



Community Growth & Projections Report

March 21, 2022

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Special thanks to staff and officials from the municipalities plus members of the residential real estate community within the School District for their contributions to this Report.

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I. INTRODUCTION AND SUMMARY

A. PURPOSE

MDRoffers Consulting prepared this Community Growth & Projections Report to support the School District of Reedsburg's (RSD) school facility planning. This Report conveys the impact of planned residential development and demographic changes on student enrollment, where in the RSD that enrollment change is projected to occur, and how enrollment projections compare with school building capacities. This information will help the RSD determine which schools may experience capacity shortfalls and which others may have excess capacity, and to what extent, through 2035.

B. REPORT OVERVIEW

The process to complete this Community Growth & Projections Report included:

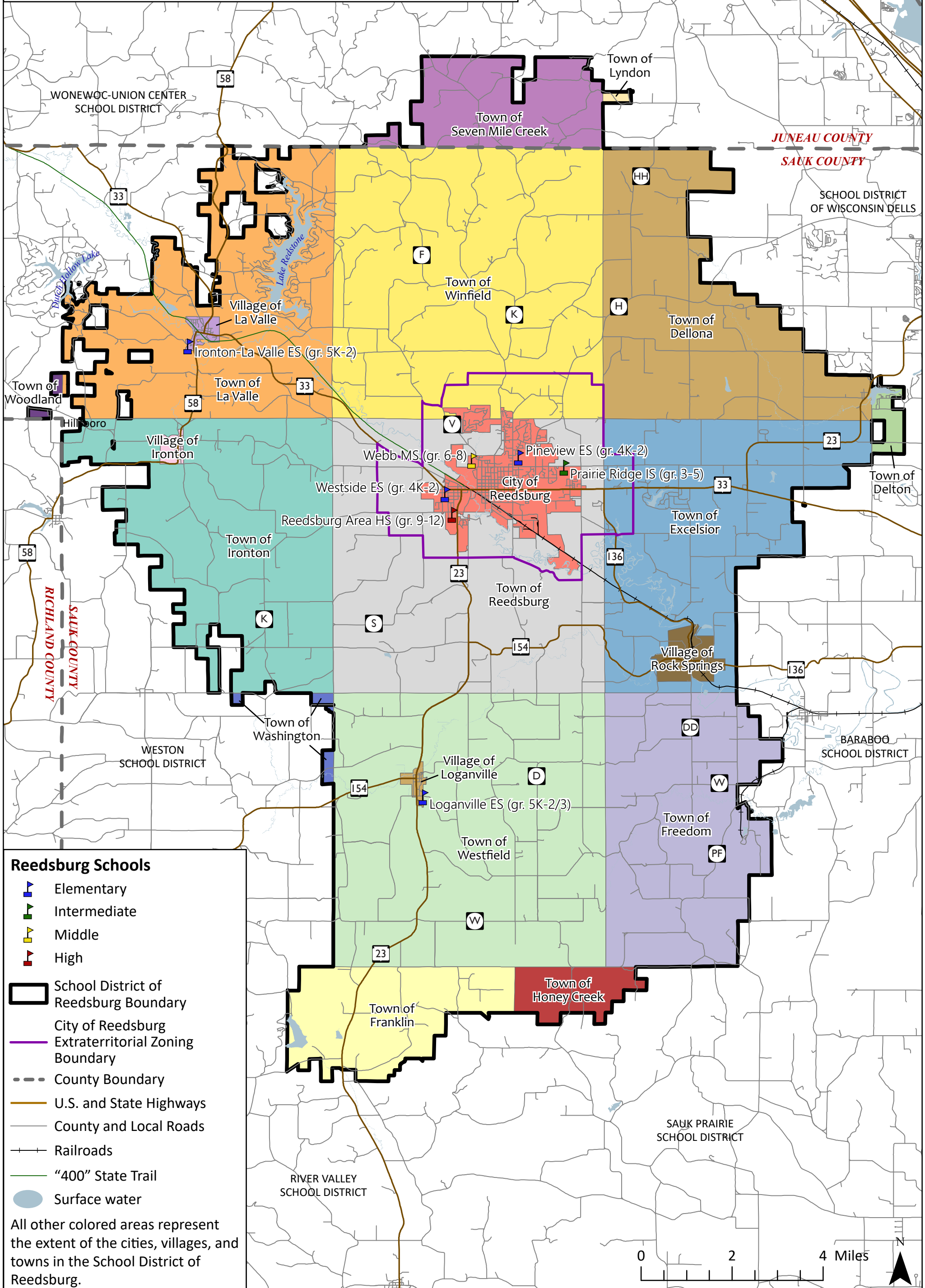
- Review of demographic and enrollment trends for different grade levels and geographic areas within the RSD.
- Assessment of economic and housing market trends affecting the RSD particularly as it relates to housing construction.
- Review of recent, pending, and potential single-family, multiple-family, and mixed residential development proposals.
- Analysis of local government land use plans, road and utility system capabilities, and intergovernmental agreements.
- Engagement with municipal planning staff and residential real estate professionals in the RSD.
- Detailed review of student-per-housing unit generation for different types of housing and different parts of the RSD.
- Projecting enrollment, and then comparing to the capacity of each existing school, supplied by Eppstein Uhen Architects.

This Report features housing unit and RSD student enrollment projections in four periods: through 2023 ('23-'24 school year), from 2024 to 2025 ('25-'26 school year), from 2026 to 2030 ('30-'31 school year), and from 2031 to 2035 ('35-'36 school year). The projections are broken down by 63 different small areas, or "neighborhoods," as depicted on Map 2. Enrollment projections through 2035 are then compared to the capacities of existing RSD schools, under two alternatives. The first alternative is that Loganville and Ironton-La Valle Elementary Schools would remain open and that second is that these schools would close.

This Report is NOT a long-range facilities plan. Aside from the above alternatives, it was prepared under the assumption that there are no changes in schools (e.g., no expansions or replacement school buildings), grade groupings, or attendance areas.

Map 1: School District and Municipal Boundaries

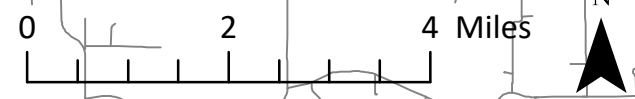
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 Sources: Juneau County, Sauk County,
 School District of Reedsburg,
 MDROffers Consulting



Reedsburg Schools

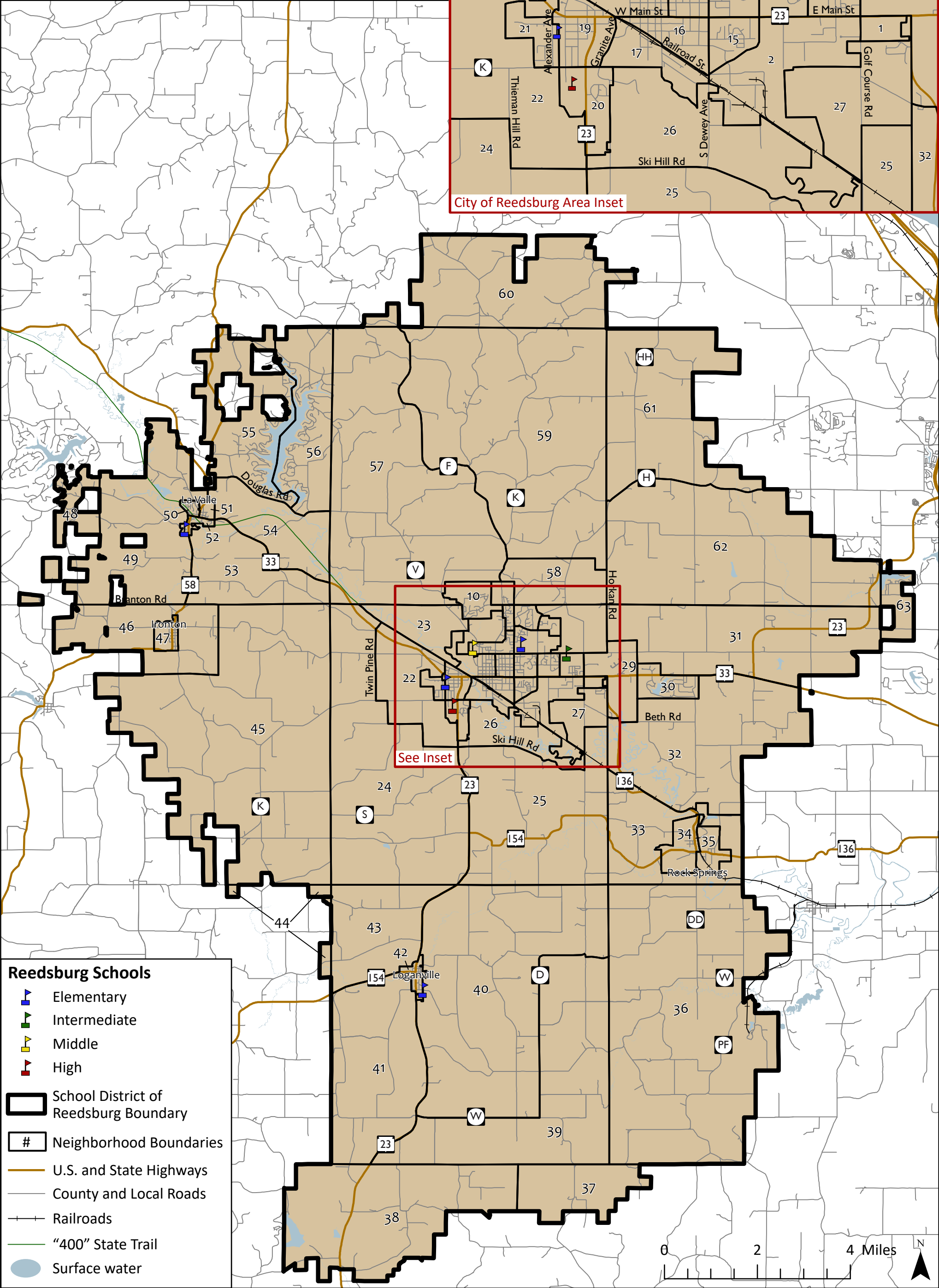
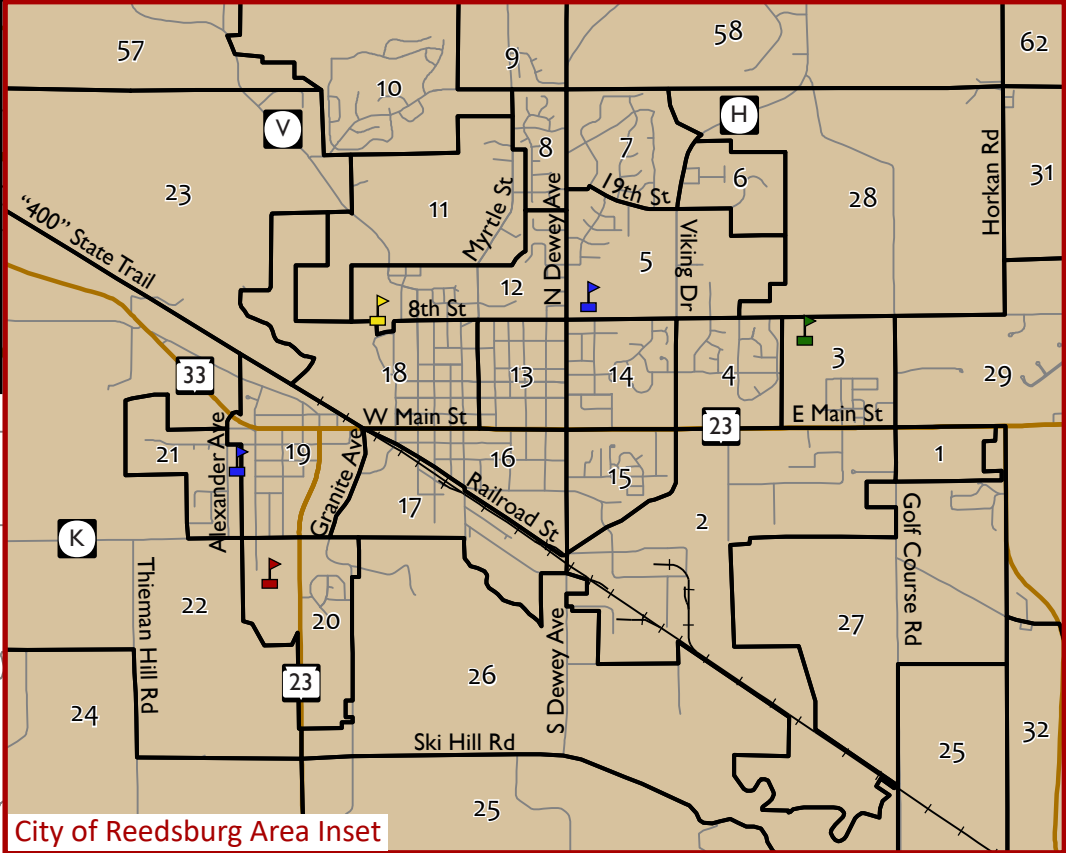
- Elementary
- Intermediate
- Middle
- High
- School District of Reedsburg Boundary
- City of Reedsburg Extraterritorial Zoning Boundary
- County Boundary
- U.S. and State Highways
- County and Local Roads
- Railroads
- "400" State Trail
- Surface water

All other colored areas represent the extent of the cities, villages, and towns in the School District of Reedsburg.



Map 2: District and Neighborhood Boundaries

Date Created: 11/22/21
 Sources: Juneau County, Sauk County, School District of Reedsburg, MDROffers Consulting



Reedsburg Schools

- Elementary
- Intermediate
- Middle
- High

School District of Reedsburg Boundary

Neighborhood Boundaries

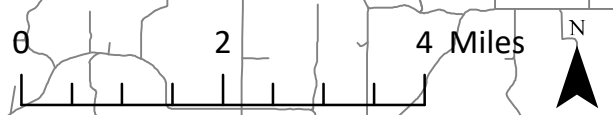
U.S. and State Highways

County and Local Roads

Railroads

"400" State Trail

Surface water



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C. ENROLLMENT PROJECTION RESULTS SUMMARY

1. Between September 2021 and 2035, the consultant projects a resident enrollment increase of 150 4K-12 students in RSD schools—or about 11 additional 4K-12 resident students per year on average. This projection does not include open-enrollment-in of non-RSD residents to RSD schools. Open-enrollment-out and private and home school enrollment were assumed to continue at similar rates.
2. The projected resident enrollment increase of 150 4K-12 students by the 2035-36 school year is much less than the consultant’s projected 1,290 additional housing units by 2035. This difference results from declining student-to-housing unit ratios in most existing housing, an expectation that nearly half of projected housing units built will be multiple-family, and expected declines in the birth *rate* and students-per-housing unit based on broad demographic and generational shifts.
3. The consultant projects significant enrollment increases in three geographic areas (see Map 2 for neighborhood numbers):
 - a. In neighborhoods 20 and 22, driven by projected multiple- and single-family housing near the High School.
 - b. In neighborhoods 9 and 10, driven by projected single-family housing in Ernstmeyer Acres and Hay Creeks Estates near the north edge of the City of Reedsburg.
 - c. In neighborhoods 5 and 7, driven by some new housing plus neighborhood turnover near Pineview School.
4. The consultant projects that grade 4K-5 resident enrollment will increase by 86 students between 2021 and 2035—or by an average of about 6 students per year.
5. Combined resident elementary school enrollment is projected to be about 30 students under the combined capacity of the four current elementary school buildings through 2035. If open-enrollment-in of non-RSD residents remains similar to today, combined elementary school building capacity would be reached by the early 2030s. These projections assume that about one-half of all 4K students continue to attend at private community partner sites.
6. Aside from this 4K assumption, assigning future grade 4K-5 students to individual elementary schools is complicated by the fact that the RSD has no geographically defined elementary attendance areas. To make future student school assignments under the scenario of Ironton-La Valle and Loganville schools remaining open, the consultant assumed the following:
 - a. If a projected student lived closest to either Loganville or Ironton-La Valle schools, they would attend the school to which they lived closest.

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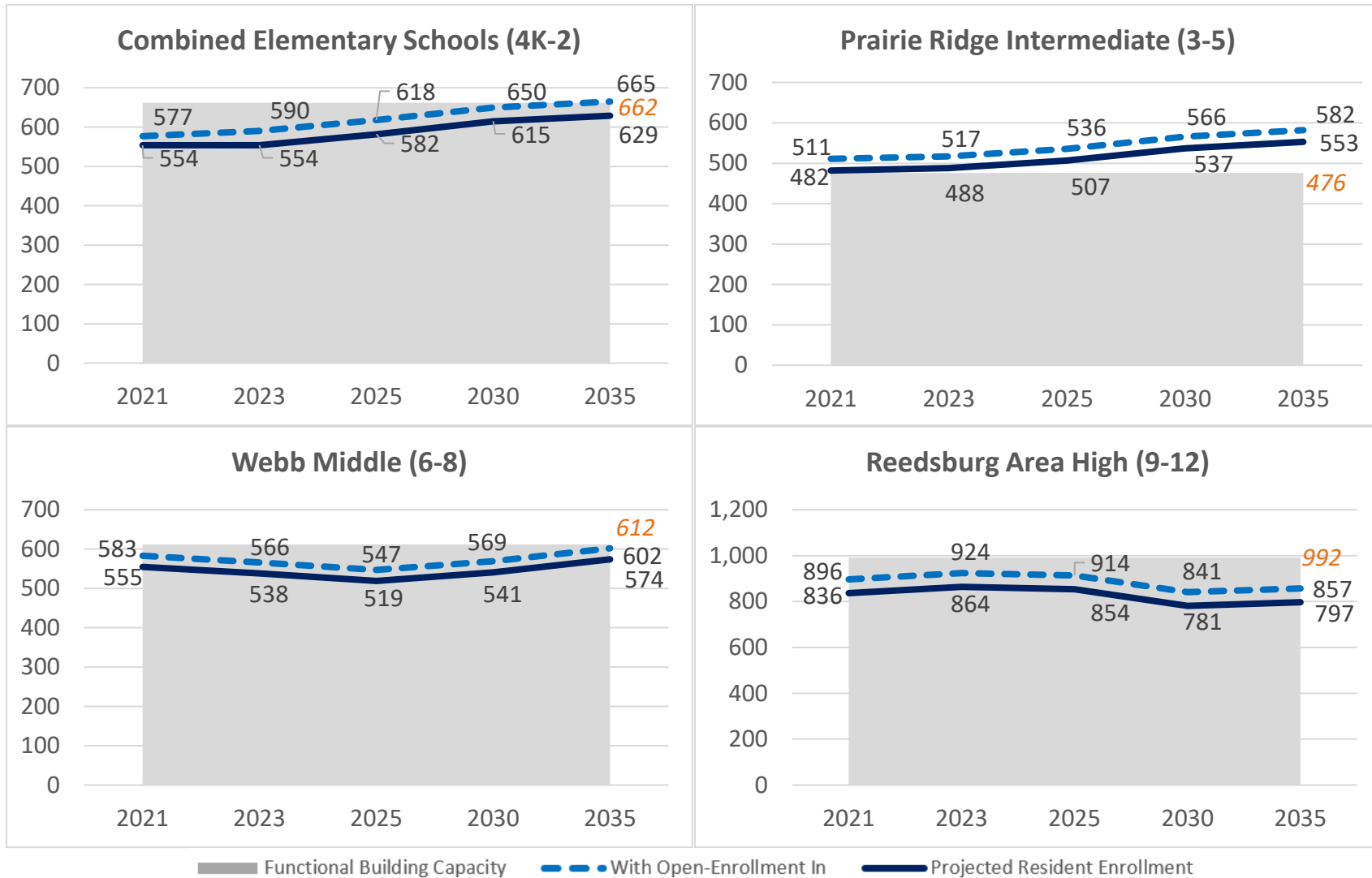
- b. 60% of all other projected elementary students would attend Pineview and 40% would attend Westside, based on their relative capacities.

Under the alternative scenario of Ironton-La Valle and Loganville schools closing, only step b. was utilized.

7. Under the above assumptions and assuming no other changes like school expansions, for each individual elementary school the consultant projects that:
 - a. Ironton-La Valle School would operate at less than one-half of its capacity through 2035.
 - b. Loganville School would operate at about one-quarter of its capacity through 2035 (or just over one-third if it continued to serve 3rd graders).
 - c. Pineview School would continue to exceed its functional capacity, with a projected resident enrollment increase of 34 students by 2035.
 - d. Enrollment at Westside School would grow to soon exceed that building's functional capacity, with a projected resident enrollment increase of 40 students by 2035.
8. Currently, enrollment at Prairie Ridge Intermediate School is above that building's functional capacity. The consultant projects that RSD resident grade 3-5 student enrollment will increase by 71 students between 2021 and 2035, suggesting that Prairie Ridge would be operating about 125 students above capacity by 2035. This assumes no changes in grade groupings or building capacity. Prairie Ridge was built with expansion potential.
9. The consultant projects that RSD resident enrollment at Webb Middle School will increase by 19 students between 2021 and 2035, overcoming a potential decrease over the next few years as larger classes are replaced by smaller ones. This grade 6-8 projection would enable Webb to continue to operate below its functional capacity with no changes through 2035.
10. The consultant projects that RSD resident enrollment at Reedsburg Area High School will decrease by 39 students between 2021 and 2035, as larger classes are replaced by smaller ones and most new families bring smaller children. This grade 9-12 projection would enable the High School to continue to operate well below its functional capacity through 2035.
11. Figures on the next pages show projected enrollment to functional capacity of each school, and for all elementary schools combined. Presented are both RSD resident enrollment only and an add-on assuming non-RSD resident students open-enrolling-in to the RSD school at the same number as today. Were Ironton-La Valle and Loganville to close, 50 to 60 K-2 students would need to be reassigned to the remaining two elementary schools. This would presumably increasing capacity challenges at Pineview and Westside, assuming no building expansions or other school changes.

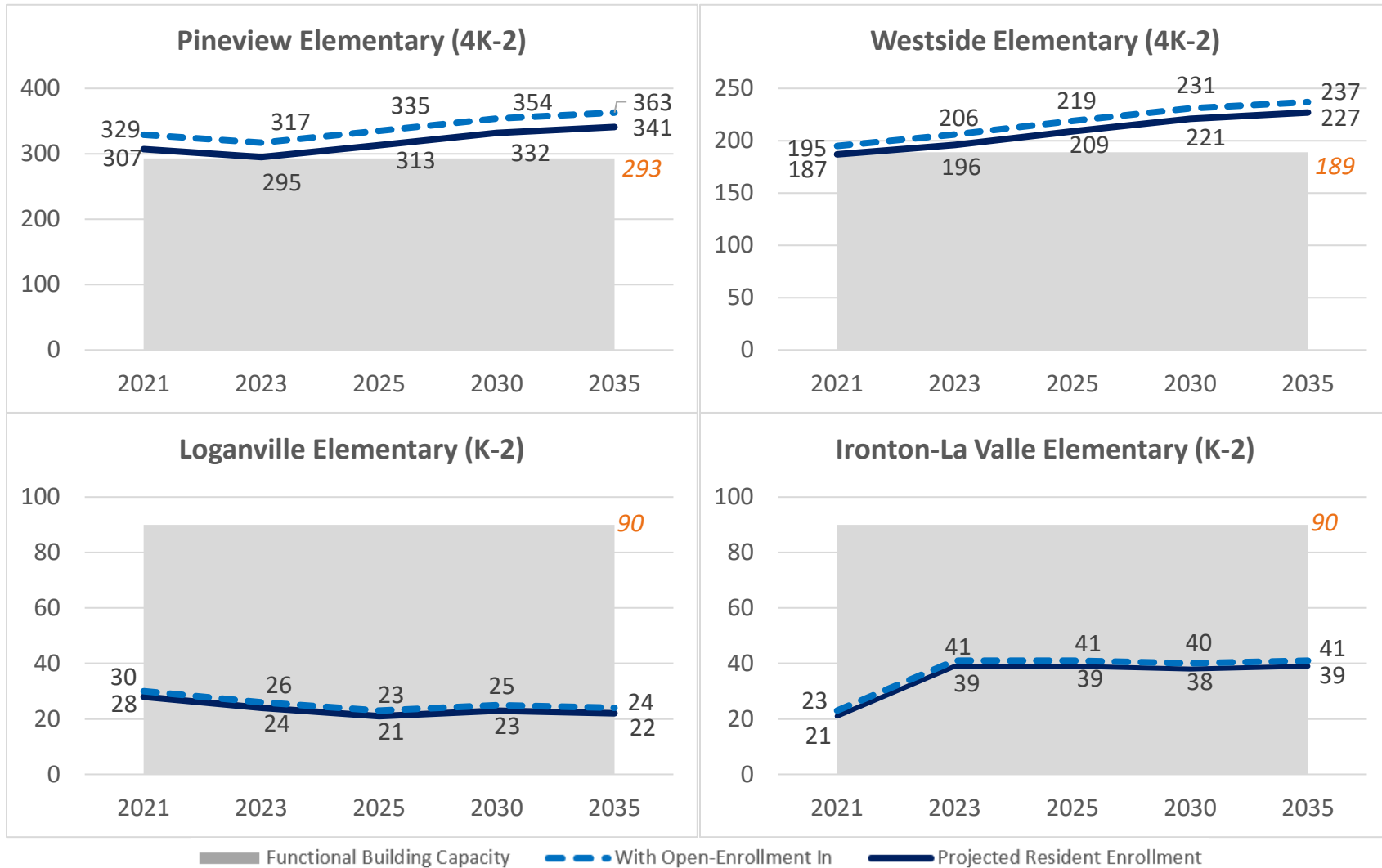
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Figure 1: Projected Student Enrollment to Combined Functional Building Capacity, Current Schools



**School District of Reedsburg
Community Growth & Projections Report**

Figure 2: Projected Elementary Student Enrollment to Functional Building Capacity, Current Schools



Note: Assumes 50% of 4K students attend community partner sites; other 50% at Pineview or Westside. Does not include Loganville 3rd graders.

II. DISTRICT OVERVIEW AND TRENDS

A. RSD LOCATION AND ORGANIZATION

The School District of Reedsburg (RSD) is a public school district in southcentral Wisconsin serving 2,639 4K-12 students as of September 2021. The RSD offers a four-year-old kindergarten (4K) program, with about 50 percent of 4K students housed in RSD buildings and 50 percent of 4K students housed via partnerships with private community partner providers.

The RSD covers 240.9 square miles mainly in northwestern Sauk County, but also including small parts of Juneau and Richland Counties (see Map 1). About two-thirds of the RSD’s students reside in the City of Reedsburg, which occupies only about 6.0 square miles or under 3 percent of the RSD area. The RSD also includes all of the Villages of La Valle, Ironton, Loganville, and Rock Springs; all of the Towns of Winfield, Reedsburg, and Westfield; and parts of twelve other towns.

The RSD’s current school buildings are indicated on several maps and figures in this Report and summarized in Figure 3. The RSD hired Eppstein Uhen Architects to determine functional capacity of each school building based on the RSD’s desired target class sizes. The RSD also has a vacant 37-acre tract of land immediately east of Prairie Ridge Intermediate School.

Figure 3: Current School District of Reedsburg Building Overview

School	Grades Served	Location		Sept. 2021 Enrollment		Functional Building Capacity
		City or Village	Neighborhood (see Map 2)	Total Students in Seats	RSD Resident Students	
Pineview Elementary	4K-2	Reedsburg	5	329	307	293
Westside Elementary	4K-2	Reedsburg	21	195	187	189
Ironton-La Valle Elementary	5K-2	La Valle	52	23	21	90
Loganville Elementary	5K-3	Loganville	42	30	28	90
Prairie Ridge Intermediate	3-5	Reedsburg	3	511	482	476
Webb Middle	6-8	Reedsburg	12	583	555	612
Reedsburg Area High	9-12	Reedsburg	20	896	836	992

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B. STUDENT ENROLLMENT TRENDS

As reported in Figure 4, the RSD had an 84 student or 3 percent 4K-12 enrollment increase over the past decade. Virtually all of that enrollment increase was from grades 6-12, as larger classes have been advancing through the system and generally being replaced by younger classes that are smaller (and not just in stature!).

This minor increase in enrollment would likely have been greater were not for the pandemic. Between the 2019-20 and 2021-22 school year, RSD enrollment declined by 197 students. Nearly all of that decrease at the grade 4K-8 levels, where private school options are most plentiful in the Reedsburg area. The RSD may have also lost some students to other adjacent public school districts via open enrollment, to home schooling, and to deferred enrollment of 4K and 5K students.

Figure 4: Total RSD 4K-12 Enrollment by Grade Grouping, Sept. 2011-12 to Sept. 2021-22

Grades	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	10 Year Change
4K	139	169	158	188	160	157	173	181	160	139	147	+8
5K-2	519	500	539	531	550	542	540	538	555	503	489	-30
3-5	525	532	549	554	544	569	568	597	582	536	524	-1
6-8	531	536	572	567	584	575	595	595	637	577	583	+52
9-12	841	831	825	803	815	878	891	904	902	880	896	+55
4K-12	2,555	2,568	2,643	2,643	2,653	2,721	2,767	2,815	2,836	2,635	2,639	+84

Source: School District of Reedsburg

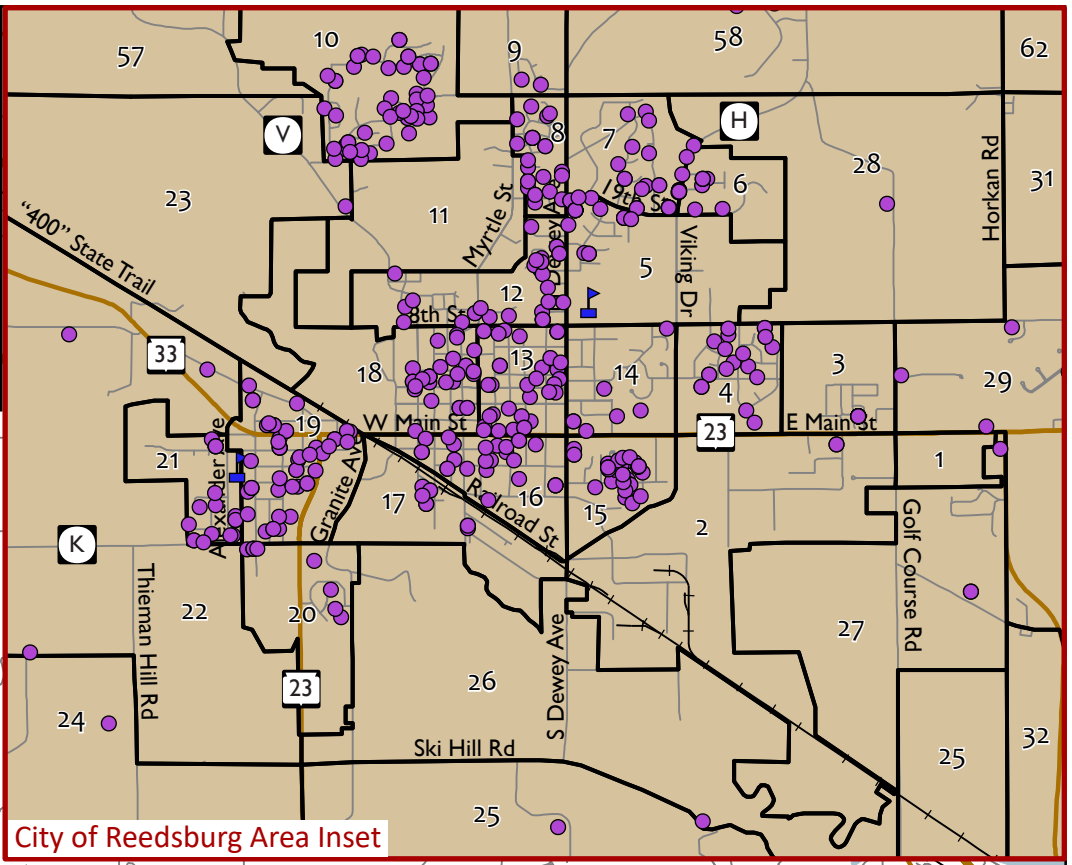
The location of RSD elementary schools relative to the current four elementary schools is relevant to assigning students to each school and the RSD’s facility planning effort. Map 3 depicts Fall 2021 grade 4K-2 students by home address. This map demonstrates the concentration of students within the City of Reedsburg, particularly close to Pineview Elementary School. There are small clusters within the four villages in the RSD, but generally the student population outside of the City is relatively sparse. This includes the Lake Redstone area (neighborhoods 55 and 56), which has a large number of housing units, but which are mostly occupied seasonally and/or by empty nesters.

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

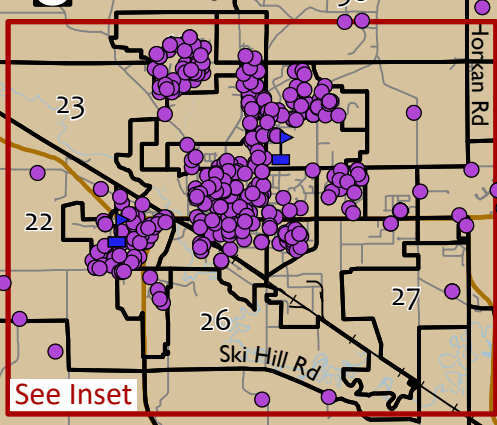
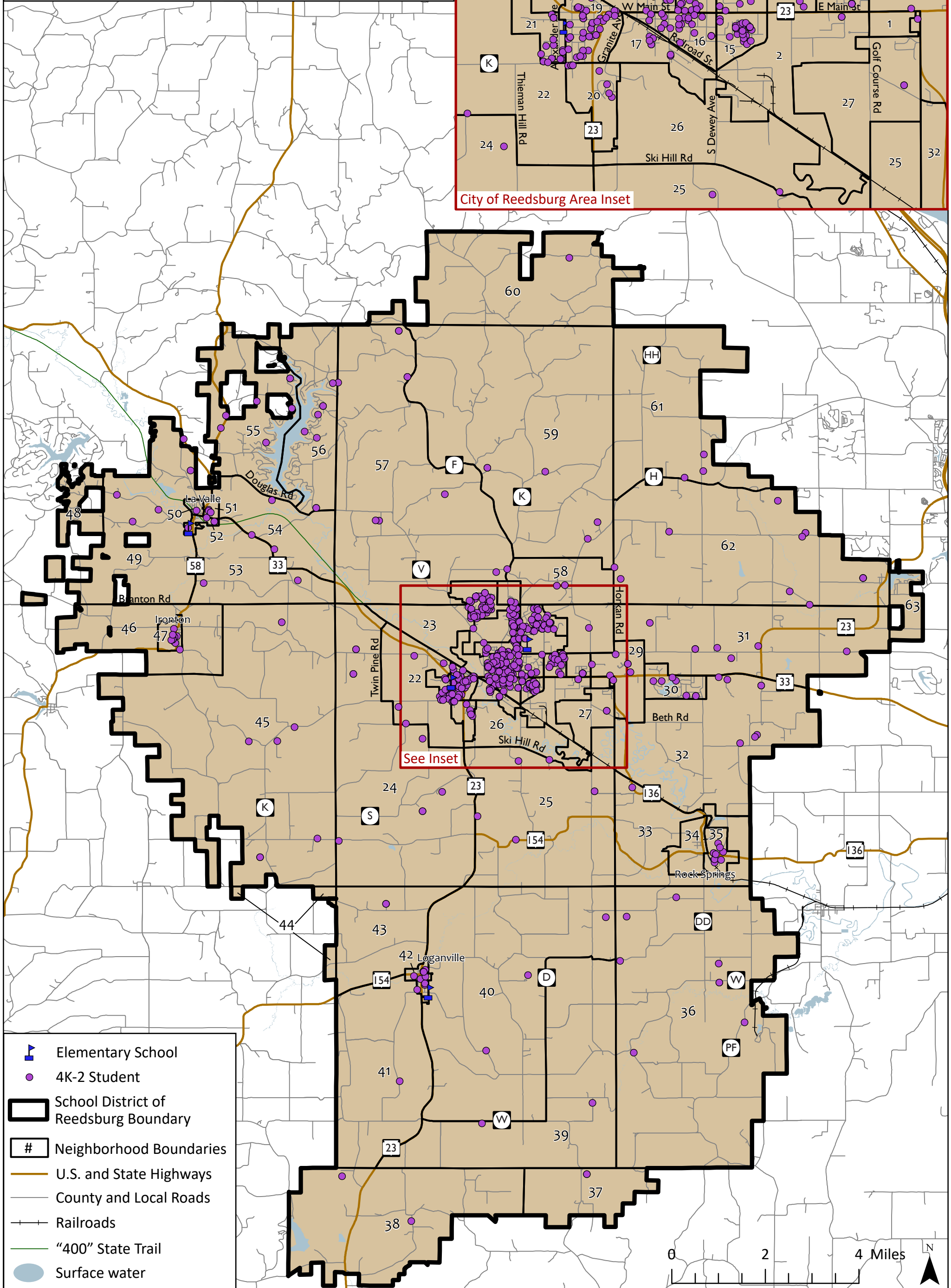
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Sources: Juneau County, Sauk County, School District of Reedsburg, MDROffers Consulting



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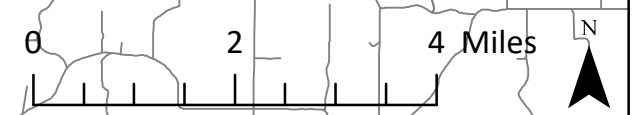


City of Reedsburg Area Inset



See Inset

- Elementary School
- 4K-2 Student
- School District of Reedsburg Boundary
- Neighborhood Boundaries
- U.S. and State Highways
- County and Local Roads
- Railroads
- "400" State Trail
- Surface water



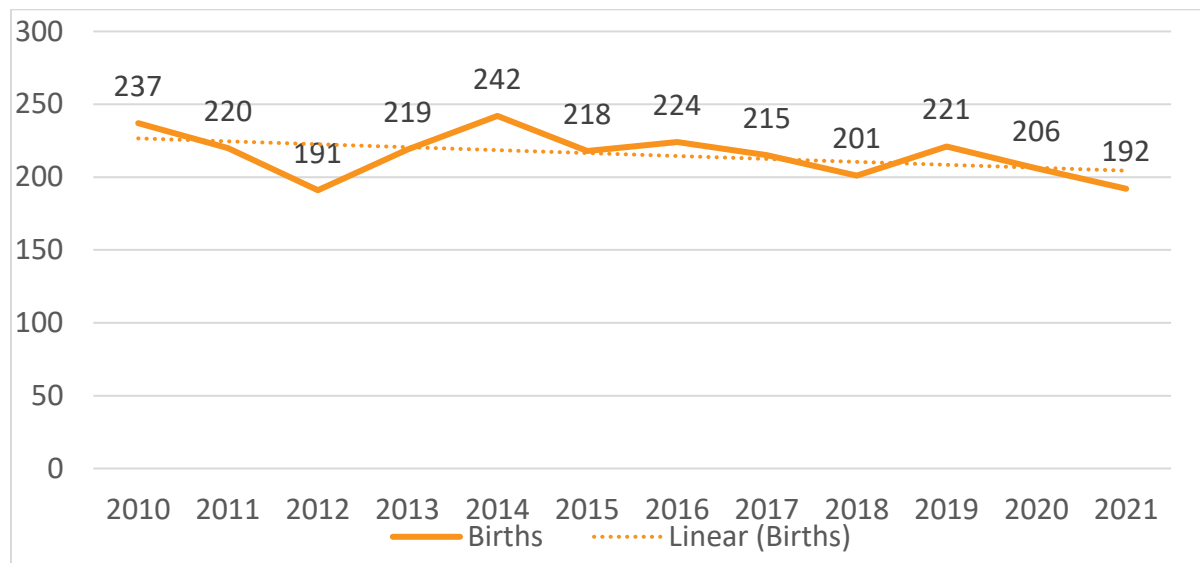
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C. DEMOGRAPHIC TRENDS

Emerging demographic shifts are critical to understanding household changes in existing housing units, housing development expectations, and who will be living in this new housing. Most demographic trends suggest a continued decrease in household sizes and fewer school children per new housing unit. Therefore, over the next 15+ years, both existing and new housing units will likely generate fewer RSD students than the past. These demographic trends have been broadly factored into the consultant’s housing unit growth and student enrollment projections for the RSD provided later in this Report.

Figure 5 shows births in the RSD municipalities from 2010 to 2020, per the Wisconsin Department of Health. Births in the RSD decreased over this 10-year period, averaging around 225 new babies born per year in the early 2010s and 200 in the late 2010s/early 2020s. This is consistent with state and national trends. Coupled with the limited new housing development described in next section, it explains why entering class sizes in recent years have generally been lower than graduating classes.

Figure 5: School District of Reedsburg Birth Trend, 2010 to 2021



Source: Wisconsin Department of Health Services

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D. RECENT RESIDENTIAL DEVELOPMENT ACTIVITY AND EXPECTED STUDENT GENERATION

Recent trends in residential construction are one indicator of future housing development. Figure 6 lists housing starts (based on building permits issued) within the City of Reedsburg and those towns that generally had a majority of their land area within the RSD. Housing starts for the four villages in the RSD are not included because none were reported over the period.

Figure 6: Housing Starts by School District of Reedsburg Municipality, 2013-2021

MUNICIPALITY	2013	2014	2015	2016	2017	2018	2019	2020	2021 (THRU OCT)	TOTAL
City of Reedsburg	1	7	0	7	94	50	57	72	24	312
Largest Towns in RSD	15	16	29	31	35	39	29	38	32	314

Sources: City of Reedsburg, Sauk County. Town data is for all of the Towns of La Valle, Winfield, Dellona, Excelsior, Reedsburg, Ironton, Westfield, and Freedom, including for parts of those towns that are outside the RSD. See also Map 1.

Recent residential construction has obviously increased in the City of Reedsburg over the past few years. This has mainly been attributed to new multiple-family rental buildings being permitted, totaling 204 of the 273 units permitted since 2017. Within the City of Reedsburg, multiple-family units generate on average 0.32 RSD students per unit. The remaining units permitted in the City have been single-family or duplex units, averaging 14 per year since 2017 but increasing to close to 30 per year in 2020 and 2021. These newer homes can generate up to 0.65 RSD students per housing unit.

Within the indicated towns, all reported housing starts were for single-family residences. Activity also seems to have increased over the period, recently in the 30 to 40 home per year range. The largest contributor is the Town of La Valle, generally at 10 to 15 new homes per year. Many of these homes are near Lake Redstone and typically generate few students. The current combined RSD student-per-housing unit ratio for the Lake Redstone area (neighborhoods 55 and 56) is 0.08 students-per-unit, which is the lowest of any neighborhoods in the RSD with more than a handful of housing units.

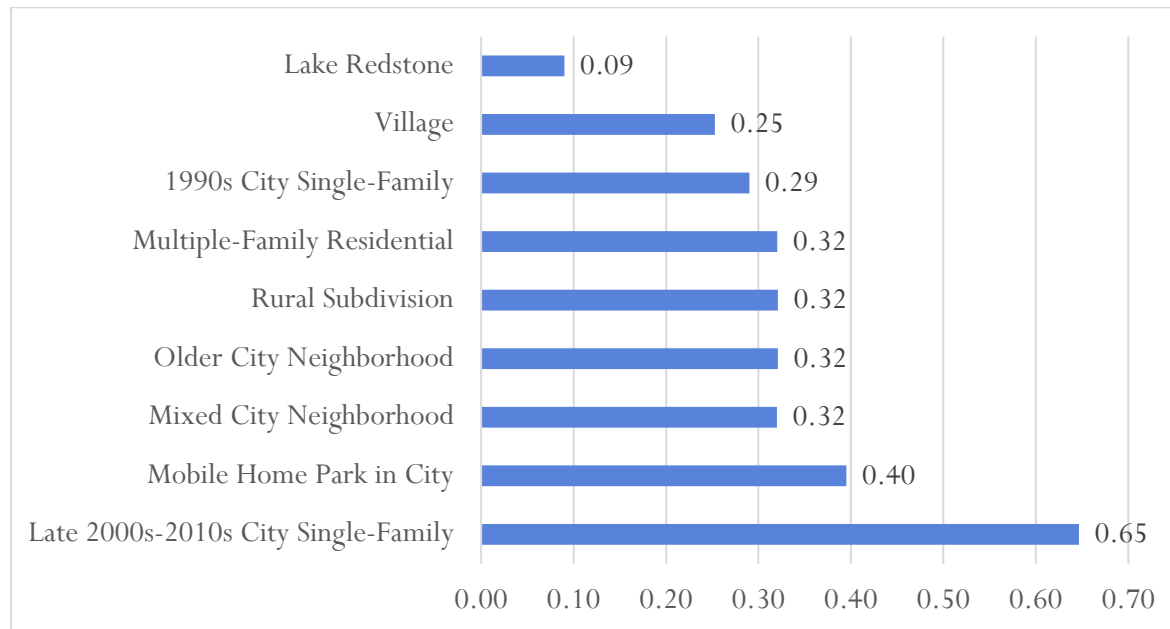
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E. EXISTING HOME SALES AND EXPECTED STUDENT GENERATION

Map 4 indicates neighborhoods in the RSD that are experiencing the greatest turnover, based on existing home sales data from December 2016 to November 2021. Existing homes are selling particularly well in Ernstmeyer Acres (neighborhood 10) and between the schools within the City (neighborhoods 13, 18, and 19). Outside of the City, there are reasonable levels of existing home sales near Lake Redstone (neighborhoods 55 and 56) and in the Highway 33 corridor east of the City.

Households moving into these existing homes will likely generate new students for RSD schools, but to varying degrees. Figure 7 represents a compilation of student generation from different existing neighborhood and residential development types in the RSD, based on Fall 2021 RSD student and housing statistics. Clearly, different housing types and different locations matter.

Figure 7: RSD Students-per-Housing Unit from Existing Residential Development Types

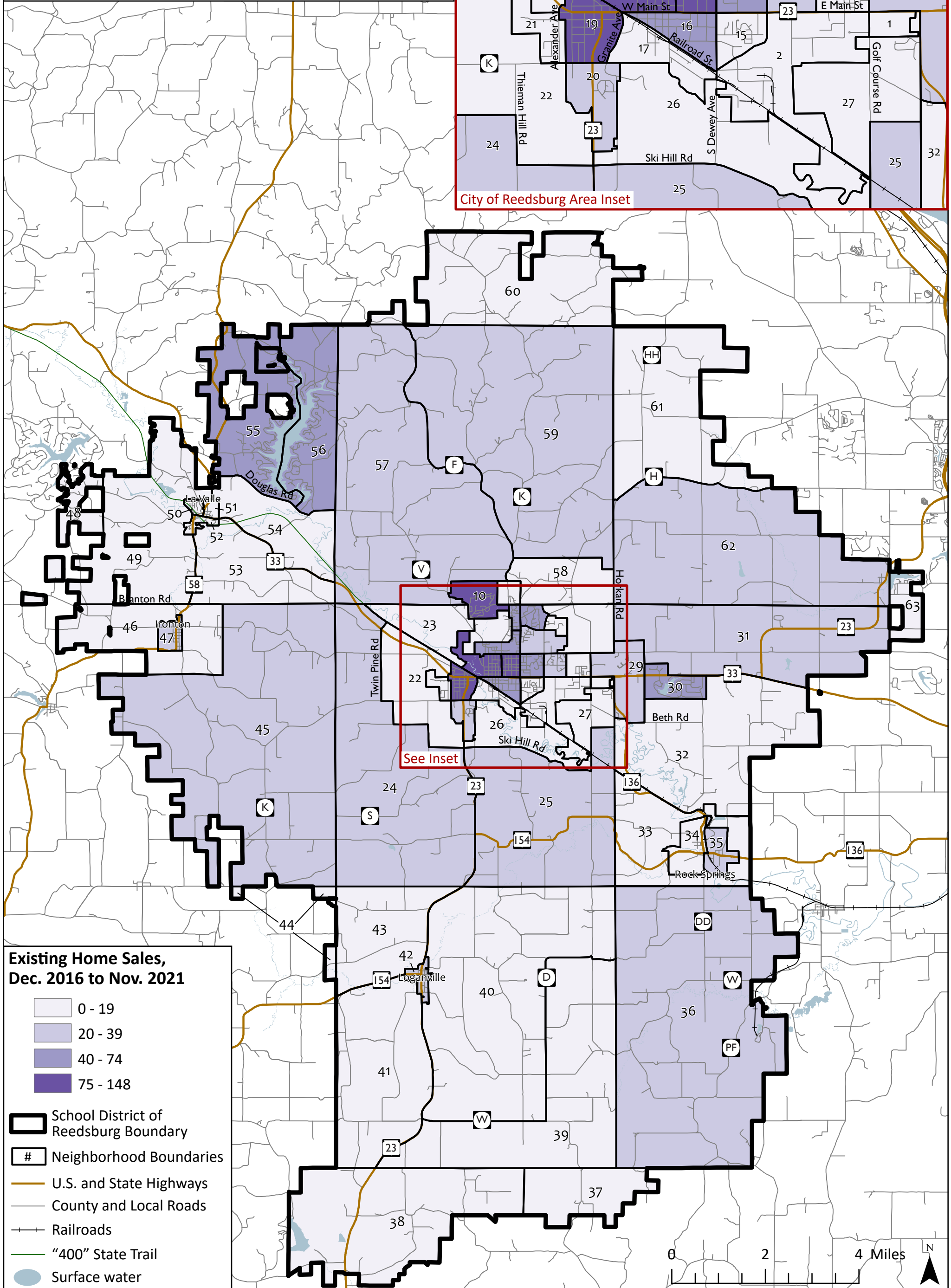
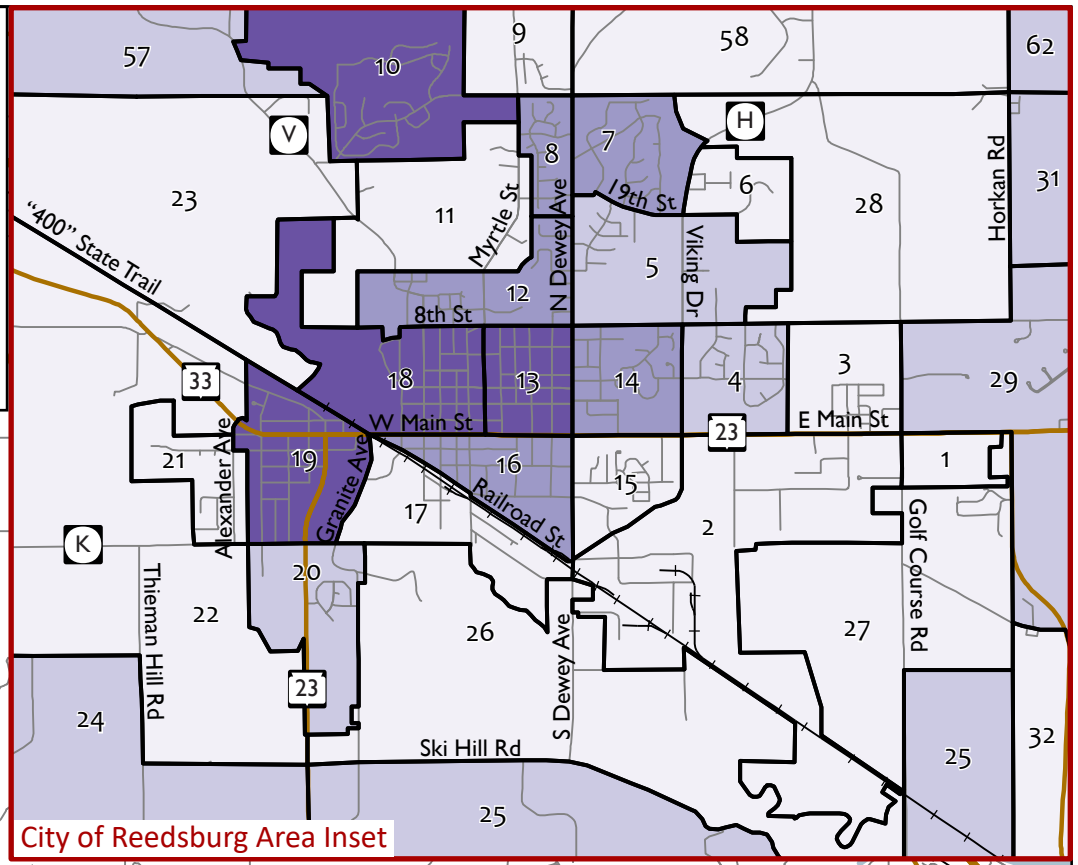


Map 4: Existing Home Sales by Neighborhood

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



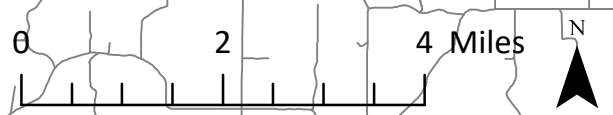
SCHOOL DISTRICT OF
Reedsburg



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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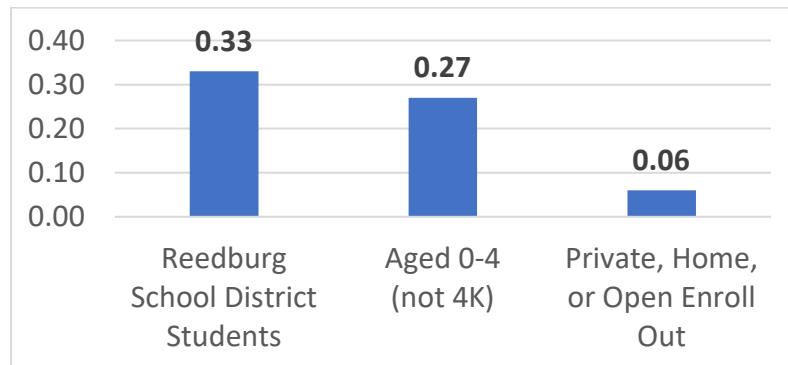
F. PROFILE OF NEW SINGLE-FAMILY HOME BUYERS (SURVEY RESULTS)

The consultant and RSD mailed a survey to households who built or bought new single-family homes over the past three years. The intent was to better understand student generation from new single-family homes, and the extent to which households were new to or moving within the RSD. Approximately 200 surveys were mailed, and of the 51 responding households:

- 41% moved from elsewhere in the RSD, which is high in the consultant’s experience.
- 38% moved from outside of Sauk or Dane Counties.
- 33% had children aged 0-18.
- There were 0.66 children aged 0-18 per home.
- There was no pattern of younger versus older RSD students, but about 40 percent of the children were aged 0-4.

These responses suggest a significant amount of movement within the RSD of existing families with school children, plus a significant number of new RSD families with pre-school children. Figure 8 contains further information, suggesting a potential for up to 0.60 students per newer single-family home over the ensuing several years. This is generally consistent with the data shared in Figure 7.

Figure 8: Children Aged 0-18 per New Single-Family Home (per Survey)



III. COMMUNITY AND DEVELOPER PLAN ANALYSIS

Local land use planning, growth management, economic development, and infrastructure investments (and limitations) are central to projecting future residential and enrollment growth, and in planning for future school needs. As part of the projection process, the consultant analyzed County, municipal, and residential developer plans in the School District of Reedsburg (RSD) area. 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, the consultant also interviewed and obtained data and insight from local administrative, planning, economic development, and real estate professionals.

A. BROAD HOUSING AND ECONOMIC DEVELOPMENT CONDITIONS AND PLANS

The City of Reedsburg and Sauk County actively promote economic development, which has historically been tied to an interest in strengthening and diversifying the tax base plus employment growth. More recently, community leaders, economic development professionals, and private market allies have emphasized the construction of more housing units as central to continued economic and community development. Quite simply, there are not enough housing units to meet demand.

The causes of this shortage are several, and include the following:

- High infrastructure, building material, and labor availability and costs, while buyer and renter earnings are not keeping up.
- Material supply chain issues associated with the pandemic.
- Some market reluctance to develop new residential lots, based on a concern that lots and homes can sell for a high enough price to recoup higher infrastructure and building costs.
- Limited ability for employers to raise wages while keeping product prices competitive in the marketplace.
- Limited local, affordable options for seniors and empty nesters to move out of existing single-family homes to enable churn in housing market.
- Ability of regional (outside RSD) developers to make more money and achieve lower risk in other markets.

In response, the Sauk County Development Corporation in 2018 published its Housing Study and Needs Assessment, which for the City of Reedsburg advised a wide array of strategies to increase the supply, quality, and affordability of a range of different housing types. The City has since engaged in a number of implementation efforts. These have included a “senior-to-workforce housing”

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initiative, in which the City has been actively directing new senior housing to help free up existing single-family homes. The City has also incentivized multiple-family housing development for workforce and seniors, through tax incremental financing and otherwise.

B. CITY OF REEDSBURG PLANS AND EXPECTATIONS

The City of Reedsburg last updated its comprehensive plan—its long-range guide for growth and development—in 2012. At time of writing, the City was engaged in a 10-year update to its plan, scheduled to be adopted later in 2022.

Broadly speaking, the City’s plan promotes community expansion for housing development to the west and north, and expansion for commercial and industrial development to the southeast. The City’s boundary agreements and extraterritorial zoning arrangements with adjacent towns supports these expansion directions. Map 1, earlier in this Report, depicts the extraterritorial zoning boundary.

Continued northern and northeastern expansion is serviceable by utilities, until it reaches a ridge line beyond which sewage lift stations will likely be required. Continued western expansion may require water pressure booster techniques as the terrain rises. Western expansion may also be impeded currently by high land prices. Community expansion to the south and northwest is impeded by waterways and wetlands.

The City’s plan also promotes continued infill and redevelopment in and near its historic downtown, including for multiple-family housing and upper-level housing in mixed-use buildings.

The City has made and is planning a number of new and expanded community and recreational facilities to encourage family living, such as a newer library and planned fieldhouse at Nishan Park.

In general, City plans and policies suggest a continued emphasis on residential development, with a specific goal to provide a



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range of quality housing opportunities. The City desires to provide housing of different types, sizes, and designs to accommodate people in every stage of life; to allow young professionals to rent an apartment, young families to purchase a starter home, move into a larger home as their family grows, move to a smaller home or condominium to down-size, and then move to an assisted living facility as they age, all without having to move out of the City.

City staff and residential real estate professionals are what the consultant describes as “cautiously optimistic” about future residential development in Reedsburg. This optimism is driven by the City’s commitment to expanding the housing market, State-level movement and possible legislation to affect housing construction dynamics, continued local job growth to bring in more income and demand, an expectation for continued reasonable interest rates, very high-speed internet service advancing a remote working trend, and the appeal of “full-service” school district in a small and safe community setting.

C. VILLAGE PLANS AND EXPECTATIONS

The four villages generally have comprehensive plans prepared in the late 2000s. There has been very limited new development activity since then. Severe flooding has also affected the Villages of Rock Springs and La Valle.

The Villages of La Valle and Rock Springs are planning for and anticipating modest new residential development in areas not susceptible to flooding. La Valle is drilling a new municipal well, has six vacant residential lots now, and the capacity to add perhaps 20 new homes before reaching the sanitary sewer system capacity. Some of these new homes could be near or even on the site of the Ironton-La Valle Elementary School if that school is closed. Rock Springs has recently approved a small subdivision for single-family homes and duplexes, and a separate small rental apartment building.



The consultant anticipates very little new residential construction in the Villages of Loganville and Ironton. Loganville has no capacity to add new users to its sanitary sewer system, and only one or two vacant lots for new housing. Ironton has a few more lots for sale, particularly on its southeast side.

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D. TOWN PLANS AND EXPECTATIONS

RSD towns in Sauk County generally prepared comprehensive plans in the late 2000s in conjunction with a County-wide planning effort. Then, in 2013 and 2014, many of these towns participated in the Sauk County Farmland Preservation Plan process.

Broadly speaking, the Towns of Excelsior, Freedom, Ironton, Westfield, and Reedsburg have focused their planning and zoning on farmland preservation, though Reedsburg and maybe Excelsior appears to aspire to more housing. The Towns of Dellona, La Valle, and Winfield have plans and zoning that enable more housing than this first set of towns, which has played out in new residential permits issued in those towns relative to the others.

The Town of La Valle has the unique feature of Lake Redstone in the RSD. The consultant estimates that there are perhaps 150 to 200 vacant residential lots near Lake Redstone. Nearly all of these remaining vacant lots do not have lake frontage, but instead are one to a few blocks from the Lake. Many adjacent lots are commonly owned and are likely used for occasional recreational purposes. The projected building pace is about five to ten new homes per year, mostly for recreation and/or empty-nester retirement homes.

Winfield's plans and zoning enable larger rural homes on scattered lots in the Town, often taking advantage of topography and distant views. Some of Dellona's recent and planned housing seems to be tied to the Wisconsin Dells market.

Broadly speaking, the consultant anticipates an average of about 30 new housing units per year in the RSD towns, nearly all of them single-family. Both of these expectations are in accordance with recent trends.



IV. PROJECTION METHODOLOGY

This section of the Report describes the consultant’s housing and enrollment projection methodology. The projections themselves are featured in the next section. The projection methodology is based upon a professional analysis of local and regional plans, the plans and subdivisions of private housing developers, and emerging housing growth and market conditions. The methodology also considers the dynamics within older, emerging, and future neighborhoods within the School District of Reedsburg (RSD). Different neighborhoods generate students at different rates and at different times in their evolution. The methodology relies on computations of expected ratios of students per housing unit in each neighborhood over time and how the ratios may change over time. The projection methodology is described in the “steps” that make up the remainder of this section.

STEP 1 – DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the RSD into 63 different neighborhoods (see Map 2). These neighborhoods became the basis for data collection and analysis, and housing and enrollment projections. This approach enables understanding of not only *how many* students the RSD may be educating, but also *where* future students may live. Neighborhood delineations were based on several factors, including elementary school attendance area boundaries, commonly understood neighborhoods or “subdivisions,” major roads and other physical barriers, municipal limits, and planned growth areas.

STEP 2 – ALLOCATE FALL 2021 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of housing units as of Fall 2021 for each of the 63 neighborhoods. The consultant began with 2020 U.S. Census housing unit counts by Census designated blocks. Next, the consultant updated neighborhood-by-neighborhood housing unit totals to 2021 based on building permit data and aerial photo and county parcel map interpretation. The RSD provided Fall 2021 resident student enrollment data. The consultant used geographic analysis software to place each RSD resident 4K-12 student within one of the 63 neighborhoods. Using the above data, the consultant estimated Fall 2021 student-per-housing unit ratios for each neighborhood within the following grade groupings: 4K, 5K-2, 3-5, 6-8 and 9-12.

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STEP 3 – ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant reviewed and analyzed local government comprehensive, land use, neighborhood development, and utility system plans and private developer plats and plans as they affected each of the 63 neighborhoods. The consultant interviewed municipal and county planners and officials plus economic development and real estate experts to discuss the local housing market, areas currently developing, and planned areas for future development. Already-platted yet unbuilt lots 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. Interviews, data sharing, and past experience contributed to the consultant’s understanding of housing market dynamics and future development patterns in the RSD. See Section III and Appendix A of this Report for details.

STEP 4 – COMPLETE HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 63 different neighborhoods for four periods: 2021-2023, 2024-2025, 2026-2030, and 2031-2035. These were added to 2021 housing unit estimates to arrive at total projected 2023, 2025, 2030, and 2035 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods and accounted for both single-family and multiple-family residential developments. The consultant checked the preliminary projections of housing units against relevant outside data and projections, and shared them with the City of Reedsburg planner for his review, before finalization. The Appendix A table includes a column with factors expected to influence new housing unit growth in each neighborhood.

STEP 5 – PROJECT RSD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of RSD students-per-housing unit by neighborhood for 2023, 2025, 2030, and 2035 within each of the 4K, 5K-2, 3-5, 6-8, and 9-12 grade groups. These projections were based on trends from projected demographic shifts in the region, community, and neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; analyzed data of student-per-housing ratios from new housing within the RSD; recent birth trends; and the anticipated progression of student cohorts through the sequential grade groups. The consultant benefitted from

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several data sources to project student-per-housing unit ratios in neighborhoods expected to have significant new housing construction through 2035, including sources described Section II.

Still, it is critical not to attach too much importance to the impact of *new* housing development on future student enrollment. The *existing* housing stock is highly impactful on future enrollment. There were approximately 8,302 housing units in the RSD in 2021. The consultant projects 1,290 new housing units between Fall 2021 and 2035. This means that about 87 percent of the housing units projected to be on the ground in 2035 are already built.

In general, the consultant projected that already existing housing units would have fewer students-per-unit than when they were newer. This is mainly caused by generational shifts, which is overall decreasing the number of students from each housing unit compared to past ratios. The Baby Boom generation, born between 1946 and 1964, left their childbearing ages around 2010. The much smaller Generation X was born between 1965 and roughly 1984, making the youngest Gen Xers nearly 40 years old in 2021. The Millennial generation, born from between 1985 and 2004, will be at prime childbearing ages during the projection period. While larger than Generation X, Millennials are getting married at lower rates, having fewer children, and having children later in childbearing years than previous generations.

The consultant did, however, project generally stable student ratios and sometimes increasing ratios in some older neighborhoods. Such neighborhoods had some or all of the following characteristics: combination of 1990s to early-2000s home construction (i.e., best 1st generation turnover candidates through 2035); steady to increasing student-per-unit ratios since 2010; significant recent home sale activity; close proximity to existing schools, parks, and other “family” amenities; and general suitability of homes for family living (e.g., 3-4 bedrooms).

STEP 6 – COMPLETE RSD RESIDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected RSD student-to-housing unit ratio for each grade grouping in the years 2023, 2025, 2030, and 2035. The result was RSD resident student enrollment projections by grade group for each of the 63 neighborhoods, for the 2023-24, 2025-26, 2030-31, and 2035-36 school years. The consultant’s Fall 2021 student-per-housing unit ratios for each neighborhood exclude those students residing in the RSD area, but not attending RSD schools. These include students who open enroll to other school districts, attend private school, attend a non-RSD virtual school, or are home-schooled. The consultant’s enrollment projections by neighborhood assume a constant percentage of students open enrolling to other school districts and attending private schools.

V. HOUSING AND ENROLLMENT GROWTH PROJECTIONS

This section of the Report synthesizes information shared in earlier sections to provide housing unit and resident enrollment growth projections for the School District of Reedsburg (RSD) through the year 2035, broken down into four periods and 63 neighborhoods.

A. HOUSING UNIT PROJECTIONS

The consultant projects construction of 1,290 new housing units within the RSD between 2022 and 2035. This equates to an average of 90 new units per year, which is about twice the rate from 2010 to 2020, but less than the 2017 to 2020 rate. Recent and projected increased rates are tied to more multiple-family units in the City of Reedsburg. Roughly one-half of all projected housing units in the RSD through 2035 are projected to be two- and multiple-family units, with the other half single-family.

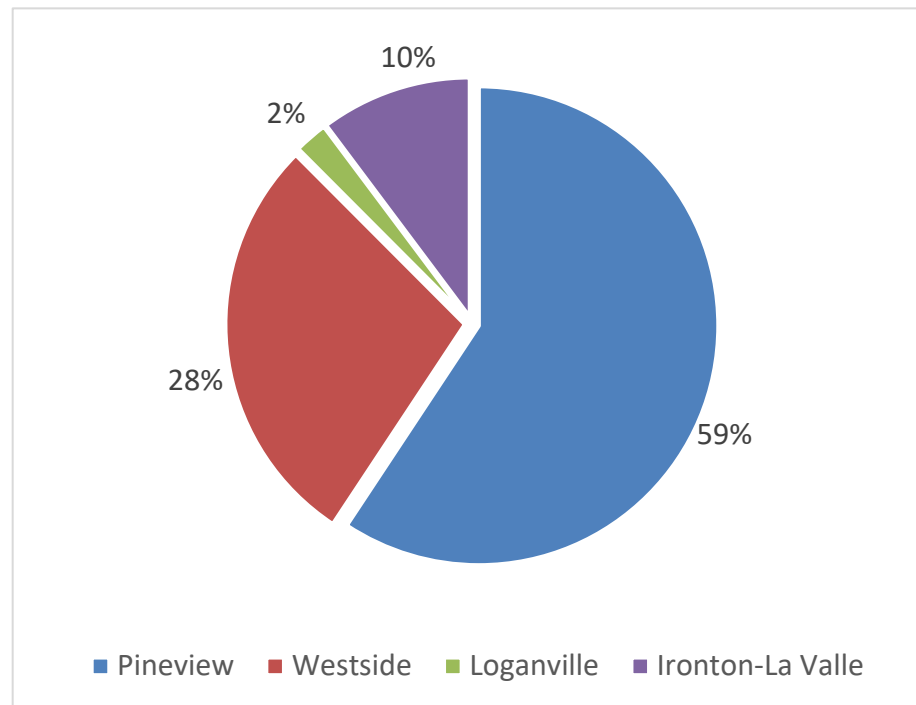
The consultant projects that about two-thirds of all new housing units in the RSD through 2035 will be built in the City of Reedsburg, and about two-thirds of those will not be single-family homes. This should include new housing projected to fill in and expand existing subdivisions, and also to take form of new and sometimes large multiple-family developments particularly in the north, southwest, and central portions of the City.

Beyond the City, the greatest projected housing growth is in the Towns of La Valle, Excelsior, and Dellona, where the consultant projects 4 to 5 new homes per year per Town. Projected housing unit growth in La Valle near Lake Redstone is expected to generate few students. Of RSD's four Villages, Rock Springs projected to have most new housing growth—about 4 new units per year. These expectations are consistent with Statewide experience, which is not favoring rural and small village housing.

Figure 9, on the following page, divides projected housing unit (not enrollment) increases through the year 2035 by which current elementary school is geographically closest. Most new housing units are projected to be closest to Pineview Elementary School.

Appendix A contains housing unit projections by neighborhood and features a rationale for the projections and the projected percentage of new housing units that will be single-family homes in each neighborhood. Map 5 summarizes this information, and includes the consultant's expectations for neighborhoods expected to have significant housing development after 2035. These are mainly at or beyond the current fringes of the City of Reedsburg.

Figure 9: Projected 2022-2035 Housing Unit Growth by Closest Elementary School

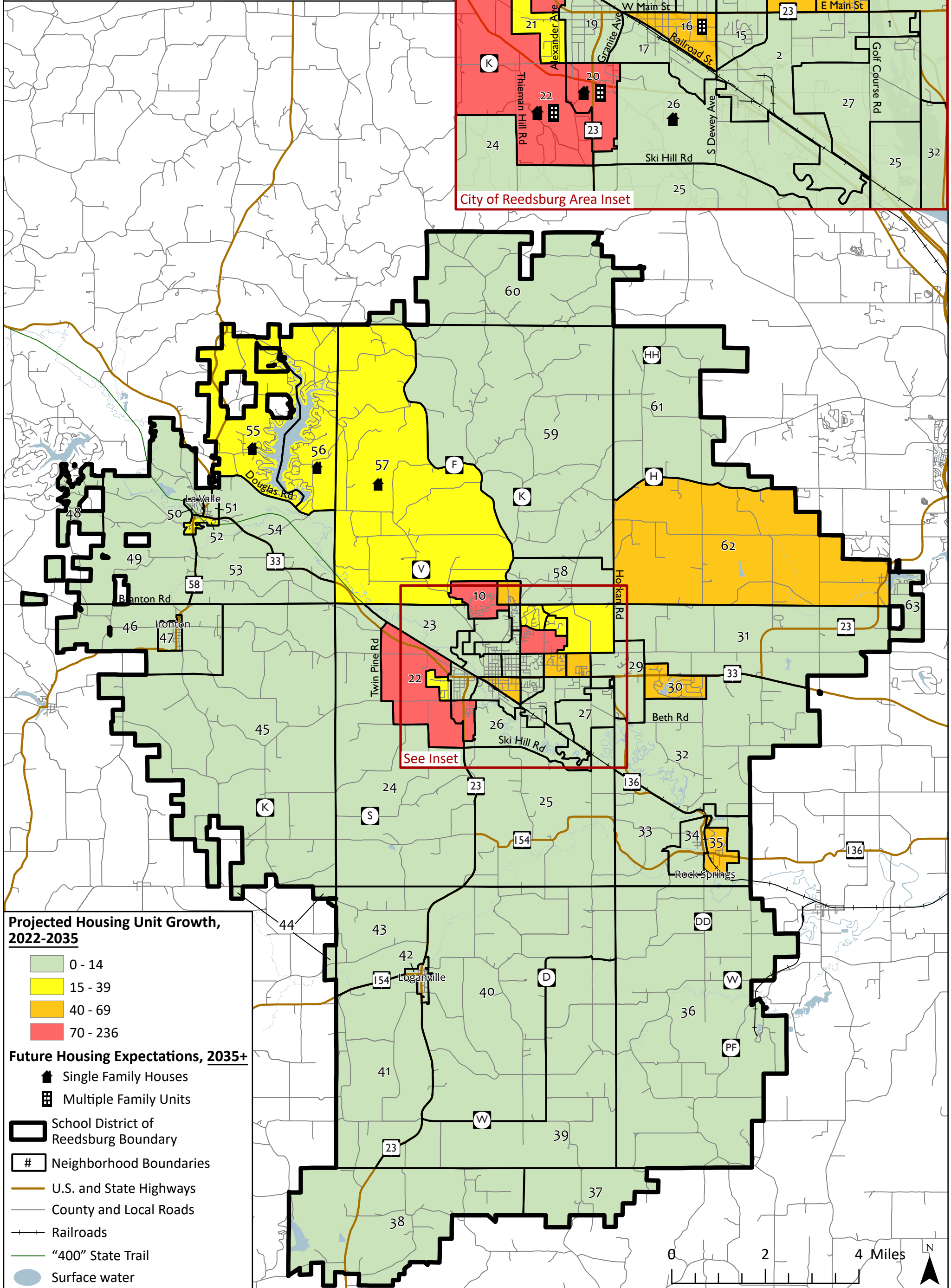
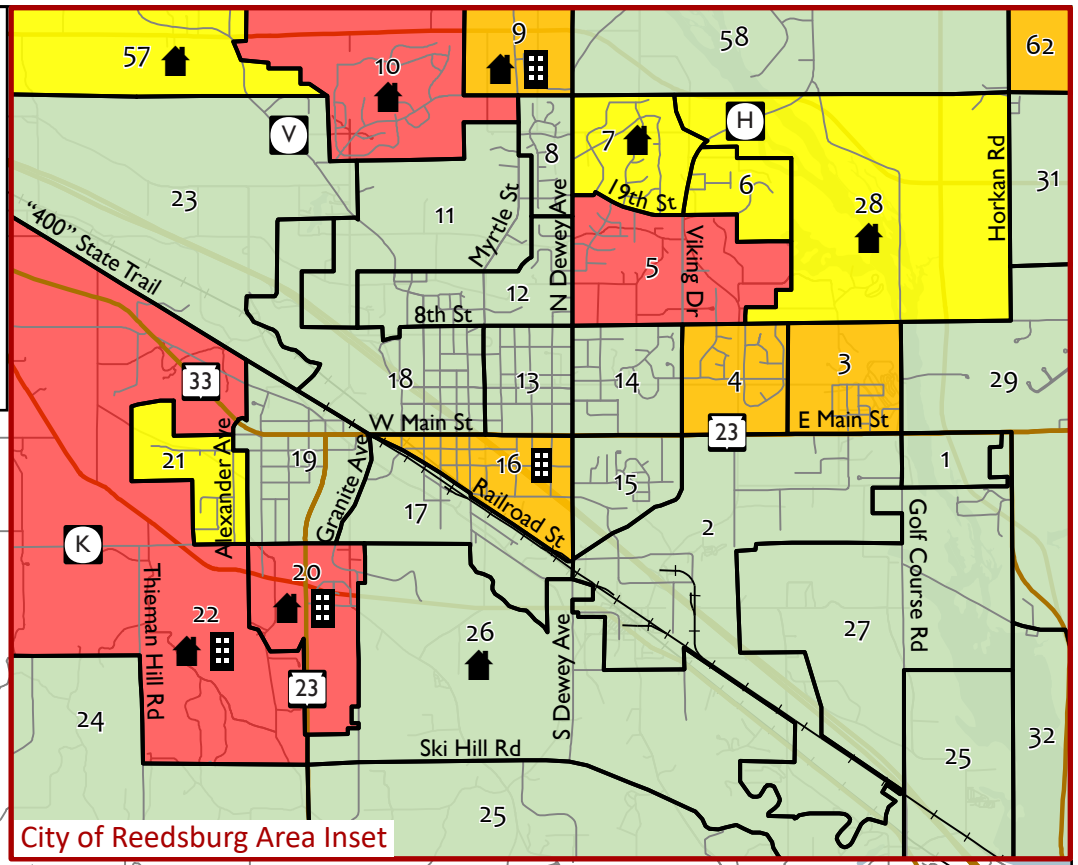


Map 5: Projected Housing Unit Growth by Neighborhood

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



SCHOOL DISTRICT OF
Reedsburg

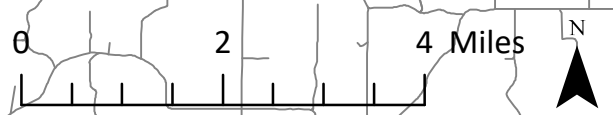


Projected Housing Unit Growth, 2022-2035

- 0 - 14
- 15 - 39
- 40 - 69
- 70 - 236

Future Housing Expectations, 2035+

- Single Family Houses
- Multiple Family Units
- 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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B. STUDENT ENROLLMENT PROJECTIONS OVERVIEW

Between September 2021 and 2035, the consultant projects a resident enrollment increase of 150 4K-12 students in RSD schools—or about 11 additional 4K-12 resident students per year on average. This projection does not include open-enrollment-in of non-RSD residents to RSD schools. Open-enrollment-out and private and home school enrollment were assumed to continue at similar rates.

The projected resident enrollment increase of 150 4K-12 students by the 2035-36 school year is much less than the consultant’s projected 1,290 additional housing units by 2035. This difference results from declining student-to-housing unit ratios in most existing housing, an expectation that nearly half of projected housing units built will be multiple-family, and expected declines in the birth *rate* and students-per-housing unit based on broad demographic and generational shifts.

C. STUDENT ENROLLMENT PROJECTION SCENARIOS

Figures 10 through 12, on the three pages that follow, present enrollment projections for the RSD’s schools under three different scenarios that reflect different RSD facility and policy choices, as follows:

- *Figure 10: Projected RSD Resident Enrollment to Building Capacity, Current School Configuration:* Provides resident enrollment projections by current school under the assumptions listed in the footnotes to that figure, and compares the resident enrollment projections to current school building capacities.
- *Figure 11: Projected RSD Resident Plus Open-Enrollment-In to Building Capacity, Current School Configuration.* Includes an add-on for each current school assuming non-RSD resident students open-enrolling-in to the RSD school at the same number as today, and compares those combined projection results to current building capacities.
- *Figure 12: Projected RSD Resident Plus Open-Enrollment-In to Building Capacity, Alternate School Configuration.* Presents enrollment data similar to Figure 11, but factors in a potential closure of Ironton-La Valle and Loganville Elementary Schools and the assignment of those projected students to Pineview and Westside Schools instead.

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Figure 10: Projected RSD Resident Enrollment to Building Capacity, Current School Configuration

Facility	September 2021 ¹		MDRoffers' Projected Resident Enrollment ²				Projected Resident Enrollment Change	Building Capacity ³
	Total Students in Seats	RSD Resident Students	2023-24	2025-26	2030-31	2035-36		
4K at Community Partner Sites ⁴	72	64	75	75	77	77	+13	N/A
Pineview Elementary (4K-2) ⁵	329	307	295	313	332	341	+34	293
Westside Elementary (4K-2) ⁵	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) ⁶	30	28	24	21	23	22	-6	90
4K-2 RSD BUILDING TOTALS	577	543	554	582	615	629	+86	662
Prairie Ridge Intermediate (3-5)	511	482	488	507	537	553	+71	476
Webb Middle (6-8)	583	555	538	519	541	574	+19	612
Reedsburg Area High (9-12)	896	836	864	854	781	797	-39	992
4K-12 GRAND TOTALS	2,639	2,480	2,519	2,539	2,552	2,630	+150	2,742

Notes:

- ¹ From the RSD's September 3rd Friday Count. First column includes all students-in-seats, including open enrollees living in other school districts. Second column includes only RSD residents. 2021 student counts and projections do not include Early Childhood or Special Learning students (18 students in September 2021).
- ² Projections in this figure do not include any open enrollment of non-RSD residents into schools or programs in the District. Projected enrollment assumes constant rates of open enrollment out, private school enrollment, and home schooling of RSD residents.
- ³ Building capacities from Eppstein Uhen Architects' January 6, 2022 Capacity Study. Totals represent functional capacity by desired target class size.
- ⁴ MDRoffers assumed that 50% of projected 4K students would attend private community partner sites, with the other 50% attending Pineview or Westside, which has generally been the distribution in recent years.
- ⁵ Projected enrollment at Pineview and Westside was allocated at a ratio of 60% to Pineview and 40% to Westside, of all K-2 students who did not live closer to Ironton-La Valle or Loganville Schools, based on relative capacity of Pineview versus Westside. If all students were instead allocated to their geographically closest school, Pineview would have considerably more and Westside considerably fewer projected students than indicated in this figure.
- ⁶ Loganville Elementary School has typically had a combined Grade 2/3 class, averaging ~15 3rd grade students in recent years. Due to projection model limitations, no 3rd graders are included in Loganville's projections. Were the current practice to continue, projected enrolment at Loganville could be ~15 students greater and enrollment at Prairie Ridge ~15 students fewer than indicated in this figure.

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Figure 11: Projected RSD Resident plus Open-Enrollment-In to Building Capacity, Current School Configuration

Facility	September 2021 ¹		Projected Resident Enrollment <u>Plus OEI</u> ²				Projected <u>Total Enrollment Change</u>	Building Capacity ₃
	Total Students in Seats	RSD Resident Students	2023-24	2025-26	2030-31	2035-36		
4K at Community Partner Sites ⁴	72	64	83	83	85	85	+13	N/A
Pineview Elementary (4K-2) ⁵	329	307	317	335	354	363	+34	293
Westside Elementary (4K-2) ⁵	195	187	206	219	231	237	+42	189
Ironton-La Valle Elementary (K-2)	23	21	41	41	40	41	+18	90
Loganville Elementary (K-2/3) ⁶	30	28	26	23	25	24	-6	90
4K-2 RSD BUILDING TOTALS	577	543	590	618	650	665	+88	662
Prairie Ridge Intermediate (3-5)	511	482	517	536	566	582	+71	476
Webb Middle (6-8)	583	555	566	547	569	602	+19	612
Reedsburg Area High (9-12)	896	836	924	914	841	857	-39	992
4K-12 GRAND TOTALS	2,639	2,480	2,680	2,698	2,711	2,791	+152	2,742

Notes:

- ¹ From the RSD’s September 3rd Friday Count. First column includes all students-in-seats, including open enrollees living in other school districts. Second column includes only RSD residents. 2021 student counts and projections do not include Early Childhood or Special Learning students (18 students in September 2021).
- ² OEI = Open-Enrollment-In. Projections in this figure include OEI of non-RSD residents into schools or programs in the District at the same quantity per school as in the 2021-22 school year. Projected enrollment assumes constant rates of open enrollment out, private school enrollment, and home schooling of RSD residents.
- ³ Building capacities from Eppstein Uhen Architects' January 6, 2022 Capacity Study. Totals represent functional capacity by desired target class size.
- ⁴ MDRoffers assumed that 50% of projected 4K students would attend private community partner sites, with the other 50% attending Pineview or Westside, which has generally been the distribution in recent years.
- ⁵ Projected enrollment at Pineview and Westside allocated at a ratio of 60% to Pineview and 40% to Westside, of all K-2 students who did not live closer to Ironton-La Valle or Loganville Schools, based on relative capacity of Pineview versus Westside. If all students were instead allocated to their geographically closest school, Pineview would have considerably more and Westside considerably fewer projected students than indicated in this figure.
- ⁶ Loganville Elementary School has typically had a combined Grade 2/3 class, averaging ~15 3rd grade students in recent years. Due to projection model limitations, no 3rd graders are included in Loganville’s projections. Were the current practice to continue, projected enrolment at Loganville could be ~15 students greater and enrollment at Prairie Ridge ~15 students fewer than indicated in this figure.

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Figure 12: Projected RSD Resident plus Open-Enrollment-In to Building Capacity, Alternate School Configuration

Facility ¹	September 2021 ²		Projected Resident Enrollment Plus OEI ³				Projected Total Enrollment Change	Building Capacity ⁴
	Total Students in Seats	RSD Resident Students	2023-24	2025-26	2030-31	2035-36		
4K at Community Partner Sites ⁵	72	64	83	83	85	85	+13	N/A
Pineview Elementary (4K-2) ⁶	329	307	357	373	393	402	+73	293
Westside Elementary (4K-2) ⁶	195	187	233	245	257	263	+68	189
Ironton-La Valle Elementary (K-2)	23	21	0	0	0	0	-23	N/A
Loganville Elementary (K-2/3)	30	28	0	0	0	0	-30	N/A
4K-2 RSD BUILDING TOTALS	577	543	590	618	650	665	+88	482
Prairie Ridge Intermediate (3-5)	511	482	517	536	566	582	+71	476
Webb Middle (6-8)	583	555	566	547	569	602	+19	612
Reedsburg Area High (9-12)	896	836	924	914	841	857	-39	992
4K-12 GRAND TOTALS	2,639	2,480	2,680	2,698	2,711	2,791	+152	2,562

Notes:

- ¹ This figure was prepared under a scenario that includes the closure of Ironton-La Valle and Loganville Elementary Schools, with projected students assigned to those schools in Figures 10 and 11 reassigned to Pineview and Westside Elementary Schools. No capacity increases in remaining schools are included in this figure.
- ² From the RSD’s September 3rd Friday Count. First column includes all students-in-seats, including open enrollees living in other school districts. Second column includes only RSD residents. 2021 student counts and projections do not include Early Childhood or Special Learning students (18 students in September 2021).
- ³ OEI = Open-Enrollment-In. Projections in this figure include OEI of non-RSD residents into schools or programs in the District at the same quantity per school as in the 2021-22 school year. Projected enrollment assumes constant rates of open enrollment out, private school enrollment, and home schooling of RSD residents.
- ⁴ Building capacities from Eppstein Uhen Architects' January 6, 2022 Capacity Study. Totals represent functional capacity by desired target class size.
- ⁵ MDRoffers assumed that 50% of projected 4K students would attend private community partner sites, with the other 50% attending Pineview or Westside, which has generally been the distribution in recent years.
- ⁶ Projected enrollment at Pineview and Westside allocated at a ratio of 60% to Pineview and 40% to Westside, based on relative capacity between the two schools. If all students were instead allocated to their geographically closest school, Pineview would have considerably more and Westside considerably fewer projected students than indicated in this figure.

D. STUDENT ENROLLMENT PROJECTIONS TO CAPACITY BY GRADE GROUP

The consultant projects that grade 4K-5 resident enrollment will increase by 86 students between 2021 and 2035—or by an average of about 6 students per year. Combined resident elementary school enrollment is projected to be about 30 students under the combined capacity of the four current elementary school buildings by 2035. If open-enrollment-in of non-RSD residents remains similar to today, combined elementary school building capacity would be reached by the early 2030s. These projections assume that about one-half of all 4K students continue to attend at private community partner sites.

Aside from this 4K assumption, assigning future grade 4K-5 students to individual elementary schools is complicated by the fact that the RSD has no geographically defined attendance areas. To make future student school assignments under the scenario of Ironton-La Valle and Loganville schools remaining open, the consultant assumed the following:

- 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. (If instead all those living closest to Pineview were assigned to that school, the projected enrollment between the in-City elementary schools would be imbalanced.)

Under the alternative scenario of Ironton-La Valle and Loganville schools closing, only the second step was utilized.

Under the above assumptions and assuming no other changes like school expansions, for each individual elementary school the consultant projects that:

- Ironton-La Valle School would operate at less than one-half of its capacity through 2035.
- Loganville School would operate at about one-quarter of its capacity through 2035 (or around one-third capacity if 3rd grade was continued there).
- Pineview School would continue to exceed its functional capacity, with a projected enrollment increase of 34 students by 2035.
- Enrollment at Westside School would grow to soon exceed that building's functional capacity, with a projected total enrollment increase of 42 students by 2035.

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Were Ironton-La Valle and Loganville to close, 50 to 60 K-2 students would need to be reassigned, which would increase capacity challenges at Pineview and Westside, assuming no building expansions or other changes.

Currently, enrollment at Prairie Ridge Intermediate School is above that building's functional capacity. The consultant projects that RSD resident grade 3-5 student enrollment will increase by 71 students between 2021 and 2035, suggesting that Prairie Ridge would be about 125 students above capacity by 2035. This assumes no grade group or capacity changes.

The consultant projects that RSD resident enrollment at Webb Middle School will increase by 19 students between 2021 and 2035, with a potential decrease over the next few years as larger classes are replaced by smaller ones. This grade 6-8 projection would enable Webb to continue to operate below its functional capacity with no changes through 2035.

The consultant projects that RSD resident enrollment at Reedsburg Area High School will decrease by 39 students between 2021 and 2035, as larger classes are replaced by smaller ones and most new families bring smaller children. This grade 9-12 projection would enable the High School to continue to operate well below its functional capacity through 2035.

E. STUDENT ENROLLMENT PROJECTIONS BY GEOGRAPHIC AREA

Maps 6 through 8 indicate the consultant's projected resident enrollment increases or decreases for each of the current grade 4K-12, 4K-2, and 9-12 grade groupings. Taken together, the information on these maps generally correlates with projected housing unit growth as represented in Map 5. The maps also show the progression of students through the school system in different neighborhoods.

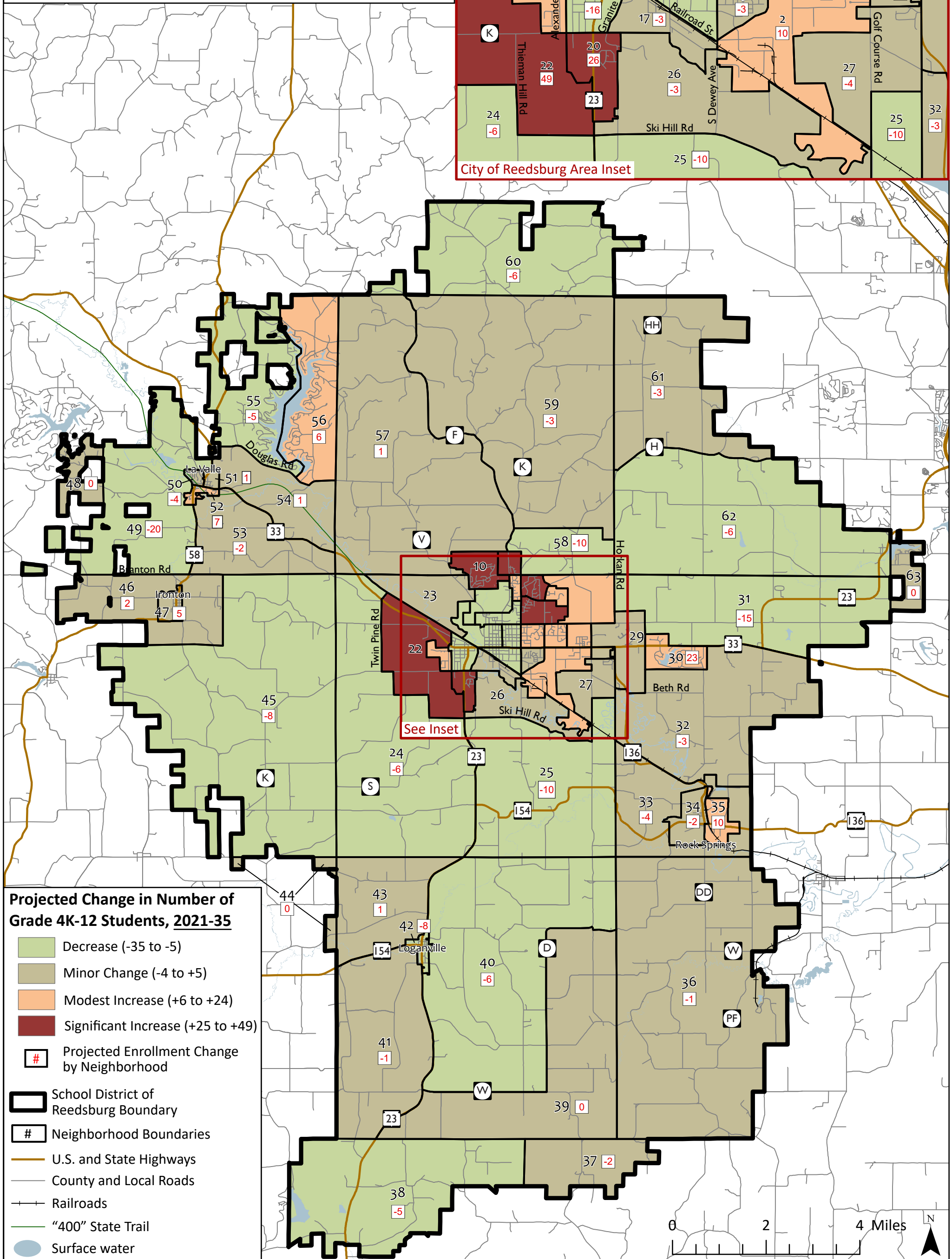
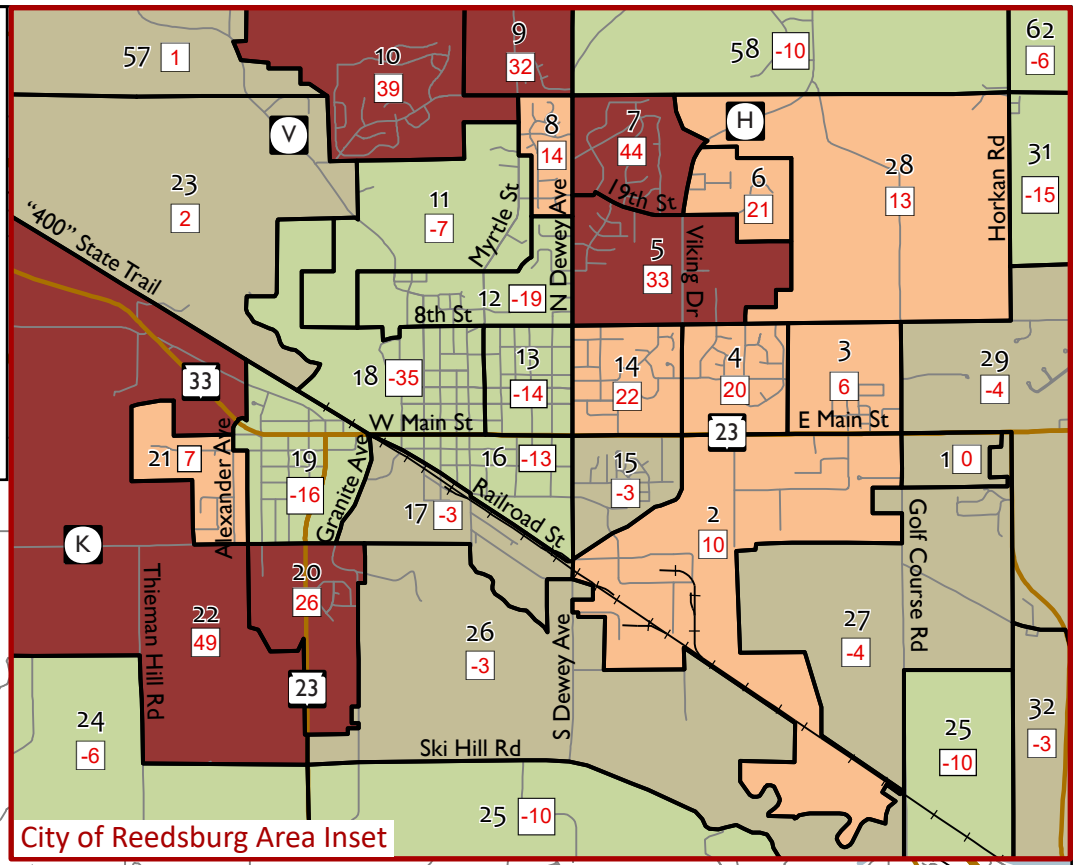
The consultant projects significant enrollment increases in three geographic areas:

- In neighborhoods 20 and 22, driven by projected multiple- and single-family housing near Reedsburg Area High School.
- In neighborhoods 9 and 10, driven by projected single-family housing in Ernstmeyer Acres and Hay Creeks Estates near the north edge of the City of Reedsburg.
- In neighborhoods 5 and 7, driven by some new housing plus neighborhood turnover near Pineview School.

Appendix B provides the entire resident enrollment projection detail for each grade group and neighborhood.

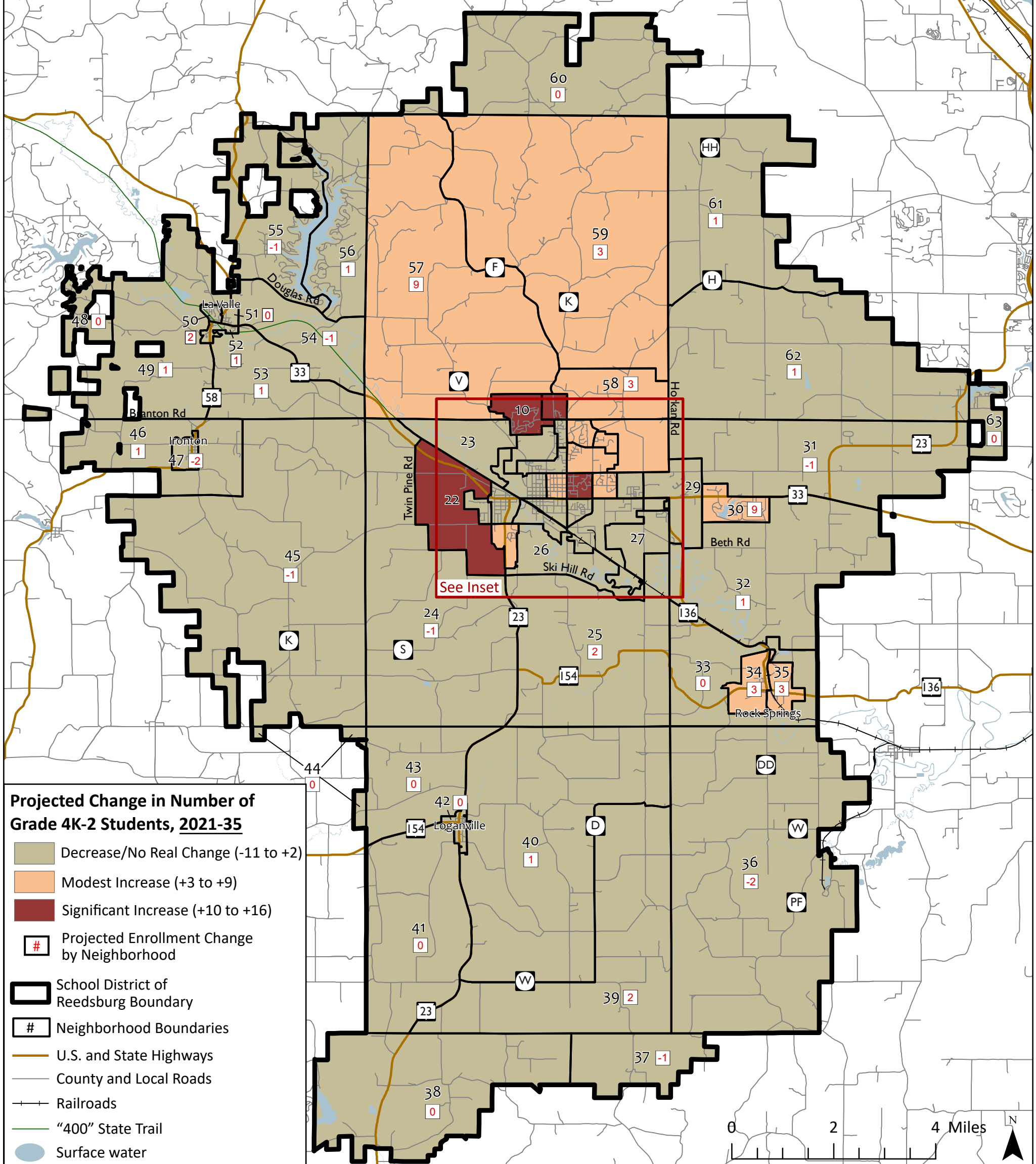
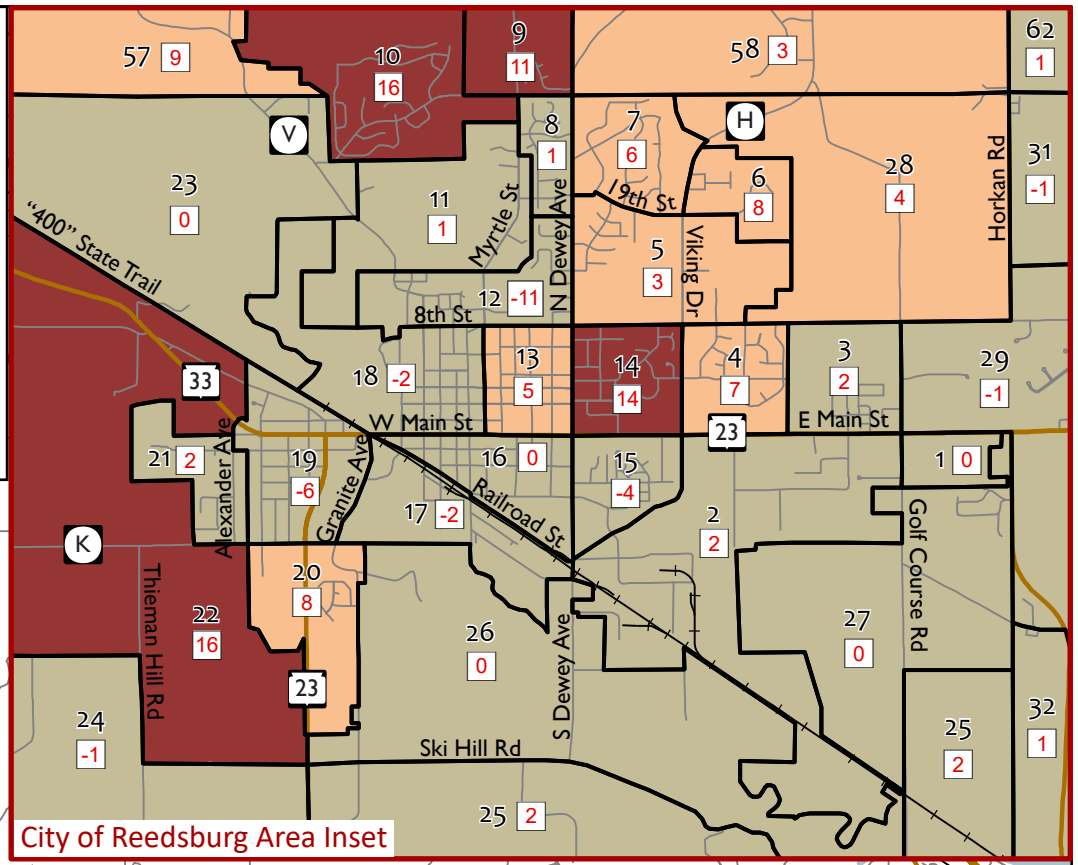
Map 6: Projected Student Enrollment Change by Neighborhood, 2021-2035, Grades 4K-12

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



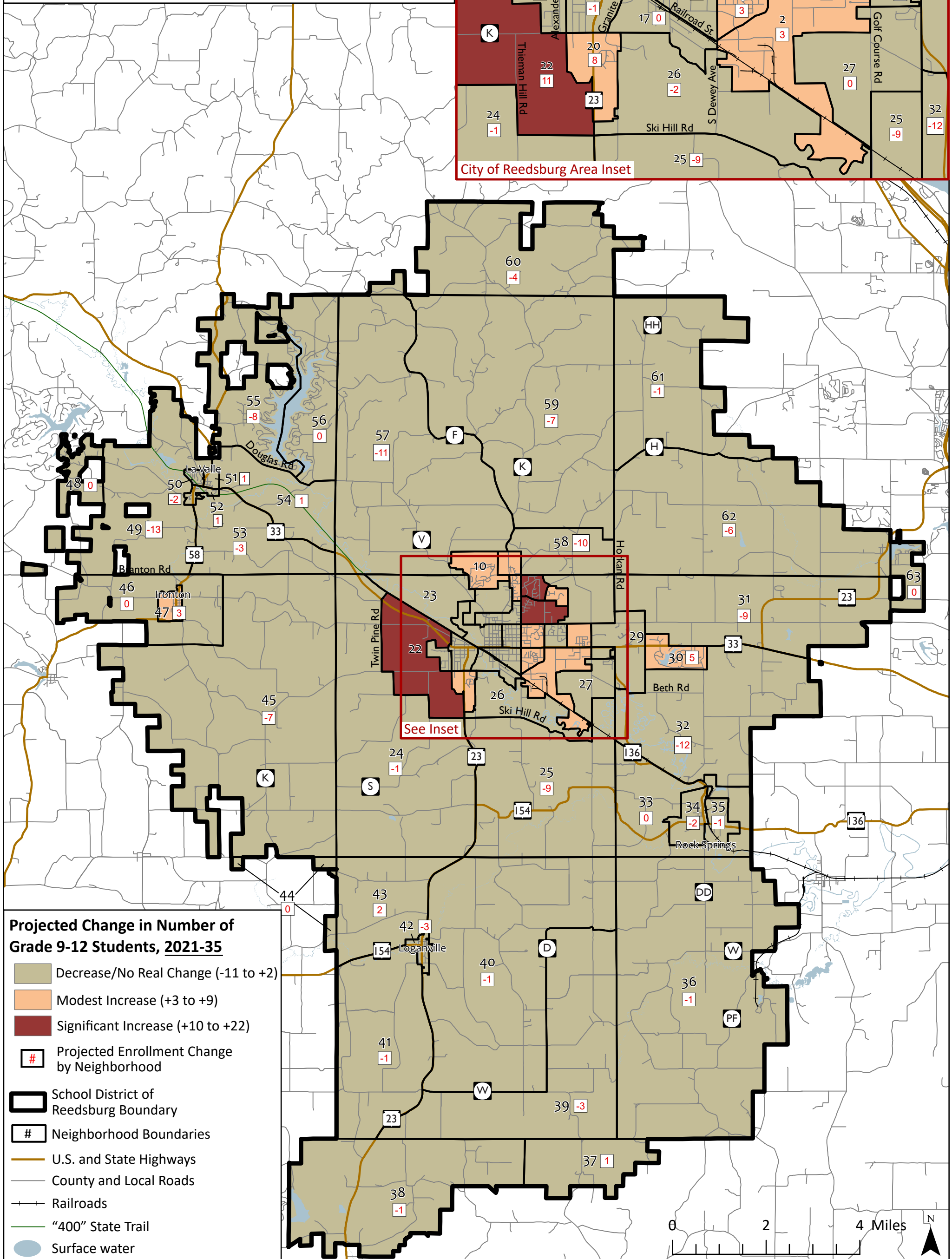
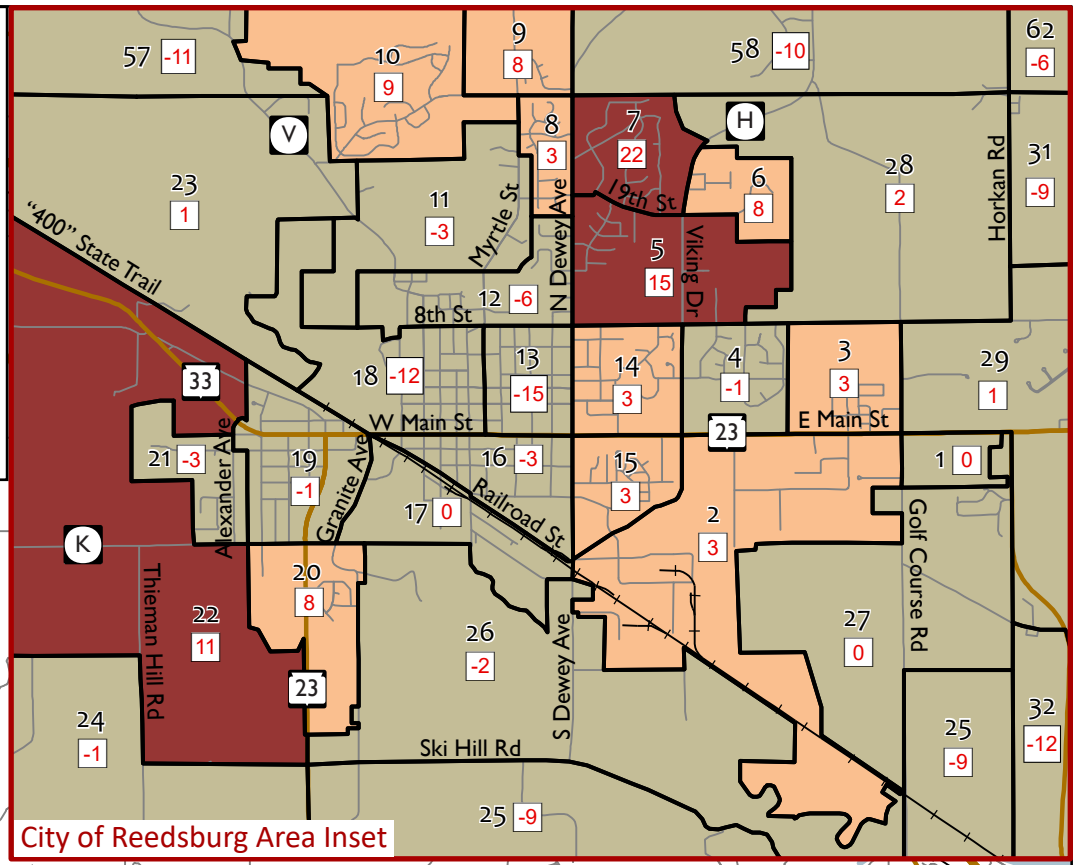
Map 7: Projected Student Enrollment Change by Neighborhood, 2021-2035, Grades 4K-2

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



Map 8: Projected Student Enrollment Change by Neighborhood, 2021-2035, Grades 9-12

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



APPENDIX A: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2022-2035

Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
1	C Reedsburg	Neighborhood 1 is currently agricultural use, but the City of Reedsburg has it planned for business park expansion. No new housing is anticipated.	-	-	-	-	-	-	0%
2	C Reedsburg	Includes the Labansky Subdivision (1920s), scattered other homesites, the Reedsburg Industrial Park, and Reedsburg Municipal Airport. Neighborhood 2 is planned and zoned for industrial and airport uses. No new housing is anticipated.	50	50	50	50	50	-	0%
3	C Reedsburg	Includes Prairie Ridge Intermediate School (grades 3-5). Also includes Williams Estates (1960s), The Courtyards Mobile Home Park, and commercial and older rural development along Highway 33. Approximately 16 vacant acres west of the Mobile Home Park are planned and zoned for housing. The consultant projects either manufactured home expansion or multiple family/townhome development between 2026 and 2035, totaling ~70 housing units and potentially marketed or attractive to families given school proximity. After this development, and presuming the School District retains the 37 vacant acres east of the Intermediate School, neighborhood 3 would be built out. The consultant anticipates student-per-housing unit ratios to remain relatively stable over the projection period.	272	272	273	303	333	61	0%
4	C Reedsburg	Includes East Ridge (1990s), East Ridge 1st Addition (2000s), East Ridge 2nd Addition (2000s), and commercial development along Highways 33 and H. As of November 2021, there were 44 remaining vacant lots among the East Ridge plats. The consultant anticipates that 37 of these lots will be developed with single family residences and 7 lots with duplexes (14 duplex units), at a pace of ~5 single family residences and ~2 duplex units per year until expected buildout by ~2030. Neighborhood 4 will then be built out in terms of housing at least, with commercial infill and redevelopment possible along the highways. The projected new houses, turnover of existing residences, plus school proximity suggests slightly rising student-per-housing unit ratios in neighborhood 4 over the projection period.	125	137	151	176	176	51	73%

**School District of Reedsburg
Community Growth & Projections Report**

Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
5	C Reedsburg	Includes Pineview Elementary School (grades 4K-2). Also includes Lands' End, Carriage Hill (1970s), Gavin Addition (1990s), and Sculte's Addition (1970s). Between Pineview School and Nishan Park are ~33 City-owned acres that are being prepared and marketed for senior citizen housing (Reedsburg Senior Village). The current concept plan includes 64 duplex units, one 4-unit building, and 40 apartment units. While not expected to house RSD students except in rare cases, the development is part of a community strategy to provide attractive housing for Reedsburg empty nesters, thereby potentially freeing existing single-family homes in the community for new families. The consultant anticipates the first occupancy in 2024 and conclusion by 2035. After this development, neighborhood 5 will be effectively built out in terms of housing. The introduction of senior housing will reduce student-per-housing unit ratios in neighborhood 5, though turnover in existing subdivisions and school proximity are expected to increase the overall number of students somewhat over the period.	275	275	303	357	379	104	0%
6	C Reedsburg	Includes Heritage Valley (2000s, 1 home under construction, 4 vacant lots), Sandy Meadows (1980s), Fawn Valley Condos (2010s), Fawn Valley Estates (2020s, 3 homes under construction, 13 vacant lots), and Potter Hill Apartments. The consultant projects build out of Heritage Valley by 2024 and Fawn Valley Estates before 2030. Finally, neighborhood 6 includes 4 vacant acres south of Heritage Valley zoned for single- and two-family housing, which the consultant anticipates will develop with ~10 homes before 2035. Neighborhood 6 will then be built out, except for 6+ additional acres east of Fawn Valley Estates, which the consultant projects for single-family homes after 2035. The consultant expects that the relatively new subdivisions plus new vacant lots and possible Sandy Meadows turnover will result in slightly increasing student-per-housing unit ratios.	107	116	120	128	138	31	87%
7	C Reedsburg	Includes Windfield Place (1990s), Wellington Place (1990s, 3 vacant lots remain), Ridgeview Heights (1990s), and Oakwood Terrace Apartments. Also includes Reedsburg Area Medical Center. The consultant anticipates ~20 acres east of Winfield Place (2175 Viking Drive)--in the City and zoned for housing--to develop with a single-family subdivision of ~50 lots starting around 2030 and continuing beyond 2035. That land had been proposed for a subdivision before the Great Recession of the late 2000s. Alternately, that land could develop with multiple-family residences like Oakwood Terraces to its south. Once this land is developed, neighborhood 7 will be built out. The influx of new housing, expected turnover of 1990s subdivisions, and increasing elementary students over the last decade suggests increasing student-per-housing unit ratios in neighborhood 7 over the projection period.	350	352	353	358	378	28	100%
8	C Reedsburg	Includes Ernstmeyer 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	-	#DIV/0!

**School District of Reedsburg
Community Growth & Projections Report**

Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
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	100%
10	C Reedsburg	Includes Ernstmeyer 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 anticipates a pace of 6 new homes per year to continue through the projection period. This would leave a significant 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	100%
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	100%
12	C Reedsburg	Includes Webb Middle School (grades 6-8). Also includes Pine Grove Estates (1990s), Carriage Hill II (1970s), Sanders Subdivision (1970s), Frede's Addition (1940s), Conlin Heights (1960s), Malouseks Addition (1970s), Riverview subdivision (1940s), and Deer Ridge (2010s-2020s, 5 vacant lots). Neighborhood 12 also includes three additional vacant lots but is otherwise built out. Slight decrease in students projected as birth rates decline slightly and other newer housing for families is built elsewhere in the City.	242	245	247	249	250	8	75%
13	C Reedsburg	Includes Baumgarter's Addition (1950s), Seymour's Addition (1910s), Mott's Addition (1800s), and Dwinnett's Addition (1800s). Two vacant lots at the southwest corner of Dewey and 4 th . Otherwise, neighborhood 13 is built out with residential redevelopment not anticipated. Slight decline in students projected as birth rates decline slightly and other newer housing for families is built elsewhere in the City.	415	415	415	416	417	2	100%

**School District of Reedsburg
Community Growth & Projections Report**

Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
14	C Reedsburg	Includes Assessor's Plat (1940s), Reed's Addition (1920s), Lancer Addition (1920s), Hills Crest (1920s), Logeline's Addition (1920s), and Huntington Park Addition (1970s). 7-8 remaining vacant lots scattered throughout neighborhood 14, most of which the consultant anticipates will be built upon given current lot scarcity. Otherwise, neighborhood is built out with residential redevelopment not anticipated. Slight increase in low numbers of students projected to better reflect mean in older City neighborhoods, particularly given close school proximity.	233	234	235	236	238	5	100%
15	C Reedsburg	Includes Maple Street Addition (1920s), Assessor's Plat (1940s), Maple Aire Mobile Home Park, Macktown Condominiums (2010s, 4 unbuilt condo units), Our House Reedsburg Senior Living. Neighborhood 15 also includes 7 remaining vacant lots along Maple Street. The consultant anticipates buildout of the remainder of these lots in the projection period. Otherwise, neighborhood is built out with residential redevelopment not anticipated. Mobile Home Park has fairly high numbers of students, and student-per-housing unit ratios are projected to remain steady.	228	229	231	237	239	11	45%
16	C Reedsburg	Includes part of the Original Plat, Titus Addition (1800s), Mott's Addition (1800s), and South Park (1910s). The City of Reedsburg has planned for and anticipates residential redevelopment near the west edge of neighborhood 16, along and near Railroad Street. This includes the approved reuse of the former school site at 420 Plum Street--initially for 14 apartment units in the old building anticipated by 2023 and 16 new townhouse units anticipated to be occupied before 2030. The consultant anticipates one similarly-scaled project in each five-year projection period thereafter. Other mixed-use redevelopment along Main Street is also possible, but not projected by 2035. Neighborhood 16 also includes a handful of vacant lots that could infill. New multiple-family housing not expected to generate many students. Slight decrease in students projected as birth rates decline slightly and other newer housing for families is built elsewhere in the City.	398	413	419	430	461	63	5%
17	C Reedsburg	Includes Mackey's 3rd Addition (1800s), Young Addition (1800s), and South Park (1910s). Aside from a few vacant lots, neighborhood 17 is fully developed with residential redevelopment not anticipated before 2035. Slight decrease in students projected.	77	77	78	78	79	2	100%
18	C Reedsburg	Includes part of the Original Plat, Mott's Addition (1800s), and Webb Park. Neighborhood 18 also includes the northwest quadrant of Reedsburg's downtown, but there are no recently approved or pending residential or mixed-use redevelopment projects. The consultant does not anticipate redevelopment before 2035. Slight decrease in students projected as birth rates decline slightly and other newer housing for families is built elsewhere in the City.	455	455	456	456	457	2	100%

**School District of Reedsburg
Community Growth & Projections Report**

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
19	C Reedsburg	Includes Clark's Additions (1920s), plus a handful of vacant buildable lots. Otherwise, neighborhood is built out and residential redevelopment is not anticipated. Higher student-per-housing unit ratios than other older City neighborhoods may be a function of school proximity, though the consultant anticipates some regression to the mean older City neighborhood students-per-housing unit over the projection period.	415	416	417	418	420	5	60%
20	C Reedsburg	Includes Reedsburg Area High School (grades 9-12). Also includes Southridge (1990s, 7 vacant lots) and South Preston Avenue apartments. Southridge also includes vacant lots between Roloff Drive and Highway 23. While most should develop with commercial uses, the consultant anticipates a 4-acre site to be developed with moderate density multiple family housing perhaps attractive to families between 2025 and 2030. Neighborhood 20 also includes ~65 acres in the City that are generally planned for housing but currently zoned for agricultural use. The consultant believes the land is for sale, and the City may be in position to support development through a tax incremental district, but there are utility service issues towards the southern part of this 65 acres. The consultant anticipates commencement of mixed residential development after 2030. New housing plus projected turnover in Southridge are projected to generate more students in neighborhood 20.	164	168	195	195	246	82	27%
21	C Reedsburg	Includes Westside Elementary School (grades 4K-2). Also includes Westerfair Additions (1990s-2000s, 5 vacant single-family lots), Creekview Gardens (2000s, 3 vacant duplex lots), Madison Area Technical College - Reedsburg, and Sauk County Health Care Center. Sauk County owns considerable vacant lands, but consultant does not anticipate these to be used as housing units (possibly senior group living). In addition to vacant lots in Westerfair and Creekview Gardens, neighborhood 21 includes 4 vacant lots that are suitable for duplex or smaller-scale multiple family development. The consultant projects the gradual build-out of these remaining lots over the projection period, plus a slight increase in student enrollment given school proximity, new housing, and turnover of existing subdivisions.	184	190	194	199	207	23	22%

**School District of Reedsburg
Community Growth & Projections Report**

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
22	T Reedsburg C Reedsburg	Neighborhood 22 is located immediately west of the City of Reedsburg, is mostly in agricultural use, but has emerging development activity and interest. High land prices and utility costs may be current and future inhibiting factors. In 2021, the City approved a 72-unit apartment development (all 2-bedroom units) on 13.4 acres at the east edge of neighborhood 22 along Highway K. Given high demand and reported low rental housing vacancies, the consultant anticipates full occupancy by the end of 2023. The owner of the remaining 74 acres, west of the High School, is reportedly interested in selling for additional residential development and the land is readily buildable and serviceable with utilities. The consultant anticipates a second, similarly sized multiple-family development project(s) between 2026 and 2030, and the commencement of a single-family and duplex subdivision by around 2030. There is additional development interest in the Highway 33 corridor, including on ~30 acres northwest of the Main and Alexander intersection. The consultant anticipates multiple-family and/or condominium development starting around 2026 and extending through the early 2030s. Neighborhood 22 has significant residential development potential after 2035 as well. Based on experience with recent developments in the City, the consultant conservatively anticipates a student-per-housing unit ratio of ~0.20 for each apartment unit and ~0.45 for the combination of each single-family and duplex unit, resulting in a significant projected enrollment increase from neighborhood 22.	42	115	116	231	278	236	8%
23	T Reedsburg	Much of neighborhood 23 is located in the floodplain of the Baraboo River and Hay Creek as well as the Lake Redstone Dam Breach Floodway. The Town of Reedsburg plans for more housing along Highway V. Minimal new residential development is anticipated.	27	27	27	29	30	3	133%
24	T Reedsburg	Much of neighborhood 24 is in agricultural uses, with land becoming more forested in the southern part of the neighborhood. The Town of Reedsburg plan and policies would support additional housing close to the City, but no subdivisions are anticipated. Further from the City, Town and County plans support long-term farmland preservation. The consultant projects 2 new homes per each 5-year projection period and a modest decrease in students-per-housing unit.	124	125	126	128	129	5	100%
25	T Reedsburg	Neighborhood 25 is almost entirely in agricultural uses. The Town of Reedsburg plan and policies would support additional housing close to the City, but no subdivisions are anticipated. Further from the City, Town and County plans support long-term farmland preservation. The consultant projects 1-2 new homes per each 5-year projection period and a modest decrease in students-per-housing unit.	83	83	84	85	87	4	100%

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
26	T Reedsburg	Most of neighborhood 26 is in the floodplain of the Baraboo River, including the Lake Redstone Dam Breach Floodway. ~200 acres near the western edge is in agricultural use, could be developable, and the owner east of Old Loganville Road along East Lane Drive is reportedly interested in selling. Minimal new development is anticipated through 2035. Alternately, this land could develop before 2035 perhaps at the expense of projected development south of the Southridge plat in neighborhood 20 to the immediate west. The west edge of neighborhood 26 would be suitable for low density residential development after 2035.	23	23	23	24	25	2	100%
27	T Reedsburg	Includes Oak Crest Park (1960s-1970s). Lands south of Junction Road are undevelopable and located in the floodplain of the Baraboo River. Though close to the City of Reedsburg, there are no pending development proposals or reported interest. The consultant anticipates limited, side-of-the-road housing development through 2035.	37	37	38	38	39	2	100%
28	T Reedsburg	Includes Copper Creek Crossing (2000s, 25 vacant lots remaining). The rest of neighborhood 28 is mostly in agricultural uses. Copper Creek Crossing originally required a shared well and septic system. That, plus the Great Recession of the late 2000s, seriously impaired its marketability. While those issues are past, development activity remains slow and only a handful of lots have been sold. The consultant anticipates development at a pace of 1-2 new homes per year, suggesting buildout in the 2030s. Additionally, lands in the Highway H corridor may be ripe for City-based housing development, but the consultant's projected activity elsewhere in the City plus some topographic challenges suggest that this may be deferred until after 2035. The consultant projects an increase in students-per-housing unit to approach the mean for rural subdivisions in the District.	30	32	35	42	50	20	100%
29	T Excelsior	Includes Reedsburg County Club Plat and Additions (1970s), Eagle Ridge Addition (1970s), Copper Springs Subdivision (1950s), Birdle Addition (1970s). Remaining lands in neighborhood 29 are mostly in agricultural uses. Lands southeast of the Highway 33/136 intersection in neighborhood 29 are largely in the Copper Creek floodplain. Neighborhood 29 is identified in the Town of Excelsior comprehensive plan as a "primary development area", with undeveloped lands primarily zoned for rural housing on 5+ acre lots in the City's extraterritorial zoning ordinance. While these plans and the Town's posture seem to welcome additional residential development, most of neighborhood 29 is either in the Copper Creek floodplain or Reedsburg Country Club. No new subdivisions are anticipated in neighborhood 29 before 2035. The consultant anticipates modestly decreasing student counts.	63	63	64	66	67	4	100%

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
30	T Excelsior	Includes Lake Virginia (1970s) and East Lake Virginia Estates (2000s, with 40 lots remaining). Most of the neighborhood is developed, except for ~60 acres near its west edge in current agricultural use and planned for long-term farmland preservation in County and Town plans. Home building interest in East Lake Virginia Estates appears to be increasing, and the consultant projects its buildout before 2035. No new subdivisions are anticipated over the projection period in neighborhood 30. The consultant anticipates increase to currently low student counts with influx of new housing.	192	198	204	220	235	43	100%
31	T Excelsior	Neighborhood 31 is almost entirely in agricultural use, except some forested uses in the central part of the neighborhood, northwest of the bend in Highway 23. County and Town plans identify neighborhood 31 for long-term farmland preservation. Minimal residential development and some decrease in student counts anticipated, particularly as comparatively large high school cohort graduates.	131	131	132	134	136	5	100%
32	T Excelsior	Northwestern portions of neighborhood 32 are in agricultural use, while southwestern portions are in the Baraboo River floodplain. The eastern half of the neighborhood is extensively forested. County and Town plans identify neighborhood 31 for long-term farmland preservation. Minimal residential development anticipated. Minimal residential development and some decrease in student counts anticipated, particularly as comparatively large high school cohort graduates.	124	125	125	127	128	4	100%
33	T Excelsior	Includes Belterra Heights (2000s). Neighborhood 33 wraps around the Village of Rock Springs and is mostly in agricultural use, except for forested areas in the floodplain along Narrow Creek. Parts of neighborhood 33 within about 1/2 mile from the Villages of Rock Springs and Freedom are identified in the Town of Excelsior comprehensive plan as "primary development areas" and in the County plan as "transition areas", but no new development or annexation is anticipated in either area in the near future. The remainder of neighborhood 33 is planned for farmland preservation. Minimal residential development is anticipated.	41	41	42	45	48	7	100%
34	V Rock Springs	Includes Original Plat of Rock Springs and portions of the Village west of the Baraboo River. Eastern portions of neighborhood have been affected by River flooding. New housing at rate of one new residence per year projected. Low student counts not projected for significant change.	58	59	61	65	69	11	100%

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
35	V Rock Springs	Includes Original Plat of Rock Springs, Mathy Construction Quarry, and portions of the Village east of the Baraboo River. In 2021, the Village approved the Holtz Heritage Subdivision near the Village's eastern developed edge. That subdivision includes 14 lots projected to result in 10 single-family homes and 8 duplex residences. The consultant projects buildout before 2030. The Village has also approved 16 rental apartment units at 249 Railroad Street (8 one-bedroom, 8 two-bedroom), which the consultant projects will be fully occupied by 2023. Another similarly-sized subdivision and/or apartment development is projected around 2030. This consultant anticipates that this influx of new housing will result in a modest student enrollment increase from neighborhood 35 over the period.	93	114	120	128	138	45	33%
36	T Freedom	Neighborhood is in mostly forested use, also with agricultural use. Town of Freedom and County plans identify neighborhood 36 for long-term farmland preservation. Minimal residential development and slightly decreasing student generation are anticipated. Sauk Prairie schools likely prove an attractive draw to families in neighborhoods 36-39 at least.	142	143	144	147	150	8	100%
37	T Honey Creek	Neighborhood is half in agricultural use and half forested. Town of Honey Creek and County plans identify neighborhood 37 for long-term farmland preservation. Minimal residential development is anticipated.	5	5	5	6	6	1	100%
38	T Franklin	Neighborhood is mostly in agricultural use. Southwestern portions of the neighborhood contain Lake White Mound and floodplain for Honey Creek. Town of Franklin and County plans identify neighborhood 38 for long-term farmland preservation. Minimal residential development and little change to low enrollment are anticipated.	45	45	46	48	49	4	100%
39	T Westfield	Eastern portions of neighborhood 39 are almost entirely in agricultural use, while southern portions are heavily forested. Town of Westfield and County plans identify neighborhood 39 for long-term farmland preservation. Minimal residential development is anticipated; ~1 residence every projection period. Low student enrollment anticipated to persist.	59	60	60	61	63	4	100%
40	T Westfield	Neighborhood 40 is mostly in agricultural use, with northwestern portions in the Narrows Creek floodplain. Town of Westfield and County plans identify neighborhood 40 for long-term farmland preservation, with the exception of an area adjacent to and ~1/2 mile east of the Village of Loganville in line with that Village's comprehensive plan. Minimal residential development is anticipated; ~1-2 new residences every projection period. Low student enrollment anticipated to persist.	90	91	92	94	96	6	100%
41	T Westfield	Neighborhood 41 is almost entirely in agricultural use. Town of Westfield and County plans identify neighborhood 41 for long-term farmland preservation. Minimal residential development is anticipated; <1 residence every projection period. Very low student enrollment scheduled to persist.	50	50	50	51	52	2	100%

**School District of Reedsburg
Community Growth & Projections Report**

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
42	V Loganville	Includes Loganville Elementary School (grades K-2/3). Neighborhood 42 covers all of the Village of Loganville, including the Original Plat of Loganville, Logan's Addition, and Roecker's Addition (1 vacant lot remaining). The Village is confronted with unfavorable terrain and no sewage treatment capacity for new residential development. No new housing units were built during the 2010s, and few are anticipated over the projection period. Currently, there are 0.31 RSD students-per-housing unit in Loganville, and the consultant projects this ratio to decline slightly over the projection period given expected lower birth rates.	136	136	137	137	138	2	100%
43	T Westfield	Neighborhood 43 is almost entirely in agricultural use, with southern portions (south of Narrows Creek Road) located in the floodplain of Narrows Creek. Town of Westfield and County plans identify neighborhood 43 for long-term farmland preservation. Minimal residential development is anticipated; <1 residence every projection period.	32	32	33	34	34	2	100%
44	T Washington	Neighborhood 44 includes small island parcels of the Town of Washington in the School District of Reedsburg. Area in this neighborhood is entirely in agricultural use. No new homes projected.	2	2	2	2	2	-	#DIV/0!
45	T Ironton	Most of neighborhood 45 is in agricultural use, with agricultural/forested mix in the northern part of the neighborhood. Town of Ironton and County plans identify neighborhood 45 for long-term farmland preservation. Minimal residential development is anticipated; 2-3 residences every projection period. The consultant anticipates slightly declining RSD enrollment, as slightly larger current high school cohort is not fully replaced.	160	162	164	168	171	11	100%
46	T Ironton	Neighborhood 46 surrounds the Village of Ironton. Southeastern and western portions of the neighborhood are in agricultural uses. The Little Baraboo River bisects the neighborhood, with central portions of the neighborhood located in the River's floodplain. Town of Ironton and County plans generally identify neighborhood 46 for long-term farmland preservation, with the Town plan hinting of some additional development opportunity within ~1/4 mile of the Village of Ironton. Minimal residential development is anticipated; <1 residence every projection period.	23	23	24	25	25	2	100%
47	V Ironton	Includes the entire Village of Ironton, which consists of its Original Plat, a southern Addition to the Town of Ironton, and a small mobile home park. Perhaps 2 new homes built over the past 11 years throughout the Village. The Village provides municipal sanitary sewer and water services, a number of undeveloped lots remain in the southern Addition, and a few are listed for sale. The Village plans about ~68 vacant acres along its west side for future residential development, but there is no known development interest. The consultant anticipates a handful of new single-family homes over the projection period, plus a small senior housing development and/or mobile home park expansion. Currently, there are 0.34 RSD students-per-housing unit in Ironton, and the consultant projects little change in RSD student enrollment over the projection period.	106	107	107	112	117	11	45%

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			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
48	T La Valle	Includes Hidden Spring Addition to Branigar's Dutch Hollow Lake (1970s, with several dozen vacant lots remaining mainly away from the lake). Neighborhood is in mostly forested or residential uses, with many of the homes located on or near Dutch Hollow Lake. Similar to homes on nearby Lake Redstone, homes in the neighborhood are marketed as vacation homes. The Town of La Valle comprehensive plan identifies neighborhood 48 as appropriate for further "Rural Estate Residential" development. The consultant anticipates infill of remaining lots at a rate of 1-2 each projection period, but no new residential plats within the School District of Reedsburg.	4	4	5	7	9	5	100%
49	T La Valle	Contains Hemlock County Park and Hemlock Slough. Neighborhood 49 contains extensive forests and wetlands in the north, with agricultural and forested uses in the south. Dutch Hollow Creek and its floodplain bisect the northern part of this neighborhood. The Town of La Valle comprehensive plan identifies most of neighborhood 49 for "rural agricultural conservation", but plan policies and zoning rules would enable new residential subdivisions if demand warranted. Still, the environmental limitations and in-between-lake position of neighborhood 49 will likely limit neighborhood development there. Enrollment decrease projected as large current high school cohort graduates and is not expected to be replaced with similar numbers of young students from neighborhood.	55	56	57	60	63	8	100%
50	V La Valle	Covers the northwest quadrant of the Village of La Valle. Includes Original Plat of La Valle, Sanford's Addition, and Schaefer's Addition. Potential exists for a handful of new residences near the north edge of this neighborhood, which the Village has planned for single family housing, but the Village's sanitary sewer system reportedly can handle only ~20 new residences without a costly upgrade. Current ratio in the Village is ~0.2 students-per-housing unit. While the Village appears to be undertaking something of an improvement program, the consultant does not anticipate that ratio to change substantially.	67	67	68	69	70	3	100%
51	V La Valle	Covers the northeast quadrant of the Village of La Valle. Includes Apker's Addition. The Village comprehensive plan identified 8 acres along Highway 33/58 for future multiple-family residential use, but that site developed with a commercial land use in the late 2000s instead. The plan also identified a 35-acre parcel east of Highway 33/58, north of Pine Street, for future single-family residential use, but there is no pending or anticipated development and the Village's utility limitations may impede development. Otherwise, the consultant anticipates a handful of new homes on infill lots over the period.	58	59	59	60	62	4	100%

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Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
52	V La Valle	Includes Ironton-La Valle Elementary School (grades K-3). Covers the southern part of the Village of La Valle including its downtown and waterfront area. Following up on business and residential loss associated with flooding, the Village is pursuing a planning and reinvestment effort focused on this neighborhood 52 and including the drilling of a new well. This activity may include additional business/mixed use development downtown, plus the opening of new single- and two-family residential building sites near the south edge of the Village. The consultant anticipates 6 new single-family residences, 6 new duplex units, and 6 new multiple-family units in this neighborhood over the projection period. This may result in very modest increase in students from neighborhood 52.	59	60	62	68	77	18	33%
53	T La Valle	Neighborhood contains agricultural uses but central portion is extensively forested. The Town of La Valle comprehensive plan identifies most of neighborhood 53 for "rural agricultural conservation", with plan policies and zoning rules would enabling new residential subdivisions if demand warranted. Still, the off-lake position of neighborhood 53 will likely limit neighborhood development there. Little change in student generation anticipated.	53	53	54	56	58	5	100%
54	T La Valle	Neighborhood 54 contains agricultural lands along the Highway 33 corridor. Northern and eastern portions of the neighborhood are located in the Baraboo River floodplain. The Town of La Valle comprehensive plan identifies most of neighborhood 54 for "rural agricultural conservation", with plan policies and zoning rules would enabling new residential subdivisions if demand warranted. Still, the off-lake position of neighborhood 53 will likely limit neighborhood development there.	41	42	42	44	46	5	100%
55	T La Valle	Neighborhood includes western half of Lake Redstone. Includes a number of lake-oriented residential subdivisions and additions, most originally developed in the 1960s and 1970s. As of November 2021, about 90 vacant lots remained, nearly all away from the Lake, and between 5 and 10 new homes were under construction. Many of the homes along Lake Redstone are seasonal homes, and those and full-time residences are typically being occupied by empty-nesters. Based on available lots, growing empty-nester population, and increasing opportunities for remote-work, the consultant anticipates 2-3 new homes per year not including tear-downs and rebuilds. The current combined RSD student-per-housing unit ratio for the Lake Redstone area (neighborhoods 55 and 56) is 0.08 students-per-unit, which is the lowest of any neighborhoods in the District with more than a handful of housing units. The consultant does not anticipate this dynamic changing over the projection period. What modest enrollment increase from the Lake Redstone area that may accompany new houses are expected to be counteracted by lower projected birth rates.	624	629	634	646	659	35	100%
56	T La Valle	Neighborhood includes eastern half of Lake Redstone. The profile of and projected future for neighborhood 56 is very similar to that of neighborhood 55, on the west side of Lake Redstone.	181	185	191	205	217	36	100%

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Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
57	T Winfield	Includes Redstone Ranch Estates, (2000s, 1 vacant lot), Lighthouse Rock Estates (2000s, 25 vacant lots). Neighborhood 57 is an expansive neighborhood, consisting of agricultural, forested, and wetlands in the south, agricultural uses in the center, and forested lands in the north. The Town of Winfield plan generally enables residential subdivisions based on demand. The owner/developer of Lighthouse Rock Estates, which was fully improved but is now gated, is reportedly attempting to sell the entire development rather than individual lots. The consultant anticipates movement on Lighthouse Rock Estates by the late 2020s, and in general moderate new housing development in neighborhood 57, which has appealing terrain and good proximity to both Reedsburg and the Lake Redstone area. Given the expected infusion of new housing, the consultant anticipates some additional younger students from neighborhood 57 over the projection period, likely replacing the larger graduating classes than will be graduating.	164	167	170	185	200	36	100%
58	T Winfield	Includes Meister's Subdivision (1970s). Lands east of County Highway H are in agricultural uses. Remaining lands in neighborhood 48 are forested. The Town of Winfield plan generally enables residential subdivisions based on demand. Neighborhood 58 is in the Reedsburg extraterritorial zoning area. The consultant anticipates 1-2 new homes per projection period in neighborhood 58. Relatively high current student-per-housing unit ratio is due to larger numbers of current high school students. The consultant anticipates decreases over the projection period to ratios more typical of rural neighborhoods close to the City.	57	58	59	61	63	6	100%
59	T Winfield	Neighborhood 59 is an expansive neighborhood, consisting mostly of agricultural uses in the southern 2/3rds, with forested land in the northern 1/3. The Town of Winfield plan generally enables residential subdivisions based on demand. The consultant anticipates 2-4 new homes per projection period in neighborhood 59, and slightly declining student per housing unit ratios particularly associated with the anticipated graduation of current large high school classes.	148	150	152	156	159	11	100%
60	T Seven Mile Creek	Neighborhood is mostly forested, with agricultural uses in the valleys and along roads. The consultant anticipates minimal new residential development over the projection period.	30	31	32	34	36	6	100%
61	T Dellona	Neighborhood 61 is almost entirely in agricultural use, except for extreme eastern portions of the neighborhood in the Dell Creek State Wildlife Area. Town of Dellona and County plans identify neighborhood 61 for long-term farmland preservation use. Minimal new housing and student enrollment change anticipated.	63	64	65	68	71	8	100%

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Neighborhood (See Report Maps)	Primary Municipality	Existing Residential Developments, Projected Residential Growth, and Student-per-Housing Unit Ratio Rationale	Total Housing Units Estimates and Projections					Projected Housing Unit Increase, 2022- 2035	Projected % Single-Family Homes
			Nov. 2021	2023- 24	2025- 26	2030- 31	2035- 36		
62	T Dellona	Includes Dell Creek Estates apartments, Dellwood Court mobile homes, and other scattered residential development. Neighborhood 62 is otherwise mostly agricultural, with far eastern portions of the neighborhood forested. Town and County plans identify the eastern portion of neighborhood 62, east of Dell Creek, as a "future growth area". Owing to proximity to the Wisconsin Dells, the consultant anticipates some additional multiple- and single-family residential development over the projection period, at a pace of about 3-4 new housing units per year. The consultant also anticipates steady student counts over the projection period.	242	247	253	269	286	44	32%
63	T Delton	Includes Mirror Lake State Park and the Mirror Lake Boat Launch. Northern parts of the neighborhood are in the floodplain and forested while southern parts are in agricultural use. Very little of the Town of Delton is in the School District of Reedsburg. Minimal new housing projected.	6	6	6	8	9	3	100%
Totals			8,226	8,302	8,522	8,699	9,157	9,592	1,290

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APPENDIX B: RSD 4K-12 RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2021 TO 2035

Neigh.	Grades 4K-12					Grades 4K-2					Grade 3-5					Grades 6-8					Grades 9-12				
	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	4	6	7	12	14	2	3	4	4	4	1	1	2	3	3	0	1	1	3	3	1	1	1	2	4
3	34	35	34	36	40	11	9	9	9	13	4	7	7	7	9	11	6	7	8	8	8	12	11	12	11
4	80	83	89	102	100	20	22	25	28	27	12	15	18	22	21	16	15	17	22	22	32	31	29	31	31
5	61	68	75	90	94	21	24	24	25	24	14	15	17	19	20	12	13	14	20	21	14	16	20	26	29
6	34	39	43	48	55	7	10	12	15	15	11	8	7	11	12	8	11	10	9	12	8	11	14	13	16
7	94	106	126	137	138	33	36	36	35	39	21	25	35	27	27	18	20	27	31	28	22	25	28	44	44
8	75	77	81	85	89	23	23	24	23	24	14	17	18	18	18	15	14	16	20	21	23	23	22	24	26
9	12	21	25	30	44	2	6	9	10	13	2	2	5	7	10	4	5	4	6	10	4	8	8	7	12
10	227	225	235	245	266	50	47	51	60	66	55	47	51	52	58	49	55	51	54	61	73	76	82	79	82
11	11	9	8	5	4	0	0	1	1	1	5	2	1	1	1	1	4	2	1	1	5	3	5	3	2
12	97	97	96	91	78	30	26	22	20	19	18	24	24	18	14	16	18	22	21	17	33	29	28	33	27
13	136	129	126	119	122	34	36	38	40	39	28	22	22	27	27	26	27	24	20	23	48	44	42	32	33
14	51	53	55	61	73	7	13	19	22	21	12	7	7	16	16	15	13	9	12	16	17	20	20	12	19
15	151	162	160	151	148	43	41	40	40	39	20	30	33	30	30	45	35	32	33	33	43	56	55	47	46
16	112	114	111	99	99	26	26	26	26	26	24	22	21	20	21	28	26	24	21	21	34	40	40	33	31
17	29	30	29	27	26	9	9	8	7	7	5	6	7	6	5	7	6	6	6	5	8	9	9	9	8
18	143	137	134	116	108	29	29	29	28	27	30	25	23	22	21	37	32	32	27	26	47	51	50	39	35
19	164	166	164	158	148	47	49	46	43	41	35	33	34	33	29	33	34	34	34	30	49	49	51	48	48
20	37	39	48	49	63	9	12	14	14	17	10	8	10	11	13	7	9	9	10	14	11	11	14	13	19
21	74	73	73	76	81	18	18	20	20	20	11	14	15	18	18	16	13	14	17	17	29	27	24	21	26
22	17	35	33	53	66	4	11	11	17	20	4	9	9	13	16	5	7	6	11	15	4	8	7	12	15
23	2	3	3	4	4	1	1	1	1	1	0	1	1	1	1	1	0	1	1	1	0	1	1	1	1

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Neigh.	Grades 4K-12					Grades 4K-2					Grade 3-5					Grades 6-8					Grades 9-12				
	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035
24	36	37	35	31	30	9	9	8	8	8	5	6	7	6	6	12	7	7	7	6	10	14	13	10	9
25	34	30	28	24	24	5	5	6	7	7	6	5	4	5	5	7	6	6	5	5	16	13	12	7	7
26	6	5	4	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	1	1
27	15	15	14	11	11	3	2	3	3	3	4	3	2	2	2	5	4	4	2	2	3	5	6	4	3
28	4	4	6	11	17	1	2	3	4	5	1	1	1	3	4	0	1	1	2	4	2	1	1	2	4
29	24	25	25	21	20	6	5	5	5	5	6	5	5	4	4	7	6	6	5	5	5	8	9	8	6
30	39	41	44	51	62	7	9	12	16	16	8	7	8	13	14	12	10	8	10	14	12	16	15	13	17
31	38	34	31	25	23	7	6	6	6	6	8	7	5	4	5	7	8	7	6	5	16	13	13	9	7
32	32	26	25	27	29	7	8	8	8	8	3	4	5	6	6	1	2	4	6	6	21	11	7	7	9
33	9	9	8	6	5	1	1	1	1	1	4	2	1	1	1	2	3	3	2	1	2	3	4	3	2
34	11	10	9	7	9	0	1	2	3	3	3	1	0	2	2	4	3	2	1	2	4	5	5	2	2
35	34	39	39	41	44	9	10	11	12	12	4	7	8	9	9	7	6	7	9	10	14	15	13	12	13
36	23	23	24	24	22	8	8	6	6	6	5	6	6	5	4	2	4	5	6	5	8	6	6	8	7
37	4	4	4	4	2	2	1	1	1	1	1	2	1	0	0	1	1	1	1	1	0	1	1	2	1
38	13	12	12	9	8	2	2	2	2	2	3	2	2	2	2	4	3	3	2	2	4	5	5	4	3
39	14	12	12	12	14	2	2	4	4	4	2	2	1	3	3	3	2	2	2	3	7	6	5	2	4
40	18	18	17	13	12	3	2	2	4	4	6	4	3	1	3	5	6	5	3	2	4	6	7	5	3
41	5	5	5	4	4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	1	1
42	42	41	40	35	34	9	10	10	10	9	9	7	7	7	7	11	10	8	7	7	13	15	15	11	10
43	4	5	5	6	5	2	2	2	2	2	0	1	1	1	1	2	1	1	2	1	0	2	1	2	2
44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45	30	26	24	23	22	7	6	6	7	6	4	5	5	5	5	5	4	5	4	4	14	11	9	7	7
46	1	1	1	2	3	0	0	1	1	1	0	0	0	0	1	0	0	0	1	1	1	1	0	0	1
47	37	40	40	42	42	12	12	11	10	10	9	11	10	10	10	5	8	9	9	8	11	9	11	14	14
48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	38	33	29	20	19	4	5	5	5	5	6	5	4	4	4	9	7	6	4	4	19	17	14	7	6

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Neigh.	Grades 4K-12					Grades 4K-2					Grade 3-5					Grades 6-8					Grades 9-12				
	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035
50	15	15	14	11	11	1	3	3	3	3	4	2	2	2	2	4	4	3	3	3	6	6	6	3	4
51	9	10	11	11	10	3	3	3	3	3	1	2	3	2	2	3	2	2	3	2	2	3	3	3	3
52	13	13	14	17	20	4	4	4	5	5	2	3	4	3	4	2	2	3	4	4	5	4	4	5	6
53	13	11	9	9	11	2	2	3	3	3	1	0	1	3	3	4	2	1	2	2	6	6	5	2	3
54	9	10	10	10	10	3	3	3	2	2	2	2	3	2	2	2	2	2	2	2	2	3	3	3	3
55	39	38	38	37	34	8	6	6	6	7	4	8	8	7	7	8	8	8	8	9	19	16	16	16	11
56	21	25	26	27	27	8	9	9	9	9	4	5	5	5	5	2	4	4	5	5	7	8	8	8	7
57	64	56	55	57	65	10	11	15	17	19	12	8	8	13	14	13	13	10	11	14	29	25	22	16	18
58	27	23	20	17	17	2	3	4	5	5	6	3	2	4	4	4	5	4	3	4	15	11	10	6	5
59	33	30	28	30	30	5	7	8	8	8	3	3	5	6	6	9	5	4	6	7	16	15	11	9	9
60	11	9	7	6	5	1	1	1	1	1	1	1	1	1	1	3	2	1	1	1	6	5	4	2	2
61	19	19	18	16	16	3	4	4	4	4	4	3	3	3	3	6	5	3	3	3	6	8	8	6	5
62	59	56	56	57	53	12	12	12	13	13	14	12	11	11	11	10	13	12	11	12	23	19	20	22	17
63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	2,488	2,516	2,540	2,551	2,631	596	627	659	691	707	493	488	507	537	553	553	538	519	541	574	846	864	854	781	797

Note: 2021 totals in this figure are for RSD resident student enrollment only, for all students assigned to one of the 63 neighborhoods, including Early Childhood in this appendix. Because of P.O. boxes, address errors, and other factors, the consultant was unable to assign a small percentage of 2021 RSD resident students to neighborhoods.