

HOUSING, EMPLOYMENT, AND LAND USE:

The following are some key findings from our analysis of population, housing, employment and land use. The findings are based on examination of both existing conditions and long-range projections of future population, housing, and employment growth. The projected demand for land to accommodate future growth is based on recent (20-year) growth trends and continuation of the land use pattern as it exists in Delavan today. Actual demand could vary greatly and will depend in part on the City's preferences for amount, location, and community character preferences. Identifying those preferences is the primary purpose of the Alternative Scenarios Open House and the Comprehensive Plan.

Developable Land Supply and Projected Demand

- Total undeveloped agricultural and other open land within City limits (excluding environmental corridors, surface waters, woodlands, etc.): **1,904 ACRES**
- Total land needed to accommodate all projected new development of all types (includes doubling of projected acreage to provide flexibility in land markets): **1,806 ACRES**

Residential Development : Projected Supply and Demand

- Total new dwelling units needed to accommodate projected population growth: **1,513**
- Total number of unbuilt residential units with full or partial approval: **1,843 DWELLING UNITS**
- If all unbuilt-but approved dwelling units are constructed, **SINGLE FAMILY HOUSING WILL REPRESENT APPROXIMATELY SAME PERCENTAGE OF HOUSING MIX (53 %) AS EXISTS TODAY.**
- Share of Two-Family Housing will increase at expense of Multifamily housing.
- The City's **CURRENT AVERAGE RESIDENTIAL DENSITY**(NET OF STREETS, PARKS, ETC.) **IS 3.84 UNITS PER ACRE.** This includes all types of residential. Approved, unbuilt residential development is approximately the same.

Commercial and Industrial Development: Projected Supply and Demand

- Within the City's boundary, there are approximately **552 acres of commercially or industrially zoned lands** that have either not been developed (approximately 476 acres) or are suitable for redevelopment (i.e. the dog track's 76+ acres). Depending on the specific type and intensity of businesses, **potential employment in these areas could be 3,088 jobs or more**, assuming all of these areas were completely built out with high intensity commercial, office, or industrial uses.
- **Minimum Expected Employment Growth: 2,081 - 2231 additional jobs by 2030.** The lower figure is based on Delavan capturing a share of *employment growth* proportional to a high end 2030 employment growth projection for Walworth County. The higher figure is based expected local increase in *employment demand* based on the percentage of Delavan population in the work force in 2000 and assuming will grow proportionally with projected population growth. This range represents the minimum number of jobs the City may want to create in order retain some balance in jobs and housing and reduce the need for residents to commute elsewhere.

Number of Approved or Partially Approved Unbuilt Residential Units in City of Delavan 2008

Remaining Approved-But-UnBuilt Residential Dwelling Units September 2008	
	Units
Single Family	136
Two Family	28
Multifamily	52
Total	216
Residential Units with Concept or Partial Approvals September 2008	
Single Family	979
Two Family	420
Multifamily	147
Total	1,627

Source: Delavan Building Inspector, 2008

Projected Housing Mix at Build Out of Approved or Partially Approved Residential Development :

Housing Type	NUMBER OF DWELLING UNITS 2007	CURRENT HOUSING MIX - 2007 (% OF TOTAL)	APPROVED BUT UNBUILT DWELLING UNITS	TOTAL DWELLING UNITS AT BUILD-OUT (IF ALL BUILT)	HOUSING MIX AT BUILD OUT (% OF TOTAL)
SINGLE FAMILY	1,734	53.7	979	2,713	53.5
TWO FAMILY	273	8.5	448	721	14.2
MULTI-FAMILY	1206	37.4	199	1,405	27.7
MOBILE HOME	14	.4	0	14	.3%
TOTAL	3,227	100%	1,843	5,070	100%