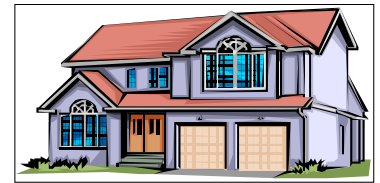


3.0 HOUSING ELEMENT



Introduction

Traditionally, rural towns and small cities have a high percentage of single-family homes, with few other housing types available. As new residents move in and the population ages, other types of housing must be considered to meet all resident needs. This is particularly true in communities where a large proportion of the population has been long-time residents, where there is a desire for these residents to remain in the area during their retirement years. Fortunately, the City does have some additional housing choices available (i.e. apartments, senior housing), beyond what is typically found in communities of its size. To develop a 20-year plan for the City and Town, the existing housing stock has been reviewed and recommendations made to meet future housing needs, including specific recommendations to ensure that local housing choices exist for all stages of life.

Housing Vision

Through 2020, the City of Brillion will contain a wide variety of housing types to meet the lifestyle, demographic and economic needs and desires of its residents. The Town of Brillion will maintain a mix of farm residences and single-family homes through 2020.

Existing Housing Supply

In 1990, there were 1,069 housing units in the City and 439 housing units in the Town (including Forest Junction). According to the 2000 U.S. Census, there were 1,233 housing units in the City and 521 housing units in the Town. This translates into a 15.1 percent growth rate in the City and an 18.7 percent growth rate in the Town between 1990 and 2000. These figures indicate that the housing market in both communities is strong.

Town of Brillion

Most of the new housing in the Town of Brillion is being developed in subdivisions around Forest Junction, north of USH 10 and east of STH 57. All housing in Forest Junction is served by public water and sewer service. Currently, there are 202 dwelling units in Forest Junction. According to the Forest Junction Sewer Service Area Plan, this figure is only expected to increase to 211 housing units by 2020. Town residents and officials believe this modest prediction significantly underestimates the number of new units that will actually be constructed. Based on local estimates, it is more likely that there will be up to 240 dwelling units in Forest Junction by 2020 (based on building permit trends). New housing is also being developed on large parcels of land in more rural portions of the Town, adjacent to county and town roads.

Because the housing supply in the Town consists mostly of single-family homes, it is important to consider that single-family homes may not be suitable for everyone. Some people may not be able afford a single-family home. Others may not be able to physically handle the



Forest Junction Subdivision
East of STH 57 and South of USH 10



Forest Junction Mobile Home Park
West of STH 57 and North of USH 10

maintenance necessary to keep up a home and yard. Opportunities for other types of housing (i.e. duplexes, condominiums, town houses, apartments, etc.) exist in and around Forest Junction and the City, where municipal and utility services are readily available.

City of Brillion

New housing developments in the City are located in the southern portion of the City (near the golf course) and in areas to infill existing development. Additional housing is anticipated near the new high school.

The housing supply in the City:

- consists primarily of single family homes (873 units or 70.9%)
- includes a significant share of duplexes (102 units or 8.3%)
- includes 68 Mobile Homes (5.5%)
- includes 49 apartments in 5-9 unit buildings (4.0%) and 95 apartments in 10+ unit buildings (7.7%)
- includes 46 housing units that are part of three- or four-plexes (3.7%)
- is served by public water and sewer service
- is heated by utility natural gas (81.8%), electric heat (9.8%) or wood heat (1.1%)



City of Brillion Historic Home
Located on Washington Street



New Neighborhood home in a
City of Brillion subdivision.

Currently, 25 percent of the City’s housing is rental-occupied, including apartments and senior housing. The City should maintain this balance of rental housing options over the next 20 years, given the City’s role as a service destination for neighboring communities. If alternative and rental housing are not part of the future plan, long-time residents and people with special needs may be forced to move away from the City and Town to neighboring communities that offer more housing options.

Age and Quality of Housing Stock

TABLE 12
AGE OF HOUSING STOCK

Year Structure Built	# of Units City of Brillion	% of Total City of Brillion Housing Stock	# of Units Town of Brillion	% of Total Town of Brillion Housing Stock
1990 to 2000	185	15.0%	106	20.4%
1980 to 1989	105	8.5%	65	12.5%
1970 to 1979	205	16.6%	78	15.1%
1960 to 1969	194	15.7%	32	6.2%
1940 to 1959	228	18.5%	27	5.2%
1939 or earlier	316	25.6%	210	40.5%
Total	1,233	100.0%	518	100.0%

SOURCE: 2000 US Census

The relative age of the housing stock in a community is a good indicator of the quality of available housing. The City and Town have a large supply of units that were built before 1939. This does not necessarily mean that the units are in poor condition, but does indicate that the need for repairs and maintenance is likely greater. However, both the City and Town experienced a great deal of new housing

construction in the 1990s. **Table 12** lists the number of units and the corresponding percentage of the City’s and Town’s total housing stock by year built. The median year a home was constructed in the City of Brillion was 1963. The Town median was 1952.

Age alone is not the best measure of community's housing condition. To be more accurate, a visual assessment of the housing stock is helpful. Such an assessment is commonly referred to as a windshield survey. The theory is that exterior condition generally correlates with interior conditions.

Town of Brillion

A windshield survey of the City and Town was conducted in the summer of 2001. This survey found the following for the Town:

- A new subdivision is being developed on the north side of USH 10 in Forest Junction. These houses are modest ranch-style units. The roads in the subdivision are unpaved.
- The mobile homes in Forest Junction Mobile Home Park are of a mixed quality. Some of the units are in need of exterior repairs, including aluminum skirting, while others seem very well maintained.
- The older housing in Forest Junction, for the most part, appears to be in good condition with some need for minor improvements (i.e. paint siding, roofing, etc.).
- Some of the older farmhouses outside of Forest Junction in the Town are in need of repair. These classic farmhouses provide character to the landscape and should be maintained.
- Some new rural residential development has scattered along portions of the roadways in the Town. These homes, given their recent development, appear to be of good quality.

City of Brillion

In the City of Brillion the housing types can be classified in four ways:

Historic Homes.

This category includes large traditional Colonials and bungalows situated in the blocks around Main Street and the old high school. Most of these homes appear to be in good condition with some need for minor exterior improvements (i.e. painting, roof shingling and gutter repair, etc.). It may be reason for concern if remodeling efforts show a trend in converting these homes into apartment buildings, which may lead to parking, landscaping, and maintenance issues. Any efforts in converting historic homes into smaller apartment units should be strictly regulated and enforced to minimize nuisance to neighboring properties and ensure that the character and quality of these homes are maintained.

New Neighborhood Homes.

New residential development is characterized by cul-de-sacs and homes with attached garages facing the street. Given the newness of these units they are in good repair.

Mobile Home Park.

Mobile homes are a source of affordable housing in the City of Brillion. The units in the City's mobile home park are in better condition than in typical mobile home parks. To maintain the quality of living for residents of these units, continued maintenance, code enforcement, parking and speed limit enforcement should continue.

Multiple Family.

Multiple family housing options include apartments, two-family homes, and senior housing. In recent years, new multiple family units have been constructed in the City. The developments appear to be of high quality and well maintained. Continued monitoring and enforcement of codes and ordinances, as well as open communication with local landlords, is important in maintaining these properties overtime.

Occupancy

For a housing market to operate efficiently, it must possess an adequate supply of available housing units (units for sale or rent). A community's supply of available housing units must be sufficient to allow for the formation of new

households by the existing population, and to provide opportunities for households to change their housing because of a change in size or status.

According to U.S. Department of Housing and Urban Development (HUD), an overall available vacancy rate of 6.5 percent (1.5 percent for the owned portion of a housing stock and 5.0 percent for the rented portion) is required to allow for an adequate housing choice among consumers. The overall available vacancy rate for Wisconsin is 4.75 percent for rentals and 1.14 percent for owner occupants¹. Vacancy rates vary from one community to the next. The available vacancy rate of a housing market is a good indication of the adequacy of the housing supply, which in turn helps dictate the cost of housing. For example, high vacancy rates offer a degree of competition in terms of price.

The 2000 vacancy rate in the Town for owner-occupied housing units was 1.1 percent. The rental vacancy rate was 5.1 percent. The homeowner vacancy rate in the City was 1.3 percent in 2000 and the rental vacancy rate was 14.0 percent. These rates compare favorably with Calumet County, which had a 1.3 percent homeowner vacancy rate and an 8.0 percent rental vacancy rate in 2000.

These vacancy rates indicate that the housing supply is sufficient to meet local demand and provide adequate choices. The vacancy rate for the City poses some concern and should be monitored to ensure that supply does not outpace demand.

Cost of Housing

The available supply, age and condition of the housing stock are the basis for determining the demand for and cost of housing. **Table 13** compares the 1990 and 2000 median home values in all municipalities of Calumet County. The 1990 and 2000 median home value in both the City and Town was below the county average.

Table 14 provides a detailed breakdown of the value of owner-occupied housing units in the City and Town of Brillion. According to this information, a sizable share of the City and Town housing is valued less than \$100,000.

According to the 2000 US Census, with respect to rental housing:

TABLE 13
MEDIAN HOME VALUES IN CALUMET COUNTY

Municipality	1990 Median Home Value	1990 Rank	2000 Median Home Value	2000 Rank
Town of Brillion	\$ 53,600	13	\$102,900	8
Town of Brothertown	\$ 56,200	9	\$111,600	7
Town of Charlestown	\$ 64,900	5	\$114,200	6
Town of Chilton	\$ 52,200	15	\$119,600	4
Town of Harrison	\$ 77,700	2	\$144,000	2
Town of New Holstein	\$ 62,000	6	\$117,900	5
Town of Rantoul	\$ 51,100	17	\$101,200	10
Town of Stockbridge	\$ 61,500	8	\$122,100	3
Town of Woodville	\$ 56,100	10	\$102,200	9
City of Appleton (part)	\$ 69,200	4	\$97,700	11
City of Brillion	\$ 53,400	14	\$86,900	15
City of Chilton	\$ 52,200	15	\$84,900	17
City of New Holstein	\$ 54,500	11	\$85,700	16
City of Keil	\$ 46,700	18	\$95,700	12
City of Menasha (part)	\$ 70,300	3	\$87,700	14
Village of Hilbert	\$53,900	12	\$84,000	18
Village of Potter	\$ 43,100	19	\$82,300	19
Village of Sherwood	\$ 91,000	1	\$160,000	1
Village of Stockbridge	\$ 61,500	6	\$93,900	13
Calumet County Average	\$ 56,274	NA	\$109,300	NA

SOURCE: 1990 and 2000 US Census

TABLE 14
2000 OWNER-OCCUPIED HOUSING VALUE

Cost Range	City of Brillion	Town of Brillion	Calumet County	State of Wisconsin
Less than \$50,000	3.6%	2.6%	2.5%	6.5%
\$50,000 to \$99,999	66.2%	45.1%	39.2%	35.4%
\$100,000 to \$149,999	24.2%	35.2%	36.6%	30.6%
\$150,000 to \$199,999	4.4%	10.7%	13.8%	15.5%
\$200,000 or More	1.6%	6.5%	8.0%	12.0%

Source: 2000 US Census

City of Brillion

256 renter-occupied in 1990
 289 renter-occupied in 2000
 1990 Median Rent was \$292
 2000 Median Rent was \$413

Town of Brillion

31 renter-occupied in 1990
 56 renter-occupied in 2000
 1990 Median Rent was \$334
 2000 Median Rent was \$395

Table 15				
<i>Average Home Selling Price</i>				
Community	1997 Average Sale Price	2001 Average Sale Price	Actual Difference	Percent Change
City of Brillion	\$65,900	\$118,500	\$52,600	+ 44.4%
Town of Brillion	\$95,000	\$122,000	\$27,000	+ 22.1%

Homes not listed with RANEW's Multiple Listing Service are not accounted for in this data. 14 Homes in the City were listed with the MLS during this period and 23 homes were listed in the Town.

The average selling price of a single-family home in the City and Town has increased significantly over the last five years (See **Table 15**). On average, 5 residential properties are sold in the Town each year and 3 homes are sold in the City, the vast majority being single-family homes. In the Town a significant number of hobby farms are also sold.²

Housing Affordability Analysis

Does the cost of housing match the ability of residents to pay for it? This is the fundamental question to answer when determining housing affordability. Although there are many ways to answer this question, HUD offers a common technique, which involves comparing income to housing costs. According to HUD, housing is considered affordable when it costs no more than 30 percent of total household income (including utilities). Per HUD standards, people should have the choice of having decent and safe housing for no more than 30 percent of their household income.

Town of Brillion

In 2000, the median annual household income in the Town was \$52,500. Therefore, the median monthly income was \$4,375. Thirty (30) percent of the median monthly income yields \$1,312 or less to be used for housing costs. Slightly less than 70 percent of residents have a mortgage.

Of those individuals with a mortgage, the median mortgage payment is \$352 - well below the 30 percent threshold even if utilities are added to household costs, however it is a concern that slightly more than 20 percent of Town residents paid more than 30 percent of their monthly household income on housing in 2000.

Rental household statistics were very similar. The 2000 median rent of \$395 was well below the 30% threshold when compared to median income. However, 24.9% of Town residents reported that they paid more than 30% of their income on rental housing costs in 2000.

City of Brillion

The median 2000 annual household income in the City was \$46,633. Therefore, the median monthly income was \$3,886. Thirty (30) percent of the median monthly income yields \$1,165 or less to be used for housing costs. According to the 2000 Census, almost 40



Example of Undesired Mobile Home Development

percent of City residents have paid for their homes, and do not have a mortgage.

Of the approximately 60 percent with mortgages, the median mortgage payment is \$347, which is well below the 30 percent threshold. The Census further indicates that only 10.3 percent of City residents pay more than 30 percent of their household income toward housing costs. Likewise, the median rent \$413, though higher than the median mortgage payment, is still well below the 30 percent threshold and only 13.2 percent of renters reported spending more than 30 percent of their household income on rent in the 2000 U.S. census.

One strategy to promote affordable housing is to encourage quality manufactured housing in the City and Town. Manufactured homes are not mobile homes. (The City and Town of Brillion do not encourage mobile home park development or additional mobile homes on individual lots.)

Manufactured housing is considered a viable affordable housing choice only if units are compatible in size, appearance and quality of area stick-built housing. Any manufactured housing unit must be constructed in accordance with local building and zoning restrictions. The manufactured home, once located on a property, should be virtually indistinguishable from 70 percent of site built housing located within a half mile of the home. Therefore, manufactured housing should have a similar roof pitch, garage facilities, and be located on a foundation, basement, or crawl space as a site built home would be required. Manufactured homes may even be two stories.

Manufactured housing is far more affordable than stick built housing because homes are built in a factory, which eliminates delays and costs associated with weather and the factory approach improves efficiencies. Manufactured housing costs are typically around \$40 a square foot, compared to \$90 or \$100 per square foot for site built housing.

Many other county, regional and state housing programs exist to promote choices and affordability. These programs are profiled later in this chapter.

Housing for Senior Citizens and Persons with Disabilities

Most seniors and persons with disabilities who reside in the Brillion Community must be able to live independently, move into one of the City facilities, or move elsewhere. When asked about the adequacy of existing housing choices, many people in the community survey identified elderly and disabled housing choices as somewhat limited in the City and Town. There are no assisted living or group facilities located in the Town of Brillion. Though, four new eight-plexes are being planned for construction in Forest Junction. These units will provide handicap accessible first floor housing for disabled residents and will target mobile seniors who want to live in Forest Junction without the responsibilities (i.e. maintenance) associated with homeownership. There are three (3) senior housing facilities and one group home in the City – quite an achievement for a small city like Brillion.

Senior Citizen Facilities

The three (3) housing facilities are operated by the Brillion Housing Authority:

Parkview Homes is a 32-apartment complex located on a 2-acre site at 214 South Parkway Drive. Parkview Homes consists of nine buildings in a park-like setting and has



Parkview Homes, Parkway Drive, City of Brillion



Heritage Apartments, National Avenue, City of Brillion

been housing elderly tenants since April 1969. Parkview Homes are considered an “independent living” environment. Nursing, meal preparation and other assistance is not available for residents. However, Meals on Wheels and home healthcare services are available through the county to residents of Parkview.

Heritage Apartments, located at 108 W. National Avenue in Brillion, is a 23-unit apartment building for elderly and physically handicapped persons. Heritage Apartments are classified as an “independent living” facility, but like Parkview, Meals on Wheels and home healthcare services are available through the county to residents of Heritage Apartments.

Garrow Villa is a community-based residential assisted living facility for frail elderly persons located at 210 South Parkway Drive in Brillion. The facility can accommodate 20 residents (18 rooms with 2 rooms set-up to accommodate couples), offers room and board, and is staffed 24 hours per day.



Garrow Villa, Parkway Drive, City of Brillion

The nearest nursing homes are located in Chilton and Kaukauna; both communities are approximately 17 miles from Brillion.

Facilities Serving Disabled Residents

There are two local facilities serving disabled residents of the Brillion Community:

Roads to Freedom, Inc. Group Home, located in Brillion at 610 S. Main Street and headquartered in Chilton, provides for the residential needs of the developmentally disabled in Calumet County. The Group Home began in 1983 and houses up to eight (8) individuals. This State-licensed facility’s primary goal is to assist individuals in achieving the highest level of independent function of which they are capable, and to introduce them into the community. Roads to Freedom, Inc. also helps families with special needs children find housing, medical and support services.

The New Hope Center, located in Chilton, is a private non-profit corporation that services all handicapped and disabled persons in need of rehabilitation and habilitation services in Calumet County. The center strives to develop the total person - socially, vocationally, physically, psychologically and academically. However, New Hope Center does not provide residential facilities.

OTHER AREA NURSING HOMES

Century Ridge, Inc.
531 E. Calumet Street, Chilton

Chilton Health and Rehabilitation Center
810 Memorial Drive, Chilton

St. Paul Home
1211 Oakridge Avenue, Kaukauna

Incorporating Alternative Housing Styles

The fundamental reason for limited housing choices in the Town of Brillion is that the community is rural in nature. The supply of jobs, public transportation and other services and opportunities that are necessary to accommodate low-income, elderly, and disabled populations are either unavailable or extremely limited in supply.

There are many possible ways to incorporate alternative housing styles (i.e. apartments, senior housing, duplexes, condominiums, etc.) in the City and Town.

- First, ensure that units are adequately served with water, sewer, and other basic infrastructure needs. Locate alternative housing developments in either Forest Junction, the City of Brillion, or adjacent to the City of Brillion, possibly through a joint agreement to share tax revenue.

- Where consistent with the overall land use plan, policies and philosophies, alternative housing types should be considered as an infill housing opportunity in Forest Junction, or as an integral part of a mixed-use development along USH 10.
- Alternative housing styles should be considered near Main Street in the City of Brillion in order to bring people and services to the downtown.
- New alternative development should be compatible with surrounding housing. Special consideration should be given to parking, signage, landscaping and façade requirements.

Future Housing Needs

Based on the 20-year population projections (Provided in the Issues and Opportunities Element):

- 671 housing units (consisting primarily of single family housing, but also a limited supply of duplexes and apartments) will be needed in the Town in 2020. Most of these new homes should be concentrated in the Forest Junction area. This represents an increase of 150 housing units over the next 20 years, or roughly, 8 new housing units annually.
- 1,364 housing units (including apartments, duplexes, single family dwellings) will be needed in the City. This represents an increase of 134 housing units over the next 20 years, or roughly 7 new housing units annually.
- The City's housing supply is expected to increase by 11 percent. The Town's housing supply is expected to increase by 29 percent.⁵

Housing Issues and Concerns

The primary issue identified by the Coordinated Plan Committee is the need to provide affordable housing choices (valued between \$80,000 and \$100,000) in the Brillion Community. A successful affordable housing subdivision has been constructed in Forest Junction. New single family residential construction in the City has been concentrated mainly in the southern portions in the City. The homes built generally exceed \$150,000 in value. The City would like to provide additional affordable, high quality single family housing choices.

Also revealed in the community survey results, residents lack a consensus about where housing should be located in the Brillion Community (scattered or in subdivisions). Residents were also split about recommended lot sizes for new housing— small lots (½ acre) or large lots (more than ½ acres). This may indicate that residents desire diversity in their housing choices.

Housing Programs

A number of federal and state housing programs are available to help the Brillion Community promote housing developments for individuals with lower incomes, senior housing, housing for people with special needs, and housing maintenance needs.

Federal Programs and Revenue Sources

United States Department of Housing and Urban Development (HUD)

HUD is the federal agency responsible for housing programs and community development. Though many of its programs are directed toward larger cities and urban areas, the Brillion Community do qualify for some funding assistance. Specifically, HUD provides money to non-entitlement (i.e. communities with populations less than 50,000) communities through grants.



The Wisconsin Department of Commerce, Bureau of Housing (BOH) is responsible for the distribution of state and federal funds. It awards these funds through a competitive proposal process. Its mission is to expand local

affordable housing opportunities for low- and moderate-income households and for elderly and persons with disabilities.

The United States Department of Agriculture-Rural Development (USDA-RD)

USDA-RD provides a variety of housing and community development programs for rural areas. Its programs are generally available to communities with populations of 10,000 or less. It provides support for rental housing development, direct and guaranteed mortgage loans for homebuyers, and support for self-help and cooperative housing development.



For information on Community Development Block Grants, call the Wisconsin Department of Commerce Bureau of Housing (formerly DHIR) 608/267-2627 or visit www.commerce.state.wi.us/housing/

State Programs and Revenue Sources

Wisconsin Department of Commerce Bureau of Housing (BOH)

Beyond the funds distributed through HUD, the BOH administers several state funded programs that can potentially help finance housing improvements. Although money available through the BOH cannot be used to invest directly in housing development, (because it is funded by general-purpose revenue), it can provide various types of financial assistance to homebuyers or renters through grants to local governments or non-profit agencies.

The Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA is a quasi-governmental agency that finances housing development through the sale of bonds. Unlike the BOH, it receives no direct state-tax support. Therefore, WHEDA can provide mortgage financing for first-time homebuyers and financing for multifamily housing. Specific programs evolve and change with the needs of the housing market.



For more information visit www.wheda.com

Local Programs and Revenue Sources

Tax Incremental Financing (TIF)

TIF is a tool available to municipalities for redeveloping blighted areas. TIF can be used to cover costs of public works or improvement including demolition, land assembly, public improvements, and new buildings. Under TIF, new private development creates higher property values, thus creating a greater tax base (the tax increment). TIF could be used to rehabilitate the downtown or to create newly platted residential development as part of a mixed use development. For more information about the TIF program, refer to Chapter 7, Economic Development Element.

Local Zoning Regulations

Local regulations and policies have the ability to affect the type and cost of housing available. While most government regulations are implemented in order to protect public health, safety and welfare needs, they may also have unintended adverse impacts on affordability.

One technique for ensuring a range of housing choice is to provide a variety of densities and lot sizes. This can be regulated through recommended improvements on the comprehensive plan, subdivision control ordinances (including conservation subdivisions), and local zoning controls.

The City of Brillion maintains and enforces its own zoning and subdivision ordinances. The zoning ordinance divides the City into 12 districts, including 4 residential zones:

- R-MH, Mobile Home Park
- R-1, Single Family Residence District
- R-2, Single and Two Family Residence District
- R-3, Multiple Family Residence District

At this time, Calumet County enforces all zoning and subdivision controls in the Town of Brillion. While the Town has no separate zoning or subdivision ordinances, it does have some options available with respect to zoning decisions made by the county. If a rezoning petition is received, that the Town does not support, but is approved by the County, the Town can file a Resolution of Objection within 10 days which would prohibit the County from forwarding the matter to the County Board for final approval. Unfortunately, the statutes are less clear in a situation whereby the Town supports the rezoning petition but the County does not. The Resolution of Objection only applies in the reverse scenario. For any text amendments proposed by Calumet County to the County Zoning Ordinance which the Town objects to, all the towns in Calumet County would need to file a Resolution of Objection within 10 days to prevent the text amendment from being finalized by the County Board.



For more information about Calumet County Zoning Ordinance requirements, call the county zoning office at (920) 849-1442, or visit the department web page at: www.co.calumet.wi.us

As growth continues in the Town of Brillion, other regulatory tools may need to be adopted to preserve the rural character of the area. Specifically, the Town of Brillion may want to consider developing a subdivision ordinance and other growth management tools to gain better control over local land development. These ordinances must be more stringent than similar ordinances currently being enforced by Calumet County.

Coordination with Other Comprehensive Plan Elements

It is important that the elements are consistent and support one another. Housing is the primary land use in the City of Brillion and a major land use in the Town of Brillion. As such, it directly affects most other comprehensive plan elements. The goals and policies set forth in this Housing Element will affect these elements and vice versa.

Land Use Element

Land use dictates the amount of land available for housing, as well as its location, type and density. The 20-Future Land Use Plan Maps devote 1,125 acres to residential use in accordance with anticipated density restrictions. Furthermore, the goals and objectives of the Land Use Element recommend reviewing building permit and residential platting activities to gauge development trends.

Utilities and Community Facilities

Improvements to roads, sewers, water supplies, parks, recreational facilities and schools all need to be coordinated with housing decisions and vice versa. The best method to coordinate improvements is to follow the land use pattern presented on the Future Land Use Plan Maps as closely as possible and plan for future infrastructure improvements through the use of a Capital Improvements Plan and Budget - as recommended in the Utilities and Community Facilities Element. This approach will greatly enhance the efficiency of capital improvements expenditures.

Transportation

The location of housing affects commuting patterns and transportation costs. The inverse is also true. The location and density of housing affects transportation needs. The location of housing influences on which roads people drive or whether they need to drive at all. The affordability of housing also influences how far people must commute. If housing is not affordable near places of employment, workers must commute from elsewhere. These factors were carefully considered in the Transportation Element to ensure compatibility with projected residential development.

Economic Development

It is important to ensure that the local housing supply is affordable to local residents working in the City and Town. For this reason, an affordability analysis is presented in this chapter.

Since housing is such a predominant and important land use in the City and Town, the quality of the local housing supply is important to the local economy. From a municipal standpoint, high-quality, well-maintained housing supports the local economy through property taxes, which in turn finance local improvements, which facilitate economic development (i.e. roads, sewers, etc.). From an aesthetic standpoint, high-quality well-maintained housing improves the aesthetic value of the City and Town thereby attracting people to live and work in the area.

The development of additional housing in the Brillion Community will be closely tied the local economy. As development continues in Brillion, new businesses and industries will bring additional people to the area. It will be incumbent upon the City and Town to provide quality housing choices for the people who will work in these new businesses. Otherwise, they will live elsewhere and commute into the community. The result will be a loss of dollars in the local economy.

Agricultural, Natural and Cultural Resources

The desire to preserve agricultural and natural areas competes with the desire of others to build additional housing in the City and Town. These competing interests are balanced through the land suitability analysis information presented in the Agricultural, Natural and Cultural Resources Element. This information helps to ensure that housing is located in areas that will have the least adverse impact possible on existing farming areas and important natural resources, while still supporting additional residential development needs.

Goals and Objectives

Based on projected population increases through 2020 and the predicted reduction in household size over that same period, it is estimated that there will be 150 additional housing units needed in the Town and 134 additional housing units needed in the City of Brillion. To ensure that these units are of a high quality, goals and objectives included in Chapter 11 should be based on the information gained during the SWOT analysis and input from City/Town residents and committee members.

¹ WI Dept. of Commerce, 2000 Consolidated Plan.

² This information was provided by the Realtors Association of Northeast Wisconsin and only includes properties listed through the Multiple Listing Service (MLS).

³ These estimates are based on historical growth rates. These percentages will be updated when the DOA Population Projections are available through 2020. Any estimates are likely to change depending on the growth of the City, particularly adjacent to the Brillion High School. It is anticipated that much of the Town's growth will occur in and around Forest Junction.