Sun Prairie Area School District Community Growth & Projections Report

October 2018

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Special thanks to local residential builders and developers, and various officials and staff from the municipalities within the School District community, particularly planners from the Cities of Sun Prairie and Madison.

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I.   INTRODUCTION AND SUMMARY

A. PURPOSE AND HISTORY

This 2018 Community Growth & Projections Report was prepared to assist the Sun Prairie Area School District (referred to as "SPASD" or "the District") gain an updated understanding of the impact of future residential development and demographic change on future student enrollment.

This Report contains the third set of projections that MDRoffers Consulting has completed for the SPASD since 2015. Prior sets of projections provided the SPASD with data supporting a successful referendum to construct two new elementary schools and later to adjust elementary and lower middle school attendance area boundaries. The District hired MDRoffers to prepare this 2018 Report and its updated projections to support work of the Secondary School Space Planning Committee.

This 2018 Report is a full update to MDRoffers Consulting's prior efforts. This 2018 Report features updated housing unit and SPASD student enrollment projections in three periods: from June 2018 through 2020, 2021 to 2025, and 2026 to 2030. The Report also includes general housing unit growth expectations for the following ten years (2030 to 2040). Housing and enrollment projections are broken down by 71 different small areas or "neighborhoods" and by school attendance areas that will be in effect at the start of the 2018-19 school year.

This 2018 Report does not include proposed solutions to the grade 6-12 school capacity issues that the consultant predicts. Instead, these are being and will be addressed through the pending SPASD facility planning process. The Report does, however, anticipate certain options being considered, including moving to K-5, 6-8, 9-12 grade groupings and repurposing the District's current Upper Middle School for grades 6-8.

SPASD Schools

⚑ Elementary (grades K-5)
⚑ Middle (grades 6-7)
⚑ Upper Middle (grades 8-9)
⚑ High (grades 10-12)

Elementary Attendance Areas

- C.H. Bird Elementary
- Creekside Elementary
- Eastside Elementary
- Meadow View Elementary
- Horizon Elementary
- Northside Elementary
- Royal Oaks Elementary
- Token Springs Elementary
- Westside Elementary

- Middle School Attendance Area Boundary
- Vacant SPASD Owned Land
- SPASD Boundary
- \# SPASD Neighborhood Boundaries
- 2017 Municipal Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads

Token Springs ES
C.H. Bird ES
Northside ES
Patrick Marsh MS
Eastside ES
Horizon ES
Prairie View MS
Royal Oaks ES
Westside ES
Prairie Phoenix Academy
Meadow View ES
Cardinal Heights UMS
Sun Prairie HS
Creekside ES

Town of Hampden
Town of Columbus
Town of York
Town of Bristol
Town of Medina
Town of Burke
Town of Sun Prairie
Town of Cottage Grove
Village of Cottage Grove
Village of Windsor
City of Sun Prairie
City of Madison
Brazee Lake

0   0.5   1 Mile
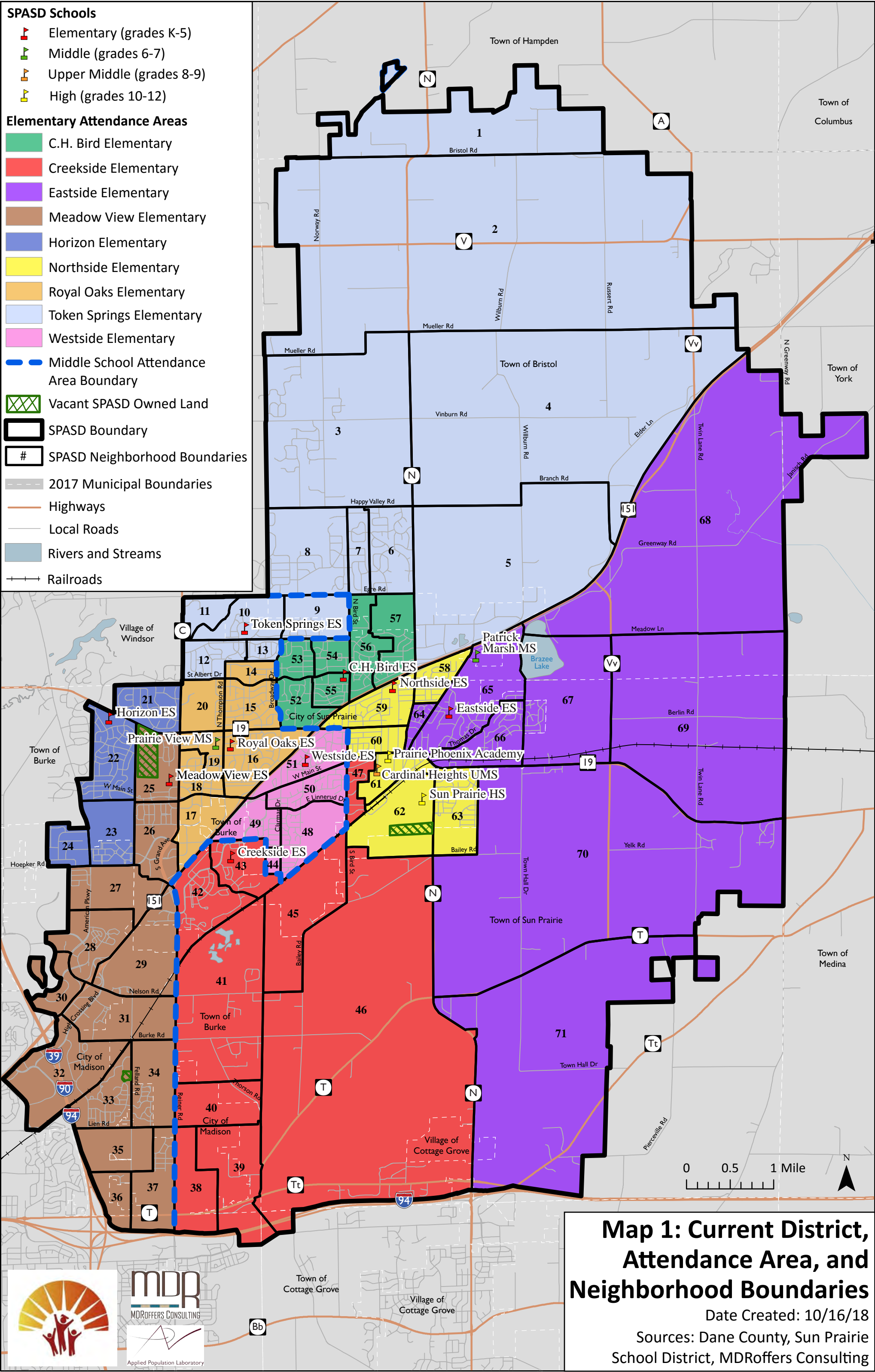
Map 1: Current District, Attendance Area, and Neighborhood Boundaries

Date Created: 10/16/18
Sources: Dane County, Sun Prairie
School District, MDRoffers Consulting

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Applied Population Laboratory

B. STATISTICAL BACKGROUND

1. Between September 2008 and September 2018, SPASD K-12 enrollment increased by 1,816 students, or 3 percent per year. Enrollment increases spanned all grade levels during this time period.

2. Steady enrollment increases have translated to overcrowded facilities over the past few years. At the beginning of the 2018-2019 school year, Meadow View and Token Springs Elementary Schools first opened, increasing the number of elementary schools in the SPASD to nine and addressing prior elementary school capacity issues.

3. While the SPASD includes all or parts of ten municipalities, the City of Sun Prairie contains nearly ¾ of the SPASD's housing units. This percentage should decrease in the next twelve years as new housing growth in the City of Madison portion of the SPASD accelerates.

4. Residential development has been robust and fast-paced throughout the SPASD and the greater Madison region. Housing construction in the SPASD began to rebound around 2011, reaching a high of 745 total housing units permitted in 2017. Especially in the Cities of Madison and Sun Prairie, many of the permits issued have been for multiple family housing. While multiple family housing units typically generate a small fraction of the student generation from single family homes, the sheer quantity of multiple family units has had an impact on enrollment.

5. There remains high demand for all types of housing within the SPASD and throughout Dane County. The 2012-2016 American Community Survey estimated that Dane County's homeowner vacancy rate to be 1.3 percent and the rental vacancy rate to be 2.2 percent. This was confirmed by Madison Gas and Electric, which calculated the multiple family vacancy rate in the 53718 ZIP Code (which includes parts of the SPASD) for the second quarter of 2018 to be 2.3 percent. A healthy housing market generally has a vacancy rate for all units of around 5 percent.

6. Most demographic trends suggest a continued decrease in household sizes, fewer schoolchildren per new housing unit, and a greater percentage of multiple-family housing than in the past. Over the past four years of working with the SPASD, the consultant has increasingly observed this trend locally. Therefore, over the next 10+ years, both existing and new housing units will likely generate fewer SPASD students than they did in the past.

C. HOUSING UNIT GROWTH PROJECTIONS SUMMARY

1. Bolstered by high demand for housing and a robust economy, area planners and developers continue to be optimistic on future housing unit growth in the SPASD, suggesting new subdivisions, new phases of existing subdivisions, and new multiple family building projects throughout the District.

2. The consultant projects construction of 7,839 new housing units in the SPASD between July 2018 and 2030—or about 630 units per year. This projection generally tracks with recent building permit activity and State and regional agency projections for overlapping areas and timeframes. District-wide, about 44 percent of these units are projected to be single family residences (with the majority being duplex and multiple family units).

3. The City of Sun Prairie will continue to be an attractive location for housing development in the SPASD over the next twelve years and beyond, with growth areas spread throughout the City. The consultant projects that multiple family units will constitute about 60 percent of the City's total new housing units, due to current and expected market demand from Millennials and Baby Boomers looking to downsize.

4. In the City of Sun Prairie, the consultant projects an average of 396 housing units per year through 2020, 276 housing units per year between 2021 and 2025, and 241 units per year between 2026 and 2030. In the City of Madison portion of the SPASD, the consultant projects an average of 325 housing units per year through 2020, 324 units per year between 2021 and 2025, and 284 units per year between 2026 and 2030. The decrease of housing units after 2025 indicates the consultant's opinion that multiple family supply will eventually reach demand, possibly some downward pressure in the City of Sun Prairie caused by Madison-based residential development in the SPASD, and the likelihood of some sort of housing pullback or recession before 2030. This being said, the projections in this Report do not anticipate a major recession in the housing market, such as what occurred in the late 2000s. If one occurs, projected enrollment would be deferred.

5. Residential growth within the City of Madison will begin to contribute significantly to student enrollment in the SPASD in upcoming years. Annexation, development interest, utility expansions, and diminishing areas for Madison's expansion in other peripheral areas of that City will drive new residential development in the SPASD portions of the City of Madison. City of Madison/SPASD growth is expected to accelerate in within multiple developments in the SPASD. There will soon be three active Madison-based single family residential developments in the SPASD.

6. New SPASD housing construction over the next twelve years is projected to be focused in three clusters. The first includes Smith's Crossing including its proposed northeast McCoy Addition. The second includes the 1st Addition of West Prairie Village and an adjacent multiple family area near West Main Street. Both of these clusters are within the City of Sun Prairie. The third cluster includes the City of Madison's Village at Autumn Lake and other emerging neighborhoods in that City's "northeast neighborhood" planning area. Smaller but significant areas of housing construction include The Reserve in northern Sun Prairie, The Meadows and adjacent lands in southeastern Sun Prairie, rural single family residential development in Bristol, and multiple family development around American Center.

7. New housing unit growth over the next twelve years is projected to be highest in the new Meadow View Elementary School attendance area. Most of the projected housing growth within that attendance area will be within the City of Madison. Housing unit growth is projected to be second highest in the Creekside Elementary School attendance area, driven by the expansion of Smith's Crossing and to a lesser extent redevelopment along Main Street.

8. Beyond 2030, Madison "northeast neighborhood" will remain a significant center of SPASD housing growth. City of Sun Prairie neighborhoods generating growth beyond 2030 are likely to be in the existing Creekside, Eastside, Horizon, and Token Springs Elementary School attendance areas. Also longer term, the SPASD is advised to observe Cottage Grove's development north of Interstate 94. While significant *residential* development is not presently anticipated, the Village's Comprehensive Plan would enable some to occur in the SPASD.

9. Despite this significant growth, the existing housing stock is more impactful on future enrollment than is new housing projected to be built through 2030. There were approximately 18,565 housing units in the SPASD boundary in June 2018. This means that about 70 percent of the housing units projected to be on the ground in 2030 already have been built. In many existing neighborhoods, the consultant projects that already-existing housing units will have fewer students-per-unit in the future than they do today. Still, that is not the case for neighborhoods with recent increases in student numbers and/or developed in the 1980s and 1990s, where increased turnover is expected over the next twelve years.

10. Many municipalities in the SPASD are updating their comprehensive plans, and more detailed neighborhood development plans, before 2020. Area planners indicate that updates to these plans should, in general, follow established growth patterns and past plans. Still, the SPASD should stay abreast of municipal plan updates.

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D. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. Between September 2018 and 2030, the consultant projects an increase of 2,098 K-12 students in SPASD schools, or about 2.2% per year. This projection assumes SPASD resident open-enrollment-out of SPASD schools at a similar rate as is currently occurring but does not include open enrollment of non-SPASD residents into SPASD schools.

2. With the introduction of the two new elementary schools, the consultant projects that elementary school enrollment will remain below the *total targeted* capacity of all elementary schools through at least 2025 and below the *total maximum* capacity through 2030.

3. Without further changes to attendance areas or schools before 2030, Creekside and the new Meadow View Elementary Schools are projected to have significant capacity issues by the late 2020s. These issues were anticipated during the Elementary Boundary Task Force's work in 2017, though not as quickly for Creekside as the consultant now anticipates. Creekside is now projected to exceed its maximum capacity by around 2025. This is due in large part to the now larger-than-anticipated buildout of Smith's Crossing.

4. About half of the projected student elementary school enrollment increase between September 2018 and 2030 is projected within the Meadow View Elementary School attendance area. This will be driven predominately by the projected increase of 3,468 new housing units in the Meadow View attendance area. While Meadow View will be comfortably under capacity at its opening, the building is expected to be operating between its targeted and maximum capacities by 2025 and exceed its maximum capacity before 2030.

5. Without changes, enrollment in the *current* lower middle school (grades 6-7) and upper middle school (grades 8-9) levels would exceed targeted capacities for each of the three buildings serving these four grades by 2030. However, change in this grade and school configuration appears inevitable.

6. Sun Prairie High School was operating over its targeted capacity in the 2018-2019 school year. Without change to its current 10-12 grade grouping or facility changes, the High School is projected to continue to exceed its targeted capacity by 2020 and its maximum capacity between 2025 and 2030.

7. The consultant also summed its projections under the alternative assumption that grade groupings would shift to K-5, 6-8, and 9-12 and that Cardinal Heights would be repurposed as a grade 6-8 school with similar capacity as Patrick Marsh and Prairie View (which are the same). Under this alternative assumption, grade 6-8 enrollment would remain under

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these three buildings' combined targeted capacity through 2025 and between their combined targeted and maximum capacity by 2030. Also under this alternative assumption, grade 9-12 enrollment is projected to be about 2,558 in 2020, 2,828 in 2025, and 3,155 in 2030. This 2030 projection is almost double the number of students currently attending Sun Prairie High School.

8. Enrollment growth will generally be greatest in the City of Sun Prairie and City of Madison neighborhoods with the greatest projected housing unit growth. The SPASD will have increasing enrollment from new families in its City of Madison portion. In June 2018, 257 City of Madison/SPASD resident K-12 students attended SPASD schools. By 2030, the consultant projects that Madison neighborhoods will generate about 1,600 K-12 SPASD students. About one-half of these are projected to be K-5 students.

9. In November 2017, APL updated its SPASD enrollment projections using a different methodology than MDRoffers Consulting. Still, the two consultants' projections are remarkably similar. For 2025, using its 4 Year Old Kindergarten Trend model, APL projects 8,890 SPASD K-12 students, while MDRoffers projects 8,973 students—less than a 1% difference.

10. Both APL's and MDRoffers' SPASD enrollment projections for the 2020-2021 school year have decreased over the past 4 years, albeit not to a degree that should affect facility planning. This reflects decreases in birth rates, household sizes, and student-per-housing unit ratios that both consultants are observing and considering in their models.

F. A FINAL WORD

The consultant's methodology divides the SPASD into 71 different "neighborhoods," for which housing and enrollment projections were made. This approach enables understanding of not only how many but also where future students may be in the future. Neighborhood projections can be used in a variety of different ways in school facility planning, including to identify promising locations for new or expanded schools or as puzzle pieces for possible future attendance area shifts.

Projected enrollment compared to school building capacities is only one factor to consider when preparing a long range facilities plan. School conditions, ages, and functionality relative to modern programming needs are additional factors that may be as important or more important. Further, school capacity issues may be permanently and responsibly addressed in a variety of ways, including new or expanded schools, attendance area shifts, and/or grade group reconfigurations. Detailed exploration of these and other options is beyond the scope of this Report.

II.   RECENT ENROLLMENT, DEMOGRAPHIC, AND HOUSING TRENDS

A. SUN PRAIRIE AREA SCHOOL DISTRICT OVERVIEW

The Sun Prairie Area School District (SPASD) is located in south central Wisconsin, with a total enrollment of 8,534 students in September 2018.

SPASD's schools are indicated on Map 1. The SPASD has one high school (grades 10-12), one alternative school serving mainly high-school aged students, one upper middle school (grades 8-9), two middle schools (grades 6-7), and nine elementary schools (grades K-5). 4K students are served in private sites in the SPASD. The SPASD also owns three undeveloped sites: a 79 acre site directly north of the new Meadow View Elementary School; a 38.6 acre site directly south of Sun Prairie High School; and a 6 acre site on the west side of Felland Road in the Village at Autumn Lake subdivision that is adjacent to a 7.5 acre unimproved public park.

As represented on Map 1, the SPASD encompasses 79 square miles in northeastern Dane County and a small section of southern Columbia County. The SPASD includes significant parts of five municipalities, including all of the City of Sun Prairie, most of the Towns of Bristol and Sun Prairie, and parts of the Town of Burke and the City of Madison. The SPASD also includes small areas of the Villages of Windsor and Cottage Grove, and the Towns of York and Hampden.

B. STUDENT ENROLLMENT TREND SUMMARY

The APL's November 2017 "Planning for the Schools of Tomorrow" report for the SPASD contains detailed enrollment trend information. In summary, SPASD enrollment has increased over the past decade, by about 3% per year. In September 2008, the SPASD's total K-12 enrollment was 6,095 students. By September 2018, K-12 enrollment grew to 7,911 students, plus 623 pre-K and 4K students. Enrollment increases have occurred across all grades.

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C. RECENT AND PENDING HOUSING MARKET TRENDS

While the SPASD includes all or parts of ten municipalities, the City of Sun Prairie contains about ¾ of the SPASD's housing units. This percentage will likely decrease slightly in the next decade or so because new housing growth in the City of Madison portion of the SPASD is expected to accelerate.

Housing construction in the SPASD began to rebound from the recession in 2011. Figure 1 lists new housing units built by the major SPASD municipalities from 2007 to June 2018.

FIGURE 1: NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, 2007-2018

SPASD Municipality	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 thru June
City of Sun Prairie	188	235	96	97	105	227	306	214	285	191	636	423
Town of Bristol	15	12	11	13	19	30	35	28	31	18	23	12
Town of Sun Prairie	4	3	4	4	2	6	9	4	4	6	7	3
Town of Burke	10	5	4	7	6	3	6	5	9	5	2	6
City of Madison (portion in SPASD)	6	6	0	0	0	0	117	216	0	231	79	54
Total	**223**	**261**	**115**	**121**	**132**	**266**	**473**	**467**	**329**	**451**	**747**	**498**

Sources: City of Sun Prairie, City of Madison, Town of Bristol, Town of Burke, Town of Sun Prairie, CARPC, APL/WI DOA

Area planners and developers remain optimistic on future housing unit growth in the SPASD, suggesting new subdivisions, new phases of existing subdivisions, and new multiple family building projects in several locations. The single family housing market remains strong, with single family projects in the Madison portion of the SPASD becoming prominent for the first time. Single family subdivisions available in the City of Sun Prairie continue to fill out and expand. The SPASD is also experiencing increased multiple family housing construction in both the City of Madison and the City of Sun Prairie, often in 200+ unit projects and sometimes as a result of redevelopment projects.

Figure 2 breaks down new housing units by type in the City of Sun Prairie between 2007 and 2018. While single family unit construction has been relatively steady, the number of multiple family units built has varied significantly on an annual basis.

FIGURE 2: CITY OF SUN PRAIRIE HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, 2007-2018

Unit Type	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 thru June
Single Family Homes	71	63	44	43	35	50	119	134	161	156	133	123
Duplex Units	20	6	0	2	2	2	8	4	6	14	16	2
Multiple Family Units	97	166	52	52	68	175	179	76	118	21	487	298
Total	**188**	**235**	**96**	**97**	**105**	**227**	**306**	**214**	**285**	**191**	**636**	**423**

Source: City of Sun Prairie Building Inspection Construction Reports

Since 2013, there has been significant residential development within the City of Madison portion of the SPASD—mainly in the form of multiple family units so far. The Village of Autumn Lake in Madison received its first single family housing permits in 2017; Woods Farm in 2018. See Figure 3.

FIGURE 3: CITY OF MADISON HOUSING UNITS AUTHORIZED BY BUILDING PERMITS IN THE SPASD, 2013-2018

City of Madison	2013	2014	2015	2016	2017	2018 thru June
Single Family	0	0	0	0	23	25
Duplex/Townhouse	0	0	0	0	9	0
Multiple Family	117	216	0	231	47	29
Total	**117**	**216**	**0**	**231**	**79**	**54**

Source: City of Madison Building Inspection Reports

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Per its 2012-2016 American Community Survey, the U.S. Census Bureau estimated Dane County's homeowner vacancy rate at 1.3 percent and rental vacancy rate at 2.2 percent. In the second quarter of 2018, Madison Gas and Electric calculated a 2.29 percent vacancy rate for multiple family units in the 53718 zip code. This area includes the Village of Autumn Lake and other Madison developments in the SPASD. The consultant believes that vacancy rates in Sun Prairie are also very low.

A healthy housing market generally has a vacancy rate around 5 percent. The fact that actual vacancy rates are around half of that suggests a strong demand for new housing units of all types in the SPASD.

D. BROAD DEMOGRAPHIC AND HOUSING SHIFTS

Emerging demographic shifts are critical to understanding household changes in existing housing units, housing development expectations, and who will be living in this new housing. Most demographic trends suggest a continued decrease in household sizes fueled by lower birth rates, fewer school children per new housing unit, and a greater percentage of multiple-family housing than in the past. Therefore, today and over the next ten years, both existing and new housing units will likely generate fewer SPASD students than they did in the past.

Generational shifts will tend to decrease the number of students from each new housing unit, compared to current and past ratios. The Baby Boomer generation, born between 1946 and 1964, left child-bearing ages around 2010. The much smaller Generation X was born between 1965 and roughly 1984, meaning the youngest Gen Xers will be over 35 years old by 2020. Generation X will leave their child-bearing years over the 2030 projection period. The Millennial generation, born from around 1985 to 2004, will be at prime child-bearing ages during the projection period. While a larger population than Generation X, Millennials tend to get married at lower rates, have fewer children, and have children later in child-bearing years than previous generations.

Projected housing mix shifts—linked to the needs of different generations—will also tend to decrease the number of students per housing units. Compared to the existing housing stock and trends over the past 30 to 40 years, the projected mix of new housing units over the next ten to 20 years is likely to lean more towards multiple family units. These will be geared towards seniors, empty-nesters, and younger Millennial households.

III. LOCAL COMMUNITY AND DEVELOPER PLAN ANALYSIS

Local land use planning, growth management, and economic development efforts are central to projecting future residential and enrollment growth, and in planning for future school facilities. City, village, and town comprehensive plans—as well as developer plans—assisted the consultant in projecting the timing, location, and mix of future housing development.

As part of the projection process, the consultant analyzed local community and residential developer plans within the SPASD. These plans provide insight to the growth and development goals and expectations of the municipalities, land owners, 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 follow-up data from a number of local officials, planning professionals, and residential developers and builders.

A. CITY OF SUN PRAIRIE PLANS AND EXPECTATIONS

The City of Sun Prairie has comprehensive, neighborhood development, downtown, redevelopment, and tax incremental district (TID) plans that guide the City's future residential development. The Comprehensive Plan provides general direction for future land use and development throughout the City. The City's Comprehensive Plan was adopted in 2009. The Future Land Use map (Figure 4), coupled with policies within the City's Comprehensive Plan document, guides the general location, type, and density of future development. A Residential Development Staging Plan map (Figure 5) helps guide urban growth on the City's periphery.

The future land use map included as Figure 4 suggests future peripheral residential development (yellow and brown areas on Figure 4) areas focused particularly on the City's west, southeast, and north sides. The outer boundaries for City-based residential development are based, in part, on intergovernmental agreements the City has with most of its neighboring communities, including the City of Madison. These agreements do not cover anything currently in the Town of Sun Prairie or designated as "Future Neighborhood Planning Area (beyond 2030)" on this map.

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The Residential Development Staging Plan map included as Figure 5 identifies the intended sequence of lands planned for housing on the City's periphery. That map and associated policies are intended to enable orderly City expansion in areas where development will provide the most benefits, while ensuring the efficient delivery of city services, facilities and utilities. The areas in brown on Figure 4 are enabled for "immediate" development. These areas are in the City and Urban Service Area where sanitary sewer can legally be extended, are served by utilities and roads, and have development approvals.

The City suggests that development of "stage 2" lands (red areas in Figure 5) should generally not occur until after substantial portions (50-70 percent of planned residential units) of the "immediate" area are developed. As of January 2018, about 50 percent of approved units in "immediate" development stage areas had been developed. As a result, the consultant's housing unit projections later in this Report suggest a number of "stage 2" lands commencing development between 2018 and 2030.

In 2018, the City began a process to update its Comprehensive Plan. While the maps represented by Figures 4 and 5 are likely to be updated, the consultant does not believe there will be radical changes in types, locations, and expected staging of development.

The City also prepares neighborhood development, downtown, redevelopment, and tax incremental district (TID) plans for smaller geographic areas where new development or redevelopment is anticipated or desired in the near-term. The City's Westside Neighborhood Plan, for example, is a separate document that provides future land use direction for lands along around Highway C and West Main Street west of Highway 151. Sun Prairie's most recent area plan is the Central Main Street Corridor Redevelopment Plan, adopted in 2018. This document provides guidance for redevelopment in TID #11 along certain properties on and near Main Street, centered around the intersection of Main and Bird Streets.
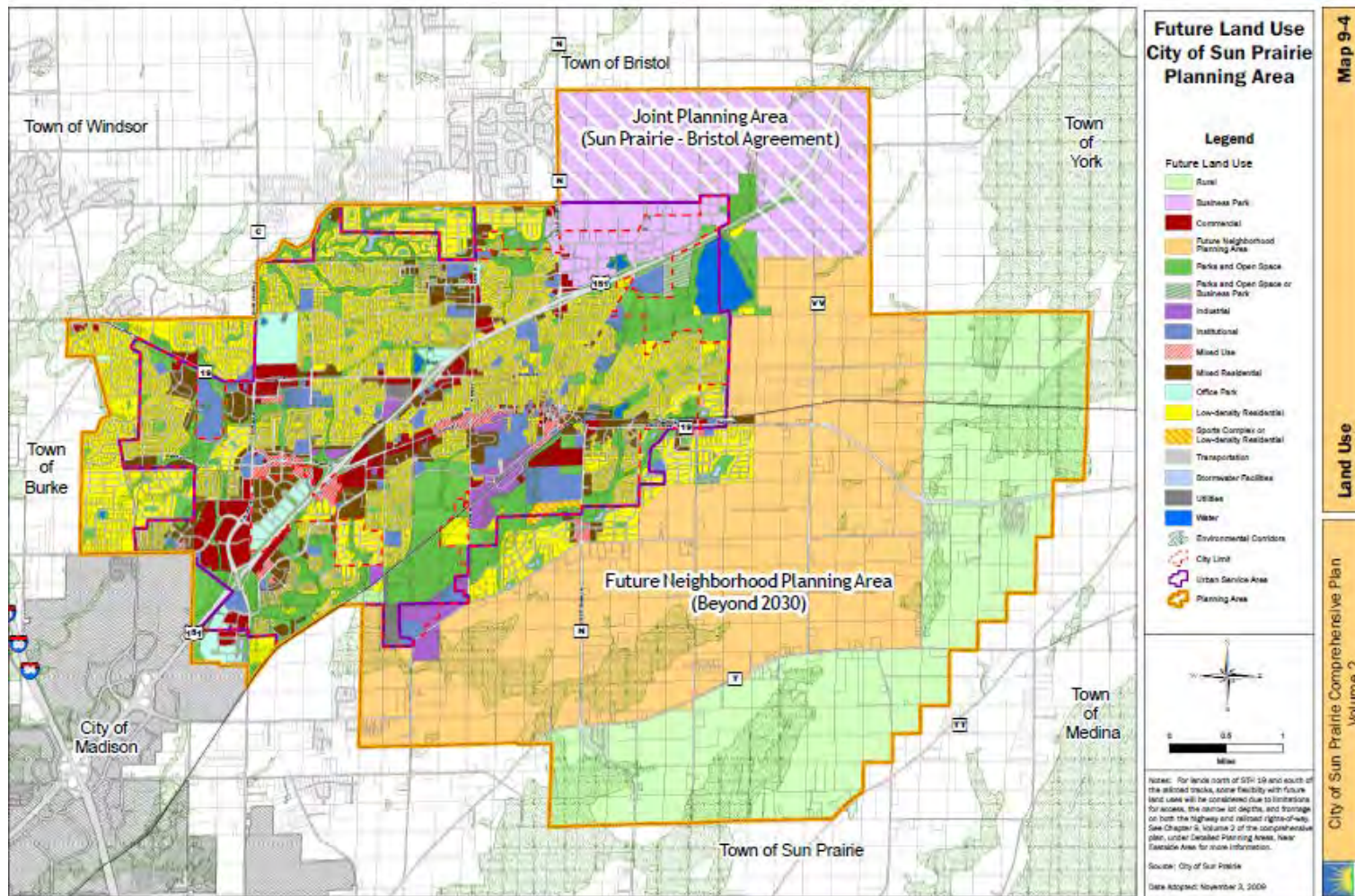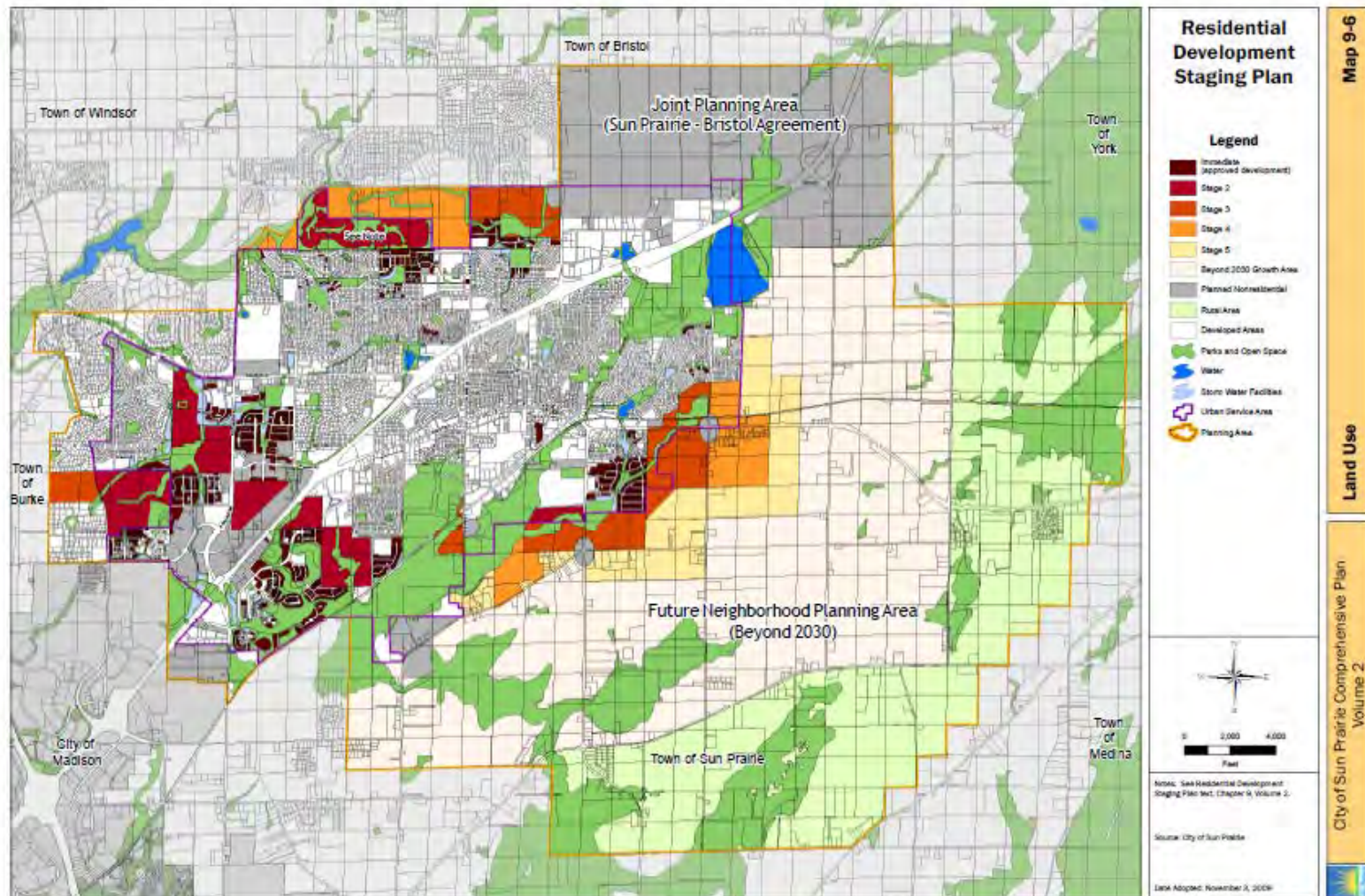
B. CITY OF MADISON PLANS AND EXPECTATIONS

The City of Madison has adopted comprehensive and neighborhood development plans that suggest future development following annexation over the southwestern part of the SPASD. Most of these areas are planned for residential development, at densities that are generally higher than what the SPASD has experienced thus far in most places. This will include single family housing on small lots and multiple family housing at relatively high densities and in multi-story buildings.

The City of Madison adopted an updated Comprehensive Plan later in 2018. The update to the Comprehensive Plan contains an updated future land use map. The portion of that map within the SPASD is reproduced as Figure 6. The areas colored yellow, orange, and brown represent lands planned for residential development at progressively higher densities; areas colored light grey or purple are designated as neighborhood or community mixed use, respectively, and could contain some housing. The yellow-speckled areas represent lands that will be subject to more detailed planning in a future phase of the City's Northeast Neighborhood Development Plan. The number "19" on Interstate 94 refers to a note that, in this location, a potential Interstate 94 interchange would be an asset to development in this area. At the time of writing, the Wisconsin Department of Transportation includes no study or plans for an interchange in this location.

The Comprehensive Plan also includes a map of growth priority areas in developing City neighborhoods. The portion of that map within the SPASD is reproduced as Figure 7. These growth priority areas correlate with areas of future residential development indicated on Map 2 later in this Report.

From City of Madison's "Imagine Madison"
Public Hearing Draft, May 2018
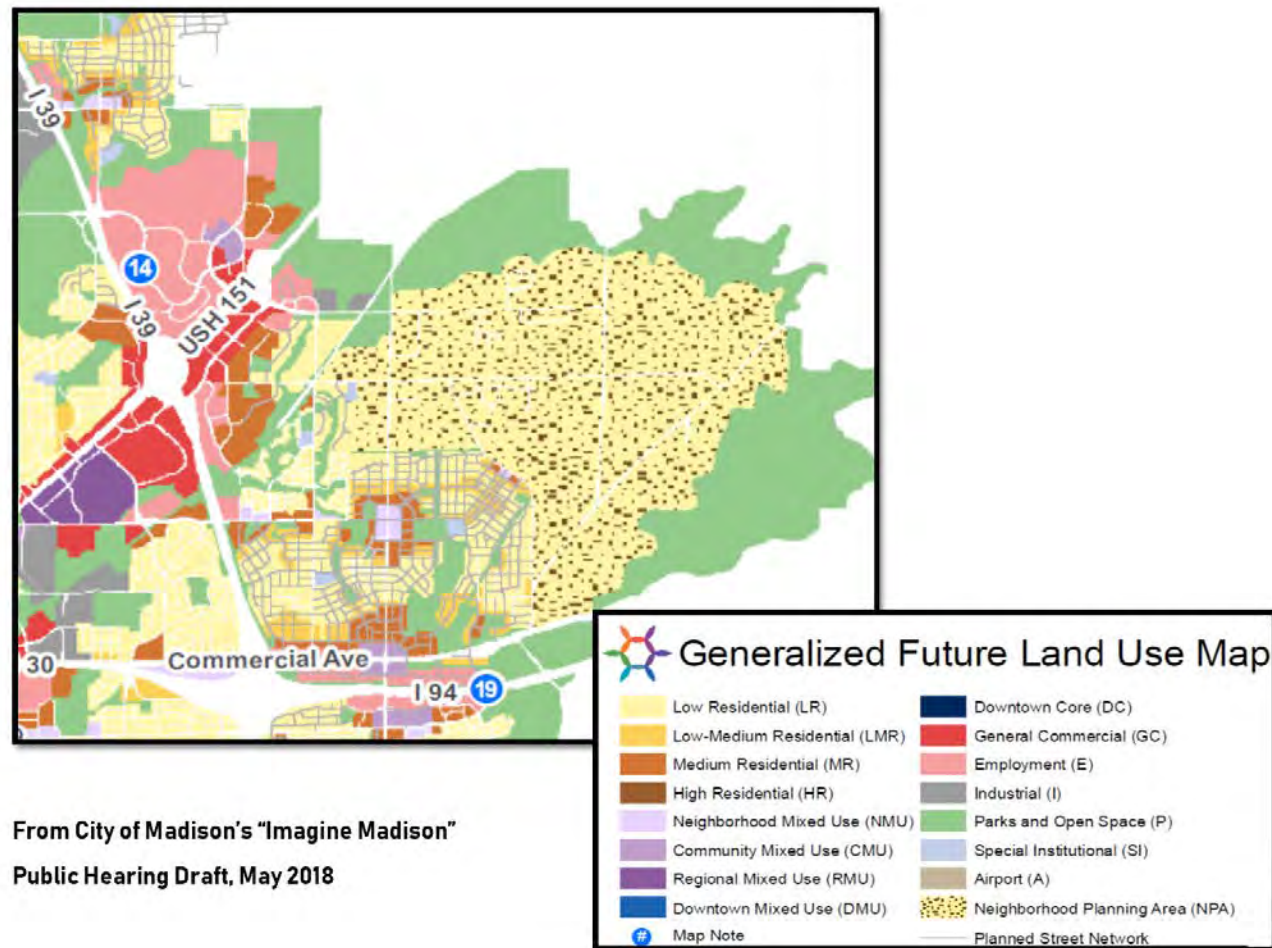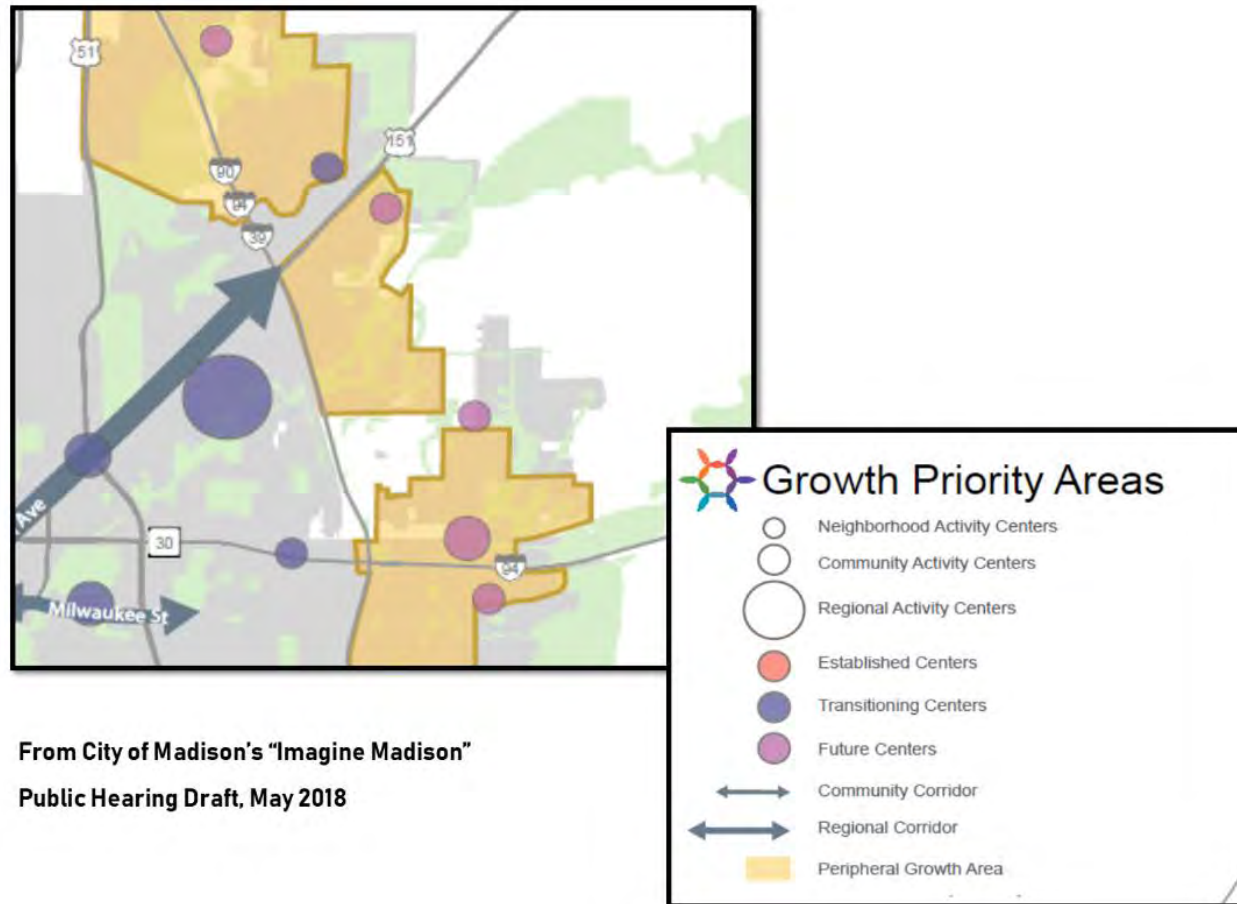
From City of Madison's "Imagine Madison"

Public Hearing Draft, May 2018

The City of Madison adopts detailed neighborhood development plans in advance of enabling development approvals like rezonings and subdivision plats. For lands within the SPASD, applicable neighborhood development plans include the Rattman, Nelson, Felland, and Northeast Neighborhood Plans. Many of the City's peripheral neighborhood development plans (NDPs) were originally adopted in the late 1990s and early to mid-2000s. The Rattman and Nelson NDPs are expected to be updated by 2019. Such updates may include adjustments to proposed land use patterns, which the consultant has anticipated in its projections later in this Report.

Within these neighborhood development planning areas, the areas likely for development over the next 12 years share certain characteristics:

- **Within the Central Urban Service Area.** The majority of the Rattman, Nelson, and Felland neighborhoods are currently in the Urban Service Area, which indicates where sanitary sewer service may be legally extended. The southcentral parts of the Northeast neighborhood are also within the Urban Service Area.

- **Have utilities installed or readily available.** These include lands in the Rattman neighborhood, the Felland neighborhood, in the Nelson neighborhood to the west of a ridge line, and along Reiner Road in the Northeast neighborhood extending perhaps a mile north of Highway T. Development in these initial utility service areas may have to occur before it is cost effective to extend utilities and develop in other areas.

- **Have land owners that are either developers or interested in selling.** This is particularly the case along Reiner Road north of Highway T.

C. TOWN OF BRISTOL PLANS AND EXPECTATIONS

Of the towns within the SPASD, the Town of Bristol on its north side has the highest amount of existing and planned residential development. Nearly all of this development is and will be in the southeast corner of the Town, in neighborhoods 3, 6, 7, and 8 on Map 1.

Within the Bristol Comprehensive Plan, lands between Happy Valley and Egre Roads, west of Highway N, are planned for rural single family residential development at one acre density. With a few exceptions, most of this area is already

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developed. Most lands between Happy Valley and Mueller Roads, west of Highway N, are also similarly planned, though most of the east side of this area is intended either for longer-term residential growth (specific timeframe undefined) or for agricultural preservation. Most of the rest of the Town is planned for agricultural preservation, where residential development is limited to one home per 35 acres and actual development density is usually much lower.

D. TOWN OF SUN PRAIRIE PLANS AND EXPECTATIONS

The Town of Sun Prairie Comprehensive Plan provides guidance for a Town balancing its agricultural preservation desires with development pressures from the north, west, and south. The vast majority of the Town is planned for agricultural preservation. Further, the Town through its Comprehensive Plan and development decisions generally limits new residential development to eleven new lots per year. Some unused allocation (common in recent years) *may* be carried forward to the following year. There are no pending residential subdivisions in the Town and limited areas within which rural subdivision development may occur under the Town's plan. Future residential development of significant scale will likely occur in the Town of Sun Prairie area only after annexation from nearby cities and villages and extension of utility services.

E. TOWN OF BURKE PLANS AND EXPECTATIONS

The Town of Burke consists of remnants of a once-agricultural town where lands have either been developed or steadily annexed into the growing villages and cities near it. In 2006, the Town of Burke, Village of DeForest, City of Sun Prairie, and City of Madison adopted a "cooperative boundary plan" that will in 2036 lead to the dissolution of the Town. Before 2036, new residential subdivisions in the Burke area will be annexed to a neighboring city or village in advance of development, except within certain "protected areas." These protected areas cover existing subdivision areas and the Town Hall area in neighborhoods 21, 24, and 41 in Map 1. For this reason, the Town of Burke Comprehensive Plan will not significantly influence future residential development in the SPASD.

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F. VILLAGE OF COTTAGE GROVE PLANS AND EXPECTATIONS

The Village of Cottage Grove's planning area extends into the southeastern corner of the SPASD, north of Interstate 94. Within that area, the Village's Comprehensive Plan, last amended in 2014, suggests a future intent for mixed use development for up to 400 acres. Within such planned mixed use areas, the City Comprehensive Plan suggests the possibility of commercial retail, office, and higher intensity residential development (i.e., multiple family).

At time of writing, the Village had annexed and was in the process of establishing a new tax incremental district (TID) over 200+ of these 400 acres. The intent of this TID is to enable this area to serve as an extension to the Cottage Grove Commercial Park, which is nearing full occupancy. The Village intends to petition to have these lands added to the Urban Service Area in 2019, with utility extensions to follow. The annexed area *may* include a small area of housing to transition to the rural residential areas to its west.

Mainly to the west of the annexed area, the Village's Comprehensive Plan shows up to 200 acres planned for lower density residential development on lands near the Torbleau Heights, Valley View Estates, and Sylver Ridge subdivisions. There are no immediate plans to annex or provide urban services here, and much of it is either already divided or in wetland or floodplain.

While the consultant is not at this time envisioning Cottage Grove-based residential development in the SPASD before 2030, that assessment could change in the future. The SPASD is advised to stay attuned to implementation of Cottage Grove's plans north of Interstate 94 in the coming years.

G. OTHER VILLAGE AND TOWN PLANS AND EXPECTATIONS

Small parts of other municipalities are also in the SPASD, but these will have an insignificant impact on housing development and enrollment growth for the SPASD through 2030. A corner of the Village of Windsor within the SPASD, southeast of the intersection of Highway C and Egre Road and including the Migration Path subdivision, is limited in area and largely built out. The extreme eastern and northern edges of the SPASD are in the Towns of York and Hampden respectively, where strict farmland preservation policies are expected to control.

IV. PROJECTION METHODOLOGY

This section of the Report describes the consultant's housing and enrollment projection methodology. The projections themselves are featured in the next section. The projection methodology is based upon a professional analysis of local comprehensive plans, the plans and subdivisions of private housing developers, and emerging housing growth and market conditions. The methodology considers the dynamics within different older, emerging, and future neighborhoods within the SPASD. Different neighborhoods generate students at different rates and different times in their evolution. The methodology relies on computations of expected ratios of students per housing unit in each neighborhood over time, and how the ratios may change over time. The projection methodology was described in the steps that make up the remainder of this section.

STEP 1 - DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the SPASD into 71 different neighborhoods (see Map 1). These neighborhoods became the basis for data collection and analysis, and later for housing and enrollment projections. This approach enables understanding of not only *how many* students the SPASD may be educating, but also *where* future students may live and therefore which schools they may attend. This approach also has several future applications, including potential attendance area shifts.

A number of factors were considered when designating neighborhoods, including:

- 2018-19 school attendance area boundaries. No neighborhood crossed elementary or middle school attendance area boundaries in a way that affected housing unit or enrollment projections.
- Commonly understood neighborhood or "subdivision" boundaries.
- Major roads, rivers, railroad tracks, and other physical barriers.
- Census designated "blocks."
- Municipal limits and planned growth areas, where feasible.
- An effort to roughly balance the number of housing units across neighborhoods, though this was a secondary factor.

The total number of neighborhoods and their boundaries have fluctuated in the last few years. The consultant's 2016 report used 64 neighborhoods, while a 2017 report addendum expanded the number of neighborhoods to 68. In the preparation of this 2018 Report, two 2017 neighborhoods were subdivided (resulting in three additional neighborhoods) and some other 2017 neighborhood boundaries were slightly realigned.

STEP 2 - ALLOCATE 2018 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of occupied housing units and the number of SPASD public school students in each neighborhood as of June 2018. These are critical to projecting the total number of future housing units and arriving at 2018 baseline students-per-housing unit ratios for each neighborhood.

To arrive at the June 2018 estimate, the consultant began with housing counts it last tallied for the SPASD in January 2017. These counts were updated to June 2018 via building permits/housing start data, aerial photo and parcel map interpretation, and counting units in the field where necessary.

The consultant used geographic analysis software to place each SPASD resident student enrolled at the end of the 2017-18 school year within one of the 71 neighborhoods. This allowed the consultant to know the geographic location and grade level of 99.5% of SPASD resident students. The remaining 0.5% of resident students were unable to be placed into a neighborhood due to data limitations, namely students whose mailing address was a post office box.

Finally, using the above data, the consultant estimated June 2018 student-per-housing unit ratios for each neighborhood within each of the following grade groupings: K-5, 6-7, grade 8, grade 9, and 10-12. Because 4K students generally do not receive instruction at SPASD-owned facilities, and the consultant's task was focused on assessing future building capacity due to enrollment increases, 4K ratios (and subsequently, enrollment) were not calculated.

STEP 3 - ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant carefully reviewed and analyzed local government comprehensive, land use, and neighborhood development plans, along with private developer plans, for each of the 71 neighborhoods. Already-platted yet unbuilt lots in each

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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. Extensive interviews and data sharing with municipal planners, local officials, and area developers greatly contributed to the consultant's understanding of housing market dynamics and future development patterns in the SPASD. See Section III and Appendix A of this Report for more details.

STEP 4 - COMPLETE PRELIMINARY HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 71 different neighborhoods for one two-and-a-half-year period (July 2018 to the end of 2020) and two five-year periods (2021-2025 and 2026-2030.) These were added to June 2018 housing unit estimates to arrive at total projected 2020, 2025, and 2030 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods in the area, and independently accounted for both single family and multiple family residential developments. The table that is Appendix A includes a column that explains the specific factors expected to influence new housing unit growth in each neighborhood.

STEP 5 - CHECK PRELIMINARY HOUSING UNIT GROWTH PROJECTIONS AGAINST CONTROL TOTALS

A hazard with efforts such as these is to get overly enthusiastic about residential development prospects. Therefore, during this step, the consultant checked the preliminary projections of housing units against relevant outside data and projections. While the consultant did not use the data from the following sources for its projections, they provided helpful benchmarks.

- **Recent building permit activity in SPASD municipalities**. The consultant's housing unit projections, shared in Section V of this Report, compare favorably to the pace of residential permits issued since 2012 in the SPASD municipalities. This was the year it became clear that the area had finally emerged from the housing crash of 2007-08, and when City of Madison-based development began to increase. For example, from 2012 to 2017, the City of Sun Prairie issued building permits for an average of 310 new housing units per year. The consultant projects approximately 290 housing units per year in the City of Sun Prairie between July 2018 to 2030—within more annually in the nearer term than beyond 2020.

- **Wisconsin Department of Administration (DOA) household projections through 2025**. By 2025, the DOA projects a total of 15,621 households in the City of Sun Prairie. The consultant projects 16,417 housing units in neighborhoods within the City of Sun Prairie by 2025. Because of vacant units, every community has more housing units than households. Further, DOA projects that the number of households in the SPASD will be 6 percent of the total number of Dane County households in 2025, while the consultant projects that 7 percent of all County housing units will be in the SPASD in 2025.

- **City of Sun Prairie west side traffic impact analysis data.** The City of Sun Prairie applies a traffic impact fee to new development on its west side, to pay for major off-site roadway improvements required to serve them. The impact fee study required projections of housing unit growth and other development on the City's west side. The consultant referenced these housing unit projections when making its own projections.

STEP 6 - PROJECT SPASD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of SPASD students-per-housing unit by neighborhood for 2020, 2025, and 2030 within each of the K-5, 6-7, grade 8, grade 9, and 10-12 grade groups. These projections were based on trends from 2011, 2015, 2017, and June 2018 in actual student-per-housing unit ratios; 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 housing in Sun Prairie and beyond; recent trends and APL-projections for birth rates; and the anticipated progression of student cohorts through the SPASD grade groups.

The consultant has benefitted from several sources of data to project student-per-housing unit ratios in neighborhoods expected to have significant new housing construction through 2030. In fall 2015, the SPASD conducted a survey of households building new homes over the previous year. That survey results suggested an average ratio of 0.60 K-12 students for every new single family home, with 0.39 K-5 students in that total. The consultant also has reviewed data from certain neighborhoods in the SPASD that either had exclusively new single family housing and exclusively new multiple family housing over recent years. These generally supported—or in some neighborhoods suggested higher—student ratios for single family homes compared to the survey results. For areas dominated by market-rate multiple family housing, student-per-housing unit ratios generally fell in

the 0.15 to 0.20 range. These local observations were supplemented by consultant interviews and by data reported and collected by the Capital Area Regional Planning Commission for the region and nation.

Still, 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 is new housing anticipated between 2018 and 2030. There were approximately 18,565 housing units in the SPASD boundary as of June 2018. About 7,839 new housing units are projected to be built between July 2018 and 2030. This means that about 70 percent of the housing units projected to be on the ground in 2030 are already built.

In general, the consultant projected that already-existing housing units would have fewer students-per-unit than they did when they were newer. The consultant did, however, project stable and even increasing student ratios in some older neighborhoods. Such neighborhoods had some or all of the following characteristics: combinations of 1980s to 1990s home construction (i.e., best 1st generation turnover candidates); flat to increasing ratios between 2011 and 2018; close proximity to existing schools, parks, and other "family" amenities; general suitability of homes for family living (e.g., 3-4 bedroom homes).

STEP 7 - COMPLETE SPASD ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected SPASD student-to-housing unit ratio by for each grade grouping in the years 2020, 2025, and 2030. The result was preliminary SPASD student enrollment projections by grade group for each of the 71 neighborhoods.

The consultant's student-per-housing unit ratios for each neighborhood exclude those students residing in the SPASD, but not attending SPASD schools. These include students who open enroll to other school districts, attend private school, attend a non-SPASD virtual school, or are home-schooled. The consultant's 2020, 2025, and 2030 enrollment projections by neighborhood assume a constant percentage of students who attend SPASD schools versus these other options.

V.   HOUSING AND ENROLLMENT GROWTH PROJECTIONS

This section of the Report synthesizes information shared in earlier sections to provide housing unit and enrollment growth projections for the SPASD through the year 2030, broken down into one two-and-a-half-year period and two five-year periods, into 71 different "neighborhoods", and for each school based on its 2018-2019 attendance area. The consultant's general expectations for community growth for the 2030 to 2040 period are also shared.

A. HOUSING UNIT GROWTH PROJECTIONS

The consultant projects construction of 7,839 new housing units in the entire SPASD between July 2018 and 2030—or about 630 new units per year. This projection generally tracks with recent building permit activity and State population projections for overlapping areas and timeframes. Map 2 and Appendix A include details on the consultant's updated projections of new housing units by neighborhood.

The City of Sun Prairie will continue to be an attractive location for housing development. For single family housing, this will be focused particularly on Smith's Crossing including its new McCoy Addition (neighborhoods 42-44), the 1st Addition of West Prairie Village (neighborhood 18), The Reserve (neighborhoods 9 and 10), and expansions in the Meadow Crossing area (neighborhood 63). Significant multiple family development is expected along West Main Street, both west and east of Highway 51. The consultant projects that multiple family units will comprise about 60 percent of the City's total new housing units through 2030, due to current and expected market demand from Millennials and Baby Boomers looking to downsize. The anticipated multiple family units include a mix of housing types, including duplexes, townhouses, 4-plexes, and higher-density apartment complexes.

In the City of Sun Prairie as a whole, the consultant projects 3,591 new housing units built between July 2018 and 2030. An average of 396 housing units are expected per year between 2018 and 2020; 276 housing units per year between 2021 and 2025; and 241 housing units per year between 2026 and 2030. Much of the higher expected total between 2018 and 2020 will be the result of recently approved and expected multiple family development projects.

Madison-based development will continue to have an increasing influence on the SPASD. Between July 2018 and 2030, the consultant projects 3,852 new housing units in the Madison portion of the SPASD. In the City of Madison portion of the SPASD, recent and pending residential developments includes the City of Madison's Village at Autumn Lake, emerging subdivisions in that City's Northeast Neighborhood (along County T and Reiner Road, including Woods Farm and Jannah Village), and multiple family projects on both sides of Highway 151. Overall, within the portions of the City of Madison within the SPASD, the consultant projects an average of 325 housing units per year through 2020, 324 units per year between 2021 and 2025 and 284 units per year between 2026 and 2030. These totals are driven in part by anticipated multiple family developments in and near American Center and High Crossing Boulevard, but Madison-based single family residential development is projected to accelerate. New Madison-based residential development in the SPASD will be driven by growing market interest, utility expansions, experienced developers and builders, and diminishing expansion opportunities in Madison's other peripheral areas.

Figure 8 includes housing unit projections by elementary school attendance area, as depicted in Map 1. The consultant projects that new housing unit growth will be focused particularly in the newly-created Meadow View Elementary School attendance area and the Creekside Elementary School attendance area. Both of these attendance areas are split between the City of Sun Prairie and the City of Madison. The Meadow View Elementary School attendance area includes most of the projected multiple family units in the City of Madison, plus the Village at Autumn Lake. The Creekside attendance area includes Smith's Crossing and future Madison growth areas east of Reiner Road.

2018-2019 Elementary School Attendance Area	Estimated/Projected Housing Units within 2018-2019 Attendance Area				Projected Housing Unit Increase July 2018-2030
	June 2018	2020	2025	2030	
C.H. Bird	2,108	2,229	2,397	2,513	+405
Creekside	1,939	2,194	2,935	3,730	+1,791
Eastside	2,050	2,058	2,148	2,227	+177
Horizon	1,808	1,842	1,897	1,930	+122
Meadow View	2,343	3,477	4,917	5,811	+3,468
Northside	2,281	2,341	2,381	2,536	+255
Royal Oaks	1,991	2,066	2,270	2,594	+603
Token Springs	1,755	1,895	2,139	2,384	+629
Westside	2,290	2,354	2,507	2,679	+389
TOTAL	**18,565**	**20,456**	**23,591**	**26,404**	**+7,839**

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Figure 9 includes the current and projected share of housing units for each municipality that make up the SPASD. Currently, 76 percent of the housing units in the SPASD are within the City of Sun Prairie while 11 percent are in the City of Madison. By 2030, the consultant projects the City of Sun Prairie's share at 67 percent and the City of Madison's at 22 percent.

FIGURE 9: PERCENTAGE OF HOUSING UNITS IN SPASD BY MUNICIPALITY, 2018-2030

Municipality	June 2018	2020	2025	2030
City of Sun Prairie	76%	74%	70%	67%
Town of Bristol	7%	7%	6%	6%
City of Madison	11%	14%	19%	22%
Town of Sun Prairie	4%	3%	3%	3%
Town of Burke	3%	3%	2%	2%
Others	<1%	<1%	<1%	<1%

Source: MDRoffers Consulting; totals do not add to 100% due to rounding.

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Map 2: Projected Housing Unit Growth by Neighborhood

Date Created: 10/16/18
Sources: Dane County, Sun Prairie
School District, MDRoffers Consulting

SPASD Schools
- Elementary (grades K-5)
- Middle (grades 6-7)
- Upper Middle (grades 8-9)
- High (grades 10-12)

Projected Housing Unit Growth, 2018-2030
- 0 - 50 new housing units
- 51 - 175 new housing units
- 176 - 250 new housing units
- 251 - 450 new housing units
- 451+ new housing units

Future Housing Expectations, 2030-2040
- Projected Moderate Housing Growth
- Projected High Housing Growth

- SPASD Boundary
- # SPASD Neighborhood Boundaries
- 2017 Municipal Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads

B. STUDENT ENROLLMENT PROJECTIONS BY EXISTING GRADE GROUPING

Between September 2018 and 2030, the consultant projects an increase of 2,098 K-12 students in SPASD schools, or about 2.2% per year. This projection assumes SPASD resident open-enrollment-out of SPASD schools at a similar rate as is currently occurring but does not include open enrollment of non-SPASD residents into SPASD schools. Figure 10 provides comparison by school building of the consultant's resident enrollment projections against the SPASD's total enrollment in September 2018. Map 3 and Appendix B provide details on projections by individual neighborhood based on June 2018 numbers of resident students.

With the introduction of the two new elementary schools, the consultant projects that elementary school enrollment will remain below the total targeted capacity of all elementary schools through at least 2025 and below the total maximum capacity through 2030.

Without further changes to attendance areas or schools before 2030, Creekside and the new Meadow View Elementary Schools are projected to have significant capacity issues by the late 2020s. These issues were anticipated during the Elementary Boundary Task Force's work in 2017, though not as quickly for Creekside as the consultant now anticipates. Creekside is now projected to exceed its maximum capacity by around 2025. This is due in large part to the now larger-than-anticipated buildout of Smith's Crossing.

The consultant projects elementary school (grades K-5) enrollment growth of 879 students between September 2018 and 2030. As shown on Map 3, much of the projected student elementary school enrollment increase over the next 12 years is projected within the Meadow View Elementary School attendance area. This will be driven predominately by the projected increase of 3,468 new housing units in the Meadow View attendance area. While Meadow View will be comfortably under capacity at its opening, the building is expected to be operating between its targeted and maximum capacities by 2025 and exceed its maximum capacity before 2030.

Without changes, enrollment in the current lower middle school (grades 6-7) and upper middle school (grades 8-9) levels would exceed targeted capacities for each of the three buildings serving these four grades by 2030. However, change in this grade and school configuration appears inevitable.

Sun Prairie High School was operating over its targeted capacity in the 2017-2018 school year. Without change to its current 10-12 grade grouping or facility changes, the High School is projected to continue to exceed its targeted capacity in 2020 and its maximum capacity between 2025 and 2030.

The consultant generally projects enrollment growth to be greatest in the City of Sun Prairie and City of Madison neighborhoods that will have the greatest projected housing unit growth. Other factors also matter and can perhaps best be observed by comparing Maps 2 and 3. These include the projected ratios of single family to multiple family housing and neighborhood turnover to new families through 2030. Both of these factors can vary substantially from neighborhood-to-neighborhood. See also Appendix A for these types of details.

The SPASD will have increasing enrollment from new families in its City of Madison portion. In June 2018, 257 City of Madison/SPASD resident K-12 students attended SPASD schools. By 2030, the consultant projects that Madison neighborhoods will generate over 1,600 K-12 SPASD students. About one-half of these are projected to be K-5 students.

C. STUDENT ENROLLMENT PROJECTIONS BY POTENTIAL GRADE GROUPING CHANGE

The consultant prepared enrollment projections in such a way that allows the SPASD to consider the effect of potential changes to grade groupings. District representatives have recently discussed moving to K-5, 6-8, and 9-12 grade groupings in its schools, with the Cardinal Heights building converted to the SPASD's third grade 6-8 school along with Prairie View and Patrick Marsh. Figure 11 shows the consultant's enrollment projections overlaid on this new plan. Based on input from the District, the consultant assumed that grade 6-8 capacity at Cardinal Heights would be reduced to be the same as Prairie View and Patrick Marsh.

Under the above changes, grade 6-8 enrollment would remain under the combined targeted capacity of the three grade 6-8 schools through 2025 and between their combined targeted and maximum capacity by 2030. Also under this alternative assumption, grade 9-12 enrollment is projected to be about 2,558 in 2020, 2,828 in 2025, and 3,155 in 2030. This 2030 projection is roughly double the number of students currently attending Sun Prairie High School.

D. COMPARISON TO APPLIED POPULATION LABORATORY (APL) PROJECTIONS

In November 2017, the Applied Population Laboratory (APL) updated its own SPASD enrollment projections. APL uses a different general methodology to make enrollment projections than MDRoffers, based predominantly on grade progression, inmigration, and births rather than housing unit growth.

Of the four models prepared by APL in its November 2017 report, the SPASD prefers the 4 Year Old Kindergarten Trend. 2025 is the last projection year that both consultants had overlapping projections. For 2025, the 4 Year Old Kindergarten Trend projects 8,890 total K-12 students, while MDRoffers projects 8,973 total K-12 students. Projections for the upper grade levels were very similar between the two consultants for the years 2020 and 2025. For grades K-5, the 4 Year Old Kindergarten Trend projects 3,813 K-5 students by 2020, while MDRoffers projects only 3,683 K-5 students. By 2025, APL projection decreases to 3,784 K-5 students while MDRoffers projects 4,043 K-5 students.

APL and MDRoffers have each completed three sets of enrollment projections for the SPASD between 2015 and 2018. Each entity has lowered projected enrollment for the 2020-2021 school year each time it updated projections over this period, albeit not to a degree that should affect facility planning. This reflects decreases in birth rates, household sizes, and student-per-housing unit ratios that both consultants are observing and considering in their models.

	Actual Enrollment, September 2018 [1]	MDRoffers Projected <u>Resident</u> Student Enrollment within 2018-2019 Attendance Areas[3]			Projected Enrollment Change, Sept. 2018 to 2030	Targeted Capacity [4]	Maximum Capacity [4]
		2020	2025	2030			
Elementary Schools (K-5)							
C.H. Bird	393	393	403	414	+21	440	451
Creekside	353	388	546	719	+366	463	506
Eastside	478	443	437	433	-45	457	500
Horizon	448	446	410	424	-24	457	500
Meadow View	285	386	578	765	+480	512	564
Northside	379	405	395	430	+51	476	521
Royal Oaks	466	447	460	457	-9	459	502
Token Springs	400	399	444	488	+88	512	564
Westside	418	372	365	366	-52	428	440
Total Grades K-5 [2]	**3,622**	**3,683**	**4,043**	**4,501**	**+879**	**4,204**	**4,548**
Middle and High Schools							
Patrick Marsh Middle School (6-7)	664	663	704	809	+145	725	853
Prairie View Middle School (6-7)	560	634	703	761	+201	725	853
Cardinal Heights Upper Middle School (8-9)	1,231	1,306	1,393	1,591	+360	1,399	1,646
Sun Prairie High School (10-12)	1,733	1,773	2,015	2,233	+500	1,658	2,073
Prairie Phoenix Academy	83	100	100	100	+17	96	119
Total Grades 6-12 [2]	**4,289**	**4,491**	**4,931**	**5,508**	**+1,219**	**4,603**	**5,544**
Total Grades K-12 [2]	**7,911**	**8,174**	**8,973**	**10,009**	**+2,098**	**8,807**	**10,092**

Color Legend		
Below Targeted Building Capacity	**Between Targeted and Maximum Capacity**	**Exceeds Maximum Building Capacity**

NOTES:

[1] The September 2018 3rd Friday Count provides a census of all students enrolled within SPASD schools, including students who open enroll into the District. Total SPASD enrollment in September 2018 was 8,534 students. The total in the "Actual Enrollment, September 2018" column does not include the 574 students in 4K or the 49 children receiving early childhood/special education services.

[2] Grade level totals have been adjusted to reflect the 20 K-12 students virtually enrolled in the SPASD as of September 2018. The consultant assumes that virtual schooling will continue at its current rate throughout the projection period, which means that rows and columns do not always add to the same total enrollment.

[3] Projected 2020, 2025, and 2030 enrollment assumes open-enrollment-out of SPASD residents, private schooling, and home schooling at similar rates as in the 2018-2020 school year; and does not consider any open enrollment of non-SPASD residents into SPASD schools. To the extent that the SPASD accommodates open-enrollment-in, actual future enrollment may be higher.

[4] School capacities for all schools aside from Token Springs and Meadow View Elementary Schools are per a 2013 report by Plunkett Raysich Architects. The ranges that are presented in this figure reflect the "targeted" and "maximum" capacity of each school, as presented and described in that 2013 report. School capacities for the two new elementary schools reflect the programmatic capacity for instructional space, which do not include each building's three "bubble" rooms. This capacity was calculated by the SPASD and based on capacities provided by Eppstein Uhen Architects.

Potential Future Grade Grouping	Actual Enrollment, September 2018 [1]	MDRoffers Projected SPASD Resident Student Enrollment			Projected Enrollment Change, Sept. 2018 to 2030	Combined Targeted Building Capacity	Combined Maximum Building Capacity
		2020	2025	2030			
Grades K-5	3,622	3,683	4,043	4,501	+879	4,204	4,548
Grades 6-8 [2]	1,863	1,934	2,103	2,353	+490	2,175	2,559
Grades 9-12 [3]	2,426	2,558	2,828	3,155	+729	1,754	2,192
Total	**7,911**	**8,174**	**8,973**	**10,009**	**+2,098**	**8,133**	**9,299**

Color Legend		
Below Targeted Combined Building Capacity	**Between Targeted & Maximum Capacity**	**Exceeds Maximum Combined Capacity**

NOTES:

[1] See Figure 10 for explanation of "PRELIMINARY Enrollment, September 2018" totals.

[2] Assumes the conversion of Cardinal Heights, Prairie View, and Patrick Marsh to all serve grades 6-8, with each school having the same targeted capacity (725 students) and maximum capacity (853 students).

[3] Grades 9-12 projections and capacity include the existing Sun Prairie High School building plus the District's Prairie Phoenix Academy, which currently has capacity for between 96 to 119 students.

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Map 3: Projected SPASD Student Enrollment Change by Neighborhood, 2018-2030 For Grades K-12 (All Schools)

Date Created: 10/16/18
Sources: Dane County, Sun Prairie School District, MDRoffers Consulting

SPASD Schools
- Elementary (grades K-5)
- Middle (grades 6-7)
- Upper Middle (grades 8-9)
- High (grades 10-12)

Projected Change in Number of SPASD Grade K-12 Students, 2018-2030
- Decline (-76 to -20)
- Minor Change (-19 to +25)
- Modest Increase (+26 to +150)
- Significant Increase (+151 to +353)
- # Projected Enrollment Change by Neighborhood
- SPASD Boundary
- # SPASD Neighborhood Boundaries
- 2017 Municipal Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
1	Rural area at SPASD's extreme north edge. Farmland preservation zoning limits new homes to maximum density of one house per 35 acres. No new houses between 2010 and 2018; none expected between 2018 and 2030.	11	11	11	11
2	Rural area planned for Agricultural Preservation. Largely A-1 Agriculture zoning. Cluster of existing housing at intersection of CTHs N and V. Consultant projects 3 new homes in each 5 year period.	135	137	140	143
3	Area acknowledged as Town growth area by Town Plan and Sun Prairie-Bristol intergovernmental agreement. Town Plan identifies 350+ unplatted acres as "prime growth area" for single family residential at 1 unit per acre, plus 450+ undeveloped acres northwest of Happy Valley/N intersection planned for "long-term" growth. There are no recently approved or pending subdivisions in neighborhood 3, but Burnson's Ridge began issuing permits in 2018, and the current pace there indicates about 6 homes built per year until build out, which should occur just after 2020. In addition, consultant projects 50 new single family residences between 2020 and 2025, and 100 new single family residences between 2025 and 2030, as other areas planned for residential development in Bristol to the south become filled and Town continues its current residential pacing guideline.	351	368	428	528
4	Rural area, largely planned for Agricultural Preservation and in A-1 zoning. Low Density Business area planned near USH 151/VV interchange, with perhaps 25 undeveloped acres planned for single family to its west. Consultant projects 3 new homes in each 5 year period.	99	102	105	108
5	Aside from Business Park, area is rural with limited housing. Area is earmarked for future Business Park expansion in Sun Prairie and Bristol plans and intergovernmental agreement. No additional housing anticipated.	16	16	16	16
6	Largely developed residential area planned by Bristol (and agreed by Sun Prairie) for single family residential use at 1 unit per acre. Bristol identifies undeveloped 50 acre (Schulenburg) lands at NW corner of Egre and N for short-term development, but property owner has yet to express interest in development. Consultant projects development of Schulenberg lands just before 2025, resulting in 35 new single family residences. Student-per-housing ratios over the past 4 years indicate housing turnover may be starting in this location. These two factors should result in stable student generation.	284	284	294	319
7	Neighborhood is built out. May begin to see significant turnover to new homeowners starting around 2025 given subdivision ages.	163	164	164	164

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
8	Area acknowledged as Town growth area under Sun Prairie-Bristol intergovernmental agreement. Remaining undeveloped lands in Neighborhood 8 were platted in 2017. At the northwest corner of North Bird Street and Egre Road, Wellington Trace has 32 single family lots. The consultant expects about 7 homes built per year starting in 2019, with build out after 2020. At the northwest corner of the neighborhood, the Happy Valley Addition to Bristol Gardens will have 30 single family lots in the SPASD. (There are 40 lots total in this development -- the remaining 10 are in the Village of Windsor and the DeForest Area School District.) The consultant expects the Happy Valley Addition will have 12 homes built by the end of 2018, and the entire development will be built out by 2020. The ratios of students in grades 9-12 are higher here in proportion to the lower grades; this may be due to the presence of "move up" housing in this neighborhood.	220	264	282	282
9	Neighborhood 9 includes later phases of The Reserve, where the consultant expects the first homes to be occupied around 2025. The projected construction pace is 26 units per year until build out occurs around 2030. The ~160 undeveloped acres to the north and east of The Reserve in neighborhood 9 are currently within the Town of Bristol. The City's Future Land Use Plan calls for low density residential development there, similar to The Reserve. These lands are not yet in the Urban Service Area. Student ratios for neighborhood 9 are expected to be slightly lower than in neighborhood 10 due to expected higher-end homes on the east end of The Reserve.	0	0	26	130
10	The Reserve is a 313 lot single family residential subdivision. The Reserve spans neighborhoods 9 and 10, with Broadway Drive as the dividing line. Its first homes are expected to be occupied by the end of 2018, around the Token Springs Elementary School in neighborhood 10. Consultant projects occupancy of 17 units by the end of 2018, increasing to ~26 units per year (or, build out of one phase of development per year.) Build out of the portion of The Reserve in neighborhood 10 is expected before 2025. The Reserve is projected to accommodate "move-up" housing, similar to Shonas Highlands to the south, but the presence of new school will likely enhance student totals to approach some of the highest in the SPASD--at least for that portion of The Reserve in neighborhood 10. North of The Reserve but still in neighborhood 10 are ~67 undeveloped acres along Egre Road, including 40 acres in Windsor and 27 acres in Bristol. The consultant does not project this area to develop before 2030.	0	69	183	183
11	Windsor's plan advises "conservation residential" use over ~30 acres east of Migration Path--perhaps 20 additional homes. Consultant projects build-out of Migration Path by 2020.	27	31	41	51
12	Neighborhood largely built out. No redevelopment expected over time period and no room for future growth.	272	272	272	272
13	Neighborhood built out.	177	177	177	177

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Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
14	Neighborhood built out. In remainder of neighborhood 14, age of housing plus the presence of a new elementary school in the next door neighborhood 10 will likely drive near-term turnover to new families.	140	140	140	140
15	Neighborhood built out, with redevelopment not expected over period. Age and family-suitability of housing resulting in neighborhood turnover and steady student-per-housing unit rates, at least through early 2020s.	623	623	623	623
16	Neighborhood is built out, with redevelopment not expected over period. Age of housing plus neighborhood school within it expected to result in steady student-per-housing unit rates.	489	489	489	489
17	The City's Westside/Comprehensive Plan calls for a mix of retail, office, multiple family residential and mixed use development, with capacity for ~920 total multiple-family, senior, townhouse, and other attached housing units in the entire neighborhood. The 228-unit Springs of Sun Prairie apartment were occupied in 2018. Other multiple family projects along both sides of West Main Street could yield up to 666 multiple family units, with ~400 of these units within neighborhood 17. Consultant projects commencement of this project shortly before 2025, with build out after 2030.	236	236	386	536
18	Among the West Prairie Village additions in neighborhood 18, there are lots to accommodate 110 single family and 34 duplex units. Consultant expects the pace and demand in West Prairie Village in neighborhood 19 to transfer to neighborhood 18, projecting ~25 single family units built per year (like original West Prairie Village plat). At this pace, buildout should occur just after 2020. Consultant projects that duplex units here will begin after and will average 4 units per year until build out, which should happen just before 2030. There are 666 entitled multiple family units along both sides of Main Street; these units will be split between neighborhoods 17 and 18; ~260 of these units are projected to be built in neighborhood 18. There are no immediate construction plans. Consultant projects ~160 multiple family units to be constructed in this neighborhood between 2025 and 2030; the remaining 100 are expected to be built after 2030. 2020 student-per-housing ratios here will reflect the current ratios seen in single family units in neighborhood 19. By 2030, student-per-housing unit ratios should more closely reflect those of neighborhood 19 in 2018.	0	75	129	303
19	Neighborhood is built out. West Prairie Village expansion areas are instead in neighborhood 18. Student-per-housing unit ratios will decrease towards 2030. The student-per-housing unit ratios for grades 6-12 have been relatively low.	347	347	347	347
20	No additional residential development anticipated, but age of neighborhood suggests turnover in this neighborhood has mostly already occurred, and student-per-housing unit ratios will decrease slightly over time as a result.	156	156	156	156

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
21	This is where the bulk of residential building in the Town of Burke has occurred since 2010. Limited capacity for additional development. Student-per-housing unit ratios are expected to decrease after 2020.	225	229	229	229
22	Neighborhood almost entirely built out. Approved 44-unit condo project along West Main Street projected to begin construction around 2020. Given ages of subdivisions, consultant expects turnover to begin after about 2025.	1085	1105	1129	1129
23	Undeveloped parts of this neighborhood will develop in City of Sun Prairie by intergovernmental agreement. The City's Westside/Comprehensive Plan call for mainly low-density residential development. Providence experiencing ~5 new single family homes/year, and parts of recorded plat remain without infrastructure. Consultant projects build out of the improved 19 vacant single family parcels just after 2020. Consultant anticipates road infrastructure for remainder will then be installed that single family construction will continue at the pace of 5 single family units per year, with Providence building out around 2030. North of the existing neighborhood, the City projects ~500 single family homes and ~50 townhouse units on remaining undeveloped lands. Most of this land (Bostad) is not presently in City or Urban Service Area and land owner has not expressed development interest. Still, these lands are indicated as the next development stage in City plans. Consultant projects development to begin on Bostad lands after 2030. The lack of significant new housing is likely to cause existing student-per-housing unit ratios to decline towards 2030.	371	381	406	431
24	Older rural, built out subdivisions. 1st wave of turnover likely nearing completion. 9 acre vacant farmstead site at Rattman/Hoepker intersection all that is left for development; may be subdivided in Burke by intergovernmental agreement. Consultant projects this last development in neighborhood 24 between 2025 and 2030.	127	127	133	141
25	Consultant projects build out of Ironwood Estates by 2020. In Western Sunset Estates, consultant projects build out of the lots south of West Main Street by 2020. The platted area north of West Main Street may be reconfigured, increasing from the existing 19 lots to 35 single family lots. Consultant projects these will begin construction after 2020, with build out just after 2025. A larger lot in the plat has been proposed for ~130 units of workforce rental housing. Consultant projects ~100 multiple family units between 2020 and 2025. The new elementary school is likely to drive higher-than-average student-per-housing unit ratios.	78	100	230	230
26	The City has issued an average ~20-25 single family permits per year within Fox Point/Golden Meadows over the past six years. Consultant projects build out of remaining single family units by 2020. These single family units are projected to continue to produce students at current rates through 2020, with student-per-housing unit ratios taper in as students age through the school system. A multiple family project, The Abbey, will add 284 multiple family units by the end of 2018. Multiple family units in neighborhood 26 are projected to produce few students. Remaining open areas south of Golden Meadows/Fox Point are mainly planned for commercial development.	337	636	636	636

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
27	Existing neighborhood built out. The remaining open lands here are owned by the City of Madison and currently publicly owned, providing a buffer between the Cities of Madison and Sun Prairie. However, it is conceivable that the will to keep this area in open space may subside over time.	138	138	138	138
28	New units here in recent years are due to the construction of 22 Slate (264 multiple family units, which include 75 2-bedroom units and 21 3-bedroom units) and 50Twenty (263 multiple family units, which include 36 2-bedroom units and 6 3-bedroom units). Prairie Ridge Oakwood Village will add 73 senior multiple family units and additional units for assisted living in 2018. The American Center Master Plan suggests ~730 multiple family units, split between the SPASD and DeForest Area School District. The Buttonwood Apartments are the first, with 270 units, are expected to be built by 2020. Consultant projects 100 more multiple family units by 2025. The SPASD portion of American Center will then be built out.	986	1329	1429	1429
29	Northern part of this neighborhood is within the City of Sun Prairie, and planned for commercial development. In the south is the site of former "The Crossing" development, unlikely to occur in its prior configuration. Consultant expects that same land is likely to be non-residential once developed. The consultant projects one multiple family project to develop near the Ambassador Condominiums by 2025. Very low student counts are expected to continue.	66	66	166	166
30	Currently, the neighborhood is developed with office/commercial uses. This neighborhood is within the City of Madison's Rattman Neighborhood Development Plan (NDP) area. This NDP is likely to be amended by 2019, which may result in land use changes in this area. Also, the American Center Master Plan was completed in 2018. That plan may suggest some multiple family/mixed use development potential on some remaining sites in neighborhood 30. Still, at this time, the consultant does not project additional housing in neighborhood 30 through 2030. However, the District should remain attuned to these pending planning processes.	0	0	0	0
31	In the City's Nelson Neighborhood Development Plan area. The Nelson NDP is likely to be updated and amended by 2019, which may result in some future land use changes in this area. The High Crossing commercial area is densely developed, but lands to east are beyond a ridge and therefore must be served by sewer from southeast. These lands are planned for mixture of residential development types, but mostly multiple family. City staff expects significant development in Autumn Lake (neighborhood 33) before the remainder of neighborhood 31 develops. Still, The Lancaster Apartments (189 units) will be built by 2020, and consultant projects additional multiple family projects of slightly smaller size in each 5-year period between 2020 and 2030. Single family development north of the Village at Autumn Lake is not projected until after 2030. 2017-2018 enrollment numbers for neighborhoods 31 and 32 suggest about 0.16 K-12 students per multiple family housing unit.	287	476	626	726

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Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
32	Undeveloped lands west of Interstate are not planned or zoned for housing. Lands east of the Interstate are in the City's Nelson Neighborhood Development Plan area. The High Crossing commercial area is densely developed, but lands to east are beyond a ridge and therefore must be served by sewer and road from southeast and have water pressure issues. These lands are planned for mixture of residential development types. The consultant expects that City View Drive will be extended to Lien Road by 2019. The consultant projects multiple family residential development of ~150 units in this area just after 2020, and an additional ~100 units after 2025.	276	276	426	526
33	West of Felland Road, the Village at Autumn Lake is entitled for 763 housing units, divided as follows: 389 single family, 24 two family units, 56 4-unit and townhouse units, and 296 multiple family units. Within neighborhood 32, the consultant projects occupancy of ~40 new single family units per year through 2020, increasing to 35 new single family units per year until build out between 2025 and 2030. The consultant also projects completion of ~100 more multiple family, 12 duplex and 10 townhouse units between 2018 and 2020, and 12 duplex units, 37 4-unit/townhouse units, and 146 multiple family units between 2020 and 2025 (representing the projected build out of attached building types). The consultant projects that students-per-housing unit will be similar to Smith's Crossing at its same stage of evolution.	125	310	705	754
34	Neighborhood 33 is split between the City of Madison's Felland Neighborhood, Northeast Neighborhood "phase 1", and Northeast Neighborhood "phase 2" planning areas. The western part of the neighborhood is in Village at Autumn Lake development, planned for 153 single family homes, 16 townhouse units, and 36 units in mixed use buildings. The consultant projects development of the single family homes and townhouse units beginning after 2025, as neighborhood 33 builds out. Beyond Autumn Lake, the majority of neighborhood 34 is owned by a quarrying interest. Consultant expects no further residential development until after 2030.	2	2	2	155
35	Madison's Northeast Neighborhood Development Plan identifies area for future residential development of different densities, with highest densities along Lien Road. For west side of neighborhood 35, water service is available on Lien Road and land can be sewered from north. However, this land is not yet in the Urban Service Area or the City and land owner interest is uncertain. The consultant projects a new single family development beginning around 2025.	18	18	18	168

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
36	Madison's Northeast Neighborhood Development Plan identifies area for future low/medium density residential development. Southeast corner of neighborhood 36 added to Urban Service Area in 2010. In 2018, preliminary plat for Jannah Village proposed, located just south of Bridal Downs west of Felland Road. Initial phase intended for 49 single family homes. Future phases call for 8 duplex units, 64 4-unit townhouses, and 162 multiple family units. Consultant expects the first single family occupancy around 2020, with the remaining units built by 2025. Aside from Jannah Village, there is little land in neighborhood 36 to develop. At build out, the consultant expects student-per-housing unit ratios in neighborhood 36 to reflect the 2018 ratios seen in West Prairie Village (neighborhood 19) and Smith's Crossing (neighborhood 42).	19	29	270	302
37	Madison's Northeast Neighborhood Development Plan identifies area for future residential development around mixed use centers at Reiner/T and Reiner/Lien. All but the north edge of neighborhood 37 was added to the Urban Service Area in 2010. Road, sewer, and water are already in Reiner Road to serve this area. Woods Farm is expected to include 130 single family homes, 26 duplex units, 24 townhome units, and an 80 unit apartment building. Building permits were first issued in May 2018 and homes were under construction at time of writing. Phase I includes 30 single family lots, 12 duplex lots (24 units), plus both townhouse and multiple family lots. Consultant projects 10 single family homes built by 2018, and ~20 units per year until single family builds out. Consultant projects completion of all duplex units and multiple family units by 2025. Consultant projects ~80 acres south of Woods Farm as next development project in neighborhood 37, with development commencing ~2025 as Woods Farm builds out, with development mix and density similar to Woods Farm. Within these 80 acres, consultant projects ~160 single family units and ~150 duplex/townhouse and multiple family units at build out after 2030. Consultant believes that planned multiple family development south near Highway T will commence after 2025 at a pace dependent on the continued viability of multiple family market. Initial phases of housing in neighborhood 37 is expected to resemble current student-per-housing unit ratios in neighborhood 33.	11	97	271	581
38	Madison's Northeast Neighborhood Development Plan identifies area for mainly future medium/high density residential development around mixed use centers at Reiner/T and Reiner/Lien. Much of neighborhood 38 was added to Urban Service Area in 2010. Road, sewer, and water already in Reiner Road to serve this area. There are no imminent development projects, but there have been some recent development inquiries including for the 80 acre site across Reiner Road from Woods Farm (Walz). Consultant projects development of these 80 acres between 2020 and 2025, yielding ~200 single family lots and ~125 multiple family units. Later projects may include additional housing to south of these 80 acres, transitioning to dense multiple family development closer to CTH T. Consultant expects this development to begin after 2025 and continue beyond 2030.	8	8	283	633

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
39	Madison's Northeast Neighborhood Development Plan identifies area for future low/medium density residential development, with small portion of neighborhood 39 added to Urban Service Area in 2010. While sewer interceptor is in neighborhood area, water main would have to be extended east from Reiner Road. Consultant projects beginning of City housing development late in 2021-2025 period. Consultant anticipates future student-per-housing unit ratios will be similar other comparably-positioned City of Madison neighborhoods in other school districts.	36	36	71	246
40	Madison's Northeast Neighborhood Development Plan identifies area for future medium/high density residential development around a commercial center at Reiner/Lien. As neighborhoods 38 and 39 to south develop, utilities will expand north to this neighborhood. Consultant does not project beginning of housing development until after 2030.	3	3	3	3
41	Southern sections of neighborhood 40 are identified in "Phase 2" planning area within Madison's Northeast Neighborhood, with this area not expected to be subject to detailed planning or developed before 2030. When land develops, that land will develop in Madison by intergovernmental agreement. Turnover of 1990s housing expected to lead to sustained student-per-housing unit ratios through 2030.	195	196	198	200
42	Within neighborhood 42, there remain 130 single family, 43 duplex/townhouse, and 17 multiple family units in the original and additions 1 through 7 of Smith's Crossing. The consultant expects the 14 single family lots near Golden Way/Fair Pheasant to fill out by 2020. Single family housing development in Smith's is projected to shift from neighborhood 42 to neighborhood 43. The remaining townhouse units are expected to be built between 2018 and 2025, split between the two time periods. The remaining entitled multiple family units are expected to result in a small apartment complex between 2020 and 2025. Once the McCoy Addition begins to build out, the consultant projects the 44 lots along Leopold Way to begin construction, building out by 2030. After 2030, these remaining 72 lots may begin to fill in.	946	981	1020	1064

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
43	Within neighborhood 43, there remain 75 single family platted, single family lots in Additions 6 and 7 of Smith's Crossing. The consultant projects the 48 single family units along O'Keeffe Avenue to build out by 2020. 9 units along Brown Bear Way are expected to develop by 2025 as construction activity in the McCoy Addition shifts south, with the remaining 18 units along Brown Bear building out by 2030. The McCoy Addition to Smith's Crossing is expected to be approved in 2018, which the consultant expects will become the main focus of new Smith's Crossing-based housing. Conceptual plans in 2018 include 332 single family homes (45 of which are located in neighborhood 44), 10 duplex homes, and 140 multiple family units. The first 40 single family homes are expected to be built and occupied by 2020. Following this, the consultant expects the McCoy Addition to build at a rate of ~35 single family units per year until build out, which is expected by ~2030. The consultant projects completion of the duplex and multiple family units between 2020 and 2025. The consultant expects single family units here to produce student-per-housing unit ratios here that reflect 2018 ratios in Fox Point/Golden Meadows (neighborhood 26), because that neighborhood has a similar ratio of single-to-multiple family housing as the McCoy Addition.	151	219	553	721
44	Plans for this area call for 45 single family homes within that small part of the McCoy Addition of Smith's Crossing that is in neighborhood 44. The consultant expects the northern 23 units will develop by 2025, as the street extends to Clamar Drive. The remaining 22 units are expected to develop by 2030, provide a link to Clamar Drive from the southern half of the McCoy Addition. Unlike other areas of Smith's Crossing, this area is within the current Westside Elementary School attendance area.	0	0	23	45
45	City of Sun Prairie plans suggest future industrial development around Wastewater Treatment Plant. City of Sun Prairie and City of Madison plans suggest "Future Neighborhood Planning Area" to south of Plant, but Town of Sun Prairie plans suggests mostly agricultural preservation there. Consultant projects very limited housing development in neighborhood through at least 2030.	25	25	26	27

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
46	Different communities have different planned futures for this area. North of Bailey Road, the Town of Sun Prairie Plan advises additional rural single family housing and City of Sun Prairie Plan advises low-density suburban single family housing (land not presently in Urban Service Area). South of Bailey Road, Town Plan mostly advises farmland preservation, while City of Sun Prairie Plan identifies as "Neighborhood Planning Area (beyond 2030)" and City of Madison Plan identifies as a peripheral (long-range) planning area. North of the Interstate/Highway N interchange, the Village of Cottage Grove plans for predominantly mixed use development and is presently anticipating expansion of the Cottage Grove Commerce Park into this area. The consultant projects nonresidential building development starting soon after 2020 in this area. There is potential for a small area of residential development in a transitional zone to the Valley View Ridge, Torbleau Heights, and Sylver Ridge subdivisions, but the consultant did not include any such housing in its projections. Overall, the consultant projects limited development through 2030, but neighborhood 46 could have significant longer-term residential growth emanating from Sun Prairie, Madison, and perhaps even Cottage Grove. Age of existing subdivisions suggests turnover to new families in the projection period.	300	303	308	313
47	Neighborhood within City's Tax Incremental District (TID) #11 and 2018 Central Main Street Corridor Plan. As of June 2018, one site was beginning redevelopment--The Catalyst will add 148 multiple family units, including some 3 bedroom apartments, by 2020. This is the only planned "Phase 1" redevelopment site in neighborhood 47. Consultant projects two additional multiple family redevelopment projects in neighborhood 47 through 2030, with ~50 units each. This neighborhood has had steady student-per-housing unit ratios over the past seven years. Modest turnover within adjacent single family areas is occurring, but larger multiple family projects likely to result in declining student-per-housing unit ratios neighborhood-wide. Still, considering the majority of existing units in this neighborhood are multiple family, student-per-housing unit ratios are also high compared to other mainly multiple family areas in Sun Prairie.	275	423	473	523
48	Neighborhood mostly built out, with redevelopment not anticipated through 2030. Given 1980s vintage of Prairie Enterprise and good location and amenities, neighborhood has had turnover to new families, but this is expected to taper over projection period.	318	318	318	318
49	Includes 44 acres of undeveloped McCoy farm that are not under contract to Veridian, identified in current City of Sun Prairie Comprehensive Plan for "Low Density Residential" development in near-term (3-4 units per acre). Consultant anticipates that City Plan may be changed for this neighborhood with pending update, to predominantly nonresidential use with possibility of multiple family housing in addition. Consultant projects a small multiple family development in this year to yield ~100 units, between 2026 and 2030, but no single family. Student-per-housing unit ratios are projected to stabilize as 1990s-2000s era homes turnover but new multiple family added.	513	513	513	613

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Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
50	Neighborhood built out, but parts are within City's TID #11 and 2018 Central Main Street Corridor Plan. The former Tuschen Trucking site is currently under redevelopment, and will result in 64 "workforce" multiple family units (21 1-br, 31 2-br, and 12 3-br) by 2020. The Corridor Plan also lists the Triangle site at the southwest corner of West Main and Bird Street as a "Phase 1" redevelopment site. Consultant projects ~80 new multiple family units on this site by 2025. Consultant projects enrollment totals to remain relatively steady in this neighborhood.	556	620	700	700
51	Neighborhood built out, but parts are within City's TID #11 and 2018 Central Main Street Corridor Plan, where most redevelopment areas are listed as "Phase 2." The 74-unit McHenry Apartments were built in 2017 and occupied by 2018. Consultant projects ~50 additional multiple family units per 5-year period between 2020 and 2030.	903	903	953	1003
52	Neighborhood built out, with redevelopment not expected over period. Age of housing has resulted in recent neighborhood turnover at grades K-5, which the consultant expects to subside.	350	350	350	350
53	83 single family lots remain in the West Addition of Liberty Square in neighborhood 53. The number of new homes built in Liberty Square -- which includes neighborhood 54 to the east -- as increased in past years, averaging ~12 permits per year since 2016. The consultant expects housing development in Liberty Square will begin in the south near existing infrastructure, move north and then west into the West Addition. Lots will develop concurrently in neighborhoods 53 and 54. The consultant projects ~8 units per year built in neighborhood 54 until build out, which should occur just after 2025. Consultant expects student-per-housing unit ratios ought to remain high as the neighborhood fills out, given new single family housing and proximity to schools.	147	168	208	230
54	Liberty Square West Addition includes 32 vacant single family lots in neighborhood 54 (east of N Pine St). Consultant projects ~5 single family permits per year in this neighborhood until build out in 2025. 24 townhome units will be completed by the end of 2018; consultant projects one additional multiple family project by 2025. Large existing senior housing component will keep student-per-housing unit ratios low.	556	595	652	652
55	A Habitat for Humanity site in this neighborhood is expected to produce 10 single family lots, which the consultant expects will be built between 2018 to 2025. Age of housing and location of neighborhood school has resulted in high elementary school enrollment and neighborhood turnover, which consultant projects to subside as 2nd generation now seems firmly established here.	295	298	305	305

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
56	22 single family lots in Creek View Crossing projected to be built upon between 2020 and 2025. Stoneridge Commons projected to include ~100 multiple family units along Bird Street. Two separate apartment buildings have been permitted in Stoneridge Commons in 2018, totaling 58 units. The consultant projects the remaining 42 units to be built by 2025. North part of neighborhood by intergovernmental agreement and City plans is intended for predominately single family residential development in Sun Prairie. These include ~40 undeveloped acres owned by Quamme Brothers, southeast of the Egre/Bird intersection. Combination of Quamme and Chase Farm lands to east (in neighborhood 57) could yield ~200 single family units and ~200 multiple family units at build-out, but this development is not projected to begin in neighborhood 56 until after 2030.	401	459	523	523
57	By intergovernmental agreement and City plans, north part of neighborhood, currently in Bristol, is intended for predominately single family residential development in Sun Prairie. Within Stage 3 of City's Residential Development Staging Plan, but some of these lands listed for sale in 2017. Approximately 124 undeveloped acres owned by Chase Farm Partnership. Combination of Chase Farm and Quamme lands to the northwest (in neighborhood 56) could yield ~200 single family units and ~200 multiple family units at build-out, projected to commence in neighborhood 57 with 15 homes per year starting after 2025, along with a small multiple family project.	359	359	359	453
58	Built out area, not expected to have redevelopment in next 10-15 years. Given age of housing, some 3rd generation turnover is occurring.	273	273	273	273
59	Built out area, not expected to have significant redevelopment through 2030. Given age of housing and location of elementary school in neighborhood, some 3rd generation housing turnover is occurring. The consultant expects neighborhood to maintain steady students-per-housing unit.	532	532	532	532
60	Built out area. Part of neighborhood within City's TID #11 and 2018 Central Main Street Corridor Plan. The Corridor Plan does not suggest redevelopment that would result in new housing in neighborhood 60.	475	475	475	475
61	City's Downtown Plan advises additional multiple family housing and mixed use development. However, this is largely dependent on porcelain factory relocating; currently not interested in moving and instead is perhaps re-investing in its Wisconsin operations. Small scale and senior housing possible before any relocation of porcelain factory occurred. Consultant projects 20 to 30 new senior or general multiple family housing units in each 5 year period starting in 2020, but does not project relocation of porcelain factory before 2030.	514	514	534	564

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
62	Interceptor sewer to Meadow Crossing crosses 38 acre vacant site south of High School, which was recently acquired by the SPASD. Combination of City and Town plans have ~120 vacant acres between that acquired site and Bailey Road planned for single family housing, but land is outside of the Urban Service Area and in Stage 3 of City's Residential Development Staging Plan. At present, consultant expects development after 2030 (instead suggesting that Buss property in neighborhood 63 will develop first) but urges SPASD to continue to monitor this area. Lands west of High School are low and wet.	2	2	2	2
63	Meadow Crossing has been adding ~30 new single family homes per year, a pace that is projected until build out by 2030. Remaining Phase III has ~60 vacant lots remaining. The consultant expects redevelopment of lots along Vernig Road, just north of the Meadow Crossing plat, to result in 20 single family lots by 2025. Possible future residential development areas, south of Meadow Crossing, are not presently in the City or the Urban Service Area. This southern area (Buss) is roughly 100 acres. The consultant projects single family residential development on the Buss property starting ~2025 and continuing beyond 2030. Turnover in older parts of neighborhood 60 is also expected by the 2025-2030 timeframe.	485	545	565	690
64	City's Downtown Plan advises additional multiple family housing and mixed use development, although this area is largely built out with few opportunities for redevelopment.	155	155	155	155
65	Area either largely built out or, at the north end, largely undevelopable given Patrick Marsh. Modest single family housing potential south of projected conservancy area, which consultant expects after 2030. Neighborhood is experiencing turnover, and presence of schools in neighborhood will retain attraction for new students.	621	621	621	621
66	Existing subdivisions are built out. Undeveloped lands (45 acres) southeast of Gardens at Willow Brook planned for additional single family housing, though up to 1/2 of that land may not be developable due to wetlands. Development there anticipated to begin around 2020 and may include smaller lots. Consultant projects ~60 new homes between 2020-2030. Also, consultant projects two new multiple family housing projects, one each built in 2020-2025 and 2025-2030, between Highway 19 and railroad tracks. The age of housing in this neighborhood suggests turnover during the projection period.	686	686	756	816

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections			
		2018	2020	2025	2030
67	Town of Sun Prairie Plan advises farmland preservation for this neighborhood area. City Plan suggests future single family residential use on 46 acres south of Blooming Meadows, but this land is not in the City or Urban Service Area and sanitary sewer availability depends on other developments happening before. Development not expected there until after 2030. Lands west of Twin Lane Road identified as "Neighborhood Planning Area (beyond 2030)" in City Comprehensive Plan. The age of Blooming Meadows suggests housing turnover in the projection period, which will have a positive impact on enrollment.	197	197	199	200
68	Rural area, largely planned for Agricultural Preservation and in A-1 zoning. Environmental constraints associated with Maunesha River. Low Density Business area planned near USH 151/VV interchange. Few new homes projected.	11	11	12	13
69	Town of Sun Prairie farmland preservation area. No significant housing development is anticipated for this neighborhood within the projection period.	24	24	25	26
70	Town of Sun Prairie Plan advises farmland preservation for most of this neighborhood area. Approximately 22 acre future phases of Savannah Valley anticipated (~15-20 lots), but that development is in transition. Lands west of Twin Lane Road identified as "Neighborhood Planning Area (beyond 2030)" in City Comprehensive Plan. Consultant projects 6 more homes built by 2020, and 12 additional homes in each 5 year period after 2020. Neighborhood 67 has sustained relatively high student-per-housing ratios over the past several years.	200	206	218	230
71	Town of Sun Prairie Plan advises farmland preservation for most of this neighborhood area. 12 acres planned for future residential use west of CTH VV and T intersection. Village of Cottage Grove envisions "mixed use" development in a small area along CTH N near the southwest corner of neighborhood 71. Consultant projects 2 more homes built by 2020, and an additional 4 homes in each 5 year period after, with no Cottage Grove-based residential development anticipated in this neighborhood.	156	158	162	166
Total Housing Units		18,565	20,456	23,591	26,404

Neighborhood	Grades K-12				Grades K-5				Grades 6-7				Grades 8-9				Grades 10-12			
	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030
1	0	4	4	4	0	1	1	1	0	1	1	1	0	1	1	1	0	1	1	1
2	29	36	34	33	14	16	15	14	7	8	7	7	6	5	6	6	2	7	6	6
3	194	210	223	264	87	90	90	106	20	29	30	37	29	31	34	37	58	59	68	84
4	35	36	25	22	13	12	11	9	4	4	4	3	11	6	4	4	7	13	6	6
5	2	2	4	4	0	2	2	2	1	0	1	1	0	0	1	1	1	0	0	1
6	142	135	135	140	52	48	49	51	22	23	21	22	24	20	21	19	44	44	46	48
7	84	78	80	85	36	33	38	43	15	12	11	11	12	13	10	10	21	20	21	21
8	140	152	140	133	48	53	52	48	18	20	20	20	27	29	17	17	47	50	51	48
9	0	0	18	94	0	0	10	49	0	0	3	16	0	0	2	12	0	0	3	17
10	1	63	161	158	1	32	70	64	0	10	29	28	0	7	18	18	0	14	44	48
11	18	21	28	32	11	10	12	14	4	4	5	5	1	5	4	5	2	2	7	8
12	145	141	128	114	65	63	60	54	21	22	19	16	23	22	16	14	36	35	33	30
13	88	85	76	71	44	39	35	34	14	12	12	11	8	14	11	9	22	19	19	18
14	105	92	87	79	44	42	39	34	14	14	14	13	15	14	13	13	32	22	21	20
15	344	349	346	336	165	162	162	159	56	56	53	53	45	50	50	44	78	81	81	81
16	260	264	262	249	112	112	112	110	45	42	42	39	45	44	44	39	58	66	64	61
17	5	21	35	48	4	12	19	27	1	2	4	5	0	2	4	5	0	5	8	11
18	10	42	66	105	5	26	40	48	3	6	9	21	1	5	10	18	1	5	6	17
19	81	99	108	97	54	56	50	45	10	17	14	14	10	14	17	14	7	12	26	24
20	80	81	80	76	39	37	37	34	12	12	12	11	9	12	12	12	20	19	19	19
21	171	169	141	131	62	62	57	53	32	30	29	27	39	23	21	18	38	55	34	32
22	604	646	615	615	289	287	260	282	94	111	102	85	88	111	90	90	133	138	164	158
23	184	183	177	168	87	80	77	73	28	27	28	26	27	30	28	26	42	46	43	43
24	38	37	36	36	18	17	16	16	6	6	5	6	5	6	6	6	9	8	9	8
25	27	61	140	125	13	30	58	53	8	11	23	20	2	10	23	18	4	10	37	35
26	177	312	293	286	105	134	124	121	30	70	57	57	21	51	51	45	21	57	60	64
27	61	56	52	44	29	27	21	19	10	10	9	8	7	10	8	6	15	10	14	11
28	71	120	129	121	60	80	86	79	6	13	14	14	4	13	14	14	1	13	14	14
29	6	5	16	22	3	2	7	10	0	1	2	3	2	1	3	5	1	1	3	3
30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	42	62	85	105	24	33	44	51	6	10	16	18	7	10	13	22	5	10	13	15
32	47	51	72	92	21	25	38	47	8	8	13	16	7	8	9	16	11	10	13	13

Neighborhood	Grades K-12				Grades K-5				Grades 6-7				Grades 8-9				Grades 10-12			
	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030
33	11	70	257	351	6	31	113	151	2	9	39	49	3	19	63	90	0	11	42	60
34	7	5	1	107	4	2	1	45	0	1	0	12	1	1	0	28	2	2	0	22
35	0	0	3	72	0	0	2	34	0	0	1	13	0	0	0	13	0	0	0	12
36	3	11	62	76	0	6	32	39	1	2	8	12	1	1	11	12	1	1	11	12
37	0	35	118	253	0	16	54	116	0	5	16	35	0	7	24	52	0	7	23	49
38	0	0	112	310	0	0	48	127	0	0	17	51	0	0	28	85	0	0	18	47
39	7	3	20	108	2	1	12	52	1	0	2	15	1	1	3	23	3	1	3	18
40	2	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1	0	0
41	69	53	49	58	21	20	22	28	9	7	6	8	13	8	8	12	26	19	13	10
42	219	245	255	266	124	128	133	138	25	29	31	32	31	39	41	43	39	49	51	53
43	58	122	324	411	34	70	160	195	13	20	47	61	5	13	44	58	6	19	72	97
44	0	0	9	19	0	0	5	9	0	0	2	3	0	0	1	3	0	0	1	5
45	10	11	10	9	6	5	4	4	0	2	2	1	2	1	2	1	2	3	3	2
46	123	121	129	142	59	55	59	66	19	18	20	22	19	18	18	22	26	30	32	33
47	191	218	232	241	104	110	109	110	29	36	43	47	24	30	33	31	34	42	47	52
48	145	149	143	137	73	70	64	57	21	22	22	22	13	19	19	19	38	38	38	38
49	80	74	69	80	34	33	28	31	11	10	10	12	12	10	10	12	23	21	21	25
50	252	257	259	252	126	124	126	119	33	37	39	39	36	37	35	35	57	59	60	60
51	314	321	310	311	156	144	143	150	50	54	52	50	52	54	48	40	56	68	67	70
52	130	133	137	137	67	63	63	63	21	21	21	21	15	21	21	21	27	28	32	32
53	82	107	139	162	29	37	52	58	19	20	27	31	15	28	31	32	19	22	29	41
54	58	74	82	82	22	30	33	33	10	12	16	16	14	15	13	13	12	18	20	20
55	315	304	267	239	129	125	116	110	63	48	40	38	51	51	40	31	72	80	72	61
56	156	177	165	165	68	73	78	78	25	28	26	26	32	37	21	21	31	39	39	39
57	179	165	151	181	73	65	61	72	30	25	25	32	30	29	22	27	46	47	43	50
58	135	131	126	126	57	60	60	60	18	19	19	19	21	19	16	16	39	33	30	30
59	258	282	261	247	123	128	122	122	58	43	40	37	34	48	37	32	43	64	61	56
60	156	157	143	143	71	71	67	69	29	24	24	21	17	26	19	19	39	36	33	33
61	55	46	48	51	22	15	16	17	10	10	11	11	9	10	11	11	14	10	11	11
62	2	2	1	0	1	0	0	0	0	1	0	0	1	1	0	0	0	1	1	0
63	235	294	316	404	112	131	130	162	33	55	51	69	32	44	51	55	58	65	85	117
64	58	60	58	53	30	28	26	25	10	9	9	9	9	9	9	8	9	14	13	12
65	357	338	335	317	181	161	155	143	60	56	50	50	62	59	62	62	54	62	68	62
66	276	278	306	326	140	137	144	155	37	41	45	49	31	34	45	49	68	65	72	73

MDR
MDRoffers Consulting

Neighborhood	Grades K-12				Grades K-5				Grades 6-7				Grades 8-9				Grades 10-12			
	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030	June 2018	2020	2025	2030
67	110	101	94	98	40	39	44	46	20	13	12	14	24	16	16	16	26	33	22	22
68	18	20	15	9	8	8	3	2	3	5	3	1	3	3	2	1	4	4	7	4
69	5	5	4	4	1	1	1	1	1	1	1	1	2	1	1	1	1	2	1	1
70	141	137	124	124	56	58	52	48	27	21	20	18	19	24	22	28	39	35	31	30
71	52	34	30	28	13	11	11	13	9	4	4	5	7	6	3	3	23	13	11	7
Totals	7,460	8,155	8,954	9,990	3,497	3,679	4,039	4,497	1,192	1,297	1,407	1,570	1,117	1,306	1,393	1,591	1,654	1,873	2,115	2,333

Note: June 2018 totals in this figure are for SPASD resident student enrollment only, for all students assigned to one of the 71 neighborhoods.