

Mukwonago Area School District Community Growth & Projections

Presentation to the
Finance & Facilities Committee
March 14, 2022



Presentation Organization

- Purpose of our effort
- Recent trends
- Projection methodology
- Projection results...
 - ...compared to current school building capacities
 - ...if 6th graders were shifted to middle school

More information is contained in our detailed
Community Growth & Projections Report

Purpose



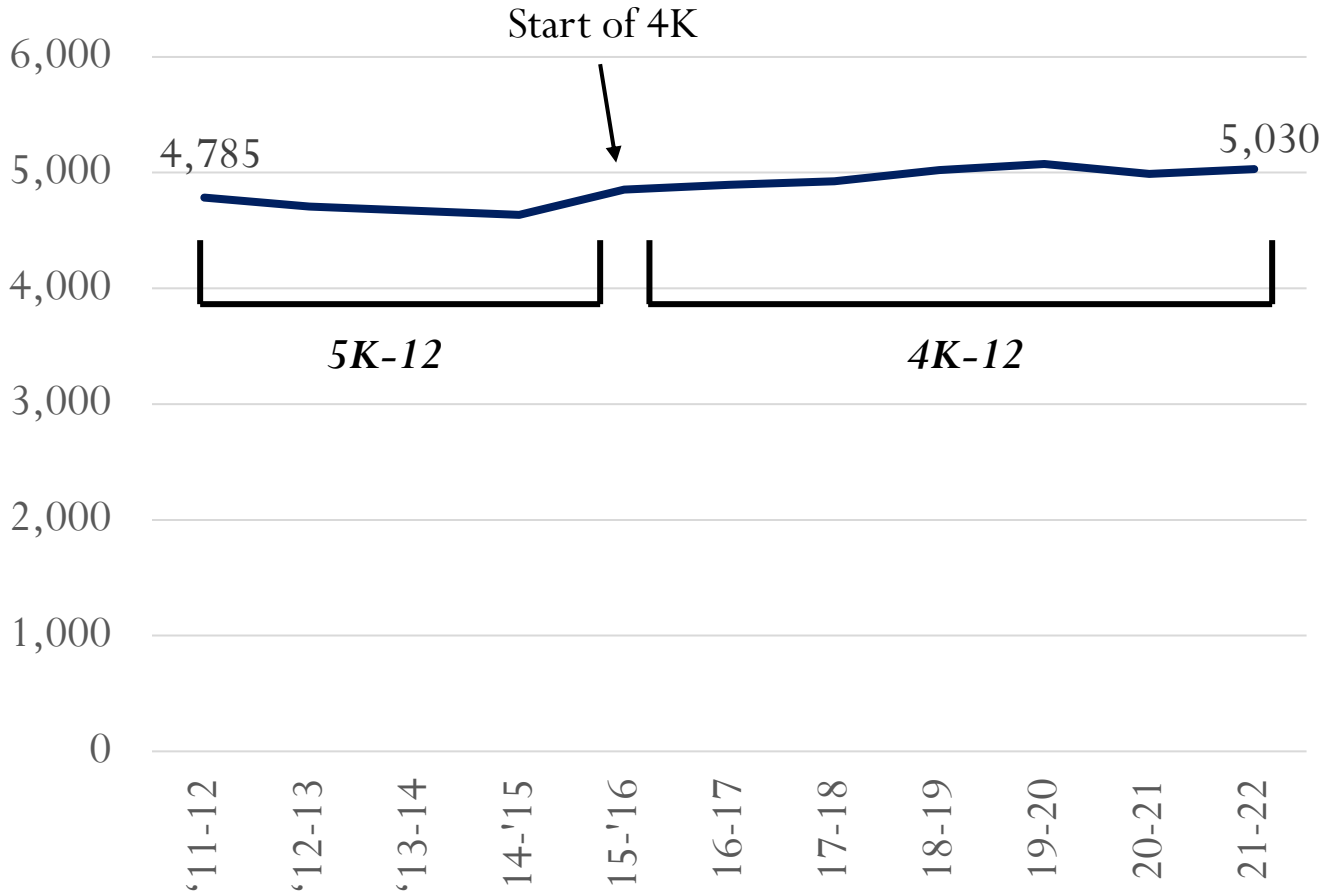
Purpose of our Effort

- Assist with the MASD's long-range school facility planning
- Understand impact of planned residential development and demographic changes on student enrollment
- Share housing and enrollment projections by neighborhood, grade groups, and current school attendance areas
- Compare enrollment projections with current school capacities
- Determine how a conceptual 6th grade shift to middle school would affect projections and capacities

Recent Trends



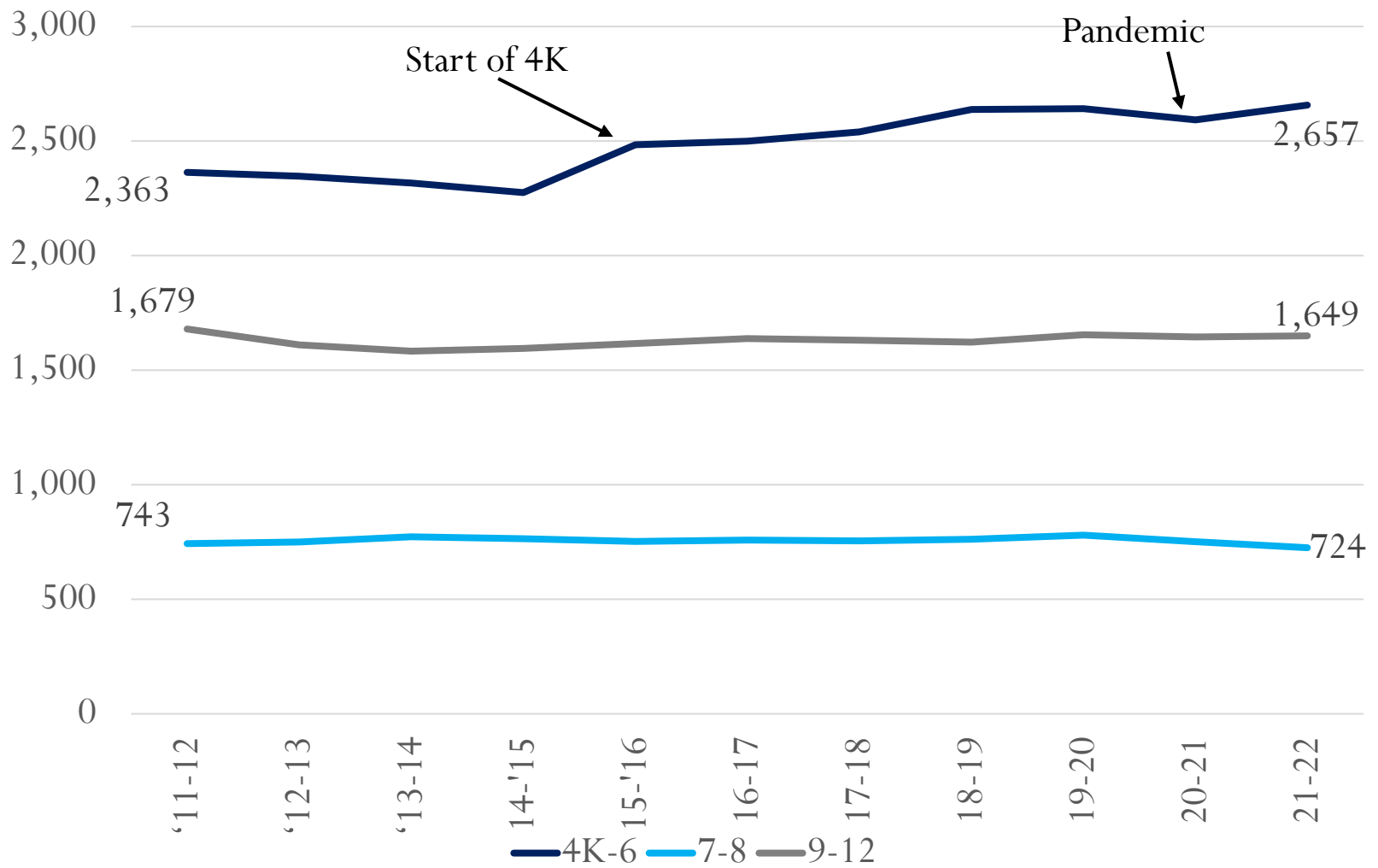
Moderate Enrollment Increases



SOURCE: MASD



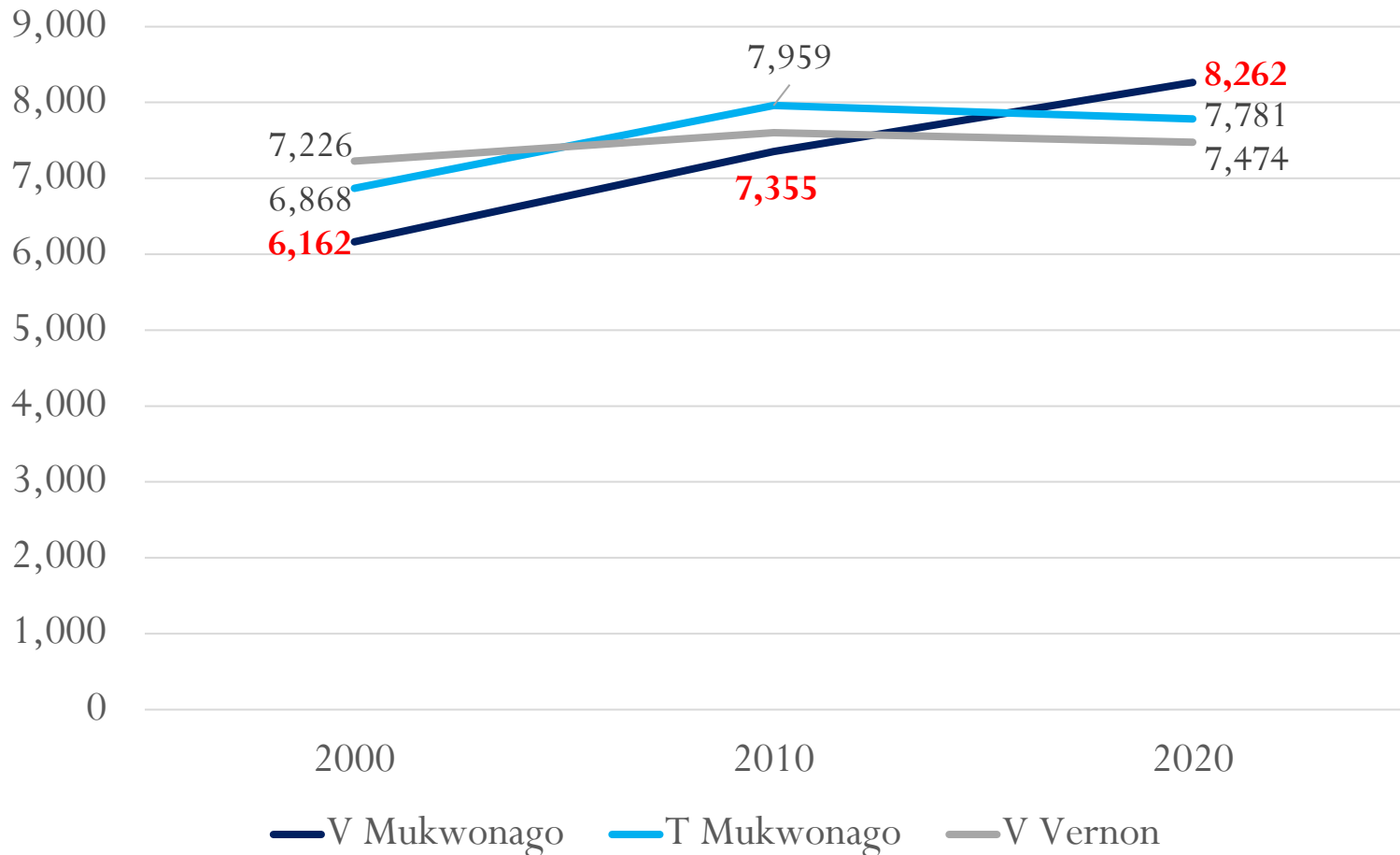
With Increases Focused at 4K-6 Grade Level



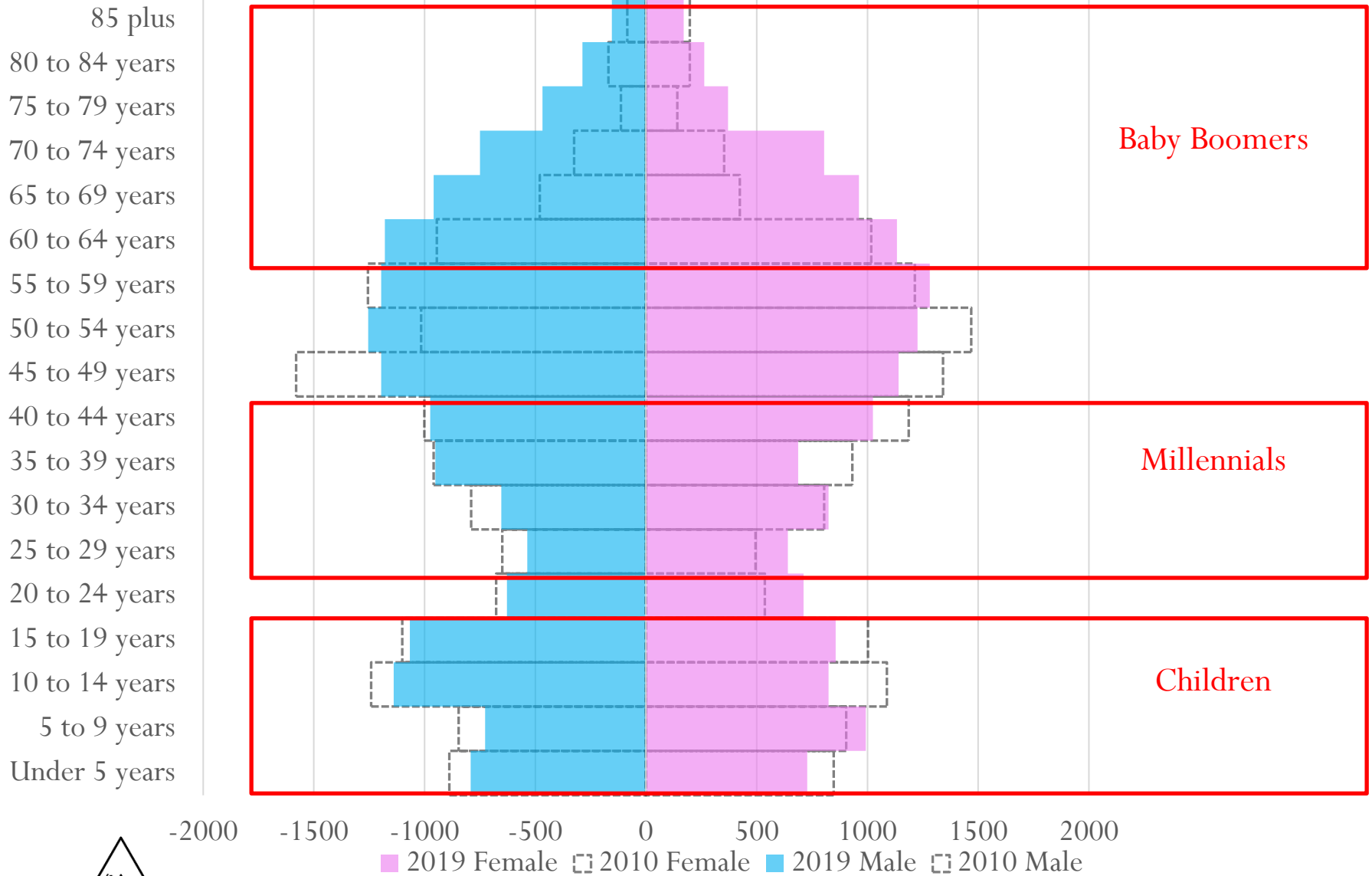
SOURCE: MASD



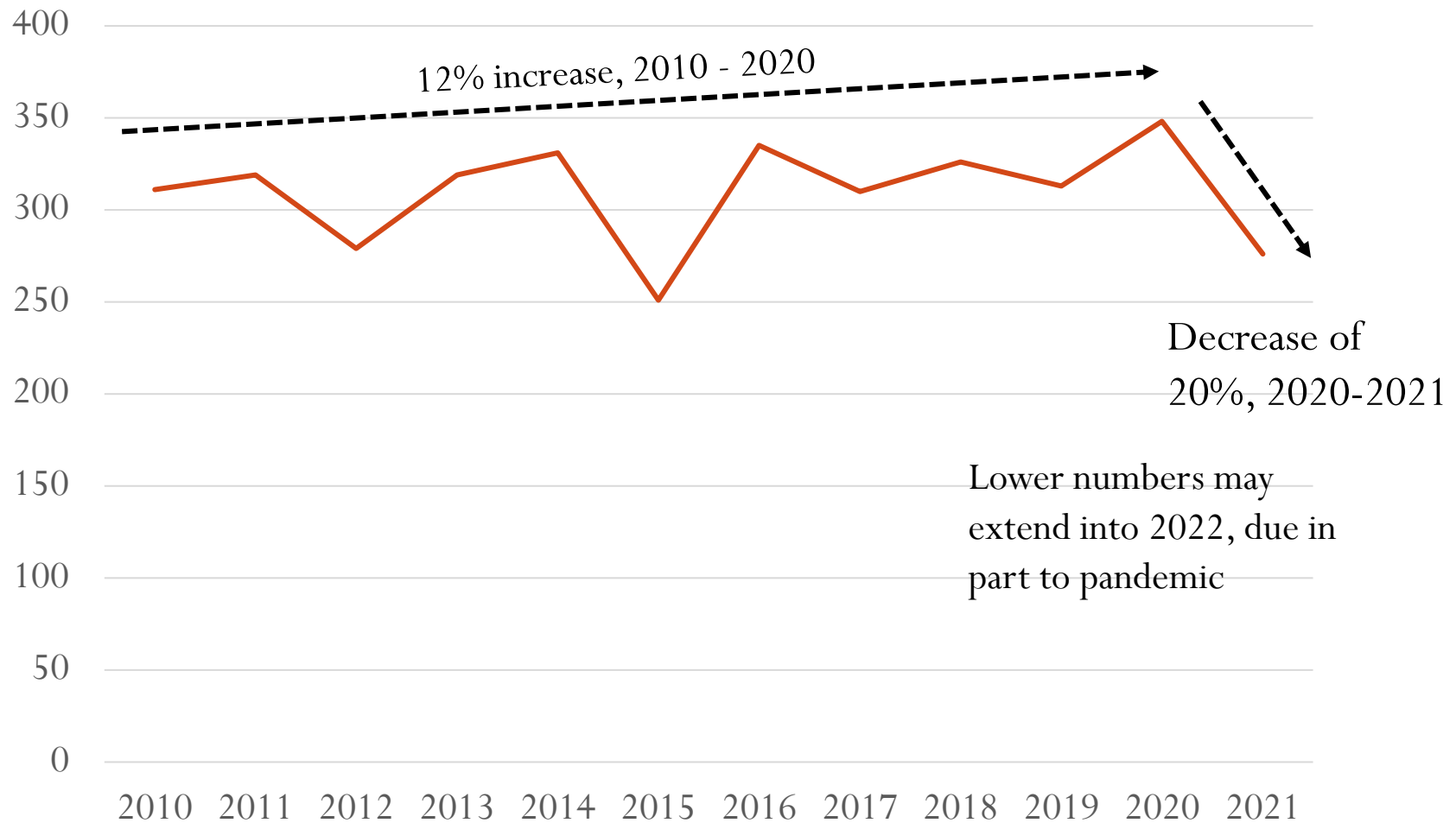
Increasing Village of Mukwonago Population



But Increases Mostly Due to Increasing Boomer Population



Increasing Births, Except for 2021



Increasing Housing Construction

- Village of Mukwonago permitted ~15-20 new single-family homes per year from 2017 to 2020
- January – October 2021, Village permitted 30 new single-family homes
- Increase should continue into 2022+ given recent approved and proposed developments in the Village and Town of Mukwonago



Who's Moving Into New Single-Family Homes?

- Single-family homes attract families, many of which have children
- $\frac{3}{4}$ new households moved from outside of the MASD—high in our experience
- We compared student addresses to newer home permits and found that each newer home generates 0.85 MASD students
- Survey of 2018-20 new homeowners:
 - Average ratio of 0.56 4K-12 MASD students per new single-family home,
 - 0.32 children aged 0-4 per home
 - Ratios highest in Town of Mukwonago

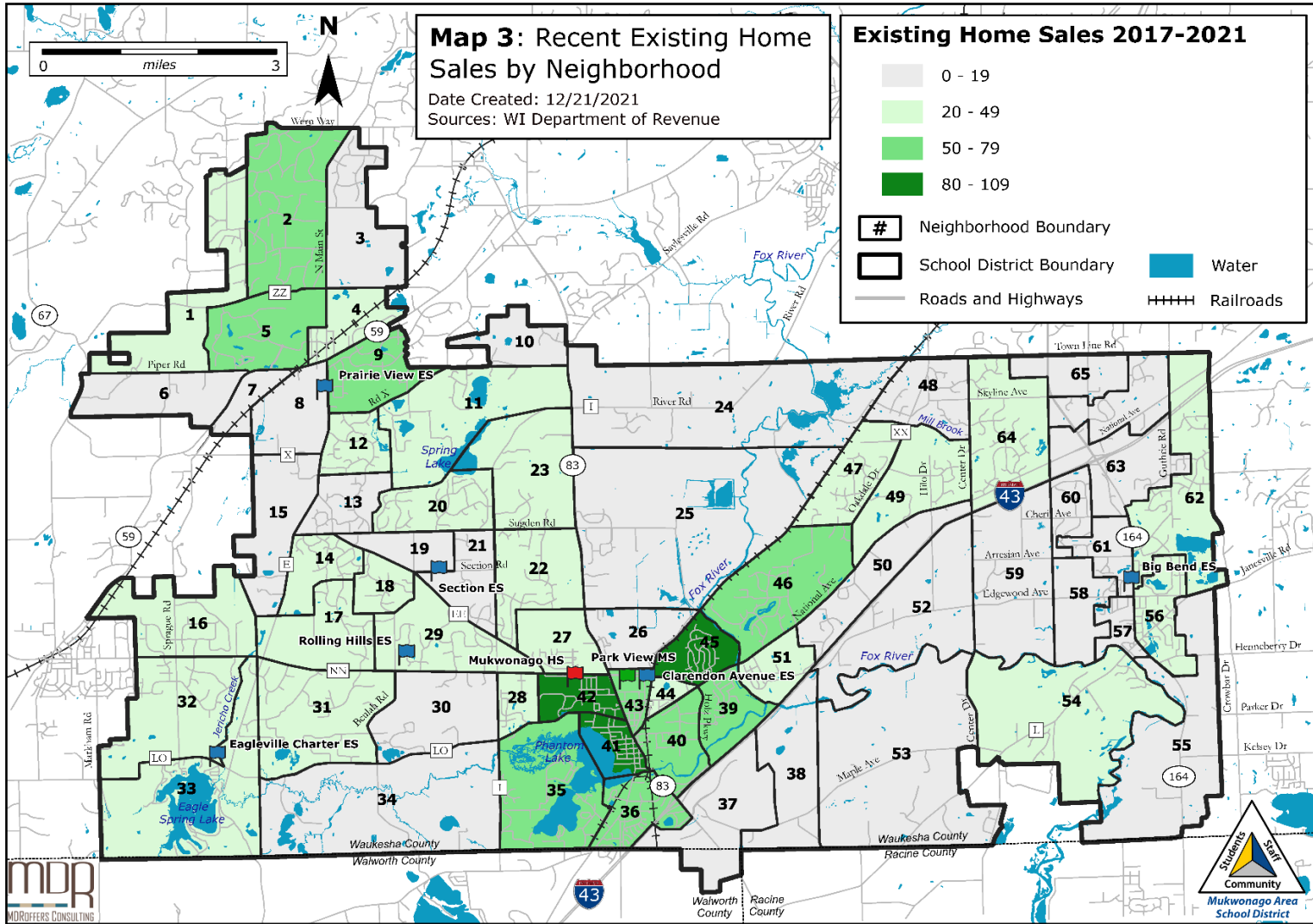


Who is Moving Into Other New Housing?

- New apartments, townhomes, and condominiums have typically been marketed to young professionals, childless couples, empty-nesters, and seniors
- Often 1- to 2-bedroom units, adult-focused amenities, and \$1,000+ rents
- MASD student-per-housing unit ratios for recently built apartments:
 - Edgewood Village Apartments: **0.13**
 - The Pointe Apartments: **0.01**
 - Phantom Woods Estates: **0.00**
- ~25-30 new multiple-family units to generate one new MASD student

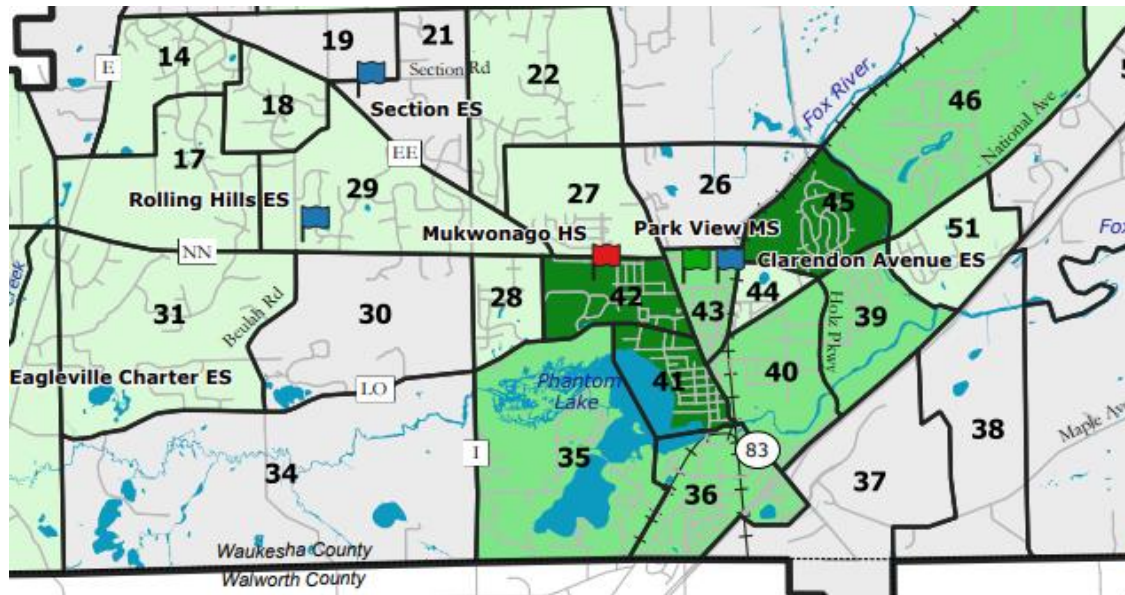
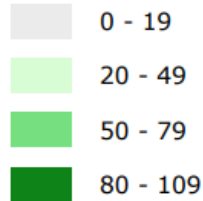


Recent Home Sales



Housing and Neighborhood Turnover not Always Translating to Student Increases

Existing Home Sales 2017-2021



- Existing home sales have been highest in bolder colored neighborhoods—meaning many new households
- But in many of these same neighborhoods, MASD enrollment has remain unchanged over the past decade

Projection Methodology

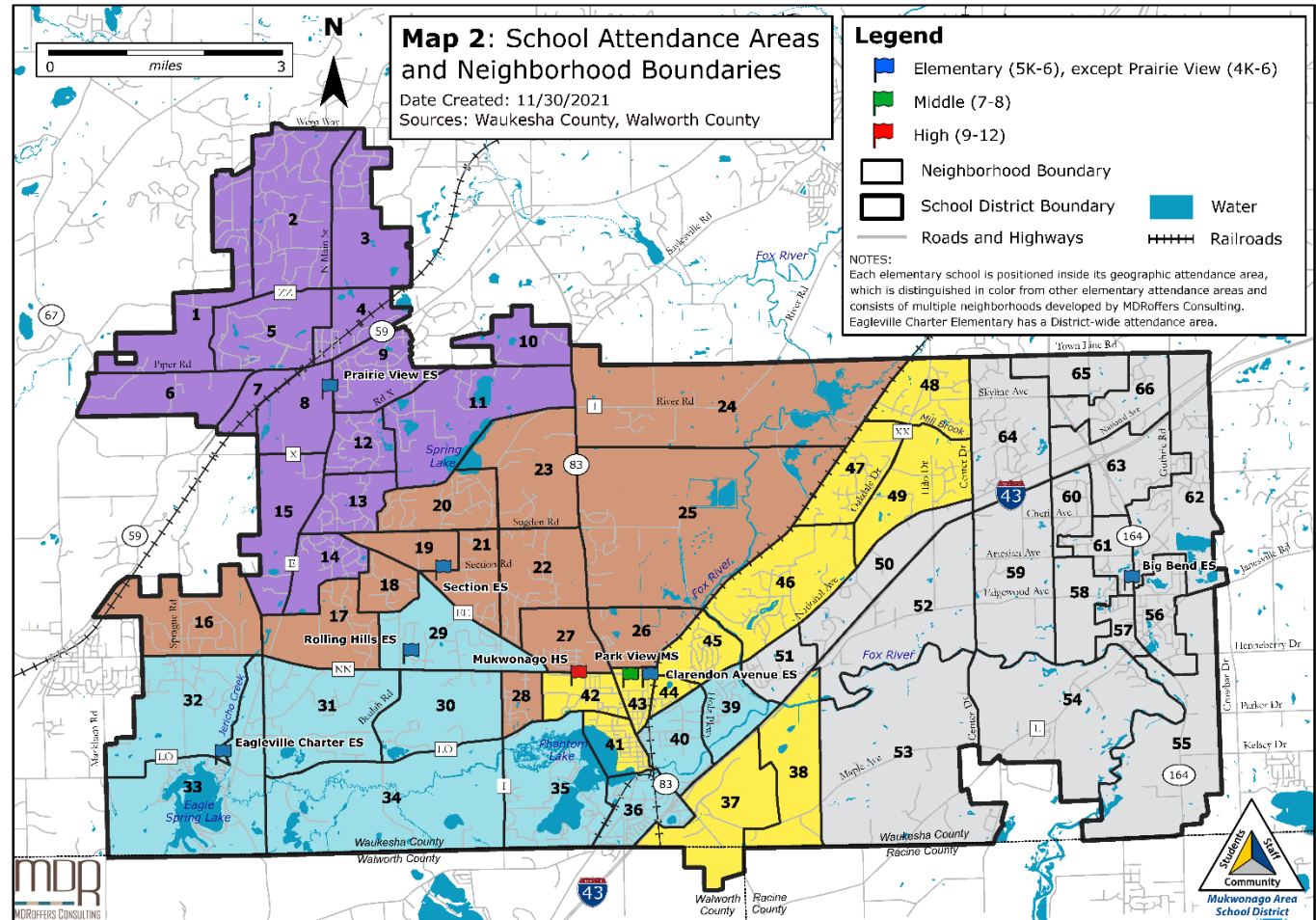


Neighborhood Analysis

- Divided School District into 66 neighborhoods
 - Basis for data collection, analysis, and projections
- Factors used in deciding neighborhood boundaries:
 - Locally understood neighborhoods and subdivisions
 - Major roads and highways
 - Municipal boundaries and planned growth areas
 - Current elementary school attendance areas

Neighborhoods & Attendance Areas

Purple = Prairie View ES
Brown = Section ES
Yellow = Clarendon Avenue ES
Blue = Rolling Hills ES
Grey = Big Bend ES



Housing Projection Methodology

- Estimate current number of housing units in each neighborhood
- Project 2023, 2025, 2030, and 2035 housing units in each neighborhood by:
 - Analyzing municipal comprehensive plans and recent/pending subdivisions
 - Interviewing municipal planners and residential developers
 - Projecting rate and mix of housing growth in each neighborhood
 - Understanding housing market expectations and dynamics
- For “reality check”, compare summed housing projections with:
 - Recent building permit activity
 - State household projections for MASD municipalities

Housing Unit Projections and Rationale for Each Neighborhood (cropped image)

Neighborhood (see maps for boundaries)	Existing Subdivisions and Projected Residential Change and Student Ratios	2010 Census	Nov 2021 Estimate	2023-24	2025-26	2030-31	2035-36	Housing Increase '21 - '35
27 V Mukwonago	Includes St. John's Evangelical Lutheran Church and St. John's Lutheran School. Includes Fairwinds (2000s-current) with fifteen homes under construction and one home built but not yet occupied. the consultant expects all homes to be built by 2023. Also includes Chapman Farms (2020s), a 127-lot subdivision split between 3 additions and The Villas at Chapman Farms, a 48-unit ranch duplex condominium neighborhood geared towards empty-nesters with 8 units under construction. The consultant anticipates new homes in Chapman Farms by 2022, with build out occurring around 2030 as the development averages ~15 homes per year. The consultant anticipates 8 units in The Villas at Chapman Farms to be built by 2023, an additional 16 by 2025, and the remaining 24 by 2030. The consultant anticipates additional single-family development to begin either north or west of Chapman Farms between 2030-2035, with 10 new single-family homes per year and 20 duplex units, and continue through the second half of the 2030s.	65	151	190	236	335	412	261
28 V Mukwonago	Includes Minor's Homestead 1st, 2nd, and 3rd Addition (all 2000s-2010s) and Minors Estates (2020s) with one home under construction and 26 vacant and improved lots. An additional 19 lots are planned in the 1st Addition to Minor's Estates. The consultant expects the 27 homes to be built and occupied before 2025 and construction in the 1st Addition to begin around 2025 and finish before 2030. North of Minors Estates are 32 acres planned for further residential development. There hasn't been any developer interest, but the area is fairly easy to develop and is the next logical development area. The consultant anticipates development beginning around 2030, with 25 single-family homes between 2030-2035 and an additional 30+ after 2035. The Mukwonago Area School District owns 14 acres in the far northeastern corner of neighborhood 28.	82	112	132	144	158	183	71

Enrollment Projection Methodology

- Determine current student-per-housing unit ratios for each grade group (4K, 5K-5, grade 6, 7-8, 9-12) in each neighborhood
 - Excludes students who open enroll out, attend private school, home-schooled
- Project unique 2023, 2025, 2030, and 2035 student-per-housing unit ratios for each grade group from each neighborhood by:
 - “Aging” students through grade groups
 - Projecting turnover by subdivision ages, recent home sales, and student-per housing unit ratio changes since 2010
 - Comparing neighborhood to others with similar character at different stages
 - Factoring impact of new housing and considering mix of different types
 - Using results of new homeowner survey and related data analyses
- Multiply projected housing units by projected ratios to arrive at 2023, 2025, 2030, and 2035 enrollment projections

Student-per-housing Unit Projections for Each Grade Group by Neighborhood (cropped image)

Neigh.	Grades 5K-5					
	2010	2021	2023	2025	2030	2035
21	0.111	0.029	0.040	0.048	0.063	0.057
22	0.218	0.123	0.117	0.113	0.110	0.112
23	0.295	0.204	0.181	0.151	0.102	0.099
24	0.321	0.109	0.126	0.139	0.162	0.167
25	0.182	0.139	0.124	0.115	0.101	0.099
26	0.000	0.000	0.000	0.000	0.000	0.000
27	0.462	0.265	0.333	0.351	0.388	0.344
28	0.512	0.464	0.349	0.299	0.262	0.217
29	0.510	0.280	0.218	0.192	0.133	0.142
30	0.020	0.000	0.000	0.029	0.030	0.031

Housing Projections

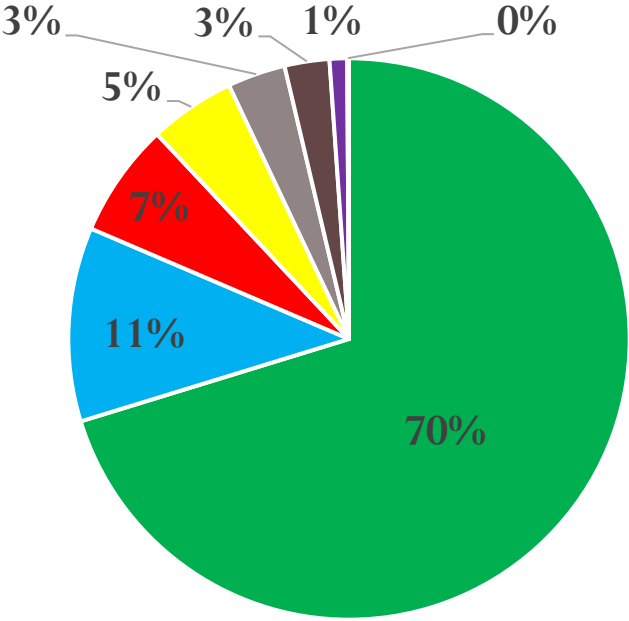


Housing Projections—Overview

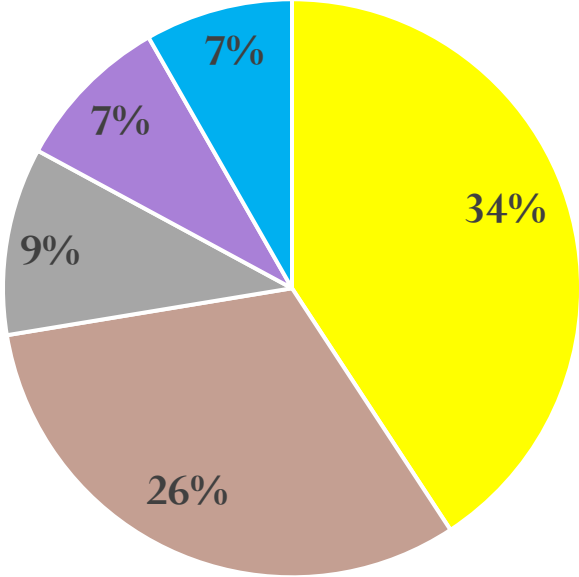
- MASD should become an even more popular location for new housing development through 2035
- We project 1,977 new housing units in the MASD between November 2021 and 2035—or about 141 units/year
- Greater than the 70 to 90 units per year since 2010, in large part because we expect that about half of all new units will NOT be single-family homes based on changing market conditions

Housing Projections—Distribution

By Municipality



By Elementary Attendance Area



- V Mukwonago ■ T Mukwonago ■ V Big Bend
- V Vernon ■ V North Prairie ■ T Eagle
- T Genesee ■ T Ottawa

- Clarendon ■ Section ■ Big Bend
- Rolling Hills ■ Prairie View

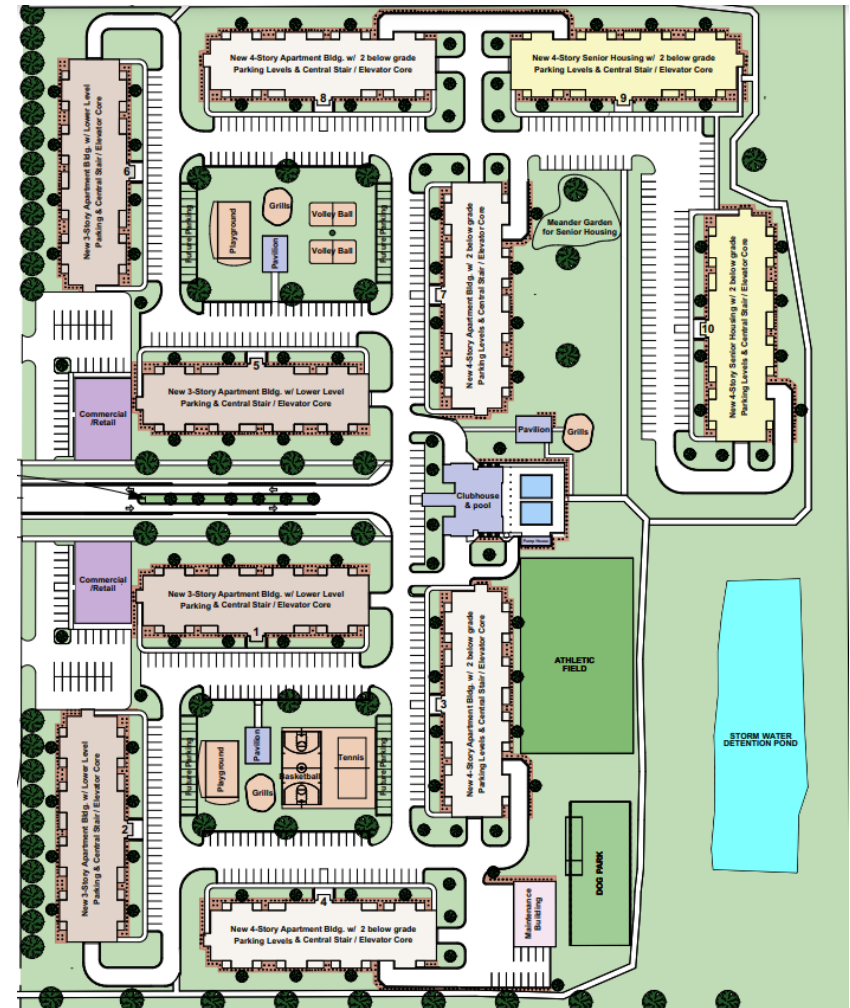
Housing Projections—Village of Mukwonago

- Projected housing focused at Village's northern and southeastern edges
- We project Chapman Farms to be built out by 2030, with another subdivision to its north and/or west by 2035
- Minor's Estates phased development expected to continue through 2035
- New single-family housing near St. James Catholic Church before 2030, new single-family and multiple-family continuing through 2030s

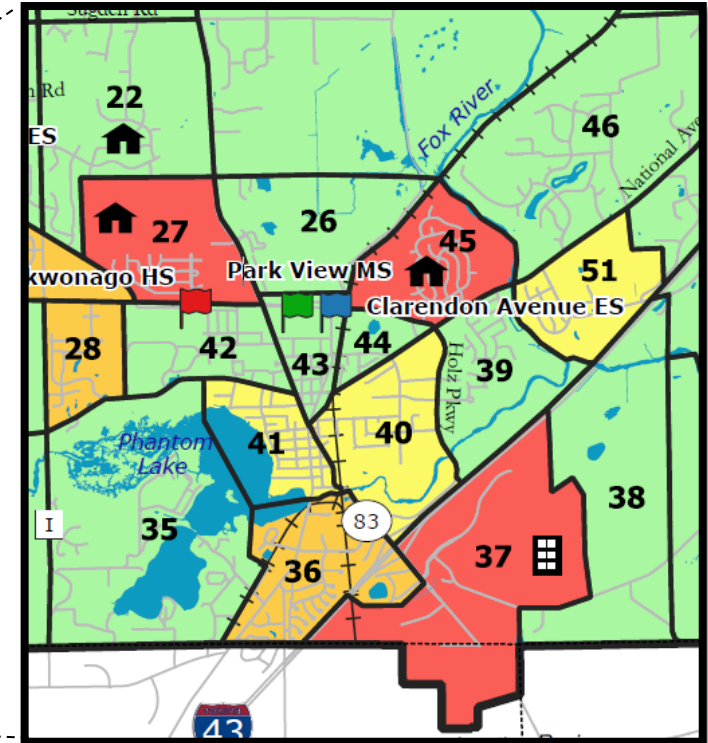
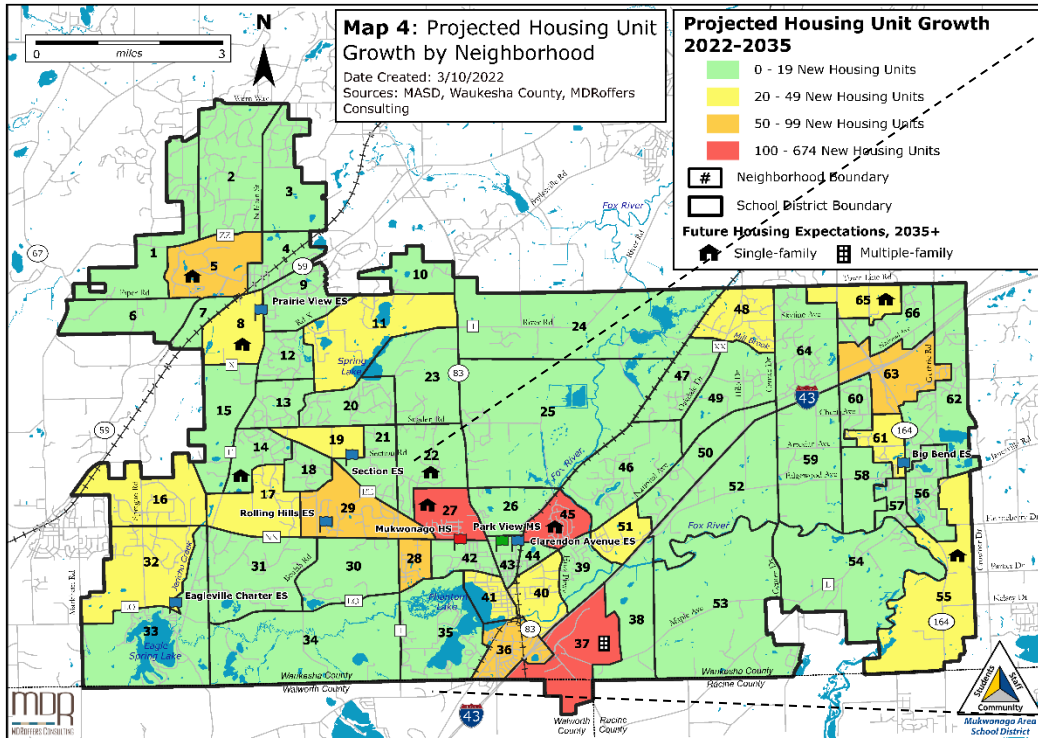


Housing Projections—Village of Mukwonago

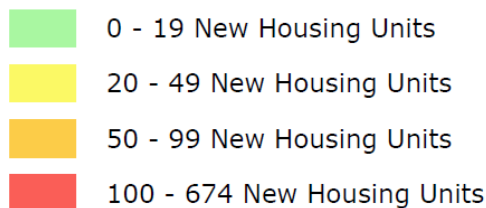
- Maple Centre Apartments
 - 674 total units in 10 buildings
 - 1-2 buildings for seniors
 - Half will be 1-bedroom, the other half will be 2- and 3-bedroom
 - As a result, may be more popular with families with children than typical apartments
- So, of our 1,977 projected units through 2035, one-third are in Maple Centre alone



Housing Unit Projections Map (V Mukwonago)



Projected Housing Unit Growth 2022-2035



Significant Projected Housing Growth Beyond 2035

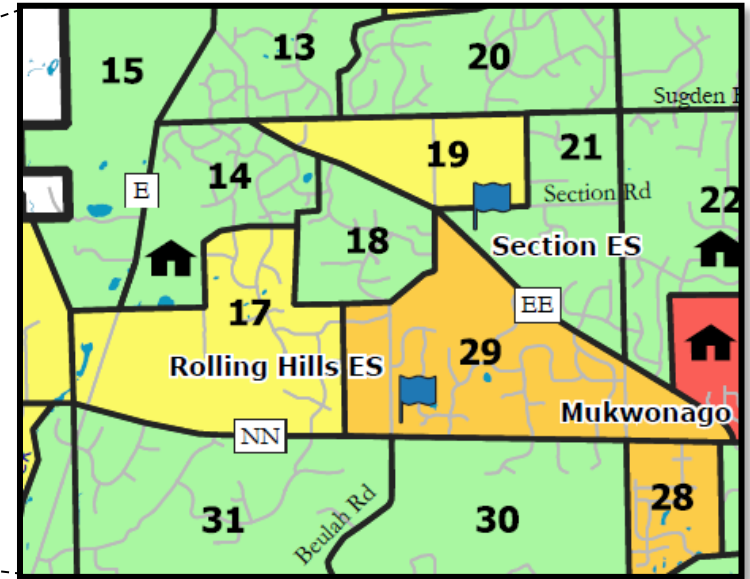
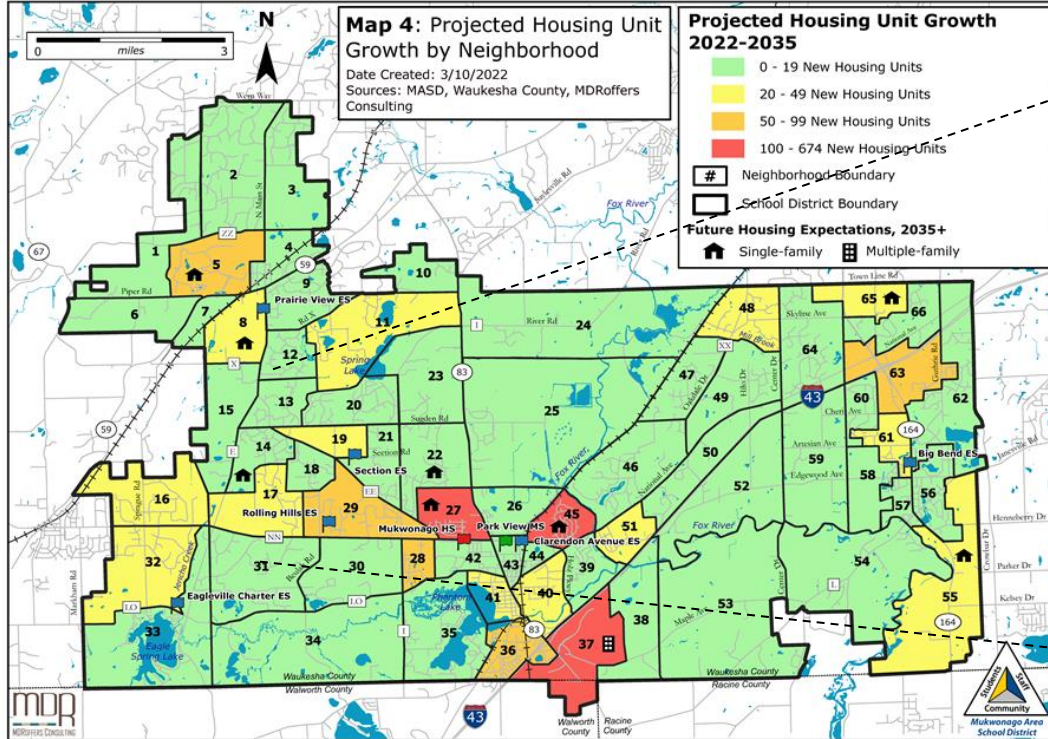


Housing Projections—Town of Mukwonago

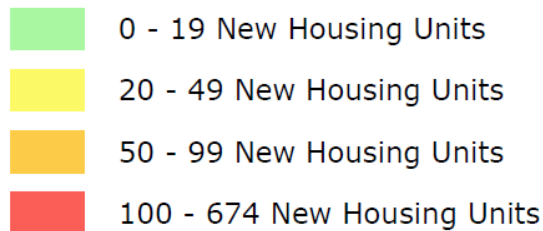
- Large vacant area west of Section Elementary projected to develop between 2025 and 2035
- Smaller rural divisions expected in other locations, mostly near County Roads E or EE
- Minimal new housing expected east of Highway 83 or south of County Road NN



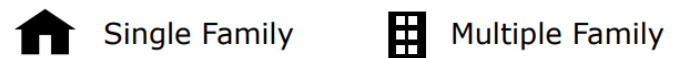
Housing Unit Projections Map (T Mukwonago)



Projected Housing Unit Growth 2022-2035

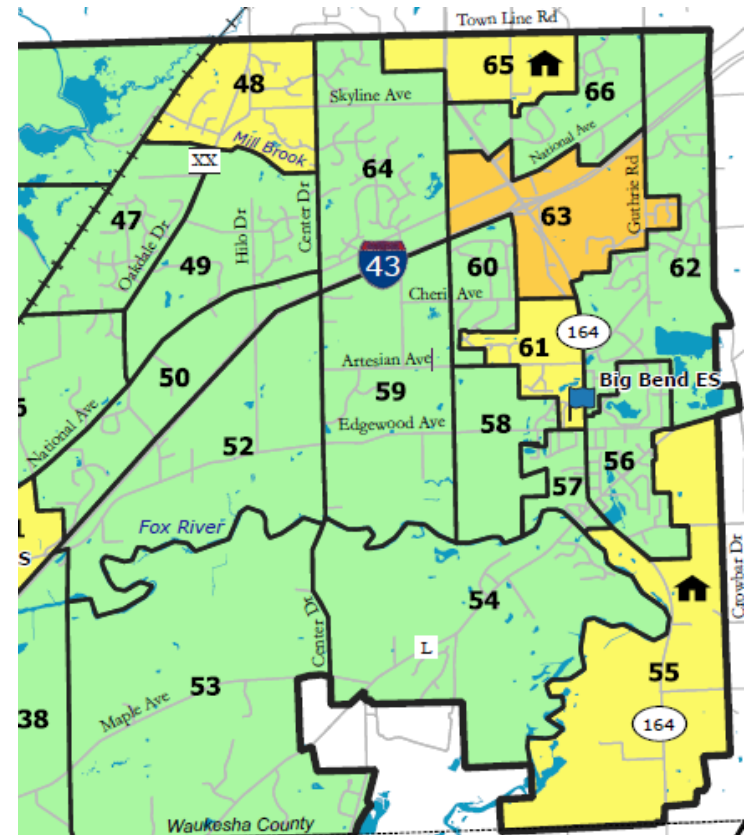


Significant Projected Housing Growth Beyond 2035

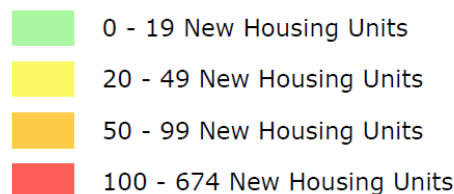


Housing Projections—Eastern MASD

- New housing projected in south portions of the Village of Big Bend through 2025, central portions from 2025-2035, and northern portions from 2030-2035+
- New housing projected in the northwestern portion of the Village of Vernon, near and along Oakdale Drive
- Assumed continued lack of public utilities expected to limit growth



Projected Housing Unit Growth 2022-2035

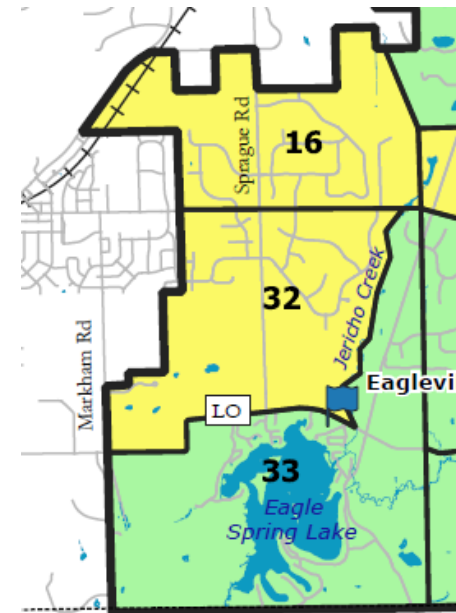
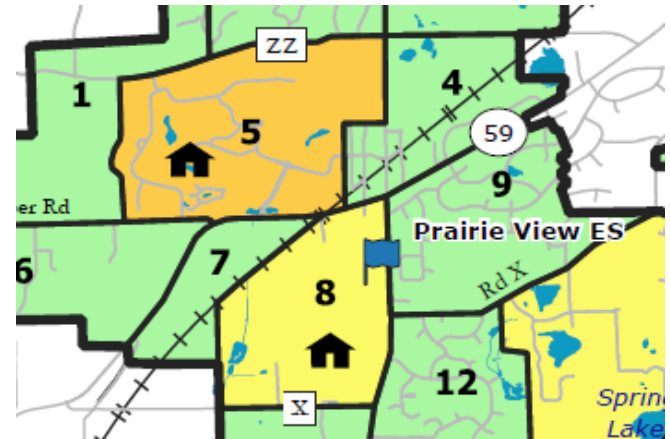


Significant Projected Housing Growth Beyond 2035

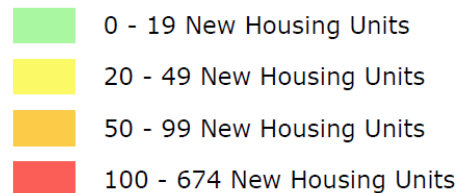


Housing Projections—Western MASD

- Not as much new housing as other parts of the MASD
- In the Village of North Prairie, projected new housing near the Broadlands Golf Club and near Prairie View Elementary
 - Village water system capacity issues may limit density
- In the Town of Eagle, projected new housing north of Eagle Spring Lake



Projected Housing Unit Growth 2022-2035



Significant Projected Housing Growth Beyond 2035



Single Family



Multiple Family

Relationship Between Housing and Enrollment Projections

- What happens in *existing* housing has a major impact on future enrollment
 - 86% of year 2035 homes are already built
- Future housing will not have as many students as new housing did in the past
 - More multiple-family, empty nester, and senior housing
 - Shifts in household formation & family size, declining birth rates
- Most every school district/attendance area requires a fair amount of new housing growth to simply maintain student enrollment

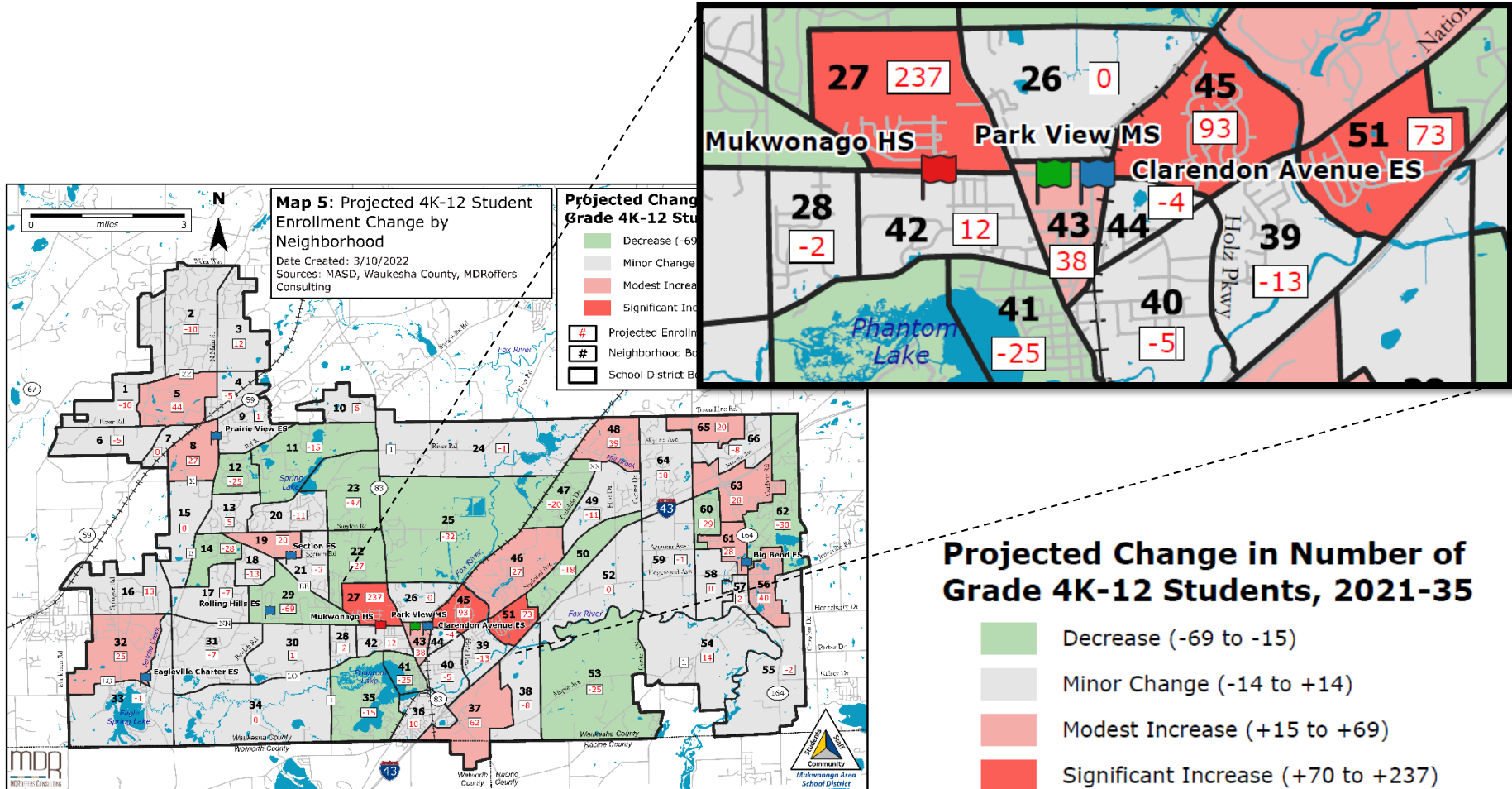
Student Enrollment Projections Under Current Grade Configurations



Enrollment Projections— Grades 4K-12 (All Schools)

- Between 2021 and 2035, we project an increase of 355 resident 4K-12 students in MASD schools
 - Average of ~25 new resident students per year
 - Does not include open-enrollment-in
 - Open-enrollment-out and private school enrollment at similar rates
- Much less than the projected 1,977 housing units by 2035
 - Decreasing student-per-housing unit ratios, particularly after 2030
 - Expectation for more multiple-family units, which generate fewer students per unit than single-family homes

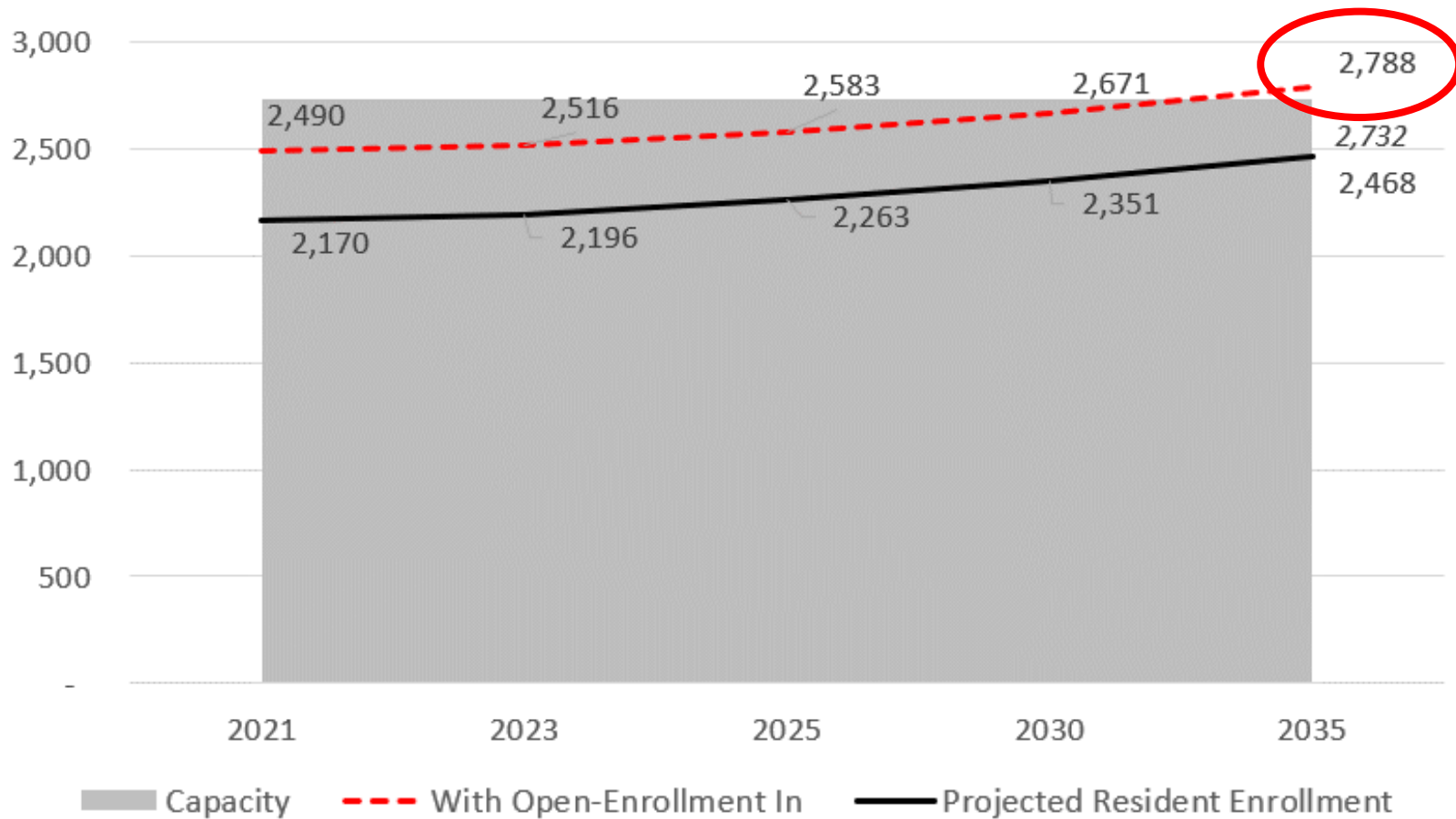
4K-12 Enrollment Projections Map



Enrollment Projections— Elementary Schools (4K-6)

- Between 2021 and 2035, we project a 326 resident 4K-6 student enrollment increase
- Overall, 4K-6 resident enrollment is projected to remain below elementary school capacity through 2035
 - Again, only considers MASD resident students
- Grades 4K-6 have ~320 students open-enrolling-in from other school districts, which if continued would result in capacity issues by 2035
 - Assuming most 4K students continue to attend community partner sites

Enrollment Projections— Combined Elementary Schools (4K-6)



Note: The above projections do not include projected 4K students attending community partner sites, as they are not housed in District schools.

Enrollment Projections— Elementary Schools (4K-6)

Not including open-enrollees-in, using current attendance areas, and assuming no other changes, we project that:

- Clarendon Avenue Elementary would be at capacity by 2030 and over capacity by 2035
- Section Elementary would approach its capacity by 2035 and Big Bend Elementary may soon follow
- Prairie View Elementary and Rolling Hills Elementary would remain well below capacity through 2035

Resident Enrollment Projections Detail— Elementary Schools (4K-6)

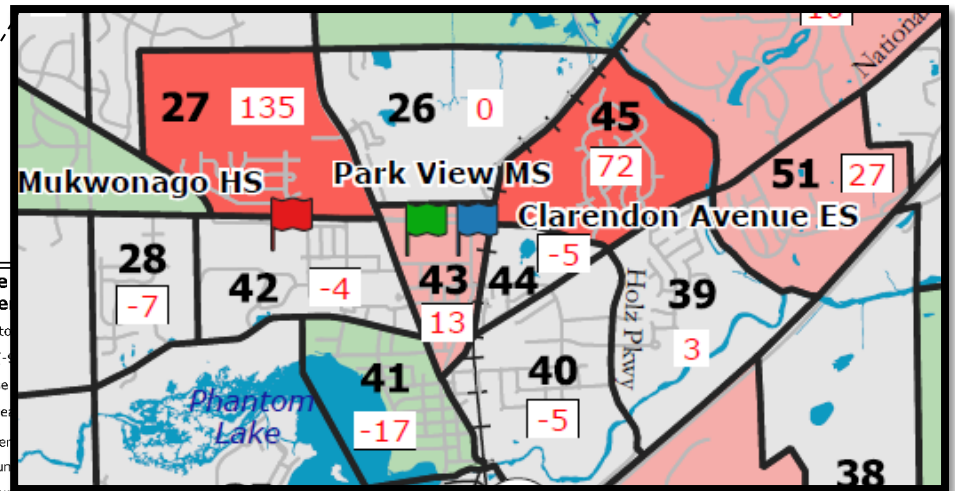
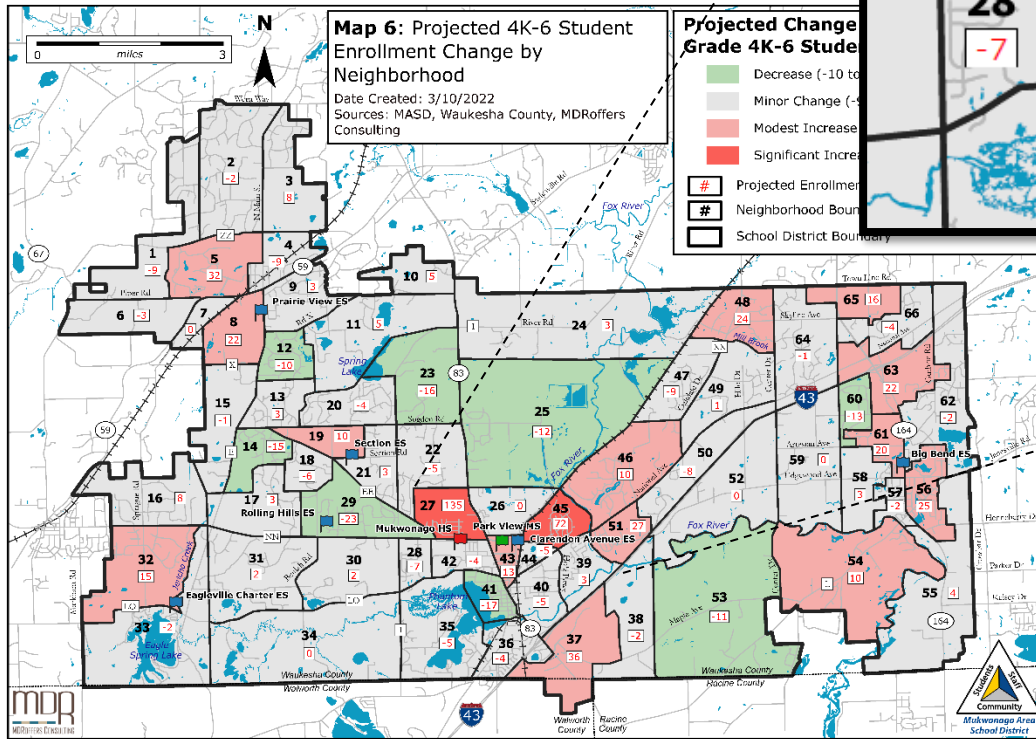
Facility	Actual 4K-12 Students-in-Seats ¹	4K-12 Enrollment ¹	MDROffers 4K-12 Resident Enrollment Projections				Building Capacity ²
	Sept 2021	Sept 2021	2023	2025	2030	2035	
Community Partner 4K	186	152	143	152	164	180	NA
Big Bend (4K-6)	464	392	422	430	448	485	527
Clarendon Avenue (K-6)	532	496	505	536	574	608	571
Eagleville Charter (K-6)	101	60	60	60	60	60	120
Prairie View (4K-6)	406	396	384	389	399	419	481
Rolling Hills (K-6)	485	410	413	427	410	395	519
Section (K-6)	483	416	412	421	459	502	514
ELEMENTARY TOTAL (4K-6)	2,657	2,322	2,338	2,415	2,515	2,648	2,732

Note: The above projections assume a continuation of 40 4K students at Prairie View Elementary and 20 4K students at Big Bend Elementary, with all other 4K students attending 4K community partner sites.

These are MASD **resident** enrollment projections, and do **not** include open-enrollment-in

Yellow cells = projected resident enrollment above building capacity

4K-6 Enrollment Projections Map



Projected Change in Number of Grade 4K-6 Students, 2021-35

- Decrease (-10 to -23)
- Minor Change (-9 to +9)
- Modest Increase (+10 to +39)
- Significant Increase (+40 to +135)

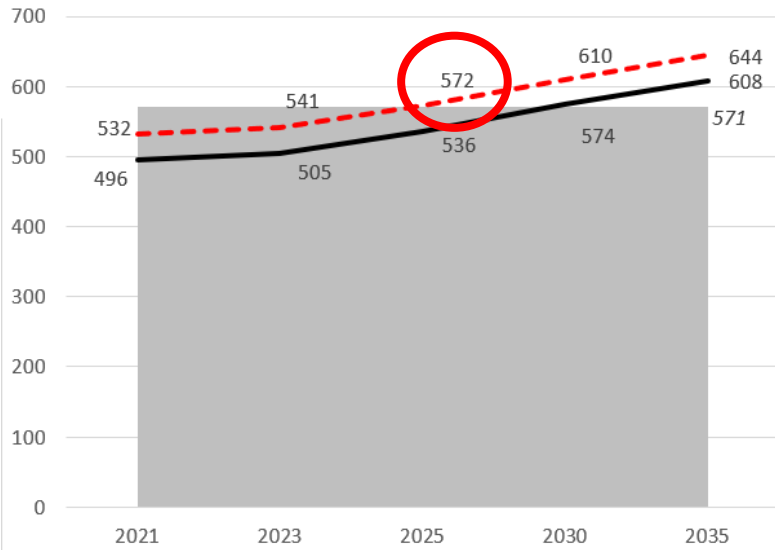
Resident + Open Enrollment Projections— Elementary Schools (4K-6)

If we were to assume continuation of current levels of open-enrollment-in of non-residents into MASD schools:

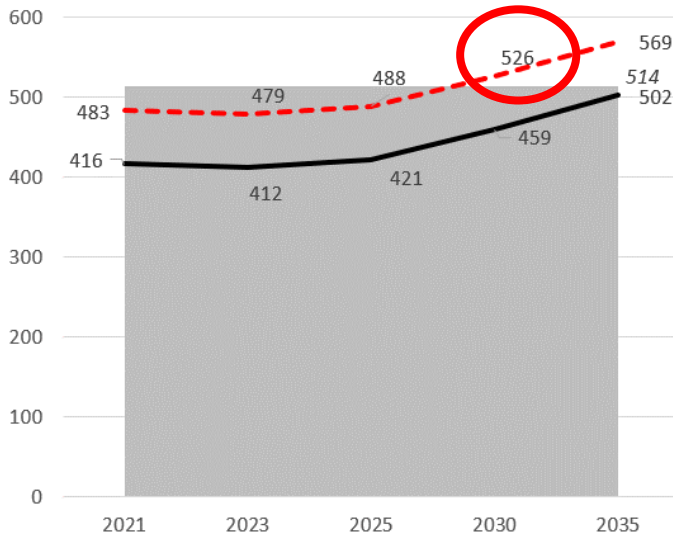
- Clarendon Avenue Elementary would exceed its capacity by 2025, and be ~70 students over capacity by 2035
- Section Elementary would exceed its capacity by 2030, and be ~50 students over capacity by 2035
- Big Bend Elementary would exceed its capacity in 2035 by ~30 students
- Prairie View Elementary and Rolling Hills Elementary would still remain below capacity through 2035

Enrollment Projections— by Elementary School (4K-6)

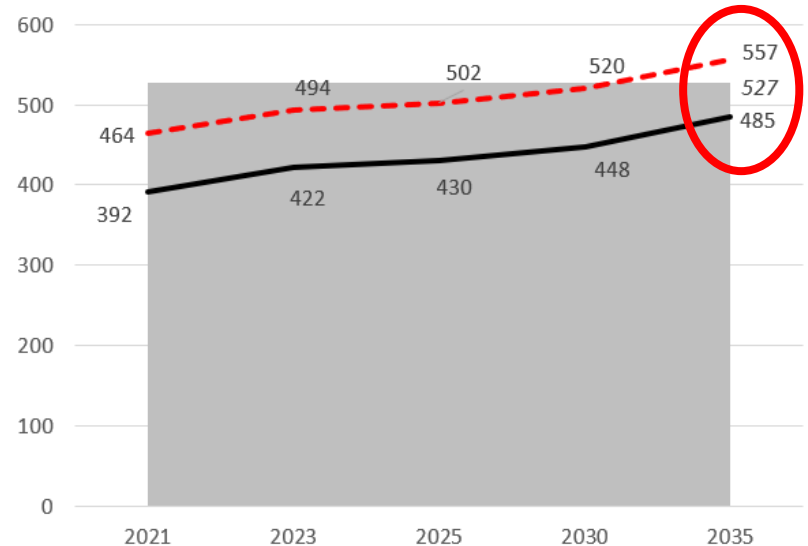
Clarendon Avenue Elementary



Section Elementary



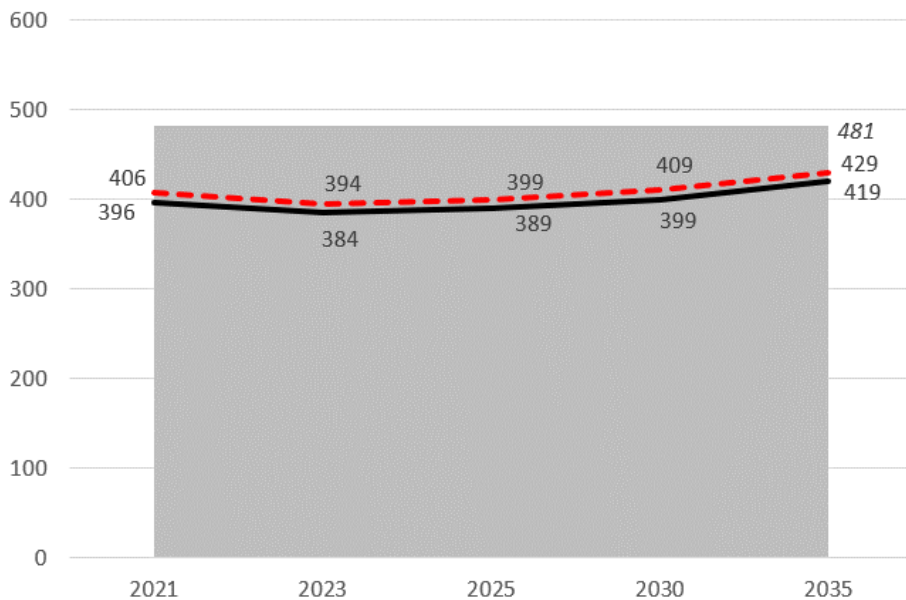
Big Bend Elementary



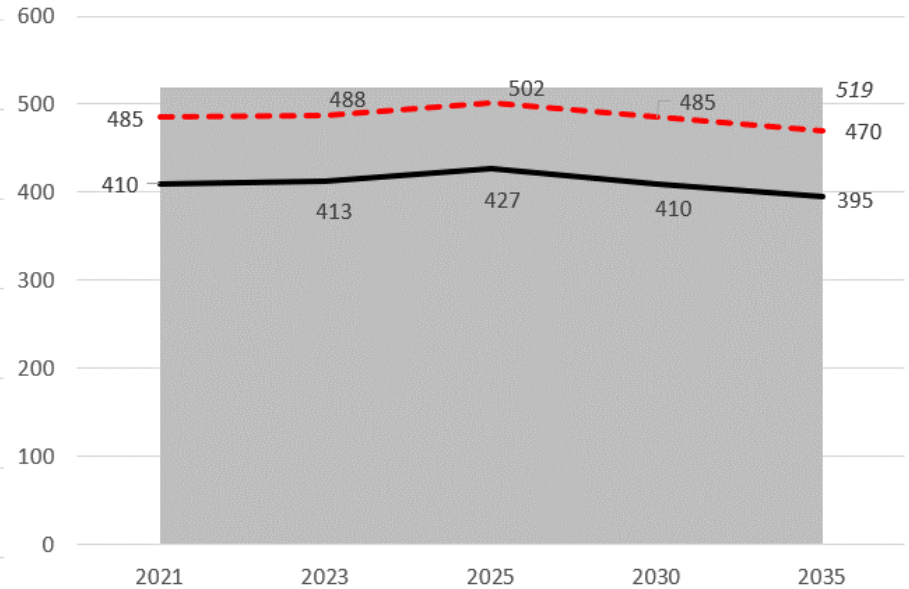
Capacity
 With Open-Enrollment In
 Projected Resident Enrollment

Enrollment Projections— by Elementary School (4K-6)

Prairie View Elementary



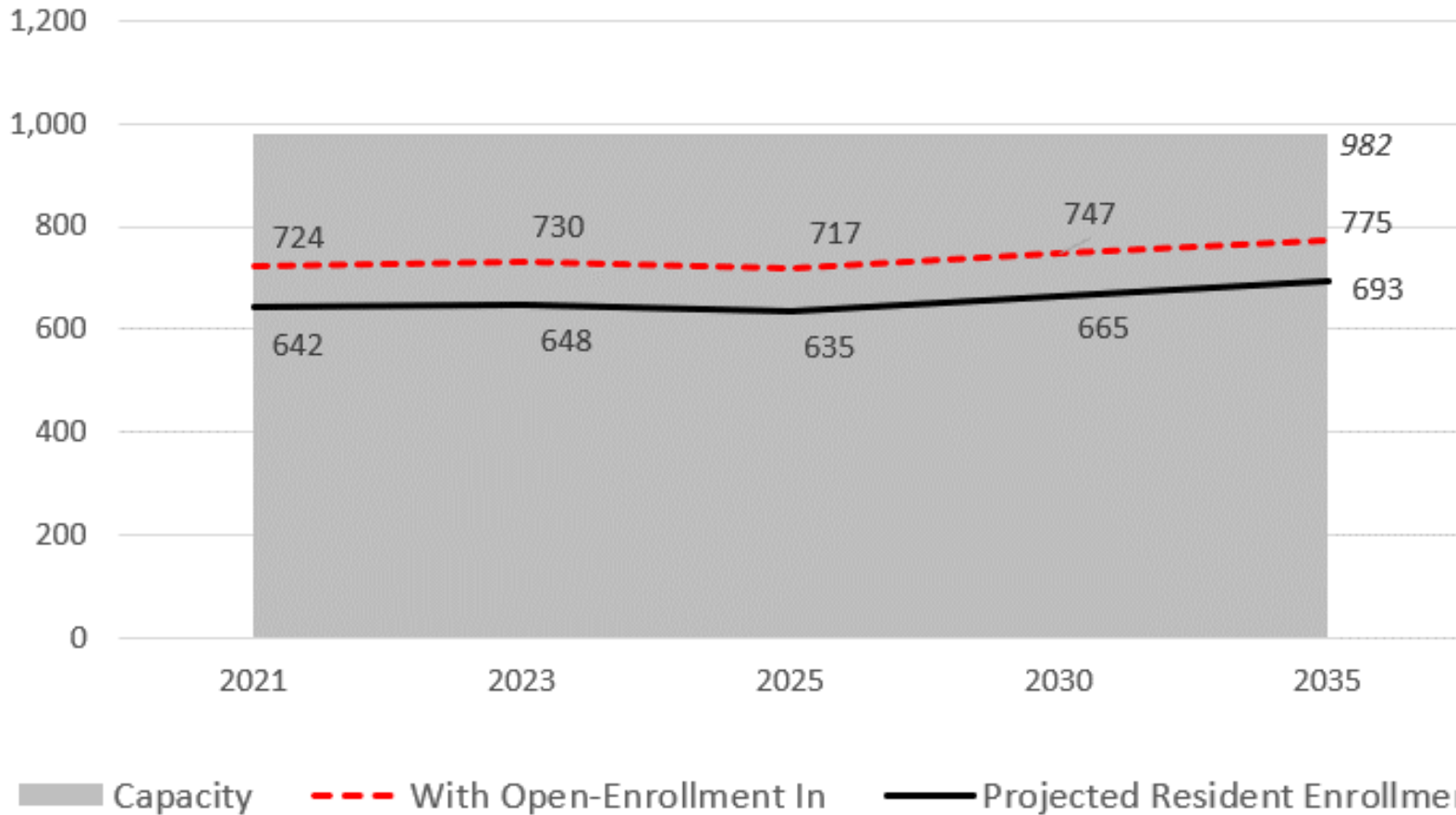
Rolling Hills Elementary



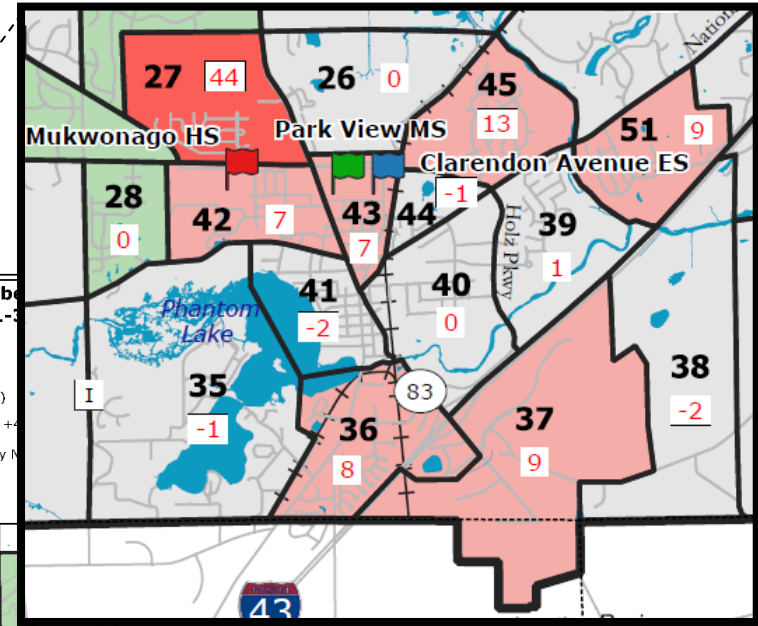
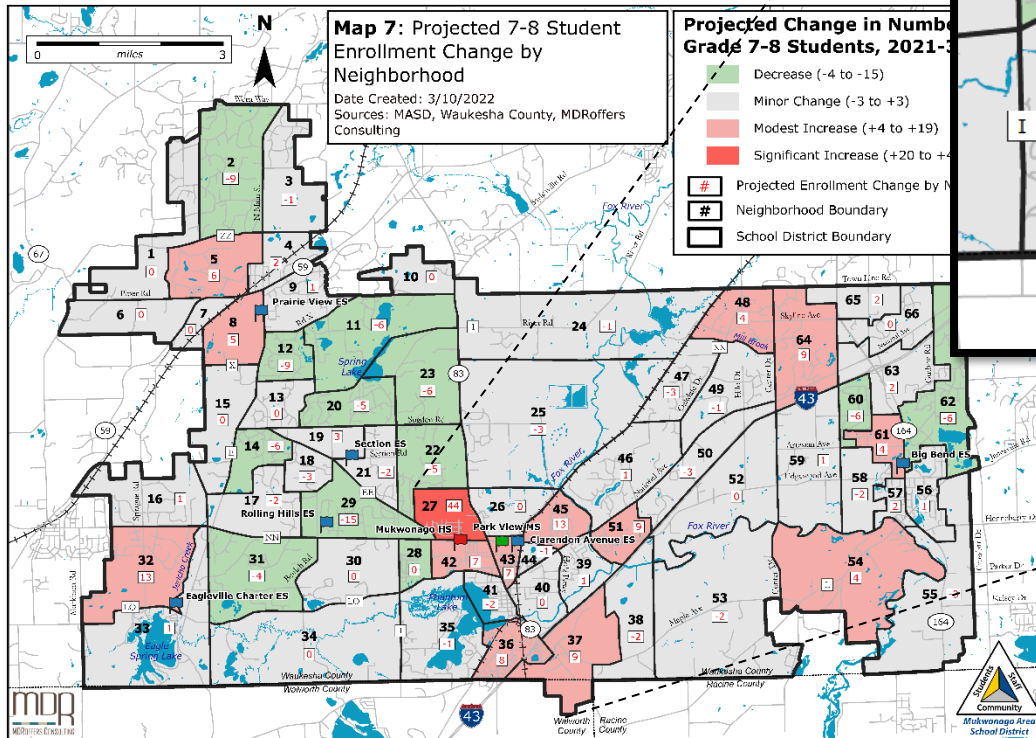
Enrollment Projections— Middle Schools (7-8)

- Between 2021 and 2035, we project a 51 resident grade 7-8 student enrollment increase
- Overall, grade 7-8 resident enrollment is projected to remain well below Middle School building capacity
- Middle School has ~80 students open-enrolling-in from other districts. If continued at same rate, a grade 7-8 Middle School would remain below capacity through 2035

Enrollment Projections— Middle School (7-8)



7-8 Enrollment Projections Map



Projected Change in Number of Grade 7-8 Students, 2021-35

- Decrease (-4 to -15)
- Minor Change (-3 to +3)
- Modest Increase (+4 to +19)
- Significant Increase (+20 to +44)

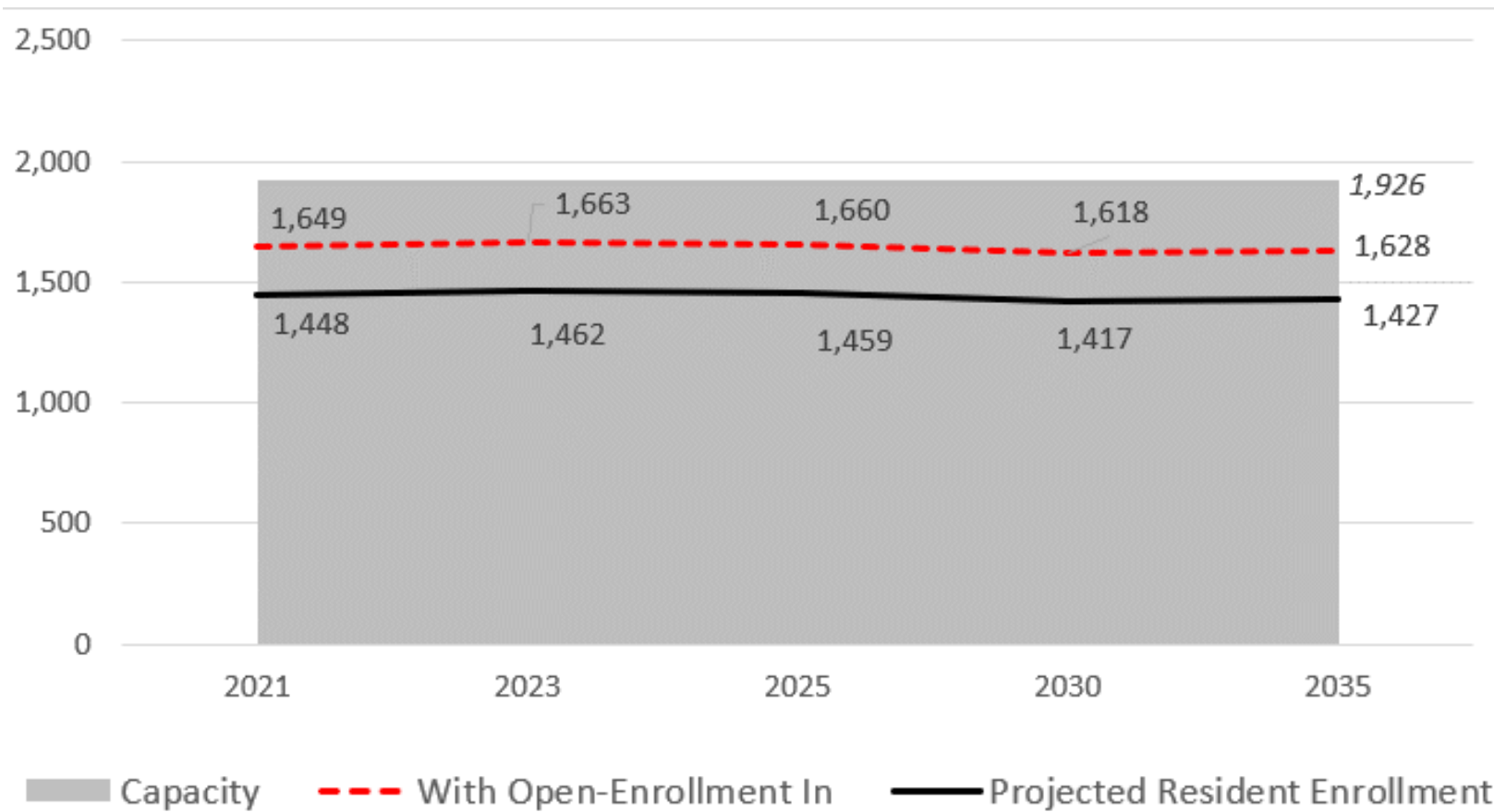
Enrollment Projections— High School (9-12)

- We project a decrease of 21 grade 9-12 resident students by 2035
- Mukwonago High School is projected to remain under its capacity through 2035 for resident students
- Assuming similar grade 9-12 open-enrollment-in of ~200 students, the High School is still projected to be below capacity through 2035

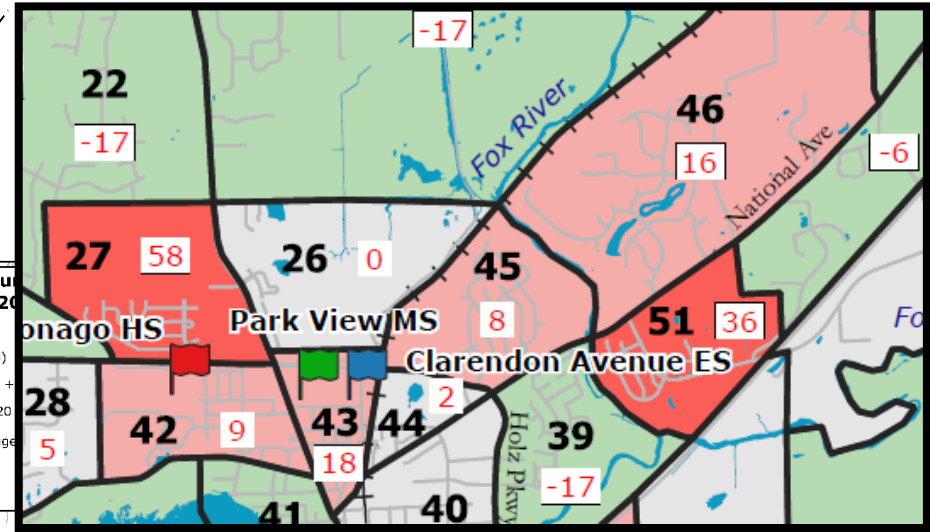
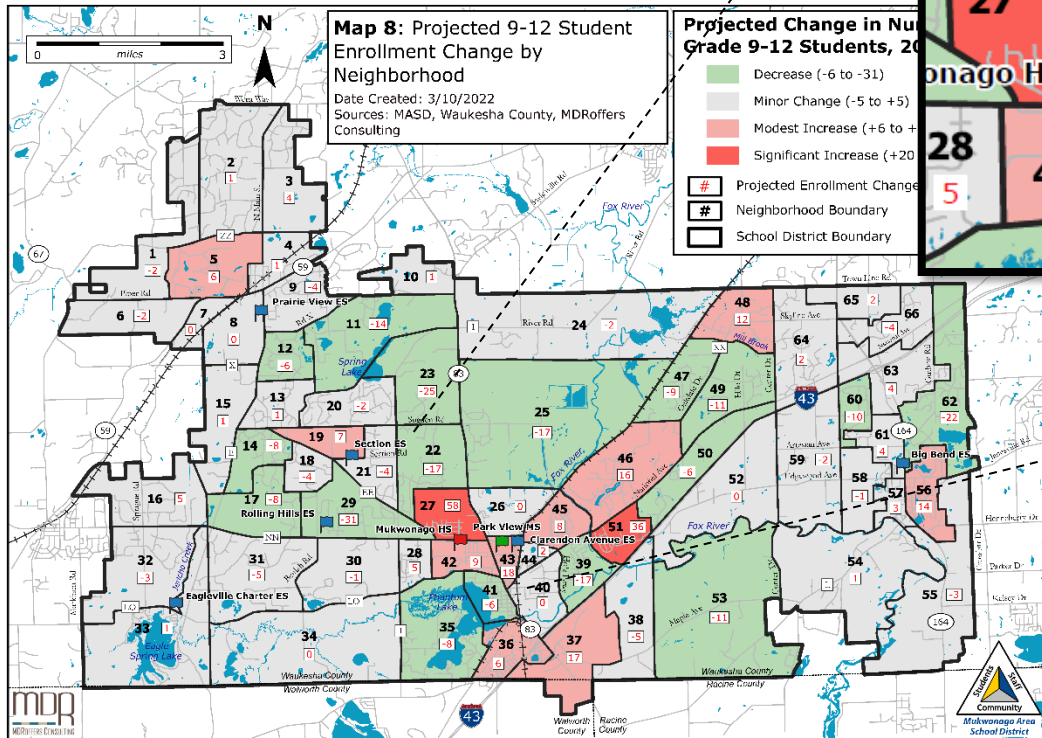
Why a projected high school decrease?

- Current high school class sizes are 20% larger (~60 students) than current elementary class sizes
- Current high school class sizes are big due to large numbers of births in Milwaukee area in the 2000s
- MASD new homeowner survey suggests that new housing generates few high school aged students
- 2035 high school class sizes mildly affected by current pandemic

Enrollment Projections— High School (9-12)



9-12 Enrollment Projections Map



Projected Change in Number of Grade 9-12 Students, 2021-35

- Decrease (-6 to -31)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +19)
- Significant Increase (+20 to +58)

Enrollment Projections— Middle and High Schools (7-12)

Facility	Actual 4K-12 Students-in-Seats ¹	4K-12 Enrollment ¹	MDRoffers 4K-12 Resident Enrollment Projections				Building Capacity ²
	Sept 2021	Sept 2021	2023	2025	2030	2035	
Park View MS (7-8)	724	642	648	635	665	693	982
Mukwonago High (9-12)	1,649	1,448	1,462	1,459	1,417	1,427	1,926
MIDDLE AND HIGH TOTAL (7-12)	2,373	2,090	2,110	2,094	2,082	2,120	2,908

These are MASD resident enrollment projections, and do not include open-enrollment-in of non-resident students

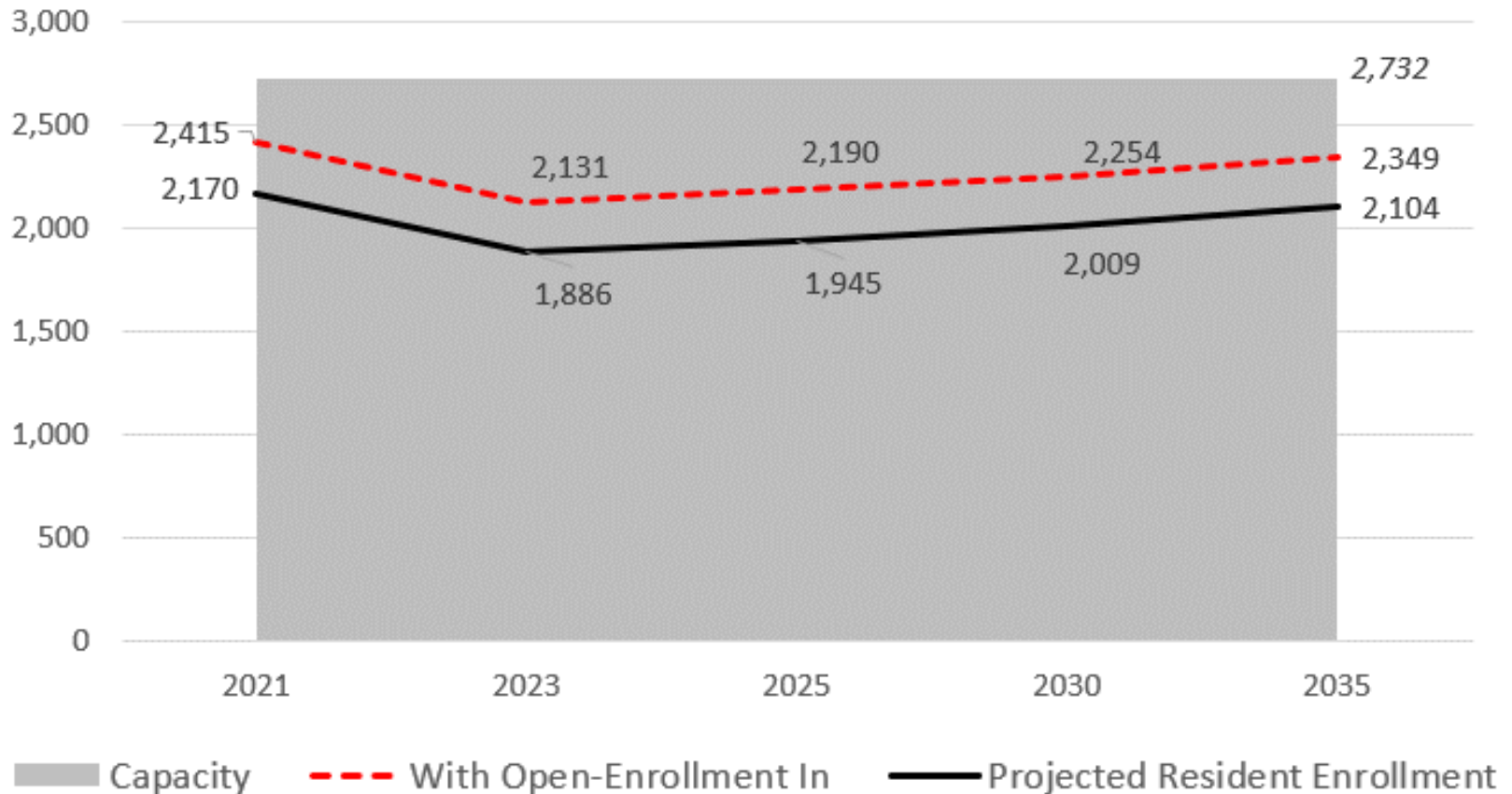
Student Enrollment Projections Under Different Grade Configuration



Enrollment Projections— 6th Grade Shift to Middle School

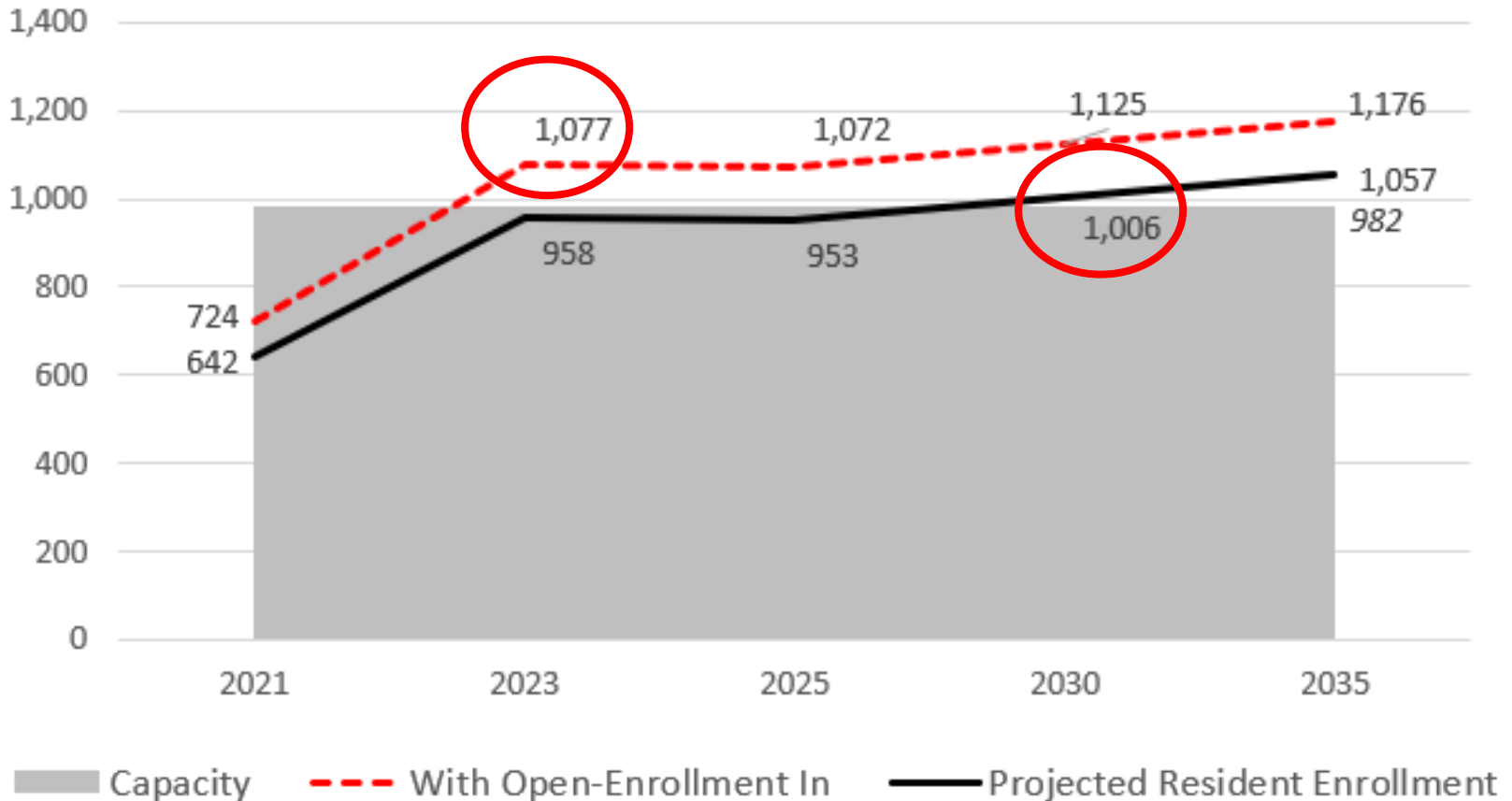
- Shifting 6th graders to the Middle School would appear to resolve projected elementary school capacity issues
 - Resident elementary enrollment would remain well below combined elementary building capacities through 2035
 - Even with open-enrollment-in continuing at current levels, elementary enrollment would remain below combined capacities through 2035
- A 6th grade shift would result in capacity issues at Park View Middle School immediately if both resident and open-enrolled-in students are considered, and by 2025 with only resident students considered

Grade 4K-5 Projections to Capacity— If 6th Grade Shifts to Middle School



Note: The above projections do not include projected 4K students attending community partner sites, as they are not housed in District schools.

Grade 6-8 Projections to Capacity— If 6th Grade Shifts to Middle School



Note: The above chart assumes that the capacity of the Middle School would be unchanged if it shifted from a grade 7-8 to a grade 6-8 school.

In Conclusion



Projection Results Review

- We project an increase from ~4,400 resident 4K-12 students today to ~4,750 resident students in 2035—a ~350 student or 8% increase
- That projected ~350 resident student increase is divided as follows:
 - ~325 more elementary school (4K-6) resident students
 - ~50 more middle school (7-8) resident students
 - ~25 fewer high school (9-12) resident students

Overall Projection-to-Capacity Comparison

- The District has adequate capacity in elementary schools to accommodate projected 4K-6 students through 2035, with resident students only
- Including open-enrolled-in students, total 4K-6 enrollment exceeds combined capacity of elementary schools by 2035
- The District has adequate capacity at the middle and high school levels to accommodate projected 7-8 and 9-12 students through 2035, including open-enrolled-in students
- Shifting 6th grade students to Park View Middle School would resolve elementary school capacity issues, but result in immediate Middle School capacity issues

School-by-School Impacts—No Change Scenario

- Capacity issues will present themselves at Clarendon Avenue Elementary by 2030 with only resident students, and by 2025 with open-enrolled-in students
- With only resident students, all other elementary schools remain under capacity by 2035, however Section Elementary is just shy of capacity by 2035
- With open-enrolled-in students, capacity issues arise at Section Elementary by 2030 and Big Bend Elementary by 2035
- Prairie View and Rolling Hills Elementary are projected to remain under capacity, through 2035, even when including open-enrolled-in students
- The District could shift elementary attendance areas in mid-2020s in anticipation of projected capacity issues

School-by-School Impacts— 6th Grade Shift Scenario

- Resident elementary enrollment would remain well below combined elementary building capacities through 2035
- Even with open-enrollment-in continuing at current levels, elementary enrollment would remain below combined capacity through 2035
- Immediate capacity issues at Park View Middle School if both resident and open-enrolled-in students are considered, and by 2025 with only resident students considered

Mukwonago Area School District Community Growth & Projections

Presentation to the
Finance & Facilities Committee
March 14, 2022

