
Community Growth & Projections Report



December 2023



Sun Prairie Area
School District

Futures depend on us...every child, every day.



**Sun Prairie Area School District
Community Growth & Projections Report**

Acknowledgements

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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.



**Sun Prairie Area School District
Community Growth & Projections Report**

Table of Contents

I. INTRODUCTION AND SUMMARY 1

 A. Purpose and History 1

 Map 1: SPASD Attendance Area and Neighborhood Boundaries..... 2

 B. Trends Overview..... 3

 C. Community and Developer Plans Summary..... 4

 D. Housing Unit Growth Projections Summary 4

 E. Student Enrollment Projections Summary..... 5

II. OVERVIEW OF THE SUN PRAIRIE AREA SCHOOL DISTRICT AND ITS SCHOOLS 9

 A. Sun Prairie Area School District Overview 9

 Figure 1: Current Sun Prairie Area School District Building Overview..... 10

 B. Private and Home School Enrollment Trends 11

 Figure 2: Enrollment in Northern Dane County Private Schools, 2012-2022..... 11

III. SPASD STUDENT ENROLLMENT TRENDS 13

 A. Student Enrollment Trend Summary 13

 Figure 3: SPASD Enrollment by Grade Group, September 2013 to September 2023 14

 B. Open Enrollment Trends and Implications..... 15

 Figure 4: Open Enrollment In and Out of the Sun Prairie Area School District, 2013-2023..... 16

IV. DEMOGRAPHIC TRENDS AND EXPECTATIONS..... 17



**Sun Prairie Area School District
Community Growth & Projections Report**

A. Trends in Births and Young Child Populations 17
 Figure 5: Births in the SPASD, 2010-2022 18
 B. Trends in Reproductive Aged Population..... 19
 Figure 6: Population Pyramid by Sex in the SPASD, 2010-2020 20
 Map 2: Women of Reproductive Age 21
 C. Race and Ethnicity 22
 Figure 7: Population by Race and Ethnicity in the City of Sun Prairie, 2010-2020..... 22
 Map 3: Race and Ethnicity 23
 V. HOUSING AND ECONOMIC TRENDS AND EXPECTATIONS..... 24
 A. Recent Residential Building Construction 24
 Figure 8: New Housing Units Authorized By Building Permit, 2013 - 2022 25
 Figure 9: City of Sun Prairie Housing Units Authorized by Building Permit, 2013 – 2022..... 25
 Figure 10: City of Madison Housing Units Authorized by Building Permit in the SPASD, 2013-2022 26
 B. Existing Home Sale Trends 26
 Map 4: Single Family Home Sales by Neighborhood, 2018 to 2022..... 28
 Map 5: Median Year Housing Unit Built 29
 C. Other Housing and Economic Trends..... 30
 VI. LOCAL COMMUNITY AND DEVELOPER PLAN ANALYSIS 31
 A. Section Overview..... 31



**Sun Prairie Area School District
Community Growth & Projections Report**

B. City of Sun Prairie Plans and Expectations 32
 Figure 11: City of Sun Prairie Comprehensive Plan, Future Land Use Map..... 34
 Figure 12: City of Sun Prairie Comprehensive Plan, New Neighborhood Staging Plan Map..... 35
 C. City of Madison Plans and Expectations 36
 Figure 13: City of Madison Comprehensive Plan, Generalized Future Land Use Map..... 37
 D. Town of Bristol Plans and Expectations 38
 E. Town of Sun Prairie Plans and Expectations 39
 F. Town of Burke Plans and Expectations 39
 G. Village of Cottage Grove Plans and Expectations 40
 H. Other Village and Town Plans and Expectations..... 40
 VII. HOUSING AND ENROLLMENT GROWTH PROJECTIONS..... 41
 A. Section Overview..... 42
 B. Housing Unit Growth Projections..... 42
 Figure 14: Total Housing Unit Projections by Elementary School Attendance Area 44
 Figure 15: Single-Family Housing Unit Projections by Elementary School Attendance Area..... 45
 Map 6: Projected Housing Unit Growth by Neighborhood 46
 C. Projected Student-per-Housing Unit Ratios..... 47
 Map 7: Expected Student Ratio Changes from Existing Housing 48
 D. Student Enrollment Projections 49



**Sun Prairie Area School District
Community Growth & Projections Report**

Figure 16: SPASD 5K-12 Total Student Enrollment Projections by Grade Group 51

Figure 17: SPASD 5K-12 Total Student Enrollment Projections by School 52

E. Comparison of 2023 Projections to 2020 Enrollment Projections..... 53

Figure 18: Enrollment Projections Comparison – MDROffers 2020 vs. MDROffers 2023..... 53

F. Comparison to Applied Population Laboratory (APL) Projections 55

Map 8: Projected SPASD Student Enrollment Change by Neighborhood, 2023-2040 For Grades 5K-12 (All Schools) 56

Map 9: Projected SPASD Student Enrollment Change by Neighborhood, 2023-2040 For Grades 5K-5 (Elementary Schools)..... 57

Map 10: Projected SPASD Student Enrollment Change by Neighborhood, 2023-2040 For Grades 6-8 (Middle Schools) 58

Map 11: Projected SPASD Student Enrollment Change by Neighborhood, 2023-2040 For Grades 9-12 (High Schools) 59

APPENDIX A: PROJECTION METHODOLOGY 60

APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2023-2040 69

APPENDIX C: STUDENT-PER-HOUSING UNIT EXPECTATIONS FROM EXISTING HOUSING, 2023-2040 85

APPENDIX D: SPASD RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2023-2040 88



Sun Prairie Area School District Community Growth & Projections Report

I. INTRODUCTION AND SUMMARY

A. PURPOSE AND HISTORY

This 2023 Community Growth & Projections Report was prepared to assist the Sun Prairie Area School District (referred to as “SPASD” or “the District”) in gaining an updated understanding of the impact of future residential development and demographic change on future student enrollment.

This Report contains the fifth 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 referenda to construct two new elementary schools and a second high school, and to adjust school attendance area boundaries associated with the introduction of these new schools.

This 2023 Report features updated and extended housing unit and SPASD student enrollment projections in five periods: from October 2023 through September 2025, 2026 to 2027, 2028 to 2030, 2031 to 2035, and for the first time 2036 to 2040. The Report also includes general growth expectations after 2040. Housing and enrollment projections are broken down by 75 different small areas or “neighborhoods” and by current elementary, middle, and high school attendance areas.



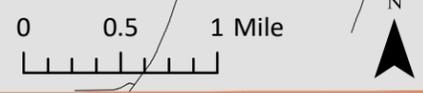
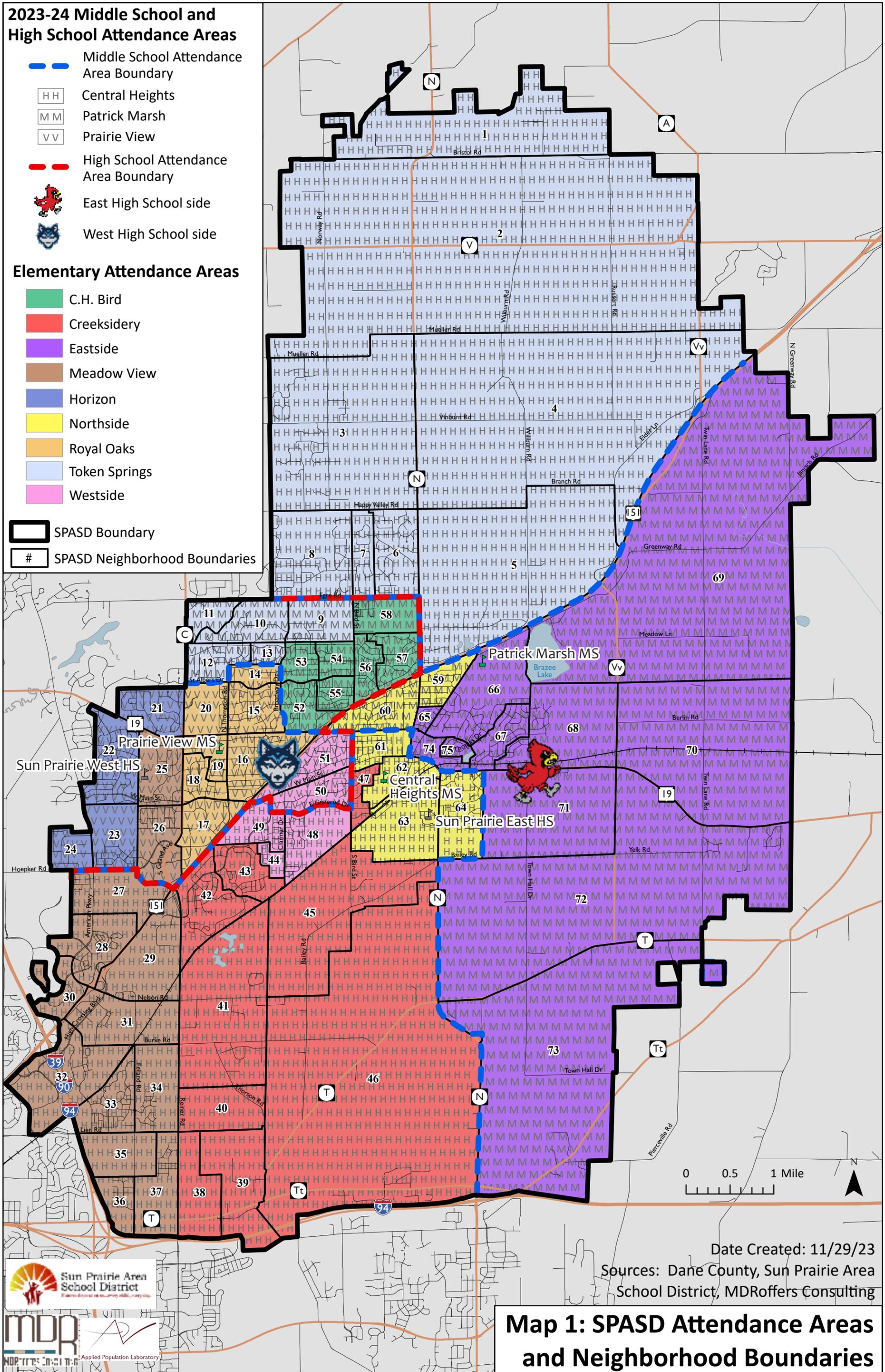
2023-24 Middle School and High School Attendance Areas

-  Middle School Attendance Area Boundary
-  Central Heights
-  Patrick Marsh
-  Prairie View
-  High School Attendance Area Boundary
-  East High School side
-  West High School side

Elementary Attendance Areas

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

-  SPASD Boundary
-  SPASD Neighborhood Boundaries



Date Created: 11/29/23
 Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting



Map 1: SPASD Attendance Areas and Neighborhood Boundaries

Sun Prairie Area School District Community Growth & Projections Report

B. TRENDS OVERVIEW

1. Sun Prairie Area School District (SPASD) enrollment increased by 921 students, or 13 percent, over the past decade. High school (grades 9-12) enrollment in the SPASD increased the most over the past decade, representing more than two-thirds of this increase.
2. Virtually all of the 921-student increase was experienced from 2013 to 2017. Since 2018, enrollment has remained generally stable, except for a notable enrollment increase from 2022 to 2023.
3. The SPASD has about slightly more students open-enrolling-in as open-enrolling-out. The number of SPASD resident students open-enrolling-out has decreased recently, as the pandemic ended.
4. Combined enrollment of northern Dane County private schools has increased by approximately 210 students since 2012, with essentially all of that growth from the 2019-20 academic year forward.
5. Births remained fairly stable in the first half of the 2010s in the SPASD, before decreasing significantly in 2016. Since then, births have been on an upward trajectory. The increase in births since 2016 is likely due to the Millennial generation entering their prime reproductive years, increasing population diversity, and significant housing construction.
6. Results from a survey of newly built single-family homes show these homes have more children aged 0-4 (0.61 children aged 0-4) as SPASD students (0.55 grade 5K-12 students). This indicates newly built single-family homes in the SPASD are attracting young families that should lead to enrollment growth.
7. The number of persons in the SPASD between 25-44 years of age (i.e., those of prime reproductive age) increased by 10 percent from 2010 to 2020, or from 13,549 persons to 14,907 persons.
8. Over the past decade, almost 5,700 new housing units were built in the SPASD in the Cities of Sun Prairie and Madison.
9. The number of new housing units permitted has accelerated in recent years, with over 600 new housing units permitted in each of 2020 and 2021, and over 1,000 new housing units permitted in 2022. At the time of writing this report, over 1,000 new housing units have been permitted in 2023.



Sun Prairie Area School District Community Growth & Projections Report

10. Neighborhoods with significant numbers of recent home sales include those in the northwest area of the City of Sun Prairie (Westwynde, Weybridge, Wyndam Hills), eastern areas of the City of Sun Prairie (Uplands, Meadow Crossing), and Smith's Crossing.

C. COMMUNITY AND DEVELOPER PLANS SUMMARY

1. Per its plans, the City of Sun Prairie desires a mixture of housing types at different densities, prices, and types to accommodate every stage of life in each neighborhood, and has plans for denser housing along major road corridors.
2. The Sun Prairie Housing for All Report projects a need for 4,400 additional housing units in the City through 2040. The Report also lists a current shortfall of over 800 affordable housing units in the City.
3. The City of Madison plans for more residential development over the southwestern part of the Sun Prairie Area School District (SPASD), at generally higher densities including larger apartment and mixed-use complexes.
4. The Wisconsin Department of Transportation is studying a potential interchange of Milwaukee Street with Interstate 94 in the southern part of the SPASD. The approval and completion of such an interchange could significantly impact the timing, pace, and density of development in southern areas of the SPASD.

D. HOUSING UNIT GROWTH PROJECTIONS SUMMARY

1. The consultant projects 13,339 new housing units in the Sun Prairie Area School District (SPASD) between 2023 and 2040, or about 760 new units per year. This projection is higher than the average over the past decade, but generally tracks with more recent building activity and reflects a widely-recognized housing shortage.
2. The consultant projects that about 26 percent of these units will be single-family homes—meaning that the majority of projected units will be multiple-family units in the form of duplexes, townhomes, condominiums, and apartments.
3. In the City of Sun Prairie, the consultant projects 6,923 new housing units built between October 2023 and 2040, for an average of about 396 new units per year. This is in line with the City's average over the past decade. Significant single-family housing development is projected in The Reserve, on lands north of Providence, and on lands near Meadow Crossing and Sun Prairie East High School. Significant multiple-family housing is projected along West Main Street, in West Prairie Village, in Downtown Sun Prairie, and along the North Bird Street corridor.



Sun Prairie Area School District Community Growth & Projections Report

4. Madison-based development will continue to have an increasing influence on the SPASD. Within the City of Madison portion of the SPASD, the consultant projects 6,039 new housing units between October 2023 and September 2040, for an average of about 345 housing units per year. This is much higher than the average over the past decade of 185 new units per year. About 80 percent of these are projected to be new multiple-family units.
5. As of 2023, the City of Sun Prairie contained 74 percent of all housing in the SPASD and the City of Madison contained 14 percent. By 2040, it is projected that the City of Sun Prairie will contain 66 percent of all housing in the SPASD and the City of Madison will contain 26 percent.
6. New housing unit growth through 2040 is projected to be highest in the Meadow View Elementary School attendance area. Most of the projected housing growth within that attendance area will be multiple-family units within the City of Madison. Housing unit growth is projected to be second highest in the Creekside Elementary School attendance area, driven by expansion of Smith's Crossing and new development in Madison's Northeast Neighborhood. Significant single-family housing growth is expected in the Token Springs Elementary School attendance area.

E. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. The consultant projects increasing SPASD student enrollment between October 2023 and 2040, with 5K-12 enrollment projected to increase by 2,107 students over this period.
2. Between 2023 and 2040, the consultant projects an increase of 1,069 students in the grade 5K-5 group, an increase of 547 students in the grade 6-8 group, and an increase of 491 students in the grade 9-12 group. Projections by grade group are featured in the charts that follow.
3. Neighborhoods expected to have the greatest enrollment increase through 2040 generally have the greatest projected housing unit growth. These neighborhoods are particularly focused near the north edge of the City of Sun Prairie, the West Main Street and South Grand Avenue corridors, the eastern edge of the City of Sun Prairie, and City of Madison neighborhoods along the Reiner and Felland Road corridors.
4. Assuming no changes in the SPASD's schools, policies, or attendance areas, the consultant projects that:
 - a. By 2040, total grade 5K-5 enrollment will approach the combined maximum capacity of SPASD elementary school buildings.

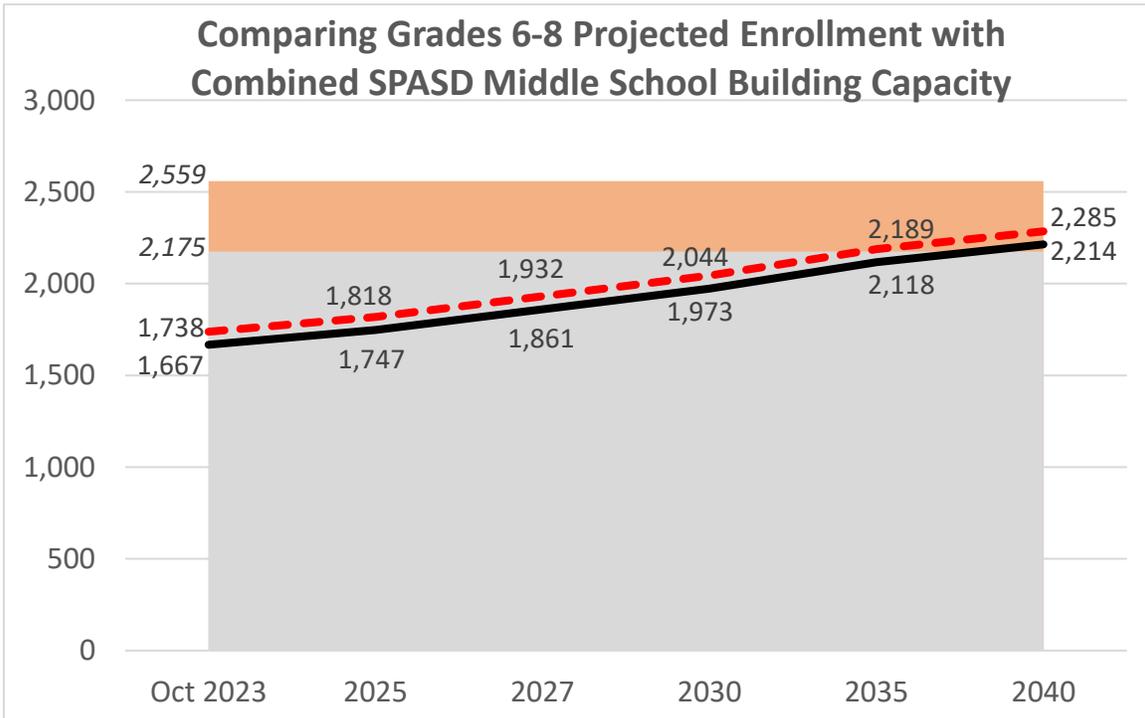
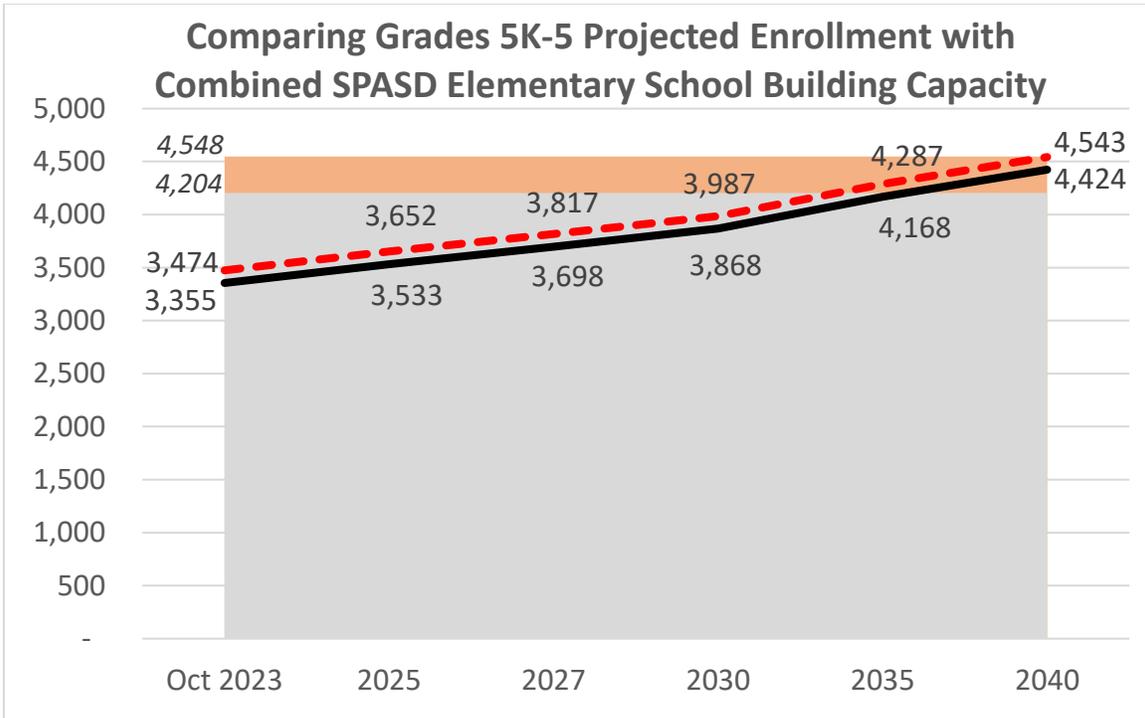


Sun Prairie Area School District Community Growth & Projections Report

- b. Particularly elementary schools on the SPASDs west side may operate above their maximum capacities by 2040. Short-term capacity issues at one or two elementary schools may warrant minor configuration, attendance area, or other changes over the next few years.
 - c. These projected elementary school capacity issues could be relieved by construction of the SPASD's 10th elementary school at the Autumn Lake site or elsewhere.
 - d. Total grade 6-8 enrollment will exceed the combined target capacity of SPASD middle school buildings by 2040, but remain under their combined maximum capacity.
 - e. Though currently the least populated middle school, Central Heights Middle School is projected to exceed its target capacity before 2040 because of extensive residential growth anticipated in its attendance area.
 - f. Total grade 9-12 enrollment will remain under the combined target capacity of the two SPASD high school buildings, and neither high school should have a capacity issue though at least 2040.
5. In its 2020 Report, the consultant projected 9,458 SPASD resident students by 2035. The consultant's updated projections now anticipate 9,195 resident students by 2035. This decrease is driven by a projected shift towards more multiple-family housing (with its lower students-per-housing unit), the lower projected student-per-housing unit ratios from even single-family housing in the Madison part of the SPASD, and decreasing birth rates.
6. MDROffers projected enrollment is greater than November 2022 projected enrollment from the UW-Madison Applied Population Laboratory (APL). This difference is largely explained by the fact that MDROffers projects accelerated housing unit construction in the SPASD, comparable to the past few years, while APL does not factor future housing growth in its models.



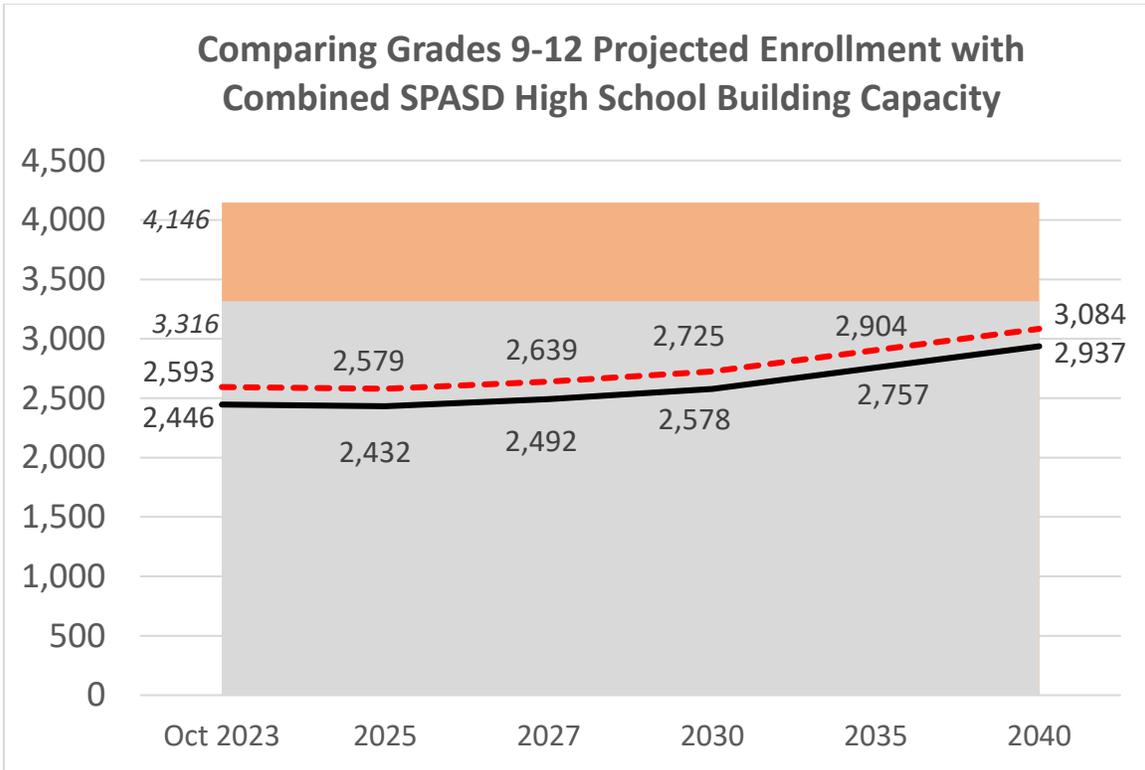
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Community Growth & Projections Report**



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



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



Sun Prairie Area School District Community Growth & Projections Report

II. OVERVIEW OF THE SUN PRAIRIE AREA SCHOOL DISTRICT AND ITS SCHOOLS

- The Sun Prairie Area School District (SPASD) covers 79 square miles across nine municipalities.
- The SPASD operates nine elementary schools (grades JK-5), three middle schools (grades 6-8), and two comprehensive high schools (grades 9-12). The SPASD also operates an alternative high school—Prairie Phoenix Academy (grades 9-12)—and a virtual school—Sun Prairie Virtual School (grades 5K-12).
- As of September 2023, the SPASD educated 8,020 grade 5K-12 students; recent school construction and reconfiguration provides sufficient building capacities for this student population, though enrollment at at least two elementary schools is approaching their target capacities.

A. SUN PRAIRIE AREA SCHOOL DISTRICT OVERVIEW

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. In September 2023, the SPASD had a total grade 4K-12 enrollment of 8,488 students. In terms of student population, the SPASD is the second largest school district in Dane County and the 12th largest in Wisconsin.

SPASD's schools are indicated on Map 1 and listed in Figure 1. The SPASD operates nine elementary schools serving grades 5K-5, three middle schools serving grades 6-8, two comprehensive high schools serving grades 9-12, an alternative high school (Prairie Phoenix Academy) serving grades 9-12, and a virtual school (Sun Prairie Virtual School) serving grades 5K-12. The SPASD's newest school is Sun Prairie West High School, which opened in September 2022. The SPASD's 4K students (totaling 468 in September 2023) are mainly served at private community partner sites. An additional 37 students are in the SPASD's preschool program, with these students housed at district elementary schools and at community partner sites.



Sun Prairie Area School District Community Growth & Projections Report

The SPASD owns two vacant sites with no current development plans: 38.6 acres south of Sun Prairie East High School and 6 acres on the west side of Felland Road in the Autumn Lake neighborhood, adjacent to a 7.5-acre unimproved public park.

FIGURE 1: CURRENT SUN PRAIRIE AREA SCHOOL DISTRICT BUILDING OVERVIEW

School	Grades Served	Neighborhood (see Map 1)	October 2023 Enrollment		Building Capacity Range
			SPASD Resident Students	Total Students in Seats	
C.H. Bird Elementary	5K-5	55	326	332	440-451
Creekside Elementary	5K-5	43	321	335	463-506
Eastside Elementary	5K-5	66	407	414	457-500
Horizon Elementary	5K-5	22	346	357	457-500
Meadow View Elementary	5K-5	25	351	378	512-564
Northside Elementary	5K-5	60	392	401	476-521
Royal Oaks Elementary	5K-5	16	420	431	459-502
Token Springs Elementary	5K-5	10	400	410	512-564
Westside Elementary	5K-5	51	392	416	428-400
Central Heights Middle	6-8	62	488	509	725-853
Patrick Marsh Middle	6-8	66	549	572	725-853
Prairie View Middle	6-8	19	630	657	725-853
Sun Prairie East High	9-12	63	1,205	1,269	1,658-2,073
Sun Prairie West High	9-12	25	1,241	1,324	1,658-2,073
Prairie Phoenix Academy	9-12	62	86	108	96-150
Sun Prairie Virtual School	5K-12	NA	54	54	NA

Source: Sun Prairie Area School District



**Sun Prairie Area School District
Community Growth & Projections Report**

B. PRIVATE AND HOME SCHOOL ENROLLMENT TRENDS

At the time of writing, there were two private schools operating within the SPASD: Peace Lutheran School (serving grades 5K-8) and Sacred Hearts Grade School (serving grades 4K-8). Both are in the City of Sun Prairie. Another parochial high school (Chesterton Academy) is scheduled to open in Sun Prairie in 2024. The location of this school is not yet known.

Figure 2 includes enrollment data over the past ten years for private schools operating in northern Dane County. While it is not known how many SPASD residents attended private schools, the combined enrollment of the northern Dane County private schools in Figure 2 has increased by approximately 210 students since 2012. Essentially all of that growth has been since the 2019-20 academic year, affected by but not exclusively related to the pandemic.

FIGURE 2: ENROLLMENT IN NORTHERN DANE COUNTY PRIVATE SCHOOLS, 2012-2022

Private School	Grades Served	2012-13	2014-15	2016-17	2018-19	2020-21	2022-23	10 Year Change
Immaculate Heart of Mary Catholic School	4K-8	233	199	156	147	152	187	-46
Three Angels Christian Schools	5K-8	20	18	24	11	20	22	+2
Abundant Life Christian School	5K-12	209	230	229	221	255	332	+123
Blooming Grove Montessori School	4K-8	-	-	-	25	53	43	+43
Eastside Evangelical Lutheran Elementary	4K-8	136	140	130	133	113	141	+5
Holy Cross Lutheran School	5K-8	86	81	79	133	135	173	+87
Saint Dennis School	4K-8	282	258	265	266	263	249	-33
Peace Lutheran School	5K-8	139	143	136	151	124	153	+14
Sacred Hearts Grade School	4K-8	439	352	348	305	337	348	-91
Madison Country Day School	4K-12	340	399	438	453	431	456	+116
Saint John School	4K-8	224	247	150	135	212	216	-8
TOTALS		2,108	2,067	1,955	1,980	2,095	2,320	+212

Source: Wisconsin Department of Public Instruction; 2023-24 data had not yet been released at the time of report writing.



Sun Prairie Area School District Community Growth & Projections Report

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

In making its enrollment projections later in this Report, the consultant assumed that an increasing number of SPASD resident students will attend private schools through 2040, based on recent trends and factoring in the opening of Chesterton Academy in 2024. This amounted to about 140 SPASD resident students projected to attend private schools by 2040, over and above what would be expected under the consultant's normal assumption that the same rate of resident students would attend private schools over time.

Throughout the 2010s, home school enrollment in the SPASD remained stable, generally with 70 to 80 students each year choosing to be home schooled. In 2020, this figure almost doubled with the Covid-19 pandemic, to 131 students being home schooled. In 2021, this figure decreased to 101 students with a return to in-school education. Data for 2022 had not yet been released at the time of writing. In making its projections through 2040, the consultant assumed that the rate of SPASD residents being home schooled would remain constant at the 2021 level.



III. SPASD STUDENT ENROLLMENT TRENDS

- Sun Prairie Area School District (SPASD) enrollment increased by 921 students, or 13 percent, over the past decade.
- SPASD enrollment increases over the past decade were greatest at the grade 9-12 level, which increased by 645 students or 31 percent, owing to the large number of births around in the early 2000s.
- SPASD's recent enrollment increases were focused from 2013 to 2017. Since 2018, enrollment decreases in grades 4K-8 have been balanced by increases in grades 9-12.

A. STUDENT ENROLLMENT TREND SUMMARY

As shown in Figure 3, the SPASD had a 921 student, or 13 percent, increase in total 4K-12 enrollment between the 2013-14 and 2023-24 school years. During the same time, public school enrollment across the State of Wisconsin *decreased* by 6 percent. SPASD high school (grade 9-12) enrollment increased the most over the past decade, by 645 students or 31 percent. This is not uncommon across suburban school districts in Wisconsin, due to a bubble of births in the early- to mid-2000s. Over the past decade, middle school (grade 6-8) enrollment increased by 123 students, or 8 percent, while elementary school (grade 5K-5) enrollment increased by 178 students, or 6 percent. 4K enrollment over the past decade decreased by 25 students or 5 percent.

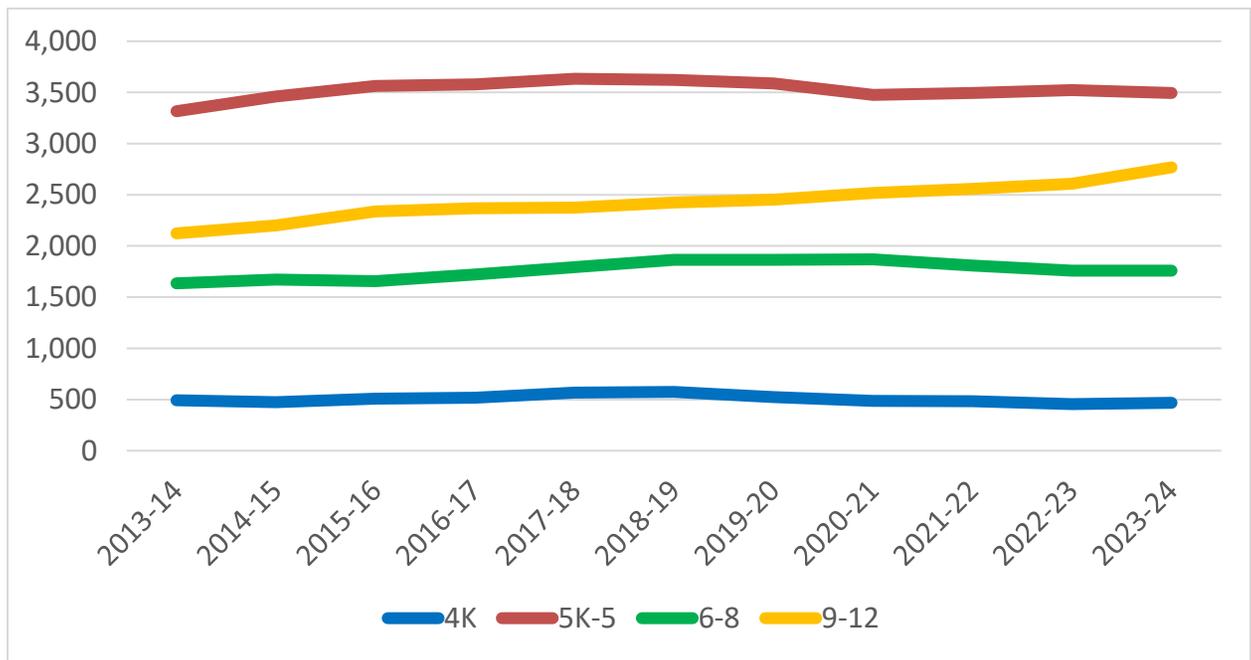
Virtually all of the 921 student increase was in the first half of the past decade, from 2013 to 2017. Since 2018, enrollment has remained virtually stable, with a definite pandemic decrease in the 2020-21 school year. Recently, enrollment decreases at the lower grade levels (4K-8) have been balanced by increases at the upper grade levels (9-12).



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 3: SPASD ENROLLMENT BY GRADE GROUP, SEPTEMBER 2013 TO SEPTEMBER 2023

Grade Group	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	10 Year Change
4K	493	473	507	516	567	574	523	485	483	455	468	-25
5K-5	3,316	3,459	3,564	3,579	3,633	3,622	3,587	3,475	3,493	3,523	3,494	+178
6-8	1,635	1,670	1,657	1,722	1,793	1,863	1,863	1,869	1,809	1,759	1,758	+123
9-12	2,123	2,199	2,338	2,368	2,375	2,425	2,452	2,517	2,557	2,608	2,768	+645
Total 4K-12	7,567	7,801	8,066	8,185	8,368	8,484	8,425	8,346	8,342	8,345	8,488	+921
Total 5K-12	7,074	7,328	7,559	7,669	7,801	7,910	7,902	7,861	7,859	7,890	8,020	+946



Source: Sun Prairie Area School District



Sun Prairie Area School District Community Growth & Projections Report

B. OPEN ENROLLMENT TRENDS AND IMPLICATIONS

The State allows students, given space availability and district approval, the option of enrolling in a school district other than the one in which they reside. Figure 4 shows the balance of students gained versus students lost through open enrollment over the past 10 years throughout the SPASD for grades 4K-12.

Until the 2015-16 school year, the SPASD lost more students than it gained through open enrollment. The SPASD then gained more students through open-enrollment than it lost until the 2020-21 academic year, when about 80 more SPASD residents open-enrolled-out compared to the prior year due to the pandemic. The number of SPASD resident students open-enrolling-out decreased since the 2021-22 academic year.

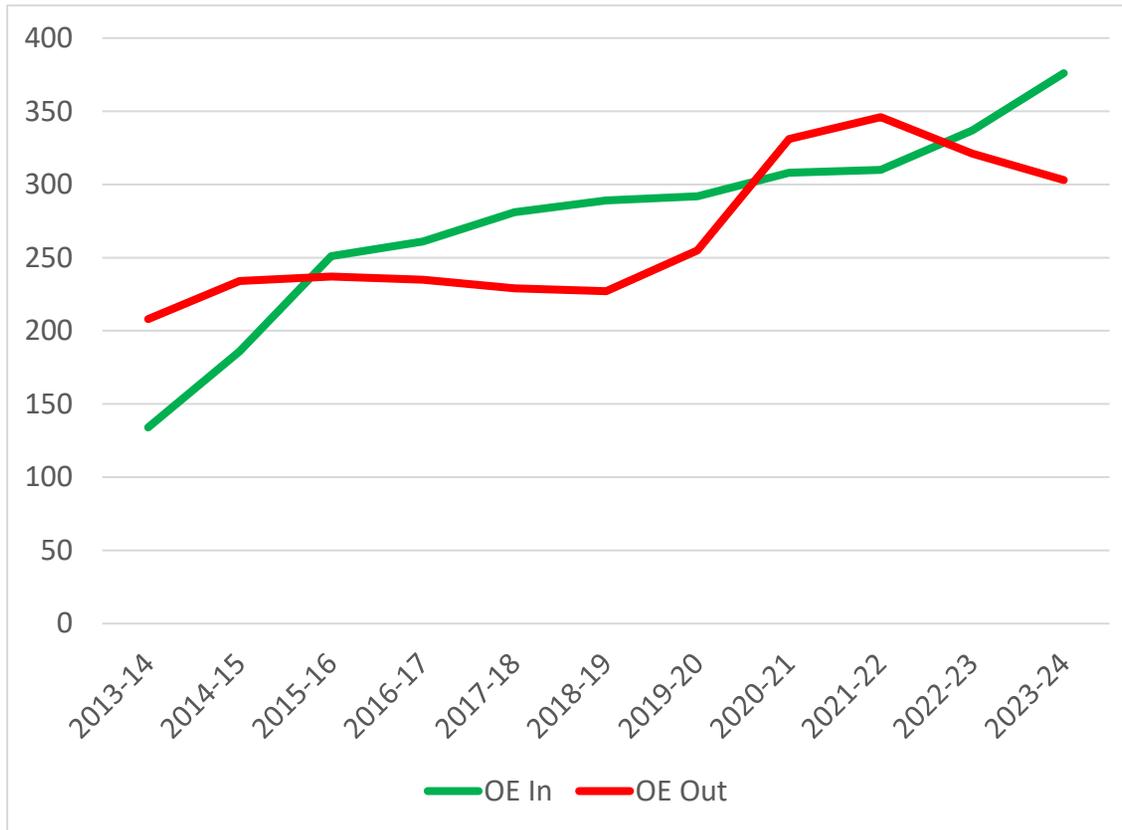
About 40 percent of students open-enrolling-in to SPASD schools reside in the Madison Metropolitan School District, 15 percent reside in the DeForest Area School District, and another 9 percent reside in the Marshall School District.

In its updated total enrollment projections shared later in this Report, the consultant assumed a constant *number* of open-enrollees-in to the SPASD as occurred during the 2023-24 academic year. The consultant also assumed a constant *rate* of open-enrollment-out of SPASD residents as occurred during the 2023-24 year.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 4: OPEN ENROLLMENT IN AND OUT OF THE SUN PRAIRIE AREA SCHOOL DISTRICT, 2013-2023



Sources: Sun Prairie Area School District, Wisconsin Department of Public Instruction



IV. DEMOGRAPHIC TRENDS AND EXPECTATIONS

- Since 2016, births and populations aged 0-19 and 25-44 have increased in the Sun Prairie Area School District (SPASD). The SPASD is attracting younger residents and families, suggesting the potential for future enrollment increases.
- The SPASD is becoming more racially and ethnically diverse. SPASD Hispanic or Latino, Black or African American, Asian, and mixed race populations each increased by at least 46 percent over the 2010s. These groups tend to have more children than the White population.
- These demographic trends are likely to continue through the 2020s as the area becomes more diverse and the large Millennial cohort continues to have children. Births may then slow by around 2030 as Millennials exit reproductive years.

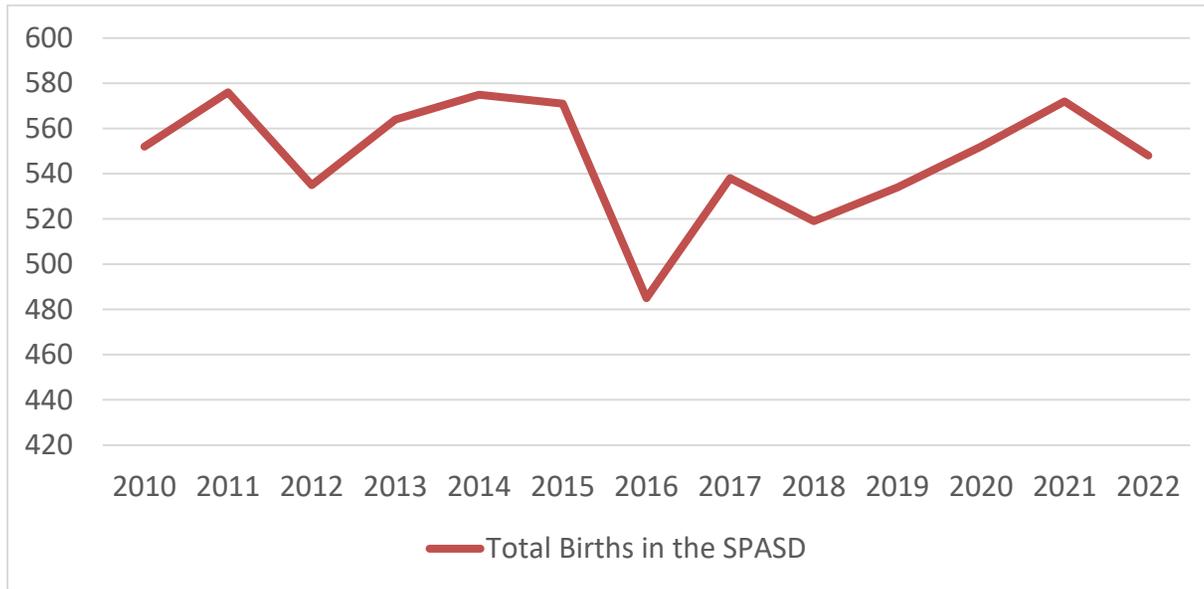
A. TRENDS IN BIRTHS AND YOUNG CHILD POPULATIONS

The number of children born in a school district affects future enrollment in that district's schools. Figure 5 shows the number of births between 2010 and 2022 for the SPASD. Births remained fairly stable in the first half of the 2010s, before decreasing significantly in 2016. This is likely correlated with the recent decrease in 4K enrollment. Since 2016, births have been on an upward trajectory. This is likely due to the Millennial generation entering their prime reproductive years, the SPASD population becoming more diverse, and significant recent housing construction. Births slightly decreased from 2021 to 2022, which the consultant believes is an outlier and is not indicative of future trends.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 5: BIRTHS IN THE SPASD, 2010-2022



Source: Wisconsin Department of Health Services

The number of children aged 0-4 years is another indicator of future enrollment. Per the 2010 decennial U.S. Census, there were 3,078 children aged 0-4 in the SPASD. The 2020 U.S. Census indicated that the 0-4 population decreased by 231, to 2,847 children, correlating to 4K enrollment decreases in recent years. The number of all children in the City under the age of 19 increased by 18 percent from 2010 to 2020, increasing total SPASD enrollment during this timeframe.

The consultant conducted a survey of buyers of newly built single-family homes in the SPASD (see Appendix A, Step 6 for more survey information), which also provided information regarding children aged 0-4. Survey results show each newly built single-family home had on average more children aged 0-4 (0.61 child/home) as current SPASD students (0.55 5K-12 students/home). This indicates newly built single-family homes in the SPASD are attracting young families with just as many infants and toddlers as students in SPASD schools. The consultant views this as an indicator of future enrollment increases.



Sun Prairie Area School District Community Growth & Projections Report

B. TRENDS IN REPRODUCTIVE AGED POPULATION

The median age in the SPASD increased from 33.5 years old in 2010 to 36.5 years old in 2020. This follows County and State trends of an increasing median age. Over this same period, the median age in Dane County increased from 34.3 years old to 35.2 years old, with Wisconsin increasing from 38.1 years old to 39.6 years old.

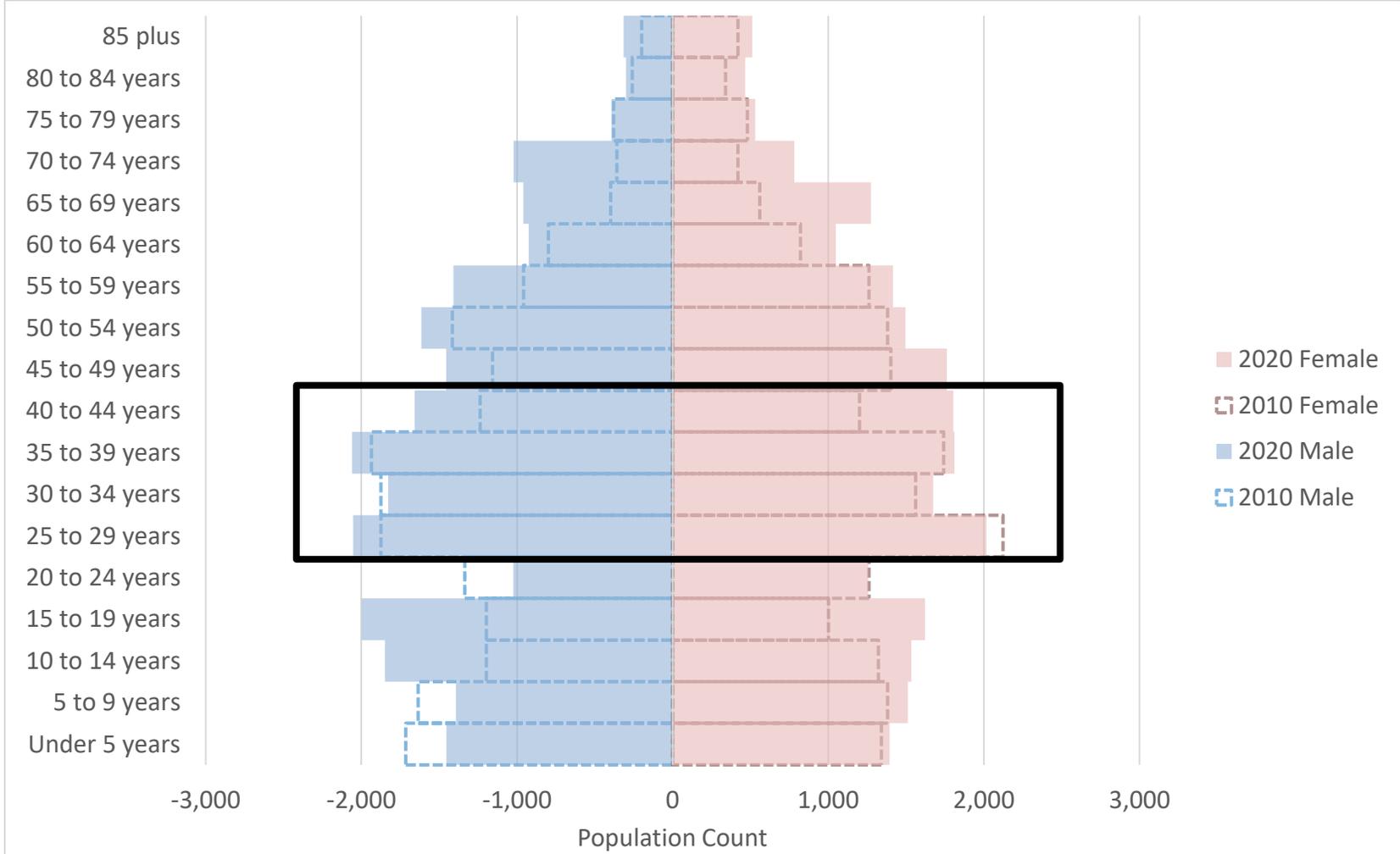
As shown in Figure 6, the number of persons in the SPASD between 25-44 years of age (i.e., those of prime reproductive age) increased by 10 percent from 2010 to 2020, or from 13,549 persons to 14,907 persons. In particular, the population of those aged 40-44 significantly increased from 2010 to 2020.

Map 2 shows the percentage of women of reproductive age (aged 25-44) by Census block group in the SPASD. Areas with bolder colors have greater percentages of women of reproductive age. These are areas where the SPASD might have increasing numbers of births, and therefore students, over the next decade. Neighborhoods with the greatest percentages are clustered in the greater Highway 151 corridor in the southwest part of the SPASD and between Egge and Happy Valley Road in Bristol.



**Sun Prairie Area School District
Community Growth & Projections Report**

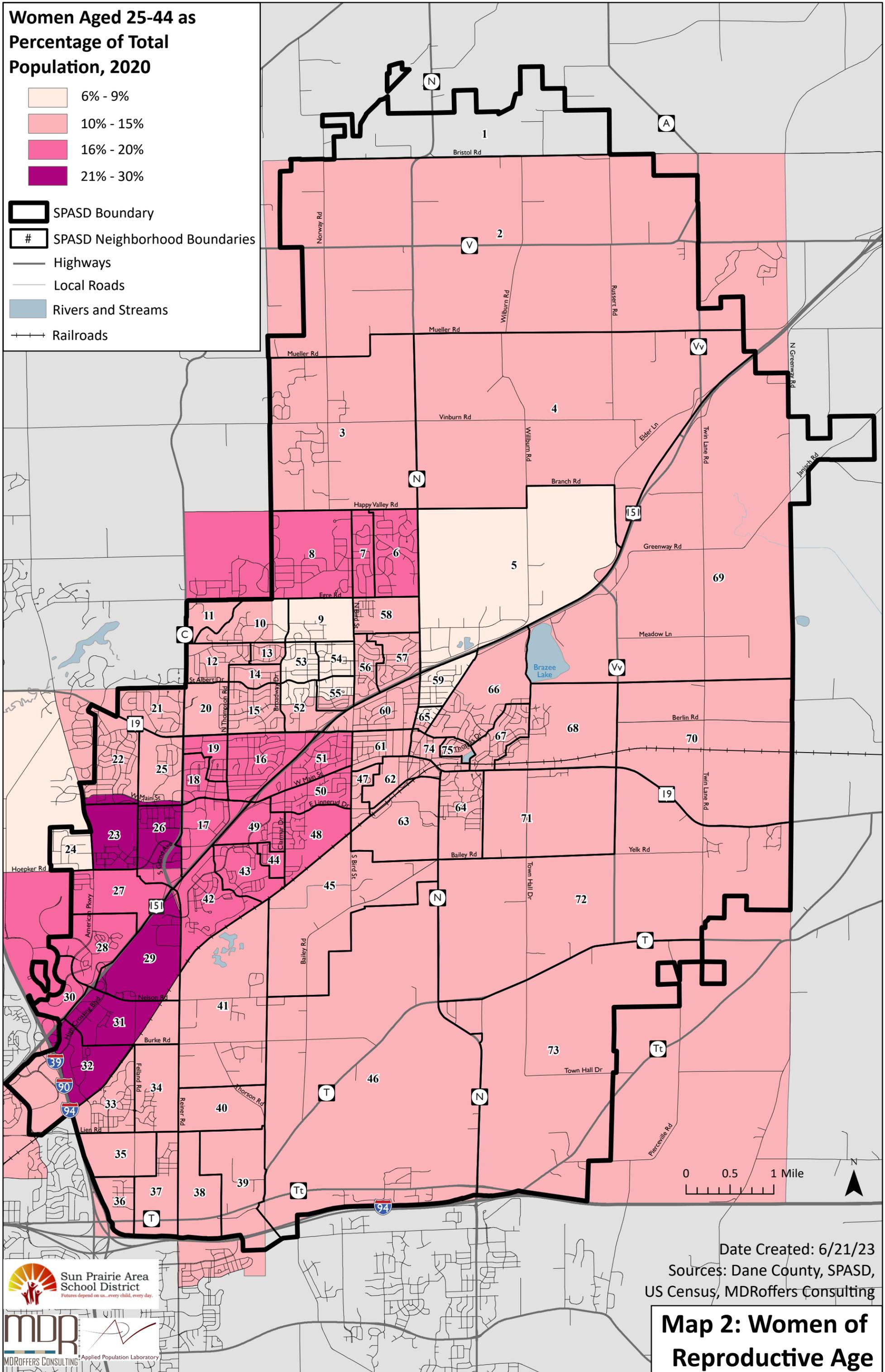
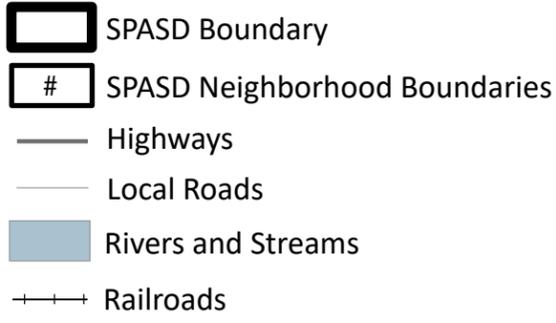
FIGURE 6: POPULATION PYRAMID BY SEX IN THE SPASD, 2010-2020



Source: US Census Bureau; the black rectangle represents the cohort of reproductive age (25-44), most of which belong to the Millennial generation.



Women Aged 25-44 as Percentage of Total Population, 2020



Date Created: 6/21/23
 Sources: Dane County, SPASD, US Census, MDROffers Consulting

Map 2: Women of Reproductive Age



**Sun Prairie Area School District
Community Growth & Projections Report**

C. RACE AND ETHNICITY

The SPASD is becoming more racially and ethnically diverse, which affects enrollment numbers. According to the National Center for Health Statistics, within Dane County and compared to White women, Black or African American women have an 82 percent higher birth rate, Latina women have a 53 percent higher birth rate, and Asian women have a 32 percent higher birth rate.

As shown in Figure 7, the total population of the City of Sun Prairie increased by 6,603 residents over the past decade. Over that same time period, the White population in the City of Sun Prairie increased by 2,007 residents, its Black or African American population increased by 824 residents, its Asian population increased by 1,643 residents, and its Hispanic or Latino population increased by 939 residents.

FIGURE 7: POPULATION BY RACE AND ETHNICITY IN THE CITY OF SUN PRAIRIE, 2010-2020

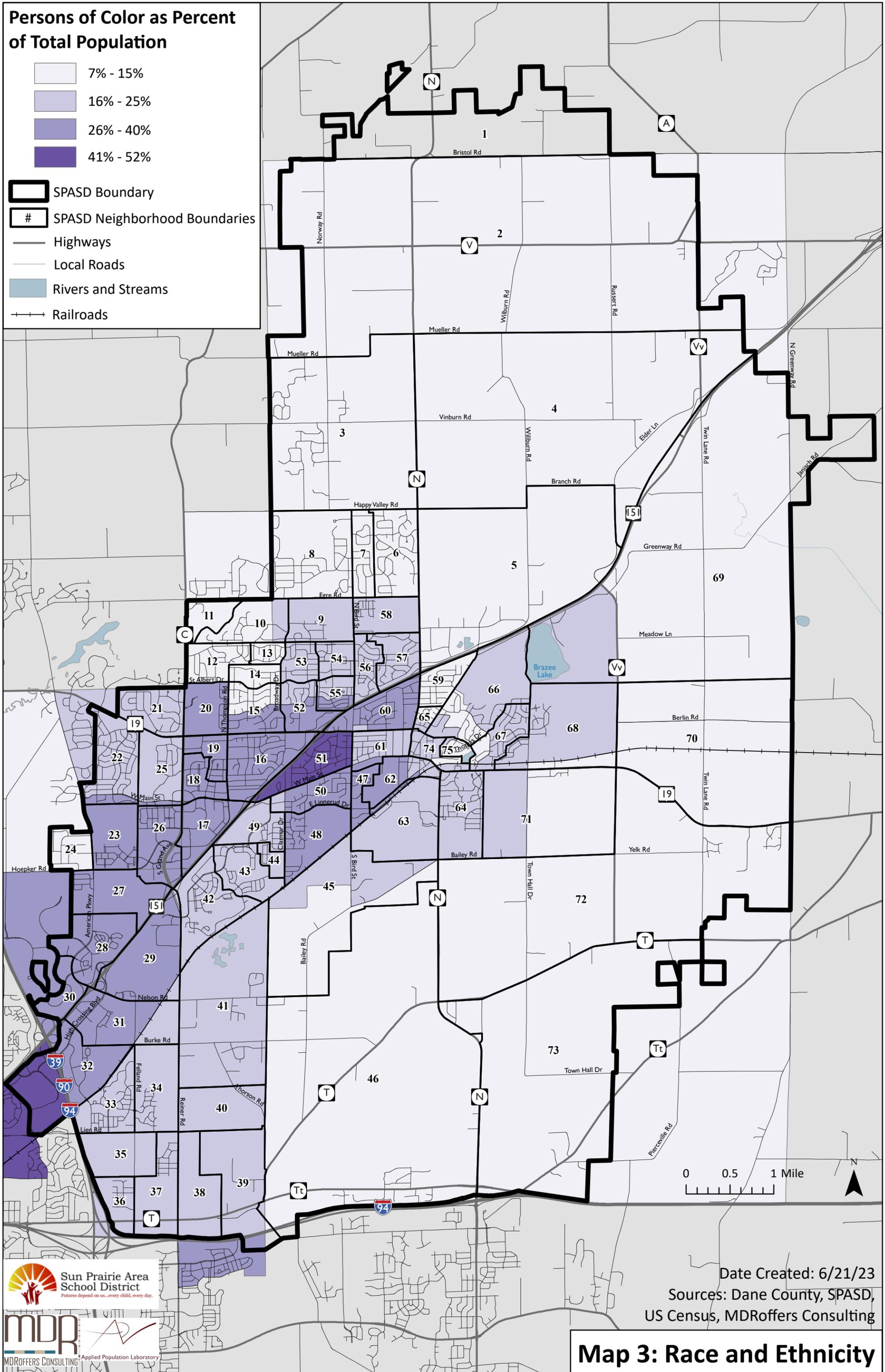
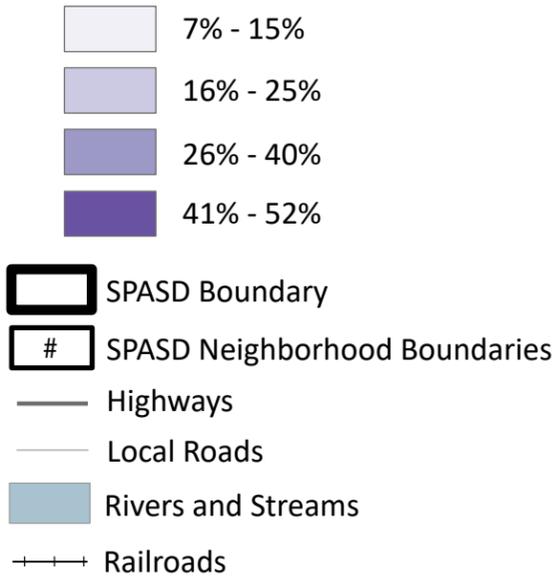
Race/Ethnicity	2010	2020	2010 - 2020 # Change	2010 - 2020 % Change
White alone	24,362	26,369	+2,007	+8%
Black or African American alone	1,785	2,609	+824	+46%
American Indian	72	86	+14	+19%
Asian alone	1,074	2,717	+1,643	+153%
Native Hawaiian	13	6	-7	-54%
Some other race	51	192	+141	+276%
Hispanic or Latino	1,253	2,192	+939	+75%
Two or more races	754	1,796	+1,042	+138%
Totals	29,364	35,967	+6,603	+22%

Source: US Census Bureau

Map 3 shows the distribution of Persons of Color in the SPASD.



Persons of Color as Percent of Total Population



Date Created: 6/21/23
 Sources: Dane County, SPASD,
 US Census, MDROffers Consulting

Map 3: Race and Ethnicity

V. HOUSING AND ECONOMIC TRENDS AND EXPECTATIONS

- Between 2012 and 2022, almost 5,700 new housing units were constructed in the City of Sun Prairie and the part of the City of Madison that is in the Sun Prairie Area School District (SPASD). New housing development has accelerated in recent years.
- About 29 percent of all housing built over the past ten years were single-family homes in the City of Sun Prairie and the part of the City of Madison that is in the SPASD. The remaining 71 percent were duplexes, townhomes, apartments, and multi-unit senior housing and condominiums.
- Most new housing in the SPASD has been built along the greater Highway 151 corridor, on lands immediately east of Interstate 39/90/94, and on the north and west sides of the City of Sun Prairie.
- Single-family homes have often sold quickly and above asking prices in the SPASD. Neighborhoods with significant sales of existing homes over the past five years include Smith's Crossing, neighborhoods in the northwest corner of the City of Sun Prairie, and eastern neighborhoods in the City of Sun Prairie.

A. RECENT RESIDENTIAL BUILDING CONSTRUCTION

While the SPASD includes all or parts of nine municipalities, the City of Sun Prairie contained about 74 percent of the SPASD's existing housing units as of Spring 2023. This percentage will likely decrease over the next decade and beyond, because new housing growth in the City of Madison portion of the SPASD is expected to accelerate. As of Spring 2023, the City of Madison contained about 14 percent of the SPASD's housing units.

Over the past decade, almost 5,700 new housing units were built in the SPASD in the Cities of Sun Prairie and Madison, as shown in Figure 8. The number of new housing units permitted has accelerated in recent years, with over 600 new housing units permitted in each of 2020 and 2021, and over 1,000 new housing units permitted in 2022. Over 1,000 units had already been authorized by building permit in the Cities of Madison and Sun Prairie from January to April 2023.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 8: NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMIT, 2013 - 2022

SPASD Municipality	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Totals
City of Sun Prairie	306	214	285	191	637	575	215	207	571	645	3,846
City of Madison (portion in SPASD)	117	216	0	231	79	264	67	416	70	392	1,852
Totals	423	430	285	422	716	839	282	623	641	1,037	5,698

Sources: City of Sun Prairie, City of Madison

Figure 9 breaks down new housing units by type in the City of Sun Prairie between 2013 and 2022. Single-family home permits have ranged between 111 and 177 per year. Construction of multiple-family units has been more variable, but has increased significantly in most recent years. Overall, 36 percent of new housing units built in the City over the past decade were single-family homes, 4 percent duplex units, and 60 percent multiple-family units.

FIGURE 9: CITY OF SUN PRAIRIE HOUSING UNITS AUTHORIZED BY BUILDING PERMIT, 2013 – 2022

City of Sun Prairie	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Totals
Single-Family Homes	119	134	161	156	134	177	109	160	141	111	1,402
Duplex Units	8	4	6	14	16	12	18	24	18	22	142
Multiple-Family Units	179	76	118	21	487	386	88	23	412	512	2,302
Totals	306	214	285	191	637	575	215	207	571	645	3,846

Source: City of Sun Prairie

As shown in Figure 10, an even greater proportion of residential development within the City of Madison has been multiple-family units. Overall, only 12 percent of new housing built in the SPASD portion of the City of Madison was in the form of single-family homes—mostly in Autumn Lake and Woods Farm.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 10: CITY OF MADISON HOUSING UNITS AUTHORIZED BY BUILDING PERMIT IN THE SPASD, 2013-2022

City of Madison	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Totals
Single-Family Homes	0	0	0	0	23	42	47	43	25	51	231
Duplex Units*	0	0	0	0	9	4	20	14	10	18	75
Multiple-Family Units	117	216	0	231	47	218	0	359	35	323	1,546
Total	117	216	0	231	79	264	67	416	70	392	1,852

Source: City of Madison Building Inspection Reports * For Madison, Duplex Units total also includes townhouse units with individual entries.

Through its 2021 American Community Survey, the U.S. Census Bureau estimated that the homeowner vacancy rate for the 53718 ZIP Code (which includes parts of the SPASD) was 0.0 percent and the rental vacancy rate was 2.1 percent. For the City of Sun Prairie, the homeowner vacancy rate was 0.9 percent and the rental vacancy rate was 4.3 percent. A healthy housing market generally has a vacancy rate around 5 percent, emphasizing the housing shortage in the City of Sun Prairie and SPASD and the reason for the high levels of recent residential building.

Area planners and developers remain optimistic on future housing unit development in the SPASD, suggesting new subdivisions, new phases of existing subdivisions, and new multiple-family building projects throughout the District. The single-family housing market remains strong, and buyers appear to have adapted to higher interest rates. In particular, single-family subdivisions available in the City of Sun Prairie continue to fill out and expand, and developers report continued demand. Increased multiple-family housing construction continues to accelerate 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.

B. EXISTING HOME SALE TRENDS

Per the South Central Wisconsin Multiple Listing Service, the median home sale price for City of Sun Prairie in 2022 was \$369,000, up 32 percent from \$279,450 in 2019. The median home sale price for the City of Sun Prairie in 2022 was \$30,000 greater than neighboring Cottage Grove and \$10,000 greater than neighboring DeForest. This is a reversal of recent patterns, in which new housing in Sun Prairie has typically been less expensive than in neighboring communities. This



Sun Prairie Area School District Community Growth & Projections Report

suggests a community in which more expensive homes are being built, there is significantly more housing demand than supply, or most likely both. Still, the median sale price for all of Dane County during the same time period was \$385,000, suggesting that the Sun Prairie housing market is slightly more affordable than other areas in Dane County, like Waunakee, Middleton, Verona, and Fitchburg.

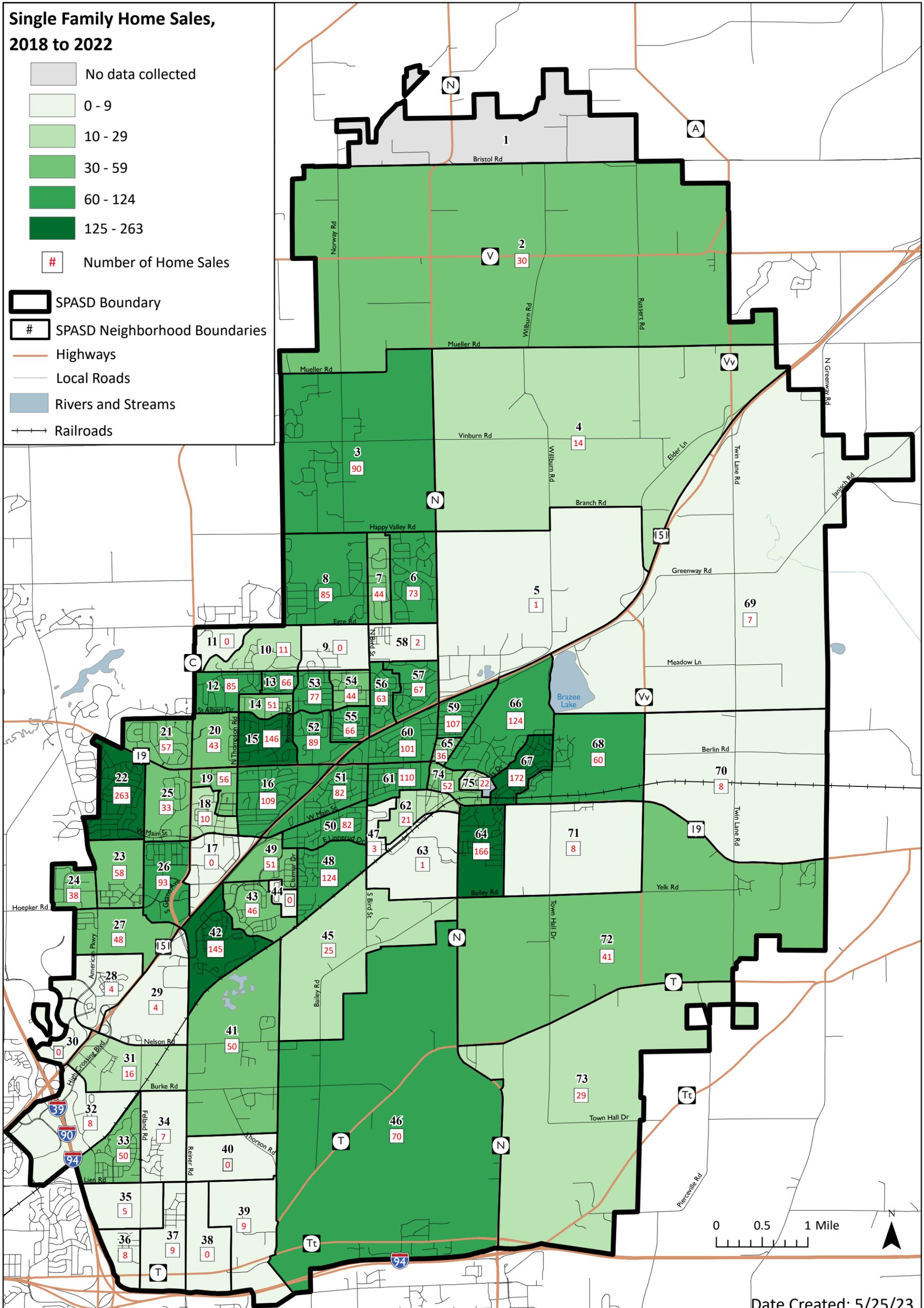
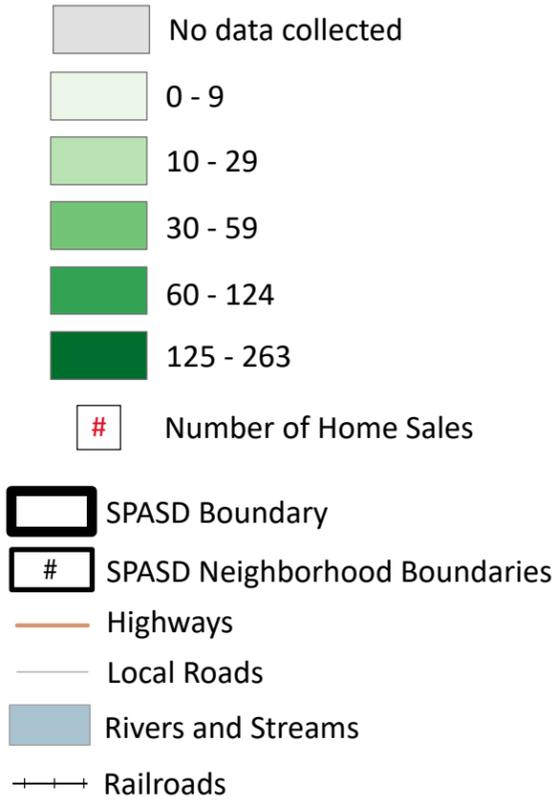
Understanding where sales of existing homes are occurring can also help a school district understand where future student growth may be occurring—even if no new housing units are being built. Part of the consultant’s methodology for projecting future enrollment in the SPASD includes assessing the likelihood,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

Map 4 aggregates existing single-family homes sales from January 2018 to December 2022 for each neighborhood in the SPASD, per the State Department of Revenue. Neighborhoods with significant sales, compared to the number of existing homes, includes those near the northwest corner of the City of Sun Prairie (neighborhoods 15 and 22), where homes were generally built in the 1990s and 2000s. Other neighborhoods with significant numbers of sales were in the eastern part of the City of Sun Prairie. These neighborhoods (64 and 67 on Map 4) contain a housing stock built across several decades, spanning from the 1980s to 2000s. Smith’s Crossing (neighborhood 42) also experienced significant home sales across this time period, where homes began being built in the early 2000s.

Map 5 indicates the median year of housing construction across the SPASD. The large number of places with a median home year built in the 1990s suggests that the SPASD is now primed for expansive home turnover to new households.



Single Family Home Sales, 2018 to 2022



0 0.5 1 Mile

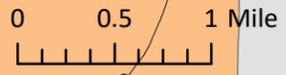
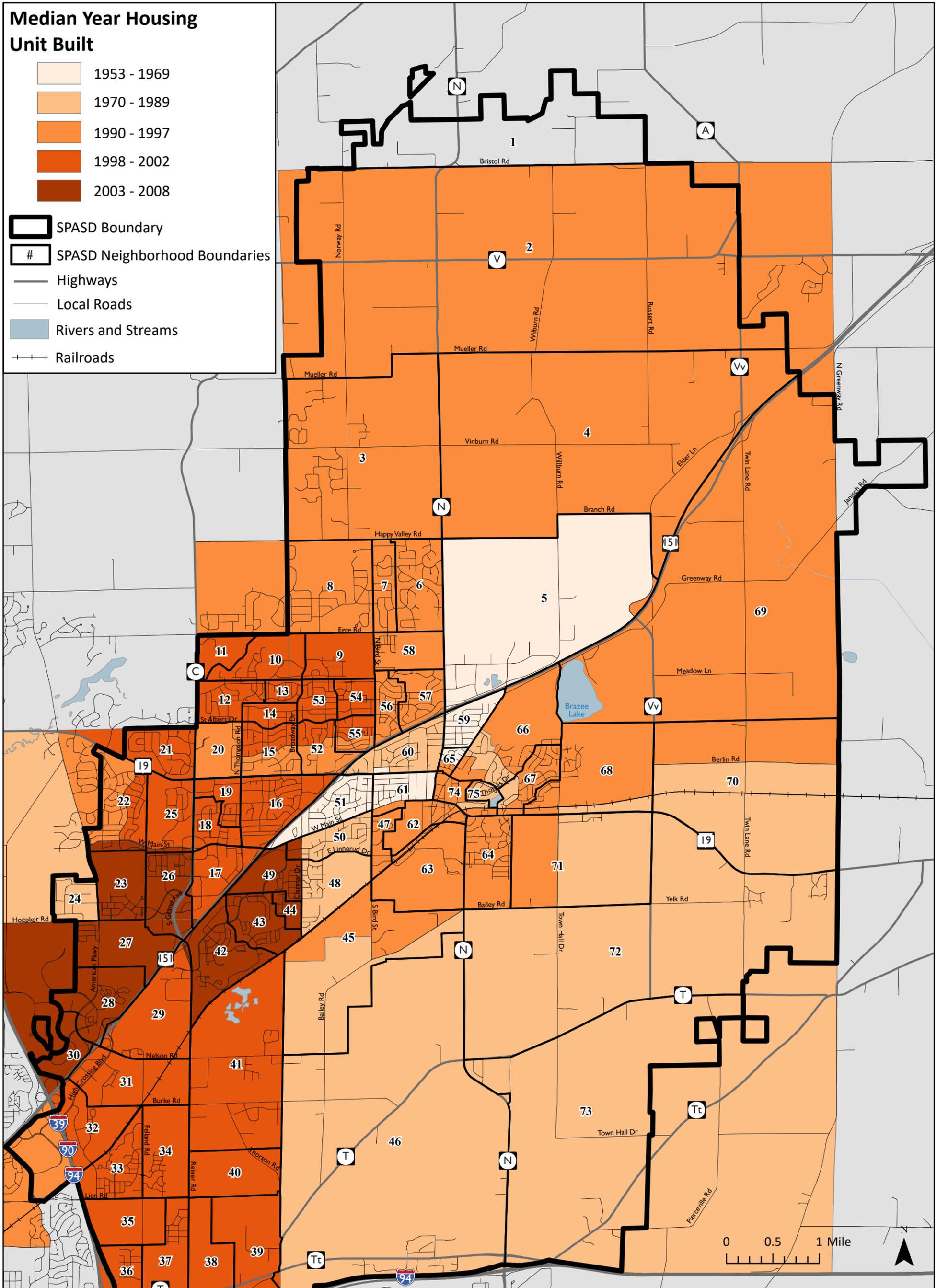
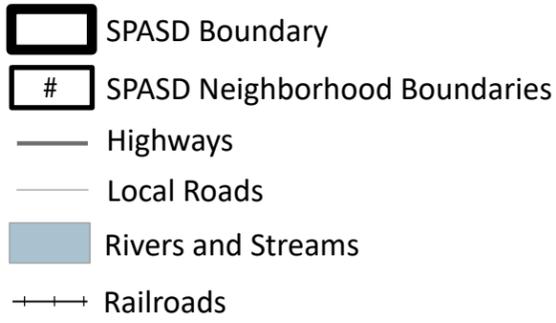
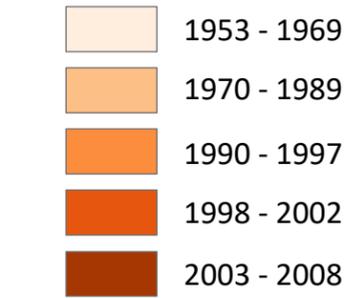


Date Created: 5/25/23
Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting



Map 4: Single Family Home Sales by Neighborhood, 2018 to 2022

Median Year Housing Unit Built



Date Created: 6/21/23
 Sources: Dane County, SPASD,
 US Census, MDROffers Consulting

Map 5: Median Year Housing Unit Built



Sun Prairie Area School District Community Growth & Projections Report

C. OTHER HOUSING AND ECONOMIC TRENDS

By the mid-2010s, the Dane County housing market had recovered from the housing crisis of the late-2000s and has remained a robust “sellers” market through the early 2020s. Sales are at high rates historically, even with recent material cost increases and volatility and even more recent interest rate hikes. Job growth in Dane County has been significant, resulting in in-migration from rural and larger metro areas elsewhere. There are simply not enough housing units in Dane County and the SPASD to accommodate people demanding them. As a result, the median sale price of existing single-family homes in the Sun Prairie area increased by 117 percent since 2012.

In the Cities of Sun Prairie and Madison, builders have responded to low rental housing vacancy rates by building or proposing a number of rental apartment projects. New multiple-family rental units are particularly popular with the growing population of younger workers and with increasing numbers of empty nesters and seniors looking to downsize but remain in the Sun Prairie area. Meanwhile, single-family housing construction has remained steady but below market demand.

Population (and student enrollment) growth in the SPASD is driven in large part by local job growth. The City of Sun Prairie now serves as a regional center of employment, shopping, and entertainment. As of 2020, the City of Sun Prairie has 12,650 jobs, concentrated in retail, professional services, and manufacturing. Major employers in the City of Sun Prairie include Colony Brands, Costco, QBE Insurance, Prairie Athletic Club, Royle Printing, and Wisconsin Distributors. Other major employers in the City of Madison portion of the SPASD include American Family Insurance and UW Health. The consultant anticipates continued employment growth in and near the SPASD.

Other large employers in the region include General Electric, Epic Systems, Exact Sciences, UW Health, the University of Wisconsin, Madison College, and WPS Health Insurance. The region’s extensive transportation network provides easy access from the SPASD to nearby jobs in Verona, Middleton, Janesville, and even Milwaukee. In total, local and regional employment—and the SPASD’s access to it—is an asset that should support continued appeal for existing and new residents.



VI. LOCAL COMMUNITY AND DEVELOPER PLAN ANALYSIS

- Per its plans, the City of Sun Prairie desires a mixture of housing types at different densities, prices, and types to accommodate every stage of life in each neighborhood, and has plans for denser housing along major road corridors.
- The Sun Prairie Housing for All Report projects a need for 4,400 additional housing units in the City through 2040. The Report also lists a current shortfall of over 800 affordable housing units in the City.
- The City of Madison plans for more residential development over the southwestern part of the Sun Prairie Area School District (SPASD), at generally higher densities including larger apartment and mixed-use complexes.
- The Wisconsin Department of Transportation is studying a potential interchange of Milwaukee Street with Interstate 94 in the southern part of the SPASD. The approval and completion of such an interchange could significantly impact the timing, pace, and density of development in southern areas of the SPASD.

A. SECTION OVERVIEW

Local land use planning, growth management, economic development, and infrastructure investments are central to projecting future residential and enrollment growth, and in planning for future school needs. City, village, and town comprehensive plans—plus State and 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, landowners, and residential developers. To best understand how the plans were being executed, particularly in places with significant residential growth, the consultant also interviewed and obtained data from a number of local officials, planning professionals, and residential developers and builders.



Sun Prairie Area School District Community Growth & Projections Report

B. CITY OF SUN PRAIRIE PLANS AND EXPECTATIONS

The City of Sun Prairie is the second largest municipality by population in Dane County, after the city of Madison. The City experienced significant development over recent decades, with 45 percent of its housing developed in the 1990s and 2000s, and 16 percent in the 2010s. Since 1990, the City has mostly expanded westerly towards the City of Madison and along major transportation corridors such as Highway 19 and Highway 151.

The City of Sun Prairie last updated its Comprehensive Plan in 2019, which guides its future development decisions. Through the City's Plan, the City desires to create an economically and environmentally sustainable development pattern that uses land efficiently. This includes providing a mixture of housing types at different densities, prices, and types to accommodate every stage of life in each neighborhood, and involves development of new neighborhoods on the City's periphery as well as redeveloping and densifying areas in the City's downtown and along major transportation corridors.

The Future Land Use map from the City's Plan, reproduced as Figure 11 below, guides the general location, type, and density of future development through 2040, with areas marked as Urban Reserve designated for 2040+ development. Land shaded yellow on Figure 11 is planned for single-family homes, plus duplexes, townhomes, and multiple-family units (with 8 or fewer units in a building). Other areas along major transportation corridors are existing or planned activity centers with retail, restaurant, service, institutional, and civic uses, as well as multiple-family residential uses.

The New Neighborhood Staging Plan map, reproduced below as Figure 12, identifies the intended sequence of lands planned for housing on the City's periphery. "Stage 1" areas in red are ready for development when the property owners are ready. Some of these Stage 1 areas have already begun developing. The consultant's housing unit projections later in this Report generally suggest development of Stage 1 areas in the next decade.

"Stage 2" areas in orange in Figure 12 are not currently served by utilities or are not contiguous to existing City development. Development of Stage 2 lands should generally not occur until substantial portions of Stage 1 lands are platted and improved. The consultant's housing unit projections suggest some Stage 2 lands commencing development around 2030 and continuing through (and potentially after) 2040.



Sun Prairie Area School District Community Growth & Projections Report

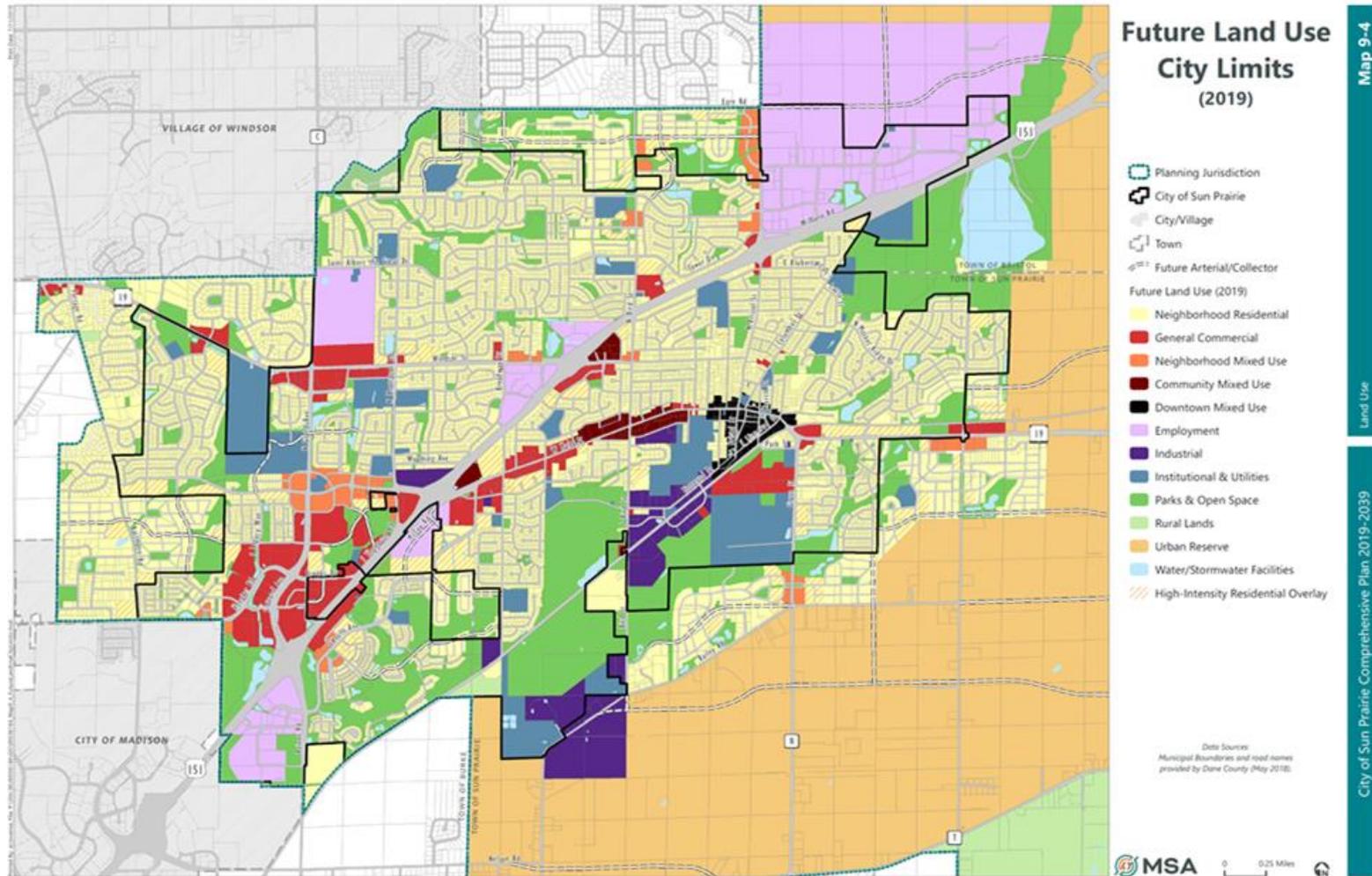
The City has several other small areas plans, corridor plans, neighborhood development plans, and tax incremental district (TID) plans that guide the City's future residential development, including the Central Main Street Corridor Redevelopment Plan (2018), Sun Prairie Stronger Master Plan (2020), and Sun Prairie Housing for All Report (2022). A common theme is to increase the number and type of housing units through reinvestment and redevelopment of vacant or underutilized sites.

In 2022, the City released the Sun Prairie Housing for All Report to understand the local housing market, current housing challenges, current and future needs, and strategies to address those needs. The Report projected the need for 4,400 additional housing units in the City through 2040, with a roughly equal mix of owner- and renter-occupancy need. The consultant notes that this reflects some household projections that in its opinion were constrained. The Report also listed a current shortfall of over 800 affordable housing units in the City, projected to grow to a shortfall of 1,250 affordable units by 2040. Recommended strategies to address these projected needs include increasing administrative capacity and reforming zoning to allow more housing. At time of writing, the City was actively moving to implement these recommendations.



Sun Prairie Area School District
 Community Growth & Projections Report

FIGURE 11: CITY OF SUN PRAIRIE COMPREHENSIVE PLAN, FUTURE LAND USE MAP

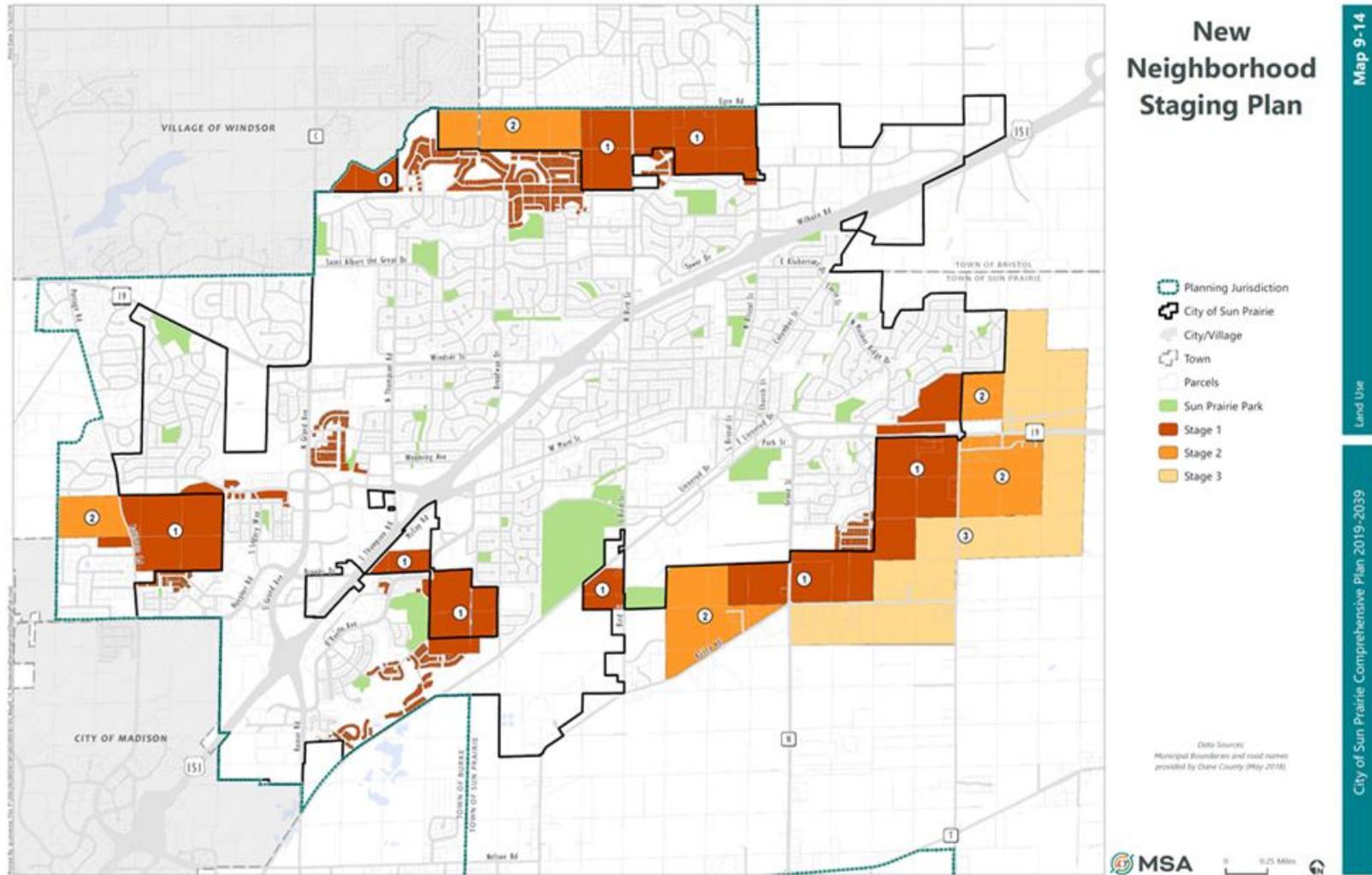


Source: City of Sun Prairie



Sun Prairie Area School District
Community Growth & Projections Report

FIGURE 12: CITY OF SUN PRAIRIE COMPREHENSIVE PLAN, NEW NEIGHBORHOOD STAGING PLAN MAP



Source: City of Sun Prairie



Sun Prairie Area School District Community Growth & Projections Report

C. CITY OF MADISON PLANS AND EXPECTATIONS

The City of Madison has adopted comprehensive and neighborhood development plans that suggest future development 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 historically experienced. This will include single-family housing on small lots, duplex and townhouse development, and multiple-family housing at relatively high densities and in multi-story buildings.

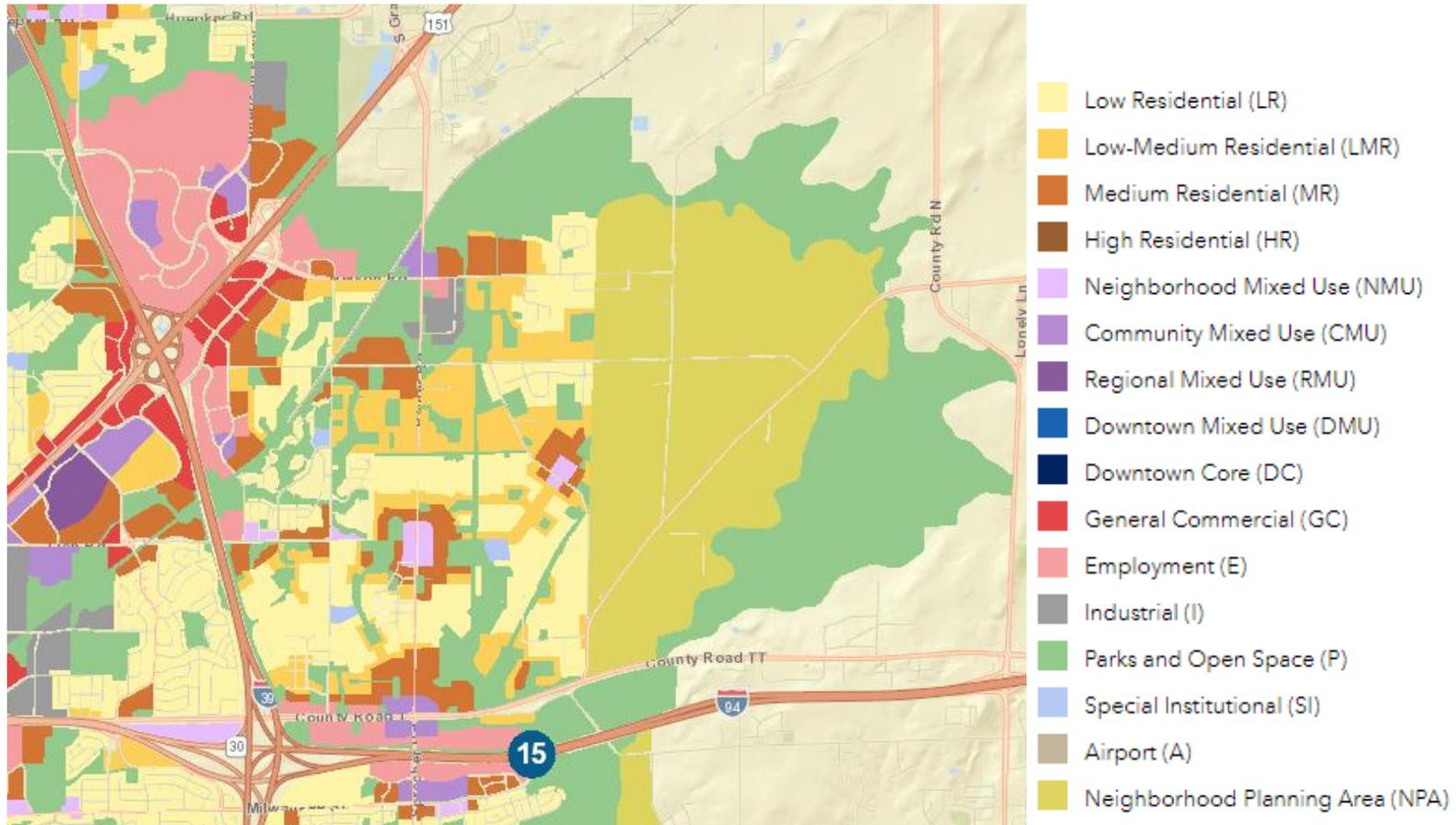
The City of Madison updated its Comprehensive Plan in 2018. The portion of the Future Land Use map from that Plan is reproduced as Figure 13. The areas colored yellow, orange, and brown represent lands planned for residential development at progressively higher densities; areas colored light grey or purple are designated as neighborhood or community mixed use, respectively, and could also contain some housing. The solid yellow-green area represents lands that will be subject to more detailed planning in a future phase of the City's Northeast Neighborhood Development Plan.

The number "15" located near Interstate 94 in Figure 13 refers to a note that, in this location, a potential interchange would be an asset to development in this area. At the time of writing, the Wisconsin Department of Transportation is studying a potential interchange of Milwaukee St with Interstate 94. If this interchange were to be approved, nearby housing development may accelerate and densities could increase in nearby areas.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 13: CITY OF MADISON COMPREHENSIVE PLAN, GENERALIZED FUTURE LAND USE MAP



Source: City of Madison



Sun Prairie Area School District Community Growth & Projections Report

The City of Madison adopts detailed neighborhood development plans (NDPs) in advance of enabling development approvals like rezonings and subdivision plats. For lands within the SPASD, applicable NDPs include the Rattman, Nelson, Felland, Reiner, and Northeast NDPs. The Reiner NDP is the newest of these plans, adopted in June 2023. The Reiner NDP encompasses all of neighborhood 40 and a portion of neighborhood 41 (see Map 1) and mostly plans for housing at densities of 8 to 20 units per acre. Areas planned for higher-density housing are located near the Reiner Road and Nelson Road intersection. Overall, the NDP estimates over 8,200 future housing units in the Reiner NDP area.

The City also adopted the Greater East Towne Area Plan in February 2022, to guide redevelopment of the East Towne Mall area given the changing retail environment and the anticipated start of Madison’s new bus rapid transit system in 2024. The eastern one-third of that City planning area is located within the SPASD. Notably, the Plan suggests potential for mixed-use buildings and multiple-family housing in buildings up to six stories in height.

Overall, the City anticipates a greater pace of housing development over the next decade and beyond in lands in the SPASD than that experienced over the past couple of decades, as infrastructure continues to be extended and expanded in this part of the City and other avenues for City expansion diminish.

D. TOWN OF BRISTOL PLANS AND EXPECTATIONS

The Town of Bristol on the SPASD’s north side has the greatest existing and planned residential development of any town municipality in the SPASD. Nearly all of the existing and planned residential development is and will be in the southwest corner of the Town, particularly in neighborhood 3 (see Map 1).

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



Sun Prairie Area School District Community Growth & Projections Report

E. TOWN OF SUN PRAIRIE PLANS AND EXPECTATIONS

The Town of Sun Prairie Comprehensive Plan guides a town balancing its agricultural preservation desires with development pressures from the north (City of Sun Prairie), west (City of Madison), and south (Village of Cottage Grove). The vast majority of the Town is currently planned for agricultural preservation. Further, the Town, through its Comprehensive Plan and development decisions, generally limits new residential development to 10 new lots per 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. The consultant believes that future 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. It is unlikely the SPASD will see major housing development on lands in the Town of Sun Prairie (neighborhoods 45-46, 72-73) before 2040, however the SPASD should remain aware of any major annexations or developments by neighboring municipalities into Town of Sun Prairie lands.

Recently, the Capital Area Regional Planning Commission has been facilitating boundary discussions between the City and Town of Sun Prairie, but it was uncertain at time of writing where these discussions may lead.

F. 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.



Sun Prairie Area School District Community Growth & Projections Report

G. 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 2020, generally suggests industrial and office park development. In early 2022, the Village approved a 3.4 million square foot Amazon warehouse and distribution facility north of Highway N and County Highway TT, which could create 1,500 new jobs. This facility could become operational by 2025, and would significantly influence new housing construction in the SPASD.

The Village has offered approval for an additional industrial park in the area north and west of the Amazon site, and plans for further lands to the north for development. There are no immediate plans to annex or provide urban services here, and portions of this area are either already divided or in wetland or floodplain. East of County Highway N are 38 acres identified in the Village’s Comprehensive Plan for mixed-use development, potentially including multiple-family housing. However, given its relatively remote location, commercial or employment uses seem most likely.

All told, the consultant at this time does not envision Cottage Grove-based residential development in the SPASD before 2040. However, that assessment could change in the future as lands begin to develop. The SPASD is advised to stay attuned to implementation of Cottage Grove’s plans north of Interstate 94 in the coming years.

H. 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 2040. A corner of the Village of Windsor within the SPASD, southeast of the intersection of Highway C and Egge 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 farmland preservation policies are expected to control.



VII. HOUSING AND ENROLLMENT GROWTH PROJECTIONS

- The consultant projects 13,339 new housing units in the Sun Prairie Area School District (SPASD) between 2023 and 2040, or about 760 new units per year. This projection is higher than the average over the past decade, but generally tracks with more recent building activity and reflects a widely-recognized housing shortage.
- The consultant projects increasing SPASD student enrollment between October 2023 and 2040, with 5K-12 enrollment projected to increase by 2,107 students over this period.
- Between 2023 and 2040, the consultant projects an increase of 1,069 students in the grade 5K-5 group, an increase of 547 students in the grade 6-8 group, and an increase of 491 students in the grade 9-12 group.
- Neighborhoods expected to have the greatest enrollment increase through 2040 generally have the greatest projected housing unit growth. These neighborhoods are particularly focused near the north edge of the City of Sun Prairie, the West Main Street and South Grand Avenue corridors, the eastern edge of the City of Sun Prairie, and City of Madison neighborhoods along the Reiner and Felland Road corridors.
- Assuming no changes in the SPASD's schools, policies, or attendance areas, the consultant projects that:
 - By 2040, total grade 5K-5 enrollment will approach the combined *maximum* capacity of SPASD elementary buildings.
 - Particularly elementary schools on the SPASDs west side may operate above their maximum capacities by 2040. Short-term capacity issues at one or two elementary schools may warrant minor configuration, attendance area, or other changes over the next few years.
 - These projected elementary school capacity issues could be relieved by construction of the SPASD's 10th elementary school at the Autumn Lake site or elsewhere.
 - Total grade 6-8 enrollment will exceed the combined *target* capacity of SPASD middle school buildings by 2040, but remain under their combined maximum capacity.
 - Though currently the least populated middle school, Central Heights Middle School is projected to exceed its target capacity before 2040 because of extensive residential growth anticipated in its attendance area.
 - Total grade 9-12 enrollment will remain under the combined target capacity of the two SPASD high school buildings, and neither high school should have a capacity issue though at least 2040.



Sun Prairie Area School District Community Growth & Projections Report

A. SECTION OVERVIEW

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 2040, broken down into five projection periods and into 75 different “neighborhoods”. The consultant’s general expectations for housing growth beyond 2040 are also shared. Projection methodology is described in Appendix A. Each neighborhood’s detailed projections are provided in Appendix B (for housing) and Appendix D (for enrollment).

B. HOUSING UNIT GROWTH PROJECTIONS

The consultant projects construction of 13,339 new housing units in the SPASD between October 2023 and 2040—or about 760 new units per year. This projection is higher than the average experienced over the past decade, but generally tracks with building permit activity over the past three years, as the area’s housing shortage has become apparent, more housing has been built, and the two cities in the SPASD plan for and encourage more. Map 6 and Appendix B 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 the City’s northwest side, including The Reserve (neighborhoods 9 and 10) and lands north of Providence (neighborhood 23). Significant future single-family housing is also anticipated on and beyond the City’s current eastern boundary (neighborhoods 63, 64, and 71). Within Sun Prairie, significant multiple-family development is expected along the W. Main Street corridor, particularly west of Highway 151, as well as in downtown Sun Prairie and along the N. Bird Street corridor.

In the City of Sun Prairie as a whole, the consultant projects 6,923 new housing units built between October 2023 and 2040, for an average of about 396 new units per year. This reflects the City’s average over the past decade (385 new units per year). About 29 percent of these projected units are expected to be single-family homes. This equates to an average of about 114 single-family homes per year—slightly lower than the average of 140 single-family units permitted per year over the past decade. The 71 percent of projected housing units in the City that are projected to be duplex and mainly multiple-family units are



Sun Prairie Area School District Community Growth & Projections Report

responding to continued market demand, shortage of available units, and evolving City policy adjustments. Note that these include owner-occupied (condominium) and senior units.

Madison-based development will continue to have an increasing influence on the SPASD. Primary areas of Madison-based projected housing growth include the Highway 151 corridor near The American Center and High Crossing Boulevard, where new units will be predominately multiple-family; the Village at Autumn Lake, which will include a significant amount of single-family and multiple-family housing including those attractive to families; and the emerging Northeast Neighborhood near Felland Road, Lien Road, and Reiner Road, which will include a mixture of single- and multiple-family housing.

Within the City of Madison portion of the SPASD, the consultant projects 6,039 new housing units between October 2023 and September 2040, for an average of about 345 housing units per year. This is higher than the average over the past decade of 185 new units per year. This area is receiving developer and City interest given that it is one of the few remaining horizontal expansion areas in the City of Madison, has easy access to utilities, and is located in close proximity to Highway 151, Interstate 39/90/94, and many jobs. The consultant projects that 18 percent of new housing units in the City of Madison portion of the SPASD will be single-family homes (1,068 single-family homes) through 2040.

Figure 14 includes housing unit projections by elementary school attendance area, with such areas depicted in Map 1. The consultant projects that new housing unit growth will be focused particularly in the Meadow View Elementary School attendance area (42 percent of all new housing) and the Creekside Elementary School attendance area (11 percent of all new housing). 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 and Sun Prairie growth between Reiner Road and County Highway N.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 14: TOTAL HOUSING UNIT PROJECTIONS BY ELEMENTARY SCHOOL ATTENDANCE AREA

2023-24 Elementary School Attendance Area	Estimated/Projected Housing Units within 2023-24 Attendance Area						Projected Housing Unit Increase 2023 - 2040
	October 2023	2025	2027	2030	2035	2040	
C.H. Bird	2,294	2,493	2,544	2,633	2,668	2,848	+554
Creekside	2,305	2,572	2,750	2,893	3,288	3,751	+1,446
Eastside	2,104	2,204	2,238	2,436	2,622	2,985	+881
Horizon	1,908	1,926	1,940	2,082	2,297	2,542	+634
Meadow View	3,925	5,117	6,564	7,570	8,518	9,463	+5,538
Northside	2,484	2,576	2,806	3,121	3,701	3,806	+1,322
Royal Oaks	2,264	2,599	2,740	2,987	3,147	3,467	+1,203
Token Springs	1,942	2,035	2,125	2,244	2,598	2,906	+964
Westside	2,496	2,561	2,643	2,723	3,033	3,293	+797
TOTAL	21,722	24,083	26,350	28,689	31,872	35,061	+13,339

Not all housing is equal in terms of student generation, however. As shown in Figure 14, 964 new housing units are projected in the Token Springs Elementary School attendance area, lower than many others. Still, much of the new housing in the Token Springs Elementary School attendance area is projected to be in the form of single-family homes, which typically generates the greatest number of students. Figure 15 shows that most new single-family homes will be concentrated in the Meadow View Elementary School attendance area (26 percent of all new single-family homes) and the Token Springs Elementary School attendance area (23 percent of all new single-family homes).



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 15: SINGLE-FAMILY HOUSING UNIT PROJECTIONS BY ELEMENTARY SCHOOL ATTENDANCE AREA

2023-24 Elementary School Attendance Area	Projected Single-Family Housing Unit Increase 2023 - 2040	Percent of Total Single-Family Housing Unit Increase
C.H. Bird	174	5%
Creekside	398	12%
Eastside	356	10%
Horizon	254	7%
Meadow View	909	26%
Northside	360	10%
Royal Oaks	3	0%
Token Springs	784	23%
Westside	207	6%
TOTAL	3,445	100%

As of October 2023, 74 percent of the housing units in the SPASD are within the City of Sun Prairie while 14 percent are in the City of Madison. By 2040, the consultant projects the City of Sun Prairie’s share at 66 percent and the City of Madison’s at 26 percent, given significant projected housing development in the City of Madison portion of the SPASD.



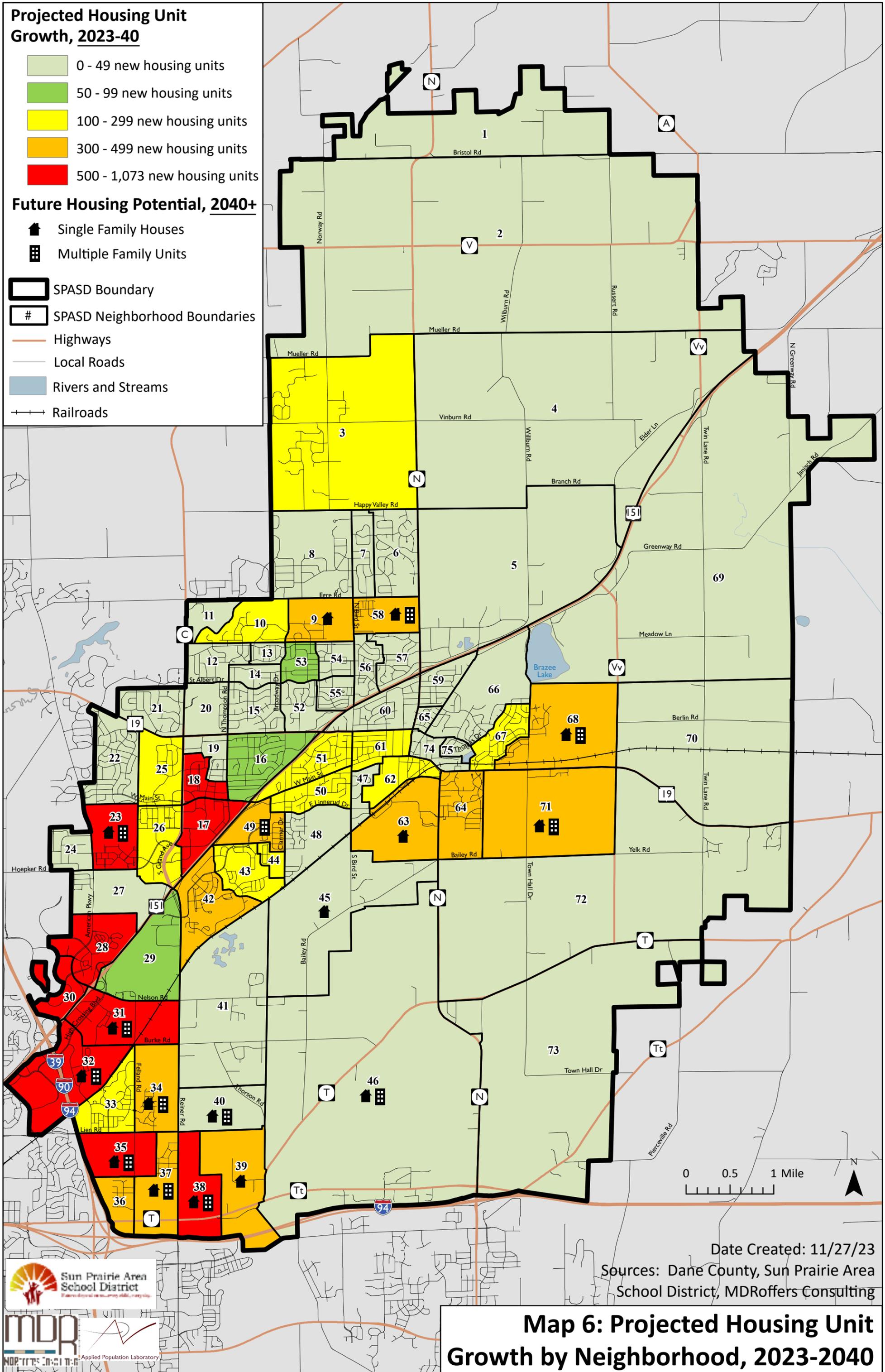
Projected Housing Unit Growth, 2023-40

- 0 - 49 new housing units
- 50 - 99 new housing units
- 100 - 299 new housing units
- 300 - 499 new housing units
- 500 - 1,073 new housing units

Future Housing Potential, 2040+

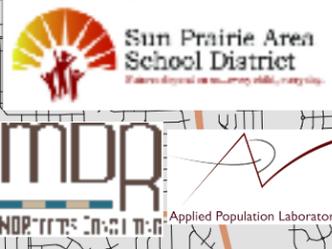
- Single Family Houses
- Multiple Family Units

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



0 0.5 1 Mile

Date Created: 11/27/23
 Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting



Map 6: Projected Housing Unit Growth by Neighborhood, 2023-2040

Sun Prairie Area School District Community Growth & Projections Report

C. PROJECTED STUDENT-PER-HOUSING UNIT RATIOS

The consultant projected SPASD resident student enrollment within each of the 75 neighborhoods by multiplying projected housing units by projected resident student-per-housing unit ratios in the 5K-5 (elementary), 6-8 (middle), and 9-12 (high) grade groups. Complete 5K-12 resident enrollment projections by neighborhood and grade group are included as Appendix D.

Projected resident student-per-housing unit ratios are a lynchpin for enrollment projections under the consultant's methodology. In preparing student-per-housing unit ratios, the consultant observed the following key characteristics that together contribute to projected resident student enrollment changes in the SPASD:

- Current elementary school, middle school, and high school enrollment by neighborhood
- Change in enrollment and student generation rates in each neighborhood from 2017 to 2023
- Women aged 25-44 as percentage of total population, which ranged from 6% to 30% across neighborhoods (see also Map 2 earlier in this Report)
- Persons of color as a percentage of total population, which ranged from 5% to 48% across neighborhoods (see Map 3)
- Percentage of single-family homes sold from 2018 to 2022, which ranged 0% to 50% across neighborhoods (see Map 4)
- Median age of housing, which ranged from the early 1950s to early 2020s across neighborhoods (see also Map 5)
- Percentage of housing that is renter occupied, which ranged from 0% to 100% across neighborhoods

See Appendix C for further explanation of how these key characteristics differ by neighborhood and how they affected projected resident student enrollment changes for each neighborhood.

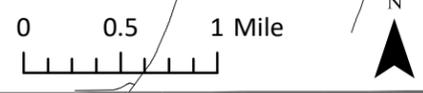
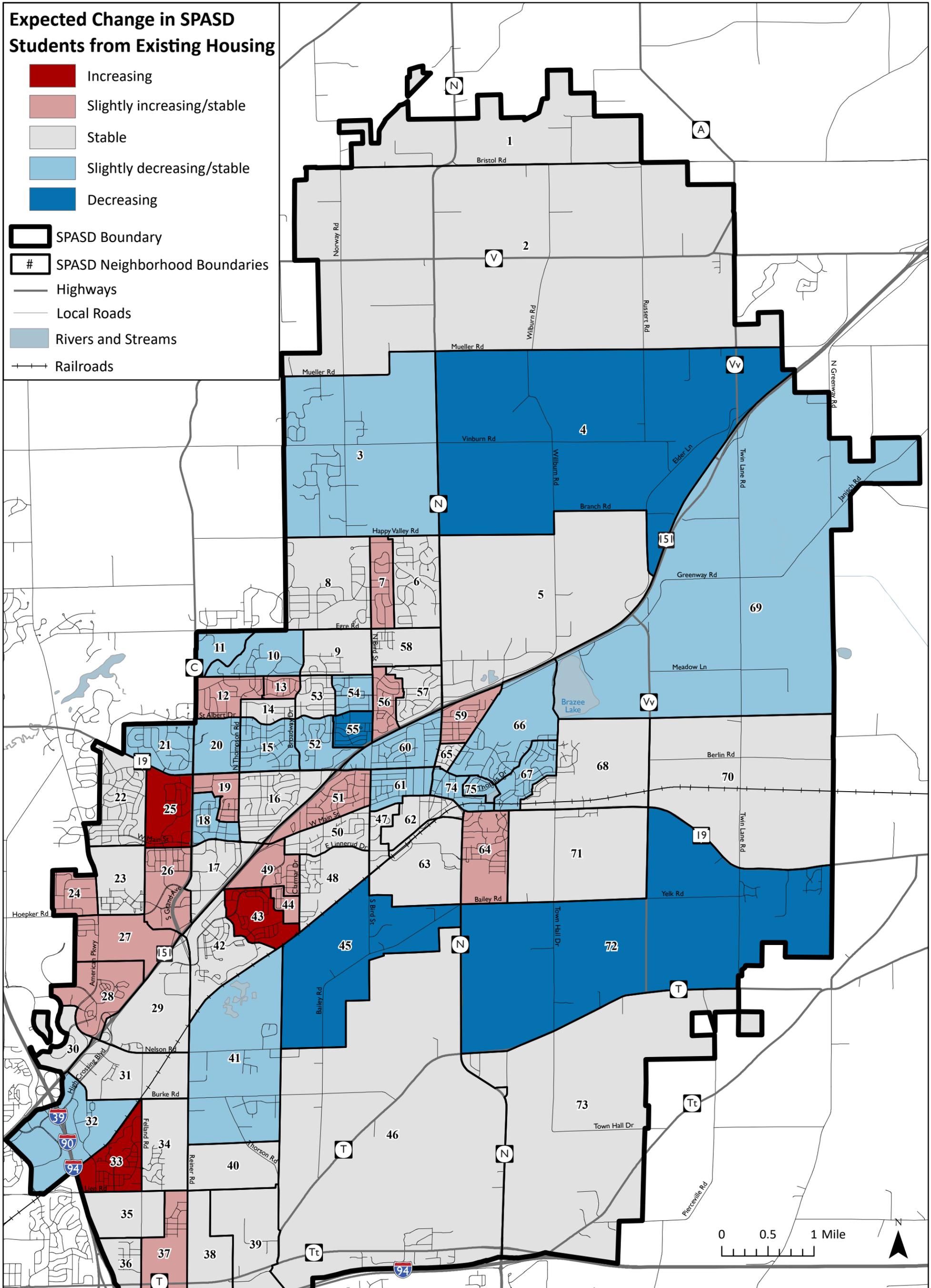
Map 7 presents the consultant's predictions of student-per-housing unit ratio change from existing housing units in each neighborhood from October 2023 to 2040. These predictions are derived from the consultant's analysis and projection of enrollment, neighborhood demographic, housing type, home sale, housing quantity, and other trends in each neighborhood—including data shared earlier in this Report and in the appendices. The consultant expects neighborhoods in red to have increasing student-per-housing unit ratios from existing housing and neighborhoods in blue to have decreasing ratios. Absent new housing construction, this influences the number of projected students from each neighborhood.



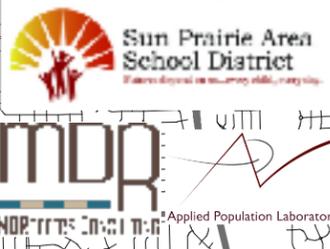
**Expected Change in SPASD
Students from Existing Housing**

- Increasing
- Slightly increasing/stable
- Stable
- Slightly decreasing/stable
- Decreasing

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



Date Created: 11/28/23
Sources: Dane County, SPASD,
US Census, MDROffers Consulting



**Map 7: Expected Student Ratio
Changes from Existing Housing**

Sun Prairie Area School District Community Growth & Projections Report

D. STUDENT ENROLLMENT PROJECTIONS

Between October 2023 and 2040, the consultant projects an increase of 2,107 5K-12 students in SPASD schools, or about 124 new students per year. This projection assumes SPASD resident open-enrollment-out of SPASD schools at a similar rate as occurred in the 2023-24 school year, and includes a constant number of non-SPASD residents open-enrolling-in to SPASD schools as 2023-24.

Enrollment growth is generally projected to be greatest in the Cities of Sun Prairie and Madison neighborhoods with the greatest projected housing unit growth. In October 2023, approximately 400 City of Madison/SPASD resident 5K-12 students attended SPASD schools, up from 357 students in 2022 and 309 students in 2020. By 2040, the consultant projects that Madison neighborhoods in the SPASD will generate about 1,054 5K-12 SPASD students. Over one-half of these are projected to be 5K-5 students.

Figure 16 provides the consultant's total enrollment projections by grade group. Figure 17 compares projected enrollment to school building capacity for each school in the SPASD. Maps 8 through 11 and Appendix D provide details on projections by individual neighborhood based on October 2023 enrollment information of SPASD resident students.

The consultant projects elementary school (grades 5K-5) enrollment growth of 1,069 students between October 2023 and 2040. Projected grade 5K-5 enrollment approaches the combined *maximum* capacity of all SPASD elementary schools by 2040.

Capacity issues are projected to occur across several elementary schools, but without changes become particularly evident at Westside Elementary in the next few years, with Westside projected to operate slightly above its maximum building capacity by 2027. (Note: Westside is projected to be only four students over maximum capacity by 2027, which may make capacities issues easier to manage in the mid- to late-2020s.) Enrollment increases at Westside are due to a combination of turnover of existing housing to new families and development of new housing. Furthermore, Westside Elementary contains some of the most affordable single- and multiple-family housing in the District, which has recently been and will continue to be attractive to families.

Capacity issues are projected to become significant at Meadow View and Token Springs by the mid-2030s. These newest two schools were, in fact, projected to experience significant enrollment growth when their attendance areas were formed, in part



Sun Prairie Area School District Community Growth & Projections Report

due to interest in relocating as few existing students as practical. About one-fourth of the projected elementary school enrollment increase by 2040 is within the current Meadow View Elementary School attendance area, and another 21 percent is in the current Token Springs attendance area.

Northside Elementary is projected to slightly exceed target capacity by 2035 and exceed maximum capacity by 2040, due to significant anticipated housing development in the 2030s, especially of single-family homes, south of Sun Prairie East High School and east of County Highway N.

Royal Oaks Elementary is projected to slightly exceed target capacity over the next couple of years, mostly due to turnover of existing housing to new families, but will remain under maximum capacity by 2040. Eastside Elementary is projected to exceed target capacity by 2040, mostly due to significant housing development in the 2030s on the east side of Sun Prairie along Highway 19. C.H. Bird, Creekside, and Horizon are projected to remain under their target capacities through 2040.

These projected elementary school capacity issues—generally the greatest on the SPASD’s west side—could be alleviated by construction of the SPASD’s 10th elementary school by the 2030s. This could be either at the SPASD-owned site in the Autumn Lake neighborhood or another location, and accompanied by attendance area shifts to rebalance enrollment among schools.

The consultant projects that all three middle schools will increase in enrollment. Two-thirds of the enrollment increase is projected at Central Heights, which is currently the least populated middle school. This is due to significant projected housing development in the City of Madison, Town of Bristol, and portions of the City of Sun Prairie that are in Central Heights attendance area. The consultant projects that each of the three middle schools will remain below its target capacity through 2030, with Central Heights and Prairie View projected to exceed their target capacities by 2035 but remain below their maximum capacities by 2040. Overall, total grade 6-8 enrollment is projected to be between target and maximum capacities of the three middle school buildings by 2040.

Both Sun Prairie East and Sun Prairie West are projected to increase in enrollment, with two-thirds of the high school enrollment increase projected at East and one-third projected at West. Each high school is projected to remain below its target capacity through 2040.



**Sun Prairie Area School District
Community Growth & Projections Report**

FIGURE 16: SPASD 5K-12 TOTAL STUDENT ENROLLMENT PROJECTIONS BY GRADE GROUP

Grade Grouping	Total Enrollment, October 2023 ¹	MDRoffers Projected SPASD <u>Total</u> Student Enrollment ²					Projected Enrollment Change, October 2023 to 2040	Combined Target Building Capacity	Combined Maximum Building Capacity
		2025	2027	2030	2035	2040			
Grades 5K-5	3,477	3,655	3,820	3,990	4,290	4,546	+1,069	4,204	4,548
Grades 6-8	1,747	1,827	1,941	2,053	2,198	2,294	+547	2,175	2,559
Grades 9-12	2,733	2,719	2,779	2,865	3,044	3,224	+491	3,316	4,146
5K-12 Total ³	7,957	8,201	8,540	8,908	9,532	10,064	+2,107	9,695	11,253
Color Legend									
Below Target Combined Building Capacity			Between Target & Maximum Capacity				Exceeds Maximum Combined Capacity		

NOTES:

¹ From an export of grade 5K-12 SPASD students as of October 2023, and includes students who open-enroll-in to the District. The total does not include the 468 students in 4K or the 37 children receiving early childhood/special education services.

² Projections include SPASD resident students and a constant number of non-resident students open-enrolling-in to SPASD schools as occurred during the 2023-24 academic year. The projections do not include any 4K or early childhood students.

³ Current and projected enrollment include students attending Sun Prairie Virtual School and Prairie Phoenix Academy.



Sun Prairie Area School District
Community Growth & Projections Report

FIGURE 17: SPASD 5K-12 TOTAL STUDENT ENROLLMENT PROJECTIONS BY SCHOOL

School	Total Enrollment, October 2023 ¹	MDRoffers Projected <u>Total</u> Student Enrollment ²					Projected Enrollment Change, October 2023 to 2040	Target Capacity ³	Maximum Capacity ³
		2025	2027	2030	2035	2040			
Elementary Schools (5K-5)									
C.H. Bird	332	356	364	374	379	401	+69	440	451
Creekside	335	351	365	371	387	420	+85	463	506
Eastside	414	412	417	429	450	497	+83	457	500
Horizon	357	366	377	388	409	427	+70	457	500
Meadow View	378	424	490	543	598	665	+287	512	564
Northside	401	395	399	431	502	525	+124	476	521
Royal Oaks	431	467	479	478	482	484	+53	459	502
Token Springs	410	449	483	517	592	639	+229	512	564
Westside	416	432	444	458	487	484	+68	428	440
Total Grades 5K-5 ⁴	3,474	3,652	3,817	3,987	4,287	4,543	+1,069	4,204	4,548
Middle Schools (6-8)									
Central Heights	509	562	631	701	780	836	+327	725	853
Patrick Marsh	572	589	607	625	675	710	+138	725	853
Prairie View	657	667	694	718	733	739	+82	725	853
Total Grades 6-8 ⁴	1,738	1,818	1,932	2,044	2,189	2,285	+547	2,175	2,559
High Schools (9-12)									
Sun Prairie East	1,269	1,244	1,280	1,344	1,468	1,585	+316	1,658	2,073
Sun Prairie West	1,324	1,335	1,359	1,381	1,437	1,499	+175	1,658	2,073
Total Grades 9-12 ⁴	2,593	2,579	2,639	2,725	2,904	3,084	+491	3,316	4,146
Other Programming									
Prairie Phoenix Academy ⁵	86	86	86	86	86	86	-	96	150
Sun Prairie Virtual School ⁶	66	66	66	66	66	66	-	NA	NA
Total Other Programming	152	152	152	152	152	152	-	NA	NA
Total									
Total Grades 5K-12	7,957	8,201	8,540	8,908	9,532	10,064	+2,107	9,791	11,403
Color Legend									
Below Target Building Capacity			Between Target and Maximum Capacity				Exceeds Maximum Building Capacity		

NOTES:

- ¹ From an export of grade 5K-12 SPASD students as of October 2023. Total includes students who open-enroll-in to the SPASD. The total does not include the 468 students in 4K or the 37 children receiving early childhood/special education services.
- ² Projections include SPASD resident students and a constant number of non-resident students open-enrolling-in to the SPASD as occurred during the 2023-24 academic year. The projections do not include any 4K or early childhood students.
- ³ School capacity figures provided by the SPASD.
- ⁴ The enrollment totals and projections in these rows do not include current or projected grade students attending Prairie Phoenix Academy or Sun Prairie Virtual School, which are instead included later in this figure.
- ⁵ The consultant’s projections assume a constant number of students attending Prairie Phoenix Academy as during the 2023-24 academic year. The projected students were drawn equally from preliminary projected enrollment at both Sun Prairie East High School and Sun Prairie West High School.
- ⁶ The projections assume that enrollment at Sun Prairie Virtual School will remain constant. Projected students at Sun Prairie Virtual School were drawn from the projected enrollment for each of the traditional school attendance areas in the same distribution as in 2023-24.



**Sun Prairie Area School District
Community Growth & Projections Report**

E. COMPARISON OF 2023 PROJECTIONS TO 2020 ENROLLMENT PROJECTIONS

The consultant’s previous projections from 2020 extended through the year 2035 and included resident students only. The consultant’s updated 2023 projections extend through the year 2040, but combine projected resident and open-enrolled-in students. Figure 18, shown below, excludes open-enrolled-in students from the 2023 projections, in order to compare the 2023 projections to MDROffers’ resident enrollment projections completed in 2020.

FIGURE 18: ENROLLMENT PROJECTIONS COMPARISON – MDROFFERS 2020 VS. MDROFFERS 2023

Grade Grouping	MDROffers 2035 <u>Resident</u> Enrollment Projections <u>Completed in 2020</u>	MDROffers 2035 <u>Resident</u> Enrollment Projections <u>Completed in 2023</u>
Grades 5K-5	4,373	4,171
Grades 6-8	2,229	2,127
Grades 9-12	2,857	2,897
5K-12 Total	9,458	9,195

Overall, the updated 2023 projections suggest about 300 fewer 5K-12 resident students in 2035 than suggested by the 2020 projections, with most of this difference at the grade 5K-5 level.

The primary factor for the lower projections is the consistent finding that each new single-family home has a significantly greater student-per-housing unit ratio than each duplex, townhome, condominium, or apartment unit—with very rare exception. In 2020, the consultant projected that single-family homes would comprise 31 percent of new housing in the SPASD from 2020 to 2035. Now, the consultant’s projected single-family home percentage 26 percent of new housing from 2023 to 2040. This expectation is based on shifts in the housing market, incomes relative to housing costs and demographic preferences.



Sun Prairie Area School District Community Growth & Projections Report

A second factor is that new single-family homes in the City of Madison generate significantly fewer students than new single-family homes in suburban municipalities in Dane County. Therefore, the consultant's updated projections use a student generation ratio from new single-family homes in the City of Madison at about ½ the rate as new single-family homes in the City of Sun Prairie. This factor is responsible for a resident student enrollment decrease of about 200 students from City of Madison neighborhoods in 2035, compared to MDRoffers' 2020 projection. See Appendix A Step 6 for more information.

A third and final factor is a decreasing birth *rate*, which has resulted in slightly increasing births in the SPASD despite a greater number of households/housing units. This has translated into recent and projected lower resident student generation from households/housing in the SPASD. As evidence, since 2017 the number of births increased by 6 percent in the SPASD, while the number of housing units increased by over 22 percent, or almost 4,000 new housing units. Over the same period, total enrollment essentially remained stable. The lingering effects of the pandemic, economic uncertainty, stagnant incomes, rising housing costs, rising interest rates, and environmental concerns will likely affect interest among some in having children, or more children. In total, the consultant now anticipates fewer school-aged children per household in the future than it did in 2020.



Sun Prairie Area School District Community Growth & Projections Report

F. COMPARISON TO APPLIED POPULATION LABORATORY (APL) PROJECTIONS

In November 2022, 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, in-migration, and births, rather than new housing development.

For 2032, using its Baseline Trend model (which has historically been the most accurate of APL's models for the SPASD), APL projects a total of 8,092 SPASD PK-12 students (including preschool and 4K students). MDROffers does not have a 2032 projection, but an interpolation suggests about 9,158 5K-12 students in 2032 (not including preschool or 4K students). If MDROffers were to include a constant number of preschool (37) and 4-year-old kindergarten students (468) as during the 2023-24 academic year, MDROffers' 2032 interpolated projection would be 9,663 PK-12 students. This is a difference of over 1,500 more students between the MDROffers' and APL's projection. This difference can almost entirely be explained by students expected to be generated from the high amount of projected new housing development that MDROffers anticipates.

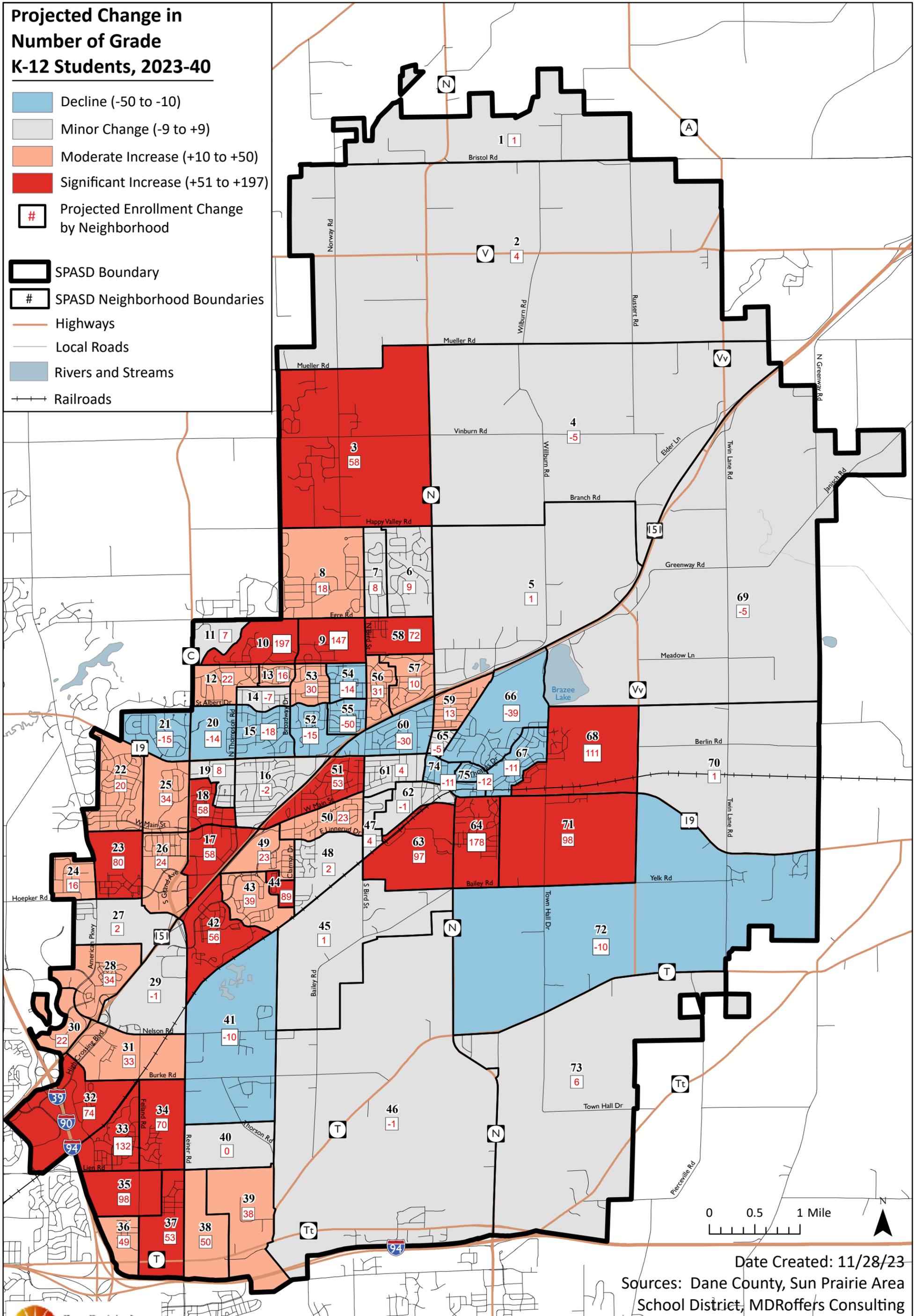
As part of this comparison analysis, MDROffers removed all projected housing units from its projection model, to determine how enrollment in the SPASD would change if no new housing is built. Under this assumption, MDROffers' 2032 PK-12 interpolated projection would drop to 8,170 students—80 more than APL's Baseline Trend projection yields for 2032. Therefore, when not accounting for new housing development, MDROffers' projections are very similar to APL's.



Projected Change in Number of Grade K-12 Students, 2023-40

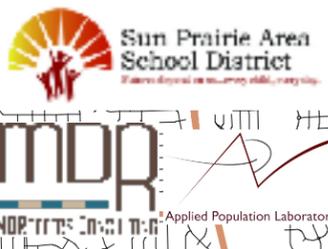
- Decline (-50 to -10)
- Minor Change (-9 to +9)
- Moderate Increase (+10 to +50)
- Significant Increase (+51 to +197)
- Projected Enrollment Change by Neighborhood

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



0 0.5 1 Mile

Date Created: 11/28/23
 Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting

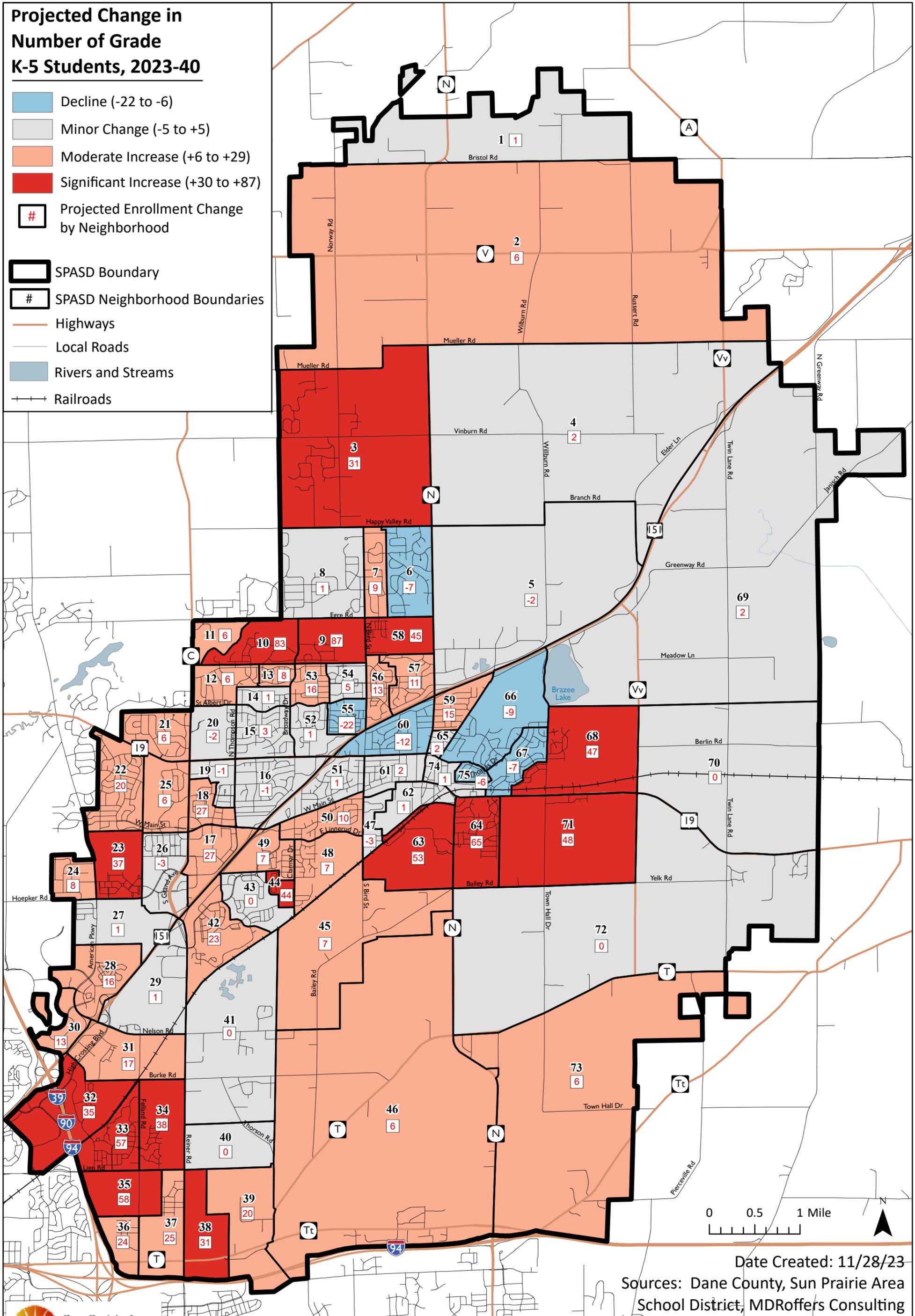


Map 8: Projected Student Enrollment Change by Neighborhood, 2023-2040 For Grades K-12 (All Schools)

Projected Change in Number of Grade K-5 Students, 2023-40

- Decline (-22 to -6)
- Minor Change (-5 to +5)
- Moderate Increase (+6 to +29)
- Significant Increase (+30 to +87)
- Projected Enrollment Change by Neighborhood

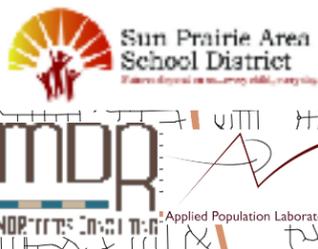
- SPASD Boundary
- SPASD Neighborhood Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads



0 0.5 1 Mile

Date Created: 11/28/23

Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting

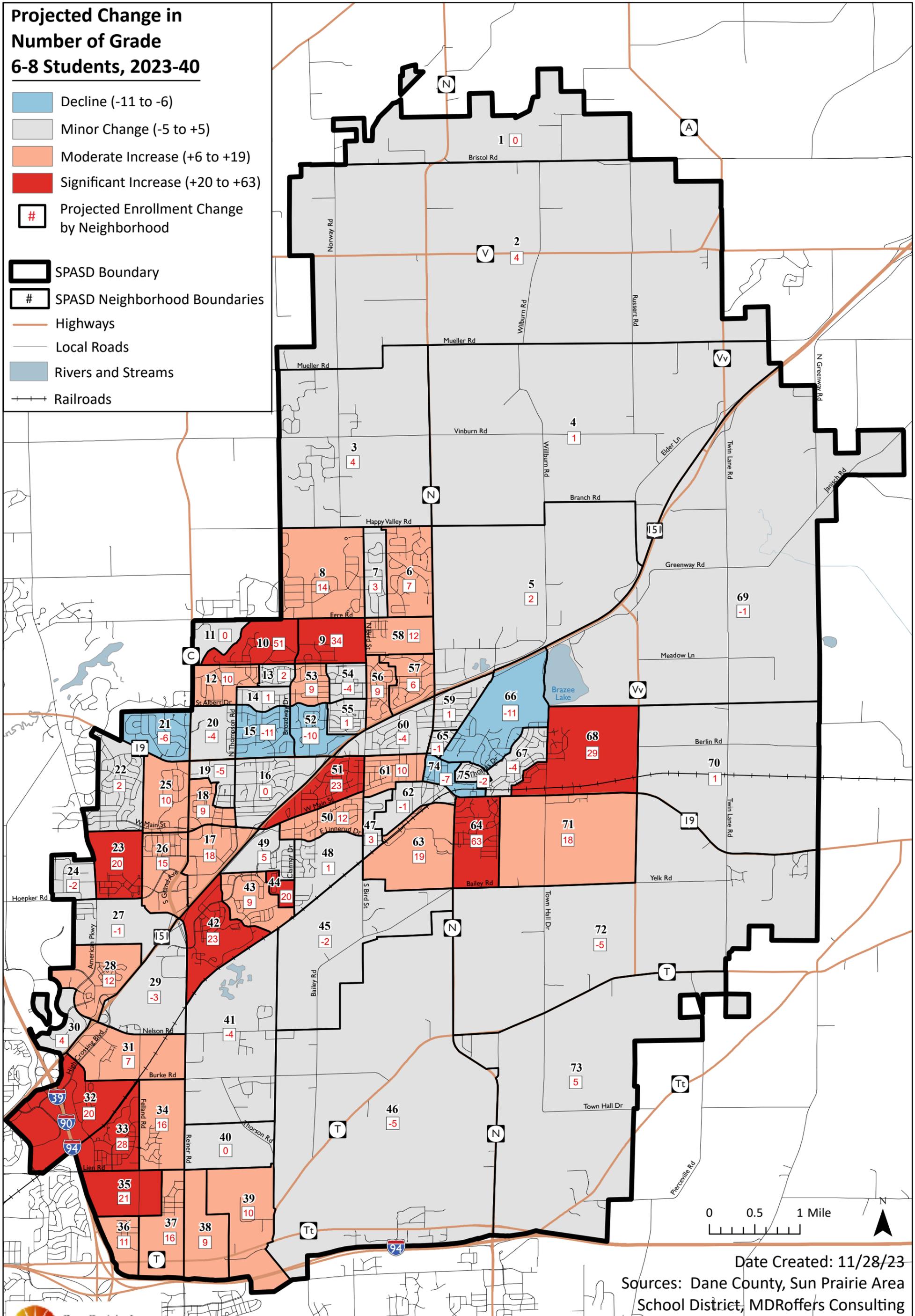


Map 9: Projected Student Enrollment Change by Neighborhood, 2023-2040 For Grades K-5 (Elementary Schools)

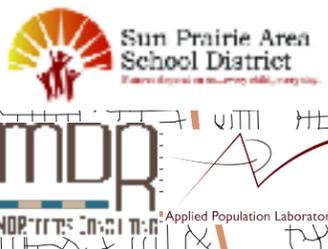
Projected Change in Number of Grade 6-8 Students, 2023-40

- Decline (-11 to -6)
- Minor Change (-5 to +5)
- Moderate Increase (+6 to +19)
- Significant Increase (+20 to +63)
- # Projected Enrollment Change by Neighborhood

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



Date Created: 11/28/23
 Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting

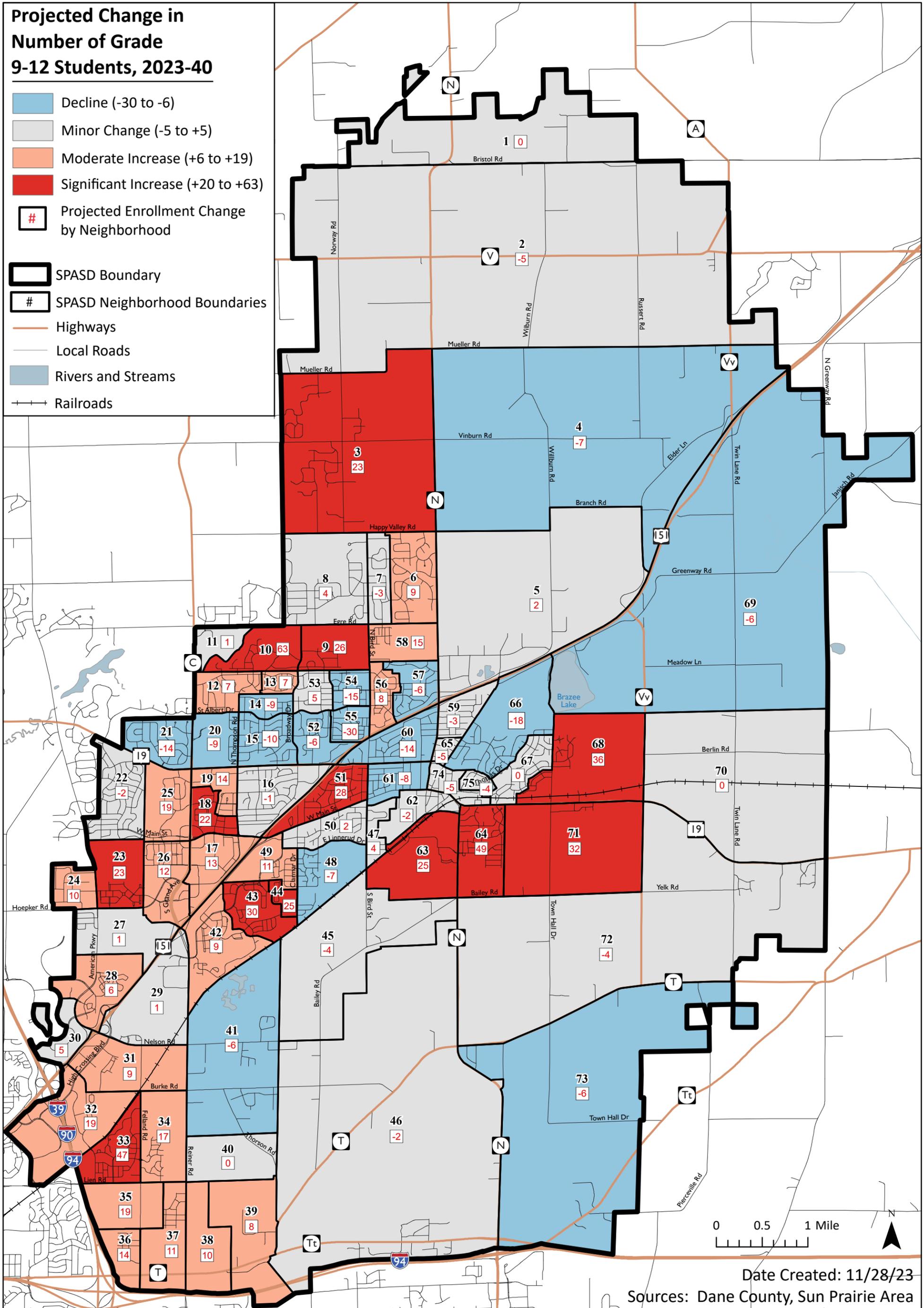


Map 10: Projected Student Enrollment Change by Neighborhood, 2023-2040 For Grades 6-8 (Middle Schools)

Projected Change in Number of Grade 9-12 Students, 2023-40

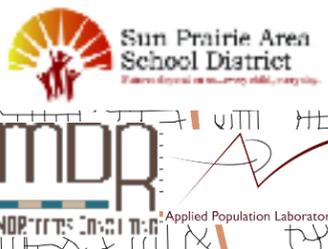
- Decline (-30 to -6)
- Minor Change (-5 to +5)
- Moderate Increase (+6 to +19)
- Significant Increase (+20 to +63)
- # Projected Enrollment Change by Neighborhood

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



0 0.5 1 Mile

Date Created: 11/28/23
 Sources: Dane County, Sun Prairie Area School District, MDROffers Consulting



Map 11: Projected Student Enrollment Change by Neighborhood, 2023-2040 For Grades 9-12 (High Schools)

**Sun Prairie Area School District
Community Growth & Projections Report**

APPENDIX A: PROJECTION METHODOLOGY

Appendix A describes the consultant’s housing and enrollment projection methodology used to make the projections presented in the body of this Community Growth & Projections Report. The projections themselves are in Section VII of the Report. The projection methodology is based upon a professional analysis of local and regional plans, the plans of private housing developers, and emerging housing growth and market conditions. The methodology also focuses on housing and demographic dynamics within older, emerging, and future neighborhoods within the Sun Prairie Area School District (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 accounts for the SPASD’s school assignment policies. The methodology is described in the “steps” that make up the remainder of this Appendix A.

STEP 1 - DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the SPASD into 75 different neighborhoods (see Map 1). These neighborhoods became the basis for data collection and analysis, and 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:

- 2023-24 school attendance area boundaries. No neighborhood crossed elementary, middle, or high 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.



Sun Prairie Area School District Community Growth & Projections Report

The total number of neighborhoods and their boundaries have fluctuated in the last few years. The consultant’s 2016 report used 64 neighborhoods, and subsequent efforts have increased the number of neighborhoods to the 75 used in this Report. Neighborhood splits and boundary changes for this 2023 Report reflect new residential growth areas outlined in municipal plans, which are regularly updated by local units of government. Aligning neighborhood boundaries with these land use plans better equips the consultant to project new housing and allocate future students.

STEP 2 - ALLOCATE 2023 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 October 2023. These are critical to projecting the total number of future housing units and arriving at 2023 baseline students-per-housing unit ratios for each neighborhood.

To arrive at the October 2023 estimate, the consultant began with 2020 U.S. Census housing unit counts by U.S. Census Bureau designated blocks, assigning them to the appropriate neighborhoods. The consultant then updated neighborhood-by-neighborhood housing unit totals to 2023 based on building permit data, aerial photo interpretation, and County parcel/air photo map interpretation.

The consultant used geographic analysis software to place each SPASD resident student enrolled in the 2023-2024 school year within one of the 75 neighborhoods to the extent possible. The consultant was able to successfully place 99% of resident SPASD students within one of the 75 neighborhoods.

Finally, using the above data, the consultant estimated October 2023 student-per-housing unit ratios for each neighborhood within each of the following grade groupings: 5K-5, 6-8, and 9-12. Because most 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 4K enrollment) were not calculated.



Sun Prairie Area School District Community Growth & Projections Report

STEP 3 – ANALYZE DEMOGRAPHIC DATA AND HOUSING CHARACTERISTICS FOR EACH NEIGHBORHOOD

The consultant reviewed and analyzed demographic data for each neighborhood (or overlapping geographic area), including data from the U.S. Census Bureau, Dane County, and the Wisconsin Department of Health Services. This analysis included demographic data on race and ethnicity, gender, births, median age, and sex. This analysis also included housing characteristics such as the percentage of renters, owners, and type of housing unit (e.g., single-family, two-family, multiple-family) in the neighborhood, median age of the housing in the neighborhood, and existing home sales. This allowed the consultant to compare demographics and housing characteristics to student generation ratios in each neighborhood, resulting in a model outlining the demographic and housing criteria most closely correlated to student-per-housing unit ratios. This model was used to project student-per-housing unit ratios listed below in Step 7 with the results detailed in Appendix C.

STEP 4 - 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 75 neighborhoods. Already-platted yet unbuilt lots in each neighborhood were identified, and municipal staging plans were analyzed, 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 evolving housing market dynamics and future development patterns in the SPASD. See Section VI and Appendix B of this Report for more details.

STEP 5 - COMPLETE HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 75 different neighborhoods for five periods: October 2023 to September 2025, 2026-2027, 2028-2030, 2031-2035, and 2036-2040. These were added to October 2023 housing unit estimates to arrive at total projected 2025, 2027, 2030, 2035, and 2040 housing units by neighborhood. These housing unit projections tracked projected development of new major neighborhoods in the area,



**Sun Prairie Area School District
Community Growth & Projections Report**

redevelopment of certain areas, and independently accounted for both single-family, multiple-family, and other residential developments. The Appendix B table includes a column with factors expected to influence new housing unit construction in each neighborhood. The consultant shared housing unit projections with City of Sun Prairie and City of Madison planning staff, who provided review and comment that resulted in refinements.

STEP 6 - ANALYZE FACTORS TO DETERMINE SPASD STUDENT-PER-HOUSING UNIT RATIOS

As part of this Report, the consultant and SPASD conducted a survey of households that have bought new single-family homes in the SPASD, based on 2020, 2021, and 2022 new single-family home permit records from the City of Sun Prairie, City of Madison, and Town of Bristol. The primary intent of the survey was to better understand how new single-family homes are generating students in the SPASD. Survey results suggested an average of 0.55 SPASD 5K-12 students for every recently built single-family home in the SPASD, with an additional ratio of 0.61 children aged 0-4 from every recently built single-family home. This large children aged 0-4 ratio is likely indicative of rising births and in-migration of young, Millennial families into the SPASD, and likely indicates future SPASD students. These ratios differed by municipality, with new single-family homes in the Town of Bristol and City of Sun Prairie generating more SPASD grade 5K-12 students and new single-family homes in the City of Madison generating fewer SPASD grade 5K-12 students.

FIGURE A-1: NEW SINGLE-FAMILY STUDENT-PER-HOUSING UNIT RATIOS BY MUNICIPALITY

Geographic Area	New Homeowner Survey Student-per-Housing Unit Ratio (5K-12)	New Homeowner Survey Infant/Toddler-per-Housing Unit Ratio (Aged 0-4)	Consultant Neighborhood Analysis Student-per-Housing Unit Ratio (5K-12)
C Sun Prairie	0.59	0.62	0.82
C Madison	0.09	0.73	0.25
T Bristol	0.82	0.45	0.47
SPASD	0.55	0.61	0.65

Source: MDROffers Consulting



Sun Prairie Area School District Community Growth & Projections Report

The consultant performed a separate analysis of student-per-housing unit ratios in newer single-family home neighborhoods using October 2023 housing unit estimates and 2023 student address data. This analysis showed a student generation ratio of 0.65 SPASD 5K-12 students-per-housing unit in newer single-family home neighborhoods in the SPASD—slightly higher than the 0.55 ratio reported in the new homeowner survey. The consultant’s separate analysis showed higher student-per-housing unit ratios from new single-family housing in the City of Sun Prairie and Town of Bristol compared to the City of Madison.

Additionally, survey results show that 69 percent of survey respondents moved from outside of the SPASD. This suggests that there is significant in-migration of younger families moving into the SPASD from outside of the SPASD, and these families are bringing with them just as many infants and toddlers (0.61 ratio) as school-aged children (0.55 ratio). About 23 percent of survey respondents moved to the SPASD from the Madison Metropolitan School District (MMSD), 20 percent moved from outside of Wisconsin, 18 percent moved from elsewhere in Dane County outside of the MMSD and SPASD, and 7 percent moved to the SPASD from elsewhere in Wisconsin outside of Dane County.

About 48 percent of survey respondents were aged 30-39 and an additional 9 percent were aged 19-29. That means that just over half of new single-family homes have at least one parent aged 19-39—in other words, families with parents in reproductive ages. Most of these respondents stated they have plans to continue growing their families. This means the SPASD can likely expect recently built single-family homes to continue generating additional students over the next several years.

A significant portion of recently built and projected new housing in the SPASD has been and is expected to take the form of multiple-family housing, such as apartments, townhomes, and condominiums. Therefore, understanding the rate of student generation from multiple-family housing is also critical. On average, existing multiple-family housing generates about 0.15 SPASD students-per-unit. This is higher than the ratio discovered in 2020, which showed existing multiple-family housing in the SPASD generated 0.10 SPASD students-per-unit. This could be indicative of the ongoing housing shortage in the SPASD and Dane County, in which families cannot find or afford single-family or family-friendly housing in the area, so they remain in multiple-family housing.



**Sun Prairie Area School District
Community Growth & Projections Report**

Student-per-housing unit ratios for five unique multiple-family housing developments in the SPASD, provided in Figure A-2, show how student generation ratios differ across the SPASD by unit type, median rent, and age of housing.

FIGURE A-2: STUDENT-PER-HOUSING UNIT RATIOS IN EXISTING MULTIPLE-FAMILY COMPLEXES

Neighbor- hood	Multiple-Family Development	Number of Bedrooms	Housing Units	Student-Per-Housing Unit Ratio			
				5K-5	6-8	9-12	Total
47	Rolling Prairie Apartments	1-3 Beds	84	0.50	0.25	0.27	1.02
50	Eleven41 Main	1-3 Beds	64	0.39	0.13	0.16	0.69
31	The Madison Apartments	1 Bed	156	0.09	0.03	0.02	0.14
42	The Revere Apartments	1-2 Beds	160	0.02	0.01	0.01	0.04
26	The Abbey	1-2 Beds	284	0.01	0.00	0.00	0.01
Totals ¹			4,275	0.07	0.04	0.04	0.15

Sources: MDROffers Consulting; DCIMap.

¹ The figures listed in the “Totals” row are for all of the existing multiple-family housing units in the SPASD, including but not limited to the five examples.

The biggest factor in student generation from existing multiple-family housing appears to be number of bedrooms, with apartment complexes with mostly 2-and 3-bedroom units generating more students than those offering mostly 1- and 2-bedroom units. Another important factor appears to be median rent, with apartment complexes with a lower monthly rent generating more students than apartment complexes with a higher monthly rent. Newer multiple-family units tend to generate fewer students than older multiple-family units, as most newer apartment buildings tend to be marketed towards young professionals, young Millennials, Generation Z, and other childless families. These new multiple-family developments tend to have amenities such as gyms and pools instead of playgrounds. Therefore, the consultant generally used the lower ratio of 0.05 for new multiple-family housing in these projections, with the understanding that newer multiple-family housing will generate fewer students than older, established multiple-family housing.

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



Sun Prairie Area School District Community Growth & Projections Report

21,772 housing units in the SPASD in October 2023. The consultant projects 13,339 new housing units between October 2023 and 2040. This means that about 61 percent of the housing units projected to be on the ground in 2040 are already built.

STEP 7 - PROJECT SPASD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of SPASD students-per-housing unit by neighborhood for 2025, 2027, 2030, 2035, and 2040 within each of the 5K-5, 6-8, 9-12 grade groups. These projections were based on analysis of actual student-per-housing unit ratios trends from 2011, 2015, 2017, 2018, 2020, and 2023; projected demographic shifts in the region, community, and each neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; changes in student generation in each neighborhood; acquired data of student ratios from new housing in Sun Prairie and beyond; recent trends and projections for birth rates and age 0-4 population; and the anticipated progression of student cohorts through the SPASD grade groups.

The consultant projected that housing units in several neighborhoods in the SPASD will have fewer students-per-housing unit, particularly in neighborhoods built before the 1980s or built in the late 2000s and into the 2010s, low numbers of recently sold homes, smaller percentages of women of reproductive age (25-44), and neighborhoods located further from existing schools, parks, and other “family” amenities. These neighborhoods will experience decreasing numbers of students as fewer new students are generated from births (given an older median age) or from new families (given lower numbers of recent home sales).

The consultant did, however, project stable or increasing student-per-housing unit ratios in some neighborhoods. Such neighborhoods were mostly built in the 1990s to 2000s, and are expected to witness turnover to new, younger families through the 2020s and 2030s. These neighborhoods also may have significant recent home sale activity, larger percentages of women of reproductive age (25-44), proximity to existing schools, parks, and other “family” amenities, and demographics that indicate potential for new students. Some of these neighborhoods will experience increasing numbers of students as new students are generated from births (given a younger median age) or from new families (given large numbers of recent home sales), or a combination of both births and new families. See Appendix C and Map 7 for further information about projected SPASD students-per-housing unit change by neighborhood.



Sun Prairie Area School District Community Growth & Projections Report

STEP 8 - 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 for each grade group in the years 2025, 2027, 2030, 2035, and 2040. The result was SPASD resident student enrollment projections by grade group for each of the 75 neighborhoods, for the 2025-26, 2027-28, 2030-31, 2035-36, and 2040-41 school years.

The 2023 student-per-housing unit ratios for each neighborhood exclude those students residing in the SPASD, but not attending SPASD schools. These include students who open-enroll-out to other school districts, attend private schools, or are home-schooled. The consultant’s 2025-26, 2027-28, 2030-31, 2035-36, and 2040-41 enrollment projections assume increasing numbers of resident students attending area private schools through 2040, including at a new private Catholic high school (Chesterton Academy) which is projected to open in 2024 in the City of Sun Prairie. Therefore, the consultant reduced its resident enrollment projections by about 140 grade 5K-12 students from what it otherwise would have projected, with the assumption that these students would attend area private schools instead. The consultant assumed that open-enrollment-out and home schooling of SPASD resident students would remain at rates similar to October 2023.

In June 2023, Governor Evers increased funding for State private choice and independent charter schools, but public school funding was similarly increased. This suggests that both public and private schools will be able to implement upgrades and improvements to serve current and future students. This assumption could end up being incorrect if there is additional political or law change at state and national levels related to public school funding, open enrollment, school choice, and vouchers. The SPASD could also affect this assumption based on programming, school improvement, and other actions it may take over the next several years. This assumption will also be affected by choices of other schools and districts, including capacity issues that may emerge or be resolved there through increasing enrollment or new school construction or expansion.



**Sun Prairie Area School District
Community Growth & Projections Report**

STEP 9 - ASSIGN PROJECTED RESIDENT STUDENTS TO SPASD SCHOOLS AND PROGRAMS

Using the projections by grade group and neighborhood from Step 8, the consultant assigned projected resident students to each school and program in the SPASD. This included:

- a) Assuming that similar numbers of resident students from each school attendance area would attend Sun Prairie Virtual School as during the 2023-24 academic year, thereby reducing those students from other SPASD schools.
- b) Assuming that the projected 86 Prairie Phoenix Academy resident students would be split equally between the East High and West High attendance areas, thereby reducing the projections for each comprehensive high school during each projection period by 43 resident students.

STEP 10 - ENHANCE PROJECTIONS TO INCLUDE OPEN-ENROLLED IN STUDENTS

The results from Step 9 provided projected SPASD resident enrollment for each school and program in the SPASD for 2025, 2027, 2030, 2035 and 2040. The consultant enhanced these projections to include students open-enrolling-in from outside of the SPASD, assuming that a constant number of open-enrolled-in students would attend each SPASD school and program as attended during the 2023-24 academic year.



**Sun Prairie Area School District
Community Growth & Projections Report**

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

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
1	Rural area at SPASD's north edge. Farmland preservation zoning limits new homes to maximum density of one house per 35 acres. No new houses between 2010 and 2020; none expected between 2020 and 2035. Stable student-per-housing unit ratios expected.	11	11	11	11	11	11
2	Rural area planned by Town of Bristol for Agricultural Preservation. Largely A-1 Agriculture zoning. Cluster of existing housing at intersection of CTHs N and V. The consultant projects 10 new homes spread across the projection periods, and steady to slightly declining student-per-housing unit ratios.	149	150	152	153	156	159
3	Winfield Estates (1990s), Lehmann's Addition (1990s), Norway Road Estates (2000s), Parker's Pass (2010s), Burnson's Ridge (2010s, 1 vacant lot), and Castleton Meadow (2020s). Most of neighborhood 3 is a "Town growth area" by agreement between Bristol and the City of Sun Prairie. The Town plan identifies 300+ unplatted acres as "prime growth area" for single-family residential use at 1 unit per acre, plus 450+ undeveloped acres northwest of Happy Valley/N intersection planned for "long-term" growth. Castleton Meadow began developing in 2022 with 14 lots, and has 3 homes under construction and 6 remaining vacant lots. The consultant projects remaining homes to be built by 2025. The consultant projects continued housing development, with around 10 new housing units per year through 2040. This housing unit growth plus turnover of existing homes should serve to sustain student-per-housing unit ratios over the projection period.	379	398	418	448	498	548
4	Rural area largely planned for Agricultural Preservation and in A-1 zoning in Bristol. Neighborhood 4 is identified as a Community Separation Area in the Sun Prairie-Bristol intergovernmental agreement. Bristol's plan has a Low Density Business area planned near USH 151/VV interchange, with perhaps 25 undeveloped acres planned for single-family housing to its west. Consultant projects 2-4 new homes every projection period, and decreasing student-per-housing unit ratios due to current large number of high school students in this neighborhood.	102	103	105	107	111	115
5	Location of Sun Prairie Business Park. In the Sun Prairie-Bristol intergovernmental agreement, most of neighborhood 5 is identified as a Business Park Joint Planning Area, where expansion is intended for businesses, residential development is prohibited, and land divisions and annexations require mutual approval from both Town and City. Beyond the existing Business Park, the neighborhood is rural with limited existing housing. The 2019 Sun Prairie Comprehensive Plan identifies lands south of Egge Road as a logical expansion area for the existing business park. Remaining lands are identified by Sun Prairie as Urban Reserve, indicating possible future City growth but not before 2040. The consultant projects small divisions, with a couple new housing units per projection period, mostly east of Willburn Road. Stable student-per-housing unit ratios expected.	15	16	17	18	20	22
6	Brooks Ridge, Prairie View Heights, Sunset Ridge (1990s). Neighborhood 6 is a largely developed residential area planned by Bristol (and agreed by Sun Prairie) for single-family residential use at 1 unit per acre. Bristol identifies the undeveloped 45 acre (Schulenburg) tract at the northwest corner of Egge and N for short-term development, but property owner has yet to express interest in development. Consultant projects development of Schulenburg lands around 2027, resulting in ~40 new single-family residences by 2035. After, neighborhood 6 should be built out. Student-per-housing ratios over the past 5 years indicate neighborhood recently turned over to new families, which is further evidenced by large percentage of homes sold over the past five years. Therefore, the consultant projects slightly increasing student-per-housing unit ratios in this neighborhood through 2040.	289	289	299	319	329	329
7	Henson plat (1970s), Hilton Estates, Northwynde, Homestead Estates (1990s). Neighborhood is built out. Turnover to new homeowners is expected given subdivision age and large percentage of homes recently sold, which will slightly increase ratios, especially in the 2030s.	163	163	163	163	163	163



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
8	Grandview Park (1970s), Scottish Highlands (1990s), Brookes Estates (2000s), Bristol Gardens (2010s), Wellington Trace (2010/20s), Happy Valley Addition (2010/20s), Sun Prairie Golf Course. Wellington Trace has 1 home built but not yet occupied, 4 homes under construction, and 8 remaining vacant lots, which the consultant expects will all be built out by 2025. Happy Valley has 12 vacant lots remaining, which the consultant expects will be built out by 2027, resulting in neighborhood 8 becoming built out. Student-per-housing unit ratios 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. Home sales data from the Wisconsin Department of Revenue suggests that ~29% of single-family homes in neighborhood 8 changed owners between 2018 and 2022. This, combined with continued new housing, has maintained high student-per-housing unit ratios at all grade levels. The consultant projects that ratios will remain stable.	293	311	318	318	318	318
9	The Reserve (2020s). The Reserve is a 313-lot single-family residential subdivision. The Reserve spans neighborhoods 9 and 10, with Broadway Drive as the dividing line. Neighborhood 9 includes later phases of The Reserve, with 134 total lots, where the consultant expects the first homes to be occupied just before 2030. The consultant projects a construction pace of ~15 units per year until build out occurs before 2040. Beyond The Reserve, there are ~160 undeveloped acres in neighborhood 9, planned by the City for single-family and lower-density multiple-family housing. However, a small area in the neighborhood's southeast corner along Bird Street is planned for higher-density multiple-family housing. With the Heyday development to the east in neighborhood 58, the consultant believes that more of the neighborhood along N Bird St could support higher density multiple-family housing. These 160 acres are not yet in the Urban Service Area but are indicated as a Stage 1 development area on the City's Neighborhood Phasing Plan. This area has relatively flat land and is not as affected by Token Creek and its tributaries as other northern areas in the City of Sun Prairie, making this area relatively easy to develop. ~100 acres (Siedschlag) immediately west of N Bird St is the most likely to develop over the next decade. The consultant anticipates development beginning around 2030, with a mixture of housing units, but with multiple-family concentrated along N Bird Street and single-family further west of N Bird Street. The consultant projects 50 single-family, 30 duplex, and 60 multiple-family units between 2030 and 2035, and another 50 single-family, 30 duplex, and 60 multiple-family units between 2035 and 2040. Additional single-family housing is anticipated after 2040 on Siedschlag lands and other lands to the west (Rauls). Overall, there is room for 250+ more single-family homes in neighborhood 9 before build out.	-	-	-	15	230	414
10	Location of Token Springs Elementary. The Reserve (2020s). The Reserve (313 lots) spans neighborhoods 9 and 10, with Broadway Drive as the dividing line. As of October 2023, most of the first phase of the Reserve is built out, except for two homes built but not yet occupied, two homes under construction, and 1 remaining vacant lot. In an additional phase of The Reserve, which opened in 2022, there are 3 homes built not yet occupied, 7 homes under construction and 26 vacant lots remaining. An additional 49 vacant unimproved single-family lots exist in future phases in neighborhood 10. The consultant projects a pace of ~15 homes per year until build out in the neighborhood 10 portion of The Reserve by 2030. West of The Reserve in neighborhood 10 is Serenity Estates at Token Creek, which began developing in 2023. As of October 2023, there is one home built and occupied, 9 homes under construction, and 30 vacant lots remaining. The consultant projects build out by 2027. North of The Reserve, but still in neighborhood 10, are ~40 undeveloped acres along Egge Road, which have recently received developer interest. The City plans these lands for Neighborhood Residential use with potential for High-Intensity Residential use. However, given the single-family nature of surrounding areas, including Bristol neighborhoods north of Egge, the consultant anticipates only single-family housing here. The consultant projects development to begin in the late 2020s, with 20 homes here between 2027 and 2030, 60 homes between 2030 and 2035, and 20 homes between 2035 and 2040. An additional ~20 acres (Rauls) exist just east of this area. The consultant projects 30 homes here between 2035 and 2040. By 2040, neighborhood 10 will essentially be built out. Neighborhood 10 has one of the highest student-per-housing unit ratios in the SPASD at 1.11, favoring grades 5K-5 and 6-8. The consultant projects continued high ratios as new units are built and current students age through the school system, with ratios decreasing particularly in the 2030s as current students age out of the school system.	63	114	162	212	272	322



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
11	Migration Path (2000s-2010s). Migration Path has 1 home under construction and 1 vacant lot remaining, which the consultant expects will be built by 2025. Windsor's plan advises Conservation Residential use over ~30 acres east of Migration Path--perhaps 25 additional homes--which the consultant anticipates between 2030 and 2040. The consultant projects slightly decreasing to stable student-per-housing unit ratios.	29	31	31	31	41	56
12	Shonas Highlands (1990s, 2000s). Neighborhood largely built out. No redevelopment expected through 2040 at least. Recent home turnover in Shonas Highlights has kept student-per-housing unit ratios stable at all grade levels. The consultant anticipates slightly increasing to stable ratios as homes continue to turnover in the neighborhood, which is located very close to Token Creek Elementary School.	272	272	272	272	272	272
13	Hickory Grove 1st Addition (1990s), Ridge Crest (2000s). Neighborhood is built out. 37% of homes were sold in the neighborhood over the past 5 years, along with an increase in grade 5K-5 students, suggesting turnover to new families with younger children. The consultant anticipates slightly increasing student-per-housing unit ratios as homes continue to turnover very near Token Creek Elementary School.	177	177	177	177	177	177
14	Westwynde (1980s), Hickory Grove (1980s). Neighborhood is built out. Consultant expects stable student ratios.	140	140	140	140	140	140
15	Westwynde II (1980s), Gateway (1980s). 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 ratios, at least through early 2020s.	623	623	623	623	623	623
16	Location of Royal Oaks Elementary. Royal Oaks (1960s-1980s). Neighborhood is built out, however the eastern triangle area, bound by Highway 151, Windsor Road, and Broadway Drive is a potential area for redevelopment. The City recently received developer interest for a vacant 4.4-acre parcel near the Windsor Road/151 interchange for 100 multiple-family units, however the project did not move forward given utility extension issues. The consultant anticipates this area will develop with 80 multiple-family units between 2030 and 2035. Age and affordability of housing plus schools within and very near neighborhood is expected to yield steady student-per-housing unit ratios across different grade levels.	658	658	658	658	738	738
17	West Prairie Village (2010s), Springs of Sun Prairie (2010s, 228 units). The West Prairie Village GDP entitles 660 multiple-family units along both sides of Main Street, split between neighborhoods 17 and 18. This includes a 172-unit building, which is under construction as of October 2023 southwest of the W Main St and S Thompson Dr intersection. Also included in the West Prairie Village GDP is a 6.4-acre site south of W Main St and west of S Mallard Dr, which the consultant anticipates will develop mixed-use with commercial and residential uses. The consultant projects 200 multiple-family units here between 2035 and 2040. Lastly, outside of the West Prairie Village GDP, but still in neighborhood 17 south of Brooks Drive, a 352-unit multiple-family project was proposed in late 2022 by the same developer as the previously mentioned 172-unit building. The consultant projects a smaller project approved, with 150 multiple-family units built between 2027 and 2030, given that more of this area will develop with commercial and non-residential uses. Neighborhood 17 will essentially be built out by 2040. The consultant projects enrollment growth, due to sheer number of new housing units, though student-per-housing unit ratios are expected to remain low and stable due to preponderance of multiple-family housing.	236	408	408	558	558	758



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
18	West Prairie Village 1st and 2nd Additions (2010s) with two homes under construction and 1 vacant lot remaining. There are lots remaining for an additional 34 duplex units along a planned extension of Pintail Place. However, due to expanded wetlands, this area may be re-plated for smaller-scale multiple-family, like townhomes or quadplexes. However, the number of units will likely remain similar. The consultant expects half of these units to be built and occupied between 2025 and 2027 with the other half between 2027 and 2030. As of October 2023, the first building of Colorado Commons is under construction south of Colorado Avenue, with 108 units (mostly 1- and 2-bedrooms) of the total 284 units planned in Colorado Commons. This is outside the area planned for high intensity residential development in the West Prairie Village GDP. The consultant projects two buildings totaling 160 units by 2025 with remaining 124 units by 2027. There remain ~17 vacant acres in neighborhood 18 planned for Neighborhood Mixed-Use. The consultant projects 80 multiple-family units between 2027 and 2030, 80 between 2030 and 2035, and 120 between 2035 and 2040. This completes the total 660 units entitled in the West Prairie Village GDP. Lastly, an indoor storage unit building is under construction near the N Wildwood St and W Main St intersection, in an area the consultant previously projected for additional multiple-family housing. Neighborhood 18 will essentially be built out by 2040. As of 2023, neighborhood 18 has one of the highest ratios in the SPASD. Significant projected multiple-family housing development will result in decreasing student-per-housing unit ratios. However, the immediate proximity of schools at all levels should make neighborhood 18 attractive to families.	104	267	408	505	585	705
19	Location of Prairie View Middle School. West Prairie Village (2000s/2010s). Irongate Apartments (2013, 204 units.) Neighborhood is essentially built out for residential uses; West Prairie Village expansion areas are instead in neighborhood 18. Vacant lots along Windsor Road are planned for future non-residential uses. Neighborhood experienced significant home sales in the mid-2010s, which has resulted in a large elementary class sizes in the early 2020s. Student-per-housing unit ratios are projected to increase given recent turnover and very close location of schools at all grade levels.	347	347	347	347	347	347
20	West edges of Gateway, Westwynde (1980s). QBE takes up the majority of the neighborhood. No additional residential development anticipated. However, ~65 acres are currently owned by QBE but are in agricultural use. The District should remain aware of QBE's plans for this land, as the area could support 200+ single- and two-family housing units, if it were to be developed. The consultant does not anticipate this occurring before 2040. Student-per-housing unit ratios expected to slightly decrease through the 2020s, but increase in the 2030s as neighborhood turns over to new families.	156	156	156	156	156	156
21	Foxmoor Hills (1970s-1990s), Gerhke's Knoll (2000s), Charlotte's Walk (2000s-2010s). Neighborhood 21 is built out. Student-per-housing unit ratios are expected to slightly decrease due to large high school class sizes in the neighborhood, then stabilize in the 2030s.	225	225	225	225	225	225
22	Location of Horizon Elementary. Wyndham Hills (1990s), Weybridge (2000s), Weybridge Condominiums (2022). Neighborhood is entirely built out. Student-per-housing unit ratios expected to slightly decrease over the 2020s due to large high school class sizes, but median housing age suggest neighborhood will turn over beginning in the late 2020s and into the 2030s, increasing ratios in that decade. Overall, ratios expected to remain stable.	1,157	1,157	1,157	1,157	1,157	1,157



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
23	Providence (2000s-2020s). Providence has four homes under construction, 22 vacant single-family lots with infrastructure, and 18 unimproved vacant single-family lots. The consultant expects all homes to be built and occupied by 2030, given recent pace of ~7 homes per year. ~180 acres north of Providence are in single ownership and will develop in City of Sun Prairie by intergovernmental agreement. In 2022, the landowner (Bostad) of this area entertained potential offers to sell their land, but ended up pausing the sale of their land. At built out, this area could provide 400+ single-family homes and several hundred multiple-family housing units. The consultant projects this land to be sold within the next couple of years, with development beginning around 2027 and continuing through the 2030s, with a mixture of housing types. The consultant projects 30 single-family homes and 100 multiple-family units from 2027 to 2030, 75 single-family homes, 40 duplex units, and 100 multiple-family units from 2030 to 2035, and 75 single-family, 40 townhome units, and 100 multiple-family units from 2035 to 2040. After 2040, ~100 acres still exist in the neighborhood for more single-family and multiple-family housing. Steady students-per-housing unit projected with continued infusion of new units.	396	414	428	570	785	1,000
24	Rattman Heights (1970s-1990s), Sherwood Heights (1970s). Older rural, built out subdivisions in the Town of Burke. However, neighborhood is projected to be annexed into the City of Sun Prairie by 2036 due to future dissolution of the Town. A 9-acre vacant farmstead site at Rattman/Hoepker intersection is all that remains for development opportunities in neighborhood 24. The consultant projects development between 2035 and 2040, when the land is annexed into the City of Sun Prairie, with 30 single-family homes. A large number of homes were sold over the past five years, which, along with increasing elementary school enrollment suggests the neighborhood is turning over to new families. Slightly increasing ratios expected through 2040.	130	130	130	130	130	160
25	Location of Meadow View Elementary School and West High School. Ironwood Estates (2010s), Western Sunset Estates (2010s-2020s, 7 vacant lots), and Fox Point North (2020s). As of October 2023, Fox Point North has 3 homes built but not yet occupied, 3 homes under construction, and 5 vacant single-family homes. The consultant projects build out of remaining lots in Western Sunset Estates and Fox Point North by 2025. In 2021, a 5.3-acre lot along W Main Street received a proposal for developing 200 units of multiple-family housing, but this proposal did not engender community support. The consultant projects a smaller multiple-family development on this site of 30 townhome units and 80 multiple-family units between 2027 and 2030. The neighborhood will then be built out. Neighborhood has very large 4K and 5K-5 class sizes, suggesting increasing ratios as students age.	275	293	293	403	403	403
26	Golden Meadows and Fox Point (2000s-2010s, 3 vacant single family lots), The Abbey (2018, 284 units). As of October 2023, The Preserve Apartments has one 64-unit building built and occupied with another 88-unit building currently under construction. The consultant projects remaining 3 vacant single-family lots and 88-unit apartment building to be built and occupied by 2025. In late 2023, a vacant site planned for commercial use in Prairie Lakes received a proposal for 105 multiple-family units. The consultant anticipates a smaller development of 90 units built between 2025 and 2027. 3 additional vacant lots exist in this neighborhood and are planned for commercial development, however the consultant anticipates multiple-family on one of these vacant lots with 80 units between 2027 and 2030. Newer single family homes are projected to continue to produce students at current rates, with student-per-housing unit ratios tapering as students age through the school system. New multiple family units in neighborhood 26 are projected to produce few students. Overall, increasing student-per-housing unit ratios due to recently built single-family homes.	649	740	830	910	910	910
27	Parkway Village (2000s). Northern part of American Center plat. Open lands in neighborhood 27 are owned by the City of Madison and intended to be a regional park and provide a buffer between the Cities of Madison and Sun Prairie by intergovernmental agreement. It is conceivable that some of this land could be sold by the City of Madison for future development, but the consultant does not foresee this occurring over the projection period. The consultant advises the SPASD to monitor potential future changes in this neighborhood. Student-per-housing unit ratios are fairly low for a single-family neighborhood, however 35% of homes were sold over the past 5 years. Consultant projects slightly increasing student-per-housing unit ratios as neighborhood turns over to new families.	140	140	140	140	140	140



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
28	Northeastern part of American Center. Prairie Ridge Oakwood Village (senior and assisted living), Poplar Creek Condominiums, Barrington Apartments (2000s), 22 Slate, 50Twenty (2010s), Elevate Apartments (2020s). As of October 2023, Eastpark Apartments with 306 units are under construction, with these planning to open in summer of 2023. There is vacant land within the Poplar Creek Condominium plat, and the consultant projects 24 additional units here between 2027 and 2030. Adjacent to the Poplar Creek Condominiums are 13 developable acres identified in the City of Madison Rattman Neighborhood Plan for Housing Mix 3, which would allow 20 to 40 units per acre. The consultant projects a multiple-family development of ~300 multiple-family units here between 2030 and 2035. Once built, there will be no remaining developable land planned for residential use in neighborhood 28. However, depending on market conditions, parking lots and other underutilized areas in this neighborhood could redevelop with future multiple-family housing after 2040. The consultant projects continued low student-per-housing unit ratios given the preponderance of 2 bedroom and fewer units and higher rents.	1,344	1,650	1,650	1,674	1,974	1,974
29	Ambassador Condominiums, Morgan mixed use plat in Madison, St. Mary's commercial plat in Sun Prairie, Madison Prairie landfill site. Northern part of neighborhood 29 is within the City of Sun Prairie, and planned for commercial development. On Felland Drive in the southern Madison part, a 17-unit multiple-family development is under construction and expected to be built and occupied by 2025. Another 33-unit multiple-family project is projected to be built and occupied by 2025. Future residential developments in neighborhood 29 are unlikely given current landfill use. Very low student counts are expected to continue.	67	117	117	117	117	117
30	No existing residential subdivisions. Southern part of American Center development. Currently, neighborhood 30 is developed with office/commercial uses. In January 2023, Cascade Apartments was approved with 907 units, spread across nine buildings and across two phases. The consultant projects three buildings to be built and occupied by 2025, another three by 2027 and the final three by 2030. After, neighborhood 30 will be built out. However, depending on market conditions, parking lots and other underutilized areas in this neighborhood could redevelop with future multiple-family housing after 2040. Student-per-housing unit expectations expected to remain low given mostly multiple-family housing in neighborhood.	-	302	604	907	907	907
31	Includes Cross Hill Heights Apartments (2018, 190 units). The High Crossing commercial area is densely developed, but lands to its east are beyond a ridge and therefore must be served by sewer from southeast. Neighborhood 31 is covered by the City of Madison's Nelson Neighborhood Development Plan (NDP), updated in 2019. Undeveloped lands are planned for mixture of residential development types, but mostly multiple-family. The vacant Eastgate Cinema site recently received a proposal for apartment redevelopment; however, the consultant does not anticipate housing here due to proximity to Interstate 39/90/94 and Highway 151. This area will develop with non-residential uses. The consultant projects development commencing west of Felland Road in the latter half of the 2020s. The consultant projects 100 multiple-family units between 2027 and 2030, 150 between 2030 and 2035, and 150 multiple-family and 50 townhome units between 2035 and 2040. Single-family development in neighborhood 31 is projected to begin around 2035 immediately west of Felland Road, as neighborhood 33 (Autumn Lake) to the south is built out, with a pace of ~10 single-family homes per year, with development of both single-family and multiple-family housing extending into the 2040s. The consultant does not anticipate lands east of Felland Road in neighborhood 31 developing until after 2040. Recent enrollment numbers for neighborhood 31 suggest about 0.07 5K-12 students per multiple-family housing unit, expected to remain stable through 2040.	524	524	524	624	774	1,024



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
32	West of the Interstate, in the East Towne Mall area, which includes no existing housing. In 2022, the City of Madison created the Greater East Towne Area plan. Within SPASD portions of this planning area, the Plan shows a few areas planned for future mixed-use and multiple-family housing. East of East Springs Drive is Signature Pointe Apartments, approved in 2022 for 463 multiple-family units spread across five buildings. The consultant projects two buildings to be built and occupied by 2025 with remaining buildings built between 2025 and 2027. Elsewhere west of the Interstate, near the Zeier Road roundabout, the consultant projects another 150 housing units between 2030 and 2035. Lands east of the Interstate are in the City's Nelson Neighborhood Development Plan area. ~22 acres in the southern part of neighborhood 32 east of City View Drive are planned for residential use with densities of 40-70 dwelling units per acre. A concept plan for ~500 multiple-family units for this site was recently reviewed by the City, but there are interrelated topographic, design, and traffic circulation challenges in the proposal. The consultant projects a ~300 unit multiple-family development at this location around 2027 and another 100 units between 2035 and 2040. The consultant projects other lands in the southeastern portion of the neighborhood planned for single-family residential use to begin developing around 2035, in tandem with similar lands north of Burke Road in neighborhood 31, with 12 new single-family homes per year from 2035 to 2040, continuing well into the 2040s. Depending on market conditions, parking lots and other underutilized areas in this neighborhood are likely to redevelop with future multiple-family housing after 2040. In the meantime, student-per-housing unit ratios should remain stable through 2040.	269	469	882	1,032	1,182	1,342
33	The SPASD owns a 6-acre site at the corner of Felland Rd and Autumn Lake Parkway. As of October 2023, the Village at Autumn Lake (2020s) has 15 single-family homes built but not yet occupied, 26 single-family homes under construction, and 13 vacant single-family lots in current improved phases. There are 146 remaining vacant single-family lots in unimproved phases of Autumn Lake in neighborhood 33. In the 2010s, Autumn Lake averaged 29 single-family homes per year. Since 2020, Autumn Lake has averaged 40 single-family homes per year. The consultant projects this pace to continue through 2025, with the pace decreasing to 20-30 homes per year until build out of remaining single-family lots in neighborhood 33 by 2030. Lastly, the consultant projects 40 multiple-family units between 2025 and 2027. After 2030, neighborhood 33 will essentially be built out. Homes in Autumn Lake are selling for ~\$400k or less, making this neighborhood very attractive to first-time homeowners and young families. Student-per-housing unit ratios expected to increase, given significant number of infants and toddlers as reported in the new homeowner survey. However, ratios will remain lower compared to similar neighborhoods in Sun Prairie, due to distance from schools.	561	665	771	801	801	801
34	No existing residential subdivisions. 80-acre quarry exists in the northeast quadrant of the neighborhood, and will remain as such through 2040. Neighborhood 34 is split between the City of Madison's Felland, Northeast, and Reiner Neighborhood planning areas. The western part of the neighborhood is the eastern part of the Village at Autumn Lake development, planned for 154 single-family homes and 16 townhouse units. The consultant projects development of the single-family homes and townhouse units beginning around 2027, as the rest of Autumn Lake in neighborhood 33 builds out, with the portions of Autumn Lake in this neighborhood becoming built out by 2035. Beyond Autumn Lake, the southeastern quadrant of neighborhood 34 is owned by a concrete interest, and will likely remain so through 2040. However, ~60 acres in the northwestern quadrant of neighborhood 34 are planned for a mixture of housing units, with housing densities increasing to the north along Burke Road. A large ridge exists in this area, resulting in only ~45 of the acres being developable. The consultant projects 50 single-family homes, 30 townhomes, and 80 multiple-family units here between 2035 and 2040, with more housing of all types projected after 2040. Student-per-housing unit ratios expected around the 0.35 mark, higher than neighborhood 33 due to mostly single-family housing in this neighborhood, but lower than most single-family Sun Prairie neighborhoods due to distance from schools.	2	2	22	98	172	332



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
35	No existing subdivisions. Madison's Northeast Neighborhood Development Plan identifies neighborhood 35 for future residential development of different densities, with highest densities along Lien Road. The west side of neighborhood 35 was added to the Urban Service Area in 2022. Also in 2022, a developer (Swiderski) proposed residential development on the ~28 acres southwest of the Lien Road and Felland Road intersection. This development proposal includes 17 single-family homes, 81 townhomes, and 135 apartment units. The consultant anticipates development beginning around 2025 and becoming built out by 2027. From 2027 to 2030, the consultant projects 15 single-family homes, 30 townhome units, and 60 multiple-family units. From 2030 to 2035, and again from 2035 to 2040, the consultant projects 75 single-family homes, 20 duplex units, and 100 multiple-family units. About half of the land in neighborhood 35 is projected to be developed by 2040, therefore more housing of all types is projected after 2040. Student-per-housing unit ratios expected around the 0.15-0.20 mark due to mixture of housing types in the neighborhood.	18	18	251	326	501	676
36	Bridal Downs (1990s), Jannah Village (2020s). Jannah Village is approved for 48 single-family, 8 duplex units, and 237 multiple-family units. As of October 2023, there are 5 single-family homes under construction, 43 vacant single-family lots, 4 vacant duplex lots, and 3 vacant multiple-family lots remain in Jannah Village, but all infrastructure has been installed. In 2021, the multiple-family lots were approved for three apartment buildings (41 units, 51 units, 42 units) totaling 134 units, and 103 row homes, all of which will contain 3 bedrooms. The project was originally slated to begin in late 2021, however as of October 2023, the multiple-family lots remain vacant. The consultant expects development to begin later in 2023, with one apartment built and half of the rowhome units by 2025, and the remaining units by 2027. After that, there still remain ~40 acres in neighborhood 36 which are currently planned for future residential use. However, the consultant anticipates most of this land will be changed for future employment or non-residential, given proximity to the Interstate and planned interchange with Milwaukee Street, which the consultant anticipates will be built around 2030. The consultant does anticipate some housing here, with 10 single-family, 20 duplex, and 60 multiple-family units between 2027 and 2035 to act as a transition between future employment/non-residential uses adjacent to the interstate. After 2035, neighborhood 36 will be built out for residential use. Student-per-housing unit ratios expected around the 0.15 mark due to mixture of housing types in the neighborhood.	21	142	311	324	404	404
37	Woods Farm (2010s). Madison's Northeast Neighborhood Development Plan identifies neighborhood 37 for future residential development around mixed-use centers at Reiner/T and Reiner/Lien. All but the extreme northern edge of neighborhood 37 was added to the Urban Service Area in 2010. Municipal sewer and water mains are in Reiner Road to serve neighborhood 37. In total, Woods Farm is expected to include 116 single-family homes, 28 duplex units, and an 80-unit apartment building. As of October 2023, phase 1 is built out with 32 single-family homes and 14 duplexes. However, the 80-unit apartment building has not yet been built. The consultant projects this to be built between 2025 and 2027. The consultant also projects an additional phase coming online in 2025, with remaining 14 two-family homes and 10 single-family homes per year until build out of remaining 84 vacant lots before 2035. South of Woods Farm are ~100 additional acres planned for future residential development. The consultant expects 50 single-family homes, 50 townhome units, and 100 multiple-family units between 2035 and 2040. More housing expected after 2040, especially with completed Milwaukee St interchange. Through 2040, the consultant projects stable student-per-housing unit rates due to infusion of new housing of all types.	55	55	169	214	233	433



**Sun Prairie Area School District
Community Growth & Projections Report**

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		October 2023	2025	2027	2030	2035	2040
38	Eastwood Springs (2020s). Largely mirroring neighborhood 37, Madison's Northeast Neighborhood Development Plan identifies neighborhood 38 for mainly future medium/high-density residential development around mixed-use centers at Reiner/T and Reiner/Lien. In 2021, a final plat was approved for the Walz Farm (titled Eastwood Springs) which includes six lots for future multiple-family housing and one lot for future mixed-use development, northeast of the Reiner/T intersection. The plat also includes future development of 40 single-family lots north of the multiple-family lots, just southeast of Woods Farm in neighborhood 37. As of October 2023, no development has happened yet. The consultant projects the first housing units between 2027 and 2030, with 100 multiple-family units. Housing development is expected to increase after 2030 with projected completed of a new interchange with Milwaukee St. Between 2030 and 2035, the consultant projects 30 single-family homes and 150 multiple-family units. Between 2035 and 2040, the consultant projects 50 single-family homes, 50 townhome units, and 150 multiple-family units. More housing is projected after 2040, with single-family housing in the northern third of neighborhood 38 and multiple-family housing elsewhere. The consultant projects low student-per-housing unit ratios by 2040, around the 0.10-0.15 range.	3	3	3	103	283	533
39	No existing residential subdivisions. A small portion of neighborhood 39 in the southwest was added to the Urban Service Area in the 2010s. While a sewer interceptor is in the neighborhood today, water main would have to be extended east from Reiner Road. This neighborhood could contain a potential interchange with Interstate 94 and Milwaukee Street, which could spur development as soon as it is complete. The consultant projects the interchange will be complete around 2030. Madison's Northeast Neighborhood Development Plan identifies neighborhood 39 for future low/medium density residential development, however a future interchange would likely change future land uses to more commercial, employment, and high-density residential use, particularly near Interstate 94 and County Highway T. The consultant believes that with a Milwaukee Street interchange, this area could look similar as the Grand Avenue corridor area today, and be a regional center for grocery, shopping, and entertainment serving this future area of the City of Madison. The consultant projects 50 single-family homes, 30 townhome/duplex units, and 100 multiple-family units in each projection period from 2030 to 2035 and 2035 to 2040. After 2040, more housing is expected in this neighborhood, most of which is projected to be lower density single-family housing. Lower amounts of housing in neighborhood. Stable student-per-housing unit ratios expected.	36	36	36	36	216	396
40	No existing residential subdivisions. Madison's Northeast Neighborhood Development Plan identifies neighborhood 40 for future medium/high-density residential development around a commercial center at Reiner/Lien and another along Thorson Road in the northeast corner of the neighborhood. As neighborhoods 38 and 39 to the south develop, utilities will expand north to this neighborhood. The consultant projects housing development after 2040 as eastern areas of neighborhood 34 develop and as neighborhoods 37 and 38 become mostly built out.	3	3	3	3	3	3
41	Oak Ridge (1990s), Sunnybrooke Heights (1990s), Burke Conservancy Estates (1990s), Windswept CSM. Neighborhood 41 includes most of the lands within the City of Madison Reiner Neighborhood. The Reiner Neighborhood Development Plan shows most of the area planned for future housing mix 2, with densities of between 8 to 20 units per acre. Northeast of the Nelson Road/Reiner Road intersection is an area planned for denser housing. In northern parts of the neighborhood, a landowner recently came forward with a concept plan for developing their property. However, the concept did not match the Reiner Neighborhood Development Plan, so the landowner is planning to update the plan and come back. Furthermore, the area does not have sewer or water, and extending it to this area would be expensive. The consultant believes that there are easier areas to develop in neighborhoods to the south and west that will provide more than enough land for City of Madison development through 2040, and likely beyond, that this neighborhood will likely be an area for future City development after 2050. Slightly decreasing student-per-housing unit ratios expected, due to small elementary class sizes and distance to SPASD schools.	200	200	200	203	206	206



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
42	Smith's Crossing (2000s/10s/20s), The Revere Apartments (2015, 160 units), Van Buren Place Apartments (2010s, 155 units). As of October 2023, an 108-unit apartment development and a 92-unit apartment development are under construction along Jenny Wren Trail. The consultant expects both to be built and occupied by 2025. In late 2022, the Town Center of Smith's Crossing received approval for 100 multiple-family units. The consultant expects these to be built and occupied between 2025 and 2027. As of October 2023, within neighborhood 42, there remain 72 vacant single-family unimproved lots along Koshkonong Way. The consultant anticipates homes here beginning around 2025 and becoming built out by 2035. Afterwards, neighborhood 42 will then be built out. With all housing units taken together, Smith's Crossing in neighborhood 42 has consistently generated about 0.22 students-per-housing unit, which the consultant anticipates will generally continue through the projection period. The close proximity of the school (now uncrowded) and neighborhood amenities should help support that ratio.	1,014	1,214	1,334	1,364	1,386	1,386
43	Location of Creekside Elementary. Smith's Crossing (2010s/20s), McCoy Addition (2020s), Conservancy Pointe Apartments (2016, 60 units) Van Buren East Apartments (2022, 140 units). As of October 2023, there are 3 single-family homes under construction and 3 vacant improved single-family lots remaining. Additionally, there are 2 built but not yet occupied duplex units, 6 under construction duplex units, and 12 vacant lots for duplex units. Besides the aforementioned, there are 79 vacant unimproved single-family lots and 18 vacant unimproved townhome lots in neighborhood 43. In the 2010s, this neighborhood averaged 20 new single-family and townhome units per year. Since 2020, this average doubled to 40 new single-family and townhome units per year. 74 of the townhouse units, about 3/4 of which are built and 1/4 are under construction, are being marketed as "The Haven at Smith's Crossing", which includes amenities such as lawncare and snow removal. While not age restricted, the consultant believes these units will be desirable to empty-nesters, and that student generation from these units will be low. The consultant projects remaining lots in neighborhood to be built and occupied by 2027. Neighborhood 43 will then be built out. Elementary class sizes are 50% larger than high school class sizes in the neighborhood, suggesting increasing ratios as students age.	448	514	571	571	571	571
44	McCoy Addition of Smith's Crossing (2020s). The eastern part of the McCoy Addition is the only neighborhood of Smith's Crossing assigned to the Westside Elementary School attendance area. As of October 2023, there are 14 single-family homes built but not yet occupied, 2 single-family homes under construction, and 9 vacant improved single-family lots remaining. Additionally, neighborhood 44 includes 56 unimproved single-family lots in future phases of the McCoy Addition. The consultant projects an additional phase coming online late in 2023, with the continuation of about 20 single-family homes per year, resulting in build out of remaining lots shortly before 2027. Furthermore, ~30 acres outside of currently platted lands exist east of the McCoy Addition and west of Clarmar Drive. The consultant projects 100 single-family homes here, with development beginning just before 2027 and build out occurring after 2035. The consultant projects a 0.55 5K-12 students-per-housing unit ratio as this neighborhood develops, similar to other Veridian single-family developments in Sun Prairie.	5	70	92	122	172	182
45	No existing residential subdivisions. Neighborhood 45 includes the northeast edges of the City of Madison's Northeast Neighborhood planning area, but most lands are in the City of Sun Prairie or its influence area. Around the Sun Prairie Wastewater Treatment Plant, City of Sun Prairie plans suggest future industrial development and open space uses. There are also ~40 acres north of Bailey Road planned for Neighborhood Residential use (Stage 2 of the New Neighborhood Development Staging Plan) where the consultant anticipates single-family residential development beginning around 2035, with 30 single-family homes between 2035 and 2040 with more after 2040 as neighborhood 63 to the north builds out. High ratios expected to decrease given large number of high school aged students in the neighborhood.	25	25	25	25	25	55



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
46	Torableau Heights (1990s), Sylver Ridge (1980s), Bomkamp Circle (1990s). This area is located in many different plans by neighboring municipalities and is similarly in the orbit of several different municipalities. South of Bailey Road, the Town of Sun Prairie Plan mostly advises farmland preservation. The City of Sun Prairie Plan identifies the northern part of neighborhood 46 as Urban Reserve (i.e., development after 2040), and notes that this would likely be the location of a future sewer interceptor. The City of Madison Comprehensive Plan identifies much of neighborhood 46 as a peripheral (long-range) planning area. The City of Madison is located immediately west of this neighborhood, and could possibly annex into the southwest corner of this neighborhood near the projected Milwaukee St interchange with Interstate 94, which the consultant projects will be completed around 2030. Also in neighborhood 46, in the late-2010s, the Village of Cottage Grove annexed ~300 acres in the southeast corner of the neighborhood. In 2022, a large Amazon distribution center was approved by the Village on 150 of these acres, totaling 3.4 million square feet. The distribution center is projected to open in 2025 with over 1,500 jobs. The opening of Amazon could have a significant impact on the amount and timing of future development in neighborhood 46, including residential development. However, the future of development, timing, and in which municipality development will occur is unclear but would be more concrete if the four municipalities mentioned above were able to determine a boundary agreement. The consultant projects development through 2040 will be almost entirely non-residential in nature, but this neighborhood could have significant longer-term residential growth. Age of existing subdivisions suggests turnover to new families in the projection period, which should support steady student-per-housing unit ratios.	301	302	303	313	323	326
47	Kronke's Addition (1940s and prior), Raptor Ridge (1990s). Neighborhood 47 is within the City's Tax Incremental District (TID) #11, but no redevelopment is presently anticipated. This neighborhood has had steady student-per-housing unit ratios over the past seven years, which the consultant anticipates will continue through 2040.	275	275	275	275	275	275
48	Prairie Enterprise Second Addition (1980s), Scenic Point (2010). Also includes Sheehan Park. Neighborhood is built out, with no real opportunity for growth or redevelopment. Recent home sales data suggests ~39% of single-family homes have turned over to new families over the past 5 years, which has maintained student-per-housing unit ratios. Ratios are expected to remain stable over projection period.	314	314	314	314	314	314
49	Hunter's Ridge (1990s), Hunter's Trail (1990s), Olympic Village Condominiums (2000s), Prairie Fields (2000s). Neighborhood 49 includes 44 acres of the undeveloped McCoy farm that are not in the McCoy Addition of Smith's Crossing. ~30 of these acres are planned by the City for Employment use, ~7 acres for recreational/open space use, and ~6 acres for Neighborhood Residential use with a High-Intensity Residential Overlay, with expected densities of 20-40 units per acre. However, the consultant anticipates most of this land will develop in residential use instead of employment or commercial use, given the post-pandemic rise in online shopping and decrease in in-person employment and office use. Furthermore, most future retail, commercial, and office development in the District is planned along the Grand Avenue corridor in Sun Prairie or near The American Center in Madison. The consultant anticipates lands here beginning to develop around 2030, after most of the McCoy lands are built out in neighborhoods 43 and 44. The consultant anticipates development of 30 single-family homes, ~20 two-family homes, and ~150 multiple-family units between 2030 and 2035 and 150 multiple-family units between 2035 and 2040, with more likely after 2040. Student-per-housing unit ratios are projected to slightly increase, given turnover of housing built in the 2000s to new families in the 2020s and early 2030s.	513	513	513	513	713	863
50	Pheasant Run (1960s), Prairie Enterprises First Addition (1970s), Sun Prairie Public Library. Neighborhood is built out, but parts are within the City's TID #11 and 2018 Central Main Street Corridor Plan area. In 2020, Eleven41 Main opened with 64 workforce multiple-family units. The Corridor Plan also lists the "triangle site" at the southwest corner of West Main and Bird Street as a Phase 1 redevelopment site. The consultant projects ~60 new multiple-family units on this site by 2027 and another similarly-sized multiple-family development between 2030 and 2035. Consultant projects enrollment totals to remain relatively steady in this neighborhood, given its proximity to schools and other amenities, and its comparably affordable housing.	661	661	721	721	781	781



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
51	Location of Westside Elementary. West View Heights (1950s), Emerald Terrace (1960s), McHenry Apartments (2018). Neighborhood 51 is built out, but parts are within City's TID #11 and 2018 Central Main Street Corridor Plan area. The Landing at 818 Apartments opened in early 2023 at the northwest of the W Main St and N Bird St intersection with 100 senior units. The consultant projects two other redevelopments in neighborhood 51, one between 2027 and 2030 with 50 units and another between 2035 and 2040 of 100 units. Slightly increasing student-per-housing unit ratios expected.	1,003	1,003	1,003	1,053	1,053	1,153
52	Renstone West (1970s), Lenzville (1980s). Neighborhood built out, with redevelopment not expected before 2040. Student-per-housing unit ratios expected to slightly decrease, given smaller elementary class size and moderate number of homes sold.	350	350	350	350	350	350
53	Hickory Oak 2nd and 3rd Addition (1990s), Liberty Square and Liberty Square West Additions (parts west of Pine Street, 2000s-2010s). As of October 2023, there is one home under construction and two vacant lots along Pine Street. The part of the West Addition of Liberty Square in neighborhood 53 has 75 vacant unimproved single-family lots. New construction in Liberty Square--also including neighborhood 54 to the east--has averaged ~6 homes per year since 2020, down from ~12 homes per year in the last half of the 2010s, likely due to dwindling numbers of improved vacant lots. The consultant expects additional home construction in Liberty Square first in the south near existing infrastructure, then north and then west into the West Addition. The consultant projects ~8 homes per year in neighborhood 53, beginning in 2025 until build out, which should occur just before 2035. The consultant expects student-per-housing unit ratios to remain high as the neighborhood builds out and Hickory Oak turns over.	197	200	216	240	275	275
54	East part of Liberty Square and Liberty Square West Addition (2000s-2010s). As of October 2023, there is one home under construction and 11 vacant single-family lots remaining in Liberty Square West. Consultant projects build out by 2025. The consultant projects one additional multiple-family project of 30 units between 2027 and 2030. Low ratios to decrease slightly given large high school class size in neighborhood, then stabilize through the 2030s.	566	578	578	608	608	608
55	Location of CH Bird Elementary. Prairie Homes (1970s), Vandenburg Heights (1970s), Gordon Anderson (2010s). All homes in the Gordon Anderson plat, a small, 11-lot Habitat for Humanity site, are built out as of October 2023. 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 and may be approaching empty-nester status.	300	300	300	300	300	300
56	Stoneridge Estates and Stoneridge Village Condominiums (1980/90s), Stoneridge Commons (2020s). Neighborhood 56 is built out. Student-per-housing unit ratios are projected to be steady, given close proximity to elementary and middle schools.	484	484	484	484	484	484
57	Stonehaven Terrace (1980s), Valley (1960s), Prairie Ridge (1970s), Creek View Crossing (2010s, 2 remaining lots). Aside from those 2 lots, neighborhood 57 is built out with no plans or opportunity for redevelopment. Slightly decreasing student-per-housing unit ratios expected, given smaller elementary class sizes in neighborhood and lower number and percent of homes sold in neighborhood over the past 5 years.	393	395	395	395	395	395



**Sun Prairie Area School District
Community Growth & Projections Report**

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		October 2023	2025	2027	2030	2035	2040
58	Creek View Crossing (2020s), Heyday (2020s). Creekview Crossing contains 21 unimproved single-family lots and 36 multiple-family units, however the developer is restructuring the plan for this area to likely include fewer single-family homes and more multiple-family given the actively developing Heyday Project to the north. The consultant projects 10 single-family homes, 20 duplex units, and 40 multiple-family units between split between the 2025 to 2027 and 2027 to 2030 projection periods. Neighborhood 58 also contains the Heyday Project which was approved in late 2022 for 170 rental townhome units and 12 single-family homes. Most of the rental townhomes are 1- and 2-bedroom units, however there are 14 3-bedroom units. The two target demographics for the Heyday project are young Millennials/Gen Z households and downsizing seniors. As of October 2023, there are 12 units under construction in Heyday. The consultant projects all 170 townhome units and 12 single-family homes by 2025. Neighborhood 58 also includes the undeveloped Chase lands (~120 acres), which by intergovernmental agreement will develop in the City. These are within Stage 1 Neighborhood Residential development area per the City's 2019 Comprehensive Plan, with opportunities for higher density residential housing. However, the land is not in the urban service area and landowners do not seem interested in developing or selling at the moment. The consultant projects single-family, duplex, and townhouse development to commence in 2035 with 60 single-family homes, 20 duplex units, and 100 multiple-family units between 2035 and 2040, with more anticipated after 2040. Projected student-per-housing unit ratios were derived from other, similar mixed residential neighborhoods, and will increase to around 0.15-0.20 as the neighborhood develops.	4	186	221	256	256	436
59	Benz Acres and Benz Plat (1950s), Memorial Heights (1960s). Built out area, not expected to have redevelopment over the projection period. Recent home sales have resulted in housing turnover and higher student-per-housing unit ratios. Consultant projects these ratios will steady through the projection period, be supported by affordable housing and close proximity to elementary and middle schools.	273	273	273	273	273	273
60	Location of Northside Elementary. Original and 1st Addition Valley Subdivision, Kuhlmann Lots, Royal Acres (1950s), and Village View (1950s/60s/70s). Neighborhood is built out. The consultant expects neighborhood to experience slightly decreasing steady student-per-housing unit ratios.	532	532	532	532	532	532
61	Flint's Addition (pre-1900), Strasburg (1940s and prior), Sunset, Crestlawn (1950s). Built out area. Part of neighborhood is within City's TID #11 and the 2018 Central Main Street Corridor Plan. One site recently redeveloped as The Catalyst, which added 148 multiple-family units including some 3-bedroom apartments. In 2022, a 110-unit apartment building was proposed, but did not get approved northwest of the W Main St and S Bristol St intersection. The consultant projects a smaller development of 80 units between 2025 and 2027 and another redevelopment of 60 units between 2030 and 2035. The consultant expects the neighborhood to maintain slightly decreasing student-per-housing unit ratios.	487	487	567	567	627	627
62	Location of Cardinal Heights Middle School and Prairie Phoenix Academy. Original Plat, Cannery Square, Market Street Plaza (2000s). Southwest of the W Main St and S Bristol St intersection, a 92-unit mixed-use apartment building is under construction, which the consultant expects will be built and occupied by 2025. City's Downtown Plan advises additional multiple-family housing and mixed-use development. This was reinforced in the 2020 Sun Prairie Stronger Master Plan, which was prompted by the need to redevelop along Main and Bristol Streets following an explosion in July 2018. Concept plans include a significant residential component, with potential for 200-270 multiple-family units in the northwest part of this neighborhood. These units would contain a mixture of townhouses, rowhouses, and 2-3 story apartment complexes with a range of square footages. The consultant projects 100 additional multiple-family units around 2027, 30 townhome units between 2027 and 2030, and 60 multiple-family units between 2030 and 2035. These projections do not assume relocation of porcelain factory. If this were to occur before 2040, there is potential for additional multiple-family units. The consultant expects the neighborhood to maintain steady student-per-housing unit ratios. Some of the town and rowhouse units could be attractive to families, given proximity to a middle and high school.	516	608	658	738	798	798



**Sun Prairie Area School District
Community Growth & Projections Report**

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		October 2023	2025	2027	2030	2035	2040
63	Location of Sun Prairie East High School. Also includes Angell Park and Marshview Drive Industrial Park in northwest corner, but no existing residential subdivisions. The interceptor sewer to Meadow Crossing crosses lands south of the High School. The SPASD owns 40 acres immediately south of East High School, which was originally planned for a future expansion to the high school. Now, the District plans to use this land for outdoor gardens, classrooms, and agricultural land. The 2019 City Plan indicates ~90 developable acres south of SPASD lands which are planned for Neighborhood Residential use and could include a mix of single-family and multiple-family housing with 8 units or fewer per building. However, ~15 of these acres along County Highway N are enabled for High-Intensity Residential use. Utilities already exist in this area. With significant employment development, featuring the large Amazon facility, located a few miles to the south in Cottage Grove, the consultant thinks this area may develop a bit sooner than anticipated in previous projections. The consultant projects multiple-family development close to County Highway N, with 80 multiple-family units between 2025 and 2027 and another 120 between 2027 and 2030. The consultant also projects single-family development further west of County Highway N, with 10 single-family homes between 2025 and 2027, 30 between 2027 and 2030, and 50 in both remaining projection periods with more single-family homes projected after 2040. The consultant projects student-per-housing unit ratios slightly lower than neighborhood 64 today, or about 0.20 5K-12 students-per-unit.	7	7	97	247	427	477
64	Glacier Crossing (1990s), Uplands (2000), Meadow Crossing (2010s). As of October 2023, Meadow Crossing is built out with no vacant single-family lots. The consultant expects replatting of lots along Vernig Road, just north of the Meadow Crossing plat, to result in 20 single-family lots between 2025 and 2030. Future planned 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, with ~73 acres planned for Neighborhood Residential, ~13 of which are additionally enabled for High-Intensity Residential use. Along either side of Highway N, the City plans lands for Neighborhood Mixed Use, which would allow for additional multiple-family housing and commercial uses. In total, the consultant projects ~200 single-family homes, ~60 duplex and/or townhouse units, and ~150 multiple-family units at build out, with construction beginning around 2027, shortly after the large Amazon facility is in operation to the south in neighborhood 46) and finishing around 2040. Turnover in older parts of neighborhood 64 is underway, resulting in slightly increasing student-per-housing unit ratios.	669	669	679	764	1,044	1,099
65	Original Plat, Assessor's Plat, Hill Crest Park. City's Downtown Plan advises additional multiple-family housing and mixed-use development, although neighborhood 65 is largely built out with few opportunities for redevelopment. Stable student-per-housing unit ratios expected.	108	108	108	108	108	108
66	Location of Eastside Elementary and Patrick Marsh Middle School. Schey, Sunrise, Woodview Estates, Carriage Hill (1950s), Williamsburg (1970s), Carriage Hill Estates (1980s). At its north end, neighborhood 66 is largely undevelopable given Patrick Marsh. In the south, the neighborhood is built out with single-family homes. The consultant does not expect any additional housing in this neighborhood through 2040. Neighborhood is experiencing turnover, and presence of schools in neighborhood will retain attraction for new students. The consultant projects that student-per-housing unit ratios will decline slightly then stabilize over the projection period as the last 2nd generation turnover concludes. Neighborhood ought to remain an attractive choice for families with students given school proximity and housing affordability.	472	472	472	472	472	472
67	Carriage Hill (1960s), Carriage Hill Estates (1980s), Cardinal Crest (1990s), Gardens at Willow Brook, Estates at Patrick Marsh (2000s). Neighborhood 67 is built out, except for a vacant 4.2 acre site just north of E Main Street. This site has recently received developer interest, with concept plans for ~150-200 units proposed. The consultant projects approval of development of 150 multiple-family units between 2027 and 2030. Neighborhood is experiencing turnover that consultant projects will continue over the projection period given different subdivision ages and close proximity of schools at all levels.	397	397	397	547	547	547



**Sun Prairie Area School District
Community Growth & Projections Report**

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		October 2023	2025	2027	2030	2035	2040
68	Blooming Meadows (1990s), Town Hall Crossing (2020s). Town Hall Crossing, which will include 119 single-family homes, is being developed by Habitat for Humanity. As of October 2023, there are three homes occupied, two homes built but not yet occupied, 9 homes under construction, 25 vacant improved lots remaining, and 80 vacant unimproved lots planned for future phases. The consultant projects 10 single-family homes built per year, with build out by 2035. North of E Main Street is a vacant 13-acre site, with only about half of the land developable due to wetlands. In early 2023, a 61-unit affordable senior apartment building and 14 market-rate townhome units were proposed for this site. The consultant projects all of the apartments and half of the townhome units by 2025, with the remaining townhome units by 2027. The consultant projects development of ~45 acres east of Town Hall Road beginning around 2035, with this development depending on sewer extension and development beginning in neighborhood 71 before these lands east of Town Hall Road. At build out, these 45 acres could include over 100 single-family homes and 150-200 multiple-family units, with multiple-family and planned commercial uses located near E. Main Street. The consultant projects 50 single-family homes and 100 multiple-family units between 2035 and 2040. More housing of all types is projected in neighborhood 68 after 2040, given minimal environmental constraints and ease of utility extension and developing land in this neighborhood. Large number of homes sold suggests neighborhood is turning over to new families. Combined with new housing, ratios expected to remain stable and high.	197	295	323	353	388	538
69	No existing residential subdivisions. Rural area, largely planned for Agricultural Preservation and in A-1 zoning in the Town of Bristol. Environmental constraints associated with Mauneha River. High ratios for a rural area. Student-per-housing unit ratios expected to decrease, given large number of high school-aged students in the neighborhood and distance to SPASD schools.	21	21	21	21	21	21
70	No existing residential subdivisions. Town of Sun Prairie farmland preservation area. No significant housing development or enrollment change is anticipated for this neighborhood within the projection period.	27	27	27	28	28	29
71	City View Heights (1970s), East End (1990s/2000s). Undeveloped lands in neighborhood 71 are planned primarily for Neighborhood Residential use within the City's 2019 Comprehensive Plan, with most of the area planned for single-family housing with some multiple-family units. The 2019 Plan also shows a mixed use/commercial node at the intersection of Town Hall Road and Highway 19, which could include some additional multiple-family housing. The Neighborhood Staging Plan indicates that lands west of Town Hall Road are Stage 1 -- ready for development. The consultant projects housing development will begin in neighborhood 71 around 2030, and continue into the 2040s. Neighborhood 71, like neighborhood 68 to the north, is likely to be a significant generator of new single-family homes in the SPASD well beyond 2040. The consultant projects decreasing student-per-housing unit ratios from existing housing through 2030s, with ratios then increasing as neighborhood develops in the 2030s.	68	68	68	68	208	383
72	Savannah Valley (2000/10s), Drover's Woods/1st Addn (2000s/10s), Oak Savannah Addition to Savannah Valley (2020s, 2 available lots). The Town of Sun Prairie Plan advises farmland preservation for most of this neighborhood. In the far eastern part of the neighborhood, ~15 acres remain for future phases of Savannah Valley, which the consultant believes will result in 10 additional homes between 2025 and 2030. The consultant projects another small subdivision of 15 homes in this neighborhood between 2030 and 2040. The consultant projects slight decline in students-per-housing unit.	153	155	160	165	173	180
73	Schey Acres, Creek Haven (1980s), The Oaks (2000s). Town of Sun Prairie Plan advises farmland preservation for most of neighborhood 73. The Village of Cottage Grove has recently expanded into the southwestern corner of neighborhood 73, however the Village plans for non-residential development in this neighborhood through 2040, given Amazon and other industrial/warehouse development west of County Highway N in neighborhood 46. The consultant projects 3 homes to be built by 2030 and an additional 3 homes in each 5-year period after. The consultant projects decreasing student-per-housing unit ratios, given small elementary class sizes and lower number of homes sold.	156	156	157	159	162	182



**Sun Prairie Area School District
Community Growth & Projections Report**

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		October 2023	2025	2027	2030	2035	2040
74	Original Plat, East Bay Condos. In 2022, a mixed-use building with 10 apartment units opened northwest of the E Main St and Vine St intersection. City's Downtown Plan advises additional multiple-family housing and mixed-use development, although neighborhood 74 is largely built out. However, the consultant does anticipate a small redevelopment providing 10 units between 2027 and 2030, and another between 2035 and 2040. Slightly decreasing student-per-housing unit ratios expected.	341	341	341	351	351	361
75	Colonial View Apartments, Woodview Estates (1970s). Neighborhood 75 is built out with minimal opportunities for redevelopment. Slightly decreasing student-per-housing unit ratios expected.	164	164	164	164	164	164
Totals		21,722	24,083	26,350	28,689	31,872	35,061



APPENDIX C: STUDENT-PER-HOUSING UNIT EXPECTATIONS FROM EXISTING HOUSING, 2023-2040

Neigh.	2017 4K-12 Students	2017 4K-12 Ratio	2023 4K-12 Students	2023 4K-12 Ratio	Change in Ratio 2017-2023	% Housing Renter Occupied	# Home Sales 2018-2022	% Homes Sold 2018-2022	Median Year Home Built	Women 25-44 as % of Total Pop	% Black or African American	% Asian	% Hispanic	% Two or More Races	2023-2040 Student-per-Unit Ratio Expectation from Existing Housing (see also Map 7)
1	2	0.18	0	0.00	-0.18	9%	0	0%	1980	12%	0%	1%	2%	3%	Stable
2	34	0.26	26	0.17	-0.08	9%	30	20%	1996	12%	0%	1%	2%	3%	Stable
3	204	0.61	196	0.52	-0.09	9%	90	24%	1996	12%	0%	1%	2%	3%	Slightly decreasing/stable
4	41	0.43	23	0.23	-0.20	9%	14	14%	1996	12%	0%	1%	2%	3%	Decreasing
5	3	0.19	6	0.40	0.21	2%	1	7%	1953	6%	3%	2%	4%	4%	Stable
6	148	0.52	139	0.48	-0.04	0%	73	25%	1996	16%	0%	1%	1%	3%	Stable
7	95	0.58	61	0.37	-0.21	0%	44	27%	1996	16%	0%	1%	1%	3%	Slightly increasing/stable
8	136	0.63	184	0.63	0.00	0%	85	29%	1996	16%	0%	1%	1%	3%	Stable
9	0	0.00	0	0.00	0.00	0%	0	NA	2000	9%	0%	4%	4%	5%	Stable
10	1	0.10	76	1.21	1.11	0%	11	17%	2020	14%	2%	5%	2%	4%	Slightly decreasing/stable
11	14	0.54	24	0.83	0.29	0%	5	17%	2010	14%	2%	5%	2%	4%	Slightly decreasing/stable
12	157	0.58	149	0.55	-0.03	0%	85	31%	1998	14%	2%	5%	2%	4%	Slightly increasing/stable
13	102	0.58	92	0.52	-0.06	0%	66	37%	1998	14%	2%	5%	2%	4%	Slightly increasing/stable
14	114	0.81	87	0.62	-0.19	0%	51	36%	1998	14%	2%	5%	2%	4%	Stable
15	357	0.57	286	0.46	-0.11	30%	146	23%	1995	15%	4%	6%	5%	5%	Slightly decreasing/stable
16	299	0.61	283	0.43	-0.18	40%	109	17%	2000	16%	6%	13%	7%	5%	Stable
17	6	0.75	48	0.20	-0.55	100%	0	0%	2000	16%	6%	13%	7%	5%	Stable
18	1	0.10	134	1.29	1.19	40%	10	10%	2000	16%	6%	13%	7%	5%	Slightly decreasing/stable
19	87	0.25	109	0.31	0.06	60%	56	16%	2000	16%	6%	13%	7%	5%	Slightly increasing/stable
20	94	0.60	79	0.51	-0.10	29%	43	28%	1991	15%	6%	7%	7%	6%	Slightly decreasing/stable
21	177	0.79	123	0.55	-0.24	0%	57	25%	2002	13%	4%	11%	3%	2%	Slightly decreasing/stable
22	633	0.59	542	0.47	-0.12	12%	263	23%	1999	14%	3%	10%	4%	2%	Stable
23	203	0.56	181	0.46	-0.10	50%	58	15%	2008	22%	5%	19%	6%	4%	Stable
24	39	0.31	37	0.28	-0.02	21%	38	29%	1977	9%	1%	1%	4%	4%	Slightly increasing/stable
25	17	0.30	102	0.37	0.07	9%	33	12%	2002	13%	4%	11%	3%	2%	Increasing
26	154	0.48	207	0.32	-0.16	51%	93	14%	2008	22%	5%	19%	6%	4%	Slightly increasing/stable
27	77	0.56	53	0.38	-0.18	10%	48	34%	2004	18%	3%	21%	5%	3%	Slightly increasing/stable
28	92	0.13	99	0.07	-0.05	90%	4	0%	2004	18%	3%	21%	5%	3%	Slightly increasing/stable
29	5	0.08	8	0.12	0.04	54%	4	6%	2002	30%	8%	8%	8%	4%	Stable
30	0	0.00	1	0.00	0.00	100%	0	NA	2004	30%	3%	21%	5%	3%	Stable
31	42	0.15	41	0.08	-0.07	54%	16	3%	2022	18%	8%	8%	8%	4%	Stable
32	54	0.20	64	0.24	0.04	54%	8	3%	1998	20%	16%	8%	12%	4%	Slightly decreasing/stable



Sun Prairie Area School District
Community Growth & Projections Report

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33	0	0.00	125	0.22	0.22	85%	50	9%	2020	12%	4%	9%	5%	4%	Increasing
34	6	3.00	4	2.00	-1.00	15%	2	NA	1998	12%	4%	9%	5%	4%	Stable
35	0	0.00	0	0.00	0.00	15%	5	28%	1998	12%	4%	9%	5%	4%	Stable
36	3	0.16	6	0.29	0.13	15%	8	38%	1998	12%	4%	9%	5%	4%	Stable
37	2	0.18	16	0.29	0.11	15%	9	16%	1998	12%	4%	9%	5%	4%	Slightly increasing/stable
38	0	0.00	0	0.00	0.00	15%	0	0%	1998	12%	4%	9%	5%	4%	Stable
39	3	0.08	11	0.31	0.22	15%	9	25%	1998	12%	4%	9%	5%	4%	Stable
40	2	0.67	0	0.00	-0.67	15%	0	0%	1998	12%	4%	9%	5%	4%	Stable
41	70	0.36	46	0.23	-0.13	15%	50	25%	1998	12%	4%	9%	5%	4%	Slightly decreasing/stable
42	214	0.23	226	0.22	-0.01	70%	145	14%	2004	18%	3%	7%	5%	4%	Stable
43	56	0.39	164	0.37	-0.03	40%	46	10%	2014	18%	3%	7%	5%	4%	Increasing
44	0	0.00	8	1.60	1.60	0%	0	0%	2020	18%	3%	7%	5%	4%	Slightly increasing/stable
45	40	1.60	22	0.88	-0.72	20%	25	50%	1978	10%	4%	3%	6%	5%	Decreasing
46	98	0.33	75	0.25	-0.08	14%	70	23%	1978	10%	2%	3%	6%	3%	Stable
47	193	0.70	195	0.71	0.01	80%	3	1%	1996	10%	20%	4%	9%	6%	Stable
48	169	0.53	131	0.42	-0.12	43%	124	39%	1980	17%	13%	4%	6%	5%	Stable
49	80	0.16	82	0.16	0.00	66%	51	10%	2006	18%	3%	7%	5%	4%	Slightly increasing/stable
50	265	0.48	264	0.40	-0.08	48%	82	12%	1980	17%	12%	4%	6%	5%	Stable
51	317	0.38	406	0.40	0.02	68%	82	8%	1969	19%	23%	5%	12%	8%	Slightly increasing/stable
52	157	0.45	121	0.35	-0.10	25%	89	25%	1995	12%	7%	6%	6%	6%	Slightly decreasing/stable
53	86	0.62	86	0.44	-0.18	23%	77	39%	2000	9%	9%	4%	4%	5%	Stable
54	68	0.12	53	0.09	-0.03	23%	44	8%	2000	9%	9%	4%	4%	5%	Slightly decreasing/stable
55	355	1.20	285	0.95	-0.25	26%	66	22%	1996	11%	8%	5%	5%	6%	Decreasing
56	157	0.41	154	0.32	-0.09	40%	63	13%	1997	10%	4%	8%	3%	5%	Slightly increasing/stable
57	193	0.52	160	0.41	-0.11	20%	67	17%	1997	10%	4%	8%	3%	5%	Stable
58	4	2.00	0	0.00	-2.00	NA	2	50%	NA	NA	NA	NA	NA	NA	Stable
59	149	0.55	132	0.48	-0.06	2%	107	39%	1953	6%	3%	2%	4%	4%	Slightly increasing/stable
60	264	0.50	282	0.53	0.03	32%	101	19%	1971	14%	9%	3%	8%	5%	Slightly decreasing/stable
61	151	0.32	147	0.30	-0.02	31%	110	23%	1955	11%	8%	2%	9%	6%	Slightly decreasing/stable
62	41	0.08	32	0.06	-0.02	80%	21	4%	1995	10%	16%	4%	8%	6%	Stable
63	2	0.29	3	0.43	0.14	27%	1	14%	1995	14%	6%	4%	7%	5%	Stable
64	246	0.54	325	0.49	-0.05	27%	166	25%	1999	14%	6%	4%	7%	5%	Slightly increasing/stable
65	38	0.25	40	0.37	0.13	15%	36	33%	1970	8%	5%	3%	6%	4%	Stable



Sun Prairie Area School District
Community Growth & Projections Report

Neigh.	2017 4K-12 Students	2017 4K-12 Ratio	2023 4K-12 Students	2023 4K-12 Ratio	Change in Ratio 2017-2023	% Housing Renter Occupied	# Home Sales 2018-2022	% Homes Sold 2018-2022	Median Year Home Built	Women 25-44 as % of Total Pop	% Black or African American	% Asian	% Hispanic	% Two or More Races	2023-2040 Student-per-Unit Ratio Expectation from Existing Housing (see also Map 7)
66	279	0.45	320	0.68	0.23	10%	124	26%	1988	13%	3%	4%	4%	3%	Slightly decreasing/stable
67	284	0.42	293	0.74	0.32	10%	172	43%	1990	12%	3%	3%	4%	2%	Slightly decreasing/stable
68	114	0.59	109	0.55	-0.03	0%	60	30%	1995	13%	3%	3%	4%	4%	Stable
69	29	1.38	16	0.76	-0.62	0%	7	33%	1996	12%	0%	1%	2%	3%	Slightly decreasing/stable
70	5	0.29	3	0.11	-0.18	0%	8	30%	1978	10%	0%	1%	4%	3%	Stable
71	55	1.10	30	0.44	-0.66	14%	8	12%	1978	10%	2%	3%	6%	3%	Stable
72	89	0.62	84	0.55	-0.07	14%	41	27%	1978	10%	2%	3%	6%	3%	Decreasing
73	52	0.34	28	0.18	-0.16	14%	29	19%	1978	10%	2%	3%	6%	3%	Stable
74	95	0.29	85	0.25	-0.04	27%	52	15%	1960	14%	6%	4%	7%	5%	Slightly decreasing/stable
75	27	0.16	25	0.15	-0.01	50%	22	13%	1960	10%	3%	5%	3%	2%	Slightly decreasing/stable



Sun Prairie Area School District
Community Growth & Projections Report

APPENDIX D: SPASD RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2023-2040

Neighborhoods	Grades 5K-5						Grades 6-8						Grades 9-12						Grades 5K-12					
	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040
1	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1
2	7	9	11	12	13	13	3	3	4	5	6	7	14	9	7	6	8	9	24	21	22	24	27	28
3	69	77	82	88	95	100	53	43	42	48	55	57	62	71	72	71	78	85	184	190	197	207	229	242
4	6	6	7	7	8	8	3	3	3	3	4	4	13	9	7	5	5	6	22	18	16	16	17	17
5	5	4	4	3	3	3	0	2	2	2	2	2	1	1	2	3	3	3	6	7	8	9	8	7
6	66	61	63	65	62	59	27	31	33	37	37	34	42	42	47	52	53	51	135	134	143	154	152	144
7	19	21	23	25	26	28	12	14	13	15	15	15	26	23	24	23	23	23	57	58	60	63	64	65
8	81	87	89	87	85	82	31	37	41	45	46	44	60	58	59	62	65	64	172	181	189	194	195	190
9	0	0	0	5	54	87	0	0	0	0	14	34	0	0	0	1	9	26	0	0	0	6	77	147
10	34	51	67	85	102	117	12	28	38	45	58	63	26	38	55	69	77	89	72	117	160	199	238	269
11	9	10	9	8	10	15	7	6	5	4	5	7	8	9	9	7	8	9	24	25	22	20	23	31
12	67	76	78	78	77	73	29	32	37	39	39	39	47	43	44	49	54	54	143	152	158	166	170	165
13	37	38	40	42	46	44	22	20	21	22	23	24	27	29	30	31	32	34	86	86	91	95	101	102
14	32	33	34	33	33	33	17	17	18	19	19	18	35	29	26	27	26	26	84	79	78	79	78	77
15	109	107	112	114	112	112	74	71	69	66	67	63	97	99	98	98	88	87	280	277	280	278	268	262
16	119	122	120	118	119	118	62	61	62	61	64	62	86	86	85	85	93	85	267	269	266	264	276	265
17	26	55	51	49	49	53	8	16	21	24	25	26	13	20	21	23	25	26	47	90	93	96	99	105
18	54	64	77	77	83	81	31	27	30	33	40	40	38	50	54	52	50	60	123	141	162	162	174	181
19	54	50	48	49	50	53	32	31	29	28	28	27	21	32	37	39	36	35	107	113	114	116	114	115
20	26	26	27	26	25	24	18	15	16	16	16	14	33	29	27	26	24	24	77	70	70	68	64	63
21	38	42	45	45	42	44	29	23	22	25	25	23	54	47	43	39	38	40	121	111	110	109	105	106
22	208	207	212	221	231	228	122	111	113	116	119	124	182	189	185	177	174	180	512	507	509	514	524	532
23	83	87	90	93	108	120	40	43	45	48	52	60	50	56	60	62	69	73	173	186	195	203	228	253
24	17	19	19	18	17	25	13	11	12	11	9	11	5	11	14	15	14	15	35	42	45	45	41	51
25	50	55	57	61	59	56	22	26	27	34	31	32	25	31	35	36	45	44	97	112	119	132	135	131
26	98	102	110	112	106	95	37	46	52	54	52	52	56	57	59	61	67	68	191	205	221	227	226	215
27	22	21	21	22	23	23	12	11	12	12	12	11	17	17	18	19	18	18	51	49	50	52	53	53
28	56	65	64	69	73	72	16	20	24	27	29	28	16	13	15	21	24	22	88	98	104	116	126	122
29	2	3	3	4	3	3	5	4	2	2	2	2	1	5	5	4	2	2	8	12	11	9	7	7
30	0	3	6	11	12	13	0	1	2	4	4	4	1	1	2	5	6	6	1	4	10	21	22	23
31	19	22	22	21	22	36	8	8	8	11	11	15	11	11	11	11	15	20	38	40	40	43	48	71
32	31	33	53	52	56	66	9	16	29	32	30	29	22	25	34	40	43	41	62	75	115	124	130	136



Sun Prairie Area School District
Community Growth & Projections Report

Neighborhoods	Grades 5K-5						Grades 6-8						Grades 9-12						Grades 5K-12					
	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040
33	62	78	91	104	114	119	28	29	38	48	53	56	25	35	40	51	65	72	115	143	170	204	232	247
34	2	2	4	12	24	40	1	1	2	7	11	17	1	1	2	5	8	18	4	4	8	24	43	74
35	0	0	9	14	31	58	0	0	1	4	11	21	0	0	1	3	9	19	0	0	11	21	51	98
36	3	8	15	20	29	27	2	4	7	8	10	13	1	3	6	9	13	15	6	16	27	36	53	55
37	7	6	9	15	19	32	2	3	9	8	10	18	7	5	11	14	12	18	16	14	30	38	41	69
38	0	0	0	1	10	31	0	0	0	0	3	9	0	0	0	0	3	10	0	0	0	1	16	50
39	8	7	6	4	12	28	1	3	3	3	5	11	2	2	3	4	6	10	11	11	12	11	23	49
40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41	15	14	13	13	14	15	11	9	8	7	7	7	19	17	16	14	11	13	45	39	36	34	33	35
42	89	100	111	118	121	112	38	46	52	58	61	61	80	74	76	83	89	89	207	221	239	259	271	263
43	76	92	100	95	85	76	34	43	50	51	48	43	36	47	59	66	71	66	146	182	209	212	204	185
44	1	18	23	30	44	45	4	6	11	16	21	24	3	7	12	16	22	28	8	31	45	62	87	97
45	5	3	3	4	4	12	7	4	2	2	2	5	9	9	7	4	3	5	21	16	13	10	9	22
46	29	25	24	27	32	35	21	17	14	12	14	16	23	26	25	21	18	21	73	68	62	60	64	72
47	99	97	95	94	95	96	38	41	41	43	42	41	43	43	44	45	50	47	180	181	180	181	187	184
48	51	47	48	53	57	58	28	27	25	25	27	29	45	42	39	35	35	38	124	116	112	113	119	126
49	33	35	37	35	46	40	19	17	18	19	23	24	23	25	24	24	31	34	75	77	79	78	100	98
50	115	115	116	119	123	125	49	55	58	59	61	61	83	75	82	80	85	85	247	245	257	258	269	270
51	192	192	195	197	193	193	79	91	96	98	100	102	115	112	119	129	136	143	386	395	409	425	429	439
52	42	40	39	41	41	43	32	25	25	23	24	22	46	45	41	40	39	40	120	109	106	104	104	105
53	34	34	37	43	51	50	17	17	19	21	25	26	31	28	28	29	34	36	82	79	84	93	110	112
54	13	15	15	16	17	18	13	9	8	8	8	9	26	22	17	13	11	11	52	46	40	37	36	38
55	117	113	110	105	99	95	49	56	57	56	53	50	105	89	86	83	79	75	271	258	253	244	231	221
56	59	66	70	71	73	72	30	30	32	38	41	39	50	46	43	47	56	58	139	142	145	156	170	170
57	62	67	69	69	70	73	30	31	33	35	35	36	55	48	46	45	48	49	147	146	147	150	154	157
58	0	17	20	23	23	45	0	5	6	8	11	12	0	4	6	8	10	15	0	25	32	39	44	72
59	45	48	52	56	60	60	30	25	25	26	28	31	46	44	39	37	39	43	121	117	116	119	128	134
60	124	115	107	105	109	112	59	62	59	54	53	55	89	85	85	82	74	75	272	261	251	242	237	242
61	58	58	60	59	69	60	24	28	31	30	35	34	56	44	45	43	47	48	138	131	136	132	151	142
62	11	12	12	14	14	12	8	7	7	7	8	7	12	13	12	11	10	10	31	32	31	32	31	30
63	2	2	6	16	36	55	0	1	3	6	11	19	1	1	4	12	17	26	3	3	13	34	64	100
64	152	151	154	170	206	217	47	67	75	88	108	110	104	94	95	113	148	153	303	313	323	371	461	481
65	14	13	13	14	15	16	8	7	6	6	6	7	15	13	11	9	9	10	37	33	30	29	31	32
66	123	118	115	115	113	114	71	70	68	65	65	60	112	105	105	103	94	94	306	293	288	284	272	267



Sun Prairie Area School District
Community Growth & Projections Report

Neighborhoods	Grades 5K-5						Grades 6-8						Grades 9-12						Grades 5K-12					
	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040	Oct 2023	2025	2027	2030	2035	2040
67	124	121	120	122	120	117	65	64	62	64	62	61	92	91	89	91	92	92	281	275	271	278	274	270
68	45	56	64	73	80	92	18	27	32	36	39	47	40	44	45	50	59	76	103	127	141	159	178	214
69	4	4	3	4	5	6	3	2	2	2	2	2	9	7	5	3	3	3	16	12	10	9	9	11
70	2	0	1	1	2	2	0	1	0	0	1	1	1	1	1	1	1	1	3	1	2	2	3	4
71	13	14	14	14	31	61	5	6	7	7	18	23	10	8	8	9	26	42	28	28	29	30	76	126
72	31	33	33	32	30	31	22	18	19	19	19	17	31	33	31	29	28	27	84	84	83	80	76	74
73	11	4	5	7	11	17	2	4	3	3	4	7	14	8	7	5	5	8	27	17	16	15	19	33
74	29	33	34	32	31	30	23	17	17	18	16	16	28	30	27	25	23	23	80	80	78	75	71	69
75	12	10	9	9	7	6	4	5	5	5	3	2	9	7	7	7	6	5	25	23	22	21	17	13
Total	3,358	3,536	3,701	3,871	4,171	4,427	1,676	1,756	1,870	1,982	2,127	2,223	2,586	2,572	2,632	2,718	2,897	3,077	7,620	7,864	8,203	8,571	9,195	9,727

Note: October 2023 totals in this figure are for SPASD resident student enrollment assigned to one of the 75 neighborhoods.

