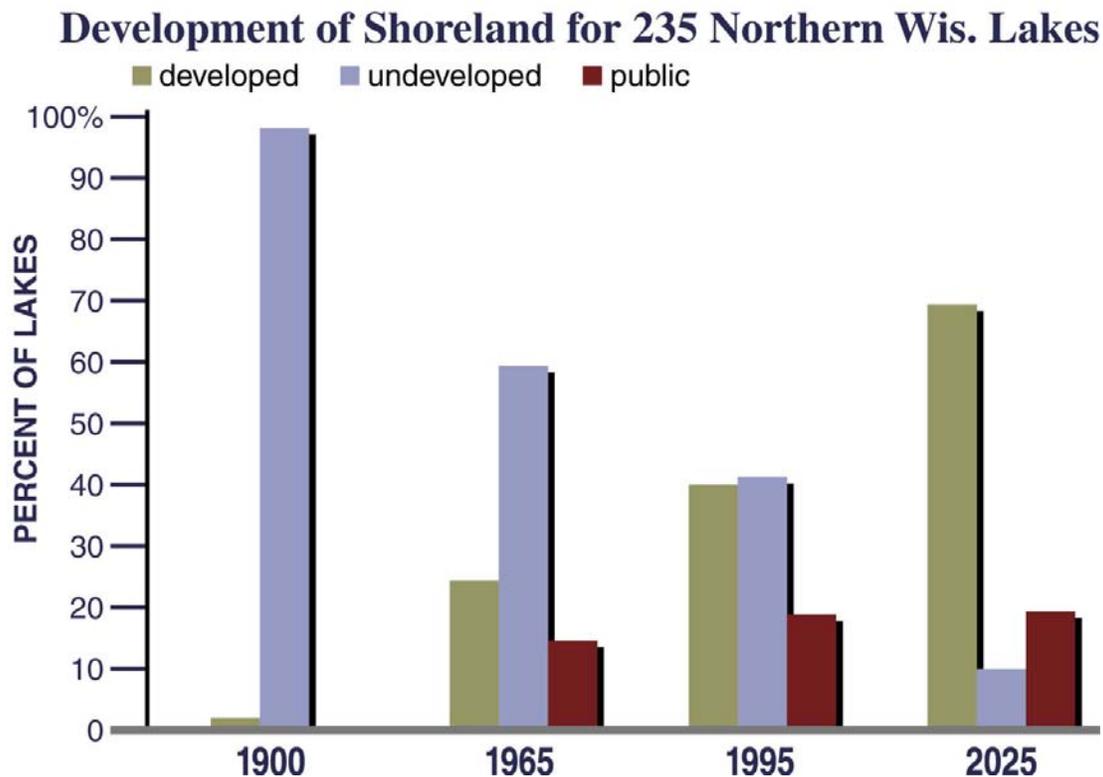


Development Trends in Northern Wisconsin

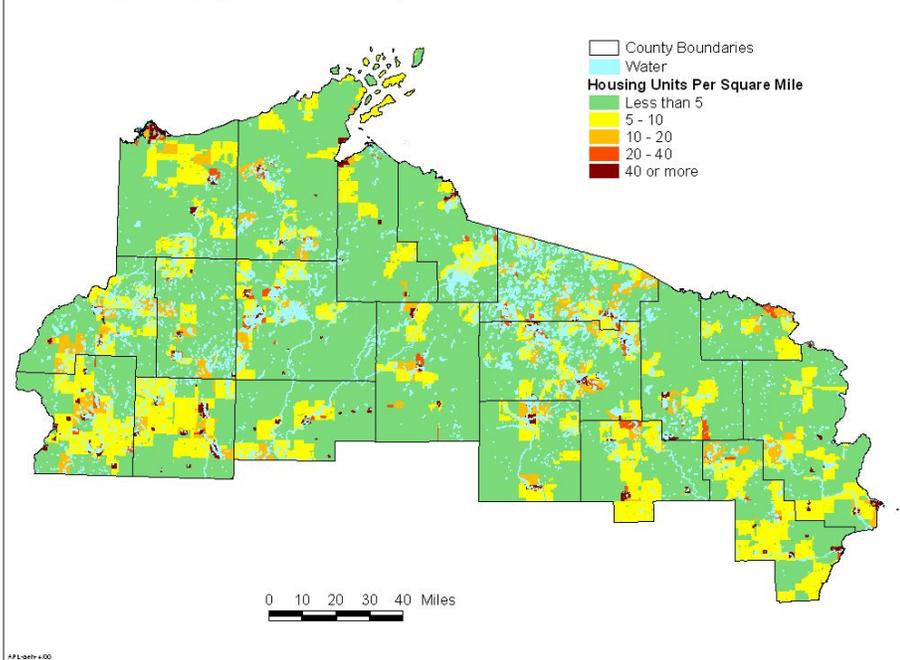
More than 12,400 of Wisconsin's lakes lie north of Highway 29, and about 2/3 of them – 8,387 – are very small, less than 10 acres in size. Since the 1960s, development pressures along the 4,000 larger lakes has increased significantly. The following illustrate the changes documented in a 1996 DNR study that compared shoreline data gathered in the 1960s and early 1970s with 1990s data gathered from aerial surveys.



- Since the 1960s, about **60 percent of previously undeveloped lakes 10 acres and larger have been developed** with one or more dwellings.
- Based on a conservative estimate, ignoring the rapid increase in development in recent years, **all remaining undeveloped lakes 10 acres and larger will likely be developed in the next 20 years.**
- The **total number of dwellings** on 235 study lakes of all sizes **has increased an average of 216 percent from the 1960s to 1995.** The highest increase in the number of new dwellings, 800 percent, occurred on lakes 500-900 acres, the second largest size of lake.
- The scarcity of desirable lakefront property has increased pressure to develop on smaller lakes, wetlands and steep slopes – areas less suited to building and more critical as habitat for loons and other animals and fish that prefer undisturbed shorelines. (Bernthal, T. *Shoreland Management Program Assessment. 1997*)
- More people are enlarging or tearing down existing homes to build larger homes on the same lot. For instance, 79 percent of 62 lake lot variance requests in Waukesha County were for enlarging or rebuilding an existing home. (Bernthal T., *Shoreland Management Program Assessment. 1997*)

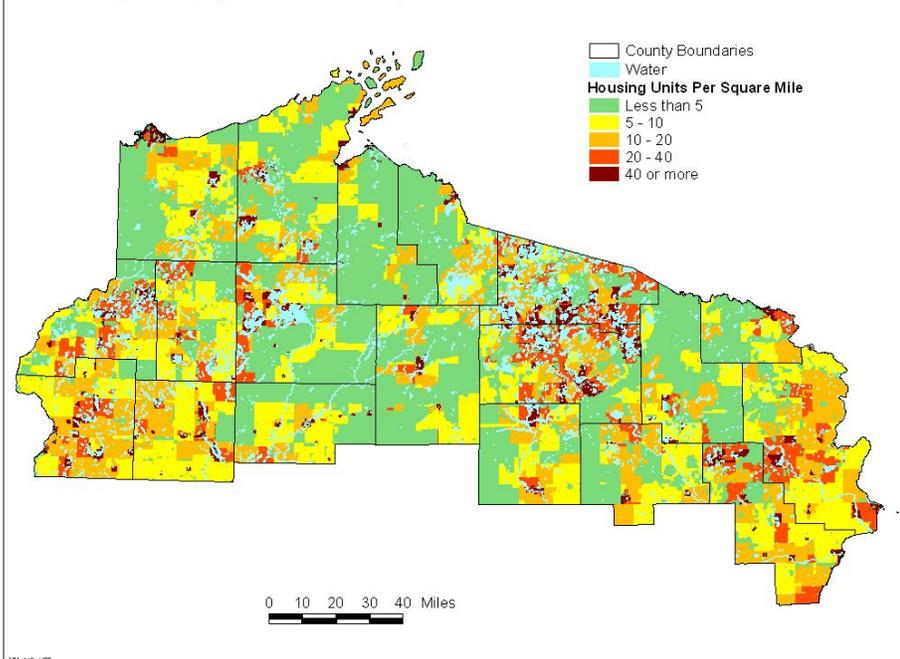
Housing Density Trends in Northern Wisconsin, 1940 – 2010

1940 Housing Density by Partial Block Group



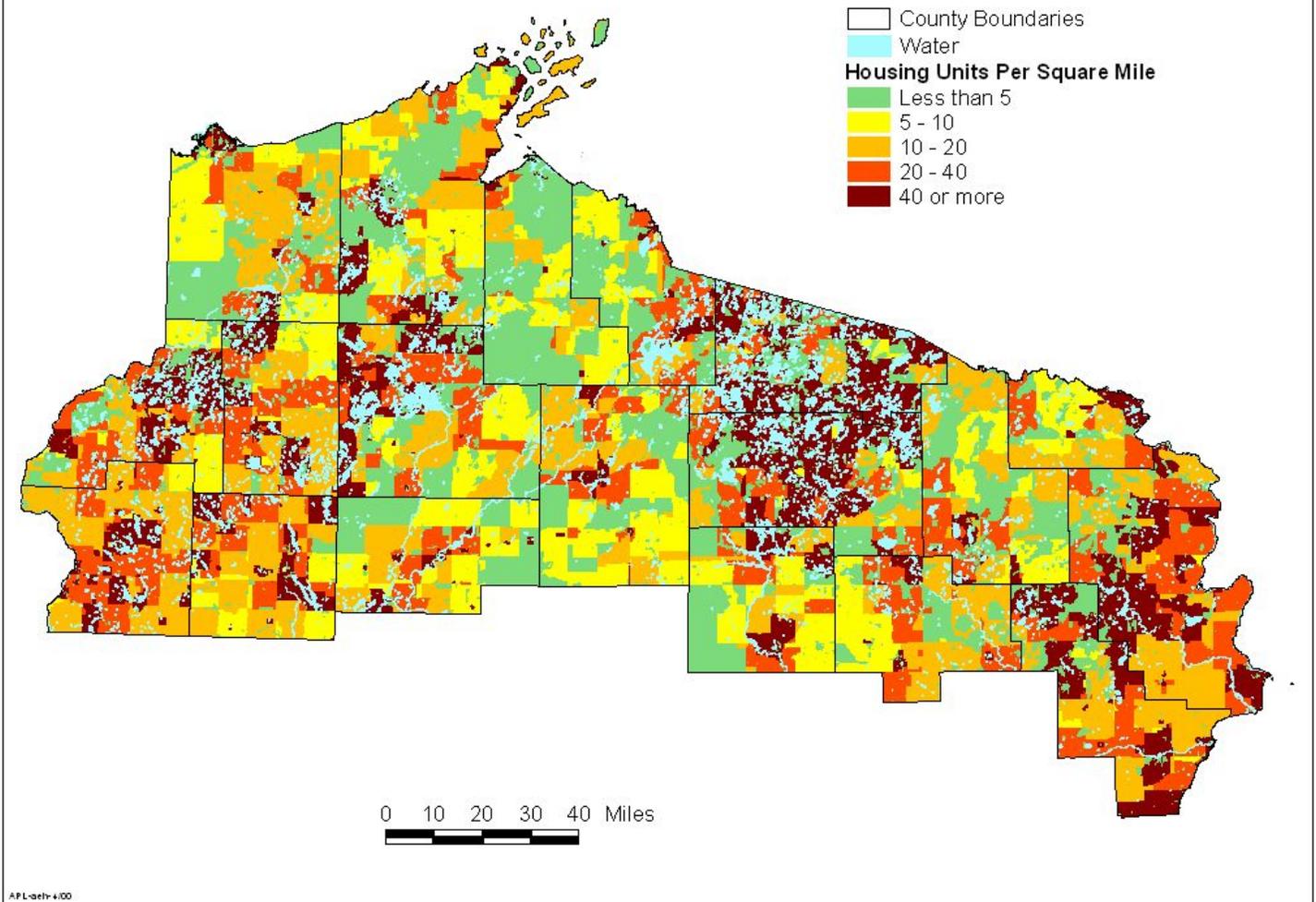
Before World War II, natural shoreline was the norm on Wisconsin's lakes and private homes were scarce. Most of the area had less than 5 housing units per square mile (green) with small portions of the map showing 5-10 housing units per square mile (yellow).

1990 Housing Density by Partial Block Group



By 1990, housing density had grown considerably; the orange and red shaded areas represent more than 20 housing units per square mile.

2010 Housing Density by Partial Block Group Rural Renaissance Forecast



The University of Wisconsin's Applied Population Laboratory estimates that the number of housing units per square mile will continue to grow significantly in the North Woods; the places where housing unit density will remain low are dominated by national, state, or county forests.

Source of maps: Applied Population Laboratory of the University of Wisconsin, Madison



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