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LAKE VIEW, IOWA



CITY OF LAKE VIEW
COMPREHENSIVE
PLAN 2022

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CHAPTER 1: INTRODUCTION

The City of Lake View has been active in planning and acting on the city's plans for the future and it is visible to residents and visitors of the community. The city's last comprehensive plan, adopted in 2010 had set goals for the city to complete. A large number of these goals have been completed, and the city is now ready to set new goals. These goals will be the results of this comprehensive planning process.

The comprehensive plan will list the strengths, weaknesses, opportunities, and threats gathered from public input. The issues Lake View is facing as well as issues city officials and the community members foresee will be discussed throughout the sections of this plan. Ideas for the city's future are included in this plan and this comprehensive plan will serve as the legal basis for zoning, which will guide the way land is used as stated in the Iowa Code, Section 414.3:

"The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street; to secure safety from fire, flood, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to promote reasonable access to solar energy; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. However, provisions of this section relating to the objectives of energy conservation and access to solar energy do not void any zoning regulation existing on July 1, 1981, or require zoning in a city that did not have zoning prior to July 1, 1981.

"Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar

suitability of such area for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city."

A combined effort from the City Council, Lake View citizens, the planning and zoning commission, and Region XII Council of Governments, this plan will meet the law stated previously and will serve as the city's long range plan for the future of Lake View.



Speaker Park Playground



Riders on the Sauk Rail Trail



CHAPTER 2: HISTORY



Lake View is located in the southern half of Sac County in Western Iowa. Lake View, with 1,113 residents according to the 2020 United States Census, is the second largest community in Sac County, after the City of Sac City, the county seat. Most of the city lies along the western shore of Black Hawk Lake, the southernmost glacial lake in the United States, but also extends around the north and south sides of the lake. Also nearby is the smaller Arrowhead Lake. Lake View is located along Iowa Highway 175, approximately 80 miles from the Sioux City metro area, just over 100 miles from both the Omaha/Council Bluffs Metro area and the Des Moines metro area.

The first settlement to what is now Lake View came in 1867 on the east side of Black Hawk Lake. It was later decided by two enterprising men (Platt Armstrong and James Fletcher) that, because of the lake's beauty, it would be a good idea to build a town there. With permission from Northwestern Railway Company, a railroad station and sidetrack were built, and in 1880, the town was laid out and named Fletcher. Only seven years later, the name was changed to its current name, Lake View. What is today called Blackhawk Lake went through four name changes before being named Black Hawk Lake. The lake began to be developed on the east end as a resort around 1890 and included amenities such as ballparks, amusement parks, hotels, and cottage rentals.

From 1934-1935, under the Civilian Conservation Corps (C.C.C.) program, a three-acre municipal shoreline park was developed, which features multiple Stone Piers. In 1991, these stone piers were listed on the National Register of Historic Places, and the piers were refurbished in 1999. The West Pier was built near the site of a nineteenth-century steamer landing. It extends about 34 feet into the water and its design is a stylized U-shape with two obelisk-like electric light posts near the shore entrance. The North Pier is a curved masonry bench, which extends approximately 82 feet into the water as measured from its farthest point north. A finger pier extends from the ring of benches from where a tapered electric light post rises from a



cylindrical base. Today, the pier is used for many special events such as the annual Summer Water Carnival, outdoor concerts in the annual Stone Pier Summer Concert Series, outdoor church services, as well as weddings and small gatherings.

Lake View is also the home to a historical museum which was built in 1996 and includes several displays such as 130 species of stuffed and mounted birds, the Dr. Mark A. Durst train display, and two stories of other displays that highlight the history of Lake View and Black Hawk Lake.

Today, Lake View thrives on its recreational amenities, which are mostly centered around Black Hawk Lake. Recreational activities available include boating, water skiing/tubing, swimming, fishing, biking, and camping, among many other activities. The city boasts its 33-mile hard surface Sauk Rail Trail and two large campgrounds. Lake View's Main Street features several different outdoor gear, unique gift, and home décor shops, as well as several restaurants and bars. The city hosts various annual events throughout the entire year which range from bike rides, fishing events, concerts, a unique winter golfing event, holiday celebrations, and more.



CHAPTER 3: POPULATION

Historic Population

The first decennial Census that the City of Lake View participated in was the 1890 Census. At this time, the city was home to 366 residents. From the first Census until 1990, Lake View saw increases in population except in the 1910 and 1960 Census numbers when the population decreased. The 1990 Census shows Lake View's largest population at 1,303 residents. Since then, the population of Lake View has decreased to 1,113. It is important to note that Lake View has a large seasonal population, and those residents are not included in the city's population numbers from the Census as their primary home may be in another location.

Iowa's rural population has continued to decline through the last half of the twentieth century and into the twenty-first century. This is due to the industrialization of agriculture, younger populations seeking higher education, and the jobs and amenities offered in larger cities.

Sac County's population peaked in 1900 and then again in 1940 when the population reached 17,639 residents. Since then, the

Figure 3.1: Lake View Historic Population

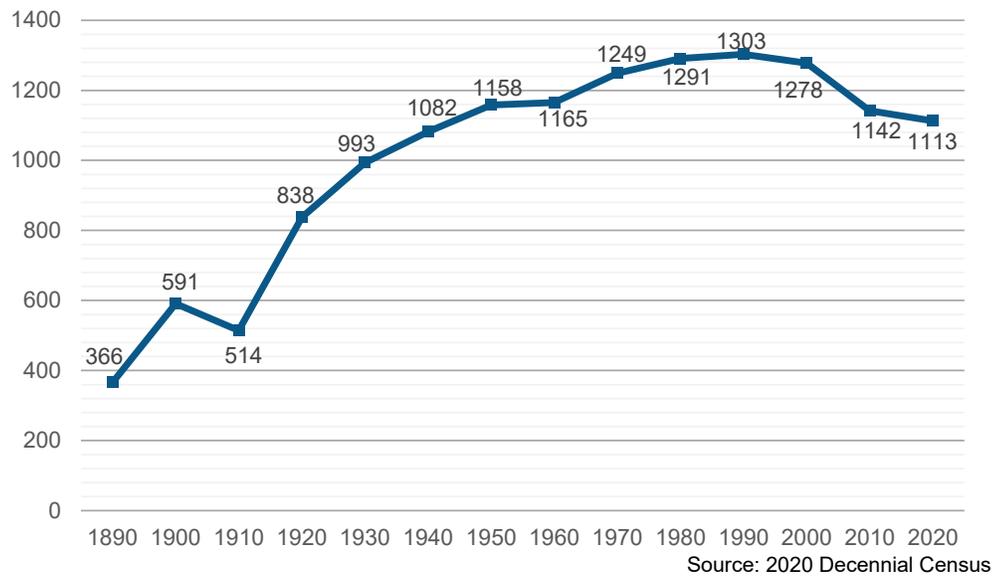


Figure 3.2: Sac County Historic Population

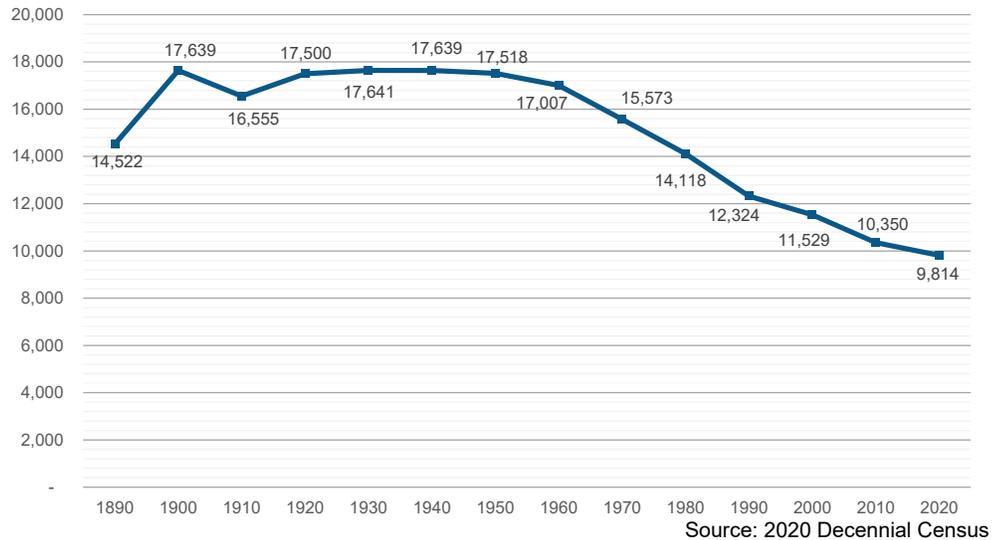
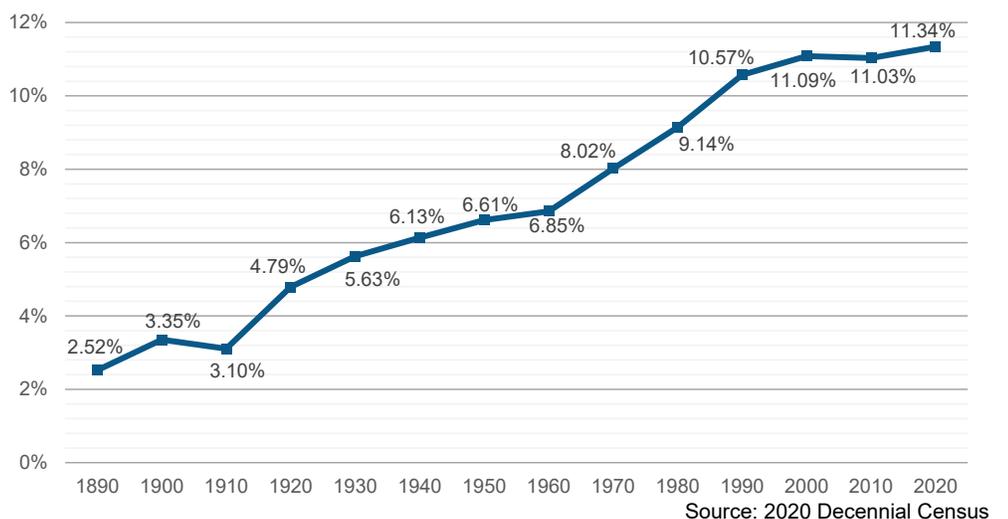


Figure 3.3: Lake View as a Percentage of Sac County



population has seen an overall decline. The 2020 Census has found that the population of Sac County is 9,814 residents. While both Lake View and Sac County are both seeing population declines, the City of Lake View continues to make up a larger portion of the county's overall population. The numbers from the most recent Census indicate that Lake View residents represent 11.34% of the County's overall population.

Population Cohorts

Rural Iowa communities on average, see a large representation of residents aged 65 and over, and according to the population pyramid shown in figure 3.4, Lake View is representative of that average. Lake View also sees a large representation of residents aged 55 to 64 years. This could be as parents become "empty nesters" they are able to move more freely and may now have expendable income, which could lead to an additional home, or primary residence on Black Hawk Lake. The City also has a number of residents aged 35 to 49. Keeping all age cohorts in mind throughout the comprehensive planning process is important as each cohort has current needs, but throughout the life of this plan, those needs will change and the city may experience a higher need for different amenities and services.

Median Age

The median age of the community gives further insight into the population makeup shown in figure 3.4. The median age of a community can help compare cities regionally, and is only one snapshot of a community and all factors should be examined before making conclusions. Figure 3.5 compares Lake View's median age (56.9) to other regional cities. Lake View's median age is higher than the other regional cities. While Lake View is like the others in a number of ways, there is one large difference, the lake. Lake View's largest amenity, Black Hawk Lake, creates an environment friendly to

Figure 3.4: Lake View Population Pyramid

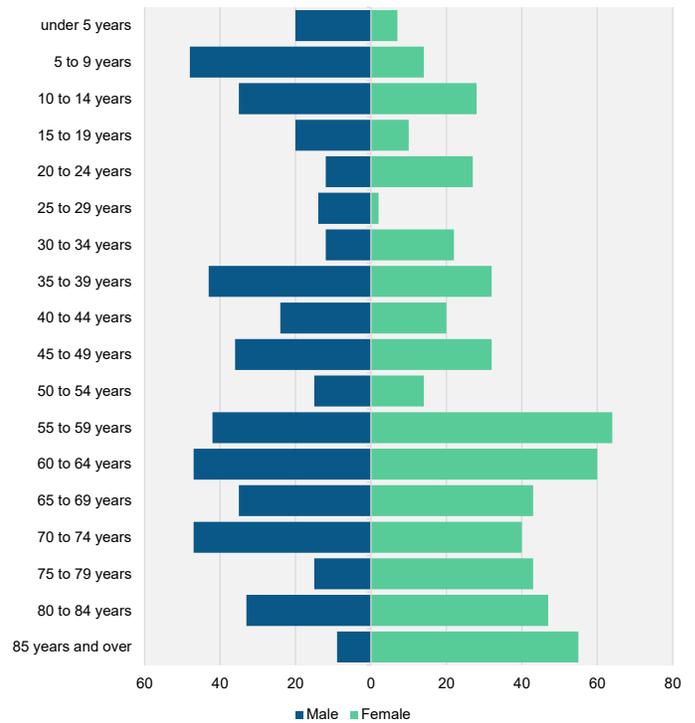
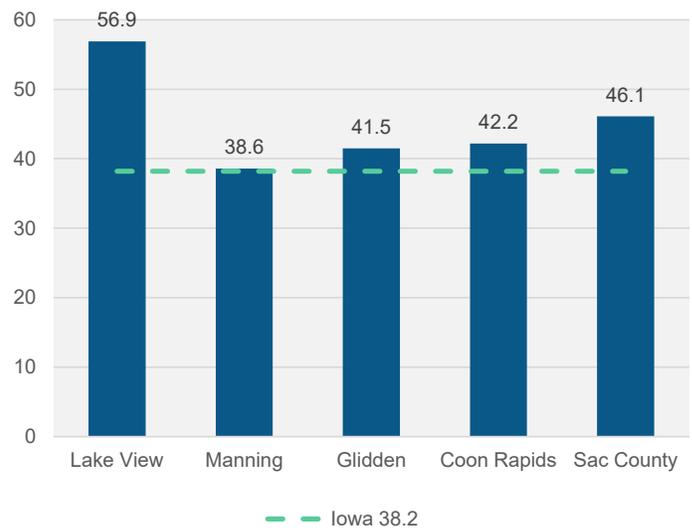


Figure 3.5: Median Age Comparison



retirees. The comparable cities were selected due to their population size and/or proximity to larger cities.

Race

The 2020 Census showed that 97.75% of Lake View residents identify as white. Since the 2010 Census, the city has diversified slightly as in 2010, 99.3% of the population identified as white. In the 2020 Census, 94.47% of Sac County's residents identified as white. In the

Table 3.1: Race and Hispanic Origin, 2010 & 2020

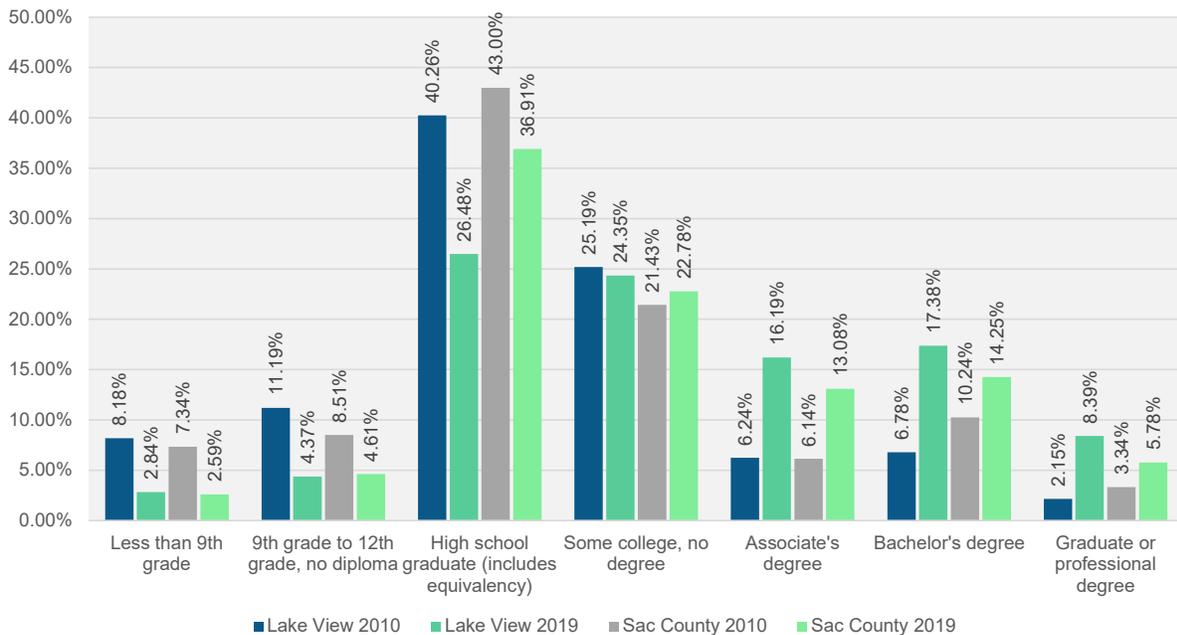
	City of Lake View			Sac County		
	2010 Census	2020 Census	2020 Percent	2010 Census	2020 Census	2020 Percent
Total Population	1,142	1,113	100.00%	10,350	9,814	100.00%
White	1,134	1,088	97.75%	10,125	9,271	94.47%
Black or African American	3	1	0.09%	31	46	0.47%
American Indian and Alaska Native	0	0	0.00%	7	11	0.11%
Asian	0	0	0.00%	16	31	0.32%
Native Hawaiian and Other Pacific Islander	1	1	0.09%	7	9	0.09%
Some Other Race	0	5	0.45%	79	160	1.63%
Two or More Races	4	18	1.62%	87	286	2.91%
Hispanic or Latino of any race	1	16	1.44%	195	354	3.61%

Census counts, Hispanic or Latino populations are subsets of other races. From 2010 to 2020, both the City of Lake View and Sac County saw their Hispanic or Latino populations increase in size while the overall populations saw declines. Table 3.1 above documents the race responses from Lake View and Sac County during the 2010 and 2020 Censuses. Neither jurisdiction saw major changes in their population makeup.

Educational Attainment

Since 2010, the educational attainment of Lake View’s population has changed significantly. There has been an overall decrease in the number of residents with less than some college education, which has led to an increase in the population which has Associate’s Degrees, Bachelor’s Degrees, and Graduate or professional degrees. During the same time period, Sac County has seen

Figure 3.6: Educational Attainment, age 25 and over



similar changes in the educational attainment of its residents. These changes are a result of college being a higher priority than it was to previous generations as there is not a need for as much help on the farm. Local business locations and expansions may also be a cause for the increase in the population with degrees.

Goals

Continue to engage the city's residents

Understanding the needs of the community can help the city move into the future. Each individual has a different set of needs and wants from the city, and understanding who is present in the city will guide the city towards a successful future.

Action Items:

- Utilize surveys to gauge current citizen interest and needs

Encourage economic development and new industries that will attract new population growth

Economic development and population growth can go hand-in-hand. New businesses can attract new employees or bring in existing employees to a community.

Action Items:

- Utilize city incentives to attract new businesses to the community
- Assist current businesses when possible with expansion plans
- Work with economic development partners to attract new businesses



CHAPTER 4: HOUSING

Housing within a community is an important aspect to examine throughout the planning process. Being able to understand the characteristics of what housing the city currently has available as well as the types of housing that may be lacking or needing improvement can help the city determine the future housing needs and development. Having available and affordable housing within Lake View is important for the city's economic success. Attractive housing stocks can be utilized to attract potential employers and their employees to the community.

Housing Units

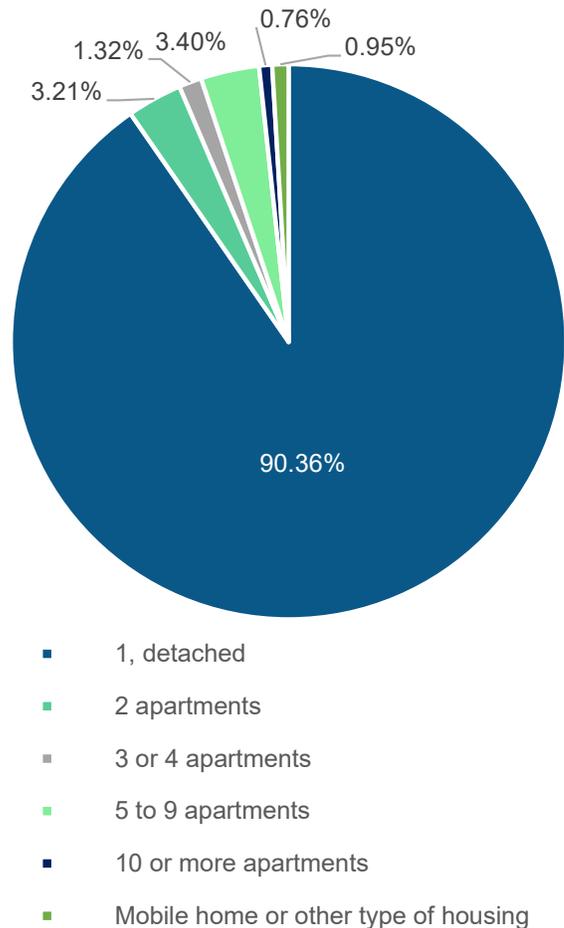
Table 4.1 shows the change in total housing units in Lake View as well as comparable regional cities. From 2000-2010, the City of Lake View saw a 16.14% increase in the number of housing units, but saw a decrease of 8.63% of the number of total housing units within the community from 2010-2020. Even with the decrease shown from 2010-2020, the City of Lake View saw an overall increase in the number of housing units within the city since 2000. Of the regionally comparable cities, Manning was the only community which saw an increase of the total housing units during both decades. Glidden and Coon Rapids, like Lake View, saw an increase in the number of housing units from 2000-2010, but saw a decrease from 2010-2020. Sac County saw a decrease in the number of housing units within the county during both decades.

Within the city limits, 90.36% of the housing units are one unit, detached homes. Buildings with 5-9 living units make up the second largest cohort representing 3.4% of the city's total housing units. Duplexes represent the third largest amount of housing units in the City with 3.21% of the city's housing units being duplexes. The complete breakdown of the type of housing units, according to the 2019 American Community Survey estimates, can be found in figure 4.1.

Table 4.1: Total Housing Unit Percent Change Regional Comparison 2000-2020

	2000-2010 Census	2010-2020 Census
Lake View	16.14%	-8.63%
Manning	2.42%	3.89%
Glidden	1.16%	-0.96%
Coon Rapids	7.36%	-1.47%
Sac County	-0.57%	-5.73%

Figure 4.1: Type of Housing Unit, 2019



To further examine the housing units within the community, the number of bedrooms per unit can be looked at. There are two units in Lake View that do not have a bedroom, these are more than likely studio apartments which do not have a separate bedroom from the living space. Units with one bedroom represent 6.81% of the housing units and units with 2 or 3 bedrooms represent 76.37% of the housing units. The remaining housing units have 4 or more bedrooms and make up 16.45% of the total housing units. The breakdown shown in figure 4.2 is according to the 2019 American Community Survey Estimates.

Structural Age

According to the 2019 American Community Survey Estimates, there have only been two new builds within the City of Lake View since 2014. County Assessor and city records show there have been more. Table 4.3 utilizes the American Community Survey Estimates to compare regional cities' residential structural ages. Overall, Lake View has a newer housing stock than the other regional cities. Over half (54.25%) of Lake View's homes were constructed in 1960 or later. Manning, Glidden, and Coon Rapids, all have nearly 60% of their homes built before 1960, with larger percentages being built before 1939.

Older structures do not necessarily mean a poor quality home, but modern homes utilize updated construction techniques and

Table 4.2: Bedrooms per Unit, 2019

	Number	Percent
No bedroom	2	0.38%
1 bedroom	36	6.81%
2 or 3 bedrooms	404	76.37%
4 or more bedrooms	87	16.45%



A housing unit under construction

materials. These updated materials and techniques provide advantages when it comes to energy efficiency, longevity of materials (roof life, siding life, etc.), and updated safety requirements. The older a home is, the more likely it was to be constructed with (and still have present) potentially hazardous materials such as asbestos, knob and tube wiring, and lead paint. Knob and tube wiring does not have a ground wire, putting electronics at increased risk of damage and puts the home

Table 4.3: Year Residential Structure was Built, 2019

	Lake View	Manning	Glidden	Coon Rapids	Sac County
2014 or later	0.38%	2.56%	0.84%	0.55%	0.28%
2010 to 2013	1.70%	0.30%	0.84%	0.91%	1.30%
2000 to 2009	6.05%	4.82%	7.37%	4.38%	4.47%
1980 to 1999	11.72%	8.28%	12.84%	6.39%	8.51%
1960 to 1973	34.40%	25.45%	18.74%	27.19%	23.44%
1940 to 1959	18.15%	18.07%	24.84%	18.80%	23.12%
1939 or earlier	27.60%	40.51%	34.53%	41.79%	38.88%

at a greater risk of fire. Asbestos and lead paint, left untouched, do not pose a major threat, but when deconstructed, can cause lead poisoning and potentially cancer.

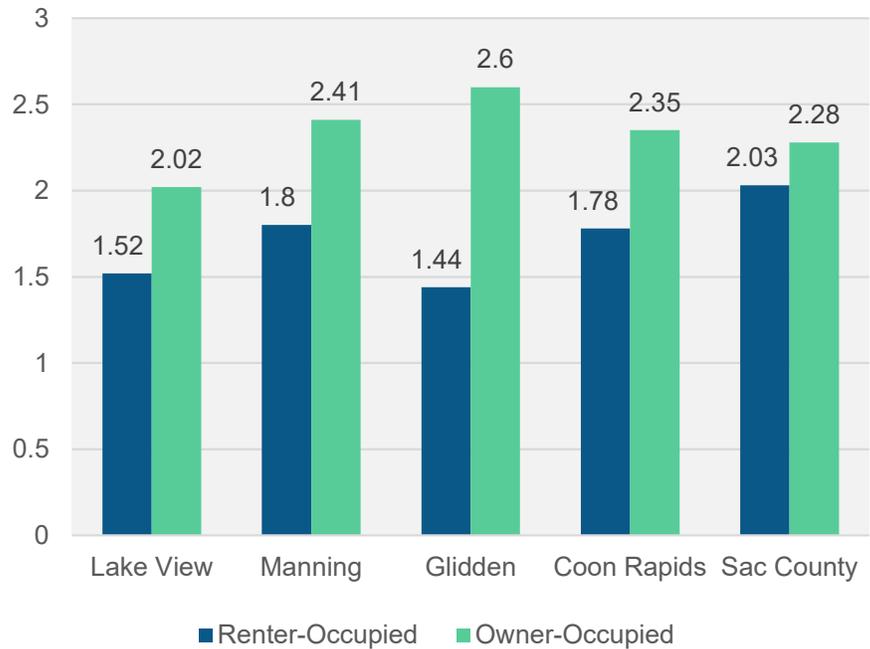
Average Household Size

The average household size of both renter and owner-occupied units can help the city determine the number of housing units needed to ensure that the future housing needs are met. When compared to similarly sized communities, Lake View's owner-occupied average household size is lower. This could be because the population of Lake View's is trending older and more households may be either a couple or living alone, compared to other cities which may have more households with children present. The renter-occupied households in Lake View have an average size of 1.52 people per household. This is the second lowest average when compared regionally, only the City of Glidden had a smaller average. Both the owner and renter-occupied households in Lake View had smaller averages than Sac County's.

Household Type

Different household types can require different amenities, therefore it is important to examine the types of households present in Lake View. Looking at the households for all occupied units, 59.92% of the occupants of Lake View's households are family households, the other 40.08% are either a single-person household, or a non-family household. Married-Couple family households represent 82.33% of the family households, and the other 17.67% are represented by single-parent households. The non-family households are represented largely by single-person households with 94.34% of

Figure 4.2: Regional Average Household Sizes, 2019



the non-family households being single-person households. Table 4.4 on the next page shows the breakdown of household types for all units as a whole, and then with the owner-occupied and renter-occupied units being separated.

Vacancy Rates

The vacancy rate for Lake View is hard to determine. There are a large number of homes which are only used seasonally, therefore making the vacancy rate look a lot higher than it actually is. There are some housing units which are sitting vacant, but the number of units that are vacant is significantly lower than the Census' number of 36.75%.

It is important for cities to have some vacant units as it allows for new residents to move into the city without waiting for a household to move out. Vacancies also allow for current Lake View residents to move throughout the city if they would prefer to move out of their current home, but not want to leave the city.

Monthly Housing Cost

Lake View's median rent is lower than the

Table 4.4: City of Lake View Household Types, 2019

Household Type	All Occupied Units	Owner-Occupied Units	Renter-Occupied Units
Family households	59.92%	64.49%	35.71%
Married-couple family	82.33%	90.24%	6.67%
Householder 15 to 34 years	6.13%	6.18%	0.00%
Householder 35 to 64 years	55.94%	55.60%	100.00%
Householder 65 years and over	37.93%	38.22%	0.00%
Other family	17.67%	9.76%	93.33%
Male householder, no spouse present	50.00%	14.29%	85.71%
Householder 15 to 34 years	14.29%	0.00%	16.67%
Householder 35 to 64 years	85.71%	100.00%	83.33%
Householder 65 years and over	0.00%	0.00%	0.00%
Female householder, no spouse present	50.00%	85.71%	14.29%
Householder 15 to 34 years	28.57%	16.67%	100.00%
Householder 35 to 64 years	50.00%	58.33%	0.00%
Householder 65 years and over	21.43%	25.00%	0.00%
Nonfamily households	40.08%	35.51%	64.29%
Householder living alone	94.34%	94.30%	94.44%
Householder 15 to 34 years	9.00%	5.37%	19.61%
Householder 35 to 64 years	26.00%	24.83%	29.41%
Householder 65 years and over	65.00%	69.80%	50.98%
Householder not living alone	5.66%	5.70%	5.56%
Householder 15 to 34 years	0.00%	0.00%	0.00%
Householder 35 to 64 years	75.00%	66.67%	100.00%
Householder 65 years and over	25.00%	33.33%	0.00%

Table 4.5: Regional Monthly Housing Costs, 2019

	Lake View	Manning	Glidden	Coon Rapids	Sac County
Median Monthly Costs for Owner-Occupied Units with a Mortgage	\$1,031	\$911	\$979	\$931	\$963
Median Monthly Costs for Owner-Occupied Units without a Mortgage	\$414	\$420	\$431	\$380	\$401
Median Gross Rent for Renter-Occupied Units Paying Rent	\$514	\$553	\$606	\$619	\$625

comparable regional cities as shown in table 4.5. Lake View’s median gross rent is \$514, \$39 less than the second lowest amount from Manning at \$553. Lake View’s median monthly cost for units without a mortgage is the second lowest of the compared cities at \$414. These

costs include utilities, internet and cable, and insurance. Homes with a mortgage in Lake View pay the highest amount when comparing the cities in table 4.5 as well as Sac County as a whole.

Housing Assessed Values

Cost of the homes within a community is another important aspect to examine as having a wide diversity of housing values within a community allows for households with varying income levels to live within the community. Figure 4.3 shows the assessed values of the properties assessed as residential in the City of Lake View according to current records (September 30, 2021). According to the data displayed in figure 4.3, Lake View's current median household assessed value is \$117,240 and the current average assessed value is \$165,312. In Lake View, 43,38% of the homes are valued under \$105,000 and 14.5% of the homes are assessed over \$300,000.

The assessed value of a home considers sales of comparable homes, location, and a number of other factors. According to the Iowa Department of Revenue, the assessed value is to be at actual or market value for most properties in the State of Iowa.

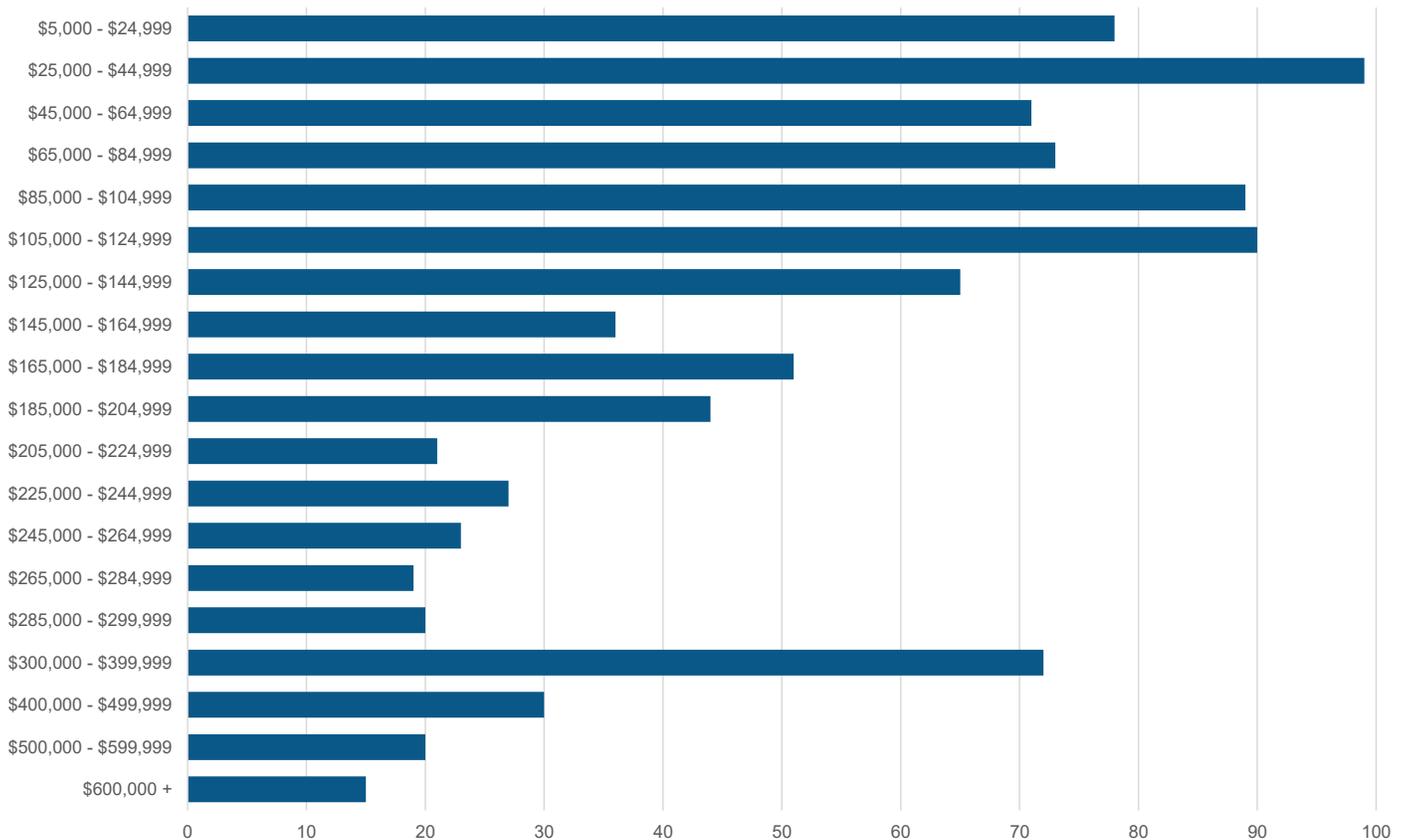


Housing around Black Hawk Lake



Single-Family Home

Figure 4.3: Assessed Values of Lake View's Housing Stock, 2021



Housing Conditions

A windshield survey was completed in June 2021. This windshield survey evaluated each housing property within the city limits of Lake View based on predetermined criteria found in table 4.7. The survey evaluated 873 residential structures. Lake View has seen development within the recent past, and therefore 115 structures (13.17% of all housing units) are ranked in excellent condition. Homes which were good condition (rank 2) are the most frequent within the community with 64.46% of the homes in Lake View meeting this criteria. Rank 3 homes represent the second largest percentage of the homes in the city with 20.85% of the homes being categorized in fair condition. Less than 2% of the City’s homes are in poor or dilapidated condition. Only 1 home in the City is ranked a 5 which means that rehabilitation of the home is not financially feasible and the structure should be torn down. Map 4.1 shows the average housing condition by census block with some blocks being edited to show a more accurate representation of the average condition.



Table 4.6: Housing Conditions

Rank	Number of Structures	Percent of Structures
1	115	13.17%
2	563	64.46%
3	182	20.85%
4	12	1.37%
5	1	0.11%

Table 4.7: Windshield Survey Ranking Criteria

Rank 1	Excellent	A structure that is under construction, recently completed or if older has been completely renovated so that effectively, it is a new home. Most of these homes are less than 10 years old.
Rank 2	Good	A structure that may be somewhat older, but has been carefully maintained. The structure is sound and substantial improvements have been made. The home may show some minor signs of wear, although none that would need to be addressed right now.
Rank 3	Fair	A structure that needs mostly cosmetic repairs and modernization improvements. The main structure of the home is sound but it may need new shingles, paint, windows, etc. These homes would be considered good “fixer uppers” for most people.
Rank 4	Poor	A structure that is in need of major attention. In addition to the cosmetic repairs found in rank 3, these homes need major foundation work or other structural repairs. Structures are not level or plumb and exhibit signs of sagging, settling, etc. Rehabilitation may cost more than what is economically feasible.
Rank 5	Dilapidated	These homes are often abandoned and rehabilitation is not feasible. Homes are unsightly and a general nuisance. Demolition is necessary.

Future Housing Demands

The projection of future housing units must be based on the expected rate of growth, the condition of the existing housing, and other population characteristics. Table 4.8 calculates the potential future populations out to 2030 by different percentages. Population and housing estimates are difficult to project and often cannot account for social and/or economic changes that are presently occurring which leads estimates to be just that, estimates. The replacement housing number is derived from a ranking that the Sac County Assessor does

of each residential property in the county. A vacancy rate of 5% allows for new residents to move into the city with options as well as provides options for those who live within the city to move within the city if they would choose to. If the city grows at 1% each year, there will need to be 87 housing units added to the city's housing stock. It is important to remember that not all of these would need to be owner-occupied units. If the number of renters and owners stay the same, 71 of the units would be owner-occupied units and the other 16 units would be renter-occupied.

Table 4.8: City of Lake View Future Housing Demand Forecast

Approximate Yearly Assumed Growth Rates	-2%	-1%	No Growth/ Loss	1%	2%
2030 Population Projection	952	1,043	1,142	1,249	1,365
Minus People Living in Group Quarters (2.4% of city population)	23	25	28	30	33
Equals Population to be Housing 2030	929	1,018	1,114	1,219	1,332
Divided by Persons Per Household (2.02)	929/2.02	1,018/2.02	1,114/2.02	1,219/2.02	1,332/2.02
Equals Total Housing Units Needed	460	504	552	604	660
Plus Desired Vacancy Rate of 5%	23	26	28	31	33
Plus Replacement Housing from Assessor Data	27	27	27	27	27
Equals Required Number of Housing Units	510	557	607	662	720
Minus Available Number of Permanent Housing Units (65% of Windshield Survey Number)	575	575	575	575	575
Equals Total Number of New Housing Units Needed in City for the Year 2031	-65	-18	32	87	145
Number of New Units Required Per Year from 2020 to 2030 to meet Demand	-8	-2	4	10	17

Available Programs

Habitat for Humanity

Homeownership Program

Habitat for Humanity partners with qualified families and individuals to help them purchase new construction and previously-owned homes. The program lends aid to families who meet income requirements as well as a need for housing.

Rock the Block

Rock the Block is provided by Habitat for Humanity and is an initiative which provides the opportunity for homeowners, organizations, volunteers and Habitat for Humanity to work together in assisting low-income residents with minor repairs to their homes. Qualifying homes may receive critical home repairs, weatherization and home preservation.

For more information contact: Habitat for Humanity of West Central Iowa at 712-587-1305 or at hfhwci@hotmail.com. The Habitat for Humanity which serves Sac City's mailing address is PO Box 843, Carroll, IA 51401.

Section 8 Housing

Region XII Housing Authority is the administrative body for the Section 8 Housing Choice Voucher Program for Sac City. This program helps provide rental assistance for low income families. The program requires renters to pay between 30 and 40 percent of the rent, and the housing authority forms a contract with the landlord to pay the difference directly to the landlord on behalf of the family. To be eligible for this program, rental units must meet HUD's standards safe and sanitary living conditions. Aside from the Section 8 program, the housing authority offers low income housing programs for those who meet program guidelines.

For more information contact: Region XII Housing Authority at 712-792-5560 or

rgnxiiha@qwestoffice.net. Region XII Housing Authority is located at 320 East 7th Street, Carroll, IA 51401.

Community Development Block Grant

The Community Development Block Grant Program (CDBG) through the Iowa Economic Development Authority (IEDA) provides rehabilitation assistance for owner-occupied housing units. This program aims to assist households that meet the income requirements. The CDBG program is designed to rehabilitate homes to enhance the exterior envelope of a home, improve energy efficiency, or remove architectural barriers. The city applies and can potentially have 6 projects funded with \$24,999 available for each project.

For more information contact: Karla Janning, Housing Programs Coordinator at Region XII COG at 712-792-9914 or kjanning@region12cog.org.

New Opportunities

Weatherization

The Weatherization Program aims to reduce energy costs for low-income families by improving the efficiency of their homes at no cost to the family. This program provides energy efficiency through adding insulation, air sealing, furnace and water heater replacements, as well as health and safety measures.

Energy Assistance

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally-funded program that has been established to help qualifying low-income Iowa homeowners and renters pay for a portion of their primary heating costs for the winter heating season. By doing so, the risk of health and safety problems (such as illness, fire or eviction) are reduced. The assistance is based on

household income, household size, type of fuel, and type of housing. The application for energy assistance is also an application for weatherization of the home.

For more information contact: Albina Tigges, Carroll County Family Development Center Coordinator at 712-792-2832 or atigges@newopp.org. The Carroll County Family Development Center is located at 23751 Highway 30 East, Carroll, IA 51401.

Region XII Revolving Loan Fund

Loans are available to income-qualified homeowners in any of Region XII's member communities for down payment assistance and/or home repairs to eliminate health and safety hazards including windows, doors, roofs, furnaces, etc.

For more information contact: Karla Janning, Housing Programs Coordinator at Region XII COG at 712-792-9914 or kjanning@region12cog.org.

Housing Trust Fund

The COG Housing Trust Fund can assist potential homeowners located within Sac City with down payment assistance and/or rehabilitation. This assistance can be in the form of a loan, grant, or a half grant half loan. The form of assistance is income based and participants of this program can receive up to \$10,000.

For more information about the COG Housing Trust Fund contact: Ashley Owen Housing Specialist at Region XII COG at 712-792-9914 or aowen@region12cog.org.

Iowa Finance Authority

Workforce Housing Loan

The Iowa Finance Authority (IFA) will provide financial assistance in the form of a repayable loan to cities and counties that demonstrate a

need for additional workforce rental housing for lowans as a result of employment growth within the local unit of government's jurisdictional boundaries. Only cities and counties in Iowa are eligible applicants for Workforce Housing Loan Program assistance.

For more information contact Carolann Jensen, Chief Programs Officer at IFA at 515-725-4955 or carolann.jensen@iowa.gov.

Main Street Loan Program

Loans are made for the rehabilitation of upper floor housing or commercial properties or for new construction on infill lots in downtown areas of communities that participate in the Main Street Iowa program. Up to \$250,000 can be loaned for the purpose of this program and applications are reviewed on an ongoing basis.

For more information about the Main Street Loan Program contact: Tim Reinders at Main Street Iowa at 515-725-3077 or at tim.reinders@iowaeda.com.

Federal Home Loan Bank (FHLB)

Competitive Affordable Housing Program

The Competitive Affordable Housing Program encourages partnerships between member financial institutions and local housing providers to secure funds for the purchase, construction or rehabilitation of affordable homeownership or rental housing units. Grants are available to sponsors including nonprofits, governments, housing authorities and other qualifying organizations.

Down Payment Programs

This program aims to help families achieve homeownership by providing down payment and closing cost assistance to eligible home buyers.

For more information contact the Des Moines FHLB at 800-544-3452.

USDA

Single Family Housing Guaranteed Loan Program

This program assists approved households the opportunity to own dwellings as their primary residence in eligible areas. Applicants may build, rehabilitate, improve or relocate a dwelling. Funds may be used towards reasonable closing costs as well as repairs and rehabilitation.

For more information contact Mary Beth Juergens, Iowa Housing Programs Director for the USDA at 515-284-4667 or rd-grhia@ia.usda.gov.

Community Catalyst

The Community Catalyst Building Remediation Program assists communities with the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment in the community. Funded projects usually include a second story housing component to a first story business development.

For more information contact Jim Thompson, Business Development Consultant, and Community Catalyst program contact for IEDA at 515-725-3061 or Jim.Thompson@iowaEDA.com.

Goals

Explore options to improve existing housing stock

Lake View's current housing stock has a lot to offer current and potential residents. The city's current housing stock is aging, and aging homes require upkeep. An up-to-date and attractive housing stock can assist the city in attracting new businesses and residents. There are many programs available to help current and potential homeowners rehabilitate their home.

Action Items:

- Address abandoned/vacant homes
- Utilize CDBG funds for current home rehabilitation
- Down-payment assistance for first-time homebuyers

Encourage new construction

Lake View has a number of infill lots which could be location for future builds. There are also a number of locations throughout the community which could be developed for the first time.

Action Items:

- Identify infill lots
- Acquire infill lots when possible
- Develop program for infill lots
- Create a new residential subdivision
- Utilize tax abatement incentives
- Incentivize programs for developers
- Continually evaluate city zoning and make changes as needed to make new construction easier

Have an Assisted Living Population

The City of Lake View has a lot to offer residents of all ages, and feels that having an assisted living population would benefit the community and residents of the facility. Currently, there is no assisted living facility in Lake View, and

offering this facility would allow Lake View to attract additional residents.

Action Items:

- Survey community residents to determine the interest in an assisted living facility
- Evaluate potential locations to determine which would be best for closeness to amenities
- Work with the nursing home that is interested in expanding to make the expansion happen with ease
- Create an environment conducive for an active living community



CHAPTER 5: PARKS & CULTURE

The extra amenities such as parks, recreational opportunities, and historic attractions are part of what makes a city home for a large number of people. Lake View has a wide variety of resources available to both residents and visitors. The city's large number of historic, recreational, and cultural resources ensure that there is something for people of all ages to enjoy.

Parks and Recreation

Black Hawk Lake

Black Hawk Lake is the pride of Lake View, and is one of the most valuable, if not the most valuable asset to the city. The 957-acre lake attracts around 250,000 visitors annually. With 50% of the shoreline being accessible to the public, Black Hawk Lake hosts a wide variety of recreational activities. In the summertime, there are activities on and off the water for people of all ages including: water skiing/tubing, boating, fishing, and swimming. The lake is also home to two campgrounds, four boat ramps, and 2 large beaches. Black Hawk Lake also offers a variety of winter activities such as snowmobiling, ice fishing, and ice skating. The lake is also the host of several annual events for all ages. Recently, Crescent beach became a KTIV (Sioux City) weather cam sights and scenes from the lake can be viewed online 24 hours a day. The Lake View website also has a camera which shows the lake and campground.

Campgrounds

Black Hawk Lake and the City of Lake View are home to two campgrounds, Camp Crescent and Thirty Acres Campground. Camp Crescent boasts a wide selection of amenities to choose from including: sand volleyball courts, playground equipment, Crescent Beach, a concession stand, and a 19-hole mini-golf course along the shores of Black Hawk Lake. Recent upgrades to Camp Crescent have included cement pads, cabins, new electrical,



Crescent Beach



Camp Crescent Campground



Black Hawk State Park Campground



Sauk Rail Trail Trailhead



Speaker Park



Spring Lake County Club

the installation of sewer, and wifi. Thirty Acres Campground is a laid back environment that includes a sand volleyball court, playground equipment, horseshoe pits, a designated swimming area, and a historic shelter house which was built during the Great Depression by the C.C.C. using native field stone.

Sauk Rail Trail

The northwest end of the Sauk Rail Trail runs into the south side of the City of Lake View. The trail is 33 miles long and is a multi-use hard surface trail that weaves through the several the countryside and several small communities in Sac and Carroll counties, ending at Swan Lake Park south of the city of Carroll. Most of the trail was paved on what previously was a railroad, which allows for a flat, simple walk, run, or bike ride. The trail is used for several annual events such as the “Ride the Rail” trail ride event. The trail is also utilized during the winter for activities such as snowmobiling, snowshoeing, and cross-country skiing.

The trail provides recreational opportunities for residents and visitors to Lake View. The idea for a trail which travels around Black Hawk Lake has been discussed, and a potential trail loop location can be found in map 5.1. This map does not dictate where the trail would be located, but instead one that shows the intention of the trail. It is a possibility that the trail would not be able to be located directly along the lake, but instead have to travel out and around some of the lake’s residential properties.

Speaker Park

Speaker Park is a two-acre park which features several amenities such as modern playground equipment, a splash pad, a basketball court, public restrooms, and two shelter houses, one of which is enclosed with heating and cooling. The park also features Lake View’s Memorial Rose Garden and Veteran’s Memorial.

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Spring Lake Golf and Country Club

Located five miles west of Lake View along Highway 471, Spring Lake Golf and Country Club is a nine-hole par 36 golf course. The course has a kitchen, and hosts several leagues and tournaments.

Historic & Cultural Resources

Chief Black Hawk

Lake View is home to the Chief Black Hawk Statue, which is a Depression-era project from the Works Progress Administration Arts Program under the direction of Grant Wood. The statue was a joint venture of the Lake View Commercial Club and the University of Iowa Fine Arts School in Iowa City. A former Lake View resident and the managing editor of the Iowa Press Citizen, Graham M. Dean, greatly helped the project become a reality by presenting a proposal to the fine arts school at the university. Harry E. Stinson, a sculptor from the University's Fine Arts School, was responsible for sculpting the statue. The Art Stone Company of Sioux City, Iowa, erected the statue at its current site, the North entrance of Crescent Park, on June 17, 1934.

The statue was sculpted to portray Chief Black Hawk, the man who Black Hawk Lake was named after, was a Sauk Tribe War Chief, and believed in the land and water being sacred. The statue represents preservation, and honors Chief Black Hawk and his values.

Lake View Historical Museum and Historical Society

The Lake View Historical Museum was built in 1996 and gives visitors a chance to visit Lake View's past through a collection of unique displays and artifacts. The museum's displays include a collection of 130 species of stuffed and mounted birds, the Dr. Mark A. Durst train



Chief Black Hawk



Lake View Historical Museum

display, which features miniature replica of Lake View, Black Hawk Lake, and Danbury, and two floors of a variety of displays of house treasures from Lake View's history.

The museum grounds also feature a Historic Log Cabin, which was built in 1870 by the Belt Family east of Lake View. It was moved to its current location in 1926 and was recently restored and opened to the public. There are several events held at the Log Cabin. Also located on the museum grounds is a one-room replica school house. The school house is built to one-eighth scale and was originally built as a play school. The Lake View Historical



Stone Pier

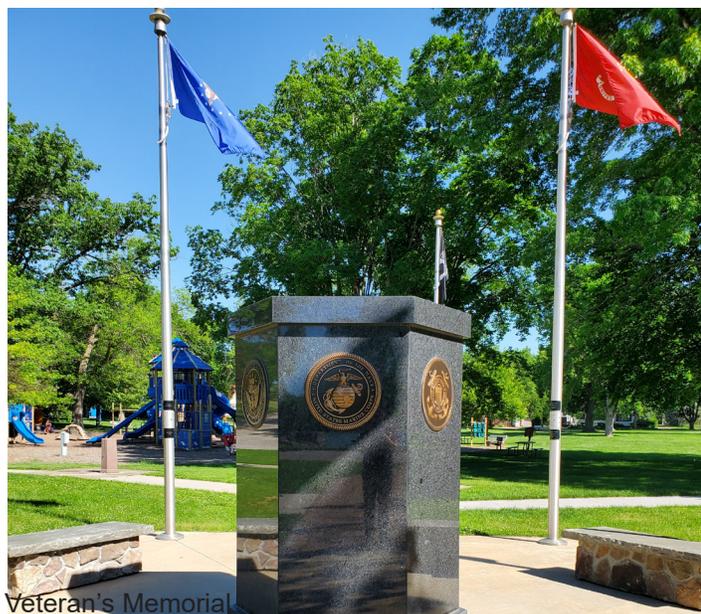
Museum is open to the public on Saturdays from Memorial Day to Labor Day.

The Lake View Historical Society is an organization dedicated to preserving Lake View's history. The organization was formed in 1994 and is comprised of a 10-member board, and has a lifetime and annual membership of around 50 members.

Stone Piers

Lake View is home to two unique stone piers in the Town Bay of Black Hawk Lake. The piers were constructed in 1934-35 by the Civilian Conservation Corps from area rocks brought by the last of 5 glacial invasions around 14,000 years ago. The piers were placed on the National Register of Historic Places in 1991 and are seen as an important community symbol.

A summer concert series called the Stone Pier Concert series is hosted annually on the West Stone Pier. The concert series typically features a wide range of renowned artists of a variety of genres. The concert is free and allows attendees to watch from their boats on the lake or from the shoreline.



Veteran's Memorial

National Register of Historic Places

Lake View is home to five different listings on the National Register of Historic Places.

Black Hawk State Park: Wildlife Preserve Area (Area A) - Area A is a 25 acre Wildlife Preserve which includes fish rearing ponds, an overlook, benches, a latrine, paved road, and a trail. This area was added to the National Register of Historic Places in November 1990. This site is significant due to the architecture which includes structures constructed by the CCC and the period of importance is 1934-1935.



Lake View Library

Black Hawk State Park: Black Hawk Preserve (Area B) - This area is a 2.72 acre area which includes a shelter house, drinking fountain, a latrine and other non contributing structures. Most of the buildings and structures remain intact, but some modern intrusions have entered the historic area. Structures constructed by the CCC are again, the main reason this area has been listed on the National Register of Historic Places with a similar period of significance of 1934-1935.

Black Hawk State Park: Denison Beach Area (Area C) - This area is a 0.1 acre park which includes a picnic shelter/latrine which contributes to the area's significance. Like areas A & B, this area's significance comes from the structure constructed by the CCC with similar architectural styles as other CCC structures. The CCC structure is considered to be a semi-permanent park resource built by essentially unskilled labor under the supervision of trained professionals. This area's period of significance is also 1934-1935.

Chief Black Hawk Statue - Chief Black Hawk is a cast concrete statue that portrays the Sauk war chief of the same name (1767-1838). The statue was designed to overlook the lake, but due to drought conditions, the lake level dropped considerably, which increased the acreage of Crescent Park, which is now where the statue overlooks. This project became the foundation of the Public Works of Arts Project in Iowa. More information on this statue can be found earlier in this chapter.

The Stone Piers - The two stone piers in Lake View are an interesting use of the Park Rustic architectural style. The rustic architectural style was recognized through the rough cut stones which were laid in an uncoursed fashion. The design of the piers was to allow for a variety of users including boaters, fishermen and women, and lake side strollers. Park Rustic style architecture was also based around

fitting man-made structures into their natural surroundings which is what these two piers did. Today, these structures still stand and are recognized as a symbol of Lake View.

Veteran's Memorial

In 2016, the Veteran's Memorial Plaza was added to Speaker Park to memorialize members of the Armed Forces who fought for our country. The plaza can be seen from the western shoreline of Black Hawk Lake and welcomes visitors into the southeast corner of Speaker Park.

Gallery 1885

Gallery 1885 is a new art gallery in Lake View located at the north end of Main Street. The gallery was converted from a historic home built in 1885, which is the origin of the name. The gallery was conceived in 2019 by a retired couple who decided to move back to Lake View, which is their hometown. Gallery 1885 features local artists in a wide variety of styles. The gallery has held multiple events such as a wreath decorating event.

Lake View Public Library

The Lake View Public Library was built in 1987 and is conveniently located on Main Street in Lake View. The library contains material for all ages, hosts several summer reading programs, and hosts a non-fiction book club that meets monthly. The library provides five public access computers, an Early Learning Education Station computer for young children, and free Wi-Fi service. The building was added onto in 2020 after a large donation from the Phillips estate. The add on included a room for shelving of junior, young adult, and adult reading material and a large meeting room with a kitchenette. Each month, the library features a new window display where local citizens are able to showcase their personal art and collections.



Emmanuel Lutheran Church

Religion

Lake View is home to three churches. Emmanuel Lutheran Church – LCMS has been in Lake View since 1912 and invites everyone to attend its many activities which include Sunday Worship, Bible classes, and Sunday school. First Congregational United Church of Christ has served Lake View for over 120 years and has its roots in Congregationalism. The Church welcomes both members and visitors. Lakes United Methodist Church has service every Sunday and has several programs and groups such Sunday School, Prayer and Bible Study, UMW, UMYF, and a bell choir.



First Congregational United Church of Christ

Service Organizations

American Legion & Auxiliary

The Eilert Auen Post #133 of the American Legion is located at 310 Madison Street.

Black Hawk Bike Coalition

The Black Hawk Bike Coalition is a group that



United Methodist Church

Importance of Cultural, Religious, and Service Organizations to a Community

Having a community with a diverse range of cultural, religious, and service organizations helps create a sense of identity for not only the citizens of the community, but for the community itself. This identity creates common understandings, traditions, and values which work together to improve the well-being of the society as a whole. Service within a community through any organization helps volunteers connect to their community and develop a sense of pride.

promotes biking within Lake View, on the Sauk Rail Trail and around the Black Hawk Lake area. They have supported many local projects and have been involved in fundraising for bike repair stations along the trail and around Black Hawk Lake, as well as a bike arch at the start of the Sauk Rail Trail in Lake View.

Black Hawk Lake Protective Association

The Black Hawk Lake Protective Association is a non-profit organization that is dedicated to protecting the water quality of Black Hawk Lake and its watershed. The group is made up of individuals, businesses, and organizations in Lake View and the surrounding areas. The BHLPA was formed in 2011 due to a recognized need for the promotion of water quality and recreational value of the lake. The Iowa DNR listed Black Hawk Lake on its list of “impaired waters” due to several factors such as erosion sedimentation, chemical pollution from fertilizer run-off, and excess rough fish population. Local interest and financial support was the only way the DNR could prioritize the restoration of a clean Black Hawk Lake. The lake is now nine years into a 30-year plan to restore the lake and watershed.

Black Hawk Men’s Club

The Black Hawk Men’s Club funds and holds many events which are held to help improve the community.

Garden Club

The Garden Club maintains gardens in many public places around Lake View such as the Memorial Rose Garden, Downtown Lake View, and near the Chief Black Hawk Statue.

Hometown Pride

In July of 2015, Lake View established a Hometown Pride committee as part of

the Keep Iowa Beautiful Hometown Pride program. The committee’s purpose is to increase pride within the community through community development and beautification. The committee is responsible for many local projects such as an annual shoreline cleanup, fundraising for the Splash Pad that is now in Speaker Park, fundraising for a new heart monitor/defibrillator for the local ambulance, and replacement of the bike arch at the start of the Sauk Rail Trail in town.

Lake View Community Club

The Lake View Community Club strives to enhance and stimulate growth and quality of life in Lake View through community involvement. The club does many projects that make Lake view a better place to live, visit, work, and do business. The group works closely with many local groups that are guided by four pillars: Develop, Enhance, Protect, and Preserve.

Water Carnival Committee

The Water Carnival Committee is a volunteer committee who prepares year-round for the Black Hawk Lake Summer Water Carnival which is held annually.

Black Hawk Bike Coalition

The Black Hawk Bike Coalition is a group that promotes biking within Lake View, on the Sauk Rail Trail and around the Black Hawk Lake area. They have supported many local projects and have been involved in fundraising for bike repair stations along the trail and around Black Hawk Lake, as well as a bike arch at the start of the Sauk Rail Trail in Lake View.

Goals

Promote and Utilize Black Hawk Lake for future economic Development

Black Hawk Lake is the City's largest and most important attraction and promotion of and utilization of the lake for economic development within the city of Lake View is a priority. The lake is already utilized to a great extent, but better promotion of the lake could create even more opportunities for residents and visitors to utilize the lake, in effect creating more economic development around the lake and within the City of Lake View.

Action Items:

- Continue to utilize LPA and Lake View Community Club

Lake View's History - Highlight and Engage the Public

The City's history can still clearly be seen today. Lake View was built around Black Hawk Lake, and the lake continues to be the focal point of the city and drives the city's local economy. Although the city already has a great resource in the Lake View Historical Museum, some more historical resources about the lake, how the city was founded, and built around the lake could allow the community to show off and be prideful in their unique history.

Action Items:

- Preserve the historical structures and items that are present within the community
- Engage community members with the historic nature of the city and Black Hawk Lake
- Utilize the arts to highlight Lake View's and Black Hawk Lake's history

Work with the Iowa DNR to Continually Improve Black Hawk Lake Water Quality

Black Hawk Lake is one of Lake View's

important amenities, and the popularity of the lake relies on it's water quality. Working with the DNR to evaluate the water quality and ways the City can help improve the quality will benefit the lake and the City's economy. Good water quality allows lake users to continue to boat, fish, and swim without having to worry.

Action Items:

- Highlight green infrastructure and low-impact development for the city's storm sewer system



Water Carnival Parade Float



Main Street Seasonal Decoration

Through Collaboration with Local Organizations Create Additional Winter Activities on and around Black Hawk Lake

Black Hawk Lake hosts over 250,000 visitors annually. The largest percentage of these visitors' trips happen during the summer months when boating, swimming, and fishing are popular. Developing activities or events which would happen during the cooler months would create a more steady revenue stream for the businesses within the city throughout the entire year.

Action Items:

- The construction of the community center will open the opportunity to designate a task force to develop activities

Continue to Improve and Expand the Amenities offered at the City's Parks and Camp Crescent

Camp Crescent and the city's parks currently offer a variety of activities for visitors to utilize. As the number of visitors to each of these parks increases, the usage of the park amenities rises, causing maintenance to be required more often. Ensuring that the current amenities are kept maintained and improving the amenity when necessary keep the parks attractive to visitors. Increased traffic within these parks also creates opportunities to expand the amenities offered. Discussions with city residents and tourists will help determine if additional attractions are needed and what types would fill the need.

Action Items:

- Resurface the playground in Speaker Park
- Install an outdoor pickleball court within the community
- Update Camp Crescent playground
- Update the playground at the beach
- Construct a lake trail

Preserve Lake View's History

Preserving the history of a place through its significant historic resources gives a community its unique character. Historic preservation provides a link to the roots of the community and its people. Overall, historic preservation adds to the quality of life making for a more livable community. Ensuring Lake View's history and historic resources are preserved for generations to come is an important goal for community.

Action Items:

- Encourage the collaboration of local organizations to ensure the current historical amenities are kept, and that new ones are added to the community





CHAPTER 6: TRANSPORTATION

Lake View is located conveniently within west central Iowa. The city's location provides many travel options within manageable distances. The city has a diverse selection of transportation routes which allow the city's residents to choose between a large number of transportation modes to get to their destinations. Bike trails, city streets, state highways, and city sidewalks are just some of the transportation routes that help create a strong transportation system within the city. Easy access and convenient travel times are extremely important and greatly contribute to Lake View's ability to attract new residents, workers, shoppers, and businesses.

Roads

Highway 175 runs through the north side of Lake View, providing easy access to nearby communities. According to the Iowa Department of Transportation (IDOT), the section of Highway 175 that goes through Lake View had an average annual daily traffic (AADT) count of 1,710-2,790 trips per day in 2019. Other roadways within Lake View that had considerable traffic counts were High Street with an AADT of 540-1,400 trips per day, Quality Drive/Rolf Ave., North of Black Hawk Lake with an AADT of 530 trips per day and E. Shore Drive with an AADT of 430-460 trips per day. The Lake View streets that the Iowa Department of Transportation evaluates the average annual daily traffic can be found in map 6.1 on the next page. Not all streets within the city have had AADT calculated or manually counted, so the AADT numbers are not shown for every street.

The region's highway system allows for convenient travel between Lake View and several surrounding communities. Table 6.1 shows that Lake View is located within 35 miles of four county seats and within 120 miles of five of the region's largest cities including the Iowa's State Capital, Des Moines.

Table 6.1: Travel Distance & Times

City	Miles	Travel Time
Sac City, IA	11.2	14 minutes
Ida Grove, IA	22.5	26 minutes
Carroll, IA	26.1	30 minutes
Denison, IA	34.6	39 minutes
Fort Dodge, IA	56.7	59 minutes
Sioux City, IA	80.4	1 hour 24 minutes
Ames, IA	93.9	1 hour 44 minutes
Omaha, NE	103	1 hour 54 minutes
Des Moines, IA	118	2 hours 7 minutes



Downtown Streetscape

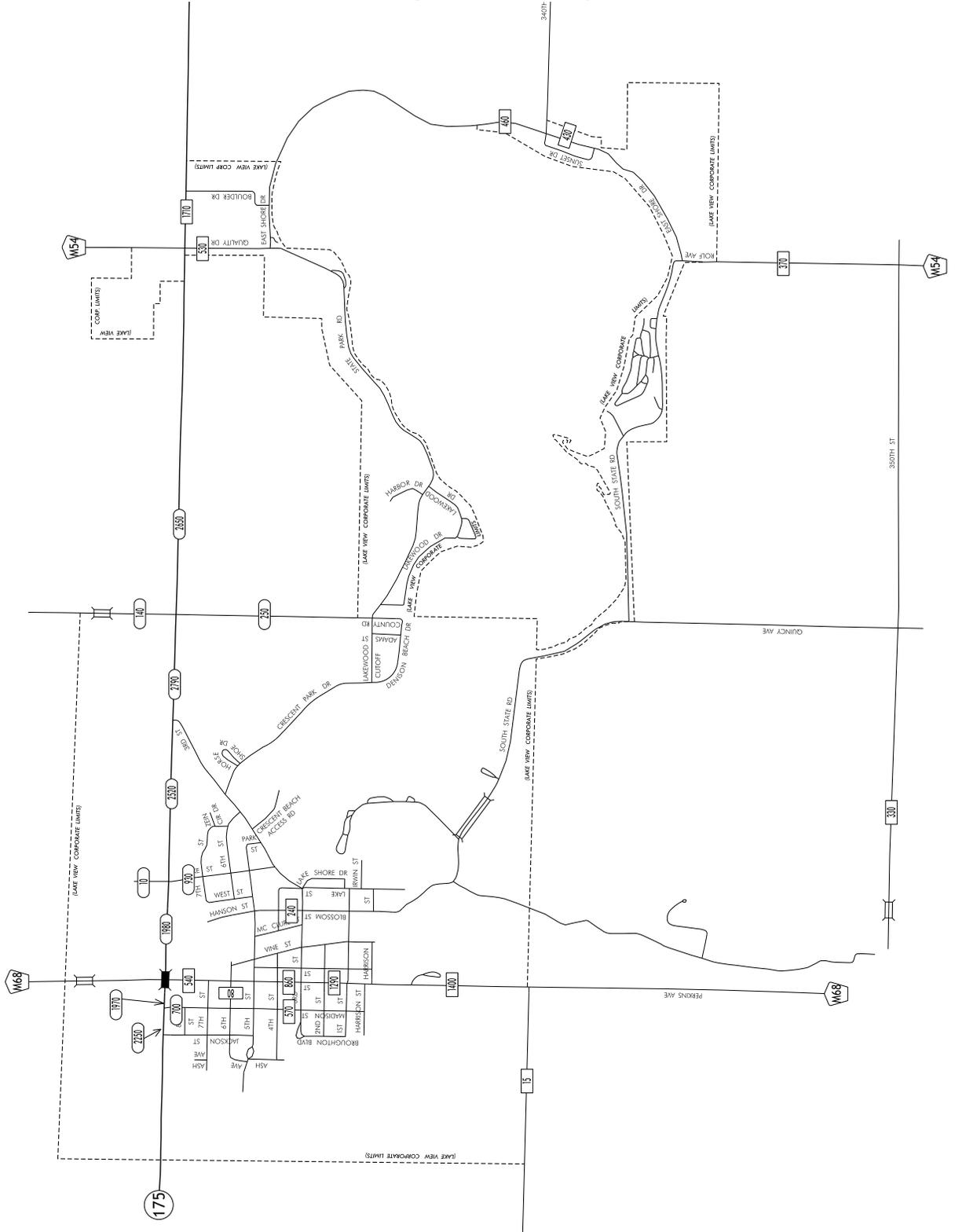
Creating a Transportation System That Works for Everyone

Just because a large number of Lake View residents utilize cars for a majority of their trips does not mean that when planning for the future that other means of transportation should be ignored. Pedestrian travel, cyclists, and vehicular travel should all be evaluated when developing or redeveloping community streets. Also, aside from travel, the streetscapes should create a sense of place that allow for social gathering, sidewalk dining, exercising, and relaxing.

TRAFFIC FLOW MAP OF
LAKE VIEW
 SAC COUNTY

2019 ANNUAL AVERAGE DAILY TRAFFIC

Map 6.1: Lake View Average Annual Daily Traffic



Rail Transportation

There are no railroads within the city of Lake View but the Union Pacific Railroad runs through the City of Carroll, less than 30 miles south of Lake View. The railroad provides the transportation of freight and a variety of other materials, and runs through much of the Midwestern and Western United States.

Air Transportation

There are several small Airports located near the city of Lake View. The Sac City Municipal Airport and the Ida Grove Municipal Airport both serve local aviation services as well as some additional services. The Arthur N. Neu Airport in Carroll accommodates most business jets and serves business aviation. The Denison Municipal Airport provides services for private and business aircraft. The closest commercial airport to Lake View is the Fort Dodge Regional Airport which is located 62 miles from Lake View. The Fort Dodge Regional Airport is served by Air Choice One Airlines. Sioux Gateway Airport in Sioux City, IA, which is served by United Express is the second closest airport to Lake View. The Eppley Airfield in Omaha, NE and the Des Moines International Airport in Des Moines, IA are both within 130 miles of Lake View. Eppley Airfield is served by Alaska Airlines, Allegiant Air, American Airlines, Delta Air Lines, Frontier Airlines, Southwest Airlines, and United Airlines. Des Moines International Airport is served by American Airlines, Allegiant Air, Delta Air Lines, Frontier Airlines, Southwest Airlines, and United Airlines.

Western Iowa Transit

The Western Iowa Transit (WIT) System services the city of Lake View. WIT is a service of Region XII Council of Governments out of Carroll and aims to provide safe, dependable, and efficient public transportation for all citizens within the system's service area, while helping

citizens maintain and improve their quality of life. This service is demand responsive and serves all ability and age levels. Western Iowa Transit has over 60 buses, vans, and cars throughout Audubon, Carroll, Crawford, Greene, Guthrie, and Sac Counties.

Bike/Pedestrian

According to walkscore.com, Lake View has a walk score of 34 out of 100 which is considered car dependent and a bike score of 26 out of 100 which is considered somewhat bike-able. Walk Score gives a score out of 100 for walkability and bike-ability based on the distance from a given location to nearby places and pedestrian friendliness.

The City of Lake View has been working recently to improve the city's walk-ability, especially on the Main Street. To increase safety while crossing Main Street, the city installed bump outs which decrease the amount of time pedestrians are in the traffic lanes by "bumping out" the sidewalk. Walk-ability can be increased by improving security, improving access, and improving walk appeal.

Walk appeal evaluates the feeling pedestrians have while walking. People are willing to walk further, if the walk is aesthetically appealing. Through the downtown revitalization efforts the city has made, the walk appeal within the community has improved. There is no direct way to measure the walk appeal, but instead is a feeling that can only be measured by walking the area. As the city continues to make improvements to their sidewalks, downtown, and city parks, the walk appeal of the community will continue to improve.

While Lake View does not score well for walkability and bike-ability, it still provides plenty of opportunities for recreational walking and biking, as well as using walking and biking as a form of transportation. The north end of

the Sauk Rail Trail, which extends 33 miles from Carroll to Lake View, is located in Lake View. This trail allows bicyclists to bike from Lake View to Carroll on a smooth, flat surface.

Commuting

One of the more important aspects to consider when dealing with transportation is how Lake View's residents travel to and from work. The largest portion of Lake View's residents, 86.8%, drive alone to work. This is not unlike a large number of similarly sized communities within the region. Table 6.2 compares Lake View's residents to cities of comparable size and location throughout west central Iowa. The chart shows that only 2.1% of residents work from home. Due to the pandemic, it is anticipated that this number will increase as companies have worked to make working from home a more reasonable option. Even though only 1.9% of Lake View's residents work from home, it is important to maintain the pedestrian infrastructure to allow those residents, and others, the option to walk to work.

While evaluating how residents travel to work, it is also important to recognize where the workers are going. Figure 6.1 shows how many residents are traveling from outside Lake View for work, how many are staying within the city for employment, and how many are leaving the city for work. According to the data presented in Figure 6.1, 88 residents of

Figure 6.1: Inflow/Outflow of Workers

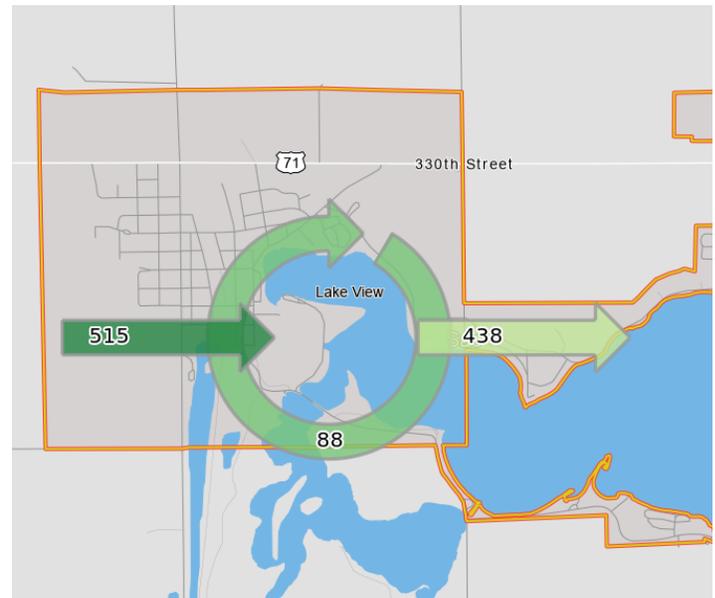


Figure 6.2: Distance and Direction traveled from home to work

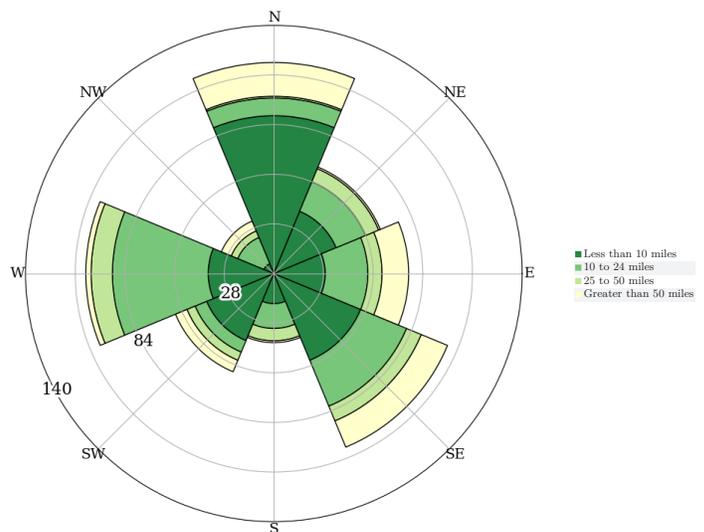


Table 6.2: Means of Commuting to/from work, 2019

	Lake View	Manning	Glidden	Coon Rapids	Sac County
Total workers age 16 and over	468	789	639	532	4,928
Drove Alone	86.8%	84.5%	87.6%	81.6%	83.5%
Carpooled	7.9%	3.4%	8.3%	8.3%	5.1%
Walked	1.9%	6.6%	0.3%	4.5%	3.2%
Other Means	1.3%	0.8%	1.1%	0.0%	1.3%
Worked from Home	2.1%	4.7%	2.7%	5.6%	6.9%
Average Commute Time (minutes)	17.7	14.2	16.0	24.6	18.2

Lake View live and work within the city. It is important to note that if the business address is located outside of the city, that the employee is noted as leaving the city for employment. The information also notes that while 438 residents leave Lake View for employment, 515 residents travel from outside the city limits into the city limits for employment.

Figure 6.2 shows the distance and direction the Lake View residents travel for their place of employment outside the city limits. The chart shows that the largest portion of residents travel north. Over 84 of those residents travel less than ten miles north for work. This would put these employees working in/around Sac City. The second largest cohort travels southeast. The third largest cohort travels west for employment. This cohort has over 56 employees traveling 10 to 24 miles west for employment. This would have these residents working in/around the Odebolt and Ida Grove areas.

Goals

Maintain Existing Transportation

Infrastructure

Continuing maintenance and the condition of existing transportation infrastructure is a transportation issue in not only Lake View, but most rural Iowa communities. Some streets may only require a new asphalt overlay while others may need reconstructed. As funding allows, transportation infrastructure should be upgraded.

Action Items:

- Update existing streets and sidewalks as needed
- Add streets and sidewalks as determined necessary

Continue Transportation Enhancements

Continually, potential transportation updates

are either brought to light by different sets of eyes looking at an area, or by traffic accidents. As these potential enhancements are brought to the council, they each should be considered and if necessary, implemented. Each individual project will have a different impact on the community and some may only benefit vehicular traffic, while others may also impact pedestrians.

Action Items:

- Improve vehicular circulation around Black Hawk Lake
- Improve pedestrian circulation around Black Hawk Lake
- Create a more complete transportation system by adding sidewalks

Trail Improvements/Development

Trails are becoming more vital to the community for recreation and commuting purposes. With an increasing number of people utilizing the trail as an alternative mode of transportation, or for recreational purposes, having a complete trail system which would allow more pedestrians to utilize the system is important.

Action Items:

- Encourage development of multipurpose trails linking local trails to regional trail networks
- Further development and construction of the Lake Trail
- When possible, partner with the Iowa DNR to construct trails





CHAPTER 7: INFRASTRUCTURE



Providing sufficient infrastructure to the community can improve individuals' living environments and experiences. Systems which provide reliable and quality service to the homes and businesses throughout the city are vital to making a city attractive to current and potential residents and businesses. Lake View's residents are provided with superior and efficient facilities that keep the community running smoothly.

Water

Water service is provided by the City of Lake View. The city's water source is groundwater and comes from buried sand and gravel aquifers through 2 separate wells. The city has a water treatment plant that was constructed in 2001. The plant has a capacity of 500,000 gallons per day. There is a 60,000-gallon underground storage tank underneath the water treatment plant. There is one water tower is Lake View just south of Highway 175 and southeast of 3rd Street. The water tower was built in 1983 and has a capacity of 300,000 gallons. It has routine maintenance and is in generally good

condition. The city has around 19 miles of water main underneath its surface.

Sewer

Sewer services within Lake View are provided by the city. The city has a mechanical wastewater treatment plant that uses primary and secondary treatment. The plant was constructed in the 1930's and was added on to during the 1960's. It was then renovated and added on to again in 1999 and 2000.

The city has approximately 18 miles of sanitary sewer line and a main across Black Hawk Lake, which was built in 1992. The city has an annual sewer cleaning program in which they aim to clean 20% of the mains each year. Lake View also has 13 lift stations to transport sewage, and the city has an annual lift station maintenance program.

In 2019, Lake View completed the construction of a new aerated lagoon system which alleviate the issues the city previously had with their sewer system.

Electric

Lake View operates their own municipal electric utility. The service area of the municipal electric utility includes the City of Lake View, and a large extended rural service area. The rural portion of the service area extends five miles to the east of town along Highway 175, and portions to the west and north of Lake View. The utility has 70 miles of rural electric lines. The electric utility system is a 7,200, 3-phase service. The City of Lake View has underground electrical lines and the rural portions of the utility have aerial lines.

Lake View's municipal utility is an electric distribution utility as the city does not generate any electricity and purchases all of its power wholesale. The primary wholesale provider is

Western Area Power Administration (WAPA). Supplemental power is purchased through MidAmerican Energy Company. While the city currently purchases all of its electricity, the City has been exploring options for supplemental power including owning their own local generation, contracting with another utility company to provide wholesale power, or purchasing energy on the open market.

Gas

Lake View's natural gas service is provided by Black Hills Energy. Natural gas is transmitted into Lake View from a pipeline which runs parallel to Qunicy Avenue near the road. The line runs north for approximately 10 miles where it connects to the Northern Natural Gas Company pipeline.

Telecommunications

Lake View residents have the option to be served by a number of telecommunication companies in the City.

Corn Belt Telephone Co. is based in Wall Lake and provides phone, internet, and cable TV services to the City of Lake View. Internet is provided to the city by a buried fiber optic system. A fiber optic digital cable system provides cable TV service to the city. The fiber-to-home connectivity allows Corn Belt to offer reliable, high-speed internet to homes within the community. Corn Belt Telephone also provides landline telephone service to residents of Lake View. Corn Belt offers customers a variety of packages which allow households to pick which services and levels they want to purchase.

Other internet, television, and phone options are available through Windstream. Windstream provides TV services through DIRECTV. Rates are determined based off of services selected, but Windstream offers a wide range

of packages for customers to choose the best services for their household.

Wireless cell phone service is available to Lake View residents from a large number of providers ranging from Verizon to Western Iowa Networks (US Cellular) to prepaid phones, etc.

Storm Water

The City of Lake View does not have much concern when it comes to flooding. There is sufficient grade from the city to Black Hawk Lake, which allows much of the city's storm water to flow quickly into the lake. The city still does have a storm sewer system made up of four sub-systems, which collect storm water from different portions of the city and dump them into different locations. Only one out of the city's four storm water outlets drains into the lake, reducing the effect storm water has on the lake. This is important as the city continues to ensure that the waters of Black Hawk Lake remain in good quality.

Goals

Complete infrastructure upgrades/projects

Continuing to complete necessary projects to maintain the city's utilities are important to the continuity of service to the community's residents. Sometimes though, completing maintenance projects is not enough, and replacement or overall rehabilitation projects are necessary to be completed.

Action Items:

- Reduce infiltration in sewer lines
- Replace underground electric lines
- Loop water mains near the school
- Loop electricity within the city
- Address water pressure concerns in the north west portion of town
- Continue to develop stormwater options for Camp Crescent

Construct additional utilities

Expanding the city's utility services can help increase resident's quality of life. Also growing the city's utilities can allow the city to better serve their residents and expand to serve other customers.

Action Items:

- Connect unsewered areas to the sewer system

Ensure Black Hawk Lake's water quality remains good

Black Hawk Lake is one of Lake View's important amenities, and the popularity of the lake relies on it's water quality. Good water quality allows lake users to continue to boat, fish, and swim without having to worry.

Action Items:

- Highlight green infrastructure and low-impact development for the city's storm sewer system



CHAPTER 8: COMMUNITY FACILITIES

Lake View has a number of facilities that are devoted to serving the community. A number of these facilities benefit the community as a whole, such as the fire and police departments and a number of these facilities offer specialized services like the health care offices.

City Hall/ Police Station/ Municipal Utilities

The Lake View Municipal Building is located at 305 Main Street. The building was constructed in 1934 as a Works Progress Administration project. Lake View's municipal building houses more than just the city's offices. The Police Station and Municipal Utility offices are also located within the municipal building. City staff can assist residents learn how to apply for utility services, set up utility auto-pay, apply for city-wide clean-up day, and apply for various permits.

The Lake View Police Department is staffed by one Chief, three full-time officers, one part-time officer, and one reserve officer. The department has three patrol vehicles, all equipped with computers. All officers have body cameras.

Fire Department

The Lake View Fire Department is located at 312 Vine Street. The original brick building was constructed in 1970 and has been added onto twice. The station houses eight vehicles which include a 2019 Kenworth Pumper/Tanker, a 2010 Kenworth Tanker, a 2008 Ford Quick Attack Truck, a 2000 Chevy Fire Truck, a 1989 Bluebird Fire Bus, a rescue boat, motor, & trailer, and an enclosed cargo trailer. These trucks are all vital to the department's response to emergencies. The department is solely run by volunteers. The department's primary response area is the City of Lake View, but it also covers portions of rural Sac County. The department also provides mutual aid to the other departments in the county.



Lake View Municipal Building



Lake View Police Department



Lake View Fire Department



Lake View Post Office



East Sac County High School



Brotherton Family & Sports Chiropractic

Post Office

City, rural, and post-office mail delivery is available through the Lake View U.S. Post Office located at 521 3rd Street. The lobby of the Post Office is open 24/7 to allow for mail drop and PO Box access. The facility is staffed Monday-Friday 8:00am-11:00am and 12:00pm-4:15pm. The office's Saturday hours are from 8:30am-10:00am.

Education

Lake View is a part of the East Sac County School District. The East Sac County High School and the District's main office are located in Lake View at 801 Jackson Street. The East Sac County Elementary, East Sac County Middle School, and the Flex Ed Center are located in Sac City. The high school's enrollment for the 2020-2021 school year was 246 students in grades 9-12. The district's total enrollment for the 2020-2021 school year was 786. Over half of the student population in all of the buildings qualifies for free or reduced price lunches.

There are no preschool facilities in Lake View, so children attend preschool in surrounding communities. There are facilities available in Sac City, Lake City, and Breda.

Health care

Health care is a vital component for enjoying a high quality of life, and Lake View has access to various highly rated health care facilities. The Sac County Ambulance serves Lake View from the ambulance's station on Vine Street. The station is staffed by three full-time EMTs.

In addition, Lake View has two medical clinics which serve the community: UnityPoint and McCrary-Rost Clinic. The providers at the UnityPoint Clinic primarily practice family medicine. The McCrary-Rost Clinic provides behavioral and mental health services, medical

imaging, family health care, and laboratory services. Both clinics are aligned with regional health care organizations to provide access to specialized care. Lake View is also served by two dental clinics, Family First Dental and Lake View Family Dental; a vision clinic, Rock Judisch Vision Clinic; a pharmacy, Community Pharmacy; as well as the Lake View Chiropractic Clinic, and Brotherton Family & Sports Chiropractic.

The animals of the community are served by the Lake View Veterinary Clinic for their health needs. The vet clinic specializes in both small and large animal care, as well as equine medicine.

Cemetery

There are no cemeteries within the City of Lake View, but the community is served by the Ferguson Cemetery. The cemetery is located at the intersection of Highway 175 and M54. It is a township cemetery which is ran by Wall Lake Township.

Goals

Construct a Community Center

Lake View Officials and a number of residents within the community have seen the need for a community center within the community which can be utilized for public and private usage. Constructing this center would create a location large enough to host community events and private events such as weddings.

Action Items:

- Secure funding required to construct center
- Construct the community center

Evaluate the need for an assisted living complex

As Lake View's population, like Iowa's, trends older, it is important to evaluate the current amenities within the community and determine what amenities the city may need to add in the future. Surveying the community and surrounding areas will allow the City of Lake View.

Action Items:

- Survey community residents to determine the interest in an assisted living facility
- Evaluate potential locations to determine which would be best for closeness to amenities
- Work with the nursing home that is interested in expanding to make the expansion happen with ease
- Create an environment conducive for an active living community

Municipal Building Improvements

Lake View's Municipal Building was constructed in 1934 and due to it's age, requires regular maintenance and, from time-to-time, requires larger improvement project to be completed.

Action Items:

- Complete regular maintenance to City Hall and other parts of the municipal building
- Complete upgrades to City Hall, it's technology, and other portions of the municipal building as needed

Establish a Daycare System

Within the City of Lake View, there is one in-home daycare provider. Outside the city, in the country, there are two in-home providers. There are no daycare centers in Lake View. The limited availability of daycare options requires families to take their children outside the community for this service. Establishing additional in-home providers or a center would

allow families to keep their children within Lake View.

Action Items:

- Evaluate need for daycare to determine size
- Examine potential business models for a new center if a center is needed
- Discuss hurdles for new in-home providers which prevents new ones being established
- Work with local organizations and employers to determine potential partnerships
- If a new center is required, utilize available grants, including CDBG, to make the project more feasible



CHAPTER 9: INTERGOVERNMENTAL COLLABORATION

City - Local Organizations

The City of Lake View and a number of local organizations work together to make the community a better place for people to live. When possible, Lake View and the Black Hawk Lake Protective Association (BHLPA) work together on projects which benefit the lake's environment and to advocate and promote the general welfare of the lake through engaging landowners, businesses, and users of Black Hawk Lake.

The Lake View Community Club and the city work hand in hand to complete projects within the community. The Lake View Community Club focuses on projects which make the community a vibrant and enticing place to do businesses, visit and ultimately, call home. As the organizations projects enhance the community and take place within the city, local officials are often involved in the discussion of projects and events that the Community Club holds.

Lake View Hometown Pride was established in July 2015 as a part of the Keep Iowa Beautiful Hometown Pride program. This group aims to create a better community with increased community pride. This organization completes a number of projects annually, and has completed work within the city's parks, along the Sauk Rail Trail, and for Lake View's Sac County Ambulance. As a number of the projects benefit the community, city officials are involved in determining which projects to pursue.

The Lake View Foundation was created to handle donations to the City of Lake View. The foundation is a source for funding for a large number of projects within the City. As a non-profit entity, the foundation is able to accept donations and apply for grants. The foundation's largest current project is the Lake View Community Center.

City - Sac County

Collaboration between the City of Lake View and Sac County is vital. Lake View works with the County on replacement and repairs of shared bridges. This assistance comes in the form of engineering and construction on a number of projects. The fire department and EMS are included in a county-wide agreement that provides mutual aid.

The Sac County Ambulance was started in 1976 in partnership with Loring Hospital to provide emergency response, treatment, and transport. Sac County took sole responsibility for the ambulance service in 1978. Today, Sac County Ambulance has a workforce comprised of approximately 80% volunteer, 20% paid, and paid on call with five ambulances throughout the county. The ambulance is based out of Sac City with satellite offices in Lake View, Odebolt, and Schaller. The satellite station in Lake View provides Basic Life Support with provisional Advanced Life Support capabilities.

The Lake View Fire Department has entered into a mutual aid agreement which allows all departments within the county to be able to call on another department for aid responding to fire calls.

Lake View and the surrounding communities (and rural county) work together on various programs and projects. The City of Lake View provides electric service to a portion of rural Sac County through their municipal utility.

The Lake View Police Department provides police protection to the City of Wall Lake. This agreement began in 2008 when Lake View started protecting Wall Lake 20 hours a day. Since then, the agreement has been updated for Lake View to provide sole policing within the community.

In 2016, the Sac County Solid Waste Agency

entered into a 28E agreement with West Central Iowa Solid Waste Management Association (Carroll County). The Sac County transfer station is located west of Sac City, and handles all solid waste that originates in Sac County. From there, the waste is transferred to the Central Iowa Solid Waste Management Association landfill in Carroll.

City - Regional

The city is supported by a number of regional organizations that provide services and have access to a large number of resources. Western Iowa Tourism connects, develops, and promotes the tourism industry in Western Iowa. The Northwest Iowa League of Cities unites government leaders from 27 counties to promote local government, learn from each other, and communicate with State and Federal Legislators. Western Iowa Advantage (WIAD) is an eight county consortium to work cooperatively in an effort to effectively market the many viable economic assets of the region. Region XII Council of Governments serves six counties in western Iowa and provides services that includes, but is not limited to, grant writing, plan development, transit (Western Iowa Transit), workforce development, housing rehabilitation and construction, and the Iowa Waste Exchange.

Sac County, including Lake View, is a member of the North Raccoon River Watershed Management Coalition which assesses the flood risks in the watershed, assesses the water quality in the watershed; assesses the options for reducing flood risk and improving water quality in the watershed; monitors federal flood risk planning and activities; educates residents of the watershed area regarding water quality and flood risk; seeks and allocates monies made available to the Authority for purposes of water quality and flood mitigation; and makes and enters into contracts and agreements and executes all instruments necessary or

incidental to the performance of the duties of the authority.

City - State of Iowa

The Iowa Department of Natural Resources has an office located in Black Hawk State Park. The DNR's mission is to conserve and enhance the state's natural resources in cooperation with individuals and organizations to improve the quality of life in Iowa and ensure a legacy for future generations. The Iowa DNR works closely with Lake View city officials to enhance the water quality at Black Hawk Lake and keep the lake viable for the future.

Goals

Continue to Partner with State and Local Organizations

Partnerships with state and local organizations not only creates a cohesive vision, but can also provide financial incentives. Having a cohesive vision for the future of the community can lead to projects being completed in a timely manner. Being able to partner with additional organizations can also open up additional financial resources as different organizations can have access to different funding streams.

Action Items:

- When applicable, partner with state and local organization

Assist the EMS with staffing/promotion

The county EMS is a vital service within the community and having a station in Lake View is important for the city's residents.

Action Items:

- Assist the county EMS attract staff
- Assist the county EMS with staffing promotions when necessary



CHAPTER 10: ECONOMIC DEVELOPMENT

A strong economy is essential for the City of Lake View to grow and continue to prosper. The City's current economic conditions are important to understand before determining ways to diversify and continue into the future.

Employment

According to the 2019 American Community Survey Estimates, Lake View's labor force makes up 55.2% of the city's total population. The 44.8% of the population that is not in the labor force is either not of working age, retired, or not working or seeking work. The unemployment rate is not calculated for the City of Lake View, but for Sac County as a whole. The county's most recent unemployment rate (August 2021) is 2.9%, lower than the state's rate of 4.1%. Both Sac County and the State of Iowa's unemployment rates are below the national average of 5.2%.

Figure 10.1 below compares Sac County's unemployment rate to the State of Iowa's unemployment rate from January 2010 - July 2021. On average, Sac County's unemployment

rate is lower than the state's. The large spike in the unemployment rate shown after 2020 was caused as a result of the COVID-19 pandemic declaration. This declaration came with a large number of businesses temporarily, or permanently, closing their doors, and laying off employees.

Lake View's largest industry is educational services, and health care and social assistance. This industry employs 27.14% of the city's civilian employed population aged 16 and over. The second largest industry for workers in Lake View is the arts, entertainment and recreation, and accommodation and food services industry which employs 11.54% of the employed population. The industries which employ the smallest amounts of people are the professional, scientific, and management, and administrative and waste management services and the other services, except public administration industries which both employ 1.71% of the population. Table 10.1 on the next page shows the entire employment by industry breakdown according to the 2019 American Community Survey Estimates.

Figure 10.1: Unemployment Rates, 2010-2021

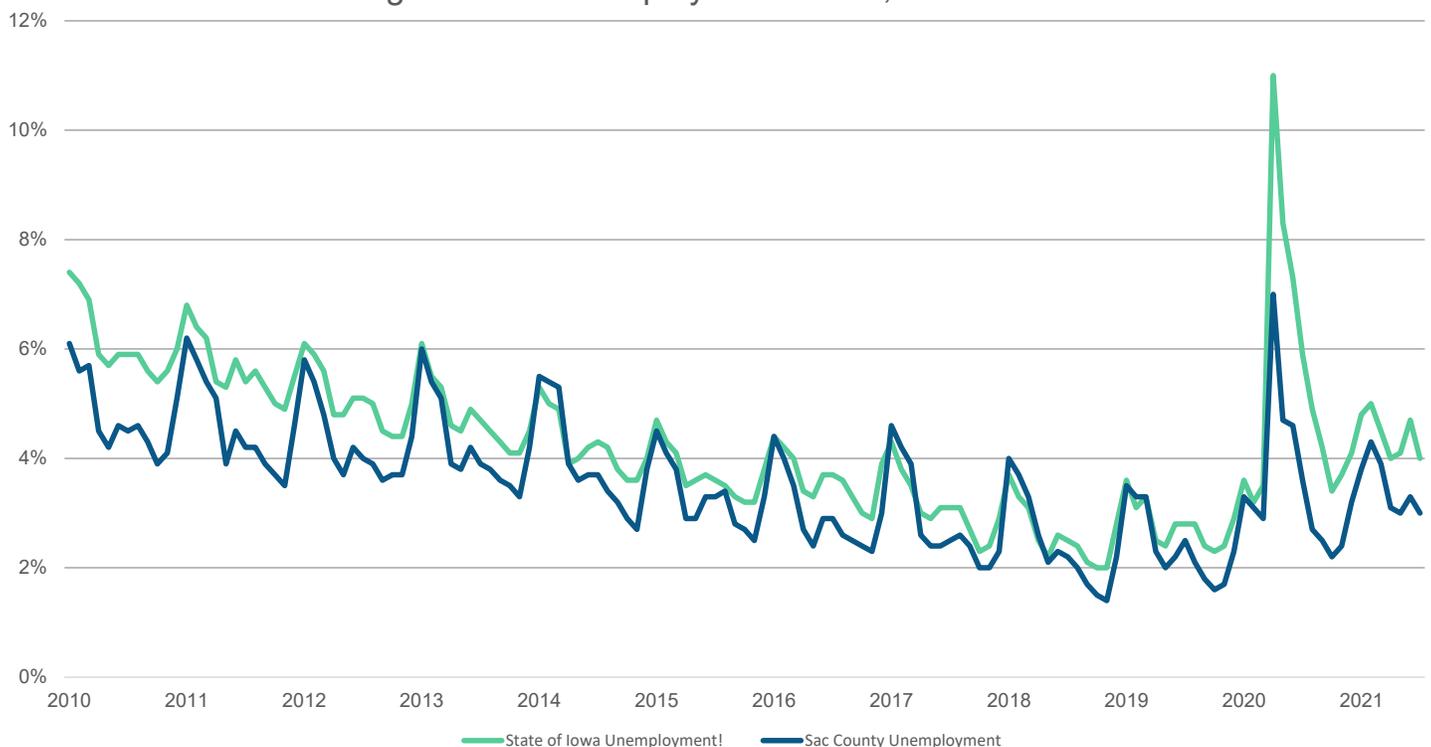


Table 10.1: Employment by Industry, 2019

	Number Employed	Percent
Civilian employed population 16 years and over	468	100%
Agriculture, forestry, fishing and hunting, and mining:	27	5.77%
Construction	28	5.98%
Manufacturing	32	6.84%
Wholesale trade	19	4.06%
Retail trade	43	9.19%
Transportation and warehousing, and utilities:	24	5.13%
Information	10	2.14%
Finance and insurance, and real estate and rental and leasing:	64	13.68%
Professional, scientific, and management, and administrative and waste management services:	8	1.71%
Educational services, and health care and social assistance:	127	27.14%
Arts, entertainment, and recreation, and accommodation and food services:	54	11.54%
Other services, except public administration	8	1.71%
Public administration	24	5.13%

Table 10.2: Employment by Occupational Category, 2019

	Number Employed	Percent
Civilian employed population 16 years and over	468	100%
Management, business, science, and arts occupations:	168	35.90%
Service occupations:	82	17.52%
Sales and office occupations:	119	25.43%
Natural resources, construction, and maintenance occupations:	24	5.13%
Production, transportation, and material moving occupations:	75	16.03%

Table 10.3: Employment in Place, 2019

	Number of Employees	Percent
State of Iowa	460	98.29%
Sac County	379	80.98%
City of Lake View	88	18.80%
Outside City of Lake View	380	81.20%
Outside Sac County	89	19.02%
Outside Iowa	8	1.71%

This breakdown is utilized when considering economic and development strategies that focus on and directly benefit the workforce in Lake View. Table 10.2 is a more generalized look at occupations that employ Lake View residents. Management, business, science, and arts occupations employ nearly 36% of the city’s workforce. Sales and office occupations employ the second largest cohort of the population employing 25.43% of workers in the city. Natural resources, construction, and



maintenance occupations employ the smallest percentage of the population at 5.13%.

Table 10.3 on the previous page displays where employees work. Of the 468 citizens of working age, in the labor force, in Lake View, 460 work within the State of Iowa, the remaining 8 work outside of the state. Workers who stay within Sac County for their employment account for 80.98% of the laborforce, and those who live and work within the City of Lake View account for 18.80% of the laborforce.

Income

Income is another indicator of the strength of an economy within a city. Figure 10.2 shows the household incomes within the city according to the 2019 American Community Survey Estimates. Households with an income of less than \$50,000 represent nearly half of the city's total households (46.3%). These households make less than the median household income of the city (\$58,304) shown in figure 10.3. Over 21% of the city's households make more than \$100,000 per year.

The 2019 American Community Survey Estimates estimate that Lake View's median household income is \$58,304. This is up from the 2010 estimate of \$39,632, an increase of 47%. Figure 10.3 compares Lake View's median household income to other regional comparable cities. The data shows that the City of Glidden has the highest median household income at \$65,625 and Lake View has the second highest median household income. Coon Rapids has the lowest household income at \$49,464. Sac County's median household income is \$58,232.

Retail Sales

Retail sales within the community can indicate both the success of local businesses and the community's ability to provide daily needs.

Figure 10.2: Household Income, 2019

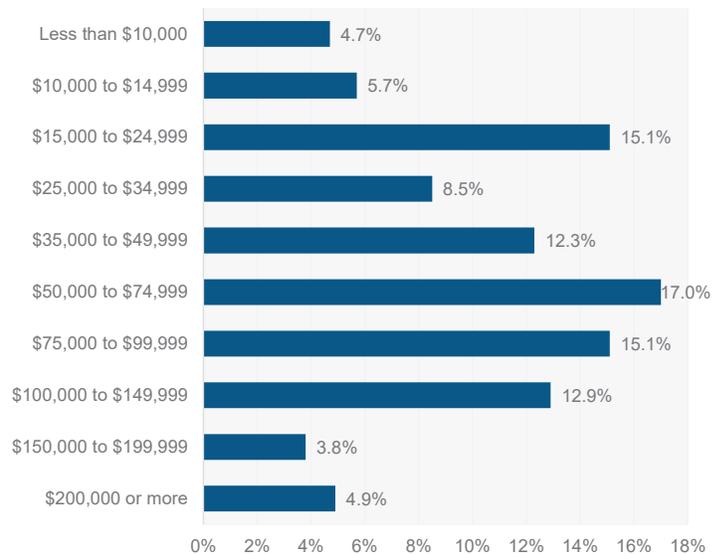
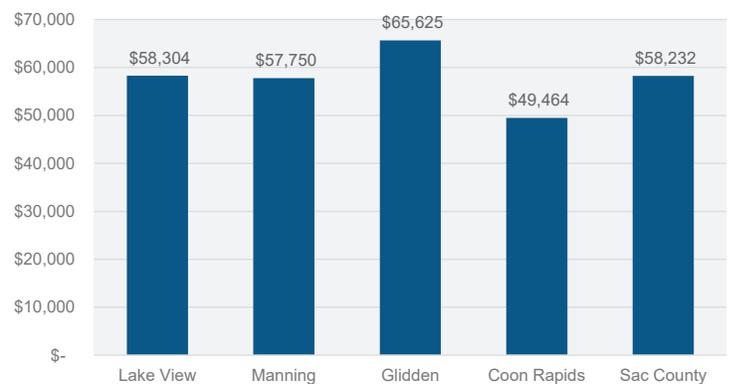


Figure 10.3: Median Household Income Comparison, 2019



Annually, the staff at the Iowa State University's Department of Economics prepares reports analyzing the retail trade for cities and counties throughout Iowa. The City of Lake View is not a part of any metropolitan statistical area. Lake View's most recent report was completed for Fiscal Year 2019. The report showed that Lake View's taxable retail sales per capita, or amount of retail spending per person, stayed steady from \$9,296 in FY18 to \$9,330 in FY19. Lake View's per capita sales in the report shows that the city's per capita sales are higher than the per capita sales of Sac County (\$6,569). In the report, Lake View is grouped with 102 peer cities from within the state. Of these 102 peer cities, Lake View ranked 45 in per capita sales.

Comparing the city to the county is also useful. In fiscal year, 2019, Lake View accounted for 11% of Sac County's population, and 15.8% of the county's total taxable sales. Lake View, Odebolt, Sac City, Schaller, and Wall Lake all have taxable sales that account for a larger proportion of sales than their population.

Goals

Attract new-to-Lake View businesses

Attracting new businesses will assist in meeting the larger goal of population growth by providing the additional jobs needed to support a growing population. As the city continues to work towards attracting new businesses, it is important to look for businesses that would compliment the current businesses or bring a completely different business to the community.

Action Items:

- Create more commercial space on Main Street
- New commercial development
- Seasonal/pop-up shops by Sauk Tailhead
- Utilize the Small Business Administration's Small Business Development Center staff and its resources

Support existing businesses

Assisting existing businesses continues to be a priority for economic development throughout the city. Supporting existing local businesses is important as successful businesses will assist with the attraction of new businesses. Strong businesses within the community also can create new jobs within the community.

Action Items:

- Seasonal/pop-up shops by Sauk Tailhead
- Business district facade program
- Monitor and implement opportunities from the state
- Support and continue business retention and expansion visits

- Utilize the Small Business Administration's Small Business Development Center staff and its resources

Workforce Development

Creating and maintaining a workforce which can not only fill the current available positions, but is strong enough to attract new industries to the community is important. Utilizing programs which are already in place to improve the city's workforce would be beneficial in the advancement of the workforce.

Action Items:

- Partner with Iowa Central Community College
- Utilize Iowa Workforce Development
- Monitor and implement opportunities from the state
- Utilize the Small Business Administration's Small Business Development Center staff and its resources





CHAPTER 12: TOURISM

Economic Impact

According to the *The Economic Impact of Travel on Iowa's Counties 2018, U.S. Travel Association; Bureau of Labor Statistics 2017*, tourism has a \$15 million - \$25 million impact on Sac County annually. In 2007, Black Hawk Lake had 146,043 average annual visitors who spent over \$19.05 million. Visitors to Black Hawk Lake support approximately 375 jobs.

In 2021, Camp Crescent welcomed over 42,000 patrons to the campground and had over \$300,000 in camping revenues. The city also sold approximately 6,000 rounds of mini-golf. Tourism continues to be a large part of the city's economy and as amenities are added and/or improved, the city should anticipate these numbers to continue to grow.

A survey was completed throughout 2019 to determine the impact that anglers have on the City of Lake View's economy. The survey found that from January 1st - February 28th and April 1st - October 31 anglers spent a total of \$987,045.37 in Lake View. On average, anglers spent \$74.44 per trip. Lodging accounted for 29% of the total amount and gas/travel accounted for an additional 28%. The remaining 43% was spent on picnicking (20%), food & restaurants (10%), fishing supplies (9%), and camping (4%).

The types of anglers that visited Black Hawk Lake was also surveyed in 2019. From January to April, Ice Anglers were the most common on and around the lake. January sees the highest amount of ice anglers at approximately 500 during the month. The last ice anglers were reported in mid-April and were not recorded again during the survey which ended in October. In mid-February, shore anglers started to make a presence, as did boat anglers. During the peak summer months, shore anglers were the most popular peaking at around 5,000 in May. Boat anglers



Visitors Enjoying the Splash Pad



Mini-Golf Course



Black Hawk Lake

Figure 12.1: How Many Times Per Year Do You Camp in Lake View?

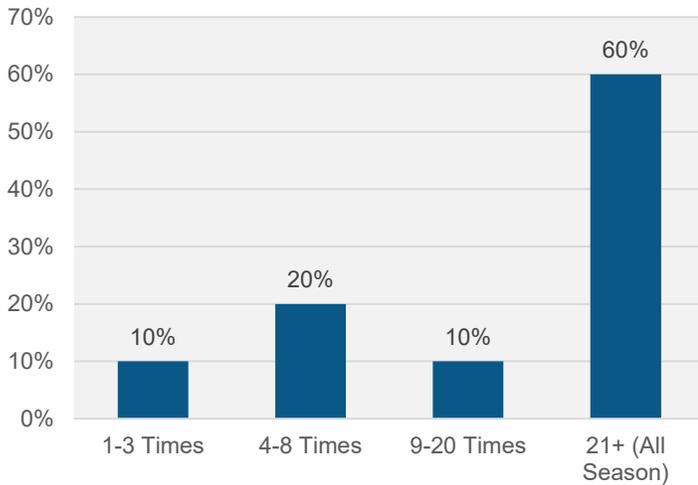


Figure 12.2: How Far Did You Travel This Weekend to Camp?

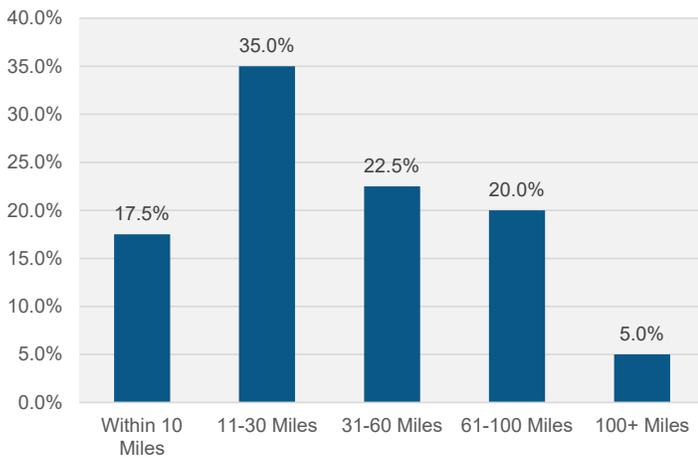


Table 12.1: Amenities Utilized by Campers

Amenity	Number of Campers who use the amenity
Lake	36
Bathhouse	32
Wifi	32
Mini-Golf	26
Parks	26
Concession Stand	24
Sauk Rail Trail	19
Splash Pad	19
Dump Station	4
Library	1

also peaked in May with approximately 1,500 anglers during the month.

Tourism Survey Results

The City of Lake View sees a large number of tourists within the community each year. These visitors come to the community for a number of reasons for trips that last from a few hours to a number of days. The impact that these tourists have on the city’s economy does not go unnoticed. As tourists have a large impact on the community as a whole, the city felt it was necessary to survey visitors to the Camp Crescent Campground and ask what amenities and businesses they use while in town and what they feel would benefit the community.

During Memorial Day weekend, campers at the Camp Crescent Campground were surveyed. The City of Lake View’s summer intern was able to receive surveys from 40 different campers over the extended weekend. Figure 12.1 shows the responses to the question “How many times per year do you camp in Lake View?” Responses show that 60% of the campers camp over 21 times per year or all season (April/May through September). An additional 10% of the respondents camp 9-20 times per year, 20% camp 4-8 times per year, and the remaining 10% camp 1-3 times per year.

Figure 12.2 shows that the campgrounds, and Lake View, pull tourists/visitors from a wide range of distances. On this particular weekend, 5% of the campers surveyed traveled over 100 miles to camp in Lake View. Without the tourism amenities that Lake View has to offer, these visitors may have otherwise not traveled to Lake View. The survey also found that 20% of the respondents traveled 61-100 miles, 22.5% traveled 31-60 miles, and the remaining 52.5% traveled 30 miles or less to camp in Lake View.

While in Lake View, the campers utilize a number of amenities located within the campground and the city. Table 12.1 shows which amenities are utilized and by how many visitors. Black Hawk Lake is the most widely used amenity by campers. The lake is utilized by a large number of residents and visitors to the community for a variety of recreational activities including fishing, swimming, and boating. Campers also regularly utilize the bathhouse, wifi, and mini-golf all found within the campground. The City of Lake View's parks are also visited regularly by campers at the campground.

When asked about what businesses tourists/residents utilize while in Lake View, 37 specific businesses were mentioned. Specific businesses that were mentioned the most were: Kathy's Corner (12 times), Lake View Foods (12 times), Dollar General (10 times), and Dorothy Jane's (9 times). A large number of businesses were mentioned eight times or less. Also mentioned was the city's farmer's market by six people and the city-wide garage sales by one person.

When asked what businesses they would visit if they were present within the City, a variety of business types were presented. A bar or restaurant that can be accessed from the lake was suggested by a few of the respondents. Additional restaurants, including a brick oven pizza place and a pizza place in general were recommended. Businesses which would benefit the camping community included a camper supply store and repair shop, as well as a sewer clean-out crew. Businesses which would accommodate recreational activities including a bait shop, swim shop, and bike repair shop were suggested. Businesses which provided indoor activities (ax throwing, arts and crafts, movies, etc) for rainy days were also suggested.

While not all of these campground visitors live in Lake View, it is important to understand the needs and desires of the tourists as they are willing to come to Lake View to spend their money.

Goals

Increase the number of activities held annually in Lake View

Currently, a large number of activities in Lake View are held during the summer. Hosting additional activities during the fall, winter and spring would create additional opportunities to bring tourists into the community.

Action Items:

- Work with local organizations to develop activities during the "off months"
- Create an off season event task force to help develop additional activities
- Work with the DNR to explore the potential of a trout stocking event in the late fall/early winter

Increase the number of tourists annually

Tourists in Lake View pump a large amount of money into the city's economy and being able to increase the number of people who visit Lake View each year would further support the local businesses.

Action Items:

- Expand the number of camping spots at the city's campground
- Add additional amenities within the city and campground to attract additional visitors



CHAPTER 13: HAZARDS

The City of Lake View adopted its most recent hazard mitigation plan in April 2020. The planning process was guided by the Federal Emergency Management Agency (FEMA) to prepare communities for potential hazards and disasters. The City of Lake View’s hazard mitigation plan is a part of a four county plan which covers all cities and school districts Carroll, Crawford, Greene Counties and parts of Sac County, including Early, Lake View, Sac City, Wall Lake, East Sac County Community School District, Rural Sac County and Schaller-Crestland Community School District. FEMA requires all communities to be covered by an approved hazard mitigation plan before it makes certain funding available. Each hazard mitigation plan is valid for five years before an update is required. While a majority of this chapter was drafted during

the hazard mitigation planning process, it has been updated during the comprehensive planning process to ensure accuracy and that there have been no major changes since the hazard mitigation plan was updated.

The hazard mitigation planning process includes three basic steps: identify what needs to be protected and what could potentially cause a hazard or disaster; consider what hazards could happen, how frequently they could occur, and what the damage would be; what can be done to prepare and protect the community from hazards and disasters

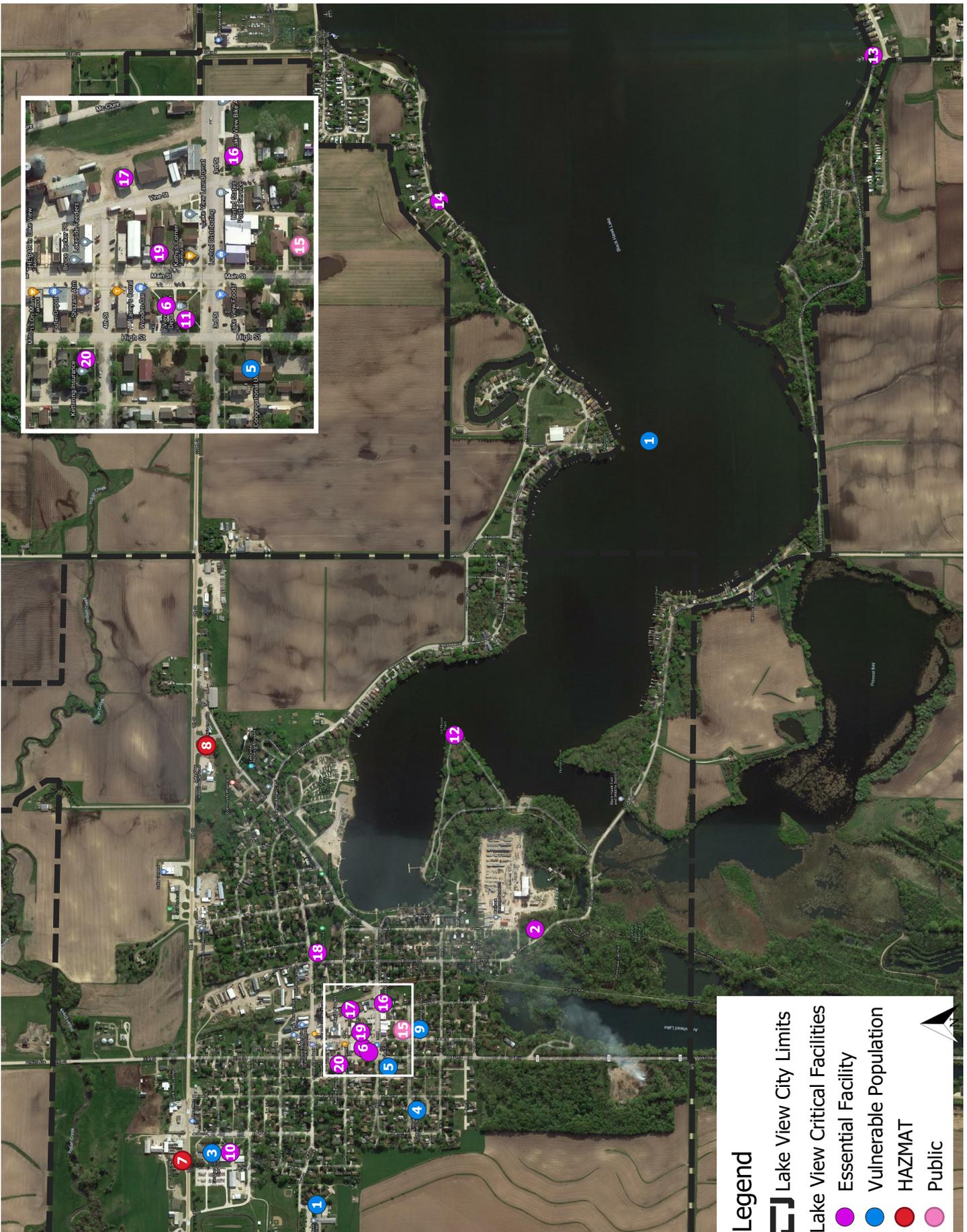
Critical Infrastructure

The critical infrastructure identification was completed during the hazard mitigation planning process. The list includes infrastructure vital to

Table 13.1: Critical Facilities

Number on Map	Name	Address	Type
1	Black Hawk Care Center	75 W 5th Street	Vulnerable Population
2	Black Hawk Fish and Wildlife District Office, Iowa DNR	116 S State Road	Essential Facility
3	East Sac County High School	801 Jackson Street	Vulnerable Population
4	Emmanuel Lutheran Church	115 2nd Street	Vulnerable Population
5	First Congregational UCC	217 High Street	Vulnerable Population
6	Lake View City Hall & Police Station	305 Main Street	Essential Facility
7	Denny’s Auto	116 9th Street	HAZMAT
8	Sparky’s	1211 9th Street	HAZMAT
9	United Methodist Church	501 2nd Street	Vulnerable Population
10	Storm Siren	801 Jackson Street	Essential Facility
11	Storm Siren	305 Main Street	Essential Facility
12	Storm Siren	Ice House Point	Essential Facility
13	Storm Siren	Rolf & S State Road	Essential Facility
14	Storm Siren	500 N State Road	Essential Facility
15	Library	202 Main Street	Public
16	Fire Station	312 Vine Street	Essential Facility
17	Ambulance Shed	400 Vine Street	Essential Facility
18	Shelter House	Speaker Park	Essential Facility (Shelter)
19	American Legion Post #133	312 S Main Street	Essential Facility (Shelter)
20	Kettering Insurance	326 4th Street	Essential Facility (Shelter)

Map 11.1: Critical Facilities



Legend

- Lake View City Limits
- Lake View Critical Facilities
- Essential Facility
- Vulnerable Population
- HAZMAT
- Public

Table 13.2: Risk Assessment

Hazard	Previous Occurrence?	Likely to Experience?	Probability?	Magnitude/Severity	Warning Time	Duration	Hazard Score
Severe Winter Storm	Yes	Yes	4	2	2	3	3
Grass/Wild Land Fire	Yes	Yes	4	1	4	1	2.8
Transportation Incident	Yes	Yes	3	2	4	2	2.75
Thunderstorm/Lightning/Hail	Yes	Yes	4	1	3	1	2.65
Tornado	Yes	Yes	3	2	4	1	2.65
River Flooding	Yes	Yes	3	1	2	3	2.55
Animal/Plant/Crop Disease	Yes	Yes	2	3	2	4	2.5
Drought	Yes	Yes	3	2	1	4	2.5
Levee/Dam Failure	Yes	Yes	2	2	4	3	2.4
Flash Flood	Yes	Yes	3	1	4	1	2.35
Windstorm	Yes	Yes	3	1	4	1	2.35
HAZMAT Incident	No	Yes	4	2	4	2	2.3
Infrastructure Failure	Yes	Yes	2	2	4	2	2.3
Terrorism	No	No	1	3	4	3	2.25
Human Disease	Yes	Yes	2	2	2	4	2.2
Extreme Heat	Yes	Yes	3	1	1	3	2.1
Radiological	No	No	1	2	4	3	1.95
Earthquake	No	No	1	1	4	1	1.45
Expansive Soils	No	No	1	1	1	4	1.3

the community as well as facilities which could be used to shelter residents from harm, as well as facilities that could pose a hazard. Table 13.1 names the critical infrastructure within the city and categorizes them into facility types.

Lake View’s highest ranked hazard is severe winter storms with a hazard score of 3.3. Grass/Wild Land Fires score second highest with a score of 2.8. Both of these hazards have a high probability of happening within the calendar year. The lowest ranked hazard is expansive soils with a score of 1.3. Expansive soils are very rare in Iowa and Lake View has not experienced and instances of expansive soils in the past.

The goals laid out in the multi-jurisdictional hazard mitigation plan for Lake View were to minimize to the greatest possible extent, the

Table 13.3: Risk Assessment Criteria

Probability: Likelihood of the hazard occurring again in the future considering both the hazard’s historical occurrence and the projected likelihood of the hazard occurring in any given year		
Score	Description	
4	Highly Likely	Event is probable within the calendar year. History of events is greater than 33% likely per year.
3	Likely	Event is probable within the next three years. History of events is at least 20% but less than or equal to 33% likely per year.
2	Occasional	Event is probable within the next five years. History of events is at least 10% but less than or equal to 20% likely per year.
1	Unlikely	Event is possible within the next 10 years. History of events is less than 10% likely per year.
Magnitude/Severity: Assessment of severity in terms of injuries and fatalities, person property and infrastructure and the degree and extent with which the hazard affects the area		
Score	Description	
4	Catastrophic	More than 50% of property severely damaged Shutdown of facilities and services for more than 30 days Multiple deaths
3	Critical	25% to 50% of property severely damaged Shutdown of facilities and services for at least 2 weeks Injuries/illnesses that result in permanent disability
2	Limited	10% to 25% of property severely damaged Shutdown of facilities and services for more than a week Injuries/illnesses that do not result in permanent disability
1	Negligible	Less than 10% of property severely damaged Shutdown of facilities and services for less than 24 hours Injuries/illnesses treatable with first aid
Warning Time: Rating of the potential (average) amount of warning time before the hazard occurs		
Score	Description	
4	Less than 6 hours	
3	6 to 12 hours	
2	12 to 24 hours	
1	More than 24 hours	
Duration: A measure of the duration of time that the hazard will affect the area Ex. a snowstorm will likely last several hours, whereas a lightning strike would last less than a second		
Score	Description	
4	More than 1 week	
3	Less than 1 week	
2	Less than 1 day	
1	Less than 6 hours	

number of injuries and/or loss of life associated with all identified hazards; maintain and protect public infrastructure; improve public communication, education and awareness of hazards and their risks in Sac County; and improve coordination and communication with other relevant organizations and build support for hazard mitigation. These goals help steer the city with planning for future hazards. Also, these goals can be incorporated into the city's comprehensive plan as the goals laid out in the hazard mitigation plan affect the safety of citizens and emergency response within the city.

Lake View is currently in the process of setting up a new hazard communication system throughout the city. In September 2022, ISICS (The Iowa Statewide Interoperable Communications System Board) will be implementing a hazard communication system in the city of Lake View. The system will allow for better communication between firefighters, EMS, police officers, schools, and utility workers which will allow for faster emergency response times and more accurate hazard warnings for citizens. This will ultimately make Lake View a safer place to live.

Goals

Minimize to the Greatest Possible Extent, the Number of Injuries and/or Loss of Life Associated with all Identified Hazards

Protecting the lives of citizens during a hazard event is the highest priority. While keeping citizens out of harms direct way is important, there are a number of other things the city can do to protect its citizens.

Action Items:

- Pre-Planning for hazards
- Replace and maintain snow removal equipment as necessary

- Attend training for terrorism when offered
- Develop a city-wide evacuation plan
- Construct a safe room at the School
- Upgrade storm sirens as needed
- Construct a storm shelter in the campground
- Purchase walkie talkies for emergency communication
- Connect to the ISICS system when available

Maintain and Protect Public Infrastructure

Public infrastructure not only provides a daily service to the community, during times of emergency, having adequately maintained infrastructure can limit the effects a hazard has on a community. If there is flooding, a maintained storm sewer utility system can limit how much flooding affects private properties by moving water out of the city quickly.

Action Items:

- Purchase large Generator for City Hall
- Replace Old Storm Sewer Infrastructure, Water Lines
- Post signs and increase police surveillance around critical facilities
- Evaluate city facilities and identify potential terrorist targets
- Reduce inflow and infiltration into the sanitary sewer system
- Increase storm sewer intakes and storm sewer lines for adequate storm water run-off
- Trim trees and branches near overhead power lines
- Upgrade snow removal equipment
- Upgrade or purchase new basket truck and digger derrick

Improve Public Communication, Education and Awareness of Hazards and Their Risks in Sac County

Educating the public on the hazards that could

affect them can help build readiness and decrease the overall affects the hazards have on the community. Education can come through a variety of medias and the city is encouraged to utilize a variety to ensure all residents have access to the education.

training

- Upgrade fire trucks
- Upgrade patrol cars for Police Department

Action Items:

- Alert Public through Local Radio, TV, Internet-Facebook, Twitter
- Notify of hazards through Electronic Messaging
- NOAA Radios for citizens
- Install Hazard Signs at Campground
- Educate Public about Hazards by Posting Information on Facebook
- Educate Public about Hazards on Local TV
- Educate Public about Hazards in Local Paper, Local Newsletter
- Educate Public about Hazards in Fliers on City Message Board

Improve Coordination and Communication with Other Relevant Organizations and Build Support for Hazard Mitigation

While the City of Lake View and its organizations/services can respond to hazard events, there are several types of hazards which require specialized response and making the connections to these organizations early will help the city when response to a specialized hazard is required. These specialized organizations can also provide additional insight on how to reduce risks.

Action Items:

- Improve EMS Training
- Provide firefighters, law enforcement and EMS departments with adequate training and equipment for a hazardous materials incident
- Continue County membership with Region 5 Hazardous Materials Team in Fort Dodge
- Continue fire and emergency response



CHAPTER 14: LAND USE

Existing Land Use

The existing land use map shows how land within Lake View is currently being utilized. Land use does not necessarily reflect the current zoning designation or the desired future land use pattern. Land use categories within Lake View include agriculture, single family residential, multi-family residential, commercial, industrial, city public and semi-public, and state public.

According to the U.S. Census Bureau, the City of Lake View has a total area of 2.41 square miles with 2.12 square miles being land and the remaining 0.29 square miles being water. The breakdown by land use category can be found in table 14.1 below.

Table 14.1: Land Use

Land Use	Approximate Acres	Percentage
Agriculture	570.81	37.2%
Single-Family Residential	405.12	26.27%
Multi-Family Residential	20.52	1.33%
Commercial	53.77	3.49%
Industrial	65	4.22%
City Public and Semi-Public	106.13	6.88%
State Public	320.65	20.79%

Agriculture

Agriculture is the largest land use in the City of Lake View making up 37.2% of the city's total acreage. Agricultural areas are mostly around the city limits as a number of these operations extend beyond the city limits. When looking towards the future, agricultural land uses are expected to continue to be significant with some land being changed into residential, commercial, and industrial uses.





A Downtown Mixed-Use Building



East Sac Community School



Gazebo in Speaker Park

Single-Family Residential

Occupying 26.27% of the city's land, single family residential is second largest land use within Lake View. This category includes single-family dwellings with lower density multi-family dwellings mixed in. Currently, the largest portion of the single family homes are located west of Black Hawk Lake, but they can also be found lining the lake along the north shore, south east shore, and portions of the southern shore. The older single-family detached homes are generally centered around the city's downtown district. Newer developments of single-family homes have more often than not been popping up around the eastern portion of Black Hawk Lake. As the lake shore has continued to develop and undeveloped lake property starts to dwindle, talks about other locations for new housing developments have happened with properties in the north and east being discussed for future development.

State Public

State Public ground is made up of land dedicated to Black Hawk Lake State Park, portions of Arrowhead Lake, the Sauk Rail Trail, and the George Washington Memorial Forest. This land is vastly undeveloped and provides for public access to Black Hawk Lake. This category makes up 20.79% of Lake View's total acreage. Land that is dedicated to state public use is most likely to remain unchanged throughout the life of this plan and beyond. If the City were to extend their limits to the south, more state land would be included as the public land that is shown on the southern portion of the city extends outside city limits.

City Public and Semi-Public

Public city and semi-public land occupies 6.88% of the city's land. This land includes city parks, city buildings (city hall, water treatment facility), and schools. This land is spread throughout the city with the majority of the land

being on the west side of Black Hawk Lake. The largest majority of this land classification are the city's active spaces which include Speaker Park, Camp Crescent Campground, and land surrounding the historical museum. These particular locations are land locked, and while they will be unable to expand easily, the city may continue to develop the parks with updated amenities. Another portion of these lands are passive parks and open spaces which allow for public access, but have not been developed into parks.

Industrial

Land currently utilized as industrial is located towards the northern portion of the city along Highway 175, but small portions of these lands can be found along Main Street and further south near the state developed lands. These properties make up 4.22% of the city's land. EVAPCO has recently been working towards expansion which has slightly increased this land's percentage. It is unlikely that there will be a large change of land into this land use, but if development is desired, it is likely to be along the city's thoroughfares as materials need to be easily shipped in and out.

Commercial

Commercial properties are mainly located along State Highway 175 and Main Street. These allow for easy access by customers and easy transportation of goods. Commercial properties represent 3.49% of the city's land. Future development of commercial properties would likely be slated for the Iowa Highway 175 corridor as this highway has the highest average annual daily traffic count and commercial businesses need high traffic (both foot and vehicular) to thrive.

Multi-Family Residential

Multi-family residential is the city's smallest land use category making up 1.33% of the

city's total land. The city's lone mobile home park is located on the north east side of the lake and there also is a high density multi-family living south of the school. Future high-density multi-family developments like what the city currently has, are likely to occur near the current developments.

Future Land Use

The City's future land use does not differ largely from the city's current land usage. Looking at the future land use map, there is additional land that has been examined for future residential developments. These future potential residential lands are currently agricultural lands, and the natural resource effects that the change of land from agricultural use to residential would need to be examined before starting development. The future land use map also shows additional commercial

Why is Land Use Planning Important?

Historically, land use planning was motivated by a concern to promote orderly development, create and preserve open spaces, and provide consistency for development. Land use planning has a main goal of ensuring that land resources are efficiently utilized for activity, including everything from residential to agricultural uses. Land use planning has many benefits including, but not limited to preventing land use conflicts, minimizing public health and safety risks from the local community, promoting better use and conservation of natural resources, and prevents development in areas that have a high risk of natural disasters. Planning for future land use can help mitigate negative effects of development, if the what-ifs are thought about before the potential development is even brought to the table.

development along the Highway 175 corridor. This land experiences a large amount of traffic and currently is dedicated largely to commercial and agricultural uses.

Goals

Highway 175 Corridor Improvements

Highway 175 is the highest traveled corridor in Lake View and gives tourists a first impression of the City. It has been noted that citizens would like to see this corridor “cleaned-up” to give a better overall impression of the city.

Action Items:

- Create land use patterns which make travelers feel welcome along the corridor
- Implement standards for highway properties which include increased amounts of vegetation
- Encourage property owners located along the highway to clean-up their properties and make them more visually appealing to travelers

Preserve Shoreline & Public Access to Black Hawk Lake

Having public access to Black Hawk Lake is important as it is a state lake. The lake hosts approximately 250,000 visitors each year, and without public access, that number would be lower. Erosion is always a problem that should be evaluated, and the shore of Black Hawk Lake in Lake View is no different. Ensuring that the shoreline is preserved will benefit the lake’s ecosystem and usage of the lake for visitors.

Action Items:

- Encourage lake shore property owners to utilize rip rap rock and native grasses and plants
- Where necessary, fix the bank slope either on city, private, or state property
- Keeps lands dedicated for public use along the lake public

- Work with Iowa DNR for project approval

Encourage Low-Impact Development Standards

Improvement of the lake is a high priority item not only for community residents, but for the City of Lake View as well. Development which does not impact the overall health of the lake is highly encouraged and favored. Low-impact development is currently required to be located in an any site plan requirements.

Action Items:

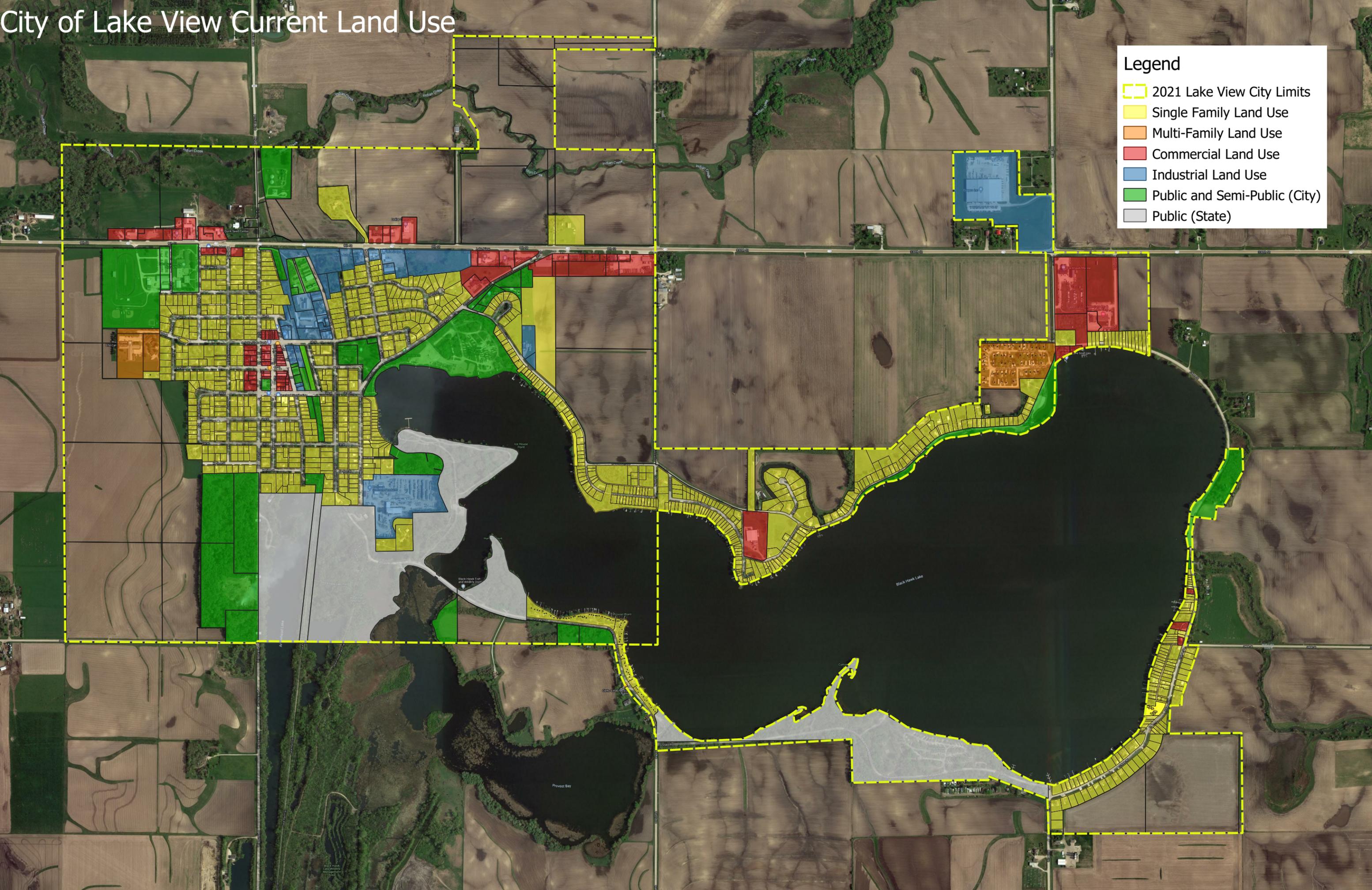
- When discussing future development, ensure contractors are aware of what low-impact development standards are, and even make a copy available
- Discuss the potential of developing incentives for low-impact development
- Examine the development of a award or recognition program for highlighting successful low-impact development sites
- Work with Iowa State Extension to put on low-impact development workshops
- Encourage low impact development on single properties



City of Lake View Current Land Use

Legend

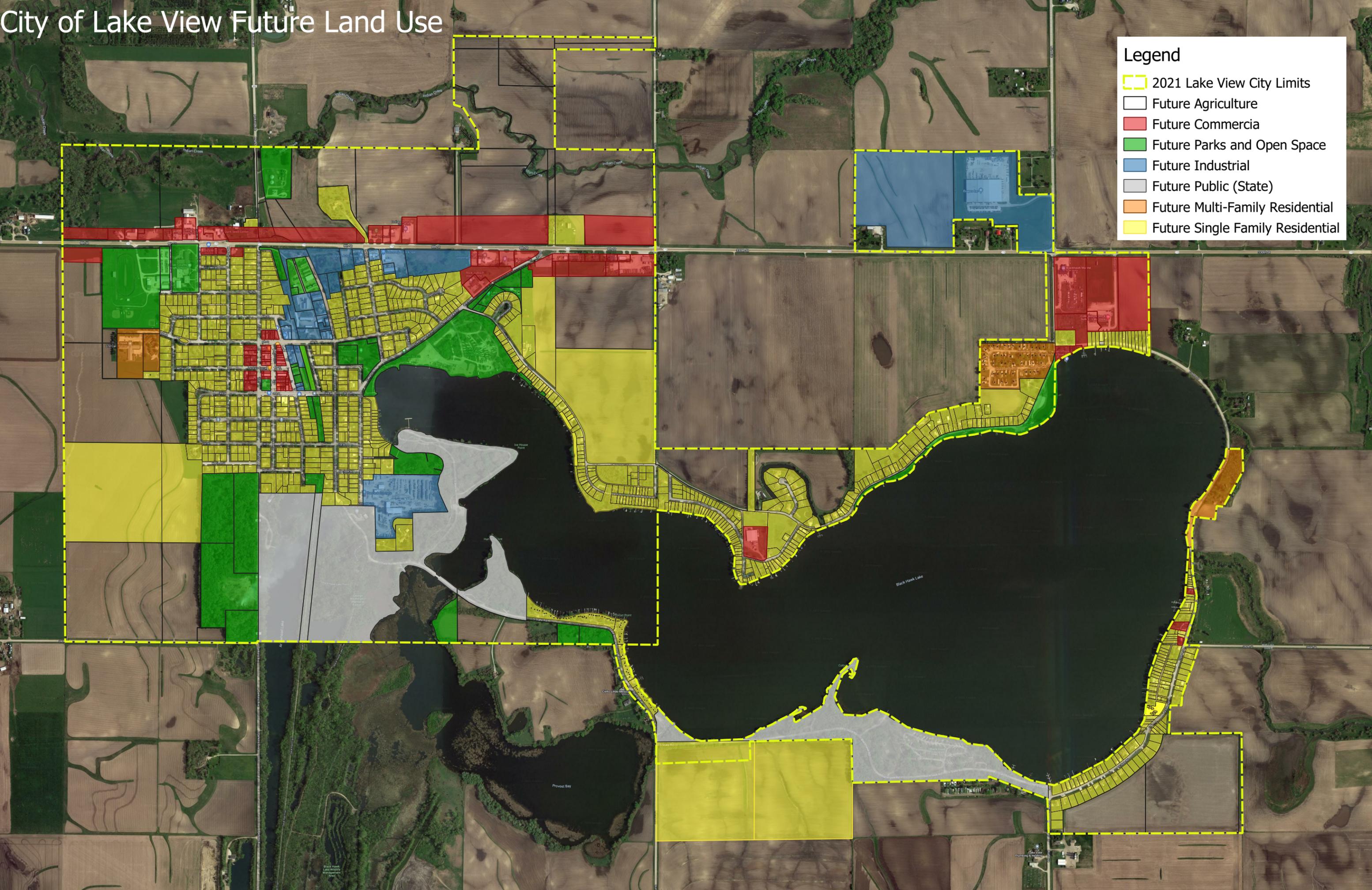
- 2021 Lake View City Limits
- Single Family Land Use
- Multi-Family Land Use
- Commercial Land Use
- Industrial Land Use
- Public and Semi-Public (City)
- Public (State)



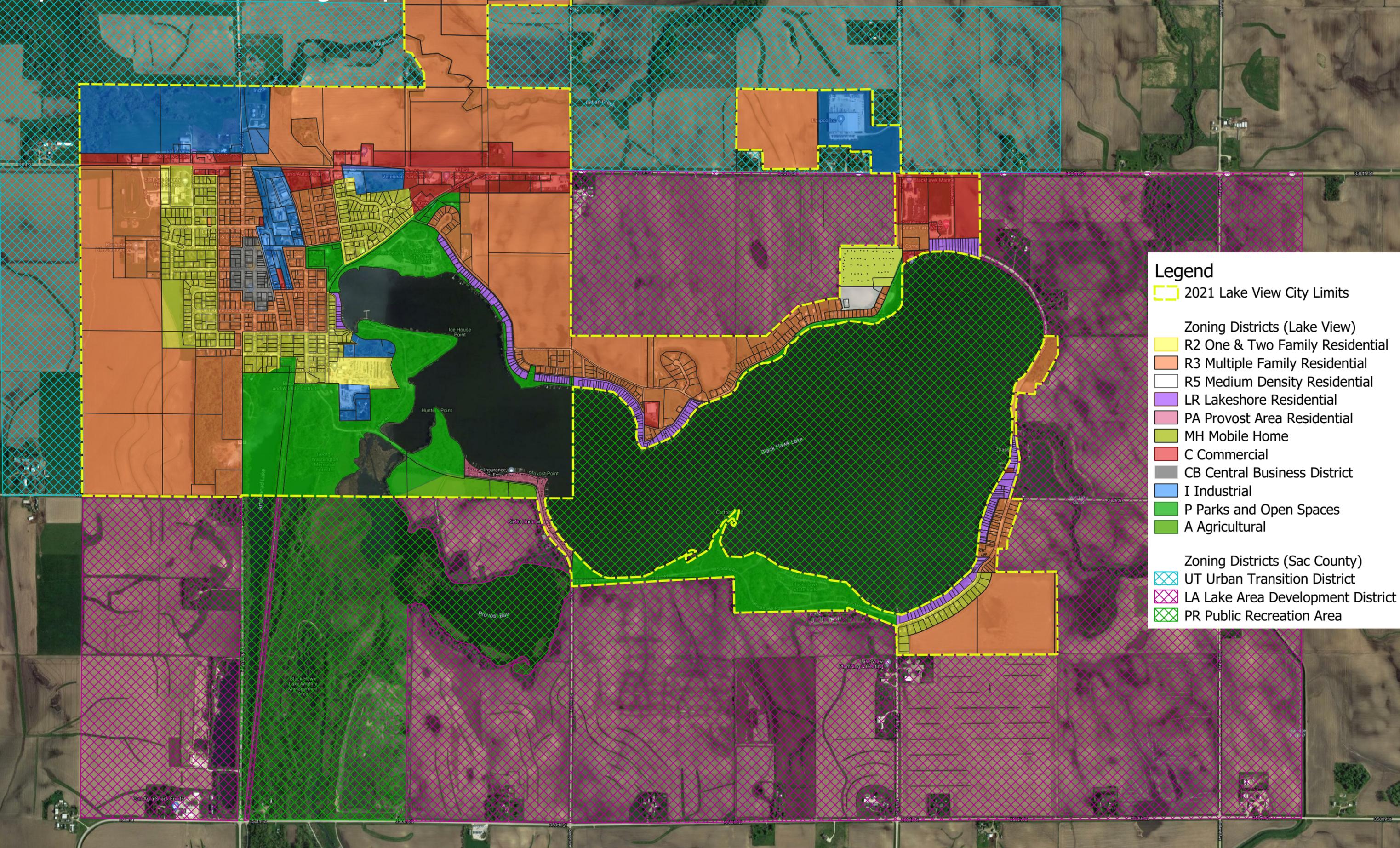
City of Lake View Future Land Use

Legend

- 2021 Lake View City Limits
- Future Agriculture
- Future Commercial
- Future Parks and Open Space
- Future Industrial
- Future Public (State)
- Future Multi-Family Residential
- Future Single Family Residential



City of Lake View Zoning Map



Legend

2021 Lake View City Limits

Zoning Districts (Lake View)

- R2 One & Two Family Residential
- R3 Multiple Family Residential
- R5 Medium Density Residential
- LR Lakeshore Residential
- PA Provost Area Residential
- MH Mobile Home
- C Commercial
- CB Central Business District
- I Industrial
- P Parks and Open Spaces
- A Agricultural

Zoning Districts (Sac County)

- UT Urban Transition District
- LA Lake Area Development District
- PR Public Recreation Area



CHAPTER 15: IMPLEMENTATION

The final step in the comprehensive planning process is to consider how the goals will be implemented. The specific action goals laid out in each chapter are the first step in determining how the goals will be implemented. Also important is who will be responsible for implementing those actions, how the actions will be funded, and what the time frame will be for completing the action items. The following list does not prioritize actions, but provides guidance on what projects and actions should be considered. As the Council discusses future budgets and strategic planning updates, it is recommended that this portion of the plan be reviewed.

The following pages involve an implementation matrix. The goals and action items are laid out in each chapter, the matrix is to be used for implementing the action items. The goals are listed along with action items. Responsible parties are indicated as well as what funding is available to assist with completing each individual action item within the specified time frame. Time frame options are:

- On-going: actions that will be continual; may already be underway or will begin shortly
- Short: actions that will be completed within three years
- Mid: actions that will be completed in three to five years
- Long: actions that will take at least five years to complete.
- TBD: On an as needed basis, or will be determined by other factors at an unforeseeable date

Population Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Continue to Engage the City's Residents	Utilize surveys to gauge current citizen interest and needs	City	None	Ongoing
Encourage economic development and new industries that will attract new population growth	Utilize city incentives to attract new businesses to the community	City, SETD	City, TIF, Grants	Ongoing
	Assist current businesses when possible with expansion plans	City, SETD	City Incentives	TBD
	Work with economic development partners to attract new businesses	City, SETD	City Incentives	Ongoing

Housing Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Explore options to improve existing housing stock	Address abandoned/vacant homes	City, Property Owners	City, Private, Local Grants, State Grants	Short
	Utilize CDBG funds for current home rehabilitation	City, Region XII	City, CDBG	Ongoing
	Down-payment assistance for first-time homebuyers	City, Region XII	City, CDBG, FHLB, HOME	Short
Encourage new construction	Identify infill lots	City, Property Owners	None	Ongoing
	Acquire infill lots when possible	City	City	Ongoing
	Develop program for infill lots	City	None	Ongoing-Short
	Create a new residential subdivision	Developer, City, Private Land Owner	City, Private	Mid-Long
	Utilize tax abatement incentives	City	City TIF	Ongoing
	Continually evaluate city zoning and make changes as needed to make new construction easier	City	None	Ongoing
Have an assisted living population	Survey community residents to determine the interest in an assisted living facility	City	None	Short
	Evaluate potential locations to determine which would be best for closeness to amenities	City, Facility	None	Short
	Work with the nursing home that is interested in expanding to make the expansion happen with ease	City, Nursing home	City Incentives, Private	Mid
	Create an environment conducive for an active assisted living community	City, Local Organizations	City, Private, Local Grants, State Grants	Ongoing

Parks & Culture Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Promote and utilize Black Hawk Lake for future economic development	Continue to utilize LPA and Lake View Community Club	LPA, Lake View Community Club	None	Ongoing
Lake View's history- highlight and engage the public	Preserve the historical structure and items that are present within the community	City, Lake View Historical Society	City, Private, Local Grants, State Grants	Ongoing
	Engage community members with the historic nature of the city and Black Hawk Lake	City, Lake View Historical Society	City, Private, Local Grants, State Grants	Ongoing
	Utilize the arts to highlight Lake View's and Black Hawk Lake's history	City, Lake View Historical Society	City, Private, Local Grants, State Grants	Ongoing
Work with the Iowa DNR to continually improve Black Hawk Lake's water quality	Highlight green infrastructure and low-impact development for the city's storm sewer system	City, Iowa DNR	City	Short
Through collaboration with local organizations, create additional winter activities on and around Black Hawk Lake	The construction of the community center will open the opportunity to designate a task force to develop activities	City, local organizations	City, Private	Short-Mid
Continue to improve and expand the amenities offered at the city's parks and Camp Crescent	Resurface the playground in Speaker Park	City	City, Private, Local Grants, State Grants	Short
	Install an outdoor pickleball court within the community	City	City, Private, Local Grants, State Grants	Short
	Update Camp Crescent playground	City	City, Private, Local Grants, State Grants	

	Update the playground at the beach	City	City, Private, Local Grants, State Grants	Short to Mid
	Construct a lake trail	City, County, DNR	City, County, DNR, Local Grants, State Grants, National Grants	Long
Preserve Lake View's History	Encourage the collaboration of local organizations to ensure the current historical amenities are kept, and that new ones are added to the community	Lake View Historical Society, Historic Preservation Commission	City, Private, Local Grants, State Grants, Federal Grants	Long

Transportation Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Maintain existing transportation infrastructure	Update existing streets and sidewalks as needed	City, Property Owners	City, Property Owners	Ongoing
	Add streets and sidewalks as determined necessary	City, Property Owners	City, Property Owners	Ongoing
Continue transportation enhancements	Improve vehicular circulation around Black Hawk Lake	City, Sac County, Iowa DNR, Iowa DOT	City, County	Long
	Improve pedestrian circulation around Black Hawk Lake	City, Sac County, Iowa DNR	City, County, Property Owners	Long
	Create a more complete transportation system by adding sidewalks	City	City, Property Owners	Ongoing
Trail improvements/development	Encourage development of multi-purpose trails linking local trails to regional trail networks	City, Sac County, Iowa DNR	City, Donations, Local Grants, State Grants, Federal Grants	Ongoing
	Further development and construction of the Lake Trail	City, Iowa DNR	City, Donations, Local Grants, State Grants	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	When possible, partner with the Iowa DNR to construct trails	City, County, DNR	City, County, DNR, Local Grants, State Grants, National Grants	Ongoing

Infrastructure Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Complete infrastructure upgrades/projects	Reduce infiltration in sewer lines	City, Utilities	City, State Grants, Federal Grants, Fees	Ongoing
	Replace underground electric lines	City, Utilities	City, State Grants, Federal Grants, Fees	Ongoing/ Short
	Loop water mains near school	City, Utilities	City, State Grants, Federal Grants, Fees	Short to Mid
	Loop electricity within the city	City, Utilities	City, State Grants, Federal Grants, Fees	Ongoing
	Address water pressure concerns in the north west portion of town	City, Utilities	City, CDBG, Other State Grants, Federal Grants, Fees	Short
Construct additional utilities	Connect unsewered areas to the sewer system	City, Utilities	City, State Grants, Federal Grants, Fees	Ongoing
Ensure Black Hawk Lake's water quality remains good	Highlight green infrastructure and low-impact development for the city's storm sewer system	City, Utilities, Iowa DNR	City	Short to Mid

Community Facility Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Construct a community center	Secure funding required to construct center	City	City, Donations, Local Grants, State Grants	Short
	Construct the community center	City	City, Donations, Local Grants, State Grants	Short
Evaluate the need for an assisted living complex	Survey community residents to determine the interest in an assisted living facility	City, Partner Facility	None	Short
	Evaluate potential locations to determine which would be best for closeness to amenities	City, Partner Facility	None	Short
	Work with the nursing home that is interested in expanding to make the expansion happen with ease	City, Partner Facility	City Incentives, Private	Mid
	Create an environment conducive for an active assisted living community	City, Local Organizations, Partner Facility	None	Ongoing
Municipal Building improvements	Complete regular maintenance to City Hall and other parts of the municipal building	City, Utilities, Police Department	City, Utilities, Police Department	Ongoing
	Complete upgrades to City Hall, it's technology, and other portions of the municipal building as needed	City, Utilities, Police Department	City, Utilities, Police Department	Ongoing
Establish a daycare system	Evaluate need for daycare to determine size	City, Community	None	Short
	Examine potential business models for a new center if a center is needed	City, Community, Potential Center Staff	None	Short
	Discuss hurdles for new in-home providers which prevents new ones being established	City, Community, In-home providers	None	Short
	Work with local organizations and employers to determine potential partnerships	City, Local Organizations, Employers	None	Short
	If a new center is required, utilize available grants, including CDBG, to make the project more feasible	City, Potential Center, Region XII	City, Private, Local Grants, State Grants	Mid to Long

Intergovernmental Collaboration Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Continue to partner with state and local organizations	When applicable, partner with state and local organization	City, State and Local organizations	City, State, Local	Ongoing
Assist the EMS with staffing/promotion	Assist the county EMS attract staff	County EMS, City	City, County	TBD
	Assist the county EMS with staffing promotions when necessary	County EMS, City	City, County	TBD

Economic Development Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Attract new-to-Lake View businesses	Create more commercial space on Main Street	City	City, Private, State Grants, Federal Grants	Short to Mid
	New commercial development	City, Developer	City, Private, State Grants, Federal Grants	Mid to Long
	Seasonal/pop-up shops by Sauk Trailhead	City, Local Businesses	None	Short
	Utilize the Small Business Administration's Small Business Development Center staff and its resources	City, SBDC, Local Businesses	None	Ongoing
Support existing businesses	Seasonal/pop-up shops by Sauk Trailhead	City, Local Businesses	None	Short
	Business district facade program	City, Local Businesses	City, Private, State Grants	Ongoing
	Monitor and implement opportunities from the state	City, Local Businesses	City, Private, State Grants	Ongoing
	Support and continue business retention and expansion visits	SETD, Local Businesses, WIAD	WIAD, Private	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Utilize the Small Business Administration's Small Business Development Center staff and its resources	Businesses	Private	Ongoing
Workforce Development	Partner with Iowa Central Community College	Iowa Central Community College, Local Businesses, SETD	Private	Ongoing
	Utilize Iowa Workforce Development	Local Businesses, SETD	Private	Ongoing
	Monitor and implement opportunities from the state	Local Businesses, SETD, City	City, Private, State	Ongoing
	Utilize the Small Business Administration's Small Business Development Center staff and its resources	Local Businesses, SETD, City	City, Private, City Incentives, State	Ongoing

Tourism Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Increase the number of activities held annually in Lake View	Work with local organizations to develop activities during the "off months"	City, DNR, Local Organizations	City, Local Grants, Donations, Fees	Short to Mid
	Create an off season event task force to help develop additional activities	City, Local Organization	City, Local Grants, Private	Short
	Work with the DNR to explore the potential of a trout stocking event in the late fall/early winter	City, Iowa DNR	City	Short
Increase the number of tourists annually	Expand the number of camping spots at the city's campground	City	City, Local Grants, State Grants, Fees	Short
	Add additional amenities within the city and campground to attract additional visitors	City	City, Local Grants, State Grants, Fees	Ongoing

Hazard Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Minimize to the Greatest Possible Extent, the Number of Injuries and/ or Loss of Life Associated with all Identified Hazards	Pre-Planning for hazards	City, Police Department, Fire Department	City, HMGP	Ongoing
	Replace and maintain snow removal equipment as necessary	Public Works	City, HMGP	Mid
	Attend training for terrorism when offered	Police Department	City, HMGP	Mid
	Develop a city-wide evacuation plan	City	City, HMGP	Ongoing
	Construct a safe room at the School	City, School	City, School, HMGP	Mid
	Upgrade storm sirens as needed	City	City, HMGP	TBD
	Construct a storm shelter in the campground	City, Campground	City, DNR, HMGP	Short
	Purchase walkie talkies for emergency communication	City, Fire Department, Police Department	City, Local Grants, HMGP	Short
	Connect to the ISICS system when available	City, County	HMGP	Short
Maintain and Protect Public Infrastructure	Purchase large Generator for City Hall	City	City, HMGP	Mid
	Replace Old Storm Sewer Infrastructure, Water Lines	City, Public Works	CDBG, Local, HMGP	Long
	Post signs and increase police surveillance around critical facilities	Police Department	City, HMGP	Mid
	Evaluate city facilities and identify potential terrorist targets	Police Department	City, HMGP	Mid
	Reduce inflow and infiltration into the sanitary sewer system	City, Public Works	City, State Grants, HMGP	Mid
	Increase storm sewer intakes and storm sewer lines for adequate storm water run-off	Public Works, City	City, HMGP	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Trim trees and branches near overhead power lines	City Electric	City, HMGP	Ongoing
	Upgrade snow removal equipment	City	City, HMGP	Ongoing
	Upgrade or purchase new basket truck and digger derrick	City Utility, City	City, HMGP	Mid
Improve Public Communication, Education and Awareness of Hazards and Their Risks in Sac County	Alert Public through Local Radio, TV, Internet-Facebook, Twitter	City, Police Department, Fire Department	City	TBD
	Notify of hazards through Electronic Messaging	City, Police Department, Fire Department	City	TBD
	NOAA Radios for citizens	City, Police Department, Fire Department	HMGP, City	Short
	Install Hazard Signs at Campground	Police Department, City	City, Local Grants	Short
	Educate Public about Hazards by Posting Information on Facebook	City, Police Department, City Utilities, Fire Department	None	Ongoing
	Educate Public about Hazards on Local TV	City, Police Department	City	Ongoing
	Educate Public about Hazards in Local Paper, Local Newsletter	City, Police Department	City	Ongoing
	Educate Public about Hazards in Fliers on City Message Board	City, Police Department	None	Ongoing
Improve Coordination and Communication with Other Relevant Organizations and Build Support for Hazard Mitigation	Improve EMS training	City, County	City, County	Ongoing
	Provide firefighters, law enforcement and EMS departments with adequate training and equipment for a hazardous materials incident	Fire Department, City, Police Department, EMS	City	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Continue County membership with Region 5 Hazardous Materials Team in Fort Dodge	Fire Department, City	City	Ongoing
	Continue fire and emergency response training	Fire Department	City, AFG, HMGP	Ongoing
	Upgrade fire trucks	Fire Department	City, AFG, HMGP	TBD

Land Use Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Highway 175 Corridor Improvements	Create land use patterns which make travelers feel welcome along the corridor	City, County	None	Short
	Implement standards for highway properties which include increased amounts of vegetation	City	None	Short
	Encourage property owners located along the highway to clean-up their properties and make them more visually appealing to travelers	City, Property Owners	Private, City Incentives	Ongoing
Preserve Shoreline & Public Access to Black Hawk Lake	Encourage lake shore property owners to utilize rip rap rock and native grasses and plants	City, Property Owners	Private	Ongoing-Short
	Where necessary, fix the bank slope either on city, private, or state property	City, Property Owners, State of Iowa	City, Private, State	TBD
	Keeps lands dedicated for public use along the lake public	City, Iowa DNR	None	Ongoing
	Work with Iowa DNR for project approval	City, Iowa DNR	City, State	Ongoing
Encourage Low-Impact Development Standards	When discussing future development, ensure contractors are aware of what low-impact development standards are, and even make a copy available	City, Property Owners, Contractors, Black Hawk LPA	City	Ongoing
	Discuss the potential of developing incentives for low-impact development	City, Black Hawk LPA	City	Ongoing/Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Examine the development of an award or recognition program for highlighting successful low-impact development sites	City, Black Hawk LPA	City	Ongoing
	Work with Iowa State Extension to put on low-impact development workshops	City, Iowa State Extension, Black Hawk LPA	None	Short
	Encourage low impact development on single properties	City, Property Owners, Black Hawk LPA	City (on City property), private	Ongoing



APPENDIX 1: SWOT ANALYSIS

Strengths

Summer Activities
Black Hawk Lake
Strong Community Club
Willing to try new things
Dredge Project
Bike trail
Volunteers- committees, fire department, etc.
Parks
Splash Pad
Main Street District
Low Crime
City Infrastructure
Nice, Clean Community
School Expansion
Tourism
Hotel
Large number of job opportunities
School System
Highway 20 proximity
Community Amenities
Bedroom community
Small town feel
Iowa Great Place
Inter-Agency Cooperation
Library
Generous Donors/Residents
Low Utility Rates
Health care Facilities
Low tax rate
Fiber Connectivity
Campgrounds
Amenities- restaurants, grocery store,
convenience store

Weaknesses

Limited Available Lots
Housing- sells quickly
No large facility for big crowds
Job Opportunities
Attraction of young families
Number of students
Economic Development
Winter- revenue for businesses decrease
Lack of workforce

No trail around the lake
Highway 175 Corridor
Perception of Lake Quality
Limited number of Contractors/Developers
available to build
Lack of Daycare- daycare options are extremely
limited

Opportunities

Water Quality
Trail Around the Lake
Community Center
Housing
Redevelopment of Salvage Yard
Highway 175 Corridor Cleanup
Highway 175 Branding
EVAPCO Expansion- additional jobs
Remote workers
Coworking Space/Business Incubator
Economic Development
M54/175 Area
Expand Campgrounds

Threats

Amazon/Online Shopping
Losing grocery store
Competition for people between the small
towns
Population loss
Cost of Housing
Property Tax
Project funding disappearing
Water quality
Governmental mandates/regulations

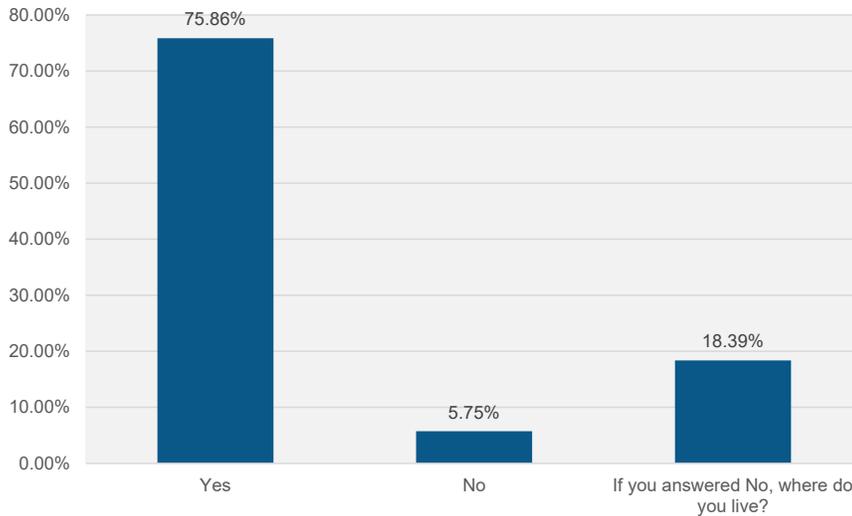
Goals

Increasing Economic Growth
Increasing Housing
Attracting Employees
College Degree Job Attraction – Mid-Level
Water Quality
Enhance Tourism – Advertising, Amenities
Community Development



APPENDIX 2: COMMUNITY INPUT SURVEY

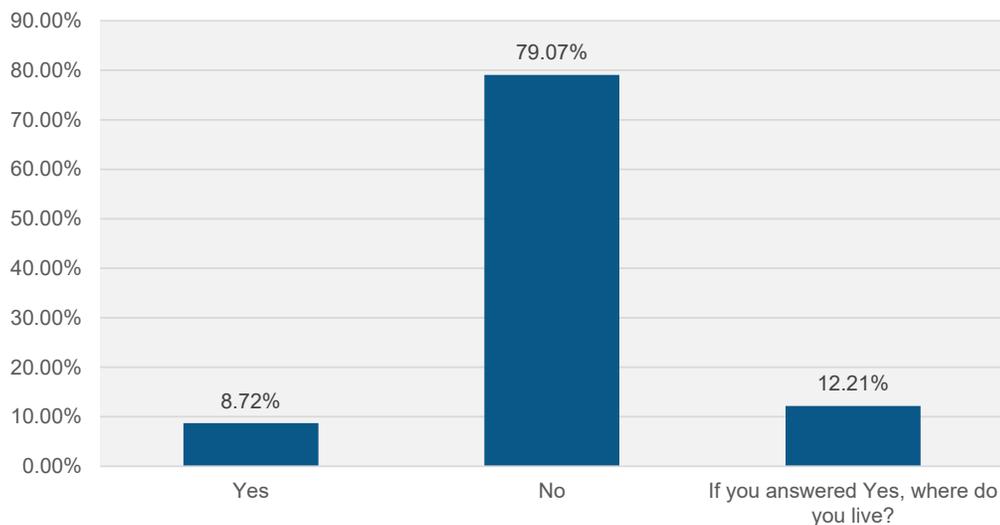
Question 1: Is Lake View your primary residence?



If you answered No, where do you live:

- | | | | |
|-----------------|--------------------|-----------------|-------------------------------------------------------------|
| -Des Moines (2) | -Ida Grove | -Johnston | -West Des Moines |
| -Carroll (2) | -Breda | -Le Mars | -Anthon |
| -Denison (2) | -Lytton | -Nebraska | -Oto |
| -Sac City (2) | -Wall Lake | -Dunlap | -Live in Des Moines but own farmland with Lake View address |
| -Jefferson (2) | -Odebolt | -Council Bluffs | |
| -Omaha (2) | -Harlan | -Battle Creek | |
| -Glidden (2) | -Buffalo, New York | -Lawrence, KS | |

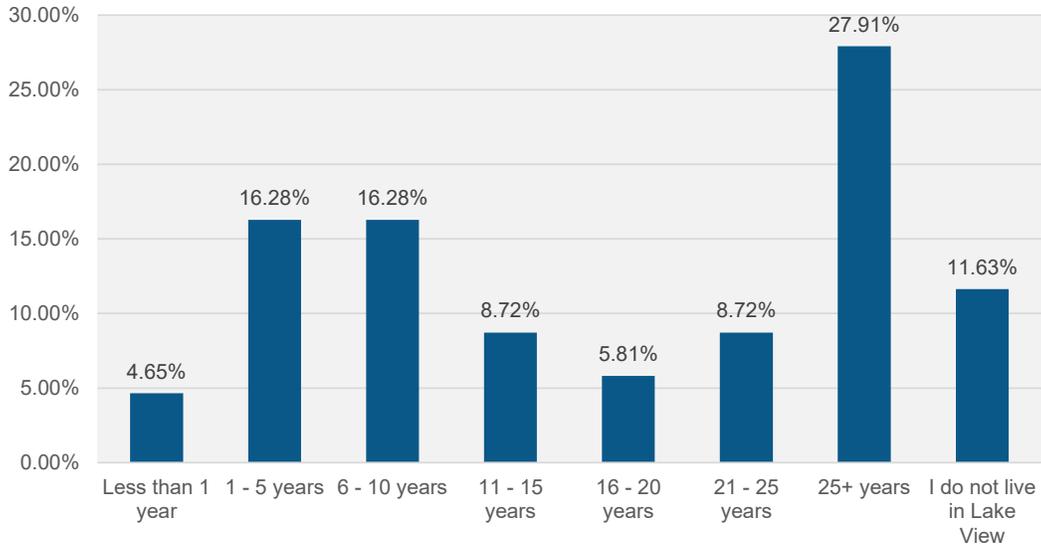
Question 2: Are you a seasonal resident of Lake View?



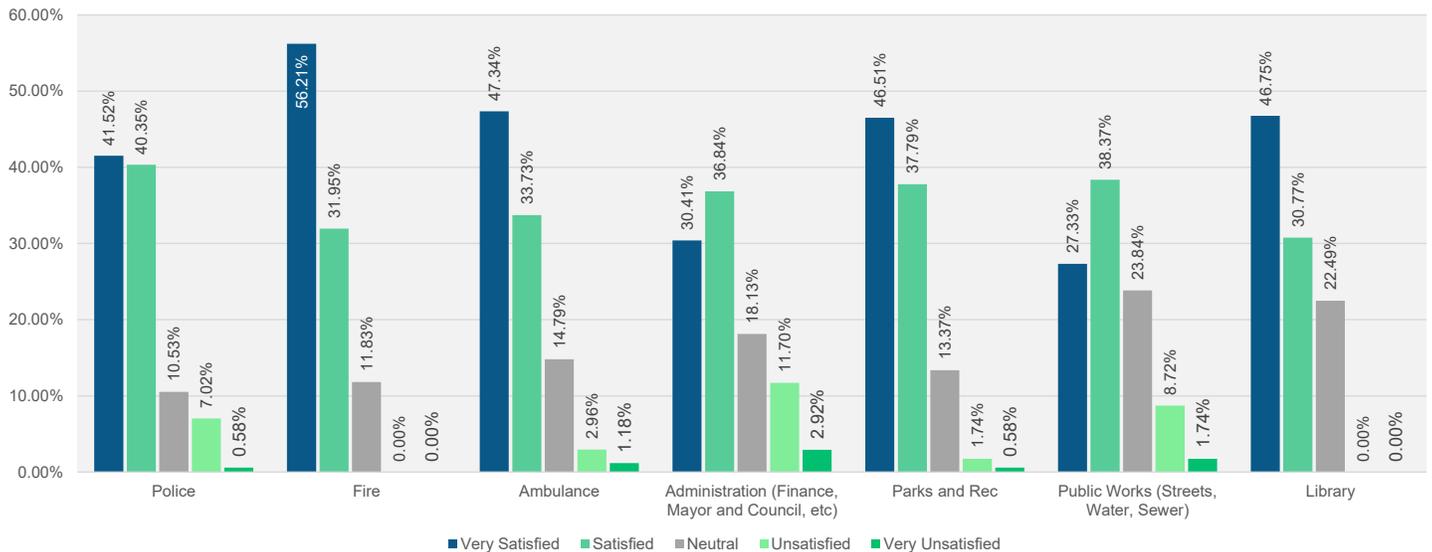
If you answered Yes, where do you live:

- | | | |
|-----------------------|--------------------------|-------------------|
| -Des Moines (2) | -Earling | -206 S. State |
| -Carroll (2) | -Harlan | -851 Lakeshore |
| -Camp Crescent | -Dixieland Trailer Court | -Lawrence, Kansas |
| -East Side of Lake | -Crescent Park Drive | -Anthon |
| -Provost | -Dunlap | -Oto |
| -Brook | -Glidden | |
| -126 South State Road | -183 Lakewood Drive | |

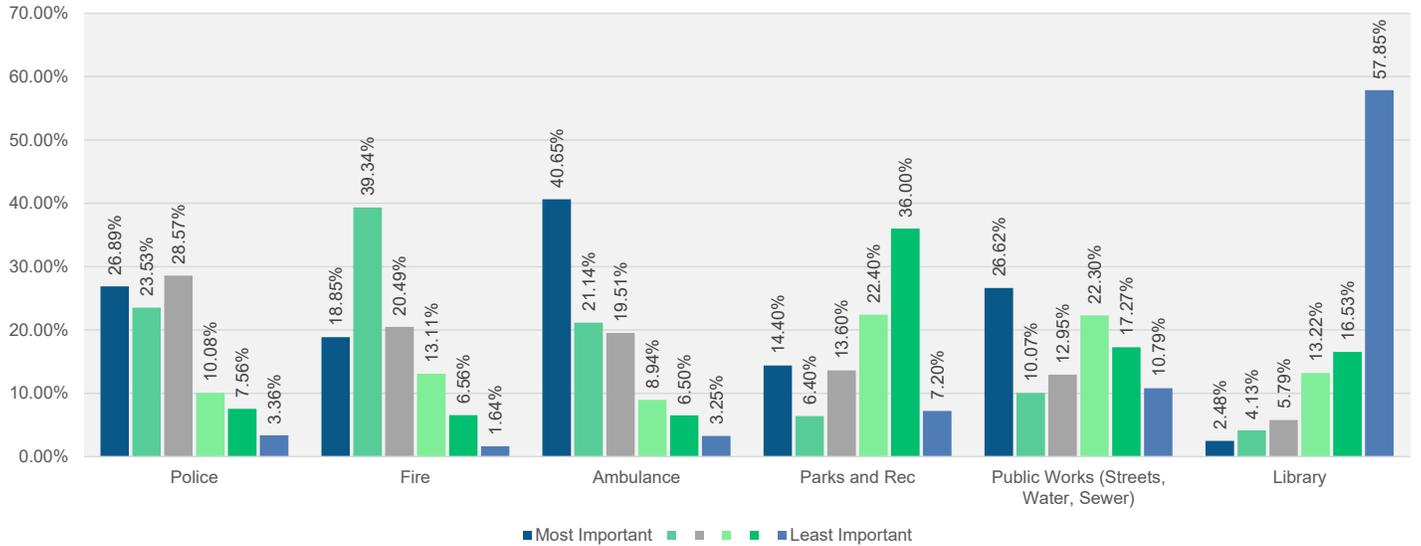
Question 3: How long have you lived in Lake View?



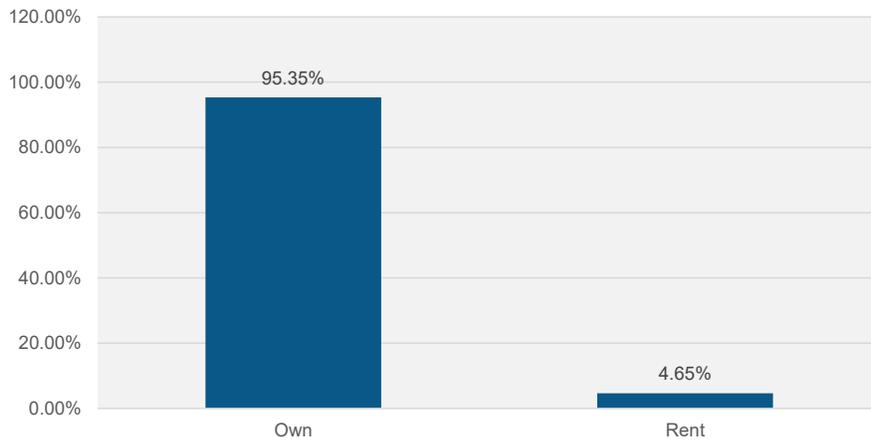
Question 4: Overall, how satisfied are you with the following governmental services in Lake View?



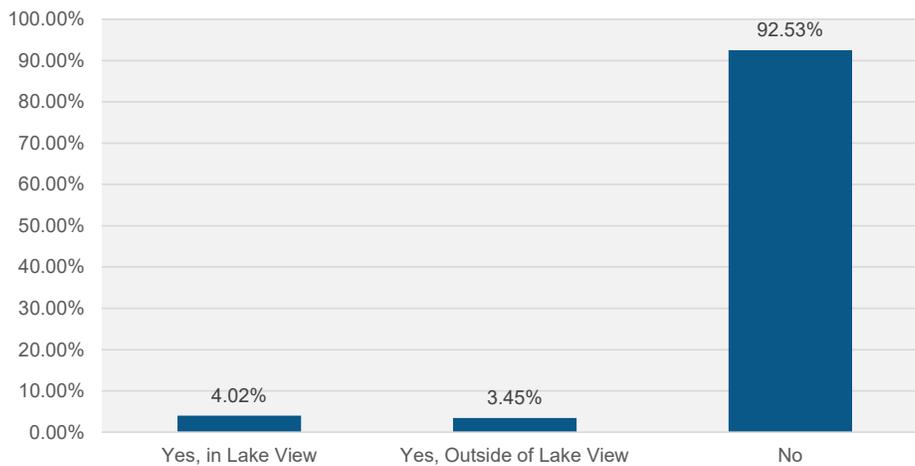
Question 5: What governmental services are the most important to you? (only one answer per column)



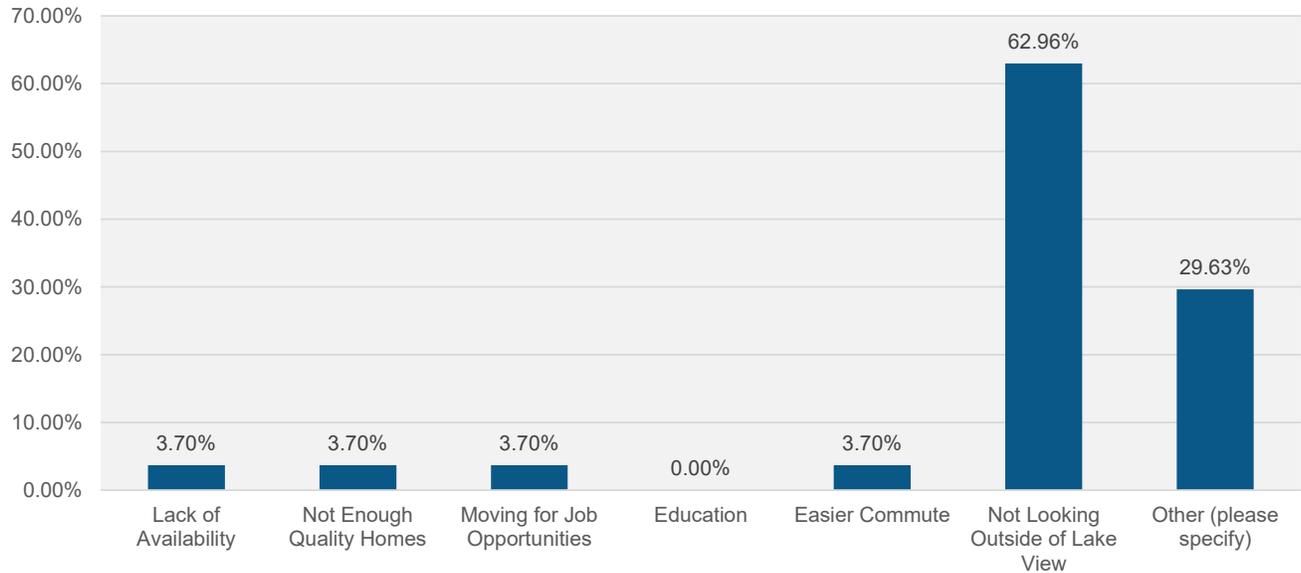
Question 6: Do you own or rent your current residence?



Question 7: Are you currently looking for a new residence?



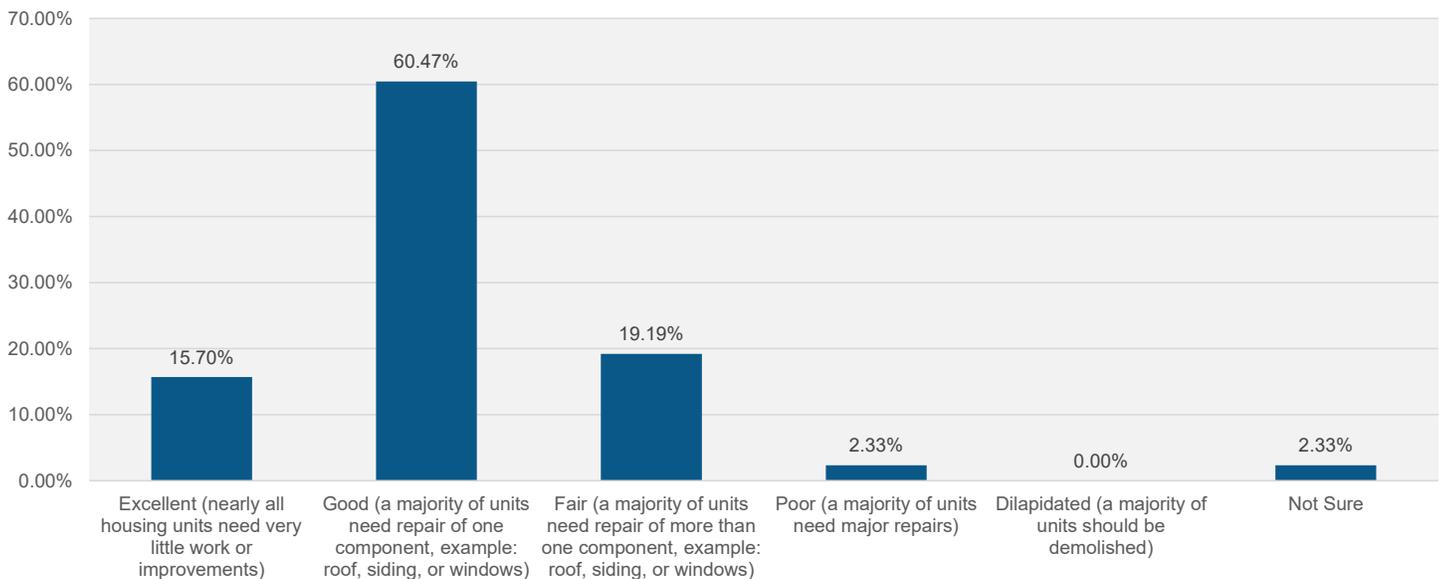
Question 8: If you answered “yes outside of Lake View”, why are you looking outside of Lake View? Please check all that apply.



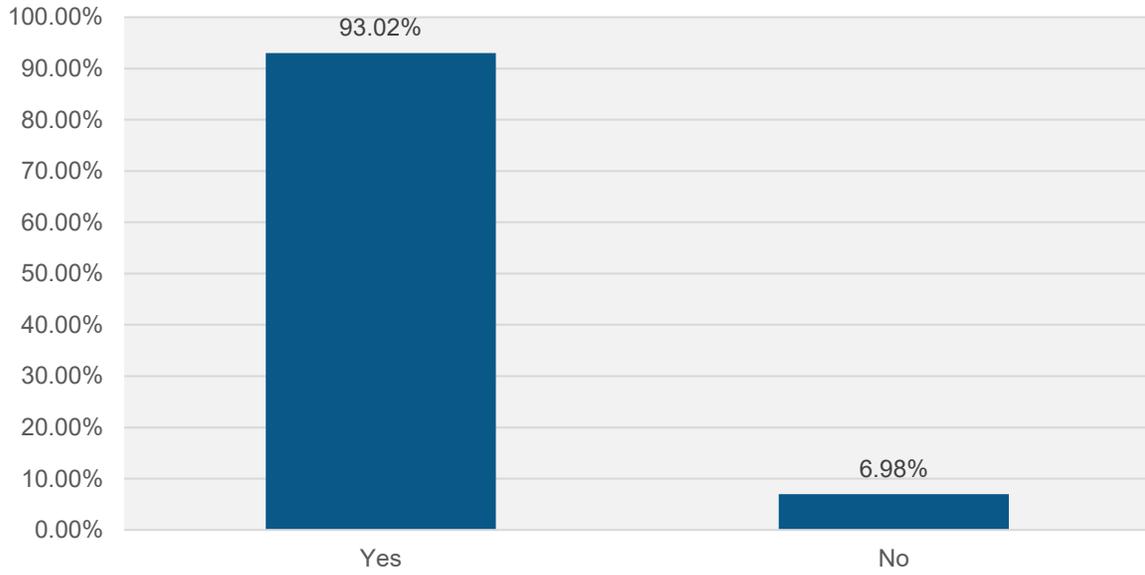
Other (please specify):

- The way the city is run.
- Need a better grocery store the food is old and not fresh.
- High RE Taxes.
- Not Looking.
- Taxes, high electric/water fees, lack of enforcement of city requirements to home occupancy on junk, trash, & unsightly items to the properties.

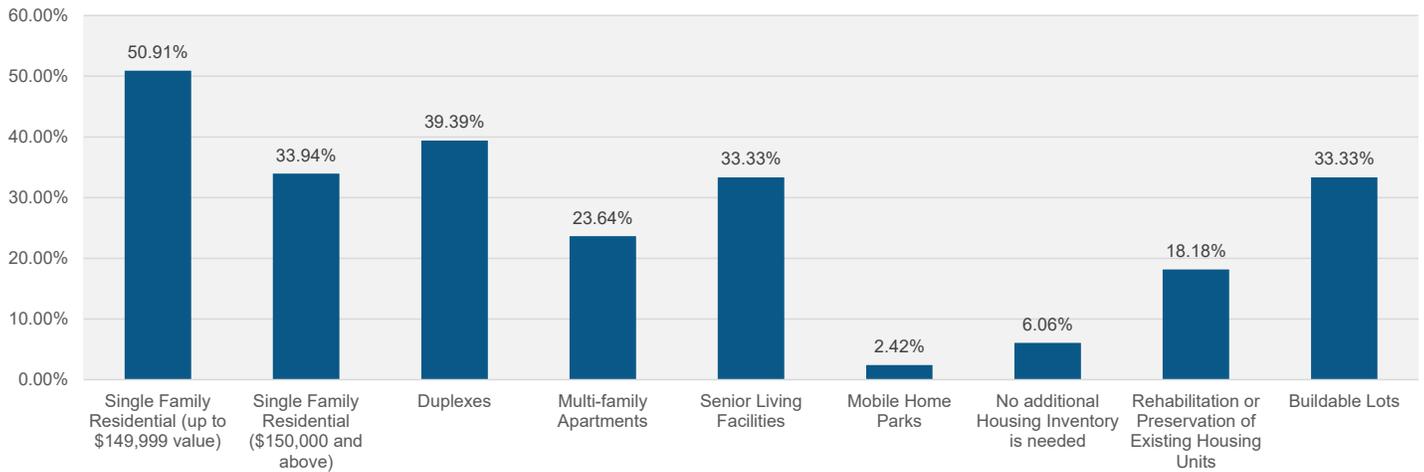
Question 9: Overall, how would you rate the condition of the houses in Lake View?



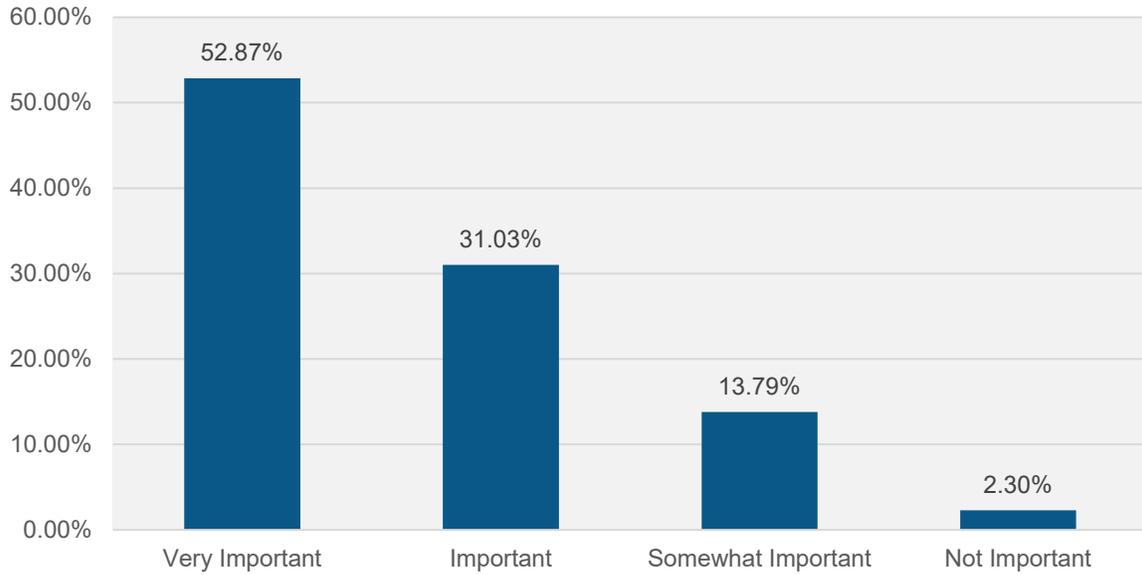
Question 10: Do you have the financial resources to maintain and keep up your current property?



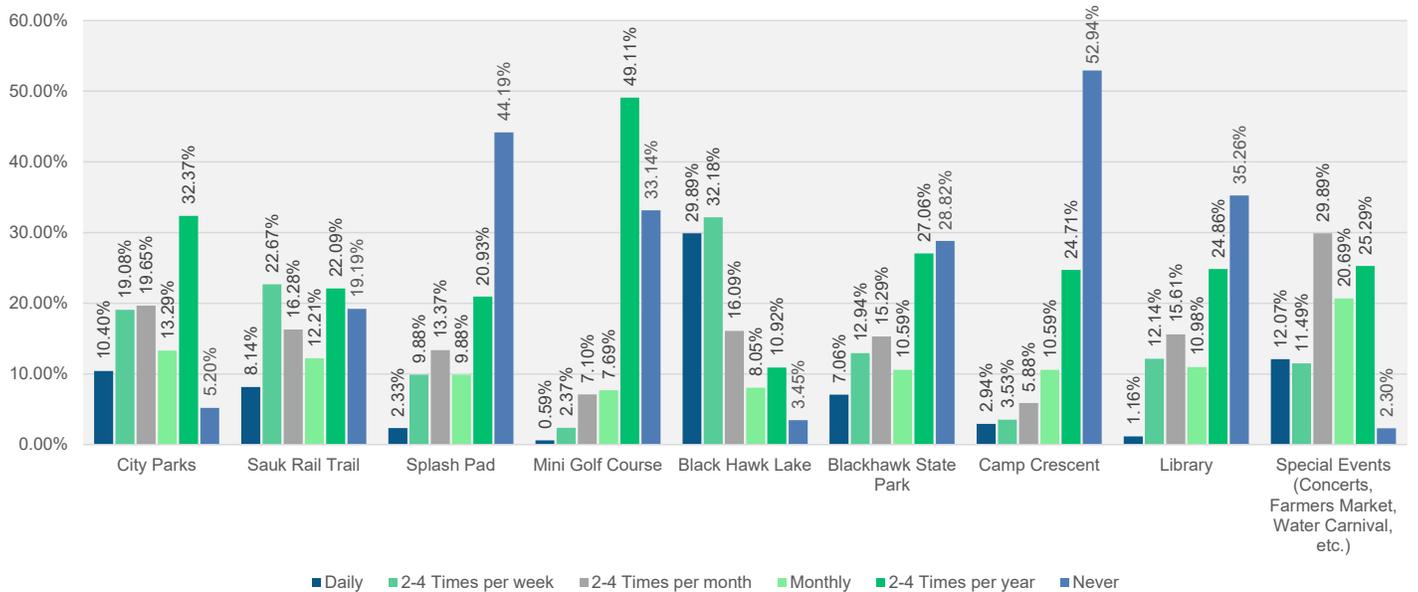
Question 11: What type(s) of housing do you think needs to be added, or available, in Lake View (if any)? Please check all that apply.



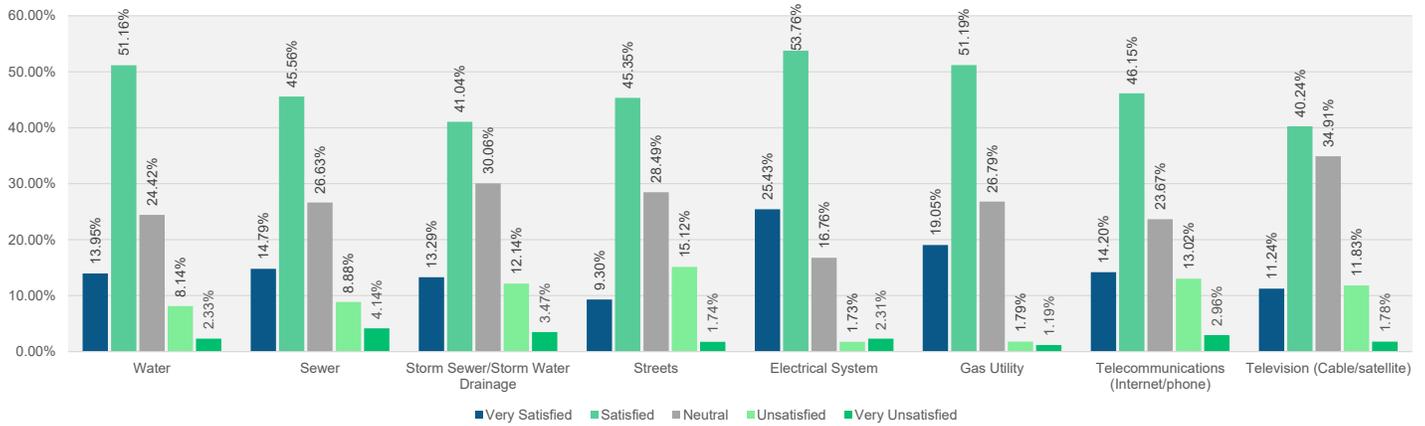
Question 12: How important are recreational amenities to you and your family?



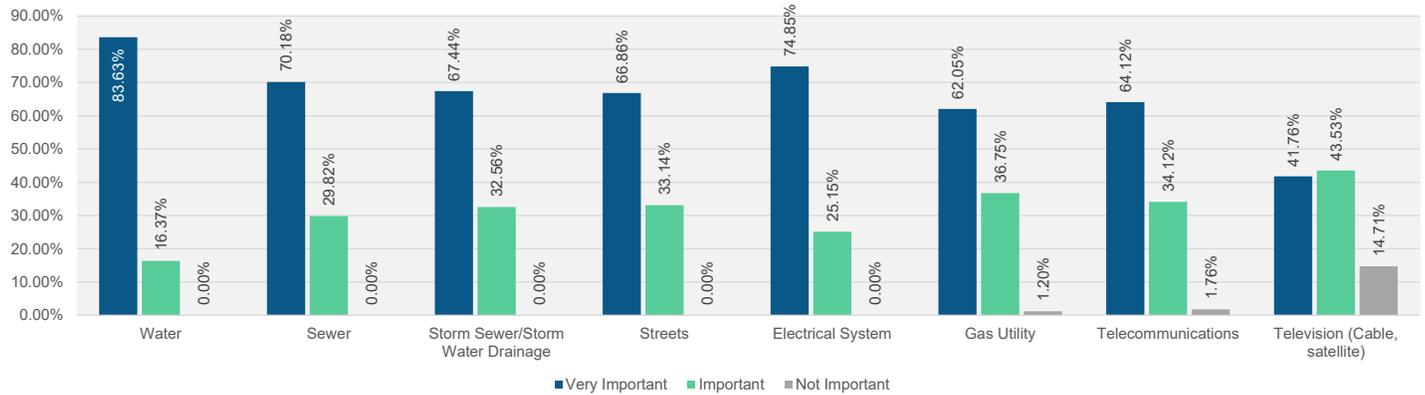
Question 13: How often do you or your family members utilize the following recreational amenities (when open if a seasonal amenity) in and around Lake View?



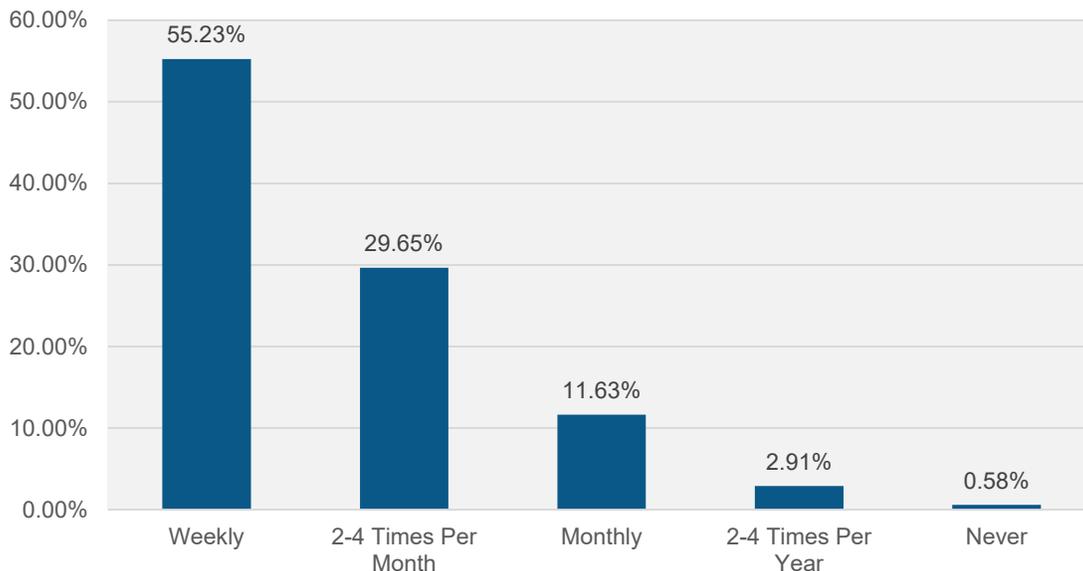
Question 14: Overall, how satisfied are you with the infrastructure in the City of Lake View?



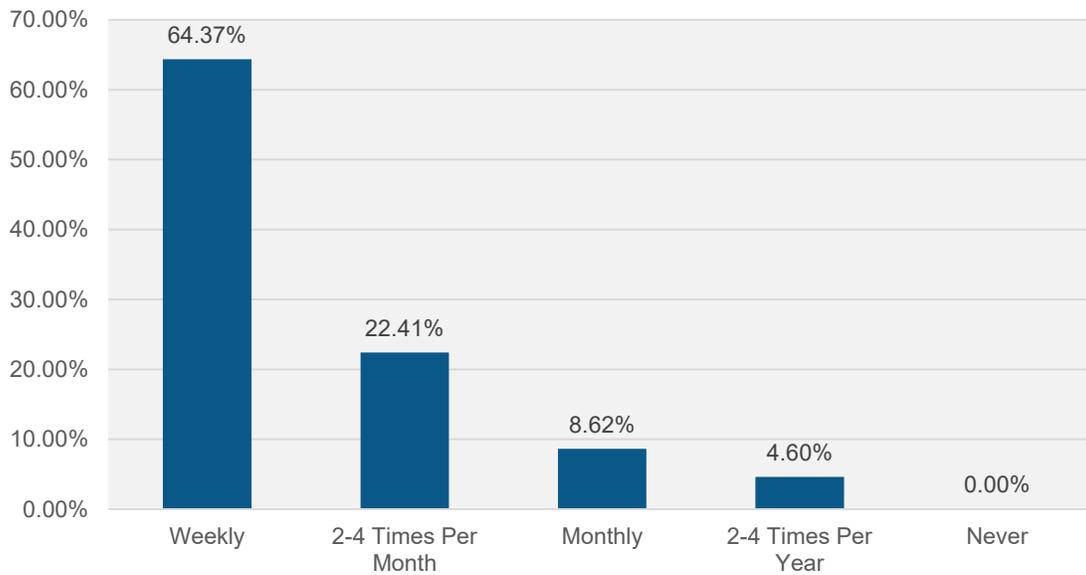
Question 15: Please rate how important the following services are to Lake View's existing infrastructure?



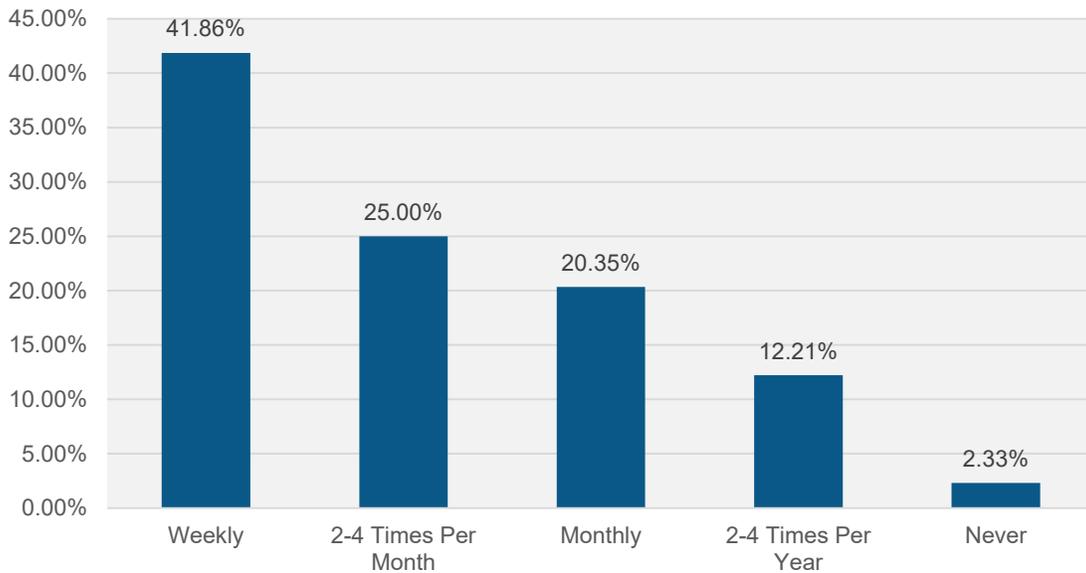
Question 16: How often do you shop outside of Lake View?



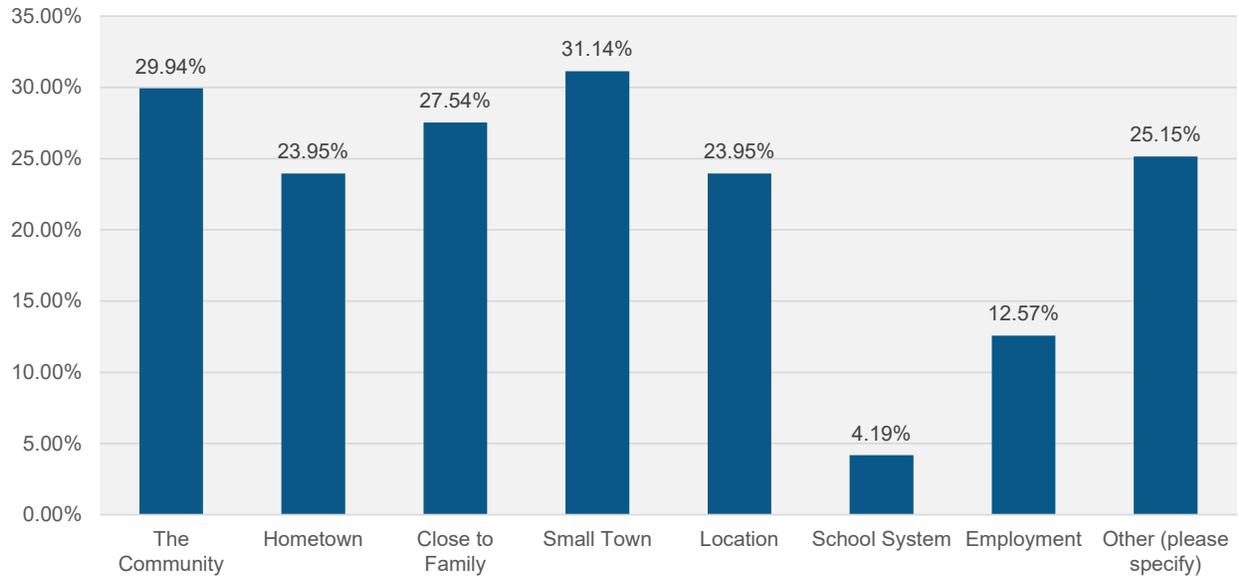
Question 17: How often do you shop locally In Lake View?



Question 18: How often do you use the internet or a catalog to purchase items outside of Lake View?



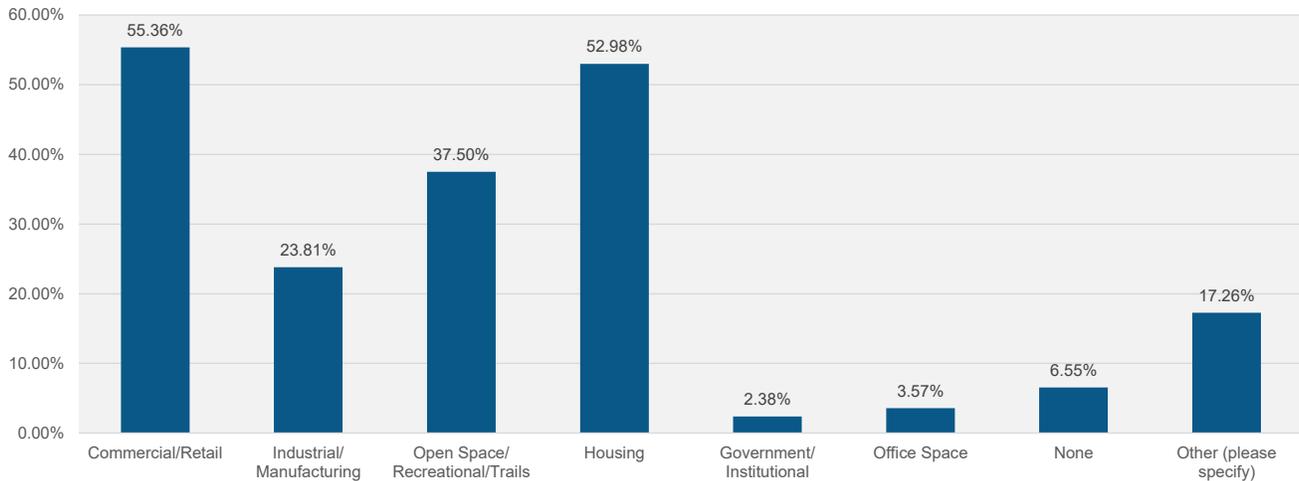
Question 19: Why did you choose to live in Lake View?



Other (please specify):

- The Lake (29)
- Second home and weekend/summer getaway
- Parents had the cabin
- Seasonal home
- Recreation
- Camping
- Low Crime
- Grew up here
- Retired
- Access to a quiet lake community with an active event calendar
- Husband grew up here and owns property
- Friends
- When compared to California, it is heaven!
- Inherited a place here
- No trains, fishing, small town living
- Marriage

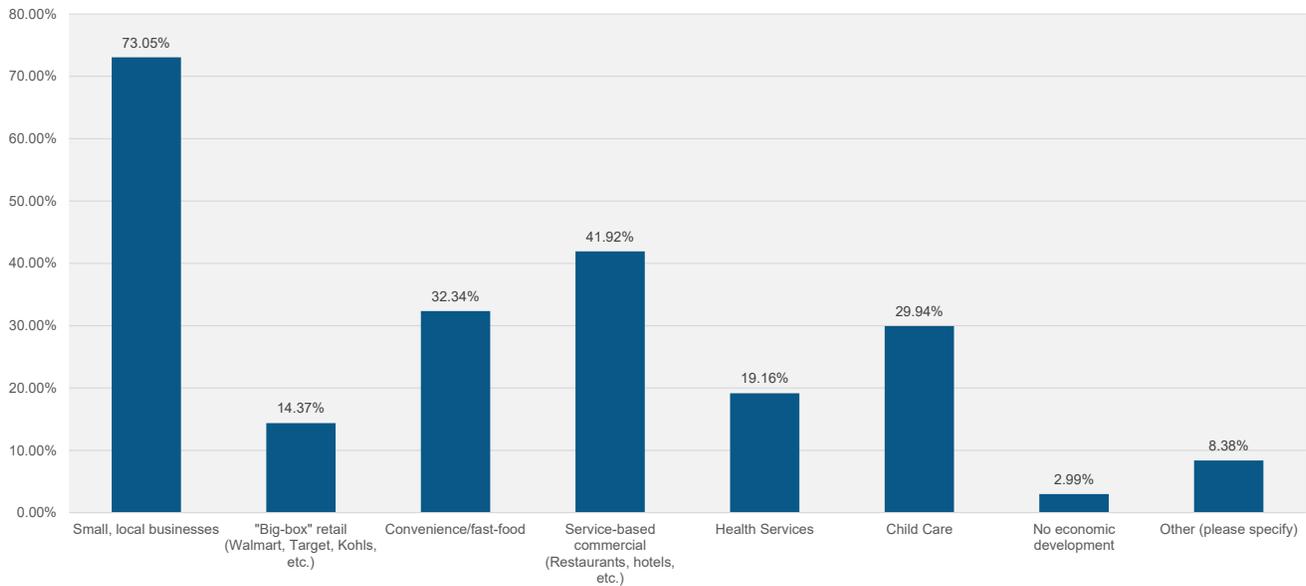
Question 20: In the coming years, what type of development would you like to see in Lake View?



Other (please specify):

- Entertainment and restaurant
- Better grocery store
- Rec Center
- Duplexes or senior living, on level structures
- Lake dredged (2)
- I can only check two, this town needs all
- Even better water quality for swimming
- Mountain bike course/single track trail
- Pickle ball outside
- Better response to residents
- Swimming Pool/Rec Center
- More spots on the lake to park boats
- More places to eat and a much better grocery store
- Pool outdoor, gym with classes
- Focus on making the city of Lake View a destination... a downtown theater, a downtown B&B, a dedicated farmers market, incentives to upgrade downtown housing, landscaping, and architectural details...i.e. quilt tours or similar.
- Lake focused dining/bar. People leave lake view for Okoboji because of the outdoor dining and on lake bars.
- Coffee shop, more seasonal shops (something taking advantage of the seasonal activity)
- Community Center (2)
- High speed internet in more locations for boating
- Bar/restaurant on the water
- Daycare options (2)
- Grocery store needs to stay
- Aldi's, dairy queen, KFC, Larger comparable grocery store?
- More affordable housing. \$600 and up for rent is to high for single parents trying to make ends meet.

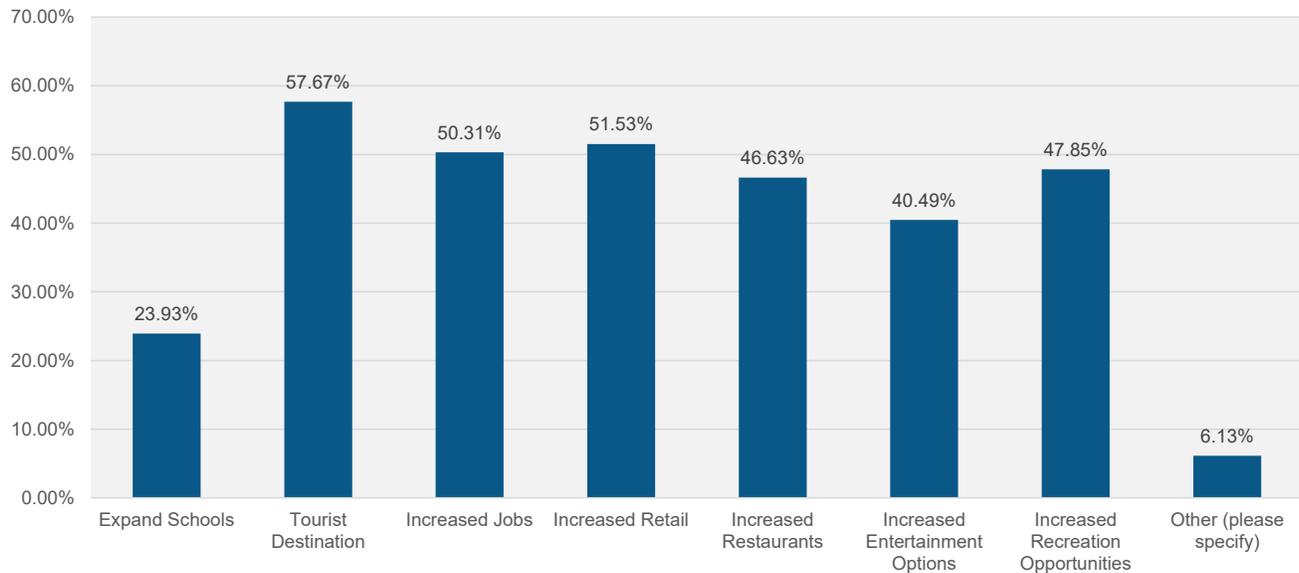
Question 21: What type of new businesses does Lake View need in the next 20 years?



Other (please specify):

- Bigger/Better grocery store (2)
- Antique shop. Flower shop. Boutique for clothing.
- Fareway new small community store program
- Services geared toward seniors
- Be realistic about "Big box". This will not be an option for Lake View.
- Community Center
- Large, reasonable price, grocery store chain such as "ALDI"
- Keep all big box stores and fast food out. We have a good choice of food available... please don't take business away from them with fast food. I don't need child care and don't know if needed or not... but feel it is very important
- 24 hour fitness center
- Can we look into something other than Sparks? They never give back to the community, an example would be: school has reached out for donations and they always turn them down. I am not sure if I have ever seen where they have donated or sponsored anything in our community.
- Enclosed dog park
- Restaurant/bar on lake
- Small but thriving small business. Big box makes all money circulation disappear

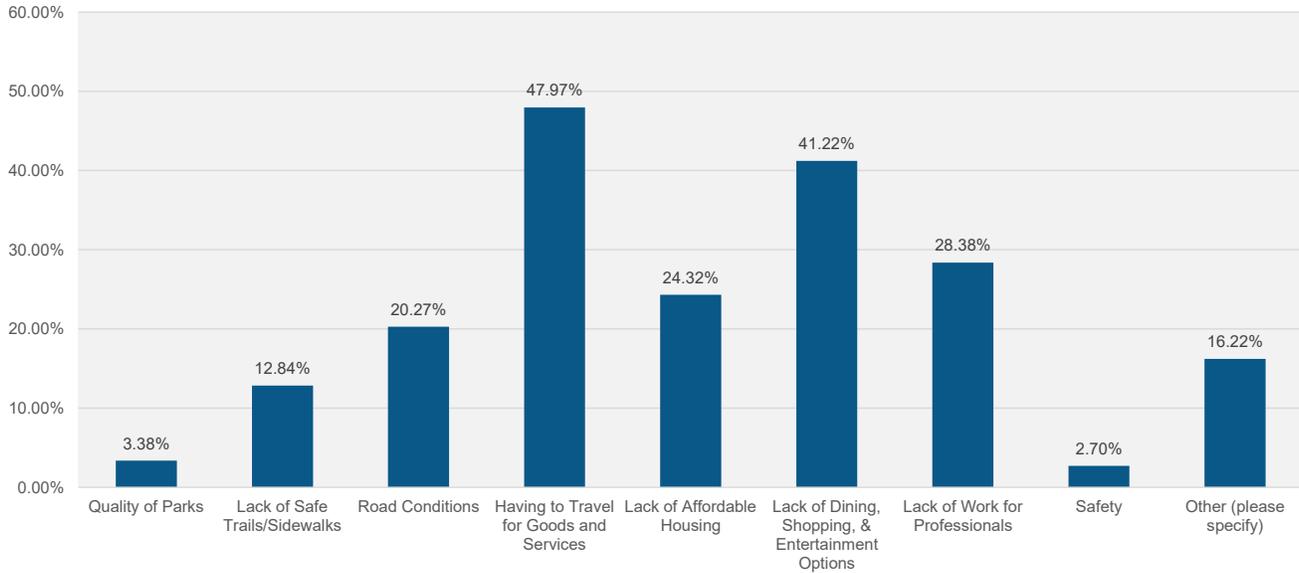
Question 22: What is your vision of Lake View over the next 20 years?



Other (please specify):

- Pickle ball outdoors. A pool.
- None of the above.
- Need a development for new homes and businesses.
- Need to better manage Lake View as an overall destination vs just a place to fish and leave. Need to encourage visitors to come for the recreation ... I.e fishing, and then also shop, eat, and, stay at a hotel. I'd suggest a survey to obtain additional data but...I would suspect a significant number of visitors come to Lake View... catch their limit and leave without doing any shopping in the city. The next tranche might stay at the camp grounds but come fully self-sustaining. I would suggest the pricing for camp spots be reviewed to ensure they are appropriate vs long some of the long term stays and industry standards. Need to have DNR differentially manage Blackhawk lake vs tourist needs of Lake View and stock arrowhead and Blackhawk pits as well. Overall I'd look at model cities that as "destinations" and look at how they have managed their resources as tourist destinations. As they grow their recreation opportunities the jobs, shops and restaurants will grow along.
- Retirement destination
- The town needs to worry about its residents, not economic development
- Daycare options (2)
- Lake View is fine already
- More places with access from lake

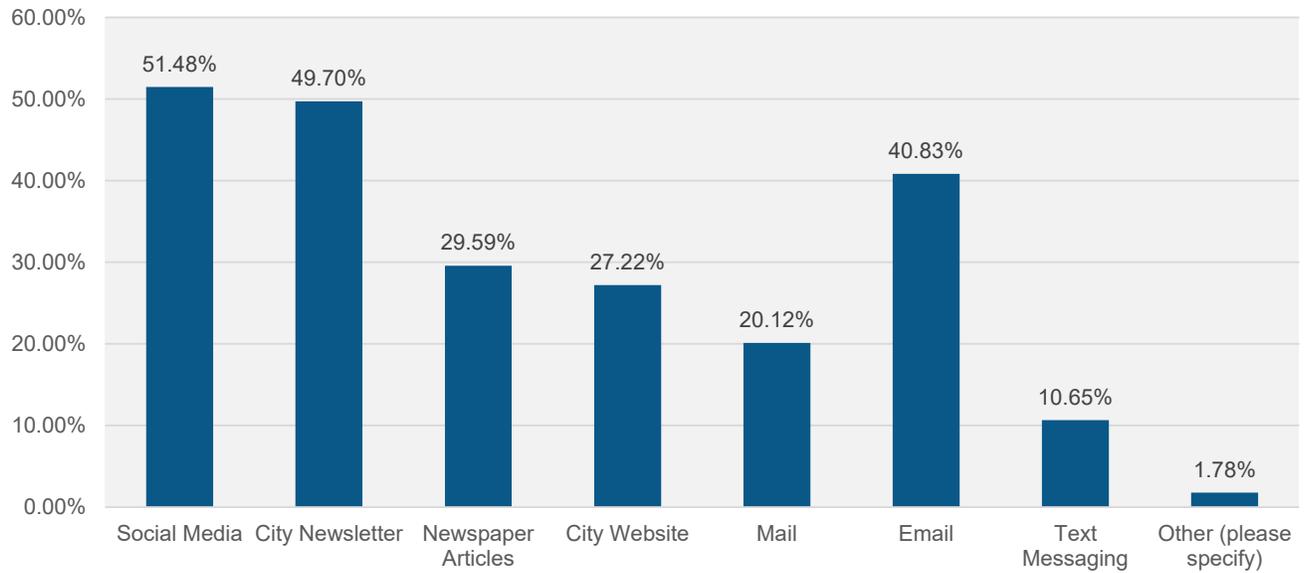
Question 23: What challenges/struggles do you face as a resident of Lake View?



Other (please specify):

- Road around lake not in good shape for bikers. Too many holes and cracks.
- Traffic driving around lake would like to see a better bike path around the lake
- Electric wiring needs updated at Crescent's campground
- No rec center
- Rotten grocery store
- Quality, good educational schools
- Lake quality
- None of the above
- Not feeling safe by certain neighbors or treated differently if out of town
- Safety on lake. Need boat patrol
- Water, sewer, garbage rates keep rising
- Sidewalks in the City are in terrible shape
- Lake View Needs to Draw More Small Business
- Infrastructure investment
- Every one moves here because of the town small town atmosphere and the 1st thing they want to do is change it.
- Lack of child care
- Black Hawk Lake water quality
- None of the above
- Finding child care with opening.
- Having not lived in town before... not sure if a problem everywhere... but street snow removal certainly seems to take a lot of grass off of lawns and put so many rocks on lawns.
- High property taxes for lake houses
- Very satisfied
- Poor city leadership
- Anti local mentality. Easy to say you are local. Local means more than buying food at our grocery store.

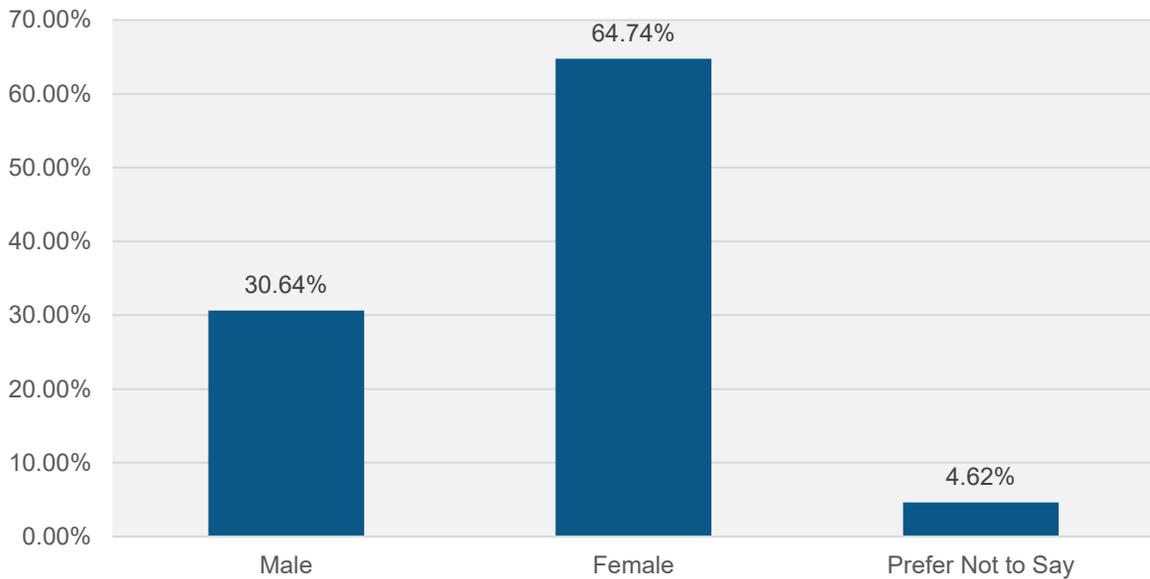
Question 24: How do you prefer the city to communicate with you?



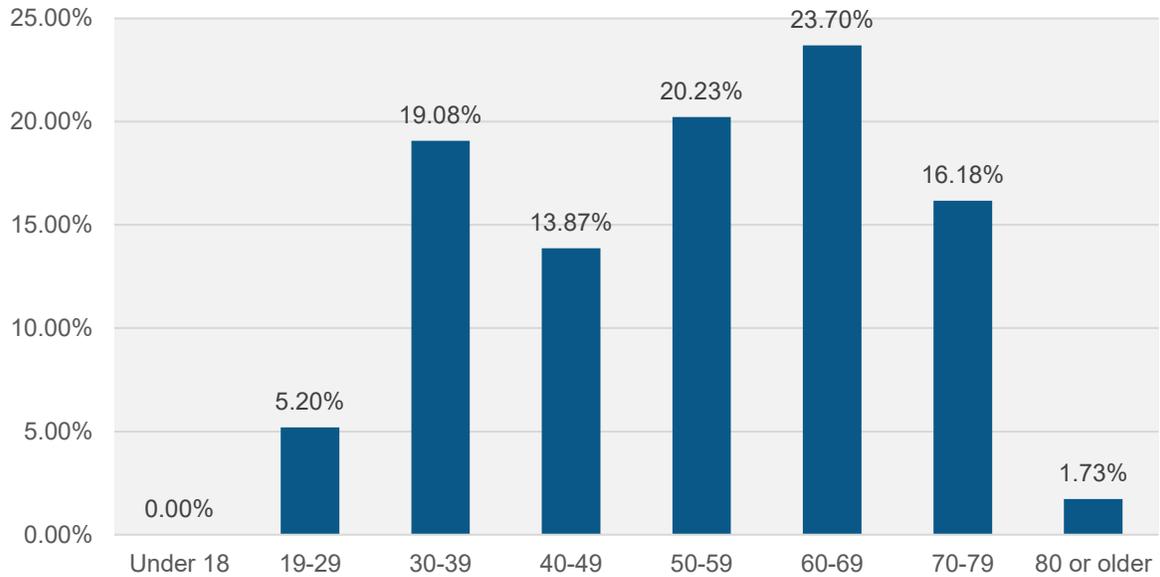
Other (please specify):

- Need text notifications for bad weather
- As currently
- Any or all...whatever is cheapest

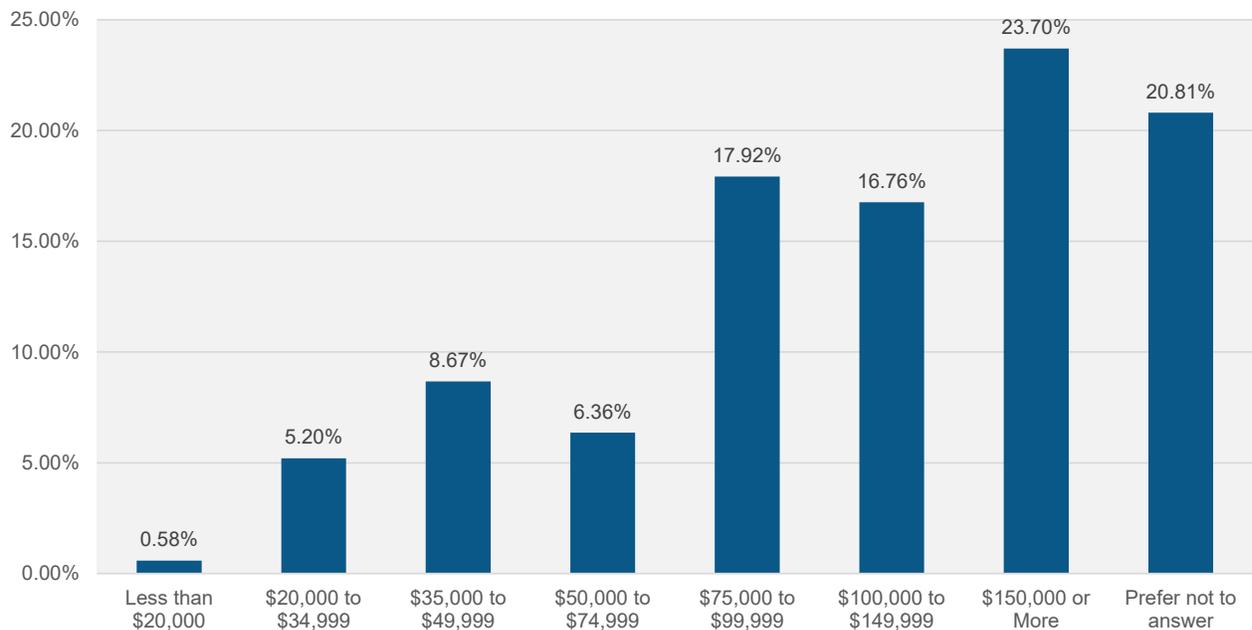
Question 25: Are you male or female?



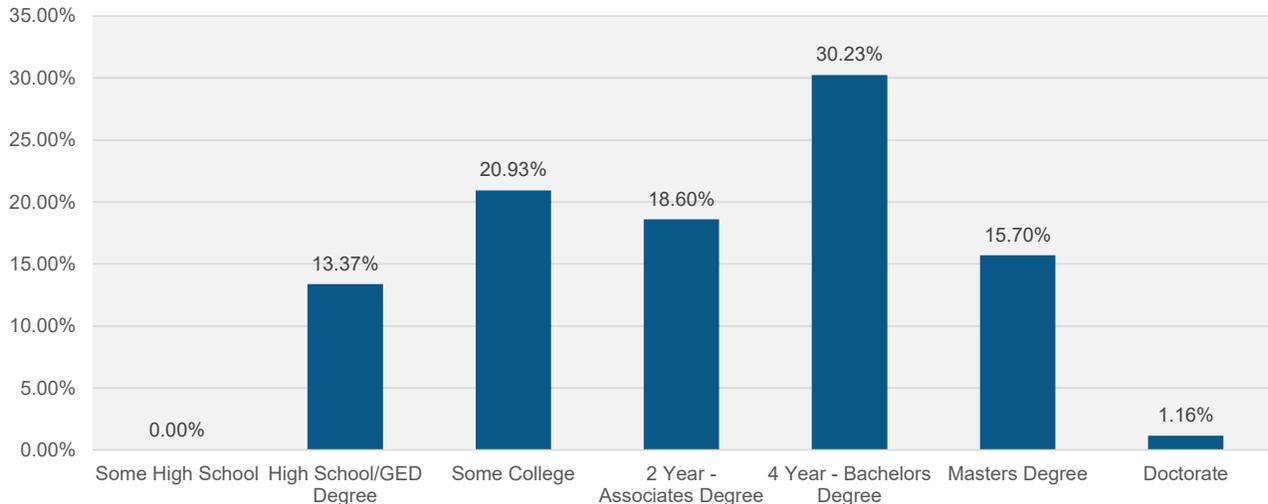
Question 26: What is your age?



Question 27: Please estimate your total household income in 2020? This includes money from jobs; net income from business, farm, or rent; pensions; dividends; interest; social security payments.



Question 28: What is your level of education?



Question 29: Thank you for taking time to complete this survey. Please feel free to make any additional comments below.

- Vote NO for a city owned event center
- In regards to low score for water, it is only because it is not very tasty. Service is good.
- Your downtown apartment grant money is a joke. Lots of business owners could use free money. They are playing the city for fools.
- The lake is extremely important to LV. Affordable housing to attract new business is a must. More retail downtown.
- South State Road - need to keep potholes repaired
- Be realistic about what is achievable and be the best at that. Big box and franchise retail is too out of reach, but serving your local business operators and allowing them to be the best (and most unique) they can be, will help the city grow.
- We enjoy dining at "Doc's Place" in Wall Lake as Kathy's Corner does not have enough seating. We LOVE Dorothy Jane's doughnuts! We love the friendly residents of Lake View, they always make us feel welcome. We like the "Dollar Store" very much, but hope there will continue to be some type of business where we can purchase fresh produce and salads. We really enjoy Lake View.
- You are too lenient with your building permits and your restrictions on golf carts and 4 wheelers.
- Feel the city is far too aggressive and quick to spend money. A grant is good but it almost always costs.
- We are lacking daycare options for young families. We also notice on our road there is not any storm drains but one and it is always covered all the time with leaves, grass, snow, etc and not taken care of making it hard for things to drain properly.
- I love the feel of the city and how friendly everyone is it feels like almost everyone is loving life here.
- Dredging the lake need to put money aside every year for it!
- Lake View is a great place to live especially for recreation, but the roads are crumbling and falling apart badly. You can't hardly ride a bike anywhere in town to get to the trail without having to avoid all the potholes and major cracks.
- Question #5 seems pretty ridiculous. Fire, ambulance and police should be together as "public safety". Of course that is more important than library and parks... and without public works being good... nobody would want to live here. Every one of these pieces need to fit together equally to make Lake View a great place to live!

- Lake view is really lacking in child care and employment opportunities. My husband and I both travel to Carroll for work and child care because of the lack of these things in our area.
- Need to be practical and save money. Get welfare people to work.
- Need for affordable housing. Jobs around do not pay high wages-how can a family/high school graduate afford \$700 for rent or even find a house, apartment, ect that does not require another support person to pay bills. Would like to see other business here that so provide jobs with good pay/benefits that would allow people to stay in this area.
- Constantly increasing utility rates while continually increasing salaries of city employees by significant percentages and while continually pouring city dollars into privately owned businesses creates an unfair and unnecessary hardship on Lake View's citizens.
- Don't build a city owned recreation center.
- We love where Lake View is going. We chose to raise our family here and have never regretted our decision.
- Your #5 question needs to be worded different they all are most important.
- Since moving to Lake View I have questioned why I pay a garbage bill along with purchasing garbage bags? The garbage bags are an unnecessary expense for residents. It doesn't change what goes in it such as my own trash bags so I'm not real sure why they are a requirement for us? I would like to see the city require landlords to update properties. I currently live in a home with no gutters, which is causing foundation damage. Which in the future will cause an eye sore for the community.
- We are so lucky for a great community! Now we need support the great people in our town !
- Condos and bars on the lake. And to get Greteman's (owners of Dixieland) to enforce people to clean their junk around their trailers! We have asked them for two years now to do something about the neighbor but all they did was raise our rent! Very frustrating and was very unfriendly to deal with! Being our only complaint renting in Dixieland since 1985!! Thank you!
- Moving from a "scarcity mindset" - allowing vision from a younger generation - increasing outside involvement not handpicked from same city council members and DECREASING THE IDEA WE NEED MORE LOW INCOME HOUSING. These are ways we can keep Lake View a great place for many generations to come.