Community Growth & Projections

Presentation to Operations Committee

February 15, 2022

SCHOOL DISTRICT OF
Reedsburg

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Presentation Organization

- Purpose of our effort

- Projection methodology

- Projection results, including comparison to building capacities

- Potential implications

More information will be contained in our detailed Community Growth & Projections Report to follow

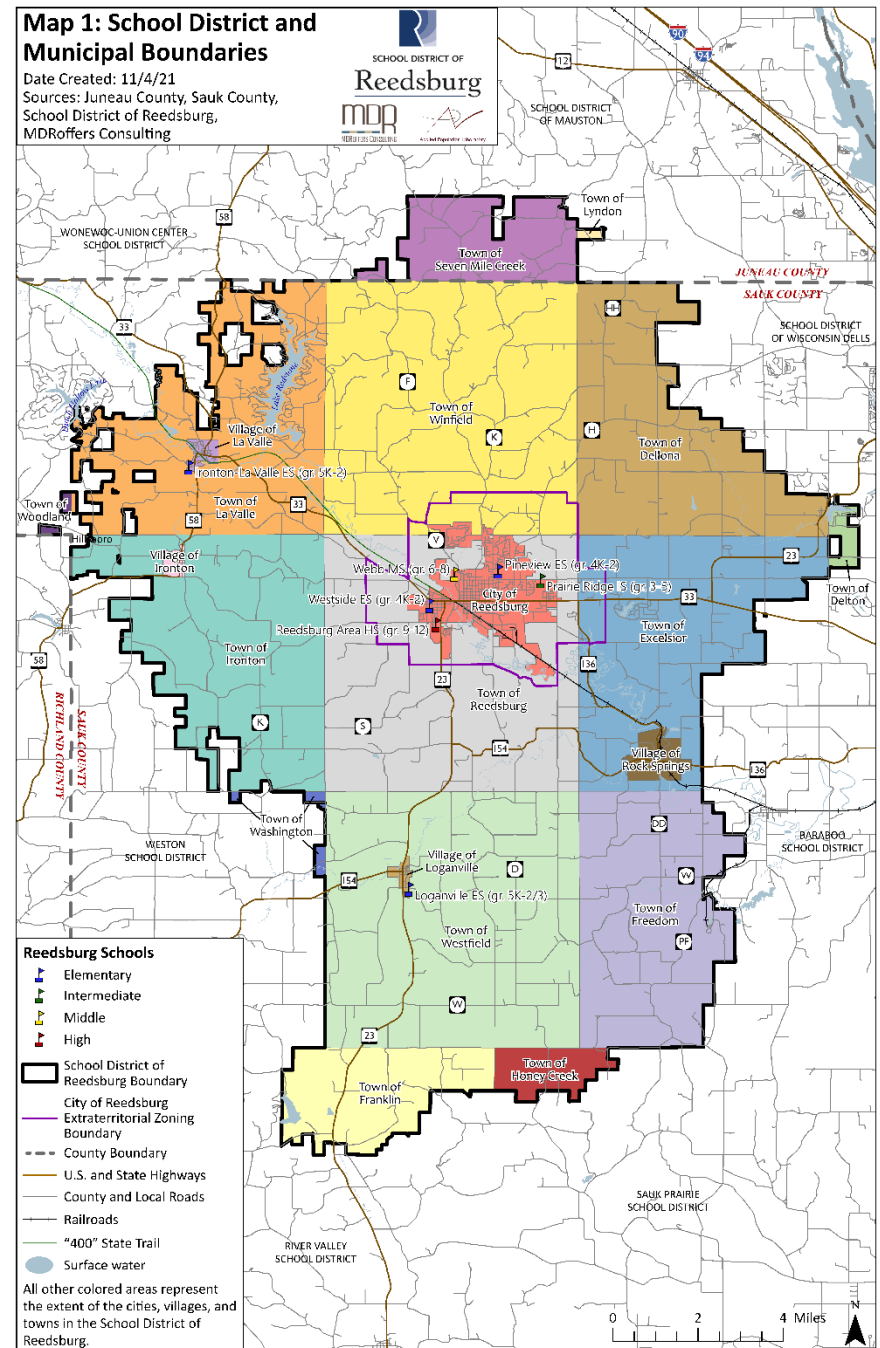SCHOOL DISTRICT OF
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Purpose

Purpose of our Effort

- Assist with the District's school facility planning

- Understand impact of planned residential development and demographic changes on student enrollment

- Project student-per-housing unit ratios to translate housing projections into enrollment projections

- Share projections by neighborhood and grade groups

- Attempt to make reasonable grade 4K-2 assignments to the different elementary schools

- Compare projections with school capacities

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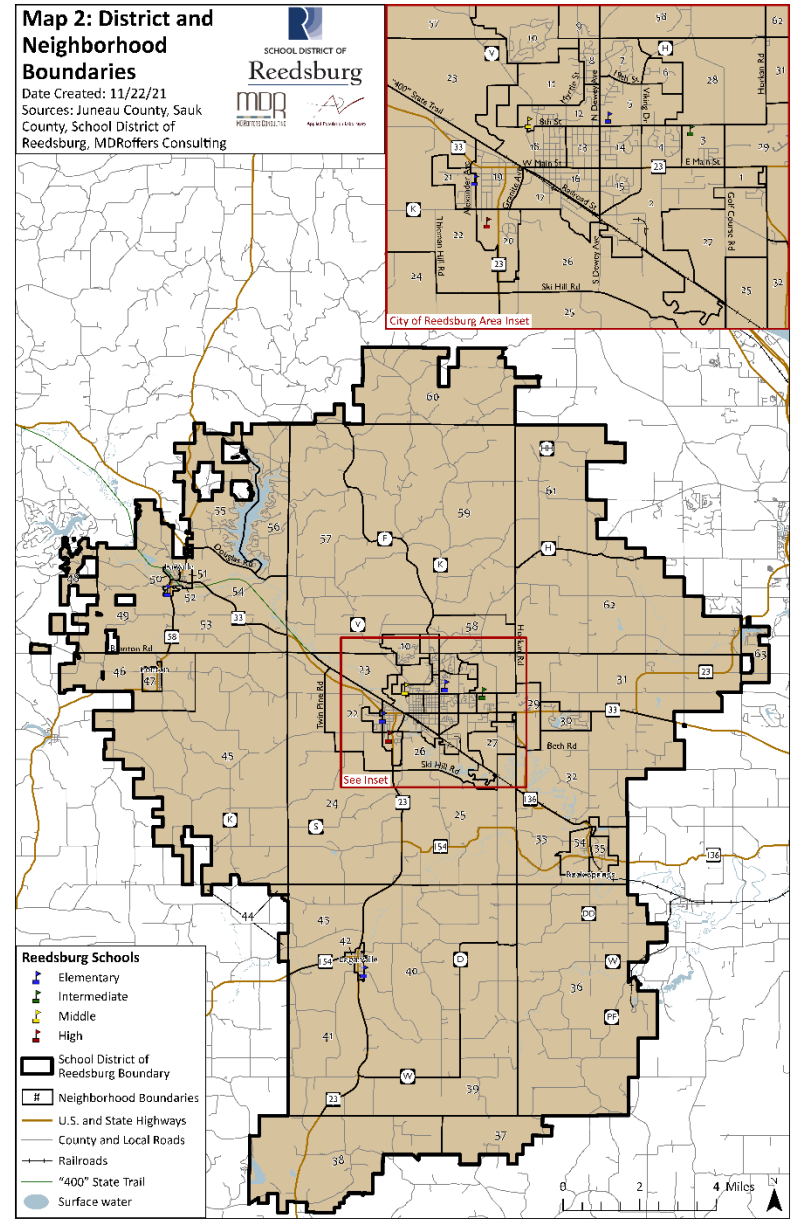MDRoffers Consulting

Geographically Large District Heavily Influenced by City

- 240.9 square miles
- 2/3 of students are residents of the City of Reedsburg, which occupies only 6.0 square miles

Map 1: School District and Municipal Boundaries
Date Created: 11/4/21
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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Projection Methodology

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Neighborhood Analysis

- Divided into 62 neighborhoods
  - Basis for data collection, analysis, & projections

- Factors used:
  - Locally understood neighborhoods and subdivisions
  - Similar housing types and/or ages
  - Major roads and highways
  - Municipal boundaries and planned growth areas

Map 2: District and Neighborhood Boundaries
Date Created: 11/22/21
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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Housing Projection Methodology

- Estimate existing housing units in each neighborhood

- Project 2023, 2025, 2030, and 2035 housing units in each neighborhood by:
    - Analyzing municipal comprehensive plans and housing proposals
    - Interviewing municipal and county planners and real estate professionals
    - Understanding market expectations, dynamics, and agency projections
    - Projecting unique rate and mix of housing growth in each neighborhood

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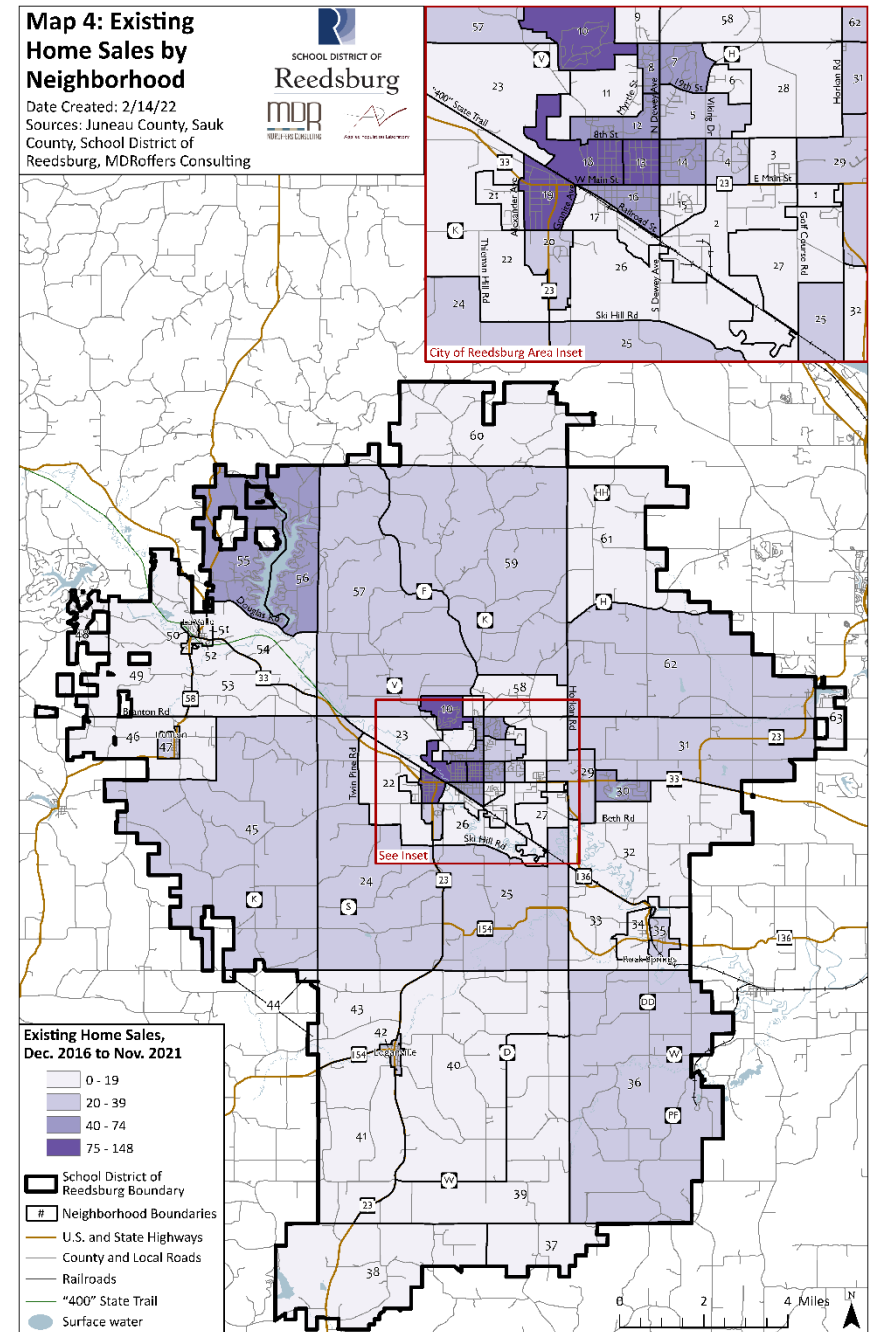# Housing Unit Projections and Rationale for Each Neighborhood (cropped image)

Neighborhood	Municipality	Existing Subdivisions and Projected Residential Change and Student Ratios	Total Housing Unit Estimates/Projections					Projected Housing Increase '22 -'35
			Nov.2021	2023-24	2025-26	2030-31	2035-36	
8	C Reedsburg	Includes Erstmeyer Acres 1st-6th Additions (1990s). Built out. Expected turnover of 1990s-era subdivisions suggests higher student-per-housing unit ratios in neighborhood over projection period.	191	191	191	191	191	-
9	C Reedsburg	Includes Hay Creek Estates (2000s-present, 5 single family homes under construction, 23 vacant lots). Neighborhood 9 also includes a 10.6 acre anticipated Hay Creek Estates phase currently in the City, 41 acres to the north also owned by Hay Creek Estates LLC, and 80 acres west of Highway K recently sold by Hay Creek Estates LLC. The consultant anticipates build out of the original Hay Creek Estates plat before 2030, and then commencement of a new phase of 33 lots in the 2030s. Other remaining lands in neighborhood 9 may develop with additional single family residences or condominiums, but the consultant is presently not projecting such development until after 2035. Some increase in student-per-housing unit ratios expected as a result of recent and projected single-family homes.	22	38	49	53	69	47
10	C Reedsburg	Includes Erstmeyer Acres 7th - 18th Additions (2000s-2020s, 17 remaining vacant lots). Neighborhood 10 also includes additional large parcels owned by the Ernstmeyer Land Company. These include ~28 hilly acres surrounded by existing developed phases, which could accommodate up to 45 lots. They also include ~160 acres to the north, ~40 acres of which on the west end may be transferred for a City park. Development of these remaining lands to the north may be challenged by high utility expenses and other factors. Over the 2010s, an average of 6 new homes per year were developed in Ernstmeyer Acres. The consultant antcipates a pace of 6 new homes per year to continue through the projection period. This would leave a signficant amount of remaining land to develop after 2035. Current 0.74 student-per-housing unit ratio is the highest of any neighborhood in the District. This consultant anticipates that this ratio will be sustained as a result of a steady influx of new homes and steady turnover of existing homes.	306	318	328	358	388	82
11	T Reedsburg	Neighborhood 11 is mostly low, wet, wooded, or agricultural (Hay Creek corridor). The City of Reedsburg comprehensive plan does not identify it for development, while the Town of Reedsburg plan identifies potential for future roadside houses along Highways V and K. The consultant anticipates a handful of new single family homes through 2035.	23	24	24	26	29	6

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Enrollment Projection Methodology

- Determine current student-per-housing unit ratios for each grade group (4K, K-2, 3-5, 6-8, 9-12) in each neighborhood
  - Excludes students who open enroll out, attend private school, home-schooled

- Project unique 2023, 2025, 2030, and 2035 student-per-housing unit ratios for each grade group from each neighborhood by:
  - Observing 2010-2022 ratio trends by neighborhood
  - "Aging" students through grade groups
  - Comparing the neighborhood to others at different stages and similar characteristics
  - Factoring impact of new housing and considering mix of single- and multiple-family
  - Projecting turnover by subdivision ages, ratio changes & recent home sales

- Multiply projected housing units by projected ratios to arrive at 2023, 2025, 2030, and 2035 enrollment projections

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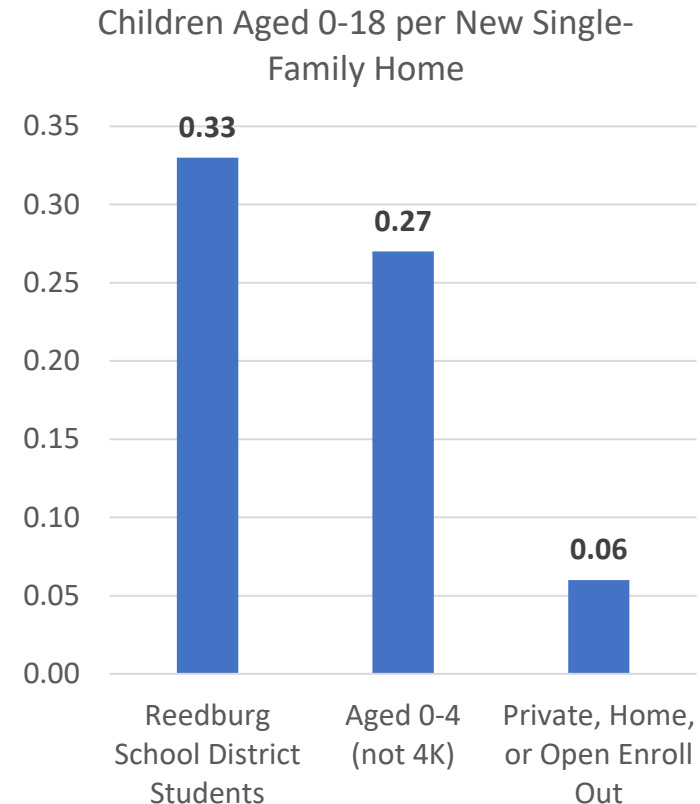Reedsburg

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Predicting Neighborhood Turnover

- How to determine if existing, developed neighborhoods will have more or fewer students in future?

- Neighborhoods with high recent home sales are one indicator →

- Expect that many subdivisions developed in 1990s may have more students by 2030 than now

- Student counts generally steadier in older areas and multiple-family

Map 4: Existing Home Sales by Neighborhood

Date Created: 2/14/22
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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Existing Home Sales, Dec. 2016 to Nov. 2021

- 0 - 19
- 20 - 39
- 40 - 74
- 75 - 148

School District of Reedsburg Boundary
Neighborhood Boundaries
U.S. and State Highways
County and Local Roads
Railroads
"400" State Trail
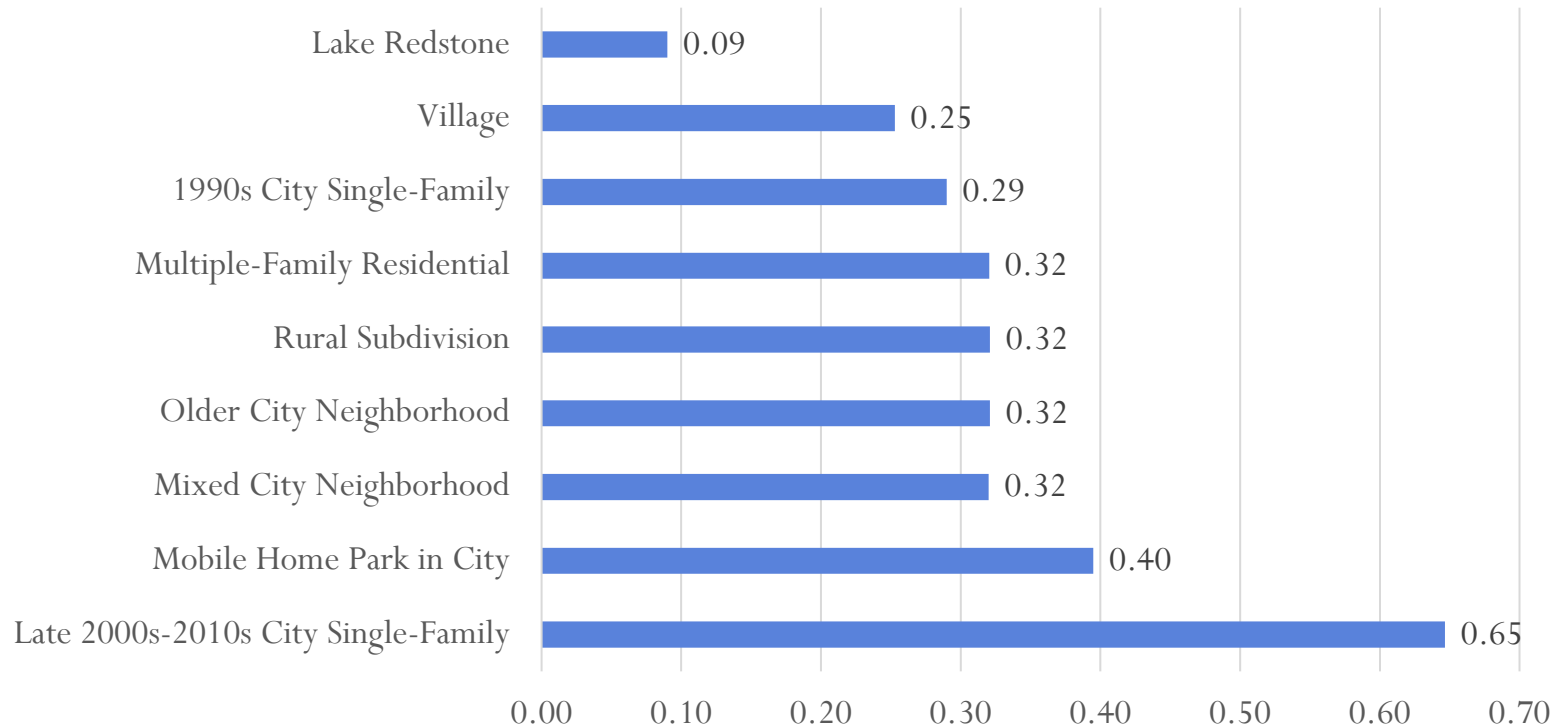Surface water

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Predicting Students From New Housing– Gathering Survey Results

- Surveyed ~200 owners of new single-family home built over past 3 years in the RSD

- Of the 51 responses:
  - 41% moved from elsewhere in the District, with 38% from outside of Sauk or Dane Counties
  - 33% had children aged 0-18
  - 0.66 children aged 0-19 per home →
  - No pattern of younger vs. older <u>students</u>, but about 40% of the <u>children</u> were aged 0-4

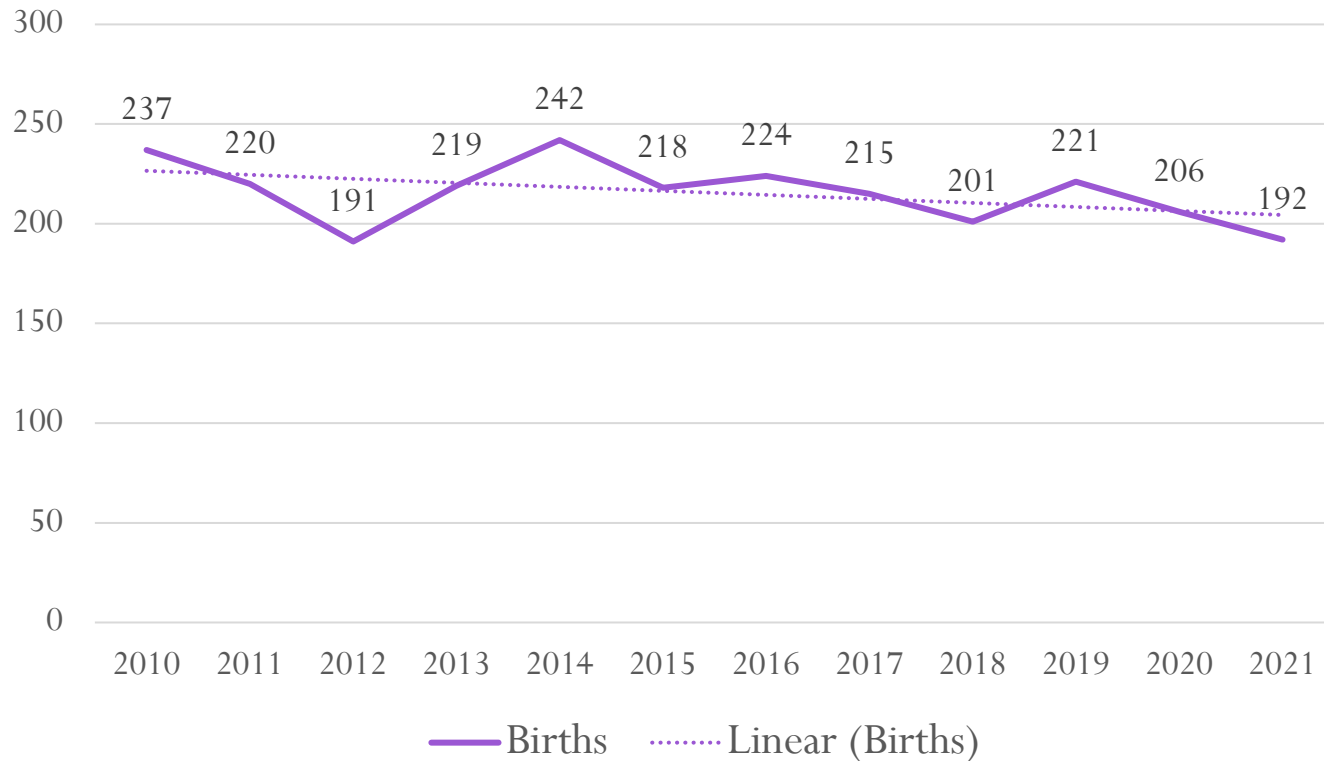**Children Aged 0-18 per New Single-Family Home**

Category	Value
Reedburg School District Students	0.33
Aged 0-4 (not 4K)	0.27
Private, Home, or Open Enroll Out	0.06

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Predicting Students From New Housing–Learning from Existing Developments

RSD Students Per Housing Unit, Nov. 2021

Category	Value
Lake Redstone	0.09
Village	0.25
1990s City Single-Family	0.29
Multiple-Family Residential	0.32
Rural Subdivision	0.32
Older City Neighborhood	0.32
Mixed City Neighborhood	0.32
Mobile Home Park in City	0.40
Late 2000s-2010s City Single-Family	0.65

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Predicting Future Students–Birth Trends

Births in the Reedsburg School District

Source: State of Wisconsin Department of Health

Student-per-housing Unit Projections for Each Grade Group by Neighborhood (cropped image)

Neigh.	Grades 3-5					
	2010	2021	2023	2025	2030	2035
8	0.09	0.07	0.091	0.095	0.092	0.093
9	0.29	0.09	0.061	0.095	0.136	0.138
10	0.15	0.18	0.147	0.154	0.145	0.150
11	0.00	0.22	0.072	0.037	0.027	0.027

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Housing Projections

Housing Projections—Overview

- Strong demand for new affordable housing of all types, in the City in particular

- Infrastructure, building material, & labor costs rising (and now interest rates too?), while buyer earnings are not keeping up

- Some market reluctance to improve new lots—can lots and homes sell for a high enough price to recoup costs?

- Limited local, affordable options for seniors and empty nesters to move out of existing single-family homes to enable churn in housing market

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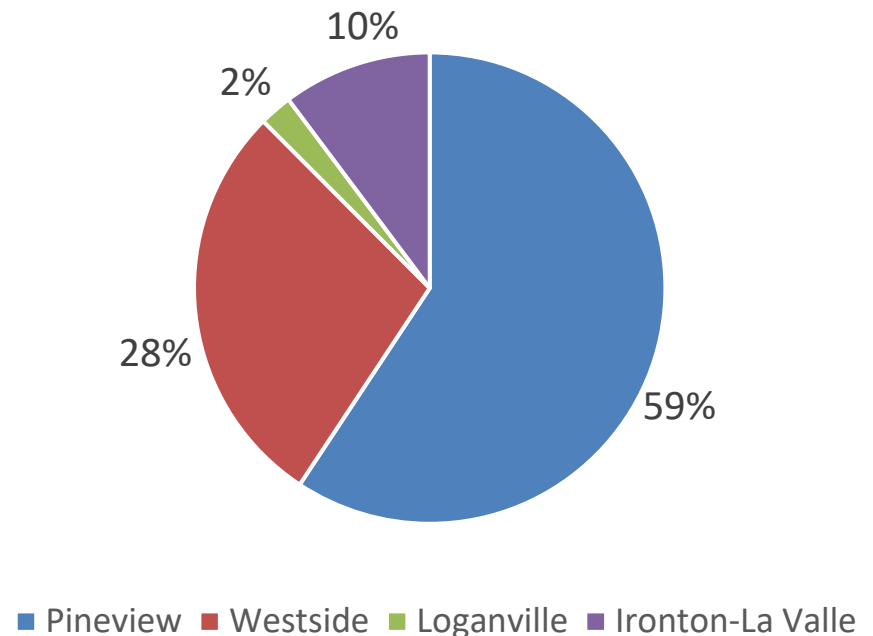**Reedsburg**

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Housing Projections—Overview

- Our projections assume that this logjam will be broken:
  - City commitment to expanding housing market
  - State-level movement and possible legislation to affect dynamics
  - Continued local job growth will bring in more income
  - Appeal of "full-service" school district in small community setting
- North and west sides of City of Reedsburg will provide for future growth, coupled with infill of existing areas (including for more multiple-family)
- Limited housing development in other parts of the District, with small exceptions in a few locations

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Housing Projections—Overview

- We project 1,290 new housing units in the RSD between 2022 and 2035—or about 90 housing units per year

- About 2x rate from 2010-2020, but less than 2017-2020 average

- ~51% of new units are projected to be single family homes, lower than in the past given changing market

Projected 2022-2035 Housing Unit Growth by Closest Elementary School

- Pineview   ■ Westside   ■ Loganville   ■ Ironton-La Valle

59%
28%
2%
10%

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Housing Projections—City of Reedsburg

- ~65% of projected 2022-2035 RSD housing units in City

- ~65% of projected 2022-2035 City housing units NOT single-family

- New housing projected to fill in and expand existing subdivisions, and to take form of new, sometimes larger multiple-family developments

- North, southwest, and central portions of the City most common

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Housing Unit Projections Map (City)
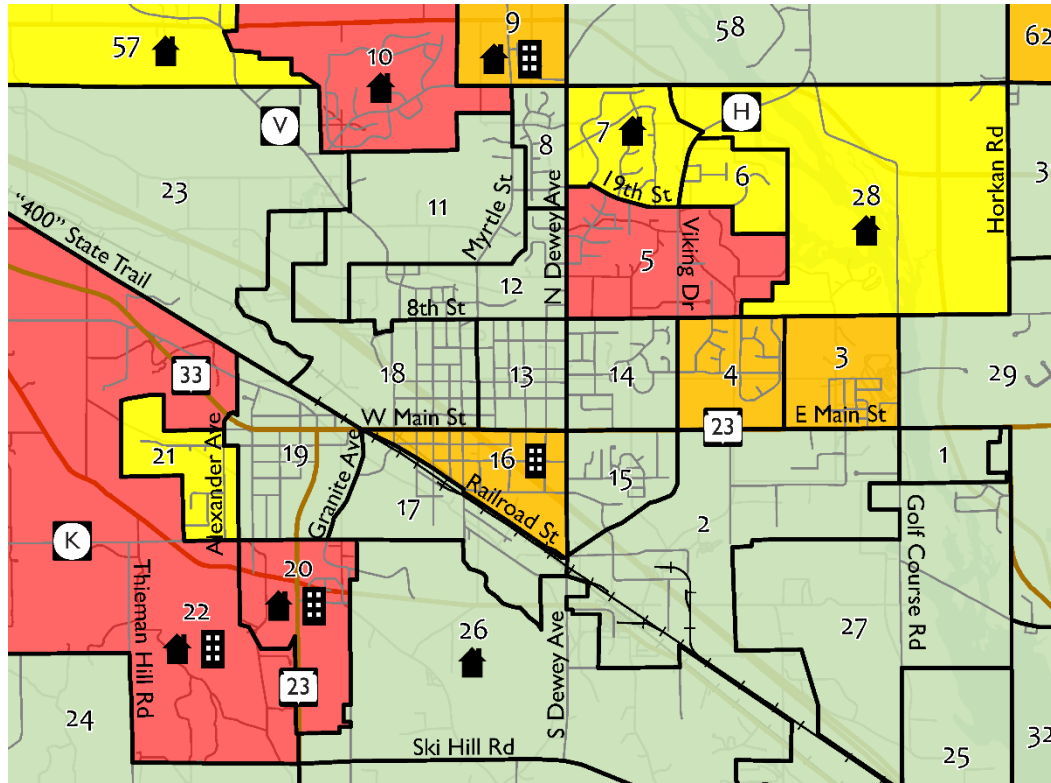
Projected Housing Unit Growth, 2022-2035

- 0 - 14
- 15 - 39
- 40 - 69
- 70 - 236
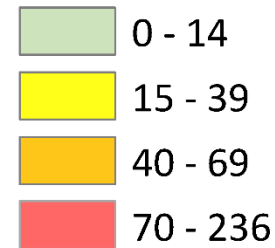
Future Housing Expectations, 2035+

- Single Family Houses
- Multiple Family Units

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Housing Projections—Rest of District

- Greatest projected rural housing growth is in the Towns of La Valle, Excelsior, and Dellona
  - 4-5 new homes per year per Town projected
  - New Lake Redstone homes = few students

- Of RSD's four Villages, Rock Springs projected to have most new housing growth—about 4 new units per year

- Expectations are consistent with Statewide experience, which is not favoring rural and small village housing

Map 5: Projected Housing Unit Growth by Neighborhood

Date Created: 2/14/22
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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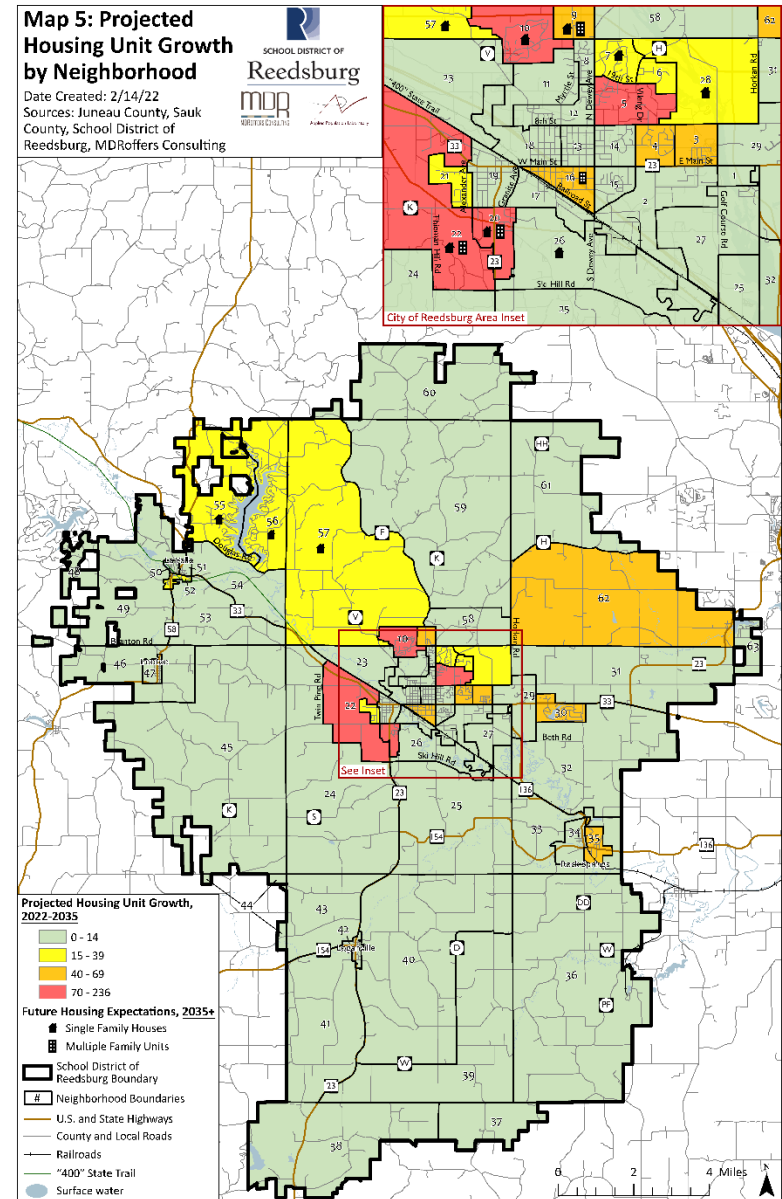
Relationship Between Housing and Enrollment Projections

- What happens in *existing* housing has a major impact on future enrollment

  - 87 percent of year 2035 homes are already built

- Future housing will not have as many students as new housing did in the past

  - More multiple-family, empty nester, and senior housing
  - Shifts in household formation & family size, declining birth rates

- Most every school district/attendance area requires a fair amount of new housing growth to simply maintain student enrollment

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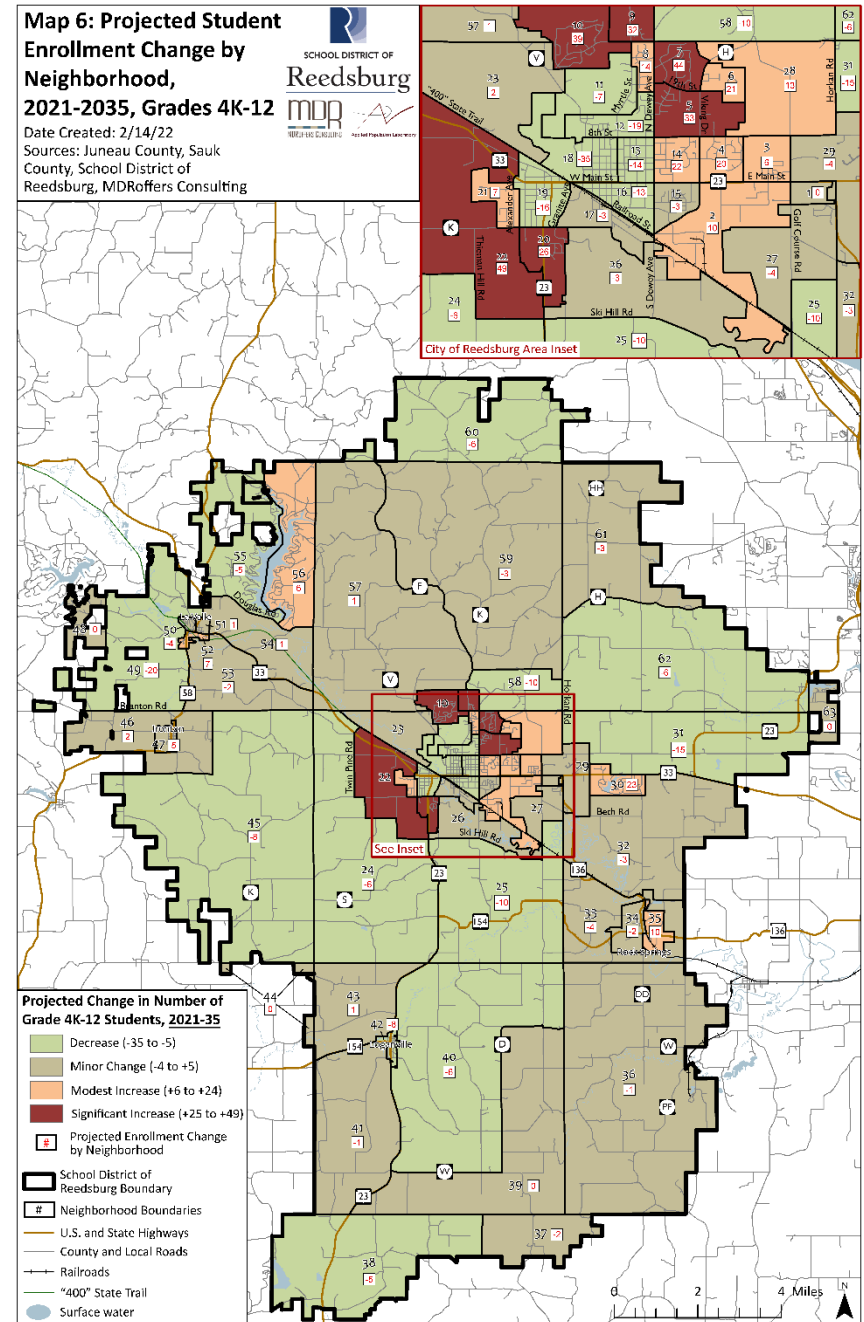
Student Enrollment Projections

Enrollment Projections—
Grades 4K-12 (All Schools)

- Between 2021 and 2035, we project an increase of 139 <u>resident</u> 4K-12 students in RSD schools
  - ~10 new resident students per year, on average
  - Does not include open-enrollment-in
  - Open-enrollment-out and private and home school enrollment assumed to continue at similar rates

- Much less than the projected 1,290 <u>housing</u> units by 2035
  - Relatively low student-per-housing unit ratios—not like the past
  - Decreasing birth rates and students from most existing homes
  - Expectation that 49% of new housing will be multiple-family units

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4K-12 Enrollment Projection Increases

- Neighborhoods 20 and 22, driven by projected multiple- and single-family housing near Reedsburg High School

- Neighborhoods 9 and 10, driven by projected single-family housing in Ernstmeyer Acres and Hay Creek Estates

- Neighborhoods 5 and 7, driven by some new housing plus expected turnover near Pineview

Map 6: Projected Student Enrollment Change by Neighborhood, 2021-2035, Grades 4K-12

Date Created: 2/14/22
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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Complications to Elementary School Projections

- About ½ of 4K students attend at private community partner sites—we have assumed this same distribution through 2035

- Current elementary schools serve different grades—projections utilize current grade groups except no 3rd graders assigned to Loganville (~15 students/year)

- RSD has no geographically-defined elementary attendance areas. To assign future enrollment to each school, we assumed:
  - That if a projected student lived closest to either Loganville or Ironton-La Valle schools, they would attend the school to which they lived closest
  - 60% of all other projected elementary students would attend Pineview and 40% would attend Westside. (Instead, if we had assigned all living closest to Pineview to that school, projected enrollment between the in-City elementary schools would be very imbalanced.)

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Elementary School Projections

- Between 2021 and 2035, we project a 75 <u>resident</u> 4K-2 student increase—or an average of about 5 new 4K-2 students per year

- Using our projections and functional capacity by desired target class size from Eppstein Uhen Architects' January 6, 2022 Capacity Study:
  - Combined elementary school resident enrollment would remain ~30 students under the combined capacity of the four elementary buildings through 2035
  - If open-enrollment-in of non-RSD residents remains similar to today, combined elementary capacity would be reached by ~2035
  - Ironton-La Valle and Loganville schools would continue to operate at less than ½ capacity through 2035, under our "closest school" assumption described earlier
  - Pineview and Westside schools would both exceed their functional capacities in the next few years

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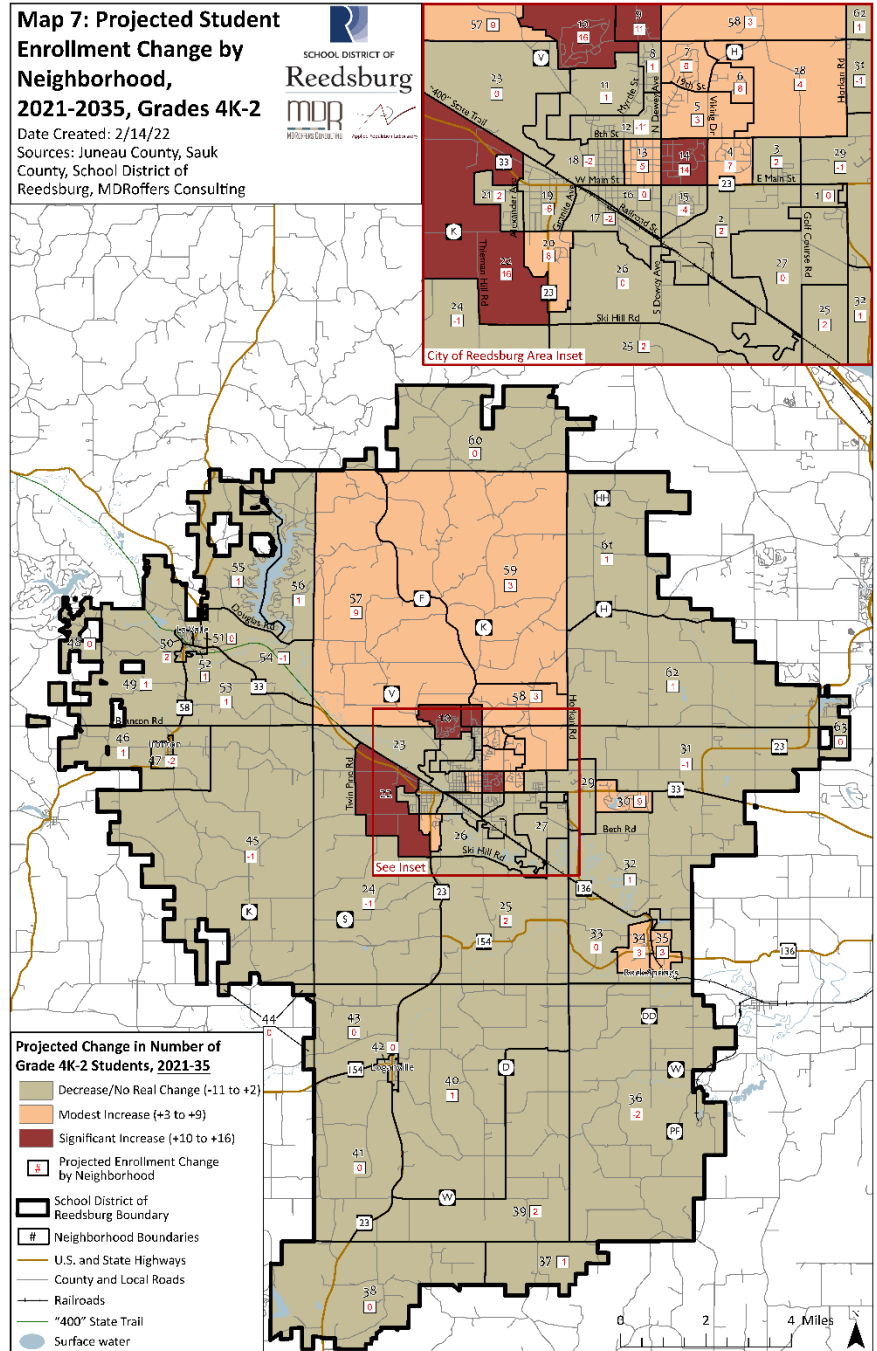**Reedsburg**

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Elementary School Projections

Facility	Sep 2021 Student Counts		MDRoffers Resident Enrollment Projections				Projected Resident Enrollment Change 2021-2035	Building Capacity
	Total Students-in-Seats	RSD Resident Students	2023	2025	2030	2035		
4K at Private Community Partner Sites	72	64	75	75	77	77	13	N/A
Pineview Elementary (4K-2)	329	318	295	313	332	341	23	293
Westside Elementary (4K-2)	195	187	196	209	221	227	40	189
Ironton-La Valle Elementary (K-2)	23	21	39	39	38	39	18	90
Loganville Elementary (K-2/3)	30	28	24	21	23	22	(6)	90
4K-2 REEDSBURG DISTRICT BUILDING TOTAL	**577**	**554**	**554**	**582**	**615**	**629**	**75**	**662**

Yellow cells = enrollment above functional capacity of building

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4K-2
Enrollment
Projections Map

Map 7: Projected Student Enrollment Change by Neighborhood, 2021-2035, Grades 4K-2

Date Created: 2/14/22
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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Projected Change in Number of Grade 4K-2 Students, 2021-35

- Decrease/No Real Change (-11 to +2)
- Modest Increase (+3 to +9)
- Significant Increase (+10 to +16)
- Projected Enrollment Change by Neighborhood
- School District of Reedsburg Boundary
- # Neighborhood Boundaries
- U.S. and State Highways
- County and Local Roads
- Railroads
- "400" State Trail
- Surface water

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Enrollment Projections— Grades 3-5 (Intermediate School)

- Per EUA Capacity Study, Prairie Ridge Intermediate School is currently operating above its functional capacity by desired target class size

- Between 2021 and 2035, we project a 71 resident grade 3-5 student enrollment increase, suggesting that without changes Prairie Ridge would be operating ~125 students above capacity by 2035

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Enrollment Projections— Grades 6-8 (Middle School)

- Per EUA Capacity Study, Webb Middle School is currently operating ~40 students below its functional capacity by desired target class size

- Between 2021 and 2035, we project a 19 <u>resident</u> grade 6-8 student enrollment increase, including a potential decrease over the next few years as larger classes are replaced by smaller ones

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Enrollment Projections— High School (9-12)

- We project 39 fewer grade 9-12 <u>resident</u> students by 2035 compared to September 2021

- Larger classes will be replaced by smaller ones, and most new families bring smaller children

- Reedsburg High School is projected to remain under its capacity through 2035

Students in classroom

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Grade 9-12 Enrollment Projections Map
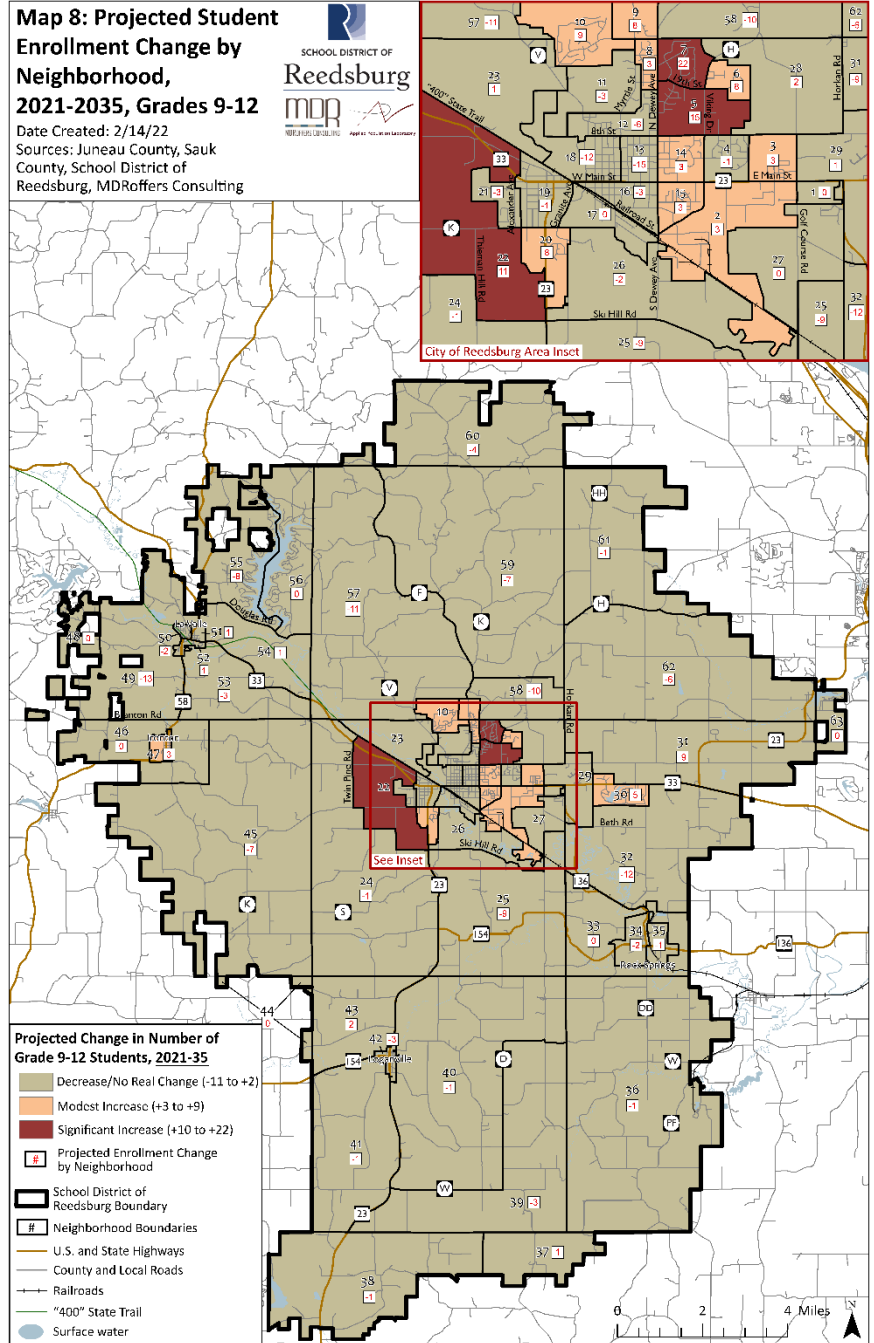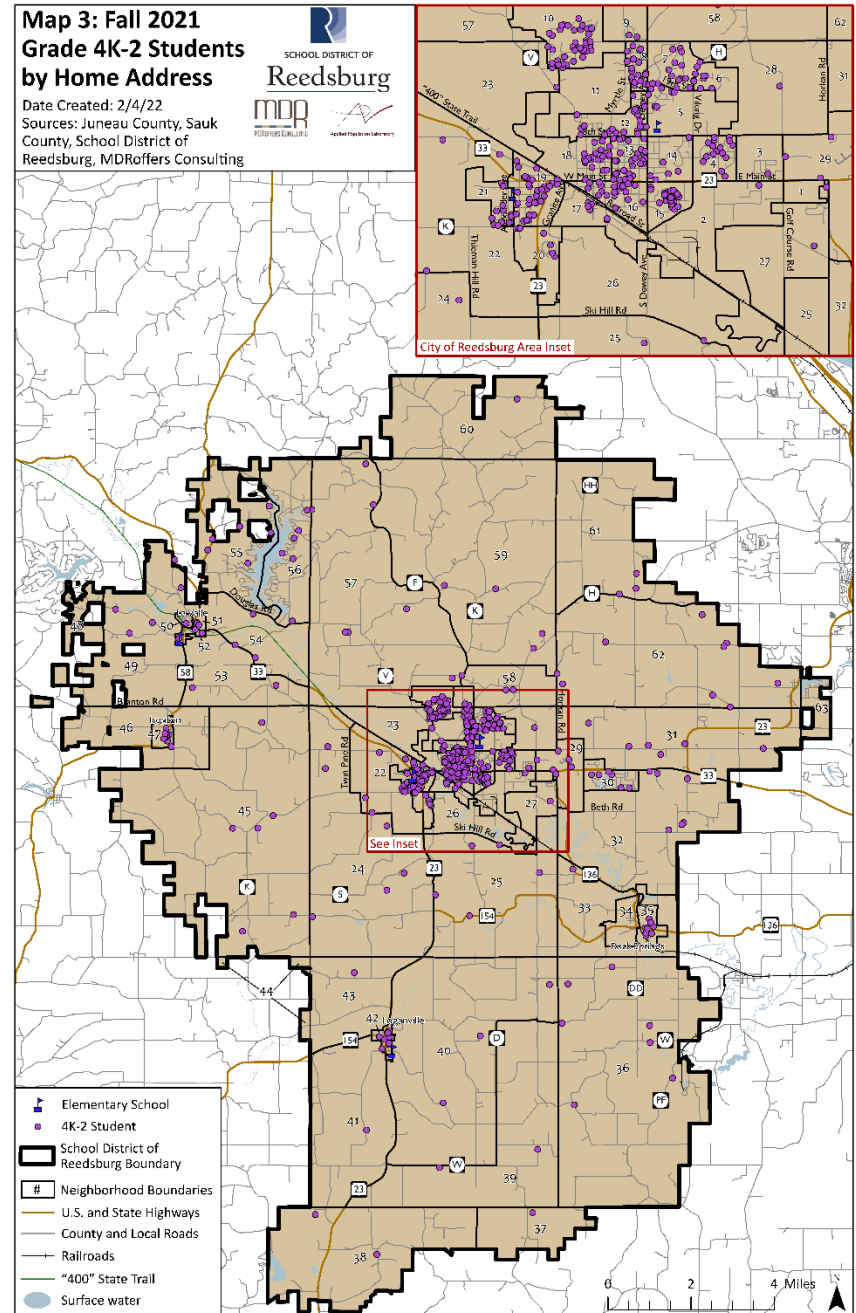
Enrollment Projections— Grades 3-12

Facility	Sep 2021 Student Counts		MDRoffers Resident Enrollment Projections				Projected Resident Enrollment Change 2021-2035	Building Capacity
	Total Students-in-Seats	RSD Resident Students	2023	2025	2030	2035		
Prairie Ridge Intermediate School (3-5)	511	482	488	507	537	553	71	476
Webb Middle School (6-8)	583	555	538	519	541	574	19	612
Reedsburg Area High School (9-12)	896	836	864	854	781	797	(39)	992

Yellow cells = enrollment above functional building capacity

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Potential Implications

Implications

- Without any changes to facilities, grade groupings, or school assignment policy, Ironton-La Valle and Loganville Elementary Schools are projected operate well below capacity, with Pineview and Westside operating more-and-more above capacity

- Establishing geographic attendance areas for the RSD's elementary schools *may* assist with balancing enrollment-to-capacity among the elementary schools—whether there continue to be four or fewer—but there are pros & cons to attendance areas for smaller districts

Map 3: Fall 2021 Grade 4K-2 Students by Home Address

Date Created: 2/4/22
Sources: Juneau County, Sauk County, School District of Reedsburg, MDRoffers Consulting

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Implications

- Without changes, capacity issues at Prairie Ridge Intermediate School will probably become capacity problems there over time

- Capacity issues at Webb Middle School are not anticipated over the next several years, but its suitability as a modern learning environment without significant changes may be factor beyond enrollment

- Reedsburg High School seems to have adequate capacity for the foreseeable future

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Presentation to Operations Committee

February 15, 2022

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