

Location! Location! Location!



Camp Delton Club, Inc.

A membership campground for all seasons!



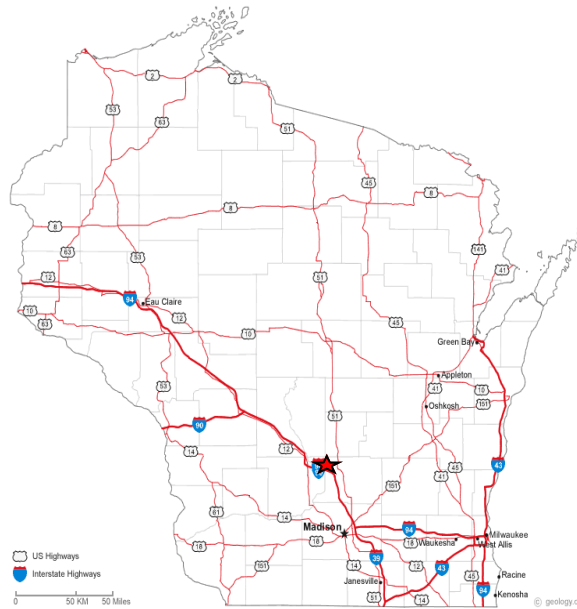
- Mirror Lake Frontage
- Adjacent to Mirror Lake State Park - 2,200 acres of woods, trails - a nature lover's paradise!
- Site access year 'round
- Heated swimming pool
- Club house - restrooms & showers 24/7/365!
- Friendly, Helpful Atmosphere
- Close to Wisconsin Dells, Ho-Chunk Casino, downhill skiing & much more!

E 10305 Xanadu Road Wisconsin Dells, WI 53965

(608)254-8361

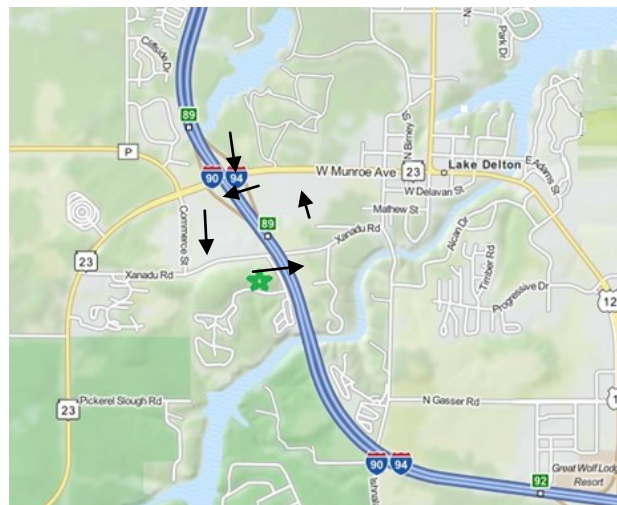
www.campdelton.com

campdelt@frontier.com



Driving Directions:

- * I-90/94 to exit 89 at Lake Delton
- * West on State Hwy 23
- * Left on Commerce St. (by McDonalds)
- * Left on Xanadu Rd
- * JUST BEFORE crossing Interstate, turn right into Camp Delton Club driveway



Camp Delton Club members enjoy their own private site, any time, without the hassle of making a reservation or pay expensive camping fees!



Camp Delton Club is a private, membership only campground where members have exclusive use of a permanent campsite. Most members have a park model; pull behind camper, or motorhome on their site.

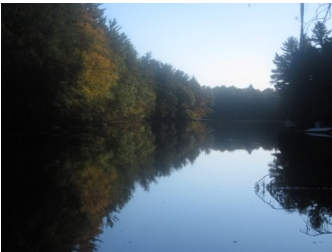
Located in scenic Lake Delton, we are just minutes from Wisconsin Dells and the fun and excitement of the waterparks, shopping, and a wide variety of restaurants. The property borders the beautiful waters of Mirror Lake, a fresh water fisherman's paradise that has 10 miles of shoreline. Canoeists and kayakers also enjoy the still waters of Mirror Lake (no wake). Mirror Lake State Park is close by with over 2000 acres of well-preserved natural beauty for hikers, hunters, snowmobilers, and cross country skiers to enjoy. Not far from our paradise you will find downhill skiing at Christmas Mountain, Cascade, and Devils Head. Yes, *Camp Delton is open all year 'round!** Roads are kept open to all the sites and the lodge provides showers, restrooms, and water for your jugs in the winter months.



**State of Wisconsin regulations do not allow Club Members to be considered permanent residents of campgrounds.*

Good to know...

- Open year 'round!
- All roads kept open in winter!
- Water on April 15th - October 15th
- Heated swimming pool and kiddie pool
- Playgrounds
- City water and sewer
- New Electric system that handles 50 Amp Park Models
- Club house - lower level with showers open 24/7 all year 'round!
- Laundry and shower facilities in our "villages"



- Private pier
- No wake – good for canoeing, kayaking, pontoon boating, fishing
- Canoe racks, boat, and trailer storage

available for a fee

- Close to Mirror Lake State Park
- Close to Lake Delton
- Arcade Game room
- Trails
- Campsites available for guests of members
- Mirror Lake frontage – 600 ft
- Gated community
- Security patrolled
- Speed limit 10 mph – safe for kids
- Wifi in lodge and pool/pavilion area

How does it work, and what does it cost?

New members buy a membership from a current member who wants to sell their membership. They usually include the camping structure on their campsite (camper, park model, etc). Prices vary depending on many factors such as the camping unit- type, age, condition, and location within the camp. Dues are prorated for the year.

*** Current annual membership dues:** _____
Pays for members' water and sewer, and operating costs including payroll, grounds and building maintenance, real estate taxes, and Camp insurance

*** Capital Improvements annual assessment:** _____
Pays for new electrical system capital improvement and future projects. Amount is not expected to change but could depending on Camp needs. Proposed changes would be voted on by the members.

*** Village of Lake Delton**
Campsite Permit Fee: _____

***Total Annual Fees:** \$ _____

Members' individual electricity use:
Will be billed monthly by Alliant Energy

Members' personal property tax (billed by and payable to the Village of Lake Delton): Amount varies depending on whether members have sheds, decks, or add-a-rooms. We have the past year's amount available.

Total is less than most campgrounds with seasonal sites that are open to the public!