

A community-wide survey was conducted as part of the City's effort to amend its Comprehensive Plan. A total of 4,261 surveys were mailed to City of Delavan residents. A total of 449 residents responded.

As an early step in the planning process, this community survey is intended to provide the Comprehensive Plan Steering Committee, elected officials, staff, and planning consultants with information vital to understanding the diverse needs, desires, and concerns of citizens as they attempt to create a Comprehensive Plan that best reflects the community's collective vision for the future.

**1. What are the three most important reasons you or your family choose to live in the City of Delavan?**

- I grew up in Burlington and wanted to get out. I enjoy Delavan because it's a small town that is right in the middle of it all! You go one direction there is the farm lands of western Wisconsin you go the other you have the city and many beautiful lakes, etc. etc.!
- Church (2 respondents)
- I was raised in Delavan (5 respondents)
- I was born in Delavan (6 respondents)
- Retired navy
- Library
- Beautiful trees & flowers. I especially like Ray Court Park.
- Close to Yerkes
- Quiet country roads for biking
- I like the house
- Interesting history
- Near schools
- Investment
- Job location (2 respondents)
- Close to UW-Whitewater

**2. Has your household had problems finding safe, affordable housing in Delavan? If so, what problems have applied to your situation?**

- High taxes (7 respondents)
- Too many government subsidized units
- Own home
- Crowded neighborhoods
- Safety
- Years on waiting lists
- Loud music constantly!
- Crime and drug rate have increased

**3. Are there particular areas in the City that stand out in your mind as being especially pleasant or attractive? Multiple responses indicated.**

- Congdon Park (55 respondents)
- Arboretum (47 respondents)
- Flower Baskets and Flags (46 respondents)
- City Parks (45 respondents)
- Lake Comus (26 respondents)
- Downtown (25 respondents)
- Phoenix Park (23 respondents)
- Rotary Gardens (22 respondents)
- Tower Park (21 respondents)
- Brick/Cobblestone Streets (19 respondents)
- Walworth Avenue (19 respondents)
- Band shell (17 respondents)
- Springs Park (16 respondents)
- Nature trails/walking paths (14 respondents)
- Mill Pond (14 respondents)
- Public landscaping (trees, flowers, etc.) (13)
- Delavan Lake 11 respondents)
- Delbrook Golf Course (10 respondents)
- Shopping Center (Wal-Mart, Kohl's, Lowe's) (10 respondents)
- Holiday/seasonal decorations 7 respondents)
- Veteran's Park (6 respondents)
- Terrace park (6 respondents)
- Lake Lawn (5 respondents)
- Allyn Mansion (5 respondents)
- Cemeteries (4 respondents)
- Library (4 respondents)
- Racine Street (4 respondents)
- Entrances in the City (4 respondents)
- Springs Park Subdivision (3 respondents)
- Historic Architecture (3 respondents)
- Water fountain/park by 8th Street and Racine (3 respondents)
- K-Mart Pond & plantings (3 respondents)

- Sledding hill (3 respondents)
- Clock by Post Office (3 respondents)
- Delavan Fest Park & Field (3 respondents)
- Arbor Ridge Drive (2 respondents)
- Park next to Police Station (2 respondents)
- High School & Middle School Campuses (2 respondents)
- History (2 respondents)
- St. Andrew's Church (2 respondents)
- Pool (2 respondents)
- Latimer House (2 respondents)
- Laurel Heights
- East of High School to Hwy 50 north and south shore of Delavan Lake
- Vivliomaniacs Bookstore, new cheese store, Beils Bakery, and Sonoma Cellars - good examples: Use of historic spaces
- Kiwanis Garden
- Street flow on traffic
- Rudy Change Park Area
- East side; West of I-43 to Highway 50
- County Hwy O between 2nd Street (Phoenix) and Southshore Drive
- Washington Hill
- Lautenbach Park
- Holland Avenue
- Laurel Heights Drive
- Playground at end of Park Street
- Episcopal Church
- Brook Lane
- Beach
- Horton Park
- Elizabeth's Café VIP Lounge
- DDHS
- Shopping
- Circus Theme
- Clean streets
- Business Park
- Business Development Near Ann St./Hwy 11
- Attractive Storefronts
- Triangle at Walworth and 8th Street
- Allan Hurst
- Laurel Heights
- Parades
- North 7<sup>th</sup> Street
- Music in the park
- Yadon Park
- Lagoon area at bottom of Walworth Avenue
- Park by newest water tower next to Hwy 11
- Police Department and City Hall
- Churches
- Ned Hollister Wetlands

**4. Are there particular areas in the City that stand out in your mind as being especially unpleasant or unattractive? Multiple responses indicated.**

- Homes in disrepair/unkept yards (27 respondents)
- Delavan Hotel 17 (respondents)
- Dog track (16 respondents)
- Current condition of Downtown (15 respondents)
- Borg Area (12 respondents)
- Extra vehicles (10 respondents)
- Ann Street corridor (9 respondents)
- Sewer plant (8 respondents)
- Rental properties not maintained (7 respondents)
- Phoenix Street by Second and 3rd Street (7 respondents)
- Bergamot Brass area (6 respondents)
- Area near Wisconsin School for the Deaf (5 respondents)
- Vacant/unoccupied properties (5 respondents)
- 2<sup>nd</sup> Street (5 respondents)
- Too many signs in windows of businesses downtown (5 respondents)
- Gangs/hoodlums (4 respondents)
- Lack of diversity in Downtown businesses (4 respondents)
- House on Creek – overrun with junk (4 respondents)
- South 2nd Street (3 respondents)
- Downtown alleys (3 respondents)
- Appearance of businesses (3 respondents)
- The new band shell (3 respondents)
- Empty lot at Walworth and 2nd Street (3 respondents)
- Turtle Creek/Whispering Pines Subdivision (2 respondents)
- Hwy 50 through the McDonald's/Wal-Mart intersections – very bad design and stop signal timing (2 respondents)
- Wal-Mart store complex (2 respondents)
- Groups gathering at corners and on sidewalks (2 respondents)
- Highway 50 corridor (2 respondents)
- Hispanic businesses (2 respondents)
- Condition of roads near South 2<sup>nd</sup> Street (2 respondents)

## SUMMARY

## COMMUNITY SURVEY

- Mill Pond (should be an outdoor pool) (2 respondents)
- Snow plowing needs to improve (2 respondents)
- Urban sprawl (2 respondents)
- Near water tower
- Jutts house on 2<sup>nd</sup> Street
- South side of Jatz house
- South side of West Walworth Avenue
- Neighborhoods off Main Street
- Gymnastics Place
- Vacant lot near Pet Palace
- 3<sup>rd</sup> to 6<sup>th</sup> Street; Walworth to Geneva
- Two abandoned properties along Creek Road from X to Lawson School Road
- Railroad tracks - west of Terrace Street on Walworth
- 2nd (CTH O) between Washington Street and Walworth Avenue
- Bradley's
- Old neighborhoods between 2nd and 7th Streets
- Hwy 50 Borg Road and Wright Street intersection
- Highway 11 coming into the City from the west
- I-43 and Hwy 50 Intersection
- Box stores on Hwy 50
- Condition of sidewalks
- Weeds in some flowers
- Missing door on tennis court in Lauderbach
- Stadium and parking lot
- Old buildings one right on Richmond, by deaf school
- Spring Park
- South 2nd St. South of Railroad Tracks
- Building appearances
- Blocks south of Walworth Avenue many run down & many vehicles on street & drives
- Poor maintenance of city owned property
- Hwy 11 to Hwy X
- 9<sup>th</sup> Street
- Phoenix to Hwy 11
- 2nd to 8<sup>th</sup>
- 112 to 222 Phoenix Street
- Washington St. between 7th and Terrace Street. One block to the North & South.
- Terrace Street from Main to Lakeview Terrace apartments (Little Mexico)
- Downtown theater (now a church)
- Old Pizza Place by Barker LBR Co.
- The cones by Wendy's and Mobil make traffic dangerous (bad intersection)
- Multifamily houses – therefore crowded street parking
- Several poorly maintained areas x
- Weed's by the ponds or golf course, and the Lake
- Unsold lots at west end of town
- Older frame houses in disrepair near the Police Department
- "For Rent" signs near downtown
- "S" curve of Hwy 50
- Homes on Washington Street between 2nd Street and 7th Street
- Area between the creek and Terrace Street
- Matthews Street
- Strip malls
- The pond that is neglected at the bottom of gloding hill
- Need more development of Yadon Park
- Graffiti
- Walworth Avenue by Terrace Street
- West of Water Tower Park
- Crossing the street on Hwy 50 from Ann Street to Washington is tough
- Ann Street as it approaches 7th Street
- Ann & 7th Streets
- Wright Street on the east
- Cummings Street apartments by High School
- One place, on M right in back of the WSP
- Mill Pond
- Eatery places are poor
- Spring Grove Cemetery
- Creek Road & Lawson School (NE corner)
- Angle parking
- Area near old foundry
- Crossing O/Wright Street
- Some parks don't have bathrooms
- Lack of movie theater
- Houses/neighborhood along RR tracks in town - run down, unkempt
- Block around tracks 3rd Street
- Intersection near Walgreen's/McDonalds.
- 2nd Street South to Delbrook
- Vacant opera house site
- Excess cans at South 3rd Street
- Auto Repair Shop
- East side shopping area
- West side Turtle Creek Area Apartments
- Area west of High School
- South 2nd and 3rd Street
- Parking lots by big box retailers
- Buildings on Hwy 11 going west down hill toward Swan Creek
- Up the hill on Walworth Avenue

## SUMMARY

## COMMUNITY SURVEY

- Kunes car dealer
- Pirates Cove
- Stores on Park Place
- Delavan Crossings
- Buildings and houses to the West of downtown on Highway 11
- Phoenix Street from 4th Street to 2nd Street
- Lack of Parking 4th, 5th, & 6th Streets
- From China Garden to Terrace looks run down
- NO snow removal on Marino Avenue
- Vacant lots not mowed often enough
- Streets rough
- Area around the dam on Terrace Street
- House across from Ellis Farms Subdivision
- Too much road construction
- The old strip of "once upon a time" houses from around the turn of the century. Clean up or rip down. These are located on Walworth Ave just before the Elephant Park
- Row houses on Walworth Street
- Hunter's collection of cars behind business
- Neighborhoods south of downtown
- Vacant land on Ann Street near old Borg Building
- Entrance into Delavan on Walworth Avenue by the Mill Pond - housing on the other side and next block on the right side (brown building).
- Old Borg Mosquito Hatchery
- Hwy 50 East, West nothing nice to look at
- Storefront windows between 2nd Street and 3rd Street
- Creek Road by school - across from the "Cottage" should have been done when rest of road was done!
- 3rd Street
- East Geneva Street
- The curve by 3rd Street – dangerous
- Tennis court surfaces at 9th Street and High School
- Corner of 7th and 50
- Housing behind High School
- Walworth Avenue between Terrace and Main was the 1st block developed in Delavan and should be set apart somehow - the buildings renovated - especially the large one with the iron fence and the long dark brown building on the north side of the street
- Housing on south side of Walworth Avenue coming into town from Janesville going up hill
- Parking lot behind Elizabeth's to VIP Lounge
- Portions of 3rd Street south of Washington
- Parts of Wisconsin Street
- Parts of Racine Street
- The swimming "hole" by the skate park
- The apartment building north of Barns Street
- Gas station next to VIP
- Family Dollar (makes community look trashy)
- Delavan Fitness Center
- Iowa Street tennis court
- Cummings Street - weeds growing in street, looks bad for the many people attending High School events
- Intersection of Walworth and 2nd Street needs a light or some better way for moving through
- Areas around Main street
- 3<sup>rd</sup> through 6<sup>th</sup> Streets have some really run down neglected multi-family rental homes
- Many streets need repairs, especially South Second Street.
- City trees along roadways and sidewalks need to be trimmed
- Washington Street from 7<sup>th</sup> to 2<sup>nd</sup>
- Residential areas where several 'families' live in a one family house and have 6 & more cars
- Stock Lumber
- Long strip of businesses catering to just the Mexican population
- Multi-unit housing on South 5th-6th streets
- Industrial area near Hwy 50 & between Ann and Wisconsin Streets
- Curve at Hwy 50 and Geneva (Paul Revere building)
- Coming into town on "O" from the south and Phoenix street
- Empty lot downtown
- Downtown historical facades that are covered in deteriorating materials
- Playground at Fest field is in bad shape
- Rudy Lange Hill sludge pond
- West Walworth Ave
- Some of the homes along 2nd street near the RR tracks need code enforcement
- Second street is a major thoroughfare into the city and to/from Delbrook and presents a poor image of the city
- The apartment buildings across from the high school need to be leveled
- There needs to be some encouragement for small convenience type businesses on the west side of town
- Empty store fronts around the city
- Absentee landlords
- Dibble Trail -- We keep adding more green space without trying to figure out ways to keep what we have usable. We need to have

- volunteer opportunities to help the city with our "green space" problem.
- The entire area from the top of Walworth Avenue down Terrace Street is dumpy and run-down
- Legion Park/Lake Comus area
- Empty business on either side of Associated Bank - that corner in general
- Undeveloped area behind high school along highway 11

#### 5. Compared to other communities in Wisconsin, how would you rate Delavan's image/identity?

- Small town
- Delavan has an image of having high gang activity to those outside the community
- I say 'Fair' only because it seems just like many small towns in Wisconsin we don't have anything that really makes us stand out! I think we need to do something with the old dog track, there is a prime piece of land there that is just sitting and waiting to be developed into a gem!!!!
- Delavan and Lake Geneva are resort towns and Lake Geneva is winning the image race
- Very pretty and easy access to shopping
- I would say we are average - nothing spectacular
- Quaint brick street - beautiful flowers - low crime
- It's a great place to live.
- Shootings 1 year ago, too much Spanish
- Location
- Increase in crime over past few years.
- Good maintenance
- Catering school facilities (heresy in part)
- It was nice, friendly, and helpful = not fearful and estranged!
- Gangs and drugs
- Doesn't appear to be a plan - Downtown looks cheap, rundown, and dirty
- People entering Delavan see the attractive places. You have to go off the main drag to see the rundown properties.
- Clean and safe
- There's just no "oomph" to the town.
- The appearance is clean and pleasant
- Have heard a lot of people refer to Delavan as the Gang City.
- Historic and small town atmosphere downtown
- It's a safe haven for illegals.
- Not many people know what or where Delavan is.
- Area near Piggly Wiggly and Pick n' Save
- Uptown the sidewalks are dirty and the garbage never seems to be collected. Trash cans are overflowing with trash
- Driving west past the park with the elephant, the housing on the street is a little unsightly
- 1<sup>st</sup> through 4<sup>th</sup> Streets
- Too much difference between upper & lower classes. No middle classes
- Everyone else calls us Little Mexico and people won't let their kids come to Delavan because of gangs.
- Downtown flowers, flags, shops
- Not too exciting
- When I'm asked where I'm from and say Delavan, I get negative responses
- Open friendliness of its citizens
- Seems very average
- Friendly, a very pleasant place to live, I love living here.
- Whenever I return from short trips around Wisconsin, I usually find that I'm happy that I live here.
- Small town main street
- I travel through Wisconsin - little personality
- School quality - Hispanic population
- Delavan has lost middle class members. It has over emphasized keeping taxes low at the expense of the wealthy of the community.
- Rarely hear bad things
- We, regrettably, are over-shadowed by Lake Geneva and now the Delavan township with Delavan Crossings which has killed many of the local merchants that lived in and supported Delavan for many years.
- Has potential but with cars and some homes, looks cheap - used car lot look is not nice
- Ethnic and socio-economic mix
- Lost the circus historical emphasis when the museum left.
- Delavan is a clean, patriotic city
- Because we have a jerk as mayor that seems expansion is more important than small town charm
- So many people make comments about it being "Little Mexico"
- Looks good, but referred to as Clown Town, Taco Town, Scarecrow Fest

## SUMMARY

- Small town atmosphere
- Nothing has been done to make Delavan unique/special
- Traffic in summer is much better than Lake Geneva
- It is beautiful
- Needs an environmental plan to go green - otherwise excellent.
- It is a clean community.
- Physical Image is good but the mental image of out of town isn't.
- Not enough marketing to attract tourists and residents
- Shift from history to future. Embrace growth & tourism
- Living, recreation, and community services/shopping and dining are at least as good as Fort Atkinson, better than Jefferson
- Delavan is a small town with diversity
- Too many Mexican shops are a degrading turnoff. Cinco de Mayo Flags are offensive to us citizens & troops.
- It has many good qualities but there is always room for improvement.
- It is quiet, nice etc.
- There seems to be gang activity, the schools don't seem to have very good image (violence & crime)
- Location, tourism, shopping, parks, and lake
- Taxes are too high!
- We are known as Dela-Juan
- Clean, historic, somewhat quaint vs. Wal-Mart area - good mix
- Delavan's image has suffered in recent years due mostly to its diverse population.
- Illegal immigrants too many - shouldn't be any in USA.
- I love Delavan
- It is attractive to approach the city
- Bad publicity.
- Clean beautiful for the most part
- Small town, close to I-43, variety of retail, not far from big cities.
- Overall, Delavan seems to be balancing small town with progress.
- Very attractive downtown - visitors always comment positively
- Taxes, downtown, population mix
- History
- Some are better
- Known for its downtown brick street
- Coming from Janesville, that one block of awful houses.

## COMMUNITY SURVEY

- Still a small town atmosphere with shopping opportunities that keep people near home
- Letting people park on lawns and not keeping a code for junk/trash sitting around really makes our city look bad. Take a ride to Cedarberg - they have a city the same age as ours - it's beautiful.
- Good shopping, low crime, the wooden business signs are nice.
- Delavan seems to be getting a "bum rap" in the media--we have lost a truly local newspaper!!
- Next to Darien, it's almost as unknown to outsiders
- I feel Wal-Mart's arrival has caused the loss of quality smaller businesses which has affected the character of the city. We are also losing another grocery with better employment than Wal-Mart offers.
- Well maintained, very few rundown buildings
- There's a lot of opportunities and things to do
- Pretty town
- Good mix of business, agriculture, neighborhoods, and lakes
- Each community has its good and bad points.
- Well known
- It was better when we had the dog racing - more people came to Delavan.
- Delavan whispers "You're Home, Welcome."
- Things aren't kept up as nice as other towns.
- Gives a pleasant, small town image
- Good location, close to jobs, highways, centrally located.
- we don't show pride in our town's appearance we need better building codes, to many different styles going on
- It has so many friendly places to visit, eat, and enjoy with the family.
- Centrally located, has preserved rural "feel" (keep it that way), access to lakes, and resorts.
- I wish there was more we could do about the run down looking places on the "main drags" that people drive.
- We could do more to promote Delavan as a great place to live.
- Reputation of being a haven for illegal immigrants.
- Perception - people from other towns see Delavan as a poor community with too many low income residents.
- Too many Hispanics and Hispanic businesses.
- Beats the heck out of Thorp
- Our Hispanic population is considered excessive and negatively outside of Delavan.

The fact that we do nothing about 20+ people living in numerous houses through out the city doesn't help.

- Small town/Lake resort image
- Delavan's identity is tied to the failed dog track. Very little is known outside the area about our community. Some efforts need to be made to reinvigorate the image of the community.
- I have lived here my whole life, and can't imagine living anywhere else. It is part of my personal identity.
- Delavan is one step away from being great and one step away from NOT great.
- I like the historic (quality of) downtown, but it features a lot of new businesses too. Plus being from Northern WI this was my first impression when I came here.
- Good schools; multiethnic; parks; shopping
- There's too much crime and the connection to the Hispanic community has not helped the image of the city. This needs to be turned into a positive rather than a negative for the city.
- Has shopping, jobs, housing, tourism, etc.
- City services, streets & sanitation, parks dept., etc. are constantly working to keep up Delavan.
- Gang presence
- The public areas - brick streets look very nice.
- Our downtown is quaint-although it is becoming entirely too ethnic and not diverse enough. I think the lack of traditional type

**6. What types of new housing would you like to see in the City in the future?**

- Low income housing 3
- No rentals - we have enough non permanent residents
- Affordable Housing 2
- right now
- Reasonably priced senior apartments.
- Restored older homes in established areas
- Homes with more acreage/land
- Low-income apartments 2
- None 13
- Rent to Own
- New homes s/b at least 50% energy efficient (by law)
- Restore older homes and communities that expand too fast
- Sustainable homes or apartments in any case
- Fewer apartment complexes, fewer older beautiful homes made into tenements

**7. Where should the City encourage future commercial/retail development?**

- Dog Track property (3 respondents)

stores hurts the downtown-those similar to Lake Geneva.

- With all its problems, Delavan has maintained a good+ image
- The antique shops are a good draw. The second hand shops are a bit shabby.
- High Hispanic population
- I love Delavan, but I think that other's not living here do not view it the same. I think that there is a perception that there is a gang problem. Unfortunately our schools do not have a good reputation either.
- Delavan's downtown appears unkempt and empty. We would love to see it historically re-preserved.
- It looks like its improving and things are nicely spaced out but we need more restaurants
- Historic downtown.
- If we could be a little less segregated with the Hispanic community it would be much better. We have been doing better but we do have a long way to go.
- Hopefully we can get back our positive image
- Uniqueness
- Crime and gangs

- A facility for the homeless xxx
- Wheel-chair accessible housing xx
- A mix
- Side by side apartment ranches
- Upscale condos and apartments
- Condos with basements
- Affordable, income based housing.
- Fix up current housing instead of always concentrating on new housing
- We need to project Delavan as a quality city with quality structures-no more cheap government funded, low-income housing. Our old neighborhood was ruined because of that and is now an absolute disgrace to drive thru; definitely NOT a draw for the type of responsible citizens that we want in our city.

- The city should not encourage (2 respondents)
- West of city on CTH X around I-43
- Highway 11 past high school towards Janesville
- S.W. I43 @ Highway X
- Near McDonalds & Piggly Wiggly shopping centers
- Any place
- Western portion past Deaf school
- Stop the small crap for appearance sake
- Southeast of Wisconsin and Hwy 50
- CTH X, Exit 17 of I43
- Anyplace except where Wal-Mart is
- Quality grocery supermarket only on West Side on Hwy 11
- I-43 & X South Western

- West of High School on Hwy. 11
- X8 I-43
- Outskirts of City
- There is no shopping areas on the west side of town
- CTH X (Exit 17) is vastly UNDER utilized. Prominent location and land availability for retail and commercial development. Excellent location for a larger grocery store!
- West side
- Exit 19 off I-43, Highway X.
- What about unused space by Shopko and Pick-N-Save

**8. Where should the City encourage future industrial development?**

- 11 towards Janesville
- Industrial Park 12
- None 7
- Elkhorn
- Industrial park behind pick-n-save
- Fill the industrial park - get an exit off I-43 & mound Road for trucks
- Where ever appropriate x
- Along railroad
- North Mound Road area
- Hobbs Drive - Mound Road xx
- Fill industrial park first, before thinking of expansion. Plenty of vacant buildings already

- empty such as Old Doyon Rayne, Shopko Center, and around city.
- Dog Track site xx
- Fill current Industrial Parks first
- Mound Road, County O North
- Outskirts of City
- Ann Street and existing industrial parks
- The new industrial park area needs a direct connection to I-43 fro access The city should acquire land out to County F and build a new interchange at F & I-43
- Away from houses
- Grocery Store - Beloit Rd & I 43

**9. Additional comments**

- Very little growth, maximum green space and nature areas.
- You are allowing too many Spanish illegals to live in basements, which do not have an escape window - very dangerous and not fair to the rest of the population.
- More commercial development on the west side of the city. Most residential development has been on west half of city and in Darien on its east side. The city should encourage future small commercial businesses to develop on this side of the city (Grocers).
- I love the Hispanic culture/business development, but lets hold them to the same sign standards/codes that are current - no toilet paper in windows.
- Develop retail by X and 43 - by nursery and west of X-43.
- Less residential - more restaurants, not Spanish - limit them, we're getting known as Little Mexico. Applebee's, Ruby Tuesdays, Olive Garden.
- We need more businesses behind Pick n' Save on Hobbs - in that area.
- We relocated to Delavan from a large city 10 years ago. We have watched the small town benefits here erode. We are sad to see Wal-Mart with its effects. We oppose development of more low income type housing. Delavan is deteriorating. Our schools are viewed by the surrounding area as inferior. Please no more apartments or inexpensive type housing and no tax payer assists to big developers. Thank you.
- Get industries with good wages. We do not need more influx of poor people who cannot find work that supports a family. Where can we make a large dog park? Important quality of living issue for dog owners.
- Too much apartment and rental property now. Less crime where residents are property owners, also less drug dealers.

- Too much Hispanic business in downtown leading to less diversity. Real division between white and Hispanic due to language barrier and self-isolation of Spanish community.
- Taxes are too high - public schools will not attract future residents
- Plan now carefully - poor traffic patterns, bad air, overrun schools, poor health, no farmland products, land, water, and we all move away.
- I hope it doesn't develop too quickly and lose its country flavor.
- Look at the Cities of Evansville, Stoughton, and Delafield on how they brought back the older buildings' charm and true character.
- It would be nice to attract revenue to the town, sort of like Lake Geneva.
- I would like the downtown area to be restored to the original look and have lots of shops.
- Keep all areas as neat as possible, without a lot of junk out in the yards.
- Keep it small and beautiful - more nature trails, walking and bike paths
- Keep the core city safe and beautiful
- Do not encourage or promote paving over more farmland. Keep Delavan a small city.
- Should make existing city enjoyable to live in (bike paths, parks, etc) and provide excellent police and fire protection so citizens are safe.
- More parks, wheelchair accessible and the swimming beaches have an accessible path to water.
- Thank you for asking our opinion - we came here 30+ years ago - by chance! We deliberately chose to remain and raise a family and work here. Delavan's unique character is based on its "small town" neighborly community - please don't let us become a tourist centered Mini-Lake Geneva.
- Need to make sure church areas are plowed first on Sundays as opposed to unopened businesses.
- Too much low income housing and neglected homes.
- Need to improve City Council operation! Citizens need to be informed as to what is going on.
- The city must start to enhance existing housing and eliminate the blight of converted homes.
- I am concerned with the growing Hispanic community and the number of retail stores downtown that seem to only cater to them.
- I'd like to see less growth and development of farmland. Delavan is a small white bread area, and we like it that way.
- Development by Delavan Wal-Mart, Kohl's, and Staples stores are too numerous. This has been a large overdeveloped area.
- Revitalize downtown, promote better property maintenance and appearance.
- We should have a decent grocery store near downtown or west.
- We would like to see more things to do (i.e., theatre, dog park, bike paths) Oktoberfest - use to have at Vets Park; Scarecrowfest is boring. Street fest? More sidewalks - can't walk dogs.
- I would like to see motor homes not used in the city and car's not parking on the lawns.
- The city should focus on getting grocery, gas, restaurants, (Texas Road house) maybe hotel on cities west side by J&B Garden area. Ex-Sentry Foods, Red lobster, Arby's, George Webb, car wash, bank's, hotel, sports bar
- Park C, Q8 and Port A, Q19 seem contradictory, here is why. Those old energy inefficient buildings should be dozed, new modern "green" buildings to replace, and set back 60 feet from Wal. Ave. to provide parking and walk ways.
- Turtle Creek drive needs to be repaved. Love all the parks in Turtle Creek Subdivision
- City workers are very friendly. I am always amazed at the number of students on the honor roll - the schools must be excellent. It would be nice if there were rental apartments for seniors who do not qualify for subsidized senior housing.
- Keep commercial development away from historic areas.
- Historic downtown Delavan - please, we have a Mexican restaurant on one end and a Chinese restaurant on the other. Six Mexican retail in the middle, what am I missing here. Delavan is changing, fast. We have a new history.
- Delavan seems to be thriving, but wait on the economy -who knows.
- Remove race track building and use that area for retail expansion.
- Excessive low income housing has had led to pressure on the schools and a discipline of the schools, which in turn has lowered the quality of life in Delavan.

- Farmers Market
- New sidewalks policy in which city pays 100% of new sidewalk and curb/gutter; less fighting over TIF's
- The downtown facades should be improved. You should implement tax increment finance "TIF" so you can improve its appearance.
- The sign restrictions although good intentioned, are two sided. The average store owner has to stick with the standards while chains such as NexTel can totally avoid the signage restrictions; this causes an unfair situation between the average store owner and chains. It allows signs which definitely do not fit into the intended quaintness and uniqueness that Delavan is trying to achieve. The signage size limitation needs to take into account the street footage of the respective building. I have a corner building with nearly 100 feet of frontage but can still only have 50 square feet of signage. This is not sufficient when I have a capability of 6 office/retail/professional tenants. 20 square feet of signage on a 22 foot frontage is not a whole lot of room to properly promote what a retail establishment is. It needs to be increased slightly to at least 30 sq feet for a 22 foot frontage.
- The parks are great, but need more development of bike/walk trails. Doing good with plantings though. Dog track needs development - eyesore and loss of needed tax monies.
- Expansion will only require more services and higher taxes. No more TIFs! Enforce single family dwellings with only a single family occupant.
- Continue its small town historical atmosphere
- More grocery shopping in downtown Delavan for senior citizens.
- One area where Delavan is really "dropping the ball" is with our youth. There are no programs, community centers, Boys & Girls Club, etc. And we wonder why we have a gang problem.
- The direction and growth of this city is too fast and includes the wrong mix. There are no decent paying jobs to develop a future tax base from and nothing available for the poor soul who must feed his family at minimum wage or slightly above (we are a commuter city to higher paying jobs). Mel sold his soul and jeopardized the well-being of his constituents by offering tax increment districts where companies came in and pulled out with any real tax benefit to the city, our assessments were increased when the actual value of most homes declined and the building inspector BS should have been enough to recall Mel for ineptness. We need change here or the youth will evade.
- Family friendly - good balance. Get a plan! Everything appears piece meal.
- The city has good police-Fire Departments - poor transportation. Very poor ambulance service--over charge police emergence.
- All future building should be at least 50% energy efficient. (Solar, wind etc.) This should be a law. City should have a qualified (degreed) engineer.
- Second Street needs repair badly.
- I would like improved roads maintenance or replacement. Curb and gutter on Beloit Road coming into town by the schools.
- More tolerance for new construction sites; i.e. ease up on appearance during construction; ease up on curb appeal for rubbish.
- Business Park Development, Work to bring in small to medium manufacturing and professional business.
- City Council sometimes functions as if we are a small village.
- I recently relocated to Delavan in 21st century. I have lived in smaller towns that are close to metro areas. I like being near a metro, have considered moving to metro for bus service. I like the small community feeling with nature conservancy that Delavan offers. Growth may change that some, but that is progress. Elkhorn is a little too country, Lake Geneva a little to bustling. Both are nice neighboring communities because of those attributes.
- The downtown area starts looking a little shabby around 2nd street going west - Watertower park especially should not be allowed to get run down.
- If a gang member makes a crime, they should be sent to Iraq or boot camp.
- There's not a lot to do here (i.e., no theater, bike paths, etc.). No train to city like Illinois has. Monopolies in cable, video store, etc.
- I like that Delavan has manufacturing, agriculture, and retail all here. Residents don't have to leave to make a living. I love our Parks & Rec department and enjoy living in a small town. I think manufacturing jobs shouldn't be too visible and I like that they are not for the most part.

- We are growing too fast - small town charm is gone - too many services for Hispanics
- I would like it as a senior citizen if my taxes were not raised again this year!
- Poor, very poor, public school system. Illegal immigrants!
- There have been a lot of thefts lately. It would be nice if the police patrolled the area instead of hiding. They chat instead of protect and serve.
- Stop TIF money going to places like Lake Lawn. They are just strip mining the Lake Front with Condos for quick profit.
- I can't believe you DO NOT HAVE A MASTER PLAN.
- In part 2, I could make more informed decisions if I could hear the pros and cons first. I have no idea what the ramifications are for most of these choices.
- Stop developing already. Such a cobbled-up mess we have at this time - don't spread out anymore! Delavan Crossings is a joke - example: Janesville Kohl's has wider choice of merchandise than Delavan Kohl's. The "food" stores have only foods humans should not eat - we are overweight unhealthy group of beings! Wal-Mart continually pushes the envelope regarding laws and regulations under cover of a "do-gooder". Council should go for a city-wide No Smoking Ordinance - some cities are working on this now.
- Delavan was beautiful city until Wal-Mart & conglomeration began along with the mass amount of ill-built, unkempt apartments on west side of city. Taxes are out of line considering city services. Too many city employees wasting time. Inconsiderate of home owners. Mayor should not be an individual. Committees wasteful - vehicles & help.
- I feel the City should pursue a large medical complex on the old dog track property in order to create many good paying jobs and compliment Lake Lawn Resort and stabilize our economy.
- More money for Congdon Park. It seems that the City is cheap when it comes to parkland development.
- Industrial Park should expand where it is.
- The City Council of Delavan doesn't want development.
- A service program and facility for the homeless or family's in need (battered women, etc.)
- Better enforcement of current codes.
- New or enlarged library
- Parks are important - including the "park" known as Delbrook.
- Love Delavan - don't give it all away and taxpayer money - keep it safe with good laws.
- We need more sidewalks (some neighborhood streets do not have them).
- Big Gang Problem - FIX IT!
- A senior center with senior activities and services.
- I am impressed with our fair town - city. It's lovely - downtown, Hwy 11
- I think the Skate Park was a good idea and more activities/facilities for youth should be encouraged. Also, since our population is aging - apartments for seniors only (non-smoking) with activities should be developed.
- It is essential that Delavan officials actively promote industrial development which provides good wages. The majority of new jobs during the past 7-8 years provide barely poverty level wages.
- I would like to see more retail near Wal-Mart, but as they come in, make them responsible for street improvement, additional snow removal and school improvements. This was common in Southern California, except for the snow removal.
- We need more options for cable. A few more finer chain restaurants. "Fridays, Applebee's"
- City needs strict enforcement of deteriorating rental dwelling properties in the downtown area. Including all codes, parking, and snow removal. I think police records will show a collection of problems with deteriorating dwellings.
- Need to get rid of the rule against parking on the east side of Main Street. Terribly hard to find parking close to home when we can only park on one side of the road. I understand the use for it when there was a school there, but not now that it's just a retirement home!!
- Maintain good living
- Moderate growth; Replace existing homes/business with no historical significance with green space or new home/business.
- I feel that the City has focused solely on attracting service-oriented jobs which has attracted a disproportional amount of service workers to this area. 21 years ago, the small town community attracted us

to this area, but the mentality of "build it and they will come" has destroyed the small town charm Delavan once had. People cannot afford housing on service job wages, nor is it the city's responsibility to require builders to provide low-income housing, because ultimately, its the taxpayers who have to "foot the bill". The development east of I43 the past 5 years has been positive for this community, however, the Dog Track has been a big bust since day one. It showed an extreme lack of vision from the community leaders at the time who were interested in "jumping on the gambling bandwagon" and looking for short term profits. People want a small town atmosphere, with affordable housing, good reliable services, and close shopping opportunities. If these are provided, you will keep those who are here and attract the younger professionals. By constantly focusing on service oriented jobs, you are limiting the potential of the City of Delavan, increasing service costs, without increasing a tax base. Ask yourself, of the 151 "net" people who came to the City each year over the past 15 years, who were they? Service workers? Young professionals? Retirees? Manufacturing workers? But also remember, how many and what type of people LEFT Delavan during that time frame? These are questions we wish you to ponder as you layout the future direction of the City of Delavan.

- A grocery store to serve residents in the western part of the city would be great. A larger library is needed, and a large community meeting room, and more downtown parking. The former dog track building should be leveled, if no use for it is possible, and the land could possibly be used for homes. Industries should be courted to come into our industrial park, so there will be more good-paying jobs for city residents. Some of the richest farmland is in this area, and it should not all be developed for other purposes.
- It would benefit all if older homes were fixed up and not left to stand empty and decline. Taxation will probably prevent us from being able to retire in this community. Have you done a survey to see how many houses/rentals are empty?
- We desperately need activities for young people - a dance club for under 21, an arcade, mini golf, youth center - something!
- You should organize some reoccurring annual festival - like Grafton's Blues Festival - it's a revenue builder!
- We do not enforce housing codes relative to "single family dwellings". Over the past 6 years our neighborhood has rented from homes of couples and parents/kids to overcrowded homes of 10-15 or more unrelated people. The city does NOTHING. Delavan schools cater specifically to our Hispanic population. We pay high taxes toward the public schools; however receive zero benefit as we feel we have no choice but to pay for private schooling given the overwhelmingly poor quality of our public schools.
- Needs more industrial development, we really have enough retail at this time.
- Hopefully, the City is making the sale of the Dog Track attractive to buyers with concessions.
- Thanks for partially improving street in my area.
- More fitness facility options - but love having High School as an option since there is no other option available.
- No more tax breaks for big box businesses that would come here anyway.
- We have far too many residents and a long advantage of assistance programs - Medicaid, tax and interest breaks, etc. that must be paid for by someone else - us! The increase in population has forced higher taxes and water & sewer rates due to the improvements needed. It has become less affordable for older, life-long residents on fixed incomes, it's nearly impossible to improve our homes after paying for others to live well.
- Enforce the curfew laws. Encourage more industry - no more "super stores". Limit liquor licenses.
- If the City of Delavan has any codes (cars parked on grass, upkeep of lawns, houses, general appearance of neighborhood) - these codes are not enforced. It's a good ol boy town!
- I think what used to be a quaint town is now ruined do to overdevelopment.
- I'd like to see lights and what not at all the train/road crossings. This town made a quiet zone at night because the train horn is loud and obnoxious.
- More parks/family oriented areas. Would love a park similar to Kenosha's waterfront - great playground, sprinklers.
- I was impressed seeing police on duty walking the town. City Hall voting area was the most efficient I've seen.
- We must save farmland and open green space. Very limited growth. NO new permits - too many already. Let's fix up what we already have - quality of life is important. Too much rental - promote single family owner occupied through zoning. Repair old Victorians and downtown.
- New image, new buildings, a little bit more of adding attractive stores, better roads on downtown.

- I would like Delavan to be the rural community it is. I just left the big, noisy city and don't want Delavan to turn into that!
- Too much growth east of town.
- Would love to see our downtown as a "Turn of the Century" area - lots of charming shops, a tea room, old fashioned soda fountain, etc. We already have the buildings, street lights, cobblestones. Perhaps a charming gazebo/garden on the corner empty lot at 2nd and Walworth. Also need a grocery store on the west side of town. Reduce speed limit from 4th Street to Main - to Terrace if that block is renovated. This would allow easier crossing of Walworth by car, as well as safer pedestrian traffic.
- We like living in Delavan because of its location to I-43 and great shopping and choice of restaurants. We would like to see someone utilize the old dog race track land and buildings.
- I wish they would have benches other than town park in the Downtown area. Like myself, people have a hard time walking long distances.
- With energy costs continuing to rise, a community will need to be self contained and self serving.
- Commercial and industrial redevelopment downtown and surrounding areas is always best. Just look at big cities such as San Diego, CA.
- We need facilities for the young people. Movie theatre and some place where they could go and dance. We have no opportunities for the young!
- Taxes are so high that a lot of the population is trying to move out of the city limits!
- Sidewalks are not consistent. I walk often and find it very frustrating to have sidewalks on some streets, then none on the next, or even sidewalks varying from yard to yard! Very difficult, and even more frustrating, especially if I am pushing a stroller with a child. Phoenix Street area, third, fourth, fifth & sixth streets, also Holland Ave & surrounding streets around the Lauterbach Park. I would think that if there is a park there we should have a safe off street way to walk and arrive there.
- Development should be slow with careful city planning.
- Let's get our residents to show some pride in their properties. There are too many houses that are in need of repair and give the city a run down look. The down town needs better zoning as far as building types, it's a mismatch of styles that don't fit.
- These questions and answers will lead us into tomorrow's future and your plans must be able to provide such a growth in the inner city but keep an open heart on the open space plan.
- This survey is over-done for the average citizen to make recommendations
- "Growth" is not necessarily a "good" thing. It is my firm opinion that the "quality" of life should always be placed in premiere position over monied interests. There are already more than adequate commercial businesses. Ban all development north, east and west of Lake Lawn. No more residential additions either. Find a viable commercial buyer for the Dog Track that pays CASH into the community (yes, a casino). Squash the "me first" developers and all corruption related to same.
- More has to be done to control the tax rate increases. Every year I consider moving to another area when I receive my tax bill. Continued increases will drive me and others from the city.
- The police department needs more support from the county and state to control the gangs and drug related issues that we have in the city. It seems as though the county and state feel it is "the city's problem" and they want to stay away.
- The community has a great location for tourism and business. Some of the city 'fathers & women' need to be ousted because they are standing in the way of needed development.
- I have lived in Delavan my entire life (except for my college years) and am sad to see the direction Delavan is taking. We seem to have moved from a white collar, middle-class community with many single family homes to a blue collar, rental community with too much low-income housing. Delavan used to be a place where executives, doctors and lawyers wanted to work, live and raise a family. This portion of our workforce is choosing to live in the surrounding communities. Among my peers, there seems to be an exodus to the Town of Delavan so they are able to send their children to private and public schools in Delavan, and also can live in well maintained, slightly larger homes in neighborhoods without multiple family dwellings. It is difficult to find many neighborhoods in Delavan that offer this type of living. It seems that the ratio of low-income and rental properties to single family homes is hugely out of proportion at this time.
- I moved to Delavan from the Milwaukee area in 1996. The small town image attracted me along with the rustic feel of the area.

- Delavan needs to develop a stronger sense of itself. We have incredible retail and commercial growth opportunities that need to continue to be nurtured. There are areas unused that could be wildly helpful in bringing in new business (retail and commercial). CTH X (Exit 17) is a prime example as well as the large business park on the north side of the city. Any and all efforts should be made to not only develop business development, but also encourage tourist activities. Delavan seems content to sit by and be a satellite of Lake Geneva or Elkhorn. This needs to change. So much effort has been put into Lake Lawn that the rest of the city has suffered. Downtown must be renovated. It seems like every building has a huge "for sale" sign on the front. It is embarrassing. I looked to rent office space in several of the buildings and it was atrocious. Open walls, stained ceilings and poor management all around. Between professional services and more diverse retail, the downtown can be revitalized. I've seen it done in several communities I've lived in that were in much worse shape. Sell (or quit buying) countless new pickups for the City and dump the money into grants for building owners to remodel their buildings. Find a way to clean up the buildings downtown. Mandate aesthetic standards. Despite the problems surrounding the VIP club, they started down the right path. However, the City should have NEVER let them stop by only remodeling the LOWER HALF of the building. There is so much potential for this city, but it seems to wander aimlessly in its long term plan. I hope this survey will give some direction towards the bright future this city can have.
- Extremely tired of new developments. Let's improve what we already have and stop eating up the land with new buildings. It's making me sick. I live here because it is NOT like the suburbs of Chicago and Milwaukee. I believe we should make it a pleasant place to live and visit. I don't see the need to use every piece of available land with new stores, offices, etc when there is so much improvement that can be done with what we already have.
- Concern about gang activity. Seems like too many developments going up too fast.
- I would like to see more people taking care of their property and more control of CATS running loose.
- I am becoming increasingly concerned about the image of lack of cohesiveness of the City Council. Bickering, accusations, and stall tactics all in the name of voter protection can not be helpful to the productivity of the Council. The City Council drama is rivaling the Town Board antics. CLEAN IT UP!
- The location of the city between Chicago, Racine, Kenosha, Milwaukee, Madison, Janesville, Beloit and Rockford presents a real opportunity to invite people to come and visit. The city needs to maintain it's small town atmosphere, and improve on the kinds of things that would be inviting and encourage visitors to the area. The downtown needs a plan to define the character of what Delavan is. Question is, What is it that Delavan should be. The city could well become an affordable bedroom community for the larger surrounding cities, and provide a pleasant place for families to live, and a pleasant destination for the large population surrounding this area to come and visit. The Downtown desperately needs to establish an identity and do what it takes to get the downtown hotel up and running to encourage people to visit and stay in the downtown. The businesses and the hotel should work together to make downtown an attractive destination. Bed and breakfast opportunities would be attractive to the downtown. The city should take the lead in developing downtown and give people a reason to want to come visit and stay in Delavan. Walking and biking trails would provide and important reason for people to see Delavan without whizzing past all the wonderful places in the city in a car.
- Delavan needs a city government the works together to improve the quality of life in the city.
- I think there should be harmony in balancing the use of commercial, industrial and residential areas of the city. Delavan is a very beautiful place to live, but with development and the increase in population, there may be more of a need for police, fire & rescue services.
- We need to start working "smart" -- Quit fighting and having personal agendas -- Let's start looking at ways to bring the city together and enhance our diverse community. Lake Lawn is a part of Delavan history let's encourage its growth into the 21st century vs. having unused buildings on Delavan Lake. Lake Lawn has always brought in a tourist atmosphere to Delavan - Let's continue the tradition and get on to other items our city needs.
- I appreciate the opportunity to answer questions. Delavan could use a more local radio station, newspaper and clearer single family habitation guidelines restricting multi-family in such homes not intended for several families.
- I would like see a nice outdoor swimming pool like they have in Elkhorn (Elkhorn Pool). Get an Applebee's out by MC Sports.

- Delavan used to be rather proud of the fact that there were no bad neighborhoods, only some houses that weren't up to par in good solid neighborhoods. Now it seems as if new construction gets all the attention and the existing housing is neglected. We have lots of really good housing that happens to be 20+ years old yet it is never fixed up. How about low or no cost loans to people who want to take a run down home and fix it up. the developers seem to get everything and the government of the city bends over backwards to give them whatever they want.
- Less emphasis on 'big-box'
- too many businesses close down in downtown Delavan. we could use a movie theater.
- Encourage lawn & terrace maintenance = especially in the older sections of the city. Promote OFF street parking. BUILD A SWIMMING POOL & REC CENTER!!!! ENCOURAGE TIMELY COMPLETION OF STREET PROJECTS - the area by 4th street & McDowell has been dug up way too long.
- Movie theater, more sit down restaurants, outside strip-mall including store including target, American eagle, best buy, and so on
- More bike and walking trails. Would be nice to have a YMCA in town.
- Against MULTI family living in Single family homes. These homes do not even have basement escape access. Against allowing MULTI vehicles to park on front lawns, destroying property values. Also tires, and garage equipment allowed to clutter side yards devaluing property values.
- TO attract upscale, professionals, upgrade the library aka Elkhorn, have wi fi service, attract boutique businesses, and those who cater to upscale women's and men's clothing etc...no more Wal-Mart- family dollar- discount stores