



Notes: Inferences from Data on Milwaukee County Population Density

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Inferences from data on Milwaukee County population density

1. City of Milwaukee is above County average in population density, but not quite by double.
2. Two high-income suburbs, Shorewood and Whitefish Bay, have slightly higher densities than the central city.
3. One high-income suburb, Wauwatosa, has the same density as the County mean.
4. Two high-income suburbs, Bayside and River Hills, have extremely low densities, by design. The minimum lot size allowed in River Hills is 5 acres. Franklin and Oak Creek also have extremely low densities, but it is because they are simply scattered and disorganized: "speculators' deserts." Greenfield is like them, but less extreme. West Milwaukee is an industrial enclave (like Emeryville, City of Industry, etc., in California). So is Glendale, but less extreme, and much cleaner, admitting more residents.
5. Blue-collar industrial suburbs are Cudahy, S. Milwaukee, and West Allis. Their residential densities are higher than the figures shown, because a good deal of the little land they have is devoted to industry. The 68,000 residents of West Allis, a middle-middle class industrial suburb, thus occupy about as much residential space as the 1,300 residents of River Hills.
6. Shorewood and Whitefish Bay are nearly totally built out, and nearly totally residential and retail (Whitefish Bay has a little clean industry, too: Oster Mfg.)
7. Whitefish Bay has an effective program for self-renewal. The Village Government bids on all dwellings that they judge are growing old ungracefully. Having bought one, they demolish it, and resell the site, absorbing a loss of about 30%. They figure they recoup the loss on higher future taxes from the site itself, plus upvalued surroundings. In effect, they compensate for the anti-incentive effects of taxes on urban upkeep. They also avoid using mal-administered and racist Federal "urban renewal" programs that have botched up the central city so badly.
8. The core of Greendale was planned in Washington, D.C., during the New Deal era, as a model planned community (along with Greenbelt, MD, and Greenfields, OH). Radford, England, was the original; it owed much to the thinking of Ebenezer Howard (Garden Cities of Tomorrow). Dwellings face away from the street, which is treated as a kind of alley for utilities and rear access. Dwellings, whose plain building materials show their depression origin and a functional, utilitarian philosophy, face instead onto a common parklike lawn. Community is emphasized at every turn.

Greendale incorporates much idealism and goodness, but it was a product of hard times and the applied socialism and paternalism of its sponsor, Brain-Truster Rexford Guy Tugwell. The core survives, but the model never caught on: too austere, sterile, and communalistic, perhaps, for the average suburbanite. Imposed from Washington, it may have lacked grass-roots understanding and support. Certainly the density is too low: 1,244 p.s.m. is low, and the total population, 6,843, is much too low to support an interesting city center by itself. Perhaps it should simply be located near downtown, as John Henry Denton implies in his article criticizing "The British New Towns." For whatever causes, the land outside the core is subdivided in the normal American pattern, for better or worse.

9. Every municipality listed has much vacant land, except two: Shorewood and Whitefish Bay. These are well supplied with parks and beaches, with wide, uncluttered streets. Most people live in detached single family homes of two stories. Incomes are high. It is just that the private land is all built out. Their high densities indicate how little space people actually occupy when the vacant land is all taken up for use.

If the entire suburban county were developed at the Shorewood density, it would house 1,479,112 people, 5 times its actual population of 294,717. Instead, however, people have long since spilled over into neighboring counties, especially to the west and north, where most new growth is occurring. The central city is shrinking, much of its land is going out of use. Result: sprawl.

10. Brown Deer, Greenfield, and Hales Corners are growth areas with low degrees of organization.

11. St. Francis is a small suburb, near-in, with vast spaces given over to institutions.

Pop. Density, Milwaukee County, by Municipality, 1962
 Source: County-City Data Book, 1962

	<u>Popn.</u>	<u>Area</u> (sq.mi.)	<u>Popn.</u> <u>psm</u>	<u>% rise in popn.</u> <u>since 1950</u>
Bayside	3,181	18.4	173	n.d.
Brown Deer	11,280	8.5	1,327	n.d.
Cudahy	17,975	4.8	3,744	47.6
Fox Point	7,315	2.8	2,612	183.0
Franklin	10,000	34.6	289	n.d.
Glendale	9,537	5.5	1,734	n.d.
Greendale	6,843	5.5	1,244	148.7
Greenfield	17,636	13.6	1,297	n.d.
Hales Corners	5,537	3.0	1,850	n.d.
Milwaukee	741,324	91.1	8,137	16.3
Oak Creek	9,372	29.2	321	n.d.
River Hills	1,300	6.19	210	n.d.
St. Francis	10,065	2.9	3,471	n.d.
Shorewood	15,990	1.6	9,994	-1.3
S. Milwaukee	20,307	4.7	4,321	58.0
Wauwatosa	56,923	13.1	4,345	70.8
West Allis	68,157	11.4	5,979	58.7
W. Milwaukee	5,043	11.4	442	-7.1
<u>Whitefish Bay</u>	<u>18,390</u>	<u>2.2</u>	<u>8,359</u>	<u>25.4</u>
County	1,036,041	239.1	4,334	n.d.

There is no unincorporated land in Milwaukee County.