



CITY OF LEAD COMPREHENSIVE PLAN

Community Stakeholder Meetings |

COMPREHENSIVE PLAN

What it is:

- A collection of information and materials designed to guide the future development of a city
- Also known as a general plan or master plan
- Typically includes a future land use map and other visuals
- Easy to read
- Updated regularly to reflect changing community conditions
- A community “to do list” or “road map” used to create a more desirable future

What it is Not:

- A strict plan for regulating development
- Zoning Ordinance
- Zoning Map
- Subdivision Regulations
- Capital Improvement Plan
- Building or Fire Codes
- These are specific documents intended to help implement the vision and goals of the comp plan

PURPOSE OF COMPREHENSIVE PLAN

Provides a firm foundation for decision-making and strengthens a community's policies and regulations

Allows a community to function more efficiently and effectively

Addresses current community needs & issues

Helps create a more certain future

BENEFITS OF COMPREHENSIVE PLAN

Provides guidance for future decision-making by elected officials and city staff.



Makes zoning and subdivision regulations stronger and less susceptible to legal challenges.



Provides the community and potential residents or developers advanced knowledge of the intentions of the city.



Strengthens eligibility of grant and funding applications for public infrastructure improvements.



= Positive Growth & Change in the Community

COMPREHENSIVE PLANNING INVOLVES:

- ✓ Analysis of past, current, and anticipated future conditions
- ✓ Public input about the needs and desires of the community
- ✓ Visioning and goal-setting, as well as policies and strategies for achieving goals
- ✓ Careful consideration of the community's future growth and development (10-20 years into the future)

COMPREHENSIVE PLAN ELEMENTS

- **Addresses more than Land Use:**

- Population & Demographics
- Transportation
- Parks & Open Space
- Housing
- Utilities & Services
- Urban Design
- Community Facilities
- Economic Development
- Environment & Natural Resources
- Historic & Cultural Resources



PLANNING PROCESS & TIMELINE



LEAD COMMUNITY PROFILE

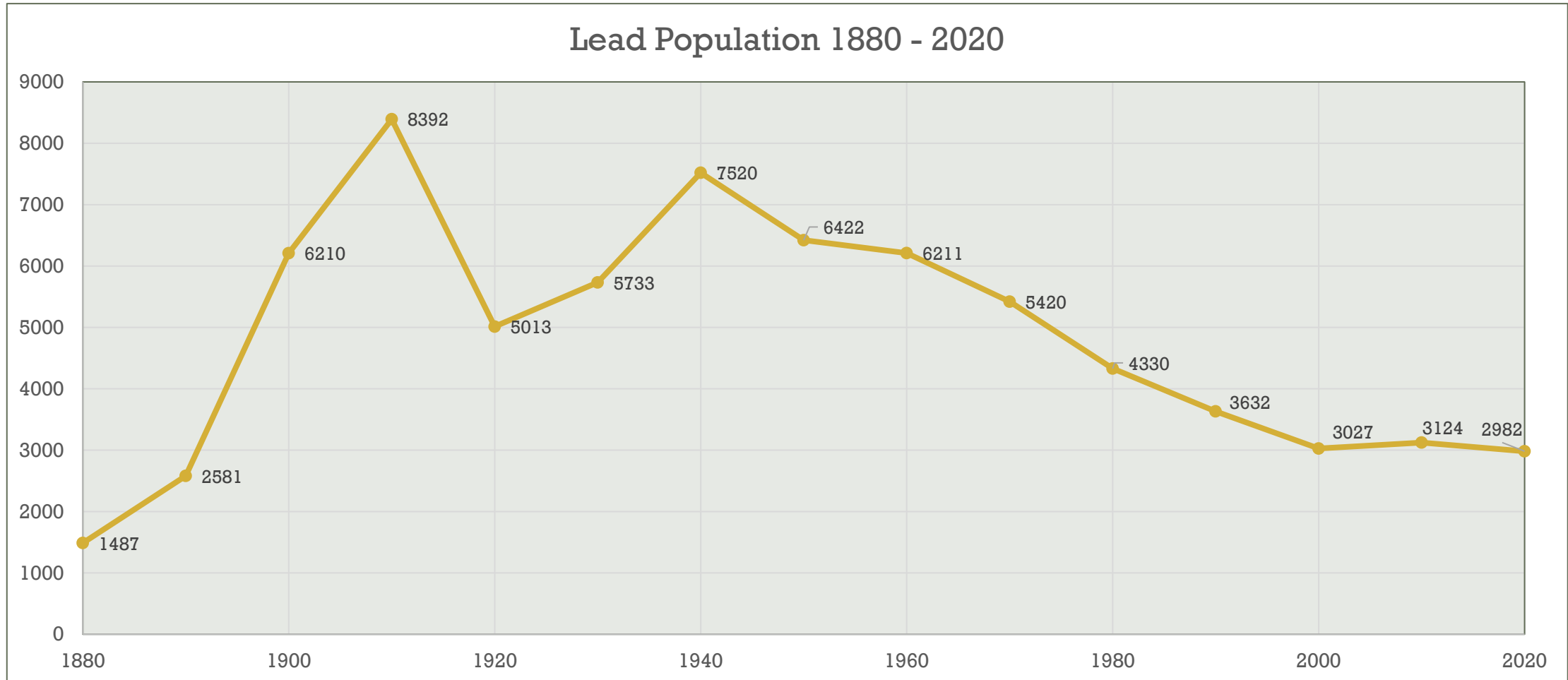
	2010	2020	2021
Population	3,124	2,982	2,989
Males	52.1%	43.7%	43.4%
Females	47.9%	56.3%	56.6%
Median Age	45.8	52.4	52.5
Under 5 years	5.6%	3.8%	3.2%
Under 18 years	22.3%	17.2%	18.8%
18 years and over	77.7%	82.8%	81.2%
65 years and over	15.5%	28.3%	28.9%

**Estimates*

Sources: U.S. Census Bureau 2010, and 2020 Census, 2010, 2020 & 2021 American Community Survey 5-year Estimates

(2021) Median Age for SD = 37.6 | Median Age for US = 38.8

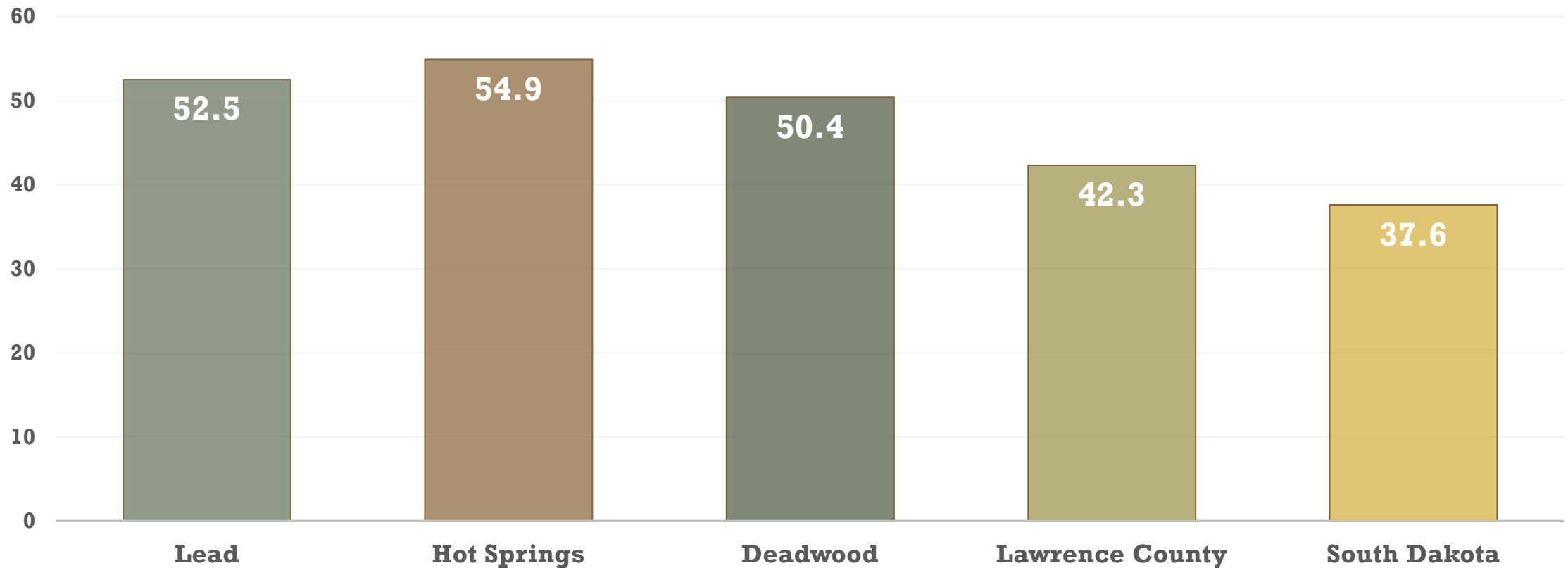
LEAD COMMUNITY PROFILE: POPULATION



Source: U.S. Census Bureau

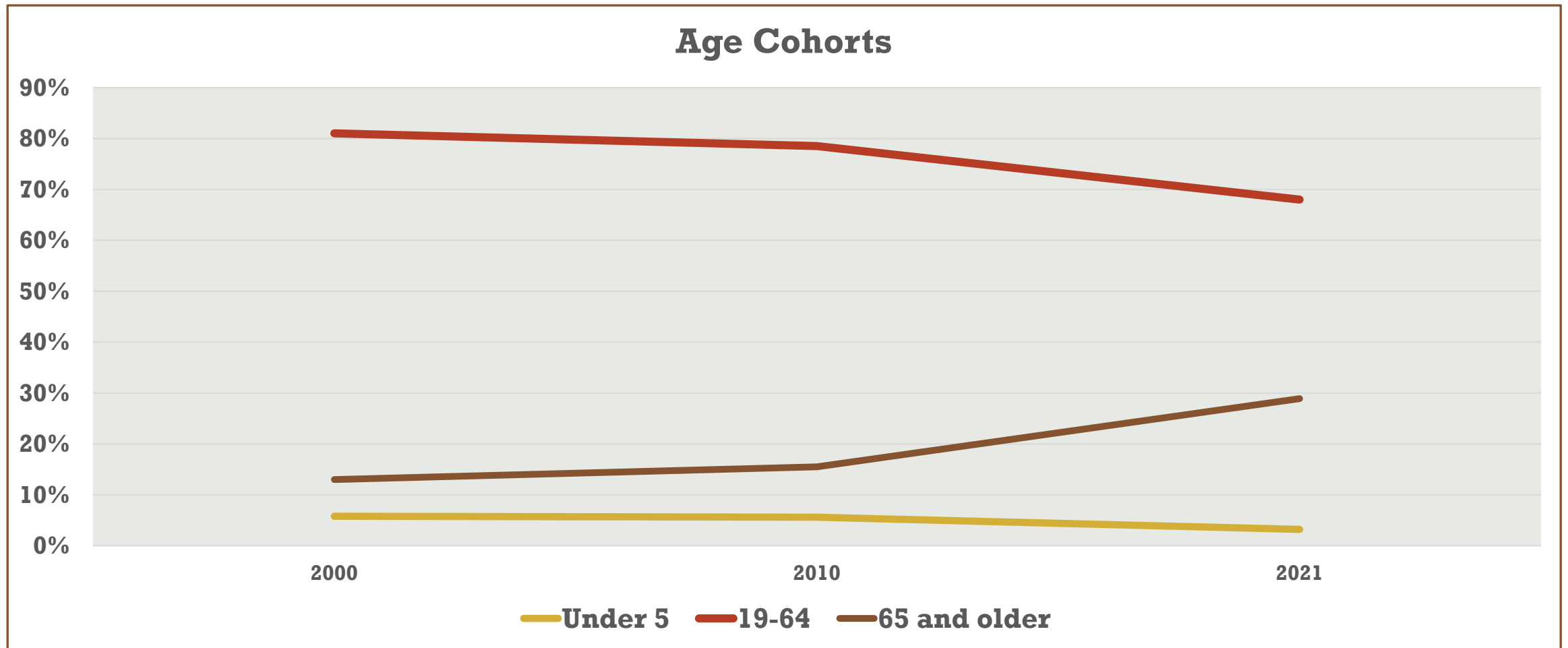
LEAD COMMUNITY PROFILE: POPULATION

Median Age



Source: U.S. Census Bureau - 2021 American Community Survey

LEAD COMMUNITY PROFILE: AGE GROUPS



LEAD COMMUNITY PROFILE: INCOME AND POVERTY

	Lead	Hot Springs	Deadwood	Lawrence County	South Dakota
Population	2,982	3,395	1,156	25,768	886,667
Median Household Income	\$43,125	\$44,167	\$47,273	\$56,166	\$63,920
Individuals below Poverty Level	13.6%	21.0%	15.8%	13.2%	11.2%
<i>Source: U.S. Census Bureau Decennial Census 2020 ; 2021 American Community Survey 5-Year Estimates</i>					

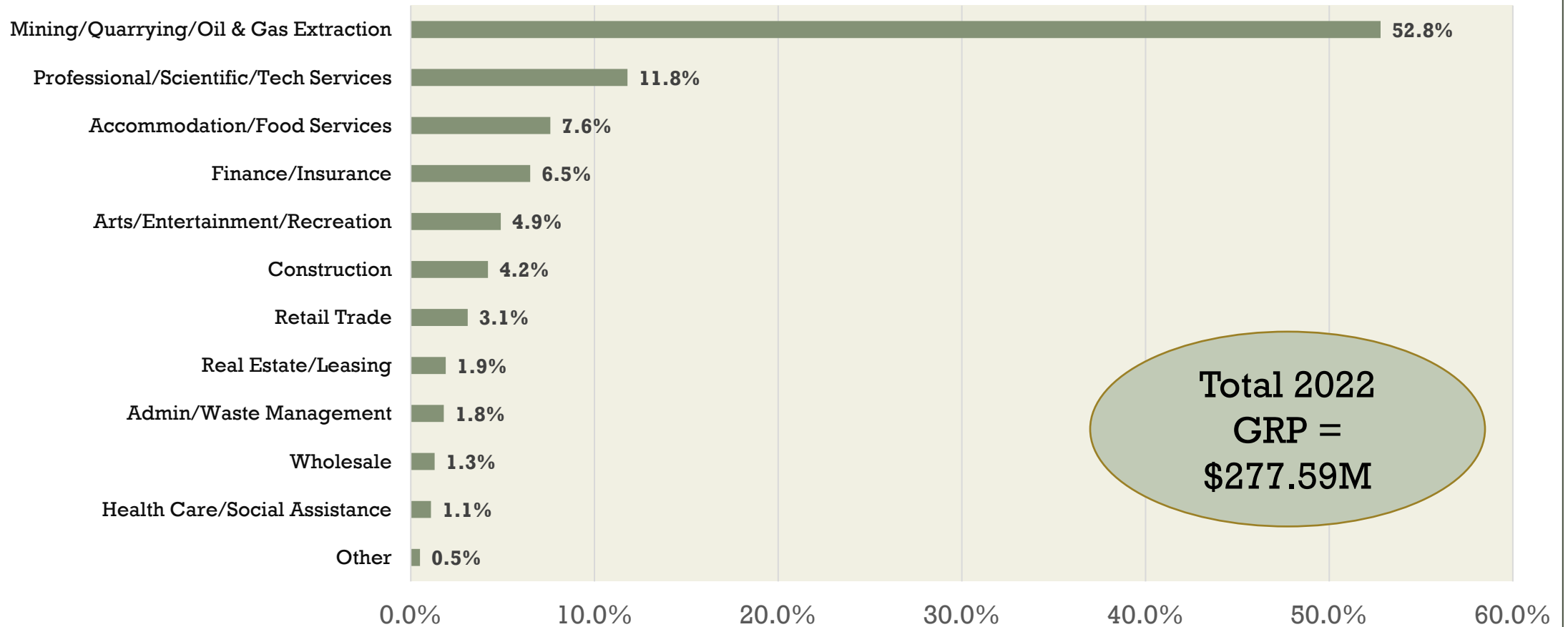
Lead Median Household Income - 2010: \$38,845

LEAD COMMUNITY PROFILE: INDUSTRY

Industry	% of Total Workers
Art/Entertainment/Accommodation/Food Service	38.2%
Retail Trade	14.2%
Educational Services, Health Care	9.8%
Public Administration	8.0%
Construction	7.7%
Professional, Scientific, Management	5.6%
Other Services	5.3%
Manufacturing	4.2%
Ag, Forestry, Hunting, Mining	3.3%
Information	1.5%
Finance and Insurance	1.3%
Transportation	0.9%
Wholesale Trade	0.0%

LEAD COMMUNITY PROFILE: INDUSTRY

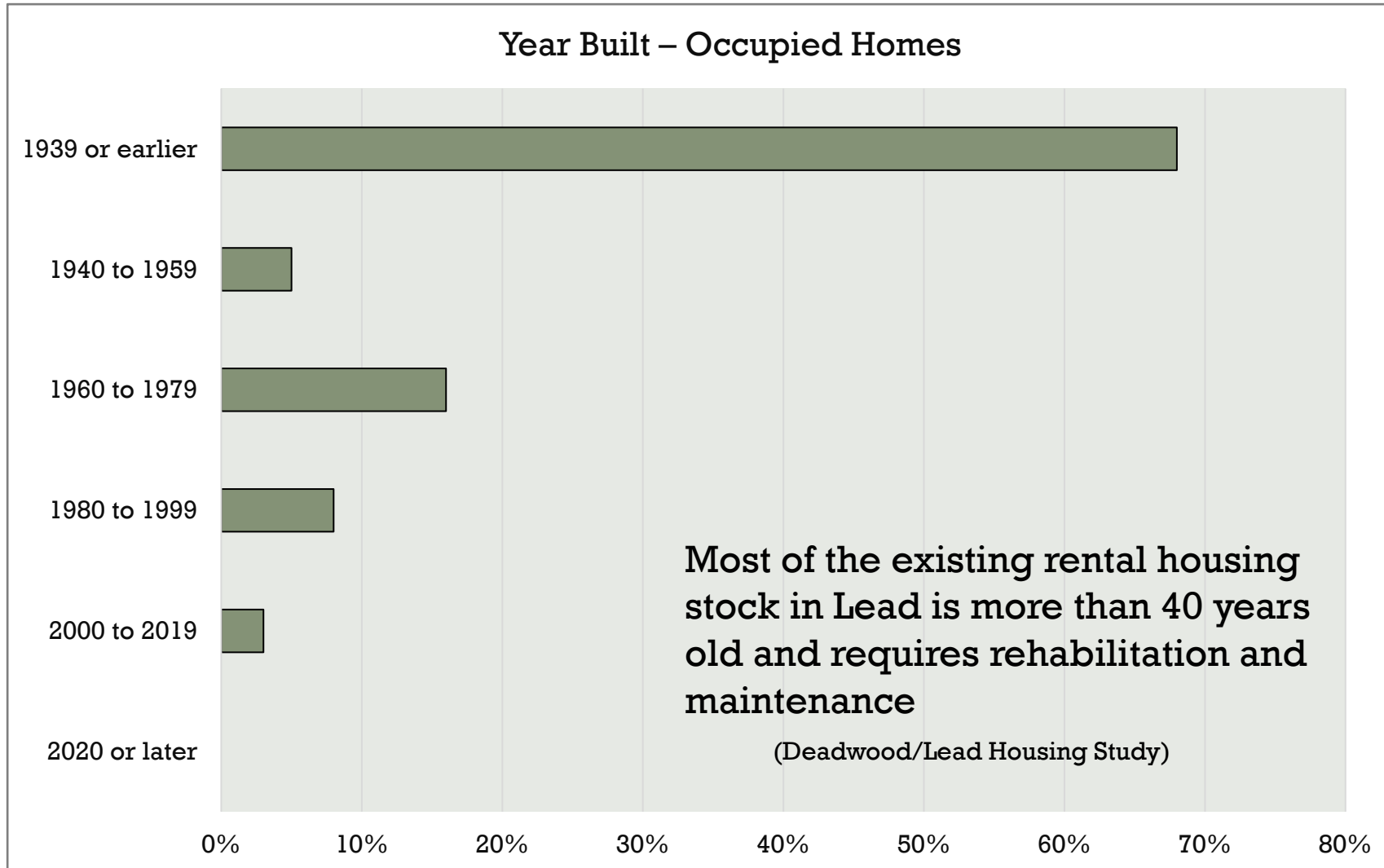
Percent of Top Industry GRP (Gross Regional Product)



LEAD COMMUNITY PROFILE: HOUSING

	Lead	Hot Springs	Deadwood	Lawrence County	South Dakota
Median Rent	\$773	\$796	\$625	\$837	\$809
Median Housing Value	\$157,800	\$130,700	\$168,000	\$237,200	\$187,800

HOUSING



2021 Housing Tenure

Owner Occupied: 63%

Renter Occupied: 37%

2010 Housing Tenure

Owner Occupied: 68%

Renter Occupied: 32%

PROJECT WEBSITE

www.PlanLeadSD.com



[Home](#) [About](#) [Updates](#) [Survey](#) [Contact](#)



Welcome to the Lead Comprehensive Plan Update

We want to hear from you!

Help us plan Lead's future by participating in the comprehensive planning process. Your input will help to ensure the current and future needs of the community are met. Involvement in the planning process is the best way to have your concerns and priorities heard and reflected in the plan. Check [updates](#) for announcements and news.

Community Survey

The community survey will be available until May 31, 2023.

www.PlanLeadSD.com/survey

Or

Copies can be picked up at City Hall or the Lead Library

LET'S HEAR FROM YOU!

- What are Lead's three (3) greatest assets or strengths as a community?
Prioritize from #1 - #3.

1

2

3




LET'S HEAR FROM YOU!

- What **small** changes would make Lead even better?
 - For example, small improvements costing less than \$10,000 or something specific to a single location.



LET'S HEAR FROM YOU!

- What **BIG** changes would make Lead even better?
 - For example, improvements costing more than \$10,000 or community wide.

Live 	Recreate 	Get Around 
Work 	Operate a Business 	Visit 

QUESTIONS?

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