is a common way to fund the ongoing maintenance of dog parks.



### **Community Gardens**

Community gardens can provide residents with physical and mental health benefits by providing opportunities to access healthy fresh fruits and vegetables and engage in physical activity, skill building, and creating green space. Community garden programs also help the serve the public by utilizing vacant lots, revitalizing areas with a lack of greenspace, reviving and beautifying public parks, and providing an open space for community gatherings and events. According to the Food Security Learning Center, community garden programs can strengthen communities by:

- Including neighbors of various ages, races, and ethnic backgrounds
- Offering educational opportunities and vocational skills for youth.
- Including lower-income residents.
- Enabling gardeners to sell their produce through a local farmer's market.
- Building in a method to encourage the donation of surplus produce to food shelters.

This plan recommends establishing community gardens on vacant land and underutilized lots within the developed portion of the City. Two possible locations include Latimer Park, a mini park on the City's north side, and the western portion of Yadon Park, on the City's west side. The Yadon Park site is a vacant piece of land west Autumn Drive that it is surrounded by single family homes on most sides. Any development that occurs on that site should be done with input from surrounding property owners. In addition, siting of the park access points, parking, and water supply will have to be addressed when planning for a community garden in this location. In addition, the City should analyze other locations where land could be made available for community gardens. The City could potentially partner with groups such as UW-Extension and the School District's FFA program.

### **Accessible Treehouses**

Treehouses are a fun way for children and adults to immerse themselves in nature. Although they are growing in popularity, they are not a common feature in most park systems. Several companies specialize in creating treehouses that are ADA-compliant and that can be accessed by people with mobility limitations. This typically involves the use of long ramps and other wheelchair-friendly design features. Accessible designs allow a wider range of people to experience the treehouse, including wheelchair users, the elderly, and small children. Treehouses work best when natural materials such as wood and rope are emphasized. This plan recommends that the City consider investing in an accessible treehouse for Miller Park.



*Accessible Treehouse - Greenfield, NH*

### **Fishing Piers**

With the City's abundantly available surface waters, fishing is a much-enjoyed recreational activity. This plan recommends that the City explore the development and installation of fishing piers or wharfs to provide access to the lakes and creeks. A simple pier or wharf is generally exempt from WisDNR permit requirements, provided it is not: a safety hazard and meets certain size and dimension requirements; Detrimental to critical fish habitat; or Interfering with recreation in public waterways or neighboring waterfront owners. Possible locations for new or additional piers/wharfs include Terrace Park and Comus Lake.

### **Trailheads**

A trailhead is the point at which a path, usually intended primarily for walking or bicycling starts. Typical trailheads often contain restrooms, informational kiosks with literature about the trail and its features and the community, picnic areas, and parking areas for vehicles. Future trailheads could be located in Tower Park, the Paul Lange & Rice Arboretum, Springs Park, and near Our Redeemer Church.

### **Canoe Launches**

Both the City and the adjacent Town of Darien have identified the importance of encouraging activities on the lakes and creeks, specifically paddle sports. A series of canoe launches should be developed at Lake Comus and Lake Delavan and along Turtle and Swan Creeks to facilitate paddling activity. Potential locations include the Paul Lange & Rice Arboretum, Veterans Park/Wisconsin School for the Deaf, the Wastewater Treatment Plant, and others. The City and the Town of Darien should work together to plan, fund, and develop launches in locations where jurisdictions overlap.

Most paddlers prefer more naturalistic, less engineered facilities. However, good information about the route, interesting features and potential safety hazards along the way, and what to expect at the destination are of great value to paddlers. Developing a launch site may be as simple as placing a sign identifying the site. Other sites may require some construction to make the site safe for the general public to access, such as a path to the water that is flat and hard enough to carry boats without difficulty. In many cases, a stable bank is all that is needed to provide an adequate launch site for paddlers. At locations with higher banks, stairs or a path of a reasonable grade may be required. Launch sites may require protection for the riverbank such as a geo-textile grid or other methods, or bank stabilization; riverbank, ramp or dock materials that do not damage the boats, and devices that protect users from injury such as railings, fences, and lighting.

Finally, the City should continue to seek opportunities to partner with recreation outfitters to make more opportunities for canoes and kayaks regularly available to residents and visitors. Currently, kayaks and paddleboards are available for rent from the City at Mill Pond.



**Signage**

The City should develop a coordinated, citywide wayfinding signage system to direct visitors to local assets such as parks, trails, downtown, and other key destinations.

Efforts have been made in the past to implement coordinated signage at all parks. All existing signs should be reassessed for replacement due to vandalism or wear. If the majority of existing signs need to be replaced, the City should explore the opportunity to redesign all aspects of park signage to maintain a coordinated family of signs (entry, directional, interpretive). The City should also explore the potential for including interpretive signage along trails and at sites to describe the types of wildlife, vegetation, water features and historic significance that exist.



**Public Art**

Public art encompasses works of art that have been planned with the specific intention of being installed outside and accessible to everyone. Public art is intended to attract attention and contributes to defining or revealing the unique character of an entire community’s identity. Art can increase a community’s assets and expresses a community’s positive sense of identity and values. Additionally, public art helps green space thrive, enhances roadsides, pedestrian corridors, and community gateways; demonstrating unquestionable civic and corporate pride in citizenship and affirms an educational environment. A city with public art is a city that thinks and feels.

Public art takes a variety of forms including monuments in plazas, murals and plaques, sculpture parks, short-lived presentation pieces and decorative art integrated into the built environment. These artworks may be funded by private institutions, government entities, community initiatives or private corporations. Locations for public art opportunities include Congdon Park, Tower Park, and Gormley Triangle Park. Focusing on parks near major intersections and thoroughfares allows for increased visibility for art-related programming.

In June 2015, the City hosted a major public arts initiative by arranging for the Walldogs to host an event on the community. Over the course of a few days, professional graphic artists and painters created over a dozen murals in the City with broad support from the community.



## PARK CONNECTIONS

Map 3 identifies proposed locations for future bicycle and pedestrian connections. These routes are designed to connect the quadrants of the City by providing connections between parks and open spaces, residential neighborhoods, and shopping areas. It also recommends a trail loop linking the schools located on Delavan's west side. This can provide a safer connection for student traveling to recreation facilities or other school facilities. Coordination with the School District, Wisconsin School for the Deaf will be necessary to implement this trail loop.



Connectivity was a priority expressed by participants at the public workshop, and reiterated by select focus groups. Residents feel that a community should be provided opportunities for groups typically without motorized transportation—children and older adults—to be connected to civic and shopping places. Additionally, there is a strong desire for pathways to provide access to natural features, along streams and creeks, and to circle Lake Comus. This recommendation is shown on Map 3 and echoed in the Downtown Delavan Strategic Plan (2013). Boardwalks needed in some locations on the trail due to the presence of wetlands and other environmental features. For example, a boardwalk over the dam east of Terrace Street in order to complete the lake path. In addition, the Terrace Street bridge currently does not provide bicycle and pedestrian accommodations, and users must use the vehicular lane in order to cross the dam. Adding a boardwalk or a bicycle/pedestrian bridge in this location would provide a connection between the Lange Arboretum and Veterans Park. Ultimately, residents, city staff, and the Commission indicated that they would like to see the development of a path system circling the community (to be required as development occurs) and to connect the downtown to Delavan Lake through future neighborhoods on the south side of the City.

The power line rights-of-way found in the City's growth areas are underutilized opportunities to connect neighborhoods, shopping areas, and recreational facilities, as well as other communities. These swaths of green space offer unique opportunities for residents to access their community without the need for motorized transportation. Similar trail projects have been implemented in several communities in the region, including the cities of Muskego, Franklin, and Oak Creek. It is recommended that the City coordinate with power line rights-of-way and easements to develop recreation trails along/within these corridors.

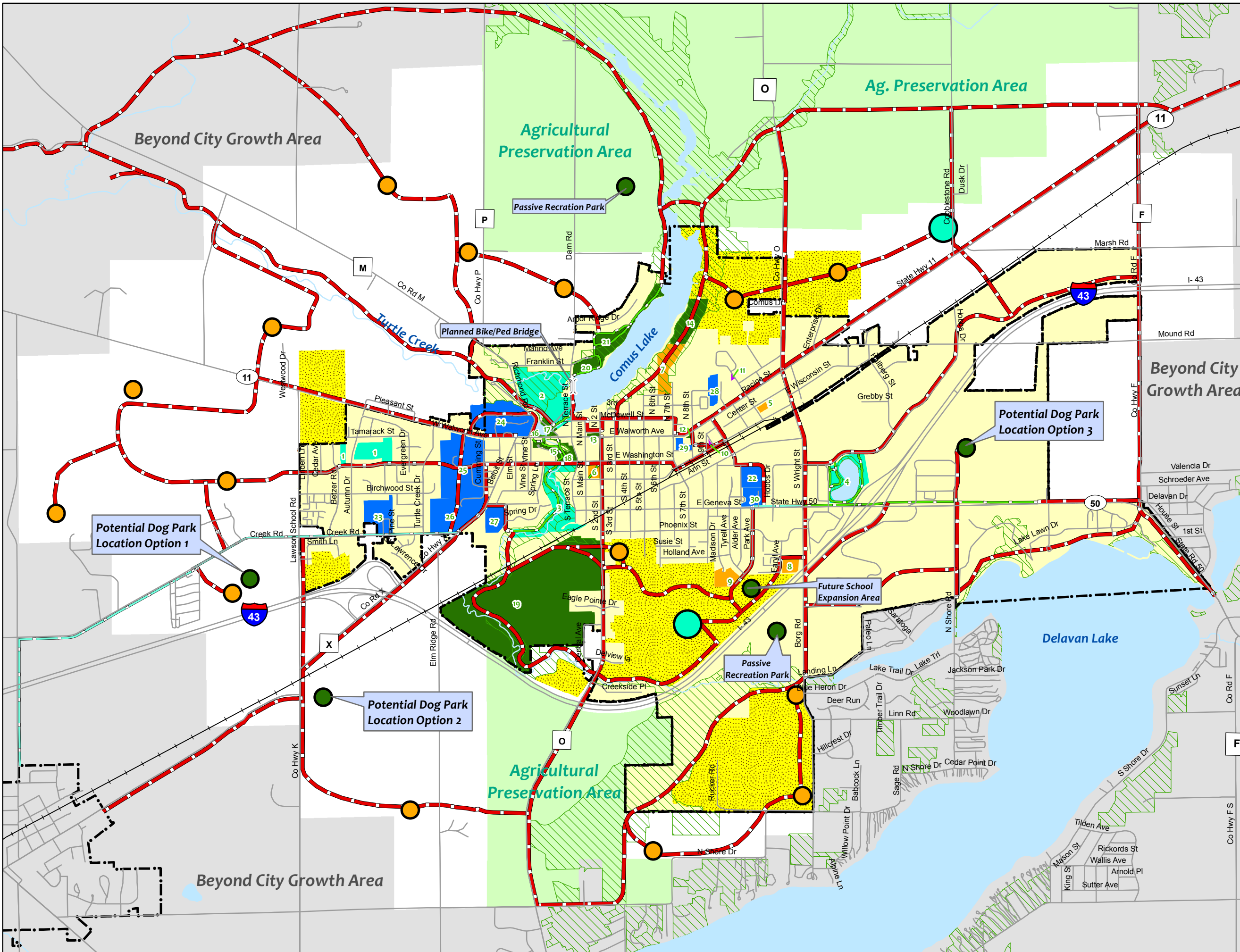
Furthermore, the City should work with the Wisconsin Department of Transportation and Walworth County to ensure safe trail/path connections across major roadways, including, but not limited to the Interstate (I-43), STH 11, STH 50, CTH O, CTH P, CTH M, and CTH X. Where feasible, the City should explore opportunities to signalize crossings at high-traffic roadways or the demarcate crossings with hardscape improvements to ensure the greatest degree of safety for bikers and pedestrians.

## PARKS & RECREATION DEPARTMENT CAPITAL EQUIPMENT NEEDS

A capital improvements program is a blueprint for planning capital expenditures and is one of the most important responsibilities of local government officials. It coordinates community planning, financial capacity and physical development. In order to maintain a high level of quality service to the community, Staff has identified the following capital equipment replacement needs for the next five years:

- 11-foot Mower (Jacobson R311)
- Recreation Pick Up Truck
- Parks Pick Up with Plow Package
- One Ton Dump Truck Chassis Box
- Zero Turn Mower (Toro 7210 72")
- Skid Steer
- Large Broadleaf Sprayer

# City of Delavan Park and Open Space Plan Map 3: Planned Parks and Facilities



**Planned Park Facilities**

- Planned Community Park
- Planned Neighborhood Park
- Planned Special Use and Open Space Area
- Planned Trail/Lane

**Existing Park Facilities**

- Community Park
- Neighborhood Park
- Mini Park
- Special Use and Open Space Area
- School Grounds
- Existing Trail
- Existing On-Street Bicycle Facilities

**Other Map Features**

- City of Delavan
- Planned Neighborhood
- Agricultural Preservation Area
- Potential Long-Term City Growth Area
- Outside City Growth Area
- Environmental Corridor
- Roads

**Community Parks:**

1. W. Gordon Yadon Park
2. Veteran's Memorial Park and Mill Pond
3. Springs Park (Upper and Lower)
4. C.C. Congdon Park

**Neighborhood Parks:**

5. Deckert Park
6. Phoenix Park
7. Miller Park
8. Delavan Fest Park
9. Wilma Lauterbach Park

**Mini Parks:**

10. Latimer Park
11. Ray Court Park

**Special Use and Open Space Areas:**

12. Gormley Triangle Park
13. Tower Park
14. Ned Hollister Conservancy
15. Terrace Park
16. Horton Park
17. Andy's Park
18. Rudy Lange Sledding Hill
19. Delbrook Golf Course
20. Paul Lange Arboretum
21. Ora Rice Arboretum

**School Grounds:**

22. Wileman Elementary Playfields
23. Turtle Creek Elementary School
24. WI School for the Deaf
25. Delavan-Darien High School
26. Phoenix Junior High School
27. Our Redeemer Lutheran School
28. Delavan Christian Reform School
29. St. Andrews School
30. Wileman Elementary School

0 0.5 1 Miles

**City of Delavan**  
VANDEWALLE & ASSOCIATES INC.  
Shaping places. shaping change  
Adopted: November 21, 2017  
City of Delavan, Walworth Co., US Census Bureau, SEWRPC

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## **SECTION NINE: IMPLEMENTATION**

The recommendations presented in this Plan will be implemented over time—some during the life of this plan, other with subsequent plans. This phasing will be dictated by several factors, including private landowner decisions to develop their property for and by the funding available to the City to make necessary system acquisitions or improvements.

There are a number of potential funding sources available to help finance implementation. These funding sources include parkland acquisition impact fees and state and federal grant programs. It should be noted that funds from many of these programs are subject to change due to fluctuations with current federal, state, and local budgets.

### **FUNDING/FINANCING NEEDS ASSESSMENT AND CAPITAL IMPROVEMENTS PROGRAMMING**

The park and open space improvements recommended in this Plan should continue to be incorporated into the City's biennial capital improvement plan and programming. The City has successfully maintained and improved its existing park and open space system and facilities by outlining the general schedule within which public improvements are proposed to be undertaken. Following the "if it's not broke, don't fix it" principle, the CIP in Delavan has a proven track record in leveraging available resources through improved timing of projects, and coordinating City projects with those of other public or private entities. The capital cost associated with the recommendations of this Plan are found in Appendix C.

### **COMMUNITY COORDINATION**

The City should coordinate efforts with other units of government (ex. Walworth County, adjacent Townships, Village of Darien, etc.), governmental departments and public agencies (ex. school districts, Wisconsin Department of Transportation, and Wisconsin Department of Natural Resources), and private and non-profit agencies (ex. The Nature Conservancy, Land Trust of Walworth County) to help fund and implement the recommendations presented in this Plan.

Generally, the City of Delavan should continue to utilize its existing planning framework and regulations to implement the recommendations in this Plan. The City's Subdivision Ordinance and development review process, in particular, provides opportunities secure parklands as development occurs.

### **GRANT FUNDING**

As stated earlier, this system plan update was prepared in accordance with guidelines outlined by the Wisconsin Department of Natural Resources (WisDNR) to qualify the City for grant funds through the Federal Land and Water Conservation Fund (LAWCON), the State Acquisition and Development of Local Parks Program (ADLP), and the State of Wisconsin the Knowles-Nelson Stewardship Program. This plan must be updated every five years to ensure that it reflects the current needs of Delavan and retains its WisDNR certification. A listing of available grant programs is found in Appendix D.

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## **APPENDICES**

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## APPENDIX A: PARKLAND DEDICATION FEE AND PARK IMPROVEMENT FEE CALCULATIONS

### ESTIMATED COST PROJECTIONS FOR FUTURE FACILITIES

This section contains detailed capital cost estimates for providing the new park and recreational facilities recommended in this Plan. It is intended to assist the City with the budgeting and planning for future parks and to satisfy §66.0617 and 236.29 of the Wisconsin Statutes regarding fee collection. However, the adoption of this Plan does not commit the City of Delavan to collecting these fees through a park improvement fee or parkland dedication ordinance.

In order to understand the cost projections, a few definitions are necessary:

**Parkland Dedication:** Land area dedicated to the City by residential developers for the purpose of contributing to the City's parks and recreation system. It is established in City's Subdivision ordinance. A recommended parkland dedication is provided in the following pages of this section.

**Fee in Lieu of Dedication:** In lieu of land dedication, city may allow the developer to pay a fee based on the cost to the City to acquire additional parkland. This fee is established in City's Subdivision ordinance. A recommended fee in lieu of dedication is provided in the following pages of this section.

**Park Improvement Fee:** The park improvement fees will be imposed on all residential development within the City limits, regardless of whether land dedication or fees in lieu of land are required. In accordance with Section 66.0617, Wisconsin Statutes, as a condition of an approval granted for the development of land, to be expended as capital costs by the City in the provision of public facilities required to meet the demands for public services by the new development. This fee is established in City's Subdivision ordinance. A recommended park improvement fee is provided in the following pages of this section.

**Estimated Cost Projections for Future Park and Recreation Facilities**

Based on a projected growth of 956 persons by the year 2028 applied to the City standard of 10 acres of parkland per 1,000 persons (for neighborhood and community parks), the City should plan to spend a minimum of \$573,600 in 2017 dollars for park land acquisition. Assuming the addition of 389 households, a fee-in-lieu of land dedication of **\$540 per new household** would meet this demand. The alternative dedication of 1,069 square feet per household would satisfy this requirement, if land dedication were preferred. However, land dedication per this provision must be suitable for the development of a neighborhood or community park. The City will continue to accept conservancy areas as donations to the park system; but these lands will not count toward this land dedication requirement. The process for arriving at these calculations is described in detail below.

**Table 16: Projected Parkland Dedication and Fee-in-Lieu of Land Dedication**

	<b>Calculation</b>
A. Projected Additional Population in 2028 (individuals)	956
B. Projected Additional Households in 2028 (occupied dwelling units)	389
C. Calculated Additional Acres Needed per One Thousand Residents [(Row A/1000) * 10]	9.6
D. Calculated Land Dedication Requirement per Household in Acres (Row C/Row B)	0.02455
E. Land Cost per Acre Estimate (Based on avg. cost per acre listed for sale in Delavan area)	\$20,000
F. Projected Cost of Land Acquisition (Row C * Row E)	\$191,200
G. Legal, Engineering, and Design Costs (Row F * 10%)	\$19,120
H. Total Land Acquisition Cost (Row F + Row G)	\$210,320
<b>I. Calculated Fee-in-Lieu of Land Dedication per Household (Row H/Row B)</b>	<b>\$540.10</b>
<b>J. Alternative Land Dedication per Household in Square Feet (Row D* 43,560/Row B)</b>	<b>1,069.4 sq. ft.</b>

**Estimated Cost Projections for Future Playground Improvements**

Each park type should have a minimum amount of playground equipment and opportunities available. The cost of certain playground equipment varies with the age range of the intended users and the park type. Equipment in neighborhood parks is intended for younger children and the equipment available in larger parks should accommodate a wider age range of children. However, state law currently restricts the type of park improvements for which a community may collect impact fees. Table 17 outlines the collectable playground costs associated with each future park type in Delavan.

**Table 17: Projected Improvements Costs per Acre**

Calculation	Neighborhood	Community
A. Cost of Play Equipment per Park	\$100,000	\$100,000
B. Cost of Benches per Park	\$6,000	\$12,000
C. Total Estimated Cost (Row A + Row B)	\$106,000	\$112,000
D. Typical Park Size (based on NRPA standards)	5	25
E. Total Playground Costs per Acre (Row C / Row D)	\$21,200	\$4,480
F. Landscaping Cost per Acre	\$1,500	\$1,500
G. Sidewalks Cost per Acre (within parkland)	\$9,000	\$9,000
H. Adjacent Road and Utility Improvements Cost per Acre*	\$37,360	\$16,704
I. Grading and Seeding Cost per Acre	\$2,000	\$2,000
J. Average Improvement Cost per Acre (Rows E +F+G+H+I)	\$71,060	\$33,684
K. Acres per 1,000 Residents (based on City standard)	2.0	8.0
L. Percent of Total Acres per 1,000 residents (Row K/10)	20%	80%
M. <b>Average Improvement Cost per Acre</b> (weighted average of Row J based on Row K = $(\$71,060 \times 0.2) + (\$33,684 \times 0.8)$ )	<b>\$41,159</b>	

\* = See Table 19 for detailed calculations

Table 18 indicates that a cost of **\$1,011 per new household** would be required to cover the costs associated with playground improvements.

**Table 18: Park Improvement Fee**

Calculation	Value
A. Projected Additional Population in 2028 (individuals)	956
B. Projected Additional Dwelling Units in 2028 (dwelling units)	389
C. Calculated Additional Acres Needed ((Row A/1000)*10)	9.6
D. Average Park Playground Improvement Cost per Acre Estimate (Row M from Table 17)	\$41,159
E. Projected Cost of Playground Improvements (Row C * Row D)	\$393,482
<b>F. Calculated Playground Improvement Cost per Dwelling Unit (Row E/Row B)</b>	<b>\$1,010.46</b>

**Total Impact Fee**

In Delavan, impact fees should be imposed on each new household unilaterally. By using the fees calculated in Tables 16 through 18 for park lands and playground improvements, the total park fee per household will be:

$$\begin{array}{r}
 \$540.10 \quad (\text{From Table 16, Row I: Calculated Fee in Lieu of Land Dedication}) \\
 + \underline{\$1,010.46} \quad (\text{From Table 18, Row F: Calculated Playground Improvement Costs}) \\
 \hline
 \$1,550.56
 \end{array}$$

In instances where development has dedicated lands, it will only be necessary to collect the playground improvement costs and the collected fee will be \$1,551 per household (Table 18, Row F).

This *Plan* recommends that the updated impact fees should be adopted and enacted immediately.

The following is the calculation methodology for Table 17, Row H.

**Table 19: Road and Utilities Improvements Calculation**

Calculation	Neighborhood	Community
A. Typical Park Size (based on NRPA standards) in Acres	5	25
B. Typical Park Size in Square Feet (Row A * 43,560)	217,800	1,089,000
C. Conceptual Road Frontage on Two Sides in Linear Feet ( $\sqrt{\text{Row B} \times 2}$ )	934	2,088
D. Road and Utilities Improvement Cost per Linear Foot	\$400	\$400
E. Parkland Portion (Half) of Road and Utilities Improvement Cost per Linear Foot	\$200	\$200
F. Road and Utilities Improvement Cost for Typical Park (Row E * Row C)	\$186,800	\$417,600
G. Road and Utilities Improvement Cost per Acre for Typical Park (Row F / Row A)	\$37,360	\$16,704

## APPENDIX B: IMPACT ON LOW-INCOME HOUSING

As part of the public facilities needs assessment, Wisconsin Statutes 66.0617(4)(a)(3) requires estimating the effect of imposing park impact fees on the availability of affordable housing within the municipality. For this type of analysis, it is first assumed that housing in the City of Delavan is affordable if:

- The cost of the monthly mortgage payment consumes no more than 30 percent of a household's adjusted gross income;
- That homeowners borrow no more than 2½ times the City of Delavan's median household income for a home mortgage (which in 2015 was \$43,527 according to 2015 American Community Survey data); and
- That homeowners would make a minimum down payment of 5 percent of the total home cost.

Based on these assumptions, if someone is spending 2½ times the City population's median household income for a home mortgage (\$108,818), and making a 5 percent down payment (\$5,727), then an affordable house in the City of Delavan costs approximately \$114,545. (According to 2010-2014 American Community Survey data, the median value of an owner-occupied housing unit in the City of Delavan was \$147,100.) Assuming a single-family detached housing price of \$114,545, a 5 percent down payment, a 30-year mortgage at an interest rate of 5 percent, and a mortgage amount of \$108,818, the typical monthly mortgage payment is \$584.

The City's imposed fees for parkland acquisition and park improvements would be an integral part of the housing unit mortgage amount. When adding this Plan's recommended park impact fee of \$1,551, the monthly mortgage amount for the typical single family detached home would increase to \$110,368. Assuming the same 30-year mortgage at an interest rate of 5 percent, the monthly mortgage payment would increase to \$598 per month. This increase in monthly mortgage payments due to the imposition of the recommended park impact fee is \$14 per month, amounting to a two percent increase.

Therefore, using the assumptions for typical single family home in the City of Delavan, this Plan finds that the recommended park impact fee will have a minimal effect on the provision of affordable housing in the City of Delavan.

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**APPENDIX C: CAPITAL IMPROVEMENT PROGRAMMING**

<b>Park/Facility</b>	<b>Item</b>	<b>Comments</b>	<b>5-Year Priority</b>	<b>10-Year Priority</b>	<b>Beyond 10 Years</b>
<b>Delavan Memorial Arboretums</b>					
	Shoreline Restoration		✓		
	Arboretum Master Plan	including seating areas, pergola	✓		
	Signage along Paths	per public participation	✓		
	Upgrade Current Trails and Provide New Trails			✓	
<b>Deckert Park</b>					
	Multi-sport courts (pickleball, tennis, basketball, etc.)	Pursue grant funding		✓	
	Update playground equipment			✓	
<b>Fest Park</b>					
	Fest Field - Asphalt Parking Lot			✓	
	Sports Lighting for Delavan Fest Park	Replacement of lights on softball and addition of lights to volleyball		✓	
	Fest Grounds Land Acquisition	Properties to the north of the parking lot			✓
<b>Miller Park</b>					
	Update/Add More Playground Equipment	per public participation	✓		
	Interpretive Signage/Kiosks	(Consider in TID #5 in conjunction with path around Comus)	✓		
	ADA Treehouse			✓	
<b>Latimer Park</b>					
	Add Community Garden	per public participation	✓		
	Add Playground Equipment	per public participation	✓		
<b>Veteran's Park</b>					
	Veterans Memorial	Public/Private Partnership - Donations required to move project forward	✓		
	Veteran's Park Renovations	Restroom and potential area for canoe/kayak rental for Comus.		✓	
	Community Center with Restrooms	Conversion of Parks Maintenance Facility to a Community Center	✓		
	Splash Pad at Mill Pond			✓	
	Swatek Property Land Acquisition	Triangle property next to Mill Pond	✓		
	Veteran's Park Parking Lots and Drives	Parking lots and drives are getting old and need to be addressed.	✓		
	Replace Backstop	Backstop condition is getting worse over time		✓	
	Replace Vet's Ball Field Light Poles & Fixtures			✓	
<b>Wileman Elementary Playfields</b>					
	Backstop	Backstop condition is getting worse over time		✓	
	Portable Bleachers	Existing bleachers are old and condition is becoming an issue.		✓	
<b>Springs Park</b>					
	Upper Springs Driveway & Parking Repaving			✓	
	Trail Maintenance and Upgrades, Add Signage	per public participation	✓		
	Upgrade Restroom and Plumbing			✓	
<b>Bicycle/Pedestrian Network</b>					
Priority Connections	Comus Lake Loop: Boardwalk and Trail Upgrades; Add Benches; Add Boat Access to Lake	per public participation		✓	
Priority Connections	School Campus Loop	per public participation	✓		
Priority Connections	Lake Lawn to Downtown	per Downtown Strategic Plan	✓		
Priority Connections	Comus Lake to Downtown: Bridge Linking Veterans Park & Arboretum			✓	
<b>General/Misc. Park Improvements</b>					
New Facilities	Passive Recreation Park on Comus Lake Rehabilitation District lands	partner with Comus Lake Rehabilitation District			✓
New Facilities	Passive Recreation Park on Larson property	donated lands, seek grant funding			✓
New Facilities	Dog Park	pick a location	✓		
New Facilities	New Maintenance Garage	This will indicate our portion of the new Maintenance Garage	✓		
Lauterbach Park	Restrooms at Lauterbach Park	assuming park expansion to adjacent land			✓
Terrace Park	Youth Fishing Area	per public participation	✓		
Yadon Park	Convert western portion of park to community garden	per public participation	✓		
Planning	Update Park and Open Space Plan (2022)		✓		

**APPENDIX C: CAPITAL IMPROVEMENT PROGRAMMING**

<b>Park/Facility</b>	<b>Item</b>	<b>Comments</b>	<b>5-Year Priority</b>	<b>10-Year Priority</b>	<b>Beyond 10 Years</b>
<b>Congdon Park</b>					
	Repave Path with Pervious Paving	One of the most heavily used trails in the system.	✓		
	Realign Path and Pave with Pervious Paving (east side)	2018	✓		
	Path Connections to Highway 50	2018	✓		
	Parking Lot North of Hobbs Drive			✓	
	Parking Lot South of Hobbs Drive	Public/Private Partnership - Donations required to move project forward			✓
	Restrooms and Info Building	Public/Private Partnership - Donations required to move project forward			✓
	Restrooms and Event Building	Public/Private Partnership - Donations required to move project forward			✓
	Boardwalks and Overlooks	Public/Private Partnership - Donations required to move project forward			✓
	Pervious Paving to and from Boardwalks	Public/Private Partnership - Donations required to move project forward			✓
	Healing Garden	Public/Private Partnership - Donations required to move project forward	✓		
	Japanese Tea Garden	Public/Private Partnership - Donations required to move project forward	✓		
	Native Prairie	Public/Private Partnership - Donations required to move project forward	✓		
	Water Filtration Demonstration Garden	Public/Private Partnership - Donations required to move project forward		✓	
	Maintenance Sheds	Public/Private Partnership - Donations required to move project forward		✓	
	Benches	Public/Private Partnership - Donations required to move project forward	✓		
	Pier for Paddleboats	Public/Private Partnership - Donations required to move project forward			✓
	Replace Vehicle/Pedestrian Bridge, Railings		✓		
	Bike Rack		✓		
	Kiosks	Public/Private Partnership - Donations required to move project forward	✓		
<b>Phoenix Park</b>					
	New trees		✓		
	Pervious/grass pavers			✓	
	Sidewalk near building			✓	
	Open air shade structures			✓	
	Restrooms and concessions building			✓	
	Bollard and pole lighting		✓		
<b>Tower Park</b>					
	Park Place reconstruction and lighting		✓		
	Park expansion		✓		
	Water to new drinking fountain location (allowance)	decide on type of water feature and determine water connection needs	✓		
	Bollard lighting, lighting conduit, lighting controls and connections		✓		
	Relocate statues, park sign, historical markers		✓		
	Stamped concrete central walkway		✓		
	Sidewalk on Main Street and 2nd Street		✓		
	New trees		✓		
	Turf replacement/repair		✓		
	Bike racks, portable restroom screening		✓		
	Gazebo		✓		
	Water Feature		✓		
	Water Tower Enhancements		✓		

### APPENDIX D: POTENTIAL FUNDING SOURCES

Program	Purpose	Funding Details	Deadline	Notes	Admin. Agency	Contact
<b>Wisconsin Stewardship Programs</b>						
Aids for the acquisition and development of local parks (ADLP)	To acquire or develop public nature-based outdoor recreation areas and facilities.	<ul style="list-style-type: none"> <li>▪ 50% local match per project.</li> <li>▪ \$4M available each year.</li> </ul>	May 1	<ul style="list-style-type: none"> <li>▪ A comprehensive outdoor recreation plan is required.</li> <li>▪ Priority for land acquisition.</li> <li>▪ Projects must comply with ADA.</li> </ul>	Wisconsin DNR	Cheryl Housley South Central Region (608) 275-3218
Urban Greenspace Program (UGS)	To acquire land to provide natural space within or near urban areas, or to protect scenic or ecological features.	<ul style="list-style-type: none"> <li>▪ 50% local match per project.</li> <li>▪ \$1.6M available each year.</li> </ul>	May 1	<ul style="list-style-type: none"> <li>▪ A comprehensive outdoor recreation plan is required.</li> <li>▪ Projects must comply with ADA.</li> </ul>	Wisconsin DNR	Cheryl Housley South Central Region (608) 275-3218
Acquisition of Development Rights	To acquire development rights for nature-based outdoor recreation areas and facilities.	<ul style="list-style-type: none"> <li>▪ 50% local match per project.</li> <li>▪ \$1.6M available each year.</li> </ul>	May 1	<ul style="list-style-type: none"> <li>▪ Funds are available to acquire development rights (easements) in areas where restrictions on residential, industrial, or commercial development are in place.</li> <li>▪ May include enhancements of nature-based outdoor recreation.</li> </ul>	Wisconsin DNR	Cheryl Housley South Central Region (608) 275-3218
Urban Rivers Grant Program (URGP)	To acquire lands, or rights in lands, adjacent to urban rivers for the purpose of preserving or restoring them for economic revitalization or nature-based outdoor recreation activities.	<ul style="list-style-type: none"> <li>▪ 50% local match per project.</li> <li>▪ \$800,000 available each year.</li> </ul>	May 1	<ul style="list-style-type: none"> <li>▪ A comprehensive outdoor recreation plan is required to participate.</li> <li>▪ Projects must comply with ADA.</li> </ul>	Wisconsin DNR	Cheryl Housley South Central Region (608) 275-3218
<b>Federal Programs</b>						
Land and Water Conversation Fund (LAWCON)	To acquire or develop public outdoor recreation areas and facilities.	<ul style="list-style-type: none"> <li>▪ 50% local match per project.</li> <li>▪ Land acquisition.</li> <li>▪ Development of recreational facilities.</li> </ul>	May 1	<ul style="list-style-type: none"> <li>▪ A comprehensive outdoor recreation plan is required to participate.</li> </ul>	Wisconsin DNR with TEA-21 funds.	Cheryl Housley South Central Region (608) 275-3218

Program	Purpose	Funding Details	Deadline	Notes	Admin. Agency	Contact
Recreational Trails Act	To provide funds for maintenance, development, rehabilitation, and acquisition of land for motorized, non-motorized, and diversified trails.	<ul style="list-style-type: none"> <li>▪ 50% local match per project.</li> <li>▪ Maintenance and restoration of existing trails.</li> <li>▪ Development and rehabilitation of trailside and trailhead facilities and trail linkages.</li> <li>▪ Construction of new trails (with certain restrictions on federal lands).</li> <li>▪ Acquisition of easement or property for trails purchase.</li> </ul>	May 1	<ul style="list-style-type: none"> <li>▪ Funds may only be used on trails which have been identified in or which further a specific goal of a local, county or state trail plan</li> <li>▪ Funds may be used on trails which are referenced in a statewide comprehensive outdoor recreation plan.</li> </ul>	Wisconsin DNR with TEA-21 funds.	Cheryl Housley South Central Region (608) 275-3218
<b>Statewide Multi-Modal Improvement Program (SMIP)</b>						
Transportation Enhancements Program (TE)	Providing facilities for pedestrians and bicyclists. This program includes rehabilitating and operating historic transportation buildings and structures/restoring railway depots, as well as streetscaping “Main Streets” and landscaping near transportation facilities	<ul style="list-style-type: none"> <li>▪ Funded through TEA-21.</li> <li>▪ 80%/20%.</li> <li>▪ 20% required match (funds are not awarded upfront, but are reimbursed).</li> </ul>	February 25	<ul style="list-style-type: none"> <li>▪ Non-construction projects over \$25,000.</li> <li>▪ Construction projects over \$100,000.</li> </ul>	WisDOT	District 1 Office (608) 246-3800
Surface Discretionary Grant Program (STP-D)	Provides flexible funds, which can be spent on a wide variety of projects, including roadway projects through the Federal-aid highway system, bridges, transit facilities, and bicycle and pedestrian facilities.	<ul style="list-style-type: none"> <li>▪ Funded through TEA-21.</li> <li>▪ 80%/20%.</li> <li>▪ 20% required match (funds are not awarded upfront, but are reimbursed).</li> </ul>	February 25	<ul style="list-style-type: none"> <li>▪ Any project that fosters alternatives to single-occupancy vehicle trips.</li> <li>▪ Facilities for pedestrians and bicycles.</li> <li>▪ System-wide bicycle planning.</li> <li>▪ Non-construction projects over \$25,000</li> </ul>	WisDOT	District 1 Office (608) 246-3800

Program	Purpose	Funding Details	Deadline	Notes	Admin. Agency	Contact
				<ul style="list-style-type: none"> <li>Construction projects over \$100,000</li> </ul>		
<b>Federal Transit Administration Grants</b>						
Section 5309 (old Section 3 discretionary funds)	Transit capital projects; includes intermodal facilities such as bicycle racks on buses and bicycle parking at transit stations; most funds are to be directed toward transit itself.	<ul style="list-style-type: none"> <li>20% local match per project.</li> </ul>	Early spring	<ul style="list-style-type: none"> <li>Funding for this program is allocated on a discretionary basis.</li> <li>Congress / Administration can pick the projects although the authorization bill contains a list of specific earmarks.</li> </ul>	WisDOT Bureau of Transit.	John Duffe (608) 264-8723
<b>Section 402-Highway Safety Funds</b>						
Community Programs Empowerment Program Enforcement Program	For bicycle and pedestrian safety education and training projects, including helmet promotion and purchases, sponsorship of rodeos, classes, and development of brochures.	<ul style="list-style-type: none"> <li>20% local match per project.</li> <li>Bicycle and pedestrian education and enforcement projects.</li> <li>Non-construction projects (e.g.; helmet purchase, brochure development).</li> </ul>	October to December	<ul style="list-style-type: none"> <li>Communities with higher than average pedestrian and/or bicycle may be contact WisDOT regarding the use of funds</li> <li>Engineering and maintenance work not eligible for funding.</li> </ul>	WisDOT Bureau of Transportation Safety	District 1 Office (608) 246-3800
Highway Safety Program (Section 403)	Available for bicycle /pedestrian education. May also be used to develop safety classes for bicycle/pedestrian offenders.	<ul style="list-style-type: none"> <li>20%-50% local match per project.</li> </ul>	February	<ul style="list-style-type: none"> <li>Communities that can document bicycle crashes related to motor vehicle violations</li> <li>Funds new enforcement programs up to \$1,000.</li> </ul>	WisDOT Bureau of Transportation Safety	District 1 Office (608) 246-3800
Research Projects	Funds the research needed to substantiate unique local needs for additional safety funding.	<ul style="list-style-type: none"> <li>20% local match per project.</li> </ul>	February	<ul style="list-style-type: none"> <li>A study of transit needs on public lands to assess the feasibility of alternative transportation modes. (Section 3039).</li> </ul>	WisDOT Bureau of Transportation Safety	District 1 Office (608) 246-3800
<b>Other Programs</b>						
Wisconsin Main Street Community Program	Comprehensive downtown revitalization program, which includes streetscape improvements.		No specific date.	<ul style="list-style-type: none"> <li>General downtown program.</li> <li>May benefit trail enhancements through streetscaping.</li> </ul>	National Main Street Center 202/673-4219	Wisconsin Dept. of Commerce, Bureau of Downtown Dev. (608) 266-7531

Program	Purpose	Funding Details	Deadline	Notes	Admin. Agency	Contact
Surface Transportation-Environment Cooperative Research Program	Federal program designed to evaluate transportation control measures, improve understanding of transportation demand factors, and develop performance indicators that will facilitate the analysis of transportation alternatives.	<ul style="list-style-type: none"> <li>▪ 20% local match per project.</li> </ul>		<ul style="list-style-type: none"> <li>▪ \$500,000 is made available for the development of a national bicycle safety education curriculum.</li> <li>▪ \$500,000 per year is made available for grants to a national not-for-profit organization engaged in promoting bicycle and pedestrian safety to operate a national clearinghouse, develop informational and education programs, and disseminates techniques and strategies for improving bicycle and pedestrian safety.</li> <li>▪ \$200,000 is made available for a study of the safety issues attendant to the transportation of school children to and from school and school-related activities by various transportation modes.</li> </ul>	FHWA	U.S. Department of Transportation 202-366-4000
Urban Forestry Grants	Assistance for tree maintenance, planting, and public awareness.	<ul style="list-style-type: none"> <li>▪ \$450,000 to \$500,000 available annually.</li> <li>▪ \$1,000 to \$25,000 grants awarded with a 50% local match.</li> <li>▪ Match may include in-kind services and donations.</li> </ul>	November 1	<ul style="list-style-type: none"> <li>▪ 50 to 60 grants made per year.</li> </ul>	Wisconsin DNR Urban Forestry	Dick Rideoyt (608) 267-0843
Hazard Elimination Program	Program designed to survey hazardous locations, or projects regarding any publicly owned bicycle or pedestrian pathway or trail and safety-related traffic calming measure, as well as improvements to railway-highway crossings.	<ul style="list-style-type: none"> <li>▪ 10% local match per project.</li> </ul>	June	<ul style="list-style-type: none"> <li>▪ Communities are encouraged to start working with the District Office (District 2) in March, 2003.</li> <li>▪ The project must exemplify that the benefits will outweigh the costs of accidents.</li> </ul>	WisDOT- Bureau of State Highway Programs funded by TEA-21	District 1 Office (608) 246-3800

Program	Purpose	Funding Details	Deadline	Notes	Admin. Agency	Contact
<b>Lake and River Restoration Programs</b>						
Aquatic Invasive Species (AIS) Prevention and Control Grants	Share costs of aquatic invasive species education programs, such as education, prevention, planning, early detection and response, established population control, maintenance and containment, and research and demonstration projects.	Up to 75% state funding for projects; maximum amount varies by type of project	July 1 <sup>st</sup> of even-numbered years	Awarded on a competitive basis	Wisconsin Department of Natural Resources	Heidi Bunk 262-574-2130 Heidi.Bunk@wisconsin.gov
Lake Management Planning and Protection Grants	Small scale lake planning, large scale lake planning, land easement acquisition, wetland and shoreline habitat restoration, lake management plan implementation, and healthy lakes projects.	Up to 75% state funding for projects; maximum amount varies by type of project	July 1 <sup>st</sup> of even-numbered years	Awarded on a competitive basis	Wisconsin Department of Natural Resources	Heidi Bunk 262-574-2130 Heidi.Bunk@wisconsin.gov
Lake Classification and Local Ordinance Development Grants	These are technically management grants, but the activities involved with them designate them as planning grants.	Up to 75% state funding for projects; maximum amount varies by type of project	July 1 <sup>st</sup> of even-numbered years	Awarded on a competitive basis	Wisconsin Department of Natural Resources	Heidi Bunk 262-574-2130 Heidi.Bunk@wisconsin.gov
River Protection Grants	Includes both river management grants, as well as land/easement acquisition grants.	Up to 75% state funding for projects; maximum amount varies by type of project	July 1 <sup>st</sup> of even-numbered years	Awarded on a competitive basis	Wisconsin Department of Natural Resources	Heidi Bunk 262-574-2130 Heidi.Bunk@wisconsin.gov

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