



CITY OF
**EAU
CLAIRE**

Impacts of Proposed Stewart-Hauge Annexation Petition Annexation

Stephanie Hirsch, City Manager

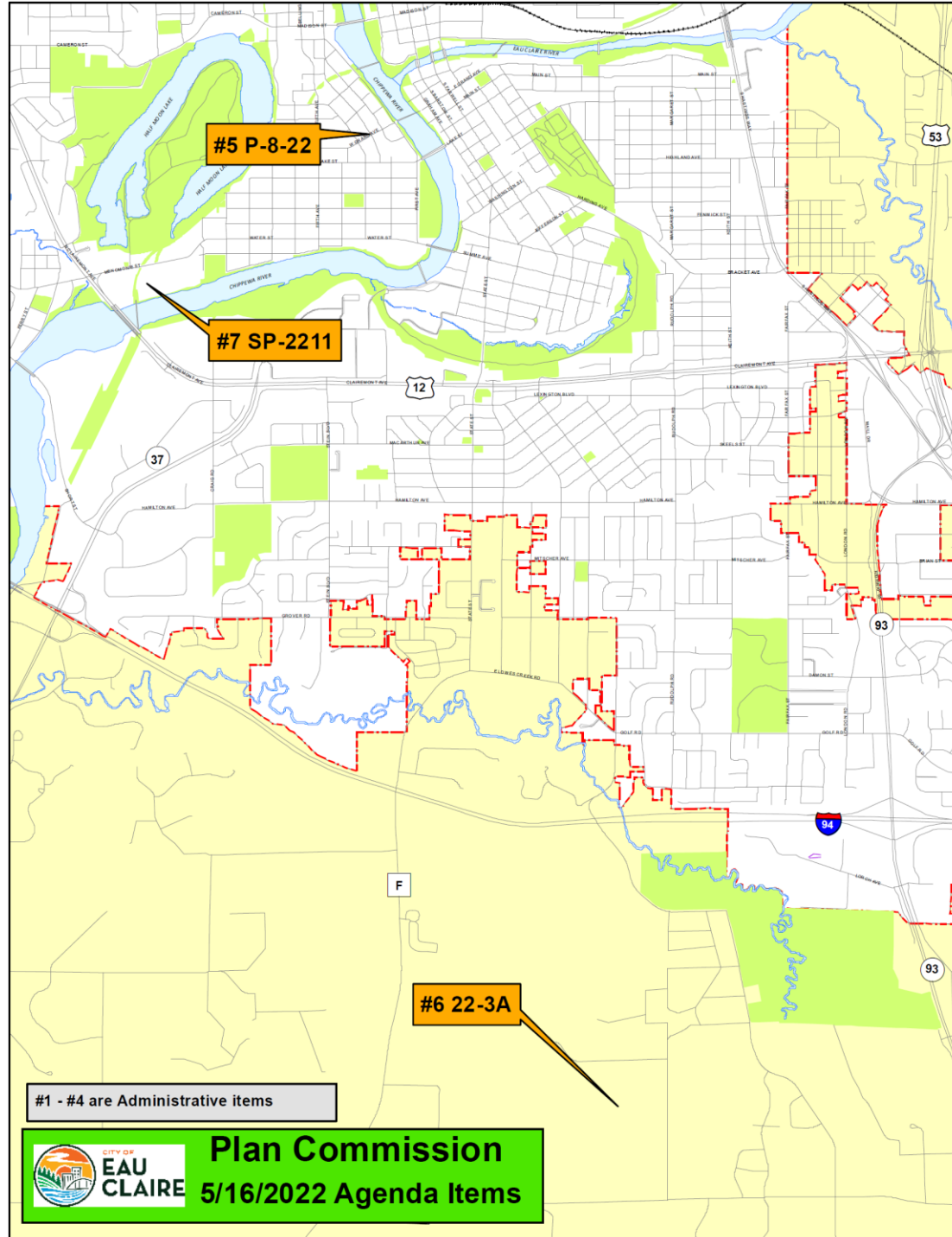
Scott Allen, Director of Community Development

Dave Solberg, Deputy City Manager/Engineering Director

Where is the proposed
annexation located?

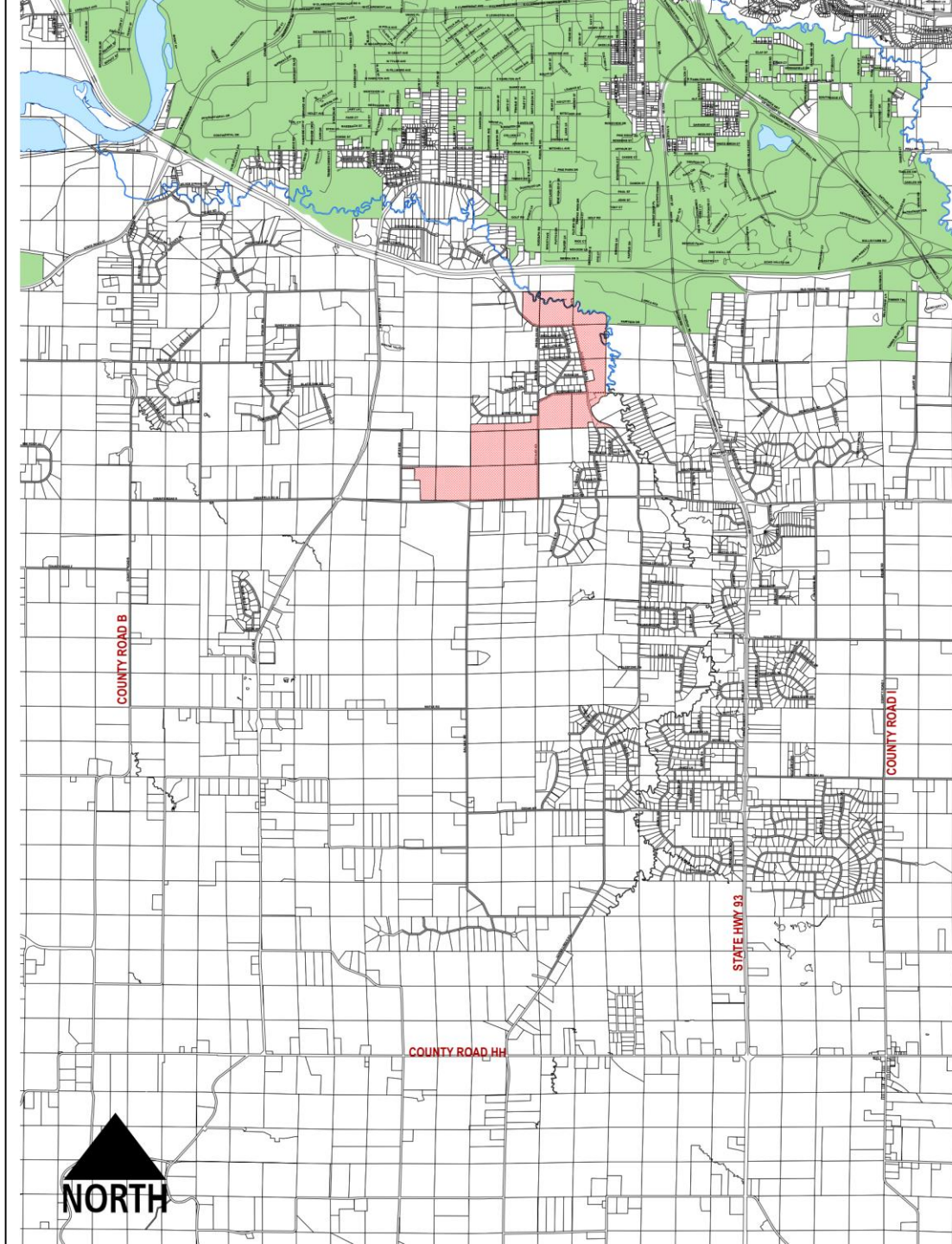


Proposal: Location



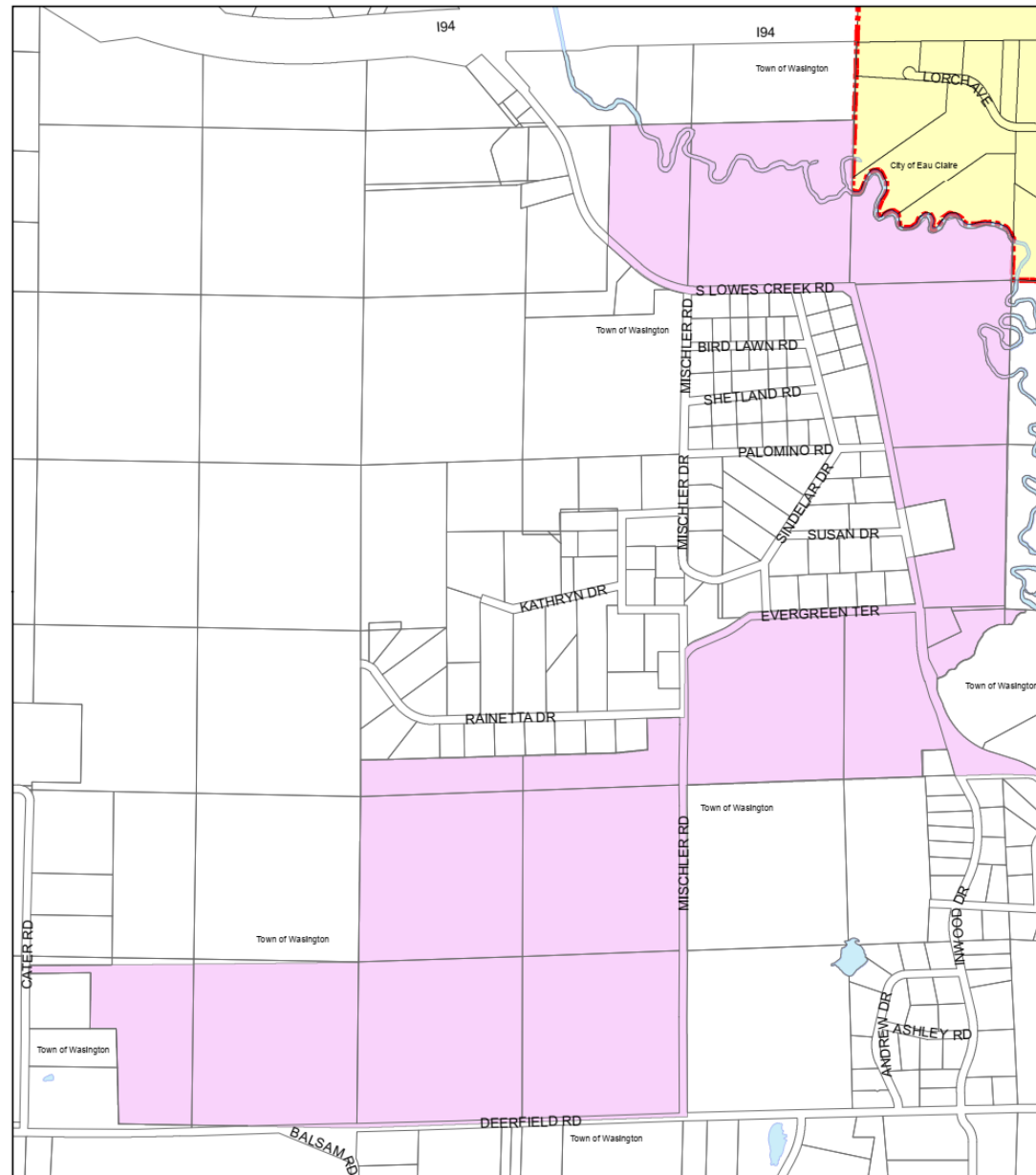


Proposal: Location





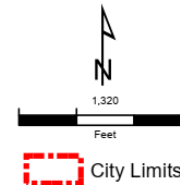
Proposal: Location



**ANNEXATION FILE #
2022-3A**

DATE
05/05/2022

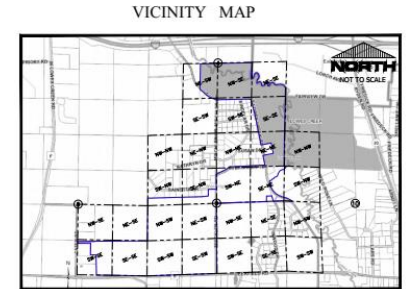
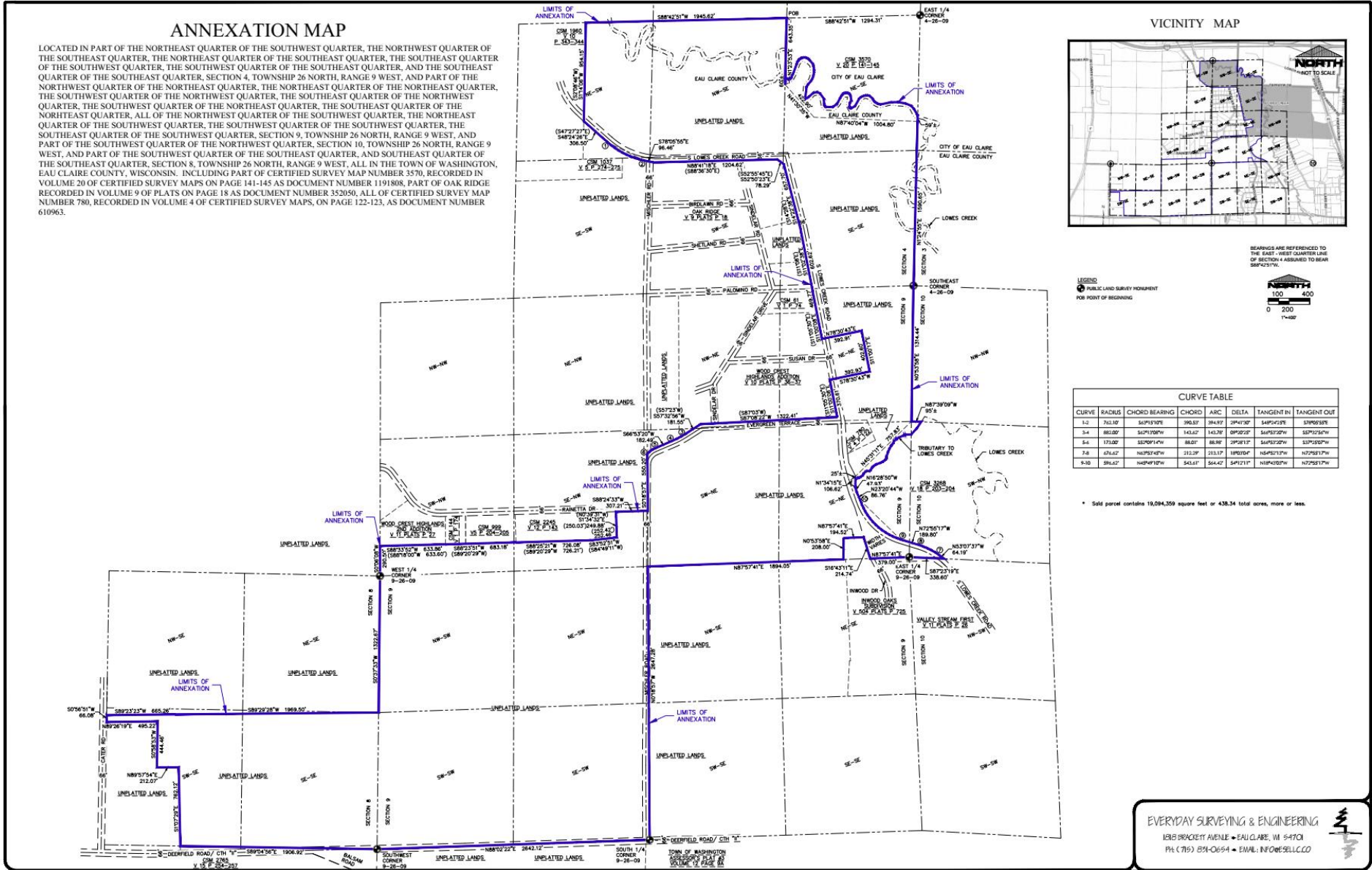
Lands located in Town of Washington
Eau Claire County



Proposal: Location

ANNEXATION MAP

LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 26 NORTH, RANGE 9 WEST, AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 9, TOWNSHIP 26 NORTH, RANGE 9 WEST, AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 26 NORTH, RANGE 9 WEST, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 8, TOWNSHIP 26 NORTH, RANGE 9 WEST, ALL IN THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN. INCLUDING PART OF CERTIFIED SURVEY MAP NUMBER 3570, RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGE 141-145 AS DOCUMENT NUMBER 1191808, PART OF OAK RIDGE RECORDED IN VOLUME 9 OF PLATS ON PAGE 18 AS DOCUMENT NUMBER 352050, ALL OF CERTIFIED SURVEY MAP NUMBER 780, RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS, ON PAGE 122-123, AS DOCUMENT NUMBER 610963.



BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER LINE OF SECTION 4 ASSUMED TO BEAR S88°42'51"W.

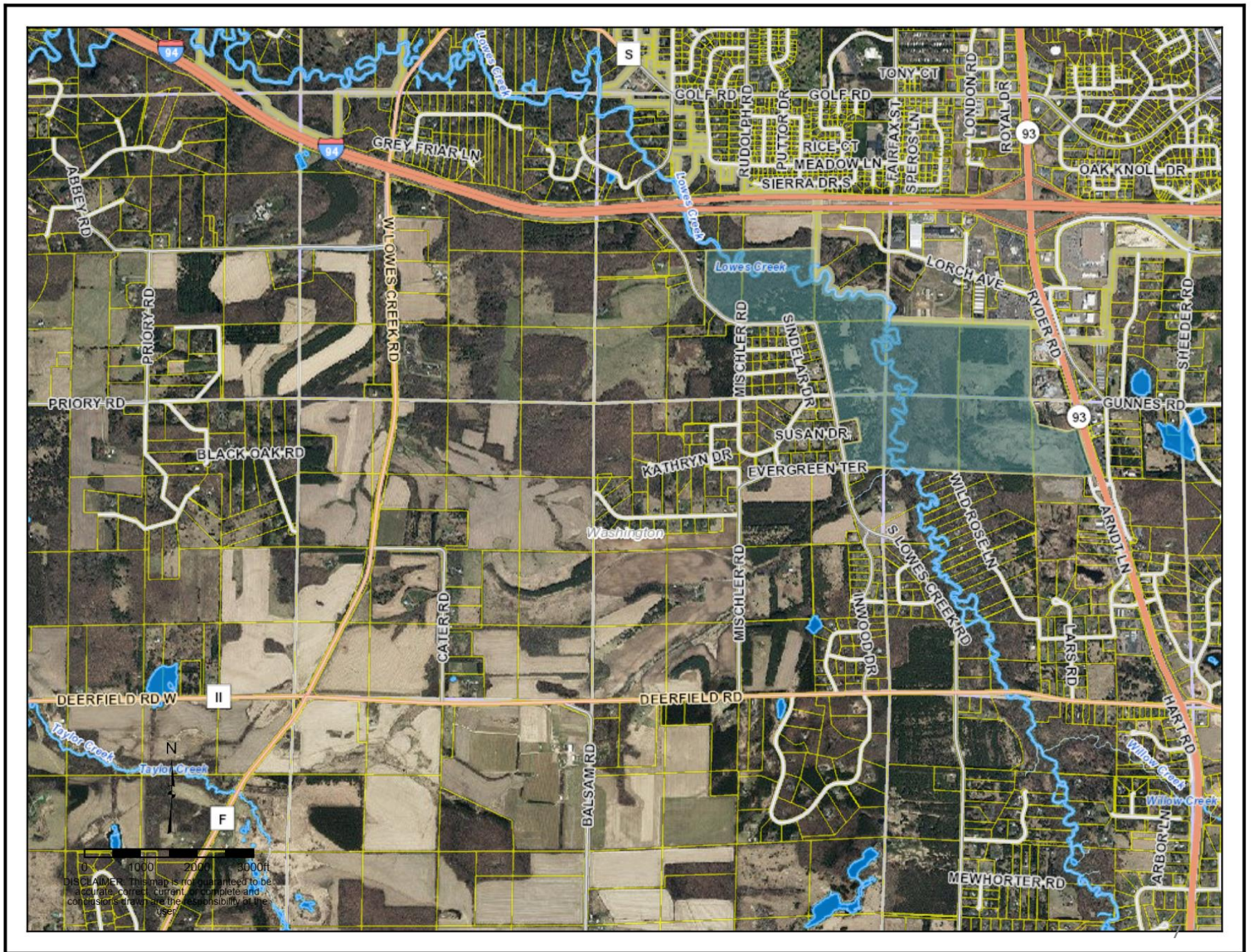
LEGEND
PUBLIC LAND SURVEY MONUMENT
FOR POINT OF BEGINNING

0 100 200
1"=40'

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	762.07	S47°31'25"	395.57	194.87	39°41'00"	S48°04'22"	S19°02'53"
3-4	882.02	S47°00'49"	143.07	143.78	09°02'02"	S48°03'20"	S39°02'59"
5-6	173.00	S32°00'14"	88.07	88.98	20°58'12"	S48°03'20"	S39°02'59"
7-8	476.47	N48°52'47"	232.07	233.37	18°03'04"	N48°52'17"	N27°53'17"
9-10	286.47	N48°49'02"	144.47	144.47	14°12'11"	N48°49'07"	N27°53'17"

* Solid parcel contains 19,094,359 square feet or 438.34 total acres, more or less.

Proposal: Location



How do we evaluate the
annexation?



Values: Community values guide decisions.

Strong Community

- People who live and work in Eau Claire:
 - Experience connected neighborhoods;
 - Have opportunities for fun and learning; and
 - Are engaged in shaping Eau Claire's future.
- We create and protect a community that invests in the common good.

Sustainability

- Our decisions result in reduction of global warming and preservation of diverse ecosystems.

Stewardship & Problem Solving

- Our decisions result in stability and growth for Eau Claire's future.
- Our government uses every dollar for the greatest good.
- We continue to learn and improve.
- We serve Eau Claire with ethical, respectful, and transparent governance.

Equity, Inclusion, & Support for All

- All residents experience belonging and can enjoy all the community has to offer.
- We design our community so that all residents can thrive.

Values: Weighing values takes thought.

**Sustainability and
neighborhood connections**
vs.
Safety and efficiency



Values: Weighing values takes thought.

Safety and efficiency
vs.
**Neighborhood, tradition, and
fun**



Values: Weighing values takes thought.

Inclusion and equity vs. Neighborhood engagement

Decision postponed for Sojourner House expansion

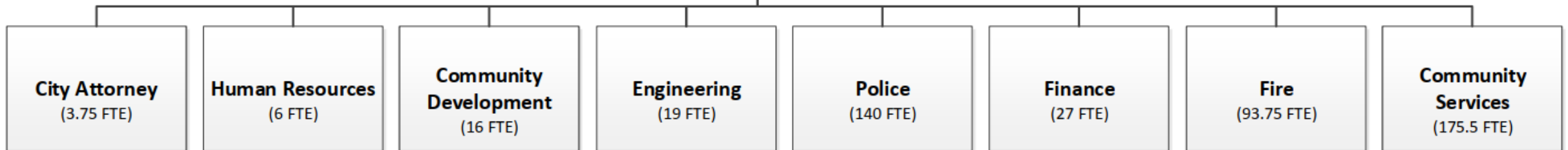
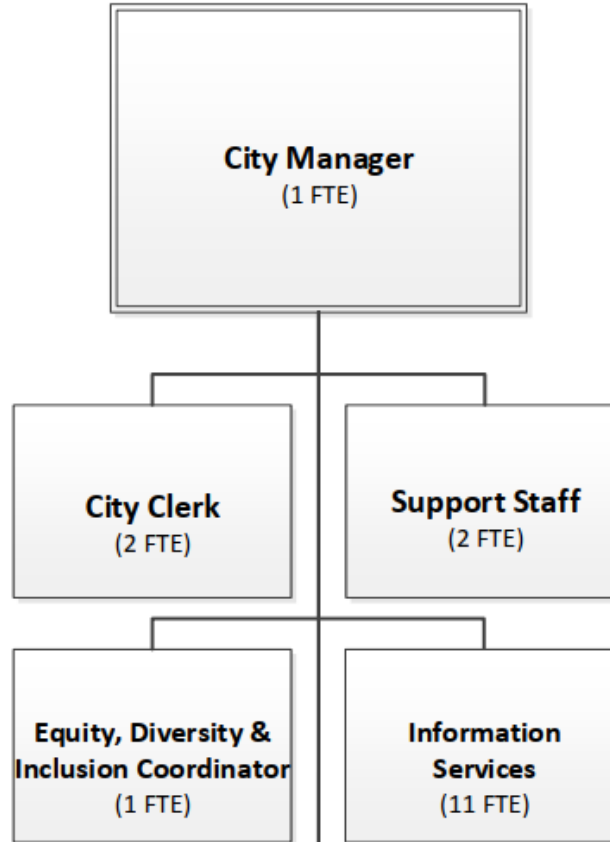
By McKenna Alexander Aug 2, 2021 0



Infill and replacement housing should complement the neighborhood character even if height or density increase. Key elements are the front setback and doors and windows that face the street.



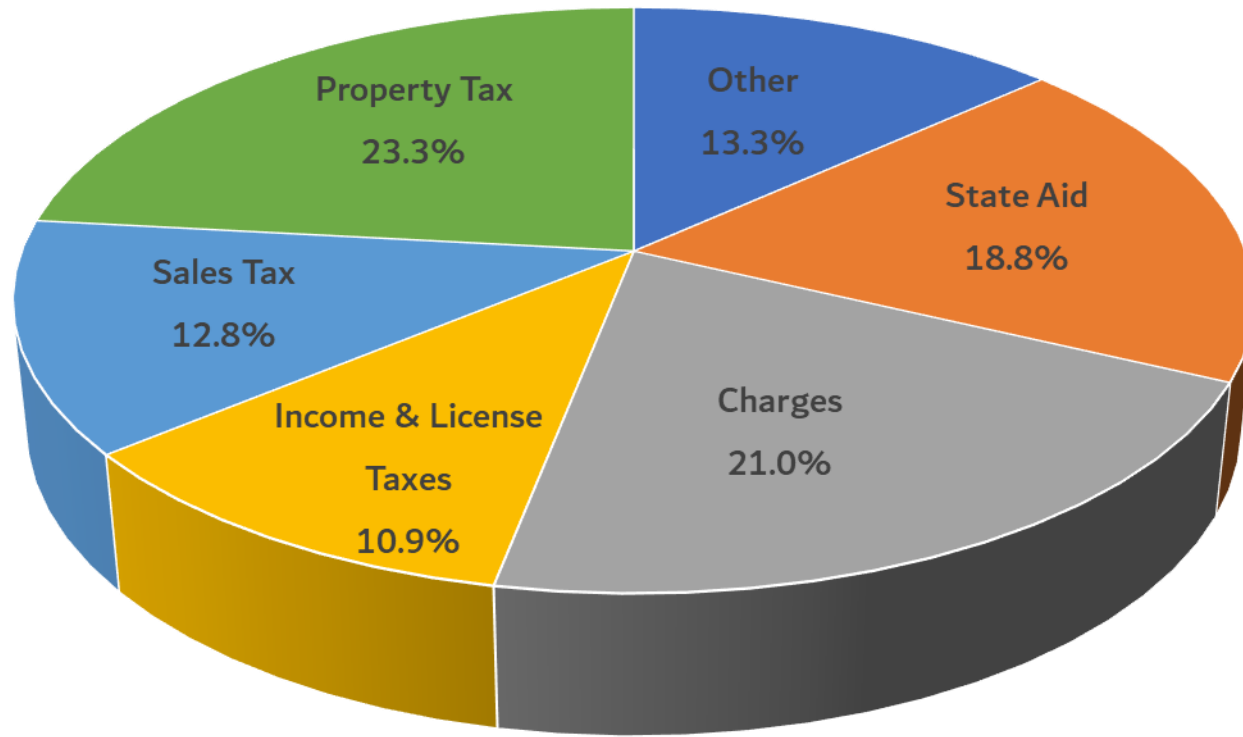
Stewardship: Cities do A LOT





Stewardship: WI municipalities face constraints

U.S. Cities

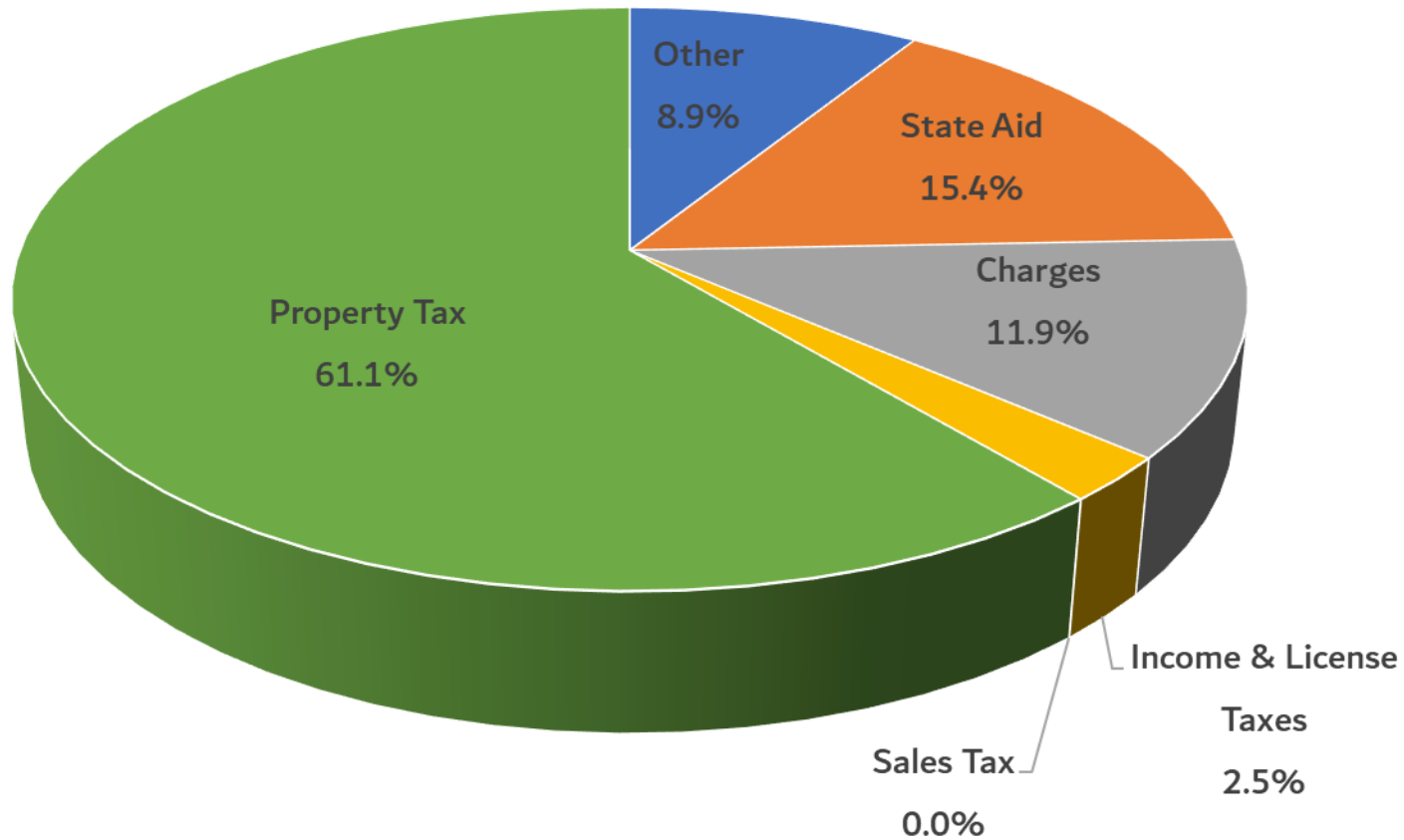


Stewardship & Problem Solving

- Our decisions result in stability and growth for Eau Claire's future.
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Stewardship: WI municipalities face constraints

Eau Claire





Stewardship: WI municipalities face constraints

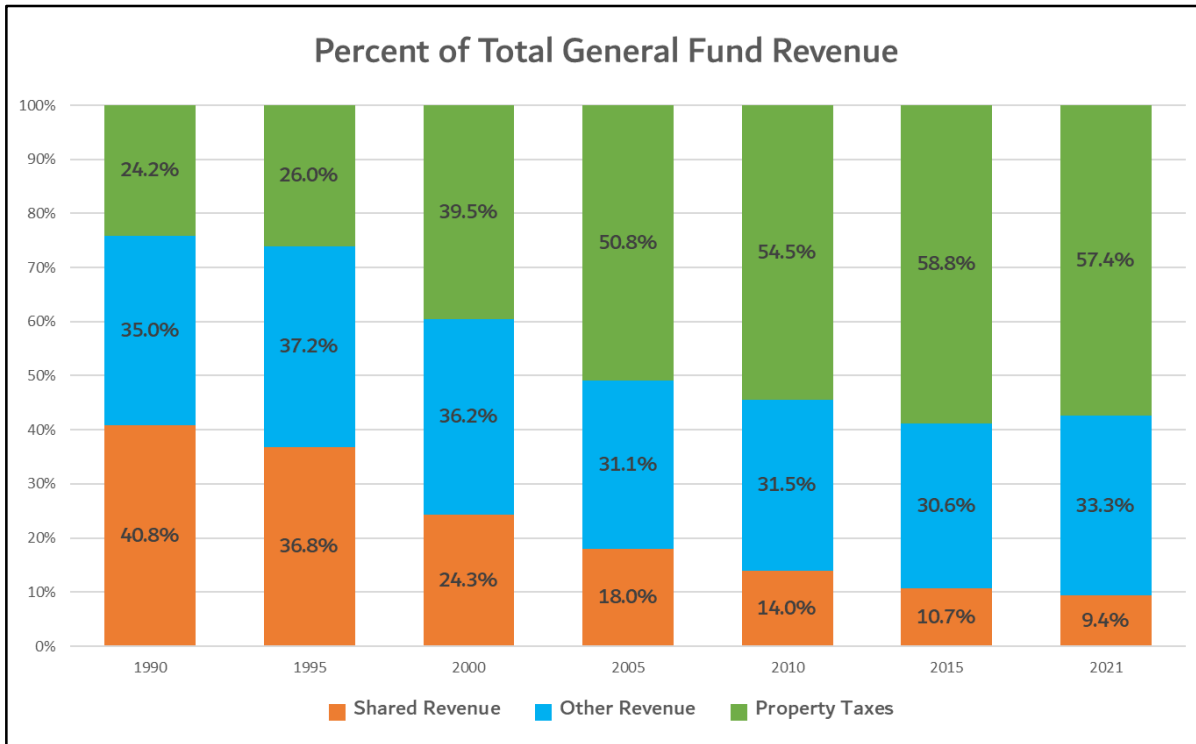
- Though Wisconsin municipalities rely disproportionately on property taxes, municipalities are limited in how much they can increase the property tax levy annually to “Net New Construction”
- “Among the 10 states most reliant on municipal property taxes, Wisconsin appears to have the tightest cap on increases.” (Dollars & Sense)

Stewardship: WI municipalities face constraints

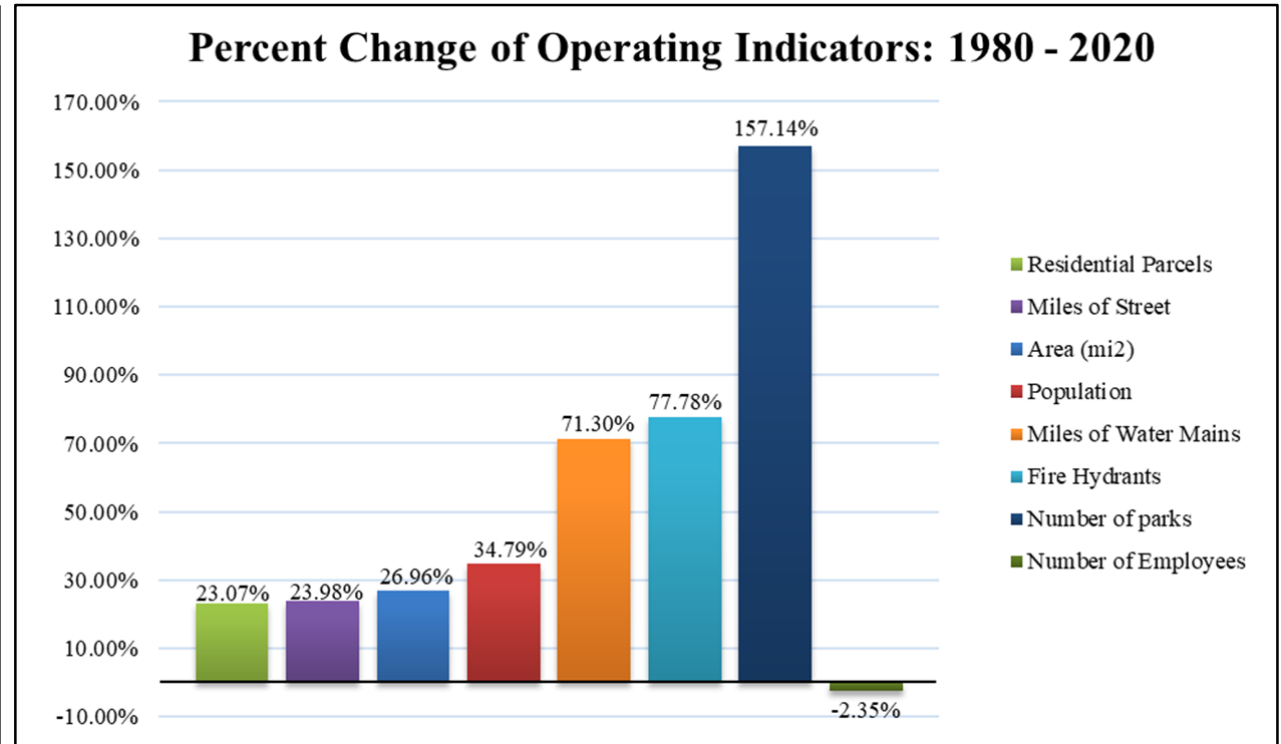
Tool	Feasible?	The Fine Print
Implement a new sales tax.	NO	<i>Prohibited by State law.</i>
Charge new fees or increase fees.	NO	<i>On or after July 2, 2013, if a municipality adopts a new fee or a fee increase for covered services (which were partly or wholly funded in 2013 by property tax levy), that municipality must reduce its levy limit in the current year by the amount of the new fee or fee increase</i>
Negotiate a Payment in Lieu of Taxes with large non-profits	NO	<i>Payments for Municipal Services Program has provided declining revenue to municipalities for services provided to State facilities. For 2020, the PMS appropriation covered 34.6% of the \$53.7 million in entitlements.</i>
Charge a higher rate for commercial properties	NO	<i>"The rule of taxation shall be uniform, and taxes shall be levied upon such property as the legislature shall prescribe."</i>
Give exemptions to properties based on owner occupancy, hardship, etc.	NO	<i>Prohibited by State law.</i>
Implement a local income tax	NO	<i>Prohibited by State law.</i>
Use room tax for City Operations	NO	<i>The City's Lodging Tax is currently at its maximum and 70% of it must go a Tourism Entity</i>
Rely more on State Funding (Shared Revenue)	NO	<i>Shared revenue has fallen from 40.8% of the City's budget in 1990 to 9.4% in 2021</i>
Use a vehicle registration tax "wheel tax"	YES	<i>The current vehicle registration tax is used by the County. The City of Eau Claire could add a City wheel tax, but are concerned about it being a regressive tax.</i>
Ask voters to vote to pay more taxes, which is called a referendum vote.	YES	<i>We are considering carrying out referendum vote for this fall.</i>

Stewardship: If we are not growing, we are cutting

Falling Shared Revenue

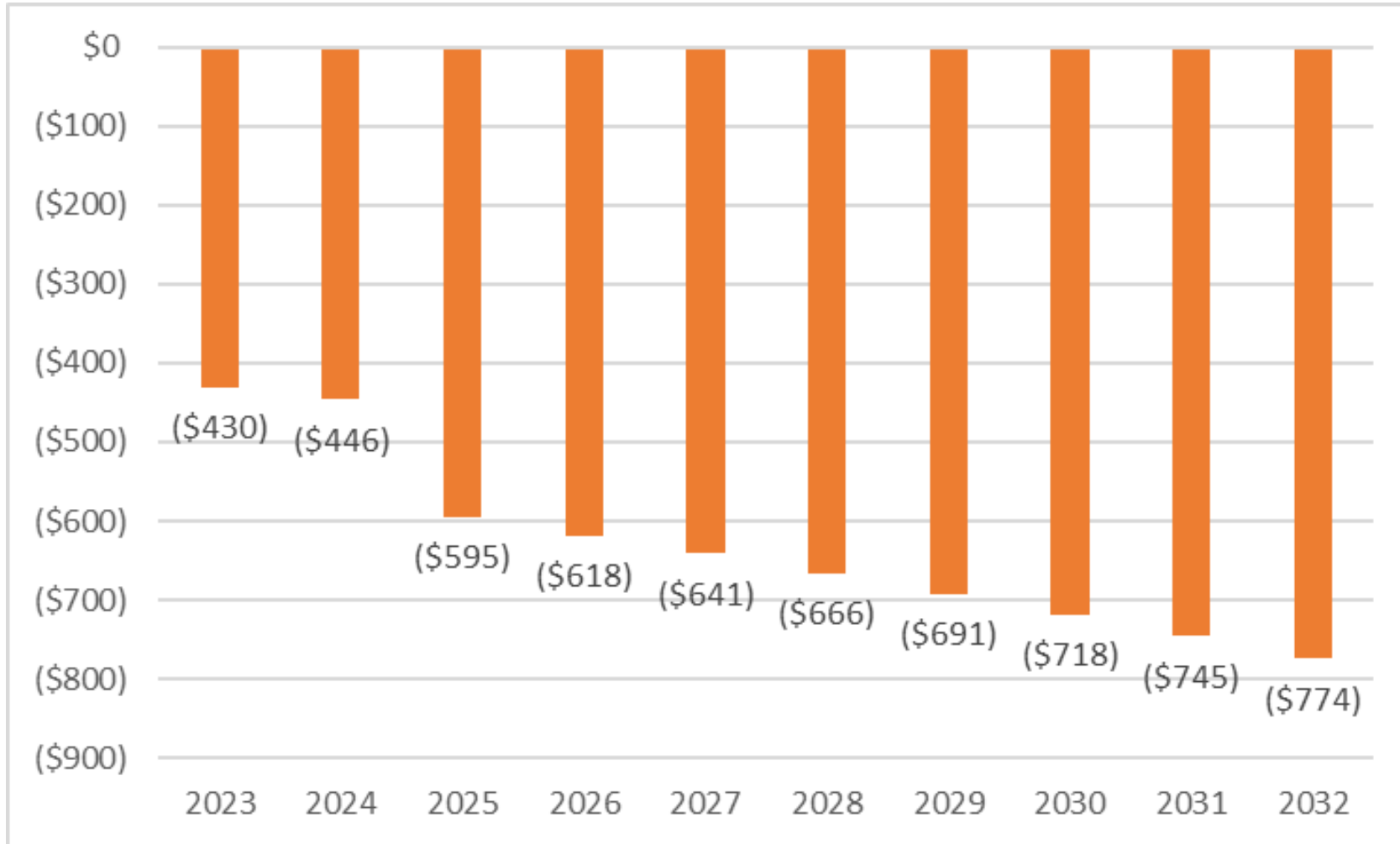


Growing Demand for Services



Stewardship: If we are not growing, we are cutting

Projected Growing Structural Deficit (in \$1,000s)





Stewardship: Examples of where we have already cut

- **Police** no longer responds to certain property crimes and some traffic accidents. Response times for some types of incidents have lengthened.
- **The Central Equipment** replacement fund has not been replenished.
- **The Risk Management fund** is underfunded by \$1 million
- Understaffing in **Inspections and Permitting** has caused delays of up to three weeks to approve permits.
- City has reduced the **Hobbs** subsidy, which impacts maintenance and ice time hours.

Stewardship: What should we cut next?

- **Police** will further reduce incidences and crimes to which they respond.
- **Streets** will take more time to complete full-plow events or ice control routes.
- **Transit** will not expand the transit service area.
- **Parks/Forestry** will take more time between mowing of parks and cemeteries and will collect garbage from parks and clean them less often. Emerald Ash Borer tree removal will be delayed to the point that dead trees are standing and becoming a hazard.
- **Recreation** will provide more limited hours of operation at Fairfax Pool and Hobbs Ice Arena and will carry out bare minimum maintenance issues at the pool and ice center, which will lead to deferred maintenance problems over time and likely periods of closure. City may need to transfer ownership of Hobbs.
- **Library** may be closed an additional day each week, limiting public access to literacy offerings, programming, computers, safe spaces, and meeting spaces.
- **IT Department** will need to reduce or eliminate public space cameras and public wifi.
- **Community Development** staff will be less able to meet with residents, refine neighborhood plans, complete plan reviews and/or inspections on a timely basis.
- **Fire Department** will not be able to increase fire and paramedic service to match Eau Claire's growing population.
- **Health Department** will shift to more reactive public health services vs. proactive and will reduce prevention in areas including maternal-child health, housing, AODA, and communicable disease.



Stewardship: What will be on an indefinite hold?

- Affordable housing initiatives
- Permanent housing coordinator
- Expansion of co-responder model or social work resources
- Trail or mobility coordinator
- REAP coordinator
- Support for neighborhood groups
- Transit expansion to new locations or to Sundays and subsidies for vulnerable populations
- New parks and trails
- Additional planning capacity to support neighborhood planning and Empower Eau Claire

Stewardship: Many communities are struggling



By WEAU Staff
Published: Apr. 14, 2022 at 5:08 PM CDT
[f](#) [m](#) [t](#) [p](#) [i](#)

Eau Claire, Wis. (WEAU) -A staple of summertime fun in Chippewa Falls is coming to an end. The Chippewa Falls City Council voted Wednesday night to close the Chippewa pool and the decision was made due to the pool being in need of repairs, and the city not being able to afford them. Chippewa Falls Parks and Rec Director, John Jimenez, says while building a new pool would be a great idea, but when it only gets used three months out of the year.

City of Chippewa Falls continues referendum discussion



By Maria Blough
Published: Apr. 18, 2022 at 10:21 PM CDT
[f](#) [m](#) [t](#) [p](#) [i](#)

CHIPPEWA FALLS, Wis. (WEAU) -To keep up with a growing population and a growing need for community services, the City of Chippewa Falls said it needs more staff.

To raise the money to hire more people, the city is working to put a referendum on the November ballot.

The referendum would look to go above a levy the state sets for each and every city on property taxes.

That number is raised each year based on a city's new growth.

Resident starts petition to save Chippewa Falls public pool

By Katrina Lim Apr 19, 2022 Updated Apr 20, 2022 0



Stewardship: Many communities are struggling

Western Wisconsin school referenda largely pass in Spring Election

18 of 22 school referenda items were approved by western Wisconsin voters Tuesday night.



18 of 22 school referenda questions were approved by western Wisconsin voters Tuesday night. (WSAW)

By Jimmie Kaska

Published: Apr. 6, 2022 at 9:07 AM CDT



LADYSMITH, Wis. (WEAU) - School referenda on the ballot for districts across western Wisconsin largely passed after the results were counted from Tuesday night's Spring General Election.

81 school referenda questions were on Wisconsin ballots Tuesday, with about a quarter of them posed to voters in the western third of the state.

In Ladysmith, both referenda questions passed, granting the district \$21 million for updates to its buildings as well as \$600,000 per year for five years for a total of \$3 million to cover operational expenses. The referenda items passed with 60% and 59% of the vote

"Not all referenda were passed by voters however. Measures failed for Clayton, Independence, Loyal and Sparta."

Closure of Cataract Elementary among budget cut options for Sparta Area School District



By Alex Loroff

Published: Apr. 18, 2022 at 4:35 PM CDT

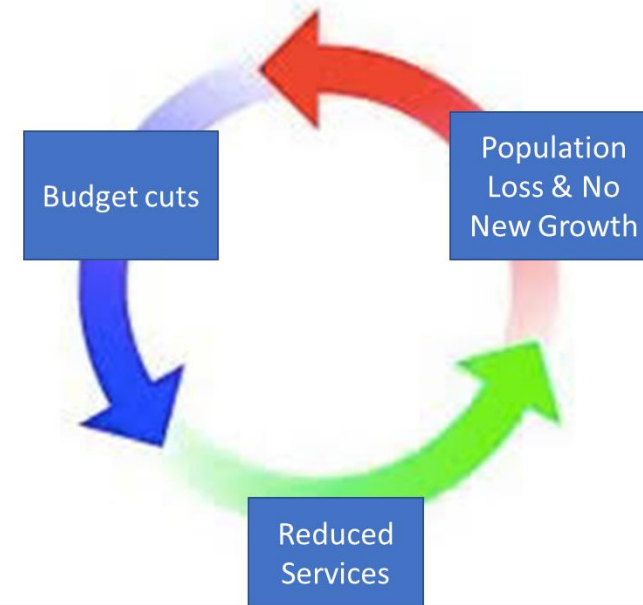
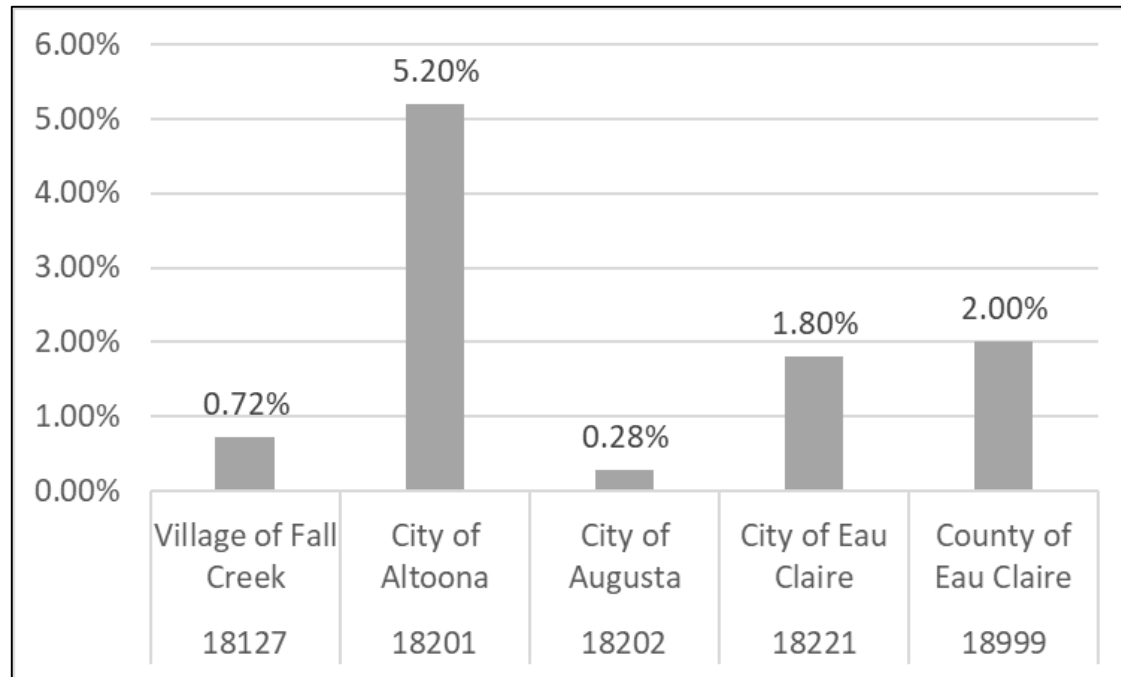


SPARTA, Wis. (WEAU) - Following the failure of an operating referendum, the Sparta Area School District is determining the best ways to make up a \$2.8 million budget shortfall.

Stewardship: Cities are Economic Engine of Region

Net New Construction, with Equalized Value by EC County Municipality

Code	Municipality	2020 Equalized Value	2021 Net New Construction	Percent
18127	Village of Fall Creek	\$93,455,100	\$670,300	0.72%
18201	City of Altoona	\$806,015,500	\$41,906,300	5.20%
18202	City of Augusta	\$98,916,100	\$280,900	0.28%
18221	City of Eau Claire	\$5,885,065,600	\$105,828,700	1.80%
18999	County of Eau Claire	\$9,899,766,800	\$197,834,200	2.00%





Stewardship: Cities are Economic Engine of Region

Taxes for Average Home (\$254,461) in City of Eau Claire			
Taxing Entity	Tax	% of Assessed Value	% of All Taxes
Eau Claire County	\$944	0.37%	21%
City of Eau Claire	\$1,854	0.73%	42%
Eau Claire Area Schools	\$1,446	0.57%	33%
CVTC	\$204	0.08%	5%
Total	\$4,448	1.75%	100%

County services used by all County residents: Human Services (\$8.8 million), Clerk of Courts, Criminal Justice, Circuit Court, Child Support, Register of Deeds, Veterans Services, District Attorney, Extension, ADRC, Airport, Register in Probate, Sheriff Jail (approx. \$8.4 million)

County services primarily used by residents outside of cities: Sheriff Field Services (approx. \$5 million), Planning & Development, Highway (\$1.6 million)

City services used by region as a whole: Parks & Recreation (Fairfax pool, Hobbs), City streets, Trails, Transit

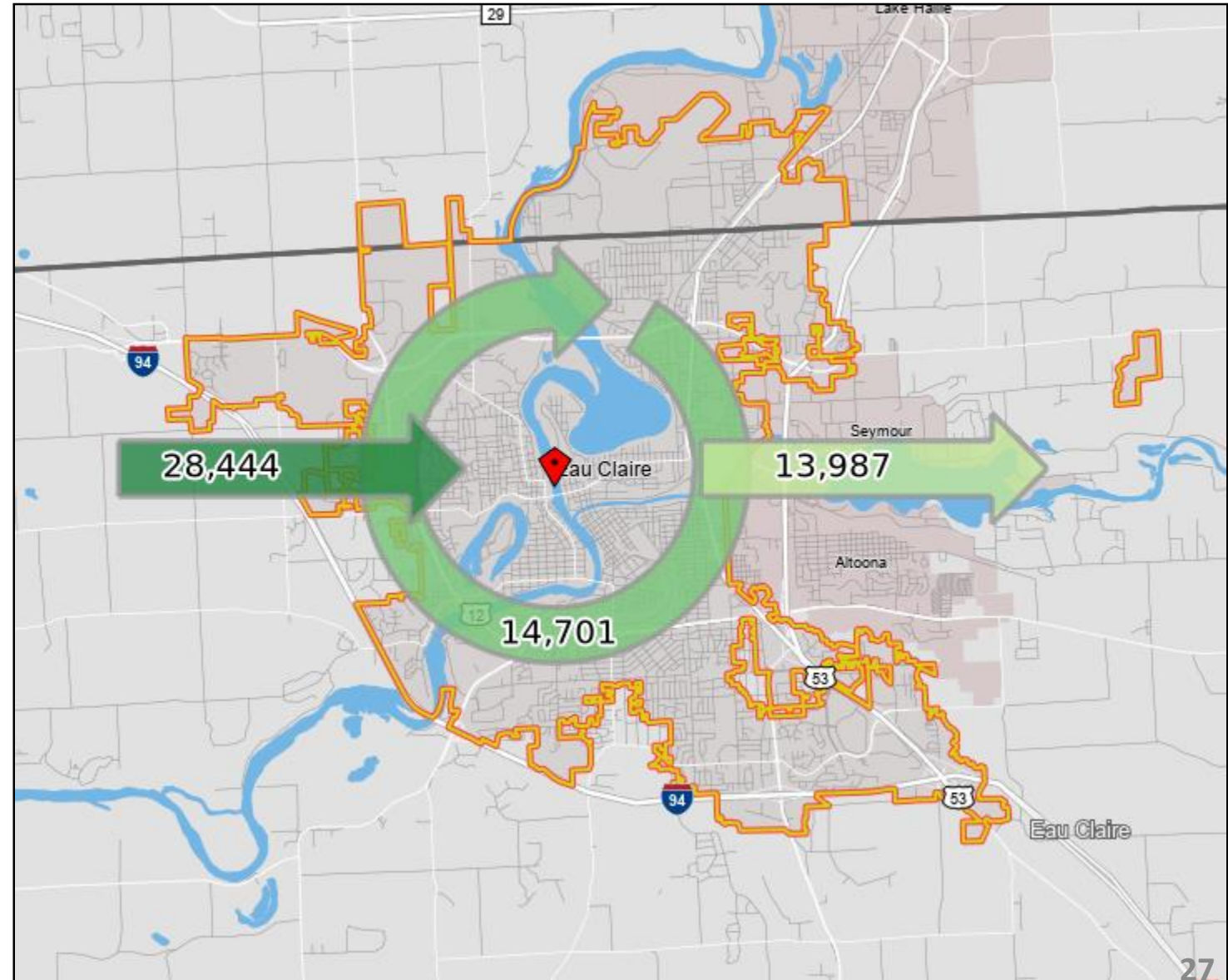
Stewardship: Cities are Economic Engine of Region

- Excludes students, shoppers, health care patients, and other visitors who live outside the City.
- Will vary by day of week and time of day.

Resident Population	68,921
Commuting Elsewhere	(13,987)
Working Commuting to EC	28,444
Total	83,378

Sources:

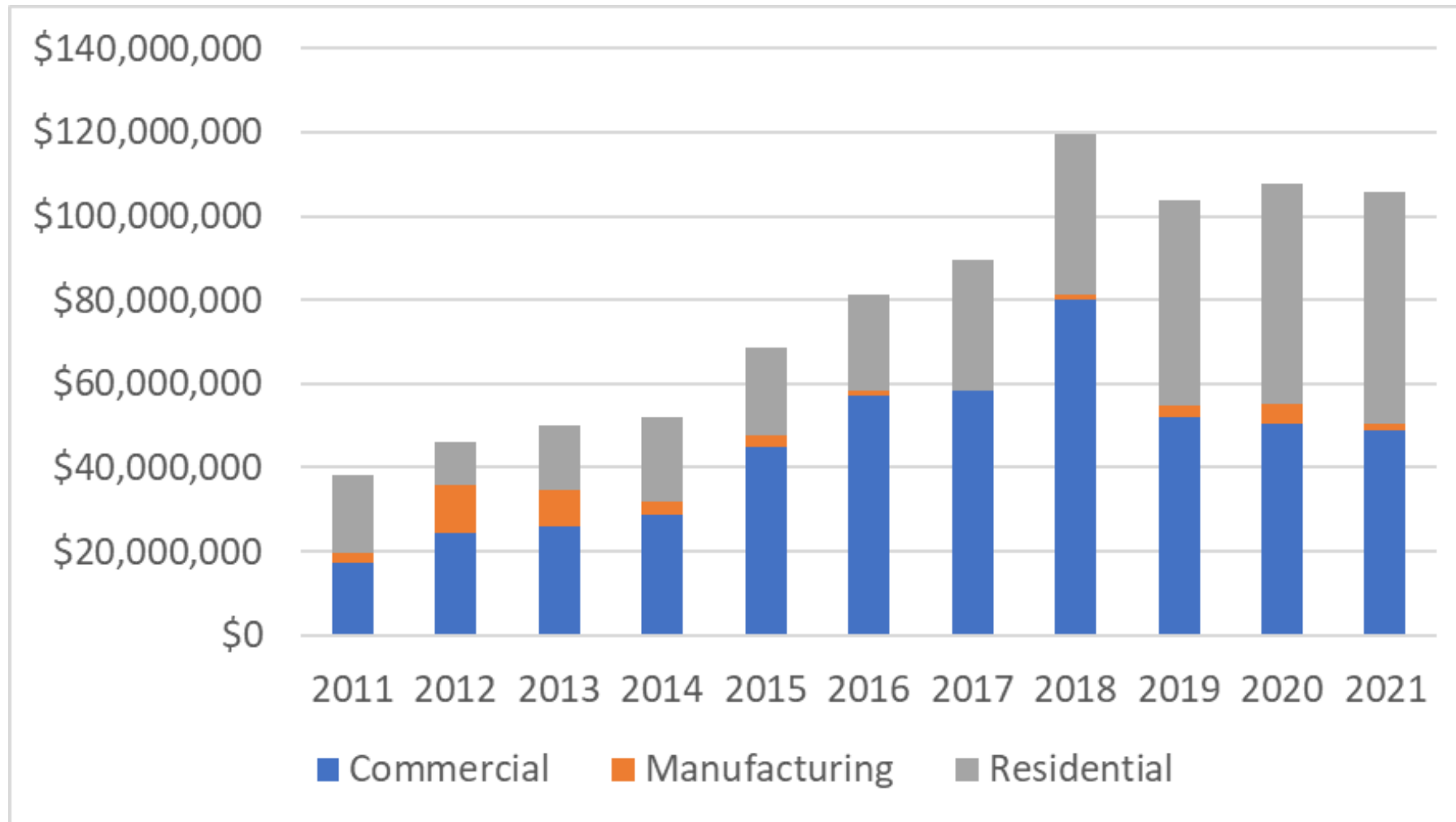
- 2021 Population – 68,921 (WI Department of Administration’s latest estimate for the City of Eau Claire, including EC & Chippewa County portions)
- 2019 Inflow/Outflow for Primary Jobs (U.S. Census On The Map)





Stewardship: Cities are Economic Engine of Region

Net New Construction by Property Class and Year for the City of Eau Claire





Stewardship: How much can a referendum help?

To Raise \$2 Million			To Raise \$3 Million			To Raise \$4 Million		
Property Value	Annual	Monthly	Property Value	Annual	Monthly	Property Value	Annual	Monthly
\$100,000	\$31	\$3	\$100,000	\$47	\$4	\$100,000	\$62	\$5
\$200,000	\$62	\$5	\$200,000	\$93	\$8	\$200,000	\$125	\$10
\$300,000	\$93	\$8	\$300,000	\$140	\$12	\$300,000	\$187	\$16
\$400,000	\$125	\$10	\$400,000	\$187	\$16	\$400,000	\$249	\$21
\$500,000	\$156	\$13	\$500,000	\$234	\$19	\$500,000	\$311	\$26
\$600,000	\$187	\$16	\$600,000	\$280	\$23	\$600,000	\$374	\$31
\$49,523,000	\$15,424	\$1,285	\$49,523,000	\$23,136	\$1,928	\$49,523,000	\$30,849	\$2,571

With Annual Increase Included		
Property Value	Annual	Monthly
\$100,000	\$78	\$6.49
\$200,000	\$156	\$12.98
\$300,000	\$234	\$19.47
\$400,000	\$311	\$25.95
\$500,000	\$389	\$32.44
\$600,000	\$467	\$38.93
\$49,523,000	\$38,561	\$3,213.39



Stewardship: How much can a wheel tax help?

Tax	\$10
Approximate # of vehicles	40,800
Estimated total	\$408,000

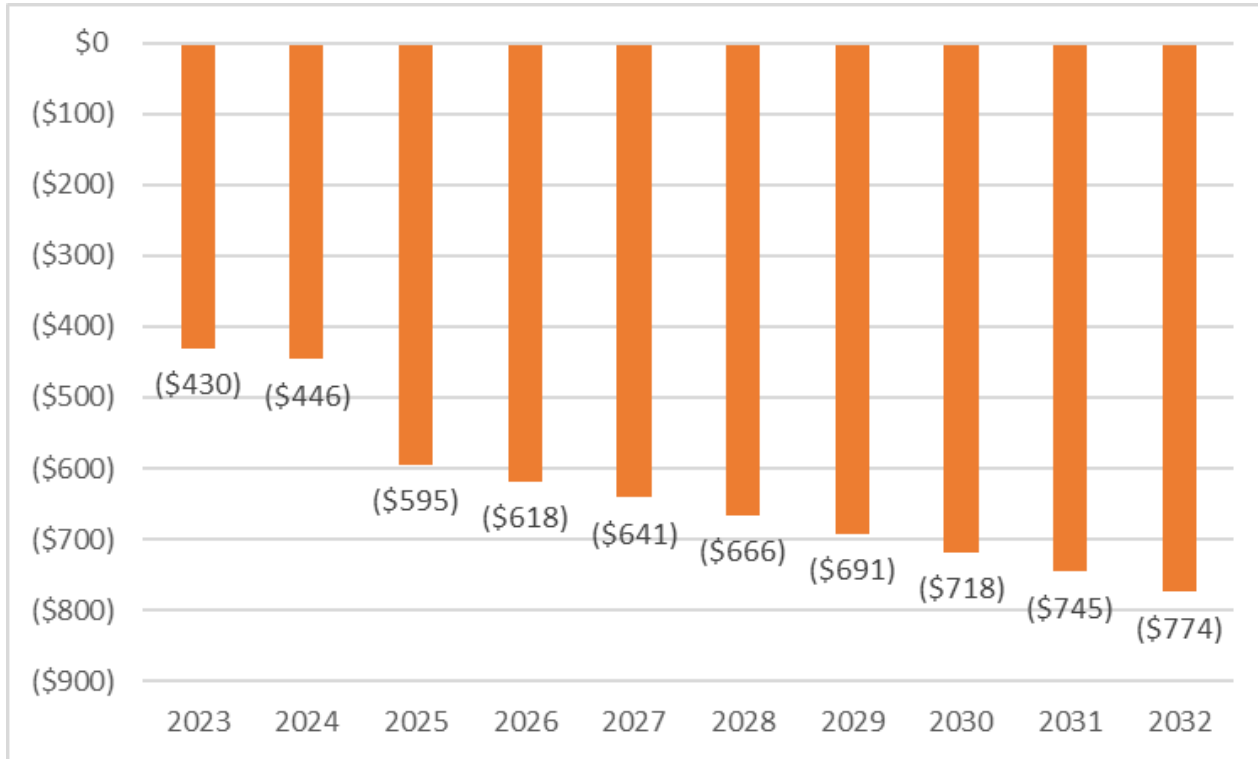
- Eau Claire County has a \$30 per vehicle wheel tax.
- State also collects \$0.17 per vehicle registration
- Thus, total cost to car owner would be \$40.17
- Considered to be regressive tax.

- Municipalities
 - Appleton (city; \$20)
 - Arena (township; \$20)
 - Ashland (city; \$20 beginning)
 - Baraboo (city; \$20)
 - Beloit (city; \$20)
 - Bellevue (village; \$20)
 - Chilton (city; \$20)
 - Eden (village; \$20)
 - Evansville (city; \$20)
 - Fort Atkinson (city; \$20)
 - Gillett (city; \$20)
 - Green Bay (city; \$20)
 - Iron Ridge (village; \$10)
 - Janesville (city; \$40)
 - Kaukauna (city; \$10)
 - Lodi (city; \$20)
 - Lomira (village; \$30)
 - Madison (city; \$40)
 - Manitowoc (city; \$20)
 - Milton (city; \$30)
 - Milwaukee (city; \$30)
 - Montello (city; \$20)
 - New London (city; \$20)
 - Platteville (city; \$20)
 - Portage (city; \$20)
 - Port Edwards (village; \$35)
 - Prairie du Sac (village; \$20)
 - Rice Lake (city; \$20)
 - Sauk City (village; \$20)
 - Sheboygan (city; \$20)
 - Tigerton (village; \$10)
 - Waterloo (city; \$15)

- Counties
 - Crawford County (\$20)
 - Dane County (\$28)
 - Dunn County (\$20)
 - Eau Claire (\$30)
 - Green County (\$20)
 - Iowa County (\$20)
 - Langlade County (\$15)
 - Lincoln County (\$20)
 - Marathon County (\$25)
 - Milwaukee County (\$30)
 - Portage County (\$25)
 - Richland County (\$20)
 - St. Croix County (\$10)

Madison residents pay \$40 in City tax and \$28 in County tax

Stewardship: How much will new projects help?



New growth and tax revenue generated 2022

Assessed value	\$6,421,443,100
New growth dollar value	\$113,017,399
New growth percent	1.76%
Allowable amount of increase in taxes	\$825,027

Forecasted growth due to proposed projects

Niagara - 2024

New growth dollar value	\$65,000,000
New growth percent	1.01%
Allowable amount of increase in taxes	\$474,500

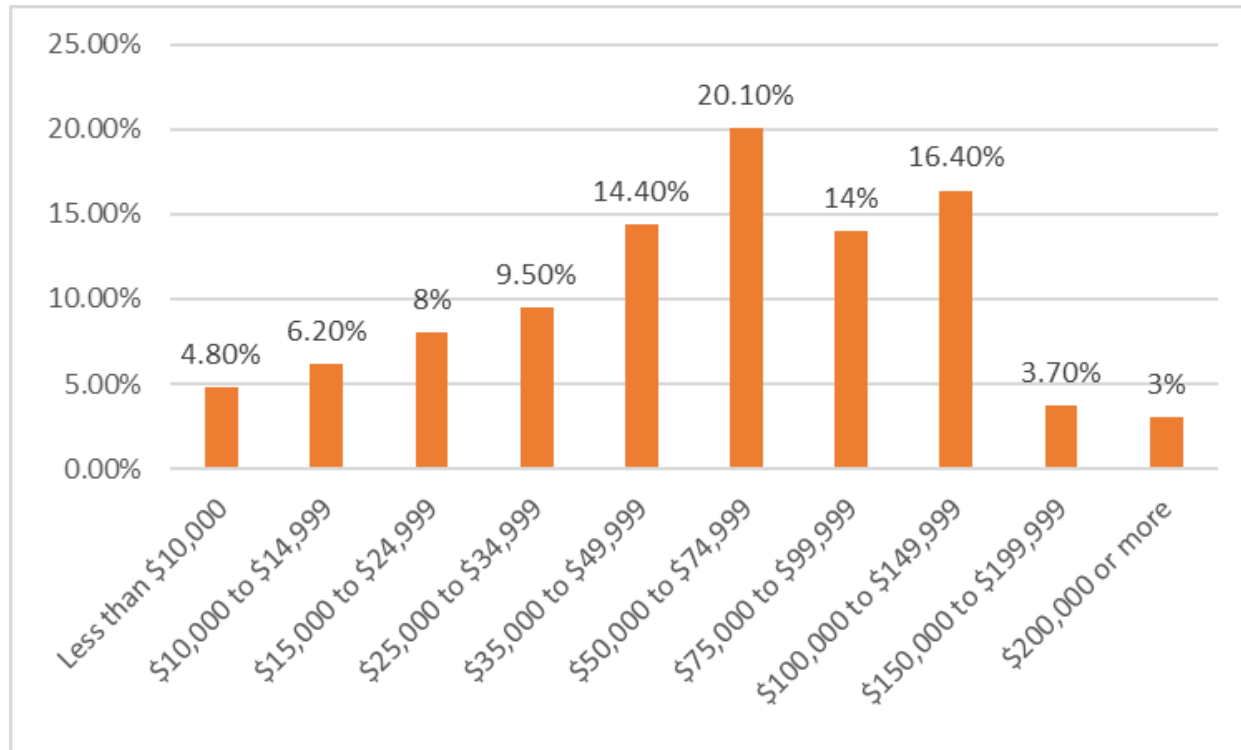
Orchard Hills - Each year, from 2024 - 2033

New growth dollar value	\$50,000,000
New growth percent	0.78%
Allowable amount of increase in taxes	\$365,000
Over 10 years	\$3,650,000



Stewardship: How do we help all people?

Household Income in Past 12 Months in City of Eau Claire
2020: ACS 5-Year Estimates Subject Tables



Median Income: \$59,705
Poverty Rate: 9.8%
% of Residents with Bachelors Degree: 33.3%

ALICE Household Survival Budget
Household with two adults, two children
Eau Claire County, Wisconsin, 2018
<https://www.unitedforalice.org/household-budgets-mobile/wisconsin>

Housing	\$783
Child Care	\$1,348
Food	\$807
Transportation	\$795
Health Care	\$699
Technology	\$75
Miscellaneous	\$529
Taxes	\$783
Monthly Total	\$5,819
Annual Total	\$69,828
Hourly Wage	\$34.91



Sustainability: Comp Plan Goals

Sustainability

- Our decisions result in reduction of global warming and preservation of diverse ecosystems.

Chapter 2: Land Use & Growth Management Plan

Objective 1 – Sustainable Growth Policy #10: Jurisdictional Changes

Use boundary agreements and annexation to help create a compact, attractive, and sustainable urban area distinct from the rural areas of adjacent Towns. Consider future expansion areas within the surrounding area.

Objective 3 – Perimeter & Regional Growth Policy #5: Environmental Protection

On land annexed to the City, protect or restore sensitive or unique natural resources such as flood plains, steep slopes, major wooded areas, streams, wetlands, water quality, shorelines, and riverbanks through regulation and/or City investment.



Sustainability: Comprehensive Plan Goals

Residential Strategies:

R1. Increase prevalence of energy-efficient, low-emissions affordable housing.
Work with partners and developers to increase awareness of and access to resources for low-carbon-footprint development.



Sustainability: Comprehensive Plan Goals

Sustainable Development & Design
through the Town of Washington Comprehensive Plan

Goal 2.3 – Energy, Utilities & Community Facilities

Policies #1 & #2 – Sanitary Sewer & Water Supply

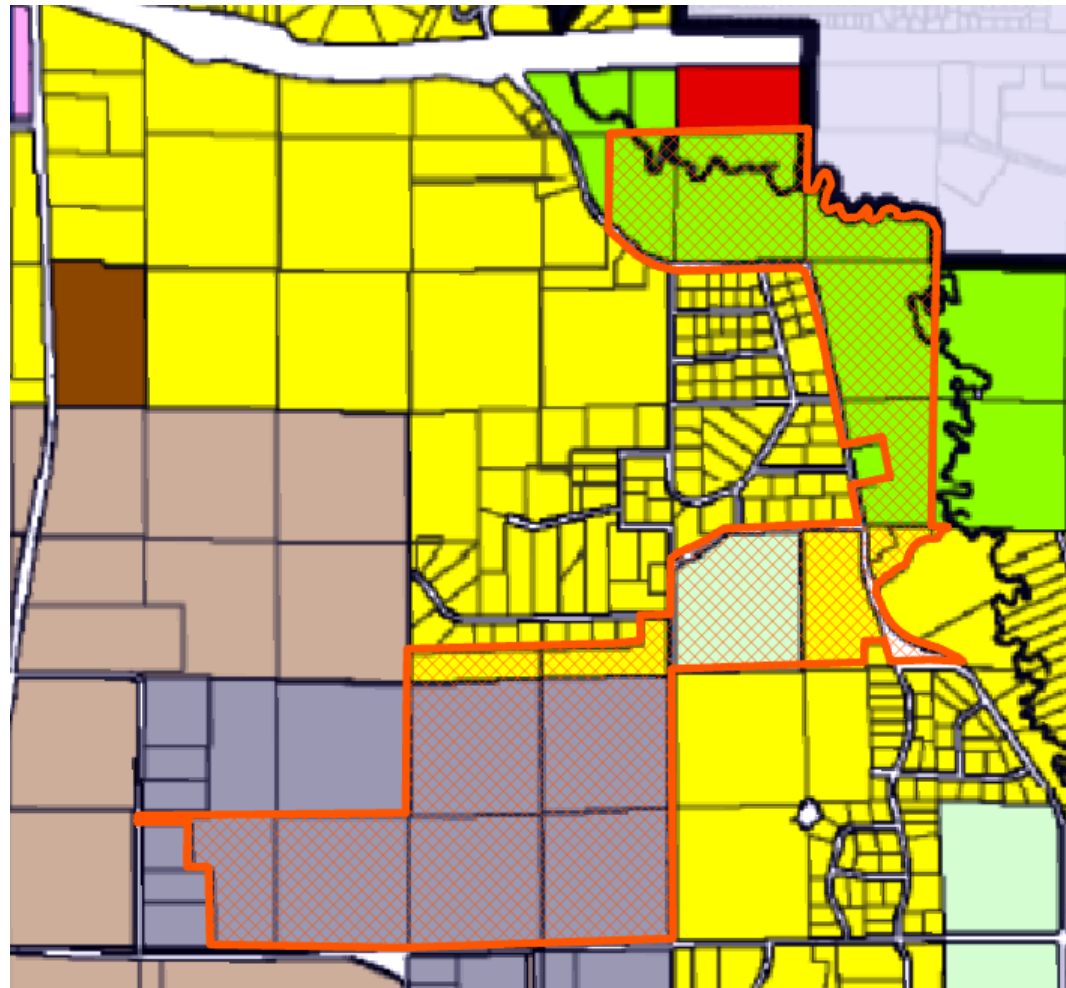
The County/Town may require...preparation of a groundwater impact analysis from an independent soil scientist or other related professional prior to approving new development.

Policy #2

The County/Town encourages development of multi-family apartment buildings, senior housing, and special needs facilities within the Town in appropriate locations in proximity to the City of Eau Claire and Altoona. These types of housing development should be located where residents can safely walk or bike to community services and neighborhood retail and service establishments.

Sustainability: Comprehensive Plan Goals

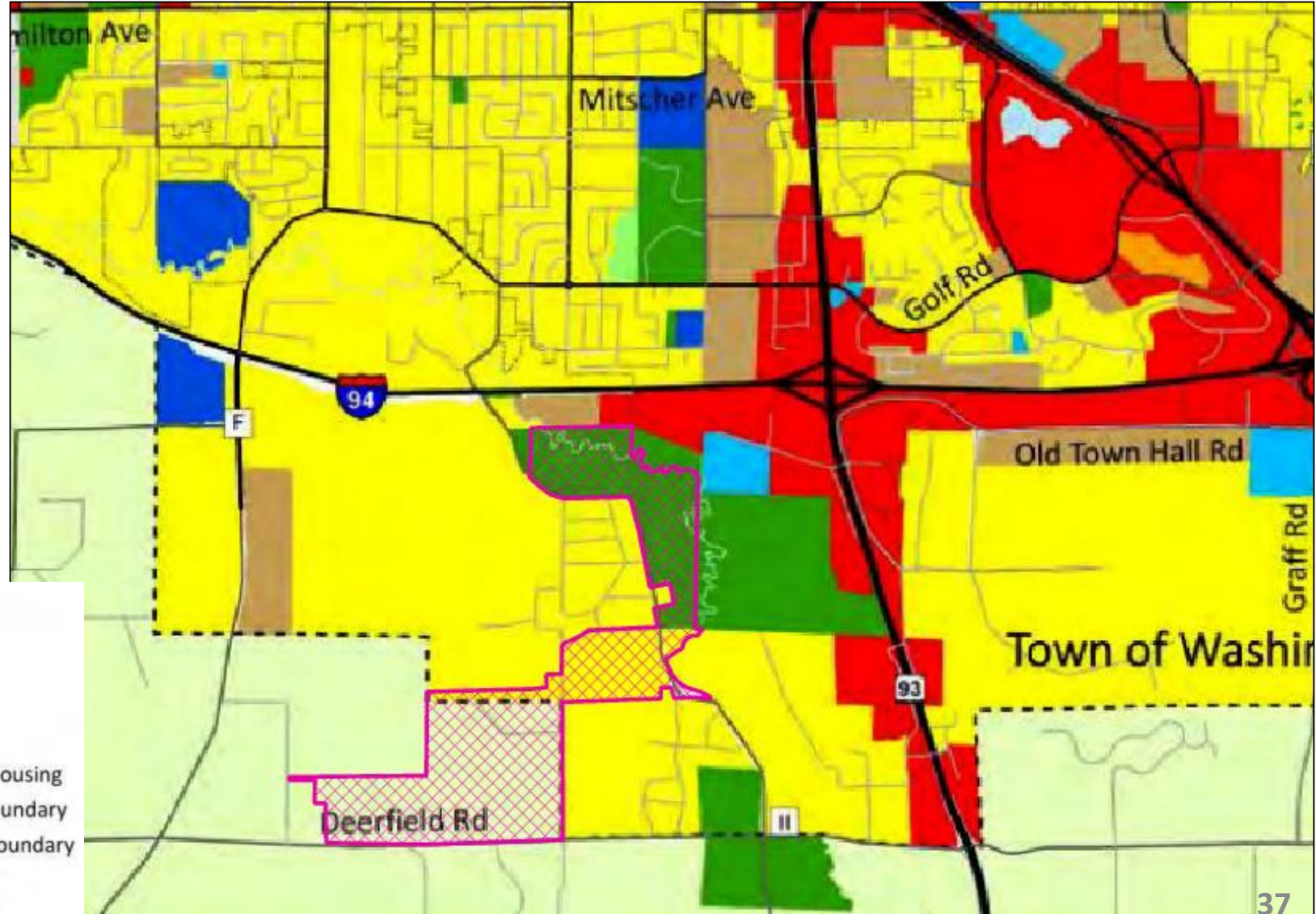
Future Land Use Map Town of Washington Comprehensive Plan



Rural Transition (RT) – The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate...it is anticipated that over time these lands may be transitioned to more intensive residential development as Rural Residential lands are developed and built out.

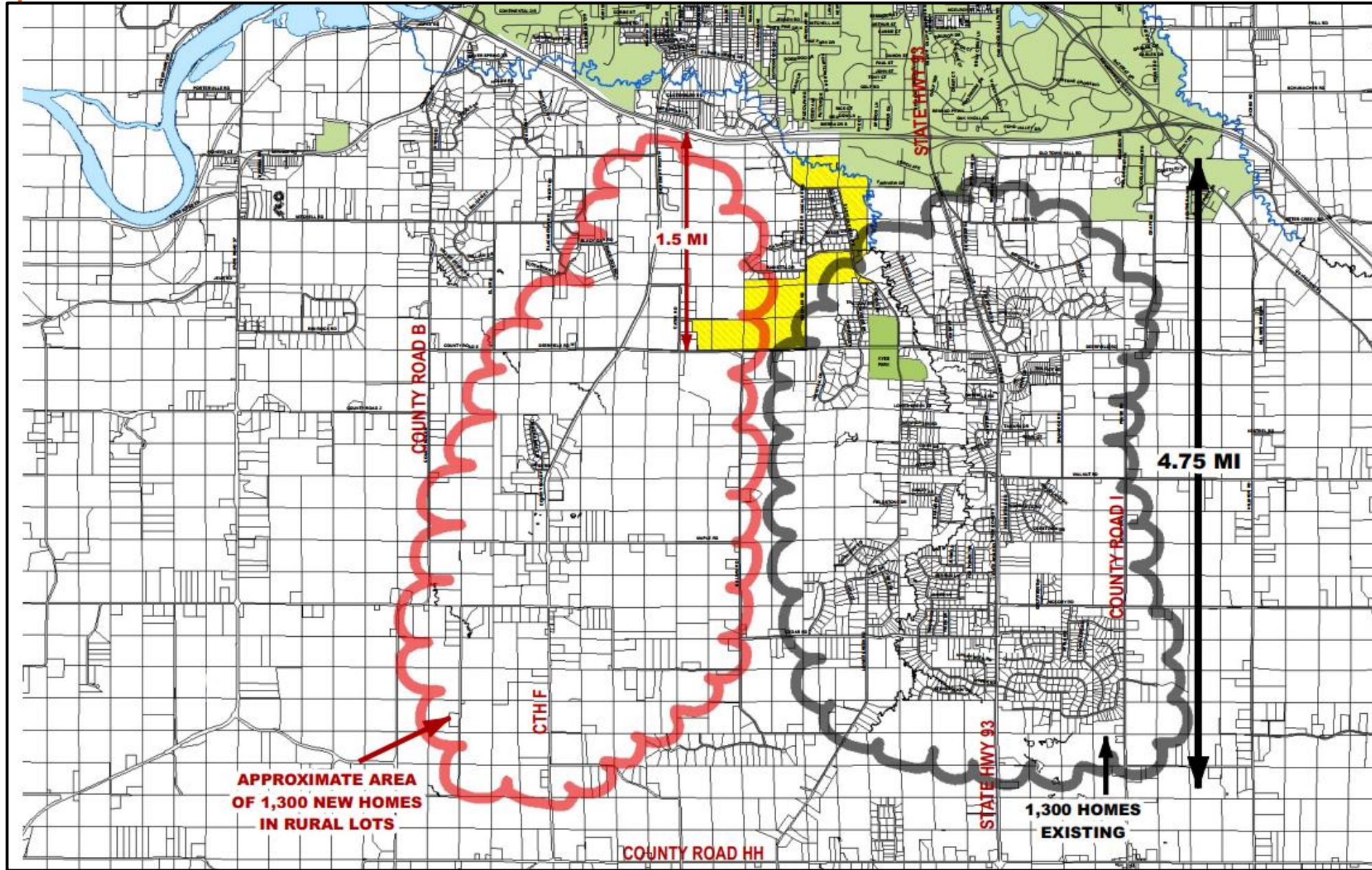
-  Parcels
- Future Land Use**
-  Commercial Industrial
-  County Forest
-  Natural Resource Protection
-  Park and Recreational
-  Public Institutional
-  Recreational Commercial
-  Rural Commercial
-  Rural Hamlet
-  Rural Industrial
-  Rural Lands
-  Rural Residential
-  Rural Residential - Mobile Home
-  Rural Transition
-  Urban Mixed Use

Sustainability: Comprehensive Plan Goals



- | | |
|--|---|
|  Low Density Housing |  Public Facility |
|  Medium & High Density Housing |  Airport |
|  Commercial |  Park |
|  Downtown |  Golf Course |
|  Industry |  3 Mile Plat Review Boundary |
|  Mixed Use |  Sewer Service Area Boundary |
|  School |  Eau Claire City Limits |

Sustainability:
Higher density
reduces
sprawl



Sustainability: Higher Density Preserves Ground Water

Backed-up pipes, stinky yards: Climate change is wrecking septic tanks

By Jim Morrison Special To The Washington Post Apr 16, 2022

Lewis Lawrence likes to refer to the coastal middle peninsula of Virginia as suffering from a "soggy socks" problem. Flooding is so persistent that people often can't walk around without getting their feet wet.



Over two decades, Lawrence, the executive director of the Middle Peninsula Planning District, has watched the effects of that problem grow, as rising waters and intensifying rain in the backyard render underground septic systems ineffective. When that happens, raw wastewater backs up into homes.

Local companies, he said, call the Middle Peninsula the "septic repair capital of the world." "That's all you need to know," he added. "And it's only going to get worse."

Wis. hydrologist warns of statewide water contamination

By Gabe Lagarde The Country Today Apr 18, 2022 Updated Apr 20, 2022

"Koch said signs indicate there could be 7,000 or more septic land spreaders are leaking human waste into aquifers and polluting vital water sources that people use on a daily basis."

MICHIGAN

Aging, failing septic systems polluting Michigan waters, harming public health



Keith Matheny

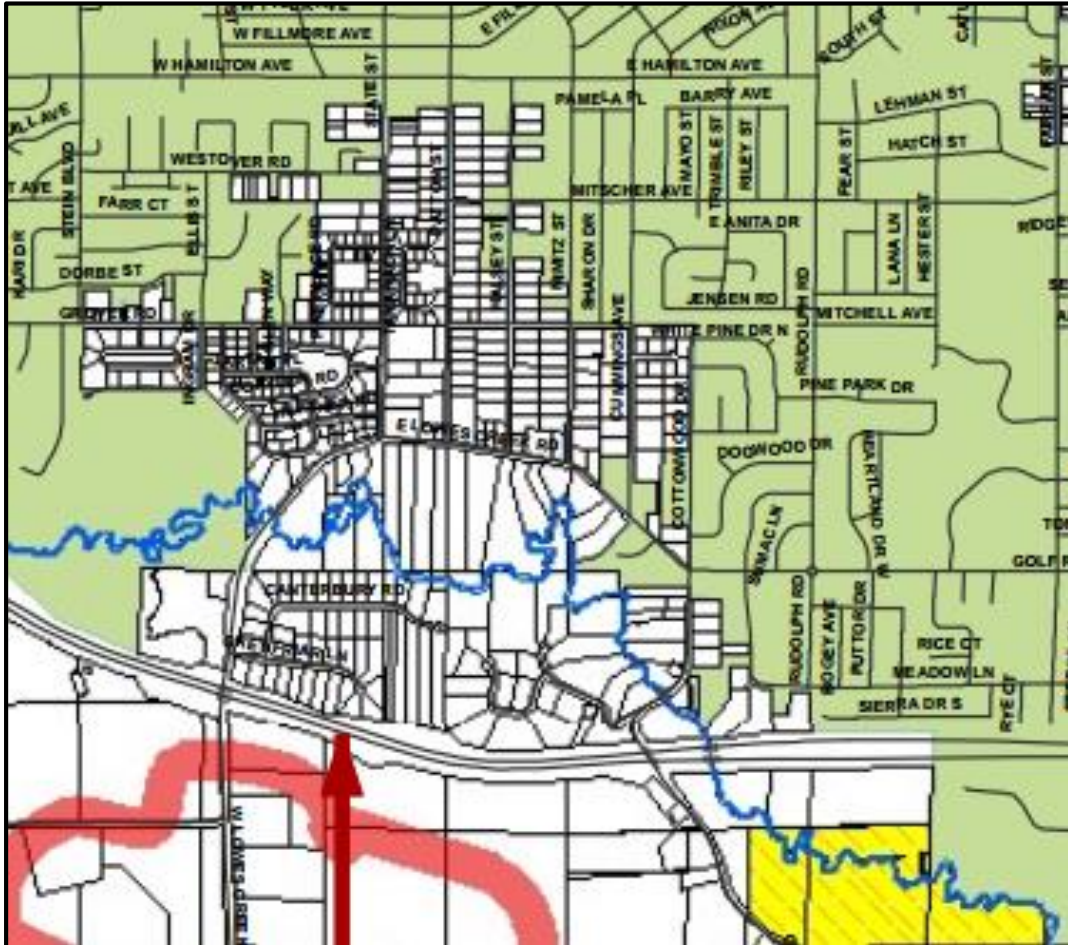
Detroit Free Press

Published 6:30 a.m. ET Oct. 14, 2021 | Updated 4:32 p.m. ET Oct. 16, 2021

As Susan Daly closed in on purchasing her next home earlier this summer — a cottage on a hill built in the 1920s in Oakland County's Highland Township — a home inspector's discovery of an unusual pipe configuration turned what is often a routine home inspection at property closing time into an examination of the home's septic system.



Sustainability: Higher Density Preserves Ground Water



Eau Claire County Groundwater Study:

- “In Eau Claire County, there is at least a moderate risk for contamination”
- “Residential land use can pose risks to groundwater. For example, an estimated 20% of private septic systems in the Eau Claire River Watershed are Failing.”



Inclusion: Mixed-income, accessible housing promotes integrated neighborhoods & inclusive City

Equity, Inclusion, & Support for All

- All residents experience belonging and can enjoy all the community has to offer.
- We design our community so that all residents can thrive.

Comprehensive Plan: Goal 2.1 – Housing Policy #1

The Town encourages the development of affordable single-family housing, which may be accomplished by promoting and encouraging smaller lot sizes and conservation/cluster subdivisions, where appropriate.

Policy #2

The Town encourages development of multi-family apartment buildings, senior housing, and special needs facilities within the Town in appropriate locations in proximity to the City of Eau Claire and Altoona. These types of housing development should be located where residents can safely walk or bike to community services and neighborhood retail and service establishments.



Inclusion: Mixed-income, accessible housing promotes integrated neighborhoods & inclusive City

Table 2-1
Forecast of Residential Land Needs, 2014 to 2030, City of Eau Claire

City of Eau Claire	2010	End of 2013	2030	Change 2013 to 2030	
Housing Units	27,507	28,301	33,605	5,304	
Detached Housing Units	15,702	16,176	19,183	3,007	
Attached Housing Units	11,805	12,125	14,422	2,297	
Total City Housing Units Growth				5,304	
Within 2012 City Border				1,591	30%
In Towns' Sewer Service Areas				3,713	
Forecast Acreage Needed for Housing Growth, 2014-2030					
Forecast Number of Additional Housing Units <u>inside</u> 2014 City Limits				1,591	
Assumed Units per Gross Acre				5.0	
Estimated Housing Acreage				318	
Forecast Number of Housing Units <u>outside</u> 2014 City Limits				3,713	
Assumed Units per Gross Acre				2.50	
Estimated Housing Acreage				1,485	
Total Residential Acreage Needed				1,803	

Updated December 13, 2014
 2013 housing units count from City building permit records

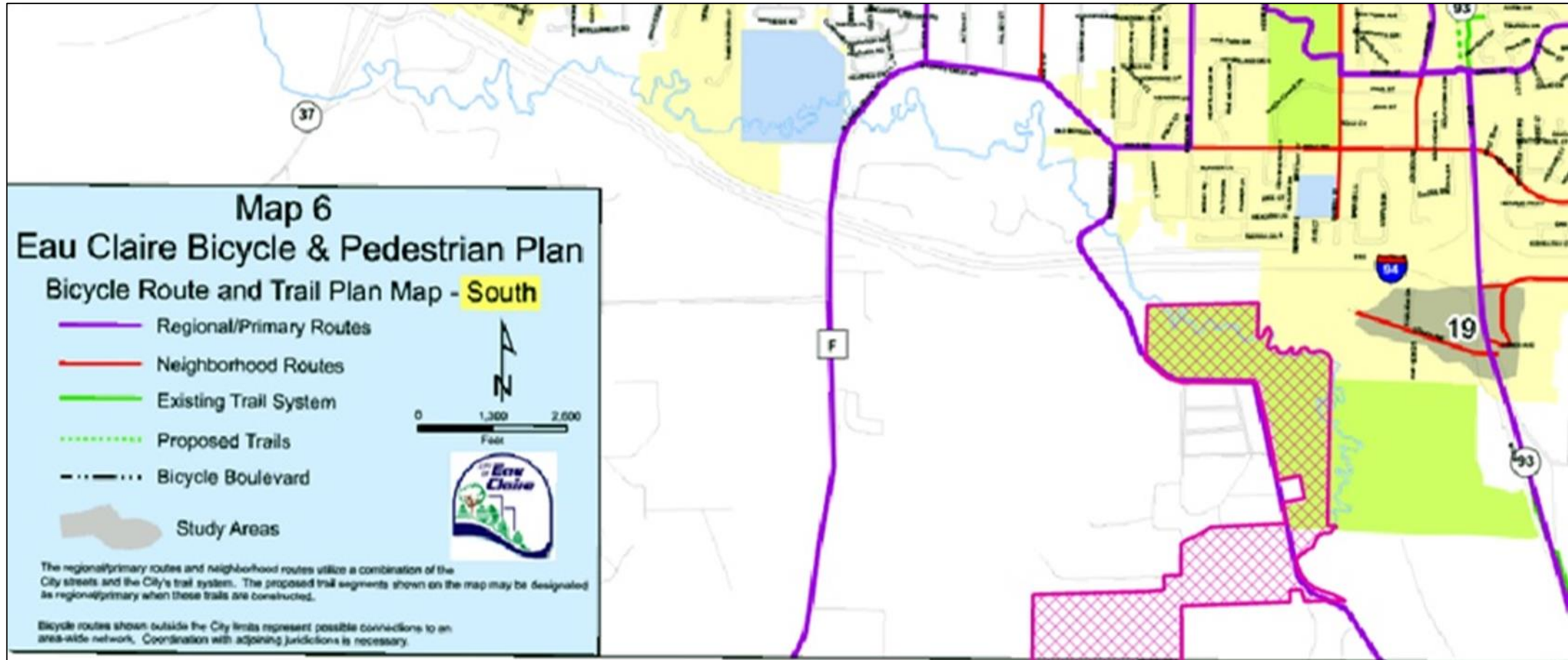
Inclusion: Mixed-income, accessible housing promotes integrated neighborhoods & inclusive City

- Habitat for Humanity is receiving a \$1.1M grant for single family new construction.
- Habitat will be constructing 20-25 houses a year by 2025.
- Some of the construction will be in Orchard Hills, if it moves forward, with a minimum of 5% of the houses in the development... possibly up to 10%.



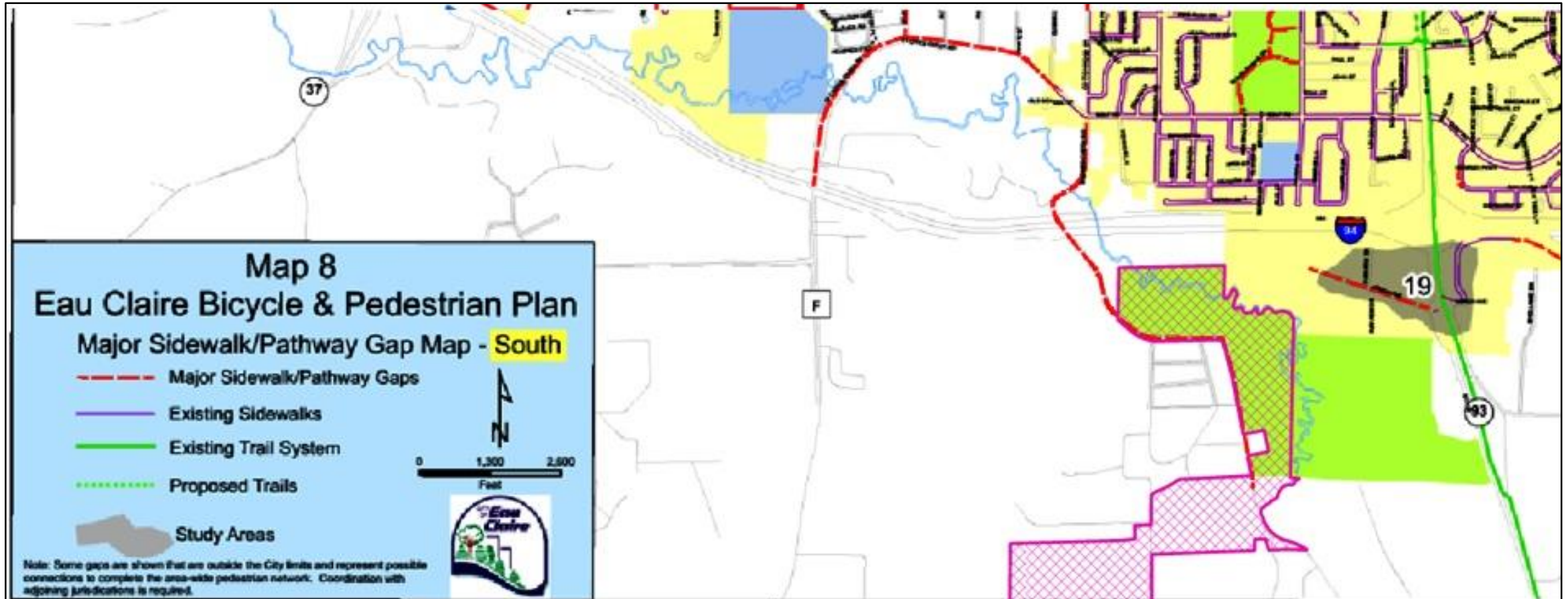
Strong Community: High Density Developments allow for investment in the common good (parks, trails, schools)

Bicycle Route and Trail Plan Map - South



Strong Community: High Density Developments allow for investment in the common good (parks, trails, schools)

Sidewalk/Pathway Gap Map

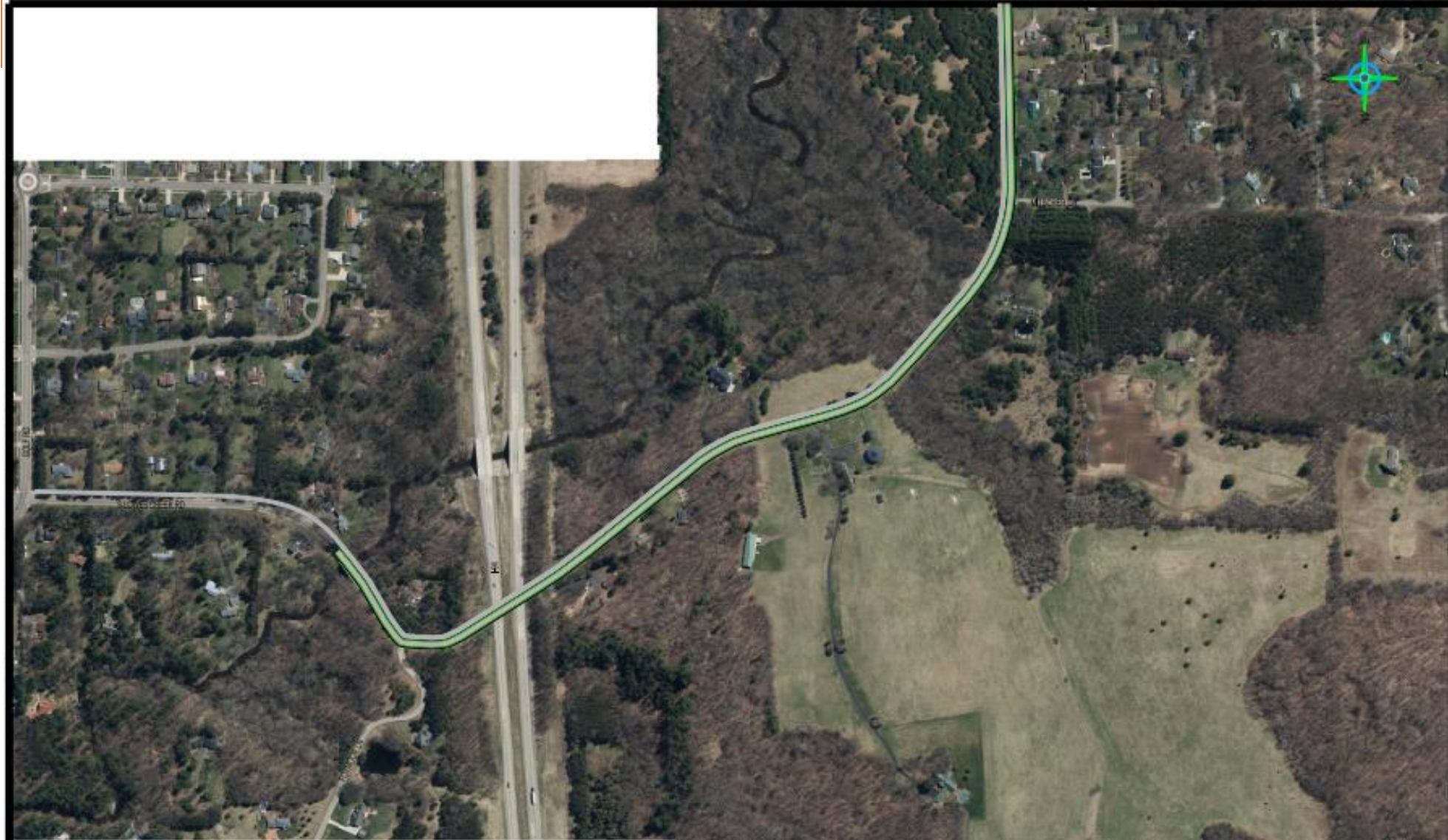


How can we address
community concerns?

**How can
we address
concerns
raised:
Traffic**



**How can
we address
concerns
raised:
Traffic**





How can we address concerns raised: Schools

Projected Need and Funding for Schools

- If full build-out results in 1,500 new homes, with an average household size of 2.1, that's 3,150 in new population.
- If those households' demographics match the city's, with 20% of the population as under 18, that's about 500 new ECASD students.
- ECASD's Local Property Tax spending per pupil is \$59,995,282/11,150 students, or \$5,380/student. At that price, it'd be about \$2.69 million in new costs (though there's some economy of scale)
- The tax revenue to the schools will be an additional approximately \$285K/year, reaching \$2.85 million in year 10.

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
\$285,000	\$570,000	\$855,000	\$1,140,000	\$1,425,000	\$1,710,000	\$1,995,000	\$2,280,000	\$2,565,000	\$2,850,000

- Land will be preserved for public use should ECASD choose to locate a new school that serves the growing south side.



How can we address concerns raised: Process & Next Steps

Next Steps & Timeline if Approved

- This Summer:
 - Comprehensive Plan amendment (Council will review/revise/approve)
 - Sewer Service Amendment move forward via the MPO (Council has approved)
- August/Fall:
 - Developer and City will hold neighborhood meetings (Council encouraged to participate)
 - Public meetings will shape development agreement and platting process
 - Developer and City will submit development agreement (Council will review/revise/approve.)
 - Developer and City will include plan for participating in street reconstruction costs.
 - Developer agreement will include trail connection plan.
- Fall 2022:
 - Envision start of work on extending utilities and road/trail infrastructure prior to home-building
- Spring 2023:
 - Construction on homes begins
 - Habitat for Humanity is prepared to build homes in the first phase.