

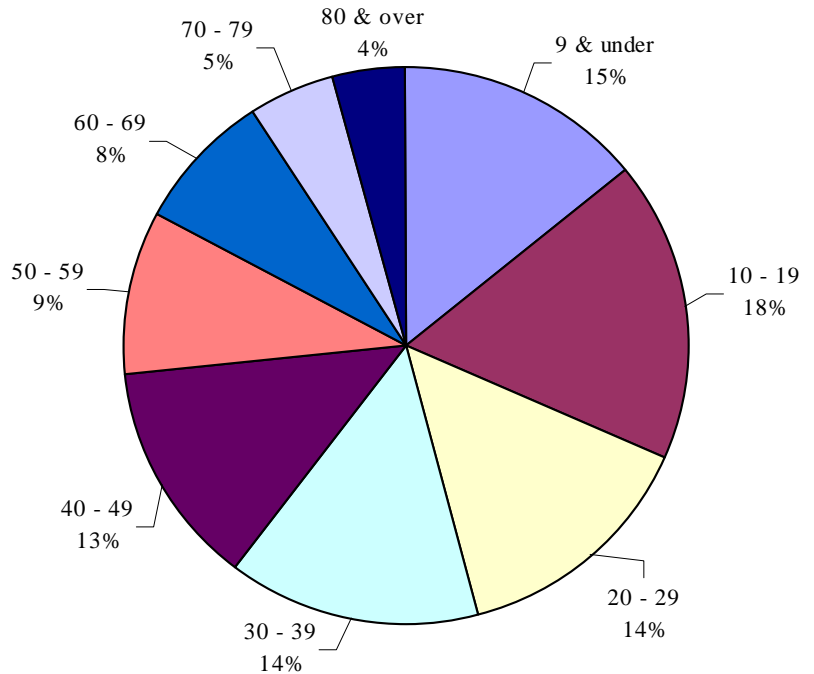
# CITY OF BRILLION COMMUNITY PROFILE

Planning for the City of Brillion begins by understanding the people who live, work, and own property in the city. Accurate information about the population is critical to forecasting the need for community facilities and services over the next 20 years.

The following is a summary of the community profile information presented at the City of Brillion Comprehensive Plan “Kick-off” Meeting on January 10, 2001. Much of this information was taken from the 1990 census. If more recent information is available it has been included. The Coordinated Comprehensive Plan (between the City and Town of Brillion) will utilize information from the 2000 U.S. Census. However, this information will not become available until mid-2001.

### *General Population Characteristics*

- Between 1990 and 2000, the City of Brillion population increased by nearly 7%.
- The Town of Brillion population grew by 10% during that same period.
- The Calumet County population increased by nearly 17% between 1990 and 2000.
- The number of persons per household has been decreasing since 1995. As a result, more housing units are needed to accommodate the population. This will lead to increased land consumption. (see table below)



<b>PERSONS PER HOUSEHOLD</b>							
<b>1990 - 2020</b>							
	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
City of Brillion	2.75	2.88	2.61	2.52	2.45	2.39	2.31
Town of Brillion	2.96	2.92	2.88	2.79	2.70	2.64	2.55

Source: 1990 U.S. Census & ECWRPC Projection, May 1999.

### *The Local Economy*

- The Top 10 Employers in Calumet County account for more than 50% of all workers in Calumet County.
- Four of the Top 10 Employers are located in the City of Brillion.
- Eight of the Top 10 Employers are in the Manufacturing Sector.



## *Employment and Income*



- The unemployment rate has been steadily decreasing in Calumet County.
- A significant portion of the City of Brillion workforce commutes from the City each day.
- Per capita income in the City of Brillion has been rising steadily since 1990.

## *Housing Supply*

- In 1990 there were 1069 housing units in the City of Brillion. It is widely believed that through annexations and new construction this number has increased.
- Single family homes dominate the Brillion housing market.
- Some alternative housing types available in the City include senior housing and apartments.
- Most single family homes in the City of Brillion have 3 or more bedrooms.
- Nearly 100% of the homes in the City are served with public water & sewer.
- After conducting an informal windshield survey to identify different housing types in the City of Brillion, OMNNI identified four (4) general housing types:
  - Historic Homes (Victorians, Bungalos, etc.)
  - New Neighborhood Homes (found in the City's newer subdivisions)
  - Mobile Homes
  - Multiple Family (apartments, duplexes, senior housing)

Certainly there are other housing types in the city, but this list represents a basic grouping of types.

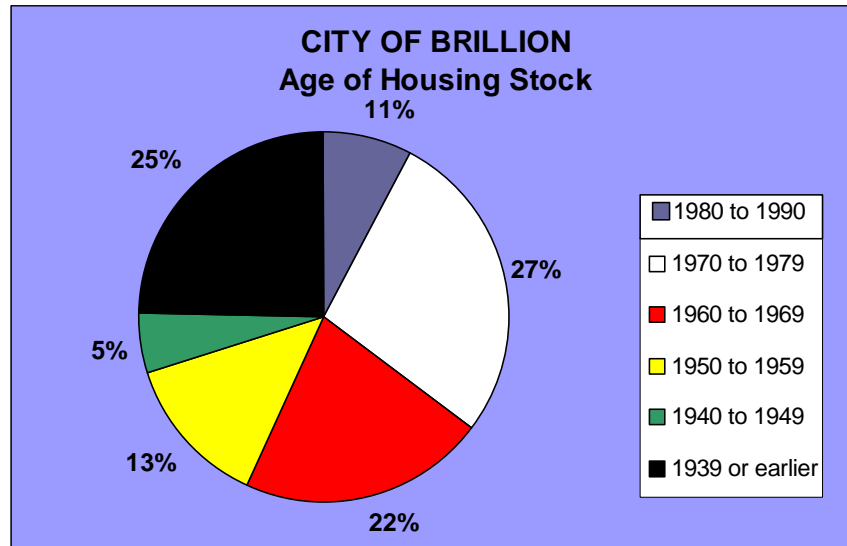


## *Housing Costs*

- The average price of a home in the City of Brillion in 1990 was \$53,400. In 2000, the average price of a home in the City of Brillion is estimated to be \$71,765 (result of 3% annual growth rate to 1990 figure)
- The average monthly rent in the City of Brillion in 1990 was \$292. This was less than the Town of Brillion (\$334) and Calumet County (\$346) averages in 1990. However, it is important to remember that the City has more senior housing and apartments, which tend to drive the average rental rates down. Rental properties in the Town of Brillion and Calumet County include mostly single family homes and duplexes for rent.

### *Age of Housing*

The chart below illustrates the age of housing in the City of Brillion. This information was taken from the 1990 U.S. Census. It is important to remember that additional construction has occurred between 1990 and 2000 so the percentages of homes constructed in any given decade have likely shifted somewhat from the figures shown below.



### *Demographic Summary*

Recent population trends and projections for the City of Brillion have indicated that the population of the City has decreased since 1990 and will continue to decrease through 2020. However, information from City Officials, based on construction trends, conflicts with these projections. It should also be noted that throughout the state, the population projected for many communities for the year 2020 has already been exceeded by the year 2000 actual population figures.

This conflict will likely only be cleared up when the 2000 Census data becomes available in mid-2001. The census will provide detailed information about the City's actual population size and population characteristics (i.e. age, educational attainment, race, ethnicity, etc.)

### *Economic Summary*

Recent trends indicate that the City of Brillion and Calumet County have a strong economic base from which to build upon. The central location of the City of Brillion, with easy access to Appleton, Manitowoc, and Green Bay, is an asset the city should capitalize upon in the future. However, given the recent economic indicators of an economic slow-down, the City must work to strengthen and diversify the local economy through 2020.

One area of particular concern is the role of Downtown Brillion in the future. On January 9, 2001, a meeting hosted by the City of Brillion was held to form a committee to look at the future of Downtown Brillion. The work of this committee will be critical to the long-term success of the City's Downtown.

### *Housing Summary*

The City of Brillion enjoys a quality housing stock including single family and multiple family dwellings. Housing for seniors is also provided in the City of Brillion. Through 2020 it will be important to ensure that existing housing is maintained and new construction is of a high quality.