

**WAUNAKEE COMMUNITY SCHOOL DISTRICT
BOARD OF EDUCATION SPECIAL MEETING**

Wednesday, March 6, 2024

6:00 PM

Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597

Members of the public may attend Board of Education meetings in-person, and will be asked to check in with District personnel when you arrive.

Public comments will be limited to 3 minutes. The Board will allow 30 Minutes for public comments.

Public comments may be sent to Rebecca McDonough at district_administrator@waunakee.k12.wi.us up to one hour before the start of the Board meeting. All comments will be reviewed by the Board members. Emailed comments will be reviewed by the board but not read out loud. Emailed comments sent during any part of the board meeting (Board Development, Closed session, Open session) will be forwarded to the board but may or may not be reviewed by the board until after the board adjourns. Comments must include the commentator's name, address, and must identify their connection to the District (if any) and any group they are representing in order to be considered by the Board.

If you would like to address the Board in-person during the public comments section of the meeting, you will be greeted in the lobby of the building, asked to check in with District personnel when you arrive so that you can be recognized and address the Board when your name is called.

A recording of the meeting will be posted on the District webpage within 24 hours of the meeting time.

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE AGENDA

IV. PUBLIC COMMENTS

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Individuals may use this time to comment on any topic. A copy of Board Policy 187 —Public Participation at Board Meetings is enclosed for your reference. Each speaker will be allowed 3 minutes to speak for a total of 30 minutes. . Emailed comments will be shared and reviewed by all the board members but will not be read out loud.

V. DISTRICT GROWTH AND FINANCIAL PLANNING

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Attached please find a presentation that addresses the agenda items below. There are supporting attachments for B, C, and D that you are welcome to review as well.

A. Review Past, Present, and Future Timelines for Referendum and Financial Planning

B. District Growth Update with MDRoffers

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C. Review Community Survey and Provide Direction on Key Variables/Questions 115

D. Review Architect and Construction Management Extensions for Current Middle School and High School Campus Planning. 123

VI. **FUTURE MEETINGS**

VII. **ADJOURN**

“Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires assistance with access or materials should contact the Waunakee Community School District Office at 849-2000, 905 Bethel Circle Drive Waunakee, WI 53597, at least twenty-four hours prior to the commencement of the meeting so that necessary arrangements can be made to accommodate the request.”

PUBLIC COMMENT PERIODS DURING BOARD MEETINGS

While the public has the right to attend meetings of the Board of Education that have not been convened in a closed session, individuals or groups generally do not have a right to be included on a Board meeting agenda or a right to enter into the discussions or deliberations of the Board. However, without affecting the Board's discretion to authorize other forms of input or participation during Board meetings from persons who are not Board members, the Board expressly authorizes and directs limited public participation during duly-noticed public comment periods as follows:

1. The Superintendent and Board President shall ensure that the agenda and public notice of the Board's primary regular business meeting each month includes a period for public comment. During a public comment period noticed under this paragraph, interested persons may briefly address the Board on topics that are reasonably germane to some aspect of the District's policies, practices, programs, or operations, regardless of whether the speaker's topic is otherwise noticed as a specific subject matter of the meeting in question.
2. Subject to any more specific decision or directive of the Board, the Board President has discretion to include a period of public comment on the agenda and public notice of additional Board meetings. In exercising such discretion, the President may specify on the public notice of the meeting that speaker comments during the public comment period will be limited to topics that are sufficiently germane to the noticed subject matter of the meeting.

When a public comment period is expressly included on the public notice of a Board meeting and there is sufficient interest in addressing the Board, the period shall either include at least 10 individual speakers or extend for 30 actual minutes, whichever limitation permits the greater total number of speakers. However, the Board may extend the total duration of a noticed public comment period at any meeting by a majority vote.

The Superintendent, or his/her designee, will implement a viewpoint-neutral speaker registration process that establishes an order for speaking in the event that the interest in appearing before the Board at any meeting may exceed the time that is allocated for the public comment period. Each speaker, upon being recognized by the presiding officer, will state his/her name and identify his/her connection to the District (if any) and to any group they are representing in connection with their remarks.

Each speaker's presentation is normally limited to a maximum of 3 minutes. However, at a meeting the Board may vote to reduce the time limit to no shorter than 2 minutes per speaker in order to accommodate a greater total number of speakers. In addition, at the Board's discretion, a speaker's time may be briefly extended provided that, upon request, a similar extension shall be granted to other speakers at the same meeting. Any individual may speak only once during the public comment period at any meeting.

Speakers generally should not expect an immediate response or reaction to their comments from the Board. Further:

1. If, at applicable meetings, a speaker raises a topic during a public comment period that was not among the publicly-noticed subject matter of the meeting, the extent of any response to

PUBLIC COMMENT PERIODS DURING BOARD MEETINGS

Policy 187

Waunakee Community School District

Page 2 of 3

the speaker and his/her remarks shall be limited in accordance with applicable law.

2. During a public comment period, Board members will not engage in a substantive discussion of or otherwise attempt to materially investigate or reach a Board resolution of either (a) complaints or grievances regarding the conduct of individual staff members or individual students; or (b) attempts to appeal staff or administrative decisions relating to individual District employees or students. A public comment period during a Board meeting is not the preferred or established means of processing such issues or bringing such matters to the Board's attention.
3. If time or other limitations preclude an interested person from addressing the Board at a specific meeting, the person may submit written information to the Board and/or attempt to utilize a public comment period at a future meeting.

Subject to an appeal to the Board that is made by a Board member, the presiding officer of the Board meeting shall have the authority to conduct and maintain proper order in connection with any authorized public comment period, including the authority to (1) recognize speakers; (2) enforce established time limits; (3) interject and request that speakers voluntarily redirect specific complaints, grievances, or attempted appeals to more appropriate District procedures; and (4) terminate the remarks of any individual who does not adhere to established rules and procedures for public participation, who speaks in a threatening or profane manner, whose comments are repetitive of that person's previous comments, or whose conduct is disruptive and impedes the Board's ability to conduct its business in an orderly and timely fashion.

Individuals who are permitted to address the Board during a meeting are responsible for the content of their comments. The forum represented by a public comment period does not exempt a speaker from any liability arising from his/her comments (e.g., for defamation or for any breach of legally-protected confidentiality).

This policy and any rules and/or procedures that may be adopted related to the administration of public comment periods under this policy are not intended to apply to the following:

1. A meeting or any portion of a meeting that constitutes a formal public hearing on a particular topic or issue.
2. Instances where the Board seeks or agrees, by majority vote, to accept input that is relevant to a noticed agenda item from a person who is not a Board member in order to (for example) resolve a formal or informal point of information that arises during the Board's discussion of an agenda item.
3. Meetings of any standing or ad hoc committee that may be established by the Board.

Legal References:

Wisconsin Statutes

- [Section 19.81](#) [state policy on open meetings]
[Section 19.83\(2\)](#) [discussion during period of public comment]

PUBLIC COMMENT PERIODS DURING BOARD MEETINGS

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Waunakee Community School District

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[Section 19.84\(2\)](#) [public notice of board meetings, including public comment period]
[Section 19.85](#) [exemptions to open meetings]

Cross References:

WASB PRG 187 Sample Policy 4 (with substantial local adaptation)

Adoption/Revision Date(s):

October 1989
March 1994
September 1994
January 2000
February 2002
May 2020
January 2022



WAUNAKEE
COMMUNITY SCHOOL DISTRICT

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District Growth and Financial Planning

Special Board Meeting
March 6, 2024



Review Past, Present, and Future Timelines for Referendum and Financial Planning

Waunakee Community (6181)	11/03/2020	2020-2021 \$2,127,502 2021-2022 \$2,127,502 2022-2023 \$2,127,502 2023-2024 \$2,127,502 2024-2025 \$2,127,502 Total: \$10,637,510	NR 2024-2025	8,491	5,077	Passed	RESOLUTION AUTHORIZING THE SCHOOL DISTRICT BUDGET TO EXCEED REVENUE LIMIT BY \$2,127,502 PER YEAR FOR FIVE YEARS FOR NON-RECURRING PURPOSES
Waunakee Community (6181)	11/04/2014	\$44,800,000	Issue Debt	5,981	3,606	Passed	To build new Intermediate School, to expand and remodel Prairie Elementary, to remodel Heritage Elementary
Waunakee Community (6181)	11/04/2014	2014 \$540,000 2015 \$540,000 2016 \$540,000 2017 \$540,000 Total: \$2,160,000	RR 2017	5,692	3,841	Passed	Operating expenses for expanded facilities and increased technology and maintenance spending
Waunakee Community (6181)	11/02/2010	2011 \$350,000 2012 \$350,000 Total: \$700,000	RR 2012	4,017	4,369	Failed	RESOLUTION AUTHORIZING THE SCHOOL DISTRICT BUDGET TO EXCEED REVENUE LIMIT FOR RECURRING OPERATIONAL COSTS
Waunakee Community (6181)	11/02/2010	\$23,500,000	Issue Debt	4,046	4,385	Failed	INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$23,500,000 FOR A K-4 SCHOOL BUILDING PROGRAM
Waunakee Community (6181)	04/06/2010	\$375,000	RR	1,945	2,082	Failed	paying maintenance costs of the District
Waunakee Community (6181)	04/06/2010	2011 \$375,000 2012 \$375,000 Total: \$750,000	RR 2012	1,872	2,152	Failed	paying operational costs of the District
Waunakee Community (6181)	04/06/2010	\$8,450,000	Issue Debt	2,033	2,009	Passed	paying the cost of a school building program, consisting of the construction of additions to, roof replacement at and remodeling, furnishing and equipping of Waunakee High School
Waunakee Community (6181)	04/06/2010	\$24,950,000	Issue Debt	1,951	2,094	Failed	public purpose of paying the cost of a school building program, consisting of the construction, furnishing and equipping of a new elementary school; and the construction of additions to and remodeling, furnishing and equipping of Prairie Elementary School and Heritage/Intermediate School



Review Past, Present, and Future Timelines for Referendum and Financial Planning

Waunakee Community (6181)	11/08/2022	2022-2023 \$1,000,000 2023-2024 \$3,000,000 2024-2025 \$6,000,000 Total: \$10,000,000	NR 2024-2025	7,469	4,923	Passed	Purposes consisting of expenses related to attracting and retaining staff, operating and maintaining any additional school facilities, and maintaining current programs and services.
Waunakee Community (6181)	11/08/2022	\$175,000,000	Issue Debt	6,518	5,866	Passed	Construction of a new Heritage Elementary School on district-owned land; construction of a new middle school on district-owned land; removal of the current Heritage Elementary School building; district-wide renovations, capital maintenance and site improvements; and acquisition of furnishings, fixtures and equipment.

Major Milestones

- New Heritage Elementary opening 2024
- New Middle School opening 2026



Review Past, Present, and **Future** Timelines for Referendum and Financial Planning

Near-term

- 2024
 - Address expiration of non-recurring operational funds (November 2024)
 - Address compensation gap for classified employees (November 2024)
 - Address resource gap between state budget revenues and inflationary cost increases (November 2024)
- 2026
 - Creation of a modern high school campus (November 2026)

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Long-term

- Long-term planning update from MDRoffers Consulting



District Growth Update with MDRoffers

- Two documents from MDRoffers are included in Boardbook
- MDRoffers staff will review the presentation at the meeting
- The longer report is included for additional information for those interested ¹⁰



Review Past, Present, and **Future** Timelines for Referendum and Financial Planning

Long-term

- Long-term planning update from MDRoffers Consulting
- 4th elementary school (November 32-34)
- Intermediate School addition (November 32-34)
- Will evaluate referendum schedule under community survey discussion



VOGEL
BROS. BUILDING CO.

better people = better builders*

February 28, 2024

Review Architect and Construction Management Extensions for Current Middle School and High School Campus Planning

Vogel - attachment in Boardbook

Randy Guttenberg
Superintendent
Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597

Subject: Extension of Construction Management Services for 2026 Referendum Planning

Dear Randy,

Vogel Bros. Building Co. appreciates the collaborative relationship we have developed with the Waunakee Community School District over the last five years while supporting the 2022 Referendum Projects. We would like to offer an extension of those services in support of the anticipated High School Campus 2026 Referendum. Vogel Bros. Building Co. is willing to extend all terms and conditions (including our fee and rates) from the executed AIA A133 Construction Manager as Construction agreement for the current referendum projects.

Vogel Bros. recent work has showcased our dedication to excellence and seamless collaboration with WCSD leadership. The continuity of our Vogel Bros. team and deep understanding of your facilities positions us well to assist in making informed decisions as you plan the next phase of the High School Campus.

Thank you for this consideration. We look forward to the possibility of extending our partnership and contributing to the continued success of the Waunakee Community School District.

Sincerely,

Jay Thomsen
Vice President
Vogel Bros. Building Co.



Review Architect and Construction Management Extensions for Current Middle School and High School Campus Planning

EUA - attachment in Boardbook



milwaukee : 333 E Chicago St | 414.271.5350
madison : 309 W Johnson St, Ste 202 | 608.442.5350
green bay : 124 N Broadway | 920.336.9929
denver : 1899 Wynkoop St, Ste 700 | 303.595.4500
atlanta : 1401 Peachtree St NE, Ste 300 | 404.596.8006

eua.com

February 20, 2024

Steve Summers
Executive Director of Operations
Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597

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Dear Steve:

EUA welcomes the opportunity to continue to strengthen our existing relationship with the Waunakee Community School District (WCSD) by offering to extend the basic terms and fee structure of the executed contract for architectural and engineering services for the 2022 referendum projects to additional, integrated efforts and projects. This extension would initially serve to allow EUA to support WCSD's development of a High School campus and master plan for the high school athletic facilities, as well as to provide pre- and post-referendum services for an anticipated November 2026 referendum.

Continuing EUA's recent work with Waunakee Community High School means we provide the consistency and in-depth local knowledge needed to hit-the-ground running. The EUA team has proven it works extremely well with WCSD leadership. Our continuing team members will be a critical success factor in ensuring continuity as the district explores the next step in your facilities master plan.

Sincerely,

Robin Savola
Senior Project Manager

Teresa Wadzinski
Studio Director



Review Architect and Construction Management Extensions for Current Middle School and High School Campus Planning

- Contract extensions are not an action item tonight
- Administration requests approval on March 11th



Review Community Survey and Provide Direction on Key Variables/Questions

Timeline

December 11 - School Board approved community survey

December to February - Community survey drafts developed

February 6 - Budget Committee review

February 12 - School Board review (referred to March 6th - Special Board Meeting)

March - Budget Committee and School Board review

April - Survey released

May - Review initial survey data/review draft resolutions

June - Approval of November 24 operational referendum resolution



Survey Themes

- Superintendent Transition
 - What is the district doing well?
 - What can the district improve on?
- District Finances
 - Replacement of \$2.1 million operational referendum from November 2020
 - Replacement of \$1/\$3/\$6 million operational referendum from November 2022
 - Classified staff pay gap
 - Resource gap between state budgets and inflationary costs
 - Reminder: Needed for the 2025-26 fiscal year, not effective for 2024-25



Superintendent Transition

Page 1 - Survey introduction by Randy Guttenberg/How to complete survey

Page 2 - Respondent information

Page 3 - School district feedback

Page 4 - Planning focus



District Finances

Page 5 - Financial sustainability

Page 6 - Operational referendum support

Page 7 - Overall satisfaction

Page 8 - Survey completion



Feedback from Budget Committee

The budget committee discussion focused on:

- 2 year vs 4 year operational referendum
 - 2 year bridge to potential November 2026 HS referendum capital question
 - 4 year option for presidential election cycle (2024, 2028, etc.)
- Recurring vs non-recurring
- Step-up \$ amounts vs stable \$ amount
 - Step-up: \$1M (1st year)/\$3M (2nd year) /\$5M (3rd year)
 - Stable: \$4 million for 4 years



Feedback from Budget Committee

Potential additional survey question:

- New information: A single referendum question can include **both** recurring and non-recurring funding

The operational referendum could be structured in two ways:

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Option 1: As a non-recurring referendum providing funding for a limited amount of time.

This type of referendum will need to be renewed when it expires in four years. The next referendum would need to be approved by voters and could be for a different dollar amount.

Option 2: As a recurring referendum providing funding on a permanent basis.

This type of referendum does not expire. As a result, we would not need to ask voters to renew it every four years. It also means the amount stays the same year after year.

<p>Which referendum option do you support?</p>	<ul style="list-style-type: none"><input type="checkbox"/> I only support Option 1 (non-recurring/expires).<input type="checkbox"/> I only support Option 2 (recurring/permanent).<input type="checkbox"/> I support <u>either</u> option.<input type="checkbox"/> I <u>do not</u> support either option.<input type="checkbox"/> I'm not sure/need more information.
---	---



School Board Feedback Requested

- 1) Include additional question in survey?
- 2) 2 years vs 4 years?
- 3) Step-up \$ amounts vs stable \$ amount?
- 4) Any other feedback related to survey questions



Potential Referendum Budget & Facilities Timeline

2-Year

(2-year then 4-year cycle)

November 24 - Operational

November 26 - HS Campus & Operational

November 30 - Operational

November 32-34 - Operational & 4th elementary & Intermediate addition

4-Year

November 24 - Operational

November 26 - HS Campus

November 28 - Operational

November 32-34 - Operational & 4th elementary & Intermediate addition



Option for Consideration

- 1) Include additional question in survey?
 - a) No, the school board makes this decision in May/June
 - b) Consideration of \$8.1M in recurring funds and the new funds as non-recurring
- 2) 2 years vs 4 years?
 - a) 2 years to follow example on left-hand side of previous slide
 - b) 2 years has lower total \$ amount and allows the board to evaluate the 25-27 state budget
 - c) Total # of election cycles is the same for either option
- 3) Step-up \$ amounts vs stable \$ amount?
 - a) Step-up \$ amounts for property tax levy purposes
 - b) Step-up \$ amounts used in the past 4 operational referendums that increased across fiscal years
- 4) Any other feedback related to survey questions



March 11th

- Administration is requesting final approval of the community survey on March 11th
- Thank you for scheduling the special board meeting to discuss these topics

Community Growth & Projections Report

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February 29, 2024



ACKNOWLEDGEMENTS

Board of Education

Joan Ensign, President
Katie Dotlzer, Vice President
Jack Heinemann, Treasurer
Judy Engebretson, Clerk
Ted Frey, Director
Dawn Heinrichs, Director
Mark Hetzel, Director

Administration

Steve Summers, Executive Director of Operations
Julie Gengler, Registrar

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Consultants

MDRoffers Consulting
Project Management and Planning
www.mdoffers.com

Strand Associates
Mapping and Data Support
www.strand.com

Special thanks to the officials and staff from municipalities in the WCSD and local real estate professionals for their contributions to this report.

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Community Growth & Projections Report**

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Community Growth & Projections Report**

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I. INTRODUCTION AND SUMMARY

A. PURPOSE AND OVERVIEW

The Waunakee Community School District (WCSD) is a public school district in northern Dane County, Wisconsin with a September 2023 enrollment of 4,150 grade 5K-12 students in WCSD school buildings. In addition, in September 2023 there were 238 4K students, all housed at community partner sites.

This Community Growth & Projections Report will assist the WCSD to understand the impact of future residential development and demographic change on future student enrollment, where in the WCSD enrollment change may occur, and how enrollment projections compare with school capacities. This Report features an update to and extension of the consultant’s previous projections, last updated in 2021.

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The process to complete this Community Growth & Projections Report included:

- Review of demographic and enrollment trends for different grade levels and geographic areas within the WCSD.
- Review of recent, pending, and potential residential development proposals.
- Analysis of local land use plans, utility systems, intergovernmental agreements, and housing and economic trends.
- Engagement with municipal planning staff and local real estate professionals.
- Projections of housing growth and change, and comparisons of consultant projections with data from other agencies.
- Projections of WCSD student enrollment by geographic area, school, and grade grouping.

This Report features housing unit and WCSD student enrollment projections in five periods: through 2025 (for ‘25-’26 school year), from 2026 to 2027 (for ‘27-’28 school year), from 2028 to 2030 (for ‘30-’31 school year), from 2031 to 2035 (for ‘35-’36 school year), and from 2036 to 2040 (for ‘40-’41 school year). The projections are broken down by 54 different “neighborhoods,” as depicted on Map 1. Projections are then compared to the capacities of WCSD schools upon completion of the Heritage Elementary and Middle School projects authorized by the WCSD’s November 2022 referendum.

MAP 1

DISTRICT, ATTENDANCE AREA,
AND NEIGHBORHOOD BOUNDARIES



Legend

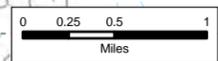
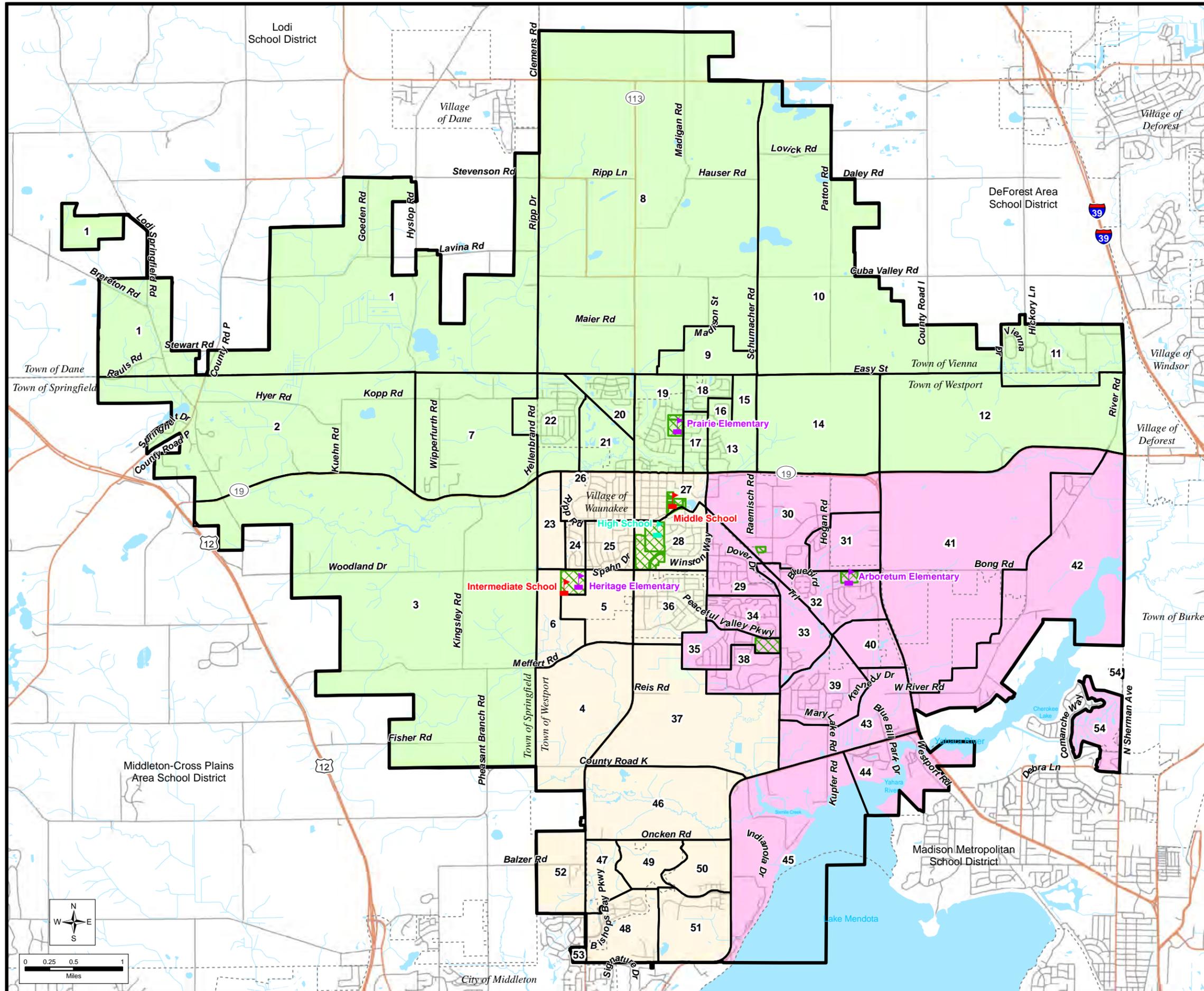
- ▲ Elementary (as of September 2024)
 - ▲ Middle or Intermediate (as of Sept. 2026)
 - ▲ High
- Existing Attendance Areas**
- Arboretum Elementary School
 - Prairie Elementary School
 - Heritage Elementary School
- Waunakee Community School District Boundary
 - WCSD Neighborhood Boundaries (with #)
 - School District Owned Parcels
 - 2023 Municipal Boundaries
 - Highways
 - Local Road
 - Lakes and Rivers

WCSD Neighborhoods

- | | |
|---------------------------------|-----------------------------------|
| 1 Dane | 29 Castle Creek Area |
| 2 Springfield Corners | 30 Business Park |
| 3 Springfield Hwy 12 | 31 Arboretum Village |
| 4 Metro Community Park | 32 Savannah Village |
| 5 Kilkenny West | 33 Steeplechase |
| 6 Intermediate School Southwest | 34 Southbridge and Shenandoah |
| 7 Springfield Northeast | 35 Blue Ridge/Kilkenny Addition |
| 8 Vienna West | 36 Kilkenny Farms |
| 9 Easy Street North | 37 Central Westport |
| 10 Vienna East | 38 Carriage Ridge/Tuscany Ridge |
| 11 Nature Valley | 39 Mary Lake Area |
| 12 Hwy 19 East | 40 Waunakee Southeast |
| 13 Heritage Hills | 41 Bong Road |
| 14 Schumacher Park | 42 River Road |
| 16 Waunakee Heights | 43 Westport Town Hall |
| 17 Capitol/Pleasant View | 44 Yahara Harbor |
| 18 North Ridge Estates | 45 Westport Lakeshore |
| 19 Sixmile Creek | 46 Oncken Road North |
| 20 Meadowbrook | 47 Bishops Bay - Center/Watermark |
| 21 Waunakee Northwest | 48 Bishops Bay - Back Nine |
| 22 Westbridge | 49 Bishops Bay - Reserve Hill |
| 23 Waunakee West | 50 Bishops Bay - Farm |
| 24 Westview Meadows | 51 Bishops Bay - Prairie/Woods |
| 25 Centennial Heights | 52 Larwood Hills |
| 26 Dormal/Country Aire | 53 Redtail Ackers |
| 27 Waunakee Downtown | 54 Cherokee Condominiums |
| 28 Castle Crest | |

Date: January 2024

Data Sources: Dane County LIO and
Waunakee Community School District



Waunakee Community School District Community Growth & Projections Report

B. STATISTICAL SUMMARY

1. As of September 2023, the WCSD educated 4,150 students in grades 5K-12. Elementary school (grades 5K-4) enrollment was 1,508 students, Waunakee Intermediate School (grades 5-6) enrollment was 620 students, Waunakee Community Middle School (grades 7-8) enrollment was 675 students, and Waunakee Community High School (grades 9-12) enrollment was 1,347 students. Additionally, 238 four-year-old kindergarten (4K) students were housed at community partner sites.
2. Total WCSD 5K-12 student enrollment increased by 366 students, or 10 percent, over the past decade. About $\frac{3}{4}$ of that increase was from WCSD resident enrollees, with the rest from non-resident students open-enrolling-into WCSD schools.
3. Enrollment increases were greatest at the high school, which increased by 183 students or 16 percent over the past decade. Over the same period, elementary (grade 5K-4) enrollment increased by 120 students or 9 percent, intermediate school enrollment increased by 22 students or 4 percent, and middle school enrollment increased by 41 students or 6 percent.
4. 4K enrollment has been relatively steady over the past decade. 4K enrollment is typically about 90 percent of enrollment for the following year's incoming five-year-old kindergarten (5K) class.
5. Births in the WCSD have also remained relatively stable since 2010, with from 170 to 190 births each year. This parallels 4K enrollment. Since 2020, WCSD births appear to be increasing. The consultant anticipates this trend to continue through the 2020s because the large Millennial generation is in its prime reproductive years and new housing construction continues.
6. A 2021 survey of occupants of new single-family homes suggested that the average new house built in the WCSD generated about 0.66 5K-12 WCSD students—a decrease from prior similar survey results. While the survey was not repeated in 2023, the consultant instead analyzed student-per-housing unit ratios in newer single-family home neighborhoods using fall 2023 housing unit and student address data. This analysis showed a student generation ratio of 0.74 WCSD 5K-12 students in each newer single-family home—suggesting a steadying or possibly even a reversal of prior trends.
7. The consultant found that newer multiple-family housing generates an average of 0.10 WCSD 5K-12 students per unit—or about 10 new units for each additional WCSD student. While significantly lower than single-family home student generation, this ratio is higher than what the consultant typically finds in other suburban Dane County school districts.
8. A large percentage of the WCSD's population is from the Baby Boom and Generation X generations. From 2010 to 2020, nearly two-thirds of its population increase was in age groups of 45 years and older. Many of these people undoubtedly

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moved to Waunakee during the housing boom peaking in the early 2000s. As they age and begin to move on by 2040, their homes are likely targets for new families. The timing and extent of this turnover will depend in part on other available local housing options and interest rates.

C. HOUSING UNIT PROJECTIONS SUMMARY

1. WCSD municipalities have generally been receptive to new housing development. Significant housing construction has occurred over the past decade, including single- and multiple-family, as regional job growth continues and families observe the benefits of WCSD schools. For example, over 40 percent of all housing units in the Village of Waunakee have been built since 2000.
2. The consultant projects construction of 4,304 new housing units within the WCSD between 2023 and 2040. This equates to about 253 new housing units per year of all types—slightly higher than the 228 unit per year average since 2013. The consultant did not consider the possibility of a major recession between 2023 and 2040, similar to the “Great Recession” of the late 2000s. If one does occur, a major interruption to projected housing growth would occur.
3. The consultant’s housing unit projections include single-family homes, duplex units, and multiple-family units, including senior housing. The consultant anticipates that 49 percent of projected housing units in the WCSD between 2023 and 2040 will be single-family homes, which typically generate more students per housing unit than other housing types.
4. The consultant projects that close to 3,000 new housing units—or two-thirds of all projected housing in the WCSD—will be built in the Village of Waunakee by 2040. This equates to an average of 173 new housing units per year—slightly higher than the 159 per year average since 2013, but similar to the average since 2017 of 180 new housing units per year. Kilkenny West, Heritage Hills, and Arboretum Village are projected to be the greatest Waunakee-based housing generators over this period.
5. The consultant projects that 47 percent of all new housing in Village between 2023 and 2040 will be single-family homes—a lower percentage than experienced over the past decade, when 57 percent of all new housing built in the Village were single-family homes. This is not due to an expected decrease in the amount of new single-family construction, but rather more expected housing of other types for the workforce, empty nesters, and seniors—including WCSD’s large group of Generation Xers and Baby Boomers that generally reside in single-family homes today.

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6. In the City of Middleton portion of the WCSD, the consultant projects just under 800 new housing units through 2040, with all of this increase projected in the 2030s with consultant-anticipated recommencement of Middleton-based Bishops Bay development. Less than 20 percent of these new units in the City are expected to be single-family homes.
7. The consultant projects construction of just over 400 new housing units—all single-family homes—in the Town of Westport by 2040. The majority of the Town of Westport-based housing unit increase is projected in the Farm, Prairie, and Woods portions of the Bishops Bay development. Other towns in the WCSD are not anticipated to generate much new housing.

D. STUDENT ENROLLMENT PROJECTIONS SUMMARY

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1. Between September 2023 and 2040, the consultant projects an increase of 883 5K-12 students enrolled in WCSD schools. This equates to about 52 additional 5K-12 students per year on average. The consultant's projections assume the rate of open-enrollment-out of WCSD schools, private schooling, and home schooling will remain constant, and number of future open-enrolled-in, non-resident students will be at the average experienced over the past four years. These same assumptions were used in the consultant's 2021 projections.
2. Referring to neighborhoods in Map 1, the consultant projects that enrollment growth will be greatest in neighborhoods 5, 13, 22, and 31 in the Village of Waunakee and 50 and 51 (Bishops Bay) in the Town of Westport. Significant enrollment growth is also projected in other west side Village of Waunakee neighborhoods and in Middleton's Bishops Bay neighborhoods.
3. The consultant projects elementary school (grade 5K-4) enrollment to increase by 349 students between September 2023 and 2040—totaling 1,857 grade 5K-4 students in WCSD elementary schools by 2040.
4. Without any changes beyond the November 2022 referendum project, the consultant projects that grade 5K-4 enrollment will exceed the combined *functional* capacity of all WCSD elementary school buildings by 2035 and approach the combined elementary school *maximum* building capacity by 2040. These results suggest that the WCSD will need its fourth WCSD elementary school by the early- to mid-2030s.
5. The four-section Arboretum Elementary School—currently operating just over its functional building capacity—is projected to be around its maximum capacity by 2027 without any changes. The six-section Prairie and the new six-section Heritage Elementary Schools are each projected to be operating around 90 students below functional capacity of each building in the

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2025-26 school year under current attendance areas. Thereafter, enrollment at both schools is projected to increase such that they would approach their maximum capacities by 2040.

6. Nearer-term capacity issues at Arboretum Elementary suggest interim action by mid- to late-2020s. Options may include adjusting elementary attendance areas (understanding that attendance areas would need to be redrawn again with a fourth elementary school), increasing “forced transfers” of later-arriving incoming students from Arboretum Elementary to the other elementary schools, or implementing “flex” neighborhoods where students have the option to attend different elementary schools.
7. The consultant projects Intermediate School (grade 5-6) enrollment to increase by 157 students between September 2023 and 2040—totaling 777 grade 5-6 students by 2040. Projected enrollment would exceed current functional building capacity at the Intermediate School by 2035 and approach current maximum building capacity by 2040. A potential classroom addition anticipated with the original construction project would increase the building’s functional capacity to 900 students. It appears that exploration of such an addition should begin by the early- to mid-2030s—a similar timeframe to when the WCSD may need its fourth elementary school.
8. The consultant projects Middle School (grade 7-8) enrollment to increase by 115 students between September 2023 and 2040—totaling 790 grade 7-8 students by 2040. Middle School enrollment is, however, projected to decrease slightly over the next few years due to large current grade 7-8 class sizes. Year 2040 grade 7-8 enrollment is projected to approach the 800-student functional capacity of the new Middle School building, not considering any potential long-term addition.
9. The consultant projects High School (grade 9-12) enrollment to increase by 263 students between September 2023 and 2040—totaling 1,610 grade 9-12 students by 2040. This would approach the reported functional capacity of the current High School building. Still, the WCSD administration suggests that current High School building capacity may be already tested by current enrollment, as building capacities were estimated many years ago, and since then additional curricular programs and activities have utilized existing areas previously assigned to classroom capacity. If the current adjacent Middle School building, which is scheduled to be vacated in June 2026, is repurposed to also serve high school students, the combined building capacity would be above projected grade 9-12 enrollment through 2040. The current Middle School building would likely require substantial remodeling (i.e., larger, reconfigured classrooms) to provide modern space for high school students, which means its future capacity for high school students would likely be less than its current capacity for middle school students.

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E. USING THIS REPORT FOR LONG RANGE FACILITIES PLANNING

The consultant’s methodology divides the WCSD into 54 different “neighborhoods,” for which housing and 5K-12 enrollment projections were made. This approach enables both a quantitative and geographic understanding of future student enrollment growth. Neighborhood projections can be used in a variety of different ways in school facility planning, including to identify promising locations for new schools and appropriate attendance area shifts to address enrollment-to-capacity differentials.

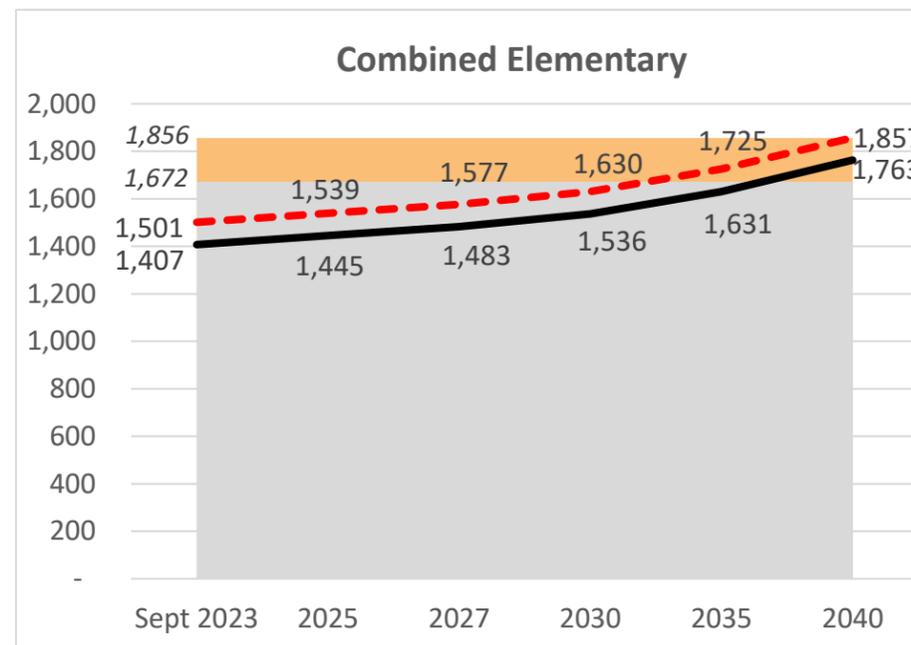
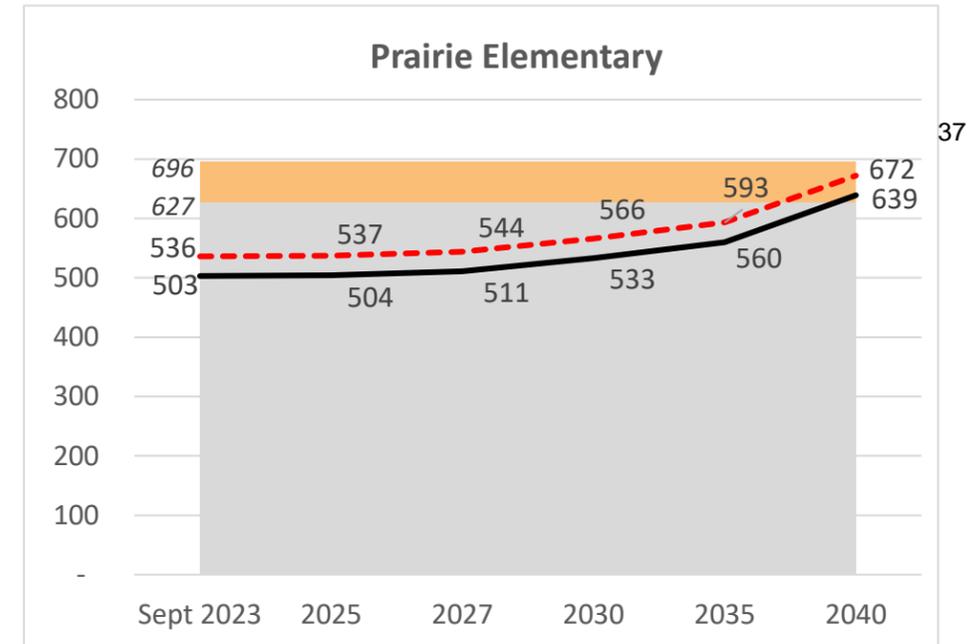
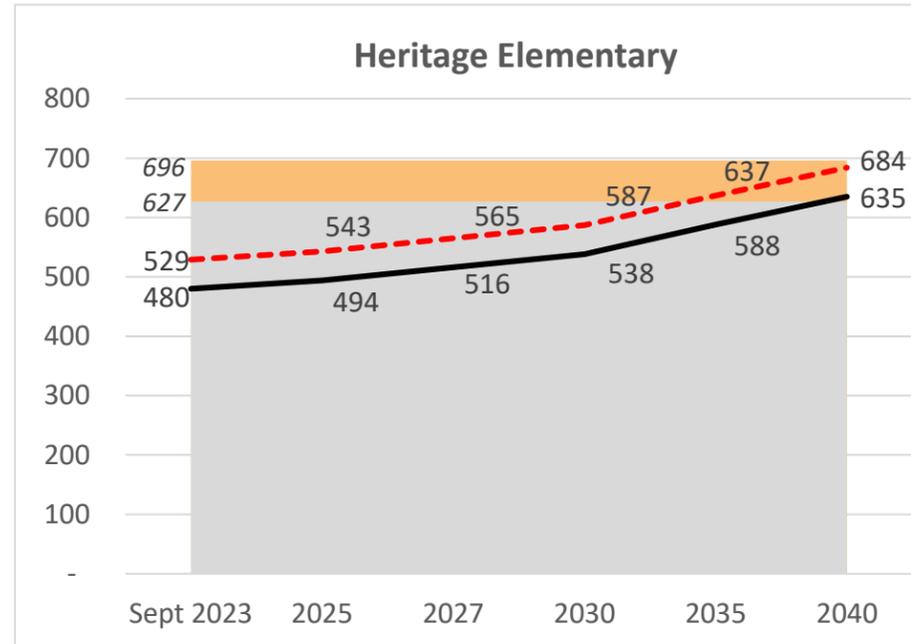
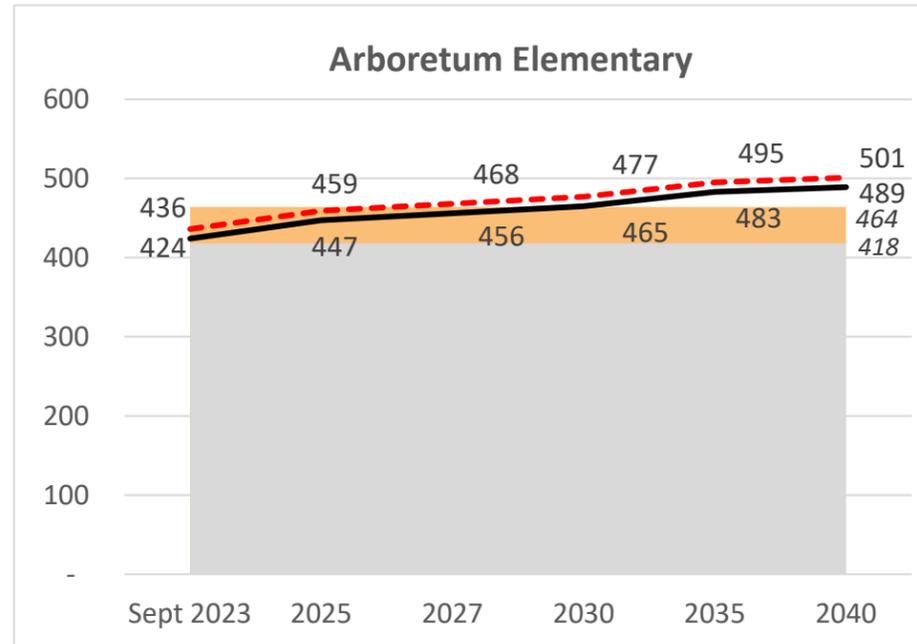
The consultant’s projections suggest capacity issues at all but the new Middle School building as the projection period progresses. In total, the projections suggest that a few different new, expanded, or repurposed facilities may be required by the early 2030s, which will require careful, advance planning.

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Projections of enrollment compared to school building capacities are only one factor to consider in long range facilities planning. Other factors include basic goals and parameters (e.g., maximum school and class sizes), interest and tolerances for grade grouping changes and/or attendance area shifts, the suitability for older buildings to operate efficiently and serve modern educational needs, existing building expansion opportunities and constraints, the suitability of different buildings and potential sites for new or expanded schools, the relative costs of different options to address needs, and the WCSD’s financial picture including its borrowing capacity.

These issues and potential solutions are beyond the scope of this Community Growth & Projections Report. The consultant encourages the WCSD to update its Long Range Facilities Study to address these matters.

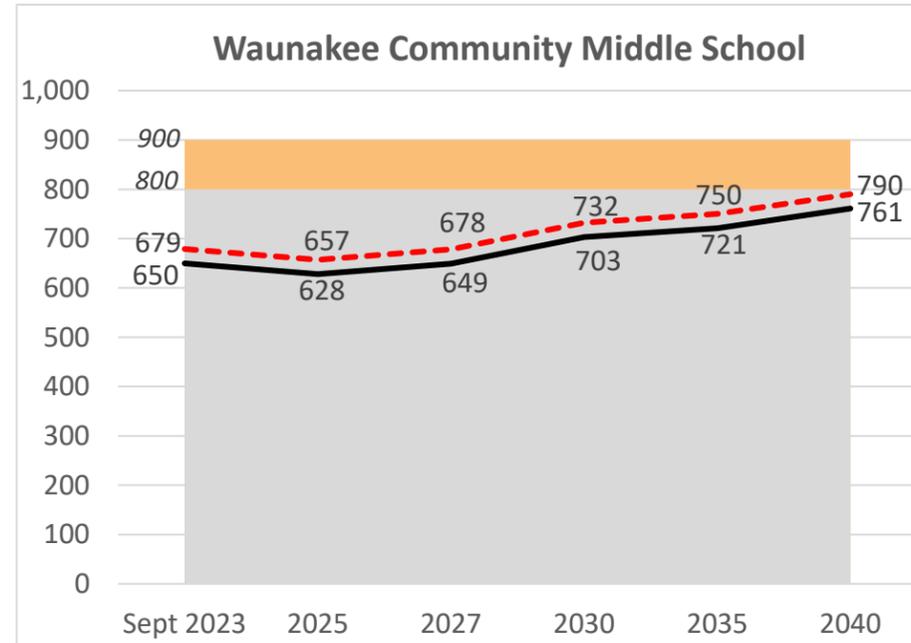
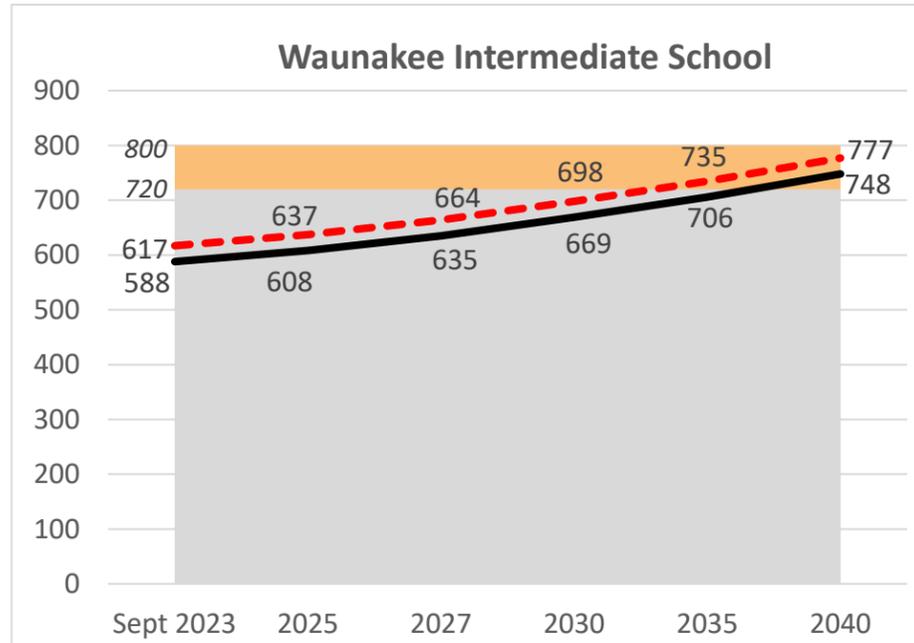
Enrollment vs. Capacity at WCSD Schools (following completion of 2022 referendum projects)



Note: Projections of enrollment compared to school building capacities are only one factor to consider in long range facilities planning.

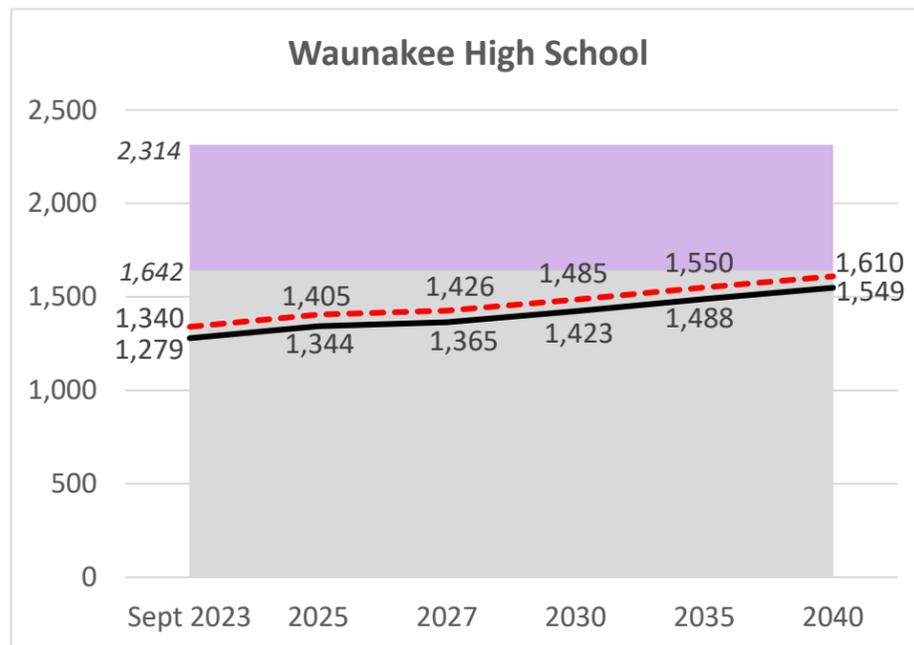


**Enrollment vs. Capacity at WCSD Schools
(following completion of 2022 referendum projects)**



Intermediate School and Middle School Legend:

- Maximum Capacity
- Functional Capacity
- Projected Resident Enrollment
- With Open-Enrollment In



High School Legend:

- Assumed Capacity of Current High School + Middle School Buildings
- Functional Capacity of Current High School Building
- Projected Resident Enrollment
- With Open-Enrollment In

Notes:

Projections of enrollment compared to school building capacities are only one factor to consider in long range facilities planning.

Reported Waunakee High School building capacity = current High School capacity (1,642 students based on 80% classroom utilization) + 2023-24 Middle School capacity (672 students w/o portables). Actual capacity may be lower.

II. SCHOOL DISTRICT OVERVIEW AND STUDENT ENROLLMENT TRENDS

A. WAUNAKEE COMMUNITY SCHOOL DISTRICT OVERVIEW

The Waunakee Community School District (WCSD) spans 56 square miles in northern Dane County. The WCSD encompasses all of the Village of Waunakee and Town of Westport and portions of the Towns of Dane, Springfield, and Vienna. Small parts of the Cities of Middleton (including its portion of the Bishops Bay development) and Madison (Cherokee Condos) are in the WCSD. The WCSD’s school buildings as they will exist by September 2026 (i.e., with all changes resulting from the November 2022 referendum complete) are indicated on the maps in this Report and described in Figure 1.

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Figure 1: Waunakee Community School District Building Overview

School (Grade Groups)	Current Grades Served	Neighborhood (see Map 1)	September 2023 Enrollment		Building Capacity Range ³
			WCSD Resident Students	Total Students in Seats	
Arboretum Elementary (5K-4)	5K-4	32	409	427	418-464
Heritage Elementary (5K-4) ¹	5K-4	6	513	558	627-696
Prairie Elementary (5K-4)	5K-4	19	488	523	627-696
Waunakee Intermediate (5-6)	5-6	6	591	620	720-800
Waunakee Community Middle (7-8) ²	7-8	27	640	675	800-900
Waunakee Community High (9-12) ⁴	9-12	28	1,293	1,347	2,314

Source: WCSD Notes:

¹ A new Heritage Elementary School building is scheduled to open for the 2024-25 academic year; building capacity is for that new building.

² A new Waunakee Middle School building is scheduled to open for the 2026-27 academic year; building capacity is for that new building.

³ Per calculations provided by Eppstein Uhen Architects. “Functional” capacity means that 90% of seats in classrooms are occupied (except high school at 80%). “Maximum” capacity means that 100% of seats in classrooms are occupied.

⁴ Reported building capacity for Waunakee High School is the sum of current high school building capacity--1,642 students per an architectural study and based on an assumption of 80% classroom utilization--plus the current middle school building capacity (without portable classrooms) of 672 students. Actual future capacity of the current middle school space would likely be lower if converted to modern high school space.

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B. PRIVATE AND HOME SCHOOL ENROLLMENT TRENDS

There are several private schools located in Northern Dane County, including two in the WCSD, which attract students from the WCSD and neighboring school districts. Additionally, a parochial high school (Chesterton Academy) is scheduled to open in Sun Prairie in 2024. Figure 2 includes enrollment data for private schools operating in northern Dane County over the past ten years. While it is not known how many WCSD residents attended these schools, their combined enrollment has increased by approximately 350 students since 2012, with essentially all of that since the 2019-'20 school year. Much of that increase was likely due to differential operating procedures during the pandemic (private schools more likely were in-person).

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Madison Country Day School, which is located in the Town of Westport in the eastern part of the WCSD, had a significant enrollment increase over the past decade but enrollment has remained stable since 2018. Saint John School, which is located in the Village of Waunakee, had stable enrollment over the past decade, despite adding 7th and 8th graders over that period.

Figure 2: Enrollment of Private Schools Operating in Northern Dane County, 2012-2022

Private School	Grades Served	2012-13	2014-15	2016-17	2018-19	2020-21	2022-23	10 Year Change
Madison Country Day School (in WCSD)	4K-12	340	399	438	453	431	456	+116
Saint John School (in WCSD)	4K-8	224	247	150	135	212	216	-8
Immaculate Heart of Mary Catholic School	4K-8	233	199	156	147	152	187	-46
Three Angels Christian Schools	5K-8	20	18	24	11	20	22	+2
Abundant Life Christian School	5K-12	209	230	229	221	255	332	+123
Blooming Grove Montessori School	4K-8	-	-	-	25	53	43	+43
Eastside Evangelical Lutheran Elementary	4K-8	136	140	130	133	113	141	+5
Holy Cross Lutheran School	5K-8	86	81	79	133	135	173	+87
Saint Dennis School	4K-8	282	258	265	266	263	249	-33
Peace Lutheran School	5K-8	-	143	136	151	124	153	+153
Sacred Hearts Grade School	4K-8	439	352	348	305	337	348	-91
TOTALS		1,969	2,067	1,955	1,980	2,095	2,320	+351

Source: Wisconsin Department of Public Instruction

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In June 2023, Governor Evers signed Senate Bill 330, which included a funding increase of \$1 billion for public schools as well as a funding increase of \$280 million for Wisconsin’s private choice and independent charter schools.

In making its enrollment projections later in this Report, the consultant assumed that a constant rate of resident students would choose to attend private schools instead of WCSD schools as occurred during the 2023-24 academic year.

From 2012 to 2019, home school enrollment in the WCSD generally decreased, from 40 students in the early-2010s to 25 students in the late-2010s. In 2020, with the pandemic’s onset, the number of students being home schooled increased to 68 students, but then decreased to around 40 students as of 2022. In making its projections, the consultant assumed that the rate of WCSD residents being home schooled would remain constant at this 2022 level.

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C. WCSD STUDENT ENROLLMENT TRENDS AND IMPLICATIONS

As reported in Figure 3, the WCSD had a 366 student, or 10 percent, increase in total enrollment between the 2013-14 and 2023-24 school years. Enrollment increases were greatest at the high school level (grades 9-12), which increased by 183 students or 16 percent over the past decade. Elementary school (grades 5K-4) enrollment increased by 120 students or 9 percent, middle school (grades 7-8) enrollment increased by 41 students or 6 percent, while intermediate school (grades 5-6) enrollment increased by 22 students or 4 percent.

Figure 3: WCSD Enrollment by Grade Group, September 2013 to September 2023

Grade Group	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	10 Year Increase
5K-4	1,388	1,390	1,397	1,398	1,441	1,496	1,477	1,406	1,459	1,501	1,508	+120
5-6	598	607	622	619	590	577	648	651	644	636	620	+22
7-8	634	617	627	655	657	656	645	600	652	684	675	+41
9-12	1,164	1,164	1,216	1,252	1,297	1,322	1,354	1,377	1,354	1,329	1,347	+183
Total 5K-12 Enrollment	3,784	3,778	3,862	3,924	3,985	4,051	4,124	4,034	4,109	4,150	4,150	+366

Source: WCSD

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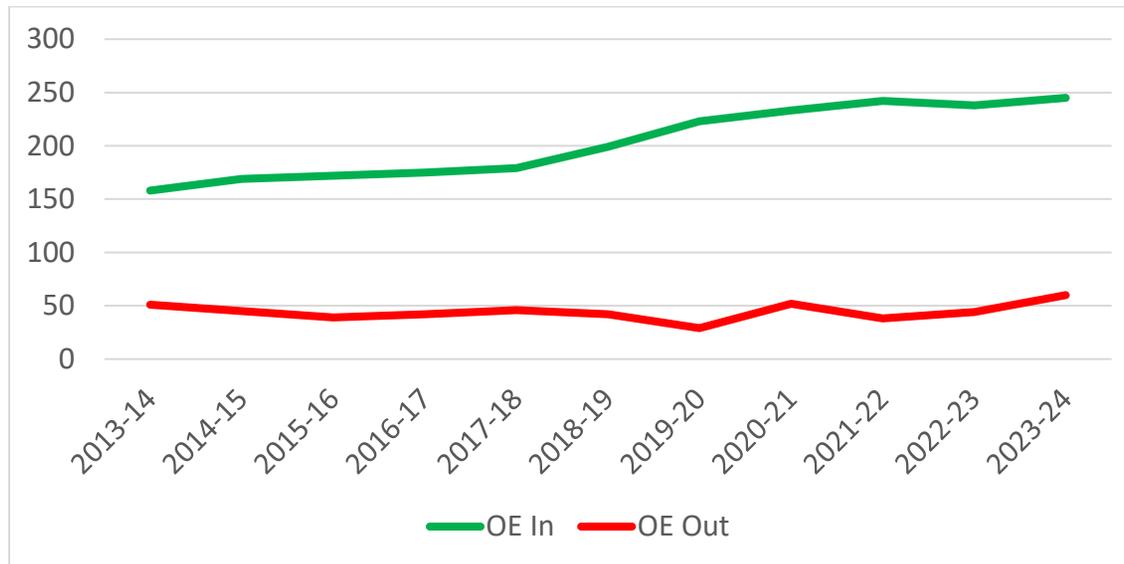
The State allows students, given space availability and district approval, the option of enrolling in a school district other than the one in which they reside. When considering resident students only, WCSD 5K-12 enrollment grew by 279 students over the past ten years, or by 8 percent. Therefore, about one-quarter of the WCSD’s enrollment growth over the past ten years has resulted from increasing numbers of non-resident students open-enrolling-in.

D. OPEN ENROLLMENT TRENDS AND IMPLICATIONS

The WCSD has consistently gained more students than it has lost through open enrollment. As shown in Figure 4, this gap has widened since 2013. In September 2023, the WCSD lost 60 resident students to open enrollment, but gained 245 non-resident students through open enrollment. This combined for a net gain of 185 students attending WCSD schools through open enrollment.

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Figure 4: WCSD PK-12 Open Enrollment Trends, 2013-14 through 2023-24



Source: WCSD

III. DEMOGRAPHIC TRENDS AND EXPECTATIONS

A. BIRTHS AND CHILD POPULATION TRENDS

The number of children born within a school district affects future enrollment in that district’s schools. Overall, births in the Waunakee Community School District (WCSD) have remained fairly stable since 2010, with anywhere from 170 to 190 babies born each year, at the same time enrollment increased. This is likely due to in-migration of families after their children were born elsewhere. Since 2020, WCSD births have increased—a trend that may continue through the 2020s because the large Millennial generation is in prime reproductive years and because of somewhat accelerating housing development. Figure 5 shows the number of births between 2010 and 2022 in the WCSD. (2023 data was not yet available at time of writing.)

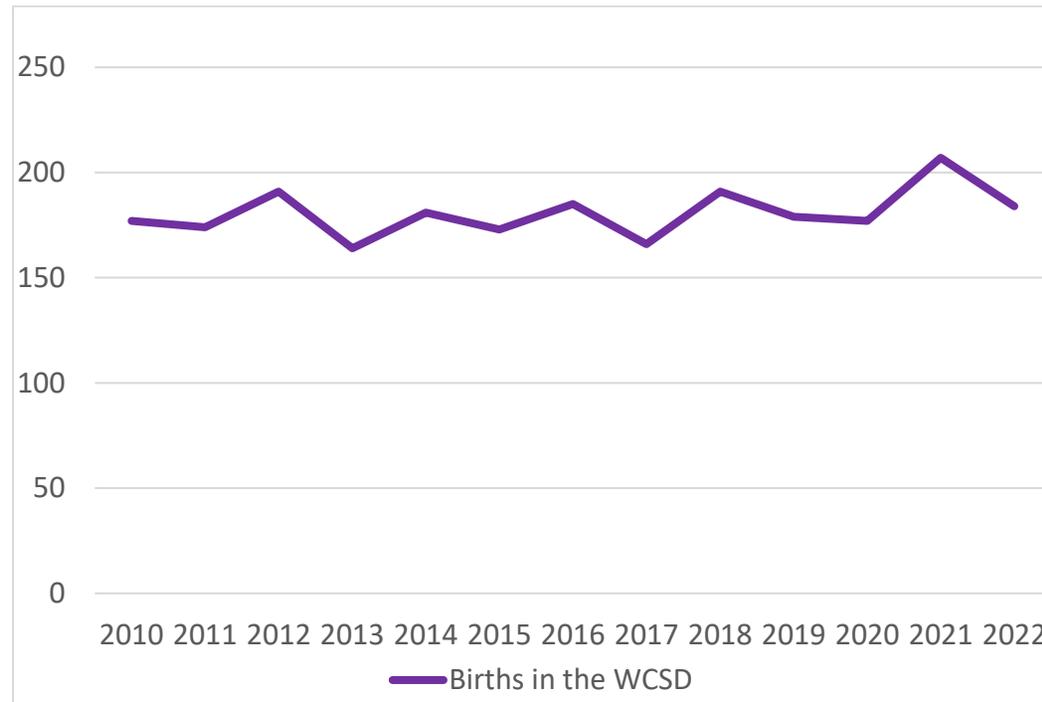
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The number of children aged 0-4 years in a district is another important influence over future enrollment. Per the 2010 Census, there were 1,045 children aged 0-4 living in the WCSD. The 2020 Census indicated that the 0-4 population in the WCSD increased 20 percent to 1,250 children aged 0-4. The difference between stable births and increasing numbers of children aged 0-4 years old can likely be explained by in-migration of young families with infants and toddlers to the WCSD.

In 2021, the consultant conducted a survey of homeowners of then-newly built single-family homes in the WCSD (see Appendix D for a detailed summary of survey results), which also provided information regarding children aged 0-4. Survey results from 2021 show newly built single-family homes had almost as many children aged 0-4 (0.45 children aged 0-4) per new single-family home as WCSD grade 5K-12 students (0.66) per new single-family home. While the survey was not repeated in 2023, the consultant instead analyzed student-per-housing unit ratios in newer single-family home neighborhoods using fall 2023 housing unit and student address data. This analysis showed a student generation ratio of 0.74 WCSD 5K-12 students in each newer single-family home—suggesting a steadying or possibly even a reversal of prior trends of decreasing student-per-housing unit ratios.

The above findings suggests that newly built single-family homes in the WCSD are attracting families with younger kids and that the WCSD can expect increasing numbers of students generated from new single-family housing over the next several years.

Figure 5: Births within the WCSD, 2010-2022



Source: Wisconsin Department of Health Services

B. POPULATION TRENDS BY AGE, RACE, AND ETHNICITY

The average age in the WCSD increased from 39.4 years old in 2010 to 41.3 years old in 2020, following County, State, and national trends of an aging population. From 2010 to 2020, the median age in Dane County increased from 34.3 years old to 35.2 years old and the median age for Wisconsin increased from 38.1 years old to 39.6 years old. Therefore, the WCSD is slightly older than Dane County and Wisconsin as a whole.

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As shown in Figure 6, most of the increase in the WCSD population from 2010 to 2020 was aged 45 and older. This suggests an aging community, but also suggests possible turnover in the future of homes occupied by this group to newer, younger families as these older residents move on by 2040.

Also shown in Figure 6, the number of persons in the WCSD between 25-44 years of age (i.e., those of reproductive age) increased by 479 people, or 11 percent, from 2010 to 2020. As of 2020, this age group comprises a good portion of the Millennial generation. This increasing cohort suggests increasing numbers of births in the WCSD over the next decade as Millennials begin and continue to have children.

Figure 6: WCSD Population by Age Group, 2010-2020

Age Group	2010	2020	2010 to 2020 Change
0-4	1,045	1,250	+205
5-19	4,464	4,721	+257
20-24	620	841	+221
25-44 (Reproductive Age)	4,517	4,996	+479
45-64	4,995	5,642	+647
65+	2,037	3,300	+1,293
Total	17,678	20,780	+3,102

Source: US Census Bureau

The WCSD is becoming more racially and ethnically diverse. Per the 2020 U.S. decennial census, 88 percent of its population identified as “White alone”—a decrease from 94 percent in 2010. According to the U.S. Department of Health and Human Services, compared to White women in Dane County, Black or African American women in Dane County have an 82 percent higher birth rate, Latina women have a 53 percent higher birth rate, and Asian women have a 32 percent higher birth rate. The growing populations in these groups may therefore contribute to future enrollment increases.

IV. HOUSING AND ECONOMIC TRENDS AND EXPECTATIONS

A. RECENT RESIDENTIAL BUILDING CONSTRUCTION

Trends in residential construction are one indicator of future housing development. Figure 7 lists housing starts (based on building permits issued) within specific municipalities in the Waunakee Community School District (WCSD).

Figure 7: Housing Starts by Primary WCSD Municipality, 2013-2023

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MUNICIPALITY	HOW MUCH IN WCSD?*	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Village of Waunakee	All	179	105	109	100	137	180	143	75	280	333	113	1,754
Town of Westport	All	3	7	8	10	11	16	11	19	39	48	19	191
City of Middleton (WCSD Portion Only)	All	49	46	121	61	26	18	73	11	10	3	4	422
Town of Dane	Some	2	1	2	1	0	3	0	2	2	2	0	15
Town of Springfield	Some	16	8	13	7	9	12	7	3	6	6	1	88
Town of Vienna	Some	6	4	6	5	3	2	2	2	3	0	0	33
Total by Year		255	171	259	184	186	231	236	112	340	392	137	2,503

Sources: Village, City, and Towns

Note: * This table includes housing start totals for all parts the municipalities listed, which for Dane, Springfield, and Vienna includes parts outside the WCSD. The City of Middleton totals in this table are only for that part of that City in the WCSD—not for the entire City of Middleton.

Figure 8 lists housing starts by type within the Village of Waunakee between 2013 and 2023. Single-family housing starts remained fairly stable through the 2010s, decreased in 2019 and 2020, but has since increased to the Village’s average of around 80 to 100 single-family homes per year. New duplex and multiple-family housing development has provided just over 40 percent of new housing units over the past decade.

Figure 8: Village of Waunakee Housing Starts by Type, 2013-2023

Unit Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single-family	89	93	95	96	97	77	61	71	132	99	85	995
Duplex	6	12	14	4	4	2	0	4	20	34	28	128
Multiple-family	84	0	0	0	36	101	82	0	128	200	0	631
Total	179	105	109	100	137	180	143	75	280	333	113	1,754

Source: Village of Waunakee

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Figure 9 lists housing starts by type in the City of Middleton portion in the WCSD between 2013 and 2023. Through the 2010s, an average of 18 new single-family homes were permitted per year in the Bishops Bay’s Back Nine neighborhood, plus all of its authorized multiple-family housing. Since 2020, only a handful of single-family homes have been permitted each year. As of early 2024, there remain only a few additional single-family lots in the Back Nine neighborhood and the Redtail Ackers neighborhood in the City in the WCSD.

Figure 9: City of Middleton, WCSD Portion - Housing Starts by Type, 2013-2023

Unit Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single-family	16	10	16	25	26	18	15	11	10	3	4	154
Duplex	0	0	0	0	0	0	0	0	0	0	0	0
Multiple-family	33	36	105	36	0	0	58	0	0	0	0	268
Total	49	46	121	61	26	18	73	11	10	3	4	422

Source: City of Middleton

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B. NEW HOUSING IMPACT ON ENROLLMENT

Understanding the rate of student generation from new housing construction is critical to enrollment projections using the consultant's method. In 2021, the consultant and WCSD staff collaborated on a survey of households issued building permits for new single-family homes in the Village of Waunakee, City of Middleton, and Town of Westport for the years 2019, 2020, and 2021. A similar survey was performed in 2017 in an earlier iteration of enrollment projections. The primary intent was to better understand WCSD student-per-housing unit ratios resulting from new single-family homes, and how those ratios changed since the 2017 survey. The survey also included a question asking from where households who purchased newly built homes moved (e.g., from elsewhere in the WCSD, from outside Dane County).

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The 2021 survey results, attached as Appendix D, suggested that the average new single-family house built in the WCSD generated 0.66 5K-12 student attending WCSD schools then. Of the WCSD students from this new survey, 0.35 were in grades 5K-4, 0.09 were in grades 5-6, 0.09 were in grades 7-8, and 0.13 were in grades 9-12. In addition, survey respondents had 0.45 children aged 4 or younger. These results suggest that new single-family housing is likely to continue to affect enrollment for years, as young students age through the system and even younger children follow into WCSD schools.

Finally, the survey results suggest that about 34 percent of households in these new single-family homes moved from within the WCSD. In the consultant's experience, this is low and suggest a significant influx of brand-new families into the WCSD, rather than more families simply moving around within the WCSD.

Student-per-housing unit ratios from newer single-family homes may be increasing somewhat in the early 2020s. Using fall 2023 housing unit and student address data, the consultant's separate analysis suggests a current student generation ratio of 0.74 WCSD 5K-12 students-per-newer single-family home. This is slightly higher than the 0.66 ratio reported in the 2021 new homeowner survey, but similar to the 0.76 ratio reported in the 2017 survey.

The consultant has also found new and existing multiple-family units in the WCSD generate a combined average of 0.11 students-per-housing unit, with minimal variation in student ratios generated in older, established multiple-family units (0.12 students-per-unit) compared to newer multiple-family units (0.10 students-per-unit). This is unusual in the consultant's experience. Typically, new multiple-family units produce ratios at a significantly lower rate (0.03 - 0.05 students-per-unit) and older units typically generate more students than newer units.

C. EXISTING HOME SALES AND ENROLLMENT IMPACTS

Understanding where sales of existing homes is occurring can also help a school district understand where future student growth may be occurring—even if no new housing units are being built. Part of the consultant’s methodology for projecting future enrollment in the WCSD includes assessing the likelihood, timing, and extent of turnover in existing neighborhoods. This assessment is based on a variety of factors, including an analysis of neighborhood age (30± years old is when major turnover usually starts to occur), recent trends in student generation by neighborhood, and analysis of sales of existing homes.

Map 2 aggregates single-family homes sales from January 2018 to December 2022 for each of the neighborhoods in the WCSD. In general, recent existing home sales are clustered in neighborhoods largely developed in the 1990s and early 2000s and/or close to existing WCSD schools. These include neighborhoods 19, 28, 32, 34, 35, and 36 in the Village of Waunakee.

High recent existing home sales within the Village of Waunakee are particularly noteworthy when considering the age of existing homes. There were approximately 5,700 housing units in the Village of Waunakee in 2023. Per the U.S. Census, almost 41 percent of the existing housing stock was built since 2000. Many housing developments in the Village are therefore beginning or approaching their first significant turnover period. Many of these 1990s/2000s housing developments are adjacent to newer developments built in the 2010s, which the consultant expects would also begin to turn over towards 2040.

Therefore, many existing Waunakee neighborhoods should continue to generate significant amounts of children despite being largely built-out—and some of them significantly more than today. This has implications for schools like Arboretum Elementary because its attendance area is dominated by homes built in the late 1990s and early 2000s. The effect of turnover on student enrollment is discussed in further detail in Appendices A and B.

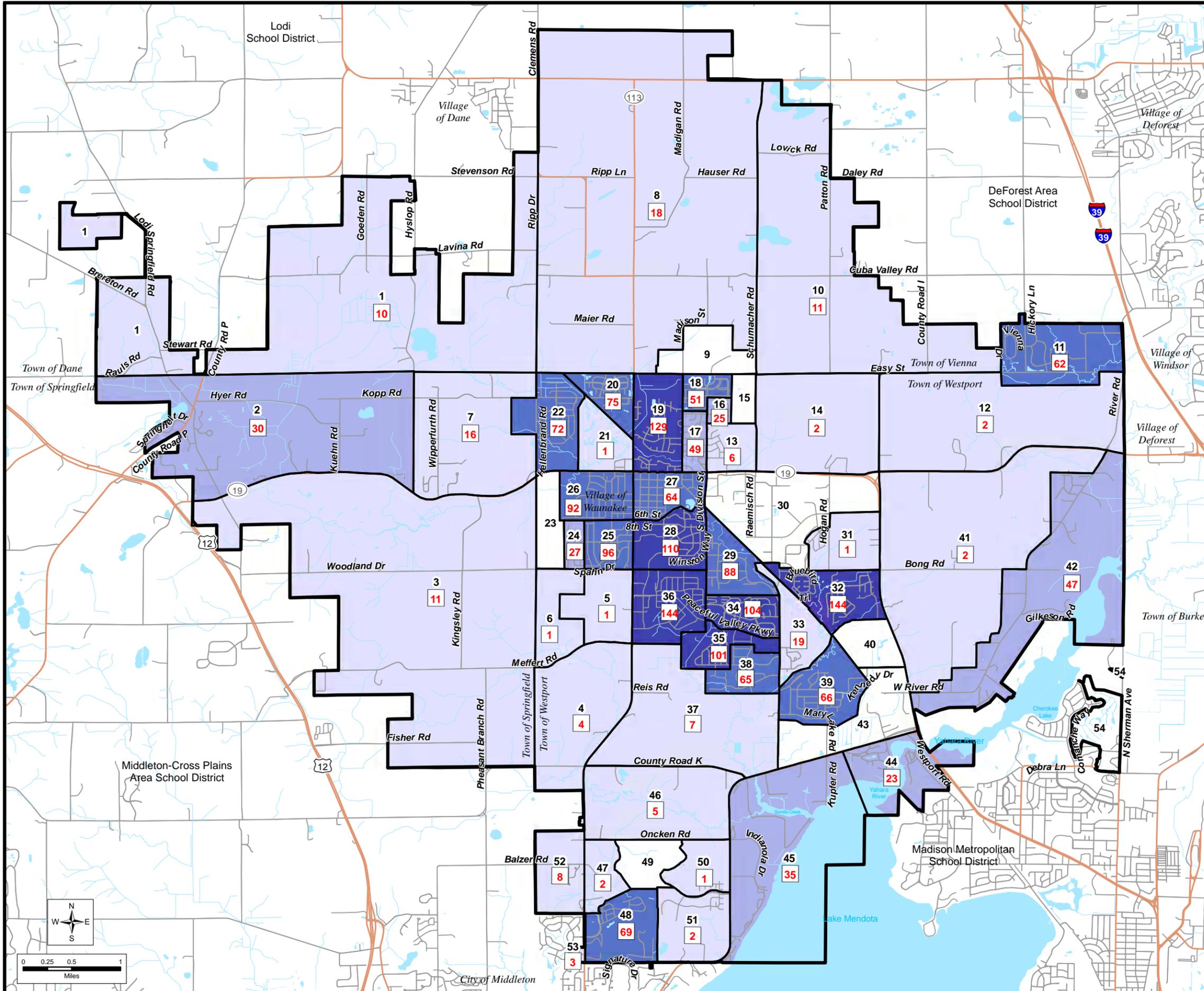
MAP 2

SALES OF EXISTING SINGLE FAMILY HOMES
2018-2022



Legend

- None Reported
- 1 - 19
- 20 - 49
- 50 - 99
- 100 - 144
- # Number of Home Sales
- Waunakee Community School District Boundary
- WCSD Neighborhood Boundaries (with #)
- Highways
- Local Roads
- Lakes and Rivers



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D. OTHER HOUSING AND ECONOMIC TRENDS

By the mid-2010s, the Dane County housing market had recovered from the housing crisis of the late-2000s and has remained a robust “sellers” market through the early 2020s. Sales are at high rates historically, even with recent material cost increases and volatility and even more recent higher interest rates. Job growth in Dane County has been significant, resulting in in-migration from rural and larger metro areas elsewhere.

There are simply not enough housing units in Dane County and the WCSD to accommodate people demanding them, which has significantly affected housing prices. In 2023, the Waunakee area had the highest median sale price of single-family homes of any Dane County local market area, with a median sale price of \$550,000. This is an increase of 16 percent since 2022, when the median sale price was \$475,000, and a 79 percent increase since 2013, when the median sale price was \$307,900. The median sale price in 2023 is about 34 percent greater in the Waunakee area than in Dane County as a whole (\$409,900). Higher median sales prices may limit the market size, particularly for younger, less-established families with children or expecting to have them.

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Waunakee-area builders have responded with steady single-family housing construction, including some single-family and twin homes that are priced below the area’s median. Builders have also responded to low rental housing vacancy rates by building or proposing a number of rental apartment projects. New multiple-family rental units are particularly popular with the growing population of younger workers and with increasing numbers of empty nesters and seniors looking to downsize but remain in the Waunakee area.

Housing, population, and student enrollment growth in the WCSD is driven in large part by local and regional job growth. As of 2020, the Village of Waunakee has almost 8,000 jobs, concentrated in professional services, manufacturing, and retail. Major employers in the Village of Waunakee include Best Defense Security and Fire Protection, D&S Dental Lab, Nord Gear Corporation, Scientific Protein Labs, Endres Manufacturing, Octopi, and Uniek, Inc. The consultant anticipates continued employment growth in and near the WCSD, especially in the existing and expanded Waunakee Business Park. The region’s extensive transportation network provides easy access from the WCSD to nearby jobs in Madison, Verona, Middleton, DeForest, and Sun Prairie. Large regional employers include General Electric, Epic Systems, Exact Sciences, UW Health, the University of Wisconsin, Madison College, and WPS Health Insurance. In total, local and regional employment—and the WCSD’s access to it—is an asset that should support continued appeal for existing and new residents.

V. COMMUNITY AND DEVELOPER PLAN ANALYSIS

A. SECTION OVERVIEW

Local land use planning, growth management, economic development, and infrastructure investments (and limitations) are central to projecting future residential and enrollment growth, and in planning for future school needs. As part of the projection process, the consultant analyzed local community and residential developer plans in the Waunakee Community School District (WCSD). These plans provide insight to the growth and development goals and expectations of the municipalities, landowners, and residential developers. To best understand how the plans were being executed, particularly in places with significant residential growth, the consultant also interviewed and obtained data from local municipal staff and residential real estate professionals.

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Broadly speaking, plans and leaders of municipalities in the WCSD support new economic and housing developments, with single-family housing emphasized by all municipalities and multiple-family housing particularly emphasized by the City of Middleton. Other factors influencing new growth include transportation (highway and road improvements or expansions), natural barriers (e.g., wetlands, creeks), and utility availability. Nearly all new residential demand has been for lots with public sewer and water service.

B. VILLAGE OF WAUNAKEE PLANS AND EXPECTATIONS

The Village of Waunakee is located in northern Dane County. The Village serves as the commercial, industrial, and social center for the WCSD. With the evolution and expansion of the greater Madison area, the Village has also become an affluent bedroom community for individuals seeking a small-town lifestyle, top-tier school district, and attractive natural environment in close proximity to Madison and regional employment and commercial centers.

The Village of Waunakee has experienced significant growth since 2000 due to its proximity to Madison, availability of relatively affordable and developable land, a historically pro-growth mindset, and transition from small-town to one of Madison's more upscale and affluent suburbs. As evidence, between 2000 and 2020, the population of the Village increased by 65 percent and the number of housing units in the Village increased by 41 percent.

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Recent residential and industrial development in the Village has mostly extended south and east of the Village's center, along Highway 19 and County Highway Q, towards urbanized and growing areas of Madison, DeForest (and Interstate 39/90/94), and Middleton. There are minimal environmental constraints in and around the Village, with the Village able to expand north, east, south, and west of its current limits.

The Village of Waunakee and the Town of Westport have shared a comprehensive plan for several years. The joint Village of Waunakee and Town of Westport Comprehensive Plan was last updated in 2017. Plan policies encourage developers to incorporate a diverse range of housing types and affordability levels within residential developments in the Village. The Future Land Use map from the Plan, reproduced as Figure 10, suggests larger-scale opportunities for future residential development on lands shaded yellow (Community Residential), in and beyond the current north, west, southwest, and east edges of the Village. These Community Residential areas are planned for single-family, two-family, and smaller-scale multiple-family development. The Future Land Use map also suggests future mixed-use development on lands in the eastern and southwestern parts of the Village, along Highway 113 and County Highway Q. These areas are planned a mixture of uses, with commercial, retail, employment, parkland, and other uses in addition to multiple-family housing.

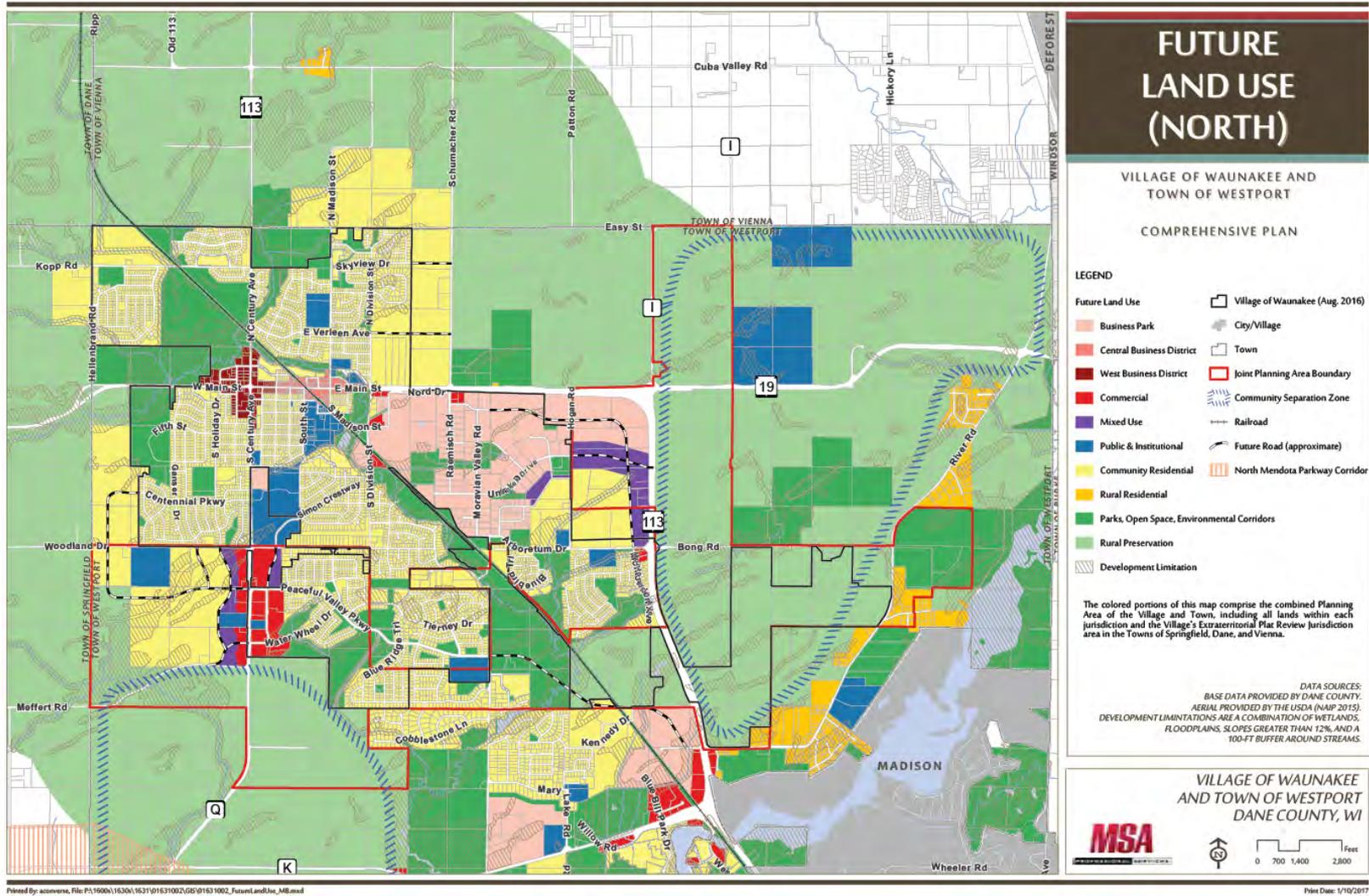
53

The consultant generally anticipates single-family housing development in north, west, and southwest parts of the Village and in areas south and east of the Waunakee Business Park and multiple-family development in Downtown Waunakee and along major transportation corridors like Highways 19, 113, and County Highway Q.

The Village of Waunakee has had a boundary agreement with the Town of Westport since the mid-1990s, which was last updated in 2014 and extends to 2024. Generally, development in the Village is planned north of a line extending eastward from the intersection of Meffert Road and County Highway Q, while the Town plans for development south of this line. Waunakee also has a boundary agreement with the Town of Springfield to its west, last updated in 2021 and extending through 2031. That agreement generally limits the Village's potential expansion into Springfield to the Hellenbrand Road corridor, where residential development is planned.

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Figure 10: Waunakee-Westport Comprehensive Plan, Future Land Use (North)



C. TOWN OF WESTPORT PLANS AND EXPECTATIONS

The Town of Westport is located south and east of the Village of Waunakee and includes fertile farmlands, rolling hills, rural subdivisions, lakefront homes along the northern shoreline of Lake Mendota, and Governor Nelson State Park. Lands in the southwest part of the Town are developed or developing as part of the Bishops Bay community. Lands further northeast contain the “Town Center,” including residential development near Mary Lake Road and Woodland Drive. Lands in between these two developed areas are mostly agricultural or in parkland and wetlands associated with Dorn Creek, Six Mile Creek, and Governor Nelson State Park.

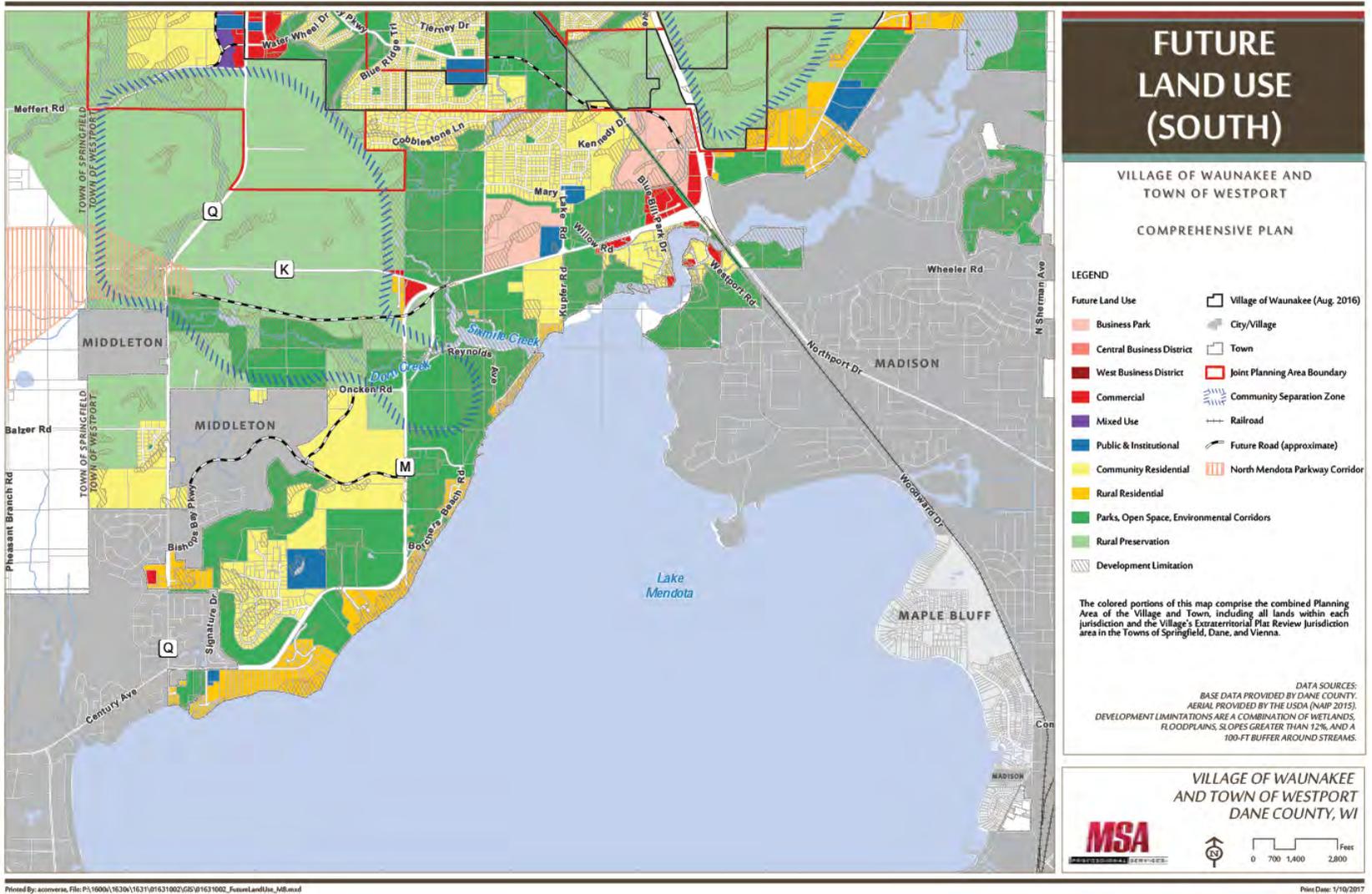
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Within the joint Village of Waunakee and Town of Westport Comprehensive Plan, the principal theme for Westport is preservation of rural character, existing farming areas, and open space. Residential and commercial development of note is envisioned within only a few designated areas that have access to municipal sewer and water services, shown on the Future Land Use Map reproduced as Figure 11. These areas include:

- The “Town Center” area, which extends north and south of County Highway M between Highway 113 in the east to Woodland Drive in the west, and which is planned for continued and future residential, commercial, and business park uses. Some additional residential subdivision activity is anticipated in this area, though some additional lands have also been recently acquired for permanent open space.
- Lands west of the intersection of County Highways M and K, planned mostly for future commercial uses in conjunction with more detailed planning for the North Mendota Parkway.
- Lands in the southwest portion of the Town, west of County Highway M and south of Oncken Road, jointly planned with the City of Middleton and including the Bishops Bay community. These are neighborhoods 50 and 51 on maps in this Report, known more commonly as The Farm and The Prairie/The Woods. Significant additional residential development is expected in these neighborhoods.

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Figure 11: Waunakee-Westport Comprehensive Plan, Future Land Use (South)



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D. CITY OF MIDDLETON PLANS AND EXPECTATIONS

A small portion of the City of Middleton extends into the southern corner of the WCSD on lands east of County Highway Q and south of Oncken Road. The portion of the City in the WCSD is outlined in red on the Future Land Use map from the City's Comprehensive Plan, as depicted in Figure 12 below. Most planned City growth in the WCSD is within the Bishops Bay community.

The Master Development Plan (MDP) for Bishops Bay was finalized and approved by both the City of Middleton and the Town of Westport in 2010 and updated in 2015. The anticipated future use pattern is represented in Figure 13. The MDP separates Bishops Bay into five neighborhoods, including the Watermark/Town Center, the Back Nine, and Reserve Hill in the City of Middleton. These correspond with neighborhoods 47, 48, and 49, respectively, on maps in this Report.

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The Bishops Bay MDP allows a maximum of 2,950 housing units between Middleton and Westport. Roughly one-third of the units are proposed as single-family homes, another one-third are proposed as duplex or townhome units, and the final one-third are proposed as multiple-family units. This mixture of housing unit types may change. The Back Nine is nearly completely built out with single- and multiple-family units. The Watermark/Town Center neighborhood is planned for townhouse and multiple-family housing, while Reserve Hill is planned for a mixture of housing; and the Farm and The Prairie/The Woods in the Town of Westport are planned for single-family housing.

Development of other Watermark/Town Center and Reserve Hill neighborhoods is currently paused due to disagreement between the developer and City regarding significant utility extensions required. The consultant now projects development to begin in these neighborhoods by the early- to mid-2030s, with development extending at least through the 2040s. This timeframe is longer than the consultant's prior expectations, which influenced projections made in 2021 and before.

Other small areas in the City of Middleton in the WCSD are planned for residential development, including lands around Larwood Hills west of County Highway Q. The timing and direction of these will be influenced in part by pacing and buildout in Bishops Bay, as well as landowner readiness to part with lands that are currently in productive agricultural use. The consultant anticipates limited residential development outside the Bishops Bay area in the City of Middleton through 2040.

Figure 12: City of Middleton Comprehensive Plan, Future Land Use Map

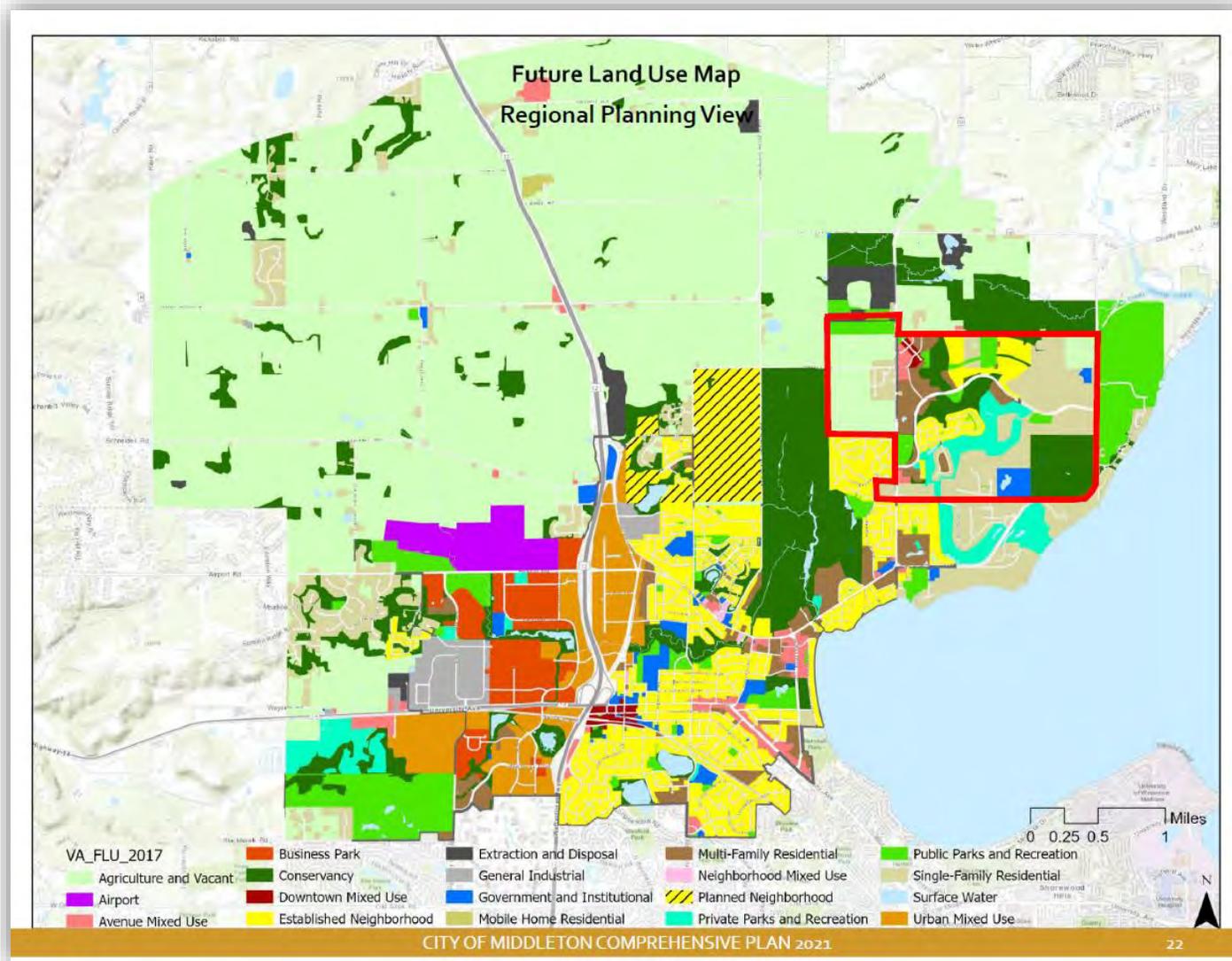
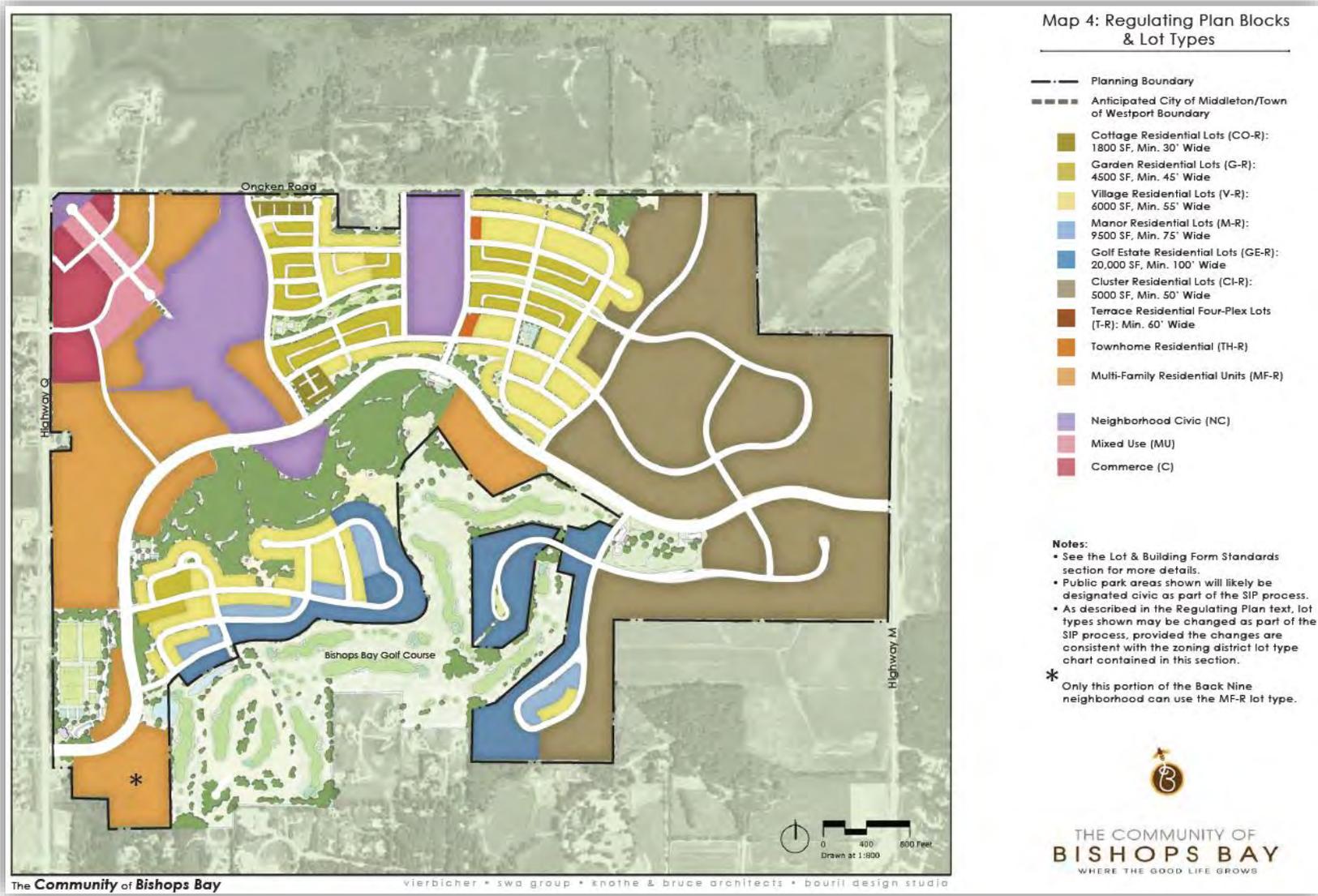


Figure 13: Bishops Bay Map, Regulating Plan Blocks and Lot Types



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E. TOWN OF SPRINGFIELD PLANS AND EXPECTATIONS

The Town of Springfield Comprehensive Plan—updated in 2019 and last amended in 2023—guides a town balancing its agriculture preservation desires with development pressures from the south (City of Middleton) and east (Village of Waunakee). Due to those development pressures, the Town has intergovernmental agreements with both the City and Village, delineating specific areas that can be annexed into the City or Village and developed. The vast majority of the remaining areas of the Town are currently planned for agricultural preservation, where the Town generally limits new housing to a density of one new home per 35 acres. The Town does have limited areas in Springfield Corners and north of Highway 19 near its Kingsley Road intersection planned for smaller-scale rural subdivisions.

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F. TOWN OF DANE PLANS AND EXPECTATIONS

Dane’s Comprehensive Plan is focused on agricultural preservation and on limiting new housing to a density of one new home per 35 acres. Major housing development on lands in the Town of Dane (neighborhood 1) is unlikely before 2040.

G. TOWN OF VIENNA PLANS AND EXPECTATIONS

Vienna adopted its Comprehensive Plan in 2006, which is currently in the process of being updated at time of writing. Virtually all of the Town—particularly in the WCSD—is planned for continued agricultural preservation, with new housing limited to a density of one new home per 75 acres. The Natural Valley residential area (neighborhood 11 in this Report) is built out.

H. CITY OF MADISON PLANS AND EXPECTATIONS

A small portion the City of Madison is in the WCSD, including the TPC Wisconsin Golf Course and the eastern half of the Cherokee Condominiums development. The City of Madison plans for this area to remain in similar uses for the foreseeable future.

I. VILLAGE OF DEFOREST PLANS AND EXPECTATIONS

DeForest updated its Comprehensive Plan in 2023, and for the first time identified land in the WCSD for potential future development. This includes lands along the River Road corridor at the east edge of neighborhood 12. The consultant does not anticipate such development commencing before 2040, there is considerable vacant land to the east towards the Interstate.

VI. HOUSING AND ENROLLMENT GROWTH EXPECTATIONS

This section synthesizes information from earlier sections to provide housing unit and enrollment growth projections for the Waunakee Community School District (WCSD) through the year 2040, broken down into five time periods and into 54 different neighborhoods. The consultant’s general expectation for housing growth beyond 2040 is also shared. Projection methodology is described in Appendix A. Each neighborhood’s projections are detailed in Appendix B (housing) and Appendix C (enrollment).

A. HOUSING UNIT PROJECTIONS

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The consultant expects that the WCSD will continue to be a popular location for new single-family and multiple-family housing development. In total, the consultant projects construction of 4,304 new housing units within the WCSD by 2040. This is an average of 253 new units per year, slightly higher than the average of 228 units per year experienced over the past decade. The consultant’s expectation for continued significant housing construction is based on multiple factors, which include:

- Current and pending residential development activity expected to break ground in 2024 or 2025, particularly new phases and plats for single-family housing development and new multiple-family complexes in the Village of Waunakee.
- Significant amount of vacant developable land around the Village with good access to transportation, utilities, location within a desirable school district, and served by improved or planned amenities such as parks and trails.
- The continued development of the Bishops Bay community, still anticipated to contain nearly 3,000 housing units at buildout, with 2020s home construction focused in the Town of Westport portion.
- Increasing scarcity of affordable residential developable land, new residential lots, and houses in locations and suburbs closer to Madison, including in the non-WCSD portions of the City of Middleton.
- The recent and expected continued ability of the Waunakee and greater Madison area to attract new commercial and industrial development, which will result in significant regional job growth and in turn additional housing demand.
- Expected multiple-family housing unit construction that is related to this job growth, aging of the Baby Boom generation, an ongoing housing shortage, and a higher interest rate climate.
- The general appeal of the WCSD to families as an “exceeds expectations” school district.

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The consultant’s projections do not consider the possibility of a major economic or real estate downturn, such as the “Great Recession” of the late 2000s. If another such event were to occur, new housing development could be placed on hold for a few years. This, in turn, would affect the enrollment projections presented later in this section.

The consultant anticipates that 49 percent of the WCSD’s new housing units built between 2023 and 2040 will be single-family homes. This percentage is similar to the consultant’s 2021 projections (50 percent) but lower than the consultant’s 2017 projections (62 percent). This change is more indicative of an expectation for increasing multiple-family housing construction than lower single-family home construction. The projected housing mix has implications for future enrollment, as single-family homes typically generate more students-per-unit than do multiple-family residences.

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Map 3 indicates projected housing unit growth by neighborhood between 2023 and 2040. Complete housing unit growth projections by neighborhood, including rationale, are included as Appendix B.

The greatest projected new housing development is expected to occur in the Village of Waunakee, where the consultant projects just under 3,000 new housing units through 2040, or an average of about 173 new units per year. This is slightly higher than the Village’s average over the past decade of 159 new housing units per year, but similar to the Village’s average since 2017 of 180 new housing units per year. In the Village of Waunakee, the most significant projected housing development is expected in neighborhoods 5 (Kilkenny West), 13 (Heritage Hills), and 31 (Arboretum Village) which are expected to have significant single-family and multiple-family housing development. Neighborhoods 14 (Schumacher Farm Park area) and 22 (Westbridge area) are also projected to have significant residential development. Neighborhood 22 is projected to develop with single-family housing throughout the 2020s and the 2030s—some of this could extend into neighborhood 7 to its west. Neighborhood 14 is projected to develop starting in the latter half of the 2030s—once Heritage Hills to its west is built-out—and to include significant multiple-family housing.

The consultant projects that 47 percent (1,374 units) of all new housing to be developed in the Village of Waunakee between 2023 and 2040 will be single-family homes. This represents a decrease from the past decade, during which 59 percent of the new housing in the Village was single-family homes. This shift is a response to changing market demand plus municipal efforts to diversify housing types for young families, young professionals, empty nesters, seniors—many of whom moved to Waunakee during the boom around the turn of the century.

Within the City of Middleton portion of the WCSD, the consultant anticipates the addition of just under 800 new housing units by 2040. Almost all of this increase is expected during the 2030s, particularly in the latter half of that decade. The consultant

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projects that all but 143 of these new housing units will be multiple-family units, due particularly to projected multiple-family housing development in the Town Center/Watermark neighborhood of the Bishops Bay community, shown as neighborhood 47 on Map 3, southeast of the County Highway Q and Oncken Road intersection.

The consultant projects construction of 412 new housing units—all single-family homes—in the Town of Westport between 2023 and 2040. The majority of the Westport-based housing unit increase is projected in the Farm, Prairie, and Woods neighborhoods of the Bishops Bay community, located west of County Highway M (neighborhoods 50 and 51).

Modest amounts of new housing are anticipated in the other towns in the WCSD through 2040.

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Areas projected for housing development beyond 2040 are marked with "house" and "apartment" symbols on Map 3. Some of these coincide with high growth areas expected through 2040. Additional projected post-2040 growth areas in and around the Village of Waunakee are planned for future housing development, logically situated for potential utility extensions, and each contain 100+ acres of vacant and developable land. These include neighborhoods along the Highway 19 corridor (neighborhoods 7, 12, and 14) and County Highway Q corridor (neighborhoods 5, 37, 47, 49, and 52). These areas are situated between current development in the Village of Waunakee and the City of Middleton to the south, and the Village of DeForest to the east.

MAP 3

PROJECTED HOUSING UNIT GROWTH
2023-2040



Legend

- Elementary (as of September 2024)
- Middle or Intermediate (as of Sept. 2026)
- High

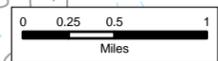
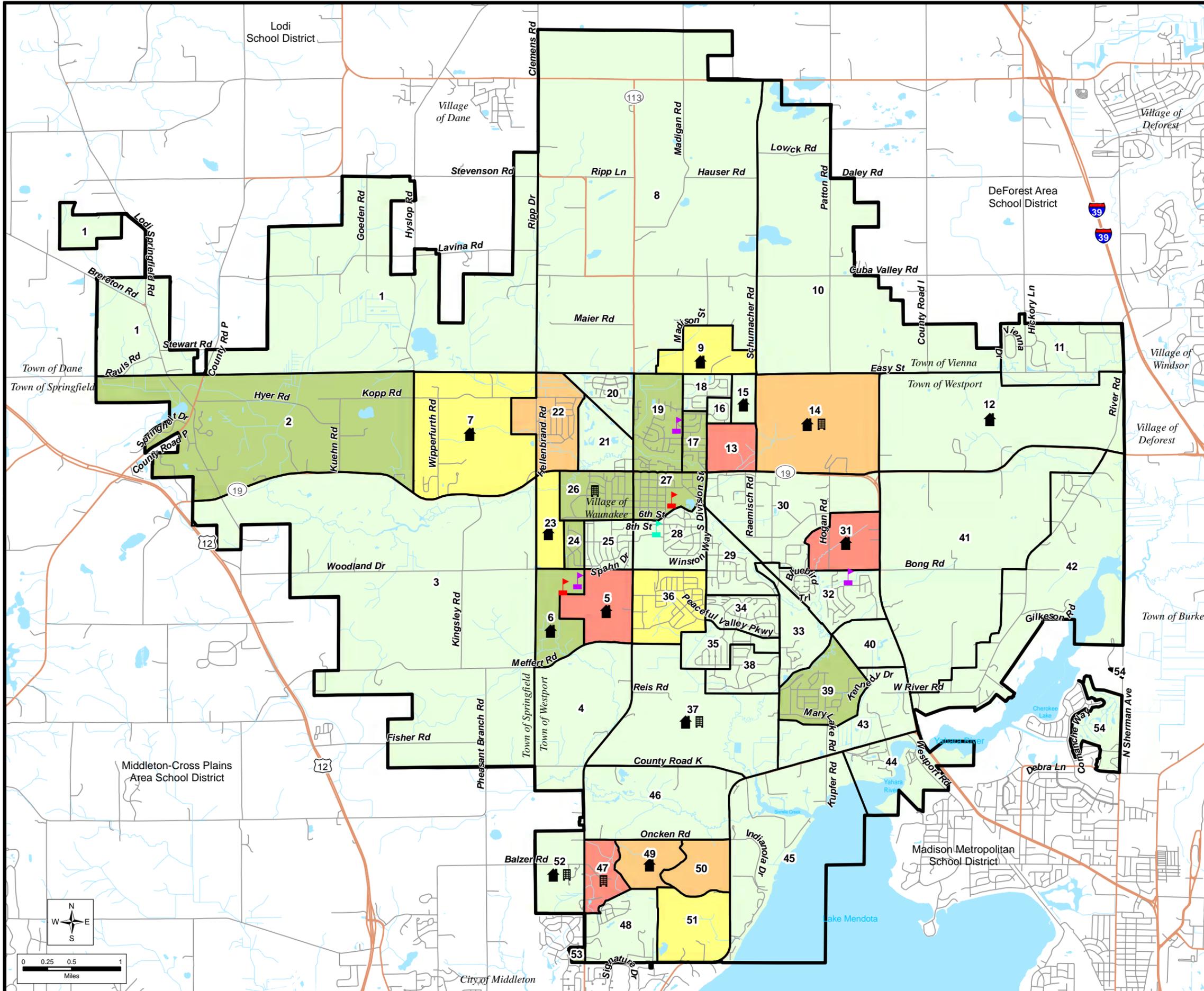
Projected Housing Unit Growth, 2023-2040

- 0-10 New Housing Units
- 11-100 New Housing Units
- 101-200 New Housing Units
- 201-400 New Housing Units
- 401-645 New Housing Units

Future Housing Expectations, 2040+

- Single Family Houses
- Multiple Family Units

- Waunakee Community School District Boundary
- WCSD Neighborhood Boundaries (with #)
- Highways
- Local Roads
- Lakes and Rivers



B. PROJECTED STUDENT-PER-HOUSING UNIT RATIOS

The consultant projected resident student enrollment within each of the 54 neighborhoods by multiplying projected housing units by projected student-per-housing unit ratios in the 5K-4, 5-6, 7-8, and 9-12 grade groups. Complete 5K-12 enrollment projections by neighborhood and grade group are included as Appendix C. Projected student-per-housing unit ratios are a lynchpin for enrollment projections under the consultant’s methodology. In preparing student-per-housing unit ratios, the consultant observed the following characteristics that together contribute to projected student enrollment increases in the WCSD:

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- New single-family homes generate 0.66-0.74 WCSD 5K-12 students-per-housing unit. The actual ratio varies depending on the type of home built (e.g., starter versus move-up) and the location (e.g., rural versus suburban, close or distant from schools). Also, student-per-housing unit ratios are typically highest in the first 5 to 10 years after a home is first built, and then slowly decline as the home (and family) gets older.
- Housing built in Waunakee during the 1990s and 2000s, which represents over 40 percent of all housing units in Waunakee, has begun and will continue to turn over from older families to new ones in large numbers through the 2020s and 2030s. In some of these previously developed neighborhoods, current student-per-housing ratios are actually higher than the average ratio reported by the survey of residents who recently built new homes elsewhere.
- Rural areas and neighborhoods with housing that is 50+ years old typically have lower student-per-housing unit ratios, likely based on distance from schools and other kid-friendly amenities and the lower suitability of older housing for family living (e.g., fewer bedrooms and bathrooms).
- Neighborhoods 22 and 36 in Waunakee include housing developments built in multiple phases over the 1990s, 2000s, 2010s, and 2020s. These neighborhoods also have projected new housing growth through 2040. As a result of projected turnover plus new housing growth, these neighborhoods are projected to continue to have high student-per-housing unit ratios through 2040—and many students as a result.
- Multiple-family units in the WCSD generate an average of about 0.11 students-per-housing unit, described in more detail earlier in this Report and factored into the projections.

C. STUDENT ENROLLMENT PROJECTIONS VERSUS SCHOOL CAPACITY

Figure 14 lists projected enrollment changes over each projection period by school and grade group. The consultant’s projections in Figure 14 suggest where and when school capacities may be exceeded, assuming no shifts in attendance areas or grade groups, and assuming the planned configuration of WCSD schools in the 2026-27 academic year when both the new Heritage Elementary School and the new Waunakee Community Middle School will be in operation. The consultant’s projections in Figure 14 do not include any “forced transfers” of newly-incoming students among the three elementary schools that the WCSD sometimes performs to balance enrollment.

66

Between September 2023 and 2040, the consultant projects an increase of 883 5K-12 students enrolled in WCSD schools. This equates to about 52 additional students per year on average. The consultant’s projections assume open-enrollment-out of WCSD schools, private schooling, and home schooling at a constant rate as is currently occurring, plus a constant number of future open-enrolled-in non-resident students to the WCSD based on an average of open-enrolled-in students over the past four years (213 total grade 5K-12 students).

The consultant projects elementary school (grade 5K-4) enrollment to increase by 349 students between September 2023 and 2040—totaling 1,857 grade 5K-4 students in WCSD elementary schools by 2040. Without any changes beyond the November 2022 referendum project, the consultant projects that grade 5K-4 enrollment will exceed the combined functional capacity of all WCSD elementary school buildings by 2035 and approach the combined elementary school maximum building capacity by 2040. These results suggest that the WCSD will need its fourth WCSD elementary school by the early- to mid-2030s.

The four-section Arboretum Elementary School—currently operating just over its functional building capacity—is projected to be around its maximum capacity by 2027 without any changes such as to attendance areas. The six-section Prairie and the new Heritage Elementary Schools are each projected to be operating around 90 students below functional capacity of each building in the 2025-26 school year under current attendance areas. Thereafter, enrollment at both schools is projected to increase such that they would approach their maximum capacities by 2040.

Nearer-term capacity issues at Arboretum Elementary suggest interim action by mid- to late-2020s. Options may include adjusting elementary attendance areas (understanding that attendance areas would need to be redrawn again with a fourth elementary school), increasing “forced transfers” of later-arriving incoming students from Arboretum Elementary to the other

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elementary schools, or implementing “flex” neighborhoods where students have the option to attend different elementary schools.

The consultant projects Intermediate School (grade 5-6) enrollment to increase by 157 students between September 2023 and 2040—totaling 777 grade 5-6 students by 2040. Projected enrollment would exceed current functional building capacity at the Intermediate School by 2035 and approach current maximum building capacity by 2040. A potential classroom addition anticipated with the original construction project would increase the building’s functional capacity to 900 students. It appears that exploration of such an addition should begin by the early- to mid-2030s, a similar timeframe to when the WCSD will need its fourth elementary school.

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The consultant projects Middle School (grade 7-8) enrollment to increase by 115 students between September 2023 and 2040—totaling 790 grade 7-8 students by 2040. Middle School enrollment is, however, projected to decrease slightly over the next few years due to large current grade 7-8 class sizes. Year 2040 grade 7-8 enrollment is projected to approach the 800-student functional capacity of the new Middle School building, not considering any potential long-term addition.

The consultant projects High School (grade 9-12) enrollment to increase by 263 students between September 2023 and 2040—totaling 1,610 grade 9-12 students by 2040. This would approach the reported functional capacity of the current High School building. Still, the WCSD administration suggests that current High School building capacity may be already tested by current enrollment, as building capacities were estimated many years ago, and since then additional curricular programs and activities have utilized existing areas previously assigned to classroom capacity. If the current adjacent Middle School building, which is scheduled to be vacated in June 2026, is repurposed to also serve high school students, the combined building capacity would be above projected grade 9-12 enrollment through 2040. The current Middle School building would likely require substantial remodeling (i.e., larger, reconfigured classrooms) to provide modern space for high school students, which means its future capacity for high school students would likely be less than its current capacity for middle school students.

Through this Report, the consultant does not attempt to present facility expansion, construction, or reconfiguration solutions or options. The consultant encourages the WCSD to consider a full range of options to address the WCSD school facility needs in the context of a thoughtful Long Range Facility Study update.

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Figure 14: Projected WCSD 5K-12 Total Student Enrollment, September 2023 to 2040

School (Grades Served)	Total Enrollment September 2023 ¹	MDRoffers' Projected Total Student Enrollment ²					Projected Enrollment Change, 2023-2040	Building Capacity ³	
		2025	2027	2030	2035	2040		Functional	Maximum
Arboretum Elementary (5K-4)	427	459	468	477	495	501	+74	418	464
Heritage Elementary (5K-4)	558	543	565	587	637	684	+126	627	696 ^{6B}
Prairie Elementary (5K-4)	523	536	543	566	593	672	+149	627	696
Grades 5K-4 Totals	1,508	1,539	1,577	1,630	1,725	1,857	+349	1,672	1,856
Waunakee Intermediate (5-6) ⁴	620	636	664	697	735	777	+157	720	800
Waunakee Community Middle (7-8) ⁵	675	657	678	732	750	790	+115	800	900
Waunakee Community High (9-12) ⁶	1,347	1,405	1,426	1,485	1,550	1,610	+263	2,314	
Grades 5-12 Totals	2,642	2,699	2,768	2,914	3,035	3,177	+535	3,834	4,014
Grades 5K-12 Totals	4,150	4,238	4,344	4,544	4,760	5,033	+883	5,506	5,870

Notes and Sources:

- ¹ From the WCSD's 3rd Friday Count. September 2023 enrollment includes both resident enrollees plus non-residents enrolled in WCSD schools (open-enrollment-in, tuition waiver). Includes "forced transfers" among elementary schools that the WCSD sometimes requires to balance enrollment.
- ² Projections do not include 4K or Early Childhood students, nor do they assume any "forced transfers" among elementary schools. Projected enrollment includes resident students plus open-enrollment-in of non-resident students based on an average over the past four years. Projections also assume constant rates of open-enrollment-out, home schooling, and private schooling of WCSD residents. **Yellow cells** = projected enrollment above functional building capacity and below maximum building capacity. **Red cells** = projected enrollment above maximum building capacity.
- ³ Per calculations provided by Eppstein Uhen Architects. "Functional" capacity means that 90% of seats in classrooms are occupied (except high school at 80%). "Maximum" capacity means that 100% of seats in classrooms are occupied.
- ⁴ Intermediate School capacity does not include a potential future classroom addition anticipated with the original construction project. Such a future addition is projected to increase functional capacity to 900 students and maximum capacity to 1,000 students.
- ⁵ The new Waunakee Middle School is projected to be completed and ready for students by September 2026. The Middle School capacity figures are for this new building.
- ⁶ With the new Middle School, the concept of an expanded high school campus emerges. Reported building capacity for Waunakee High School is the sum of current high school building capacity--1,642 students per an architectural study and based on an assumption of 80% classroom utilization--plus the current middle school building capacity of 672 students. Actual future capacity of the current middle school space would likely be lower if converted to modern high school space.

D. STUDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD

Map 4 indicates the consultant’s projected grade 5K-12 WCSD resident student enrollment change (between September 2023 and 2040) within each of the 54 neighborhoods. For Map 4, the consultant categorized and color-coded neighborhoods as being in one of four groups, described as follows:

- **Decrease.** Projected 2023 to 2040 school enrollment *decrease* of 50 to 10 students. This includes several central Waunakee neighborhoods, many of which were developed before the 1980s. Others include neighborhoods largely developed in the late-2000s and 2010s, which are expected to have decreasing enrollment as older students age out of the school system and existing housing is increasingly occupied by empty-nesters.
- **Minor Change.** Projected school enrollment *decrease* of 9 students to an *increase* of 9 students. Most neighborhoods on Map 4 fall within this group, particularly in largely rural/agricultural areas and established neighborhoods in Waunakee and Westport.
- **Modest Increase.** *Increase* of between 10 and 50 students. This group generally includes neighborhoods at the edges of the Village of Waunakee and City of Middleton, where modest amounts of new housing development are anticipated.
- **Significant Increase.** *Increase* of between 51 and 221 students. This group includes several emerging and planned Village of Waunakee neighborhoods and the Bishops Bay community neighborhoods in the Town of Westport. In all of these neighborhoods, significant housing development particularly resulting in new single-family homes is anticipated over the next decade and beyond.

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Maps 5, 6, 7, and 8 indicate student enrollment growth by neighborhood for the 5K-4, 5-6, 7-8, and 9-12 grade groups, respectively. They largely reflect trends on the 5K-12 projections map. However, there are subtle differences that reflect variations in housing and student ages.

E. COMPARISON OF 2024 ENROLLMENT PROJECTIONS TO 2021 PROJECTIONS

The consultant’s 2021 enrollment projections extended through the year 2035 and included resident students plus open-enrollment-in of non-resident students based on an average over the four years before 2021 (196 grade 5K-12 students). The consultant’s updated 2024 projections extend through the year 2040, and include projected resident students plus open-enrollment-in of non-resident students based on an average over the past four years (213 grade 5K-12 students). Figure 15, shown below, compares MDRoffers’ 2024 to 2021 projections for the year 2035—the final year in common.

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Figure 15: Enrollment Projections Comparison – MDRoffers 2021 vs. MDRoffers 2024

Grade Grouping	MDRoffers 2035 <u>Total Enrollment Projections Completed in 2021</u>	MDRoffers 2035 <u>Total Enrollment Projections Completed in 2024</u>
Grades 5K-4	2,110	1,725
Grades 5-6	883	735
Grades 7-8	884	750
Grades 9-12	1,623	1,550
5K-12 Total	5,500	4,760

MDRoffers now projects about 740 fewer 5K-12 resident students for the year 2035 than MDRoffers projected in 2021. The following factors explain this smaller increase in projected enrollment:

- **Decreasing birth rate.** This has translated into recent and projected lower resident student generation from households/housing in the WCSD. Since 2010, the number of births in the WCSD increased by 4 percent, while the number of housing units in the WCSD increased by over 36 percent and the population in the WCSD increased by 24 percent.
- **Fewer projected housing units.** The consultant’s 2024 housing unit projection for 2035 is ~600 units fewer than the consultant’s 2021 projection. Fewer projected new housing units results in fewer projected students. The major cause is

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the continued and now expected extended delay of continued Bishops Bay development in the City of Middleton. For example, in its 2021 projections, the consultant projected almost 400 students in the City of Middleton portion of Bishops Bay in 2035. Now, the consultant projects 278 students in these neighborhoods in 2035—lower but still a significant number. Economic changes, including higher housing costs and high interests rates, are also to blame for slightly decreased housing unit projections.

- **Lower-than-expected student ratios.** This is somewhat the case in Bishops Bay but particularly evident in Heritage Hills than anticipated in 2021. More empty-nesters and seniors appear to be buying homes in Heritage Hills than anticipated in 2021; the consultant anticipated at the time that the slightly lower price points would be more appealing to families with children at home. But, the slightly lower price points also seem to be appealing to empty-nesters and seniors downsizing and wishing to remain in Waunakee. In its 2021 projections, the consultant projected over 320 students in Heritage Hills in 2035. Now, the consultant projects 220 students in Heritage Hills in 2035—lower but still a significant number.
- **Smaller recent kindergarten classes.** When the consultant performed the projections in 2021, the gap between graduating seniors and incoming kindergarteners was shrinking. More recent data suggests a widening gap. These smaller kindergarten classes will influence total enrollment through 2035.
- **Model adjustments.** The consultant’s 2021 (and earlier) projections model anticipated greater student generation from new housing construction at higher grade groups than reality suggests is occurring. Families with younger children (often pre-school) typically move into new homes in different school districts. Parents with middle and high school students rarely change districts. The consultant has adjusted its projection model to reduce in-migration expectations during a student’s secondary school career.

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MAP 4

PROJECTED WCSD STUDENT ENROLLMENT CHANGE, 2023-2040 FOR GRADES K-12 (ALL SCHOOLS)



Legend

- Elementary (as of September 2024)
- Middle or Intermediate (as of Sept. 2026)
- High
- Vacant WCSD Owned Land

Projected Change in Number of WCSD Grade K-12 Students, 2023-2040

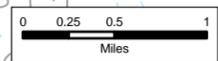
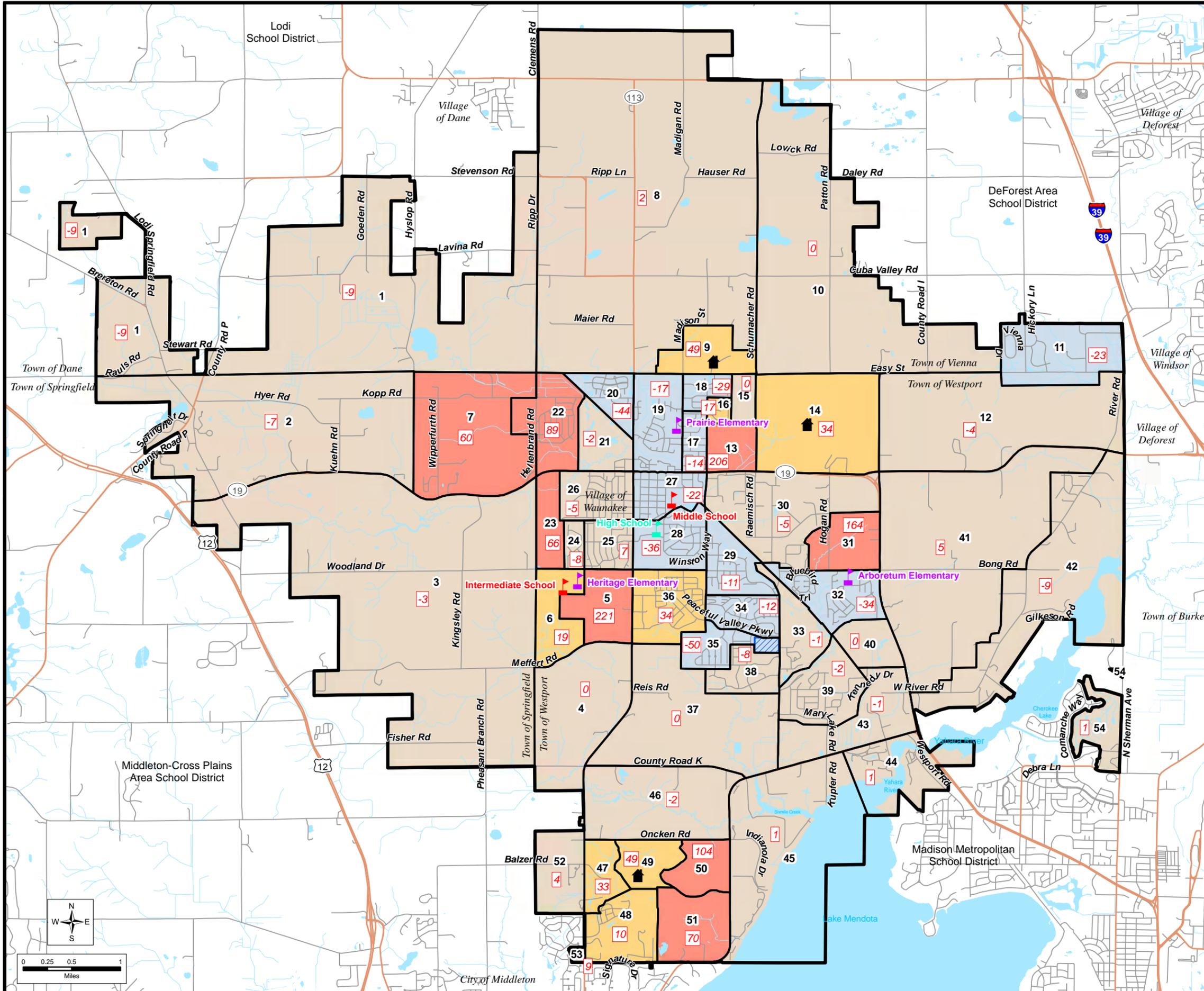
- Decrease (-50 to -10 Students)
- Minor Change (-9 to +9)
- Modest Increase (+10 to +50)
- Significant Increase (+51 to +221)
- Projected Change by Neighborhood

- Waunakee Community School District Boundary
- WCSD Neighborhood Boundaries (with #)
- Highways
- Local Roads
- Lakes and Rivers

The WCSD student enrollment projections on this map do not include any open enrollment into schools in the district, and assume constant rates of open enrollment out, private school enrollment and home schooling. See the associated report from MDRoffers Consulting for further explanation on the methodology used to make the enrollment projections.

Date: January 2024

Data Sources: Dane County LIO and Waunakee Community School District



MAP 5

PROJECTED WCSD STUDENT ENROLLMENT CHANGE, 2023-2040 FOR GRADES K-4 (ELEMENTARY SCHOOLS)



Legend

- Elementary (as of September 2024)
- Vacant WCSD Owned Land

Projected Change in Number of WCSD Grade K-4 Students, 2023-2040

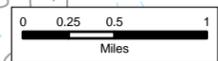
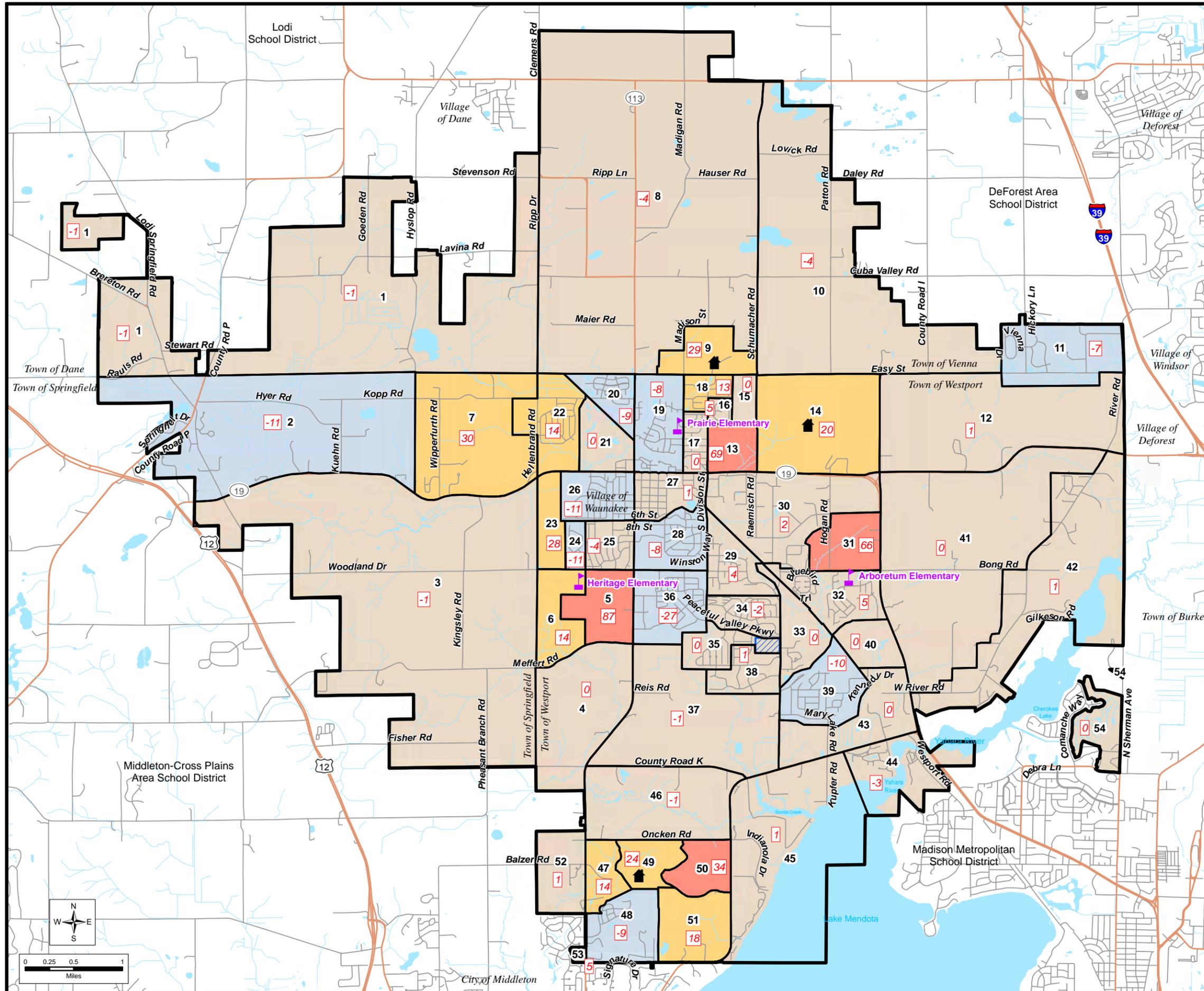
- Decrease (-27 to -6 Students)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +30)
- Significant Increase (+31 to +87)
- Projected Change by Neighborhood

- Waunakee Community School District Boundary
- WCSD Neighborhood Boundaries (with #)
- Highways
- Local Roads
- Lakes and Rivers

The WCSD student enrollment projections on this map do not include any open enrollment into schools in the district, and assume constant rates of open enrollment out, private school enrollment and home schooling. See the associated report from MDRoffers Consulting for further explanation on the methodology used to make the enrollment projections.

Date: January 2024

Data Sources: Dane County LIO and Waunakee Community School District



MAP 6

PROJECTED WCSD STUDENT ENROLLMENT CHANGE, 2023-2040 FOR GRADES 5-6 (INTERMEDIATE SCHOOL)



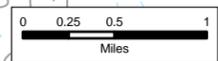
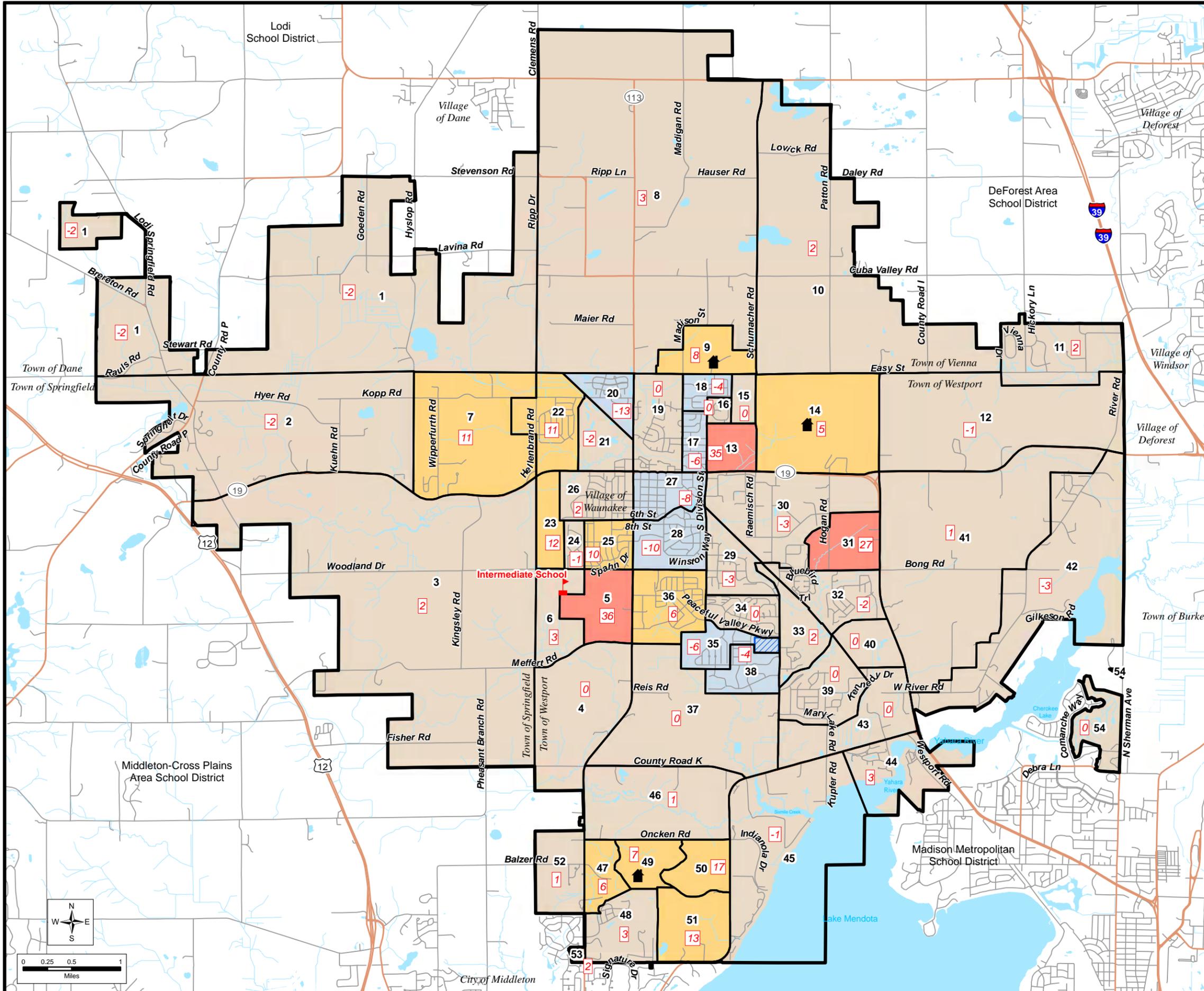
Legend

- Intermediate School
 - Vacant WCSD Owned Land
- Projected Change in Number of WCSD Grade 5-6 Students, 2023-2040**
- Decrease (-13 to -4 Students)
 - Minor Change (-3 to +3)
 - Modest Increase (+4 to +20)
 - Significant Increase (+21 to +36)
 - Projected Change by Neighborhood
- Waunakee Community School District Boundary
 - WCSD Neighborhood Boundaries (with #)
 - Highways
 - Local Roads
 - Lakes and Rivers

The WCSD student enrollment projections on this map do not include any open enrollment into schools in the district, and assume constant rates of open enrollment out, private school enrollment and home schooling. See the associated report from MDRoffers Consulting for further explanation on the methodology used to make the enrollment projections.

Date: January 2024

Data Sources: Dane County LIO and Waunakee Community School District



MAP 7

PROJECTED WCSD STUDENT ENROLLMENT CHANGE, 2023-2040 FOR GRADES 7-8 (MIDDLE SCHOOL)



Legend

- Middle School (as of September 2026)
- Vacant WCSD Owned Land

Projected Change in Number of WCSD Grade 7-8 Students, 2023-2040

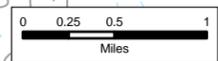
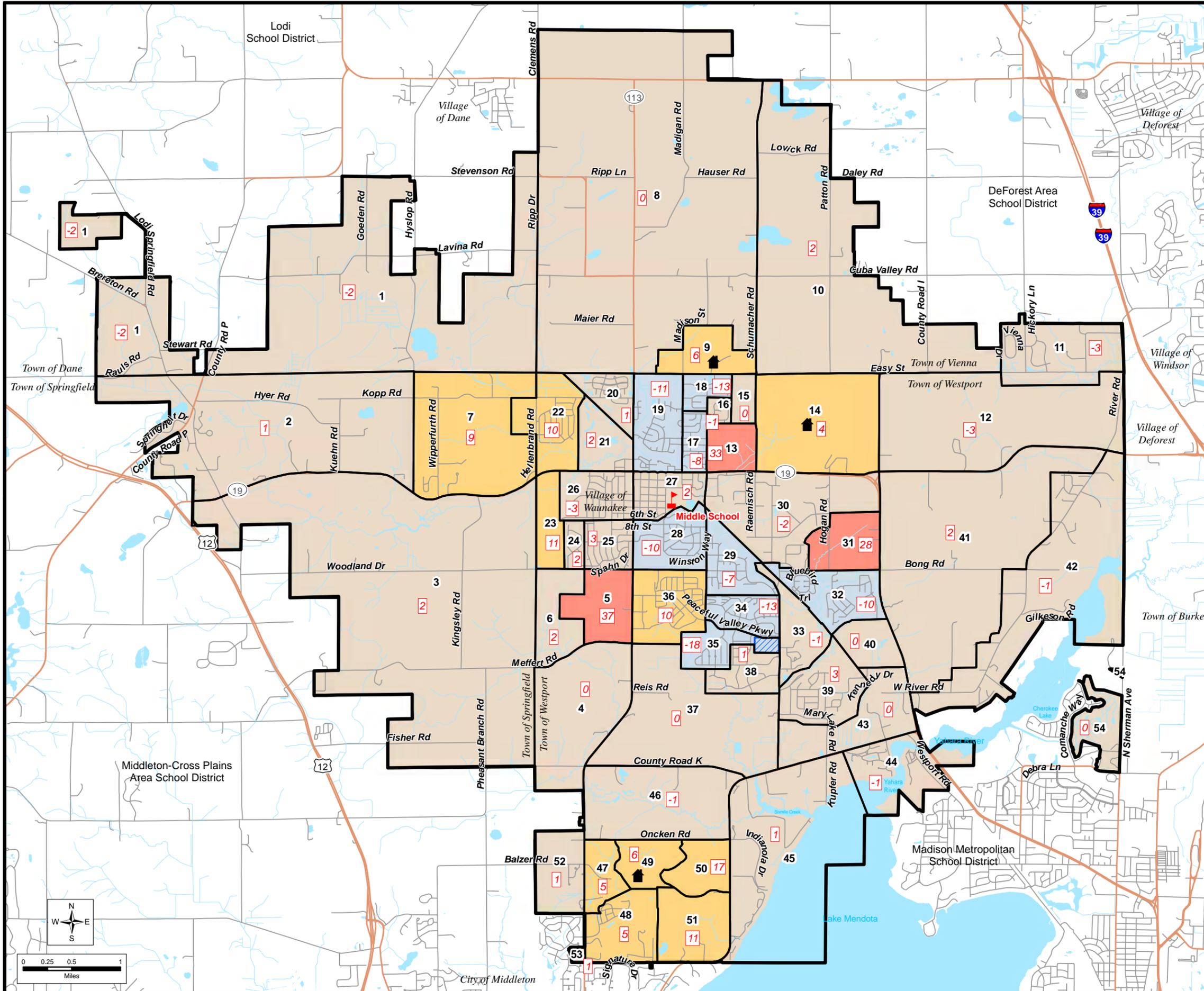
- Decrease (-18 to -4 Students)
- Minor Change (-3 to +3)
- Modest Increase (+4 to +20)
- Significant Increase (+21 to +37)
- Projected Change by Neighborhood

- Waunakee Community School District Boundary
- WCSD Neighborhood Boundaries (with #)
- Highways
- Local Roads
- Lakes and Rivers

The WCSD student enrollment projections on this map do not include any open enrollment into schools in the district, and assume constant rates of open enrollment out, private school enrollment and home schooling. See the associated report from MDRoffers Consulting for further explanation on the methodology used to make the enrollment projections.

Date: January 2024

Data Sources: Dane County LIO and Waunakee Community School District



MAP 8

PROJECTED WCSD STUDENT ENROLLMENT CHANGE, 2023-2040 FOR GRADES 9-12 (HIGH SCHOOL)



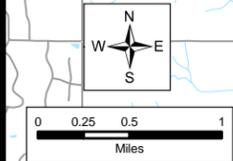
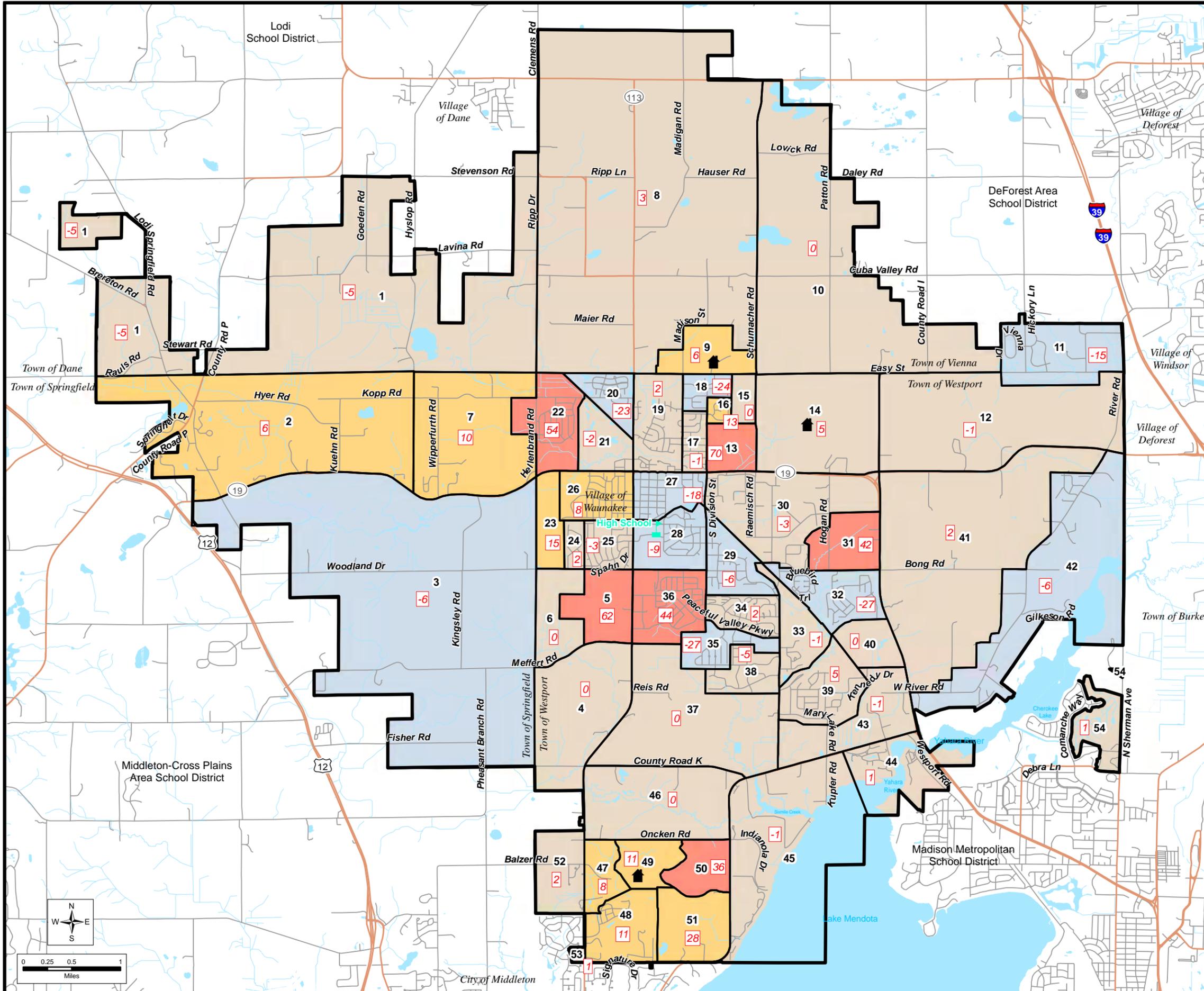
Legend

- High
- Projected Change in Number of WCSD Grade 9-12 Students, 2023-2040**
- Decrease (-27 to -6 Students)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +30)
- Significant Increase (+31 to +70)
- Projected Change by Neighborhood
- Waunakee Community School District Boundary
- WCSD Neighborhood Boundaries (with #)
- Highways
- Local Roads
- Lakes and Rivers

The WCSD student enrollment projections on this map do not include any open enrollment into schools in the district, and assume constant rates of open enrollment out, private school enrollment and home schooling. See the associated report from MDRoffers Consulting for further explanation on the methodology used to make the enrollment projections.

Date: January 2024

Data Sources: Dane County LIO and Waunakee Community School District



APPENDIX A: PROJECTION METHODOLOGY

Appendix A describes the consultant’s housing and enrollment projection methodology, which led to the projections in the body of this Community Growth & Projections Report and in Appendices B and C. The methodology is based upon a professional analysis of local and regional plans, the plans and subdivisions of private housing developers, and emerging housing growth and market conditions. The methodology also considers the dynamics within older, emerging, and future neighborhoods within the Waunakee Community School District (WCSD). Different neighborhoods generate students at different rates and at different times in their evolution. The methodology relies on computations of expected ratios of students-per-housing unit in each neighborhood and how the ratios may change over time. The methodology is described in the “steps” that make up the remainder of this Appendix A.

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STEP 1 – DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the WCSD into 54 different neighborhoods (see Map 1) several projection cycles ago. These neighborhoods are the basis for data collection and analysis, and for housing and enrollment projections. This approach enables understanding of not only *how many* students the WCSD may be educating, but also *where* future students may live. This approach also has several future applications, which include identifying which schools may become the most crowded, where new schools may be beneficial, and how attendance areas could be altered over time. Neighborhood delineations were based on several factors, including commonly understood neighborhoods or “subdivisions,” major roads and other physical barriers, municipal limits, and planned municipal growth areas.

STEP 2 – ALLOCATE 2023 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of housing units in November 2023 for each of the 54 neighborhoods. The consultant began with 2020 U.S. Census housing unit counts by Census designated blocks, assigning them to the appropriate neighborhoods. Next, the consultant updated neighborhood-by-neighborhood housing unit totals to 2023 based on building permit data and aerial photo and Dane County parcel map interpretation. The WCSD provided Fall 2023 student enrollment data. The consultant used geographic analysis software to place each WCSD resident 5K-12 student within one of the 54 neighborhoods. Using the above data, the consultant estimated Fall 2023 student-per-housing unit ratios for each neighborhood within each of the WCSD’s current school grade groupings: 5K-4, 5-6, 7-8, and 9-12.

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STEP 3 – ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant reviewed and analyzed local government comprehensive, land use, neighborhood development, and utility system plans; intergovernmental agreements and relationships; and private developer plats and plans as they affected each of the 54 neighborhoods. Already-platted yet unbuilt lots in each neighborhood were identified, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Interviews, data sharing, and past experience contributed to the consultant’s understanding of housing market dynamics and future development patterns in the WCSD. See Section V and Appendix B of this Report for details.

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STEP 4 – COMPLETE PRELIMINARY HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 54 different neighborhoods for five periods: 2023-2025, 2026-2027, 2028-2030, 2031-2035, and 2036-2040. These were added to November 2023 housing unit estimates to arrive at total projected 2025, 2027, 2030, 2035, and 2040 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods in the area and accounted for single-family, multiple-family, and other residential developments. The Appendix B table includes a column with factors expected to influence new housing unit growth in each neighborhood.

STEP 5 – PROJECT WCSD SCHOOL DISTRICT STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of WCSD students-per-housing unit by neighborhood for 2025, 2027, 2030, 2035, and 2040 within each of the 5K-4, 5-6, 7-8, and 9-12 grade groups. These projections were based on trends from projected demographic shifts in the region, community, and neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; acquired data of student ratios from new and recently built housing within the WCSD; recent trends for birth rates and age 0-4 population; recent housing and subdivisions in the WCSD; and the anticipated progression of student cohorts through the sequential grade groups.

It is critical not to attach too much importance to the impact of *new* housing development on future student enrollment. The *existing* housing stock is more impactful on future enrollment than new housing. There were approximately 9,631 housing units in

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the WCSD in November 2023. The consultant projects 4,304 new housing units between 2023 and 2040. This means that about 69 percent of the housing units projected to be on the ground in 2040 are already built.

In general, the consultant projected that already existing housing units would have fewer students-per-unit than when they were newer. The consultant projected stable to declining student ratios in some older neighborhoods. As mentioned elsewhere in this Report, the Village of Waunakee has multiple neighborhoods with developments of 1990s through 2010s vintage, including some where future home construction is also expected to occur. These neighborhoods are projected to have relatively stable student-per-housing unit ratios through 2040, with many of them shifting from current high-school dominated numbers to elementary-school dominated once again.

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STEP 6 – COMPLETE WCSD ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected WCSD student-per-housing unit ratio for each grade grouping in the years 2025, 2027, 2030, 2035, and 2040. The result was WCSD resident student enrollment projections by grade group for each of the 54 neighborhoods, for the 2025-26, 2027-28, 2030-31, 2035-36, and 2040-41 school years.

The 2023 student-per-housing unit ratios for each neighborhood exclude those students residing in the WCSD, but not attending WCSD schools. These include students who open enroll to other school districts, attend private schools, or are home-schooled. The consultant's 2025-26, 2027-28, 2030-31, 2035-36, and 2040-41 enrollment projections by neighborhood assume a constant percentage of students who attend WCSD schools versus these other options.

The consultant included in the projections a 3 percent increase in class sizes as grades progress from grade 4 to grade 5 (elementary to intermediate), a 3 percent increase from grade 6 to grade 7 (intermediate to middle), and a 4 percent increase from grade 8 to grade 9 (middle to high) in the projections, based on average increases over the past decade. These increases are common in school districts with private school options, especially if those private school options only offer programming at the elementary grade level, as students transition from private school to public school at the intermediate school, middle school, or high school grades.

In 2023, Governor Evers increased funding for State private choice and independent charter schools, but public school funding was similarly increased. This suggests that both public and private schools will be able to implement upgrades and improvements to

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serve current and future students. The consultant’s assumption of a constant percentage of students attending private schools or being home-schooled could end up being incorrect if there is additional political or law change at state and national levels related to public school funding, open enrollment, school choice, and vouchers. The WCSD could also affect this assumption based on programming, facility improvements, and other actions it may take over the next several years.

STEP 7 – ENHANCE PROJECTIONS TO INCLUDE OPEN-ENROLLED-IN STUDENTS

The results from Step 6 provided projected WCSD resident enrollment for each school in the WCSD for 2025, 2027, 2030, 2035 and 2040, assuming no “forced transfers” among the elementary schools to balance enrollment. Therefore, the projections assume that students will attend the elementary school they are assigned based on their home address. The consultant then enhanced these projections to include students open-enrolling-in from outside of the WCSD, assuming that a constant number of open-enrolled-in students would attend each WCSD school based on the last four-year average of open-enrollment-in at each school.

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APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2023-2040

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
1	Lands here are within a long-term agricultural preservation area in the Dane Town Plan. Consultant projects 1-2 housing units per projection period. Consultant projects that the declining student per housing unit ratios over the past 12 years will stabilize after 2030.	56	57	58	59	61	63
2	Springfield Ridge and Springhelt subdivisions (2000s/2010s). The Town has Springfield Corners planned as a Town Activity Center, but with most of the remaining developable land anticipated for business use. There is potential for smaller residential plats along Lodi-Springfield Road between Highways 19 and P, but none are currently platted or pending for residential development. The rest of neighborhood 2 to the east is planned for Agricultural Preservation. Consultant expects two small residential plats between 2027 and 2040 of ~18 single-family homes. Student per housing unit ratios projected to remain flat given age of housing.	163	163	163	171	176	181
3	Includes the Waunakee Marsh plus high quality, productive farmland planned by the Town of Springfield for agricultural preservation (maximum of 1 home per 35 acres). Consultant projects 1-2 housing units per projection period, with student per housing unit ratios expected to remain flat over the projection period.	60	60	61	62	64	66
4	The Waunakee-Westport Comprehensive Plan identifies this area for preservation and community separation. Consultant projects little to no housing and little to no enrollment from this neighborhood through 2040.	7	8	8	8	8	8
5	In 2023, Kilkenny West was approved for 240 single-family homes and 20 two-family homes on ~150 acres in the northern two-thirds of neighborhood 5. An additional ~10 acres in the extreme northeast corner of the neighborhood are planned for mixed-use, likely with some multiple-family components. Infrastructure is expected to be completed in 2024. The consultant anticipates 10 single-family homes by 2025, with 20 single-family homes per year through 2027 and 30 single-family homes per year from 2027 to 2035 based on the pace in Kilkenny Farms (East). The consultant anticipates all 20 two-family homes to be built between 2025 and 2027. The consultant also projects 80 multiple-family units between 2025 and 2027, 120 between 2027 and 2030, and 80 between 2030 and 2035. Build out of Kilkenny West is expected by 2035. There are ~75 additional acres in neighborhood 5 south of Kilkenny West extending towards Meffert Road (Becker/Statz). The consultant anticipates development here beginning around 2035, with 30 single-family homes from 2030 to 2035 and 75 single-family homes between 2035 and 2040. More single-family housing is projected after 2040. Projected student-per-housing unit ratios in neighborhood 5 are based largely on current ratios in Kilkenny Farms (East), with a downward adjustment because more multiple-family housing units are projected in Kilkenny West.	5	15	175	385	575	650
6	Includes Waunakee Intermediate School. The Waunakee-Westport Comprehensive Plan identifies 120 acres within Neighborhood 6 as appropriate for Community Residential development. Lands are held by large farming interests, there are no pending development plans, land is not in the Urban Service Area, and up to half has environmental constraints including wetlands. Consultant projects development to commence around 2035, after Kilkenny West lands to the east are developed, with 50 single-family homes between 2035 and 2040, with more after 2040. Increasing student-per-housing unit ratios and enrollment due to influx of new housing in the late 2030s.	4	4	4	4	4	54

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Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
7	Includes Acker Plat (2020s, 21 single-family lots). Town of Springfield Comprehensive Plan identifies ~40 acres of undeveloped land for future rural subdivision development and the rest of the neighborhood for agricultural preservation. The Waunakee-Westport Comprehensive Plan does not plan for any lands in Neighborhood 7 for residential development. Landowners immediately west of Hillenbrand Road (~70 acres) have recently expressed interest in development of their land and annexation into the Village of Waunakee, but a boundary agreement between the Village and Town prohibits this through 2031. The consultant expects Acker Plat to be built between 2025 and 2030. The consultant anticipates development beginning west of Hellenbrand Road in the early 2030s, with predominately single-family homes, with 10 single-family homes per year starting in the early 2030s with 15 single-family homes per year between 2035 and 2040. More single-family homes are anticipated after 2040. Consultant projects continuation of steady student per housing unit ratios.	58	58	69	82	107	187
8	Both the Vienna and Waunakee-Westport Comprehensive Plans identify this neighborhood for agricultural preservation, within which the maximum density of housing is one house per 75 acres. Consultant projects 2-3 new homes per each projection period, with steady student per housing unit ratios.	87	88	89	91	94	96
9	In the Waunakee-Westport Comprehensive Plan, this ~240 acre neighborhood is planned for Community Residential development. The Vienna Comprehensive Plan continues to plan these lands for agricultural preservation. The neighborhood is not currently within the Urban Service Area but is owned by a development interest (Tierney). The consultant anticipates Village-based housing development beginning here around 2035, with 90 single-family homes, 10 duplex units, and 60 multiple-family units between 2035 and 2040. More housing is expected after 2040. Consultant projects increasing enrollment from neighborhood 9 due to influx of new housing in the late 2030s.	3	3	3	3	13	163
10	Both the Vienna and Waunakee-Westport Comprehensive Plans identify this neighborhood for agricultural preservation within which the maximum density of housing is one house per 75 acres. Consultant projects 1 new home in each projection period and generally steady student per housing unit ratios.	39	39	40	41	43	45
11	Hickory Meadows (1990s). Nature Valley Conservation Neighborhood (2000s, 2010s). Smithback (1970s). Lantern Hollow (2010s). Land is in a Limited Service Area where public sewer is available, and planned for housing in Vienna's comprehensive plan. The neighborhood has ~75 acres of undeveloped land, but these are owned by farming interests and the majority is designated as environmental corridor. Consultant projects limited new home development through 2040. Recent evidence of declining student per housing unit ratios in this neighborhood is expected to continue through 2040 due to distance from WCSD schools.	215	215	216	216	218	220
12	The DeForest Comprehensive Plan identifies 60-70 acres on the west side of River Road planned for a mixture of housing types. The consultant does not anticipate development here until after 2040. Significant amount of acreage in neighborhood 12 is restricted from development based on conservation easement. Low numbers of students are expected to continue from neighborhood 12 through 2040.	26	26	26	27	27	28

**Waunakee Community School District
Community Growth & Projections Report**

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
13	Heritage Hills (2020s). Heritage Hills (Veridian Homes) has 14 single-family homes under construction, 27 vacant single-family lots, and 15 two-family homes under construction and 16 vacant two-home lots remaining in currently improved phases (1-5). Heritage Hills has been building out at a quicker pace than anticipated, with 91 single-family homes and 43 two-family homes built and occupied since 2021. As of November 2023, one building of the Heritage Hills Apartments is open, with 38 units. Three other buildings, providing 162 units, are under construction. Heritage Hills Apartments contains a mixture of efficiency units (37 units), 1-bedroom units (88 units), and 2-bedroom units (75 units). Veridian plans to begin improvements for phases 6 and 7 in late 2023 and early 2024. Overall, there are 12 phases planned in Heritage Hills, with a recent update including a shift of some housing from age-restricted housing for seniors to being available for anyone to purchase. Outside of already built, under construction, and improved lots, there remain 186 unimproved single-family and 94 unimproved two-family units in Heritage Hills. The consultant expects all under construction and improved lots for both single- and two-family homes in phases 1-5 to be completed by 2025, along with remaining units in Heritage Hills Apartments. The consultant expects 40 single-family and 30 two-family homes to be built between 2025 and 2027, 60 single-family and 40 two-family between 2027 and 2030, and 86 single-family and 24 two-family between 2030 and 2035. Lastly, the consultant estimate 100 additional multiple-family units between 2027 and 2030 in a mixed-use site along E Main Street. Therefore, the consultant estimates build out of Heritage Hills before 2035. Projected student per housing ratios are based largely on consultant's experience with other comparable Veridian developments in Dane County suburban markets, adjusted for unique projected housing mix and projected family appeal in the WCSD. This amounts to a blended student-per-housing unit ratio, including all housing units, of around 0.30 students per housing unit. The consultant also expects some move-up to other WCSD neighborhoods as students age, resulting in fewer high school students than might otherwise be expected.	173	407	477	677	787	787
14	The Waunakee-Westport Comprehensive Plan identifies this neighborhood as mainly appropriate for agricultural preservation and parkland and open space uses. Overall, the neighborhood needs significant utility investments to develop. The consultant anticipates development beginning after 2030 and accelerating through the 2030s and beyond. The consultant projects 150 multiple-family units around 2035 and 50 single-family and 30 duplex units between 2035 and 2040. The consultant projects increasing enrollment in the 2030s due to influx of new housing.	19	19	19	19	94	249
15	The Waunakee-Westport Comprehensive Plan plans this neighborhood for future residential development. However, these lands are either used or approved as a sand and gravel quarry, with at least 15+ years of material apparently remaining. Consultant does not project development to commence in this neighborhood until after 2040.	3	3	3	3	3	3
16	Waunakee Heights (1990s/2000s). No new housing potential. Consultant projects increasing student-per-housing unit ratios, and increasing enrollment, through the 2020s as neighborhood turns over to new families. Enrollment expected to stabilize in the 2030s.	110	110	110	110	110	110
17	Capitol Estates (1980s/90s), Pleasant View Heights (1950s/60s). 84 unit Madison and Main apartment building along Main Street. In the early 2020s, a developer expressed interest in redevelopment of the 3.1-acre VFW site, to provide around 30 housing units for veterans in a mixed-use development. However, the floodplain of Six Mile Creek reduces the effective size of the site down to ~1.5 acres. The consultant expects a 20-unit multiple-family development here between 2027 and 2030. Otherwise, minimal opportunities exist for other (re)development. Housing ages suggest slightly decreasing student-per-housing unit ratios in neighborhood through 2040.	327	327	327	347	347	347
18	Prairie Ridge Condominiums, North Ridge Estates (2000s, 2010s). 2 vacant lots remaining, which the consultant anticipates will be built by 2025. Housing age suggest decreasing student-per-housing unit ratios through 2030 as current students age, especially due to a large number of high school aged students. Student ratios and enrollment are expected to increase in the 2030s as neighborhood turns over to new families.	276	278	278	278	278	278

**Waunakee Community School District
Community Growth & Projections Report**

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
19	Includes Prairie Elementary School. Sixmile Creek (1990s/2000s), Village Homes of Sixmile Creek Condominiums (1990s), Lamphouse Apartments (2020). A 1-acre area northwest of the Cross Street and N. Madison Street intersection has recently been receiving developer interest for multiple-family housing development. The consultant anticipates 20 multiple-family units here between 2025 and 2027. Other opportunities for multiple-family redevelopment exist in the southern portion of neighborhood. Consultant projects 40 additional units around 2030. Steady student per housing unit ratios anticipated.	624	624	644	664	684	684
20	Meadowbrook (2000s/2010s). There is 1 single-family lots remaining at Brookside at Pleasant Valley, which the consultant anticipates will be built by 2027. Relatively new housing suggests declining student per housing unit ratios through 2035, stabilizing through 2040, and buffeted somewhat by proximity of Prairie Elementary School.	214	214	215	215	215	215
21	Country Glen Apartments (1980s), Country Aire Senior Apartments (1990s), Village on Main (2010s). Site of the Meadows of Sixmile Creek Golf Course. Remaining vacant lands along W Main Street is expected to develop with non-residential uses. Stable student ratios expected.	149	149	149	149	149	149
22	Westbridge (2010s, 3 homes under construction, 1 vacant single-family lot remaining) and Golden Ponds Addition to Westbridge (2020s, 5 homes under construction, 75 vacant single-family lots remaining). The consultant expects build out of Westbridge and 20 homes in the Golden Ponds addition by 2025, with the rest of Golden Ponds built out by 2030. South of Westbridge, 40 acres are currently planned for conservancy use, but the consultant anticipates a 30-unit conservation subdivision here, with 10 homes between 2027 and 2030 and remaining 20 homes between 2030 and 2035. The consultant expects development west of Hellenbrand Road on ~55 acres currently in the Town of Springfield to begin after 2030, with 40 single-family homes by 2035 and 60 additional homes by 2040. More single-family homes are expected after 2040. Consultant expects very high student-per-housing unit ratios (greater than 1.00 students per unit) to decrease as current students age, but enrollment to increase due to influx of new single-family housing.	269	293	323	363	423	483
23	The Waunakee-Westport Comprehensive Plan identifies ~134 acres for future residential development (~100 acres buildable), with ~20 acres currently in the Urban Service Area. Lands are owned by farming interests who also own adjacent acreage to the west in Springfield. There are no current plans for development. Other lands in this neighborhood are planned for open space and environmental corridor. The consultant projects the commencement of housing development after 2030, once Westview Meadows to the east is substantially complete, and to continue through the 2030s, at a higher pace than Westview Meadows due to elementary and intermediate school proximity. The consultant projects 50 single-family homes between 2030 and 2035 and 60 single-family and between 2035 and 2040. More housing of all types is expected after 2040. Also given new elementary and intermediate school proximity, the consultant anticipates higher-than-average student-per-housing unit ratios.	3	3	3	3	53	113
24	Westview Meadows (2000s-2020s, 3 homes under construction, 24 vacant lots remaining). Consultant expects ~4 homes per year until build out of Westview Meadows, and neighborhood 24, by 2030. The consultant expects student-per-housing unit ratios to remain stable as the neighborhood builds out, particularly given elementary and intermediate school proximity.	106	117	125	133	133	133
25	Centennial Heights (1980s/90s). No new housing expected. Given ages of housing and projected neighborhood turnover, the consultant projects that the student-per-housing unit ratio will be steady or even slightly increase over the next few years. Close proximity of all schools and relative neighborhood affordability should assist in maintaining ratios.	516	516	516	516	516	516

**Waunakee Community School District
Community Growth & Projections Report**

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
26	Dormal Heights (1980s/1990s), Country Aire (1960s/1970s). Location of Ripp Park. The Village may undertake a Century Avenue redevelopment planning effort in the next few years, which may result in some mixed use and/or multiple-family residential redevelopment in neighborhood 26, but the consultant thinks this will not happen until the late 2030s, given no imminent plans for strip mall redevelopment and lack of vacancies in the strip mall signifying a healthy market. Therefore, the consultant projects 100 multiple-family units between 2035 and 2040. The consultant projects that student-per-housing unit ratios will remain steady at current low ratios.	487	487	487	487	487	587
27	Includes Heritage Elementary. Original plat, Prairie Addition (1960s/70s). Consultant projects a new multiple-family project in the 2027-2030 period of similar size to recent and pending downtown developments, and another redevelopment project along Century Avenue between 2030 and 2035. The consultant projects slightly decreasing student counts from this neighborhood given the pending relocation of Heritage Elementary School from it and declining birth rates.	626	626	626	666	726	726
28	Includes Waunakee High School and Middle School. Castle Crest (1980s/1990s). Neighborhood is built out. The consultant projects steady enrollment from this neighborhood in the next few years due to expectation for turnover, followed by some modest decreases tracking with fewer expected births.	621	621	621	621	621	621
29	Castle Creek (1980s/1990s). Neighborhood built out. Includes Castle Creek Conservancy. The consultant projects steady enrollment from this neighborhood in the next few years due to expectation for turnover, followed by some modest decreases tracking with fewer expected births.	311	311	311	311	311	311
30	Location of Waunakee Business Park and its future eastern expansion, including TID 10. Existing dwelling units in this neighborhood are multiple-family or assisted living units. The Waunakee-Westport Comprehensive Plan identifies the remaining developable acres as appropriate for predominately business uses. Consultant does not project additional housing in this neighborhood.	74	74	74	74	74	74
31	Arboretum Village (2020s, with 17 single-family homes and 6 two-family units under construction and 42 vacant single-family lots and 4 vacant two-family lots). Arboretum Village has averaged ~15 single-family homes per year. The consultant expects 49 total single-family homes and all two family homes to be built by 2025, with remaining 10 homes built shortly after 2025. Neighborhood 31 also includes ~145 acres east of Hogan Road planned for residential development. The consultant anticipates that this eastern area could support ~250 single-family homes, ~30 duplex homes, and ~200+ multiple-family units. The consultant anticipates development here beginning in the late 2020s, with 20 single-family homes, 10 duplex units, and 75 multiple-family units by 2030; 80 single-family homes, 10 duplex units, and 75 multiple-family units by 2035; and 80 single-family homes and 10 duplex units by 2040. After 2040, the consultant expects room for ~80 more single-family homes. The consultant projects student-per-housing unit ratios lower than what Savannah Village to its south experienced, due to inclusion of multiple-family housing.	61	120	130	235	400	490
32	Includes Arboretum Elementary. Savannah Village (1990s), includes 1 remaining single-family lot. No other remaining vacant, buildable land. The consultant projects many graduates from this neighborhood in the 2020s, but also a fair number of move-ins and a re-infusion of younger students given neighborhood age, high suitability for family living, and the presence of an elementary school.	422	422	423	423	423	423
33	Steeplechase Condo Club, Westport Heights (1990s). Remaining land in neighborhood is owned by Dane County as part of the North Mendota Resource Area. Some near-term turnover to new families with children is anticipated.	104	104	104	104	104	104
34	Shenandoah and Southbridge (1990s). 2 remaining single-family lots. No other remaining vacant, buildable land. Given neighborhood age, high suitability for family living, and presence of potential future school site to the immediate south, the consultant projects increasing student-per-housing unit ratios after 2025, tapering by 2040.	321	322	323	323	323	323

**Waunakee Community School District
Community Growth & Projections Report**

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
35	Includes vacant WCSD owned land. Blue Ridge and Kilkenny Addition (2000s). 2 single-family lots available. No other remaining vacant, buildable land. Large middle and high school classes from neighborhood 35 are expected to graduate in the next several years, decreasing student-per-housing unit ratios in this neighborhood. Given neighborhood age, neighborhood turnover is expected by the 2030s. If the vacant site is selected for new school, nearby student counts could increase.	201	202	203	203	203	203
36	Kilkenny Farms (2010s, 2 homes under construction, 2 vacant lots remaining outside of Dolan extension). The consultant expects remaining homes in Kilkenny Farms to all be built and occupied by 2027, after an extension of Dolan Avenue providing ~10 single-family lots is complete. In late 2023, a 13-unit addition is under construction for the At Home Again senior residences. Elsewhere along Simon Crestway south of Peaceful Valley Park, the consultant anticipates ~20 duplex units between 2025 and 2027. Northwest of the Peaceful Valley Parkway and Simon Crestway intersection (outside of Kilkenny Farms), Woodland Crest opened in early 2023 with 78 multiple-family units, composed of an equal mixture of 1-, 2-, and 3-bedroom units. To its east, 9.1 acres has been proposed by Forward Development Group for 125 total multiple-family units spread across five 10-unit buildings and a 75-unit apartment building in late 2023. The consultant expects these 125 units to be built and occupied between 2025 and 2027. The remaining vacant lands in neighborhood 36 are planned for non-residential uses. Student-per-housing unit ratios are projected to remain relatively high, receiving downward pressure from recent and projected multiple-family construction. Current and new students will age through the system through the projection period.	544	566	716	716	716	716
37	The Waunakee-Westport Comprehensive Plan identifies this area for preservation and community separation. The consultant projects minimal new housing here through 2040.	13	13	14	14	15	16
38	Tuscany Ridge (2010s), Carriage Ridge (2000-2010s), Carriage Ridge 1st and 2nd Additions (2010s-2020s, 1 home under construction, 8 vacant lots remaining). Consultant expects 5 homes built by 2025 with remaining 4 homes built shortly after 2025. Neighborhood 38 will then be built out. Mix of slightly older plus newer homes are projected to keep student-per-housing unit ratios relatively steady and high.	164	169	173	173	173	173
39	Mary Lake Addition (1980s). The Waunakee-Westport Comprehensive Plan identifies ~80 acres of additional land in neighborhood 38 as appropriate for residential development, which could yield ~50 new single-family residences. The consultant projects development to begin around 2025, with 15 single-family homes by 2027, 20 single-family homes by 2030, and 15 single-family homes by 2035. The remaining land in neighborhood 39 is planned for open space and/or is in the environmental corridor. Neighborhood 39 may be experiencing some turnover, plus some new housing, which should keep student-per-housing unit ratios relatively steady.	272	272	287	307	322	322
40	The Waunakee-Westport Comprehensive Plan identifies this area for rural preservation. The neighborhood is subject to a number of development limitations that should prevent future development.	-	-	-	-	-	-
41	The Waunakee-Westport Comprehensive Plan identifies this area for agricultural preservation, open space, and community separation. Additionally, much of the land is restricted from further development by deed restriction. The Consultant does not project significant residential development before 2040, but it is possible that lands close to Highway 113 will be made available for residential development after 2040. Slightly increasing student ratios and enrollment expected.	31	31	31	31	31	31
42	Includes the private Madison Country Day School. Riverview Garden Estates, Yahara Heights (1980s/1990s/2000s). Other lands owned by Dane County and DNR (Cherokee Marsh). The Waunakee-Westport Comprehensive Plan does not identify this area for larger new rural subdivisions, though there is potential for smaller residential divisions. Consultant projects 1-2 new homes per projection period. Given mix of housing ages and presence of private school, the consultant projects generally steady student-per-housing unit ratios.	212	213	213	214	216	218

**Waukeew Community School District
Community Growth & Projections Report**

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
43	Waukeew-Westport Comprehensive Plan identifies undeveloped lands in this neighborhood for business park use. Consultant projects no new housing before 2040 at least.	35	35	35	35	35	35
44	Yahara Place Condominiums, Yahara Crossing Centre Condominiums, Mariner's Cove at Lighthouse Bay, Westshire Village Condominiums, Essex Condominiums, Twin Oaks Condominiums, Walden Bay Single-family Condominiums, Blue Bill Park, Brickson Park. Neighborhood predominately built out with the potential for very modest infill. Low student-per-housing unit ratios are projected to continue.	642	642	642	642	642	642
45	Borcher's Beach (2000s/2010s), Ward Beach Block (older), Morris Park (older). Location of Governor Nelson State Park. Very limited additional residential development opportunity; some tear downs of existing housing units for new ones expected. Consultant projects low and steady student-per-housing unit ratios.	172	172	172	172	172	172
46	The Waukeew-Westport Comprehensive Plan identifies this area for preservation and community separation. The consultant projects no new housing at least before 2040.	31	31	31	31	31	31
47	The Bishops Bay General Development Plan suggests up to 1,056 multiple-family housing units in neighborhood 47 (Town Center/Watermark). This is expected to include some senior housing but exclude the developed Paragon Place apartments, which is instead included in neighborhood 48. Development of these 1,000+ units will require significant and costly utility extensions which has paused development of this neighborhood as of the early-2020s. The consultant anticipates eventual resolution of costly utility extensions and development--whether via the approved Town Center/Watermark plan or some other higher-density residential configuration. The consultant anticipates such development beginning in the early 2030s, with 250 multiple-family units by 2035 and 280 additional multiple-family (including townhome) units by 2040. Neighborhood 47 is therefore projected to be about 50% built out by 2040, though there is a potential variability in this projection. Projected students-per-housing unit (about 0.06) are comparable to those in similar multiple-family developments elsewhere in Bishops Bay and the City of Middleton, and accounts for some of these units being for senior housing.	2	2	2	2	252	532
48	Neighborhood 48 includes the Back Nine plat (2000s, 2010s), Paragon Place apartments (2010s), The Masters Residences apartments (2010s), Emslie Plat (1990s), South Meadow (1990s), and other lots that are south of Bishops Bay in Westport (2000s). As of late 2023, 8 vacant single-family lots remain in the Back Nine. Consultant projects remaining 8 units to be built and occupied by 2027. Then, neighborhood 48 will be built out. The September 2023 WCSD 5K-12 student per housing unit ratio for the Back Nine was 0.5 students-per-home. Projected overall students-per-housing unit of between 0.25 and 0.30 are based on this ratio, the single- and multi-family housing mix in the Back Nine, and recent sales experiences and profile of the typical Back Nine home buyer.	419	423	427	427	427	427
49	Bishops Bay General Development Plan and 2015 utility study suggest up to ~980 housing units in this neighborhood at buildout. Development plan map suggests that most of this neighborhood will develop with single-family residences, at an anticipated density of 6 units per acre with most lots between 4,500 and 9,500 square feet (under 1/5 acre). However, similar to neighborhood 47, significant and costly utility extensions will be necessary and must be extended through neighborhood 47 first. The cost of these costly utility extensions has paused development of this neighborhood as of the early-2020s. The consultant projects resolution of development costs by 2030, and commencement of development in neighborhood 49 by 2035, with the first 40 single-family homes and 60 multiple-family units projected by 2035 and 75 single-family homes and 40 townhome units by 2040. Therefore, neighborhood 49 is projected to be about 25% built out by 2040, though there is a potential variability with this projection. The form of development in neighborhood 49 could be more of a "traditional neighborhood" (like Middleton Hills) or could evolve as the market evolves in Bishops Bay or some other development emerges. Projected WCSD student-per-housing unit ratios are comparable to those being experienced in the Bishops Bay Back Nine (neighborhood 48) today.	3	3	3	3	103	218

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**Waunakee Community School District
Community Growth & Projections Report**

Neighborhood (As depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections					
		Nov. 2023	2025	2027	2030	2035	2040
50	Bishops Bay General Development Plan and 2017 concept plan suggest ~220 housing units at buildout in neighborhood 50--likely to all be single-family homes. As of November 2023, there are 14 occupied homes, 10 homes under construction, and 13 vacant improved (with roads and utilities) single-family lots. Therefore, there remain ~183 vacant single-family lots yet to be improved in this neighborhood. In late 2023, an additional phase was under construction to provide 43 additional improved lots from among the remaining ~183. The consultant expects all of the under-construction homes and vacant improved lots along with 10 additional homes in this new phase to be built and occupied by 2025, 24 additional single-family homes between 2025 and 2027, 36 additional single-family homes between 2027 and 2030, 60 single-family homes from 2030-2035, and the remaining 53 single-family homes by 2040. Neighborhood 50 would then be built out around 2040. Projected WCSD 5K-12 students-per-housing unit of around 0.50 are based in part on the single-family experience in the Back Nine, on other Westport developments with public utilities north along Woodland Drive, and "early returns" from neighborhoods 50 and 51.	16	49	73	109	169	222
51	Bishops Bay General Development Plan and 2017 concept plan suggest a maximum of ~174 housing units at buildout in neighborhood 51--likely to all be single-family homes. As of November 2023, there are 39 occupied homes, 12 homes under construction, and 41 vacant improved single-family lots. Therefore, there remain ~82 vacant unimproved single-family lots in this neighborhood. The consultant expects all of the under-construction homes and 15 additional homes to be built and occupied by 2025, 30 additional single-family homes between 2025-2027, 45 between 2027-2030, and the remaining 33 between 2030-2035. Projected WCSD 5K-12 students-per-housing unit of around 0.50 are based in part on the single-family experience in the Back Nine, on other Westport developments with public utilities north along Woodland Drive, and "early returns" from neighborhoods 50 and 51.	42	69	99	144	177	177
52	Larwood Hills (1990s). The City of Middleton plans for an additional ~116 acres of housing south of Balzer Road at a density of 5 units per acre. North of Balzer Road, the City's plans suggest mixed use development near the Oncken/Highway Q intersection in conjunction with the westerly extension of Oncken Road. These remaining lands are owned by long-term farming interests. Consultant does not project commencement of development until after 2040. Larwood Hills could begin turn over in the projection period, resulting in slightly increasing students per housing unit (which are low now).	44	44	44	44	44	44
53	Redtail Ackers (2020s, with 10 single-family homes built and 5 vacant lots remaining). Consultant expects remaining homes to be built and occupied by 2025. The remainder of neighborhood 52 could be developed with up to 15 additional single-family residences, which the consultant projects between 2030 and 2035. The consultant projects that WCSD students-per-housing unit will be low relative to other single-family developments.	14	19	19	19	34	34
54	Cherokee Condos. No remaining buildable areas in this neighborhood. Low student-per-housing unit ratios are projected to continue.	235	235	235	235	235	235
Totals		9,631	10,073	10,619	11,391	12,648	13,935

**Waunakee Community School District
Community Growth & Projections Report**

APPENDIX C: WCS D 5K-12 RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2023 TO 2040

Neighborhood	Grades 5K-4						Grades 5-6						Grades 7-8						Grades 9-12						Grades 5K-12					
	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040
1	6	5	5	5	5	5	4	3	2	2	2	2	4	4	3	2	2	2	9	9	9	6	4	4	23	20	18	15	13	14
2	32	30	28	27	23	21	12	13	12	12	12	10	9	12	14	13	12	10	19	19	22	28	26	25	72	74	76	80	73	65
3	7	7	7	6	6	6	1	3	3	3	3	3	1	1	3	3	3	3	12	7	5	6	6	6	21	18	17	18	18	18
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	3	5	26	55	83	90	0	2	10	18	31	36	0	1	7	19	29	37	0	1	9	25	53	62	3	9	52	118	197	224
6	0	0	0	0	0	14	0	0	0	0	0	3	0	0	0	0	0	2	3	2	1	0	0	3	3	2	1	0	0	22
7	4	3	6	9	14	34	3	2	3	5	7	14	3	3	3	4	6	12	11	9	9	9	12	21	21	17	21	27	39	81
8	13	12	11	10	10	9	1	5	5	5	4	4	4	2	6	5	5	4	6	7	6	10	10	9	24	27	28	30	29	26
9	1	1	1	0	1	30	0	0	0	0	1	8	1	0	0	0	1	7	1	2	1	1	2	7	3	3	2	2	5	52
10	10	9	9	8	7	6	1	4	4	4	3	3	1	1	4	4	3	3	7	5	3	8	8	7	19	19	20	23	22	19
11	37	36	35	33	31	30	11	15	15	15	14	13	16	11	16	15	14	13	44	39	31	32	31	29	108	101	97	95	90	85
12	0	0	1	1	1	1	1	0	0	0	0	0	3	1	0	0	0	0	2	4	3	1	0	1	6	6	4	2	2	2
13	24	42	54	74	98	93	6	13	22	35	40	41	9	11	15	31	37	42	7	16	22	44	73	77	46	81	113	184	248	252
14	1	1	1	0	3	21	0	0	0	0	1	5	1	0	0	0	1	5	1	2	1	1	2	6	3	3	2	2	7	37
15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	24	27	28	28	27	29	11	10	11	12	11	11	13	11	10	12	12	12	11	19	21	22	25	24	59	67	71	73	75	76
17	39	40	40	42	40	39	22	18	16	17	17	16	25	23	18	18	18	17	37	44	46	42	37	36	123	125	121	119	112	109
18	33	33	34	36	40	46	23	14	14	15	17	19	33	24	14	16	17	20	60	65	57	36	33	36	149	136	119	103	106	120
19	93	86	84	85	84	85	36	38	36	36	38	36	48	37	41	38	38	37	75	87	84	84	77	77	252	249	245	243	238	235
20	53	46	43	40	39	44	31	24	21	19	17	18	19	32	27	23	20	20	60	50	58	54	41	37	163	151	149	136	117	119
21	9	10	10	10	9	9	6	4	4	4	4	4	2	6	4	4	4	4	11	8	10	9	9	9	28	28	28	28	27	26
22	117	116	116	118	121	131	46	51	54	54	57	57	49	52	58	59	59	59	81	98	113	127	130	135	293	317	341	358	367	382
23	0	0	0	0	15	28	0	0	0	0	4	12	0	0	0	0	3	11	0	0	0	0	2	15	0	0	0	0	23	66
24	37	35	33	32	28	26	15	17	15	16	15	14	12	17	18	17	16	14	28	29	34	38	33	30	92	98	101	103	91	84
25	71	73	72	67	67	67	21	29	32	31	30	31	29	22	30	34	31	32	69	65	58	65	69	66	190	188	192	198	197	197
26	54	50	46	45	42	43	18	22	20	19	19	20	23	19	23	20	19	20	37	42	41	45	41	45	132	133	130	129	120	127
27	32	34	32	34	35	33	22	13	14	13	13	14	13	23	14	15	16	15	48	38	40	34	31	30	115	108	101	95	95	93
28	63	69	66	63	59	55	37	29	30	30	29	27	39	38	34	34	31	29	72	77	78	74	67	63	211	212	209	202	186	175
29	40	42	43	44	45	44	21	16	17	18	18	18	26	22	17	18	19	19	45	50	47	39	38	39	132	129	125	119	120	121
30	3	3	4	4	5	5	5	1	1	2	2	2	4	5	1	2	2	2	7	8	9	4	4	4	19	18	16	12	12	14
31	8	22	24	31	56	74	3	7	11	19	24	30	1	6	8	19	22	29	3	7	14	25	34	45	15	42	56	93	136	179
32	117	118	121	122	124	122	53	48	49	50	50	51	63	55	50	51	52	53	136	133	124	109	107	109	369	354	344	332	334	335
33	6	7	7	6	6	6	0	3	3	3	3	2	4	1	3	3	3	3	7	8	5	6	6	6	17	18	17	18	17	16
34	62	67	69	71	64	60	26	26	28	29	29	26	40	27	27	29	30	27	59	71	64	59	62	61	187	192	189	189	186	175
35	59	56	54	53	56	59	30	24	23	22	22	24	42	31	25	24	23	24	75	82	73	57	48	48	206	193	176	156	150	156
36	160	157	159	152	142	133	53	64	69	66	63	59	50	56	57	70	65	60	88	100	106	123	137	132	351	376	391	410	406	385
37	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	1	2	2	1	1
38	42	45	46	47	44	43	22	22	19	19	19	18	18	23	23	20	20	19	46	43	47	46	41	41	128	134	136	132	124	120
39	41	42	44	42	37	31	15	18	19	19	18	15	13	16	20	20	19	16	32	30	33	41	42	37	101	104	115	123	116	99

**Waunakee Community School District
Community Growth & Projections Report**

Neighborhood	Grades 5K-4						Grades 5-6						Grades 7-8						Grades 9-12						Grades 5K-12											
	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040	2023 ¹	2025	2027	2030	2035	2040						
40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	3	3	4	4	4	3	1	1	1	2	2	2	0	1	1	2	2	2	1	1	1	2	3	3	5	6	8	9	10	10	5	6	8	9	10	10
42	17	16	15	15	16	18	10	7	7	6	6	7	8	10	7	7	7	7	20	18	20	16	14	14	55	52	49	45	43	46	55	52	49	45	43	46
43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	1	0	0	0	0	1	1	0	0	0	0
44	13	11	12	12	11	10	1	5	4	4	4	4	5	1	6	5	5	4	8	9	6	9	9	9	27	27	27	30	29	28	27	27	27	30	29	28
45	10	11	11	11	12	11	6	4	5	5	5	5	4	6	4	5	5	5	11	10	11	10	10	10	31	31	31	30	32	32	31	31	31	30	32	32
46	3	3	2	2	2	2	0	1	1	1	1	1	2	0	1	1	1	1	2	3	2	2	2	2	7	7	6	6	5	5	7	7	6	6	5	5
47	2	2	1	1	5	16	0	1	1	1	3	6	0	0	1	1	2	5	0	0	0	1	4	8	2	2	3	3	15	35	2	2	3	3	15	35
48	43	42	42	40	36	34	12	18	18	17	16	15	10	13	19	18	17	15	23	22	24	35	37	34	88	95	102	110	106	98	88	95	102	110	106	98
49	0	0	0	0	8	24	0	0	0	0	3	7	0	0	0	0	2	6	1	1	0	0	4	12	1	1	0	0	17	50	1	1	0	0	17	50
50	3	9	12	18	30	37	1	4	6	9	14	18	0	3	6	8	13	17	1	3	8	17	28	37	5	18	32	52	86	109	5	18	32	52	86	109
51	8	13	19	25	28	26	0	4	8	12	14	13	1	0	6	12	13	12	0	3	5	17	28	28	9	21	38	66	83	79	9	21	38	66	83	79
52	0	1	2	2	1	1	0	0	0	1	1	1	0	0	0	1	1	1	0	0	0	0	2	2	0	1	2	4	5	4	0	1	2	4	5	4
53	0	1	2	1	5	5	0	0	1	1	1	2	1	0	0	1	1	2	1	2	1	1	1	2	2	4	4	3	9	11	2	4	4	3	9	11
54	3	2	2	2	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	6	6	7	6	6	7	6	6	7	6	6	7
Totals	1,407	1,445	1,483	1,537	1,631	1,763	588	608	635	669	706	748	650	628	649	703	721	761	1,279	1,344	1,365	1,423	1,488	1,549	3,924	4,024	4,132	4,331	4,547	4,820	3,924	4,024	4,132	4,331	4,547	4,820

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Notes:

¹ 2023 totals in this figure are September 2023 WCSD resident student enrollment. No numbers on this page include students who open-enroll-in to WCSD schools from other districts.

APPENDIX D: RESULTS OF 2021 SURVEY OF OCCUPANTS OF NEW SINGLE-FAMILY HOMES BUILT BETWEEN 2019 AND 2021

Total Responses by Municipality		Number of Responses
Total Survey Responses		150
Village of Waunakee		127
City of Middleton		12
Town of Westport		11

Children Under 18 in Household		Number of Responses (Percentage)
Yes		104 (69%)
No		46 (31%)

Residence Location Prior to Move		Percentage of Responses
Elsewhere within the Waunakee Community School District		34%
In the Madison Metropolitan School District		17%
In the Middleton-Cross Plains Area School District		6%
In the DeForest Area School District		1%
Elsewhere in Dane County		15%
Outside of Dane County, but in Wisconsin		9%
Outside of Wisconsin		18%

Children Under 18 in Family Households		
By Grade Grouping	Number of Students	Student-Per-Housing Unit Ratio
Total Children Under 18	196	1.31
Total 4K or Younger	50	0.45
Total Private, Home School, Open-Enroll-Out	30	0.20
Total 5K-12 Attending WCSD Schools	99	0.66
WCSD 5K-4	52	0.35
WCSD 5-6	14	0.09
WCSD 7-8	14	0.09
WCSD 9-12	19	0.13

Children Under 18 in Family Households by Municipality					
Village of Waunakee		City of Middleton		Town of Westport	
By Grade Grouping	Student-Per-Housing Unit Ratio	By Grade Grouping	Student-Per-Housing Unit Ratio	By Grade Grouping	Student-Per-Housing Unit Ratio
Total Children Under 18	163	Total Children Under 18	14	Total Children Under 18	19
Total 4K or Younger	60	Total 4K or Younger	3	Total 4K or Younger	4
Total 5K-12 Attending WCSD Schools	86	Total 5K-12 Attending WCSD Schools	3	Total 5K-12 Attending WCSD Schools	10
WCSD 5K-4	49	WCSD 5K-4	3	WCSD 5K-4	0
WCSD 5-6	11	WCSD 5-6	0	WCSD 5-6	3
WCSD 7-8	9	WCSD 7-8	0	WCSD 7-8	5
WCSD 9-12	17	WCSD 9-12	0	WCSD 9-12	2



Community Growth, Enrollment Projections, and Future Implications

March 6, 2024



Presentation Outline

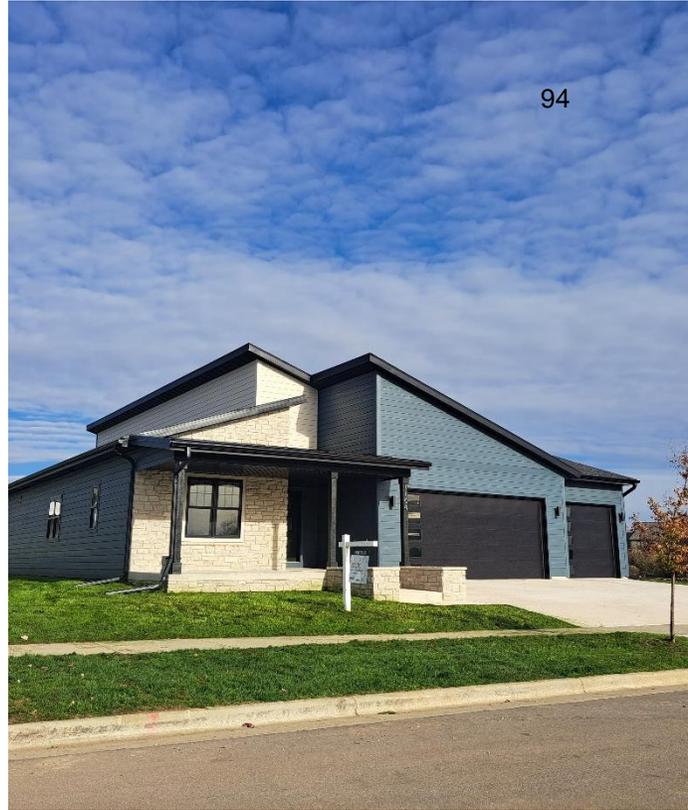
- Housing Projections
- Student Enrollment Projections
- Building Capacity Outlook and Implications

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This presentation is a summary of MDRoffers Consulting's February 2024 Community Growth & Projections report



Housing Projections



Overview of Housing Projections

- We project 4,304 new housing units in the WCSD by 2040 (~253 per year)
- Slightly higher than past-decade average (~228 per year)
- But slightly lower than what we projected in 2021
- 49% of new units projected to be single-family homes



Village of Waunakee Housing Projections

- ~3,000 new housing units by 2040
- Average of 173 units per year, similar to Village's average since 2017
- 47% projected to be single-family homes
- Significant housing development expected in Heritage Hills, Arboretum Village, and the pending Kilkenny West

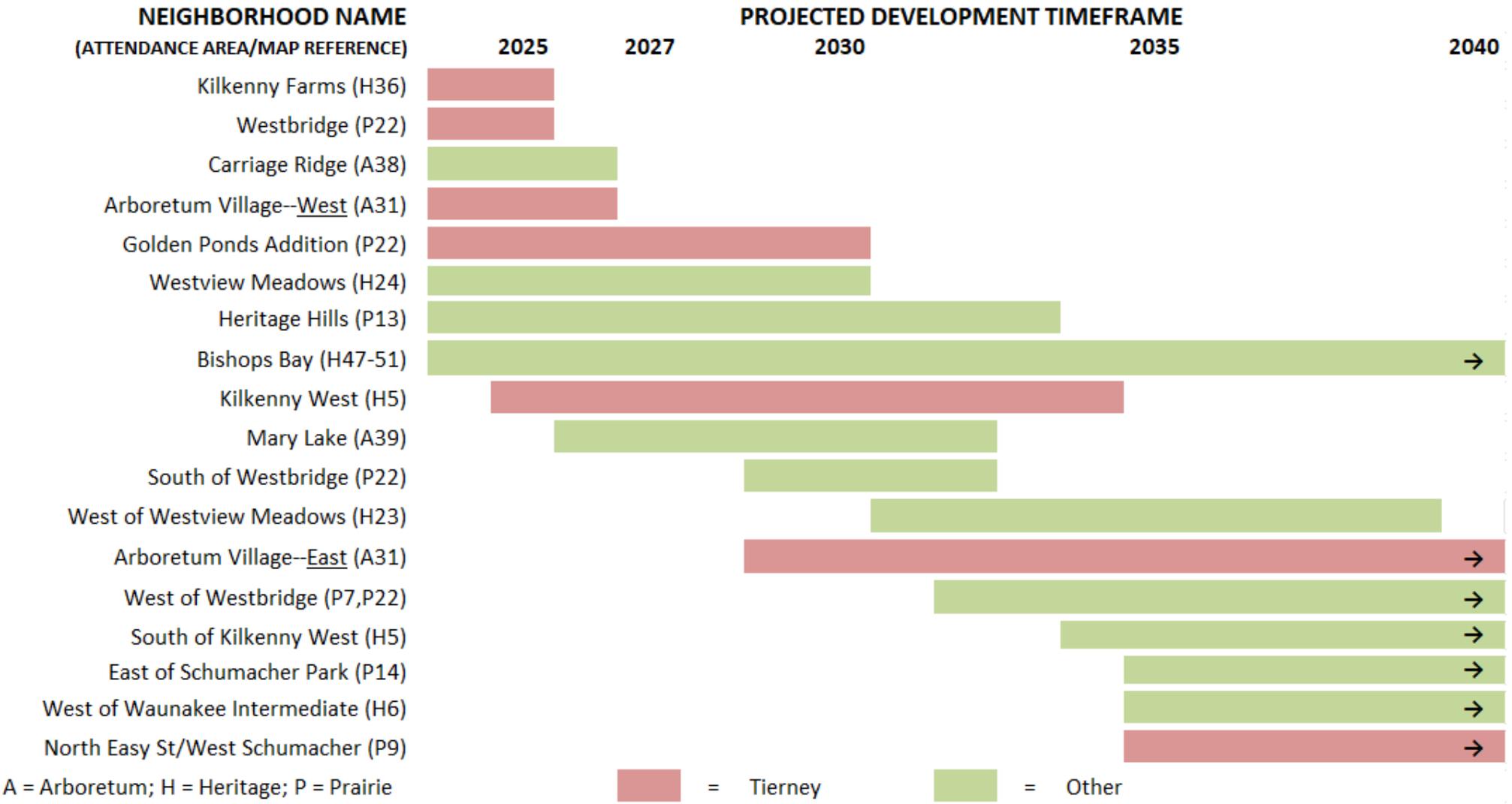


Other WCSD Municipality Housing Projections

- ~400 new single-family homes projected in Westport by 2040, mostly in Bishops Bay
- ~800 new housing units projected in City of Middleton portion of the WCSD by 2040, with under 20% single-family

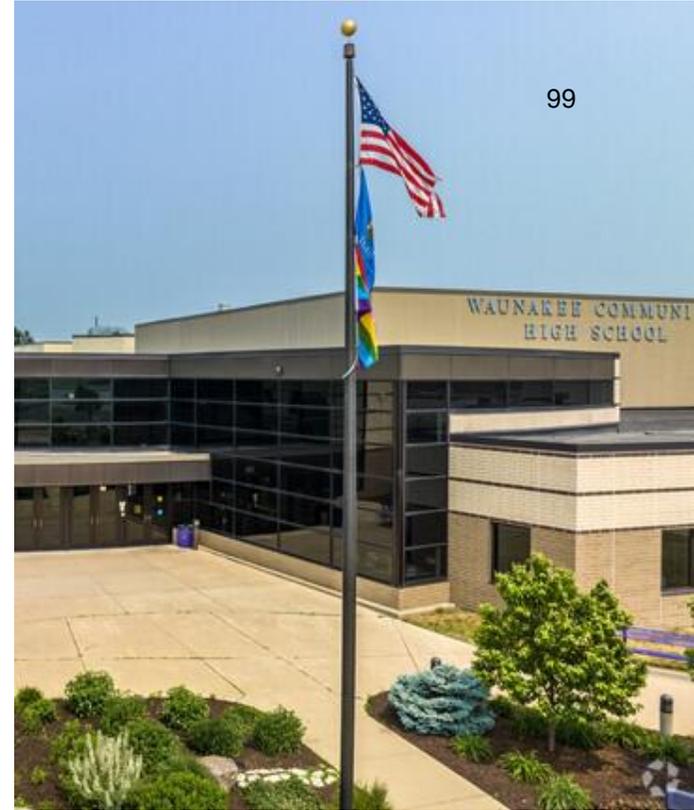


Projected Neighborhood Development Timeline





Student Enrollment Projections



Students-per-Housing Unit – Single-Family

- New single-family homes now generate 0.66-0.74 WCSD students-per-home
 - 25%-35% lower than new homes when built in 1990s and 2000s
- These same 1990s and 2000s homes expected to turn over to new families
 - 40% of all housing units in the WCSD
 - Family-friendly designs and locations
 - Transition slowed by higher interest rates and shortage of local alternatives (e.g., condos)
- Rural areas and pre-1990 neighborhoods expected to have lower student ratios



Students-per-Housing Unit – Multiple-Family

- Multiple-family units in the WCSD generate ~0.11 students-per-unit
 - Or ~9 new units = ~1 new student
 - Little difference in ratios between newer and older multiple-family units
- In many other Dane County districts, multiple-family ratios are typical $\frac{1}{2}$ to $\frac{1}{3}$ of this WCSD result



Enrollment Projections – Total Enrollment (5K-12)

Between September 2023 and 2040, we project an **increase of 883 5K-12 students**—or **+55 per year** on average

- Assumes open-enrollment-out, private schooling, and home schooling remain at constant rates
- Includes a constant number of non-WCSD resident students open-enrolling-in to WCSD schools
- Does not include 4K or Early Childhood students

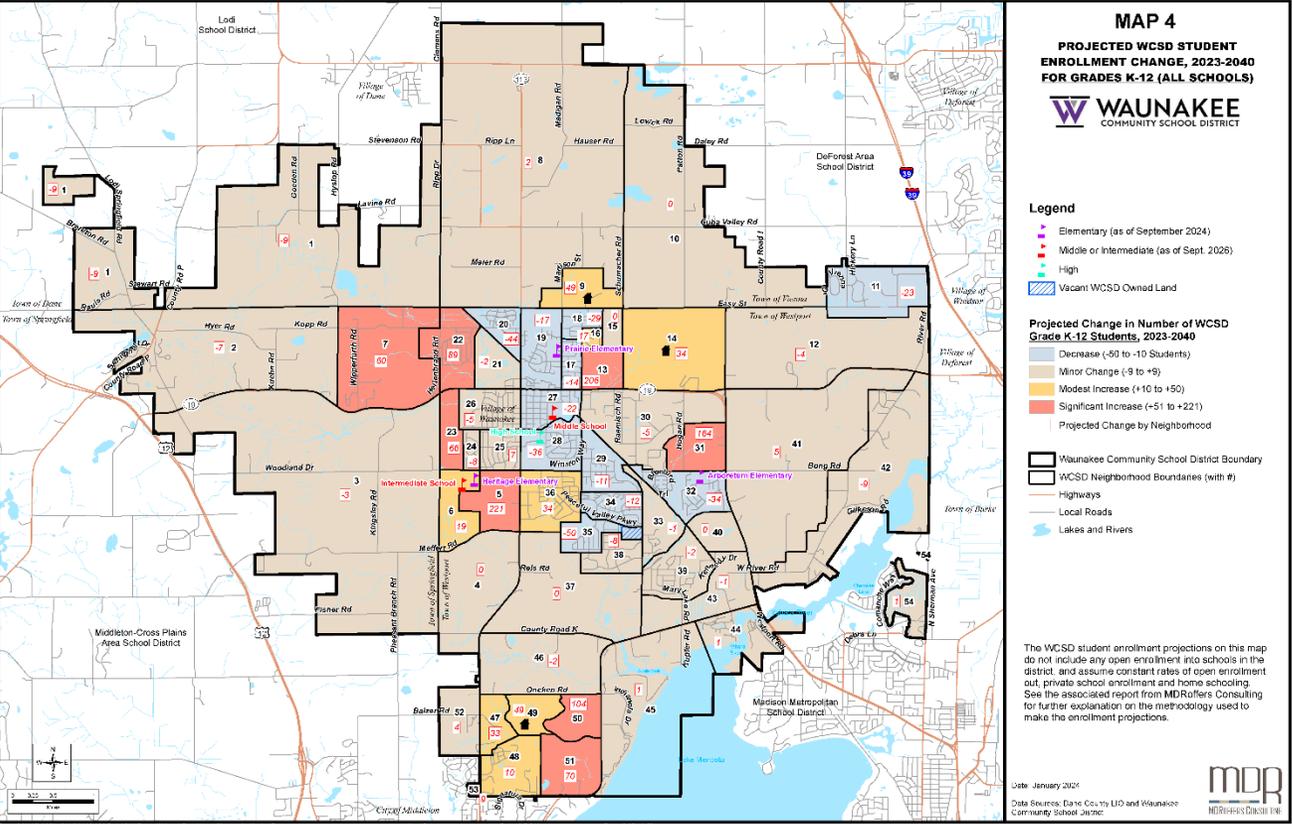
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Expected Enrollment Growth Drivers

- Significant expected move-ins, continuing the current pattern
- Increasing births from large Millennial cohort, especially in the 2020s
- Significant new housing construction, including 2,100+ single-family homes by 2040
- Accelerating turnover of existing 1990s/2000s single-family homes from Baby Boomers to younger families



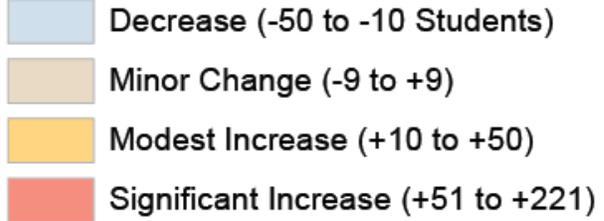
Projected Resident Enrollment Distribution – Grades 5K-12



Greatest projected numbers from:

- Kilkenney West
- Heritage Hills
- Arboretum Village
- Bishops Bay (Westport part)
- Westbridge
- Future development west of Westbridge and Westview Meadows

Projected Change in Number of WCSD Grade K-12 Students, 2023-2040



Enrollment Projections – Elementary

School (Grades Served)	Total Enrollment September 2023 ¹	MDRoffers' Projected Total Student Enrollment ²					Projected Enrollment Change, 2023-2040	Building Capacity ³	
		2025	2027	2030	2035	2040		Functional	Maximum
Arboretum Elementary (5K-4)	427	459	468	477	495	501	+74	418	464
Heritage Elementary (5K-4)	558	543	565	587	637	684	+126	627	696
Prairie Elementary (5K-4)	523	536	543	566	593	672	+149	627	696
Grades 5K-4 Totals	1,508	1,539	1,577	1,630	1,725	1,857	+349	1,672	1,856

###	Enrollment between functional and maximum building capacity
###	Enrollment above maximum building capacity

Enrollment Projections – Intermediate, Middle, High

School (Grades Served)	Total Enrollment September 2023 ¹	MDRoffers' Projected Total Student Enrollment ²					Projected Enrollment Change, 2023-2040	Building Capacity ³	
		2025	2027	2030	2035	2040		Functional	Maximum
Waunakee Intermediate (5-6) ⁴	620	636	664	697	735	777	+157	720	800
Waunakee Community Middle (7-8) ⁵	675	657	678	732	750	790	+115	800	900
Waunakee Community High (9-12) ⁶	1,347	1,405	1,426	1,485	1,550	1,610	+263	2,314	
Grades 5-12 Totals	2,642	2,699	2,768	2,914	3,035	3,177	+535	3,834	4,014

###	Enrollment between functional and maximum building capacity
###	Enrollment above maximum building capacity

Comparison to 2021 Projections

- MDRoffers last projected WCSD enrollment in 2021
 - In 2021: 5,500 projected 5K-12 students by 2035
 - In 2024: 4,760 projected 5K-12 students by 2035
- Why the lower projected increase?
 - Decreasing recent birth rate & resulting smaller kindergarten classes
 - Lower-than-expected student generation from some new neighborhoods
 - Somewhat fewer future housing units than we expected in 2021
 - Economic changes, including higher housing costs and interest rates
 - Slower-than-expected relocation of empty nesters to different homes, resulting in fewer-than-expected opportunities for new families with kids
 - Adjustments to our model

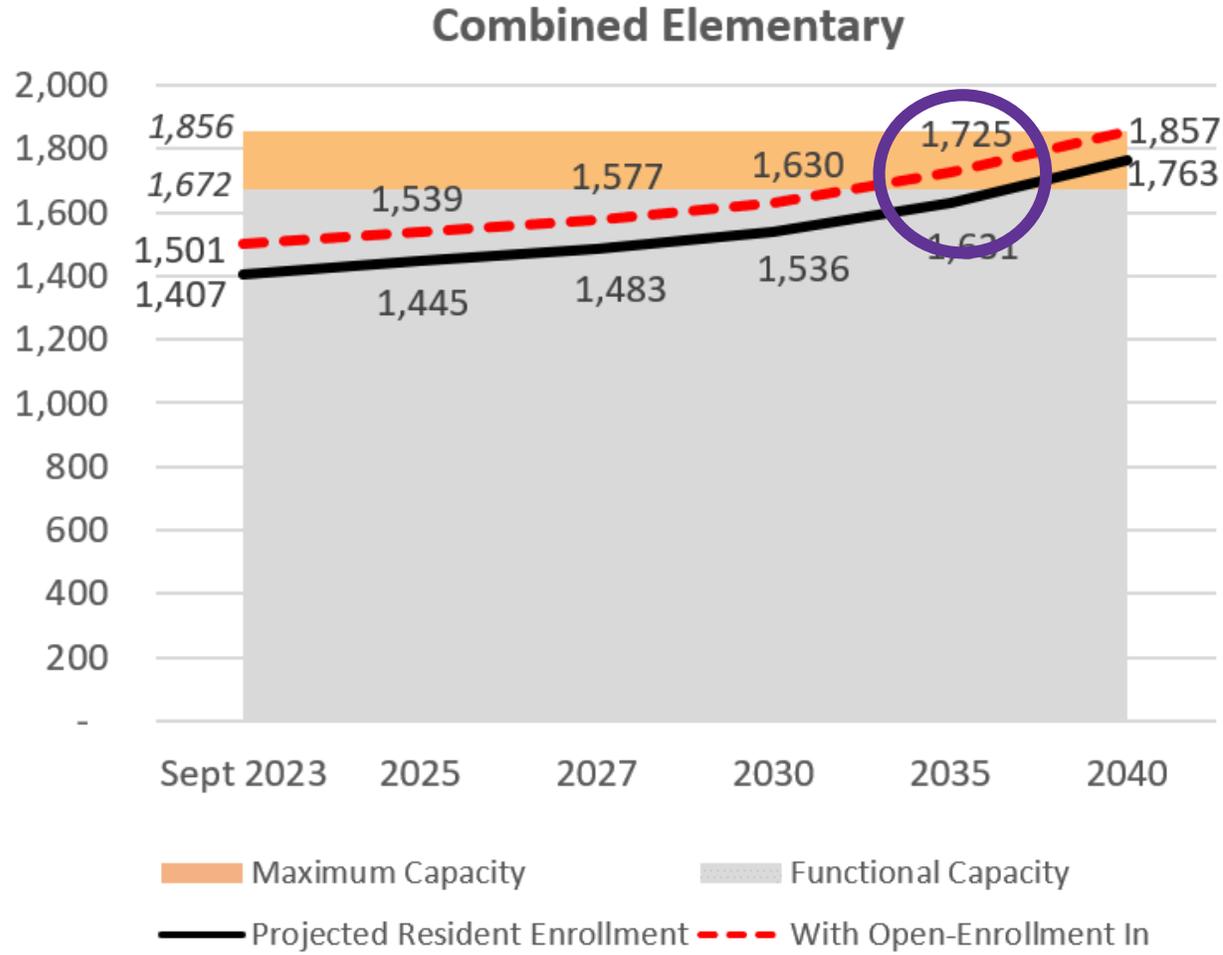
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Building Capacity Outlook and Implications



Elementary Building Capacity Outlook



- Grade 5K-4 enrollment projected to exceed combined functional elementary building capacity by 2035 and max. capacity by 2040 ¹⁰⁹
- 4th elementary school may be needed by early- to mid-2030s
- A few years later than anticipated from 2021 projections

Elementary Building Capacity Outlook

School (Grades Served)	Total Enrollment September 2023 ¹	MDRoffers' Projected Total Student Enrollment ²					Projected Enrollment Change, 2023-2040	Building Capacity ³	
		2025	2027	2030	2035	2040		Functional	Maximum
Arboretum Elementary (5K-4)	427	459	468	477	495	501	+74	418	464

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###	Enrollment between functional and maximum building capacity
###	Enrollment above maximum building capacity

Upcoming Arboretum capacity issues suggest nearer-term attention:

- More “forced transfers” of incoming students from Arboretum to other schools?
- Interim attendance area changes before fourth elementary school built?
- “Flex” neighborhoods where students have the option to attend different school?

Intermediate and Middle School Building Capacity Outlook

School (Grades Served)	Total Enrollment September 2023 ¹	MDRoffers' Projected Total Student Enrollment ²					Projected Enrollment Change, 2023-2040	Building Capacity ³	
		2025	2027	2030	2035	2040		Functional	Maximum
Waunakee Intermediate (5-6) ⁴	620	636	664	697	735	777	+157	720	800
Waunakee Community Middle (7-8) ⁵	675	657	678	732	750	790	+115	800	900

- Anticipated future classroom addition to the Intermediate School may also be required by the early- to mid-2030s
- Building capacity at new Middle School should be adequate to serve projected middle school students through 2040

High School Building Capacity Outlook

School (Grades Served)	Total Enrollment September 2023 ¹	MDRoffers' Projected Total Student Enrollment ²					Projected Enrollment Change, 2023-2040	Building Capacity ³	
		2025	2027	2030	2035	2040		Functional	Maximum
Waunakee Community High (9-12) ⁶	1,347	1,405	1,426	1,485	1,550	1,610	+263	2,314	

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- With new Middle School, the concept of an expanded high school campus emerges
- Above-reported building capacity = current High School capacity (1,642 students based on 80% classroom utilization) + 2023-24 Middle School capacity (672 students w/o portables)
- Building capacities were estimated many years ago, and since then additional curricular programs and activities have been utilized existing areas previously assigned as classroom capacity
- Current Middle School building is older, contains smaller classrooms, and may not otherwise provide appropriate learning environments for modern high school learning

A Final Word

- Comparing enrollment projections to building capacities is only one factor influencing long-range facility planning
- Other factors include suitability of older buildings for new purposes, school programming opportunities, available school sites, capital and operating costs, debt capacity, and community preferences including tension between continuity and change
- After the 2014 Long-Range Facilities Study—and successful referenda affecting schools at the elementary, intermediate, and middle school levels—a new long-range plan seems timely

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Community Growth, Enrollment Projections, and Future Implications

March 6, 2024





Waunakee Community School District

Dear Families and Community Members:

As you may be aware, I will be retiring at the end of the 2023-24 school year. Serving the Waunakee Community School District for the past 16 years as your superintendent has been the greatest privilege and blessing of my career. I am proud of the progress we have made together in serving our students, meeting their individual needs, and creating pathways for them to be successful after high school.

On July 1, 2024, Dr. Monica Kelsey-Brown will begin as Waunakee's superintendent. I have been collaborating with Dr. Brown on her transition to our community and to her new role here. With that mind, this survey has two purposes:

- ✓ To provide data to Dr. Brown on the areas that we do well and areas where we can improve.
- ✓ To gather your feedback on upcoming financial decisions the District must make.

As always, our plans must reflect the priorities of the Waunakee community. Please take a few minutes to respond to this survey. Your feedback is kept confidential. All survey data is returned to School Perceptions, an independent education research firm.

TAKE THE SURVEY IN ONE OF TWO WAYS

Option 1: To reduce mailing expenses –

Go to the survey website:

www.Feedback2000.com

Enter your survey code:



Option 2: If you do not have internet access, please return the survey to any school office, or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the district office at 608.849.2000.

Para pedir una copia traducida de esta encuesta en español, favor de llamar 608.219.6542.

Please complete the survey before **DATE.**

If you need assistance in a different language, please contact the Translation and Interpretation Coordinator via email at translation_request@waunakee.k12.wi.us or by phone at (608) 849-2200 ext. 2220.

Thank you for taking the time to complete this important survey, and for your part in supporting the continued success of the students who attend the Waunakee Community School District.

Sincerely,

Randy Guttenberg
Superintendent

Respondent Information

What is your age? 18-24 25-34 35-44 45-54 55-64 65+

In which municipality do you reside?

Village of Waunakee

Town of Dane

Town of Springfield

Town of Vienna

Town of Westport

City of Madison

City of Middleton

Other

Do you live in the Waunakee Community School District?

Yes

No

Not sure

Are you an employee of the District?

Yes

No

Do you have children attending a school in the District?

Yes

No

DRAFT

School District Feedback

We need to ensure our district is achieving the expectations the Waunakee community has for us. The following items will establish a baseline to measure our progress.

Each item begins with the words, "The District..."

Communications					
Provides me with opportunities to offer feedback.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Communicates with me effectively.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Has a website that is an effective place for me to learn about what's going on at school.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Climate					
Maintains a safe and secure campus.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Has the support of the community.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Employs high-quality teachers/staff.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Effectively partners with local businesses and community members.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Leadership					
Administration is doing what it takes to make our district successful.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
School board is doing what it takes to make our district successful.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Is heading in the right direction.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Academics & Development					
Prepares students for potential careers.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Prepares students for education after high school (such as tech school or college).	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Has high expectations for students.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Develops students' character.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion
Helping students achieve their fullest potential.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree	<input type="checkbox"/> Not sure/ no opinion

Comments/questions/suggestions:

Our mission: Committed to Children ... Committed to Community ... Committed to Excellence

Choose up to 5 areas you believe we should focus our planning efforts to best fulfill our mission.

- A wider range of courses for students
- Academic/Career Planning
- Academic rigor
- Athletics
- Bilingual education courses/services
- Career and technical education
- Communications with parents and the community
- Community/business partnerships for students (youth apprenticeships, co-ops, mentoring)
- Education on the uses of artificial intelligence (AI)
- Fine arts (such as art, music, theater, drama, forensics)
- Integrate technology into coursework
- Math achievement
- Online/distance/virtual course offerings
- Opportunities for students to earn college credits
- Preparing students for life after high school
- Reading/literacy achievement
- Recruit/retain high-quality staff
- School safety and security
- Services for students who have difficulties learning
- Social/emotional/mental health services for students
- Student discipline
- Student transportation services
- Technology access and devices
- Understanding of and support for diversity

Other areas you believe planning and resources should be focused:

Financial Sustainability

The following areas could be funded through an operational referendum.

- **Maintaining Programs and Services:** We are very fortunate that in 2020 and 2022, the Waunakee community supported the District through operational referendums. Both referendums, which combined will provide \$8.1 million, are set to expire in 2026.

The District is asking voters to consider renewing the referendum for each of the next four years.

Comments/questions/suggestions:

- **Hourly Employees:** A recent compensation study showed that 80% of Waunakee's hourly staff salaries (food service, custodial, support staff, secretarial, etc.) are below average as compared to neighboring districts. Approximately one-third of our employees fall into this category.

The District is asking voters to consider expanding the referendum by \$900,000 per year to increase hourly staff compensation to be competitive with neighboring school districts.

Comments/questions/suggestions:

- **Increasing Costs:** Even with the recently approved state budget, funding has not kept up with increasing costs for transportation/fuel, utilities, insurance, technology, and special education services.

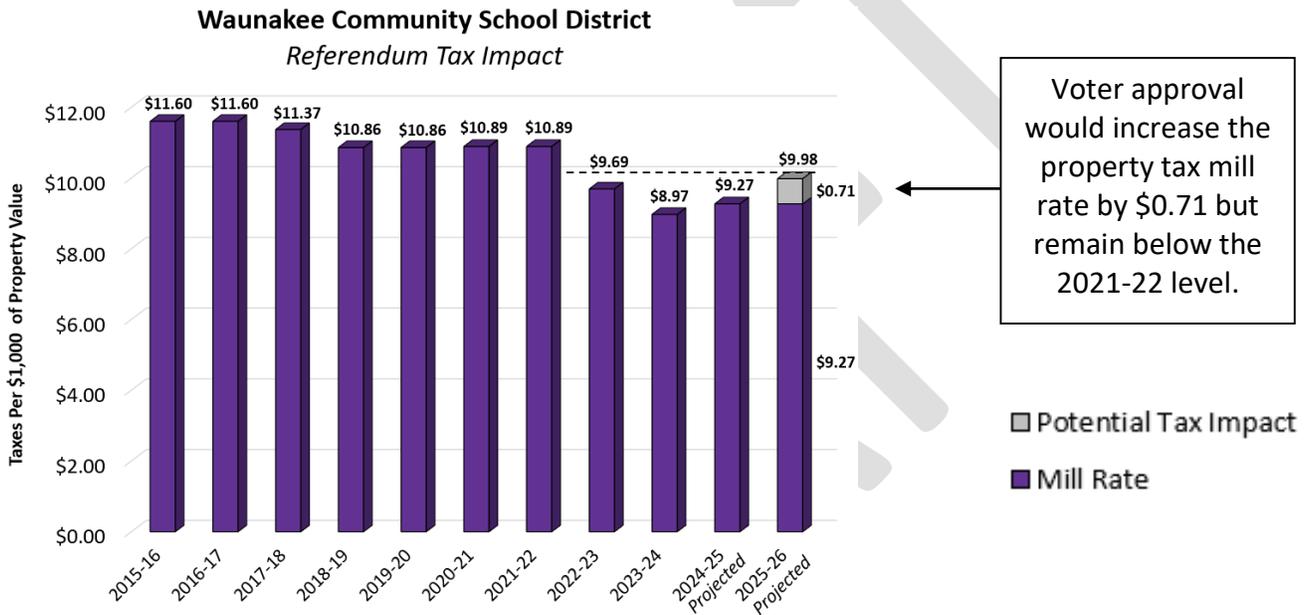
The District is asking voters to consider expanding the referendum by \$2.6 million per year to help pay for increasing operational expenses.

Comments/suggestions/questions:

Operational Referendum Support

Funding Purpose	Amount Per Year	Property Tax Impact
Maintain current programs/services	\$8.1 million	No increase over the current level
Increase hourly staff compensation	\$900,000	\$18 for every \$100,000 of property value
Fund increasing operational costs	\$2.6 million	\$53 for every \$100,000 of property value
Total	\$11.6 million	\$71 for every \$100,00 of property value

The chart below displays the estimated property tax mill rate increase of a \$11.6 million referendum.



Would you support an operational referendum that provides the District with \$11.6 million each year for two school years (2025-26 and 2026-27)?

Approval would increase the estimated property tax mill rate by \$0.71, representing an annual tax increase of \$71 per year for every \$100,000 of property value.

- Definitely yes
- Probably yes
- Undecided
- Probably no
- Definitely no

If you would not support this operational referendum, what are the primary reasons?

- Don't support renewing the current referendum to maintain programs/services
- Don't support increasing compensation for hourly employees
- Don't support additional funding for increasing costs
- I support cost-cutting measures.

Comments/suggestions/questions:

Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597

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***Please complete the survey before April X, 2024.
We need your input!***

**If you have questions, please email
Steve Summers stevesummers@waunakee.k12.wi.us or visit
www.waunakee.k12.wi.us/district/referendum-2024**

“Committed to Children ... Committed to Community ... Committed to Excellence”

*This publication was produced for the residents of the **Waunakee Community School District**. Due to the overlap of postal routes, residents from neighboring school districts may receive this publication. Given the limitations of bulk mailing, this overlap was difficult to eliminate without significant cost. Thank you for your understanding.*



milwaukee : 333 E Chicago St	414.271.5350
madison : 309 W Johnson St, Ste 202	608.442.5350
green bay : 124 N Broadway	920.336.9929
denver : 1899 Wynkoop St, Ste 700	303.595.4500
atlanta : 1401 Peachtree St NE, Ste 300	404.596.8006

eua.com

February 20, 2024

Steve Summers
 Executive Director of Operations
 Waunakee Community School District
 905 Bethel Circle
 Waunakee, WI 53597

Dear Steve:

EUA welcomes the opportunity to continue to strengthen our existing relationship with the Waunakee Community School District (WCSD) by offering to extend the basic terms and fee structure of the executed contract for architectural and engineering services for the 2022 referendum projects to additional, integrated efforts and projects. This extension would initially serve to allow EUA to support WCSD’s development of a High School campus and master plan for the high school athletic facilities, as well as to provide pre- and post-referendum services for an anticipated November 2026 referendum.

Continuing EUA’s recent work with Waunakee Community High School means we provide the consistency and in-depth local knowledge needed to hit-the-ground running. The EUA team has proven it works extremely well with WCSD leadership. Our continuing team members will be a critical success factor in ensuring continuity as the district explores the next step in your facilities master plan.

Sincerely,

Robin Savola
 Senior Project Manager

Teresa Wadzinski
 Studio Director

February 28, 2024

Randy Guttenberg
Superintendent
Waunakee Community School District
905 Bethel Circle
Waunakee, WI 53597

Subject: Extension of Construction Management Services for 2026 Referendum Planning

Dear Randy,

Vogel Bros. Building Co. appreciates the collaborative relationship we have developed with the Waunakee Community School District over the last five years while supporting the 2022 Referendum Projects. We would like to offer an extension of those services in support of the anticipated High School Campus 2026 Referendum. Vogel Bros. Building Co. is willing to extend all terms and conditions (including our fee and rates) from the executed AIA A133 Construction Manager as Construction agreement for the current referendum projects.

Vogel Bros. recent work has showcased our dedication to excellence and seamless collaboration with WCSD leadership. The continuity of our Vogel Bros. team and deep understanding of your facilities positions us well to assist in making informed decisions as you plan the next phase of the High School Campus.

Thank you for this consideration. We look forward to the possibility of extending our partnership and contributing to the continued success of the Waunakee Community School District.

Sincerely,



Jay Thomsen
Vice President
Vogel Bros. Building Co.