
Community Change & Projections Report



July 2024



Wausau School District



Wausau School District Community Change & Projections Report

Acknowledgements

Board of Education

James Bouché, President
Lance Trollop, Vice President
Jon Creisher, Treasurer
Jennifer Paoli, Clerk
Sarah Brock
Pat McKee
Joanna Reyes
Jane Rusch
Cory Sillars

WSD Administrative Support

Cale Bushman, Interim Superintendent
Dr. Keith Hilts, Former Superintendent
Cassie Peck, Administrative Assistant to Superintendent
Jon Euting, Director of Technology and Media Services
Josh Viegut, Assistant Superintendent of Operations
Diana White, Coordinator of Communications & Marketing

Consultants

MDRoffers Consulting
Project Management and Planning
www.mdoffers.com

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I. INTRODUCTION AND SUMMARY

A. PURPOSE

The Wausau School District educates nearly 8,000 students in northcentral Marathon County and spans all or part of eight municipalities (see Map 1). The Wausau School District is also referred to as “WSD” or “the District” in this Community Change & Projections Report. This Report was prepared to assist the WSD in understanding how future residential development and demographic changes will impact student enrollment change.

This Report features housing unit and WSD student enrollment projections in five periods: from April 2024 through September 2025, 2026 to 2027, 2028 to 2030, 2031 to 2035, and 2036 to 2040. Housing and enrollment projections are broken down by 76 different small areas or “neighborhoods” and by WSD school, under an assumption that 2024-25 schools and their attendance areas would remain unchanged. Current schools and their current attendance areas are represented on Maps 2a and 2b.

Preparation of this Report was intended and timed particularly to assist with WSD school facility planning. The Report’s information will aid the WSD’s Elementary Facility Plan Citizen Task Force in developing, evaluating, and recommending one or two preferred elementary school facility options to the Board of Education, and the Board in deciding on a facility option to pursue. Within its charge, the Task Force will advise the Board on whether the number of elementary schools in the District should be reduced and if so, then how, where, and when. This Report does not include any recommendations or options for elementary schools, but its data will be used by the Task Force and its consultant to help evaluate the impact of different elementary school options as part of the facility planning process.

Map 1: School District and Municipal Boundaries

Date Created: 4/24/2024

Sources: Marathon County, Lincoln
County, MDRoffers Consulting

ATHENS
SCHOOL DISTRICT

MERRILL AREA SCHOOL DISTRICT

County Line Rd

107

Rainbow Dr

Town of Berlin

Lincoln Dr

N 72nd Ave

Naugart Dr

Village of Maine

51

W

Town of Texas

Green Valley Rd

J

Q

Town of Hewitt

G

Landing Rd

Hewitt-Texas ES
Red Granite Charter (Sept 2024)

52

Rocky Rd

City of Wausau Inset

51

Decatur Dr

Riverview ES

Evergreen Rd

Horace Mann MS &
Wausau Area
Montessori

Jefferson ES

E Campus Dr

West HS

W Randolph St

East HS

Franklin ES

Stark St

Grant ES

N 6th St

Lincoln ES

Franklin St

Hawthorn
Hills ES

County Rd N

John Marshall ES

Kent St

Rib Mountain ES

Partridge Ave

South Mountain ES

S Mountain Rd

Bittersweet Rd

51

29

See Inset

Town of Stettin

Stettin Dr

Stettin ES

Highland Dr

29

City of Wausau

Village of Rib Mountain

KK

MARATHON CITY
SCHOOL DISTRICT

Hollywood Rd

Spring Brook Rd

MOSINEE
SCHOOL DISTRICT

Town of Wausau

52

J

Z

D C EVEREST AREA
SCHOOL DISTRICT

Owl Ridge Rd

Q

Eau Claire River

Wausau School District Schools



Elementary (4K-5 or 5K-5)



Middle (6-8)



High (9-12)



Non-WSD Schools



School District Boundary



U.S. and State Highways



County and Local Roads



Railroads

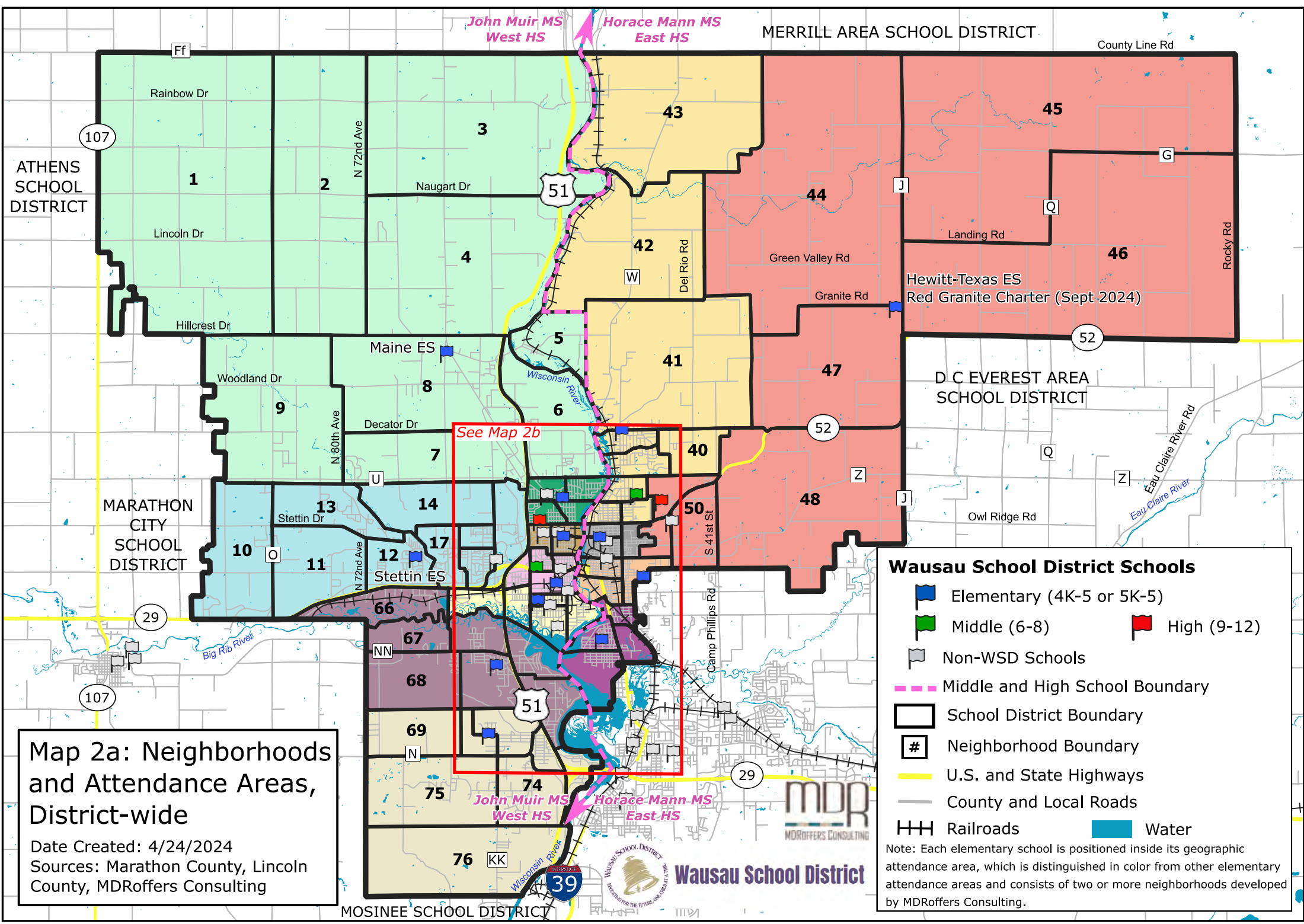


Water

NOTE: This map does not show the full extent of some municipalities that extend outside of the school district.



Wausau School District



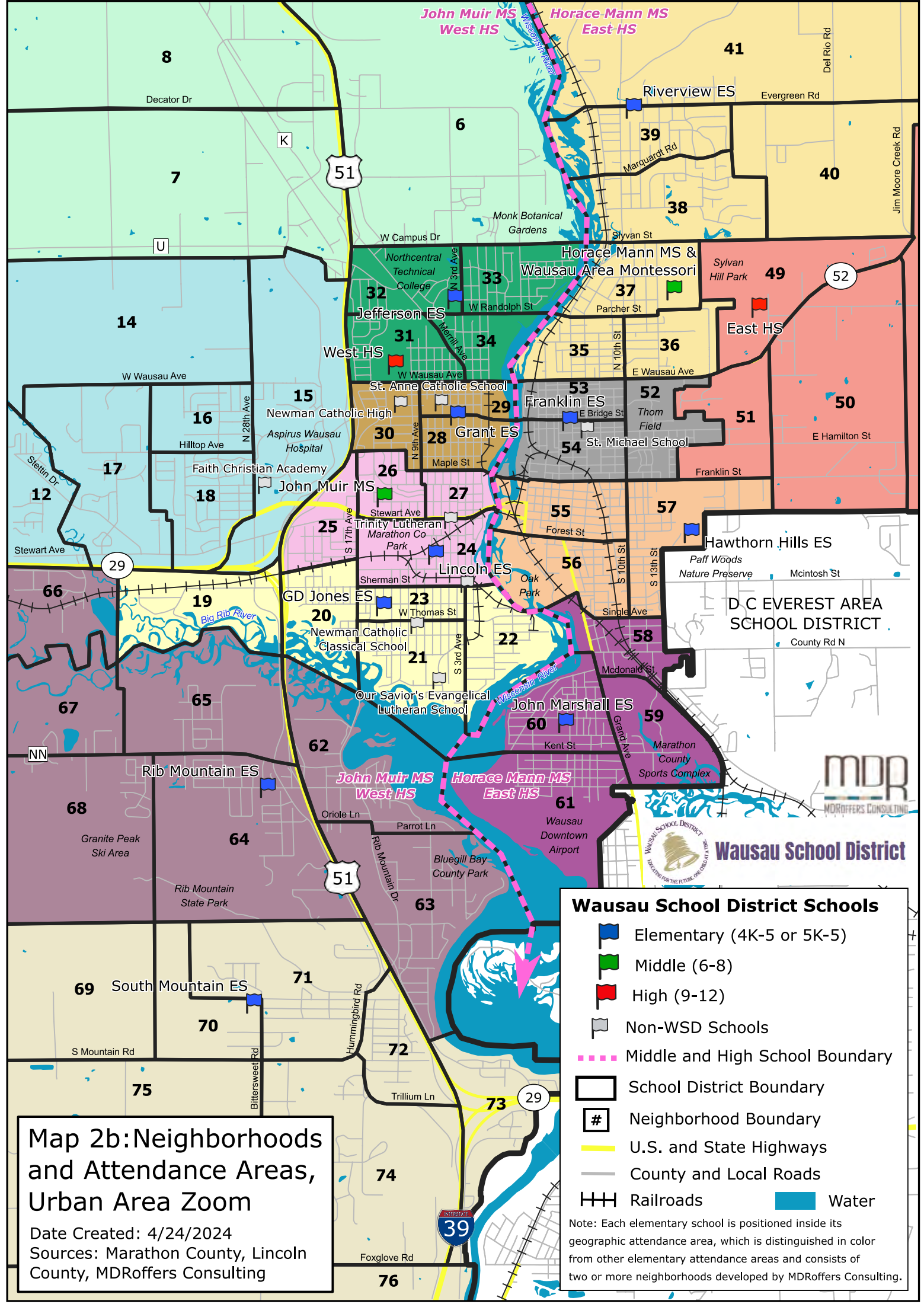
Map 2a: Neighborhoods and Attendance Areas, District-wide

Date Created: 4/24/2024
Sources: Marathon County, Lincoln County, MDROffers Consulting

Wausau School District Schools

- Elementary (4K-5 or 5K-5)
- Middle (6-8)
- High (9-12)
- Non-WSD Schools
- Middle and High School Boundary
- School District Boundary
- Neighborhood Boundary
- U.S. and State Highways
- County and Local Roads
- Railroads
- Water

Note: Each elementary school is positioned inside its geographic attendance area, which is distinguished in color from other elementary attendance areas and consists of two or more neighborhoods developed by MDROffers Consulting.



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B. TRENDS OVERVIEW

1. Total WSD enrollment, including Early Childhood (EC) students, decreased by 694 students, or 8 percent, over the past decade. WSD enrollment decreases were greatest at the grade 4K-5 levels, which decreased by 640 students over this period.
2. As of the 2023-24 academic year, the WSD had almost twice the number of resident students open-enrolling-out to other public school districts as non-resident students open-enrolling-in. Open enrollment has been stable in recent years.
3. The combined enrollment of private schools operating in the WSD decreased by 23 students, or 3 percent, since 2012.
4. Births in the WSD have decreased steadily, from 716 births in 2010 to 552 births in 2023, or by 23 percent. This birth decrease tracks with the elementary enrollment decrease over the past decade.
5. The number of persons in the WSD between 25-44 years of age (i.e., those of prime reproductive age) remained stable over the past decade, while the child population decreased and the age 65+ population increased.
6. Results from a survey of newly-built and recently-sold single-family homes suggest each such home on average generates 0.49 grade 4K-12 student for the WSD. Each newly-built multiple-family unit on average generates 0.03 WSD student.
7. Over the past decade, almost 1,200 new housing units were built in the WSD, with 41 percent being multiple-family units. New housing construction has recently accelerated, with 200+ new housing units permitted in 2020 and again in 2022.
8. Neighborhoods with significant numbers of recent existing single-family home sales include those in the northern and southern parts of the City of Wausau—near Riverview, G.D. Jones, Hawthorn Hills, and John Marshall Elementary Schools.

C. COMMUNITY AND DEVELOPER PLANS SUMMARY

1. Per its plans, the City of Wausau desires a mixture of housing types in different parts of the City, and plans for denser housing in redevelopment areas near the City's downtown and along the Wisconsin River in former industrial areas.
2. Based on City plans and market conditions, the consultant anticipates more housing development over the next decade or two than over the past decade, which was significantly below the City's average since around 1990. A significant majority of these new housing units are anticipated to be in multiple-family buildings.

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3. The Village of Rib Mountain plans for steady single-family housing development in its western parts and some multiple-family housing development in the Rib Mountain Drive corridor. Maine and Stettin anticipate modest new housing.

D. HOUSING GROWTH PROJECTIONS SUMMARY

1. The consultant projects 3,138 new housing units in the WSD from April 2024 to 2040, or about 190 new units per year. This is higher than the average over the past decade, but generally tracks both with more recent and pre-Great Recession building activity and reflects a widely-recognized housing shortage.
2. The consultant projects that about 28 percent of these units will be single-family homes—meaning that the majority of projected units will be multiple-family units including in duplexes, townhomes, condominiums, apartments, and senior housing. This is in response to the current shortage of available units, expected continued market demand based on the number and pay of area jobs, an aging demographic, high construction costs, and municipal plans.
3. In the City of Wausau portion in the WSD, the consultant projects 2,070 new housing units between April 2024 and 2040, for an average of about 125 new units per year. About 14 percent of these units are expected to be single-family homes, focused on the City's west side. Most of the City's future east side single-family housing will be in the D.C. Everest Area School District. Multiple-family development is anticipated in and near the City's downtown and the Wisconsin River.
4. Within the Village of Rib Mountain, the consultant projects 709 new housing units between April 2024 and September 2040, for an average of about 43 new units per year. West of Highway 51, most new housing is projected to be single-family homes. East of Highway 51, most of Rib Mountain's new housing units are projected to be in multiple-family buildings, reflecting recent Village plan changes and market forces.
5. The consultant projects 189 new housing units in the Village of Maine (mostly single-family homes) and 170 new single-family homes in the remainder of the WSD municipalities—with about half of these in the Town of Stettin.
6. New housing unit growth through 2040 is projected to be highest in the current Hawthorn Hills Elementary School attendance area. Most of the projected housing growth within that current attendance area will be multiple-family units in and near Downtown Wausau. Housing unit growth is projected to be reasonably high in the current Rib Mountain Elementary School attendance area, driven by expected single-family housing along County Highway NN and multiple-family housing along the Rib Mountain Drive corridor. Moderate single-family housing development is also expected in the current Stettin Elementary School attendance area.

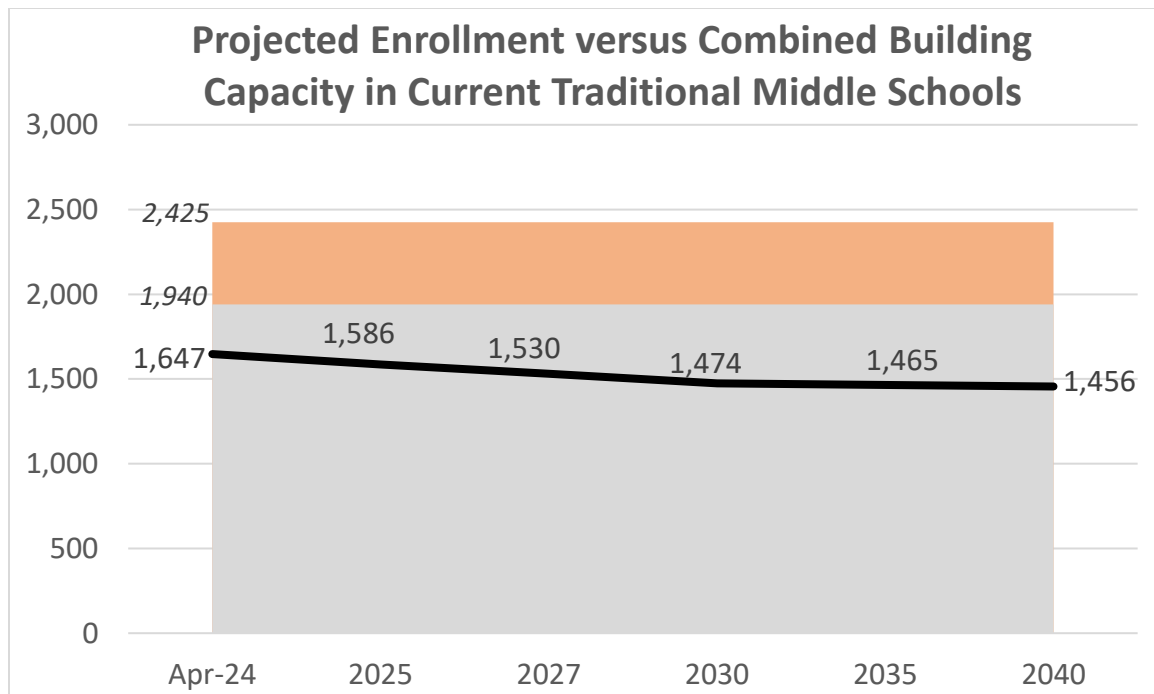
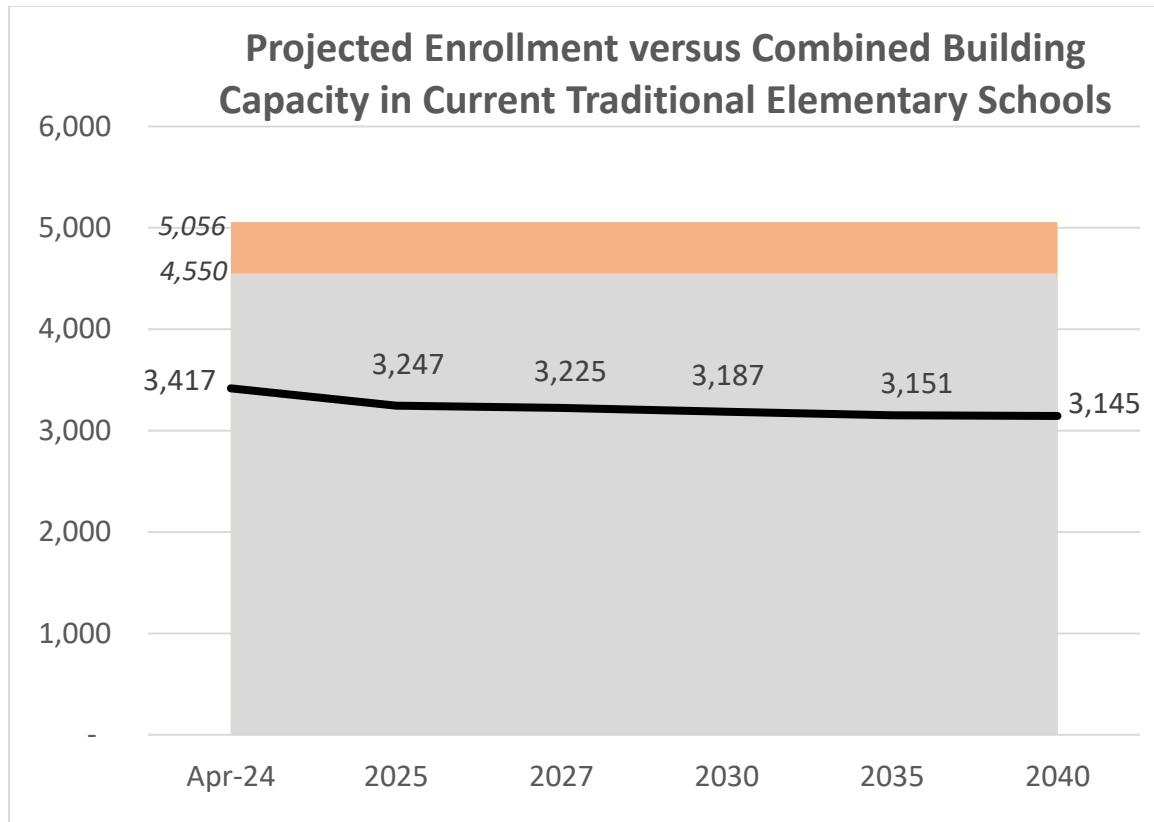
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E. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. The consultant projects a WSD student enrollment decrease of 659 students between April 2024 and 2040, with EC-12 enrollment in the WSD projected to decrease from 7,790 students in April 2024 to 7,131 students in 2040.
2. Between April 2024 and 2040, projected WSD student enrollment decreases are spread across traditional elementary schools (272 fewer students), traditional middle schools (191 fewer students), and traditional high schools (302 fewer).
3. Neighborhoods expected to have the greatest enrollment *decreases* through 2040 are generally near and east of the Wisconsin River, spread across several current elementary school attendance areas.
4. Fewer neighborhoods are expected to have enrollment *increases* through 2040. Neighborhoods expected to have the greatest enrollment *increases* through 2040 are near Stettin Elementary, near G.D. Jones Elementary, and west of Highway 51 in the Village of Rib Mountain. Expected decreases in other neighborhoods in the associated schools' attendance area are expected to offset these increases.
5. Assuming no changes in the WSD's current schools, attendance areas, grade groupings (including the 4K delivery model and Early Childhood (EC) delivery model), and class size or other facility-related policies, the consultant projects that:
 - a. Projected enrollment at traditional elementary schools would be around 1,400 students less than the combined functional capacity of the WSD's 13 current traditional elementary buildings by 2040.
 - b. Most traditional elementary schools on the WSD's east side, in particular, are projected to operate well below their functional capacities by 2040.
 - c. Only Maine and Stettin Elementary Schools are projected to approach their functional capacities by 2040.
 - d. Projected enrollment at traditional middle schools will be around 500 students less than the combined functional capacity of the WSD's two current traditional middle school buildings by 2040.
 - e. Projected enrollment at traditional high schools will be around 1,600 students less than the combined functional capacity of the WSD's two traditional high school buildings by 2040.

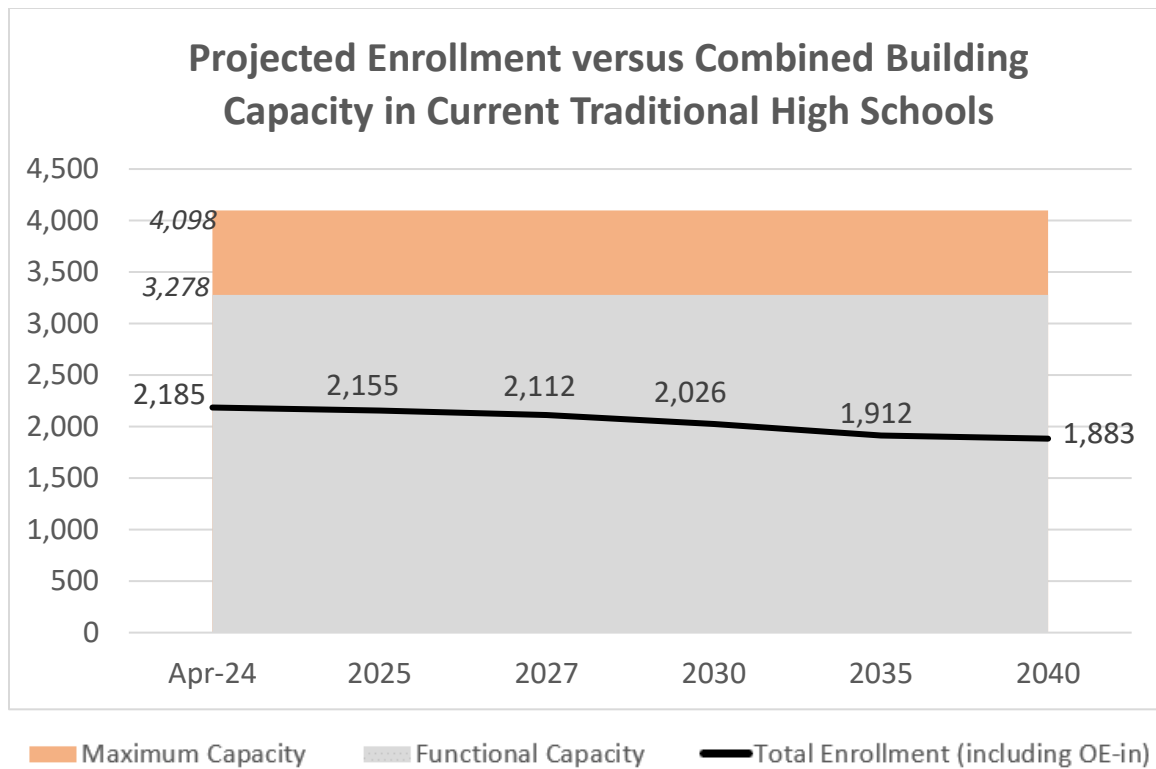
The charts on the following pages illustrate projected enrollment to combined school building capacity in each of the WSD's three grade groupings.

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Maximum Capacity
 Functional Capacity
 Total Enrollment (including OE-in)

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II. OVERVIEW OF THE WAUSAU SCHOOL DISTRICT AND ITS SCHOOLS

- The Wausau School District (WSD) covers 258 square miles and is the 13th largest school district in Wisconsin by enrollment.
- The WSD currently operates 13 traditional elementary schools (ranging from grades EC-5 to 5K-5), two traditional middle schools (grades 6-8), and two comprehensive high schools (grades 9-12). The WSD also operates or participates in other charter, alternative, and virtual schools and programs.
- As of September 2023, the WSD educated 7,969 grade EC-12 students, with 7,704 resident students and 265 open-enrolled-in students, including 121 4K students in community partner sites and 71 Early Childhood (EC) students.

A. WAUSAU SCHOOL DISTRICT OVERVIEW

The WSD spans 258 square miles in northcentral Marathon County. The WSD includes significant parts of five municipalities, including most of the City of Wausau and all of the Village of Rib Mountain, the Village of Maine, the Town of Texas, and the Town of Hewitt. It is notable to mention that the City of Wausau's southeast residential growth area is outside of the WSD in the D.C. Everest Area School District. The WSD also includes most of the Town of Berlin and Town of Wausau, and about half of the Town of Stettin. In September 2023, the WSD had a total grade EC-12 enrollment of 7,969 students. In terms of student enrollment, the WSD is the largest school district in Marathon County and the 13th largest in Wisconsin.

WSD's schools are indicated on Maps 1, 2a, and 2b and listed in Figure 1. The WSD operates 13 traditional elementary schools serving grades EC-5 to 5K-5 (EC = Early Childhood; 5K = 5-year-old kindergarten); two traditional middle schools serving grades 6-8, two comprehensive high schools serving grades 9-12; Wausau Area Montessori School (expanding to 5K-8 in 2024-25 school year); Enrich, Excel, Achieve Learning Academy serving grades 6-12; Wausau Area Virtual Education (WAVE) serving grades 5K-12; and Red Granite Charter School serving grades 4K-3 beginning in the 2024-25 school year.

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The WSD's four-year-old kindergarten (4K) students, totaling 409 in September 2023, are served at four WSD Elementary Schools (G.D. Jones, Hawthorn Hills, Jefferson, and Riverview) and at a handful of private community partner sites. An additional 71 students were in the WSD's Early Childhood (EC) program during the 2023-24 academic year, with these students housed at G.D. Jones, Hawthorn Hills, and Riverview Elementary.

In addition to the WSD's two comprehensive high schools, grade 9-12 students also may enroll at Northcentral Technical College (NTC) Alternative High School. NTC Alternative High School is a regional alternative high school that serves students at risk of not completing high school in a traditional setting. Approximately 200 students are educated each year at NTC Alternative High School, with about half of those WSD resident students.

The WSD also owns a 4.7 acre site between Wausau East High School and Horace Mann Middle School, plus 350 acres outside of the WSD boundary near Mosinee used for the Wausau School Forest.

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FIGURE 1: 2023-24 WAUSAU SCHOOL DISTRICT BUILDING OVERVIEW

2023-24 WSD School	2023-24 Grades Served	Neighborhood (see Maps 2a and 2b)	April 2024 Enrollment		Building Capacity Range (Functional Capacity - Maximum Capacity)
			WSD Resident Students	Total Students Enrolled	
Franklin Elementary	5K-5	54	227	227	301-334
G.D. Jones Elementary	EC-5	23	429	441	528-587
Grant Elementary	5K-5	28	184	186	236-262
Hawthorn Hills Elementary	EC-5	57	213	215	381-424
Hewitt-Texas Elementary	5K-5	47	98	99	124-138
Jefferson Elementary	4K-5	32	384	391	524-582
John Marshall Elementary	5K-5	60	194	197	373-414
Lincoln Elementary	5K-5	24	209	209	284-316
Maine Elementary	5K-5	8	240	245	248-276
Rib Mountain Elementary	5K-5	64	189	198	248-276
Riverview Elementary	EC-5	39	451	458	557-619
South Mountain Elementary	5K-5	70	202	217	373-414
Stettin Elementary	5K-5	12	331	334	373-414
Horace Mann Middle	6-8	37	651	665	806-1,008
John Muir Middle	6-8	26	957	982	1,134-1,418
Wausau East High	9-12	49	791	831	1,752-1,980
Wausau West High	9-12	31	1,315	1,354	1,694-2,118
Wausau Area Montessori	5K-7	37	83	104	252-280
Wausau Area Virtual School	5K-12	N/A	133	173	N/A
Enrich, Excel, Achieve Academy	6-12	N/A	42	45	N/A
NTC Alternative High School	9-12	32	100	100	N/A

Source: Wausau School District. In 2024-25 year, Montessori School is expanding to 5K-8 and Red Granite Charter (4K-3) is opening.

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B. PRIVATE AND HOME SCHOOL ENROLLMENT TRENDS

At the time of writing, there were eight private schools operating within the WSD, described in Figure 2. The combined enrollment of the private schools in Figure 2 decreased by 23 students, or 3 percent, since 2012. It is not known how many of these students are WSD residents, or how many WSD residents attend private schools that are outside the WSD area.

FIGURE 2: PRIVATE SCHOOL ENROLLMENT IN THE WSD AREA, 2012-2022

Private School	Grades Served	2012-13	2014-15	2016-17	2018-19	2020-21	2022-23	10 Year Change
Action Academy	5K-5	-	-	12	-	-	-	-
Faith Christian Academy	4K-12	111	122	100	142	204	285	+174
Hillside Christian School	1-8	10	9	9	7	10	9	-1
Mountain View Montessori	4K-5K	39	38	10	7	-	-	-39
Newman Catholic Early Childhood Center	4K-5K	58	67	12	16	14	20	-38
Newman Catholic Elementary School	KG-5	208	199	196	180	158	156	-52
Newman Catholic High	9-12	166	157	127	120	129	128	-38
Newman Catholic Middle	6-8	103	105	126	143	136	94	-9
Our Saviors Evangelical Lutheran	4K-8	20	31	37	33	35	30	+10
Storefront Learning Center	10-12	21	-	-	-	-	-	-21
Trinity Lutheran School	4K-8	179	188	154	153	183	170	-9
TOTALS		915	916	783	801	869	892	-23

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

In making its enrollment projections later in this Report, the consultant assumed that a constant rate of WSD resident students will attend private schools through 2040, based on recent trends.

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Throughout the 2010s, home school enrollment in the WSD steadily increased, from around 130 home school students in the early-2010s to around 190 home school students in the late-2010s. In 2020, almost 300 students were home schooled, which corresponded with the Covid-19 pandemic. In 2021, this figure decreased to 226 students with a return to in-building education, remaining basically stable in 2022 (227 students). In making its projections through 2040, the consultant assumed that the rate of WSD residents being home schooled would remain constant at the 2022 level.

III. WSD STUDENT ENROLLMENT TRENDS

- Wausau School District (WSD) enrollment decreased by 694 students, or 8 percent, over the past decade.
- WSD enrollment decreases over the past decade were greatest at the grade 4K and 5K-5 levels, which decreased by 210 students (34 percent) and 430 students (12 percent), respectively.
- Grade 6-8 enrollment decreased by 30 students, or 2 percent, and grade 9-12 enrollment decreased by 63 students, or 2 percent, over the past decade.
- Over the past decade, Early Childhood (EC) enrollment increased by 39 students.

A. STUDENT ENROLLMENT TREND SUMMARY

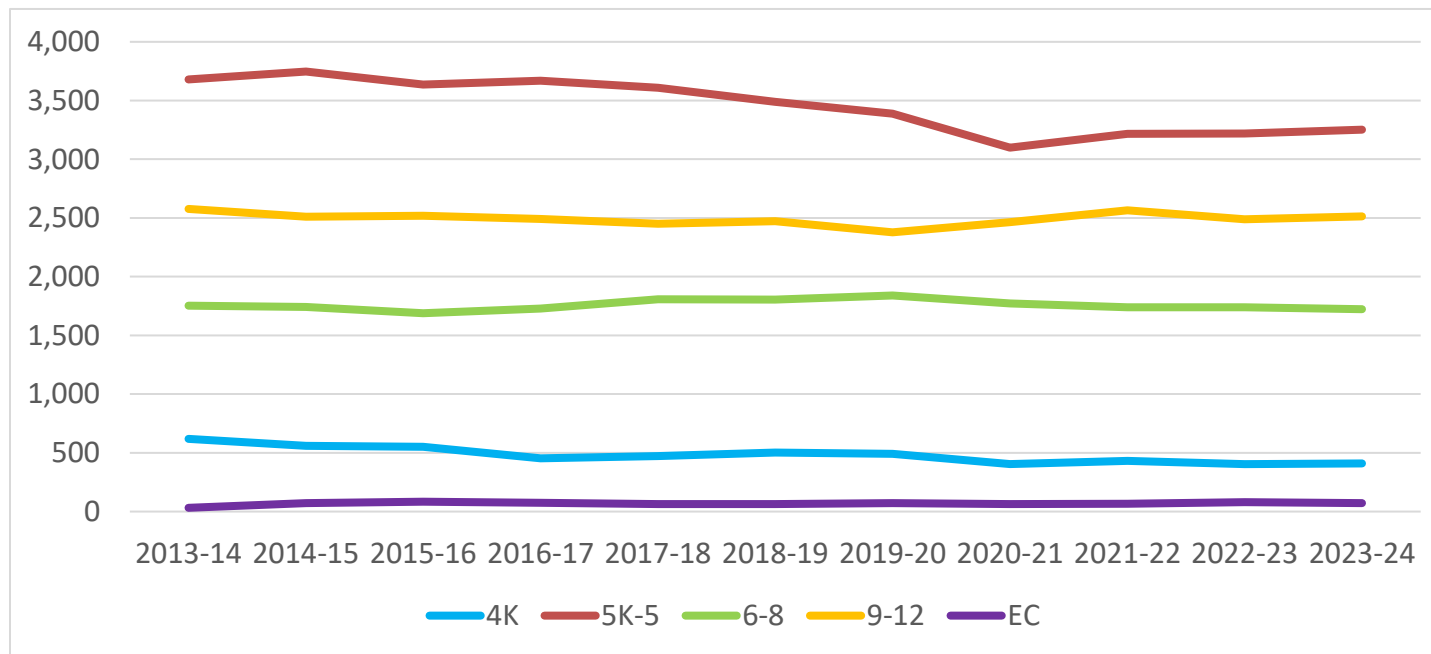
As shown in Figure 3, the WSD had a 694 student, or 8 percent, decrease in total EC-12 enrollment between the 2013-14 and 2023-24 school years. During the same time, public school enrollment across the State of Wisconsin decreased by 6 percent. WSD 4K enrollment decreased by 210 students, or 34 percent over this period. Grade 5K-5 enrollment decreased by 430 students, or 12 percent. The upper grade levels had lesser decreases, with grade 6-8 enrollment decreasing by 30 students, or 2 percent, and grade 9-12 enrollment decreasing by 63 students, or 2 percent, over the past decade. Additionally, Early Childhood (EC) enrollment increased by 39 students over the past decade.

Virtually all of the 694 student decrease occurred in the 2010s. Since 2020, enrollment has *increased* by 165 students, or 2 percent, with increases concentrated at the 4K and 5K-5 grade groups. The consultant attributes this slight increase to more resident students choosing to attend WSD schools instead of being home schooled or attending other educational offerings after the Covid-19 pandemic. Most of this 165 student increase occurred between the 2020-21 and 2021-22 academic years with the return to in-building education associated with the pandemic.

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

Grade Group	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	10 Year Change
Early Childhood (EC)	32	71	84	76	65	64	73	65	66	79	71	+39
4K	619	560	551	453	473	503	491	405	432	404	409	-210
5K-5	3,681	3,747	3,637	3,669	3,610	3,490	3,387	3,099	3,216	3,219	3,251	-430
6-8	1,754	1,742	1,689	1,729	1,809	1,804	1,840	1,771	1,739	1,739	1,724	-30
9-12	2,577	2,510	2,520	2,493	2,450	2,473	2,378	2,464	2,564	2,488	2,514	-63
Total EC-12	8,663	8,630	8,481	8,420	8,407	8,334	8,169	7,804	8,017	7,929	7,969	-694



Source: Wausau School District

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B. OPEN ENROLLMENT TRENDS AND IMPLICATIONS

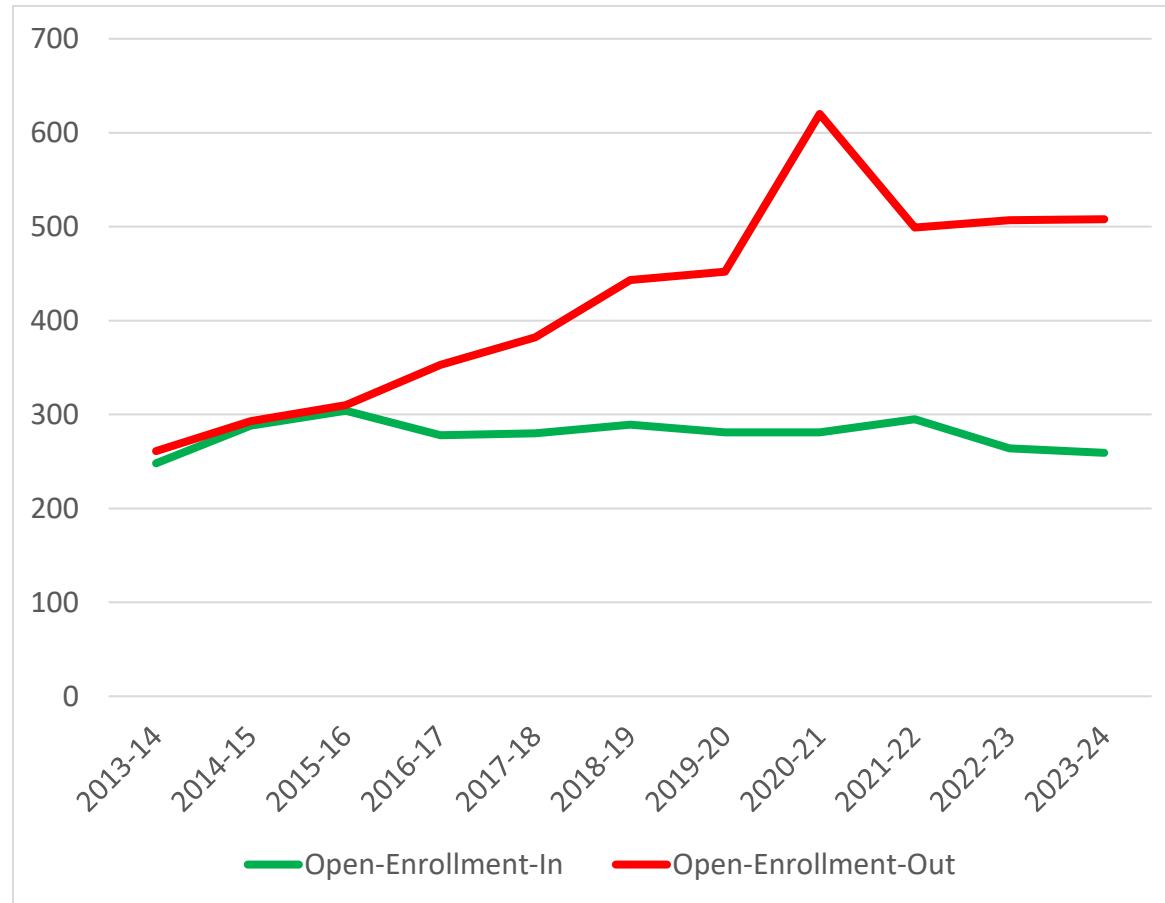
The State allows students, given space availability and district approval, the option of enrolling in a school district other than the one in which they reside. Figure 4 shows the number of students the WSD gained versus students lost through open enrollment over the past 10 years.

Until the 2015-16 school year, the WSD lost and gained a similar number of students through open enrollment. Since the 2015-16 school year, open-enrollment-in to the WSD has remained stable at around 280 students each year, while open-enrollment-out of the WSD has increased significantly. Open-enrollment-out spiked with the Covid-19 pandemic in 2020—to over 600 resident students open-enrolling-out—but has since decreased and remained stable at around 500 resident students open-enrolling-out.

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

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



Sources: Wausau School District, Wisconsin Department of Public Instruction

IV. DEMOGRAPHIC TRENDS AND EXPECTATIONS

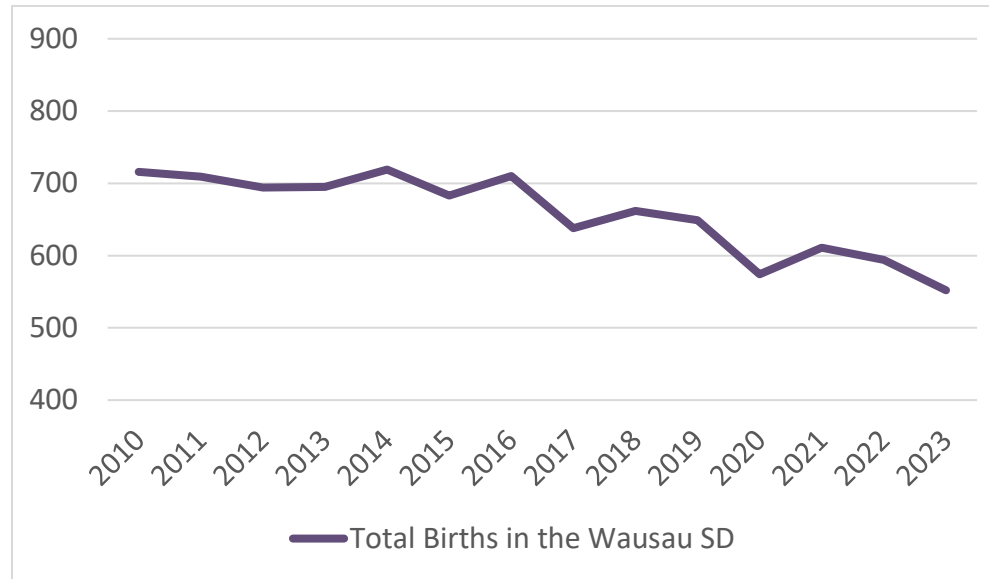
- Births in the Wausau School District (WSD) decreased by 23 percent since 2010, from 716 births in 2010 to 552 births in 2023. This decrease tracks with grade 4K and grade 5K-5 enrollment decreases over the past decade.
- The population of reproductive age (aged 25-44) remained stable over the past decade, suggesting that younger residents are having fewer kids than in the past, which is a nationwide trend.
- Births are projected to stabilize in the 2020s, given a diversifying population and particularly a large Millennial generation in prime reproductive years. Births are projected to decrease again in the 2030s 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 2023 for the WSD. Births have been on a steady downward trajectory since 2010, decreasing from 716 births in 2010 to 552 births in 2023, a decrease of 164 births, or 23 percent. This decrease in the number of births in the WSD tracks with grade 4K and grade 5K-5 enrollment decreases over the past decade.

Wausau School District Community Change & Projections Report

FIGURE 5: BIRTHS IN THE WSD, 2010-2023



Source: Wisconsin Department of Health Services

The number of children aged 0-4 years is another indicator of future enrollment. As shown in Figure 6 on the following page, per the 2010 decennial U.S. Census, there were 3,189 children aged 0-4 in the WSD. The 2020 Census indicated that the 0-4 population decreased by 41, to 3,148 children. The number of school-aged children in the WSD aged 5 to 19 years old decreased by almost 5 percent from 2010 to 2020, correlating with the decrease in WSD enrollment.

B. MEDIAN AGE AND REPRODUCTIVE AGE POPULATION TRENDS

The median age in the WSD increased from 39.4 years old in 2010 to 40.3 years old in 2020. This follows County and State trends. Over this same period, the median age increased from 38.8 years old to 40.8 years old in Marathon County and from 38.1 to 39.6 Statewide.

Wausau School District Community Change & Projections Report

FIGURE 6: POPULATION BY AGE GROUP, 2010-2020

Age Group	2010	2020	2010 - 2020 # Change	2010 - 2020 % Change
0-4 years old (infants and toddlers)	3,189	3,148	-41	-1.3%
5-19 years old (school-aged children)	11,079	10,531	-548	-4.9%
25-44 years old (reproductive-aged)	13,349	13,442	+93	+0.7%
65+ years old (seniors)	8,539	10,020	+1,481	+17.3%

Source: US Census Bureau

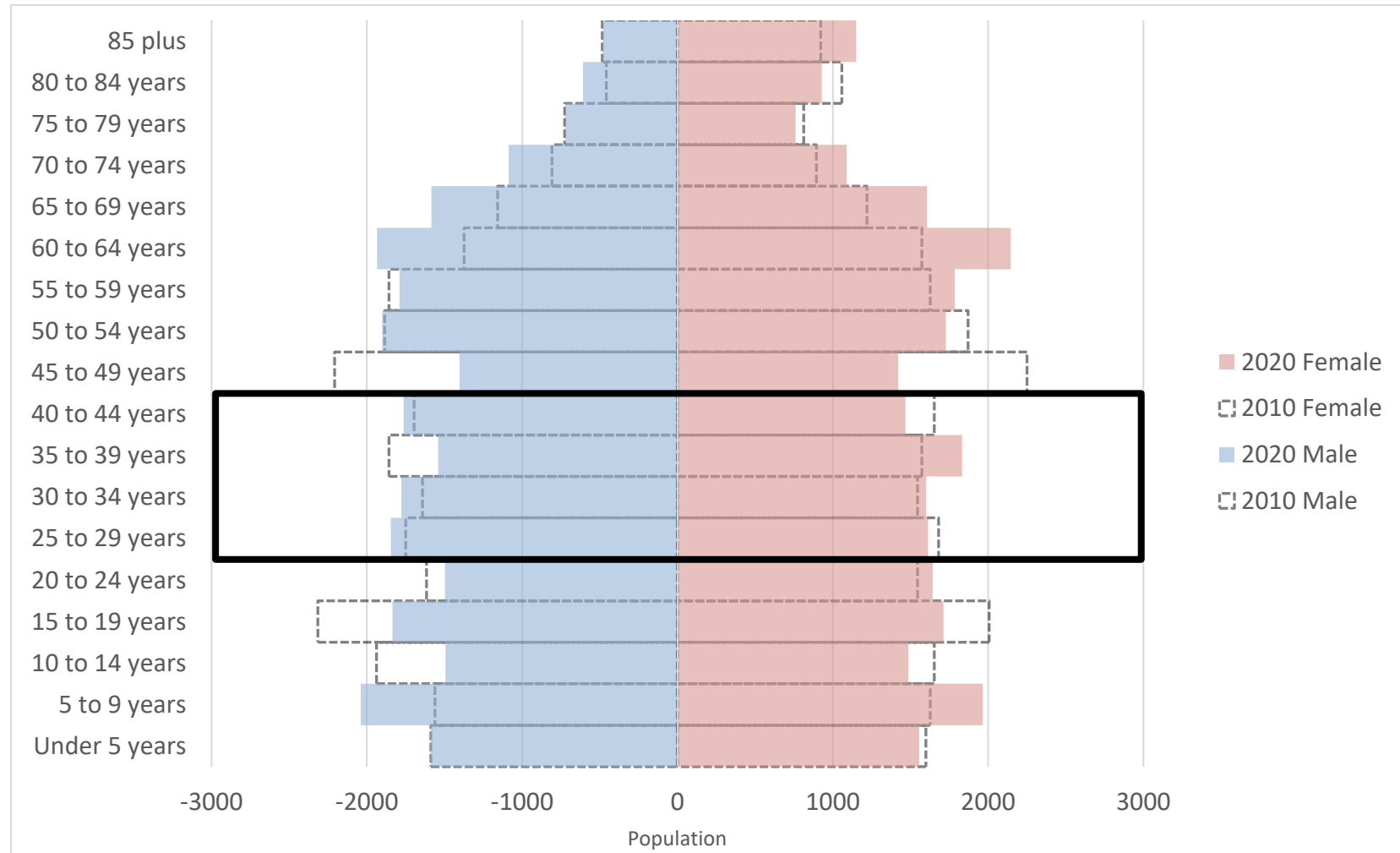
As shown in Figures 6 and 7, the number of persons in the WSD between 25-44 years of age (i.e., those of prime reproductive age) increased by less than 1 percent from 2010 to 2020, or from 13,349 persons to 13,442 persons. As of 2024, this age cohort contains the bulk of the large Millennial generation.

Map 3 shows the percentage of women of reproductive age (aged 25-44) by Census block group in the WSD. Areas with bolder colors have greater percentages of women of reproductive age. These are areas where the WSD might have increasing numbers of births, and therefore students, over the next decade. Neighborhoods with the greatest percentages are clustered near Downtown Wausau and especially along the Stewart Avenue corridor on the west side of the City of Wausau.

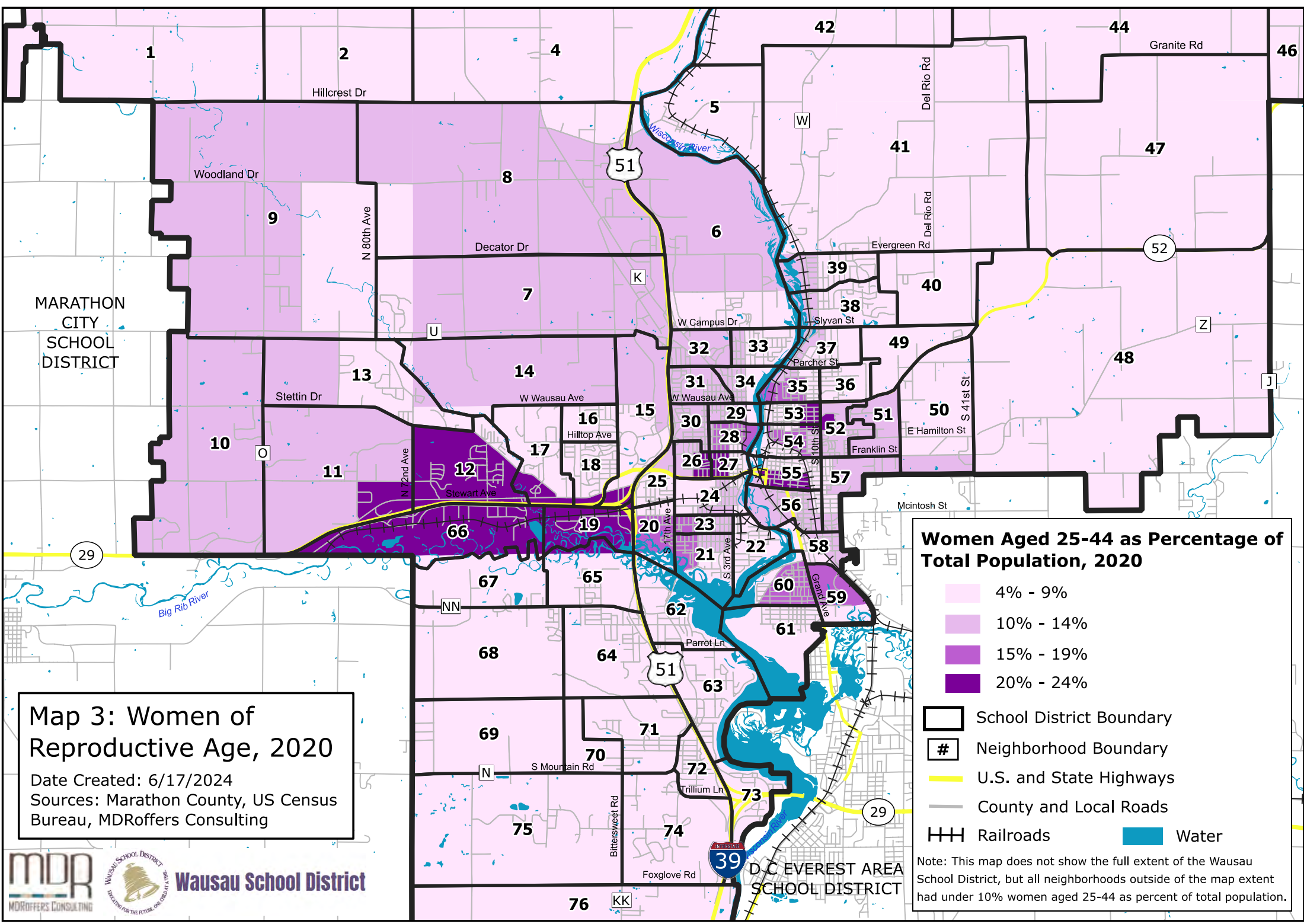
Also shown in Figures 6 and 7, the population aged 65 years old and older increased by almost 1,500 residents, or an increase of over 17 percent. This age cohort contains the bulk of the “baby boomer” generation. All of the population growth, and then some, that occurred in the WSD over the past decade was in this age cohort. In fact, as of 2020, there were similar numbers of school-aged children aged 5 to 19 years old in the WSD (10,531) as there were residents aged 65 years old and older (10,020). This is a significant change from 2010 when there were over 2,500 more school-aged children aged 5 to 19 years old in the WSD than residents aged 65 years old and older.

Wausau School District Community Change & Projections Report

FIGURE 7: POPULATION PYRAMID BY SEX IN THE WSD, 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.









MARATHON
CITY
SCHOOL
DISTRICT

Map 3: Women of Reproductive Age, 2020
Date Created: 6/17/2024
Sources: Marathon County, US Census Bureau, MDROffers Consulting

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

	4% - 9%
	10% - 14%
	15% - 19%
	20% - 24%

	School District Boundary
	Neighborhood Boundary
	U.S. and State Highways
	County and Local Roads
	Railroads
	Water

Note: This map does not show the full extent of the Wausau School District, but all neighborhoods outside of the map extent had under 10% women aged 25-44 as percent of total population.

D.C. EVEREST AREA
SCHOOL DISTRICT

Wausau School District Community Change & Projections Report

C. RACE AND ETHNICITY

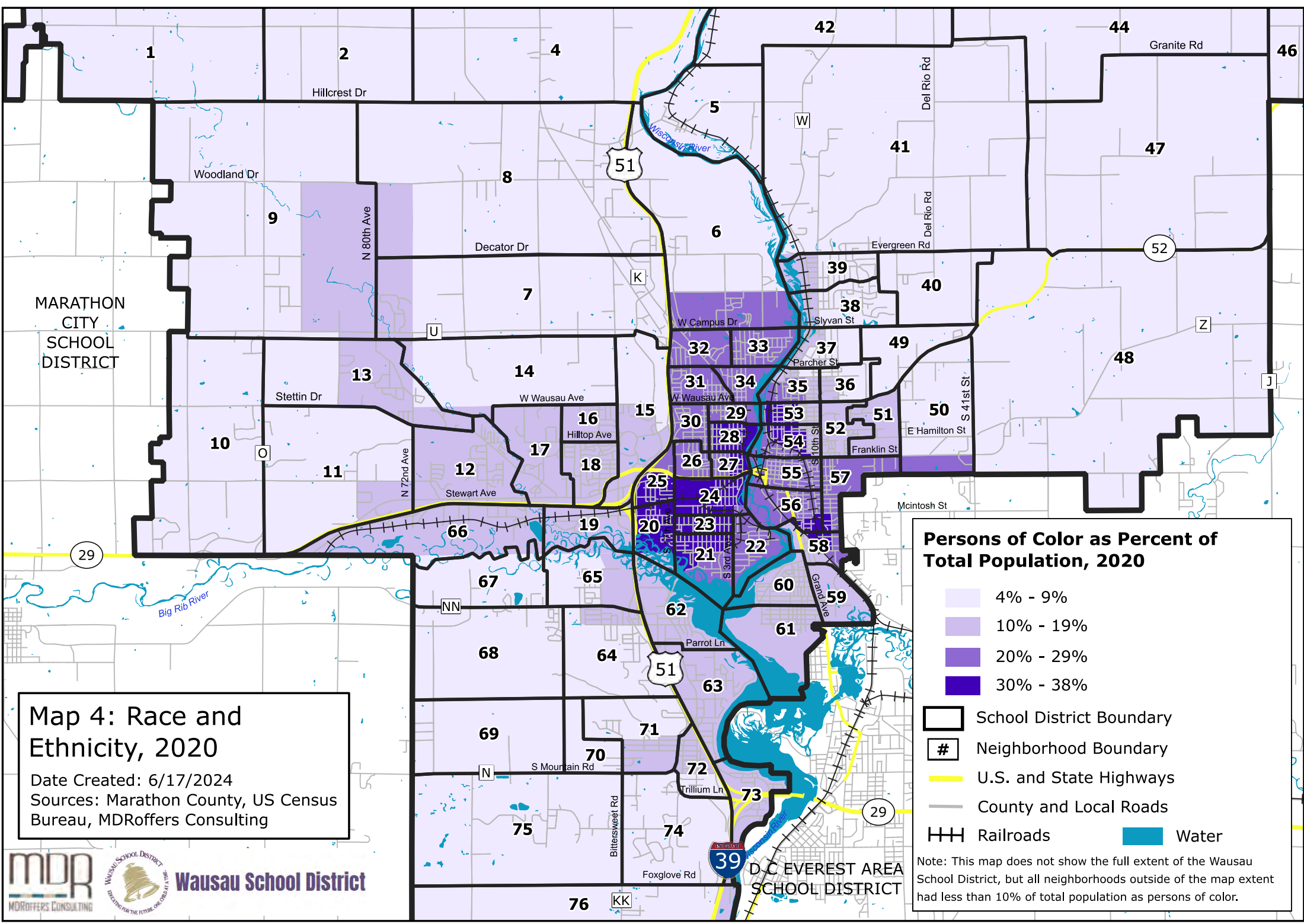
The WSD is becoming more racially and ethnically diverse. As shown in Figure 8, the White population in the WSD decreased by 1,730 residents from 2010 to 2020, while its Black or African American population increased by 153 residents, its Asian population increased by 566 residents, its Hispanic or Latino population increased by 601 residents, and its population identifying as two or more races increased by 1,238 residents. These changes can affect enrollment. According to the National Center for Health Statistics, within Marathon County and compared to White women, Hispanic women have a 96 percent higher birth rate, Asian women have an 87 percent higher birth rate, and Black or African American women have a 45 percent higher birth rate.

FIGURE 8: POPULATION BY RACE AND ETHNICITY IN THE WSD, 2010-2020

Race/Ethnicity	2010	2020	2010 - 2020 # Change	2010 - 2020 % Change
White alone	46,491	44,761	-1,730	-4%
Black or African American alone	530	683	+153	+29%
American Indian	309	262	-47	-15%
Asian alone	4,722	5,288	+566	+12%
Native Hawaiian	10	16	+6	+60%
Some other race	28	164	+136	+486%
Hispanic or Latino	1,308	1,909	+601	+146%
Two or more races	848	2,086	+1,238	+46%
Totals	54,246	55,169	+923	2%

Source: US Census Bureau





Map 4 shows the distribution of persons of color in the WSD, with higher percentages on the City's near west side.









MARATHON
CITY
SCHOOL
DISTRICT

Map 4: Race and Ethnicity, 2020
Date Created: 6/17/2024
Sources: Marathon County, US Census Bureau, MDROffers Consulting

Persons of Color as Percent of Total Population, 2020

	4% - 9%
	10% - 19%
	20% - 29%
	30% - 38%

	School District Boundary
	Neighborhood Boundary
	U.S. and State Highways
	County and Local Roads
	Railroads
	Water

Note: This map does not show the full extent of the Wausau School District, but all neighborhoods outside of the map extent had less than 10% of total population as persons of color.

D.C. EVEREST AREA
SCHOOL DISTRICT

V. HOUSING AND ECONOMIC TRENDS AND EXPECTATIONS

- Between 2012 and 2022, almost 1,200 new housing units were constructed in the Wausau School District (WSD). New housing development has accelerated in recent years.
- About 60 percent of all housing built over the past ten years were single-family homes, with one-half of these built in the City of Wausau. The remaining 40 percent were duplexes, townhomes, apartments, and multi-unit senior housing and condominiums, with the vast majority of these in the City.
- Most new housing in the WSD has been built on the west side of the City of Wausau north of Stewart Avenue, in Downtown Wausau, and in multiple-family redevelopments of former industrial land along the Wisconsin River.
- Neighborhoods with significant sales of *existing* single-family homes are often located near WSD schools, including near G.D. Jones, Hawthorn Hills, Jefferson, John Marshall, and Riverview Elementary Schools.
- Most homes in the WSD were built before 1960, but several places on the west side of the City and in the Town of Stettin have housing mostly built in the 1990s. These areas are primed for household turnover from older to younger households in the 2020s and 2030s, which could generate enrollment increases there.

A. RECENT RESIDENTIAL BUILDING CONSTRUCTION

While the WSD includes all or parts of eight municipalities, the City of Wausau contained about 73 percent of the WSD's existing housing units as of Spring 2024. The Village of Rib Mountain contained another 12 percent and the Village of Maine contained 5 percent of the WSD's housing units. The remaining 10 percent was split among remaining towns in the WSD.

Over the past decade, almost 1,200 new housing units were built in the WSD, as shown in Figure 9, with about 70 percent of these new units built in the City of Wausau. The number of new housing units permitted has accelerated in recent years, with over 200 new housing units permitted in 2020 and again in 2022. Over the first half of the past decade, an average of 91 new housing units were permitted each year. Over the last half of the past decade, an average of 146 new housing units were permitted each year. This is at least partly in response to the local and national housing shortage.

Wausau School District Community Change & Projections Report

FIGURE 9: NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMIT, 2014 - 2023

WSD Municipality	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Totals
City of Wausau	17	18	48	166	53	50	173	86	198	18	827
Village of Rib Mountain	9	19	7	19	29	29	11	9	5	11	148
Town of Wausau	7	7	5	6	2	4	8	5	7	6	57
Village of Maine	3	2	2	2	6	9	7	3	7	9	50
Town of Stettin	1	1	2	2	1	8	9	11	9	6	50
Town of Berlin	0	1	2	5	4	7	1	0	4	3	27
Town of Texas	1	1	2	5	1	3	6	3	1	3	26
Totals	38	49	68	205	96	110	215	117	231	56	1,185

Sources: Associated city, villages, and towns. Town of Hewitt data not provided. Data includes permits for parts of the municipality which may be located outside of the WSD boundary.

Figure 10 breaks down new housing units by type in the City of Wausau between 2014 and 2023. The City averaged 35 new single-family homes per year over this period, with some of these outside of the WSD. Overall, 43 percent of new housing units built in the City over the past decade were single-family homes and 57 percent were multiple-family units.

FIGURE 10: CITY OF WAUSAU HOUSING UNITS AUTHORIZED BY BUILDING PERMIT, 2014 – 2023

City of Wausau	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Totals
Single-Family Homes	17	18	24	47	41	46	42	60	41	18	354
Duplex Units	0	0	0	0	0	0	0	0	0	0	-
Multiple-Family Units	0	0	24	119	12	4	131	26	157	0	473
Totals	17	18	48	166	53	50	173	86	198	18	827

Source: City of Wausau. Data includes permits for parts of the City located outside of the WSD boundary.

Wausau School District Community Change & Projections Report

Through its 2022 American Community Survey, the Census Bureau estimated that the homeowner vacancy rate for the WSD was 0.6 percent and the rental vacancy rate was 4.5 percent. For the City, the homeowner vacancy rate was 0.8 percent and the rental vacancy rate was 4.8 percent. A healthy housing market has a vacancy rate around 5 percent, emphasizing the housing shortage in the City of Wausau and WSD and one reason for the high levels of recent residential building.

B. EXISTING HOME SALE TRENDS

Per Rocket Homes, the median home sale price for City of Wausau in 2024 was \$210,771, up 8 percent from \$195,000 in 2023 and up 21 percent from 2022. Still, the median home sale price for the City of Wausau in 2024 was \$59,000 less than neighboring Schofield, \$83,000 less than neighboring Weston, and \$56,000 less than all of Marathon County. This suggests that the City of Wausau housing market is more affordable than other areas in Marathon County.

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 WSD 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 5 aggregates existing single-family homes sales from January 2019 to December 2023 for each neighborhood in the WSD, per the State Department of Revenue. Neighborhoods with significant sales, compared to the number of existing homes, are located across the WSD, but mostly near G.D. Jones (neighborhood 21), Hawthorn Hills (neighborhood 57), Jefferson (neighborhood 33), John Marshall (neighborhoods 60 and 61), and Riverview (neighborhood 39) Elementary Schools. Housing in many of these neighborhoods was mostly built several decades ago. The exception in the above-mentioned neighborhoods are newer single-family homes in neighborhoods 39 and 57 on the east side of the City.

Map 6 indicates the median year of housing construction across the WSD. Most homes in the WSD were built before 1960, but several places on the west side of the City and in the Town of Stettin have housing mostly built in the 1990s. These areas are primed for household turnover from older families to younger families in the 2020s and 2030s.

Map 5: Single-Family Home Sales by Neighborhood, 2019-2023

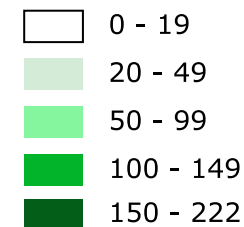
Date Created: 6/17/2024

Sources: Marathon County, Wisconsin Department of Revenue, MDRoffers Consulting



Wausau School District

Existing Single-Family Home Sales, 2019-2023



[Thick Black Line] School District Boundary

[Thin Black Line] Neighborhood Boundary

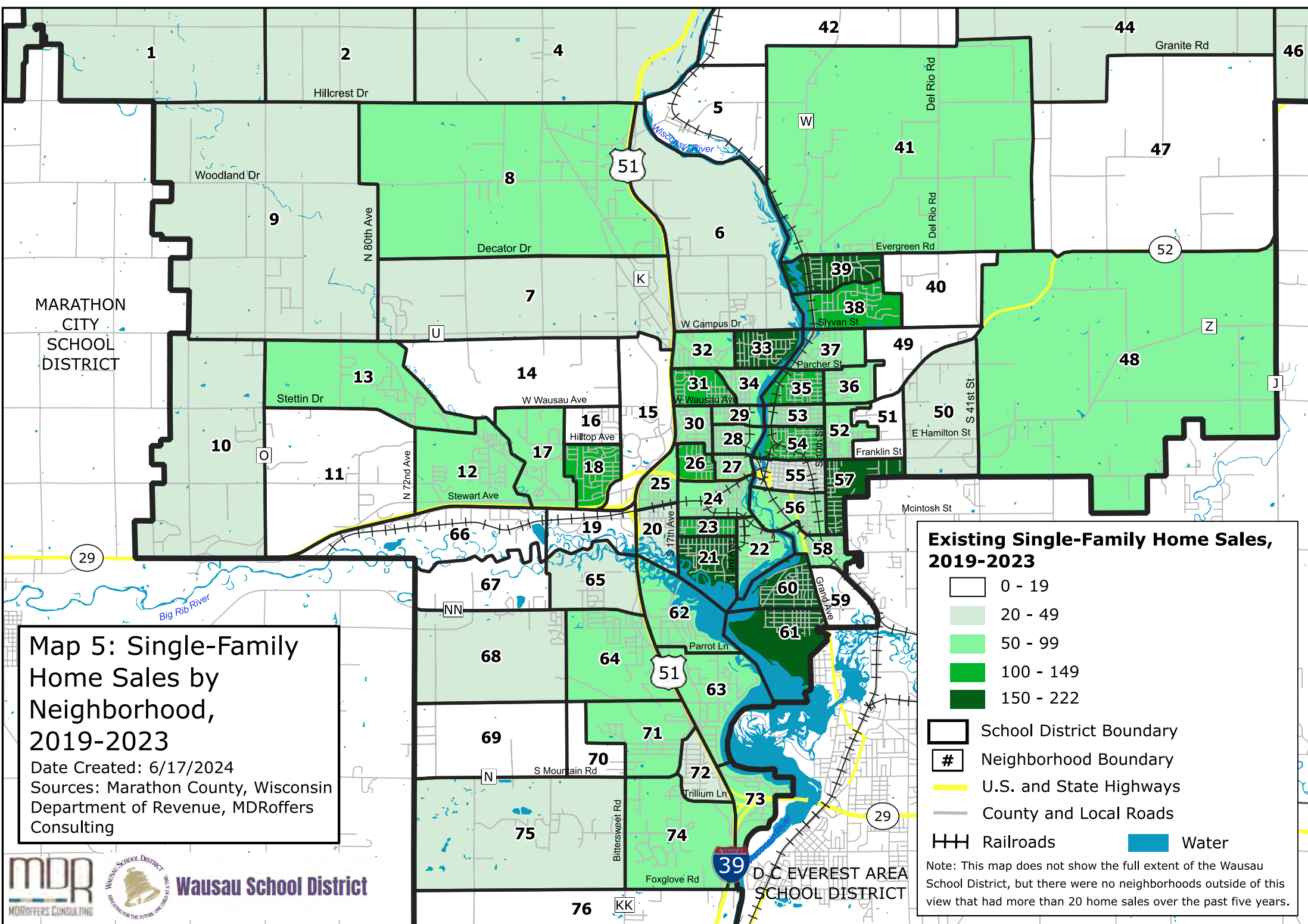
[Yellow Line] U.S. and State Highways

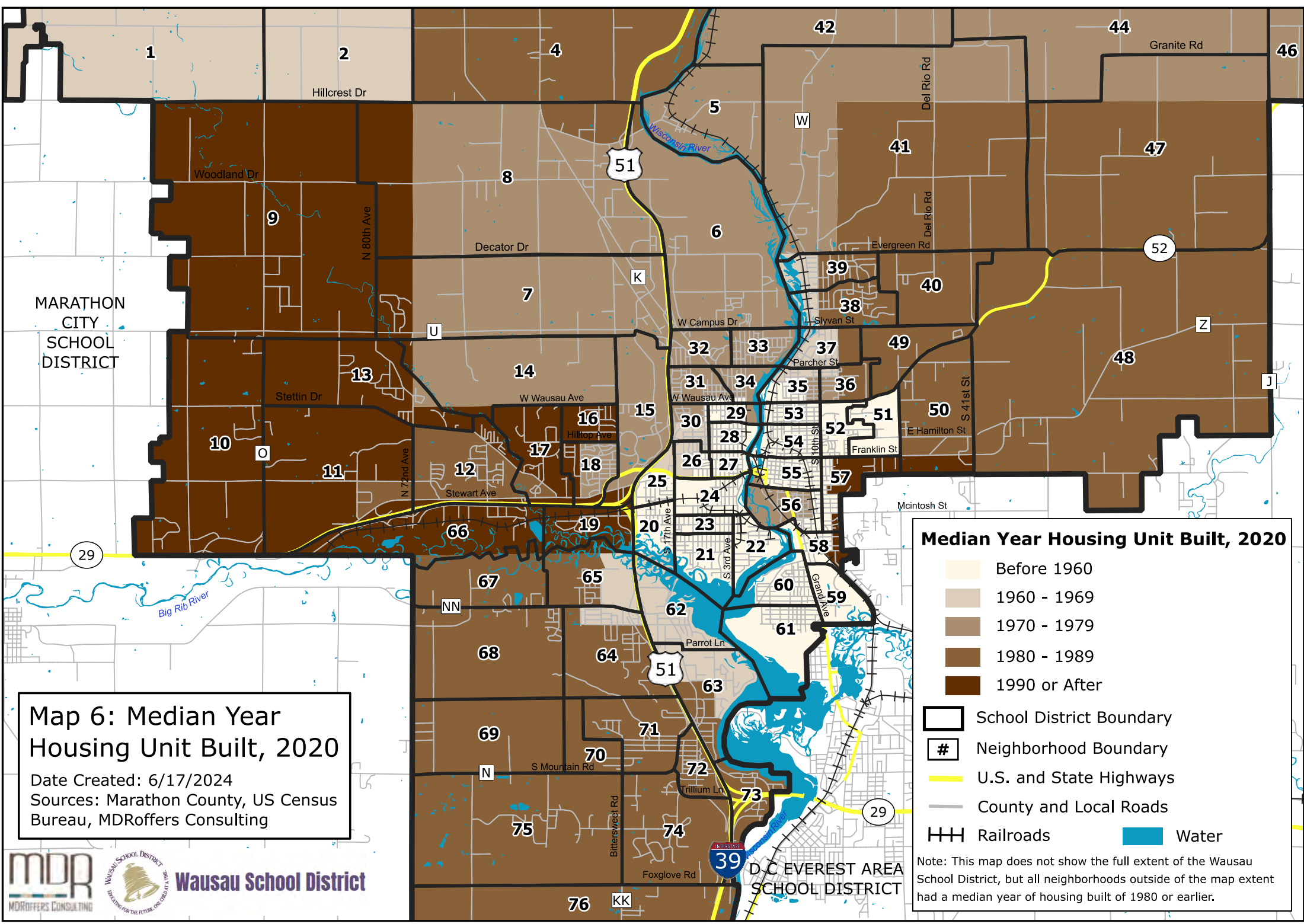
[Grey Line] County and Local Roads

[Black Line with Cross-Ticks] Railroads

[Blue Area] Water

Note: This map does not show the full extent of the Wausau School District, but there were no neighborhoods outside of this view that had more than 20 home sales over the past five years.





Map 6: Median Year Housing Unit Built, 2020
Date Created: 6/17/2024
Sources: Marathon County, US Census Bureau, MDROffers Consulting

Median Year Housing Unit Built, 2020

	Before 1960
	1960 - 1969
	1970 - 1979
	1980 - 1989
	1990 or After

	School District Boundary
	Neighborhood Boundary
	U.S. and State Highways
	County and Local Roads
	Railroads
	Water

Note: This map does not show the full extent of the Wausau School District, but all neighborhoods outside of the map extent had a median year of housing built of 1980 or earlier.

Wausau School District Community Change & Projections Report

C. OTHER HOUSING AND ECONOMIC TRENDS

By the mid-2010s, the Marathon County housing market had recovered from the housing crisis of the late-2000s and has remained a robust “sellers” market through the early 2020s as demand for housing has exceeded supply. Sales are at high rates historically, even with material cost and interest rate increases. Job growth in Marathon County has been steady. As a result, the median sale price of existing single-family homes in Marathon County increased by 113 percent over the past decade.

In the City of Wausau, 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 younger workers and with increasing numbers of empty nesters and seniors looking to downsize but remain in the Wausau area. Meanwhile, single-family housing construction has remained steady but below market demand. Notably for the WSD, much of the City’s new single-family housing has been built in the D.C. Everest Area School District.

Therefore, even with recent single- and multiple-family housing development, a housing shortage persists, and has been exacerbated by and since the late-2000s Great Recession. There simply have not been enough new housing units built over the past decade to meet demand. Per the 2022 Wausau Metropolitan Area Housing Assessment Report, over 4,500 new housing units are expected to be needed by 2040 to meet demand among the eight communities in the Wausau region.

Population growth and housing development in the WSD is driven in large part by local job growth. As of the early-2020s, the City of Wausau has over 30,000 jobs, concentrated in manufacturing, health care, retail, and insurance. Major employers in the City of Wausau include Aspirus Hospital, Liberty Mutual, Wausau Window and Wall Systems, Wausau School District, Northcentral Technical College, Foot Locker, and Linetech.

Other large employers in the region include Marshfield Clinic, University of Wisconsin-Stevens Point, Dairyland Cycle Insurance, and Sentry. The region’s extensive transportation network provides access from the WSD to nearby jobs in Weston, Merrill, Mosinee, Stevens Point, Marshfield, and even Green Bay and the Appleton/Fox Valley areas. In total, local and regional employment—and the WSD’s access to it—is an asset that should support continued housing development.

VI. LOCAL COMMUNITY AND DEVELOPER PLAN ANALYSIS

- Per its plans, the City of Wausau desires a mixture of housing types at different densities, prices, and types to accommodate every stage of life in each neighborhood. The City has plans for denser housing in redevelopment areas near the City's Downtown and on former industrial lands along the Wisconsin River.
- In general, the City of Wausau plans for more housing development over the next several years than built over the past decade. Housing construction of the past decade was significantly below the City's historical average, suggesting a slow bounce-back from the late-2000s housing crisis and Great Recession.
- The Village of Rib Mountain plans for steady single-family housing development west of Highway 51 and for increasing multiple-family housing development east of Highway 51 near the Rib Mountain Drive corridor.

A. SECTION OVERVIEW

Local land use planning, growth management, economic development, and infrastructure investments are central to projecting future residential and enrollment change, and in planning for future school needs. City, village, and town comprehensive and neighborhood 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 Wausau School District (WSD). 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 real estate professionals.

Wausau School District Community Change & Projections Report

B. CITY OF WAUSAU PLANS AND EXPECTATIONS

The City of Wausau is the largest municipality by population in Marathon County, and the largest in a 100+ mile radius in central and northern Wisconsin. The City experienced significant housing development before the Great Recession, with an average of 247 new housing units built per year in the 1990s and 242 new housing units built per year in the 2000s. Much of this new housing was built on the west side of the City. After the Great Recession, housing development was slow to return, with an average of only 96 new housing units built per year in the 2010s. The City anticipates increasing housing development in the 2020s and 2030s to meet pent up demand and address a widely-recognized housing shortage.

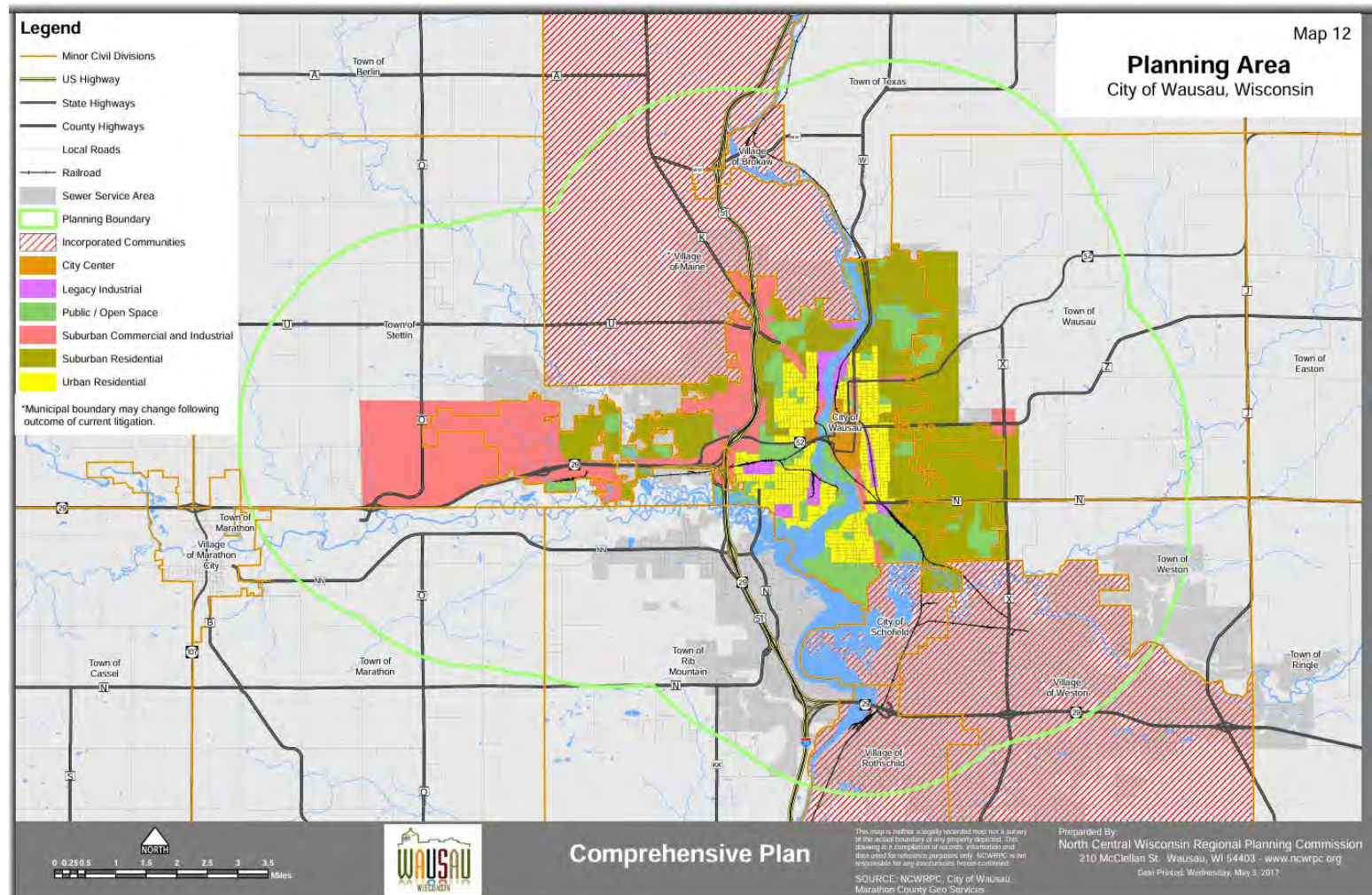
In 2017, the City of Wausau last updated its Comprehensive Plan, which guides its future development decisions. Per its Plan, the City intends to continue to offer access to quality, affordable housing to all residents; encourage a variety of housing types throughout the City at different densities, prices, and types; and promote redevelopment and densification of the City's downtown, along the Wisconsin River, on former industrial lands, and along major transportation corridors.

The Future Land Use map from the City's Plan, reproduced as Figure 11 on the following page, guides the general location, type, and density of future development through 2040. Land shaded olive green in Figure 11 is planned for "suburban residential" uses of mostly single-family homes. Land shaded yellow is planned for "urban residential" uses including a mixture of housing types and sizes. Land shaded brown is planned for "city center" uses and includes denser development and redevelopment in a mixture of residential, commercial, employment, institutional, and park uses.

The City has several other small areas plans, corridor plans, neighborhood development plans, and tax incremental district (TID) plans that guide future residential development, including the East Riverfront Brownfield Redevelopment Plan (2015), North Riverfront Redevelopment Plan (2017), River Edge Master Plan (2020), South Riverfront Area Master Plan (2020), and Towers Area Master Plan (2020). A common theme is to increase the number and type of housing units through reinvestment and redevelopment of vacant, underutilized, and/or former industrial sites.

Wausau School District Community Change & Projections Report

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



Source: City of Wausau

Wausau School District Community Change & Projections Report

C. VILLAGE OF RIB MOUNTAIN PLANS AND EXPECTATIONS

The Village of Rib Mountain is located southwest of the City of Wausau, and is crossed by Interstate 39 and Highway 51 near its east edge. The eastern third of the Village is mostly built out, and contains the Rib Mountain Drive corridor—a regional shopping, dining, and entertainment area. The central third of the Village contains mostly single-family homes in scattered subdivisions, along with parkland associated with Rib Mountain State Park and Granite Peak Ski Area. The western third of the Village is mostly in agricultural, open space, and parkland uses.

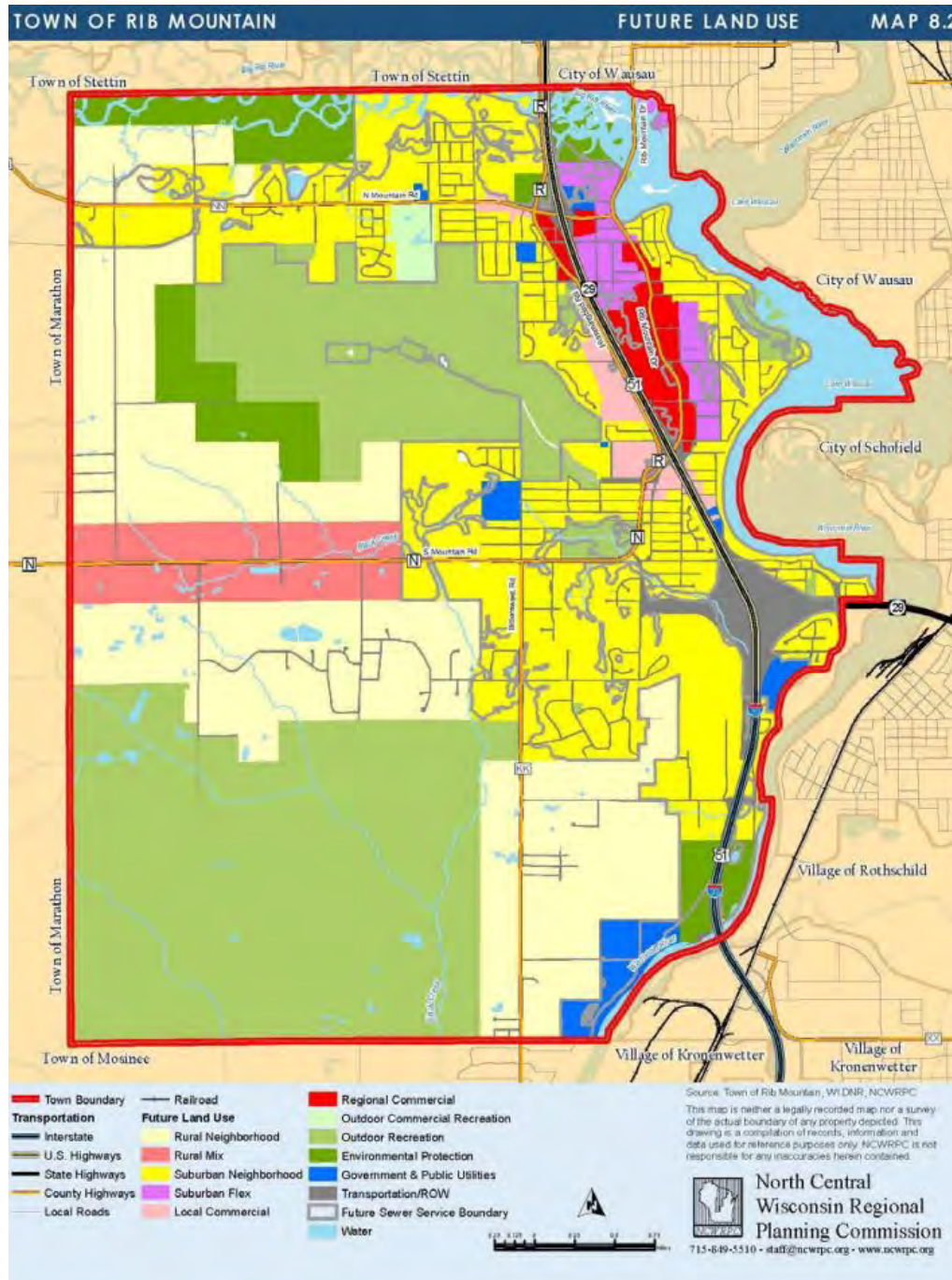
Rib Mountain last updated its Comprehensive Plan in 2020, before incorporating as a village in July 2023. The Future Land Use map from that Plan, reproduced as Figure 12, suggests future residential development along the N. Mountain Road corridor and the S. Mountain Road corridor in areas shaded yellow. These “suburban residential” areas are planned for mostly single-family homes, but also can include multiple-family housing with a maximum density of 8 dwelling units per acre.

Along and near the Rib Mountain Drive corridor, the Plan proposes “suburban flex” uses, shown in purple in Figure 12, which include denser multiple-family housing and mixed-use developments. To promote and assist redevelopment and development efforts along the Rib Mountain Drive corridor, in 2021 Rib Mountain created its first tax increment district (TID) and the Rib Mountain Drive Corridor Plan. This TID extends most of the length of Rib Mountain Drive, from Gadwall Lane in the north, to the intersection of Rib Mountain Drive and Hummingbird Road in the south. East of Rib Mountain Drive, along Cloverland Lane, the Village envisions “Rib Mountain Center”—a mixed-use redevelopment area including housing.

A common Rib Mountain plan theme is increasing housing types and styles in the Village, so that people at all ages and stages of life are able to find a home in the Village. This includes adding owner- and renter-occupied multiple-family housing in planned locations.

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FIGURE 12: VILLAGE OF RIB MOUNTAIN COMPREHENSIVE PLAN, FUTURE LAND USE MAP



Source: Village of Rib Mountain

Wausau School District Community Change & Projections Report

D. VILLAGE OF MAINE PLANS AND EXPECTATIONS

The Village of Maine is northwest of the City of Wausau and incorporated in 2015. In 2018, the Village also incorporated the Village of Brokaw, located east of the Wisconsin River.

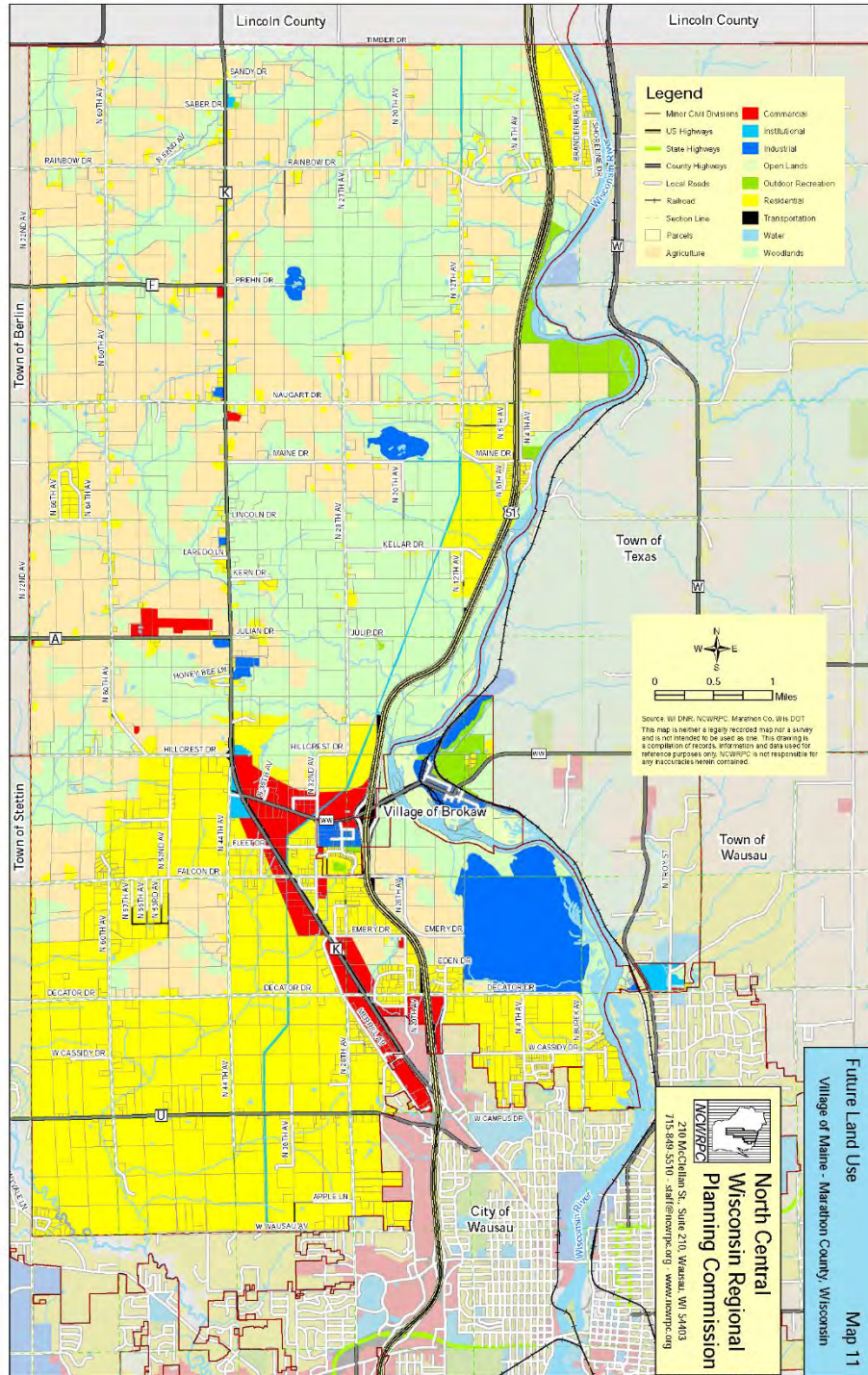
Maine last updated its Comprehensive Plan in 2019, which aims to balance new development and growth while maintaining its agricultural heritage and natural environment. At the time of writing, most of the land in the Village is in agricultural or open space uses, except for a built-up area west of the Highway 51 and County Highway WW interchange. This area contains several residential subdivisions, businesses, and some multiple-family housing.

As shown in Figure 13, the Village plans most of the land south of Decatur Drive for future residential uses. The Village also plans for future residential uses immediately west and south of the current built-up area of the Village, along Hillcrest Drive, Falcon Drive, and N. 44th Avenue. Much of the future housing development in this area will come in the form of new single-family homes, but the Village also anticipates some smaller-scale multiple-family housing in this area. The Village also plans for future residential uses in eastern areas of the Village along the Wisconsin River, particularly near Maine Drive and Brandenburg Avenue. Housing development in these two areas is expected to be entirely single-family homes on private well and septic systems. The rest of the Village is planned to remain in agricultural or open space uses.

The Village has a boundary agreement with the Town of Texas. As part of that agreement, around 450 acres along County Highway W and the Wisconsin River are planned as a long-term attachment area to the Village of Maine when development is proposed or landowners desire annexation to the Village.

Wausau School District Community Change & Projections Report

FIGURE 13: VILLAGE OF MAINE COMPREHENSIVE PLAN, FUTURE LAND USE MAP



Source: Village of Maine

Wausau School District Community Change & Projections Report

E. TOWN OF STETTIN PLANS AND EXPECTATIONS

The Town of Stettin Comprehensive Plan guides a town balancing its agricultural preservation desires with development pressures from the City of Wausau to the east and the Highway 29 corridor to the south. The eastern half of the Town is planned for residential and transitional residential uses. These areas are planned for primarily single-family homes but may also contain community facilities such as churches, schools, playgrounds, parks, and offices and light commercial uses. The western half of the Town is planned for transitional agricultural use, which may be suitable for development in the future as the region responds to economic and housing demands. Western portions of the Town are outside of the WSD.

There are a few residential subdivisions developing in the Town, mostly in residential and transitional residential areas in the southern and eastern portions of the Town near Stettin Drive, Highland Drive, and County Highway O—in neighborhoods 10 and 11 on Map 2a.

F. TOWN OF WAUSAU PLANS AND EXPECTATIONS

The Town of Wausau contains a mixture of uses, with most development occurring west of County Highway X and lands remaining mostly agricultural east of County Highway X. Per its 2021 Comprehensive Plan, the Town expects a continuation of this pattern, with any new development occurring in areas west of County Highway X. The Town plans for lands immediately adjacent to the City of Wausau for future residential uses and lands along County Highway X for future commercial uses. However, environmental constraints limit development potential on much of these lands, due to high bedrock, wetlands, and elevation changes. Additionally, much of the land west of County Highway X has already been divided into smaller parcels, limiting the potential for larger-scale housing development in the Town of Wausau.

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G. TOWN OF TEXAS PLANS AND EXPECTATIONS

The Town of Texas updated its Comprehensive Plan in 2021. As part of this Plan, the Town desires future residential development of single-family homes in two main areas. The first is on lands in the southern part of the Town, east of County Highway N and Troy Street, on lands currently owned by a nearby church. The second is on lands north and south of Kiwanis Road, in the central part of the Town. The rest of the Town is planned for continued agricultural and open space uses. As mentioned above, the Town of Texas has a boundary agreement with the Village of Maine, with lands along County Highway W and the Wisconsin River planned for annexation to the Village at time of development or due to landowner interest.

H. OTHER MUNICIPAL PLANS AND EXPECTATIONS

All of the Town of Hewitt and most of the Town of Berlin are in the WSD, but these two towns are expected to have an insignificant impact on housing development and enrollment growth for the WSD through 2040. Farmland preservation policies in these two towns are expected to control future land and development patterns through 2040 at least.

VII. HOUSING AND ENROLLMENT PROJECTIONS

- The consultant projects 3,138 new housing units in the Wausau School District (WSD) between April 2024 and 2040, or about 190 new units per year. This average annual 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 a WSD student enrollment decrease of 659 students between April 2024 and 2040, with EC-12 enrollment in the WSD projected to decrease from 7,790 students in April 2024 to 7,131 students in 2040.
- Between April 2024 and 2040, projected WSD student enrollment decreases are spread across traditional elementary schools (272 fewer students), traditional middle schools (191 fewer students), and traditional high schools (302 fewer).
- Neighborhoods expected to have the greatest enrollment decreases through 2040 are generally near and east of the Wisconsin River, spread across several current elementary school attendance areas.
- Fewer neighborhoods are expected to have enrollment increases through 2040. Neighborhoods expected to have the greatest enrollment increases through 2040 are near Stettin Elementary, near G.D. Jones Elementary, and west of Highway 51 in the Village of Rib Mountain.
- Assuming no changes in the WSD's current schools, attendance areas, grade groupings (including the 4K delivery model and Early Childhood (EC) delivery model), and class size or other facility-related policies, the consultant projects that:
 - Projected enrollment at traditional elementary schools would be around 1,400 students less than the combined functional capacity of the WSD's 13 current traditional elementary buildings by 2040.
 - Most traditional elementary schools on the WSD's east side, in particular, are projected to operate well below their functional capacities by 2040.
 - Only Maine and Stettin Elementary Schools are projected to approach their functional capacities by 2040.
 - Projected enrollment at traditional middle schools will be around 500 students less than the combined functional capacity of the WSD's two current traditional middle school buildings by 2040.
 - Projected enrollment at traditional high schools will be around 1,600 students less than the combined functional capacity of the WSD's two traditional high school buildings by 2040.

Wausau School District Community Change & Projections Report

A. SECTION OVERVIEW

This section of the Report synthesizes information shared in earlier sections to provide housing unit and student enrollment projections for the WSD through the year 2040, broken down into five projection periods and into 76 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 3,138 new housing units in the WSD between April 2024 and 2040—or about 190 new units per year. This projection is higher than the average experienced over the past decade of 119 new housing units per year, 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 City of Wausau encourages more housing. This average of 190 new housing units per year is also more in line with the annual average number of new housing units built from around 1990 to the late-2000s housing crisis and associated Great Recession. An average of 247 new housing units per year were built in the WSD in the 1990s and 242 new housing units per year were built in the 2000s.

Map 7 and Appendix B detail on the consultant’s projections of new housing units by neighborhood. Within parts of the City of Wausau also in the WSD, the consultant anticipates new single-family housing development particularly focused on the City’s west side in neighborhood 12. The consultant also projects significant multiple-family development in and near the City’s downtown, and in other redevelopment areas along and near the Wisconsin River, most of which were former industrial lands.

In the City of Wausau, the consultant projects 2,070 new housing units between April 2024 and 2040, for an average of about 125 new units per year. This is greater than the City’s average over the past decade (83 new units per year), but reflects the City’s average since 2020 (119 new units per year). About 14 percent of these projected units are expected to be single-family homes—a much lower percentage than over the past decade. Therefore, 86 percent of projected housing units in the City are projected to be duplex and multiple-family units, responding to continued market demand; an aging demographic; shortage of

Wausau School District Community Change & Projections Report

available housing units; and evolving City policy adjustments related to housing types, housing densities, and housing locations. These include owner-occupied (condominium) and senior units, as well as general rental apartments.

The consultant anticipates continued residential development in the Village of Rib Mountain, particularly near Highway 51 and the Rib Mountain Drive corridor. West of Highway 51, new housing is projected to mostly come in the form of owner-occupied single-family homes. Generally, new housing east of Highway 51 is projected to come in the form of multiple-family housing, such as townhomes, condominiums, senior housing, and duplexes, in a mixture of owner- and renter-occupied units.

Within the Village of Rib Mountain, the consultant projects 709 new housing units between April 2024 and September 2040, for an average of about 43 new housing units per year. This is higher than the past-decade average of 15 new housing units per year, when new housing construction was slow to return after the Great Recession. However, the projected average of 43 new housing units per year is in line with the average number of new housing units built per year in Rib Mountain before the Great Recession. Rib Mountain averaged 48 new housing units per year from 1990 to 2010. About 45 percent of all new housing in the Village is projected to be single-family homes—lower than over the past decade when virtually all new housing in Rib Mountain were single-family homes. Rib Mountain’s land use plans and market demand now provide for an increased range of housing types and styles.

The consultant projects 189 new housing units in the Village of Maine through 2040, with most single-family homes. Some smaller-scale multiple-family housing is also projected in the southeastern portion of the Village, close to County Highway K and Highway 51. In the Towns of Berlin, Hewitt, Stettin, Texas, and Wausau, the consultant projects 170 new single-family homes, with about one-half of those projected in the Town of Stettin.

Map 7 also suggests the consultant’s housing expectations after 2040, with neighborhoods with significant single-family housing development potential (100+ single-family homes) represented by a house symbol and neighborhoods with significant multiple-family housing development potential (200+ multiple-family units) represented by an apartment symbol. These areas were identified as 2040+ development areas due to municipal plans and availability of sites with development or redevelopment potential.

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Figure 14 includes housing unit projections by 2024-25 elementary school attendance area, with current attendance areas for each of the 13 traditional elementary schools depicted in Maps 2a and 2b. The consultant projects that new housing unit growth will be focused particularly in the current Hawthorn Hills Elementary School attendance area (24 percent of all new housing), the current Rib Mountain Elementary School attendance area (16 percent of all new housing), and the current Franklin Elementary School attendance area (14 percent of all new housing). The current Hawthorn Hills Elementary and Franklin Elementary attendance areas include most of Downtown Wausau, in which the consultant projects several hundred new multiple-family housing units through 2040. The current Rib Mountain Elementary School attendance area includes projected single-family housing development west of Highway 51, along County Highway NN, and projected multiple-family housing development east of Highway 51, along the Rib Mountain Drive corridor.

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

2024-25 Elementary School Attendance Area	Estimated/Projected Housing Units within 2024-25 Attendance Area						Projected Housing Unit Increase 2024 - 2040
	April 2024	2025	2027	2030	2035	2040	
Franklin	1,841	1,841	1,916	2,032	2,208	2,268	+427
G.D. Jones	1,941	1,998	2,055	2,061	2,061	2,061	+120
Grant	1,271	1,271	1,271	1,271	1,271	1,351	+80
Hawthorn Hills	2,174	2,250	2,327	2,502	2,705	2,940	+766
Hewitt-Texas	990	994	1,001	1,012	1,037	1,079	+89
Jefferson	2,185	2,185	2,185	2,253	2,253	2,253	+68
John Marshall	2,321	2,346	2,371	2,371	2,383	2,395	+74
Lincoln	1,800	1,800	1,856	1,856	1,966	2,006	+206
Maine	1,972	1,978	1,990	2,015	2,098	2,163	+191
Rib Mountain	2,182	2,185	2,240	2,332	2,500	2,694	+512
Riverview	2,799	2,803	2,806	2,815	2,829	2,861	+62
South Mountain	1,426	1,446	1,469	1,511	1,574	1,623	+197
Stettin	2,561	2,569	2,607	2,717	2,812	2,907	+346
TOTALS	25,463	25,666	26,094	26,748	27,697	28,601	+3,138

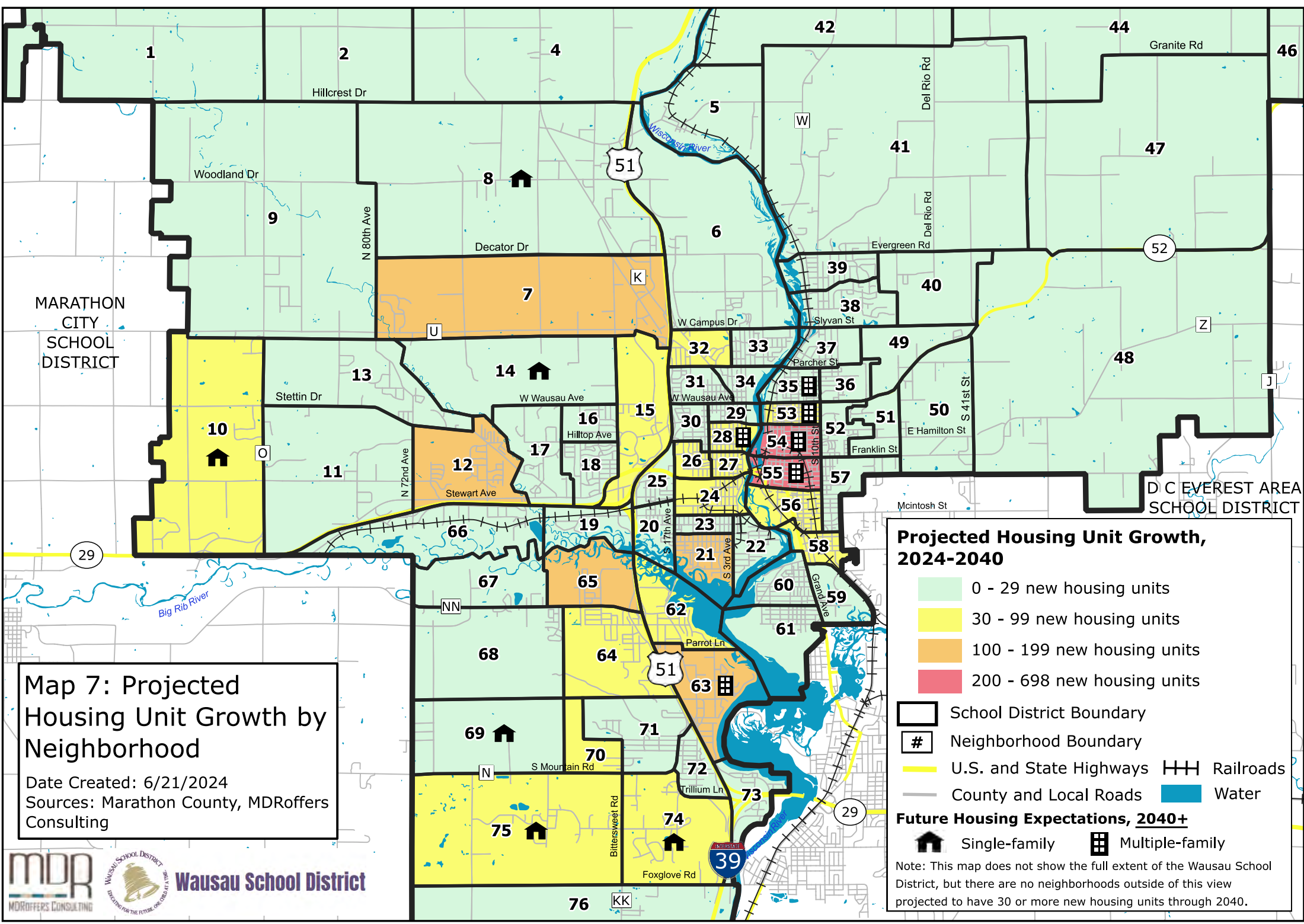
Not all housing is equal in terms of student generation. As shown in Figure 14, 766 new housing units are projected in the current Hawthorn Hills Elementary School attendance area, but, as shown in Figure 15, the consultant projects that only 8 of those new units will be a single-family home. Most multiple-family developments have low per-unit student generation. In contrast, of the 346 new housing units projected in the current Stettin Elementary attendance area, almost 300 are projected to be single-family homes. New single-family homes typically generate the greatest number of students per unit.

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Figure 15 shows that the consultant anticipates that most new single-family homes will be concentrated in the current Stettin Elementary School attendance area (33 percent of all new single-family homes) and in the current Rib Mountain and South Mountain Elementary School attendance areas (each with 18 percent of all new single-family homes). Therefore, the consultant anticipates that almost 70 percent of all new single-family homes through 2040 will be located in the southwestern quadrant of the WSD.

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

2024-25 Elementary School Attendance Area	Projected Single-Family Housing Unit Increase 2024 - 2040	Percent of Total Single-Family Housing Unit Increase
Franklin	0	0%
G.D. Jones	0	0%
Grant	0	0%
Hawthorn Hills	8	1%
Hewitt-Texas	89	10%
Jefferson	0	0%
John Marshall	0	0%
Lincoln	0	0%
Maine	111	13%
Rib Mountain	161	18%
Riverview	62	7%
South Mountain	158	18%
Stettin	296	33%
TOTAL	885	100%



Map 7: Projected Housing Unit Growth by Neighborhood

Date Created: 6/21/2024
Sources: Marathon County, MDRoffers Consulting

Projected Housing Unit Growth, 2024-2040

- 0 - 29 new housing units
- 30 - 99 new housing units
- 100 - 199 new housing units
- 200 - 698 new housing units

Future Housing Expectations, 2040+

- Single-family
- Multiple-family

Note: This map does not show the full extent of the Wausau School District, but there are no neighborhoods outside of this view projected to have 30 or more new housing units through 2040.

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C. PROJECTED STUDENT-PER-HOUSING UNIT RATIOS

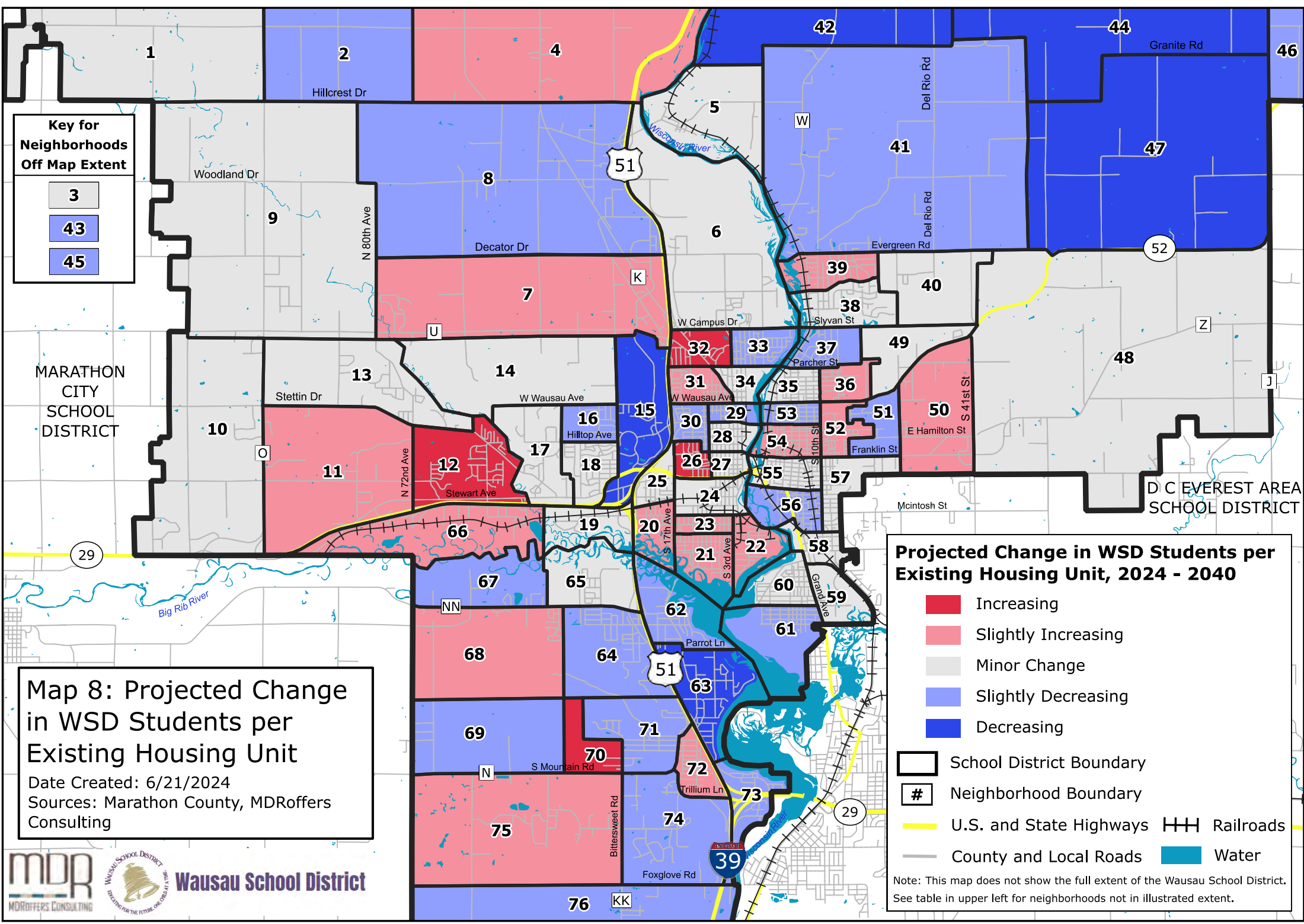
The consultant projected WSD resident student enrollment within each of the 76 neighborhoods by multiplying projected housing units by projected resident student-per-housing unit ratios in the 4K, 5K-5 (elementary), 6-8 (middle), and 9-12 (high) school grade groups. Complete WSD resident enrollment projections 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 utilized the following key characteristics:

- Current 4K, elementary school, middle school, and high school enrollment by neighborhood
- Change in enrollment and student generation rates in each neighborhood from 2018 to 2024
- Women aged 25-44 as percentage of total population, which ranged from 6% to 23% across neighborhoods (see also Map 3 earlier in this Report)
- Persons of color as a percentage of total population, which ranged from 4% to 36% across neighborhoods (see Map 4)
- Percentage of single-family homes sold from 2019 to 2023, which ranged from 2% to 42% across neighborhoods (see Map 5)
- Median age of housing, which ranged from the late 1930s to early 2010s across neighborhoods (see Map 6)
- Percentage of housing that is renter occupied, which ranged from 0% to 96% 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 8 presents the consultant's predictions of student-per-housing unit ratio change from existing housing units in each neighborhood from April 2024 to 2040. These predictions are derived from the consultant's analysis of the factors listed above and presented in Appendix C. The consultant expects neighborhoods mapped in red to have increasing student-per-existing housing unit ratios and those in blue to have decreasing ratios. Absent new housing construction, which is not considered in Map 8 or Appendix C, this influences the number of projected students from each neighborhood.



Key for Neighborhoods Off Map Extent

3

43

45

Map 8: Projected Change in WSD Students per Existing Housing Unit

Date Created: 6/21/2024
Sources: Marathon County, MDROffers Consulting

Projected Change in WSD Students per Existing Housing Unit, 2024 - 2040

Increasing

Slightly Increasing

Minor Change

Slightly Decreasing

Decreasing

School District Boundary

Neighborhood Boundary

U.S. and State Highways

County and Local Roads

Railroads

Water

Note: This map does not show the full extent of the Wausau School District. See table in upper left for neighborhoods not in illustrated extent.

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D. STUDENT ENROLLMENT PROJECTIONS

Between April 2024 and 2040, the consultant projects a decrease of 659 EC-12 students in WSD schools—or an average of about 39 fewer students per year. This projection assumes WSD resident private and home school enrollment and open-enrollment-out of WSD schools at a similar rate as occurred in the 2023-24 school year, and includes a constant number of non-WSD residents open-enrolling-in to WSD schools compared to the 2023-24 school year.

Figure 16 compares projected enrollment to school building capacity for each school in the WSD. Maps 9 through 12 and Appendix D provide details on resident enrollment projections by individual neighborhood.

The consultant projects enrollment at traditional WSD elementary schools to decrease by 272 students between April 2024 and 2040. Overall, projected grade EC-5 enrollment at traditional WSD elementary schools is around 1,400 students less than the combined functional capacity of all traditional WSD elementary schools by 2040.

Elementary schools on the west side of the WSD (G.D. Jones, Grant, Jefferson, Lincoln, Maine, Rib Mountain, South Mountain, and Stettin) have a 2040 projected enrollment of 76 percent of their combined functional capacity. Elementary schools on the east side of the WSD (Franklin, Hawthorn Hills, Hewitt-Texas, John Marshall, and Riverview) have a 2040 projected enrollment of 58 percent of their combined functional capacity.

Two elementary schools are projected to have projected enrollment at 90 percent or higher of the functional capacity of their respective school buildings in 2040—assuming continuation of the current 13 traditional elementary schools and their current attendance areas. This includes Maine and Stettin Elementary Schools. In contrast, elementary schools with the greatest projected excess functional capacity in 2040 include:

- Hawthorn Hills Elementary, with projected enrollment at 44 percent of its functional capacity;
- John Marshall Elementary, with projected enrollment at 49 percent of its functional capacity;
- South Mountain Elementary, with projected enrollment at 59 percent of its functional capacity;
- Franklin Elementary, with projected enrollment at 60 percent of its functional capacity; and
- Lincoln Elementary, with projected enrollment also at 60 percent of its functional capacity.

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The consultant projects enrollment at traditional WSD middle schools to decrease by 191 students between April 2024 and 2040. Most of that enrollment decrease is projected at Horace Mann Middle School. A greater decrease is projected at Horace Mann due to smaller current elementary class-sizes and larger middle-school class sizes in the Horace Mann attendance area. Additionally, the consultant projects significantly fewer new single-family homes to be built east of the Wisconsin River in the WSD than on its west side, resulting in fewer new students generated from new housing.

John Muir Middle School is projected to operate at 84 percent of its functional capacity in 2040 while Horace Mann Middle School is projected to operate at 62 percent of its functional capacity in 2040.

The consultant projects enrollment at the two comprehensive WSD high schools to decrease by 302 students between April 2024 and 2040, with decreases projected at both Wausau East High (-134 students) and Wausau West High (-168 students). On average, current high school class sizes are around 55 students (10 percent) larger than current middle school class sizes and around 90 students (16 percent) larger than current elementary school class sizes. As these large high school classes graduate in the coming years, they will be replaced by the smaller current middle and elementary school classes.

By 2040, Wausau East High School is projected to operate at 44 percent of its functional capacity, while Wausau West High School is projected to operate at 70 percent of its functional capacity.

Enrollment in other programs operating in the WSD is projected to increase slightly. Increases are projected at Wausau Area Montessori due to the expansion of middle school programming there. Projected enrollment at Red Granite Charter is also included for that new program. Enrollment at Wausau Area Virtual Education (WAVE); Enrich, Excel, Achieve Learning Academy; and NTC Alternative High School (for WSD students) are projected to remain stable through 2040.

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FIGURE 16: WSD STUDENT ENROLLMENT PROJECTIONS BY SCHOOL

School	Total Enrollment, April 2024 ¹	MDRoffers Projected Total Student Enrollment ²					Projected Enrollment Change, April 2024 to 2040	Building Capacity Range ³
		2025	2027	2030	2035	2040		
4K at Community Partner Sites	119	122	124	126	127	123	+4	N/A
Traditional Elementary Schools (EC-5, 4K-5, or 5K-5)								
Franklin (5K-5)	227	205	192	181	181	180	-47	301-334
G.D. Jones (EC-5)	441	435	447	452	448	439	-2	528-587
Grant (5K-5)	186	186	183	176	165	166	-20	236-262
Hawthorn Hills (EC-5)	215	197	187	176	169	169	-46	381-424
Hewitt-Texas (5K-5)	99	91	88	83	85	89	-10	124-138
Jefferson (4K-5)	391	383	382	380	365	360	-31	524-582
John Marshall (5K-5)	197	196	198	193	184	183	-14	373-414
Lincoln (5K-5)	209	191	189	180	176	170	-39	284-316
Maine (5K-5)	245	237	235	238	237	235	-10	248-276
Rib Mountain (5K-5)	198	174	170	172	182	188	-10	248-276
Riverview (EC-5)	458	424	419	411	400	385	-73	557-619
South Mountain (5K-5)	217	210	209	209	211	219	+2	373-414
Stettin (5K-5)	334	317	324	336	348	361	+27	373-414
Grades EC-5 in Traditional Elementary ⁴	3,417	3,247	3,225	3,187	3,151	3,145	-272	4,550-5,056
Traditional Middle Schools (grades 6-8)								
Horace Mann	665	608	569	532	517	503	-162	806-1,008
John Muir	982	978	961	942	948	952	-30	1,134-1,418
Grades 6-8 in Traditional Middle ⁴	1,647	1,586	1,530	1,474	1,465	1,456	-191	1,940-2,426
Traditional High Schools (grades 9-12)								
Wausau East	831	862	841	793	722	697	-134	1,584-1,980
Wausau West	1,354	1,293	1,270	1,232	1,190	1,186	-168	1,694-2,118
Grades 9-12 in Traditional High ⁴	2,185	2,155	2,112	2,026	1,912	1,883	-302	3,278-4,098
Other Programs								
Enrich, Excel, Achieve Academy (6-12) ⁵	45	45	45	45	45	45	0	N/A
NTC Alternative High (9-12) ⁶	100	100	100	100	100	100	0	100
Red Granite Charter (4K-3) ⁷	0	75	75	75	75	75	+75	96-107
Wausau Area Montessori (5K-8) ⁸	104	112	122	132	132	132	+28	252-280
Wausau Area Virtual Education (5K-12) ⁹	173	173	173	173	173	173	0	N/A
Other Program Totals	422	505	515	525	525	525	+103	448-487
From All WSD Schools and Programs								
Grades EC-12 Totals	7,790	7,614	7,506	7,337	7,180	7,131	-659	10,216-12,067

NOTES:

¹ Grade EC-12 WSD students as of April 2024, including both WSD resident enrollees and non-residents enrolled in WSD schools (open-enrollment-in, tuition waiver).

² Projections include grade 4K-12 WSD resident students plus a constant number of non-resident students open-enrolling-in to the WSD as occurred during the 2023-24 academic year. Projections also include a constant number of Early Childhood (EC) students attending G.D. Jones (51 students), Hawthorn Hills (15 students) and Riverview Elementary (5 students) as during the 2023-24 academic year.

³ School capacity range is provided by the WSD. The WSD calculated each building’s capacity range by multiplying the WSD’s class size guideline for each grade in the school by the number of core classrooms in the school building. The lower end of each capacity range is the building’s functional capacity, which includes a factor to accommodate class variations and scheduling inefficiencies. The upper end is the building’s maximum capacity without reducing for this efficiency factor.

⁴ Enrollment in these rows do not include current or projected grade students attending Enrich, Excel, Achieve Academy; NTC Alternative High School, Red Granite Charter School, Wausau Area Montessori School, and Wausau Area Virtual Education, who are instead accounted for later in this figure.

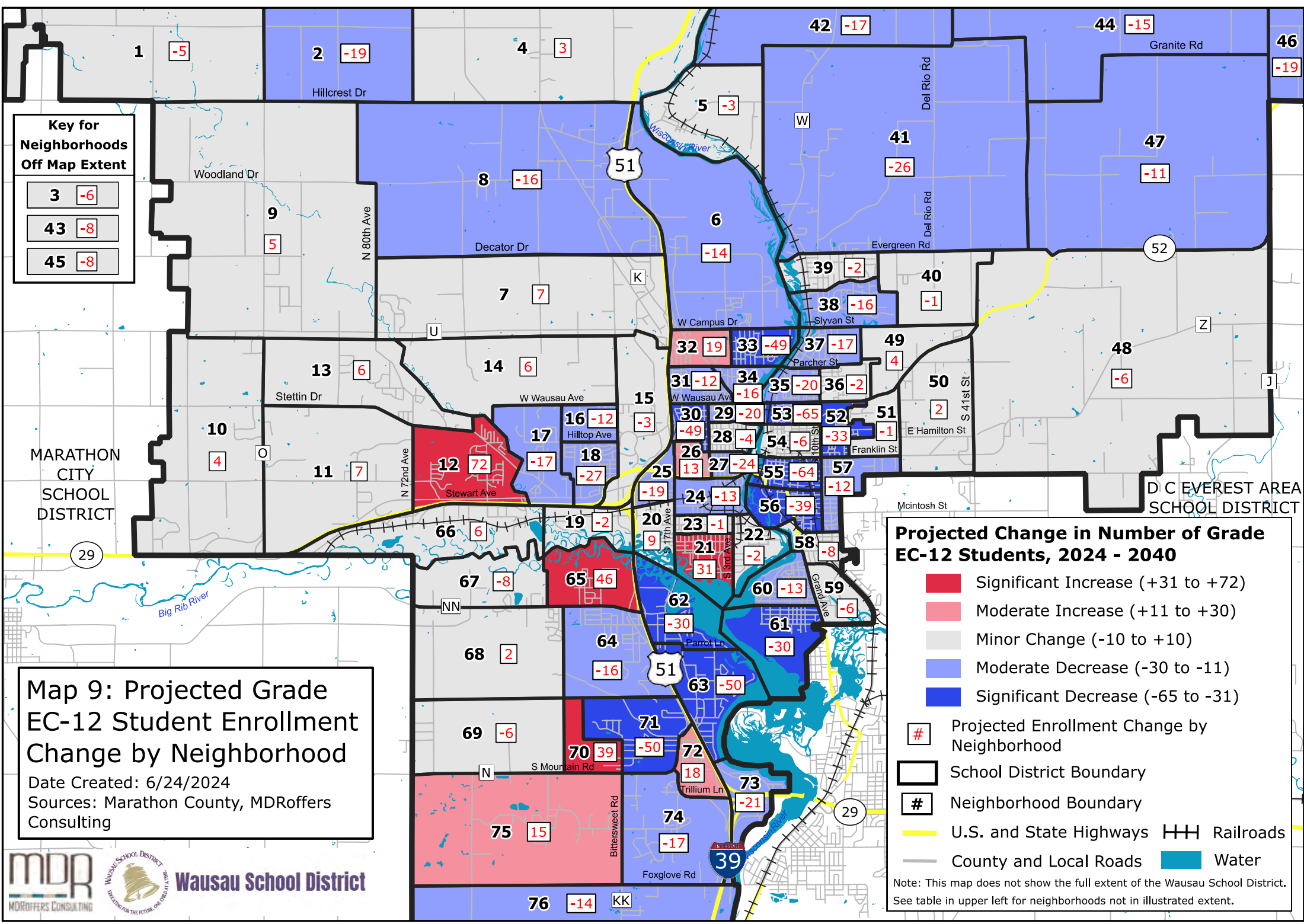
⁵ Projections assume a constant number of WSD students attending Enrich, Excel, Achieve Academy as during the 2023-24 academic year. Projected students were drawn from attendance areas of WSD’s traditional middle schools and high schools in the same distribution as in 2023-24.

⁶ Projections assume a constant number of WSD students attending NTC Alternative High School as during the 2023-24 academic year. Projected students were drawn from attendance areas of WSD’s traditional high schools in the same distribution as in 2023-24.

⁷ Projections assume a constant number of students attending Red Granite Charter enrolled in the 2024-25 academic year—the first year of Red Granite’s operation. Projected students were drawn from attendance areas of WSD’s traditional elementary schools in the same distribution as in 2024-25.

⁸ Projections assume a constant number of grade 5K-5 students attending Wausau Area Montessori as during the 2023-24 academic year. Projected 5K-5 students were drawn from attendance areas of the traditional elementary schools in the same distribution as in 2023-24. Projections also anticipate expansion of grades 6-8 in Wausau Area Montessori, with grade 6-8 average class sizes the same as grade 5K-5 averages.

⁹ Projections assume that enrollment at Wausau Area Virtual Education (WAVE) will remain constant. Projected WAVE students were drawn from each of the WSD’s traditional school attendance areas in the same distribution as in 2023-24.



Key for Neighborhoods Off Map Extent

3	-6
43	-8
45	-8

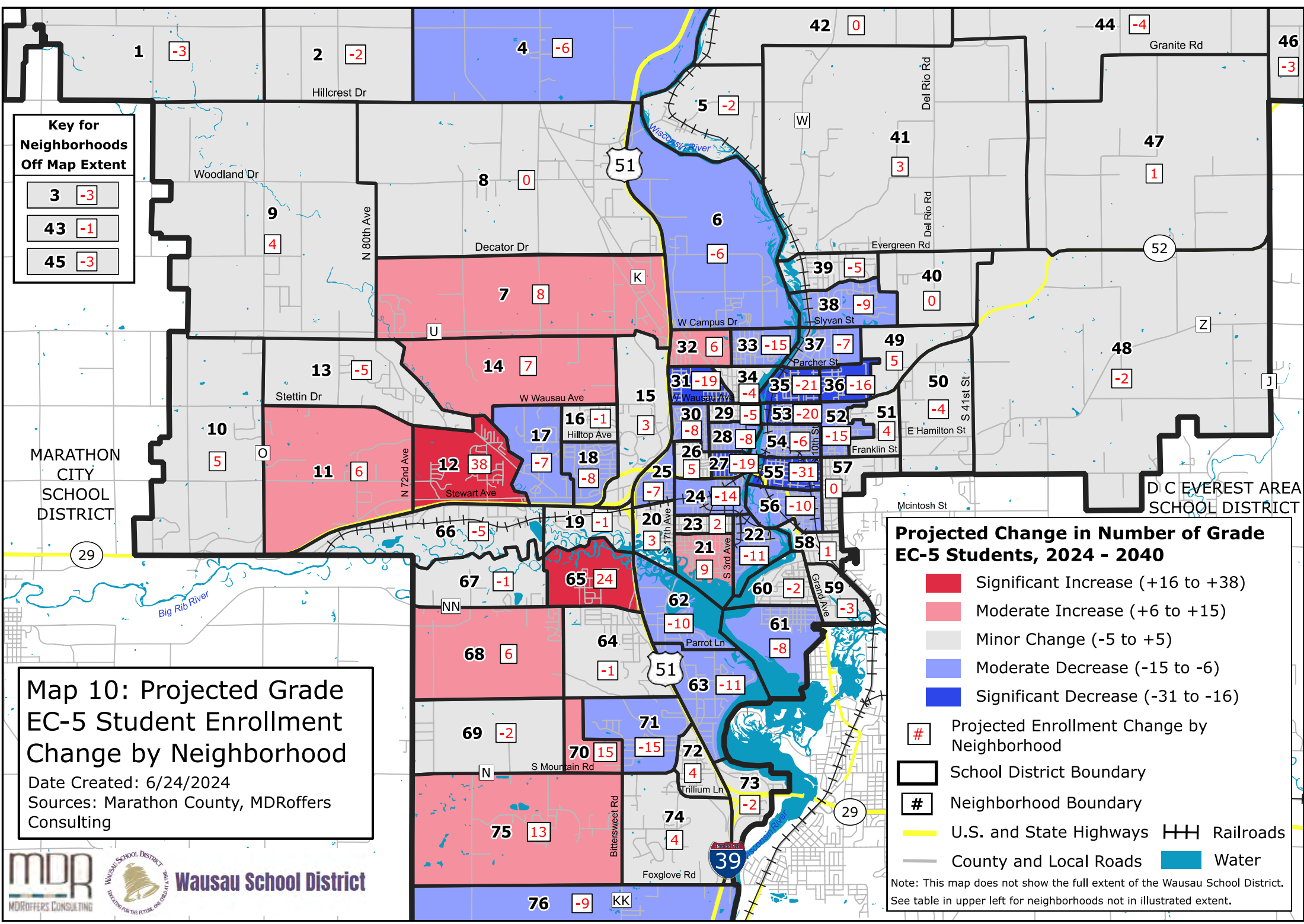
Map 9: Projected Grade EC-12 Student Enrollment Change by Neighborhood

Date Created: 6/24/2024
Sources: Marathon County, MDROffers Consulting

Projected Change in Number of Grade EC-12 Students, 2024 - 2040

Significant Increase (+31 to +72)	Projected Enrollment Change by Neighborhood
Moderate Increase (+11 to +30)	School District Boundary
Minor Change (-10 to +10)	Neighborhood Boundary
Moderate Decrease (-30 to -11)	U.S. and State Highways
Significant Decrease (-65 to -31)	Railroads
	County and Local Roads
	Water

Note: This map does not show the full extent of the Wausau School District. See table in upper left for neighborhoods not in illustrated extent.



Key for Neighborhoods Off Map Extent

3	-3
43	-1
45	-3

Map 10: Projected Grade EC-5 Student Enrollment Change by Neighborhood

Date Created: 6/24/2024
Sources: Marathon County, MDROffers Consulting

Projected Change in Number of Grade EC-5 Students, 2024 - 2040

- Significant Increase (+16 to +38)
- Moderate Increase (+6 to +15)
- Minor Change (-5 to +5)
- Moderate Decrease (-15 to -6)
- Significant Decrease (-31 to -16)

Projected Enrollment Change by Neighborhood

School District Boundary

Neighborhood Boundary

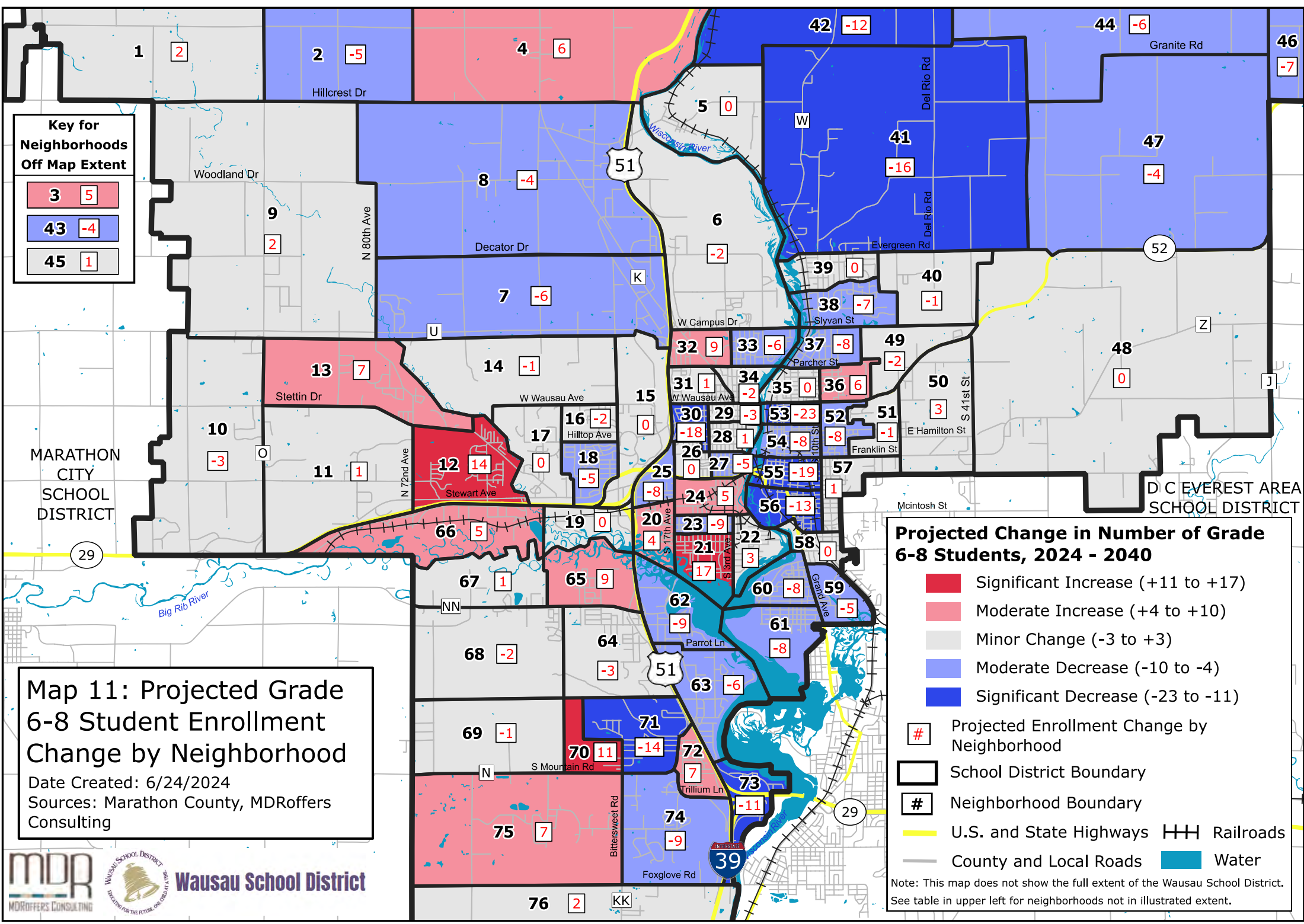
U.S. and State Highways

Railroads

County and Local Roads

Water

Note: This map does not show the full extent of the Wausau School District. See table in upper left for neighborhoods not in illustrated extent.



Map 11: Projected Grade 6-8 Student Enrollment Change by Neighborhood
Date Created: 6/24/2024
Sources: Marathon County, MDROffers Consulting

Projected Change in Number of Grade 6-8 Students, 2024 - 2040

- Significant Increase (+11 to +17)
- Moderate Increase (+4 to +10)
- Minor Change (-3 to +3)
- Moderate Decrease (-10 to -4)
- Significant Decrease (-23 to -11)

Projected Enrollment Change by Neighborhood

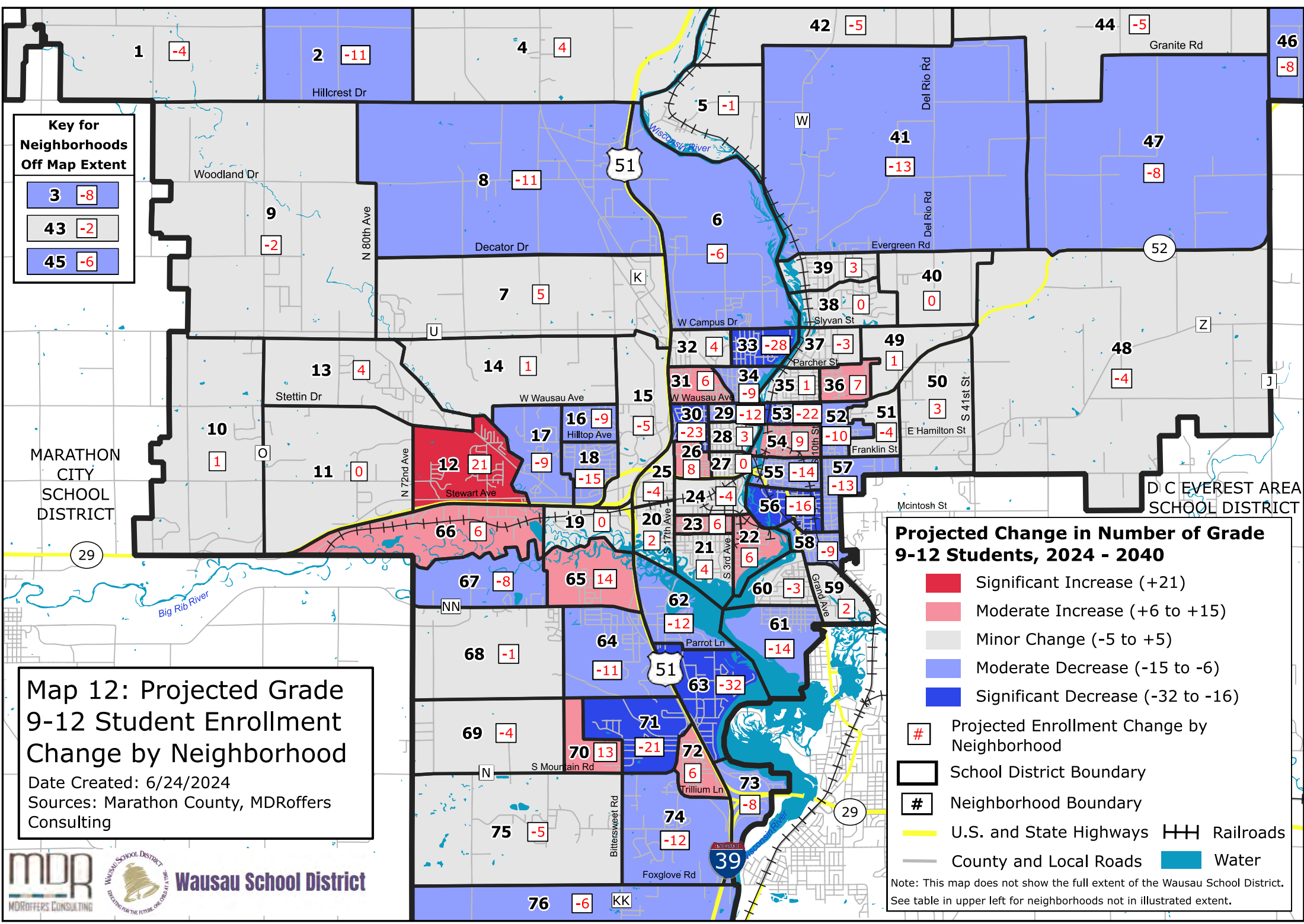
▭ School District Boundary

Neighborhood Boundary

— U.S. and State Highways — Railroads

— County and Local Roads Water

Note: This map does not show the full extent of the Wausau School District. See table in upper left for neighborhoods not in illustrated extent.



Key for Neighborhoods Off Map Extent

3	-8
43	-2
45	-6

Map 12: Projected Grade 9-12 Student Enrollment Change by Neighborhood

Date Created: 6/24/2024
Sources: Marathon County, MDROffers Consulting

Projected Change in Number of Grade 9-12 Students, 2024 - 2040

Red	Significant Increase (+21)
Pink	Moderate Increase (+6 to +15)
Grey	Minor Change (-5 to +5)
Blue	Moderate Decrease (-15 to -6)
Dark Blue	Significant Decrease (-32 to -16)

Projected Enrollment Change by Neighborhood

▭ School District Boundary

Neighborhood Boundary

Yellow Line U.S. and State Highways

Grey Line County and Local Roads

Blue Line Railroads

Blue Area Water

Note: This map does not show the full extent of the Wausau School District. See table in upper left for neighborhoods not in illustrated extent.

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APPENDIX A: PROJECTION METHODOLOGY

Appendix A describes the consultant’s housing and enrollment projection methodology. 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 demographic dynamics within older, emerging, and future neighborhoods within the Wausau School District (WSD). 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 WSD’s school assignment policies. The methodology is detailed in the “steps” in this Appendix A.

STEP 1 - DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the WSD into 76 different neighborhoods (see Maps 2a and 2b). 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 WSD may be educating, but also *where* future students may live and therefore which schools they may attend (at least under current school configurations and attendance areas). This approach also has several future applications, including reallocation of students if the number of schools and/or attendance areas change.

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

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

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STEP 2 - ALLOCATE 2024 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of occupied housing units and the number of WSD public school students in each neighborhood as of April 2024. These are critical to projecting the total number of future housing units and arriving at 2024 baseline students-per-housing unit ratios for each neighborhood.

To arrive at the April 2024 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 2024 based on local building permit data, aerial photo interpretation, and County parcel and air photo map interpretation.

The consultant used geographic analysis software to place each WSD resident student enrolled in the 2023-24 school year within one of the 76 neighborhoods to the extent possible. The consultant was able to successfully place 99 percent of resident WSD students within one of the 76 neighborhoods.

Finally, using the above data, the consultant estimated April 2024 student-per-housing unit ratios for each neighborhood within each of the following grade groupings: 4K, 5K-5, 6-8, and 9-12.

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

The consultant reviewed and analyzed demographic data for each neighborhood (or an overlapping Census geographic area), including data from the U.S. Census Bureau, Marathon 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, allowing analysis of 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.

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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 76 neighborhoods. Already-platted yet unbuilt lots and other approved but unbuilt housing units in each neighborhood were identified, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Extensive interviews and data sharing with municipal planners, local officials, and area real estate professionals greatly contributed to the consultant's understanding of evolving housing market dynamics and future development patterns in the WSD. 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 76 different neighborhoods for five periods: April 2024 to September 2025, 2026-2027, 2028-2030, 2031-2035, and 2036-2040. These were added to April 2024 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 neighborhoods and redevelopment in certain neighborhoods, and accounted for single-family, multiple-family, and other residential developments. The Appendix B table includes a column with factors expected to influence new housing unit construction in each neighborhood. The consultant shared preliminary housing unit projections with City of Wausau and Village of Rib Mountain planning staff, who provided review and comment that resulted in refinements.

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

As part of this Report, the consultant and WSD conducted a survey of households who recently built or bought new and existing single-family homes in the WSD. Surveyed households were drawn from 2021, 2022, and 2023 new single-family home building permit records from WSD municipalities and existing single-family home sales since 2019 provided by the Wisconsin Department of Revenue. The intent of the survey was to better understand how new single-family homes and recently-sold existing single-family home sales are generating students in the WSD.

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Survey results suggested an average of 0.49 WSD 4K-12 student for every recently built single-family home in the WSD, with an additional ratio of 0.19 child aged 0-4 from every recently built single-family home. These ratios differed by municipality, with new single-family homes in the Village of Rib Mountain and Village of Maine generating more WSD grade 4K-12 students and new single-family homes in the City of Wausau generating fewer WSD grade 4K-12 students.

Survey results also suggested an average of 0.39 WSD 4K-12 student for every recently sold existing single-family home in the WSD, with an additional ratio of 0.18 child aged 0-4 from each recent single-family home sale. This suggests that sales of existing single-family homes are generating students at slightly lower ratios than construction of new single-family homes.

The consultant performed a separate analysis of student-per-housing unit ratios in newer single-family home neighborhoods using April 2024 housing unit estimates and 2023-24 student address data. This analysis showed a student generation ratio of 0.54 WSD 4K-12 students-per-housing unit in WSD neighborhoods with newer single-family homes—similar to the 0.49 ratio result from the new homeowner survey. This separate consultant analysis also showed higher student-per-housing unit ratios from new single-family housing in the Village of Rib Mountain (0.63 4K-12 students per new home) compared to the City of Wausau (0.36 4K-12 students per new home).

Additionally, survey results show that 52 percent of survey respondents moved from outside of the WSD. Compared to results of similar surveys completed elsewhere, this suggests that there is moderate in-migration of families moving into the WSD from outside of the WSD. About 26 percent of survey respondents moved to the WSD from elsewhere in Wisconsin outside of the Wausau area, 14 percent moved from outside of Wisconsin, and 12 percent moved from elsewhere in the Wausau area, but not in the WSD.

About 22 percent of survey respondents were aged 30-39 and an additional 6 percent were aged 19-29. That means that just over a quarter of new single-family homes and existing single-family home sales have at least one adult aged 19-39—in other words, families with adults in reproductive ages. In the consultant's experience, this is fairly low. In fact, 55 percent of survey respondents were aged 50 or older, suggesting that many new single-family homes and existing single-family homes are being sold to older residents that are outside of reproductive age. Not surprisingly, only 11 percent of survey respondents stated they had plans to continue growing their family. This reinforces that new single-family homes and home turnover of existing single-family homes are not generating high student counts in the WSD.

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A significant portion of recently built and projected new housing in the WSD 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 0.12 WSD students-per-unit.

Student-per-housing unit ratios for five unique multiple-family housing developments in the WSD, provided in Figure A-1, show how student generation ratios differ across the WSD by unit type, median rent, and age of housing.

FIGURE A-1: 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			
				4K-5	6-8	9-12	Total
31	Diamond's Edge Apartments	1-3 Beds	58	0.64	0.17	0.21	1.02
58	Terrace Heights Apartments	2-3 Beds	50	0.22	0.08	0.12	0.42
6	Bos Creek Estates Apartment Homes	2 Beds	102	0.19	0.04	0.07	0.29
66	Mountain View Apartments	1-2 Beds	328	0.04	0.01	0.01	0.06
32	Urban West Apartments	2 Beds	66	0.00	0.00	0.00	0.00
Totals ¹			2,306	0.07	0.03	0.02	0.12

Source: MDROffers Consulting

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

The biggest factor in student generation from existing multiple-family housing appears to be affordability, with older, more affordable multiple-family housing generating more students than newer, more expensive multiple-family housing. Additionally, multiple-family housing that is specifically intended to be affordable to lower-income residents produces students at a higher rate of 0.38 WSD students-per-unit.

Another factor in student generation from existing multiple-family housing is the 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.

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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 clubhouses instead of playgrounds. Therefore, the consultant generally used a 0.03 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 25,463 housing units in the WSD in April 2024. The consultant projects 3,138 new housing units between April 2024 and 2040. This means that about 88 percent of the housing units projected to be on the ground in 2040 are already built.

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

The consultant then projected the number of WSD students-per-housing unit by neighborhood for 2025, 2027, 2030, 2035, and 2040 within each of the 4K, 5K-5, 6-8, 9-12 grade groups. These projections were based on analysis of actual student-per-housing unit ratios trends from 2024; projected demographic shifts in the region, community, and each neighborhood; the projected mix of new single-family and new multiple-family housing in each neighborhood; changes in student generation in each neighborhood; acquired data of student ratios from new housing in Wausau and beyond; recent trends and projections for birth rates and age 0-4 population; and the anticipated progression of student cohorts through the WSD grade groups.

The consultant projected that housing units in several neighborhoods in the WSD 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).

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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 some 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 8 for further information about projected WSD students-per-housing unit change by neighborhood.

STEP 8 - COMPLETE WSD ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected WSD student-to-housing unit ratio for each grade group in the years 2025, 2027, 2030, 2035, and 2040. The result was WSD resident student enrollment projections by grade group for each of the 76 neighborhoods, for the 2025-26, 2027-28, 2030-31, 2035-36, and 2040-41 school years.

The 2024 student-per-housing unit ratios for each neighborhood exclude those students residing in the WSD, but not attending WSD 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 a constant rate of resident students attending area private schools through 2040 as during April 2024. The consultant assumed that open-enrollment-out and home schooling of WSD resident students would also remain at rates similar to April 2024.

STEP 9 - ASSIGN PROJECTED RESIDENT STUDENTS TO WSD 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 WSD. This included:

- a) Assuming that similar numbers of students from each neighborhood would attend Wausau Area Virtual Education; Enrich, Excel, Achieve Learning Academy; and NTC Alternative High School as during the 2023-24 academic year,

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thereby shifting enrollment from the associated traditional schools that neighborhood students would normally attend.

- b) Assuming that similar numbers of grade 5K-5 students would attend Wausau Area Montessori School as during the 2023-24 academic year, thereby shifting enrollment from the associated traditional elementary schools.
- c) Assuming that increasing numbers of grade 6-8 students would attend Wausau Area Montessori as expansions of middle school programming occur at Wausau Area Montessori. The consultant increased grade 6-8 enrollment at Wausau Area Montessori to an average of 12 students per grade in time, which is the average class size for grades 5K-5, and thereby shifted those students from the associated traditional middle schools.
- d) Reassigning projected resident students to another traditional elementary, middle, or high school that is not the one to which they are currently geographically assigned (see Maps 2a and 2b), assuming continuation of internal movement of students among WSD schools. The consultant's threshold for reassignment were if the associated elementary, middle, or high school had more than 10 students living in its current attendance area that actually attended another traditional WSD school in 2023-24. For example, in the 2023-24 academic year, 10 students living in the Hawthorn Hills Elementary attendance area actually attended Franklin Elementary. The consultant's projections kept this number constant through 2040, reassigning 10 projected students from the current Hawthorn Hill attendance area to Franklin.
- e) Assuming that a similar percentage of 4K students (74 percent) would attend 4K in the WSD elementary schools that offer 4K versus private community partner sites (26 percent), and that no other WSD schools would offer 4K than in the 2024-25 school year.
- f) Assuming that similar numbers of students from each neighborhood would attend Red Granite Charter as enrolled in the 2024-25 academic year, the first year of that program's operation, thereby shifting those students from the associated traditional elementary schools.
- g) Assuming that similar numbers of Early Childhood (EC) students would attend G.D. Jones (51 students), Hawthorn Hills (15 students), and Riverview (5 students) Elementary Schools as during the 2023-24 academic year.

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

The results from Step 9 provided projected WSD resident enrollment for each school and program in the WSD for 2025, 2027, 2030, 2035 and 2040. The consultant enhanced these projections to include students open-enrolling-in from outside of the WSD, assuming that a constant number of open-enrolled-in students would attend each WSD school and program as attended during the 2023-24 academic year. These projections are reported in Figure 16.

APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2024-2040

Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
1	Neighborhood 1 contains a mixture of lands used for agricultural use and wooded lands. The Town of Berlin plans for lands in neighborhood 1 to remain in agricultural uses as much of the land in neighborhood 1 is under farmland preservation. The consultant projects minimal new housing development in neighborhood 1 through 2040.	186	186	186	187	188	188
2	Neighborhood 2 contains a mixture of lands used for agricultural use and wooded lands. The Town of Berlin plans for lands in neighborhood 2 to remain in agricultural uses as much of the land in neighborhood 2 is under farmland preservation. The consultant projects minimal new housing development in neighborhood 2 through 2040.	167	167	168	168	168	169
3	Includes Raymer Subdivision (1990s-2000s). Lands in neighborhood 3 are mostly in agricultural and wooded use, with scattered rural subdivisions throughout the neighborhood. The Village of Maine plans for lands in neighborhood 3 to remain in mostly agricultural and wooded uses, except for ~120 acres in the northeastern corner of neighborhood 3 along Brandenburg Way, which is planned for future residential uses. The consultant projects 10 new housing units, spread throughout the projection periods, by 2040.	243	244	245	247	250	253
4	Includes Riverside Estates (2000s) and Country View (2000s-2010s). Lands in neighborhood 4 are mostly in agricultural and wooded use, with lands east of County Highway K mostly in woodlands and lands west of County Highway K mostly in agricultural use. The Village of Maine plans for lands in neighborhood 4 to remain in mostly agricultural and wooded uses, except for ~200 acres in the northeastern corner of neighborhood 4 between Naugart Drive and Kellar Drive, which is planned for future residential uses. Another 80 acres north of Hillcrest Drive along the southern boundary of neighborhood 4 is also planned for future residential uses. The consultant projects 15 new single-family homes between 2024 and 2040, spread among the projection periods.	201	202	204	206	211	216
5	Neighborhood 5 contains the former Village of Brokaw, which merged with the Village of Maine in 2018. The neighborhood includes the former Brokaw Paper Mill, which closed in 2012, and a residential neighborhood north of the former mill. The rest of the neighborhood is heavily wooded. The Village plans for lands in neighborhood 5 to remain in industrial or open space/parkland uses. The consultant does not project any new housing units in neighborhood 5 through 2040.	36	36	36	36	36	36
6	Includes North Hills (1970s) and Parkchester (2000s). Also includes Monk Botanical Gardens. Neighborhood 6 contains a large non-metallic mining operation in the northeastern quadrant of the neighborhood. The rest of the neighborhood is heavily wooded, with scattered residential uses in the southern and western portions of the neighborhood. The Village plans lands south of Decator Drive for future residential use, which amounts to ~200 vacant acres. North of Decator Drive, lands are planned to remain in industrial use (mining operation) or in agricultural or wooded uses. The consultant projects a small 8-home development between 2030 and 2035, along with a handful of new housing units through 2040.	381	381	381	382	392	393
7	Little Rib River Estates (1970s-1980s). All of neighborhood 7 is in the Village of Maine, except Little Rib River Estates, which is in the Town of Stettin. Lands in neighborhood 7 are mostly in agricultural use, except for lands in the far eastern portion of the neighborhood, which are in a mixture of residential and commercial use along Merrill Ave and County Highway K. All of neighborhood 7 in the Village of Maine is planned for future residential uses. The consultant projects a ~10-15 lot subdivision beginning in the late-2020s, with 4 single-family homes from 2027 to 2030 and another 8 between 2030 and 2035. Elsewhere in neighborhood 7, the consultant projects 10 other single-family homes in neighborhood 7 through 2040, scattered among the projection periods. In the southeastern corner of neighborhood 7, the consultant projects 80 multiple-family units around 2035.	182	183	185	191	242	285

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
8	Includes Maine Elementary. Also includes Doede's Addition (1970s-1980s) and River Ridge (2010s-2020s), and River Ridge Apartments. Neighborhood 8 contains the most developed area of the Village of Maine, with significant residential and commercial development between County Highway K and Highway 51. West of County Highway K, most land is in agricultural use, with scattered wooded areas and scattered rural residential subdivisions. The Village plans most lands in neighborhood 8 for future residential uses. The consultant projects a similar pace of development of 1-3 new homes per year, to continue through 2040. More single-family housing is expected after 2040.	390	392	396	401	411	419
9	Includes Reiche-Willsite Subdivision (2000s). Land in neighborhood 9 is in a mixture of uses, with agricultural uses and scattered rural subdivisions mostly in the south and forested uses mostly in the north. The Town plans for all of neighborhood 9 for Transitional Residential uses, with a minimum lot size of 1-acre, and housing development on private well and septic. The consultant projects a ~6-10 lot subdivision built between 2027 and 2030, with 10 additional single-family homes spread across the projection periods.	186	187	189	197	200	204
10	Includes Stettin Ridge (2010s-2020s, 1 home under construction, 4 vacant lots remaining), Autumn Heights (2020s, 2 homes under construction, 14 vacant lots remaining), Meadow View (2000s-2010s), and Fieldstone Meadows (2000s). Neighborhood is mostly in agricultural uses with scattered forested areas. The Town plans for all of neighborhood 10 for Transitional Residential uses, with 1-acre minimum lot sizes and housing development on private well and septic. The consultant projects both Stettin Ridge and Autumn Heights to be built out by 2030. The consultant projects another subdivision of similar size to Autumn Heights to develop entirely from 2030 to 2040. More single-family housing is expected after 2040.	161	164	173	182	190	198
11	Includes Stettin Acres (22 unimproved and vacant lots). Neighborhood 11 contains a mixture of land uses, with lands in the eastern part of the neighborhood mostly developed with industrial and employment uses associated with the Wausau Business Park. Residential uses are mostly in the northern part of the neighborhood along Stettin Drive. Remaining areas are mostly in agricultural and forested uses. All of neighborhood 11 is planned by the City of Wausau for Suburban Commercial and Industrial uses, except the extreme northern part along Stettin Drive, which is planned for Suburban Residential uses. The consultant projects Stettin Acres to develop towards the end of the 2020s, with 12 single-family homes between 2027 and 2030, and remaining 10 single-family homes between 2030 and 2035. Other development in neighborhood 11 through 2040 will likely be non-residential.	57	57	57	69	79	79
12	Includes Stettin Elementary. Also includes Morgan Creek (2000s), Windtree Oaks (2000s), Hylandale Acres (2000s), West Pines (1990s-2000s), Shady Pines (1990s), and Lazy Acres Manufactured Home Community. Most of the neighborhood is in residential or forested uses, with industrial and employment uses in southern and western portions of the neighborhood along Stewart Avenue and N. 72nd Avenue. The City plans the majority of lands in the neighborhood for Suburban Residential use of mostly single-family homes. The western portion of the neighborhood along N. 72nd Avenue is planned for Suburban Commercial and Industrial uses. In early 2024, Green Tree Meadows was proposed for 144 single-family lots in the northwestern corner of neighborhood 12. At the time of writing, the development has not yet been approved by the City, but the consultant anticipates approval by the end of 2024. The consultant projects new homes shortly after 2025, with 10 single-family homes per year until built out around 2040. ~80 additional vacant acres remain in neighborhood 12 and are planned for future residential development. Therefore, the consultant expects more single-family housing after 2040.	797	797	817	847	897	941
13	Includes Tranquil River Ridge (2010s), Brooks Crossing Estates (1990s-2010s), Walden Subdivision (1980s-1990s), and Maple Ridge (2000s). The eastern half of neighborhood 13 is mostly built out with residential subdivisions in forested settings. The western half of the neighborhood is in a combination of agricultural and forested uses. The Town plans for the eastern half of the neighborhood for residential uses and the western half for Transitional Residential uses. The consultant projects a handful of single-family homes through 2030, and then a 10-home development between 2030 and 2035 and another 10-home development between 2035 and 2040.	191	192	193	195	205	215

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
14	Most of neighborhood 14 is in forested uses, with scattered agricultural and residential uses in northern parts of the neighborhood near County Highway U. All of neighborhood 14 is planned by the Village for future residential uses. The consultant projects 5 single-family homes by 2030 and 15 single-family homes between 2030 and 2040. More single-family housing is expected after 2040.	52	53	55	57	64	72
15	Includes Hunter Ridge (1990s), Pine Ridge Trails (1970s), Westwood Estates Apartments, Westwood Conference Center, Rasmussen University, and Aspirus Wausau Hospital. Also includes Faith Christian Academy. The southern half of neighborhood 15 is essentially built out with institutional, medical, and commercial uses. The northern half of the neighborhood is mostly forested, with scattered multiple-family, institutional, and industrial uses, split between the City of Wausau and Village of Maine. Lands in the Village of Maine are planned by the Village for future residential uses. Lands in the City are planned for future Suburban Commercial and Industrial uses. In the northern part of the neighborhood, ~18 acres are owned by a development interest, but only ~10 acres are developable. The consultant projects a similar development to Westwood Estates Apartments of 50 multiple-family units between 2027 and 2030. In the central part of the neighborhood, ~30 acres are owned by a development interest. The consultant projects these lands developing with single-family homes, with 10 single-family homes between 2030 and 2035 and 20 single-family homes between 2035 and 2040.	171	171	171	221	231	251
16	Includes Timberline Trails (2000s-2020s) and Woodcrest Condominiums (1980s). Neighborhood is mostly built out with residential and institutional uses, but ~5 vacant lots exist scattered throughout the neighborhood. Consultant projects these to develop by 2030. Western third of neighborhood is owned by a single landowner and is unlikely to develop until after 2040.	197	198	200	202	202	202
17	Includes Artesian Heights (2000s), Seiwert Park (1990s), Little Rib Trails (2000s), Indian Springs (2000s), Edgewood (2000s-2010s), and West Wood (1990s). Neighborhood contains mostly residential and forested uses. Undeveloped lands in neighborhood 17 are mostly low, wet, undevelopable, and planned by the City for continued open space uses. 3 vacant lots exist in the neighborhood, which the consultant anticipates will develop by 2027. Most of the neighborhood is parceled out, but the consultant projects a small division in the northern part of the neighborhood between 2035 and 2040, providing 5 single-family homes.	313	314	316	316	316	321
18	Includes Emerald Pines (1990s), Emerald Oaks (1990s), Pine Crest (1950s-1970s), West Way Acres (1970s). Neighborhood 18 is built-out with mostly single-family homes, but contains some multiple-family housing, commercial, and retail uses in the south along Stewart Avenue. The City plans for the neighborhood to remain in Suburban Residential (mostly single-family) uses. 6 vacant lots exist throughout the neighborhood. The consultant projects these will develop by 2030. Neighborhood 18 will then effectively be built out.	622	623	625	628	628	628
19	Neighborhood 19 is built out with mostly industrial uses and scattered residential uses near the Little Rib and Big Rib Rivers. Undeveloped lands are low, wet, and in floodplain or wetlands associated with the Big Rib River and its tributaries. The Town plans for lands in this neighborhood to remain in industrial uses. No additional housing is projected by the consultant in neighborhood 19.	25	25	25	25	25	25
20	Includes Jones School Subdivision. Housing in neighborhood was mostly built in the 1950s. Neighborhood contains mostly single-family homes, but also contains industrial, employment, and commercial uses along Sherman Avenue, S. 17th Avenue, and Highway 51. The City plans the neighborhood for Legacy Industrial and Urban Residential uses, with denser residential uses in a mixture of housing units, types, and sizes. In the southwest corner of neighborhood 20, a 6-unit townhome project was built in the late-2010s. The site has room for another 6 units, which the consultant projects will be built between 2027 and 2030. Other lands in the neighborhood that have redevelopment opportunities will likely redevelop with non-residential uses.	235	235	235	241	241	241

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
21	Includes Roosevelt Park, Bocks Lake Park, and Lotz & Bopfs subdivisions, built pre-1940s-1950s. Also includes Newman Catholic Classical School, Our Savior's Evangelical Lutheran School, and Three "M" Park. Neighborhood is built out mostly with single-family homes, but also contains a large industrial facility (Kolbe) in the southern part of the neighborhood. The City Plans for lands in neighborhood 21 for mostly Urban Residential uses and Legacy Industrial uses. In the early-2020s, a 114-unit workforce housing project was proposed along Flieth Street with Kolbe acting as the developer of this project to provide affordable housing nearby for its workforce. The proposed mixture of units is 48 1-bed, 48 2-bed and 18 3-bed units. The consultant projects half of the units to be built and occupied by 2025 with the other half by 2027. Minimal opportunities exist elsewhere in the neighborhood for redevelopment, so the consultant does not anticipate any additional housing in this neighborhood through 2040.	732	789	846	846	846	846
22	Includes Anderson Timber, Brooks Plat, Emma Williams Addition, and Williams & Emter Addition, all built before the 1940s. Neighborhood contains a mixture of single-family residential and industrial uses. The City plans lands in neighborhood for Urban Residential uses with the northwestern quadrant planned for Legacy Industrial uses. the consultant does not anticipate any new housing in neighborhood 22 through 2040.	400	400	400	400	400	400
23	Includes G.D. Jones Elementary. Also includes Park View Addition, Genrich & Koehler's Addition, Wisconsin Valley Land Company Addition, and J M Smith's Addition, all built before the 1940s. Neighborhood is built out with mostly single-family homes, but also contains scattered commercial and retail uses along major thoroughfares (S. 17th Avenue, Sherman Street, W. Thomas Street). Entire neighborhood is planned for Urban Residential uses by the City. The consultant does not anticipate any new housing in neighborhood 23 through 2040.	549	549	549	549	549	549
24	Includes Lincoln Elementary. Also includes Linder Addition, Kickbusch's Addition, JP Werles Park Addition, and Stewart & Alexander's addition, all built before the 1940s. Also includes Trinity Lutheran School, Marathon County Park, and UW-Stevens Point at Wausau. Eastern half of neighborhood 24 mostly contains single-family homes while the western half contains a mixture of institutional, parkland, industrial, employment, and commercial uses. Neighborhood is built out. The southwestern corner of the neighborhood is planned for Legacy Industrial uses, the northwestern corner is planned for Public/Open Space uses, and the eastern half is planned for Urban Residential uses. In the early-2020s, a 56-unit tax-credit project (Gorman) was proposed in the extreme northeastern corner of the neighborhood. The consultant projects this development to be approved, with the units built between 2025 and 2027. The consultant does not project any additional housing in neighborhood 24 through 2040.	627	627	683	683	683	683
25	Includes Koebke's Addition (1950s). Southern half of the neighborhood contains residential uses while the northern half of the neighborhood contains commercial, retail, and hotel uses. Neighborhood 25 is built out. The City plans for continued Suburban Commercial and Industrial uses in this neighborhood. Minimal opportunities exist for redevelopment. The consultant does not anticipate any new housing here through 2040.	195	195	195	195	195	195
26	Includes John Muir Middle. Also includes Marathon Park Addition, Buena Vista Heights, Hillcrest Addition, and Reservoir Park Addition. Housing in neighborhood was built between the 1940s and 1960s, except for Mountain Lane Apartments (87 units, 2020) and Bantr Apartments (141 units, 2022). Neighborhood is built out with mostly single-family homes, but contains multiple-family housing and medical uses in the western portion of the neighborhood along N 17th Avenue. Neighborhood is planned for mostly Suburban Residential uses (mostly single-family homes), except for the northwestern corner of neighborhood, planned for Suburban Commercial and Industrial uses. A couple redevelopment sites exist along N. 17th Avenue and Elm Street in neighborhood 26 that would likely development with multiple-family uses, similar to recent Mountain Lane Apartments and Bantr Apartment redevelopment. The consultant projects one of these to redevelop between 2030 and 2035, with 70 multiple-family units.	529	529	529	529	599	599

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
27	Includes Warren Jrs West Addition, Mary Poor's Addition, and C F Dunbar's Addition, all built before the 1940s. Neighborhood is built out, mostly with single-family homes, but with a mixture of office, commercial, and employment uses in the eastern and southeastern portions of the neighborhood, along S. 1st Ave and Stewart Ave. This area includes an older strip mall along the Wisconsin River, which is currently half vacant. The western half of the neighborhood is planned for Urban Residential uses, and likely to remain the same through 2040. The eastern half of the neighborhood is planned for City Center uses, where increased density, redevelopment, and growth is anticipated. The consultant expects redevelopment to occur in the late-2030s, as continued reinvestment and redevelopment east of the River increases development potential west of the River. The consultant projects 80 multiple-family units around 2035, with more likely after 2040.	449	449	449	449	489	529
28	Includes Grant Elementary. Also includes Green Valley Addition, Mary Poor's Addition, and C F Dunbar's Addition, all built before the 1940s. Neighborhood is built out with a combination of residential uses, mostly single-family, and commercial and employment uses east of N. 1st Avenue. The City plans neighborhood for mostly Urban Residential and Suburban Commercial and Industrial uses. Opportunities for redevelopment exist east of N. 1st Avenue. The consultant projects an 80-unit multiple-family development between 2035 and 2040, likely with more multiple-family after 2040.	552	552	552	552	552	632
29	Includes Woodlawn Addition, Liberty Gardens, and Eva P Quaw's Addition, all built before the 1940s. Also includes St. Anne Catholic School. Single-family homes dominate throughout neighborhood 29, except east of N. 1st Avenue, which contain industrial uses along the Wisconsin River. Neighborhood 29 is built out. Neighborhood is planned by the City for continued residential and industrial uses. The consultant does not project any new housing in neighborhood 29 through 2040.	270	270	270	270	270	270
30	Includes Green Valley Addition, Henry Kraimer's Addition, and Grant School Addition, all built between the 1940s-1960s, and Woodland Meadows (1990s). Also includes Newman Catholic High. Neighborhood is built out with mostly single-family homes, but also contains institutional, medical, commercial, and retail uses along Stevens Drive, N. 7th Avenue, and W. Bridge Street. The City plans for the neighborhood to remain in similar uses for the foreseeable future, with mostly single-family homes. Minimal redevelopment opportunities exist in the neighborhood. Therefore, the consultant does not anticipate any new housing here through 2040.	449	449	449	449	449	449
31	Includes West High. Also includes Columbian Addition, Inverness Addition, and Woodlawn Addition, all built between the 1950s and 1960s, and Woodland Meadows (1990s) and Brady Park (2000s). Neighborhood is built out with mostly single-family homes, except for multiple-family housing located in the northeastern and northwestern portions of the neighborhood, along Stevens Drive and north of W. Strowbridge Street. The City plans for a continued mixture of uses in neighborhood 31, but at a lower-density and more suburban character than central parts of the City. In the northeastern corner of the neighborhood, a 1.5 acre parcel is vacant, but planned for lower-density residential development. The consultant projects 8 duplex units between 2027 and 2030. The consultant does not anticipate any additional housing in this neighborhood through 2040.	768	768	768	776	776	776
32	Includes Jefferson Elementary. Also includes Bonnie Doon Addition (1950s-1960s) and Northcentral Technical College. Neighborhood contains a mixture of uses, with single-family homes in the southeast and southwest quadrants, institutional uses in the north, and office, commercial, and retail uses along Merrill Avenue. Also includes Urban West Apartments (2019, 66 units). The City plans for continued mixture of uses in neighborhood 32, but at a lower-density, more suburban character than central portions of the City. SC Swiderski (developer) owns 2.1 vacant acres south of Urban West. The consultant projects 60 additional multiple-family units between 2027 and 2030. SC Swiderski also owns 1 acre of vacant land to the north along Merrill Avenue, but the consultant thinks this will develop with non-residential uses. The consultant does not anticipate any additional housing in this neighborhood through 2040.	419	419	419	479	479	479

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
33	Includes Buch's Addition (1940s-1950s), Grand View Park Addition (1950s-1960s), Joe Swiderski's River Estates (1960s), and Leonard's Addition (1980s). Neighborhood is built out with single-family homes, except for the Wausau Water Treatment Plant, which exists in the northeastern corner of the neighborhood. Suburban Residential uses are planned by the City for virtually the entire neighborhood. The consultant does not anticipate any new housing in this neighborhood through 2040.	571	571	571	571	571	571
34	Includes Columbian Addition (1940s-1950s) and Valley Hill (2000s-2020s). Neighborhood is built out with a mixture of uses. Residential uses, including several multiple-family developments, exist west of Cherry Street while industrial uses exist east of Cherry Street. The City plans for lands to remain mostly in their current uses in neighborhood 34, with minimal opportunities for redevelopment or infill. No additional housing is anticipated in neighborhood 34.	427	427	427	427	427	427
35	Includes Kiefer Miller & Ringle's Addition, John Ringles Addition, and City View Addition, (all pre-1940s). Also includes River Edge Walkway and Athletic Field, home of the Wausau Woodchucks. Neighborhood is built out with mostly single-family homes, but contains commercial uses in the south along E. Wausau Avenue, industrial uses in the western part of the neighborhood, and vacant lands along the Wisconsin River, which were former industrial lands. Most of neighborhood 35 is planned by the City for continued Urban Residential uses. Minimal opportunities for infill and redevelopment exist, except for lands west of N. 5th Street, which are former industrial areas and are now vacant. The consultant projects redevelopment to be concentrated closer to Downtown Wausau and other areas to the south over the next decade or two. Therefore, minimal new housing is projected through 2040, but future multiple-family development is projected after 2040.	595	595	595	595	595	595
36	Includes Oakwood Heights (1960s), Beck's Sunnyhill Addition (1960s), Maplewood (1980s), and Hoffman Estates (1990s). Neighborhood contains mostly single-family homes. Eastern half of the neighborhood contains a large wooded area. The City plans for continued Suburban Residential uses of mostly single-family homes at lower densities than other areas of the City. On vacant lands in the southeastern corner of the neighborhood, the consultant projects single-family development to begin in the mid-2030s, with 15 single-family homes between 2035 and 2040.	288	288	288	288	288	303
37	Includes Horace Mann Middle and Wausau Area Montessori. Also includes Brown Gilbert & Winton's Additions (1950s-1960s), Sylvan Hill Park. Neighborhood is built out with single-family homes. In the western half of the neighborhood, the City plans for continued Suburban Residential uses of mostly single-family homes at lower densities and for the eastern half of the neighborhood for Public/Open Space uses. The consultant does not anticipate any additional housing in neighborhood 37 through 2040.	368	368	368	368	368	368
38	Includes Marquardt's Addition (1950s), Summit Addition (1980s), Hillside Addition (1980s), Hilltop Addition (1980s), and Eagle Valley (2000s). Neighborhood is built out with mostly single-family homes, but contains Bunkers at Tribute Golf Course in the southern third of the neighborhood and a mixture of single-family, multiple-family and commercial uses along N 6th Street. The City plans for continued Suburban Residential uses of mostly single-family homes at lower densities than other areas of the City. The consultant does not anticipate any new housing in neighborhood 38 through 2040.	387	387	387	387	387	387
39	Includes Riverview Elementary. Includes Taschler & Marquardt's Subdivision (1950s), Maple Hill Addition (1970s-1980s), River Highlands (1980s-1990s), Stoney Ridge Addition (1990s). Neighborhood is built out with single-family homes. The City plans for continued Suburban Residential uses of mostly single-family homes at lower densities than other areas of the City. The consultant does not anticipate any new housing in neighborhood 39 through 2040.	523	523	523	523	523	523

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
40	Neighborhood is mostly in forested use with agricultural uses immediately south of Evergreen Road. Virtually all of the land in neighborhood 40 is in the Town of Wausau, which plans all of the neighborhood for Transitional Agriculture uses, which allows limited new residential development so that future subdivision development can connect to public utilities when they become available. The westernmost 100 acres of the neighborhood (western third of the neighborhood) are also planned by the City for future Suburban Residential uses, of mostly single-family housing development. The City does not plan any uses for the eastern two-thirds of the neighborhood. The consultant projects only a few homes in neighborhood 40 through 2040.	24	24	25	25	26	27
41	Includes Evergreen Meadows (1990s) and Prellwitz Woods Subdivision (2020s, 21 vacant and unimproved lots). Prellwitz Woods is platted but no improvements have been made. Neighborhood is about half in agricultural use and half in forested use, with scattered residential uses along major roads. Virtually all of the neighborhood is planned by the Town for continued agriculture or open land uses, except for ~80 vacant acres along N Troy Street, which are planned by the Town for residential uses. However, these lands are owned by Restlawn Memorial Park (located in extreme southwestern corner of neighborhood 41), a cemetery. The consultant projects the Prellwitz Woods subdivision to begin developing in the late-2020s, with 5 single-family homes between 2027 and 2030, 8 between 2030 and 2035, and 8 between 2035 and 2040. The consultant projects 8 other single-family homes scattered throughout the neighborhood by 2040.	355	357	358	364	374	384
42	Neighborhood is mostly in forested uses with scattered agricultural and residential uses. Virtually all of the neighborhood is planned by the Town for continued agricultural and open space uses, except for ~100 acres south of Kiwanis Road, which is planned for future residential uses with a minimum of 1-acre lot sizes. The consultant projects ~12 new homes in neighborhood 42 through 2040.	130	132	133	135	138	142
43	Includes Michael James Subdivision (2000s). Neighborhood 43 is mostly in forested uses with scattered agricultural and residential uses. Virtually all of the neighborhood is planned by the Town for continued agricultural and open space uses, except for ~60 acres north of Kiwanis Road, which is planned for future residential uses with a minimum of 1-acre lot sizes. The consultant expects minimal additional housing development in this neighborhood through 2040.	129	129	129	130	130	132
44	Neighborhood is heavily forested with scattered agricultural uses. All of the neighborhood is planned by the Town for continued agricultural and open space uses. The consultant expects ~10 additional new homes in this neighborhood through 2040.	215	215	216	218	222	225
45	Neighborhood is mostly forested with pockets of agricultural areas. The Town of Hewitt plans for lands to remain in agricultural and forested uses. The Town has permitted only a few new housing units over the past decade. The consultant expects minimal additional housing development in neighborhood 45 through 2040.	114	114	114	115	115	116
46	Neighborhood 46 is in mostly agricultural and forested uses. The Town of Hewitt plans for lands to remain in agricultural and forested uses. The Town has permitted only a few new housing units over the past decade. The consultant expects minimal additional housing development in neighborhood 46 through 2040.	149	149	150	151	152	152
47	Includes Hewitt-Texas Elementary (and Red Granite Charter School, beginning in September 2024). The northern half of the neighborhood is heavily forested, with a large mining operation in the northeastern corner of the neighborhood. The southern half of the neighborhood is mostly in agricultural uses. The Town plans for continued agricultural uses for virtually all of neighborhood 47. The consultant projects 8 new homes spread across the projection periods.	89	90	91	92	95	97

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
48	Neighborhood 48 is mostly in agricultural use, with scattered forested and residential uses. The Town plans for continued agricultural uses for virtually all of neighborhood 48. Extreme southwestern portions of neighborhood 48 are planned for Transitional Agricultural and Commercial uses, but most of the lands have been parceled out. Development is somewhat difficult in neighborhood 48 due to high bedrock and other limitations and constraints. The consultant projects 7 new single-family homes spread throughout the projection periods, as well as a 5-lot subdivision between 2030 and 2035.	211	212	213	214	221	223
49	Includes East High. Also includes Brookdale Addition (1970s) and Sylvan Hill Park. Neighborhood is mostly built out with institutional and residential uses. Undeveloped lands are mostly parceled out, except for ~13 developable acres east of East High, which the consultant anticipates will develop with ~20 single-family homes between 2035 and 2040.	46	46	46	46	46	66
50	Includes Sun Valley (2000s). A large area of wetlands and forests bisects neighborhood 50 in half. Northern areas are mostly forested and in residential uses while southern areas are mostly in agricultural and residential uses. The City plans for the western quarter of neighborhood 50 for Suburban Residential uses, but the area is essentially built out by existing residential development in the Town. The City does not currently plan any uses for the eastern three quarters of the neighborhood. The Town plans for lands in neighborhood 50 for mostly agricultural use. The consultant anticipates a handful of new housing units in this neighborhood through 2040, all of which are projected to be in the Town. The consultant does not anticipate any City-based housing development in this neighborhood, due to topographical constraints, bedrock constraints, and parcelization of lands along Wellborn Road.	115	115	115	116	118	120
51	Includes The Woodlands (2000s-2020s, 19 vacant lots remaining). Neighborhood contains a mixture of residential, agricultural, and forested uses. The Woodlands has been very slow to build, averaging 1-2 new homes per year. All undeveloped lands in neighborhood 51 are planned for future Suburban Residential uses by the City. There are ~65 developable acres both north and south of E Hamilton Street that are developable. The consultant projects build out of The Woodlands around 2035. Two other areas, each around ~30 acres, exist in the southeastern corner of the neighborhood. Consultant projects one of them to begin developing around 2035, with 10 single-family homes between 2035 and 2040, and more single-family homes expected after 2040.	51	53	56	60	68	80
52	Includes H H Manson's Addition (1950s), Sherwood Forest (1960s), and Franklin Bel Aire Addition (1970s). Also includes Thom Field. Neighborhood is mostly built out with residential uses. The City plans for all of neighborhood 52 to remain in Suburban Residential uses of mostly single-family homes. The consultant does not anticipate any new housing in neighborhood 52 through 2040.	309	309	309	309	309	309
53	Includes Dunbar & Brown's Addition, Kiefer Miller & Ringle's Addition, and Larson's Subdivision (all built 1950s and earlier). Neighborhood 53 is built out with mostly residential uses, but medical and industrial uses exist west of N. 2nd Street. The City plans a variety of future uses for neighborhood 53. The majority of neighborhood 53 is planned for Urban Residential uses, except along N. 6th Street, where Suburban Commercial and Industrial uses are planned, and west of the railroad tracks, where Legacy Industrial uses are planned. The consultant projects 60 multiple-family units in a redevelopment near the Wisconsin River between 2030 and 2035, with more anticipated after 2040.	619	619	619	619	679	679

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
54	Includes Franklin Elementary. Also includes A Warren Junior's Addition, Dunbar & Brown's Addition, and Trevitt's Addition (all built 1940s or earlier), St. Michael School, and the Woodson YMCA. Neighborhood is built out and bisected by railroads. The northeastern portion of neighborhood contains a mixture of residential uses, with scattered commercial and retail uses along N. 6th Street. Lands west of the railroads contain formerly industrial lands that are mostly vacant but contain recent redevelopments like Riverlife Park, Wausau on Water, and Riverlife Apartments (75 units, 2020). The southwestern portion of the neighborhood contains northern areas of Downtown Wausau, and contains a mixture of single-family, multiple-family, medical, office, and industrial uses. Generally, the City plans for the eastern half of the neighborhood for Urban Residential uses, with minimal opportunities for infill or redevelopment, and the western half for City Center uses, where growth, reinvestment, and redevelopment opportunities are encouraged. Near the Riverlife Apartments, 6 acres are vacant and planned by the City for "City Center" type development of dense buildings with a mixture of uses. On these lands, the consultant projects another 75-unit development between 2025 and 2027 and 100 multiple-family units between 2030 and 2035, with some of these units potentially limited to seniors. In the early-2020s, The Sterling was proposed for 200 multiple-family units along the Wisconsin River but the project has since been put on hold. The consultant projects a smaller-scale project receiving approval of 100 multiple-family units, built between 2027 and 2030. Along N 3rd Street, N 2nd Street, and Short Street, 18 townhomes were redeveloped on lands formerly occupied by single-family homes. The consultant projects similar development nearby, with 16 townhome units between 2027 and 2030 and another 16 between 2030 and 2035. Elsewhere in neighborhood 54, the consultant projects a 60 multiple-family unit development between 2035 and 2040. More multiple-family housing is expected in continued redevelopment projects after 2040.	913	913	988	1,104	1,220	1,280
55	Neighborhood contains the core of Downtown Wausau, with a mixture of institutional, commercial, office, and residential uses. Single-family housing exists in eastern portions of the neighborhood, with most housing in the neighborhood built before the 1940s. Most of the neighborhood is planned by the City for "City Center" uses, where redevelopment, reinvestment, and growth to further increase density is encouraged. In the early-2020s, Foundry on Third (T-Wall) was approved for 153 multiple-family units (52 studio, 43 1-bed, 50 2-bed, 8 3-bed) on a portion of the site formerly occupied by the Wausau Center Mall. At the time of writing, construction had yet to begin on construction of Foundry on Third, but was expected to begin in summer 2024. The consultant anticipates the development being built and half occupied by 2025, with the other half occupied shortly after 2025. Immediately east of Foundry on Third is the 2nd phase of redevelopment anticipated by T-Wall, which will likely be a mirror image of the Foundry on Third project. The consultant projects this around 2030 with 150 units. Phase 3 is located west of the Foundry on Third and anticipated by T-Wall for additional mixed-use development. The consultant projects 120 multiple-family units between 2030 and 2035. Elsewhere in neighborhood 55, a former City parking structure and other vacant land takes up an entire City block along Scott Street. The City would like to see this site develop with a new parking structure along with a multiple-family/mixed-use component. The consultant anticipates 100 multiple-family units between 2027 and 2030. Several other sites could be redeveloped in neighborhood 55, including a vacant office building that has recently received interest for a residential conversion, several older/vacant commercial and office buildings, and scattered surface parking lots and parking areas throughout Downtown. The consultant expects redevelopment to occur on some of these sites through the late-2030s, with 175 units between 2035 and 2040. More multiple-family redevelopment is anticipated after 2040.	880	956	1,033	1,208	1,403	1,578
56	Includes Steward Manson & Hinton's Addition, Dunbar & Brown's Central Addition, A Warne's South Addition, and G F Bellis Addition, all built before the 1940s. Also includes Oak Park. Neighborhood is bisected by Grand Avenue, with lands west of Grand Avenue mostly in parkland, commercial, office, institutional, and multiple-family uses. East of Grand Avenue, lands are mostly in single-family residential uses, except for industrial uses along the railroad and employment uses along Grand Avenue. The City plans northwestern areas of the neighborhood for City Center uses, for denser development, with eastern areas planned for Urban Residential and Legacy Industrial uses. The consultant projects a 60-unit multiple-family development between 2035 and 2040, as redevelopment extends southward from neighborhood 55.	762	762	762	762	762	822

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		April 2024	2025	2027	2030	2035	2040
57	Includes Hawthorn Hills Elementary. Also includes Hoeflinger's Addition, Grove Hill Addition, Hiawatha Heights Addition, Ankor Addition, (all built 1950s and earlier) and Franklin Heights (2000s-2010s). Neighborhood is built out with single-family homes. The City plans for most of the neighborhood to remain in Suburban Residential uses of mostly single-family homes. The City plans for future residential development south and east of the neighborhood, but those lands are not in the Wausau School District. There are 30 vacant acres in the northern part of neighborhood 57 but most of the land isn't developable due to significant elevation changes. However, the consultant projects ~8 single-family homes here between 2030 and 2035.	532	532	532	532	540	540
58	Includes Pleasant View Park Addition, Elizabeth Single's Addition, and Anton Mehl's Addition. All housing built in 1960s or earlier. Neighborhood 58 is in a mixture of uses. Industrial uses exist along the railroad tracks through the center of the neighborhood. Single-family residential uses dominate elsewhere, except for west of Grand Avenue, which contains mostly multiple-family housing. The City plans for lands in neighborhood 58 to remain in mostly Urban Residential and Legacy Industrial uses. In the northwestern corner of the neighborhood, 700 Grand was approved in 2023 for 50 affordable units. The consultant projects these to be half built and occupied by 2025, with the remaining half occupied shortly after 2025. Minimal opportunities for redevelopment exist in neighborhood 58, so the consultant does not project any additional housing.	677	702	727	727	727	727
59	Includes Ripczinkske's Grand Ave Addition. Housing in neighborhood mostly built before the 1940s. Also includes Marathon County Sports Complex. Most of the neighborhood is in parkland, open space, or cemetery use. A small single-family residential neighborhood exists along Ross Avenue, multiple-family uses exist south of E Kent Street, and commercial uses exist along Grand Avenue. The City plans for the majority of neighborhood 59 to remain in Public/Open Space uses, with Suburban Residential uses north and south of Kent Street. The consultant does not anticipate any additional housing in neighborhood 59 through 2040.	178	178	178	178	178	178
60	Includes John Marshall Elementary. Also includes Johnson's Addition, Marathon Addition, Kline Brother's Acre Lots, and Kline Brother's Lake Park Addition. All housing in neighborhood built before the 1940s. Land uses in the neighborhood are mostly single-family residences, but multiple-family housing and commercial uses exist along the eastern corner of the neighborhood, along Grand Avenue. City plans for lands in neighborhood 60 for Urban Residential uses, except for small pockets of Suburban Commercial and Industrial uses along Grand Avenue. Small-scale redevelopment opportunities exist in the eastern portion of the neighborhood along Grand Avenue. The consultant thinks any redevelopment in neighborhood 60 will be smaller-scale multiple-family housing like townhomes or rowhomes instead of larger-scale apartments. The consultant projects 12 townhome units between 2030 and 2035 and another 12 between 2035 and 2040.	932	932	932	932	944	956
61	Includes John Marshall School Addition, Eau Claire Heights, and Lincoln Addition. All housing built 1940s or earlier. Also includes Wausau Downtown Airport. Outside of the Wausau Downtown Airport, single-family housing dominates in neighborhood 61, except for commercial uses in the east along Grand Avenue. Marathon County has a significant operation in the western corner of the neighborhood. City plans for lands in neighborhood 61 for Urban Residential uses, except for small pockets of Suburban Commercial and Industrial uses along Grand Avenue. Minimal opportunities exist for redevelopment. Therefore, the consultant does not anticipate any new housing in neighborhood 61 through 2040.	534	534	534	534	534	534

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		April 2024	2025	2027	2030	2035	2040
62	Includes Hess Rib Mountain Addition (1950s), Leslie Jones Plat (1950s), Horsch's Pineshore Addition (1950s-1960s), Tornow's Addition (1960s), and Truman's Subdivision (1950s). Neighborhood 62 contains a mixture of uses, with commercial and retail uses along Rib Mountain Drive and County Highway NN. Single-family homes dominate elsewhere in the neighborhood. The Village plans for lands west of Rib Mountain Drive for Suburban Flex uses, which contain mixed residential and commercial developments, and lands east of Rib Mountain Drive are planned for Suburban Neighborhood uses of mostly single-family homes but also smaller-scale multiple-family housing (with a maximum of 8 units per acre). In the northern part of neighborhood 62, there has been recent developer interest for a mixed-use development possibly containing a medical facility and a housing component. The consultant projects 80 multiple-family units here around 2027. No other redevelopment is anticipated in neighborhood 62, as neighborhood 63 to the south has significantly more areas available for redevelopment.	327	327	367	407	407	407
63	Includes Heiser's Bluegill Bay Park (1990s), Bay Park (1990s), Indigo Heights (1980s-1990s), and State Park Addition (1950s-1960s). Also includes Blue Gill County Park. Neighborhood 63 contains the bulk of the Rib Mountain Drive Corridor, a regional shopping, entertainment, and retail area, concentrated in the western third of the neighborhood. The eastern two-thirds of the neighborhood contains mostly single-family homes. Most land west of and along the Rib Mountain Drive Corridor is planned for Regional Commercial uses containing big box stores, other large-scale commercial development, and offices. The Village does not plan for housing development in Regional Commercial Areas. In the far northwestern corner of neighborhood 63, south of Harrier Avenue, ~12 acres are planned for Suburban Flex development. The consultant anticipates lower-density multiple-family development here, with 20 townhome units between 2030 and 2035 and another 15 between 2035 and 2040. East of Rib Mountain Drive, ~80 acres are currently in a mixture of industrial and woodlands, but are planned for Suburban Flex development, containing mixed residential and commercial development. This area is envisioned by the Village as "Rib Mountain Center", a mixed-use and multiple-family housing development area. Eastern areas of the neighborhood are planned for Suburban Neighborhood uses of mostly single-family homes, with a maximum density of 8 units per acre. The consultant projects development/redevelopment to begin in the early-2030s and continue through the 2030s and beyond. The consultant projects 20 townhome units and 50 multiple-family units between 2030 and 2035, and another 20 townhome units and 50 multiple-family units between 2035 and 2040.	358	358	358	358	448	533
64	Includes Rib Mountain Elementary. Also includes Foothill Subdivision (1960s-1970s), Rib-View Park (1990s), Rib Mountains Winter Haven (1960s-1970s), Rib Mountain Heights Condominium (1990s), Eastview Village (2010s), and Woodlawn Pines Plantation (2000s-2020s, 3 homes under construction, 6 vacant lots). Also includes Rib Mountain State Park and Rib Mountain Golf Course. The northeastern half of neighborhood is mostly developed with single-family homes while the southwestern half of the neighborhood contains portions of Rib Mountain State Park. The Village plans the majority of the neighborhood for Suburban Neighborhood uses, with mostly single-family homes and a maximum density of 8 units per acre. The consultant anticipates closure of the golf course in the mid-2020s, with this land becoming available for development. The consultant projects 30 single-family homes in the northern half of the golf course site, with 10 homes projected by 2027 and remaining 20 homes projected by 2030. On the southern half of the golf course site, the consultant projects a short-term rental housing development near Granite Peak Ski Area and marketed towards tourists. Elsewhere in neighborhood 64, a vacant 7-acre site was recently proposed for 20 townhome style units. The consultant projects these to develop between 2027 and 2030. There are 6 vacant lots in Woodlawn Pines, which the consultant projects will be built by 2027. An additional phase of Woodlawn Pines Plantation is planned just east of the existing subdivision. The consultant expects this area to develop in the 2030s, with ~15 single-family homes between 2030 and 2035. An extension of Rib Mountain Heights Condominiums is planned for 26 additional condominium units. The consultant projects these between 2035 and 2040. Smaller scale infill or development sites exist in neighborhood 64, but the consultant does not anticipate them developing until after 2040.	422	424	438	478	493	519

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		April 2024	2025	2027	2030	2035	2040
65	Includes Schuette's Addition (1980s-1990s) and Ski View (1970s). The central portion of the neighborhood is developed with single-family housing while the rest of the neighborhood is heavily forested or in wetlands associated with the Big Rib River and its tributaries. The Village plans most of the neighborhood for Suburban Neighborhood uses. 35 acres northwest of Village Hall are owned by Rib Mountain Golf Course and used as a driving range. The consultant projects the golf course and driving range closing in the mid-2020s and this area developing with ~60 single-family homes, with 10 between 2027 and 2030 and 50 between 2030 and 2035. In the northeastern part of neighborhood 65, ~30 developable acres are owned by the Jarvis family. The consultant projects this area to develop in the late-2030s with 20 single-family homes, 10 townhomes, and 40 multiple-family units between 2035 and 2040. More multiple-family housing is projected after 2040. Outside of those two development areas, lands are low, wet, and mostly undevelopable.	165	165	165	175	225	295
66	Includes Sherman Oaks Apartments, Mountain View Apartments, Mountain Crest Apartments, and Riverbend Apartments. Neighborhood 66 contains a mixture of uses, with mostly multiple-family housing in the eastern portion of the neighborhood and industrial uses in the western portion of the neighborhood. The southern two-thirds of neighborhood 66 is undevelopable due to wetlands, forests, and floodplain of the Big Rib River. The City plans neighborhood 66 for a mixture of Suburban Commercial and Industrial, Suburban Residential, and Park/Open Space uses. The consultant does not anticipate any residential development in this neighborhood for the foreseeable future.	636	636	636	636	636	636
67	Includes Hidden Springs (1980s) and Sillar's Addition (1950s-1960s) in the southeastern portion of the neighborhood. The rest of neighborhood 67 is heavily forested. Significant wetlands exist in the northern half of the neighborhood which limits overall development potential in neighborhood 67. Lands that are not developed in neighborhood 67 are planned by the Village for Rural Neighborhood uses, for large-lot, low-density residential development served by septic and well. The consultant projects 10 new single-family homes in the neighborhood, spread throughout the projection periods.	91	92	93	95	98	101
68	Includes Hidden Springs (1980s), Olivia Addition (1990s), and Sunset Ridge (2000s). Also includes Granite Peak Ski Area. The neighborhood is heavily forested and part of Rib Mountain State Park. The majority of neighborhood 68 is planned by the Village for future parkland and environmental protection uses, except for lands south of the County Highway NN corridor, which are planned for Suburban Neighborhood development of mostly single-family homes (maximum 8-unit per acre density). This totals 120 developable acres. The consultant anticipates development beginning along the County Highway NN corridor in the 2030s, with 10 single-family homes between 2030 and 2035 and another 10 between 2035 and 2040. More single-family housing is anticipated after 2040.	183	183	183	183	193	203
69	Includes West Mountain Acres (1970s). Neighborhood is heavily forested and part of the Rib Mountain State Park. The majority of neighborhood 69 is planned by the Village for future parkland and environmental protection uses, except for the County Highway N corridor, which is planned for local commercial uses. Portions of this area are part of the "Hall Farm" which may instead be planned for future Suburban Neighborhood uses by the Village. The consultant projects development to begin in neighborhood 69 after 2040.	35	35	35	35	35	35

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
70	Includes South Mountain Elementary. Also includes Royal View Estates (2010s-2020s, 3 homes under construction and 4 vacant lots) and Royal View Estates 1st Addition (2020s, 49 vacant single-family lots). The Village plans for most of neighborhood 70 for Suburban neighborhood development of mostly single-family homes (8-unit per acre maximum density), except for the northernmost 40 acres, which are owned by the DNR and part of Rib Mountain State Park. The 1st Addition to Royal View Estates was under construction at the time of writing, with the first homes expected to be constructed by the end of 2024. The consultant projects all homes in Royal View Estates to be built by 2025, along with 8 new homes in the 1st Addition. The consultant projects 8 homes per year until built out by 2030. Lands to the west of Royal View Estates potentially have development constraints related to high bedrock and a stream. The consultant projects 20 single-family homes between 2030 and 2035. After 2035, neighborhood will essentially be built out.	40	55	71	96	116	116
71	Includes L M Schoeder's Rib Mountain Addition (1960s-1980s), South Mountainside Estates (1980s), and Royal Ridge Estates (2010s). Also includes Dopke Recreation Area. Neighborhood is mostly built out with single-family residential uses. The Village plans for neighborhood 71 to remain in similar uses as today, with a mixture of Suburban Residential and parkland uses. A single-family home is under construction on Jonquil Road. The consultant does not project any significant housing development in neighborhood 71 through 2040.	300	301	301	301	301	301
72	Includes L M Schoeder's Rib Mountain Addition (1960s-1980s), Delonay's Meadoway Subdivisions (1980s), and Meadow Valley Acres (1960s). Neighborhood is built out with single-family residences but contains some office, institutional, and commercial uses in the extreme northern portion. Most of the neighborhood is planned by the Village for Suburban Neighborhood uses, with Local Commercial uses planned at the extreme northern part of the neighborhood. A 12-acre parcel in the southeastern part of the neighborhood is forested and contains a single-family home. The consultant projects 24 duplex units around 2035.	220	220	220	220	232	244
73	Includes Rainbow Valley Addition (1970s), Barrington (1980s), and Foch's Addition (1970s). Neighborhood is mostly built out with single-family residences and planned by the Village for continued Suburban Neighborhood use. An 8-acre site exists in the central part of the neighborhood which could be divided into ~10-15 single-family lots. The consultant projects this area will not develop until after 2040.	251	251	251	251	251	251
74	Includes Denfelt Estates (1990s), Monte Vista (1990s), High Woodlands (1990s), Flameflower Addition (1990s-2000s), Zoromski Heights (2000s), and Countryside Estates (1990s-2000s), with about ~6 vacant lots available for development. Areas not developed with single-family housing are heavily forested, with scattered agricultural uses. Most of the neighborhood is planned for Suburban Neighborhood uses, except for the southwestern corner, planned by the Village for Rural Neighborhood use. The consultant projects ~6 vacant lots scattered around neighborhood to develop by 2027. An area in the southeastern portion of the neighborhood has received interest in ~10-15 single-family homes, developing on well and septic. The consultant projects 12 homes between 2027 and 2030. The consultant projects another subdivision of 15 single-family homes between 2030 and 2035 and another 15 between 2035 and 2040. More single-family housing development is expected after 2040.	255	257	261	273	288	303
75	Includes Goldenrod Addition (1980s), Canterbury (1980s), Black Creek Addition to Canterbury (1990s), and Woodsmoke (1990s). Overall, about 9 vacant lots exist in neighborhood 75. Also includes Chellis Park. Areas not developed with single-family housing are heavily forested, with scattered agricultural uses mostly along County Highway N. Most of neighborhood 75 is planned by the Village for continued outdoor recreation/parkland uses and Rural Neighborhood uses, except along County Highway N in the north, where Suburban Residential and Local Commercial uses are planned. The consultant projects 9 vacant lots to develop by 2030. In the northeastern corner of neighborhood 75, a developer recently proposed interest for ~15 small-lot single-family condos. The consultant anticipates these to be built between 2030 and 2035. Southern third of neighborhood is low, wet, and undevelopable. Northern third of neighborhood is developable, but some of the land is owned by long-term farming interests. The consultant projects development to begin in the late-2030s, with 20 single-family homes between 2035 and 2040, with more anticipated after 2040.	211	213	216	220	235	255

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Neighborhood (As depicted on Maps 2a and 2b)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections					
		April 2024	2025	2027	2030	2035	2040
76	The vast majority of neighborhood 76 is in woodland and parkland uses associated with Nine Mile County Park. The Village plans for virtually all of the neighborhood to continue in outdoor recreational uses. Scattered divisions may produce ~5 new single-family homes through 2040, scattered among the projection periods.	114	114	114	115	116	118
Totals		25,463	25,666	26,094	26,748	27,697	28,601

APPENDIX C: STUDENT-PER-HOUSING UNIT EXPECTATIONS FROM EXISTING HOUSING, 2024-2040

Neigh.	2018 4K-12 Students	2018 4K-12 Ratio	2024 4K-12 Students	2024 4K-12 Ratio	Change in Ratio 2018-2024	% Housing Renter Occupied	# Home Sales 2019-2023	% Homes Sold 2019- 2023	Median Year Home Built	Women 25-44 as % of Total Pop	% Black or African American	% Asian	% Hispanic	% Two or More Races	2024-2040 Student-per- Unit Ratio Expectation from Existing Housing (see also Map 8)
1	47	0.25	42	0.23	-0.03	11%	22	12%	1963	9%	0%	0%	2%	2%	Stable
2	71	0.42	51	0.31	-0.11	11%	23	14%	1963	9%	0%	0%	2%	2%	Slightly decreasing/stable
3	52	0.22	48	0.20	-0.03	6%	46	19%	1986	9%	1%	2%	3%	2%	Stable
4	107	0.55	97	0.48	-0.07	6%	43	21%	1986	9%	1%	2%	3%	2%	Slightly increasing/stable
5	10	0.28	11	0.31	0.03	7%	14	39%	1972	7%	0%	3%	1%	4%	Stable
6	88	0.23	94	0.25	0.02	30%	21	6%	1976	12%	0%	8%	2%	2%	Stable
7	74	0.42	74	0.41	-0.02	5%	46	25%	1980	14%	0%	5%	1%	2%	Slightly increasing/stable
8	123	0.32	117	0.30	-0.02	5%	56	14%	1980	13%	0%	5%	1%	3%	Slightly decreasing/stable
9	59	0.33	69	0.37	0.04	6%	41	22%	1993	12%	0%	4%	2%	3%	Stable
10	53	0.35	52	0.32	-0.02	12%	30	19%	1993	13%	0%	3%	1%	3%	Stable
11	14	0.25	11	0.19	-0.06	12%	15	26%	1992	13%	0%	3%	1%	3%	Slightly increasing/stable
12	217	0.30	254	0.32	0.01	60%	98	12%	1989	23%	1%	6%	3%	4%	Increasing
13	98	0.54	104	0.54	0.00	8%	57	30%	1993	10%	1%	4%	2%	3%	Stable
14	20	0.40	14	0.27	-0.13	5%	7	13%	1976	8%	0%	5%	1%	2%	Stable
15	22	0.14	20	0.12	-0.03	50%	14	8%	1976	7%	0%	7%	2%	3%	Decreasing
16	39	0.21	42	0.21	0.00	4%	16	8%	1992	8%	1%	6%	3%	4%	Slightly decreasing/stable
17	116	0.37	123	0.39	0.02	10%	72	23%	1992	12%	1%	6%	3%	4%	Stable
18	217	0.35	195	0.31	-0.04	16%	149	24%	1985	9%	0%	8%	3%	3%	Stable
19	6	0.23	7	0.28	0.05	95%	4	16%	1997	23%	1%	7%	2%	3%	Stable
20	65	0.28	64	0.27	-0.01	28%	37	16%	1954	15%	2%	23%	4%	3%	Slightly increasing/stable
21	223	0.31	223	0.30	0.00	46%	166	23%	1951	13%	2%	18%	5%	5%	Slightly increasing/stable
22	126	0.31	127	0.32	0.00	54%	66	17%	1953	10%	3%	14%	6%	6%	Slightly increasing/stable
23	218	0.40	216	0.39	0.00	35%	118	21%	1949	15%	2%	23%	4%	4%	Slightly increasing/stable
24	219	0.35	204	0.33	-0.02	45%	72	11%	1945	8%	3%	21%	7%	5%	Stable
25	70	0.36	59	0.30	-0.06	22%	53	27%	1958	9%	1%	19%	5%	3%	Stable
26	106	0.35	119	0.22	-0.13	27%	103	19%	1959	18%	2%	17%	5%	4%	Increasing
27	101	0.23	122	0.27	0.05	55%	60	13%	1946	13%	3%	17%	6%	7%	Stable
28	222	0.40	214	0.39	-0.02	48%	89	16%	1939	15%	2%	22%	7%	5%	Stable
29	95	0.35	89	0.33	-0.02	40%	53	20%	1962	13%	2%	13%	5%	3%	Slightly decreasing/stable
30	173	0.39	158	0.35	-0.03	45%	97	22%	1970	13%	2%	18%	4%	2%	Slightly decreasing/stable
31	212	0.28	232	0.30	0.02	61%	108	14%	1975	11%	2%	18%	3%	3%	Slightly increasing/stable
32	94	0.23	83	0.20	-0.03	58%	54	13%	1975	11%	2%	16%	4%	4%	Increasing

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Neigh.	2018 4K-12 Students	2018 4K-12 Ratio	2024 4K-12 Students	2024 4K-12 Ratio	Change in Ratio 2018-2024	% Housing Renter Occupied	# Home Sales 2019-2023	% Homes Sold 2019- 2023	Median Year Home Built	Women 25-44 as % of Total Pop	% Black or African American	% Asian	% Hispanic	% Two or More Races	2024-2040 Student-per- Unit Ratio Expectation from Existing Housing (see also Map 8)
33	242	0.43	241	0.42	-0.01	45%	181	32%	1974	7%	1%	12%	4%	4%	Slightly decreasing/stable
34	137	0.33	124	0.29	-0.04	50%	64	15%	1974	9%	2%	13%	5%	4%	Stable
35	173	0.29	172	0.29	0.00	28%	139	23%	1958	13%	2%	9%	3%	4%	Stable
36	125	0.43	107	0.37	-0.06	14%	59	20%	1975	8%	1%	6%	3%	3%	Slightly increasing/stable
37	88	0.24	84	0.23	-0.01	26%	92	25%	1965	10%	2%	7%	2%	3%	Slightly decreasing/stable
38	169	0.44	167	0.43	-0.01	14%	119	31%	1980	12%	1%	6%	3%	3%	Stable
39	238	0.47	205	0.39	-0.08	12%	167	32%	1978	13%	2%	7%	3%	3%	Slightly increasing/stable
40	7	0.29	7	0.29	0.00	7%	10	42%	1983	10%	1%	4%	3%	3%	Stable
41	169	0.47	130	0.37	-0.11	8%	97	27%	1976	8%	0%	4%	2%	3%	Slightly decreasing/stable
42	45	0.37	41	0.32	-0.05	7%	18	14%	1974	7%	0%	3%	1%	4%	Decreasing
43	33	0.25	25	0.19	-0.06	7%	25	19%	1974	7%	0%	3%	1%	4%	Slightly decreasing/stable
44	73	0.35	54	0.25	-0.10	7%	31	14%	1974	7%	0%	3%	1%	4%	Decreasing
45	38	0.33	27	0.24	-0.09	6%	24	21%	1977	10%	0%	1%	2%	3%	Slightly decreasing/stable
46	70	0.47	55	0.37	-0.10	6%	36	24%	1977	10%	0%	1%	2%	3%	Slightly decreasing/stable
47	33	0.38	21	0.24	-0.14	10%	11	12%	1980	9%	0%	3%	2%	3%	Decreasing
48	75	0.36	54	0.26	-0.10	10%	52	25%	1983	10%	0%	4%	2%	2%	Stable
49	12	0.27	9	0.20	-0.07	7%	12	26%	1983	10%	1%	4%	3%	3%	Stable
50	36	0.32	32	0.28	-0.04	10%	22	19%	1985	10%	0%	6%	2%	2%	Slightly increasing/stable
51	24	0.50	20	0.39	-0.11	26%	15	29%	1947	11%	1%	7%	4%	5%	Slightly decreasing/stable
52	141	0.45	113	0.37	-0.09	26%	100	32%	1947	15%	1%	8%	4%	4%	Slightly increasing/stable
53	224	0.36	216	0.35	-0.01	49%	80	13%	1944	16%	1%	16%	4%	4%	Slightly decreasing/stable
54	214	0.26	214	0.23	-0.03	65%	133	15%	1940	14%	4%	13%	7%	8%	Slightly increasing/stable
55	190	0.22	199	0.23	0.01	75%	36	4%	1948	14%	5%	9%	7%	7%	Stable
56	160	0.21	140	0.18	-0.03	68%	71	9%	1974	12%	2%	8%	6%	6%	Slightly decreasing/stable
57	211	0.40	165	0.31	-0.09	33%	159	30%	1966	11%	1%	12%	4%	6%	Stable
58	124	0.19	109	0.16	-0.03	43%	68	10%	1970	12%	2%	7%	5%	5%	Stable
59	28	0.19	35	0.20	0.01	35%	4	2%	1950	14%	1%	3%	3%	4%	Stable
60	214	0.24	199	0.21	-0.02	16%	222	24%	1946	13%	1%	3%	2%	4%	Stable
61	169	0.32	133	0.25	-0.07	27%	171	32%	1957	7%	1%	4%	1%	4%	Slightly decreasing/stable
62	106	0.33	101	0.31	-0.02	15%	51	16%	1967	6%	0%	7%	2%	3%	Slightly decreasing/stable
63	134	0.38	123	0.34	-0.03	22%	76	21%	1974	8%	0%	7%	1%	3%	Decreasing
64	141	0.34	111	0.26	-0.08	9%	84	20%	1980	7%	0%	6%	2%	2%	Slightly decreasing/stable
65	47	0.29	41	0.25	-0.04	9%	33	20%	1976	7%	0%	7%	2%	3%	Stable

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Neigh.	2018 4K-12 Students	2018 4K-12 Ratio	2024 4K-12 Students	2024 4K-12 Ratio	Change in Ratio 2018-2024	% Housing Renter Occupied	# Home Sales 2019-2023	% Homes Sold 2019- 2023	Median Year Home Built	Women 25-44 as % of Total Pop	% Black or African American	% Asian	% Hispanic	% Two or More Races	2024-2040 Student-per- Unit Ratio Expectation from Existing Housing (see also Map 8)
66	24	0.04	31	0.05	0.01	96%	12	2%	1997	23%	1%	6%	2%	3%	Slightly increasing/stable
67	21	0.23	24	0.26	0.04	9%	12	13%	1988	8%	0%	6%	2%	2%	Slightly decreasing/stable
68	80	0.44	59	0.32	-0.12	9%	34	19%	1988	8%	0%	6%	2%	2%	Slightly increasing/stable
69	10	0.29	10	0.29	0.00	9%	9	26%	1988	8%	0%	6%	2%	2%	Slightly decreasing/stable
70	5	0.31	19	0.48	0.17	0%	12	30%	2015	8%	0%	6%	2%	2%	Increasing
71	147	0.50	142	0.47	-0.03	12%	64	21%	1992	9%	0%	7%	2%	3%	Slightly decreasing/stable
72	57	0.25	65	0.30	0.05	15%	48	22%	1985	9%	0%	7%	1%	3%	Slightly increasing/stable
73	67	0.27	56	0.22	-0.05	27%	51	20%	1981	8%	0%	7%	1%	3%	Slightly decreasing/stable
74	135	0.56	144	0.56	0.01	9%	68	27%	1990	8%	0%	6%	2%	2%	Slightly decreasing/stable
75	50	0.26	47	0.22	-0.04	9%	40	19%	1988	8%	0%	6%	2%	2%	Slightly increasing/stable
76	35	0.30	44	0.39	0.08	9%	14	12%	1988	8%	0%	6%	2%	2%	Slightly decreasing/stable

APPENDIX D: WSD RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2024-2040

Neighborhoods	Grades 4K-5						Grades 6-8						Grades 9-12						Grades 4K-12					
	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040
1	21	19	19	18	18	18	6	9	9	9	8	8	15	12	12	12	12	11	42	39	39	39	38	37
2	19	16	14	14	15	17	12	10	8	6	6	7	20	18	16	12	8	9	51	44	38	32	30	32
3	22	22	22	22	21	19	5	8	9	10	10	10	21	14	13	13	13	13	48	44	44	44	44	42
4	54	51	51	50	49	48	16	22	23	23	22	22	27	25	28	31	31	31	97	98	101	103	102	100
5	7	5	4	4	4	5	1	1	1	1	1	1	3	2	2	2	2	2	11	9	8	7	8	8
6	45	43	41	40	39	39	19	20	19	18	18	17	30	28	28	27	25	24	94	90	88	85	82	80
7	32	32	32	34	38	40	22	17	15	15	16	16	20	25	24	22	24	25	74	74	72	71	78	81
8	47	50	51	53	51	47	27	22	22	22	23	23	43	40	35	32	32	32	117	112	108	106	105	101
9	31	34	35	38	37	35	14	13	14	15	17	16	24	22	20	20	21	22	69	69	70	74	75	74
10	21	22	25	27	27	26	15	11	11	11	12	12	16	19	18	16	17	17	52	52	53	54	56	56
11	4	3	3	6	9	10	3	2	2	2	3	4	4	4	4	3	3	4	11	10	9	11	15	18
12	132	134	141	149	160	170	56	56	58	61	64	70	66	71	73	77	82	87	254	262	272	287	306	326
13	54	49	49	49	49	49	18	23	25	24	25	25	32	29	31	36	35	36	104	101	104	109	109	110
14	4	6	6	7	9	11	6	3	2	3	3	5	4	6	5	4	4	5	14	15	14	14	17	20
15	7	5	5	6	6	10	4	4	3	3	3	4	9	7	6	6	4	4	20	16	14	14	13	17
16	17	15	15	14	15	16	8	8	7	7	6	6	17	14	13	11	9	8	42	37	35	32	29	30
17	58	55	55	55	52	51	23	25	25	25	24	23	42	37	36	35	33	33	123	118	117	114	109	106
18	87	84	85	85	85	79	42	40	38	37	37	37	66	62	59	54	51	51	195	186	181	177	173	168
19	4	3	3	3	3	3	1	2	1	1	1	1	2	2	2	2	2	2	7	6	6	6	6	5
20	30	32	34	36	35	33	13	13	15	16	17	17	21	21	21	22	23	23	64	66	69	74	75	73
21	115	120	128	128	125	124	37	49	54	55	55	54	71	66	71	73	77	75	223	234	253	256	257	254
22	70	68	68	67	62	59	24	29	30	30	29	27	33	33	36	40	41	39	127	130	134	136	133	125
23	102	98	101	105	108	104	56	49	45	44	46	47	58	67	68	63	62	64	216	215	214	213	215	215
24	105	101	108	102	97	91	37	44	46	46	45	42	62	56	60	59	59	58	204	201	213	207	201	191
25	25	23	22	20	18	18	17	14	13	11	10	9	17	20	19	18	14	13	59	56	54	49	42	40
26	61	60	59	61	66	66	28	28	27	25	28	28	30	34	36	37	38	38	119	122	122	123	132	132
27	63	57	54	50	47	44	27	28	26	24	22	22	32	35	36	36	34	32	122	120	116	110	103	98
28	108	111	110	105	96	100	45	46	48	48	46	46	61	61	62	64	65	64	214	218	219	217	207	210
29	38	39	38	36	35	33	18	17	17	16	16	15	33	29	26	24	22	21	89	84	80	76	72	69
30	61	59	57	55	54	53	41	32	28	25	24	23	56	56	50	41	34	33	158	146	134	121	111	109
31	122	123	123	121	106	103	45	50	52	53	54	46	65	66	69	74	76	71	232	238	244	248	235	220
32	46	48	50	50	52	52	14	18	20	21	21	23	23	21	23	27	27	27	83	87	93	98	99	102

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Neighborhoods	Grades 4K-5						Grades 6-8						Grades 9-12						Grades 4K-12					
	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040
33	108	105	102	99	95	93	47	47	47	45	43	41	86	75	70	65	60	58	241	228	219	209	198	192
34	59	55	52	51	52	55	25	26	25	23	22	23	40	37	36	35	31	31	124	118	114	109	106	108
35	90	88	85	82	77	69	34	39	39	38	36	34	48	47	50	53	51	49	172	174	174	172	164	152
36	63	59	58	55	48	47	18	26	27	27	25	24	26	25	31	36	36	33	107	111	116	118	108	105
37	34	33	32	31	29	27	26	23	21	18	18	18	24	30	31	29	22	21	84	85	84	78	69	67
38	80	81	81	79	76	71	40	36	35	35	35	33	47	51	50	49	48	47	167	168	166	163	158	151
39	104	99	100	101	100	99	44	46	44	44	44	44	57	59	61	61	60	60	205	204	205	206	205	203
40	3	2	3	3	3	3	2	2	1	1	1	1	2	2	2	2	2	2	7	6	6	6	6	6
41	49	46	45	46	50	52	38	27	23	20	21	22	43	48	43	35	28	30	130	121	111	101	99	104
42	12	11	11	11	12	12	17	11	8	6	5	5	12	18	17	12	7	7	41	40	35	29	24	24
43	10	11	10	8	9	9	8	5	5	4	3	4	7	9	8	7	5	5	25	25	22	19	17	17
44	23	23	22	20	19	19	14	11	10	10	9	8	17	18	17	15	13	12	54	52	50	46	42	39
45	12	13	11	10	10	9	3	4	5	5	4	4	12	8	7	7	6	6	27	25	23	22	20	19
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50	19	17	17	17	15	15	5	8	8	8	8	8	8	7	9	11	12	11	32	33	34	36	36	34
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52	53	50	46	43	38	38	25	25	24	21	19	17	35	35	35	33	28	25	113	110	105	97	85	80
53	92	82	75	68	73	72	56	47	40	33	35	33	68	72	68	58	48	46	216	201	183	160	156	151
54	107	102	100	100	101	101	54	50	48	47	47	46	53	61	64	66	65	62	214	212	212	212	213	208
55	92	78	69	63	59	61	48	46	40	36	32	29	59	64	63	61	50	45	199	188	173	159	142	135
56	57	58	56	51	47	47	35	28	26	25	23	22	48	48	43	38	33	32	140	134	125	114	102	101
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65	19	20	21	25	39	43	13	10	9	10	13	22	9	13	13	13	17	23	41	43	44	48	69	87
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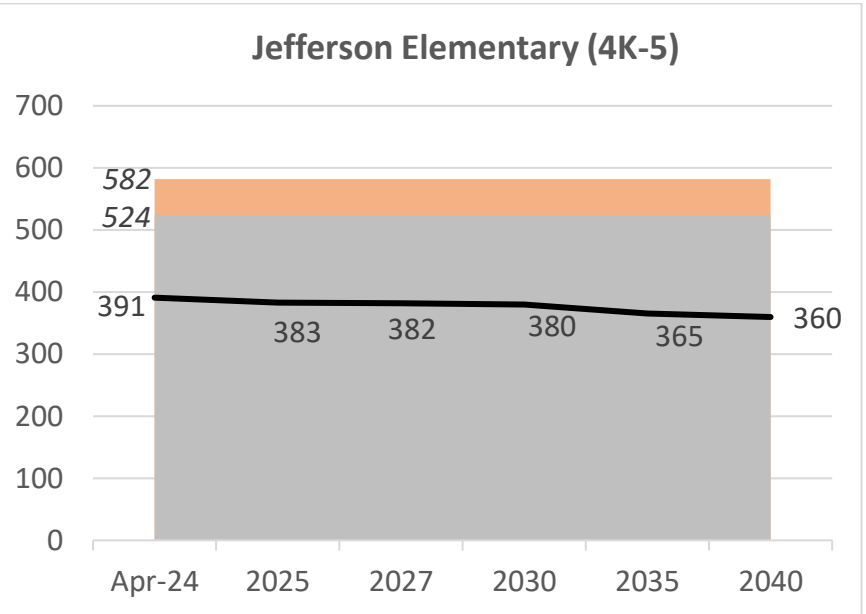
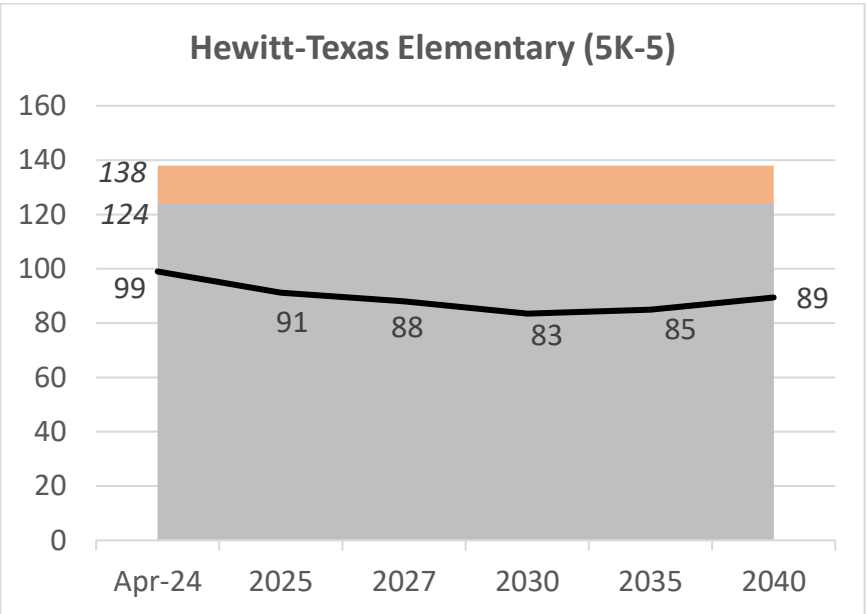
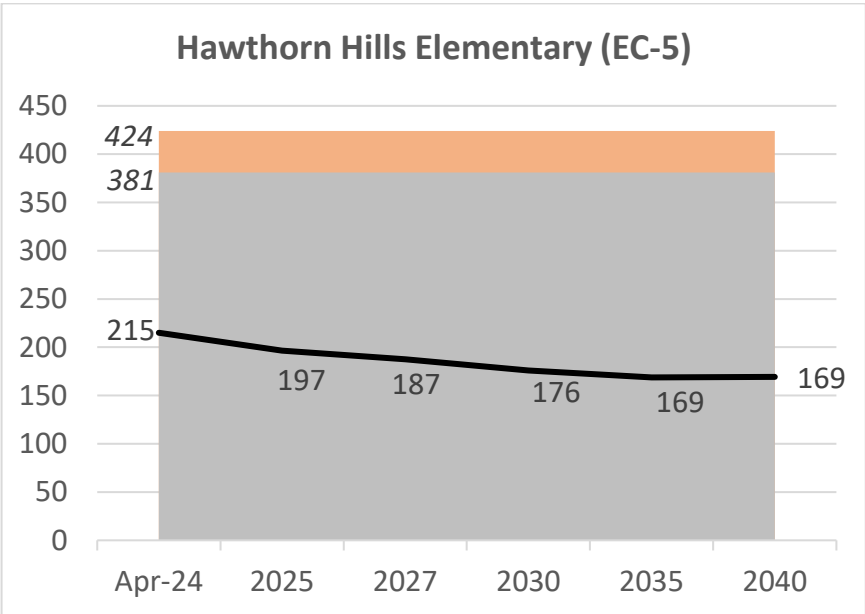
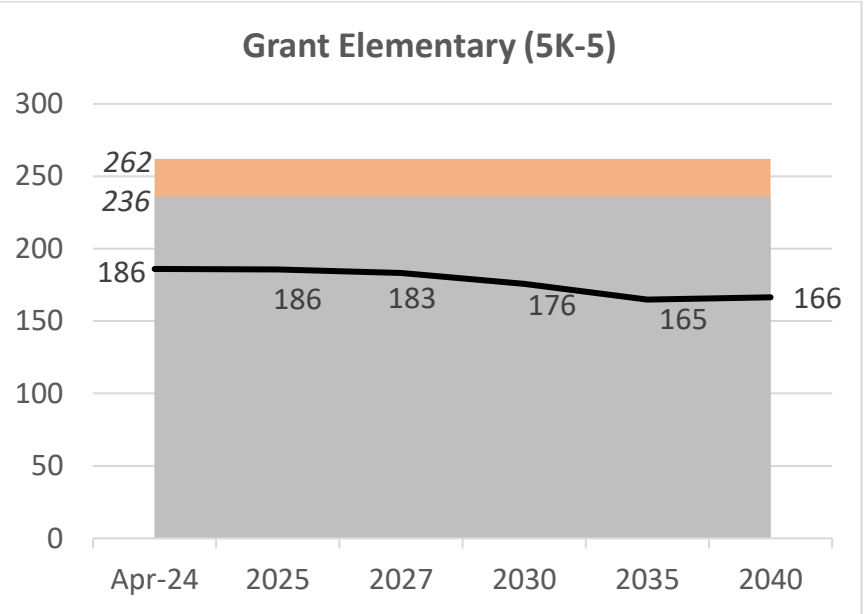
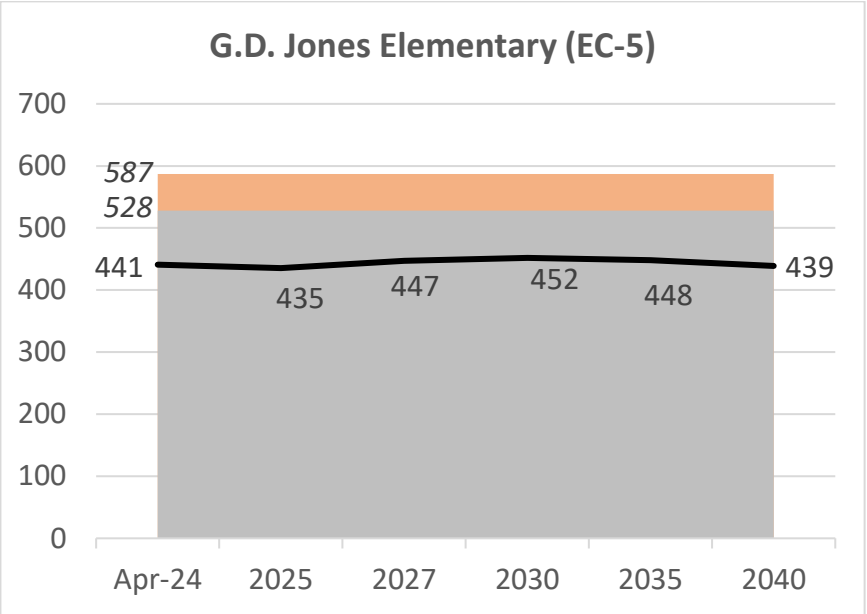
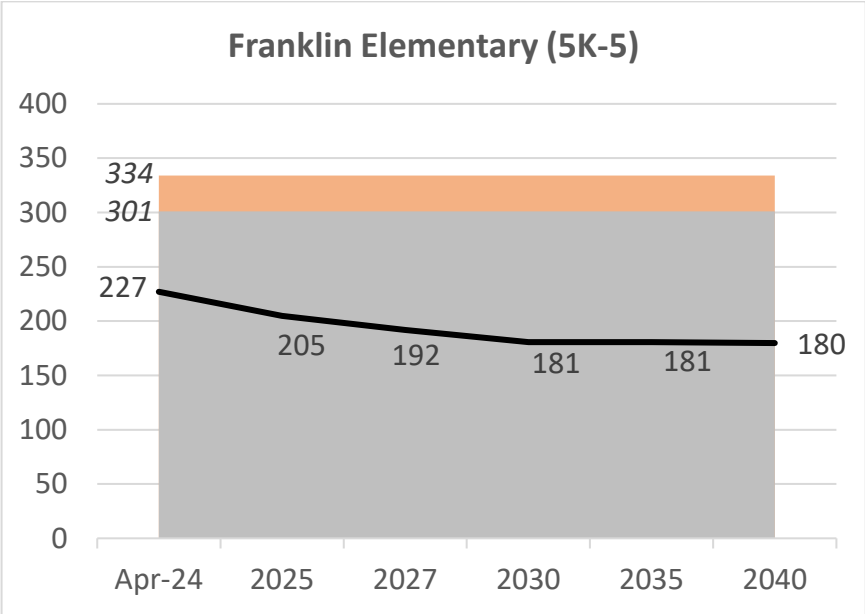
Wausau School District
Community Change & Projections Report

Neighborhoods	Grades 4K-5						Grades 6-8						Grades 9-12						Grades 4K-12					
	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040	April 2024	2025	2027	2030	2035	2040
67	9	7	7	7	7	8	2	4	3	3	3	3	13	8	7	5	4	5	24	19	17	16	15	16
68	25	22	24	26	28	31	15	13	11	11	12	13	19	20	19	16	16	18	59	54	53	52	56	61
69	3	2	2	2	2	1	2	2	1	1	1	1	5	4	3	2	1	1	10	8	7	5	4	4
70	14	17	20	26	30	29	2	5	8	11	13	13	3	4	7	11	15	16	19	25	34	47	57	58
71	60	55	51	48	44	45	33	30	27	23	22	19	49	47	44	39	31	28	142	132	122	110	96	92
72	36	39	41	41	42	40	12	14	15	18	19	19	17	17	18	20	23	23	65	70	74	79	84	83
73	19	17	16	15	15	17	19	12	9	7	7	8	18	22	19	14	10	10	56	51	45	37	31	35
74	57	52	52	56	59	61	37	31	26	24	26	28	50	51	47	41	35	38	144	133	125	121	121	127
75	20	19	20	22	27	33	6	8	8	9	10	13	21	15	13	12	14	16	47	41	42	43	51	62
76	22	26	24	18	13	13	6	8	10	11	8	8	16	12	11	13	14	10	44	46	45	43	35	30
Total	3,470	3,362	3,343	3,307	3,272	3,262	1,641	1,588	1,542	1,496	1,487	1,478	2,339	2,309	2,266	2,180	2,066	2,037	7,450	7,259	7,151	6,982	6,825	6,776

Note: April 2024 totals in this figure are for WSD resident students assigned to one of the 76 neighborhoods. Figures do not include non-resident students open-enrolling-in to WSD schools.

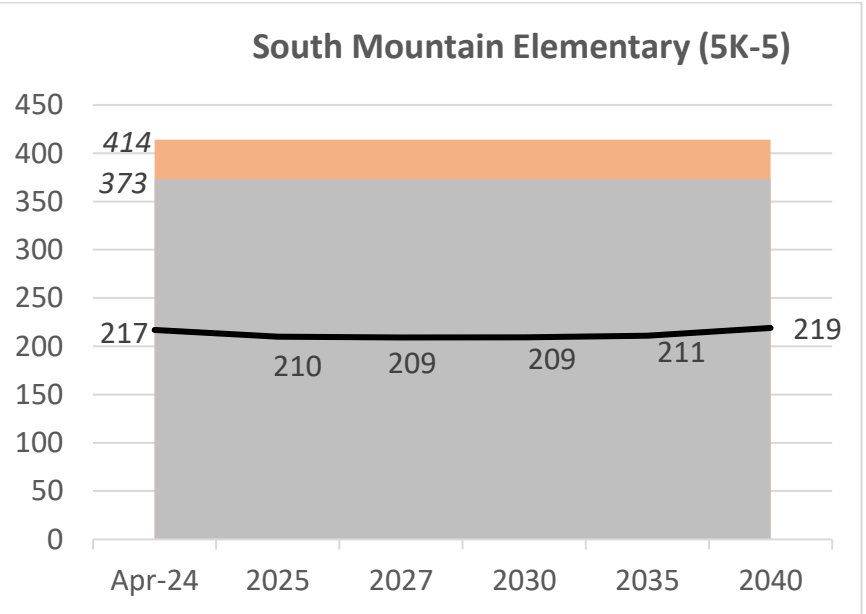
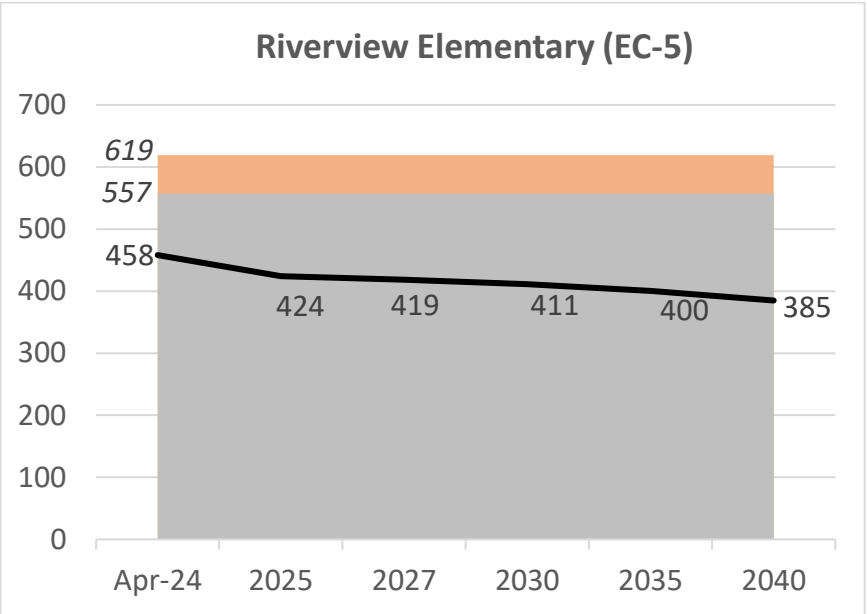
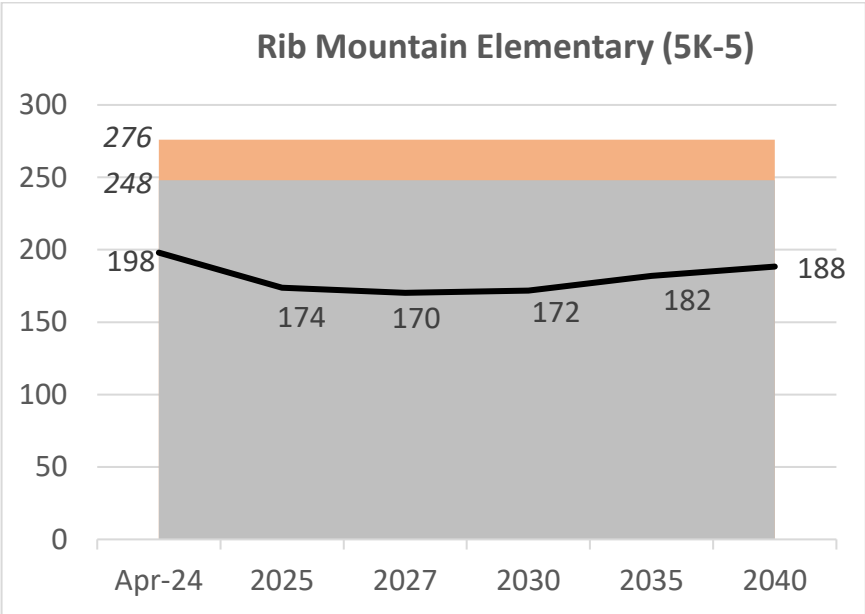
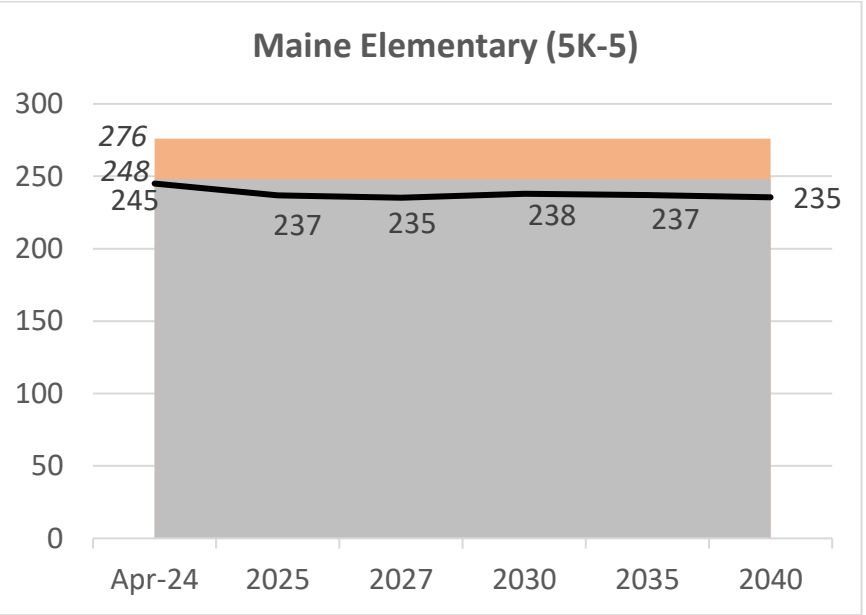
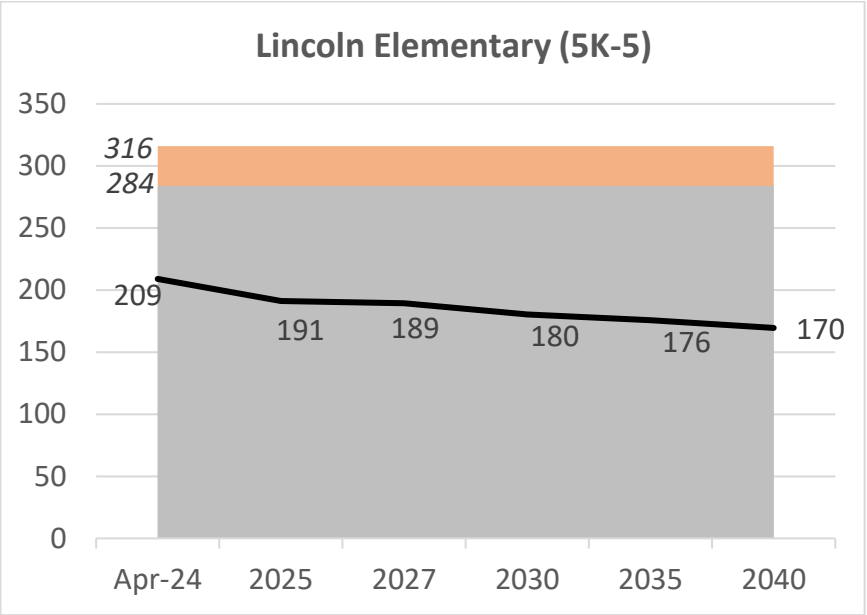
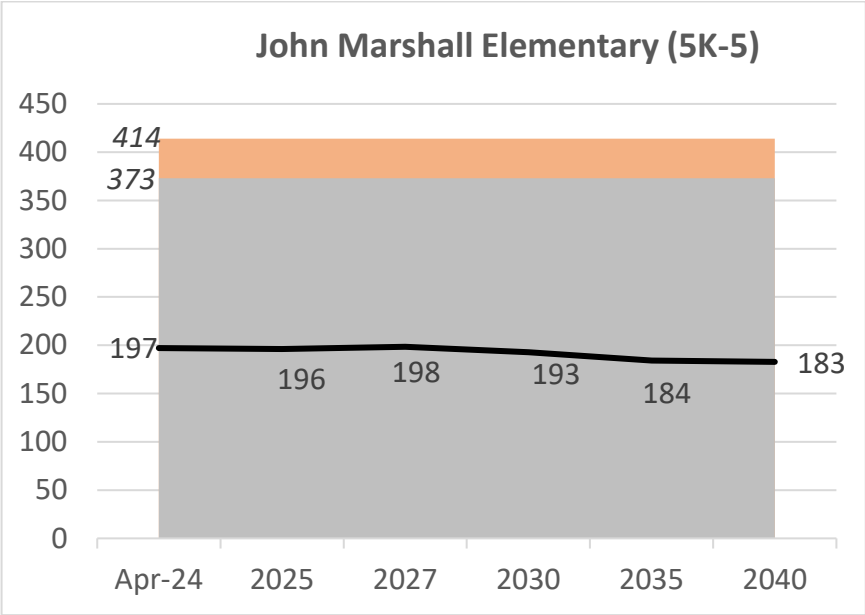
APPENDIX E: WSD TOTAL ENROLLMENT PROJECTION COMPARED TO BUILDING CAPACITY BY SCHOOL

WSD Elementary Schools (Page 1 of 3)



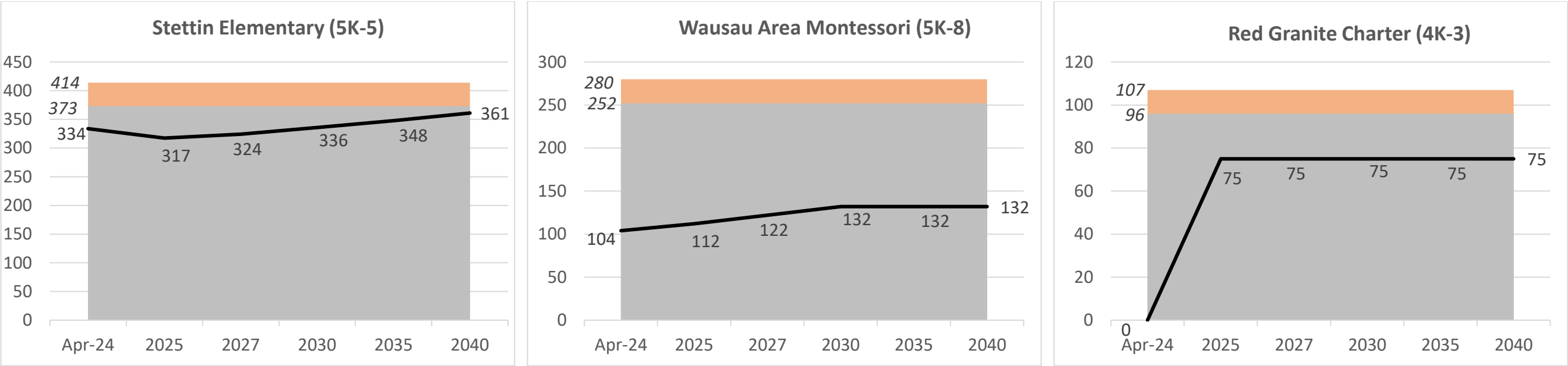
Maximum Capacity Functional Capacity Total Enrollment (including OE-in)

WSD Elementary Schools (Page 2 of 3)

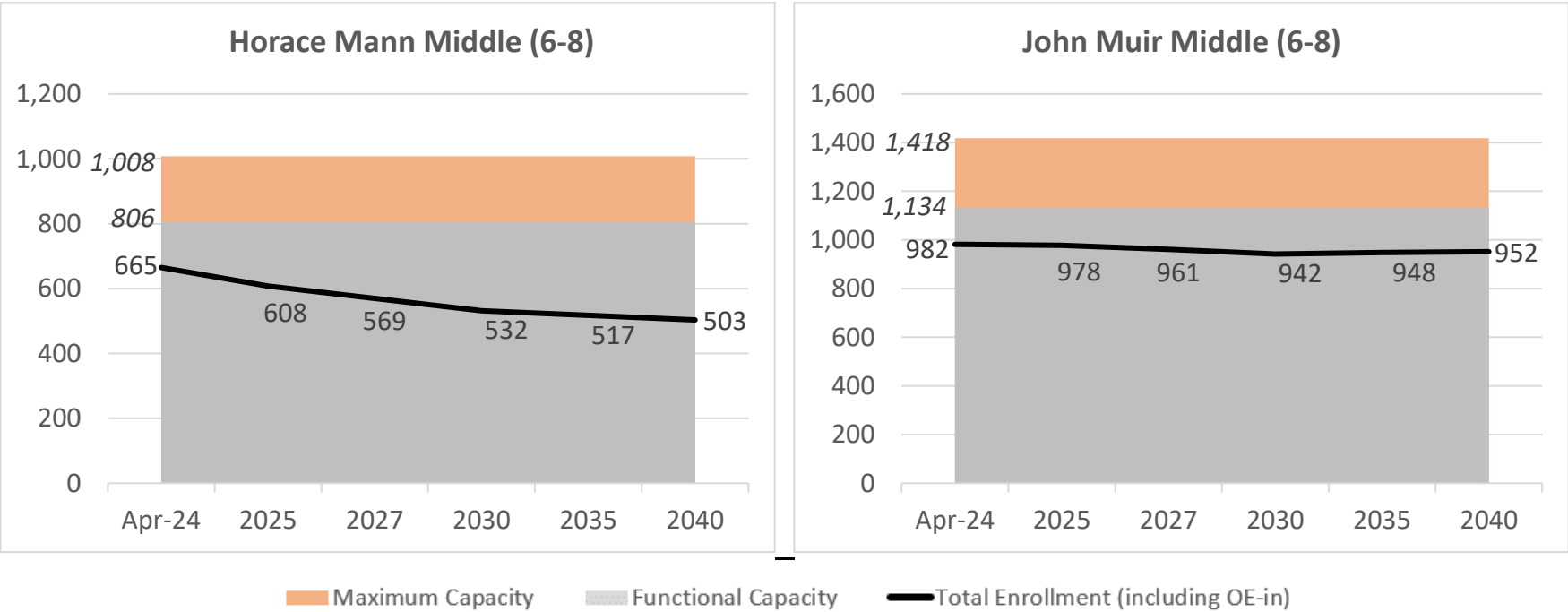


Maximum Capacity Functional Capacity Total Enrollment (including OE-in)

WSD Elementary Schools (Page 3 of 3), Wausau Area Montessori, and Red Granite Charter



WSD Middle Schools



WSD High Schools

