

Issues and Opportunities

The Southeastern WI Regional Planning Commission (SEWRPC) and the U.S. Bureau of the Census provided an updated inventory of population, land use, water, natural resources and agriculture base to use in preparing this Comprehensive Plan. Existing conditions, historic trends and future projections all play a part in creating a 25 year plan for the Town of Eagle.

Who We Are

2005 Census Population	3,492 (tripled since 1970)
2007 Population	3,579
Population 2010 Projection	3,817 (WI Dept of Administration Projection)
Population 2035 Projection	5,554 (WI Dept of Administration Projection)
Racial Composition	98% White (balance is Hispanic, African American and Asian)
Owner vs. Rental	93.8% owner occupied and 6.2% renter occupied
Household Size	2.97 persons per household (6 th highest in Waukesha County)
Median Age	36.9 years old (Waukesha County 38.1)
Household Median Income	\$69,071 (Waukesha County \$62,839)
Employment	1,692 persons employed (over age 16)
Education	34.2% have Associate, Bachelor, Graduate or Professional Degrees
Gender Ratio	50.7% Female, 49.3% Male

Land Use Inventory

Change in Land Use-Acres in the Town of Eagle: 1963-2000

Land Use Category	1963	1970	1980	1990	2000
Urban:					
Residential	311.9	329.0	799.8	1,020.4	1,756.6
Commercial	7.1	9.6	14.6	18.3	21.1
Industrial	7.8	9.2	11.0	12.0	19.2
Transportation, Communication, and Utilities	482.8	484.1	551.1	558.0	776.5
Governmental and Institutional	9.3	9.3	9.7	9.4	7.8
Recreational	89.7	137.4	198.1	199.8	250.4
Subtotal Urban	908.6	978.6	1,584.3	1,817.9	2,831.6
Non-urban:					
Agricultural	12,739.6	12,352.0	11,327.9	10,974.2	9,462.9
Unused Rural and Other Open Lands	410.0	477.5	737.5	947.5	1,393.4
Natural Areas – Surface Water	289.1	304.8	320.0	321.6	313.5
Natural Areas – Wetlands	4,394.0	4,296.0	4,275.9	4,240.3	4,194.4
Natural Areas – Woodlands	3,642.6	3,973.5	4,120.4	4,065.0	4,173.2
Subtotal Non-Urban	21,475.3	21,403.8	20,781.7	20,548.6	19,537.4
Total	22,383.9	22,382.4	22,366.0	22,366.5	22,369.0

Residential development was responsible for the most significant land use change within the Town since 1963. Nearly 3,276 acres of agricultural land was converted to other land uses and of these, over 1,444 acres of land was converted to residential use.

Groundwater and Surface Water Resources

There is an adequate annual groundwater recharge to satisfy water demands on the shallow aquifer system in Waukesha County. Localized area groundwater availability will vary depending on usage, and groundwater flow.

The Town of Eagle has 2 lakes totaling 347 acres or 1.5% of the total area of the Township.

Eagle Spring Lake	311 acres	9 small islands
Beaver Dam Lake	36 acres	

Surface water drains into the first 7 miles of the Scuppernong River and the rest drains into Jericho creek. All of the watersheds are west of the sub-continental divide and drain west into the Mississippi River basin.

Citizen Surveys and Results

A survey was sent out to 850 property owners in the Town of Eagle on October 16, 1981, to better understand issues affecting the Town and guide the town in comprehensive planning with a 32% return rate. Since the Town of Eagle participated in the Waukesha County Development Plan, a new survey was sent by Waukesha County to 982 households in October of 2006 with a response rate of 17.3%.

Quality of Life: The majority of residents felt that the amount of development had changed the quality of life and that the top 3 reasons people chose to live here were rural character, open space and property taxes.

Agricultural, Natural, and Cultural Resources: 67% of Town of Eagle residents rated environmental quality in the county as either good or excellent. Protection of groundwater and farmland were most desired.

Housing: a majority of residents, 73%, thought too much development had occurred. More senior housing and preservation of green space is needed, but solid waste management and crime rate/safety issues are fine.

Transportation: responses were mixed on whether or not that current road network will meet future needs, and more walking and biking trails were desired.

Economic Development: 40% of Town residents were in favor of sharing services with other municipalities.

Town Listening Session

On September 7, 2007 a Town Listening Session Meeting was held with the following issues brought up:

1. Retain farms and agricultural land
2. Long term maintenance of open spaces
3. Consider future development **primarily** ~~only~~ around village
4. Allow only 3-5 acre lots in the Town
5. Support residential **Planned Unit Developments** (PUD's), but don't promote subdivisions
6. Review the need for senior housing and required support services.
7. No multi-family development
8. Add more retail development especially a food store.
9. Stand by zoning laws and land use plan and don't buckle to development pressures.
10. Invest in the library, **and** carefully consider any **building** expansion
11. Police protection and fire protection is adequate and does not need to expand
12. Discuss combining some community services like library, police, fire and building inspection
13. Work with the DNR
14. Define "rural character"; in discussing the issue of rural character, there was a wide range of visions of what the members felt was rural character, ranging in size from 3 to 5 acre lots, lot density and open space, farm open space, private ownership and maximum lot sizes.