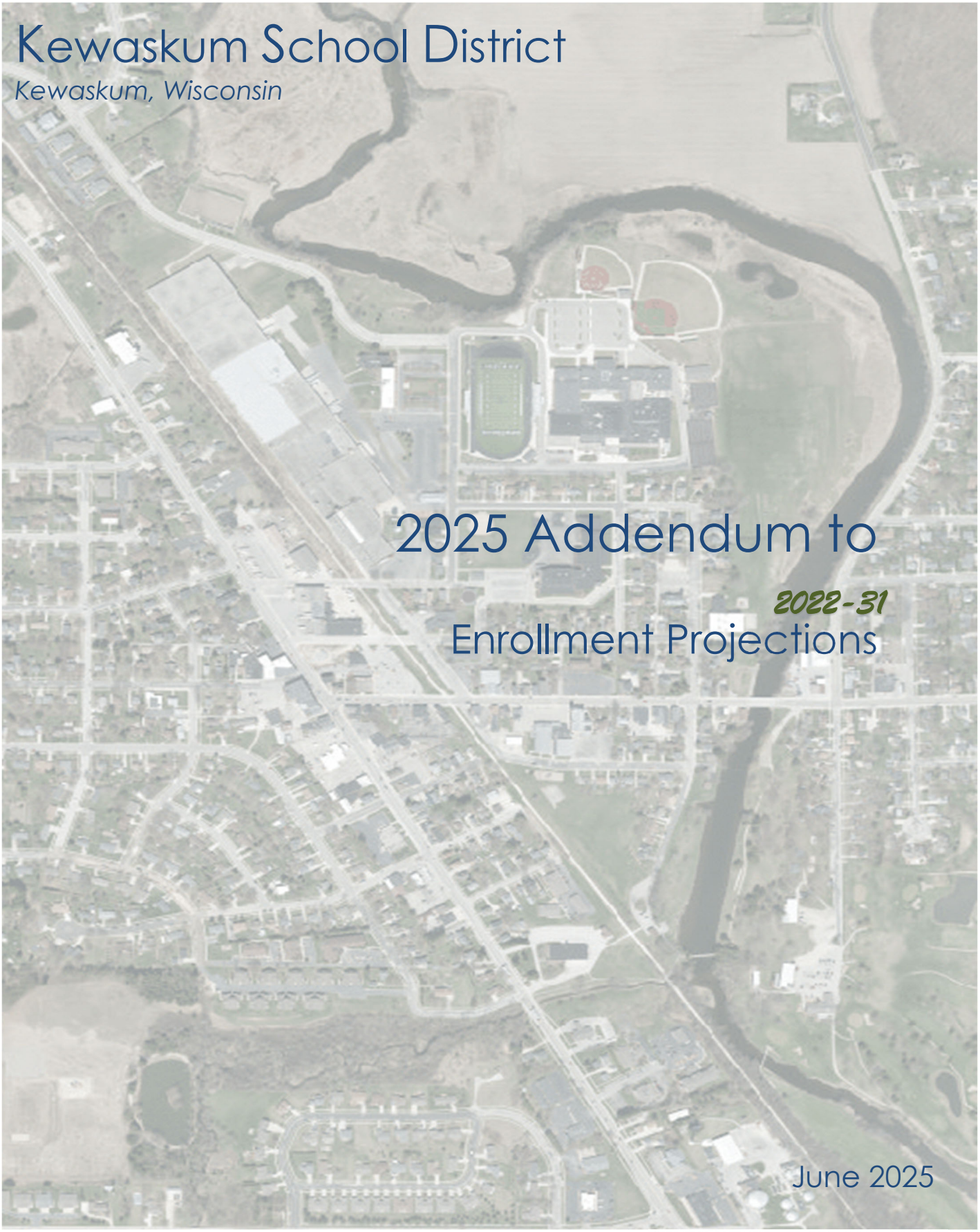
Kewaskum School District

Kewaskum, Wisconsin



2025 Addendum to

2022-31 Enrollment Projections

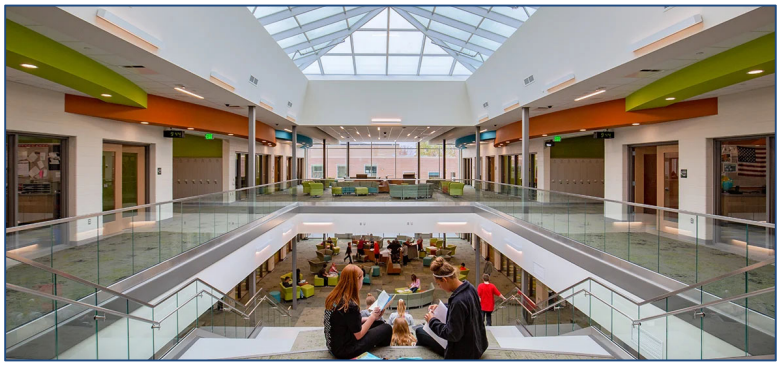
June 2025

Community Planning & Consulting, LLC
Appleton, Wisconsin

www.communityplanningandconsulting.com

The Kewaskum Community Schools ignite a passion for learning

Background



Courtesy, Bray Architects

In 2022, Kewaskum School District (KSD) commissioned Community Planning & Consulting LLC to prepare student enrollment projections for its schools. Enrollment projections are a forecast of the future population of a school district. Like all forecasts, they are based on an expectation that past enrollment can, within certain parameters, serve as a de facto predictor of future school population. Such projections provide crucial information regarding staffing, budgeting, and classroom allocations and are relied upon to anticipate future needs.

A wide array of factors may affect future enrollment. These include demographic changes in the local population; fluctuations in the local job market; the cost and availability of adequate housing; the academic and extracurricular reputation of the school district; and the overall desirability of surrounding communities as places to live and raise a family, among others.

Impending Development

Although only one of the nine communities served by KSD, the Village of Kewaskum (hereafter, Village) has the highest total population and contributes the greatest number of students to the school system.[1] The entirety of its corporate boundaries are location with KSD. As such, changes in its population will have a disproportional effect upon student enrollment.



Concept drawing for 48 proposed townhouses in the Village of Kewaskum. Courtesy, Regal Place TID Project Plan.

In 2024 KSD learned of impending residential development within the Village. Projected housing projects include:

- Forty-eight mostly two-bedroom townhouses with anticipated sale prices of $300,000 to $350,000.
- One hundred ninety-two apartments comprised of studio, one-, and two-bedroom units with monthly rents between $900 and $1,450.
- Thirty side-by-side, owner-occupied units with projected values of $350,000 and $400,000

[1] KSD serves all or portions of the following communities: the Village of Kewaskum and Towns of Barton, Farmington, Kewaskum, and Wayne in Washington County; the Towns of Ashford and Auburn in southeast Fond du Lac County; and the Towns of Mitchell and Scott in southwest Sheboygan County.

- Eight-eight single-family homes selling for $450,000 to $500,000.

2020 Housing Supply

The focus of this study is to project the likely number of students generated by impending residential development. Since 2010, total housing units in the Village have increased from 1,264 to 1,738:

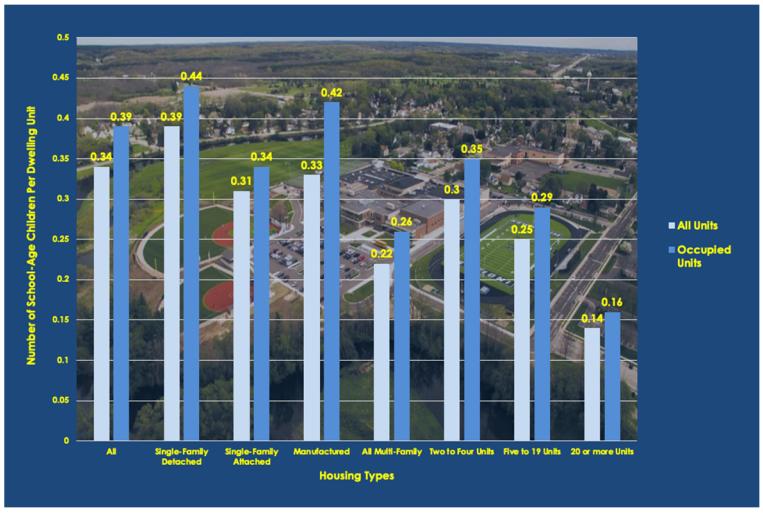
- 1,126 (64.8% of total units) were detached, single-family dwellings
- 292 (16.8%) were attached single-family dwellings
- 67 (3.9%) were located in two unit dwellings
- 73 (4.2%) were located in dwellings of three to four units
- 60 (3.5%) were located in dwellings of five to nine units
- 120 (6.9%) were located in dwellings of 10 or more units

Calculation of Impact

Housing as Driver of Student Enrollment

The National Association of Home Builders represents the interests of home builders, developers, contractors, and other professionals engaged in residential development. Founded in 1942, NAHB is a federation of more than 7800 local home builder associations. Eight of 10 new homes constructed in the United States are built by NAHB members. Through its Economics and Housing Policy Group, NAHB assesses all facets of the housing market to identify trends and needs. In 2020, the organization commissioned a study to determine the typical number of school-age children generated by various housing types.[2]

Entitled 'One Public School Child for Every Three Homes,' the report has become something of a standard by which local government, school districts, and other such organizations can plan for future needs. On average, there will be one school-age child for every three housing units. Single-family detached structures generate the highest number of students followed by manufactured homes and small, two to three unit multifamily dwellings. More than six units located within a large, multi-family are required to "produce" one school-age child. See figure on following page.



[2] 'One Public School Child for Every Three Homes', Special Studies, May 1, 2020; Na Zhao, Ph.D., NAHB Economics and Housing Policy Group.

KSD Enrollment

Using findings of the NAHB study when presuming full build out and no vacancy of proposed housing units, the impending development described on page one of this Report will increase the student population by 92 to 97 students at KSD, as presented below.

Type of Structure	Number of Dwelling Units	School-Age Children per Unit	Projected Total School-Age Children
Detached Single-Family Dwellings	88	0.44	39
Attached Single-Family Dwellings	78	0.34	27
20 or more Units	160 to 192	0.16	26 to 31
Total Projected Increase from Development			92 to 97
Attached Single-Family includes townhouses and side-by-sides			

Comparison to Current & Projected Enrollment

As of the September 2024 Third Friday Count, KSD enrollment stands at 1,789 students. This figure exceeds by 0.6% the projected 2025 enrollment of 1,777 and falls 37 students shy of the estimated 2026 district-wide enrollment of 1,814. So long as the nine municipalities served by KSD do not experience substantive economic declines or unanticipated development/ growth during the next five years, 2031 enrollment is projected at approximately 1,900 students, a 6.0% increase from the projected total of 1,792.