

3.0 COMMUNITY PROFILE

Demographic Profile

The planning process for the Town of Center begins with a profile of the people who live, work and own property in the community. Specifically, this section analyzes the size, composition and trends of the population. This information is critical to forecasting the need for community facilities and services, since it is people who will demand better schools, roads, parks, jobs and other public services.



POPULATION TRENDS

The Town of Center has experienced steady population gains over the last three decades as shown in Table 1. The Town of Center has maintained its share of total county population during this same time period.

TABLE 1 HISTORIC POPULATION TRENDS						
Location	1970	1980	1990	2000	Actual Chg 1970-2000	% Change 1970-2000
<i>Town of Center</i>	1,853	2,570	2,716	3,163	1,310	70.6%
Share of County Population	1.6%	2.0%	1.9%	2.0%	NA	NA
Outagamie County	119,398	128,730	140,510	160,971	41,573	35%

Source: WI Dept. Administration, Demographic Service Center and 2000 U.S. Census

To put the population growth rate of the Town of Center into context, Table 2 compares the population changes for all towns in Outagamie County. From this table, it is shown that the Town of Center population between 1990 and 2001 increased by 470 persons.

Table 3 projects the population of the Town of Center through 2025. Included in the table is a breakdown of persons per household and total household figures.

Based on the information provided in Table 3, the population within the town is expected to steadily increase over the next 20 years. In fact, these figures may be somewhat low depending on the impact of the expanded STH 47 corridor. It is anticipated that this corridor will strengthen the connection between the Town of Center and City of Appleton by decreasing commuting times. This situation will bring additional residents to the town (and businesses) and will likely cause the population to grow at a much faster rate than in previous years. Also important to understand is that while the population will increase, at the same time, the number of persons per household is expected to decrease (see Population Characteristics Section). **This trend is important because it means more housing units will be needed in the town to support the population.**

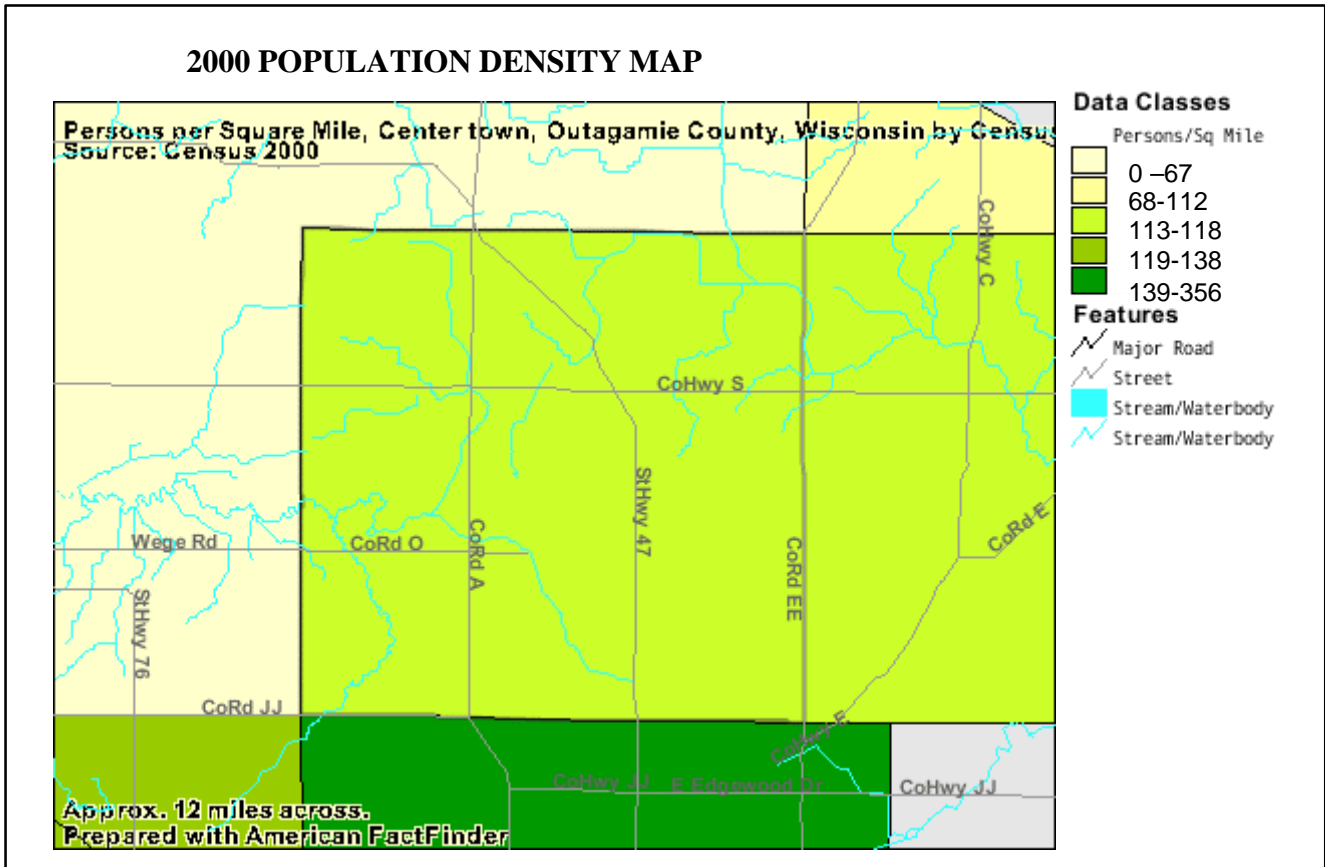
TABLE 2 OUTAGAMIE COUNTY TOWN POPULATION CHANGES 1990-2001				
Town Name	1990 Population	2000 Population	2001 Population Estimate	% Change 1990 – 2001
<i>Town of Center</i>	2,716	3,163	3,186	17.3%
Town of Black Creek	1,169	1,268	1,276	9.0%
Town of Bovina	822	1,130	1,142	39.0%
Town of Buchanan	2,484	5,827	6,177	149.0%
Town of Cicero	1,126	1,092	1,094	-2.8%
Town of Dale	1,818	2,288	2,353	29.4%
Town of Deer Creek	724	682	680	-6.0%
Town of Ellington	2,099	2,535	2,558	21.9%
Town of Freedom	4,114	5,241	5,308	29.0%
Town of Grand Chute	14,490	18,392	18,739	29.3%
Town of Greenville	3,806	6,844	7,017	84.4%
Town of Hortonia	883	1,063	1,072	21.4%
Town of Kaukauna	939	1,142	1,159	23.4%
Town of Liberty	702	834	848	20.8%
Town of Maine	791	831	849	7.3%
Town of Maple Creek	695	687	685	-1.0%
Town of Oneida	3,858	4,001	4,017	4.1%
Town of Osborn	784	1,029	1,045	33.3%
Town of Seymour	1,217	1,216	1,223	0.4%
Town of Vandebroek	1,291	1,315	1,361	5.4%
All Towns in Outagamie County	46,528	60,580	61,789	32.8%

Source: 1990 and 2000 U.S. Census

TABLE 3 POPULATION PROJECTIONS 2000 – 2025		
Year	Town of Center	Estimated Persons Per Household Town of Center
2000	3,163	2.91
2005	3,378	2.81
2010	3,582	2.70
2015	3,786	2.59
2020	3,992	2.55
2025	4,183	2.50
Percent Change 2000-2025	32.2%	-14.1%

SOURCE: Wisconsin Department of Administration, 2004

The map below illustrates the persons per square mile based on the results of the 2000 U.S. Census in the Town of Center. Based on this map, the overall population per square mile in the town is between 113 and 118 persons. This information is a bit misleading since it averages the population by square mile. In reality, the population is denser in the areas around Mackville and Center.



POPULATION CHARACTERISTICS

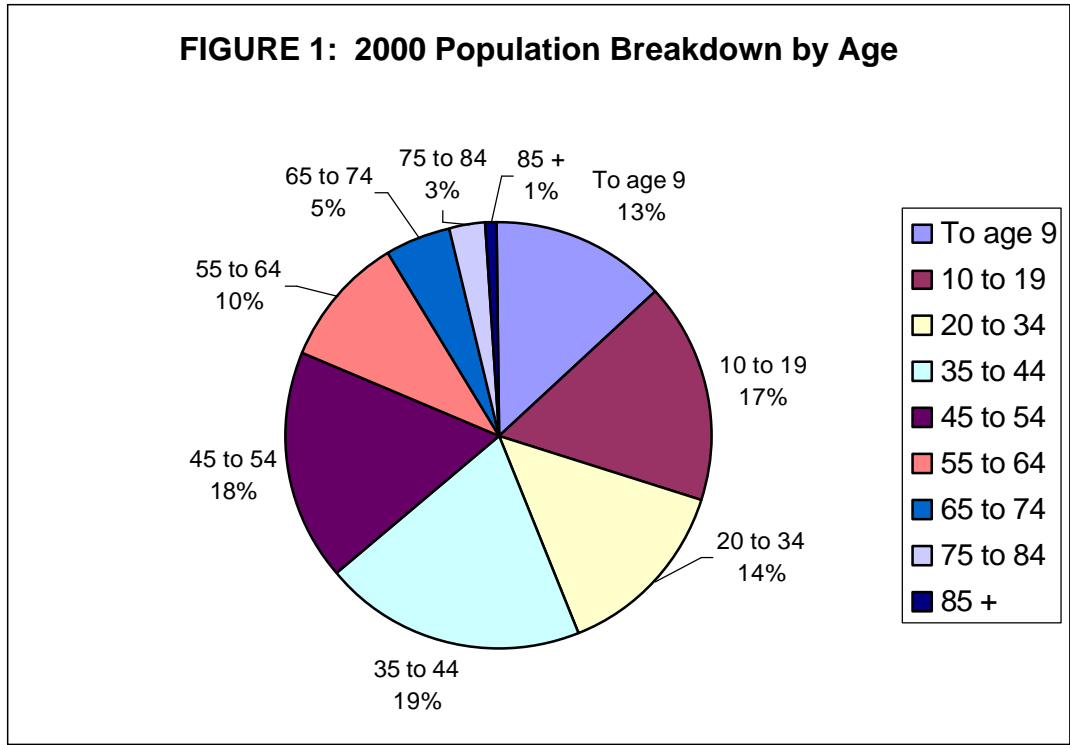
Population figures and growth rates do not provide any insight about the characteristics of the population. To learn more about the people of the Town of Center, information about the race, sex, and age of the population must be examined.

In 2000, there were 1,653 males and 1,510 females living in the Town of Center. Nearly 100% of the residents reported their race as white in 2000 U.S. Census.



The median age of a Town of Center resident in 2000 was 38.3. This average is slightly higher than the Outagamie County median age (34.4) and the State of Wisconsin median

age (36.0). Figure 1 examines the age distribution of town residents in 2000. According to the chart, the largest segment of the population is between the ages of 35 and 44. What is also important to note from the chart is that the largest age grouping shown on the chart (20 – 34 including 14 years) is not the largest segment of the population. This is significant for two reasons. First, this reflects the fact that the young adult population in the town is relatively small. Second, this population is of child-bearing age. A smaller portion of the population in this segment may result in slowed future growth. However, thus far, in-migration of families and other individuals has helped to offset this potential trend. This distribution is very similar to the age-distribution in 1990.



Source: 2000 U.S. Census

GENERAL HOUSEHOLD TRENDS

A “household” can be basically described as a group of people living together in a single dwelling unit. This could include a family, a single person, or a group of unrelated individuals sharing a house or an apartment, but excluding those persons living in group quarters.

National and state trends have all moved towards an increase in the number of households, along with a decrease in the average number of persons per household. The main reasons for this decrease in household size include: a decrease in birth rate, people waiting longer to get married, an increased divorce rate, and an increase in the average life span thereby resulting in more elderly people living either alone or with another family member.

The Town of Center has not escaped from this trend. The town has experienced an increase of 253 households since 1990. However, during this same period the number of persons per housing unit has decreased significantly. In 1990, there were 3.23 persons per household in the Town of Center, compared to 2.91 persons per household in 2000. Outagamie County also experienced an increase in the number of households between 1990 and 2000 and a decrease in the number of persons per household.

According to the 2000 U.S. Census, there were 1,095 households in the Town of Center. The vast majority of these households (83.4%) are family households (families). Of these family households the most common type was married-couple family households (77.4%) and the remaining were female-headed family households. Non-family households represented 16.6% of all households in the Town of Center in 2000.

Economic Profile

Economic conditions have a direct impact on the supply, demand and costs for housing, infrastructure and services within a community. Therefore, it is necessary to examine the economic situation in the Town of Center to predict additional housing, infrastructure and service needs. This section profiles the local economic environment by examining factors, including per capita income, poverty rate, and unemployment rate.



To understand and appreciate the local economic picture in the Town of Center, it is necessary to look beyond the town and examine characteristics of Outagamie County. These comparisons provide much more information about the local economic situation than would a simple look at conditions only in the Town of Center. Furthermore, these comparisons put economic characteristics into perspective. Given that economy of the Town of Center depends heavily on the regional economy (i.e. Appleton and Green Bay), an understanding of the regional economy is very important. Strong fluctuations in the regional economy will impact the Town of Center.

The remaining portion of this chapter is primarily specific to Outagamie County and is based on 1990 U.S. Census, 1992 U.S. Economic Census, 1997 U.S. Economic Census, 2000 U.S. Census and other reliable sources. Specific information available for the Town of Center is incorporated where available and appropriate.

LABOR FORCE



The labor force is the sum of employed and unemployed persons who are 16 years of age and older. Table 4 tracks the rate of employment and unemployment in Outagamie County between 1995 and 2000.

TABLE 4						
CIVILIAN LABOR FORCE DATA FOR OUTAGAMIE COUNTY						
	1995	1996	1997	1998	1999	2000
Labor Force	96,200	100,000	100,800	101,500	99,800	102,105
Employed	93,400	97,100	97,800	98,700	97,300	99,393
Unemployed	2,830	2,850	3,070	2,800	2,490	2,712
Unemployment Rate	2.9%	2.9%	3.0%	2.8%	2.5%	2.7%

Source: WI DWD, Bureau of Workforce Information. Local Area Unemployment Statistics Program, 1999 & 2000 U.S. Census

In October 2001, the unemployment rate in Outagamie County was 3.3%, which represented an increase from October 2000 (2.8%). (WI Dept of Workforce Development, 2001). As the U.S. economy continues to struggle, after what has been the longest period of sustained economic growth in modern history, the unemployment rate will likely continue to increase. Local economic indicators support the predicted recession-like economic cycle as local factories and retailers continue to reduce staff and close facilities.

The term used to describe the relationship between the labor force and population is “participation rate”. Outagamie County has a somewhat higher participation rate than the State of Wisconsin and the United States. Outagamie County’s labor force participation rate is over 80 percent. The United States’ participation rate is only around 70 percent, while the overall State of Wisconsin participation rate is approximately 75 percent.

Participation rates are the result of both economic and demographic conditions of an area. Rapid job growth in Outagamie County has consistently resulted in lower levels of unemployment than those found in the U.S. or Wisconsin. The high participation rate in Outagamie County indicates that the county has a diverse mix of employment opportunities and a population willing to work at those industries that are located in the county.

Looking more closely at the labor force in Outagamie County, there are some significant trends to be aware of. Specifically, over the last decade there has been nearly a 50 percent increase in labor force aged population between the ages of 40 and 54, which is the result of the aging baby-boomers. Of major significance to employers has been the

slow growth in the number of younger workers. Slow growth in the number of 16 to 24 year olds and an increase in the number of businesses which traditionally hire large numbers of young workers, has contributed to the current labor shortage. This tight market for young workers is expected to continue over the next several years. It is still unclear how the overall economic slowdown will impact this shortage.

TABLE 5			
OUTAGAMIE COUNTY LABOR FORCE BREAKDOWN BY AGE			
Age Group	1990 Population	Age Group*	2000 Population
16-24	17,780	15-24	22,036
25-39	37,078	25-34	23,161
40-54	23,135	35-54	49,037
55-64	10,687	55-64	12,368
65+	15,648	65+	17,585
Total	104,328		124,187

Source: 1990 and 2000 U.S. Census Bureau.

* The 2000 U.S. Census Reported Age Groups in a slightly different breakdown than the 1990 Census.

MAJOR COUNTY EMPLOYERS

Outagamie County workers are very mobile. Almost 45 percent of all employed county residents work outside of the county. Winnebago County is the destination for two-thirds of outbound commuters. The majority of those commuting to Winnebago County work in the paper industry in the Neenah/Menasha area. Nearly 3,000 Outagamie County residents commute to jobs in Brown County. Most of these workers go to the Green Bay area, and are usually professional, technical and skilled workers. They commute to jobs in the Green Bay's paper, health care and insurance industries.

Table 6 provides a more detailed breakdown of commuting patterns in Outagamie County. The main commuter route through the county and the Town of Center is USH 41. USH 41 is easily accessible to residents of the town via STH 47.

TABLE 6			
OUTAGAMIE COUNTY COMMUTING PATTERNS			
County	Commute Into	Commute From	Net Commute
Winnebago	11,413	8,942	-2,471
Brown	2,989	1,171	-1,818
Waupaca	1,052	2,711	1,659
Calumet	817	4,691	3,874
Elsewhere	1,120	1,229	109
Total	17,391	18,744	1,353
Work in Outagamie		52,744	

Source: WI DWD, Bureau of Workforce Information. Wisconsin Commuting Patterns, 1994.

The Town of Center has a minimal amount of commercial and industrial development located within the town limits (Refer to *Existing Land Use Map* in Chapter 9). Most of

the existing non-residential development is located along STH 47, CTH A, and in the areas of Mackville and Center Valley. Local quarry and farming operations are also important contributors to the town's economy. Non-residential development is minimal due to limited available infrastructure services (i.e. water and sewer), a small population base, and the town's close proximity to the City of Appleton. However, the potential for additional development exists, particularly after STH 47 is expanded to 4 lanes in 2004 and an interchange is constructed at the STH 47/CTH A intersection in (date).

According to the 2000 U.S. Census, most **residents of the town were employed in the following types of occupations:**

- Sales, including retail (25.7%)
- Management, professional and related (25.4%)
- Production, transportation and material moving (22.2%)
- Construction, extraction and maintenance (16.7%)
- Service (8.3%)
- Farming, fishing, forestry (1.7%)

By industry, **most of the town's workers were employed in manufacturing** trades (533 persons) in 2000. Less than half of that amount were in construction and retail trade (200 persons each), education, health and social services (181) and finance, insurance, and real estate (164) industries.

Tables 7 and 8 highlight the top 10 industry groups and employers in Outagamie County in 2000. There were a total of 4,451 employers in the county in 2000. The top ten employers employed 15 percent of all non-farm workers in Outagamie County. Four of the ten largest employers are in manufacturing. However, only three of the ten largest industry groups are in manufacturing.

Educational services (schools) represent the largest industry employment in Outagamie County. Business Services is the largest private industrial sector in the county. Business services include services such as personnel services (temporary help agencies), and a host of consulting services in the areas of accounting and auditing, legal services, engineering, and training services.

TABLE 7		
TOP 10 INDUSTRY GROUPS IN OUTAGAMIE COUNTY		
Industry Group	Employers	Employment
Educational Services	29	6,293
Business Services	214	6,061
Paper and Allied Products	26	5,832
Health Services	212	5,786
Eating and Drinking Places	250	5,559
Special Trade Contractors	376	5,378
Food and Kindred Products	27	4,892
Industrial Machinery and Equipment	72	4,113
Wholesale Trade-Durable Goods	227	3,490
General Merchandise Stores	16	2,742

Source: Outagamie County Workforce Profile. Employment Figures from March 2000.

TABLE 8		
TOP 10 EMPLOYERS IN OUTAGAMIE COUNTY		
Industry Group	Product or Service	Size
Appleton Area School District	Public School System	1000+
Aid Assn. For Lutherans	Insurance Services	1000+
TheDACare Inc.	Health Care Services	1000+
Sara Lee Corporation	Meat Processing	1000+
Appleton Papers Inc.	Coated Paper Production	500-999
Anchor Food Products Inc.	Frozen Food Products	500-999
Miller Electric Mfg. Co.	Welding Machine Manufacturing	500-999
Fox Valley Technical College	Education Services	500-999
St. Elizabeth Hospital Inc.	Health Care Services	250-499
Outagamie County	County Government Services	250-499

Source: Outagamie County Workforce Profile, 1999

Note: Aid Assn. For Lutherans has merged with Lutheran Brotherhood forming Trivent Financial Services For Lutherans. Anchor Food Products closed in 2001.

INCOME AND WAGES

Average annual wages paid in Outagamie County were 98.8 percent of the average state wages in 1999. The greatest differential in average wages between Outagamie County and statewide levels in 1999 was in wholesale trade (94.3 percent of the state average). Close to the wholesale sector, was the lower than state average wages in service industries (94.8 percent of the state average). Outagamie County's annual average wages in both of these sectors are lower than the state average simply because of the numerous larger wholesale and service companies in areas such as Milwaukee and Madison.

Service industries account for the largest number of workers in any industrial sector in Outagamie County and they pay 18.3 percent of all wages paid in the county.

In service industries, Outagamie County has a lot of business services employing lower wage workers, such as custodial and unskilled temporary workers. Clerical workers are also a large part of the local service sector. Statewide, there are more professional workers in health care, law practices and higher education, all of which are dominated by higher pay levels. As a result, when compared to Outagamie County, the percentage of state income is less.

Manufacturing industries in the county pay an annual average wage of \$37,873 (100.3 percent of the state average for manufacturing wages in 1999). This is due to the large number of jobs in the paper industry, as well as the large number of skilled workers in machine and equipment manufacturing industries. The recent job losses in the paper industry, if continued, could impact the high annual average manufacturing wages in the county.

There are many different breakdowns of income. For example, *per capita income* is total income divided by the total number of residents. *Median household income* is the middle point of reported household income in a community (households include families, married couple households and individual households). *Median family income* is the middle income reported by all families in the 2000 U.S. Census. An important distinction between median income and the Wisconsin Department of Revenue adjusted gross income data is that the latter does not include social security and other types of transfer payments. In every classification of income where data is available, the Town of Center compares favorably to Outagamie County and the County compares favorably with the state. The county's favorable comparison to the state is also reflected in unemployment and other key economic indicators. This trend is not expected to change in the near future, depending upon the health of the paper industry.

	2000 Per Capita Income	2000 Median Household Income	2000 Median Family Income	2000 Adjusted Gross Income
Wisconsin	\$21,271	\$43,791	\$52,911	\$40,570
Outagamie Co.	\$21,943	\$49,613	\$57,464	\$42,803
T. Center	\$23,553	\$58,092	\$61,152	\$46,885

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System, 2000 U.S. Census, and Wisconsin Department of Revenue.

Within Outagamie County there are 20 towns. Table 10 compares the relative income position of the Town of Center to the other towns in the county. Based on 2000 U.S. Census data, the Town of Center ranked 5 in per capita income compared to the other 19 towns in 1990. By 2000, the Town of Center rank had decreased to 9th as the towns of Osborn, Kaukauna, Liberty and Dale improved in rank.

TABLE 10
OUTAGAMIE COUNTY TOWN INCOME CHARACTERISTICS, 2000

Town Name	1990 Median Household Income	1990 Rank	2000 Median Household Income	Difference Between 1990 & 2000	2000 Rank
<i>Town of Center</i>	\$39,650	5	\$58,092	\$18,442	9
Town of Black Creek	\$35,431	11	\$53,472	\$18,041	13
Town of Bovina	\$36,298	8	\$54,453	\$18,155	11
Town of Buchanan	\$41,790	2	\$65,410	\$23,620	1
Town of Cicero	\$32,794	16	\$49,625	\$16,831	16
Town of Dale	\$35,000	13	\$60,152	\$25,152	7
Town of Deer Creek	\$30,833	19	\$44,853	\$14,020	19
Town of Ellington	\$34,890	14	\$53,750	\$18,860	12
Town of Freedom	\$37,576	7	\$57,868	\$20,292	10
Town of Grand Chute	\$39,683	4	\$50,772	\$11,089	15
Town of Greenville	\$40,608	3	\$61,381	\$20,773	5
Town of Hortonia	\$36,187	9	\$59,904	\$23,717	8
Town of Kaukauna	\$38,187	6	\$61,696	\$23,509	3
Town of Liberty	\$34,531	15	\$60,167	\$25,636	6
Town of Maine	\$29,286	20	\$46,058	\$16,772	18
Town of Maple Creek	\$32,639	17	\$43,472	\$10,833	20
Town of Oneida	\$31,316	18	\$51,275	\$19,959	14
Town of Osborn	\$35,893	10	\$64,375	\$28,482	2
Town of Seymour	\$35,417	12	\$48,264	\$12,847	17
Town of Vandebroek	\$41,875	1	\$61,845	\$19,970	4
All Towns in County	\$35,994	NA	\$55,344	\$19,350	NA

Source: 1990 and 2000 U.S. Census

EDUCATION LEVELS

A good indicator of the quality of life in a community is the educational attainment of its residents. Generally, a high level of educational attainment reflects a skilled population with higher earnings potential. Figure 2 illustrates the level of educational attainment for persons age 25 and over in Outagamie County and the Town of Center in 2000. From the information for the town and county it is apparent that the population is very well educated. In both the town and county, a significant portion of the population has earned their high school diploma and sought some college education. However, fewer town residents have pursued advanced degrees when compared to similar statistics for the whole county.

FIGURE 2A
Town of Center
2000 Education Attainment

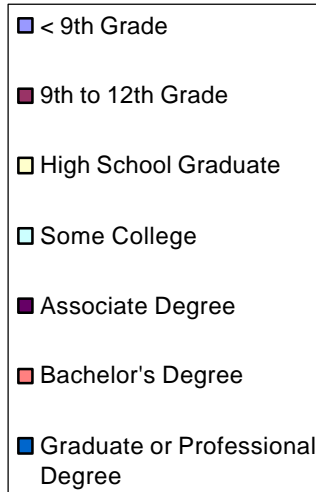
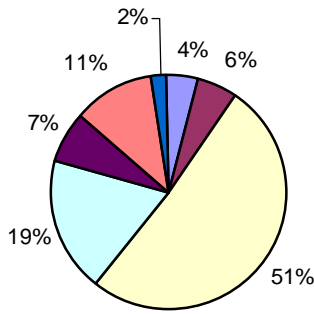
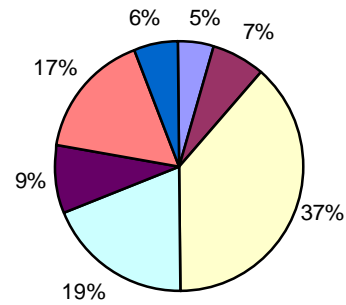


FIGURE 2B
Outagamie County Residents
2000 Education Attainment



POVERTY STATUS

According to the 2000 U.S. Census, only 12 individuals living in the town were living below the poverty line in 2000. This equates to only 0.4% of the town's population. There were no families living below the poverty line in the Town of Center in 2000. This is significantly lower than the statistics for Outagamie County that indicate 4.7 percent of all county residents were living below the poverty line in 2000. The Town of Center is proud of these statistics and would like to maintain this low ratio of poverty in the future.

EMPLOYMENT AND ECONOMIC FORECASTS¹

Historically, Outagamie County and the Fox Cities area have had a strong local economy with employment rates that were higher than the comparable state and national figures. The long period of national economic prosperity has only enhanced Outagamie County's performance. The economy supports a variety of manufacturing and service industries, including pulp and paper and tourism. Low-interest mortgage loan rates have also spurred housing construction and commercial development.

The labor force is the primary beneficiary of the strong economy. Unemployment rates in Outagamie County are very low, but they have started to rise as the economy has slowed.

Demographic factors are a key driving force in any long-term projection. The growth rate of the population and changes in its composition have considerable impacts on the labor force, the unemployment rate, housing demand, and other spending categories. The population projections used in the U.S. economic forecast are based on the U.S. Census Bureau's "middle" projection for the U.S. population. This projection is based on specific assumptions about immigration, fertility, and mortality rates. The national fertility rate (the average number of births per woman upon completion of childbearing) is expected to

¹ Much of the information used to develop this section was from the Wisconsin Department of Revenue Long-Term Economic Forecast, 2001.

rise from its current level of 2.0 to about 2.2 in 2025. Life expectancy for men and women will rise steadily from 74.1 and 79.8 years in 1999 to 77.6 and 83.6 years in 2025, respectively. Net immigration (including undocumented immigration) is estimated to fall from 960,000 persons in 1999 to 918,000 in 2025.

The age distribution of the population is also an important part of the long-term outlook. As baby boomers begin to retire, the share of the U.S. population aged 65 and over will jump from 13% in 2010 to nearly 19% by 2025, pushing outlays for Social Security, Medicare, and Medicaid higher. In addition, the growth rate of the working-age population will slow by more than that of the overall population. After increasing 1.1% annually over the past 25 years, the population aged 16 to 64 will grow 0.8% per year during 1999-2014 and just 0.2% per year thereafter.

Wisconsin total population growth is expected to average 0.4% annually from 2001 to 2025, a rate slightly below the 0.6% average from 1975-2000. Compared to the U.S. projected growth of 0.8% over the same period, Wisconsin is expected to continue the long-term trend of slower population growth than the nation as a whole. The adult population (those over the age of 17) in Wisconsin grew at an average annual rate of 1% over the past 25 years, but is expected to grow by 0.5% per year from 2001 to 2025. Also similar to U.S. demographic trends, the aging population in Wisconsin (those 65 and over) is projected to grow at an average annual rate of 2% for the next 25 years, including 3% per year after 2010. The aging population in Wisconsin grew at an annual rate of 1.3% per year from 1975 to 2000.

A key feature of the population projection that is very problematic for growth of the Wisconsin economy and the local economy in Outagamie County is the prospect for a decline in the working age population after 2011. Statewide, the population aged 16 to 64 is projected to grow at an annual rate of 0.6% from 2000 to 2011, but will then decline at an annual rate of 0.4% from 2012 to 2025. The working age population grew at an annual rate of 0.9% from 1974 to 1999. The growth of the working age population has a profound effect on the growth of the labor force and employment.

Because of demographic shifts that will play out as baby boomers age and reach retirement, labor-force growth is expected to slow sharply over the next 20 years. First, increases in female participation will taper off, if only because the participation rates for many female age groups are approaching those of males. Also, over time, a growing share of the population will reach retirement age, when the participation rate falls to about 12%. As a result, the Wisconsin labor force is expected to expand by 1.3% per year between 2000 and 2005, 0.8% per year from 2005 to 2014, and by only 0.4% per year from 2015 to 2025. Overall labor-force participation is expected to fall as the population progressively moves into age groups with lower participation rates.

In the Town of Center, the baby boom generation is represented by the age groups between the ages of 35 and 54 by the 2000 U.S. Census Data. This group included 1,190 people (37.7% of the total town population). The echo boom generation (i.e. children of the baby boomers who will enter the workforce to replace retiring baby boomers) is

considerably smaller. The echo boom generation is represented in the 2000 U.S. Census as those individuals between the ages of 5 and 14 (489 individuals or 15.4% of the total town population). In ten years, they will be the population seeking to replace the baby boomers. Obviously, there are significantly fewer younger workers available to enter the workforce in the future than there are older workers who will be exiting the workforce.

The overall dependency ratio (the ratio of those not in the labor force to those who are) will continue to decline for most of the next quarter-century, falling from 1.00 in 1989 to 0.91 by 2010, before rising to 1.01 by 2025. This ratio peaked at 1.65 in 1962, just after the crest of the baby boom. Clearly, the working population will *not* have to support proportionately more non-workers in the next 25 years than it has in the past. However, this assessment does not account for workers who support elderly parents and other retired workers.

There will be a change in the mix of non-workers, however, especially towards 2025. While the share of the population aged 65 and over has risen dramatically over the last two decades, the ratio of the number of elderly to the number of workers has so far remained stable. There were 24.4 persons aged 65 and over for every 100 persons in the labor force in 1971, versus 24.8 in 2000. This ratio should decline to 24.3 by 2006, but then jump to 27.9 in 2014 and to 37.6 by 2025, by which time most baby boomers will be of retirement age.

In summary, the United States, Wisconsin and Outagamie County are expected to post markedly slower economic growth over the next 25 years than during the past quarter-century. The prime causal factors for this slowdown are already in place: labor force growth constrained by demographic forces that cannot be quickly reversed and relatively moderate growth of the capital stock.

For the **Town of Center**, these indicators are important because they may impact the quality of life for residents living in the town. Furthermore, these key economic indicators provide a gauge for the town's ability to support additional commercial and industrial development over the next 20 years.

In the long-term, it is anticipated that local town employment opportunities will be limited in comparison to the total town population. Most residents will continue to travel beyond the town limits to places of employment. Local businesses will employ less than 10% of the total town workforce. Farming operations and associated employment will continue to decrease as land is converted to non-farming uses.