



Community Change & Student Enrollment Projections

April 29, 2026

Maps and JHS Projections Updated: May 4, 2026



Presentation Outline

- Recent Trends
- Projection Methodology Overview
- Housing Projections
- Enrollment Projections
- Comparing Enrollment Projections to Current Building Capacities

This presentation is a summary of MDRoffers Consulting's detailed Community Change & Projections report from November 2025



Recent Trends



Decreasing SPAPSD Enrollment Over Past Decade

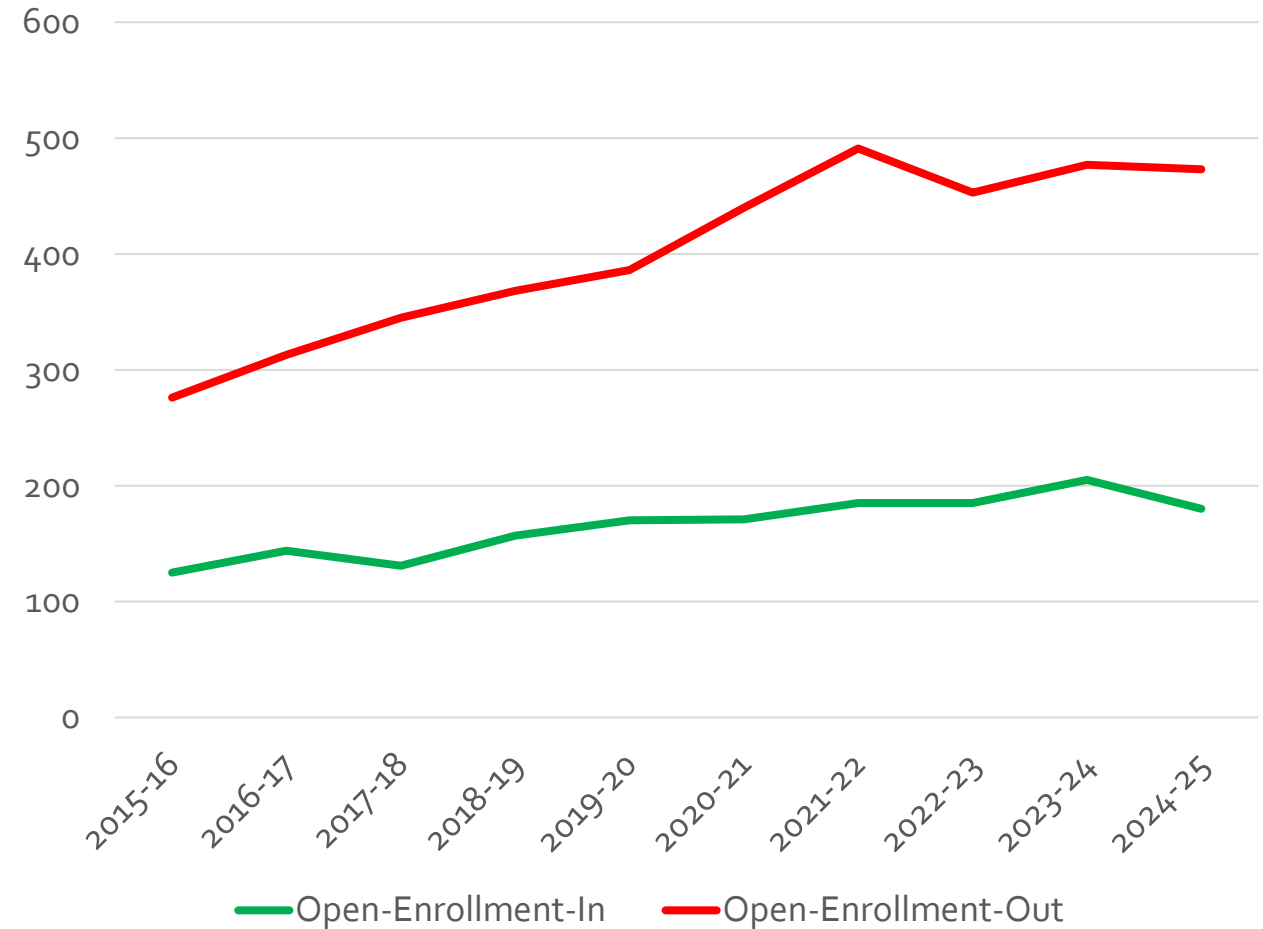
- Enrollment decreased by 322 students, or 4%, over the past decade, mainly in lower grades
- Mainly attributed to:
 - Fewer babies born
 - More open-enrollment-out and private school enrollment

Grade Group	2015-16	2024-25	Total	Percent
4K	538	407	-131	-24%
5K-6	3,516	3,302	-214	-6%
7-9	1,546	1,531	-15	-1%
10-12	1,592	1,630	+38	+2%
Total 4K-12	7,192	6,870	-322	-4%

Drilling down...

Open-Enrollment-Out Increased, But Has Stabilized

- Open-enrollment-in of non-residents to SPAPSD schools increased slightly but has stabilized at ~200 students (green line)
- SPAPSD residents open-enrolling-out to other public districts increased from the mid-2010s through the pandemic, but has stabilized at ~475 students (red line)
- So, recent net open-enrollment-out of ~275 students per year



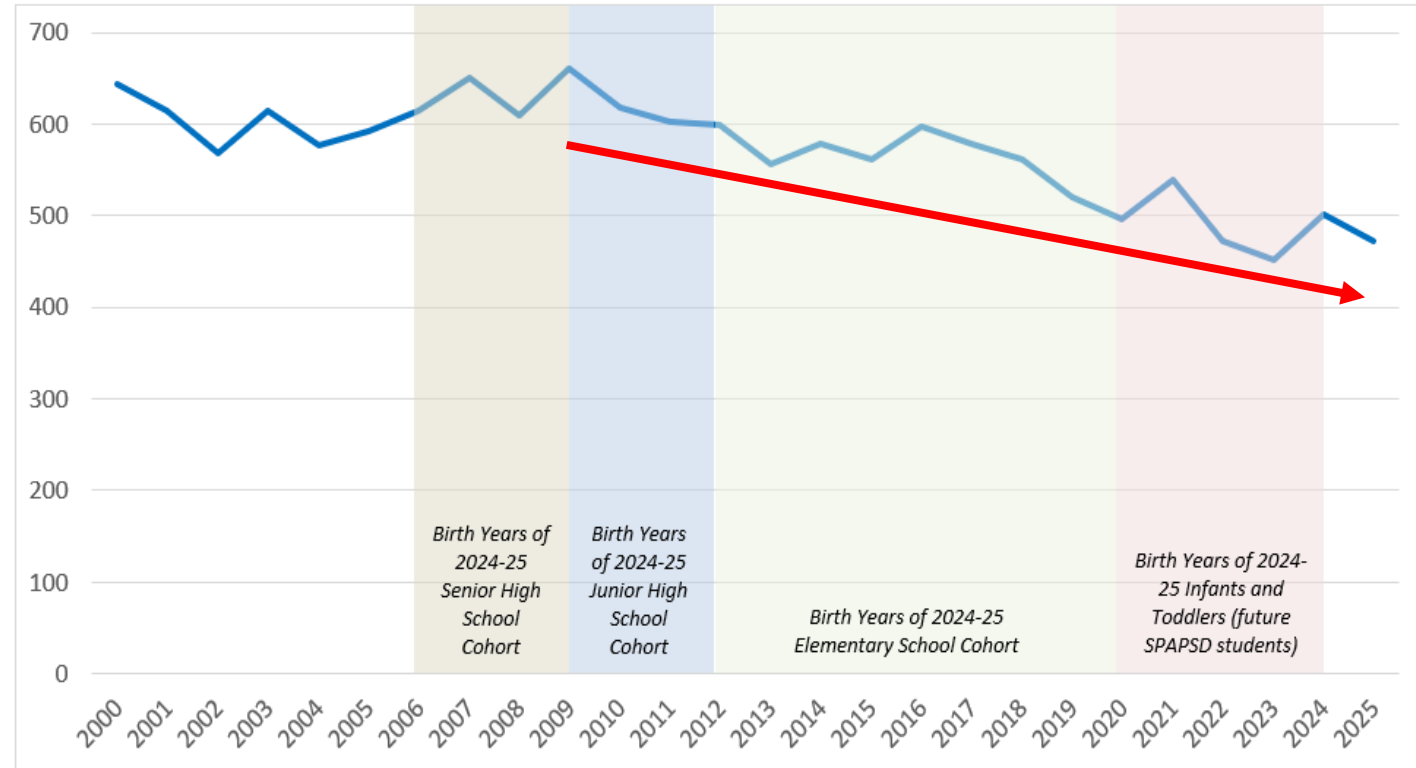
Private School Enrollment Increased, But Also Stabilized

- Enrollment at 8 private schools operating in or near the SPAPSD increased by 100 students, or 12 percent, over past decade
- Increase concentrated during the early-2020s (i.e., pandemic)
- Since 2022-23 academic year, private school enrollment has been stable

Private School	Grades Served	2015-16	2020-21	2022-23	2024-25	10 Year Change
Pacelli Catholic Elementary Saint Bronislava	4K-4	104	65	119	74	-30
Pacelli Catholic Elementary Saint Stephen	4K-4	104	167	171	172	+68
Pacelli Catholic Elementary Saint Stanislaus	4K-4	76	0	0	0	-76
Pacelli Catholic Middle	5-8	132	141	166	207	+75
Pacelli High	9-12	219	167	168	176	-43
Sacred Heart Grade School	4K-6	28	45	51	37	+9
Saint Paul Lutheran Grade School	4K-8	154	150	174	195	+41
Stevens Point Christian Academy	5K-12	31	55	85	75	+44
Veritas Christi Classical Academy	2-8	0	0	0	12	+12
TOTALS		848	790	934	948	+100

In SPAPSD, Recent Decrease in Births

- Generally stable births in the 2000s
- Births down from 618 in 2010 to 451 in 2023 (-167 births) = recent grade 4K and 5K-6 enrollment decreases
- Slight increase in 2024 to 502 births... but preliminary data for 2025 shows another decrease to 472 births



Increasing Reproductive-Age Population

- Median age increased from 33.3 in 2010 to 35.4 in 2020, mainly due to large senior citizen increase
- Still, population aged 25-44 (reproductive-aged) increased by 383 residents in same period
- May help stabilize births—and then student enrollment—in coming years

Age Group	2010	2020	2010 - 2020 # Change	2010 - 2020 % Change
0-4 years old (infants and toddlers)	2,975	2,861	-114	-4%
5-19 years old (school-aged children)	11,733	10,859	-874	-8%
20-24	7,635	7,523	-112	-1%
25-44 years old (reproductive-aged)	13,137	13,520	+383	+3%
45-65	13,810	13,616	-194	-1%
65+ years old (seniors)	6,849	9,280	+2,431	+35%

Recent Increase in Housing Development

- Response to regional housing shortage
- Over the past decade over 2,400 new housing units built in the SPAPSD
- Late-2010s: average of 211 new units/year
- Early-2020s: average of 270 new units/year
- Type of housing matters for student generation



Student Generation from Newer Single-Family Homes

- Two methods to determine to what extent construction of new single-family homes are generating students, including a survey of recent purchasers of new homes and an in-house analysis
- Found that each recently-built single-family homes has produced, on average, 0.51 to 0.54 4K-12 students for the SPAPSD
- In other words, every two new single-family homes built generates one SPAPSD student, with the caveat that around 41% of these appear to be moving from another home within the SPAPSD

Student Generation from Newer Denser Housing Types

- Newer duplexes generate ~0.25 SPAPSD 4K-12 students-per-unit
- Newer townhome-style multiple-family generates ~0.08 students-per-unit
 - Larger, often more bedrooms, private entrance/garage, often more suburban settings
- Newer apartment-style multiple-family generates ~0.02 students-per-unit
 - Smaller, often fewer bedrooms, shared entrances and parking, often more urban/busier settings



Student Generation from Existing Single-Family Homes

- Similar two methods to determine to what extent sales of existing single-family homes are generating students
- Results ranged from 0.32 4K-12 students per home sale from our in-house analysis to 0.55 4K-12 students per home sale from buyer survey
- In other words, every 2 or 3 existing single-family homes sold generates one SPAPSD student, with the caveat that around 59% of these appear to be moving from another home within the SPAPSD
- Compares to a typical student generation of 0.25 students-per-unit for all homes in the SPAPSD
- Lesson: strong home building AND sales help with student generation

Student Generation from Existing Single-Family Homes

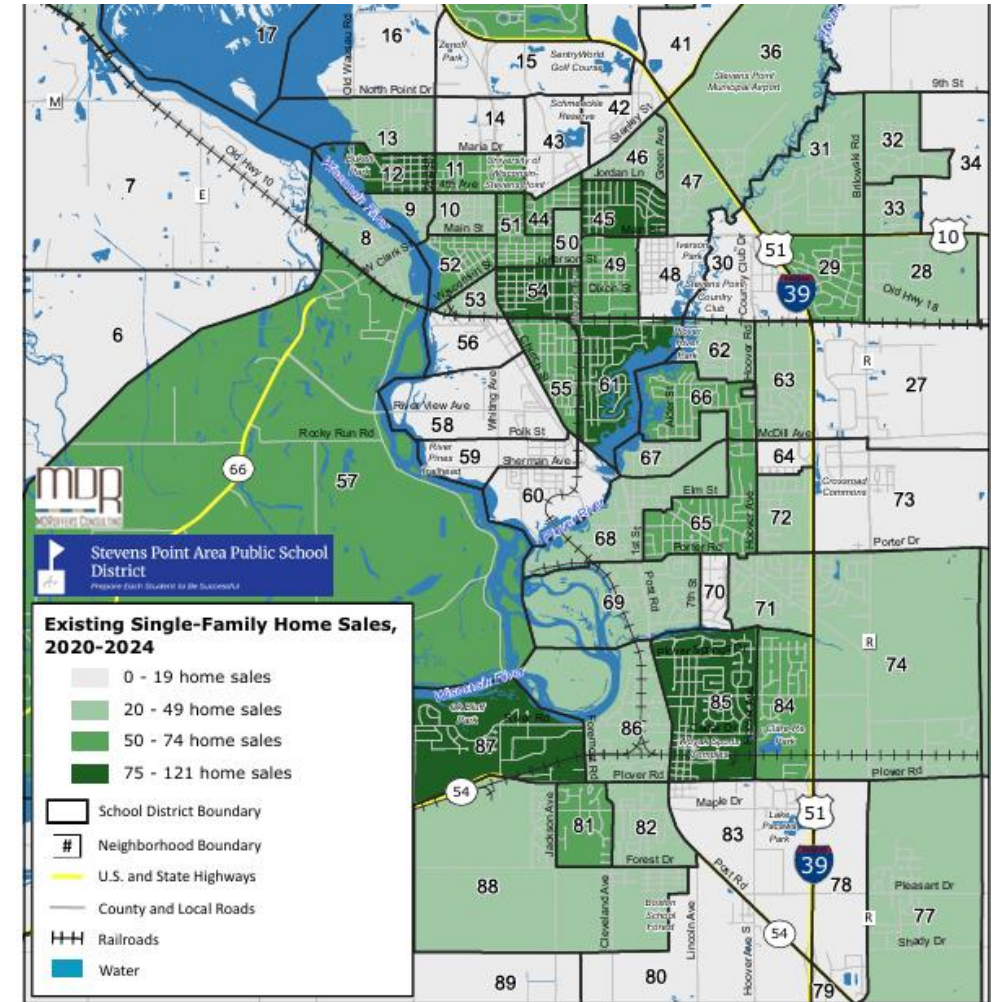
After we analyzed multiple demographic and housing factors, we found that those most positively impactful on SPAPSD student generation are:

- Higher incomes—median household income > \$80,000
- Home sale clusters—neighborhoods with > 15% of homes sold in past 5 years
- Newer homes—built in 1990s or later



Student Generation from Existing Single-Family Homes

- Over past 5 years, existing home sales decreased in Portage County as a whole
- In contrast, existing SPAPSD home sales in the SPAPSD remained stable and even increased from 503 sales in 2023 to 537 sales in 2024
- Home sales particularly focused near schools, especially Roosevelt, Jefferson, Washington, McKinley, and Madison →



Student Generation from Existing Denser Housing Types

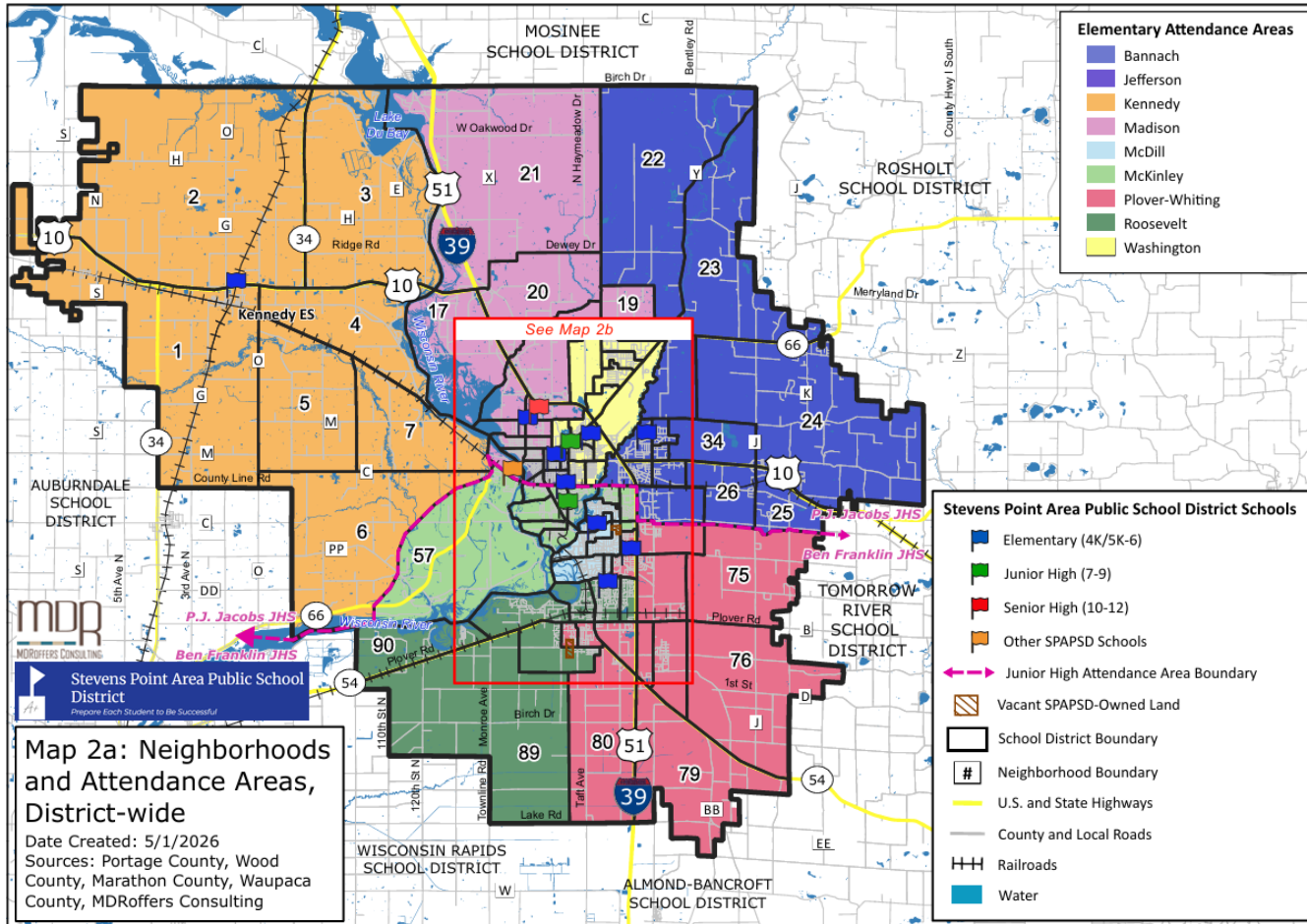
- Generally, existing (older) denser housing generates greater numbers of students, as older units are often cheaper and larger
- Existing (older) duplexes generate 0.33 SPAPSD 4K-12 students-per-unit
- Existing (older) apartments generate 0.16 SPAPSD 4K-12 students-per-unit



Projection Methodology Overview



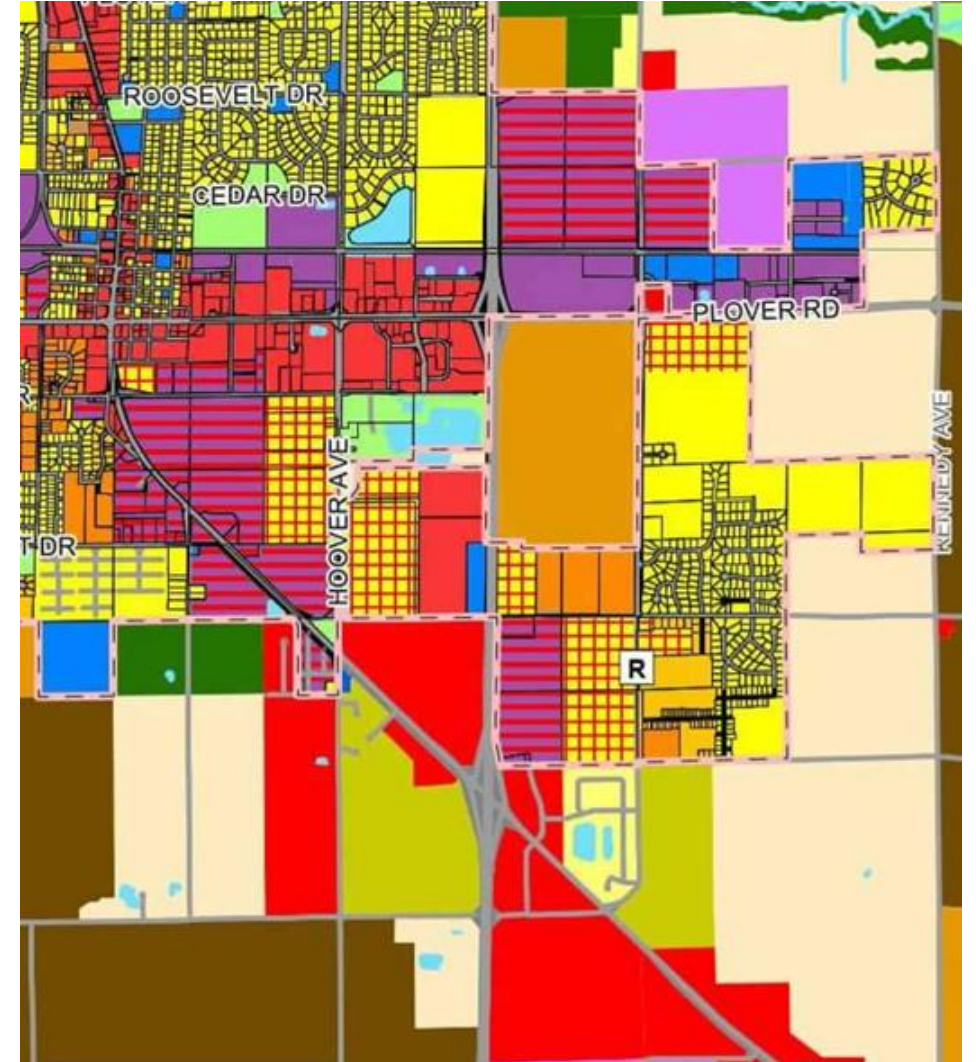
Methodology Overview



1. Divided SPAPSD into 90 neighborhoods, based on attendance areas, major roads, and other factors
2. Allocated housing units by neighborhood as of June 2025
3. Calculated current student-per-housing unit ratios for each grade group and each neighborhood using 2024-25 student addresses

Methodology Overview

4. Analyzed demographics, existing housing, and future housing expectations for each neighborhood, using municipal plans →, recent and pending developments, and discussions with local planners and real estate experts
5. Projected housing growth for 2027, 2030, 2035, and 2040 in each neighborhood
6. Analyzed major factors that impact student generation in SPAPSD
7. Projected SPAPSD student-per-housing unit ratios for each neighborhood, year, and grade group



Methodology Overview

8. Multiplied projected housing units by student-per-housing unit ratios in each neighborhood to arrive at SPAPSD resident student enrollment projections
9. Assigned projected students to different SPASPD schools and programs (Point of Discovery, Charles Fernandez Center, Online Learning Center, Rural Virtual Academy, intra-district transfers, 4K)
10. Included projected open-enrollment-in students, held constant number from the 2024-25 academic year





Housing Projections



Overview of Housing Projections

- We project 3,841 new housing units in the SPAPSD by 2040 (~252 per year), which tracks with building activity since 2020
- 85% of new housing projected to be built in City of Stevens Point or Village of Plover
- 64% projected to be duplex and multiple-family units due to market dynamics, demographics, housing shortage, high prices relative to wages, and municipal policies
- Projections anticipate slowly decreasing interest rates and do not factor in a 2008-2011 style recession. If one occurs, expect fewer units.



Overview of Housing Projections – City of Stevens Point

- 1,770 new housing units in City by 2040
- Average of 116 units/year (greater than average over past decade, but reflects average since 2020)
- 20% projected as single-family, 80% projected as duplex & multiple-family
- Single-family projected in eastern growth area; multiple-family projected in and near Downtown, Highway 66 corridor, and Maria Drive



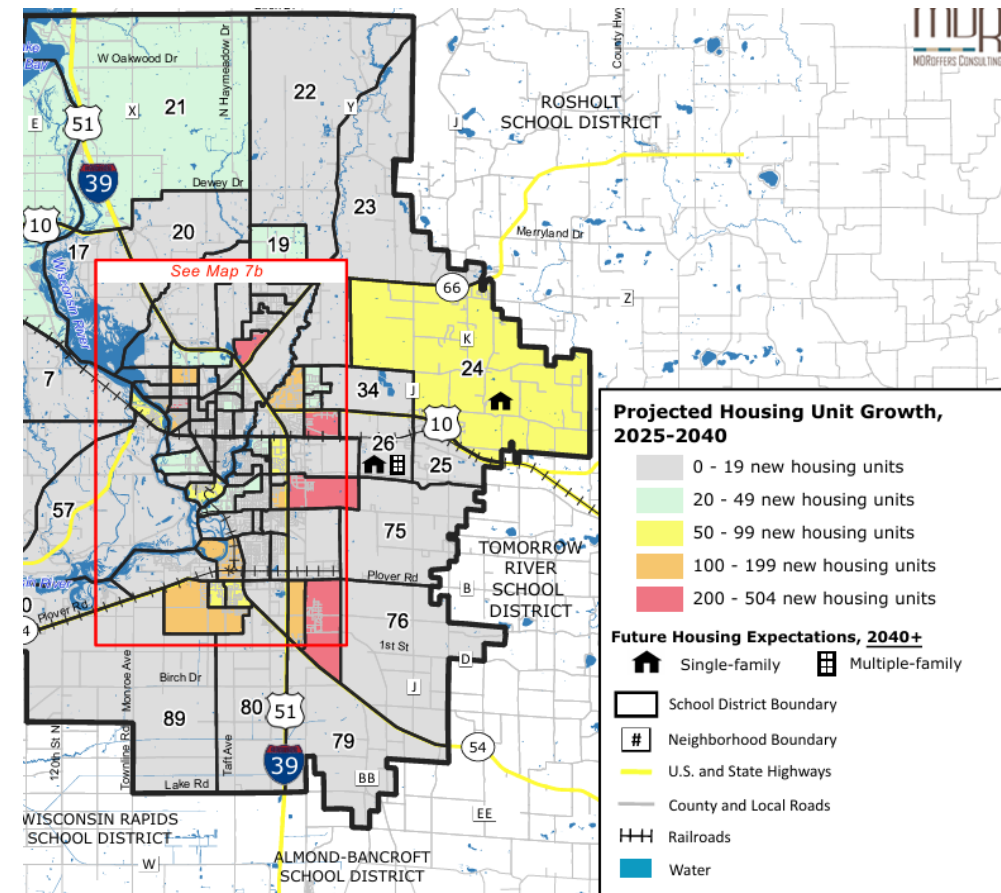
Overview of Housing Projections – Village of Plover

- 1,511 new housing units in Village by 2040
- Average of 99 units/year, similar to past decade
- 40% projected as single-family, 60% projected as duplex and multiple-family
- Majority of new housing should occur east of Interstate 39, near and along Crossroad Commons, County Highway R, and Pleasant Drive



Overview of Housing Projections – Other Communities

- Hull and Stockton each projected to have 100-125 new single-family homes through 2040
- These towns are close to existing development, jobs, and highways, and have plans generally supportive of new housing development
- Fewer new housing units projected in other communities, given farmland preservation policies and environmental constraints



Total Housing Projected by Current Elementary Attendance Area

2024-25 Elementary School Attendance Area	Estimated/Projected Housing Units within 2024-25 Attendance Area					Projected Housing Unit Increase 2025 - 2040
	June 2025	2027	2030	2035	2040	
Bannach	2,638	2,701	2,848	3,059	3,299	+661
Jefferson	2,359	2,359	2,419	2,459	2,509	+150
Kennedy	1,458	1,488	1,509	1,553	1,595	+137
Madison	4,542	4,647	4,816	5,083	5,313	+771
McDill	2,092	2,115	2,117	2,117	2,117	+25
McKinley	3,487	3,536	3,557	3,587	3,713	+226
Plover-Whiting	3,087	3,376	3,626	4,023	4,361	+1,274
Roosevelt	3,063	3,079	3,152	3,258	3,334	+271
Washington	3,615	3,721	3,880	3,939	3,941	+326
TOTALS	26,341	27,022	27,924	29,078	30,182	+3,841

33% of all new housing through 2040 projected in current Plover-Whiting attendance area, 20% in current Madison area, 17% in current Bannach area

Single-Family Housing Projected by Current Attendance Area

- Single-family homes generate students at the highest rates
- Most projected single-family homes concentrated in current Plover-Whiting and Bannach Elementary attendance areas

2024-25 Elementary School Attendance Area	Projected Single-Family Housing Unit Increase 2025 - 2040	Percent of SPAPSD Total Single-Family Housing Unit Increase
Bannach	425	31%
Jefferson	0	0%
Kennedy	117	9%
Madison	107	8%
McDill	1	0%
McKinley	63	5%
Plover-Whiting	588	43%
Roosevelt	29	2%
Washington	38	3%
TOTALS	1,368	100%



Enrollment Projections



Enrollment Projections – Total Enrollment (4K-12)

- Between Spring 2025 and 2040, **we project a decrease of 477 4K-12 students**—or 30 fewer 4K-12 students per year on average
- Assumptions:
 - Private and home schooling, open-enrollment-out at constant rates
 - Constant number of open-enrollment-in students attending each school
- Moderate decrease due to decreasing household sizes, large percentage of expected multiple-family housing, and somewhat declining birth rates (especially in 2030s)

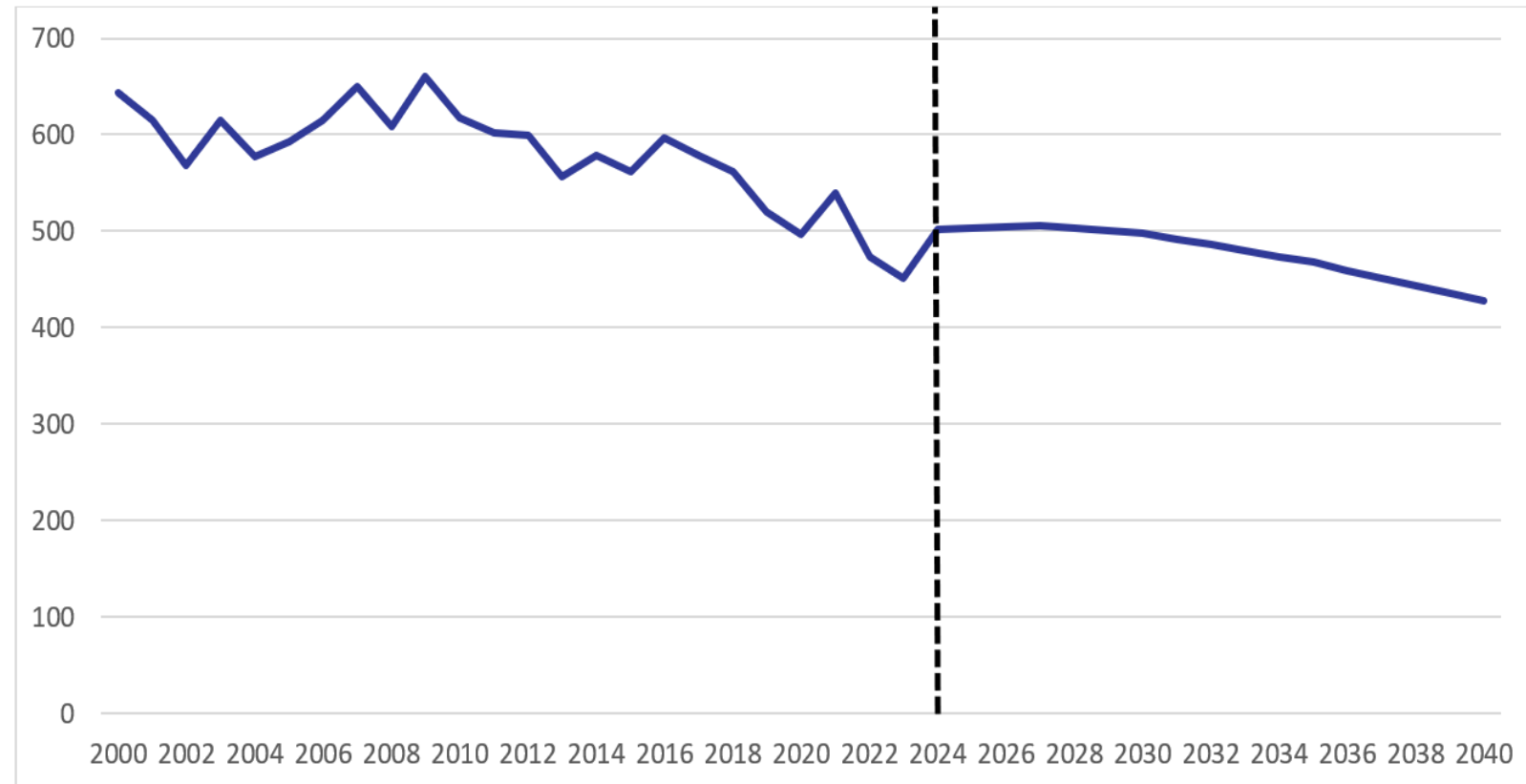
Enrollment Projections – Total Enrollment (4K-12)

Projected enrollment decrease moderated from recent decrease due to:

- Recent increase in reproductive-aged (25-44) population
- Stabilization of births through rest of 2020s
- Anticipated healthy job growth in Stevens Point
- Significant housing construction projected through 2040 (If, instead, no new housing were built, projected SPAPSD enrollment would decrease by over 1,200 students.)

Our SPAPSD Birth Projections

- We expect births to stabilize in 2020s, due to increase in reproductive-age population, large Millennial generation attracted to Stevens Point, and new housing
- Then, continued decreases in 2030s as smaller generations replace Millennials



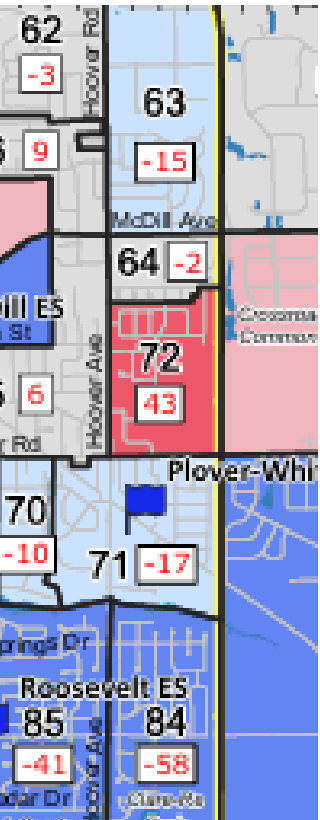
Enrollment Projections for Grades 4K-6 (Elementary)

- We project a decrease of **127 grade 4K-6 students** at SPAPSD elementary schools
 - Note: includes anticipates changes to 4K programming starting in the 2026-27 academic year
- Decreasing enrollment projected at most elementary schools, with the greatest at Madison (-86), Roosevelt (-84), and McKinley (-68)
- Stable enrollment projected at Washington (-1) and McDill (-7)
- Increasing enrollment projected at Bannach (+20) and Plover-Whiting (+152)

Enrollment Projections for Grades 7-9 and 10-12

- We project a decrease of **126 grade 7-9 students** at SPAPSD junior high schools
 - Greater decrease projected at P.J. Jacobs (-88) compared to Ben Franklin (-38)
- We project a decrease of **159 grade 10-12 students** at Stevens Point Area Senior High (SPASH)
 - Current class sizes are 33 students larger than current junior high class sizes and 72 students larger than current elementary class sizes

Comparing Enrollment Projections to Current Building Capacities



A Word about Potential Building Capacity...

- Enrollment projections gain most of their significance when compared to school building capacities
- Administration calculated building capacity ranges by multiplying SPAPSD's class size guidelines for each grade in the school by the number of core classrooms available in the building, leading to a "maximum capacity" for each building.
- Then, a "working capacity" for each building was calculated, decreasing "maximum capacity" by a percentage to accommodate class size variations, classroom scheduling, and student movement.

Enrollment Projections to Building Capacity - Elementary

School	Total Enrollment, June 2025 ¹	MDRoffers Projected Total Student Enrollment ^{2, 3}				Projected Enrollment Change, June 2025 to 2040	Building Capacity Range ⁴
		2027	2030	2035	2040		
Traditional Elementary Schools (4K-6, or 5K-6)							
Bannach	372	382	378	385	392	+20	464 – 516
Jefferson	273	275	269	253	244	-29	373 – 414
Kennedy	207	193	185	184	183	-24	293 – 326
Madison	355	334	307	276	269	-86	463 – 514
McDill	368	389	381	367	361	-7	419 – 466
McKinley	341	316	296	280	273	-68	470 – 522
Plover-Whiting	436	473	505	553	588	+152	502 – 558
Roosevelt	527	487	468	452	443	-84	524 – 582
Washington	417	437	450	428	416	-1	455 – 506
Grades 4K-6 in Traditional Elementary ⁵	3,296	3,286	3,239	3,178	3,169	-127	3,963 – 4,404

- Projected 2040 grade 4K-6 enrollment is around 800 students fewer than the combined working capacity of all nine SPAPSD elementary schools
- Greatest excess capacity projected in McKinley, Madison, Kennedy, Jefferson
- But projected capacity issue at Plover-Whiting Elementary by early-2030s

Enrollment Projections to Capacity – Junior & Senior High

School	Total Enrollment, June 2025 ¹	MDRoffers Projected Total Student Enrollment ²				Projected Enrollment Change, June 2025 to 2040	Building Capacity Range ³
		2027	2030	2035	2040		
Traditional Junior High Schools (grades 7-9)							
Ben Franklin	738	728	716	707	700	-38	985 – 1,313
P.J. Jacobs	684	664	658	630	596	-88	985 – 1,313
Grades 7-9 in Traditional Junior High ⁴	1,422	1,392	1,375	1,338	1,296	-126	1,970 – 2,626
Senior High School (grades 10-12)							
Stevens Point Area Senior High (SPASH) ⁴	1,363	1,314	1,283	1,233	1,204	-159	1,628 – 2,170
Other Programs							
Point of Discovery (7-12) ⁵	117	117	117	117	117	0	317 - 422
Charles F. Fernandez Center (10-12) ⁶	111	111	111	111	111	0	
Online Learning Center/Rural Virtual Academy (5K-12) ⁷	80	80	80	80	80	0	-
Other Program Totals (5K-12)	308	308	308	308	308	0	317 – 422
From All SPAPSD Schools and Programs							
Grades 4K-12 Totals	6,721	6,562	6,474	6,335	6,244	-477	7,878 – 9,622

- Projected 2040 grade 7-9 enrollment is around 700 students fewer than combined working capacity of both SPAPSD junior high schools
- Projected 2040 grade 10-12 enrollment is around 400 students fewer than the working capacity of SPASH

Key Findings

- Enrollment decreases over the past decade were driven by fewer births, modest single-family home construction, and increases in open-enrollment-out and private school enrollment
- Looking to the next decade-plus, we project continued enrollment decreases, due to demographic and housing shifts such as decreasing household sizes, large percentage of expected multiple-family housing, and somewhat declining birth rates (especially in 2030s)
- By 2040, without changes, we project significant excess building capacity across all three of SPAPSD grade groups and at many SPAPSD school buildings, with exceptions particularly at Plover-Whiting and other enrollment imbalances across schools.



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