

APPENDIX A

Community Indicators

Updated On:
3/07/2013

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This appendix contains data from various sources outside of the control of the Eagle River Planning Commission and City Council. The Plan Commission and the City Council recommend that the reader of this plan do his or her own independent research to determine the accuracy of any data, analysis and conclusions appearing in this appendix.

About the data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000, estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error data makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is **bolded and underlined**. If the reported error is more than 10% of the estimate, the value is *italicized* in the table. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

NOTE: Some US Census data are estimates, and these estimates are no more reliable than ACS estimates in small communities, but the Census does not report margins of error.

SAMPLE TABLE

	City of Malibu		Chevrolet County		
	No.	Per	No.	Per	
1980	124	2.2	79,564	5.0	← Census Data
1990	138	3.4	100,601	6.0	
2000	145	10.0	145,452	7.0	
Avg. 2006-2010	<i>33</i>	---	<u>255</u> <u>53</u>	---	← ACS Data

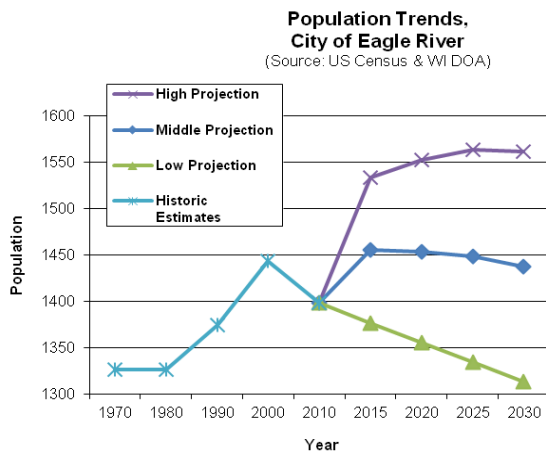
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DEMOGRAPHICS

Population Trends, 1970-2030

	City of Eagle River	Town of Lincoln	Vilas County	Wisconsin
1970	1,326	1,450	10,958	4,417,821
1980	1,326	2,262	16,535	4,705,642
1990	1,274	2,310	17,707	4,891,769
2000	1,443	2,579	21,033	5,363,715
2010	1,398	2,423	21,430	5,686,986
2015 projection	1,533	2,841	23,829	5,931,368
2020 projection	1,552	2,906	24,645	6,110,878
2025 projection	1,563	2,953	25,295	6,274,867
2030 projection	1,561	2,975	25,720	6,415,923



Age & Sex, 2010

	City of Eagle River		Vilas County	
	Number	Percent	Number	Percent
Male	687	49.1%	241,411	50.7%
Female	711	50.9%	246,662	49.3%
Median Age	43.2	---	34.4	---
Under 5	71	5.1%	956	4.5%
5-9 years	64	4.6%	1,014	4.7%
10-14 years	70	5.0%	1,062	5.0%
15-19 years	86	6.2%	1,184	5.5%
20-24 years	91	6.5%	738	3.4%
25-34 years	188	13.4%	1,639	7.6%
35-44 years	164	11.7%	2,205	10.3%
45-54 years	192	13.7%	3,461	16.2%
55-59 years	74	5.3%	1,775	8.3%
60-64 years	77	5.5%	1,840	8.6%
65-74 years	153	10.9%	3,124	14.6%
75-84 years	120	8.6%	1,810	8.4%
85 or older	48	3.4%	632	2.9%

Analysis

- From year 1970 to 2010, the population for the City of Eagle River increased by 5.4%, while Vilas County increased by 95.6% and the State by 28.7%.
- The WIDOA projects the population in the City of Eagle River will increase to 1,561 by 2030 (calculated in 2008), an increase of nearly 11.8% from 2010. The population projections for the City assume the decline in population from 2000 to 2010 will not continue into the future, and therefore can be considered the “high projection”. If this rate of decline (-0.3%/yr) continued for the next 20 years the 2030 population would be 1,313, the “low projection”. The more probable outcome is somewhere closure to the “middle projection”.
- The age group with the highest population in the City is those 45 to 54 years old (13.7%). The median age in the City is 43.2, which is lower than the median ages for the County (50.7) and State (38.5).

About the Data:

- Population Trends: 2015-2030 population projections are based on 2008 population estimates by the WIDOA.

Sources:

- www.census.gov
- www.doa.state.wi.us

ECONOMIC PROSPERITY

Income Trends & Educational Attainment

Educational Attainment, Persons 25Yrs or Older

Analysis

- The percentage of City residents 25 years or older who have at least a high school diploma has been, and continues to be, slightly lower than the County and the State. However, growth is in a positive direction and the City has significantly closed the gap since 1990.
- Local incomes have historically lagged behind County and State averages. However, growth is in a positive direction, with the exception of median family income, which has a margin of error exceeding 10%.
- The percentage of individuals living below poverty status has been, and continues to be, significantly higher in the City, as compared to the County and the State.

		1990	2000	Avg. 2006-2010
City of Eagle River	HS Grad	33.6%	41.1%	<u>38.6%</u>
	Some College	21.6%	25.4%	<u>22.9%</u>
	Associate Degree	4.0%	3.7%	<u>8.8%</u>
	Bachelor's Degree	7.3%	8.5%	<u>12.2%</u>
	Graduate/Prof. Degree	5.8%	3.7%	<u>6.6%</u>
	High School Grad or Higher	72.4%	82.4%	<u>89.1%</u>
Vilas County	HS Grad	36.6%	39.8%	<u>34.5%</u>
	Some College	20.4%	21.6%	<u>26.3%</u>
	Associate Degree	5.5%	6.5%	<u>8.1%</u>
	Bachelor's Degree	9.4%	12.6%	<u>15.3%</u>
	Graduate/Prof. Degree	4.3%	4.9%	<u>7.7%</u>
	High School Grad or Higher	76.1%	85.9%	<u>91.9%</u>
Wisconsin	HS Grad	37.1%	34.6%	<u>33.4%</u>
	Some College	16.7%	20.6%	<u>21.2%</u>
	Associate Degree	7.1%	7.5%	<u>9.3%</u>
	Bachelor's Degree	12.1%	15.3%	<u>17.4%</u>
	Graduate/Prof. Degree	5.6%	7.2%	<u>8.8%</u>
	High School Grad or Higher	78.6%	85.2%	<u>90.1%</u>

Income Trends

About the Data:

- *Income Trends: The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."*

Sources:

- www.census.gov
- www.census.gov/acs

		1990	2000	Avg. 2006-2010
City of Eagle River	Per Capita Income	\$9,920	\$15,876	<u>\$18,923</u>
	Median Family Income	\$21,118	\$36,339	<u>\$34,313</u>
	Median Household Income	\$15,577	\$23,611	<u>\$25,104</u>
	Individuals Below Poverty	18.7%	11.8%	<u>22.0%</u>
Vilas County	Per Capita Income	\$10,866	\$18,361	<u>\$27,128</u>
	Median Family Income	\$23,987	\$40,876	<u>\$52,777</u>
	Median Household Income	\$20,352	\$33,759	<u>\$40,631</u>
	Individuals Below Poverty	14.7%	8.0%	<u>11.9%</u>
WI	Per Capita Income	\$13,276	\$21,271	<u>\$26,624</u>
	Median Family Income	\$35,082	\$52,911	<u>\$64,869</u>
	Median Household Income	\$29,442	\$43,791	<u>\$51,598</u>
	Individuals Below Poverty	10.4%	8.7%	<u>11.6%</u>

ECONOMIC PROSPERITY

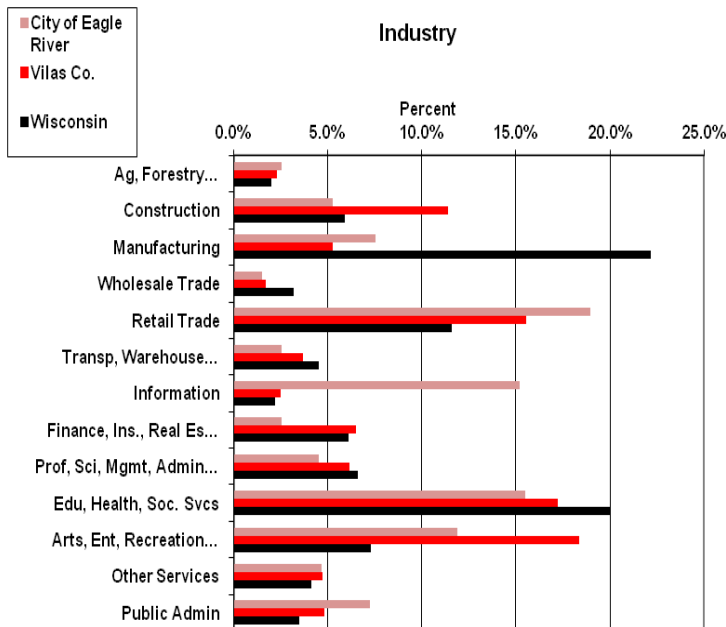
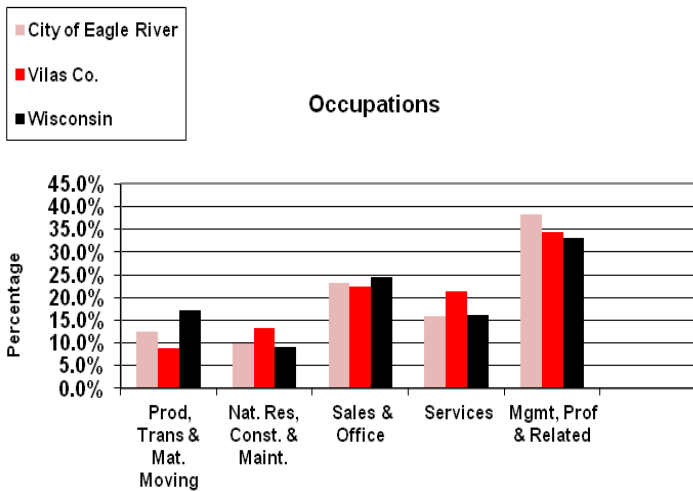
Existing Labor Market

Employment Status of Civilians 16+ Yrs

	City of Eagle River	Vilas County	WI
In Labor Force (2000)	586	9,869	2,996,091
Unemployment Rate	4.4%	3.5%	3.4%
In Labor Force (Avg. 2006-2010)	704	10,718	3,078,465
Unemployment Rate	5.7%	8.9%	6.7%

Class of Worker (Avg. 2006-2010)

	City of Eagle River	Vilas County	WI
Private Wage & Salary	62.2%	55.0%	69.6%
Government Worker	17.3%	14.3%	12.4%
Self-Employed	1.7%	7.5%	3.2%
Unpaid Family Worker	8.7%	15.4%	6.0%



Analysis

Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing; however, State and National economic changes have led to a decrease in both these sectors. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

- Currently the manufacturing industry still remains a significant portion of the economy for the State (22.2%), but far less prevalent for the County (5.2%) and City (7.5%). The top two industries of employment for the City are Retail Trade (19.0%) and Educational, Health & Social Services (15.5%). The majority of workers are in the private class; however, the City does have more government workers and less self-employed workers than the County or State.
- Over the last decade the unemployment rate more than doubled for the County and State, while the unemployment rate for the City has risen, but by a lesser extent.

About the Data:

- *Class of Worker: Occupation refers to the type of job a person holds, regardless of the industry*
- *Industry: Industry refers to the type of work performed by a workers employer.*

Sources:

- www.dwd.state.wi.us
- www.census.gov/acs

ECONOMIC PROSPERITY

Labor Projections & Business/Industrial Sites

Environmentally Contaminated Sites

Activity Status	Activity Type	No. of Sites
Open	Environmental Repair DNR # 02-64-374191 1144 USH 45	1

Business & Industrial Parks in the County

Community	Total Acres (approx.)	Total For Sale (approx.)
Eagle River Industrial Park	80	0
Eagle River Business Park	40	5
Lac du Flambeau Business Park	60	10
TOTAL	180	15

Analysis

- The City has one environmentally contaminated site that is still listed as 'open' (1144 USH 45).
- The City has two business parks, one of which is completely developed; the other has 5 acres for sale. An additional 18 acre parcel is up for sale at G & STH 45. The Pride Property, a 15 acre property is slated for environmental clean-up. Just over a quarter of the acreage within the industrial parks across the County are vacant according to the North Central RPC website. There does not appear to be a need for more industrial parks in the area at this time
- Not surprisingly given the aging of the population, the fastest growing occupations in Wisconsin are primarily in the medical field.

Top 20 Growing Occupations in WI

SIC Code	Occupation	2004 – 2014 Growth	
		number	percent
29-1071	Physician Assistants	680	51.9%
31-1001	Home Health Aides	7,060	51.4%
15-1081	Network Systems and Data Analysts	2,020	47.9%
31-9092	Medical Assistants	2,750	46.7%
15-1031	Computer Software Engineers – Applications	3,650	45.9%
15-1032	Computer Software Engineers – Systems	1,150	42.0%
39-9021	Personal and Home Care Aides	8,200	38.6%
29-2021	Dental Hygienists	1,660	37.8%
31-9091	Dental Assistant	1,900	37.6%
29-2032	Diagnostic Medical Sonographers	300	35.5%
15-1072	Network and Computer Systems Admin	1,890	35.7%
29-2055	Surgical Technologists	740	34.9%
15-1061	Database Administrators	540	34.8%
29-2071	Medical Records and Health Information	1,230	34.7%
29-1126	Respiratory Therapists	500	34.2%
29-1111	Registered Nurses	16,010	33.1%
31-2021	Physical Therapist Assistants	400	32.8%
29-2034	Radiologic Technologists and Technicians	1,310	31.7%
29-1124	Radiation Therapists	120	30.8%
45-2021	Animal Breeders	150	30.6%

About the Data:

- Environmentally Contaminated Sites: open sites are those in need of clean up or where clean up is underway
- Top 20 Growing Occupations: Based on total number of jobs projected for the entire State

Sources:

- www.dwd.state.wi.us
- www.dnr.wi.gov/botw
- www.ncwrpc.org

HOUSING

Households

Household Counts

	City of Eagle River		Town of Lincoln		Vilas County		Wisconsin	
	No.	Per Person	No.	Per Person	No.	Per Person	No.	Per Person
1970	465	2.9	441	3.3	3,712	3.0	1,328,804	3.3
1980	NA	NA	840	2.7	6,246	2.6	1,652,261	2.8
1990	620	2.1	951	2.4	7,294	2.4	1,822,118	2.7
2000	626	2.3	1,111	2.3	9,066	2.3	2,084,544	2.6
2010	684	1.9	1,102	2.2	9,658	2.2	2,279,768	2.5

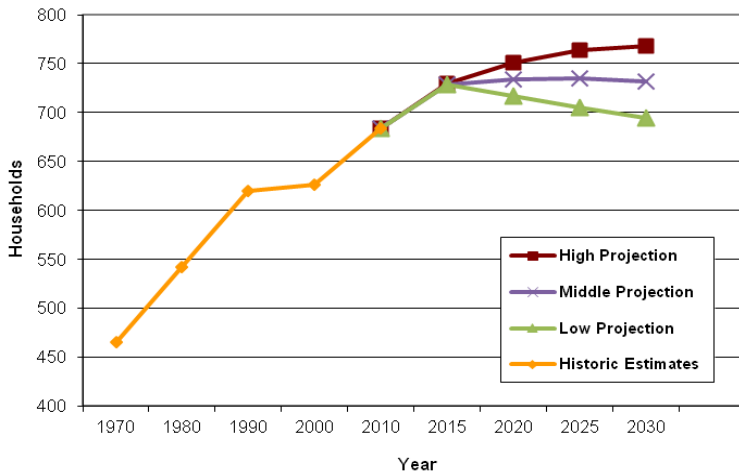
Household Trends, 2010-2030

	City of Eagle River	Town of Lincoln	Vilas County	Wisconsin
2010	684	1,102	9,658	2,279,768
2015 projection	730	1,321	11,087	2,406,798
2020 projection	751	1,374	11,648	2,506,932
2025 projection	764	1,408	12,067	2,592,462
2030 projection	768	1,426	12,350	2,667,688
% Growth (2010-2030)	12.3%	29.4%	27.9%	17.0%

Analysis

- The number of persons per household in the City declined from 2.9 to 1.9 between 1970 and 2010, and this decline is projected to remain at 2.0 through 2030. This is consistent with national trends attributed to smaller family size and increases in life expectancy.
- Based on 2008 projections, total household growth (and housing unit demand) in the City will continue to lack behind County and State growth through 2030; however, these projections are in all probability over-projected due to the economic conditions that followed 2008. Nevertheless, there is no reason to believe that City growth rate will exceed the County and State rates based on historical trends.
- A Low and Middle Projection of future households was calculating using the population projections and an average household size of 1.9 through year 2030.

Housing Trends, City of Eagle River
(Source: US Census & WI DOA)



Sources:

- www.census.gov
- www.census.gov/acs
- www.doa.state.wi.us

HOUSING

Housing Unit Age, Occupancy, & Tenure Characteristics

Housing Occupancy

	1990		2000		2010	
	#	%	#	%	#	%
Owner Occupied	318	45.0%	343	47.2%	349	39.8%
Renter Occupied	302	42.8%	283	39.0%	335	38.2%
Vacant	86	12.2%	100	13.8%	192	21.9%
Homeowner Vacancy Rate	---	1.6%	---	0.5%	---	9.3%
Rental Vacancy Rate	---	2.8%	---	5.5%	---	12.4%

Year Moved into Unit, Avg. 2006-2010

	City of Eagle River	
	Number	Percent
1969 or earlier	60	9.0%
1970 to 1979	37	5.5%
1980 to 1989	91	13.6%
1990 to 1999	127	19.0%
2000 to 2009	354	52.9%

Analysis

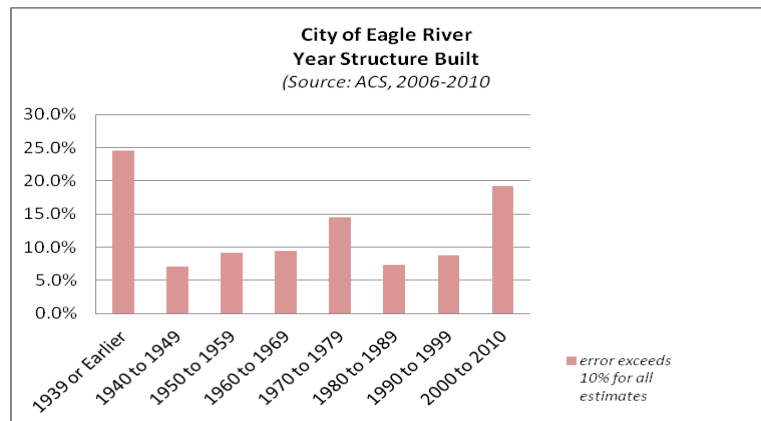
- Only 39.8% of housing units are owner occupied, 38.2% are renter occupied, and 21.9% are vacant. These figures reflect the high amount of seasonal use housing in the City.
- There has been a sharp increase in homeowner and rental vacancy rates since 2000. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interest of a seller and buyer, or landlord and tenant.
- The majority of residents (~72%) have lived in their current homes less than 20 years, and about half less than 10 years.
- Over three-quarters of housing in the City is single family.
- The last decade saw the largest percentage increase in new structures since the 1940s.

Unit Type, Avg. 2006-2010

	City of Eagle River	
	Number	Percent
1 unit	641	71.4%
2 to 4 Units	149	16.6%
5 to 9 Units	65	7.2%
10 or more	43	4.8%
Mobile Home or Trailer	0	0.0%
Other	0	0.0%

Sources:

- www.census.gov
- www.census.gov/acs



HOUSING

Values & Affordability

Home Values, City of Eagle River

	1990	2000	Avg. 2006-2010
Less than \$50,000	0.0%	9.4%	5.8%
\$50,000 to \$99,999	93.5%	62.0%	25.9%
\$100,000 to \$149,999	4.7%	17.9%	24.0%
\$150,000 to \$199,999	1.1%	4.9%	26.5%
\$200,000 to \$299,999	0.4%	4.5%	6.1%
\$300,000 to \$499,999	0.0%	0.6%	9.5%
\$500,000 to \$999,999	0.0%	0.6%	2.2%
\$1,000,000 or more	0.0%	0.0%	0.0%
Median Value	\$45,100	\$77,700	\$121,300

Recent Homes Sales

	Vilas County	
	Number	Median Sale
2005	282	\$244,000
2006	449	\$210,000
2007	477	\$210,000
2008	303	\$174,500
2009	311	\$178,000
2010	369	\$190,000
2011	401	\$175,000
2012	402	\$175,000
Average	370.5	\$194,563

Rent, City of Eagle River

	1990	2000	Avg. 2006-2010
Less than \$200	48.3%	10.8%	7.5%
\$200 to \$499	51.4%	54.2%	16.6%
\$500 to \$749	0.0%	28.3%	61.4%
\$750 to \$999	0.3%	3.1%	10.5%
\$1,000 to \$1,499	0.0%	0.7%	3.3%
\$1,500 or more	0.0%	0.0%	0.7%
No Cash Rent	0.0%	2.8%	0.0%
Median Rent	\$254	\$435	\$607

Home Costs Compared to Income, City of Eagle River

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
		Less than 15%	28.6%
Less than 20%	24.8%	15.0% to 19.9%	22.9%
20% to 24.9%	11.0%	20% to 24.9%	8.6%
25% to 29.9%	7.9%	25% to 29.9%	15.2%
30% to 34.9%	16.9%	30% to 34.9%	6.7%
35% or more	39.4%	35% or more	18.1%
Not computed	---	Not computed	---

Analysis

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income.

- Nearly 46% of City homeowners and approximately 25% of renters exceeded the “affordable” threshold during 2003-2010.
- The median value of a home and median rent in the City has steadily increased since 1990, but are still below the County’s median values of \$194,900 and \$630, respectively.
- It is evident the economy had a dramatic affect on the housing market in Vilas County since 2005, as the median sale price dropped by 28%.

Sources:

- www.census.gov
- www.census.gov/acs
- www.wra.org/Consumer_Resources/About_Wisconsin/housingstats.asp

MOBILITY

Commuting

Residents Place of Work, Avg. 2006-2010

	City of Eagle River	Vilas County
Within Vilas County	79.1%	70.1%
Within the City	65.7%	---
Outside the City	34.3%	---
Outside of County, Within State	20.4%	26.7%
Outside of State	0.4%	2.3%

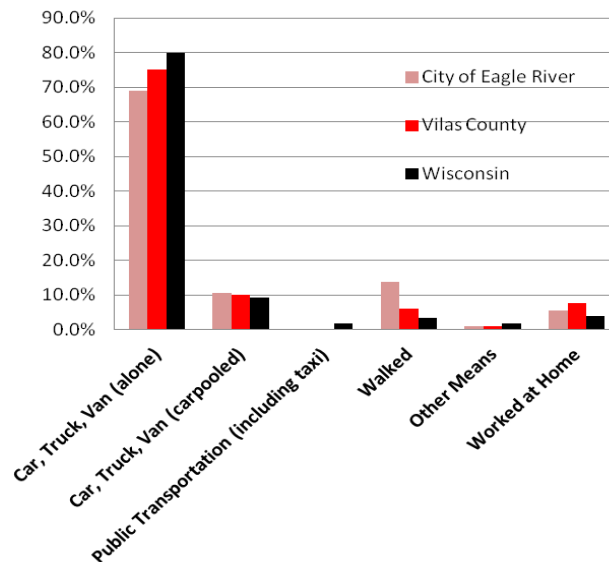
Analysis

- 20.4% of City workers work outside the County, as compared to the County average of 26.7% of workers.
- Nearly 70% of City residents travel to work using an automobile, which is below the County (75%) and State (80%) levels. This is due to a higher level of people who report walking to work.
- The average estimated travel time to work for City residents is 14.7 minutes, which is below the County (19.4) and State averages as a whole (21.3).
- There is a significant spike in workers commuting 30-34 minutes.
- 5.6% of City workers worked from home, which is slightly below the County (7.6%), but higher than the State (4.0%).

Commuting Method to Work

(Source: ACS, 2006-2010)

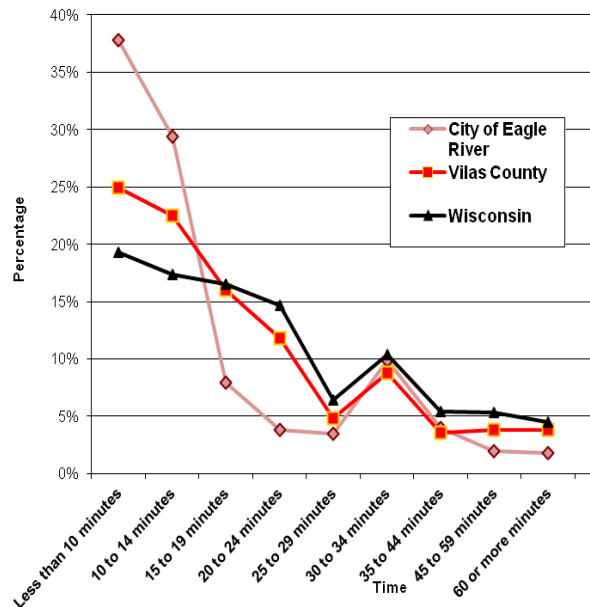
error exceeds 10% for City estimates



Commuting Time

(Source: ACS 2006-2010)

error exceeds 10% for City estimates



About the Data:

- Residents Place of Work: include persons 16 years or older.
- Commuting Method to Work: include persons 16 years or older.
- Commuting Time to Work: include persons 16 years or older.

Source:

- www.census.gov/acs

MOBILITY

Major Modes
of Travel

Aviation Service

- The Eagle River Union Airport is within the City and has two paved runways that are 5,000 feet and 3,400 feet in length. The airport is classified as Medium General Aviation. Eagle River Union is one of 86 Wisconsin airports designated as part of the NPIAS. The Eagle River Airport recently completed ... The comprehensive plan for the Eagle Airport plans for a taxi runway construction Recently completed acquiring additional property to allow ...

Boat Service

The City of Eagle River does not have its own access to water transportation. The nearest small port is 73 miles away in Ontonagon, MI. The nearest large shipping port is 110 miles away in Green Bay, WI.

Trucking Service

- Freight is trucked through the City of Eagle River using WI-70, WI-17, and US-45.

Railroad Service

- The nearest freight rail line runs through the City of Rhinelander (approximately 25 miles from Eagle River) on the Canadian National Railway, but does not pass through the City of Eagle River.
- Passenger rail is provided by Amtrak with two trains that run in Wisconsin, including the long-distance Empire Builder operating from Chicago to Seattle and Portland. There are eight stops in Wisconsin with the nearest stop in Portage, WI.

Sources:

- www.greyhound.com
- *WisDOT Rail Issues and Opportunities Report, 2004*
- *WisDOT 5-Year Airport Improvement Program*
- *WisDOT Translink 21*
- *WisDOT State Highway Plan 2020*
- *WisDOT 6-Year Highway Improvement Plan*
- *WisDOT State Transit Plan 2020*
- *WisDOT Access Management Plan 2020*
- *WisDOT State Airport System Plan 2020*
- *WisDOT State Rail Plan 2020*

MOBILITY**Major Modes
Of Travel****Road Management**

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” based upon the type of service they provide (see map on the next page for road classifications in the Plan Area).

Responsibility for maintaining and improving roads is generally assigned based upon these functional classifications. Arterials generally fall under state jurisdiction, collectors under county jurisdiction, and local roads under local responsibility.

- The WisDOT Six Year Improvement Plan does not list any projects within the Plan Area through 2016.
- WisDOT provides highway traffic volumes for selected roads and streets in all communities every 3 years (collected as AADT-Average Annual Daily Traffic). See the Transportation Facilities Map for the AADT along STH and CTH in the City.
- WisDOT divides the state highway system into “tiers”. Each “tier” has its own access restrictions with Tier 1 being very restrictive to Tier 4 allowing all types of access. Within the City of Eagle River, US45 (north/south), WI-70 (west), and WI-17 (south) are Tier 2B roadways. WI-70 (east) is a Tier 3 roadway, while WI-17 (north) is a Tier 4 roadway.

**Transportation Facilities for the
Elderly or Disabled**

Vilas County Commission on Aging provides transportation for elderly and disabled citizens of Vilas County. Volunteer escort drivers provide County residents transportation to get to medical appointments, grocery shopping, personal business, other shopping and personal care needs, etc. To learn more, call (715) 479-3625 or 1(800)374-1123.

S.E.R.V.E., Inc. provides bus transportation to adult day care, shopping, nutrition sites, recreation activities, and other activities, and can be reached by calling (715)479-2633.

Transit Service

- Currently there is no bus or light rail service serving the City of Eagle River.
- Greyhound Lines makes a stop in Iron River, MI (approximately 37 miles away) should residents wish to make a long haul trip by bus.

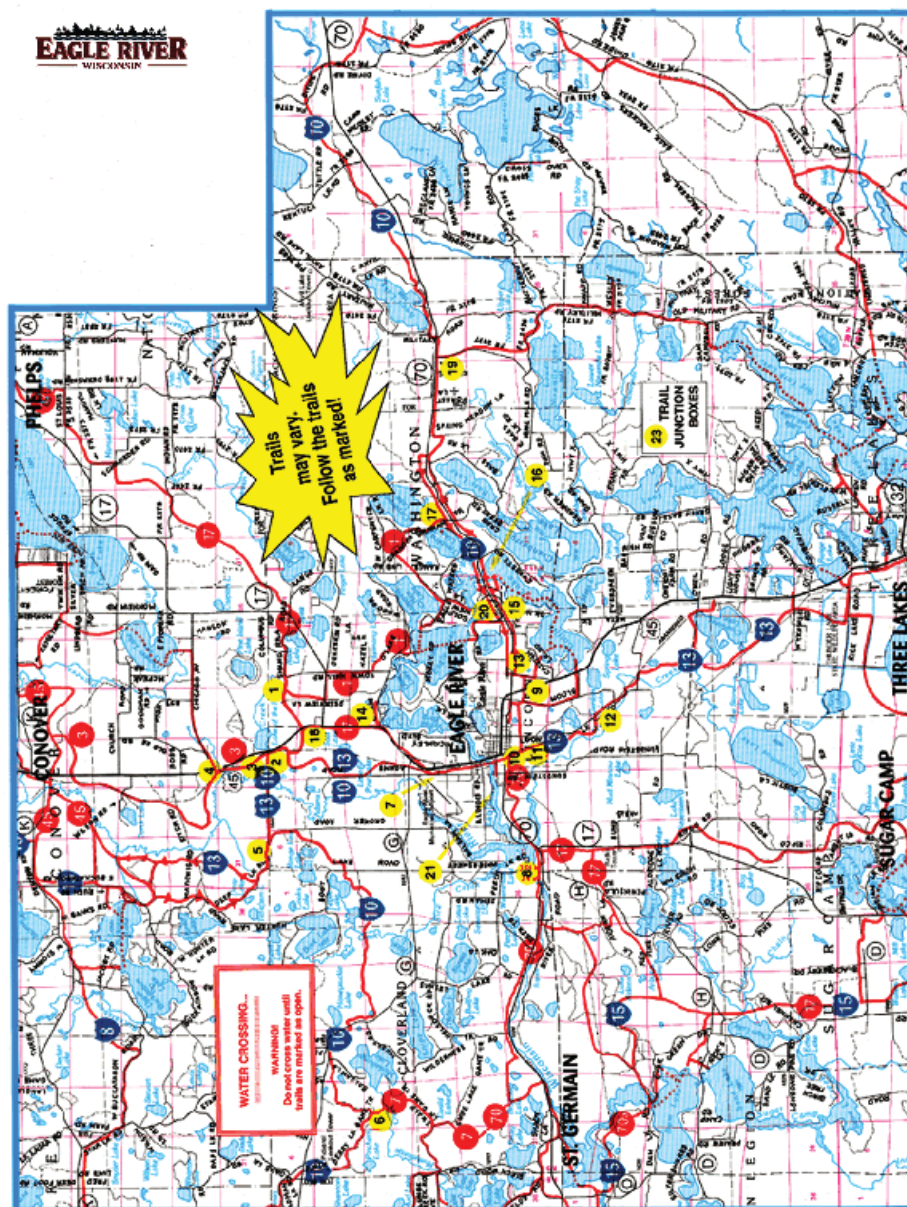
Sources:

- www.greyhound.com
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020

MOBILITY

Snowmobiling, Pedestrian and Bicycle Network

Snowmobiling in the Eagle River area is used for both recreation and transportation. Eagle River is the Snowmobile Capital of the World and holds the World Championship Snowmobile Derby – 2013 is the 50th anniversary. Students at the Northland Pines School District use the snowmobiles to commute to school during the winter months instead of using cars or buses. Below is a map showing the immediate trails around Eagle River, however, these trails connect to a vast Northwood's network that includes all of the Upper Peninsula Michigan and Northern Wisconsin from STH 29 to Lake Superior.



Bikability Index

The WisDOT maintains a map of bicycling conditions for each county using 2004 traffic and roadway data. The image on the right displays the portion of the map for the Planning Area.

- Green routes are considered to be in the best condition for biking,
- Blue routes are considered moderate conditions for biking,
- Orange routes are considered poor condition for biking, and
- Red routes are undesirable for biking.



Sidewalks, Trails, & Routes

- Walkers/bicyclists use the City's existing roadways and sidewalks (where available).
- Eagle River has designated trails on many roads and off road trails throughout wilderness areas. The map to the right illustrates these routes.



Sources:

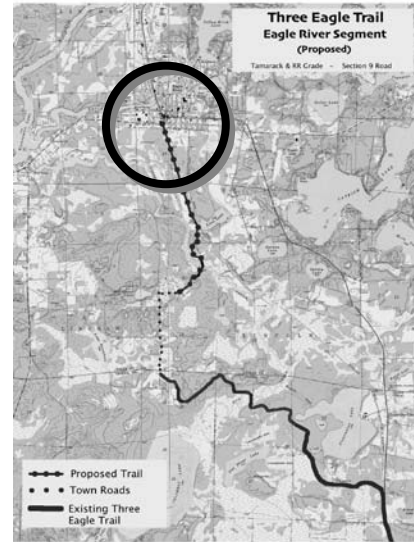
- www.dot.wisconsin.gov
- City of Eagle River

MOBILITY

Pedestrian and Bicycle Network

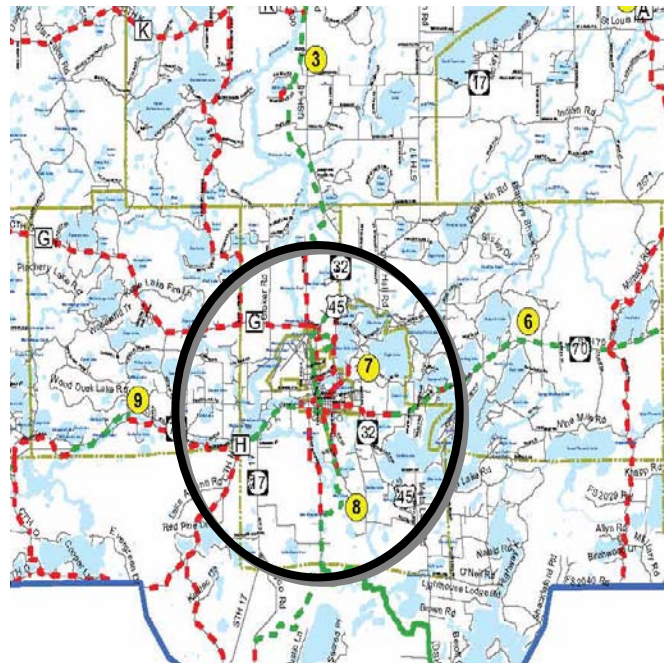
Regional Trails

- A trail extension is proposed to connect Eagle River to the existing Three Eagle Trail to the South. This scenic trail connects three lakes and the Eagle River. The future connection includes leading to Land O'Lakes and St Germain from Eagle River. The Eagle River segment will add approximately 3.8 miles to the already 8.4 mile south segment.



Regional Trails

- The region provides several existing and proposed bicycle trails connecting Eagle River regionally. Vilas County has on road and off road segments connection Eagle River to surrounding communities. Most of these trails are on road trails, as seen on the map below.



Sources:

- www.dnr.state.wi.org
- www.dot.wisconsin.gov
- www.co.vilas.wi.us

COLLABORATION

Existing Areas of Collaboration with Other Units of Government

Local Unit of Government	Existing Collaboration Efforts
Vilas County	Property Tax Bill Generation, Mapping Department, Election Ballots and Police Dispatch (911)
Town Governments	Airport, Fire Department, Aquatic Invasive Species Control, Solid Waste Landfill, Library, Lincoln Landfill Monitoring
Northland Pines School District	G & STH 45 Pedestrian reconfiguration
Interagency	Economic Development Efforts, Tourism and Bike/Ski/Snowmobile Trails
State & Federal Agencies	Aidable Revenue and Grants

Potential Areas of Collaboration with Other Units of Government

Local Unit of Government	Potential Collaboration Efforts
Vilas County	Future joint grants
Town Government	Future joint grants
Northland Pines School District	Future Joint Grants for infrastructure improvements
Interagency	Future joint grants
State & Federal Agencies	More Aid and more Grants

Existing/Potential Conflict & Potential Solutions

Local Unit of Government	Existing & Potential Conflict	Solution Appropriate to Resolve this Conflict
None		

AG & NATURAL RESOURCES

Physiography,
Forestland & Farmland

Geomorphology

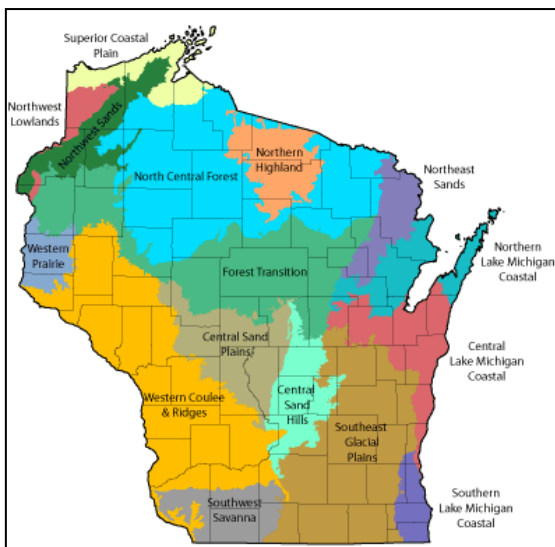
Vilas County is in the Northern Highland physiographic region of Wisconsin. This region has some of the highest elevations in the state. Elevations range from about 1,560 feet above sea level in an area along Squaw Creek in the southwest corner of the county to 1,845 feet at Muskellunge Hill. Elevations differences between high and low points are low, as seen between Squaw Creek and Muskellunge Hill. State and federal forests were established in this region to protect the headwaters of major statewide rivers that drain north to south.

There are three geographic regions in Vilas County. The drumlins and ground moraines in the eastern portion of the county are characterized by low, smoothly rounded, elongated, and oval ridges that are nearly level to moderately steep, and are interspersed with long, narrow drainage ways. The Winegar moraine area in the western portion of the county is characterized by short, steep slopes and ridges, and by numerous wet depressions, most of which have no outlets. Outside of these moraine areas is an outwash plain, characterized by a rolling or hilly topography with many enclosed basins and depressions. In scattered areas on this plain are sand flats and the communities of Eagle River, Manitowish Waters, Conover, St. Germain, and Boulder Junction.

Ecological Landscapes

“Ecological Landscapes are areas of Wisconsin that differ from each other in ecological attributes and management opportunities. They have unique combinations of physical and biological characteristics that make up the ecosystem, such as climate, geology, soils, water, or vegetation. They differ in levels of biological productivity, habitat suitability for wildlife, presence of rare species and natural communities, and in many other ways that affect land use and management.”

- The majority of Vilas County (and the City of Eagle River) is located within the Northern Highlands with portions in northwest and eastern sections of the County that lie in the Northern Central Forest landscape.



Forest & Woodlands

- Approximately 286 acres (15.3%) of the City of Eagle River are forested. According to the Wisconsin Forest Resource Statistics (1996), approximately 466,100 acres (84%) of Vilas County is forested. Of this amount, 210,300 acres (45%) are owned by public entities.

Farmland

- 0.14% of the land in the City is farmland (2.7 acres). Based on the soil composition most of the land surrounding the City is not in prime farmland (see map on the next page).
- The Plan Area has approximately 905.9 acres (4.9%) of farmland.

Sources:

- <http://dnr.wi.gov/landscapes/>
(Ecological Landscapes)
- www.dnr.state.wi.org
- 2010 Vilas County Land & Water Resource Management Plan
-

AG & NATURAL RESOURCES

Water Resources

River Basins & Water Management Units (WMU)

Wisconsin is divided into three major River Basins, each identified by the primary water body into which the basin drains. The three basins are further subdivided into 24 WMUs, and these are divided into watersheds. Each WMU is further subdivided into one or more of Wisconsin's 334 Watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed.

- The Planning Area is located within the Mississippi Basin's Upper Wisconsin WMUs.
- The Planning Area is located within the Sugar Creek, Eagle River, and Tamarack Pioneer Watersheds

About the Data:

- Vilas County Land and Water Resource Management Plan, 2010.

Sources:

- WIDNR Surface Water Data Viewer
- www.dnr.wi.gov

Surface Water

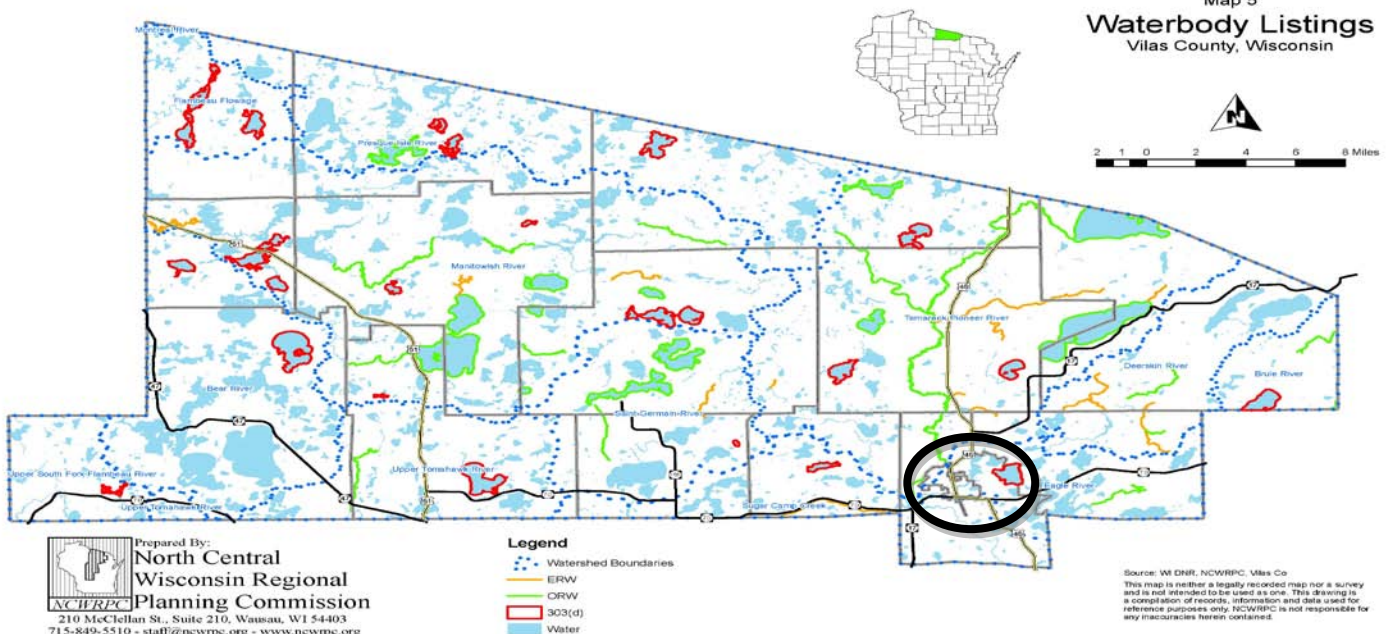
Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). These designated waterways provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities

- There are 14 ERW's and 23 ORW's within Vilas County. As illustrated in Figure 5.19, one of these ERWs is the Wisconsin River, which runs along the City of Eagle River northern border.

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs).

- There are no impaired waterways within the Plan Area.

Map 5
Waterbody Listings
Vilas County, Wisconsin



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AG & NATURAL RESOURCES

Resource Protection & Management

2010 County Land & Water Resource Management Plan

This plan created objectives and action items in support of the following land and water conservation goals:

1. Restore areas that are impacted by non-point source pollution and land disturbance.
2. Protect aquatic and terrestrial ecosystems from non-invasive species.
3. Monitor and protect surface waters from impact of land disturbance, non-point source pollution, and degradation.
4. Protect natural resources and croplands from potential negative impacts that may result from conflicting land-use and/or recreation.
5. Monitor drinking water/groundwater and investigate potential source(s) of contamination.
6. Educate the public about natural resources and promote sound stewardship practices.

Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories: metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. After reclamation, many quarries become possible sites for small lakes or landfills.

- There are two mining operations in the Plan Area.

Sources:

- Vilas County Land and Water Resource Management Plan, 2010.
- dnr.wi.gov/org/land/er/sna (State Natural Areas)
- [http://dnr.wi.gov/org/land/er/nhi/](http://dnr.wi.gov/org/land/er/nhi)
- http://dnr.wi.gov/master_planning/land_legacy/

State Natural Areas (SNA)

The WIDNR identifies significant environmental areas through its State Natural Areas (SNAs) program.

- The City's Plan Area does not have a SNA; however, there are 30 in the County. Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

Legacy Places

The Legacy Places Report is an educational resource created to identify places critical to meeting conservation and outdoor recreational needs over the next 50 years. They are organized by 16 ecological landscapes (*refer to page A-13*), ranging in size, relative conservation and recreation strengths, and amount of formal protection that has been initiated (and how much potentially remains).

- There are no legacy places in the City's Plan Area; however, there are five identified in (or partly within) Vilas County.

Ground Water

Groundwater is the only source of drinking water in the Plan Area. It is a critical resource, not only because it is used as our source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table.

- The Plan Area generally ranks medium to medium-high for susceptibility to groundwater contamination.

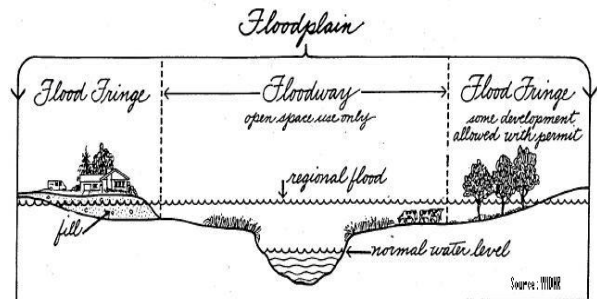
Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care).

AG & NATURAL RESOURCES

Development Limitations

Floodplain

The floodplain includes the floodway, the flood fringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The flood fringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE).



Wetlands

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.

- Refer to Map 4 in Appendix D for wetland areas within the Plan Area.

Rare Species

The Wisconsin Natural Heritage Working List contains species known or suspected to be rare in the state and natural communities native to Wisconsin.

- There are no endangered and threatened species in the Plan Area; however there are five occurrences of species with a threatened or special concern status. These include two butterfly species (Freija Fritillary, Frigga Fritillary), one bird (Bald Eagle), one fish (Greater Redhorse) and one plant (Hidden-fruited Bladderwort).

Steep Slopes

Topography is an important determinant of the land uses practicable in a given area. Lands with steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands with less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

- Refer to Map 4 in Appendix D for areas of steep slope within the Plan Area.

Sources:

- WIDNR Floodplain and Shoreland Zoning Guidebook
- <http://dnr.wi.gov/wetlands>
- <http://dnr.wi.gov/org/land/er/wlist/> (Rare Species)

ENERGY & UTILITIES

Utilities & Renewable Energy Sources

Storm water Management

Storm water management typically includes the collection, cleansing, and controlled release of storm runoff to natural receiving systems, typically through detention and/or retention facilities.

- Eagle River has a combination of curb and Gutter and storm water pipe and open drainage ways.
- Eagle River Public Works Department maintains the storm water system.
- Eagle River has planned repairs to some of the storm systems and makes improvements when road reconstruction projects occur.

Sanitary Sewer System

- Eagle River has a Secondary Treatment System located on W. Division Street with a maximum capacity of 1.4 million gallons per day.
- Average daily treatment is approximately 620,000 gallons per day.
- Summer peak is 400,000 gallons per day with a winter low of 100,000 gallons per day.
- The treatment facility operates within all DNR guidelines and meets all DNR requirements.
- Eagle River does have a few properties with private septic systems – permits are regulated and controlled by Vilas County.
- No major capital projects are planned for the next five years.

Solid Waste & Recycling Facilities

- Eagle River jointly owns and operates the solid waste landfill with many Towns in Vilas County.
- Recycling and municipal curb side pick-up is done through a private hauler.
- Commercial pick-up and recycling is the responsibility of the property owner.

Water Supply

- The Eagle River Municipal Water Utility operates a public potable water supply system that relies entirely on groundwater.
- The system consists of three operating wells, one elevated storage tower, water mains, and 238 fire hydrants. Water mains range in size from 1 inch to 12 inches.
- In 2009, the system served 670 residences, and 325 commercial customers, as well as public entities.
- Approximately 72.2 million gallons of water is generally used in a given year. The total capacity for the three pumps serving the City water system is 2,304,000 gallons per day. The water tower has a capacity of 300,000 gallons.
- Assuming no future water intensive industrial development, the water system capacity appears more than satisfactory to accommodate the existing and future development needs of the community.

Telecommunications Facilities

- Charter Cable for Internet, Cable and Telephone.
- Verizon for Internet and Cell Phone.
- Choicetel for internet and phone.
- Sonic Net for internet.
- Frontier for telephone and internet.
- AT&T for Cell Phone and internet.
- Dishnet and Direct TV.
- Hughes Satellite Internet.
- Cellcom for cell phone and internet.
- Wild Blue Internet

Sources:

- <http://psc.wi.gov/apps/annreport/default.aspx> (Municipal Utilities Report)

ENERGY & UTILITIES

Utilities & Renewable Energy Sources

Renewable Energy Sources

To manage rising energy costs, promote local economic development, and protect the natural environment, many Wisconsin communities are looking at renewable energy resources to meet community energy demands and grow jobs.

- **Solar** - Currently there are no commercial or public solar energy systems in use in the City of Eagle River.
- **Wind** - Currently there are no commercial or public wind energy systems in use in the City of Eagle River.
- **Geothermal** - Currently there are no commercial or public geothermal systems in use in the City of Eagle River.
- **Biofuel** - Currently there are no commercial or public Biofuel production facilities in Eagle River.

Biofuel

Bio-fuels are derived from bio-mass, can be used for liquid bio-fuel or bio-gas production, and can offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources.

Geothermal

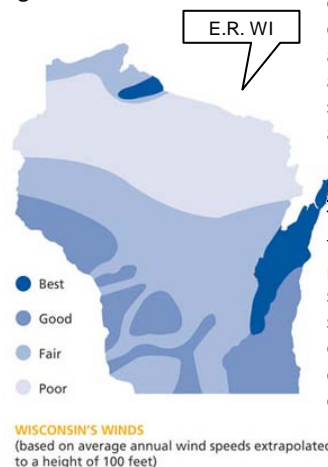
A geothermal heat pump uses the constant temperature of the earth to heat and cool buildings, transferring heat out of the ground in the winter and into the ground in the summer. Geothermal electricity generation uses underground steam or hot water to drive turbines. This type of geothermal resource is generally not available in the Midwest.

Wind

Wind-powered electricity turbines are now common throughout the Midwest. Production is optimized where the wind resource is strong (fast) and steady. However, this is a generalized assumption and there may be opportunities for small and wind systems in the City or planning area.

Solar

Two types of solar energy systems are well suited to Wisconsin communities: solar electric photovoltaic (PV) and solar hot water (SHW) systems. The efficiency and effectiveness of these systems depend on the size of the system (i.e. area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing).



Source: We-Energies

Power Plants & Transmission Lines

- American Transmission Company (ATC) has a major transmission line running through Eagle River
- The City of Eagle River has its own substation located on Nicolet Street.
- Wisconsin Public Service controls the Natural Gas Service for Eagle River.
- AmeriGas, FerrellGas and A-1 Propane are propane distributors in the Eagle River area.

About the Data:

- Renewable Energy Sources: Focus on Energy works with eligible Wisconsin residents and businesses to install cost effective energy efficiency and renewable energy projects

Sources:

<http://www.focusonenergy.com>

COMMUNITY FACILITIES

Child Care, Health, Emergency, & Other Facilities

Health Care Facilities

There are three health care facilities in the City of Eagle River: Marshfield Clinic Eagle River Center, Ministry Medical Group – Eagle, and the Eagle River Memorial Hospital. The Eagle River Memorial Hospital is located at 201 Hospital Road and is a part of the Howard Young Foundation, established in 1985. The Marshfield Clinic Eagle River Center is located at 500 Commerce Loop and the Ministry Medical Group – Eagle is located at 930 E. Wall Street. For more information regarding the hospital and Ministry Medical Group visit their website at <http://ministryhealth.org/>.

Police & Emergency Facilities

Law enforcement in the City is provided by the Eagle River Police Department, which is located at 525 E. Maple Street and currently maintains six full-time employees an administrative assistant and a parking enforcement officer. The Vilas County Sheriff is also located in Eagle River along with Wisconsin State Patrol. Vilas County Sheriff is responsible for dispatch. Ambulance services are provided by the Eagle River Memorial Hospital. Eagle River Fire Department is jointly operated with the Towns of Washington, Lincoln, Cloverland and the City of Eagle River.

Cemeteries

See the Existing Land Use Map for the location.

Other Government Facilities

The City Hall is located 525 E. Maple Street, and is used for City administration and for official City meetings

Child Care Facilities

There are five licensed group child care center within the City of Eagle River, as listed below:

- Humpty Dumpty Preschool – 105 N. 1st Street (15 children capacity),
- New Beginnings Child Care – 502 E. Division Street (40 children capacity)

There is an additional four family centers within the City of Eagle River with the capacity of eight children, as listed below:

- Head Start located at Trees For Tomorrow – 519 E. Sheridan Street,
- Gagnon’s Home Away from Home Family Day Care – 328 N. 3rd Street, and
- Lullaby Family Day Care and LC – 859 McKinley Boulevard and LC.

About the Data:

- *Child Care Facilities: Under Wisconsin law, no person may be compensated for providing care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare; Licensed Family Child Care Centers provide care for up to eight children. Licensed Group Child Care Centers provide for nine or more children. Cemeteries: This use is regulated under the Conditional Use category for residential zoning districts.*

Sources:

- <http://www.dcf.wisconsin.gov/childcare/licensed/search/Directions.HTM> (Child Care Inventory Database)

COMMUNITY FACILITIES

Park, Schools, & Library Facilities

School & College Facilities

The City of Eagle River is served by the Northland Pines School District. The District operates three elementary schools, a middle school, and a high school, serving a total of 1,410 students in the fall of 2009. This is a decrease from 2001 when 1,605 students were served (Wisconsin Dept. of Public Instruction). All three schools are next to one another with the elementary school and middle school sharing a site at 1700 Pleasure Island Road and the high school, administrative offices and field house at 1800 Pleasure Island Road. Personnel employed by the district number approximately 220, including administrative, faculty, special, and support staff.

Vilas County is served by the Nicolet Area Technical College headquartered in Rhinelander (approximately 24 miles south of Eagle River). Nicolet Area Technical College offers 31 one- and two-year career diplomas and degrees with an additional 30 certificate opportunities. Currently the college serves more than 1,600 students per semester with offerings of vocational-technical and liberal arts and approximately 10,000 in continuing education, trade extension, and apprenticeship programs. The nearest four-year university is UW-Stevens Point (approximately 115 miles south of the Eagle River).

About the Data:

- o *Park Acreage Compared to Population Forecasts: The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community.*
- o *Library Facilities: In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin.*

Sources:

- o www.olson.wislib.org
- o www.npsd.k12.wi.us
- o www.nwls.wislib.org
- o www.nicoletcollege.edu
- o www.eagleriver.org

Library Facilities

The Olson Memorial Public Library, located at 203 N. Main Street, is approximately 6,814 sq. ft. and serves the City, as well as the towns of Cloverland, Conover, Lincoln, St. Germain, and Washington. It provides 64,232 materials in circulation, eight computer/internet access, and programs for children and young adults. In addition, residents can access items from over 30 area libraries through the Northern Waters Library System. The Eagle River Foundation is in the process of fundraising for a library expansion project which will also make remodeling improvements to the existing facility.

Park & Recreational Facilities

The National Recreation and Park Association recommend six to twelve total acres of parks or recreation space per 1,000 people within a community. In total, the City has 123.5 acres of parkland. As the table illustrates, the existing park system should adequately meet the needs of City residents for the foreseeable future. As the age composition in the City changes, specific recreational needs may change, and should be monitored over time.

See the Existing Land Use Map for the location of City parks.

Parkland Needs Forecast

	2010	2020	2030
Population	1,398	1,552	1,561
Demand (6 acres/1,000)	5.8	7.2	8.3
Total Supply	123.5	123.5	123.5
Surplus/(Deficit)	115.1	114.2	114.1

COMMUNITY CHARACTER

Historic Markers, Inventories & Gov't's

Historic Preservation Certified Local Government (CLG)

A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for CLG status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
 - Use of Wisconsin Historic Building Code,
 - Reviewing National Register of Historic Places nominations allocated to the state.
- The City of Eagle River is not a CLG community.

Architecture & History Inventory (AHI)

This is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated; as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners.

- There are 39 historic buildings, structures, sites, and/or objects in the AHI database for the City of Eagle River.

Archaeological Site Inventory (ASI)

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance.

Contact the State Historical Society for information on ASI records in the Plan Area.

State & National Register of Historic Places

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. Trees for Tomorrow (Region Nine Training School) are a registered historical place on the national/state register located at 611 Sheridan Street.

Wisconsin Historical Markers

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. There are no WI Historical Markers in the Plan for Eagle River.

Sources:

- <http://www.wisconsinhistory.org/hp/markers/>
- <http://www.wisconsinhistory.org/hp/register/>
- <http://www.wisconsinhistory.org/ahi/>
- <http://www.wisconsinhistory.org/hp/clgs/>

COMMUNITY CHARACTERCity
History

City of Eagle River History

Vilas County was named after William F. Vilas, who was a Lieutenant Colonel during the Civil War and served as Postmaster General of the United States (1885-1888), Secretary of the Interiors (1888-1891) and U.S. Senator for Wisconsin (1891-1897). Prior to 1885, Vilas County was part of Marathon County and then Oneida County until being set apart on April 12, 1893. The Vilas County's website explains its history as such:

"First were the loggers who left clearings in the wilderness; then the merchants who established the early villages; then the farmers who tilled the clearings left by the loggers; and most recently, the tourists and resort owners who are the mainstay of our present economy."

Eagle River was the site of the Old Copper Indians, which were the first permanent Indian Settlement in the Wisconsin Northwood's. The Woodland Indians succeeded them from 2,600 B.C. to 800 A.D. and were probably the ancestors of the Chippewa, Potawatomi and Menominee Indians.

It is believed that Bethuel Draper and "Dutch Pete" Cramer camped in the areas in 1853 and named the area after the abundance of eagles nesting along the river. Several other families settled in the area by 1857, including John and George O'Conner who are credited with being one of the founding fathers of Eagle River. Their dedication to growing the community and their active participation in its civic and political affairs led to the creation of the Town of Eagle River (in 1885) and later Vilas County.

The early English settlers were primarily lumberjacks, home-steaders, and traveling trappers or fur buyers. In 1855, Joshua Fox and partner, Helms, established a trading post along the east shore Eagle Lake. In addition to a trading post, Fox also operated the "Wildcat Bank" and the first post office in the area. The first logging camp in Vilas County was also operated by Fox and Helms, starting in 1856. In March 1883, John O'Conner purchased from John Phelps, an Eagle River logger and speculator, a large tract of land encompassing the present site of the City of Eagle River. He built shanties on the north shore of the Eagle River and prepared for a logging operation. One of his shanties was used as the first school house, occupied by children during the day and loggers at night. In 1887, L.J. Cook, George Dickinson and Frank Tamling acquired large tracts of land by government patent and laid out the village north of what is now Division Street with the help of a surveyor.

For more information on local history of Vilas County and the City of Eagle River contact the Eagle River Historical Society.

LAND USE

Existing & Project Land Uses

Projected Land Use Needs

	2010	2015	2020	2025	2030	20 Years Change
Population	1,398	1,533	1,552	1,563	1,561	163
Housing Units	795	849	873	888	893	98
Residential (acres)	277	290	290	290	290	13.4
Commercial (acres)	222	233	233	233	233	10.7
Industrial (acres)	15	16	16	16	16	0.7
Undeveloped Land (acres)	490.3	465.4	465.4	465.4	465.4	-24.8

Development Limitations

	City Limits	
	Acres	Percent
Developed	835	44.5%
Development Limitations	550	29.3%
Developable	490	26.1%
Total	1,875	100.0%

City of Eagle River Land Uses

	Acres	Percentage
Agricultural	2.7	0.14%
Farmstead	0.0	0.0%
Residential-SF	237.1	12.6%
Residential-MF	19.5	1.0%
Mobile Home	20.5	1.1%
Mixed Use	0.0	0.0%
Utility	3.0	0.2%
Commercial/Office	222.4	11.9%
Industrial	15.3	0.8%
Public/Institutional	79.0	4.2%
Parks & Recreational	123.5	6.6%
Woodland	286.2	15.3%
Wetlands	199.0	10.6%
Water	9.0	0.5%
Open Space	103.1	5.5%
Airport	334.1	17.8%
Road ROW	220.6	11.8%
Total	1,875.1	100.0%

Analysis

- This City’s mix of single-family to multi-family units is typical for a small Wisconsin city.
- The total acreage of Commercial/Office and Industrial land is almost the equivalent of the combined residential acreage, which is atypical for a small Wisconsin city.
- Within the entire Plan Area, the dominant land uses are Woodland (30%), Wetlands (24%), Single-Family Residential (14%), and Water (13%).
- Over the next twenty years (2010-2030), the City is projected to need 13.4 acres for residential homes (assuming an average lot size of 0.25 acres) and 11.4 acres for commercial and industrial properties.
- 26% of the City (490 acres) remains developable land unaffected by development limitations.

About the Data:

- Projected Land Use Needs: Residential use projections were calculated using the housing unit projections and the average lot size from the WI Dept of Revenue statistics for the City. The commercial and industrial use projections were calculated based on the proportionally increase in residential acreages.
- Development Limitations: Developed lands include intensive land use (residential, commercial, industrial, public, recreation). Development Limitations land includes water, wetlands, floodplains, and steep slopes (20% or more). Developable lands include all lands not categorized as developed or undevelopable.

LAND USE**Land Price Analysis &
Redevelopment Opportunities**

City of Eagle River Land Use Assessments

	2004				2009				
	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per Acre
Residential	694	19	\$50,992,600	\$62,87-,900	767	20	\$79,800,700	\$86,034,600	\$4,301,730
Commercial	299	2	\$68,501,100	\$65,398,300	324	23	\$80,631,200	\$92,075,400	\$4,003,278
Manufacturing	9	32	\$3,760,000	\$4,017,200	8	29	\$3,569,400	\$3,938,700	\$135,817
Agricultural	0	0	\$0	\$0	0	0	\$0	\$0	\$0
Undeveloped	0	0	\$0	\$0	0	0	\$0	\$0	\$0
AG Forest	0	0	\$0	\$0	0	0	\$0	\$0	\$0
Forest	0	0	\$0	\$0	0	0	\$0	\$0	\$0
Other	0	0	\$0	\$0	0	0	\$0	\$0	\$0
Personal Property	---	---	\$9,107,400	\$9,131,800	---	---	\$11,081,600	\$11,139,200	---
Total	1,002	72	\$132,361,100	\$141,418,200	1,099	72	\$175,082,900	\$193,187,900	---

Redevelopment Opportunities

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the City. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable. Redevelopment opportunities require new project investments. Eagle River has a wide variety of areas in the community that have the potential for redevelopment.

About the Data:

- Land Use Assessments: This data is provided by the Wisconsin Department of Revenue (WI-DOR). Note that some changes in value may be due to occasional changes in how the WI-DOR reports or assesses certain land classifications. Aggregate Assessed Value is the dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Equalized Value Assessment is the estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. The WI-DOR determines the equalized value.

Sources:

- <http://www.revenue.wi.gov/>
- <http://ww2.revenue.wi.gov/EqValue2/application>