



Table 8a
Housing Development over Time in the Southern Gateways Region

	Number of Housing Units						
	1950	1960	1970	1980	1990	2000	2004*
Columbia County	11,045	12,498	14,367	17,794	19,258	22,685	24,234
Dane County	48,022	67,207	92,442	126,275	147,851	180,398	198,665
Dodge County	16,929	19,379	21,786	26,985	28,720	33,672	35,446
Green County	7,370	8,233	8,889	11,317	12,087	13,878	14,865
Iowa County	5,877	5,988	6,150	7,568	8,220	9,579	10,224
Jefferson County	13,662	16,648	19,198	24,030	25,719	30,092	32,152
Lafayette County	5,188	5,374	5,358	6,293	6,313	6,674	6,911
Richland County	5,688	5,686	5,928	6,984	7,325	8,164	8,460
Rock County	28,402	35,778	41,814	52,103	54,840	62,187	65,401
Sauk County	11,843	12,153	13,654	17,454	20,439	24,297	26,930
Southern Gateways Region	154,026	188,944	229,586	296,803	330,772	391,626	423,288

* Estimate from Wisconsin Dept. of Administration
 Sources: Census 1950-2000, Wisconsin Dept. of Administration, 2004

Table 8b
Housing Development over Time in the Southern Gateways Region

	Housing Unit Change				Percent Change				Average Annual Percent Increase			
	1950-1970	1970-1990	1990-2000	2000-2004	1950-1970	1970-1990	1990-2000	2000-2004	1950-1970	1970-1990	1990-2000	2000-2004
Columbia County	3,322	4,891	3,427	1,549	30.1%	34.0%	17.8%	6.8%	1.5%	1.7%	1.8%	1.7%
Dane County	44,420	55,409	32,547	18,267	92.5%	59.9%	22.0%	10.1%	4.6%	3.0%	2.2%	2.5%
Dodge County	4,857	6,934	4,952	1,774	28.7%	31.8%	17.2%	5.3%	1.4%	1.6%	1.7%	1.3%
Green County	1,519	3,198	1,791	987	20.6%	36.0%	14.8%	7.1%	1.0%	1.8%	1.5%	1.8%
Iowa County	273	2,070	1,359	645	4.6%	33.7%	16.5%	6.7%	0.2%	1.7%	1.7%	1.7%
Jefferson County	5,536	6,521	4,373	2,060	40.5%	34.0%	17.0%	6.8%	2.0%	1.7%	1.7%	1.7%
Lafayette County	170	955	361	237	3.3%	17.8%	5.7%	3.6%	0.2%	0.9%	0.6%	0.9%
Richland County	240	1,397	839	296	4.2%	23.6%	11.5%	3.6%	0.2%	1.2%	1.1%	0.9%
Rock County	13,412	13,026	7,347	3,214	47.2%	31.2%	13.4%	5.2%	2.4%	1.6%	1.3%	1.3%
Sauk County	1,811	6,785	3,858	2,633	15.3%	49.7%	18.9%	10.8%	0.8%	2.5%	1.9%	2.7%
Southern Gateways Region	75,560	101,186	60,854	31,662	49.1%	44.1%	18.4%	8.1%	2.5%	2.2%	1.8%	2.0%

Figure 16 shows housing density between 1950 and 2000 at the Census Block Group level. The maps show the approximate number of housing units per square mile in each decade. The landscape has gradually filled up with increasing numbers of homes, especially in the countryside surrounding Madison in Dane County and the entire eastern half of the Region.



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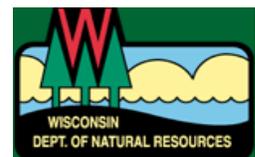
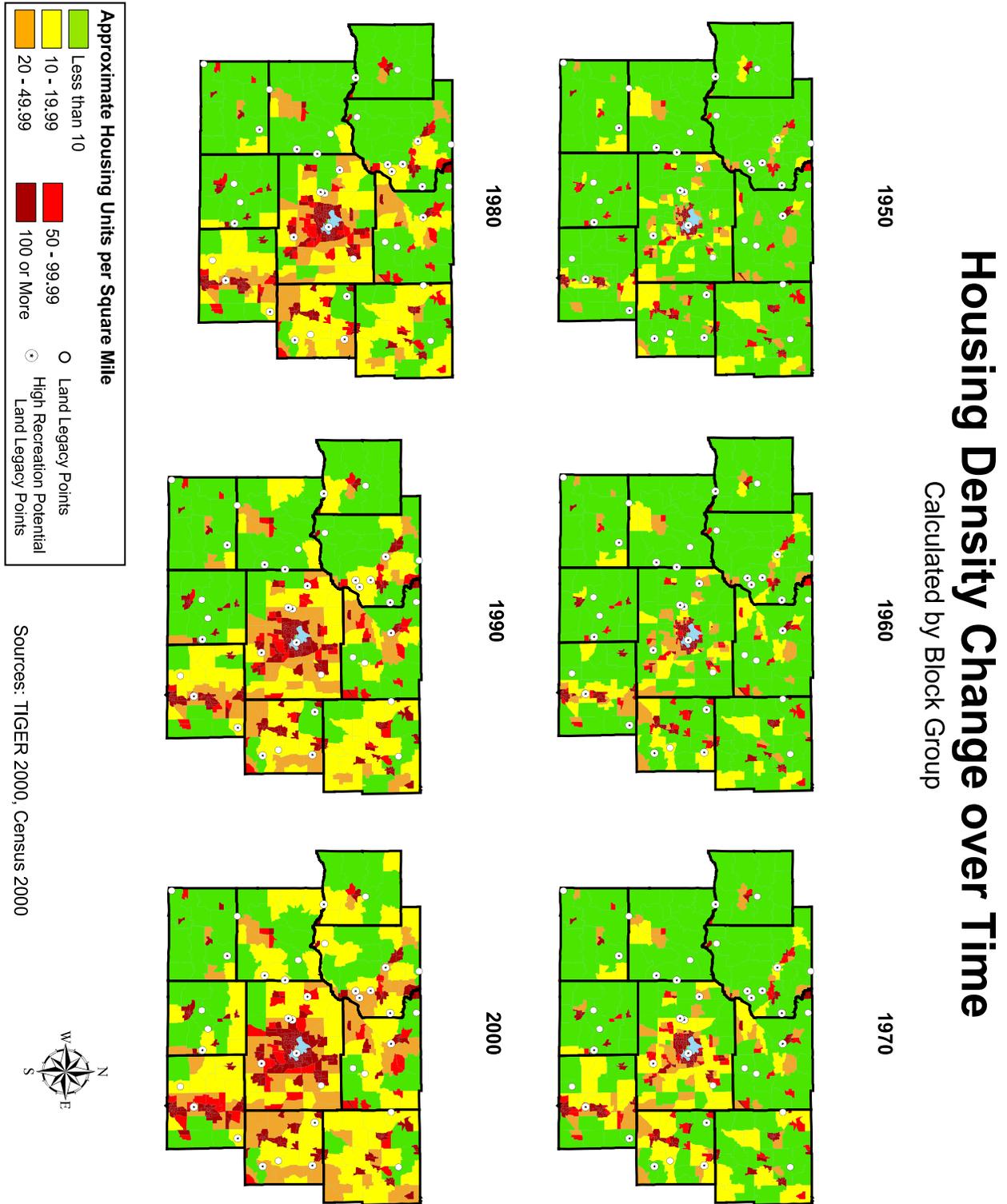




Figure 16



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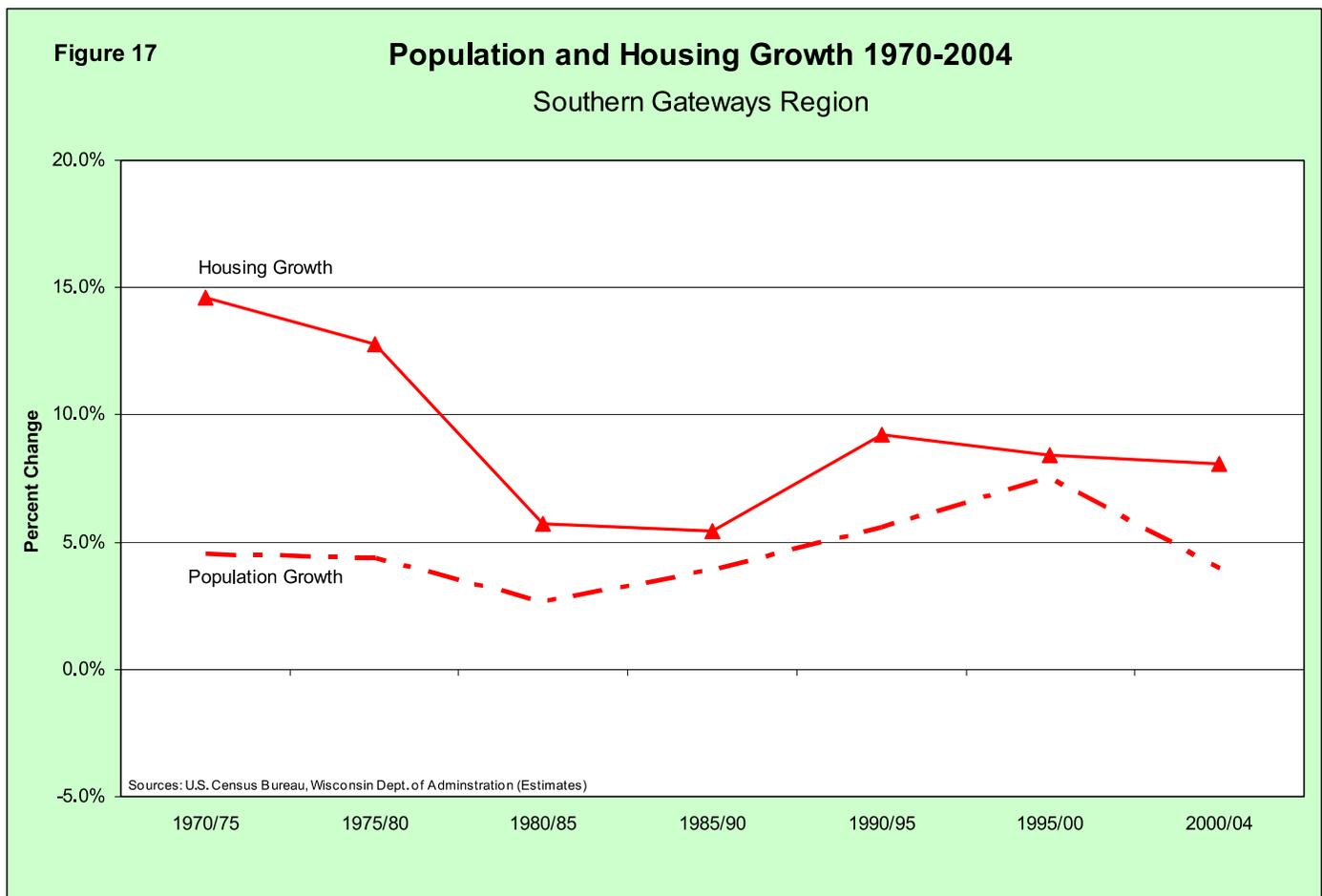




Assuming that more people need more houses, we would expect housing growth to occur in relation to population growth. In reality, housing development depends on factors other than population growth such as: seasonal housing, interest rates, decisions of policy makers and residential developers, and the number of people per household. For this reason, we sometimes see housing growth that outpaces population growth, and vice versa.

Figure 17 shows how housing development has occurred with relation to population growth over the last few decades in the Southern Gateways Region. The chart shows the percent change in each time period, with 0% meaning that the number of housing units and/or population in the Region did not change at all, negative percentages depicting a decline, and positive percentages showing percent of increase.

In the 1970's housing growth occurred at a rapid rate. In 1975 the number of housing units in the Region was about 15% higher than the number of housing units in 1970, while the number of people in 1975 was about 5% higher than the number of people in 1970. Housing development has consistently outpaced population growth in the Southern Gateways Region.



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SEASONAL HOUSING

Seasonal housing does not make up a substantial proportion of housing units in the Southern Gateways Region. However, in Sauk, Columbia, and Richland Counties, it is an important factor to consider for outdoor recreation planning. Table 9 shows the number and percent of all housing units that were for seasonal use 1950-2000.

The number of seasonal homes in the Region increased between 1950 and 1990, from 3,606 homes to 7,659 (an increase of 112%). Much of this increase occurred in Sauk County. Then, between 1990 and 2000, the number of seasonal homes dropped, due to conversion into full-time residencies. During the 1990's, many people across Wisconsin chose to retire and live full-time in homes that were previously only for seasonal use.

Table 9
Seasonal Housing in the Southern Gateways Region, 1950-2000

	Number of Seasonal Housing Units						Percent Seasonal		
	1950	1960	1970	1980	1990	2000	1960	1980	2000
Columbia County	968	1,081	870	1,446	1,557	1,253	9%	8.1%	5.5%
Dane County	569	1,162	1,332	1,018	825	1,056	2%	0.8%	0.6%
Dodge County	69	868	470	1,115	950	815	4%	4.1%	2.4%
Green County	73	178	303	148	154	154	2%	1.3%	1.1%
Iowa County	780	173	405	410	453	408	3%	5.4%	4.3%
Jefferson County	12	1,234	829	975	940	784	7%	4.1%	2.6%
Lafayette County	43	72	242	139	71	110	1%	2.2%	1.6%
Richland County	676	203	511	369	294	633	4%	5.3%	7.8%
Rock County	294	708	1,422	1,022	497	749	2%	2.0%	1.2%
Sauk County	121	583	714	1,248	1,918	1,578	5%	7.2%	6.5%
Southern Gateways Region	3,606	6,262	7,099	7,890	7,659	7,540	3%	2.7%	1.9%

Source: Census 1950-2000

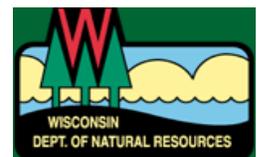
Note: Data collection and reporting on seasonal housing have changed over the years. Consequently, data for some years have been estimated.

Note: Because of changing Census definitions and compilation methods over time, the data shown here are not perfectly comparable between decades, and they do not represent exact true counts. Rather, these data are estimates of the actual proportions of seasonal housing units, and they offer a general understanding of how seasonal housing has fluctuated over the time period.



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NATURAL AMENITIES, RECREATION AND POPULATION CHANGE

Researchers (i.e. David McGranahan, Calvin Beale, and Ken Johnson) have found evidence that natural amenities (like climate, topography, forests, lakes, and rivers) and recreational resources are associated with population growth in some rural areas. The idea is that many people are attracted to natural amenities and want to live in or near places that offer natural beauty and recreational opportunities. According to this line of thought, we might expect areas rich in natural amenities to experience disproportionately high population and housing growth. This is important to consider because population and housing growth in these amenity-rich areas will impact the supply and demand for outdoor recreation, as well as the integrity of the natural environment.

We can get an idea of what the capacity for such amenity-based growth might be the Southern Gateways Region by looking at land cover. Table 10 shows land cover types in the Southern Gateways Region, as they existed in 1992. We can see that the Region is more urban and agricultural than most of Wisconsin. Dane and Rock Counties are particularly urban, and Lafayette and Rock Counties have the most agricultural land. In comparison with other Regions, the Southern Gateways Region has less forest, water, and wetland. Richland, Sauk, and Iowa Counties do have a substantial amount of forested land, and Jefferson and Dodge Counties have the most inland water.

Table 10
Land Cover in the Southern Gateways Region

	Urban	Agricultural	Grassland	Forest	Water	Wetland	Barren	Shrubland
Columbia County	1.2%	50.9%	12.4%	17.7%	2.8%	13.9%	1.0%	0.1%
Dane County	5.5%	54.6%	13.2%	15.8%	3.1%	6.3%	1.6%	0.0%
Dodge County	1.5%	62.3%	9.8%	3.9%	3.9%	16.9%	1.7%	0.0%
Green County	1.0%	67.7%	11.1%	16.2%	0.3%	3.2%	0.4%	0.0%
Iowa County	0.6%	45.5%	16.2%	32.9%	0.7%	3.3%	0.8%	0.0%
Jefferson County	1.8%	57.7%	11.6%	7.5%	4.5%	15.4%	1.3%	0.0%
Lafayette County	0.5%	74.5%	8.4%	14.8%	0.2%	0.8%	0.8%	0.0%
Richland County	0.4%	42.2%	13.5%	38.8%	0.4%	4.0%	0.6%	0.0%
Rock County	4.0%	72.0%	10.4%	8.5%	1.0%	3.9%	0.3%	0.0%
Sauk County	1.5%	40.7%	13.9%	35.9%	1.2%	5.8%	1.0%	0.0%
Southern Gateways Region	2.1%	56.3%	12.2%	18.9%	2.0%	7.6%	1.0%	0.0%
Wisconsin State	1.6%	30.8%	10.7%	37.5%	3.4%	14.1%	1.1%	0.9%

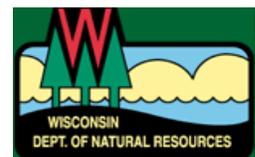
Source: Wisconsin DNR Wisland, 1998

In addition to forests and water, hilly and mountainous topography is known to serve as a natural amenity. Sauk, Richland, and parts of Iowa Counties have hilly terrain that was never flattened by the glaciers that swept through much of Wisconsin. The Baraboo Hills are located in Sauk County, and parts of Richland and Iowa Counties are known as the Driftless Area that has not been glaciated in at least 750,000 years. This topography may serve as a type of natural amenity in these areas.



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In their research, Beale and Johnson have identified non-metropolitan counties that have a great deal of tourism, recreation and entertainment, and seasonal housing. They call these counties “Nonmetro Recreation Counties,” and they find that across the U.S., Recreation Counties have experienced especially high net migration rates, and higher population growth rates than either metropolitan counties or other non-metropolitan counties (Johnson and Beale, 2002).

In the Southern Gateways Region, only Sauk County is classified as a Nonmetro Recreation County. Sauk County (along with Dane County) has consistently grown at a faster rate than other counties in the Southern Gateways, especially since 1990. Sauk County also has much forested land (36%) and is home to the regionally known Baraboo Hills. Table 11 compares population and housing change over time in Sauk County to other counties in the Southern Gateways Region.

Table 11
Natural Amenities, Recreation, and Population Change: Southern Gateways Region

	Land Cover		Population Change			Housing Change		
	% Forest	% Water	1970-1990	1990-2000	2000-2004	1970-1990	1990-2000	2000-2004
Recreation Counties								
Sauk County	35.9%	1.2%	20.3%	17.6%	6.1%	49.7%	18.9%	10.8%
Other Counties								
Columbia County	17.7%	2.8%	12.3%	16.4%	4.1%	34.0%	17.8%	6.8%
Dane County	15.8%	3.1%	26.5%	16.2%	5.7%	59.9%	22.0%	10.1%
Dodge County	3.9%	3.9%	10.9%	12.2%	2.8%	31.8%	17.2%	5.3%
Green County	16.2%	0.3%	13.6%	10.9%	4.5%	36.0%	14.8%	7.1%
Iowa County	32.9%	0.7%	4.4%	13.1%	3.8%	33.7%	16.5%	6.7%
Jefferson County	7.5%	4.5%	12.9%	9.2%	5.8%	34.0%	17.0%	6.8%
Lafayette County	14.8%	0.2%	-7.9%	0.4%	1.1%	17.8%	5.7%	3.6%
Richland County	38.8%	0.4%	2.6%	2.3%	1.0%	23.6%	11.5%	3.6%
Rock County	8.5%	1.0%	5.7%	9.2%	2.1%	31.2%	13.4%	5.2%

Sources: Census 1950-2000; Wisconsin Dept. of Administration, 2004; Wisconsin DNR WisLand, 1998

It is important to note that several other factors (in addition to natural amenities and recreational opportunity) impact population and housing growth. For instance, distance from major cities and transportation routes also plays a large role in determining population and housing growth rates. These factors likely account for the observed high growth in Dane County.

Because parts of the Southern Gateways Region are isolated from cities and transportation (Richland and Lafayette Counties in particular), natural amenity-based population growth may be concentrated in some areas of the Region and limited in others. In this context, we might expect population growth to occur in areas of the Southern Gateways with a combination of forests and hills *and* access to cities and/or transportation.



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