



Sun Prairie Area School District Community Growth & Projections Report

September 28, 2020



Acknowledgements

School Board

Dr. Steve Schroeder, President
Tom Weber, Vice President
Caren Diedrich, Treasurer
Bryn Horton, Clerk
Marilyn Ruffin, Deputy Clerk
David Hoekstra, Governance Officer
Carol Sue Albright
Quinn Williams
Sarah Rhoads

Consultants

MDRoffers Consulting
Project Management and Planning
www.mdoffers.com

Applied Population Laboratory
Mapping and Demographic Consultants
www.apl.wisc.edu

SPASD Administrative Support

Janet Rosseter, Assistant Superintendent of
Operations
Phil Frei, Director of Business & Finance
Rhonda Page, Business Services Manager
Lisa Sprindis, Business Services Administrative
Assistant
Brian Dvorsky, Data Manager

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I. INTRODUCTION AND SUMMARY

A. PURPOSE AND HISTORY

This 2020 Community Growth & Projections Report was prepared to assist the Sun Prairie Area School District (referred to as “SPASD” or “the District”) gain an updated understanding of the impact of future residential development and demographic change on future student enrollment.




This Report contains the fourth set of projections that MDROffers Consulting has completed for the SPASD since 2015. Prior sets of projections provided the SPASD with data supporting a successful referendum to construct two new elementary schools, adjustments to elementary and lower middle school attendance area boundaries, and another referendum to open a second high school. This will result in a Sun Prairie East and a Sun Prairie West High School opening in September 2022. At the same time, 9th graders will be shifted back to high school and the current grade 8-9 Cardinal Heights Upper Middle School will become the District’s third grade 6-8 middle school. It will be renamed Central Heights Middle School.

This 2020 Report is a full update to MDROffers Consulting’s prior efforts. A primary use of the projections in this Report will be to support the work of the Secondary Boundary and Bell Time Task Force in recommending, and the School Board in deciding, new high school and middle school attendance area boundaries beginning in September 2022. As such, this 2020 Report anticipates the SPASD shifting to its new K-5 (elementary), 6-8 (middle), 9-12 (high) grade groupings at that time.











This 2020 Report features updated and extended housing unit and SPASD student enrollment projections in three periods: from June 2020 through the end of 2022, 2022 to 2025, 2026 to 2030, and 2031 to 2035. The Report also includes general housing unit growth expectations for the following ten years (2036 to 2045). Housing and enrollment projections are broken down by 73 different small areas or “neighborhoods” and by current elementary school attendance areas. The neighborhoods will become the Task Force’s building blocks to analyze and recommend new middle and high school attendance area boundaries.











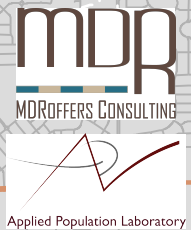
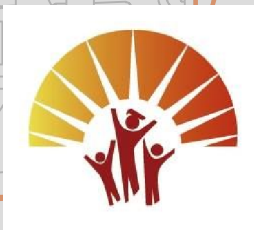
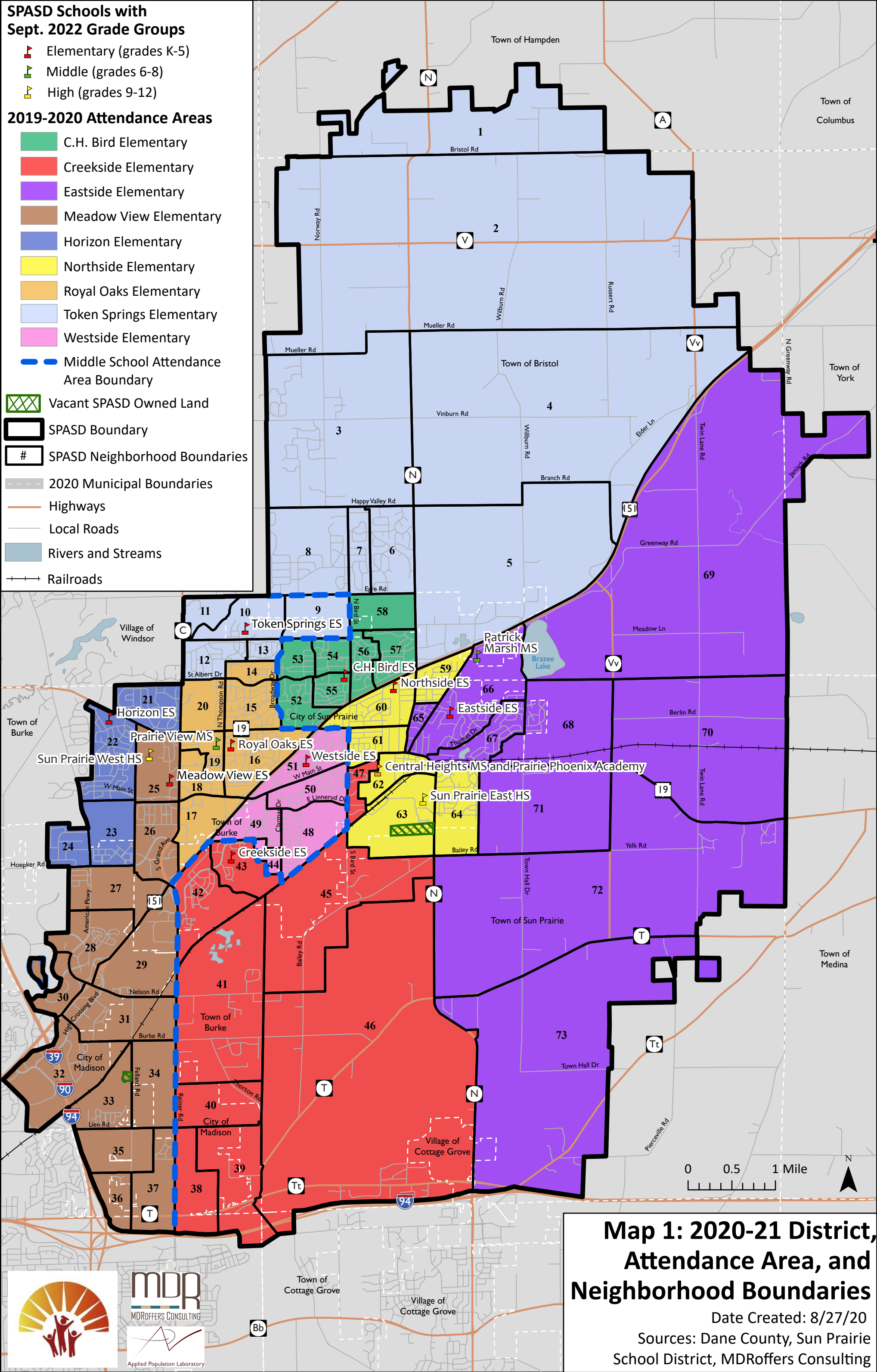
**SPASD Schools with
Sept. 2022 Grade Groups**

-  Elementary (grades K-5)
-  Middle (grades 6-8)
-  High (grades 9-12)

2019-2020 Attendance Areas

-  C.H. Bird Elementary
-  Creekside Elementary
-  Eastside Elementary
-  Meadow View Elementary
-  Horizon Elementary
-  Northside Elementary
-  Royal Oaks Elementary
-  Token Springs Elementary
-  Westside Elementary
-  Middle School Attendance Area Boundary

-  Vacant SPASD Owned Land
-  SPASD Boundary
-  SPASD Neighborhood Boundaries
-  2020 Municipal Boundaries
-  Highways
-  Local Roads
-  Rivers and Streams
-  Railroads



B. ENROLLMENT HISTORY

1. Between September 2010 and 2019, SPASD K-12 enrollment increased by 1,492 students, or 2.3 percent per year. Enrollment increases have been highest in middle and high school levels.
2. Enrollment growth slowed over the past five years. Between September 2015 and 2019, K-12 enrollment increased by about 1 percent per year, with the slowest enrollment growth at the grade K-5 level. (Though larger percentage increases are more difficult to achieve as total enrollment increases.)
3. Since the 2011-2012 school year, the number of non-resident students attending SPASD schools (open-enrollment-in) has increased by 205 K-12 students.
4. The number of resident SPASD students attending schools in other public school districts (open-enrollment-out) has also increased, but only by 88 K-12 students. Open-enrollment-out has been highest for grades 9-12.
5. Over the past five years, there has not been a discernable change in the rate of students living in the SPASD who attend private schools within SPASD boundaries. When considering private schools within a 20 minute drive of SPASD boundaries, there are a handful of private schools that have had significant enrollment increases in recent years. It is possible that this rate may increase over the next few years but the extent of such transitions or any lasting effect is not yet clear.

C. DEMOGRAPHIC AND HOUSING TRENDS

1. The number of births in the District's municipalities reached a high in 2009, but has remained relatively flat over the past decade despite population growth.
2. In the past three years, the SPASD has begun to enroll more children in its 4K and kindergarten classes than the District's newborn population four to five years prior would indicate. This suggests that many young families are moving to the District after their children are born, but before their children begin school.
3. Sales of single family homes have been highest in neighborhoods with a large numbers of homes built in the 1990s and 2000s (often to their second owners) and in the 1970s (often to their third owners). This turnover frequently



corresponds with new students for the SPASD. Home sales in the SPASD do not appear to have been affected by COVID-19; there were more sales from January through July 2020 than there were during the same period in 2019.

4. While the SPASD includes all or parts of ten municipalities, the City of Sun Prairie contains $\frac{3}{4}$ of the SPASD's housing units. This percentage should decrease slightly over the next fifteen years as new housing growth in the City of Madison portion of the SPASD accelerates.
5. Since 2013, residential development has been robust in the SPASD, reaching a high of 865 total housing units permitted in 2018.
6. Over this same period, 70 percent of the permits issued in the City of Sun Prairie and SPASD portions of the City of Madison have been for multiple family housing units, which typically generate a small fraction of the students generated from a single family home.
7. All types of housing are in high demand within the SPASD. A healthy housing market generally has a vacancy rate for all units of around 5 percent. Per Madison Gas and Electric, the multiple family vacancy rate for the second quarter of 2020 in the 53718 ZIP Code (which includes parts of the SPASD) was 1.7 percent. Within the City of Sun Prairie, the 2018 American Community Survey estimated that the homeowner vacancy rate was 0.6 percent and the rental vacancy rate was 4.4 percent. These rates have remained consistent over the past five years, despite the robust levels of new construction for all types of housing units.
8. Per the 2019 Dane County Housing Needs Assessment, from 2010 to 2017 households and population in Dane County grew at an average rate of 1.3 percent per year, jobs grew at 1.7 percent per year, but the number of housing units has only grown 1.1 percent per year. The region is therefore facing a housing shortage.
9. Most demographic trends suggest a continued decrease in household sizes, fewer schoolchildren per new housing unit, and a greater percentage of multiple family housing than in the past. Over the past six years of working with the SPASD, the consultant has increasingly observed this trend locally. Therefore, over the next 15+ years, both existing and new housing units will likely generate fewer SPASD students than they did in the past.
10. Continued high demand for housing and a steady job market (notwithstanding the current pandemic effect) means that the consultant, area planners, and developers continue to be optimistic on future housing unit growth in the SPASD.



11. While local developers, planners, and real estate professionals express caution, the pandemic has not slowed local housing construction in the short term. New subdivisions, new phases of existing subdivisions, and new multiple family building projects are planned throughout the District. The Great Recession of 2007/2008 had its origin in subprime mortgages and other lending practices, while the slower economy in the first half of 2020 was due to restrictions associated with controlling the pandemic. The projections in this Report anticipate a small slowdown of economic activity between now and 2022, but not a major and lasting recession such as what occurred in the late 2000s.
12. The upheaval in the wake of the pandemic and racial justice matters is likely to continue for some time. As a result, SPASD enrollment is likely to fluctuate due to measures beyond the SPASD's control and in a way that is hard to predict. Families may choose to homeschool or seek out alternative educational opportunities as a way to meet their household's short-term needs and preferences. It is the consultant's belief that most such changes will be temporary—if not for certain individuals than for the SPASD as a whole.

D. HOUSING UNIT GROWTH PROJECTIONS SUMMARY

1. The consultant projects construction of 9,131 new housing units in the SPASD between July 2020 and September 2035—or about 600 units per year. This projection generally tracks with recent building permit activity and State projections for overlapping areas and timeframes. District-wide, the consultant projects that about 31 percent of these units will be single family homes, meaning that the majority of projected units will be multiple family units and duplexes.
2. In the City of Sun Prairie, the consultant projects 4,907 new housing units between July 2020 and September 2035, for an average of about 330 housing units per year. The consultant projects that 36 percent of these units will be single family homes. Significant single family growth is projected in the remaining phases of Smith's Crossing, in The Reserve subdivision and adjacent lands, on lands south of Meadow Crossing and Sun Prairie East High School, and near Highway 19 at the southeastern corner of the City. Significant multiple family housing is projected along West Main Street, in West Prairie Village, in Downtown Sun Prairie, and along the North Bird Street corridor to a lesser degree.
3. In the City of Madison portion of the SPASD, the consultant projects 3,795 new housing units between July 2020 and September 2035, for an average of about 250 housing units per year. Many of these will be new multiple family units along the Highway 151 corridor, slated for construction by 2025. Only 18 percent of new units in the City of Madison



portion of the SPASD are projected to be single family homes. Single family homes are projected to be focused in the Village at Autumn Lake and in the City's emerging Northeast Neighborhood near Reiner Road.

4. New housing unit growth over the next fifteen years is projected to be highest in the new Meadow View Elementary School attendance area. Most of the projected housing growth within that attendance area will be multiple family units within the City of Madison. Housing unit growth is projected to be second highest in the Creekside Elementary School attendance area, driven by expansion of Smith's Crossing and new development in Madison's Northeast Neighborhood.
5. Beyond 2035, Madison's Northeast Neighborhood should remain a significant center of SPASD housing growth. City of Sun Prairie neighborhoods generating growth beyond 2035 are likely to be in the existing Creekside, Eastside, Horizon, Northside, and Token Springs Elementary School attendance areas.
6. Despite this significant growth, the existing housing stock is more impactful on future enrollment than is new housing projected to be built through 2035. There were approximately 19,883 housing units in the SPASD boundary in June 2020. This means that about 69 percent of the housing units projected to be on the ground in 2035 already have been built. In many existing neighborhoods, the consultant projects that already-existing housing units will have fewer students-per-unit in the future than they do today. Still, that is not the case for neighborhoods with recent increases in student numbers and/or developed in the 1990s and 2000s, where increased turnover is expected over the next fifteen years.
7. The consultant's 2020 projections suggest a comparable number of projected housing units per year when compared to the consultant's 2018 projections (600 per year now versus 630 per year in 2018). The bigger change in is the projected mix. In 2018, the consultant projected that 44 percent of units through 2030 would be single family homes. In 2020, the consultant now projects that 31 percent of the units through 2035 will be single family homes.

E. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. Between September 2019 and 2035, the consultant projects an increase of 1,803 K-12 resident students in SPASD schools, or about 1.5 percent growth per year. This projection assumes SPASD resident open-enrollment-out of SPASD schools at a similar rate as is now occurring but does not include open enrollment of non-SPASD residents into its schools.
2. Enrollment growth will generally be greatest in the Sun Prairie and Madison neighborhoods with the greatest projected housing unit growth. The SPASD will have increasing enrollment from new families in its City of Madison portion. In June



2020, approximately 309 City of Madison/SPASD resident K-12 students attended SPASD schools. By 2035, the consultant projects that Madison neighborhoods will generate about 950 K-12 SPASD students.

3. Most of the District's elementary schools are projected to be operating under or near their targeted capacities through 2030. By 2035, Westside, Meadow View, and Token Springs Elementary are projected to exceed their maximum capacities, while Creekside, Eastside, and Royal Oaks are projected to operate between their targeted and maximum capacities. This suggests that the need for a tenth elementary school may be more than a decade in the future.
4. About one-third of the projected elementary school enrollment increase between September 2019 and 2035 is projected at Meadow View Elementary School. This will be driven predominately by the projected increase of 3,437 new housing units in the Meadow View attendance area. Significant enrollment increases at Meadow View are anticipated and the building is projected to operate targeted and maximum capacity by 2030, and exceed its maximum capacity by 2035.
5. About one-quarter of the projected student elementary school enrollment increase between September 2019 and 2035 is within the Token Springs Elementary School attendance area. Token Springs is projected to approach its targeted capacity by 2030 and exceed its maximum capacity by 2035.
6. The consultant's 2018 Report anticipated overcrowding within Creekside Elementary School as soon as 2025. The consultant's updated projections now suggest that Creekside will remain under its targeted capacity through 2030 and be between its targeted and maximum capacities by 2035. The main drivers for this adjustment are changes in the projected housing mix within Madison's neighborhoods from single family to multiple family units, plus lower student-per-housing unit ratios for recent homes in Smith's Crossing than the consultant previously anticipated.
7. The consultant's projected enrollment for grades 6-8 is under the combined targeted capacities for Patrick Marsh, Prairie View, and Central Heights Middle Schools by 2030, and between their combined targeted and maximum capacities by 2035. This should provide the Task Force with options to keep each school below its capacity for many years.
8. The consultant's projected enrollment for grades 9-12 is well under the combined targeted capacity of both Sun Prairie East and Sun Prairie West High School buildings through 2035.



9. In its 2018 Report, the consultant projected 10,009 SPASD resident students by 2030. The consultant's updated projections now anticipate 8,822 resident students by 2030 and 9,458 resident students by 2035. This significant change is driven by two factors. The first is the significant projected shift from single family to multiple family housing with its associated decrease in students-per-housing unit. The second factor is projected decreases in student generation from new housing. The consultant's 2020 research suggests that new homes generate about 0.63 students-per-home, with high variation depending on location. Demographic and societal trends suggest further decreases in the years to come.
10. In November 2019, the Applied Population Laboratory (APL) updated its enrollment projections using a different methodology than MDROffers Consulting. The consultants' projections are similar. For 2022, using its Baseline Trend model, APL projects 8,077 total SPASD K-12 students including open-enrollment-in, while MDROffers projects 7,912 resident K-12 students—a 2 percent difference. Balancing for open-enrollment-in, the difference between the two projections is even smaller.



II. ENROLLMENT, DEMOGRAPHIC, AND HOUSING TRENDS

A. SUN PRAIRIE AREA SCHOOL DISTRICT OVERVIEW

The Sun Prairie Area School District (SPASD) is located in south central Wisconsin, with a total grade 4K-12 enrollment of 8,534 students in September 2019.

SPASD's current and future school locations are indicated on Map 1. Beginning in September 2022, SPASD will have two comprehensive high schools (grades 9-12), one alternative school serving mainly high-school aged students, three middle schools (grades 6-8), and nine elementary schools (grades K-5). 4K students are mainly served at private sites in the SPASD. The SPASD also owns two vacant sites with no existing development plans: 38.6 acres directly south of Sun Prairie East High School; and a 6 acre site on the west side of Felland Road in the Village at Autumn Lake subdivision that is adjacent to a 7.5 acre unimproved public park.

As represented on Map 1, the SPASD encompasses 79 square miles in northeastern Dane County and a small section of southern Columbia County. The SPASD includes significant parts of five municipalities, including all of the City of Sun Prairie, most of the Towns of Bristol and Sun Prairie, and parts of the Town of Burke and the City of Madison. The SPASD also includes small areas of the Villages of Windsor and Cottage Grove, and the Towns of York and Hampden.

B. STUDENT ENROLLMENT TREND SUMMARY

The Applied Population Laboratory (APL) published its November 2019 "Planning for the Schools of Tomorrow" report for the SPASD and contains detailed enrollment trend information. In September 2019, K-12 enrollment was 7,928 students, plus 650 pre-K and 4K students. In summary, SPASD enrollment has increased over the past decade, by about 2 percent per year. Enrollment increases have occurred across all grades. Enrollment growth appears to have slowed; over the past five years, K-12 enrollment increased by only 0.9 percent per year. Figure 1 shows the rate of growth by grade group for two time periods: September 2010 to September 2019, and September 2015 to September 2019. Growth over the last five years has been slowest for grades K-5.



FIGURE 1: SPASD ENROLLMENT GROWTH BY GRADE GROUP

Grade Group	September 2010 to September 2019 (10 Years)	September 2015 to September 2019 (5 Years)
K-5	+17%	+1%
6-8	+31%	+12%
9-12	+28%	+5%
K-12	+23%	+5%

Source: SPASD, Applied Population Laboratory

The State allows students, given space availability and district approval, the option of enrolling in a school district other than the one in which they reside. The consultant considered the effect of open-enrollment-in (students gained) to assess whether or not resident enrollment had grown over the decade. Resident student enrollment is total enrollment less students enrolled in SPASD schools who reside in other public school districts.

Figure 2 shows the balance of students gained versus students lost through open enrollment over the past 9 years throughout the SPASD for grades 4K-12. Until the 2015-2016 school year, the SPASD lost more students than it gained through open enrollment. Both open enrollment gains and losses have risen in proportion to SPASD resident enrollment. Figure 3 shows the breakdown of open-enrollment-in by grade group for grades 4K-12. Open-enrollees by grade are greatest in grades 9-12.



FIGURE 2: OPEN ENROLLMENT TRENDS, 2011-2012 TO 2019-2020 (ALL GRADES)

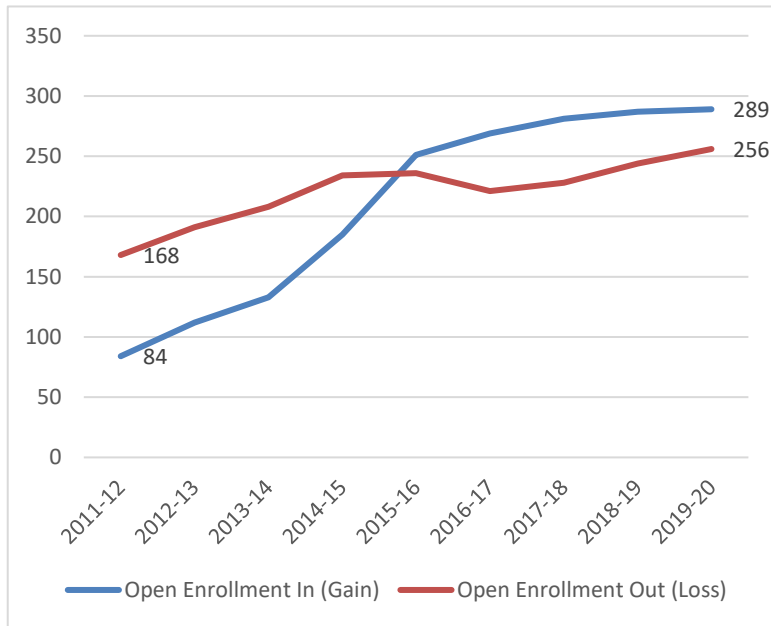
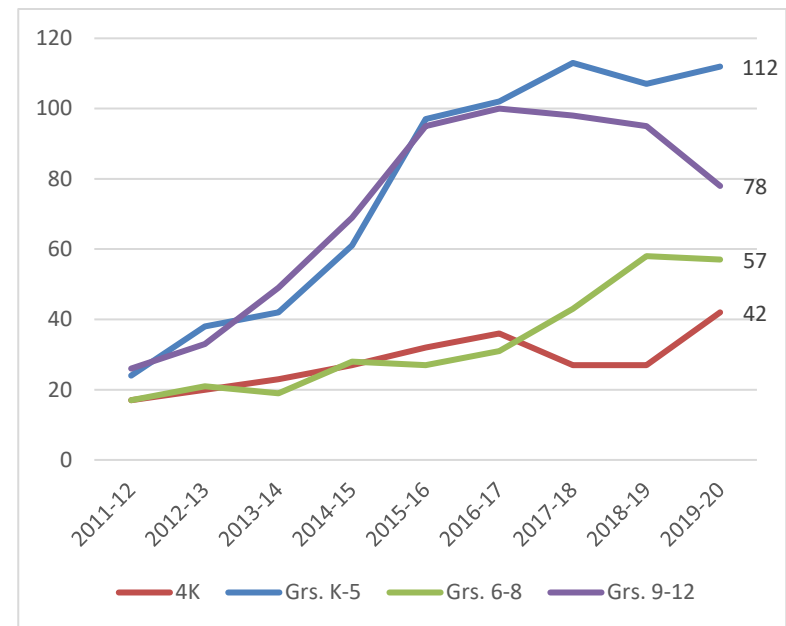


FIGURE 3: OPEN-ENROLLMENT-IN BY GRADE GROUP, 2011-2012 TO 2019-2020



C. PRIVATE SCHOOL OPTIONS IN THE SPASD

There are several options for private education within and near the SPASD.

Peace Lutheran School and Sacred Hearts Catholic School are two private schools providing PreK-8 instruction within the boundary of the SPASD. Both are located in the City of Sun Prairie. Neither school participates in the Wisconsin Parental Choice Program, where income-eligible families can receive state funding to pay for private school tuition. Sacred Hearts is also one of the designated community sites providing 4K through the SPASD.

Over the past decade, K-8 enrollment at Peace Lutheran has increased 37 percent. Average enrollment per grade was 13 students in the 2019-2020 school year. K-8 enrollment at Sacred Hearts has declined 21 percent over the past decade; average enrollment per grade was 37 students in 2019-2020. While Sacred Hearts recently completed facility improvements, enrollment per grade is capped at 50 students and admission preference is provided to church members. Over the past five years, enrollment at both schools has remained largely unchanged.

Most recently, Sankofa Talented and Gifted North School opened within the boundaries of the SPASD in the 2019-2020 school year and educated 14 students in grades 3 through 12.

In addition to these private schools in Sun Prairie, there are a handful of private schools nearby that likely attract some families living in the SPASD. Figure 4 shows enrollment for private schools within a 20 minute drive of the SPASD. This figure does reflect significant private school enrollment growth—29 percent or 372 students over the past decade. This has, however, occurred during a period when public schools in the area, including the SPASD, have also experienced significant enrollment growth.

Related to the information in Figure 4:

- Enrollment increases were highest at Madison Country Day (+207 K-12 students) and Charis Classical Academy (+155 K-12 students).
- Only Abundant Life Christian School participates in the Wisconsin Parental Choice Program.



- Charis Classical Academy opened in 2011 offering grades K-4, with the intention of adding a new grade each year until it offers grades K-12. Charis Classical Academy relocated to a new location closer to SPASD boundaries in the 2017-2018 school year.
- Madison Country Day School reports that 13 percent of its families have a Sun Prairie ZIP code. Therefore, in the 2018-2019 school year, approximately 40 SPASD households may have attended that school.
- Madison Country Day and Sankofa Talented and Gifted are the only schools in Figure 4 not affiliated with a religious organization, suggesting the limited array of current private school options in and near the SPASD for those who do not wish to have a religious-based education.

FIGURE 4: PRIVATE SCHOOL ENROLLMENT TRENDS, 2010-2011 TO 2019-2020

School	School District Location	2010-2011	2015-2016	2019-2020
Sankofa Talented and Gifted North (K-12)	Sun Prairie Area	-	-	14
Peace Lutheran (K-8)	Sun Prairie Area	89	112	115
Sacred Hearts Catholic (K-8)	Sun Prairie Area	526	438	444
Madison Country Day (K-8)	Waunakee Community	198	318	302
Eastside Evangelical Lutheran (K-8)	Madison Metropolitan	98	108	99
Holy Cross Lutheran (K-8)	Madison Metropolitan	96	103	114
Charis Classical Academy (K-8)	Madison Metropolitan	-	41	130
Abundant Life Christian (K-8)	Madison Metropolitan	151	158	175
Madison Country Day (9-12)	Waunakee Community	31	99	134
Charis Classical Academy (9-12)	Madison Metropolitan	-	2	25
Abundant Life Christian (9-12)	Madison Metropolitan	65	66	74
TOTALS		1,254	1,445	1,626

Source: Wisconsin Department of Public Instruction



There has been increased interest in private school options in the wake of COVID-19. Private schools typically offer smaller total enrollment, frequent ability to offer smaller class sizes, and ability to sometimes expand into adjacent space (e.g., church meeting rooms). Many private schools also have continued to operate, or hope to soon operate, in-person rather than virtual classes. Whether this increased recent interest will be sustained is yet-to-be seen.

In total, the consultant does not anticipate a significant change in the percentage of SPASD residents who enroll in private schools over the 15 year projection period. Private school capacity constraints and the high cost of school expansion, both for infrastructure and personnel, will be limiting factors. The SPASD should enjoy uncrowded schools for many years, addressing that apparent current advantage of some private schools. Other factors, such as private school tuition and transportation costs, are likely to be a deterrent to many SPASD families to pursue private education for their children. Still, as the population in and around Dane County continues to increase, there will continue to be private school choices for families in and around the SPASD.

D. RECENT AND PENDING HOUSING MARKET TRENDS

While the SPASD includes all or parts of ten municipalities, the City of Sun Prairie contains about $\frac{3}{4}$ of the SPASD's housing units. This percentage will likely decrease slightly in the next decade or so, because new housing growth in the City of Madison portion of the SPASD is expected to accelerate.

Housing construction in the SPASD began to rebound from the recession in 2011, and has been robust ever since. The current pandemic has also done little to nothing to slow housing construction. Figure 5 lists new housing units built by the major SPASD municipalities from 2007 to June 2020.



FIGURE 5: NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, 2007 - JUNE 2020

SPASD Municipality	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 thru June
City of Sun Prairie	188	235	96	97	105	227	306	214	285	191	636	562	231	88
Town of Bristol	15	12	11	13	19	30	35	28	31	18	23	25	30	3
Town of Sun Prairie	4	3	4	4	2	6	9	4	4	6	7	8	3	0
Town of Burke	10	5	4	7	6	3	6	5	9	5	2	6	2	1
City of Madison (portion in SPASD)	6	6	0	0	0	0	117	216	0	231	79	264	67	297
Total	223	261	115	121	132	266	473	467	329	451	747	865	333	389

Sources: City of Sun Prairie, City of Madison, Town of Bristol, Town of Burke, Town of Sun Prairie, CARPC, APL/WI DOA

Area planners and developers remain optimistic on future housing unit growth in the SPASD, suggesting new subdivisions, new phases of existing subdivisions, and new multiple family building projects throughout the district. The single family housing market remains strong. In particular, single family subdivisions available in the City of Sun Prairie continue to fill out and expand, and developers report continued demand. Increased multiple family housing construction continues to accelerate in both the City of Madison and the City of Sun Prairie, often in 200+ unit projects and sometimes as a result of redevelopment projects.

Figure 6 breaks down new housing units by type in the City of Sun Prairie between 2007 and 2020. While single family unit construction has been relatively steady, the number of multiple family units built has varied significantly on an annual basis.



FIGURE 6: CITY OF SUN PRAIRIE HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, 2007 – JUNE 2020

City of Sun Prairie	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 thru June
Single Family Homes	71	63	44	43	35	50	119	134	161	156	133	164	106	66
Duplex Units	20	6	0	2	2	2	8	4	6	14	16	12	20	8
Multiple Family Units	97	166	52	52	68	175	179	76	118	21	487	386	105	14
Total	223	261	115	121	132	266	473	467	329	451	747	562	231	88

Source: City of Sun Prairie Building Inspection Construction Reports

Since 2013, there has been significant residential development within the City of Madison portion of the SPASD—mainly in the form of multiple family units so far. The Village of Autumn Lake in Madison received its first single family housing permits in 2017; Woods Farm in 2018. See Figure 7.

FIGURE 7: CITY OF MADISON HOUSING UNITS AUTHORIZED BY BUILDING PERMITS IN THE SPASD, 2013-JUNE 2020

City of Madison	2013	2014	2015	2016	2017	2018	2019	2020 thru June
Single Family	0	0	0	0	23	42	47	19
Duplex/Townhouse	0	0	0	0	9	4	20	8
Multiple Family	117	216	0	231	47	218	0	270
Total	117	216	0	231	79	264	67	297

Source: City of Madison Building Inspection Reports



Per Madison Gas and Electric, the multiple family vacancy rate for the second quarter of 2020 in the 53718 ZIP Code (which includes parts of the SPASD) was 1.7 percent. Within the City of Sun Prairie, the 2018 American Community Survey estimated that the homeowner vacancy rate was 0.6 percent and the rental vacancy rate was 4.4 percent. A healthy housing market generally has a vacancy rate around 5 percent.

Research by others indicates that housing growth has not met the demand made by job and population growth, and as a result the region faces an ongoing housing shortage. Per the 2019 update to the Dane County Housing Needs Assessment, the number of households and population in Dane County grew at an average rate of 1.3 percent per year from 2010-2017, and jobs in Dane County grew 1.7 percent per year. During the same timeframe, the number of housing units has only grown 1.1 percent per year. The Housing Needs Assessment also cited demand for affordable housing options. In the City of Sun Prairie between 2010 and 2015, the number of cost-burdened renter households grew 65 percent. The Needs Assessment estimated that Sun Prairie would need ~750 new affordable rental units to make up the gap in affordable housing.

There is ample evidence that high housing demand will continue throughout the SPASD throughout the coming decade.

E. EXISTING HOME SALE TRENDS

Per the South Central Wisconsin Multiple Listing Service, the median home sale price for City of Sun Prairie in 2019 was \$279,450. The median sale price for all of Dane County during the same time period was \$295,950. Comparatively, the median home sale price in nearby DeForest/Windsor was \$318,450 and Cottage Grove was \$322,900. The Sun Prairie housing market may therefore be more affordable than that of its neighbors.

Understanding where sales of existing homes is occurring can also help a school district understand where future student growth may be occurring—even if no new housing units are being built. Part of the consultant’s methodology for projecting future enrollment in the SPASD includes assessing the likelihood, timing, and extent of turnover in existing neighborhoods. This assessment is based on a variety of factors, including an analysis of neighborhood age (30± years old is when major turnover usually begins), recent trends in student generation by neighborhood, and analysis of sales of existing homes.



Map 2 aggregates existing single family homes sales from January 2015 to July 2020 for each of the neighborhoods in the SPASD. The data was collected from the State Department of Revenue. Neighborhoods with significant sales, compared to the number of existing homes, includes those near the northwest corner of the City of Sun Prairie, where homes were generally built in the 1990s and 2000s. Other neighborhoods with significant numbers of sales were in the eastern part of the City of Sun Prairie. These established neighborhoods (66 through 68 on Map 2) contain a housing stock built across several decades, spanning from the 1960s to 1990s. Other neighborhoods with significant numbers of sales include the Wyndham Hills/Weybridge subdivision (neighborhood 22, around Horizon Elementary School), the Uplands/Glacier Crossing/Meadow Crossing subdivisions (neighborhood 64), and Savannah Valley (neighborhood 72).

Per the home sales data used to create Map 2, there were 303 single family home sales between January and July 2020, compared to 268 sales made between January and July 2019. This suggests little to no effect of the ongoing pandemic on home sales over this period, acknowledging wide month-to-month fluctuations.



Single Family Home Sales,
January 2015 to July 2020

No Data Collected

0 - 9

10 - 29

30 - 69

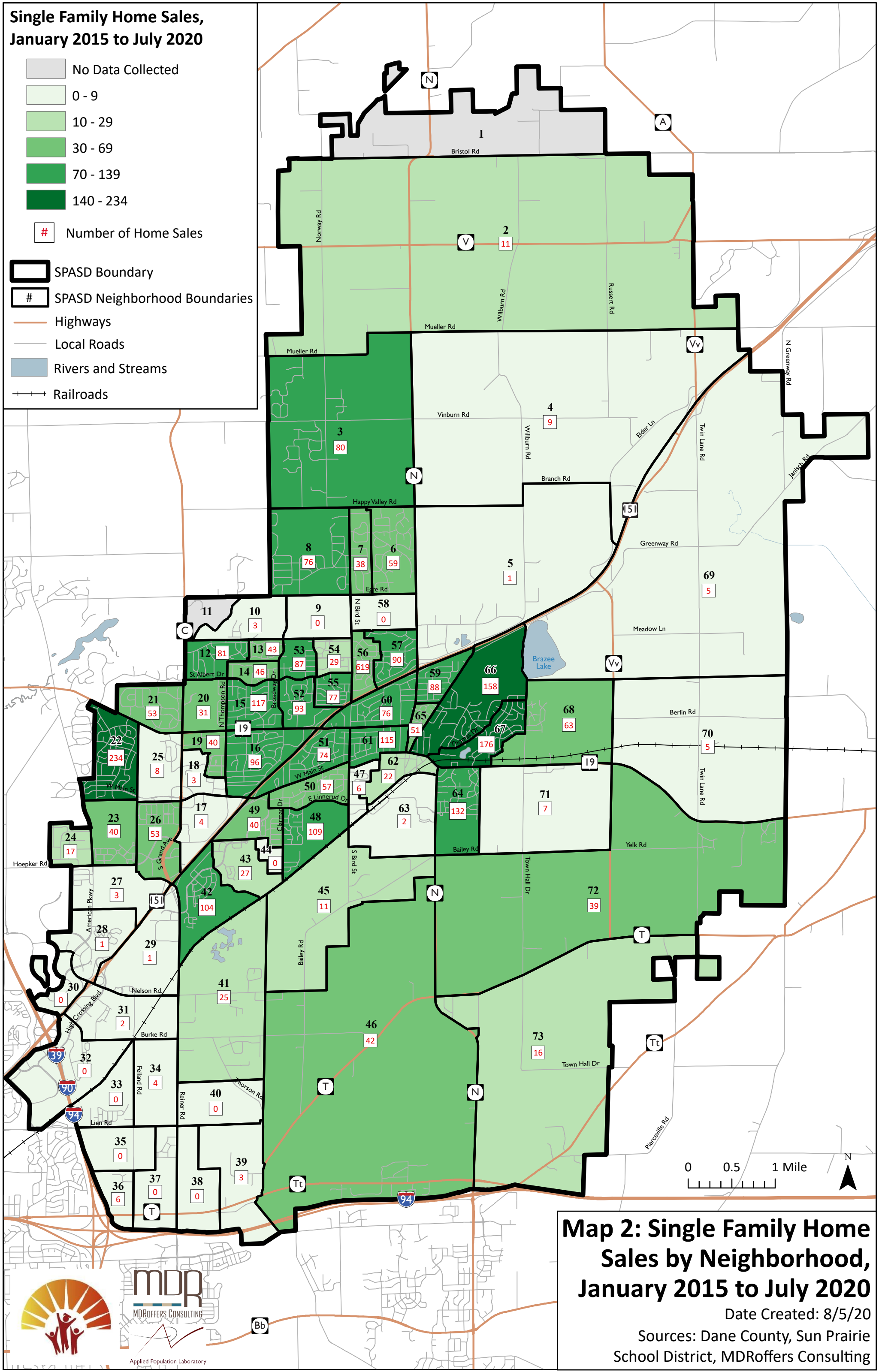
70 - 139

140 - 234

#

Number of Home SalesSPASD Boundary

#

SPASD Neighborhood BoundariesHighwaysLocal RoadsRivers and StreamsRailroads

Map 2: Single Family Home
Sales by Neighborhood,
January 2015 to July 2020

Date Created: 8/5/20

Sources: Dane County, Sun Prairie
School District, MDROffers Consulting



F. DEMOGRAPHIC AND HOUSING SHIFTS

The total population continues to increase throughout the SPASD and Dane County. Beyond these raw numbers, ongoing demographic shifts are critical to understanding household changes in existing housing units, housing development expectations, and who will be living in this new housing.

Generational shifts will tend to decrease the number of students from each new housing unit, compared to current and past ratios. The Millennial generation, born from around 1985 to 2004, will be at prime child-bearing ages during the projection period. While a larger population than Generation X, Millennials tend to get married at lower rates, have fewer children, and have children later in child-bearing years than previous generations.

Per data from the Wisconsin Department of Health Services, the number of births throughout the District reached a high in 2009, with 581 total births. There has been an average of 535 births per year over the past five years, a decrease from the ten year average of 547 births per year. This, combined with a growing population, suggests a decline in the birth rate within the District.

The effect of the pandemic on the number of births in upcoming years is yet to be determined, but is certainly not positive, especially when combined with the effect of other ongoing societal unrest. If reactions are similar to that of the economic recession of the late 2000s, many of today's adults of child-bearing age may put off or refrain from starting families. Per research from the University of Wisconsin-Madison Applied Population Laboratory (APL), Wisconsin experienced a steady decline in its natural increase (when births outnumber deaths) since 2007, the first year of the prior recession. While the number of births still outnumber deaths, Wisconsin's natural increase fell 44 percent between 2007 and 2016.

Still, Census data combined with observations of the progression from births to 4K enrollment suggest that the SPASD is a destination for those in their child-bearing years and families with pre-school children. The 2014-2018 American Community Survey (ACS) estimates that the median age of those who move into the SPASD from within Dane County or elsewhere in Wisconsin is around 28 years old. While the number of births has remained flat over the past ten years, over the past three years the District has consistently enrolled more children in its 4K and kindergarten classes than the newborn population four



to five years prior would indicate. This means that many families are moving into the SPASD after their children are born, but before they are of school age.

Most demographic trends—including in the SPASD—suggest a continued decrease in household sizes fueled by lower birth rates, a greater percentage of multiple family housing than in the past, and therefore fewer school children per new housing unit. The consultant now believes there will be even more multiple family units relative to single family homes in the SPASD over the next decade or so, compared to our opinion a few years ago. As a result of all of these factors, looking forward, both existing and new housing units will likely generate fewer SPASD students than they did in the past.

G. EFFECTS OF PANDEMIC AND ASSOCIATED ECONOMIC CRISIS

By March 2020, COVID-19 became a global pandemic. The response in the United States and Wisconsin had been “stay at home” orders and a shutdown of much of the economy in an attempt to slow the disease’s spread. True reopening has been slower than anticipated and economic recovery from the shutdown has been mixed. Still, the Wisconsin Realtors Association reported a record number of home sales in July 2020, breaking the previous record high set in July 2019. This came following months of record declines and seller hesitation. In Sun Prairie and throughout Dane County and Wisconsin, real estate and developer professionals interviewed by the consultant are cautious of the future, but generally report that recently approved and pending projects remain underway. Pandemic or not, Dane County still faces a housing shortage.



III. LOCAL COMMUNITY AND DEVELOPER PLAN ANALYSIS

Local land use planning, growth management, and economic development efforts are central to projecting future residential and enrollment growth, and in planning for future school facilities and attendance areas. City, village, and town comprehensive plans—plus developer plans—assisted the consultant in projecting the timing, location, and mix of future housing development.

As part of the projection process, the consultant analyzed local community and residential developer plans within the SPASD. These plans provide insight to the growth and development goals and expectations of the municipalities, land owners, and residential developers. To best understand how the plans were being executed, particularly in places with significant residential growth, the consultant also interviewed and obtained follow-up data from a number of local officials, planning professionals, and residential developers and builders.

A. CITY OF SUN PRAIRIE PLANS AND EXPECTATIONS

The City of Sun Prairie has comprehensive, neighborhood development, downtown, redevelopment, and tax incremental district (TID) plans that guide the City's future residential development.

The Comprehensive Plan provides general direction for future land use and development throughout the City. The City's Comprehensive Plan was updated in 2019. Within the new Comprehensive Plan, the City's Future Land Use map (Figure 8) is divided further into nine maps that provide details regarding future development patterns, suggested concepts and housing densities for redevelopment, and future transportation patterns. These maps and associated Plan policies guide the general location, type, and density of future development. A New Neighborhood Staging Plan map (Figure 9) further guides growth on the City's periphery.

The Future Land Use map included as Figure 8 outlines future residential development areas—the yellow and orange areas located on the City's east, southeast, and north sides. The outer boundary for City-based residential development continues to be based, in part, on agreements the City has with neighboring communities, including the City of Madison. These



agreements do not cover anything currently in the Town of Sun Prairie or designated as “Urban Reserve” on this map. Urban Reserve areas are designated for potential growth beyond 2040.

The City has been responsive and proactive in addressing the housing shortage, encouraging a wide range of housing types. The primary residential land use category mapped in Figure 8 is called “Neighborhood Residential”, which contemplates single family homes, duplexes, townhouses, and smaller multiple family structures for owners and renters. Other land use categories shown on Figure 8 allow for higher housing densities where designated.

The New Neighborhood Staging Plan map, reproduced here as Figure 9, identifies the intended sequence of lands planned for housing on the City’s periphery. The areas in red on Figure 9 are identified as “Stage 1” and are ready for development when the property owners are ready. These areas are in the City and Urban Service Area where sanitary sewer can legally be extended, are served by utilities and roads, or are vacant lots in an existing development. The consultant’s housing unit projections later in this Report suggest development of most Stage 1 areas by 2030.

“Stage 2” lands (orange areas in Figure 9) are areas not currently served by utilities or are not contiguous to existing City development. Stage 2 lands should generally not occur until after substantial portions (50-70 percent of planned residential units) of Stage 1 lands are platted and at least 50 percent improved. The consultant’s housing unit projections later in this Report suggest some Stage 2 lands commencing development between 2030 and 2035.

The City also prepares neighborhood development, downtown, redevelopment, and tax incremental district (TID) plans for smaller geographic areas where new development or redevelopment is anticipated or desired in the near-term. The Central Main Street Corridor Redevelopment Plan, adopted in 2018, provides site-specific future land use direction for lands along Main Street east of Highway 151, centered around the intersection of Main and Bird Streets. As of 2020, three properties had been redeveloped and at least two more properties had conceptual plans being reviewed by the City. The City’s newest redevelopment plan was created following the 2018 gas leak and explosion in Sun Prairie’s historic downtown. The Sun Prairie Stronger Master Plan focuses on redevelopment around the intersection of Main Street and Bristol Street, and provides three concepts providing commercial and residential opportunities. The concepts anticipate the possibility of nearly 300 new multiple family units throughout downtown Sun Prairie.



FIGURE 8: CITY OF SUN PRAIRIE COMPREHENSIVE PLAN, FUTURE LAND USE MAP

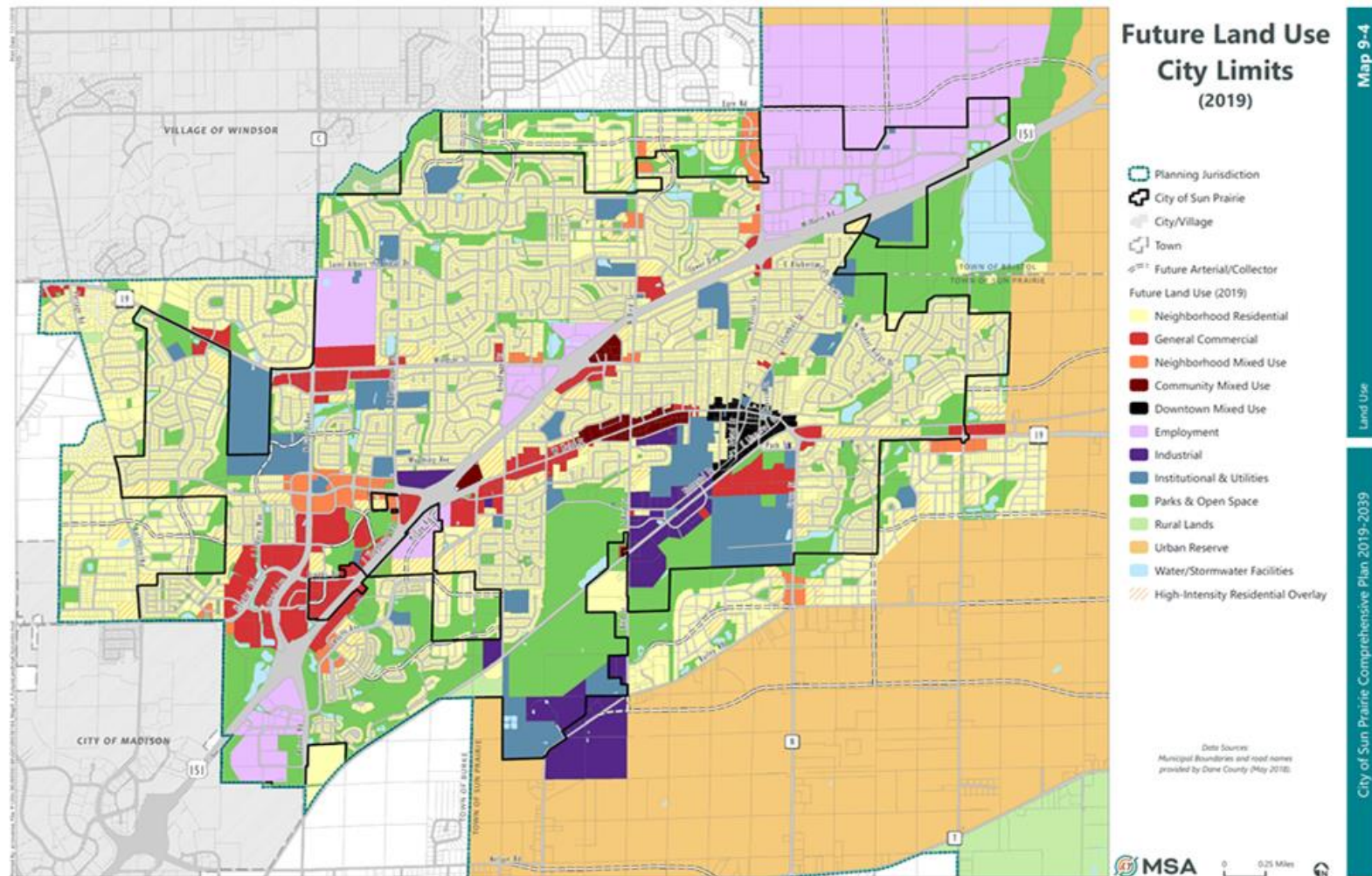
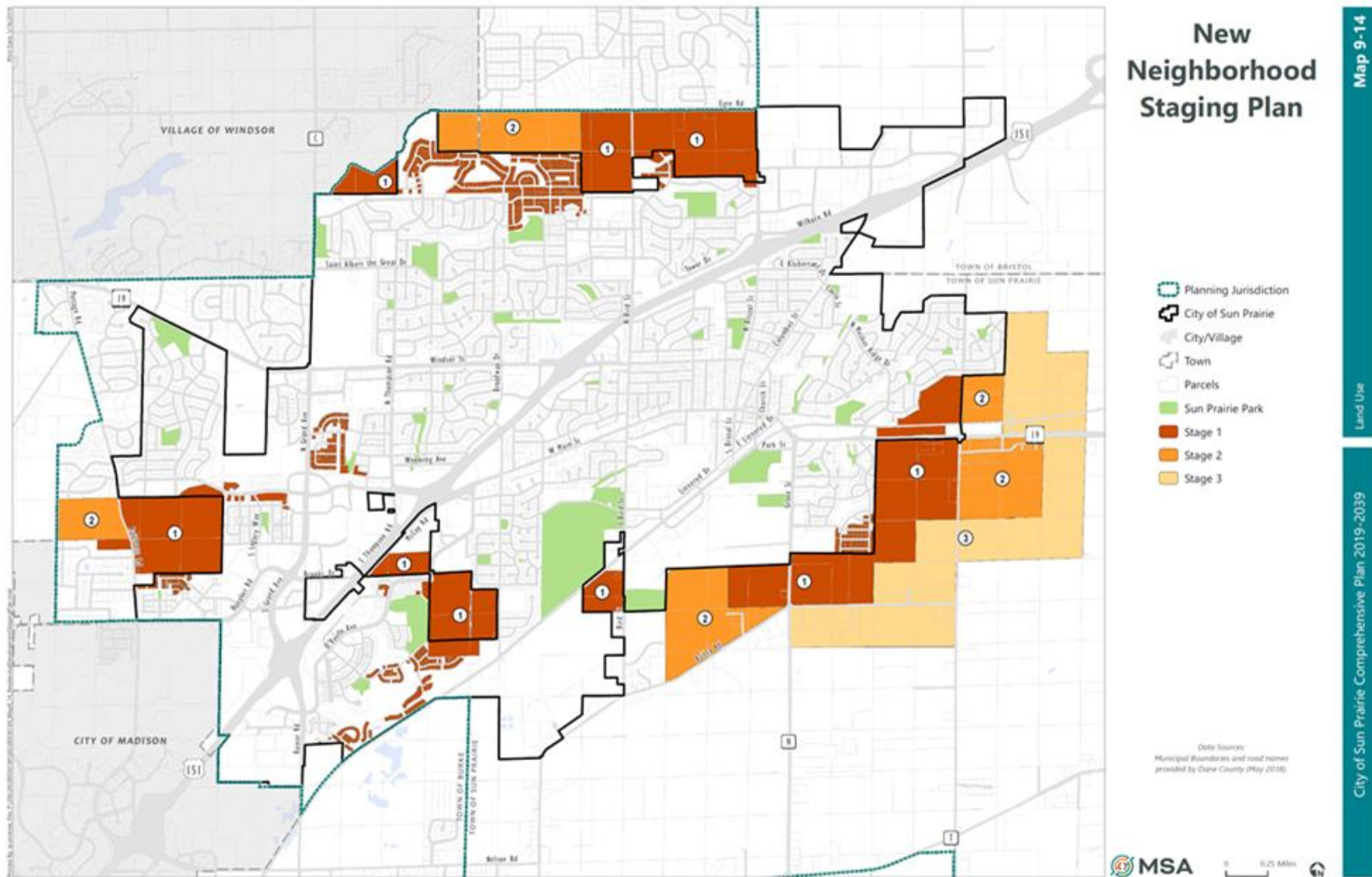


FIGURE 9: CITY OF SUN PRAIRIE COMPREHENSIVE PLAN, NEW NEIGHBORHOOD STAGING PLAN MAP



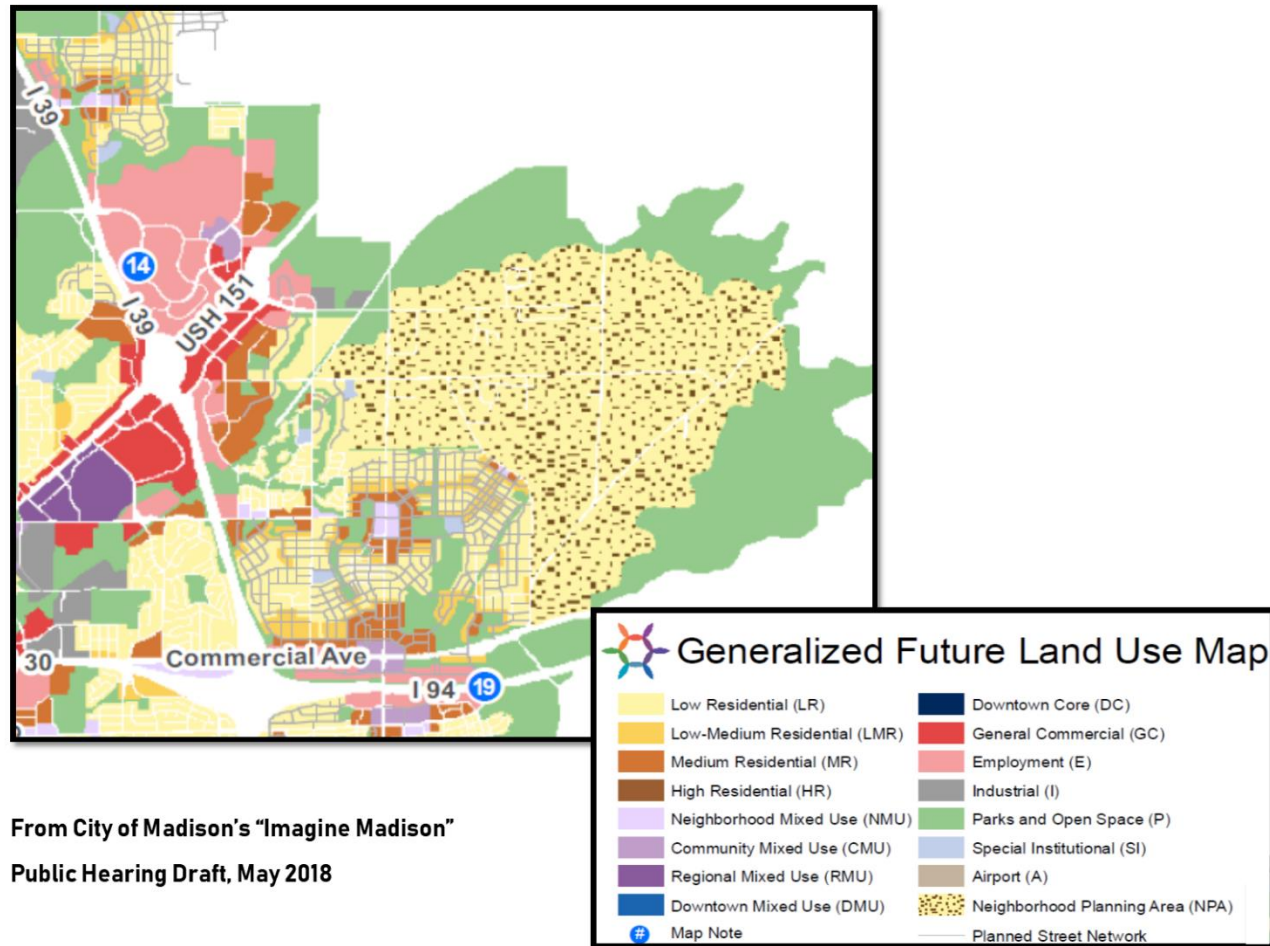
B. CITY OF MADISON PLANS AND EXPECTATIONS

The City of Madison has adopted comprehensive and neighborhood development plans that suggest future development following annexation over the southwestern part of the SPASD. Most of these areas are planned for residential development, at densities that are generally higher than what the SPASD has experienced thus far in most places. This will include single family housing on small lots, duplex and townhouse development, and multiple family housing at relatively high densities and in multi-story buildings.

The City of Madison adopted an updated Comprehensive Plan 2018. The update to the Comprehensive Plan contains an updated Future Land Use map. The portion of that map within the SPASD is reproduced as Figure 10. The areas colored yellow, orange, and brown represent lands planned for residential development at progressively higher densities; areas colored light grey or purple are designated as neighborhood or community mixed use, respectively, and could contain some housing. The yellow-speckled areas represent lands that will be subject to more detailed planning in a future phase of the City's Northeast Neighborhood Development Plan. The number "19" on Interstate 94 refers to a note that, in this location, a potential Interstate 94 interchange would be an asset to development in this area. At the time of writing, the Wisconsin Department of Transportation includes no study or plans for an interchange in this location.



FIGURE 10: CITY OF MADISON COMPREHENSIVE PLAN, GENERALIZED FUTURE LAND USE MAP



From City of Madison's "Imagine Madison"
Public Hearing Draft, May 2018

The City of Madison adopts detailed neighborhood development plans (NDPs) in advance of enabling development approvals like rezonings and subdivision plats. For lands within the SPASD, applicable NDPs include the Rattman, Nelson, Felland, and Northeast NDPs. In 2019, the City of Madison updated NDPs for the Rattman and Nelson neighborhoods. Future land use plans in the SPASD portion of the Rattman neighborhood remain largely unchanged; the Nelson NDP provided more detail for transportation patterns and land uses to enhance residential development. At time of writing, the City was in the process of creating a new NDP for the former “Phase 2” planning area of the Northeast Neighborhood Plan. This “Reiner NDP” is expected to be completed by 2021, and will likely recommend housing of moderate density among existing subdivisions that have developed in the Town of Burke.

C. TOWN OF BRISTOL PLANS AND EXPECTATIONS

Of the towns within the SPASD, the Town of Bristol on its north side has the highest amount of existing and planned residential development. Nearly all of this development is and will be in the southeast corner of the Town, in neighborhoods 3, 6, 7, and 8 on Map 1.

Within the Bristol Comprehensive Plan, lands between Happy Valley and Egge Roads, west of Highway N, are planned for rural single family residential development at one acre density. With a few exceptions, most of this area is already developed. Most lands between Happy Valley and Mueller Roads, west of Highway N, are also similarly planned, though most of the east side of this area is intended either for longer-term residential growth (specific timeframe undefined) or for agricultural preservation. Most of the rest of the Town is planned for agricultural preservation, where residential development is limited to one home per 35 acres and actual development density is usually much lower.

At time of writing, the Town of Bristol was starting the process to update its Comprehensive Plan. The updated Plan is likely to contain direction on where new residential development would be appropriate by the year 2035, perhaps beyond already-planned development area. It also may provide a recommendation on possible future goals were the Sun Prairie Golf Course to redevelop, which could affect SPASD enrollment before 2035 but have thus far not been factored into the consultant’s projections.



D. TOWN OF SUN PRAIRIE PLANS AND EXPECTATIONS

The Town of Sun Prairie Comprehensive Plan provides guidance for a Town balancing its agricultural preservation desires with development pressures from the north, west, and south. The vast majority of the Town is planned for agricultural preservation. Further, the Town through its Comprehensive Plan and development decisions generally limits new residential development to eleven new lots per year. Some unused allocation (common in recent years) *may* be carried forward to the following year. There are no pending residential subdivisions in the Town and limited areas within which rural subdivision development may occur under the Town's Plan. Future residential development of significant scale will likely occur in the Town of Sun Prairie area only after annexation from nearby cities and villages and extension of utility services.

E. TOWN OF BURKE PLANS AND EXPECTATIONS

The Town of Burke consists of remnants of a once-agricultural town where lands have either been developed or steadily annexed into the growing villages and cities near it. In 2006, the Town of Burke, Village of DeForest, City of Sun Prairie, and City of Madison adopted a "cooperative boundary plan" that will in 2036 lead to the dissolution of the Town. Before 2036, new residential subdivisions in the Burke area will be annexed to a neighboring city or village in advance of development, except within certain "protected areas." These protected areas cover existing subdivision areas and the Town Hall area in neighborhoods 21, 24, and 41 in Map 1. For this reason, the Town of Burke Comprehensive Plan will not significantly influence future residential development in the SPASD.

F. VILLAGE OF COTTAGE GROVE PLANS AND EXPECTATIONS

The Village of Cottage Grove's planning area extends into the southeastern corner of the SPASD, north of Interstate 94. Within that area, the Village's Comprehensive Plan, last amended in 2019, suggests a future intent for mixed industrial/office development for up to ~250 acres. Within such areas, the City Comprehensive Plan intends to attract businesses to provide employment and tax base. Adjacent to this area across County Highway N are 38 acres planned for mixed use, identified in the Comprehensive Plan as Mixed Use Area #5. Suggested future uses for the site include commercial or office uses, per its current zoning district, *or* that the site be developed solely for multiple family use, with a density not to exceed 12 units per



acre. Due to its remote location, the Village considers the site unideal for mixed use development that includes a high-density residential component.

In 2018, the Village established Tax Incremental District (TID) Number 10 over 200+ of these 400 acres. The intent of this TID is to enable this area to serve as an extension to the Cottage Grove Commercial Park, which is nearing full occupancy. The annexed area *may* include a small area of housing to transition to the rural residential areas to its west, though residential development is not a desired outcome for TID #10. Mixed Use Area #5 falls within TID #10.

Mainly to the west of the annexed area, the Village's Comprehensive Plan shows up to 200 acres planned for lower density residential development on lands near the Torbleau Heights, Valley View Estates, and Sylver Ridge subdivisions. There are no immediate plans to annex or provide urban services here, and much of it is either already divided or in wetland or floodplain.

While the consultant is not at this time envisioning Cottage Grove-based residential development in the SPASD before 2035, that assessment could change in the future. The SPASD is advised to stay attuned to implementation of Cottage Grove's plans north of Interstate 94 in the coming years.

G. OTHER VILLAGE AND TOWN PLANS AND EXPECTATIONS

Small parts of other municipalities are also in the SPASD, but these will have an insignificant impact on housing development and enrollment growth for the SPASD through 2035. A corner of the Village of Windsor within the SPASD, southeast of the intersection of Highway C and Egge Road and including the Migration Path subdivision, is limited in area and largely built out. There are a handful of undeveloped tracts of land in the Village of Windsor adjacent to the City of Sun Prairie (located in Neighborhood 10 on Map 1.) These tracts will develop in the City of Sun Prairie by intergovernmental agreement. The extreme eastern and northern edges of the SPASD are in the Towns of York and Hampden respectively, where strict farmland preservation policies are expected to control.



IV. HOUSING AND ENROLLMENT GROWTH PROJECTIONS

This section of the Report synthesizes information shared in earlier sections to provide housing unit and enrollment growth projections for the SPASD through the year 2035, broken down into one 2+ year period (July 2020 to September 2022), a three-year period (from September 2022 to 2025), and two five-year periods through 2035. The projections are also broken into 73 different “neighborhoods” and for each elementary school based on its 2020-21 attendance area. The consultant’s general expectations for housing growth beyond 2035 are also shared.

A. HOUSING UNIT GROWTH PROJECTIONS

The consultant projects construction of 9,131 new housing units in the entire SPASD between July 2020 and 2035—or about 600 new units per year. This projection generally tracks with recent building permit activity and State population projections for overlapping areas and timeframes. Map 3 and Appendix B include details on the consultant’s updated projections of new housing units by neighborhood.

The City of Sun Prairie will continue to be an attractive location for housing development. For single family housing, this will be focused particularly on Smith’s Crossing including its new McCoy Addition (neighborhoods 42-44), The Reserve (neighborhoods 9 and 10), and expansions in the Meadow Crossing area (neighborhoods 63, 64, and 71). Significant multiple family development is expected along Main Street, both west and east of Highway 151, as well as in downtown Sun Prairie and to a lesser extent the North Bird Street corridor.

In the City of Sun Prairie as a whole, the consultant projects 4,907 new housing units built between July 2020 and 2035, for an average of about 330 new units per year. An average of 319 housing units are projected per year between now and September 2022; 261 housing units per year between September 2022 and 2025; 351 housing units per year between 2026 and 2030; and 315 housing units built per year between 2031 and 2035. Much of the higher expected total between 2020 and 2022 will be the result of recently approved and expected multiple family development projects, some of which were under construction at the time of writing.



Within the City of Sun Prairie, 1,752 (or 36 percent) of the projected units between July 2020 and September 2035 are single family units. This equates to an average of about 115 single family homes per year—slightly higher than the average of 105 single family units permitted per year between 2010 and 2019.

The consultant projects that multiple family units will comprise about 64 percent of the City's total new housing units through 2035, due to continued market demand and a shortage of available units throughout Dane County. Also, the City of Sun Prairie also expects future new neighborhoods to have some component of multiple family housing in conjunction with new single family homes. The anticipated multiple family units include a mix of housing types, including duplexes, townhouses, garden apartments, and higher-density apartment complexes. They also contain owner-occupied (condominium) and senior units.

Madison-based development will continue to have an increasing influence on the SPASD. Within the City of Madison portion of the SPASD, the consultant projects 3,795 new units between July 2020 and September 2035, for an average of about 250 housing units per year. The consultant projects an average of 400 housing units per year now through September 2022; 315 units per year between September 2022 and 2025; 175 units per year between 2026 and 2030; and 195 units per year between 2031 and 2035. Higher totals between now and 2025 are driven by recently approved and expected multiple family developments in and near American Center and High Crossing Boulevard. Lower future totals were guided, in part, by City of Madison planner input.

Primary areas of projected housing growth include the Highway 151 corridor near American Center and High Crossing Boulevard, where new units will be predominately multiple family; the Village at Autumn Lake, which will include a significant amount of single family and multiple family options attractive to families; and the emerging Northeast Neighborhood, particularly along Reiner Road.

The consultant projects that only 18 percent of units in the City of Madison portion of the SPASD will be single family homes. This is markedly lower than the new single family units in the Madison portion of the SPASD that the consultant projected in 2018. The reasons for this decrease include a slower start and pace of new homes built in existing new developments, changes to the projected mix of new units on future developments, and competition from other peripheral development areas.



Figure 11 includes housing unit projections by elementary school attendance area, as depicted in Map 1. The consultant projects that new housing unit growth will be focused particularly in the Meadow View Elementary School attendance area and the Creekside Elementary School attendance area. Both of these attendance areas are split between the City of Sun Prairie and the City of Madison. The Meadow View Elementary School attendance area includes most of the projected multiple family units in the City of Madison, plus the Village at Autumn Lake. The Creekside attendance area includes Smith's Crossing and future Madison and Sun Prairie growth between Reiner Road and County Highway N.

FIGURE 11: HOUSING UNIT PROJECTIONS BY ELEMENTARY SCHOOL ATTENDANCE AREA

2020-21 Elementary School Attendance Area	Estimated/Projected Housing Units within 2020-21 Attendance Area					Projected Housing Unit Increase 2020 - 2035
	June 2020	Sept. 2022	2025	2030	2035	
C.H. Bird	2,180	2,301	2,406	2,634	2,849	+669
Creekside	2,079	2,331	2,538	2,853	3,169	+1,090
Eastside	2,055	2,078	2,109	2,285	2,513	+458
Horizon	1,833	1,871	1,886	1,911	2,028	+195
Meadow View	3,037	4,211	5,085	5,748	6,474	+3,437
Northside	2,483	2,598	2,728	2,978	3,279	+796
Royal Oaks	2,026	2,053	2,178	2,610	2,897	+871
Token Springs	1,836	1,943	2,060	2,304	2,624	+788
Westside	2,354	2,354	2,544	3,004	3,181	+827
TOTAL	19,883	21,740	23,534	26,327	29,014	+9,131



Figure 12 includes the current and projected share of housing units for each municipality that make up the SPASD. Currently, 75 percent of the housing units in the SPASD are within the City of Sun Prairie while 12 percent are in the City of Madison. By 2035, the consultant projects the City of Sun Prairie's share at 69 percent and the City of Madison's at 21 percent.

FIGURE 12: PERCENTAGE OF HOUSING UNITS IN SPASD BY MUNICIPALITY, 2020-2035

Municipality	June 2020	2022	2025	2030	2035
City of Sun Prairie	75%	73%	70%	70%	69%
Town of Bristol	7%	6%	6%	6%	6%
City of Madison	12%	15%	18%	20%	21%
Town of Sun Prairie	3%	3%	3%	2%	2%
Town of Burke	3%	3%	2%	2%	2%
Others	<1%	<1%	<1%	<1%	<1%

Source: MDROffers Consulting; totals sometimes do not add to 100% due to rounding.



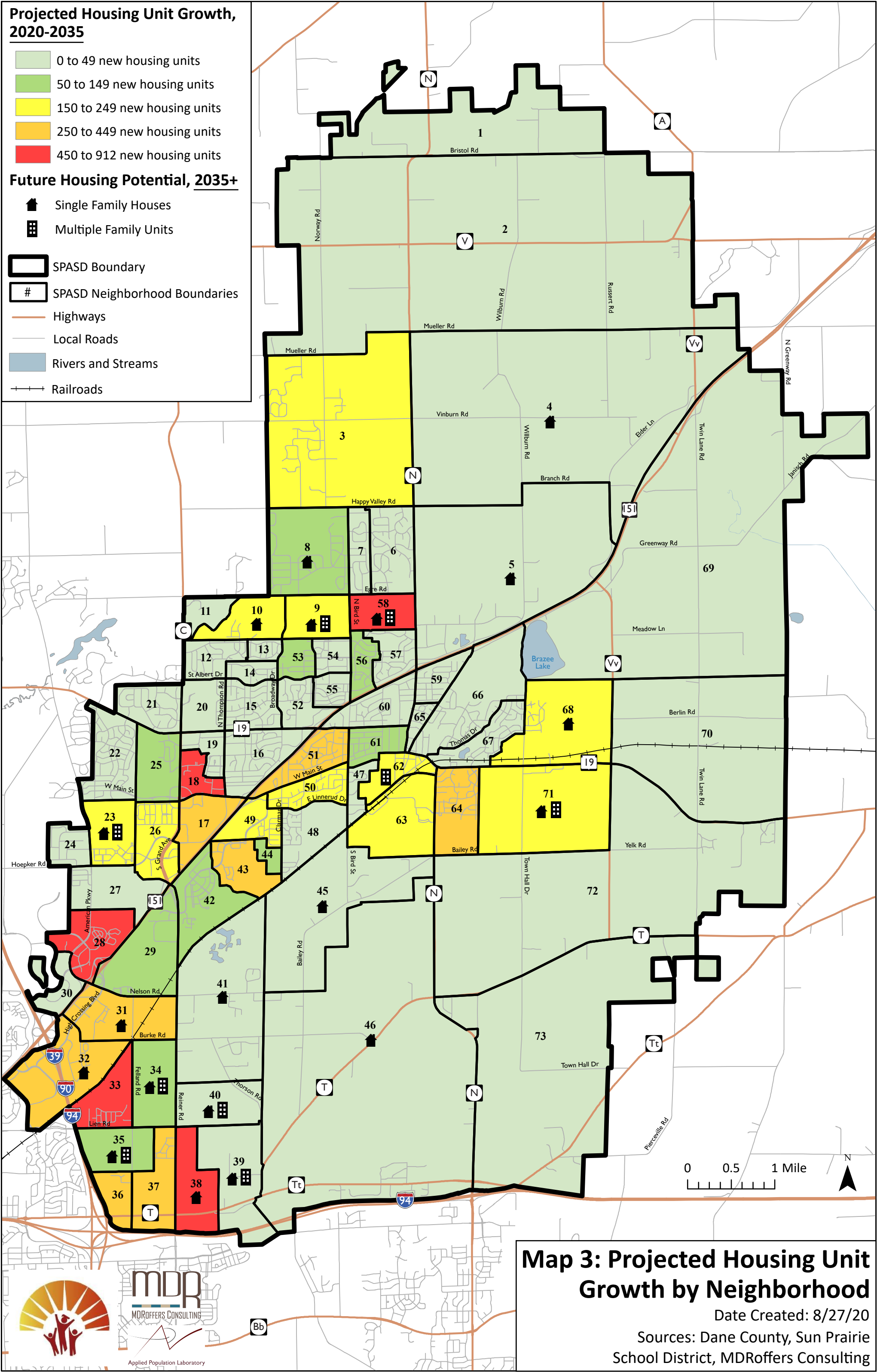
Projected Housing Unit Growth, 2020-2035

- 0 to 49 new housing units
- 50 to 149 new housing units
- 150 to 249 new housing units
- 250 to 449 new housing units
- 450 to 912 new housing units

Future Housing Potential, 2035+

- Single Family Houses
- Multiple Family Units

- SPASD Boundary
- SPASD Neighborhood Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads



B. STUDENT ENROLLMENT PROJECTIONS

Between September 2019 and 2035, the consultant projects an increase of 1,803 resident K-12 students in SPASD schools, or about 1.5 percent per year. This projection assumes SPASD resident open-enrollment-out of SPASD schools at a similar rate as is currently occurring but does not include open enrollment of non-SPASD residents into SPASD schools.

Enrollment growth will generally be greatest in the City of Sun Prairie and City of Madison neighborhoods with the greatest projected housing unit growth. The SPASD will have increasing enrollment from new families in its City of Madison portion. In June 2020, approximately 309 City of Madison/SPASD resident K-12 students attended SPASD schools. By 2035, the consultant projects that Madison neighborhoods will generate about 950 K-12 SPASD students. Over one-half of these are projected to be K-5 students.

Figure 13 provides the consultant's resident enrollment projections by the new grade group configurations, which will be in place in September 2022 with the opening of Sun Prairie West High School and reconfiguring of its three middle schools. The anticipated capacities of all schools—including the new Sun Prairie West High School and Central Heights Middle School as reconfigured—are included in Figure 13. Figure 14 compares K-5 projected enrollment by school building against the capacities of those elementary schools. Maps 4 through 7 and Appendix C provide details on projections by individual neighborhood based on June 2020 enrollment and address information of resident students in the 2019-20 school year.

The consultant projects elementary school (grades K-5) enrollment growth of 898 resident students between September 2019 and 2035. About one-third of the projected student elementary school enrollment increase over the next 15 years is projected within the Meadow View Elementary School attendance area. This will be driven predominately by the projected increase of 3,437 new housing units in the Meadow View attendance area. While Meadow View operated ~200 students under its targeted capacity in the 2019-2020 school year, the building is expected to be operating over targeted capacity by 2030 and over its maximum capacity by 2035.

The consultant projects that about one-quarter of the projected student elementary school enrollment increase between September 2019 and 2035 is within the Token Springs Elementary School attendance area. As housing construction accelerates



further in the Token Springs attendance area after 2030, the Token Springs building would be expected to exceed its maximum capacity by 2035.

The K-5 enrollment projections in the consultant's 2018 Report anticipated significant overcrowding within the Creekside attendance area by 2025. The updated projections instead suggest that Creekside instead will remain under its targeted capacity through 2030, and be between its targeted and maximum capacities by 2035. Changes in the projected housing mix and slower single family growth within the City of Madison's Northeast Neighborhoods, plus lower than anticipated student-per-housing unit ratios for newly built homes in Smith's Crossing are the main drivers behind this change. It remains possible, however, that the consultant's housing unit projections for the Reiner Road corridor may be low; certainly, City plans have significant capacity for new housing unit growth there.

Upon the reconfiguration of grade groupings, along with the opening of the Central Heights Middle School, enrollment for grades 6-8 are projected to operate under the combined targeted capacities for the three middle school buildings, and be between targeted and maximum capacity by 2035.

Sun Prairie West High School is anticipated to have a similar capacity range as the existing Sun Prairie High School building. Enrollment for grades 9-12 is projected to be well under the combined targeted capacity of both buildings through 2035.



FIGURE 13: SPASD K-12 RESIDENT STUDENT ENROLLMENT PROJECTIONS UNDER SEPTEMBER 2022 GRADE GROUP SHIFT

Potential Future Grade Grouping	Resident Enrollment, September 2019 ¹	MDRoffers Projected SPASD <u>Resident</u> Student Enrollment				Projected Enrollment Change, Sept. 2019 to 2035	Combined Targeted Building Capacity	Combined Maximum Building Capacity
		2022	2025	2030	2035			
Grades K-5	3,475	3,590	3,803	4,054	4,373	+898	4,204	4,548
Grades 6-8 ²	1,806	1,812	1,902	2,088	2,229	+423	2,175	2,559
Grades 9-12 ³	2,374	2,510	2,561	2,680	2,857	+483	3,316	4,146
K-12 Total ⁴	7,655	7,912	8,266	8,822	9,458	+1,803	9,695	11,253
Color Legend								
Below Targeted Combined Building Capacity		Between Targeted & Maximum Capacity				Exceeds Maximum Combined Capacity		

NOTES:

¹ The September 2019 3rd Friday Count provides a census of all students enrolled within SPASD schools, including students who open enroll into the District. Total SPASD 4K-12 enrollment in September 2019 was 8,488 students. The total in the “Resident Enrollment, September 2019” column does not include the 247 non-resident K-12 students who open-enrolled into the SPASD, 523 students in 4K, or the 37 children receiving early childhood/special education services.

² Assumes Central Heights (formerly Cardinal Heights), Prairie View, and Patrick Marsh will serve grades 6-8, and each school will have the same targeted capacity (725 students) and maximum capacity (853 students) for those grades.

³ Grades 9-12 projections includes those students enrolled in Prairie Phoenix Academy, who will be housed in the same building as Central Heights in September 2022. Sun Prairie West High School is assumed to have the same targeted capacity (1,658 students) and maximum capacity (2,073 students) as the current Sun Prairie High School.



FIGURE 14: SPASD K-5 RESIDENT STUDENT ENROLLMENT PROJECTIONS

	Resident Enrollment, September 2019 ¹	MDRoffers Projected Resident Student Enrollment within 2020-21 Attendance Areas ³				Projected Enrollment Change, Sept. 2019 to 2035	Targeted Capacity ⁴	Maximum Capacity ⁴
		2022	2025	2030	2035			
Elementary Schools (K-5)								
C.H. Bird	351	349	377	410	438	+87	440	451
Creekside	329	366	421	454	478	+149	463	506
Eastside	430	401	412	442	480	+50	457	500
Horizon	424	400	427	425	438	+14	457	500
Meadow View	304	388	437	521	586	+282	512	564
Northside	356	398	418	417	462	+106	476	521
Royal Oaks	495	502	489	471	473	-22	459	502
Token Springs	388	413	444	491	574	+186	512	564
Westside	398	373	377	422	444	+46	428	440
Total Grades K-5 ²	3,475	3,590	3,803	4,054	4,373	+898	4,204	4,548
Color Legend								
Below Targeted Building Capacity		Between Targeted and Maximum Capacity			Exceeds Maximum Building Capacity			

NOTES:

- ¹ See note in Figure 13. Resident enrollment for grades K-5 was sorted into elementary school attendance area by the consultant using student addresses.
- ² The SPASD opted to open virtually at the start of the 2020-2021 school year, and it is unclear how long these protective measures will last. Due to this uncertainty, the consultant does not provide a projection for the number of students who may still be enrolled virtually in September 2022.
- ³ Projected enrollment assumes open-enrollment-out of SPASD residents, private schooling, and home schooling at similar rates as in the 2019-2020 school year; and does not consider any open enrollment of non-SPASD residents into SPASD schools. To the extent that the SPASD accommodates open-enrollment-in, actual future enrollment may be higher.
- ⁴ School capacities for all schools aside from Token Springs and Meadow View Elementary Schools are per a 2013 report by Plunkett Raysich Architects. The ranges that are presented in this figure reflect the “targeted” and “maximum” capacity of each school, as presented and described in that 2013 report. School capacities for the two new elementary schools reflect the programmatic capacity for instructional space, which do not include each building’s three “bubble” rooms. This capacity was calculated by the SPASD and based on capacities provided by Eppstein Uhen Architects.



C. COMPARISON TO APPLIED POPULATION LABORATORY (APL) PROJECTIONS

In November 2019, the Applied Population Laboratory (APL) updated its own SPASD enrollment projections. APL uses a different general methodology to make enrollment projections than MDROffers, based predominantly on grade progression, in-migration, and births rather than housing unit growth. Still, the two consultants' projections are similar.

For 2022, using its Baseline Trend model, APL projects a total of 8,077 SPASD K-12 students including open-enrollees-in, while MDROffers projects 7,912 resident K-12 students—a 2 percent difference. If the SPASD experiences similar levels of open-enrollment-in as it did in the 2019-2020 school year, the difference between the two projections is even smaller.

For 2025, the 4 Year Old Kindergarten Trend best equates to projections prepared by MDROffers. For the 4 Year Old Kindergarten trend, APL projects 8,214 total K-12 students while MDROffers projects 8,266 resident K-12 students.

APL and MDROffers have revisited SPASD enrollment projections multiple times over the past six years. For instance, in the November 2017 APL report, the 4 Year Old Kindergarten Trend projected 8,890 total K-12 students while MDROffers projected 8,973 residents K-12 students. Two years later, the same consultants using the same methodologies decreased enrollment projections by at least 600 students each. This decrease is reflective of societal and demographic change in action, such as declining birth rates and household sizes, plus increases in multiple family housing. Both consultants are observing and considering these forces in their models.

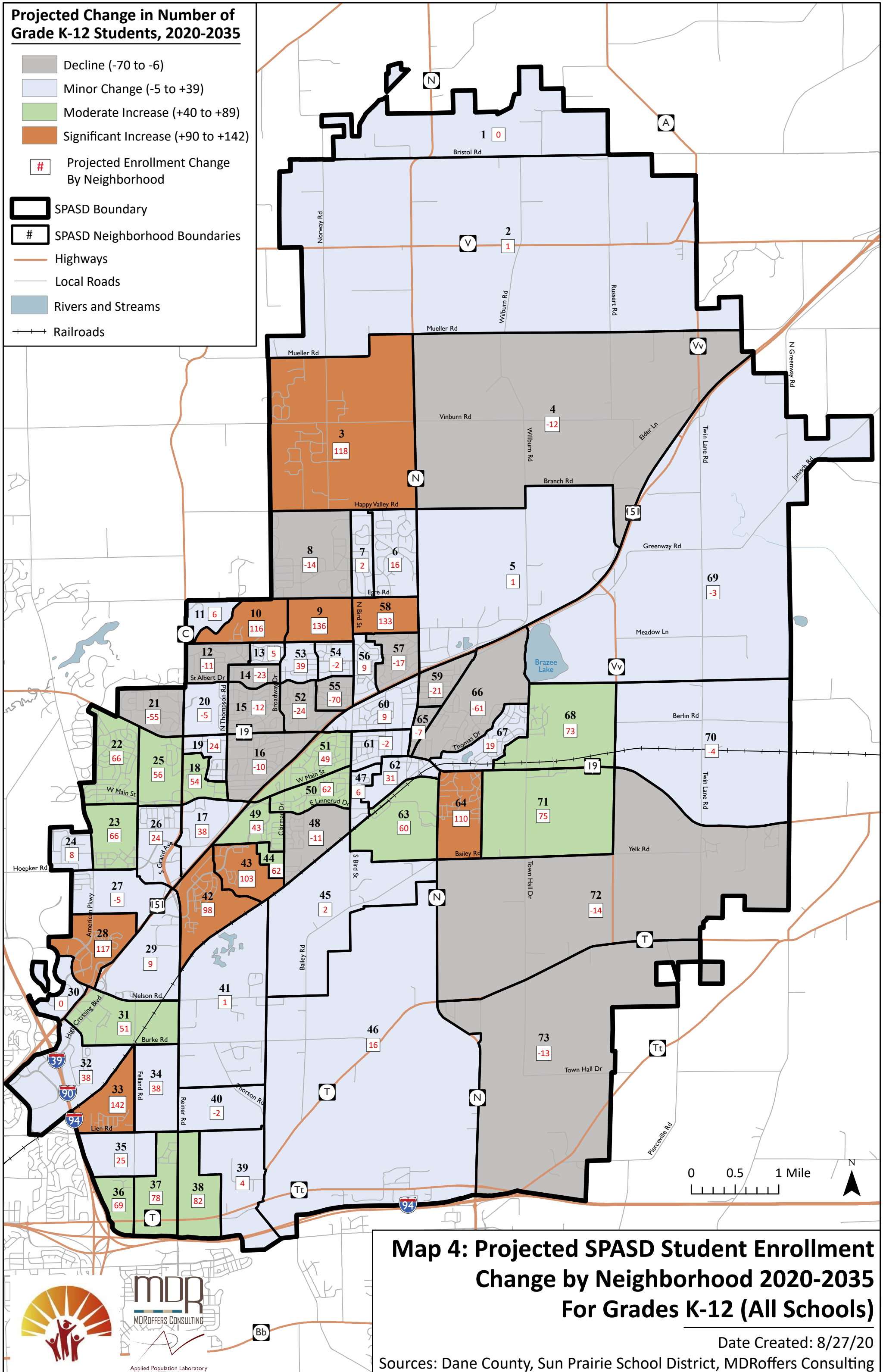


Projected Change in Number of Grade K-12 Students, 2020-2035

- Decline (-70 to -6)
- Minor Change (-5 to +39)
- Moderate Increase (+40 to +89)
- Significant Increase (+90 to +142)
- #

Projected Enrollment Change By Neighborhood
- SPASD Boundary
- #

SPASD Neighborhood Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads



Map 4: Projected SPASD Student Enrollment Change by Neighborhood 2020-2035 For Grades K-12 (All Schools)

Date Created: 8/27/20

Sources: Dane County, Sun Prairie School District, MDROffers Consulting

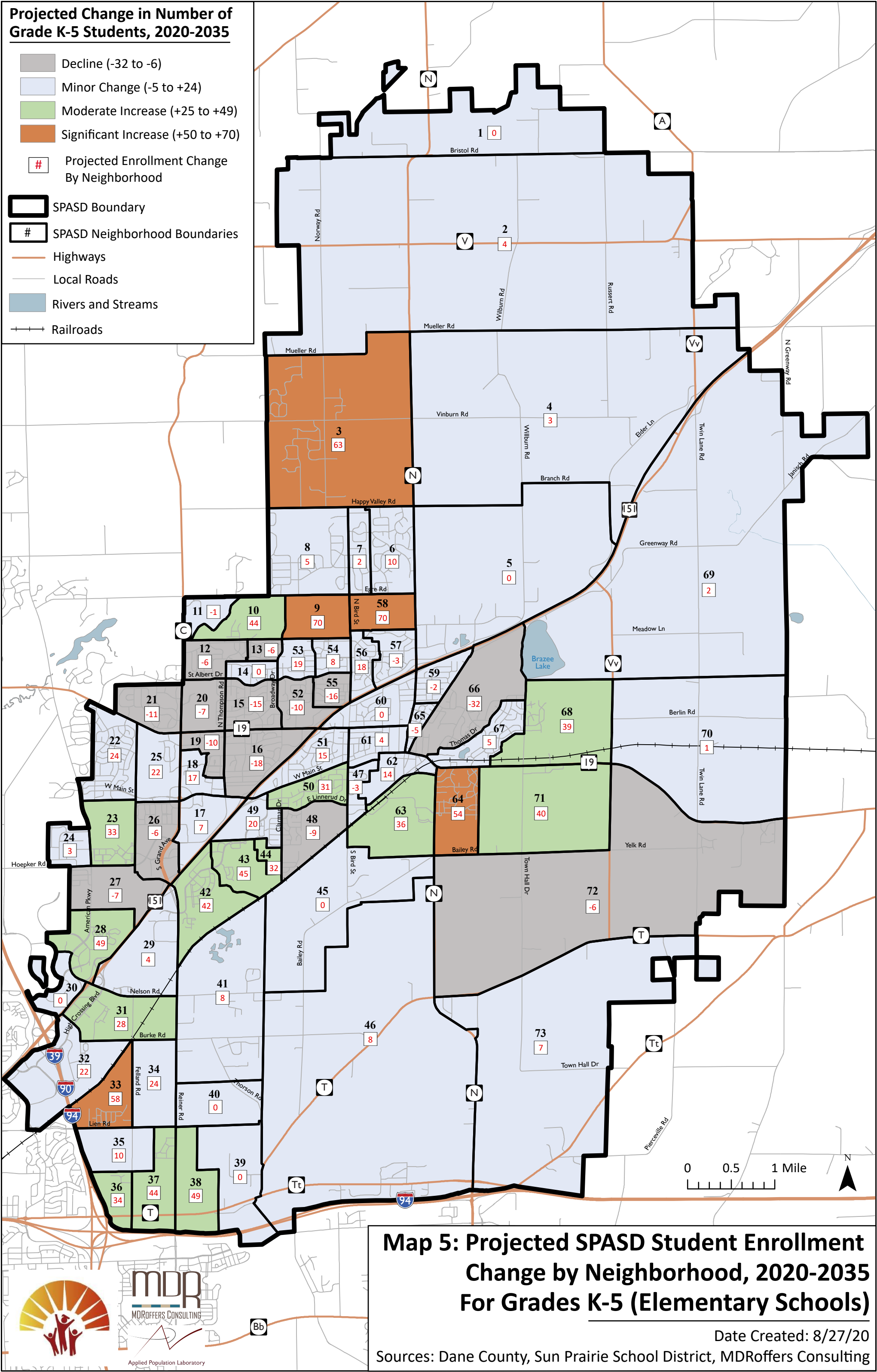


MDROffers CONSULTING

Applied Population Laboratory

Projected Change in Number of Grade K-5 Students, 2020-2035

- Decline (-32 to -6)
- Minor Change (-5 to +24)
- Moderate Increase (+25 to +49)
- Significant Increase (+50 to +70)
- Projected Enrollment Change By Neighborhood
- SPASD Boundary
- SPASD Neighborhood Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads



Map 5: Projected SPASD Student Enrollment Change by Neighborhood, 2020-2035 For Grades K-5 (Elementary Schools)

Date Created: 8/27/20

Sources: Dane County, Sun Prairie School District, MDROffers Consulting



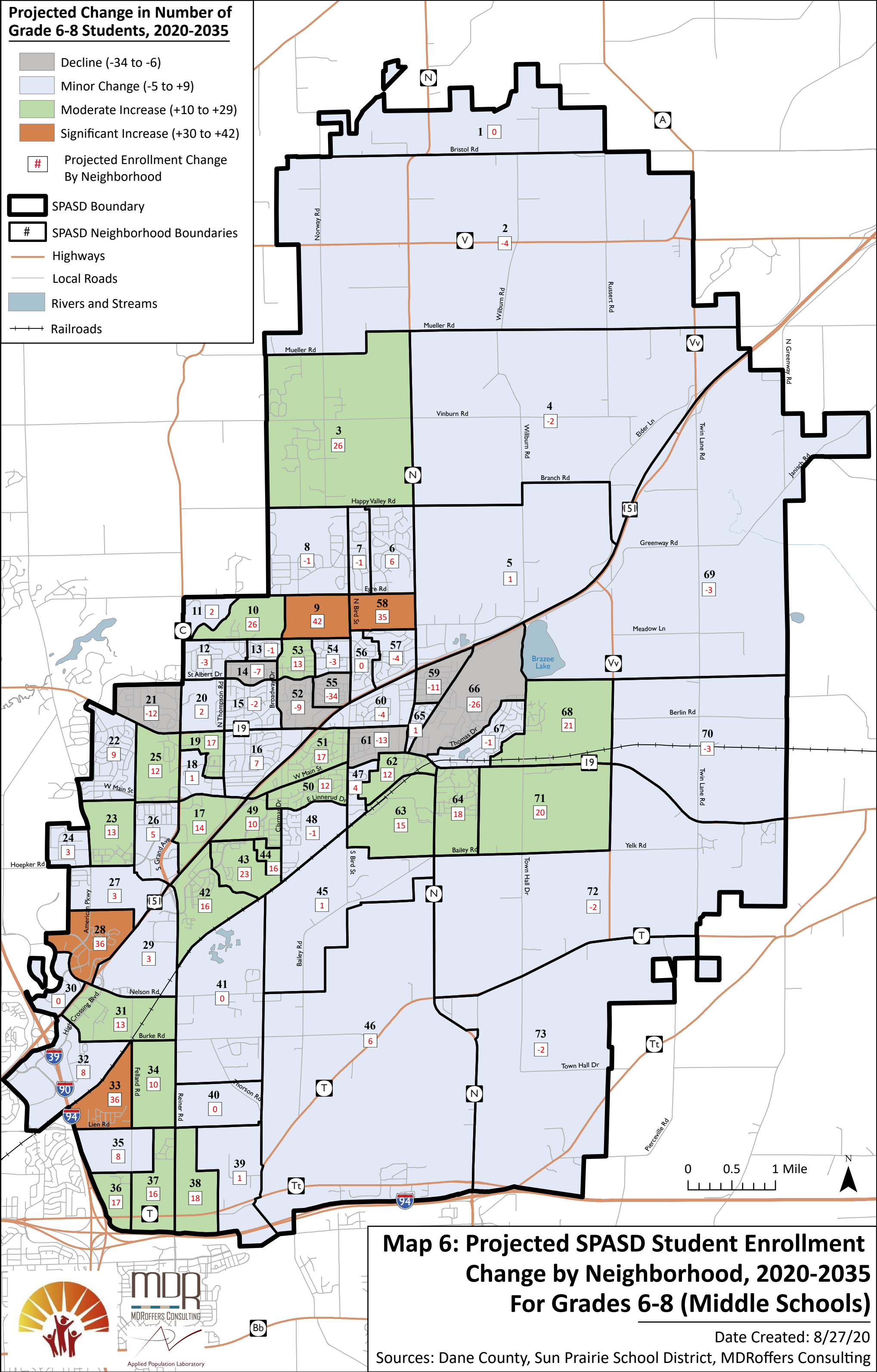
Applied Population Laboratory

Projected Change in Number of Grade 6-8 Students, 2020-2035

- Decline (-34 to -6)
- Minor Change (-5 to +9)
- Moderate Increase (+10 to +29)
- Significant Increase (+30 to +42)
- #

Projected Enrollment Change By Neighborhood
- SPASD Boundary
- #

SPASD Neighborhood Boundaries
- Highways
- Local Roads
- Rivers and Streams
- Railroads



Map 6: Projected SPASD Student Enrollment Change by Neighborhood, 2020-2035 For Grades 6-8 (Middle Schools)

Date Created: 8/27/20

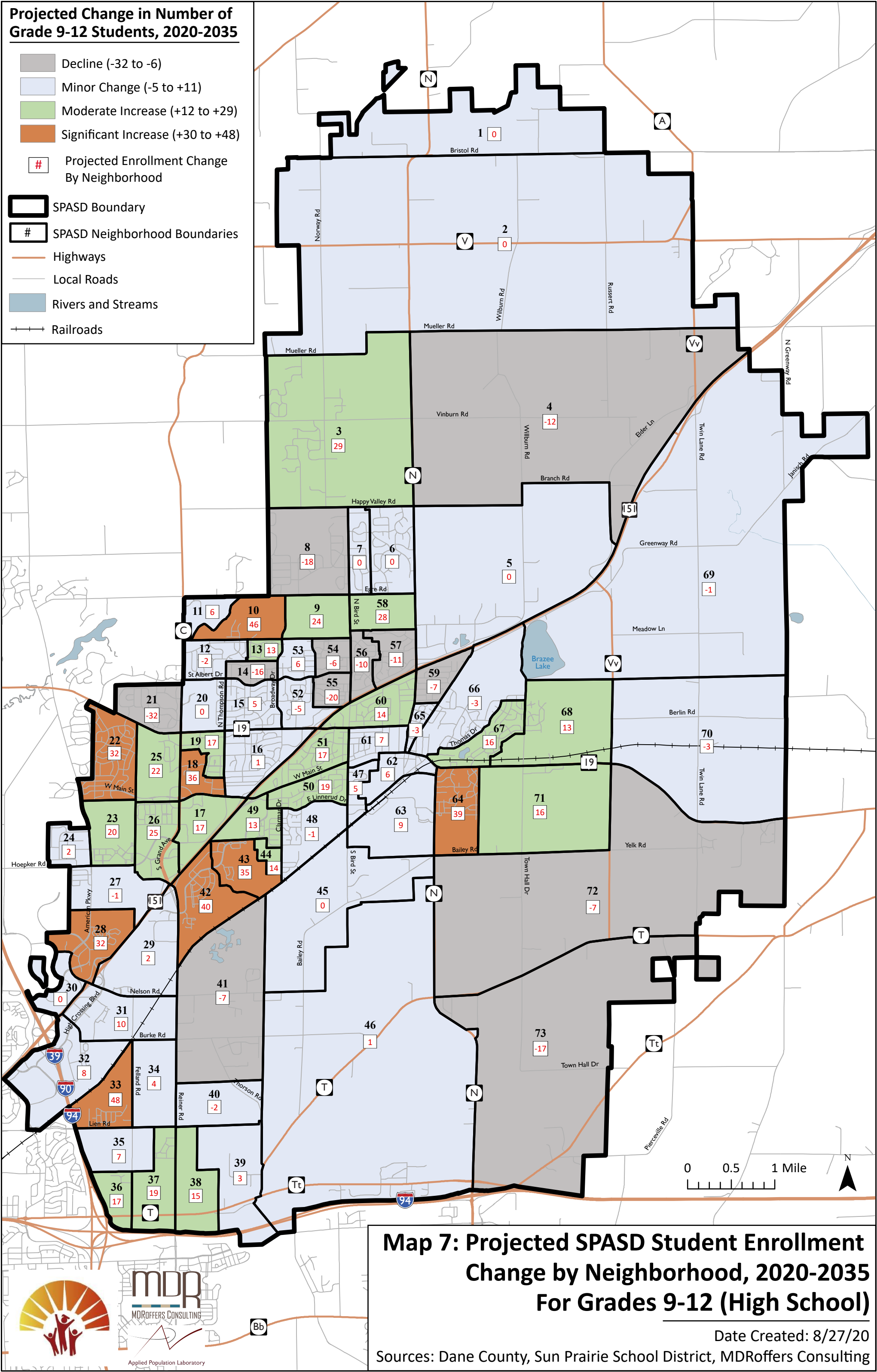
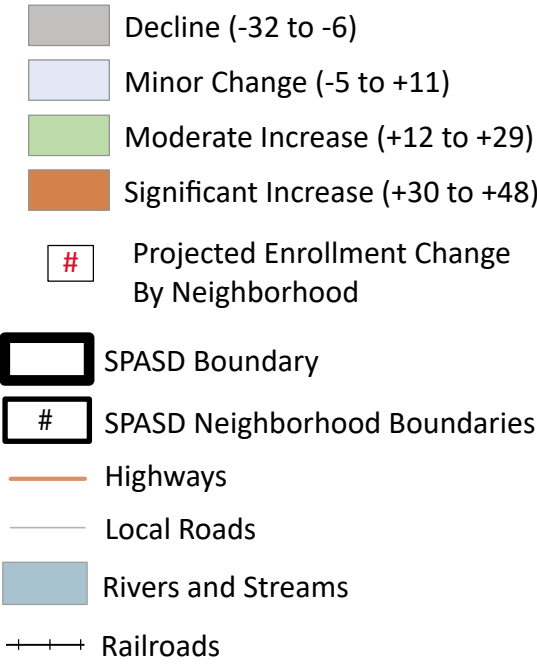
Sources: Dane County, Sun Prairie School District, MDROffers Consulting



MDROffers Consulting

Applied Population Laboratory

Projected Change in Number of Grade 9-12 Students, 2020-2035



Map 7: Projected SPASD Student Enrollment Change by Neighborhood, 2020-2035 For Grades 9-12 (High School)

Date Created: 8/27/20

Sources: Dane County, Sun Prairie School District, MDROffers Consulting



Applied Population Laboratory

APPENDIX A: PROJECTION METHODOLOGY

Appendix A describes the consultant's housing and enrollment projection methodology. The projections themselves are featured in Section IV of the Report. The methodology is based upon a professional analysis of local comprehensive plans, the plans and subdivisions of private housing developers, and emerging housing growth and market conditions. The methodology considers the dynamics within different older, emerging, and future neighborhoods within the SPASD. Different neighborhoods generate students at different rates and different times in their evolution. The methodology relies on computations of expected ratios of students per housing unit in each neighborhood over time, and how the ratios may change over time. The projection methodology was described in the steps that make up the remainder of this section.

STEP 1 - DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the SPASD into 73 different neighborhoods (see Map 1). These neighborhoods became the basis for data collection and analysis, and later for housing and enrollment projections. This approach enables understanding of not only *how many* students the SPASD may be educating, but also *where* future students may live and therefore which schools they may attend. This approach also has several future applications, including potential attendance area shifts.

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

- 2020-21 school attendance area boundaries. No neighborhood crossed elementary or middle school attendance area boundaries in a way that affected housing unit or enrollment projections.
- Commonly understood neighborhood or "subdivision" boundaries.
- Major roads, rivers, railroad tracks, and other physical barriers.
- Census designated "blocks."
- Municipal limits and planned growth areas, where feasible.
- An effort to roughly balance the number of housing units across neighborhoods, though this was a secondary factor.



The total number of neighborhoods and their boundaries have fluctuated in the last few years. The consultant's 2016 report used 64 neighborhoods, and subsequent updates have increased the number of neighborhoods to the 73 used in this Report. Neighborhood splits and boundary changes for this 2020 Report reflect new residential growth areas outlined in municipal plans, which are regularly updated by local units of government. Aligning neighborhood boundaries with these land use plans better equips the consultant to project new housing and allocate future students.

STEP 2 - ALLOCATE 2020 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of occupied housing units and the number of SPASD public school students in each neighborhood as of June 2020. These are critical to projecting the total number of future housing units and arriving at 2020 baseline students-per-housing unit ratios for each neighborhood.

To arrive at the June 2020 estimate, the consultant began with housing counts it last tallied for the SPASD in June 2018. These counts were updated to June 2020 via building permits/housing start data and aerial photo and parcel map interpretation.

The consultant used geographic analysis software to place each SPASD resident student enrolled in the 2019-2020 school year within one of the 73 neighborhoods. This allowed the consultant to know the geographic location and grade level of 98 percent of SPASD resident students. The remaining 2 percent of resident students were unable to be placed into a neighborhood due to data limitations, usually students whose mailing address was a post office box.

Finally, using the above data, the consultant estimated June 2020 student-per-housing unit ratios for each neighborhood within each of the following grade groupings: K-5, 6-8, and 9-12. While District does not currently follow this grade group structure, it intends to shift to it at the start of the 2022-2023 school year with the opening of Sun Prairie West High School. Because most 4K students generally do not receive instruction at SPASD-owned facilities, and the consultant's task was focused on assessing future building capacity due to enrollment increases, 4K ratios (and subsequently, enrollment) were not calculated.



STEP 3 - ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant carefully reviewed and analyzed local government comprehensive, land use, and neighborhood development plans, along with private developer plans, for each of the 73 neighborhoods. Already-platted yet unbuilt lots in each neighborhood were identified, and municipal staging plans were analyzed, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Extensive interviews and data sharing with municipal planners, local officials, and area developers greatly contributed to the consultant's understanding of evolving housing market dynamics and future development patterns in the SPASD. See Section III and Appendix B of this Report for more details.

STEP 4 - COMPLETE PRELIMINARY HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 73 different neighborhoods for a 2+ period (July 2020 to fall 2022), a three-year period (fall 2022 to fall 2025) and two five-year periods (2026-2030 and 2031-2035.) These were added to June 2020 housing unit estimates to arrive at total projected 2022, 2025, 2030, and 2035 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods in the area, and independently accounted for both single family and multiple family residential developments. The table that is Appendix B includes a column that explains the specific factors expected to influence new housing unit growth in each neighborhood.

STEP 5 - CHECK PRELIMINARY HOUSING UNIT GROWTH PROJECTIONS AGAINST CONTROL TOTALS

A hazard with efforts such as these is to get overly enthusiastic about residential development prospects. Therefore, during this step, the consultant checked the preliminary projections of housing units against relevant outside data and projections. While the consultant did not use the data from the following sources for its projections, they provided helpful benchmarks.



The consultant's housing unit projections, shared in Section IV and Appendix B of this Report, compare favorably to the pace of residential permits issued since 2012 in the SPASD municipalities. This was the year it became clear that the area had finally emerged from the housing crash of 2007-08, and when City of Madison-based development began to increase. For example, from 2012 to 2019, the City of Sun Prairie issued building permits for an average of 318 new housing units per year. The consultant projects approximately 330 housing units per year in the City of Sun Prairie between July 2020 to 2035—with more annually in the nearer term than beyond 2025.

By 2035, the Wisconsin Department of Administration (DOA) projects a total of 18,196 households in the City of Sun Prairie. The consultant projects 19,886 housing units in neighborhoods within the City of Sun Prairie by 2035. Because of vacant units, every community has more housing units than households.

STEP 6 - PROJECT SPASD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of SPASD students-per-housing unit by neighborhood for 2022, 2025, 2030, and 2035 within each of the new K-5, 6-8, 9-12 grade groups. These projections were based on trends from 2011, 2015, 2017, 2018, and 2020 in actual student-per-housing unit ratios; projected demographic shifts in the region, community, and each neighborhood; the projected mix of new single family and multiple family housing in each neighborhood; acquired data of student ratios from new housing in Sun Prairie and beyond; recent trends and APL-projections for birth rates; and the anticipated progression of student cohorts through the SPASD grade groups.

The consultant has benefitted from several sources of data to project student-per-housing unit ratios in neighborhoods expected to have significant new housing construction through 2035. The consultant reviewed the number of homes permitted in new neighborhoods between the years 2017 to 2019 and compared it to the addresses of students enrolled in the 2019-2020 school year.

The consultant estimates that, on average, a new single family home generates 0.63 K-12 students, with 0.30 K-5 and 0.21 6-8 students in that total. This largely unchanged from fall 2015 when the SPASD conducted a survey of households building new homes over the previous year, which suggested an average ratio of 0.60 K-12 students for every new single family home, with 0.39 K-5 students in that total. The consultant also has reviewed data from certain neighborhoods in



the SPASD that either had exclusively new single family housing and exclusively new multiple family housing over recent years. These generally supported—or in some neighborhoods suggested higher—student ratios for single family homes compared to the district-wide average. The consultant did observe that student-per-housing unit ratios for new homes were highly dependent on location. For instance, new homes in the Village at Autumn Lake subdivision in the City of Madison averaged 0.34 K-12 students-per-housing unit while new homes in The Reserve subdivision in the City of Sun Prairie averaged 1.11 students-per-housing unit over the same time period.

For areas dominated by market-rate multiple family housing, student-per-housing unit ratios averaged 0.10 K-12 students per unit, with wide variation in type and location of multiple family unit.

In general, student-per-housing unit ratios for both single *and* multiple family units within new City of Madison neighborhoods were lower than their counterparts in the City of Sun Prairie.

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 more impactful on future enrollment than is new housing anticipated between 2020 and 2035. There were approximately 19,883 housing units in the SPASD boundary as of June 2020. 9,131 new housing units are projected to be built between July 2020 and 2035. This means that about 69 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 they did when they were newer. The consultant did, however, project stable and even slightly increasing student ratios in some older neighborhoods. Such neighborhoods had some or all of the following characteristics: combinations of 1990s/2000s home construction (i.e., best turnover candidates); flat to increasing ratios between 2015 and 2020; close proximity to existing schools, parks, and other “family” amenities; suitability of homes for family living (e.g., 3-4 bedroom homes).

STEP 7 - COMPLETE SPASD ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected SPASD student-to-housing unit ratio by for each grade grouping in the years 2022, 2025, 2030, and 2035. The result was SPASD student enrollment projections by grade group for each of the 73 neighborhoods. The consultant’s student-per-housing unit



ratios for each neighborhood exclude those students residing in the SPASD but not attending SPASD schools. These include students who open enroll to other school districts, attend private school, or are home-schooled. The consultant's 2022, 2025, 2030, and 2035 enrollment projections by neighborhood assume a constant percentage of students who attend SPASD schools versus these other options.



APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2020-2035

Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
1	Rural area at SPASD's north edge. Farmland preservation zoning limits new homes to maximum density of one house per 35 acres. No new houses between 2010 and 2020; none expected between 2020 and 2035.	11	11	11	11	11
2	Rural area planned by Town of Bristol for Agricultural Preservation. Largely A-1 Agriculture zoning. Cluster of existing housing at intersection of CTHs N and V. The consultant projects 3 new homes in each 5 year period, and steady to slightly declining student-per-housing unit ratios.	137	138	140	143	146
3	Winfield Estates (1990s), Lehmann's Addition (1990s), Norway Road Estates (2000s), Parker's Pass (2010s), Burnson's Ridge (2010s, 3 vacant lots). Most of neighborhood 3 is a "Town growth area" by agreement between Bristol and the City of Sun Prairie. The Town plan identifies 350+ unplatted acres as "prime growth area" for single family residential use at 1 unit per acre, plus 450+ undeveloped acres northwest of Happy Valley/N intersection planned for "long-term" growth. There are no recently approved or pending subdivisions in neighborhood 3. Burnson's Ridge has averaged ~14 single family homes per year since construction began in 2018, and has 3 remaining lots to fill. The consultant projects these will be built and occupied by 2022. There has also been a concept plan for 12-15 single family lots near the corner of Norway and Muller Roads. The consultant projects these lots will be approved and have new homes by 2025, along with one or two additional subdivisions with ~30 single family homes. As other areas planned for residential development in Bristol to the south become filled, the consultant projects 100 new single family residences in each 5 year period after 2025. This housing unit growth plus turnover of existing homes should serve to sustain or even increase student-per-housing unit ratios over the projection period.	374	383	419	519	619
4	Rural area largely planned for Agricultural Preservation and in A-1 zoning in Bristol. Neighborhood 4 is identified as a Community Separation Area in the Sun Prairie-Bristol intergovernmental agreement. Bristol's plan has a Low Density Business area planned near USH 151/VV interchange, with perhaps 25 undeveloped acres planned for single family housing to its west. Consultant projects 3 new homes in each 5 year period, and slightly declining student-per-housing unit ratios for this rural area.	101	102	104	107	110
5	Location of Sun Prairie Business Park. In the Sun Prairie-Bristol intergovernmental agreement, most of neighborhood 5 is identified as a Business Park Joint Planning Area, where expansion is intended for businesses, residential development is prohibited, and land divisions and annexations require mutual approval from both Town and City. Beyond the existing Business Park, the neighborhood is rural with limited existing housing. The 2019 Sun Prairie Comprehensive Plan identifies lands south of Egge Road as a logical expansion area for the existing business park. Remaining lands are identified by Sun Prairie as Urban Reserve, indicating possible future City growth but not before 2040. The Sun Prairie-Bristol agreement expires in 2025; it calls for the City and Town to begin work on a new agreement in 2020, and includes an intention to create a neighborhood plan for the Business Park Joint Planning Area. An updated intergovernmental agreement could include adjustments to the extent of the business park and allow for residential development. Still, the consultant does not anticipate additional housing before 2035.	16	16	16	16	16



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
6	Brooks Ridge, Prairie View Heights, Sunset Ridge (1990s). Neighborhood 6 is a largely-developed residential area planned by Bristol (and agreed by Sun Prairie) for single family residential use at 1 unit per acre. Bristol identifies the undeveloped 50 acre (Schulenburg) tract at the northwest corner of Egge and N for short-term development, but property owner has yet to express interest in development. Consultant projects development of Schulenberg lands around 2025, resulting in ~35 new single family residences by 2030. Student-per-housing ratios over the past 5 years indicate housing turnover may be starting in this location. These two factors should result in stable to slightly increasing student generation.	284	284	291	319	319
7	Henson plat (1970s), Hilton Estates, Northwynde, Homestead Estates (1990s). Neighborhood is built out. Turnover to new homeowners is expected given subdivision ages; this is projected to keep existing student-per-housing unit ratios generally steady.	163	163	163	163	163
8	Grandview Park (1970s), Scottish Highlands (1990s), Brookes Estates (2000s), Bristol Gardens (2010s, 4 remaining lots), Wellington Trace (2010/20s, 25 remaining lots), Happy Valley Addition (2010/20s, 23 remaining lots). Neighborhood 8 includes the Sun Prairie Golf Course. Neighborhood acknowledged as a Town Growth Area under the Sun Prairie-Bristol intergovernmental agreement. Remaining undeveloped lands in Neighborhood 8 were platted in 2017 and are beginning to fill with homes. The consultant projects build out of the remaining lots in Wellington Trace and Happy Valley by around 2022, and then neighborhood 8 will be built out. Student-per-housing unit ratios in grades 9-12 are higher here in proportion to the lower grades; this may be due to the presence of "move up" housing in this neighborhood. Home sales data from the Wisconsin Department of Revenue suggests that ~30 percent of single family homes in neighborhood 8 changed owners between 2015 and 2020. This, combined with continued new housing, has maintained high student-per-housing unit ratios at all grade levels. The consultant projects that ratios will begin to decline as newer homes and students begin to age. Golf course patronage nationwide is on the decline; this may result in redevelopment of the Sun Prairie Golf Course, which could be source for new single family housing in the Town of Bristol. Consultant does not project redevelopment of the golf course until after 2035.	245	287	297	297	297
9	The Reserve (2020s). The Reserve is a 313 lot single family residential subdivision. The Reserve spans neighborhoods 9 and 10, with Broadway Drive as the dividing line. Neighborhood 9 includes later phases of The Reserve, where the consultant expects the first homes to be occupied around 2030. The projected construction pace is ~16 units per year until build out occurs, after 2035. Beyond The Reserve, there are ~160 undeveloped acres in neighborhood 9, planned by the City mainly for single family and lower density multiple family housing (8 or fewer units per building), with a small area at its southeast corner along Bird Street for higher density multiple family housing. These 160 acres are not yet in the Urban Service Area but are indicated as a Stage 1 development on the City's New Neighborhood Phasing Plan. The consultant projects new residential development here beginning after 2030, as The Reserve, Liberty Square, and Creek View Crossing approach build-out. The consultant anticipates that multiple family units in this new residential area as either townhouse or senior units, accounting for existing and planned densities in this area.	-	-	-	20	200



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
10	Location of Token Springs Elementary. The Reserve (2020s). The Reserve (313 lots) spans neighborhoods 9 and 10, with Broadway Drive as the dividing line. Its first phases are around the Token Springs Elementary School in neighborhood 10. Since construction began in 2018, the Reserve has averaged ~14 single family homes per year. The consultant projects a pace of ~16 homes per year until build out in the neighborhood 10 portion of The Reserve by 2030. The Reserve is projected to accommodate "move-up" housing, similar to Shonas Highlands to the south, but the presence of new school will likely enhance student totals to approach some of the highest in the SPASD--at least for that portion of The Reserve in neighborhood 10. West of The Reserve in neighborhood 10 are ~40 acres for which there has been a conceptual plan for a 35-40 lot single family subdivision with home types similar to The Reserve. The consultant projects construction of 4 homes per year, beginning in 2022 and building out by 2030. North of The Reserve but still in neighborhood 10 are ~50 undeveloped acres along Egge Road, planned to develop within Stage 2 on the New Neighborhood Staging Plan. The City plans these lands in its Neighborhood Residential use with potential for High-Intensity Residential use. The consultant projects these ~50 acres to develop after 2035. New homes in neighborhood 10 currently generate a very high 1.11 K-12 students-per-housing unit, favoring grades K-5 and 6-8. The consultant projects continued high ratios as new units are built and current students age through the school system.	27	79	139	219	243
11	Migration Path (2000s-2010s, 2 vacant single family lots remain). Consultant projects build-out of Migration Path by 2022. Windsor's plan advises Conservation Residential use over ~30 acres east of Migration Path--perhaps 20 additional homes--which the consultant anticipates between 2025 and 2035.	29	31	31	41	51
12	Shonas Highlands (1990s, 2000s). Neighborhood largely built out. No redevelopment expected through 2035 at least. Recent home turnover in Shonas Highlights has kept student-per-housing unit ratios stable at all grade levels. The consultant anticipated continued steady ratios as homes continue to turnover very near Token Creek Elementary School.	272	272	272	272	272
13	Hickory Grove 1st Addition (1990s), Ridge Crest (2000s). Neighborhood is built out. The consultant anticipated continued steady student-per-housing unit ratios as homes continue to turnover very near Token Creek Elementary School.	177	177	177	177	177
14	Westwynde (1980s), Hickory Grove (1980s). Neighborhood is built out.	140	140	140	140	140
15	Westwynde II (1980s), Gateway (1980s). Neighborhood built out, with redevelopment not expected over period. Age and family-suitability of housing expected resulting in neighborhood turnover and steady student-per-housing unit ratios, at least through early 2020s.	623	623	623	623	623
16	Location of Royal Oaks Elementary. Royal Oaks (1960s-1980s). Neighborhood is built out, with redevelopment not expected through 2035. Age and affordability of housing plus schools within and very near neighborhood is expected to yield steady student-per-housing unit ratios across different grade levels.	489	489	489	489	489



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
17	West Prairie Village (2010s), Springs of Sun Prairie (2010s, 228 units). The West Prairie Village GDP entitles 660 multiple family units along both sides of Main Street, split between neighborhoods 17 and 18. The consultant projects ~400 of these units will be built in neighborhood 17, built between 2025 and 2035. Remaining vacant lots in neighborhood 17 are planned in the 2019 Comprehensive Plan for commercial uses. Neighborhood 17 will then be built out for residential use. The consultant projects continued enrollment growth, though declining student-per-housing unit ratios associated with significant projected multiple family residential development.	236	236	236	436	636
18	West Prairie Village 1st and 2nd Additions (2010s). There are lots remaining for 72 single family homes and 34 duplex units. West Prairie Village has averaged 13 single family homes permitted per year since 2017. The consultant projects a pace of ~10 single family per year until build out after 2025, and build out of duplex units by 2035. There is a concept plan for a 9.5 acre site along Thompson Road and Colorado Avenue for 308 units, including townhome and apartment units. This is outside the area planned for high intensity residential development in the West Prairie Village GDP. Approval of this development would require an amendment to the GDP. The consultant projects fewer units and that development will commence after 2022 with build out by around 2030. The consultant projects that vacant lots along Main Street will fill in with ~175 multiple family units -- including townhomes -- between 2025 and 2035. Though significant projected multiple family unit will result in lower student-per-housing unit ratios, West Prairie Village and the immediate proximity of schools at all levels should make neighborhood 18 attractive to families.	35	62	187	419	506
19	Location of Prairie View Middle School. West Prairie Village (2000s/2010s). Irongate Apartments (2013, 204 units.) Neighborhood is built out; West Prairie Village expansion areas are instead in neighborhood 18. Data of single family home sales suggests ~30 percent of homes turned over to new families between 2015 and 2020, resulting in an increase of student-per-housing unit ratios for grades K-5 and no change to ratios for grades 6-12. Student-per-housing unit ratios for grades K-5 are projected to decrease slightly towards 2035, but very close location of schools at all grade levels should support higher ratios at all levels.	347	347	347	347	347
20	West edges of Gateway, Westwynde (1980s). QBE takes up the majority of the neighborhood. No additional residential development anticipated, but age of neighborhood suggests turnover has mostly already occurred, and student-per-housing unit ratios should decrease slightly over time as a result. Still, close proximity of schools at all levels and relative housing affordability should blunt decrease.	156	156	156	156	156
21	Foxmoor Hills (1970s-1990s), Gerhke's Knoll (2000s), Charlotte's Walk (2000s-2010s). Home sales over the past 5 years have resulted in an increase of students, but ratios are beginning to drop. Student-per-housing unit ratios are expected to decrease after 2020 but stabilize over time.	225	225	225	225	225



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
22	Location of Horizon Elementary. Wyndham Hills (1990s), Weybridge (2000s). Neighborhood almost entirely built out. The 44-unit Weybridge Condominiums along West Main Street were under construction in 2020, and consultant projects build out by 2022. Given ages of subdivisions, consultant expects turnover in existing homes throughout the projection period, resulting in a steady infusion of new school children.	1,097	1,129	1,129	1,129	1,129
23	Providence (2000s-2010s, 6 vacant single family lots with infrastructure; 61 vacant single family lots without infrastructure). The consultant projects build out of the remaining improved parcels by 2022, and all other lots before 2035, at a continued pace of ~5 new homes per year. Undeveloped parts of this neighborhood, north of Providence, will develop in City of Sun Prairie by intergovernmental agreement. These lands are planned as a Stage 1 Neighborhood Residential area in of the City's Comprehensive Plan. Most of this land is not presently in City or Urban Service Area, the current land owner (Bostad) has not expressed development interest, and expected residential development in Madison's nearby Pumpkin Hollow neighborhood to the west may capture some market. The consultant projects development to commence shortly after 2030, with housing development continuing long after 2035. Steady students-per-housing unit projected with continued infusion of new units.	384	390	405	430	547
24	Rattman Heights (1970s-1990s), Sherwood Heights (1970s). Older rural, built out subdivisions. 1st wave of turnover likely nearing completion. 9 acre vacant farmstead site at Rattman/Hoepker intersection is all that is left for development; may be subdivided in Burke by intergovernmental agreement. This land is currently listed as Stage 2 on Sun Prairie's New Neighborhood Staging Plan, and consultant projects its development after 2035. Steady students-per-housing unit projected.	127	127	127	127	127
25	Location of Meadow View Elementary School and West High School. Ironwood Estates (2010s, 1 vacant lot), Western Sunset Estates (2010s, 8 vacant lots), Fox Point North (2020s, 38 vacant lots). The consultant projects build out of remaining lots in Western Sunset Estates and Fox Point North by 2025. A 5.3 acre lot along West Main Street had been proposed for multiple family housing, but this proposal did not engender community support. The consultant projects a small multiple family development on this site between 2025 and 2030. The neighborhood will then be built out. The new housing and schools may drive higher-than-average student-per-housing unit ratios.	102	129	148	188	188
26	Golden Meadows and Fox Point (2000s-2010s, 4 remaining single family lots), The Abbey (2018, 284 units). Another multiple family development is proposed near Cabela's; the consultant projects these 152 units will be built and occupied by 2022. Remaining open areas south of Golden Meadows/Fox Point are planned for commercial development. Newer single family homes are projected to continue to produce students at current rates through 2022, with student-per-housing unit ratios tapering as students age through the school system. New multiple family units in neighborhood 26 are projected to produce few students.	632	788	788	788	788



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
27	Parkway Village (2000s). Northern part of American Center plat. Open lands in neighborhood 27 are owned by the City of Madison and intended to be a regional park and provide a buffer between the Cities of Madison and Sun Prairie by intergovernmental agreement. It is conceivable that some of this land could be sold by the City of Madison for future development, but the consultant does not foresee this occurring over the projection period. The consultant advises the SPASD to monitor potential future changes in this neighborhood. There has been a modest increase in student-per-housing unit ratios over the past 3 years; consultant projects ratios should be generally stable.	138	138	138	138	138
28	Northeastern part of American Center. Prairie Ridge Oakwood Village (senior and assisted living), Poplar Creek Condominiums, Barrington Apartments (2000s), 22 Slate, 50Twenty (2010s), Buttonwood Apartments (2020s). The American Center Master Plan suggests ~730 additional multiple family units, split between the SPASD and DeForest Area School District. The Buttonwood Apartments are the first, with 270 units, permitted in May 2020. The American Center Apartments are under development review, and would add 306 units by 2022 per the consultant's projections. The SPASD portion of entitled units in the American Center Master Plan will then be built out. There is vacant land within the Poplar Creek Condominium plat, and the consultant projects 30-40 additional units here between 2025 and 2030. Adjacent to the Poplar Creek Condominiums are 13 developable acres identified in the City of Madison Rattman Neighborhood Plan for Housing Mix 3, which would allow 20 to 40 units per acre. The consultant projects a multiple family development of 300-350 units there between 2030 and 2035. Once built, there will be no remaining developable land planned for residential use in neighborhood 28. The consultant projects continued low student-per-housing unit ratios given the preponderance of 2 bedroom and fewer units and higher rents.	1,059	1,635	1,635	1,671	1,971
29	Ambassador Condominiums, Morgan mixed use plat in Madison, St. Mary's commercial plat in Sun Prairie, Madison Prairie landfill site. Northern part of neighborhood 29 is within the City of Sun Prairie, and planned for commercial development. On Lupine Lane in the southern Madison part, a 17-unit multiple family development is projected to be built and occupied by 2021. Another 33 unit multiple family project is projected to be built and occupied by 2025. The consultant projects one additional multiple family project to develop on the remaining lot in the Morgan plat, by 2030. Future residential developments in neighborhood 29 are unlikely. Very low student counts are expected to continue.	66	83	116	156	156
30	No existing residential subdivisions. Southern part of American Center development. Currently, neighborhood 30 is developed with office/commercial uses. Neighborhood 30 is within the City of Madison's Rattman Neighborhood Development Plan (NDP) area. Neither that NDP nor the American Center Master Plan suggests additional residential uses on remaining vacant sites in neighborhood 30.	-	-	-	-	-



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
31	The High Crossing commercial area is densely developed, but lands to its east are beyond a ridge and therefore must be served by sewer from southeast. Recent housing development includes the Lancaster Apartments. Neighborhood 31 is covered by the City of Madison's Nelson Neighborhood Development Plan (NDP), updated in 2019. Undeveloped lands are planned for mixture of residential development types, but mostly multiple family. The consultant projects additional multiple family projects each projection period between 2022 and 2035. Single family development in neighborhood 31 is projected to begin by 2030, once development in Autumn Lake (neighborhood 33) is largely complete. The consultant projects a pace of ~15 single family homes per year, with build out occurring after 2035. Recent enrollment numbers for neighborhood 31 suggest about 0.08 K-12 students per multiple family housing unit.	476	476	626	726	876
32	West of the Interstate, in the East Towne Mall area, which includes no existing housing. The City of Madison was in the process of creating a plan for the Greater East Towne Area. Within SPASD portions of this planning area, the City of Madison Comprehensive Plan does not show any planned redevelopment for housing. Lands east of the Interstate are in the City's Nelson Neighborhood Development Plan area. The High Crossing commercial area is densely developed, but lands to its east are beyond a ridge and therefore must be served by sewer and road from southeast. These lands also have water pressure issues. With permission to install a railroad crossing on City View Drive acquired, the consultant expects that road to be extended to Lien Road before 2022. Lands at the current end of City View Drive are planned for residential use with densities of 40-70 dwelling units per acre. A concept plan for ~500 multiple family units for this site has been reviewed by the City, but there are interrelated topographic, design, and traffic circulation challenges. The consultant projects a ~350 unit multiple family development at this location by around 2025. The consultant projects remaining lands planned for single family residential use in neighborhood 32 to develop after 2035, once Autumn Lake is completed and projected single family areas in neighborhood 31 are underway. In the meantime, student-per-housing unit ratios should remain very low.	276	426	626	626	626
33	Village at Autumn Lake (2020s). A proposed amendment to the Village of Autumn Lake Master Plan would entitle 377 single family, 99 two family units, 56 4-unit and townhouse units, and 296 multiple family units. This increase would the number of two family homes originally planned, as market demand has been higher than anticipated for two family homes. (16 two family units were permitted in 2019 and occupied by 2020.) The building pace in neighborhood 33 has averaged 29 single family homes per year, and a quarter of the entitled townhouse and multiple family units have been built and occupied. The consultant projects build out in neighborhood 33 by 2030. Student-per-housing unit generation has been low, even among single family homes.	214	370	546	793	793



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
34	No existing residential subdivisions. 80 acre quarry in northeast quadrant. Neighborhood 34 is split between the City of Madison's Felland, Northeast, and Reiner Neighborhood planning areas. The western part of the neighborhood is the eastern part of the Village at Autumn Lake development, planned for 153 single family homes, 16 townhouse units, and 36 units in mixed use buildings. The consultant projects development of the single family homes and townhouse units beginning around 2030, as the rest of Autumn Lake in neighborhood 33 builds out. Beyond Autumn Lake, the majority of neighborhood 34 is owned by a quarrying interest. The northern half of the neighborhood is part of the Reiner Neighborhood. The City of Madison was in the process of creating a neighborhood development plan for this area in 2020. The consultant expects further residential development after 2035. Projected housing ratios should be indicative of Meadow Crossing in neighborhood 64.	2	2	2	2	108
35	No existing subdivisions. Madison's Northeast Neighborhood Development Plan identifies neighborhood 35 for future residential development of different densities, with highest densities along Lien Road. For west side of neighborhood 35, water service is available along Lien Road and land can be sewered from north. However, this land is not yet in the Urban Service Area or the City and landowner interest in development is currently low. Development here is not expected until 2030, once other areas of the Northeast Neighborhood begin to fill in.	18	18	18	18	138
36	Bridal Downs (1990s), Jannah Village (2020s). Madison's Northeast Neighborhood Development Plan identifies area for future low/medium density residential development. A preliminary plat for Jannah Village proposes 48 single family, 8 duplex units, and 306 multiple family units, with construction anticipated to begin in 2021. Consultant projects build out of all units by 2030. After that, there will be no remaining land planned for residential development in neighborhood 36. The consultant projects student-per-housing unit ratios similar to Autumn Lake.	19	69	243	381	381
37	Woods Farm (2010s). Madison's Northeast Neighborhood Development Plan identifies neighborhood 37 for future residential development around mixed use centers at Reiner/T and Reiner/Lien. All but the north edge of neighborhood 37 was added to the Urban Service Area in 2010. Municipal sewer and water mains are in Reiner Road to serve neighborhood 37. Woods Farm is expected to include 130 single family homes, 26 duplex units, 24 townhome units, and an 80 unit apartment building. Phase I includes 30 of these single family lots, 12 duplex lots (24 units), plus all townhouse and multiple family lots. Since construction began, the building pace has been 11 single family and 4 duplex units per year. The consultant projects the ~80 acres south of Woods Farm to have ~50 single family homes by 2035. At build out, these 80 acres may accommodate ~160 single family homes, ~150 duplex/townhouse units, and hundreds of multiple family units. The consultant believes that remaining units on the 80 acres and multiple family development south of these ~80 acres, near Highway T, will commence after 2035. Through 2035, the consultant projects student-per-housing unit generation similar to Smith's Crossing.	35	77	199	261	311



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
38	Eastwood Springs/Walz Farm (2020s). Largely mirroring neighborhood 37, Madison's Northeast Neighborhood Development Plan identifies neighborhood 38 for mainly future medium/high density residential development around mixed use centers at Reiner/T and Reiner/Lien. A development proposal for the Walz Farm includes 40 single family homes and seven multiple family lots that could yield hundreds of units. The consultant expects single family development to begin around 2022 and multiple family development to continue through the projection period. Sites further from Reiner Road could yield more single family housing, but not until after 2035, resulting in what the consultant projects will be low student-per-housing unit ratios before 2035.	8	18	108	358	608
39	No existing residential subdivisions. Madison's Northeast Neighborhood Development Plan identifies neighborhood 39 for future low/medium density residential development. A small portion of neighborhood 39 was added to the Urban Service Area in 2010. While a sewer interceptor is in the neighborhood today, water main would have to be extended east from Reiner Road. The consultant does not project City of Madison housing development in neighborhood 39 until after 2035, as lands to the west in neighborhoods 37 and 38 begin to fill.	36	36	36	36	36
40	No existing residential subdivisions. Madison's Northeast Neighborhood Development Plan identifies neighborhood 40 for future medium/high density residential development around a commercial center at Reiner/Lien. As neighborhoods 38 and 39 to the south develop, utilities will expand north to this neighborhood. The consultant projects housing development after 2035.	3	3	3	3	3
41	Oak Ridge (1990s), Sunnybrooke Heights (1990s), Burke Conservancy Estates (1990s), Windswept CSM (3 available lots). Neighborhood 41 includes most of the lands within the City of Madison Reiner Neighborhood--the former "Phase 2" planning area of Madison's Northeast Neighborhood Development Plan. The Reiner Neighborhood Development Plan was being drafted in 2020. The consultant anticipates that new residential development in Neighborhood 41 would begin after 2035. Neighborhood 41 will then be within the City of Madison upon the dissolution of the Town of Burke. Turnover of 1990s housing expected to lead to higher student-per-housing unit ratios through 2035.	195	195	198	201	204
42	Smith's Crossing (2000s/10s/20s), The Revere Apartments (2015, 160 units), Van Buren Place Apartments (2010s, 155 units). Within neighborhood 42, there remain 92 single family and 14 townhouse units in the Smith's Crossing original plus its additions 1 through 7. The remaining townhouse units are expected to be built and occupied by 2022. The consultant projects 20 single family lots on Butterfly Circle to have new homes between 2022 and 2025, then single family housing development in Smith's Crossing is projected to shift from neighborhood 42 to neighborhood 43. The consultant projects the 72 single family lots along Koshkonong Way will develop as single family lots in neighborhood 43 and 44 build out, with homes on these 72 lots built by 2035. Smith's Crossing and neighborhood 42 will then be built out. With all housing units taken together, Smith's Crossing in neighborhood 42 has consistently generated about 0.20 students-per-housing unit, which the consultant anticipates will generally continue or increase slightly through the projection period. The close proximity of the school (now uncrowded) and neighborhood amenities should help support that ratio.	1,023	1,037	1,057	1,069	1,129



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
43	Location of Creekside Elementary. Smith's Crossing (2010s/20s), McCoy Addition (2020s), Conservancy Pointe Apartments (2016, 60 units). There are 20 remaining vacant single family lots of Smith's Crossing in neighborhood 43. Neighborhood 43 also includes the majority of the McCoy Addition to Smith's Crossing, within which there are 170 single family, 84 townhouse, and 140 multiple family units entitled. The City is reviewing development plans for the 140 apartment units, which the consultant projects will be built by 2022. Construction on single family homes began in 2019, and the first phase of 30 single family homes are almost all built. Within neighborhood 43, the consultant projects ~20 single family units per year through 2022, ~30 single family homes per year from 2023 through 2025, and build out of all available single family lots in neighborhood 43 before 2030. 74 of the entitled townhouse units are being marketed as "The Haven at Smith's Crossing", which includes amenities such as lawncare and snow removal. While not age restricted, the consultant believes these units will be desirable to empty-nesters, and that student generation from these units will be low. Consultant projects 8 townhouse units built per year until build out before 2030. Neighborhood 43 will then be built out. With all housing units taken together, Smith's Crossing in neighborhood 43 has consistently generated about 0.40 students-per-housing unit, which the consultant anticipates will decrease through the projection period as more multiple family units are built. The close proximity of the school (now uncrowded) and neighborhood amenities should help support that ratio.	214	441	534	581	581
44	McCoy Addition of Smith's Crossing (2020s). The eastern part of the McCoy Addition is the only neighborhood of Smith's Crossing assigned to the Westside Elementary School attendance area. Neighborhood 44 includes 127 single family lots of the McCoy Addition. The consultant projects construction will begin in neighborhood 44 around 2025 when available lots in neighborhood 43 begin to build out, and that neighborhood 44 will be built out just after 2030. The consultant projects between 0.45 and 0.55 K-12 students-per-housing unit--similar to other Veridian single family developments in Sun Prairie.	-	-	10	110	127
45	No existing residential subdivisions. Neighborhood 45 includes the northeast edges of the City of Madison's Northeast Neighborhood planning area, but most lands are in the City of Sun Prairie or its influence area. Around the Sun Prairie Wastewater Treatment Plant, City of Sun Prairie plans suggest future industrial development and open space uses. There are also ~40 acres north of Bailey Road planned for Neighborhood Residential use (Stage 2 of the New Neighborhood Development Staging Plan) that the consultant believes will be developed after 2035.	25	25	25	25	25



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
46	Torbleau Heights (1990s), Sylver Ridge (1980s), Bomkamp Circle (1990s). 10 vacant rural lots throughout neighborhood. Different communities have different planned futures for this area. South of Bailey Road, the Town of Sun Prairie Plan mostly advises farmland preservation. The City of Sun Prairie Plan identifies the northern part of neighborhood 46 as Urban Reserve (i.e., development after 2040), and notes that this would likely be the location of a future sewer interceptor. The City of Madison Comprehensive Plan identifies much of neighborhood 46 as a peripheral (long-range) planning area. The Village of Cottage Grove has annexed land at the southeast corner of neighborhood 46, planned for non-residential, interchange-oriented development. The consultant projects limited development through 2035, but this neighborhood could have significant longer-term residential growth. Age of existing subdivisions suggests turnover to new families in the projection period, which should support steady to slightly increasing student-per-housing unit ratios.	300	301	302	305	308
47	Kronke's Addition (1940s and prior), Raptor Ridge (1990s). Neighborhood 47 is within the City's Tax Incremental District (TID) #11, but no redevelopment is presently anticipated. This neighborhood has had steady student-per-housing unit ratios over the past seven years. Modest turnover within adjacent single family areas, affordable housing, plus larger recent multiple family projects are likely to result in steady student-per-housing unit ratios. Considering the majority of existing units in this neighborhood are multiple family, student-per-housing unit ratios are high compared to other mainly multiple family areas in Sun Prairie.	275	275	275	275	275
48	Prairie Enterprise Second Addition (1980s), Scenic Point (2010). Also includes Sheehan Park. Neighborhood is built out, with no real opportunity for growth or redevelopment. Recent home sales data suggests ~34 percent of single family homes have turned over to new families over the past 5 years, which has maintained student-per-housing unit ratios. Ratios are expected to taper over projection period.	318	318	318	318	318
49	Hunter's Ridge (1990s), Hunter's Trail (1990s), Olympic Village Condominiums (2000s), Prairie Fields (2000s). Neighborhood 49 includes 44 acres of the undeveloped McCoy farm that are not in the McCoy Addition of Smith's Crossing. 23 of these acres are planned by the City for Employment use, though the City may also allow appropriate commercial or high-density residential development especially if not adjacent to Highway 151. ~7 acres planned for recreational/open space use, and the remaining acreage is planned for Neighborhood Residential use with a High-Intensity Residential Overlay, with expected densities of 20-40 units per acre. The consultant anticipates development of ~100 multiple family units per five year period beginning after 2025, but this number could be higher if some of the 23 acres is also allowed for multiple family use. Student-per-housing unit ratios are projected to be steady, with countervailing forces of 1990s-2000s era home turnover plus new multiple family housing added.	513	513	513	613	713



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
50	Pheasant Run (1960s), Prairie Enterprises First Addition (1970s). Neighborhood is built out, but parts are within the City's TID #11 and 2018 Central Main Street Corridor Plan area. A recent redevelopment site added 64 workforce multiple family units. The Corridor Plan also lists the "triangle site" at the southwest corner of West Main and Bird Street as a Phase 1 redevelopment site. The consultant projects ~80 new multiple family units on this site by 2025 and two similarly-sized multiple family developments between 2025 and 2030. Consultant projects enrollment totals to remain relatively steady in this neighborhood, given its proximity to schools and other amenities, and its comparably affordable housing.	620	620	700	760	820
51	Location of Westside Elementary. West View Heights (1950s), Emerald Terrace (1960s), McHenry Apartments (2018). Neighborhood 51 is built out, but parts are within City's TID #11 and 2018 Central Main Street Corridor Plan area. A recent proposal would add 100 senior units at the corner of Bird and Main, which the consultant projects by 2025. The consultant projects two more redevelopment sites along Main Street between 2025 and 2030, resulting in more multiple family housing. Remarkably steady student-per-housing unit ratios should be negatively affected only by the projected addition of senior apartments.	903	903	1,003	1,203	1,203
52	Renstone West (1970s), Lenzville (1980s). Neighborhood built out, with redevelopment not expected before 2035. Age of housing has resulted in recent neighborhood turnover at grades K-5, which the consultant expects to subside.	350	350	350	350	350
53	Hickory Oak 2nd and 3rd Addition (1990s), Liberty Square and Liberty Square West Additions (parts west of Pine Street, 2000s-2010s). The part of the West Addition of Liberty Square in neighborhood 53 has 76 remaining vacant single family lots. New construction in Liberty Square--also including neighborhood 54 to the east--has averaged ~12 homes per year since 2016. The consultant expects additional home construction in Liberty Square first in the south near existing infrastructure, then north and then west into the West Addition. Lots will develop concurrently in neighborhoods 53 and 54. The consultant projects ~8 homes per year in neighborhood 53 until build out, which should occur just before 2030. The consultant expects student-per-housing unit ratios to remain high as the neighborhood builds out and Hickory Oak turns over.	153	167	191	229	229
54	East part of Liberty Square and Liberty Square West Addition (2000s-2010s). Liberty Square West Addition includes 22 vacant single family lots in neighborhood 54 (east of N Pine St). Consultant projects ~5 single family homes per year in this neighborhood until build out in 2025. The consultant projects one additional multiple family project by 2025. Large existing senior housing component will keep student-per-housing unit ratios low, but proximity of school and new single family units should bring in more students.	590	602	636	636	636
55	Location of CH Bird Elementary. Prairie Homes (1970s), Vandenburg Heights (1970s), Gordon Anderson (2010s, 5 vacant lots). All homes in the Gordon Anderson plat are projected to be built and occupied by the end of 2020. This was a small, 11-lot Habitat for Humanity site built out in two years. Age of housing and location of neighborhood school has resulted in high elementary school enrollment and neighborhood turnover, which consultant projects to subside as 2nd generation now seems firmly established here and may be approaching empty-nester status.	302	307	307	307	307



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
56	Stoneridge Estates and Stoneridge Village Condominiums (1980/90s), Stoneridge Commons (2020s). 24 multiple family units in Stoneridge Commons are built and occupied, and the remaining 99 units will be built and occupied by the end of 2020. Neighborhood 56 will then be built out. Student-per-housing unit ratios are projected to be steady, given close proximity to elementary and middle schools.	410	486	486	486	486
57	Stonehaven Terrace (1980s), Valley (1960s), Prairie Ridge (1970s), Creek View Crossing (2010s, 3 remaining lots with infrastructure.) Aside from those 3 lots, neighborhood 57 is built out with no plans or opportunity for redevelopment. Steady enrollment anticipated.	372	375	375	375	375
58	Creek View Crossing (2020s, 22 remaining lots and 36-unit multiple family project). The consultant projects these lots to be built upon between 2022 and 2025, along with a 36-unit multiple family project. Neighborhood 58 also includes the undeveloped Chase and Quamme lands, which by intergovernmental agreement will develop in the City. These are within Stage 1 Neighborhood Residential development area per the City's 2019 Comprehensive Plan, with opportunities for higher density residential use in single use and mixed use settings. The consultant estimates that neighborhood 58 could yield ~250 single family, duplex, and townhouse units and at least 400 multiple family units at build out. The consultant projects single family, duplex, and townhouse development to commence in 2025 with development of at least one of the two large holdings, at an opening pace of ~10 single family homes per year, plus duplex/townhouse units and a multiple family development in each 5 year period after 2025. Build out would occur after 2035. Projected student-per-housing unit ratios were derived from other, similar mixed residential neighborhoods, like 19, 25, 42, or about 0.30 K-12 students-per-unit.	3	14	61	251	466
59	Benz Acres and Benz Plat (1950s), Memorial Heights (1960s). Built out area, not expected to have redevelopment over the projection period. Recent home sales have resulted in housing turnover and higher student-per-housing unit ratios. Consultant projects these ratios will steady through the projection period, be supported by affordable housing and close proximity to elementary and middle schools.	273	273	273	273	273
60	Location of Northside Elementary. Original and 1st Addition Valley Subdivision, Kuhlmann Lots, Royal Acres (1950s), and Village View (1950s/60s/70s). Built out area. Consultant projects one small redevelopment project between 2030 and 2035. The consultant expects neighborhood to maintain generally steady student-per-housing unit ratios.	532	532	532	532	544



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
61	Flint's Addition (pre 1900), Strasburg (1940s and prior), Sunset, Crestlawn (1950s). Built out area. Part of neighborhood is within City's TID #11 and the 2018 Central Main Street Corridor Plan. One site redeveloped as The Catalyst, which added 148 multiple family units including some 3-bedroom apartments. The 2020 Sun Prairie Stronger Master Plan outlines 3 separate concepts for redevelopment of the northwest corner of Bristol and Main Streets. Multiple family developments in this location could range from 60-75 units. The consultant projects new units in this location to be built and occupied by 2022. The consultant expects the neighborhood to maintain generally steady student-per-housing unit ratios.	623	693	693	693	693
62	Location of Cardinal Heights Middle School and Prairie Phoenix Academy. Original Plat, Cannery Square, Market Street Plaza (2000s). City's Downtown Plan advises additional multiple family housing and mixed use development. This was reinforced in the 2020 Sun Prairie Stronger Master Plan, which was prompted by the need to redevelop along Main and Bristol Streets following an explosion in July 2018. Concept plans include a significant residential component, with potential for 200-270 multiple family units. These units would contain a mixture of townhouses, rowhouses, and 2-3 story apartment complexes with a range of square footages. The consultant projects build out of this area by 2030. These projections do not assume relocation of porcelain factory or residential redevelopment on the site of the building that currently houses Prairie Phoenix Academy; should either of these situations occur before 2035, there is potential for additional multiple family units. There is also more redevelopment potential along Main Street north of SPASD sports fields, but this is also not expected before 2035. The consultant expects the neighborhood to maintain steady student-per-housing unit ratios. Some of the town and rowhouse units could be attractive to families, given proximity to a middle and high school.	514	514	614	714	714
63	Location of Sun Prairie High School, soon to be East High School. Also includes Angell Park and Marshview Drive Industrial Park in northwest corner, but no existing residential subdivisions. The interceptor sewer to Meadow Crossing crosses lands south of the High School. The 2019 City Plan indicates ~40 vacant acres between SPASD lands and Bailey Road are planned for Neighborhood Residential use, which could include a mix of single family and multiple family housing with 8 units or fewer per building. ~15 of these acres are enabled for High-Intensity Residential use. The City's New Neighborhood Staging Plan lists these lands in Stages 1 and 2. The consultant anticipates predominately single family development in the early 2030s, yielding ~75 single family, ~40 duplex and/or townhouse units, and 60 multiple family units. After build out in neighborhood 63, development of this planned Neighborhood Residential area is expected to continue south in neighborhood 45. The consultant projects student-per-housing unit ratios slightly lower than neighborhood 64 today, or about 0.35-0.40 K-12 students-per-unit.	7	7	7	7	186



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
64	Glacier Crossing (1990s), Uplands (2000), Meadow Crossing (2010s). Meadow Crossing has been adding ~30 new single family homes per year, a pace that is projected until build out of the remaining ~55 vacant lots by 2022. The consultant expects also replatting of lots along Vernig Road, just north of the Meadow Crossing plat, to result in 20 single family lots by 2030. Future planned residential development areas, south of Meadow Crossing, are not presently in the City or the Urban Service Area. This southern area (Buss) is roughly 100 acres, with ~73 acres planned for Neighborhood Residential, ~13 of which are additionally enabled for High-Intensity Residential use. Along either side of Highway N, the City plans lands for Neighborhood Mixed Use, which would allow for additional multiple family housing and commercial uses. In total, the consultant projects ~150 single family homes, ~50 duplex and/or townhouse units, and ~60 multiple family units at build out, with construction beginning around 2025 and finishing after 2035. Turnover in older parts of neighborhood 64 is also expected by the 2025-2030 timeframe, likely resulting in sustained student-per-housing unit ratios with downward pressure from new multiple family housing.	534	579	609	759	869
65	Original Plat, Assessor's Plat, Hill Crest Park. City's Downtown Plan advises additional multiple family housing and mixed use development, although neighborhood 65 is largely built out with few opportunities for redevelopment.	155	155	155	155	155
66	Location of Eastside Elementary and Patrick Marsh Middle School. Schey, Sunrise, Woodview Estates, Carriage Hill (1950s), Williamsburg (1970s), Carriage Hill Estates (1980s). At its north end, neighborhood 66 is largely undevelopable given Patrick Marsh. In the south along Main Street, a small redevelopment site is projected to produce 10 multiple family units by 2022. Neighborhood is experiencing turnover, and presence of schools in neighborhood will retain attraction for new students. The consultant projects that student-per-housing unit ratios will decline slightly than stabilize over the projection period as the last 2nd generation turnover concludes. Neighborhood ought to remain an attractive choice for families with students given school proximity and housing affordability.	621	631	631	631	631
67	Carriage Hill (1960s), Carriage Hill Estates (1980s), Cardinal Crest (1990s), Gardens at Willow Brook, Estates at Patrick Marsh (2000s). Neighborhood 67 is built out. Neighborhood is experiencing turnover that consultant projects will continue over the projection period given different subdivision ages and close proximity of schools at all levels.	686	686	686	686	686
68	Blooming Meadows (1990s), Town Hall Crossing (2020s). Town Hall Crossing, which will include 118 single family homes, is being developed by Habitat for Humanity. The consultant projects the first new homes by 2022 and build out by 2035. The consultant also projects two multiple family developments on lands along Highway 19 south of the railroad tracks. The consultant projects development of lands east of Town Hall Road in neighborhood 68 once utilities extend here via neighborhood 71 upon its development, but likely not until after 2035. The age of Blooming Meadows suggests housing turnover in the projection period, which will have a positive impact on enrollment in conjunction with new housing.	196	206	232	322	394



Neighborhood (As depicted on Map 1)	Residential Growth Factors, General Expectations, and Student Ratios	Total Housing Unit Estimates/Projections				
		June 2020	2022	2025	2030	2035
69	No existing residential subdivisions. Rural area, largely planned for Agricultural Preservation and in A-1 zoning in the Town of Bristol. Environmental constraints associated with Mauneshia River. Low Density Business area planned near USH 151/VV interchange. Few new homes or enrollment change projected.	23	23	23	23	23
70	No existing residential subdivisions. Town of Sun Prairie farmland preservation area. No significant housing development or enrollment change is anticipated for this neighborhood within the projection period.	17	17	18	19	20
71	City View Heights (1970s), East End (1990s/2000s). Undeveloped lands in neighborhood 71 are planned primarily for Neighborhood Residential use within the City's 2019 Comprehensive Plan, with most of the area planned for single family housing with some multiple family units. The 2019 Plan also shows a mixed use/commercial node at the intersection of Town Hall Road and Highway 19, which could include some additional multiple family housing. The New Neighborhood Staging Plan indicates that lands west of Town Hall Road are Stage 1 -- ready for development. The consultant projects housing development will begin in neighborhood 71 between 2025 and 2030. This neighborhood is likely to be a significant generator of new homes in the SPASD well beyond 2035. Projected students-per-housing unit are similar to neighborhood 58 on the City's north side--or about 0.35 to 0.40 K-12 students-per-unit.	50	50	50	120	260
72	Savannah Valley (2000/10s), Drover's Woods/1st Addition (2000s/10s), Oak Savannah Addition to Savannah Valley (2020s, 5 available lots). The Town of Sun Prairie Plan advises farmland preservation for most of this neighborhood. In the far eastern part of the neighborhood, ~15 acres remain for future phases of Savannah Valley, which the consultant believes will result in 5 additional homes by 2025 and up to 12 housing units per 5 year period after 2025. The consultant projects slight decline in students-per-housing unit.	150	152	155	167	179
73	Schey Acres, Creek Haven (1980s), The Oaks (2000s). Town of Sun Prairie Plan advises farmland preservation for most of neighborhood 73. The consultant projects 2 more homes built by 2025, an additional 3 homes in each 5 year period after, and steady students-per-housing unit.	157	158	159	162	165
Totals		19,883	21,740	23,534	26,327	29,014



APPENDIX C: SPASD RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2020-2035

Neighborhoods	Grades K-12					Grades K-5					Grades 6-8					Grades 9-12				
	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035
1	3	3	3	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	32	33	33	31	33	10	14	13	14	14	11	5	7	7	7	11	14	12	10	11
3	181	178	193	237	299	78	71	86	116	141	43	42	39	53	69	60	65	68	68	89
4	38	29	26	25	26	10	11	11	12	13	8	5	6	5	6	20	13	9	8	8
5	3	3	4	4	4	2	2	2	2	2	0	1	1	1	1	1	0	1	1	1
6	139	136	143	160	155	60	63	68	73	70	30	30	34	37	36	49	43	42	49	49
7	73	66	71	74	75	31	27	32	33	33	17	16	15	16	16	25	24	25	25	25
8	156	173	166	147	142	56	68	65	61	61	35	41	38	36	34	65	64	63	50	47
9	0	0	0	20	136	0	0	0	8	70	0	0	0	8	42	0	0	0	4	24
10	30	74	111	148	146	12	32	42	55	56	12	18	31	42	38	6	24	38	51	52
11	25	28	26	29	31	14	12	10	11	13	6	7	6	7	8	5	8	10	11	11
12	143	144	142	136	132	65	65	65	60	59	33	33	32	33	30	45	46	45	44	43
13	94	105	107	102	99	49	48	49	44	43	25	25	24	24	24	20	32	35	34	33
14	97	84	76	73	74	34	33	33	34	34	24	17	17	17	17	39	34	26	23	23
15	332	340	338	331	320	158	158	154	150	143	77	79	79	77	75	97	103	106	104	102
16	306	310	309	303	296	153	146	142	136	135	61	77	73	71	68	92	88	95	96	93
17	27	32	30	50	65	20	17	13	19	27	3	10	9	12	17	4	5	8	19	21
18	55	80	111	116	109	23	44	49	38	40	22	22	28	31	23	10	14	34	47	46
19	109	112	130	129	133	73	68	65	63	63	14	24	28	31	31	22	20	37	35	39
20	74	74	75	71	69	38	35	33	31	31	14	19	18	17	16	22	20	24	23	22
21	161	142	124	112	106	58	56	52	48	47	36	29	28	26	24	67	57	44	38	35
22	545	565	583	602	611	247	257	275	272	271	132	127	134	143	141	166	181	174	188	198
23	162	166	178	195	228	71	77	86	91	104	39	36	40	46	52	52	54	52	59	72
24	25	24	28	31	33	12	11	14	15	15	5	6	5	7	8	8	7	8	8	10
25	48	70	85	110	104	23	35	42	47	45	12	15	20	26	24	13	21	24	37	35
26	179	214	222	207	203	101	110	102	96	95	43	51	55	51	48	35	52	64	60	60
27	71	69	72	67	66	35	33	32	29	28	13	18	16	16	16	23	19	24	23	22
28	90	171	168	175	207	69	94	96	100	118	13	45	39	41	49	8	32	33	34	40
29	4	7	10	14	13	3	4	6	8	7	0	2	2	3	3	1	1	2	3	3
30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	37	43	57	73	88	20	22	28	40	48	7	10	14	16	20	10	11	15	17	20
32	44	67	82	80	82	22	34	41	44	44	14	17	25	20	22	8	15	16	16	16



Neighborhoods	Grades K-12					Grades K-5					Grades 6-8					Grades 9-12				
	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035
33	41	80	122	178	183	25	44	57	87	83	8	19	33	40	44	8	18	32	51	56
34	5	3	0	0	43	2	0	0	0	26	1	1	0	0	11	2	2	0	0	6
35	1	2	3	3	26	1	1	1	1	11	0	1	1	1	8	0	0	1	1	7
36	2	9	29	58	71	0	3	15	34	34	0	3	7	11	17	2	2	7	12	19
37	6	15	33	60	84	3	7	18	35	47	3	4	7	13	19	0	4	8	11	19
38	0	2	14	46	82	0	1	10	29	49	0	0	3	11	18	0	1	1	7	15
39	8	10	11	12	12	5	5	5	5	5	2	3	3	3	3	1	2	3	4	4
40	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
41	63	56	62	65	64	19	22	28	28	27	14	10	12	14	14	30	24	22	22	23
42	204	234	256	280	302	99	114	127	134	141	52	52	58	64	68	53	67	71	82	93
43	91	144	184	196	194	48	64	87	90	93	22	35	43	47	45	21	45	54	59	56
44	0	0	2	46	62	0	0	2	28	32	0	0	0	10	16	0	0	0	8	14
45	7	8	9	9	9	4	4	4	4	4	1	2	2	2	2	2	2	2	2	2
46	117	113	115	127	133	47	49	56	60	55	30	24	24	31	36	40	41	34	36	41
47	205	219	220	212	211	107	106	105	105	105	44	54	50	47	48	54	60	65	60	59
48	130	132	133	125	119	63	63	60	55	54	28	32	31	30	27	39	38	42	41	38
49	78	82	88	104	121	37	40	43	46	57	17	19	20	25	27	24	23	25	33	37
50	200	215	227	245	262	90	104	107	114	121	50	45	49	57	62	60	66	71	74	79
51	325	335	343	374	374	165	167	165	180	180	73	72	75	90	90	87	96	102	104	104
52	125	120	115	107	101	56	51	52	47	46	31	28	25	26	22	38	41	39	34	33
53	87	91	107	130	126	38	42	51	60	57	17	22	25	30	30	32	28	32	40	38
54	62	52	61	61	60	19	18	22	26	27	16	10	16	13	13	27	25	23	23	21
55	292	303	274	233	222	116	111	106	101	100	86	77	61	58	52	90	115	107	74	70
56	140	151	148	146	149	52	63	70	70	70	34	31	32	32	34	54	57	46	44	44
57	168	155	158	155	151	70	61	68	68	68	38	38	38	34	34	60	56	53	53	49
58	0	8	18	72	133	0	4	9	38	70	0	3	5	20	35	0	1	4	14	28
59	134	135	131	124	113	52	60	63	51	50	37	26	30	31	26	45	49	39	41	38
60	263	279	276	274	272	122	128	128	125	122	68	61	64	64	64	73	90	84	85	87
61	146	135	141	142	144	54	55	56	58	58	49	30	35	35	36	43	49	50	49	50
62	40	48	58	71	71	16	21	24	30	30	6	8	14	18	18	18	18	20	24	24
63	3	3	2	2	63	1	1	1	1	37	1	1	0	0	16	1	1	1	1	10
64	252	284	297	343	362	111	133	146	152	165	65	60	70	83	83	76	91	80	108	115
65	60	57	57	53	53	29	26	25	24	24	11	15	13	12	12	20	16	19	17	17
66	361	358	337	308	300	169	149	144	138	137	95	86	75	72	69	97	123	118	98	94



Neighborhoods	Grades K-12					Grades K-5					Grades 6-8					Grades 9-12				
	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035	June 2020	2022	2025	2030	2035
67	283	289	294	298	302	135	129	137	140	140	71	68	65	69	70	77	92	91	89	93
68	96	94	110	142	169	37	44	53	64	76	18	20	26	35	39	41	30	31	42	54
69	15	14	12	12	12	4	4	6	6	6	6	2	2	3	3	5	7	4	3	4
70	9	4	3	4	5	1	1	2	2	2	4	1	1	1	1	4	2	1	1	1
71	42	33	23	57	117	12	9	8	28	52	14	6	5	16	34	16	18	11	13	32
72	85	76	71	70	71	38	30	29	30	32	18	19	16	16	16	29	26	27	24	22
73	37	25	21	23	24	5	7	8	11	12	8	4	5	4	6	24	14	8	8	7
Totals	7,468	7,912	8,266	8,822	9,458	3,400	3,590	3,803	4,054	4,373	1,788	1,812	1,902	2,088	2,229	2,280	2,510	2,561	2,680	2,857

Note: June 2020 totals in this figure are for SPASD resident student enrollment only, for all students assigned to one of the 73 neighborhoods.

