

ISSUES AND OPPORTUNITIES

SOCIO-ECONOMIC PROFILE

A review and analysis of selected demographic and economic characteristics help identify the factors that influence growth and development. These characteristics can also help determine the direction of future change and the development activities that can consequently occur. Combined with information on land use patterns and land suitability characteristics, future development patterns can be influenced through various land use management strategies and practices that provide for development compatible with the environment and the desires of the community.

This background information includes demographic trends, age distribution, educational levels, income levels and employment characteristics that exist in the Town of Alden and population, household and employment forecasts that are used in the plan. The timely release of the Census 2000 information available for this plan places the City in a good position for future plan updates as a 10 year update schedule will allow the City to easily access future Census releases for use in those updates. In addition, the Census Bureau’s newly instituted *American Community Survey* will publish estimates for most of the Decennial Census parameters for the Town of Alden annually beginning in 2010.

POPULATION

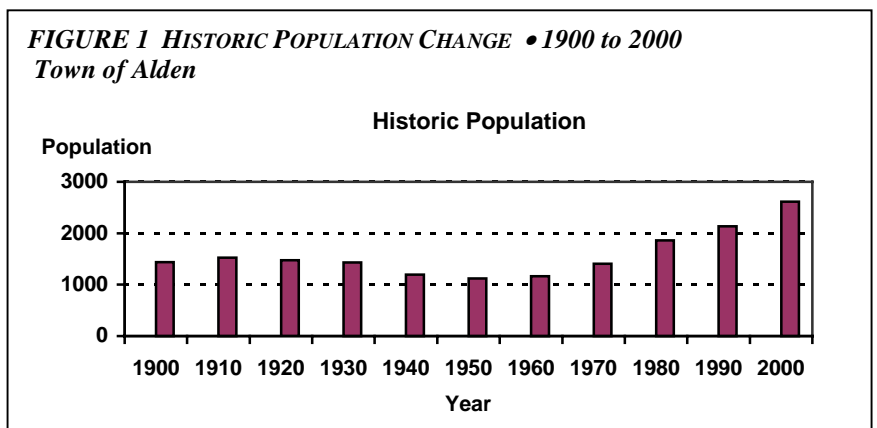
The Town of Alden experienced an overall decline in population during the first half of the Twentieth Century, gaining 82 people from 1900 to 1910 only to see a steady decline until just after World War II. The Census periods of greatest decline were the decades during the Great Depression and World War II. Since 1950 the Town has experienced steady population growth with an annual rate of change of 2.8 percent. During the 1970s the Town of Alden experienced its fastest population growth. Table 1, accompanied by Figure 1 below, shows the historic population for the Town of Alden from 1900 to 2005. Based on the most recent population estimate, the Town of Alden appears to be having significant growth during the current decade with an annual rate of change of about 2 percent.

TABLE 1
HISTORIC POPULATION AND PERCENT CHANGE FROM PREVIOUS PERIOD • 1900 to 2005
Town of Alden

1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2005*
1,440	1,522	1,474	1,434	1,193	1,120	1,164	1,406	1,862	2,133	2,615	2,873
--	5.7	-3.2	-2.7	-16.8	-6.1	3.9	20.8	32.4	14.6	22.6	9.9

Sources: U.S. Census, * WiDOA estimate

Table 2 and Figure 2 show a comparison of population growth between the Town of Alden, the surrounding Towns, Polk and St. Croix Counties and the State of Wisconsin. It can be seen that, in general, there are similar rates of growth among many of the surrounding communities, with the Towns of Farmington and Garfield practically matching Alden’s



growth rate. The Towns of Black Brook, Osceola, Somerset, and Star Prairie are currently growing faster than the Town of Alden, while the Towns of Lincoln and Stanton are experiencing slower growth.

TABLE 2
COMPARATIVE POPULATION CHANGE • 1950 to 2005 Percent Change
Town of Alden, Polk County, State of Wisconsin and Surrounding Communities

	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2005*
Town of Alden	3.9	20.8	32.4	14.6	22.6	9.9
Town of Black Brook	-6.7	6.7	22.5	1.6	25.3	14.8
Town of Farmington	29.8	15.3	3.4	6.0	28.3	11.8
Town of Garfield	.7	4.2	31.5	9.6	30.4	13.4
Town of Lincoln	4.0	35.2	40.5	9.0	25.6	5.9
Town of Osceola	5.6	7.4	38.6	25.4	55.9	28.2
Town of Somerset	11.3	21.4	54.7	7.7	33.9	21.1
Town of Stanton	18.5	52.3	11.1	-3.8	-3.7	1.2
Town of Star Prairie	16.3	36.9	36.7	10.4	40.3	17.9
Polk County	.1	6.8	21.3	7.5	18.8	7.9
St. Croix County	11.6	14.8	39.1	16.2	25.7	19.8
State of Wisconsin	15.1	11.8	6.5	4.0	9.6	4.0

Sources: U.S. Census, * WiDOA estimate

FIGURE 2 COMPARATIVE DECENNIAL POPULATION CHANGE • 1950 to 2000
Town of Alden, Surrounding Communities, Polk and St. Croix Counties and State of Wisconsin

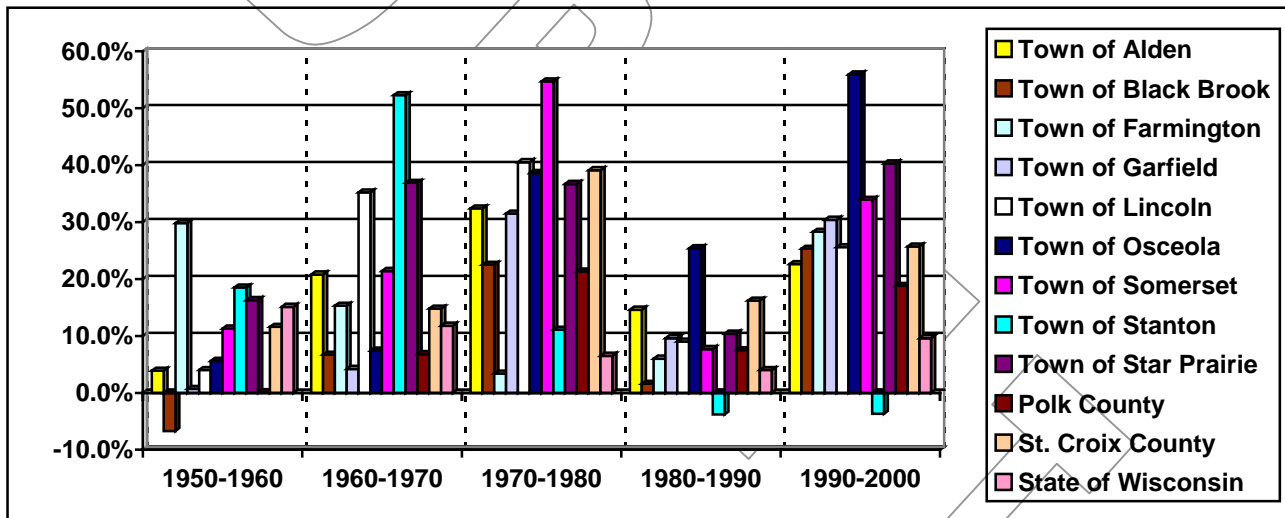


Table 3 shows the context of population for all the communities in Polk County. It is apparent that while some of the fastest growth is occurring many in the unincorporated areas of the County, there are incorporated communities that have experienced significant growth as well. Eight of the ten villages in Polk County have experienced significant growth, while the City of St. Croix Falls saw fast growth in the 1990s. The Town of Alden has seen steady moderate to fast growth since 1960. Recently many of the 24 towns in Polk County have seen significant population increases. In the 1990s, ten towns and the City of St. Croix Falls grew faster than the Town of Alden. However, Town of Alden did grow faster than 13 towns, 9 villages and one city and Polk County as a whole. Hence, the Town of Alden has recently experienced slightly above average growth when compared to the county as a whole.

TABLE 3
HISTORICAL POPULATION AND POPULATION CHANGE • 1960 TO 2000
Polk County by Minor Civil Division

Municipality	1960	1970	1980	1990	2000	Percent Change			
						1960-70	1970-80	1980-90	1990-00
Towns:									
Alden	1,164	1,406	1,862	2,133	2,615	20.8	32.4	14.6	22.6
Apple River	567	544	819	815	1,067	20.8	50.6	-0.5	30.9
Balsam Lake	565	631	960	1,067	1,384	11.7	52.1	11.1	29.7
Beaver	661	641	755	663	753	-3.0	17.8	-12.2	13.6
Black Brook	726	775	949	964	1,208	6.7	22.5	1.6	25.3
Bone Lake	466	416	466	503	710	-10.7	12.0	7.9	41.2
Clam Falls	549	522	614	596	547	-4.9	17.6	-2.9	-8.2
Clayton	710	713	789	780	912	0.4	10.7	-1.1	16.9
Clear Lake	774	793	777	744	800	2.5	-2.0	-4.2	7.5
Eureka	1,019	1,043	1,135	1,201	1,338	2.4	8.8	5.8	11.4
Farmington	1,003	1,156	1,195	1,267	1,625	15.3	3.4	6.0	28.3
Garfield	737	768	1,010	1,107	1,443	4.2	31.5	9.6	30.4
Georgetown	491	526	746	780	1,004	7.1	41.8	4.6	28.7
Johnstown	381	328	401	410	520	-13.9	22.3	2.2	26.8
Laketown	784	725	909	921	918	-7.5	25.4	1.3	-0.3
Lincoln	886	1,198	1,683	1,835	2,304	35.2	40.5	9.0	25.6
Lorain	347	275	280	299	328	-20.7	1.8	6.8	9.7
Luck	623	663	863	880	881	6.4	30.2	2.0	0.1
McKinley	353	297	337	327	328	-15.9	13.5	-3.0	0.3
Milltown	692	691	943	949	1,146	-0.1	36.5	0.6	21.1
Osceola	716	769	1,066	1,337	2,085	7.4	38.6	25.4	55.9
St. Croix Falls	677	783	873	1,034	1,119	15.7	11.5	18.4	8.2
Sterling	396	379	497	591	724	-4.3	31.1	18.9	22.5
West Sweden	765	691	718	682	731	-9.7	3.9	-5.0	7.2
Villages:									
Balsam Lake	541	648	749	792	950	19.8	15.6	5.7	19.9
Centuria	551	632	711	790	865	14.7	12.5	11.1	9.5
Clayton	324	306	425	450	507	-5.6	38.9	5.9	12.7
Clear Lake	724	721	899	932	1,051	-0.4	24.7	3.7	12.8
Dresser	498	533	670	614	732	7.0	25.7	-8.4	19.2
Frederic	857	908	1,039	1,124	1,262	6.0	14.4	8.2	12.3
Luck	853	848	997	1,022	1,210	-0.6	17.6	2.5	18.4
Milltown	608	634	732	786	888	4.3	15.5	7.4	13.0
Osceola	942	1,152	1,581	2,075	2,421	22.3	37.2	31.2	16.7
Turtle Lake	--	--	--	6	65	--	--	6000.0	983.3
Cities:									
Amery	1,769	2,126	2,404	2,657	2,845	20.2	13.1	10.5	7.1
St. Croix Falls	1,249	1,425	1,497	1,640	2,033	14.1	5.1	9.6	24.0
POLK COUNTY	24,968	26,666	32,351	34,773	41,319	6.8	21.3	7.5	18.8

Source: U.S. Census Bureau

COMPONENTS OF THE POPULATION

There are many components of the population that can tell us about the characteristics of an area. The most basic characteristic of population change is the breakdown of that change into the natural increase

and net migration. Natural increase is births minus deaths while net migration measures in-migration minus out-migration. These measures give a clearer picture of how population change is occurring.

The natural increase and net migration between 1990 and 2000 for Polk County are shown in Table 4. This information was not readily available for small area geography. It is apparent that there was heavy in-migration in the 1970s and 1990s. Also, in the 1990s the natural increase in population accounted for very little of the county's population change. In-migration is likely to be a significant component of the Town of Alden's population growth during these periods as well.

TABLE 4
COMPONENTS OF POPULATION CHANGE • 1950 to 2000
Polk County

	1950 to 1960	1960 to 1970	1970 to 1980	1980 to 1990	1990 to 2000
Total Population, end of period	24,968	26,666	32,351	34,773	41,319
Births	5,382	4,603	4,481	5,150	4,565
Deaths	2,519	2,739	3,183	3,424	3,782
Total Natural Increase	2,863	1,864	1,298	1,726	783
Natural Increase Rate*	11.5%	7.0%	4.0%	5.0%	1.9%
Net Migration	-2,839	-166	4,387	696	5,763
Net Migration Rate*	-11.4%	-0.6%	13.6%	2.0%	13.9%
Total Population Change	24	1,698	5,685	2,422	6,546
Percent Population Change	0.1%	6.8%	21.3%	7.5%	18.8%

*NOTE: Calculated as a percent of the County's total population.
 Source: U.S. Census Bureau; Wisconsin Department of Health and Family Services

Age and sex distribution can give us insights into the implications of a changing population. Table 5 shows the age and sex characteristics for the Town of Alden between 1980 and 2000. The distribution of males and females has been quite stable at about 52% males and 48% females. There have not been any major spikes in any age-sex cohort. On the whole, the age-sex make up of the Town of Alden population has been relatively stable.

Table 6 reveals only the age component of the population. Working age people 25 to 54 years old increased significantly over the past 20 years, especially older working age people 45 to 54 years old. During the 1990s there was a significant increase in residents 55 to 64 years old. As the 45 to 64 years of age cohort progresses in age it could produce a significant amount of retirement age people in the future. The aging of the Town of Alden's population is reflected in the group 75 years of age and older, which increased by 94 percent from 1980 to 2000. Together with the dramatic increases in people 45 to 64 years old the median age has increased eleven years over the 20-year period, from 27.2 to 38.4 years of age. This most likely is attributed to the aging of the resident population and the in-migration of older working people and retirees.

Another component of the population that can give an indication of a changing population is race. Historically, the Town of Alden has been a racially homogeneous community. This is due to the European settlement of the area in the late 19th and early 20th Centuries and in-migration of similar people from the Twin Cities metropolitan area. Indeed, as America becomes more diverse racially the Town of Alden continues to lack racial diversity. There has been a small change, but because of low absolute numbers to begin with these increases appear significant. The total number of minorities only increased by 13 individuals between 1980 and 2000. This is something that town leaders and residents need to be sensitive to so that all people in the Town feel welcome to participate in community life.

TABLE 5
POPULATION BY AGE AND SEX • 1980, 1990 and 2000
Town of Alden

1980								
Age	Male	Percent	Female	Percent	Total	Percent	%Male	%Female
0-4	77	8.0	102	11.4	179	9.6	43.0	57.0
5-17	255	26.3	239	26.7	494	26.5	51.6	48.4
18-24	103	10.6	85	9.5	188	10.1	54.8	45.2
25-44	286	29.5	272	30.4	558	30.0	51.3	48.7
45-54	77	8.0	62	6.9	139	7.5	55.4	44.6
55-64	80	8.3	66	7.4	146	7.8	54.8	45.2
65-74	59	6.1	48	5.4	107	5.7	55.1	44.9
75-84	20	2.1	15	1.7	35	1.9	57.1	42.9
85+	11	1.1	5	0.6	16	0.9	68.8	31.2
TOTAL	968	100.0	894	100.0	1,862	100.0	52.0	48.0
Median Age	28.1		26.3		27.2			
1990								
Age	Male	Percent	Female	Percent	Total	Percent	%Male	%Female
0-4	78	7.1	91	8.8	169	7.9	46.2	53.8
5-17	250	22.6	246	23.9	496	23.3	50.4	49.6
18-24	88	8.0	77	7.5	165	7.7	53.3	46.7
25-44	386	35.0	345	33.5	731	34.3	52.8	47.2
45-54	129	11.7	118	11.5	247	11.6	52.2	47.8
55-64	73	6.6	70	6.8	143	6.7	51.0	49.0
65-74	63	5.7	61	5.9	124	5.8	50.8	49.2
75-84	32	2.9	18	1.7	50	2.3	64.0	36.0
85+	5	0.5	3	0.3	8	0.4	62.5	37.5
TOTAL	1,104	100.0	1,029	100.0	2,133	100.0	51.8	48.2
Median Age	n/a		n/a		32.2			
2000								
Age	Male	Percent	Female	Percent	Total	Percent	%Male	%Female
0-4	74	5.5	84	6.7	158	6.0	46.8	53.2
5-17	269	19.8	278	22.1	547	20.9	49.2	50.8
18-24	101	7.4	64	5.1	165	6.3	61.2	38.8
25-44	409	30.1	386	30.7	795	30.4	51.4	48.6
45-54	238	17.5	203	16.1	441	16.9	54.0	46.0
55-64	145	10.7	134	10.7	279	10.7	52.0	48.0
65-74	70	5.2	61	4.8	131	5.0	53.4	46.6
75-84	35	2.6	41	3.3	76	2.9	46.1	53.9
85+	16	1.2	7	0.6	23	0.9	69.6	30.4
TOTAL	1,357	100.0	1,258	100.0	2,615	100.0	51.9	48.1
Median Age	38.7		38.1		38.4			

Source: U.S. Census

Table 7 shows population by race for the Town of Alden from 1980 to 2000, while Table 8 presents a breakdown of the City's population by Hispanic origin. Persons of Hispanic origin have increased between 1980 and 2000. However, because of low absolute numbers, it is the low numbers of Hispanics that is significant, not necessarily any increases in this population. Increasing numbers of minorities and Hispanics will have the effect of slowly making the Town of Alden a more diverse community, providing opportunities for cultural exchanges not previously available. But it appears this change is going to be a slow one.

TABLE 6
POPULATION BY AGE • 1980, 1990 and 2000
Town of Alden

Age	1980	1990	2000	1980-90 Change		1990-00 Change	
				Number	Percent	Number	Percent
0-4	179	169	158	-10	-5.6	-11	-6.5
5-17	494	496	547	2	0.4	51	10.3
18-24	188	165	165	-23	-12.2	0	0.0
25-44	558	731	795	173	31.0	64	8.8
45-54	139	247	441	108	77.7	194	78.5
55-64	146	143	279	-3	-2.1	136	95.1
65-74	107	124	131	17	15.9	7	5.6
75-84	35	50	76	15	42.9	26	52.0
85+	16	8	23	-8	-50.0	15	187.5
TOTAL	1,862	2,133	2,615	271	14.6	482	22.6
Median Age	27.2	32.2	38.4	5.0	18.4	6.2	19.3

Source: U.S. Census

TABLE 7
POPULATION BY RACE • 1980, 1990 and 2000
Town of Alden

Race	1980	1990	2000	1980-90 Change		1990-00 Change	
				Number	Percent	Number	Percent
White	1,840	2,132	2,580	292	15.7	448	21.0
Black	0	0	2	0	0.0	2	2000.0
American Indian	7	1	8	-6	-85.7	7	700.0
Chinese	1	0	1	-1	-100.0	1	1000.0
Filipino	6	0	0	-6	-100.0	0	0.0
Korean	4	0	3	-4	-100.0	3	3000.0
Asian Indian	0	0	0	0	0.0	0	0.0
Japanese	0	0	0	0	0.0	0	0.0
Vietnamese	0	0	0	0	0.0	0	0.0
Other Asian	0	0	0	0	0.0	0	0.0
Samoan	0	0	0	0	0.0	0	0.0
Other race	4	0	9	-4	-100.0	9	9000.0
Two or more races	*	*	12	*	*	12	*

Source: U.S. Census, * Two or more races not collected before 2000

TABLE 8
POPULATION BY HISPANIC ORIGIN • 1980, 1990 and 2000
Town of Alden

Race	1980	1990	2000	1980-90 Change		1990-00 Change	
				Number	Percent	Number	Percent
Mexican	2	3	7	1	50.0	4	133.3
Puerto Rico	0	0	2	0	0.0	2	2000.0
Other	0	0	8	0	0.0	8	8000.0

Source: U.S. Census

EDUCATION

The Decennial Census provides information on the educational attainment levels of persons 25 years old and older, which are shown in Table 9. It should be no surprise with the large investments in education and the increasing requirement for technical or post-secondary degrees for job placement that people are

obtaining higher levels of education than in the past. However, the residents of the Town of Alden have historically had significant numbers of people who have attained high school or higher educational levels. Since 1980, more Town of Alden residents have pursued an education past high school. Indeed, in 2000, almost 54 percent of Town of Alden residents 25 years or older had attended a post secondary institution, with about 30 percent achieving a degree. In 1980, two-thirds of residents had attained at least a high school education while in 2000 almost 88 percent had. This certainly demonstrates a well-educated population lives in the Town of Alden.

TABLE 9
EDUCATIONAL ATTAINMENT LEVELS • 1980, 1990 and 2000
Town of Alden

Educational Level	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Persons 25 Years and Over						
• Less than high school diploma	323	32.3	222	17.0	216	12.4
• High school graduate	446	44.6	595	45.7	592	34.0
• Some college, no degree	142	14.2	203	15.6	416	23.9
• Associate degree	--	--	107	8.2	115	6.6
• Bachelor's degree or higher	90	9.0	176	13.5	400	23.0
High school graduate or higher	678	67.7	1,081	83.0	1,523	87.6

Source: U.S. Census

EMPLOYMENT

The current growth of the area's economy is a major contributor to the employment opportunities available to residents of the Town of Alden. Certainly a continuing influence is the employment opportunities available in the Twin Cities metropolitan area and the increasing mobility due to changes in the transportation system. The principal economic factors that influence an individual's quality of life and provide a choice of residential options are employment opportunities and income. A comparison of labor force and employment statistics for 1980 to 2000 provides some insight into the economic well being of the residents of the town.

TABLE 10
LABOR FORCE • 1980, 1990 and 2000
Town of Alden

	1980	1990	2000
Persons 16 Years and Over	1,262	1,549	2,043
• In labor force	805	1,085	1,496
• Percent in labor force	63.8	70.0	73.2
• Employed	724	1,028	1,468
• Unemployed	81	57	26
• Percent unemployed	10.1	5.3	1.7

Source: U.S. Census

As indicated by the data presented in Table 10, while the segment of Town of Alden residents eligible for the labor force grew by nearly 62 percent between 1980 and 2000, the actual number in the labor force increased by almost 86 percent. The number employed residents in the labor force more than doubled over the same period, while the number of unemployed residents decreased by 68 percent. Based on these statistics, it appears that a growing number of town residents have employment opportunities and unemployment of town residents is low, probably in large part due to the in-migration of persons employed in the Twin Cities metropolitan area. The economic downturn early in the decade

starting in 2000 makes it uncertain how the labor force and employment has been affected in the Town of Alden. By looking at Minneapolis/St. Paul Metropolitan Area and Polk County labor force estimates and reported unemployment figures we may get a picture of how Town of Alden workers are currently fairing.

The Wisconsin Department of Workforce Development reports a Polk County labor force estimate every month. In the first 5 months of 2005, 23,555 workers were reported compared to 23,677 annually for 2004, 23,734 annually for 2003, 23,510 annually for 2002, 23,328 annually for 2001 and 22,770 annually for 2000. In February and May of 2005 there were 23,795 and 23,255 workers, respectively, reported in Polk County. The labor force has definitely grown in Polk County between 2000 and 2003, yet appears to recently be fairly steady at around 23,500 workers.

The Wisconsin Department of Workforce Development also reports an unemployment rate for Polk County every month. In the first 5 months of 2005, there were 6.4% unemployed compared to 5.4% annually for 2004, 7.7% annually for 2003, 6.7% annually for 2002, 5.8% annually for 2001 and 3.3% annually for 2000. In February and May of 2005 there were 7.6% and 4.5% unemployed, respectively, reported in Polk County. It appears that the Polk County economy is recovering from the economic downturn of 2001-2003, but still suffers from periodic spikes in the unemployment rate.

The U.S. Department of Labor, Bureau of Labor Statistics reports a labor force estimate and unemployment rate for the Minneapolis/St. Paul metropolitan area every month. In the first 5 months of 2005, 1,851,722 workers and a 4.1% unemployment rate were reported compared to 1,849,008 and 4.3%, respectively for 2004, 1,837,483 and 4.8%, respectively for 2003, 1,818,863 and 4.2%, respectively for 2002, 1,812,937 and 3.2%, respectively for 2001, and 1,762,474 and 2.6%, respectively for 2000. The labor force has definitely grown steadily in the Mpls./St. Paul MSA between 2000 and 2005, while the unemployment rate peaked in 2003 and has declined to pre-2002 levels since.

TABLE 11
EMPLOYMENT BY INDUSTRY • 1980, 1990 and 2000
Town of Alden Resident Workers 16 years of age and older

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	129	17.8	123	12.0	53	3.6
Construction	57	7.9	57	5.5	101	6.9
Manufacturing	228	31.5	350	34.0	408	27.8
Wholesale trade	28	3.9	21	2.0	49	3.3
Retail Trade	75	10.4	128	12.5	151	10.3
Transportation, warehousing and utilities	40	5.5	45	4.4	57	3.9
Information	--	--	--	--	22	1.5
Finance, insurance, real estate, rental and leasing	19	2.6	26	2.5	68	4.6
Professional, scientific, management, administrative and waste management services	--	--	--	--	103	7.0
Business and repair services	17	2.3	75	7.3	--	--
Educational, health and social services	89	12.3	108	10.5	279	19.0
Arts, entertainment, recreation, accommodation and food services	30	4.4	61	5.9	79	5.4
Other services, except public administration					63	4.3
Public administration	12	1.7	34	3.3	35	2.4

Source: U.S. Census

Shaded area indicates combined categories

Table 11 and 12 show the kind of employment Town of Alden residents were engaged in in 1980, 1990 and 2000. Table 11 shows employment by industry and it can be seen that while agriculture, forestry and mining employment declined, the employment of town residents increased in almost every other

TABLE 12
EMPLOYMENT BY OCCUPATION • 1980, 1990 and 2000
Town of Alden Resident Workers 16 years of age and older

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Executive, administrative and managerial	48	6.6	74	7.2	403	27.5
Professional	53	7.3	94	9.1		
Technician	30	4.1	45	4.4	356	24.3
Sales	41	5.7	70	6.8		
Administrative support, including clerical	76	10.5	121	11.8	172	11.7
Service	78	10.8	96	9.3		
Farming, forestry, fishing	121	16.7	120	11.7	10	0.7
Construction, extraction, and maintenance	--	--	--	--	141	9.6
Precision production, craft and repair	121	16.7	140	13.5	386	26.3
Machine operators, assemblers & inspectors	99	13.7	160	15.6		
Transportation and material moving	38	5.2	47	4.6		
Handlers, equipment cleaners, helpers and laborers	19	2.6	61	5.9		
Total Employment (16 years and over)	724	100.0	1,028	100.0	1,468	100.0

Source: U.S. Census Shaded area indicates combined categories

industry. The largest increases came in Manufacturing, construction, educational, health and social services, and other services. Table 12 provides employment by occupation and it is evident there has been a shift to more professional, executive, administrative, managerial, technical and service occupations from production occupations.

As *Place of Residence* data, Tables 11 and 12 provide information about what categories of employment town residents were employed in, but does not tell us where they worked. *Place of Work* data from the 2000 Census Transportation Planning Package provides survey information about the employment in the Town of Alden. Table 13 shows employment by industry in 2000 for those working in the Town of Alden. To complete the picture of the employment characteristics of Town of Alden residents, indicators of commuting patterns are presented in Table 14 *Travel Time to Work* and Table 15 *Journey to Work*.

TABLE 13
EMPLOYMENT BY INDUSTRY • 2000
Workers in the Town of Alden 16 years of age and older

Industry	Employment
Agriculture, forestry, fishing, hunting and mining	80
Construction	55
Manufacturing	10
Wholesale trade	15
Retail Trade	10
Transportation, warehousing and utilities	4
Information	10
Finance, insurance, real estate, rental and leasing	10
Professional, scientific, management, administrative and waste management services	40
Educational, health and social services	15
Arts, entertainment, recreation, accommodation and food services	15
Other services, except public administration	15
Public administration	0
TOTAL	270

Source: 2000 Census Transportation Planning Package

TABLE 14
TRAVEL TIME TO WORK • 1980, 1990 and 2000
Town of Alden Resident Workers 16 years of age and older

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Worked at home	122	17.4	127	13.0	104	7.1
Less than 5 minutes	15	2.1	32	3.3	31	2.1
5 to 9 minutes	41	5.8	30	3.1	42	2.9
10 to 19 minutes	166	23.7	251	25.7	312	21.4
20 to 29 minutes	109	15.5	156	16.0	323	22.1
30 to 44 minutes	81	11.6	148	15.2	198	13.6
45 to 59 minutes	54	7.7	119	12.2	199	13.6
60 minutes or longer	113	16.1	113	11.6	250	17.1
Average Travel Time (Min.)	30.9		30.8		35.5	

Source: U.S. Census

Table 14 definitely shows that Town of Alden resident’s commute times are increasing. In 1980, half of all workers traveled 20 minutes or more to work while two-thirds did in 2000. In 1980, only 35 percent of workers traveled 30 minutes or more to work, compared to 44 percent in 2000. Between 1990 and 2000 the number of workers who traveled an hour or more to work more than doubled, increasing by 121 percent.

Table 15 actually shows us where Town of Alden residents traveled to work in 1980, 1990 and 2000. While the absolute number of workers who worked in Polk County has increased from 343 to 553 between 1980 and 2000, each decade shows that the percentage of all workers living in the Town of

TABLE 15
JOURNEY TO WORK • 1980, 1990 and 2000
Town of Alden Residents

Place of Work	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Town of Alden, WI	343	48.5	426	42.7	158	10.8
Remainder of Polk County, WI					395	27.1
New Richmond, St. Croix County, WI					186	12.7
Somerset, St. Croix County, WI	123	17.4	237	23.8	58	4.0
Remainder of St. Croix County, WI					109	7.5
Minneapolis, MN	14	2.0	22	2.2	30	2.1
Remainder of Hennepin Co., MN	4	0.6	16	1.6	52	3.6
St. Paul, MN	84	11.9	37	3.7	108	7.4
Remainder of Ramsey Co., MN	4	0.6	47	4.7	57	3.9
Washington County, MN	51	7.2	141	14.1	210	14.4
Worked elsewhere	23	3.3	71	7.1	96	6.6
Not Reported	61	8.6	--	--	--	--
TOTAL	707	100.0	997	100.0	1,459	100.0

Source: U.S. Census

Shaded area indicates combined totals.

Alden and working in Polk County has declined from almost 49% to 38%. Indeed, the percentage of Town of Alden workers commuting to Hennepin, Ramsey and Washington Counties, Minnesota increased from 22.3% in 1980 to 31.4% in 2000. While the number of workers working in Polk County increased by 61% from 1980 to 2000, the number commuting to St. Croix County and the aforementioned Minnesota counties increased by 187% and 191%, respectively, during the same period.

INCOME

The combined effect of advanced education, increased employment opportunities, and evidence of well paying occupations is reflected in the earning capability and increasing incomes of town residents.

TABLE 16
HOUSEHOLD INCOME COMPARISON • 1999
Town of Alden

Income	Town of Alden		Polk County Percent	Wisconsin Percent
	Households	Percent		
Less than \$10,000	31	3.2	7.9	7.1
\$10,000 to \$14,999	24	2.4	6.2	5.8
\$15,000 to \$24,999	86	8.8	13.3	12.7
\$25,000 to \$34,999	114	11.6	14.1	13.2
\$35,000 to \$49,999	159	16.2	19.2	18.1
\$50,000 to \$74,999	269	27.4	22.7	22.7
\$75,000 to \$99,999	172	17.5	10.0	10.9
\$100,000 to \$149,999	103	10.5	4.9	6.4
\$150,000 to \$199,999	11	1.1	0.8	1.5
\$200,000 or more	12	1.2	0.8	1.5

Source: U.S. Census

Table 16 shows household income distribution for the Town of Alden with comparisons to Polk County and the State. It appears that the Town of Alden has a smaller percentage of its households with incomes of less than \$50,000 and a larger percentage of households with incomes between \$50,000 and \$150,000 than both Polk County and the State as a whole.

Tables 17 and 18 show the changes in income of Alden, Polk and St. Croix Counties and State residents between the 1980 and 1990, and 1990 and 2000 Censuses. These tables present two different measures of income, median household income and per capita income.

TABLE 17
MEDIAN HOUSEHOLD INCOME COMPARISON • 1979, 1989 and 1999
Town of Alden

	Median Household Income			Percent Change	
	1979	1989	1999	1979-89	1989-99
Town of Alden	\$16,818	\$35,732	\$57,337	112.5	60.5
Polk County	14,106	24,267	41,183	72.0	69.7
St. Croix County	19,568	36,716	54,930	87.6	49.6
State of Wisconsin	17,680	29,442	43,791	66.5	55.5

Source: U.S. Census

TABLE 18
PER CAPITA INCOME COMPARISON • 1979, 1989 and 1999
Town of Alden

	Per Capita Income			Percent Change	
	1979	1989	1999	1979-89	1989-99
Town of Alden	\$5,882	\$13,604	\$22,470	131.3	65.2
Polk County	5,795	11,291	19,129	94.8	69.4
St. Croix County	7,063	14,912	23,937	111.1	60.5
State of Wisconsin	7,243	13,276	21,271	83.3	60.2

Source: U.S. Census

Household income is the sum of money income received in the calendar year before the Decennial Census is collected by all household members 15 years old and over, including household members not

related to the householder, people living alone, and other nonfamily household members. Included in the total are amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income. The median is the mathematically derived middle value with 50% above and 50% below that number. Per capita income is the average income computed for every man, woman, and child in a geographic area received in the calendar year before the Decennial Census. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. It must be noted that income information is not collected for people under 15 years old although those people are included in the denominator of per capita income.

It can be seen from the tables that the Town of Alden has a greater median household and per capita income than that for Polk County and the State of Wisconsin. However, the Town of Alden has a lesser incomes than the residents of St. Croix County.

Another indicator regarding income is the poverty level (Table 19). Changes in poverty levels can indicate whether economic conditions are improving for residents. In the 10 years between the 1990 and 2000 Censuses it appears that there was significant improvement in poverty levels for all groups except for persons 65 years of age and older. It is unclear why there has been an increase in poverty amongst the elderly population in the Town of Alden, but it suggests that there may be a need for increased services for low and moderate income elderly persons.

TABLE 19
POVERTY LEVELS • 1999
Town of Alden

	<i>Percent Below Poverty Level</i>	
	<i>1989</i>	<i>1999</i>
All persons	7.0	3.4
Related children under 18	7.9	2.4
Persons 18 years and older	6.0	3.4
Persons 65 years and older	6.0	11.5
All families	4.8	2.3
With related children under 18	5.1	2.0
With related children under 5	7.0	--
Female householder, no husband present	24.0	11.8
With related children under 18	25.0	--
With related children under 5	36.4	--

Source: U.S. Census

HOUSING

This section contains an inventory and analysis of housing characteristics in the Town of Alden. Included is information regarding the current housing stock, housing affordability, housing forecasts, and programs/policies that are available to promote a wide variety of housing options.

An analysis of housing conditions will help the Town of Alden to gain a better understanding of the changes that have occurred over the past 20-25 years. It will also provide insight into future changes

that can be anticipated. This information will create a foundation from which decisions regarding future housing development can be based.

HOUSING CHARACTERISTICS

Table 20 shows building permit data for the years 1994 through 2004. It can be seen that during that period the Town of Alden averaged about 31 new single family residences. However, over the past

TABLE 20
BUILDING PERMITS (housing units*) • 1994 to 2004
Town of Alden

Time Period	Housing Units
2004	37
2003	30
2002	40
2001	38
2000	32
1999	32
1998	37
1997	38
1996	13
1995	25
1994	20
TOTAL	342

Source: Polk County Zoning Office * may or may not include mobile homes

eight years the Town experienced almost 35 homes on average. If those homes were occupied by the 2.72 persons per household reported in 2000 that would mean almost 100 new residents during that time.

General housing characteristics for 1980, 1990 and 2000 are found in Table 21. It can be seen that the Town of Alden saw increases in housing units, percentage of owner-occupied units, percentage of single family units, while renter-occupied units, vacant or seasonal units, mobile homes and persons per household declined. In addition, as expected, both home values and rents increased. As shown, between 1980 and 2000, 588 housing units were added or an increase of almost 91 percent, with most of that growth occurring in the 1980s.

TABLE 21
HOUSING CHARACTERISTICS • 1980, 1990 and 2000
Town of Alden

	1980	1990	2000
Total Housing Units	647	1,056	1,235
• Total Occupied Units	577	716	973
• Owner Occupied Units	505	635	888
Percent of Total Occupied	87.5	88.7	91.3
• Renter Occupied Units	72	81	85
Percent of Total Occupied	12.5	11.3	8.7
• Vacant/Seasonal Units	291	340	262
• Single Family Units	559	953	1,161
• Multi-Family Units	38	6	9
• Mobile Homes	54	97	75
Median Home Value	\$49,800	\$69,500	\$139,700
Median Cash Rent	\$193	\$404	\$478
Household Size (persons)	3.23	2.98	2.72

Source: U.S. Census

Table 22 shows indicators of the age of the housing stock in the Town of Alden. It is quite evident that new housing in the town is more than replacing any units that might have been lost through attrition.

TABLE 22
YEAR STRUCTURE BUILT (housing units) • 1980, 1990 and 2000
Town of Alden

1980		1990		2000	
1979 to March 1980	39	1989 to March 1990	55	1999 to March 2000	70
1975 to 1978	95	1985 to 1988	100	1995 to 1998	131
1970 to 1974	96	1980 to 1984	113	1990 to 1994	113
1960 to 1969	77	1970 to 1979	287	1980 to 1989	199
1950 to 1959	42	1960 to 1969	137	1970 to 1979	220
1940 to 1949	23	1950 to 1959	42	1960 to 1969	111
1939 or earlier	279	1940 to 1949	53	1940 to 1959	170
		1939 or earlier	269	1939 or earlier	235

Source: U.S. Census

TABLE 23
UNITS IN STRUCTURE (housing units) • 1980, 1990 and 2000
Town of Alden

1980		1990		2000	
1-unit, detached	559	1-unit, detached	948	1-unit, detached	1,158
1-unit, attached	--	1-unit, attached	5	1-unit, attached	3
2 units	21	2 to 4 units	6	2 to 4 units	4
3 and 4 units	--	5 to 9 units	--	5 to 9 units	--
5 or more units	17	10 or more units	--	10 or more units	5

Source: U.S. Census

Table 23 shows the number of housing units by the number of units in the structure. The Town of Alden is certainly characterized by the prevalence of single-family housing.

TABLE 24
HOUSING VALUE owner-occupied units • 1980, 1990 and 2000
Town of Alden

1980		1990		2000	
Less than \$50,000	110	Less than \$50,000	63	Less than \$50,000	5
\$50,000 to \$99,000	99	\$50,000 to \$99,000	190	\$50,000 to \$99,000	93
\$100,000 to \$149,000	8	\$100,000 to \$149,000	37	\$100,000 to \$149,000	215
\$150,000 to \$ 199,000	1	\$150,000 to \$ 199,000	8	\$150,000 to \$ 199,000	79
\$200,000 or more	--	\$200,000 or more	5	\$200,000 to \$299,000	92
				\$300,000 to \$499,000	31
				\$500,000 or more	5

Source: U.S. Census

TABLE 25
CONTRACT RENT renter-occupied units • 1980, 1990 and 2000
Town of Alden

1980		1990		2000	
Less than \$250	29	Less than \$250	18	Less than \$200	2
\$250 to \$499	1	\$250 to \$499	29	\$200 to \$499	28
\$500 or more	--	\$500 or more	--	\$500 to \$749	12
				\$750 to \$999	7
				\$1,000 to \$1,499	3
				\$1,500 or more	--

Source: U.S. Census

The changing value/cost of housing is indicated by Table 24 *Owner-occupied Housing Value* and Table 25 *Contract Rent*. In 1980, there was only one owner-occupied housing unit reported to be worth at least \$150,000 and none over \$200,000. By 1990, there were 13 owner-occupied houses worth at least \$150,000, 5 of those over \$200,000. In 2000, 207 owner-occupied houses were reported to be worth over \$150,000 in the town or about 40 percent of all owner-occupied housing. Indeed, Table 21 shows that the median value of owner-occupied housing was \$139,700 in 2000. Regarding rental housing in the town, Table 25 shows that the rents charged in the town experienced similar increases from 1980 to 2000.

TABLE 26
MEDIAN HOUSING VALUE owner-occupied units • 1980, 1990 and 2000
Town of Alden and area communities

<i>Community</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>
Polk County	\$41,000	\$53,600	\$100,200
Town of Alden	49,800	69,500	139,700
Town of Black Brook	41,300	51,100	101,600
Town of Farmington	53,100	62,300	129,400
Town of Garfield	53,800	69,800	122,500
Town of Lincoln	49,500	66,900	120,500
Town of Osceola	48,300	68,300	138,200
St. Croix County	54,800	74,400	139,500
Town of Somerset	63,600	83,700	156,000
Town of Stanton	59,000	72,800	123,800
Town of Star Prairie	53,800	74,500	139,700

Source: U.S. Census

Local trends in owner-occupied housing value can be seen in Table 26, which shows median housing value for the Town of Alden and area communities. It is apparent that the trends affecting housing value in St. Croix County are influencing the Town of Alden as well. The Town of Alden is comparable with Star Prairie to the south and has owner-occupied housing values above the average for St. Croix County.

TABLE 27
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME • 1999
Town of Alden

	Number	Percent of Total
Less than 15.0 percent	29	34.5
15.0 to 19.9 percent	12	14.3
20.0 to 24.9 percent	11	13.1
25.0 to 29.9 percent	9	10.7
30.0 to 34.9 percent	3	3.6
35.0 percent or more	17	20.2
Not computed	3	3.6

Source: U.S. Census

TABLE 28
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME • 1999
Town of Alden

	Number	Percent of Total
Less than 15.0 percent	20	36.4
15.0 to 19.9 percent	16	29.1
20.0 to 24.9 percent	7	12.7
25.0 to 29.9 percent	--	--
30.0 to 34.9 percent	6	10.9
35.0 percent or more	3	5.5
Not computed	3	5.5

Source: U.S. Census

Housing affordability is concern of fairness in our society. Besides just considering low and moserate income people, young, working families, often just starting out, elderly or other people on fixed incomes require housing within their means in a rapidly changing housing market. If housing becomes too expensive in a community we can find people’s parents or grandparents or their children can have a hard time affording to live where they grew up or close to family.

The U.S. Department of Housing and Urban Development (HUD), defines affordable housing as that housing which does not cost a household more than 30% of their monthly or annual income. This affordability standard is not an underwriting standard; it does not say that households are unable to pay more than that amount. Households may choose to pay more to get the housing they need or want. However, according to HUD standards, people should have the choice of having decent and safe housing for no more than 30 percent of their household income.

As shown in Table 27, a majority (73%) of owner occupied households in the Town of Alden pay less than 30% of their household income towards housing costs. A slightly higher percentage of renters find their housing costs “affordable” (Table 28). Of those owner-occupied units, an indeterminate number of those people could be spending more than 30% of their gross income on housing cost as a lifestyle choice.

Table 29 presents the U.S. Department of Housing and Urban Development (HUD) Polk County income limits and fair market rents for its housing programs. HUD identifies qualifying households by family income by family size which relates to various housing programs it administers. The income limits are broken out by family size of 1 to 8 persons and a percentage of median family income which relates to funding for prescribed low income, very low income and 30% of median income families. The fair market rent relates to the rent limits for the Section 8 rental vouchers program. Using year 2000 information in comparing the fair market rent figures to the contract rent in Table 25, the median cash rent from Table 21, and the number of bedrooms in renter-occupied units in Table 31, one can infer that a significant number of rental units in the Town of Alden might be available for rent subsidies. In 2000, median (50% higher and 50% lower) rents in the Town of Alden were \$478, seventy-nine percent of renter occupied housing units were three bedrooms or less, seventy-six percent of renter occupied units command less than \$500 in rent, and the maximum fair market rent for a subsidized 3 bedroom apartment was \$523.

TABLE 29
HUD HOUSING PROGRAM INCOME LIMITS (DOLLARS) • 2000
Polk County

Median Family Income (All families)	\$53,000							
	Family Size (persons)							
	1	2	3	4	5	6	7	8
30% of Median Income (Targeted population for HUD housing programs)	\$9,800	\$11,200	\$12,600	\$14,000	\$15,150	\$16,250	\$17,350	\$18,500
Very Low Income (50% of median)	16,350	18,700	21,000	23,350	25,200	27,100	28,950	30,800
Low Income (80% of median)	26,150	29,900	33,600	37,350	40,350	43,350	46,350	49,300
	Number of Bedrooms							
Section 8 Housing Assistance Payments	0	1	2	3	4			
2000 Fair Market Rent (dollars)	\$276	\$322	\$417	\$523	\$590			

Source: U.S. Department of Housing and Urban Development

TABLE 30
HUD HOUSING PROGRAM INCOME LIMITS (DOLLARS) • 2005
Polk County

Median Family Income (All families)	\$55,900							
	Family Size (persons)							
	1	2	3	4	5	6	7	8
30% of Median Income (Targeted population for HUD housing programs)	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,800	\$22,150
Very Low Income (50% of median)	19,550	22,350	25,150	27,950	30,200	32,400	34,650	36,900
Low Income (80% of median)	31,300	35,800	40,250	44,700	48,300	51,900	55,450	59,050
	Number of Bedrooms							
Section 8 Housing Assistance Payments	0	1	2	3	4			
2005 Fair Market Rent (dollars)	\$382	\$447	\$587	\$722	\$745			

Source: U.S. Department of Housing and Urban Development

TABLE 31
NUMBER OF BEDROOMS renter-occupied units • 2000
Town of Alden

No bedroom	0
1 bedroom	5
2 bedrooms	24
3 bedrooms	32
4 bedrooms	13
5 or more bedrooms	3

Source: U.S. Census

SOCIO-ECONOMIC FORECASTS

POPULATION PROJECTION

Population projections have long been used in planning to assess development prospects created by population growth. Small area population forecasts can be used to evaluate potential residential development and economic conditions, and the level of demand for public facilities and services. Businesses, schools and government frequently use these forecasts to determine the future needs or design of public facilities or services. This estimate of future growth is also valuable information for establishing management techniques in order to provide for orderly growth and development.

Population projections are based on historical trends of population growth that are extended into the future. They are based on the assumption that the historical trends, and the factors behind them, will continue to some point in time. It is certain that not all of those factors will have the same influence on population change throughout the entire forecast period. It is also true that the closer the projection year is to the base year, the more likely the population for that projection will be close to the true population. Hence, the margin of error in population forecasts increases the farther out in time they are from the present.

Small area population projections also have limitations. Forecasts of large area populations are more reliable. For example, projections developed at the county level can be used to distribute the county population forecasts proportionally into the individual community projections. This "backing into" community projections from countywide forecasts is often done because the smaller the area for which a projection is produced, the greater the possibility for error. Population forecasts are, at best, guides and must be used with consideration of their limitations. However, intimate knowledge of local conditions can help build the assumptions into population projections to make them more valid.

Generally, population growth trends do not remain constant from decade to decade. The factors that influence population change are dynamic and are often subject to the effect of larger trends from outside an area's control. The forecasting of population change requires that certain assumptions be made regarding the conditions prevailing during the forecast period. Therefore, it is important to identify the assumptions inherent in the projection. The following factors and assumptions were incorporated into the population projections developed for the Town of Alden Comprehensive Plan.

In-migration will continue to be significant for population growth in Alden. Many factors are involved in the personal and business decisions that result in migration into Alden. This migration is due to numerous employment opportunities and other urban amenities in Alden that are in proximity to the serene, aesthetically appealing natural, rural and recreational areas surrounding the Town. It is also likely that there is significant in-migration of elderly from the surrounding rural areas looking for appropriate retirement living accommodations in the Town.

Numerous other interrelated factors can also affect in-migration and the rate of population change. These interrelated factors include the local, regional and national economies, lifestyle preferences, the physical and cultural setting of the county, infrastructure improvements, regulation and taxation.

The economy can have a dramatic affect on population growth. Locally, manufacturing employment has remained strong, and Alden has its own market threshold or trade capture area which has spurred more commercial services and retail trade employment.

The lifestyle preferences of people, and the perceptions of people and business, contribute to the decision-making that influence the movement of people and businesses. The physical setting of the Town provides an aesthetic, natural beauty that continues to attract people. Small cities across the country are experiencing resurgence due to the perceived amenities they offer. Town exhibits many of these "small town" amenities and it should continue its appeal as a place to locate a home or business. It is also evident that many small cities in rural areas become attractive to the elderly in the surrounding rural area as a place to live to take advantage of health care, residential, shopping and services opportunities.

Public services and infrastructure improvements can also influence growth and development activity. Planned transportation improvements make people, families and business more mobile and reduce personal and business travel, commuting and shipping times. The improvement of bridges and highways to meet current demand will also create more demand as development responds to the opportunities that are provided by improved access.

The expansion of public utilities capacity can provide opportunities for continued residential, commercial and industrial development. For example, as Town expands public facilities to meet anticipated demand, the capacity created can also attract development. Public utility expansion is probably ancillary to the other factors driving in-migration, and likely adds to the cumulative effect of all the factors in force.

The population forecast found in Table 32 for the Town of Alden was developed by the Wisconsin Department of Administration, Demographic Services Center (DOA/DSC). The population projections were derived from the 1980, 1990, and 2000 census population and Demographic Services' January 1, 2002 population estimate. The methodology used produces a trend line that emphasizes change that is more recent over more remote trends.

TABLE 32
PRELIMINARY POPULATION PROJECTION • 2005 to 2025
Town of Alden

2000 Census	2005	2010	2015	2020	2025
2,615	2,821	3,023	3,202	3,365	3,514

Source: Wisconsin Department of Administration, Demographic Services 2004

This projection shows a suggested population growth for the Town of Alden between the years 2005 and 2025 of 693 people or 24.56% percent. This is significant growth for an rural area. Given the following discussion, the DOA/DSC population projection can be considered a conservative scenario.

In August of 2005, the Wisconsin Department of Administration, Demographic Services Center released preliminary population estimates for January 1, 2005 for Wisconsin municipalities. This estimate for the Town of Alden of 2,873 persons exceeds the DOA/DSC population projection by 52 persons or 1.84%. Hence, for a moderate population projection, the DOA/DSC population projections have been modified to represent this small increase (Table 33).

TABLE 33
MODERATE POPULATION PROJECTION • 2005 to 2025
Town of Alden

2000 Census	2005 Estimate	2010	2015	2020	2025
2,615	2,873	3,079	3,261	3,427	3,579

Source: Town of Alden Comprehensive Plan, WCWRPC 2005

This projection shows a suggested population growth for the Town of Alden between the years 2005 and 2025 of 703 people or 24.57% percent. While this seems like an insignificant difference from the DOA/DSC population projection, the extra 65 persons by the year 2025 does reflect an additional 24 households, and because of the adjustment based on the 2005 population estimate represents somewhat more likely figures.

While the population projections in Table 33 portray an improved scenario over the DOA/DSC population projections found in Table 32, it makes sense to consider another scenario which reflects a potential optimistic or liberal scenario. The projections found in Table 34 go out to the year 2030, and use the 1970, 1980, 1990 and 2000 Census populations and the DOA/DSC 2005 population estimate to calculate an average annual numeric rate of change which, like the DOA/DSC population projections, gives more weight to more recent trends.

TABLE 34
OPTIMISTIC POPULATION PROJECTION • 2005 to 2030
Town of Alden

2000 Census	2005 Estimate	2010	2015	2020	2025	2030
2,615	2,873	3,102	3,331	3,560	3,789	4,019

Source: Town of Alden Comprehensive Plan, WCWRPC 2005

HOUSEHOLD PROJECTION

A household forecast is used to help develop housing and land use forecasts. The DOA/DSC has prepared household projections for year 2000 to 2025 in five-year increments and are found in Table 35. These household projections are largely based on the population projections found in Table 31.

TABLE 35					
WIDOA HOUSEHOLD PROJECTION • 2005 to 2025					
Town of Alden					
Total households	Projected Households				
2000 Census	2005	2010	2015	2020	2025
973	1,067	1,179	1,279	1,371	1,452

Source: Wisconsin Department of Administration, Demographic Services 2004

If the persons per household suggested by the DOA.DSC household and population projections are applied to the optimistic population projections in Table 34 the results are shown in Table 36.

TABLE 36						
OPTIMISTIC HOUSEHOLD PROJECTION • 2005 to 2030						
Town of Alden						
2000 Census	2005 Estimate	2010	2015	2020	2025	2030
973	1,086	1,210	1,330	1,450	1,566	1,675

Source: Town of Alden Comprehensive Plan, WCWRPC 2005

EMPLOYMENT PROJECTION

To be developed in conjunction with work on the Economic Development Element and to be inserted here when completed.

DRAFT