



# Community Growth & Projections Report

March 2022



## **ACKNOWLEDGEMENTS**

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Special thanks to members of the Finance and Facilities Committee, staff from the municipalities, residential developers, and builders within the School District community for their contributions to this Report.

**Mukwonago Area School District  
Community Growth & Projections Report**

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## **I. INTRODUCTION AND SUMMARY**

### **A. PURPOSE**

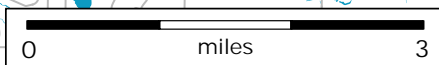
MDRoffers Consulting prepared this Community Growth & Projections Report to support the Mukwonago Area School District's (MASD) long-range school facility planning effort. This Report is intended to assist the MASD in gaining an understanding of the impact of future residential development and demographic change on future student enrollment, where in the District that enrollment change is projected to occur, and how enrollment projections compare with the capacities of existing schools. This information will help the MASD determine which schools may experience capacity shortfalls, and to what extent, through 2035.

### **B. REPORT OVERVIEW**

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

- Review of demographic and enrollment trends for different grade levels and geographic areas within the MASD.
- Review of recent, pending, and potential single-family, multiple-family, and mixed residential development proposals.
- Analysis of local government land use plans, road and utility system capabilities, and intergovernmental agreements.
- Engagement with municipal planning staff and residential real estate professionals in the MASD.
- Assessment of housing market trends, and comparisons of consultant projections with data from other agencies.
- Detailed review of student-per-housing unit generation for different types of housing and different parts of the MASD.
- Comparison of projected enrollment with the capacity of each existing school, supplied by Bray Architects.

This Report features housing unit and MASD student enrollment projections in four periods: through 2023 ('23-'24 school year), from 2024 to 2025 ('25-'26 school year), from 2026 to 2030 ('30-'31 school year), and from 2031 to 2035 ('35-'36 school year). The projections are broken down by 66 different small areas, or "neighborhoods," as depicted on Map 2. Enrollment projections through 2035 are then compared to the capacities of existing MASD schools, under three key assumptions: students will attend the school as represented by the attendance areas on Map 2 (except for students attending Eagleville Charter Elementary, which has a District-wide attendance area); there would be no changes from current school capacities; and most 4K students would continue being housed at community partner sites. The future could differ from these assumptions as an outcome of the MASD's facility planning process.



# Map 1: School District and Municipal Boundaries

Date Created: 11/22/2021

Sources: Waukesha County, Walworth County

## Legend

- Elementary (5K-6), except Prairie View (4K-6)
- Middle (7-8)
- High (9-12)

School District Boundary

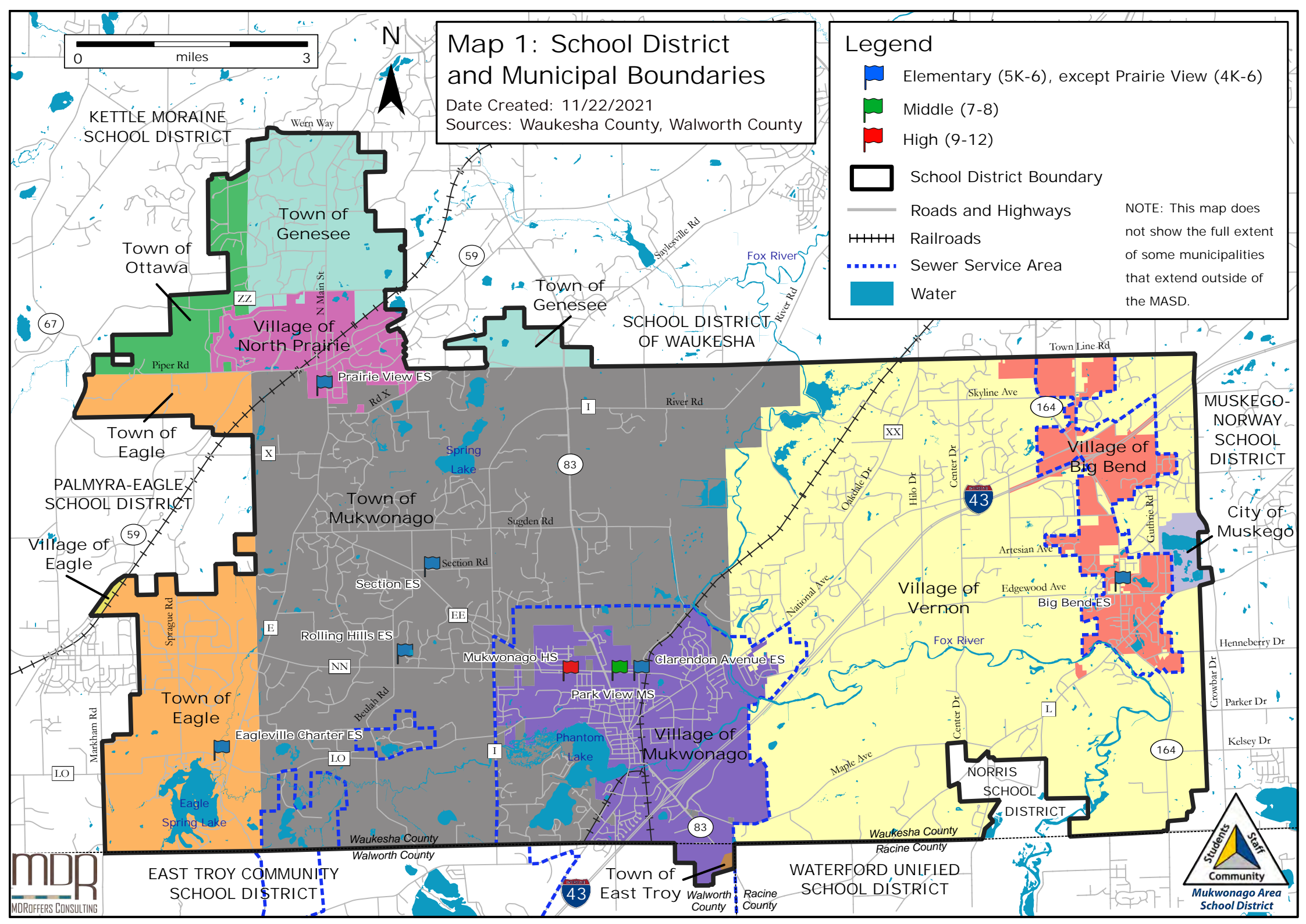
Roads and Highways

Railroads

Sewer Service Area

Water

NOTE: This map does not show the full extent of some municipalities that extend outside of the MASD.



MUSKEGO-NORWAY SCHOOL DISTRICT

City of Muskego

Henneberry Dr

Crowbar Dr

Parker Dr

Kelsey Dr






# Map 2: School Attendance Areas and Neighborhood Boundaries

Date Created: 11/30/2021


Sources: Waukesha County, Walworth County

## Legend

-  Elementary (5K-6), except Prairie View (4K-6)
-  Middle (7-8)
-  High (9-12)

 Neighborhood Boundary

 School District Boundary

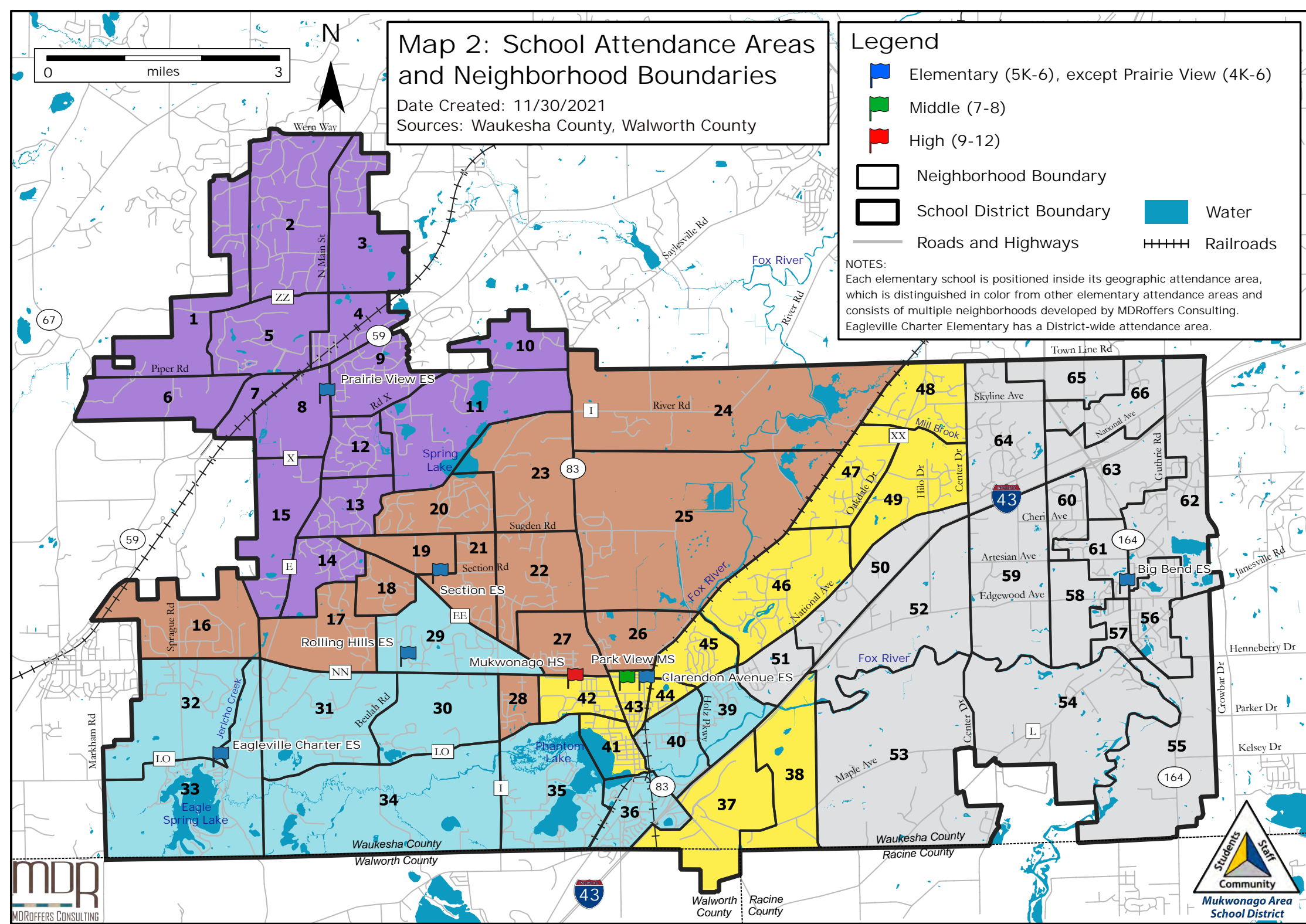
 Roads and Highways

 Water

 Railroads

### NOTES:

Each elementary school is positioned inside its geographic attendance area, which is distinguished in color from other elementary attendance areas and consists of multiple neighborhoods developed by MDROffers Consulting. Eagleville Charter Elementary has a District-wide attendance area.



## Mukwonago Area School District Community Growth & Projections Report

### C. STATISTICAL SUMMARY

1. As of September 2021, the MASD educated 4,430 4K-12 resident students and 600 students who open-enrolled from other districts, for a total of 5,030 grade 4K-12 students. The MASD also educated 18 Early Childhood students.
2. Total MASD 4K-12 student enrollment increased by 245 students or 5 percent from 2011-12 to 2021-22. Elementary (4K-6) enrollment increased by 294 students, or 12 percent, mostly due to the addition of 4<sup>th</sup> grade programming beginning in the 2015-16 academic year. From 2011-12 to 2021-22, middle (7-8) and high (9-12) school enrollment decreased by 19 and 30 students, or 3 percent and 2 percent respectively.
3. Recent residential construction in the MASD has increased, particularly in the Village of Mukwonago, where 40 percent of new housing units in the District have been built since 2010. Notable residential development also occurred in the Town of Mukwonago, Village of Vernon, and Village of Big Bend. Minimal housing development has occurred in parts of the Town of Ottawa, Town of Genesee, and Town of Eagle in the MASD.
4. Single-family homes remain a key part of the new housing inventory. Between 2010 and 2021, new single-family homes made up 82 percent of all new housing units built in the MASD. New single-family housing built in the MASD generates a significant number of new school children—either from births or move-ins of younger families. Per a January 2022 new homeowner survey, each newer single-family home across the District yields an average of 0.56 MASD student.
5. The average number of MASD students-per-housing unit is highest in the Town of Mukwonago, perhaps because there are two elementary schools located in the Town and the Town's housing stock tends to be larger, which is attractive to families, especially families with multiple children.
6. Births in the MASD increased in the 2010s, growing from 311 births in 2010 to 348 births in 2020. Births decreased by 20 percent from 2020 to 2021, likely due in large part to the Covid-19 pandemic and associated economic uncertainty.

## Mukwonago Area School District Community Growth & Projections Report

### D. HOUSING PROJECTIONS SUMMARY

1. The consultant anticipates the MASD will continue to be a popular location for new housing development, with future housing concentrated in the Village and Town of Mukwonago. This expectation is based on multiple factors, which include recent building permit and subdivision trends, other proposed and entitled residential developments, municipal plans and support for new housing, strong transportation access and regional accessibility, generally limited development constraints, and the appeal of the MASD and its communities.
2. The consultant projects construction of 1,977 new housing units within the MASD between 2022 and 2035. This equates to a projected average of 141 new housing units per year, which is about double the pace during the 2010s.
3. This expected pace increase is due in large part to significant projected multiple-family housing through 2035. The consultant projects that 49 percent of all new housing units in the MASD through 2035 will be single-family homes—much lower than the 82 percent single-family rate between 2010 and 2021.
4. Geographically, the consultant projects that about:
  - a. 70 percent of new housing units will be built in the Village of Mukwonago (correlated to projected multiple-family housing), 11 percent in the Town of Mukwonago, and 7 percent in the Village of Big Bend.
  - b. 48 percent of new housing units between 2022 and 2035 will be in the current Clarendon Avenue Elementary attendance area, with 24 percent in the Section Elementary attendance area and 12 percent in the Big Bend attendance area.
5. About 34 percent of all projected housing units through 2035 are in one development—the Maple Centre Apartments proposed near Prohealth Care Hospital in neighborhood 37 on Map 2. This development is projected to include 674 apartment units across 10 buildings, including a significant number of two- and three-bedroom units that may be popular with families with children.
6. The existing housing stock is also highly impactful on future enrollment. The consultant projects that many already-existing neighborhoods and housing units will have fewer students-per-unit in the future than they do today—with some exceptions where turnover to a new generation is anticipated over the next several years.

## Mukwonago Area School District Community Growth & Projections Report

### E. STUDENT ENROLLMENT PROJECTIONS SUMMARY

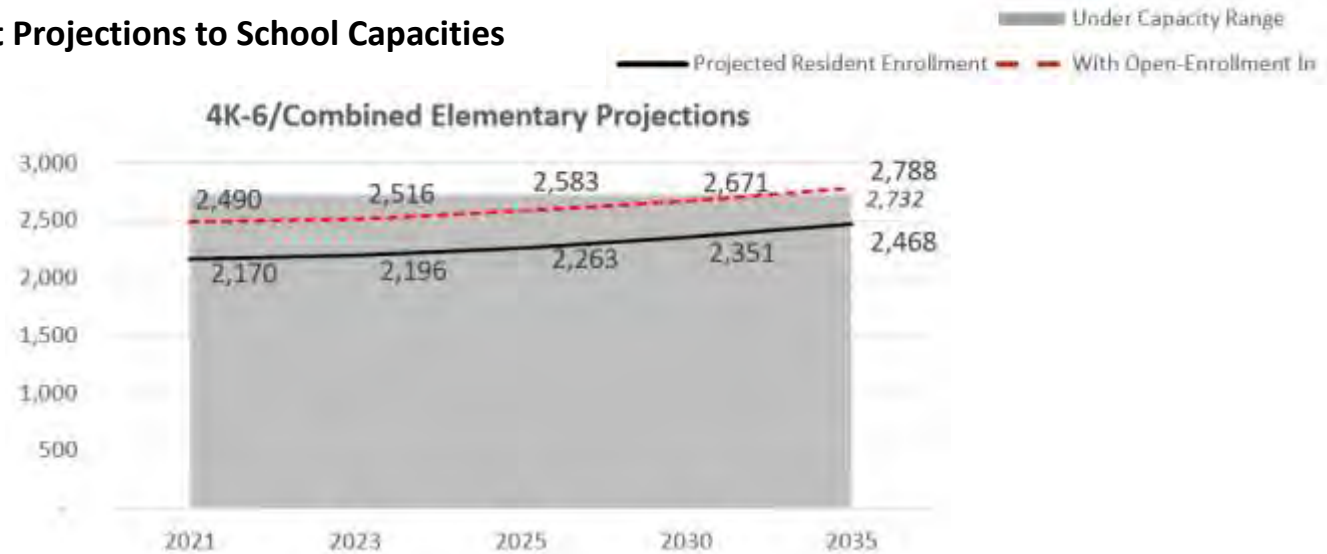
1. Between September 2021 and 2035, the consultant projects a resident enrollment increase of 355 4K-12 students in MASD schools—or about 25 additional 4K-12 resident students per year on average. This projection assumes resident open-enrollment-out of District schools at the current rate and notably does not include open enrollment of non-MASD resident students into MASD schools.
2. This projected resident enrollment increase is much less than the consultant’s projected 1,977 additional housing units by 2035. This difference results from declining student-to-housing unit ratios in most existing housing, an expectation that around 51 percent of new housing units will be multiple-family, and expected declines in the birth *rate* and students-per-housing unit based on broad demographic and generational shifts.
3. The consultant projects the most significant enrollment increases in northern neighborhoods in the Village of Mukwonago, where significant amounts of new housing, particularly new single-family housing, is expected. This includes neighborhoods directly north of the High School, north of East Veterans Way, and south of Fox Street.
4. The consultant projects that grade 4K-6 resident enrollment will increase by 326 students between 2021 and 2035—or by an average of about 23 students per year. Combined resident elementary school enrollment is projected to remain below the combined 4K-6 elementary school capacity through 2035. Importantly, these results are based on MASD resident student projections only (no open-enrollment-in). They also assume that 4K enrollment is distributed similarly between MASD schools and private community partner sites as expected the 2022-23 academic year (when 4K programming starts at Big Bend Elementary School) and grade groupings and school capacities do not change.
5. As of the 2021-22 academic year, ~320 non-resident grade 4K-6 students open-enroll-in to the MASD from other school districts. If a similar number of non-resident students is added to the consultant’s resident student projections, projected enrollment at the elementary school level (4K-6) would exceed combined elementary school capacity by 2035.
6. For individual elementary schools—and assuming no changes in attendance areas, school capacities, or grade groups—the consultant projects that:

## **Mukwonago Area School District Community Growth & Projections Report**

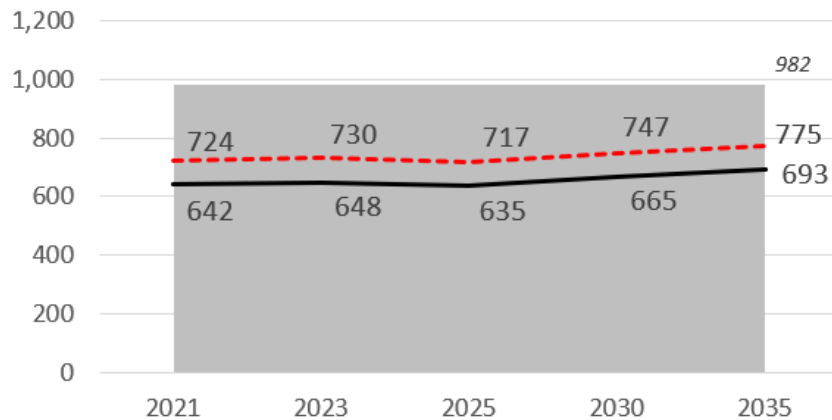
- Clarendon Avenue Elementary would exceed its capacity by 2030, and be ~40 students over capacity by 2035 with resident students only. Including open-enrolled-in students at a similar total as today, Clarendon Avenue Elementary would exceed its capacity by 2025, and be ~70 students over capacity by 2035.
  - Section Elementary would approach its capacity by 2035 with resident students only. Including open-enrolled-in students at the same level as today, Section Elementary would exceed its capacity by 2030, and be ~50 students over capacity by 2035.
  - Big Bend Elementary would remain below capacity through 2035 with resident students only, but would be ~30 students over capacity by 2035 including open-enrolled-in students at the same level as today.
  - Enrollment at Prairie View Elementary, Rolling Hills Elementary, and Eagleville Charter Elementary is projected to remain below capacity through 2035, even when including open-enrolled-in students at similar levels.
7. The consultant projects that MASD resident enrollment at Park View Middle School (grades 7-8) will increase by 51 students between 2021 and 2035. This does not consider open-enrollment-in of non-resident middle school students, which is currently ~80 students. Still, even when including open-enrolled-in students at a similar level, a Park View Middle School that continues to serve only grades 7-8 would remain below building capacity through 2035 under the consultant's projections.
  8. The consultant projects that MASD resident enrollment at Mukwonago High School will decrease by 21 students between 2021 and 2035. Even assuming a continuation of grade 9-12 open-enrollment-in of ~200 students, Mukwonago High School is projected to remain below capacity through 2035.
  9. In sum, without facility or other changes, capacity issues are projected to emerge at Clarendon Avenue by 2025, Section Elementary by 2030, and Big Bend Elementary by 2035, including both projected resident students plus open-enrollment-in at the same level as today.
  10. One potential future alternative—shifting 6<sup>th</sup> grade students from MASD elementary schools to the Middle School—would appear to resolve projected elementary school capacity issues. Resident elementary enrollment in a grade 4K-5 model would remain well below combined elementary building capacities through 2035. Even with grade 4K-5 open-enrollment-in continuing at current levels, elementary enrollment would remain below combined capacities through 2035.
  11. However, such a 6<sup>th</sup> grade shift would result in capacity issues at the Middle School by 2025 considering projected resident students only, and immediately if both resident and open-enrolled-in students are considered, absent facility expansion.

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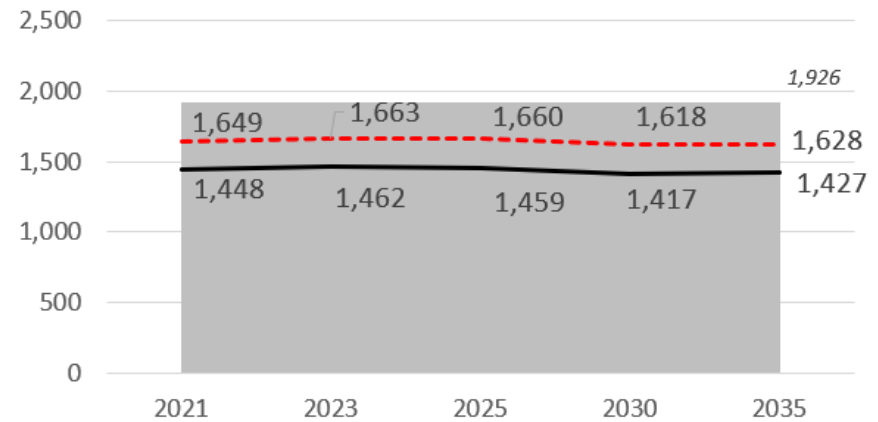
**Summary of Enrollment Projections to School Capacities**



**Park View Middle School**



**Mukwonago High School**



Note: "4K-6/Combined Elementary Projections" chart includes 4K students attending (and projected to attend) Prairie View and Big Bend Elementary Schools but excludes 4K students attending (and projected to attend) community partner sites.

## **II. MUKWONAGO AREA SCHOOL DISTRICT OVERVIEW**

### **A. GENERAL LOCATION AND ORGANIZATION**

The Mukwonago Area School District (MASD) is a public school district located in southeastern Wisconsin serving 5,030 4K-12 students (plus 18 Early Childhood students) as of September 2021. The MASD covers 90 square miles across southern Waukesha County and the northeastern corner of Walworth County. As shown on Map 1, the entirety of the Village of Big Bend and Town of Mukwonago are located in the MASD. The MASD also serves most of the Villages of Mukwonago, North Prairie, and Vernon; much of the Town of Eagle; and small parts of the Village of Eagle, City of Muskego, and Towns of East Troy, Genesee, and Ottawa.

The MASD's school buildings are indicated on several maps in this Report. Six elementary schools are located across the District, including Big Bend Elementary (K-6) in the Village of Vernon, Clarendon Avenue Elementary (K-6) in the Village of Mukwonago, Eagleville Charter Elementary (K-6) in the Town of Eagle, Prairie View Elementary (4K-6) in the Village of North Prairie, and Rolling Hills Elementary (K-6) and Section Elementary (K-6) in the Town of Mukwonago. Map 2 shows the MASD's five elementary school attendance areas. Eagleville Charter Elementary has a District-wide attendance area; any student in the MASD can apply and attend Eagleville. These six elementary schools feed Park View Middle School (7-8) which then feeds Mukwonago High School (9-12), which are both in the Village of Mukwonago.

The MASD hired Bray Architects to determine capacities of each of the MASD's school buildings. Each school was assigned a capacity based on District and educational guidelines. The capacity indicates the number at which a building functions optimally as an educational facility. Capacity figures for each school are presented Section B below and in Figure 15 later in this Report.

The MASD offers a four-year-old kindergarten (4K) program. As of the 2021-22 academic year, 40 4K students were housed at Prairie View Elementary while the remaining 4K students were housed and run via partnerships with private and non-profit providers. In September 2021, there were 225 4K students, of which 198 were resident students and 27 were open-enrolled students. Beginning in the 2022-23 academic year, 20 4K students will be housed at Big Bend Elementary School. The MASD offers individual Early Childhood education for children who are at least 3 years old. In September 2021 this totaled 18 students.

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### B. EXISTING MASD SCHOOL BUILDINGS

**Big Bend Elementary School** is a grade K-6 school located in the eastern part of the MASD in the Village of Vernon, about five miles east of the Village of Mukwonago. The school is sited on 10 acres at W230S8695 Big Bend Drive in neighborhood 61 on Map 2. Big Bend Elementary School was first built in 1950, with major additions or renovations occurring in 1965, 1970, 1980, and 1999. September 2021 enrollment at Big Bend Elementary School was 464 students, below its capacity of 527 students, per Bray Architects' recent capacity study. 4K programming will begin at Big Bend Elementary in the 2022-23 academic year.

**Clarendon Avenue Elementary School** is a grade K-6 school located in the Village of Mukwonago at 915 Clarendon Avenue in neighborhood 43 on Map 2. The school is on a 37-acre site shared with Park View Middle School. The elementary school was built in 1950, with major additions or remodels occurring in 1956, 1959, 1964, and 1999. Clarendon Avenue's September 2021 K-6 enrollment was 532 students, below its capacity of 571 students.

**Eagleville Charter Elementary School** is a grade K-6 school located in the Town of Eagle at S101W34511 County Highway LO. The school is situated on 3 acres in neighborhood 33 on Map 2. The building was built in 1931 with major additions or remodels occurring in 1949 and 1960. September 2021 K-6 enrollment at Eagleville Charter Elementary was 101 students, which is below its capacity of 120 students.

**Prairie View Elementary School** is a grade 4K-6 school located on 8 acres in the southern part of the Village of North Prairie, at W330S6473 County Road E in neighborhood 8 on Map 2. Built in 1930, this school had a major remodels and additions in 1954, 1959, 1968, 1988, and 2012. Its September 2021 4K-6 enrollment was 406 students, which is below its capacity of 481 students.

**Rolling Hills Elementary School** is a grade K-6 school located in the Town of Mukwonago. Sited on 13 acres at W322S9230 Beulah Road, Rolling Hills Elementary is within neighborhood 29 on Map 2. Rolling Hills Elementary School was built in 1999 and has not had any major additions, renovations, or remodels. Rolling Hill's September 2021 grade K-6 enrollment was 485 students, which is slightly below its capacity of 519 students.

**Section Elementary School** is a grade K-6 school located in the western part of the MASD in the Town of Mukwonago, less than two miles northwest of the Village of Mukwonago. The school is sited on 19 acres at W318S8430 County Highway EE in neighborhood 21 on Map 2. Section Elementary School was first built in 1980 and has not had any major additions, renovations, or remodels. September 2021 enrollment at Section Elementary School was 483 students, slightly below its capacity of 514 students.

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**Park View Middle School** is a grade 7-8 school located at 930 N. Rochester Street in the northern part of the Village of Mukwonago. The Middle School occupies a 37-acre site which it shares with Clarendon Avenue Elementary School in neighborhood 43 on Map 2. The site includes a track field and baseball diamond. Built in 1954, a major remodel and addition occurred in 1993. The Middle School's September 2021 enrollment was 724 students, well below its capacity of 982 students.

**Mukwonago High School** is located in the northwestern part of the Village of Mukwonago on a 75-acre site at 605 W. Veterans Way, in neighborhood 42 on Map 2. The site also includes the Greenwald Foundation Performing Arts Center and a large athletic complex which includes a football field, stadium, baseball diamonds, soccer fields, and tennis courts. Mukwonago High School first opened on this site in 1971, with major remodels or additions occurring in 1984, 1993, and 2018. In September 2021, enrollment was 1,649 students, which is well below the high school's capacity of 1,926 students.

The MASD owns a vacant 14-acre site immediately west of Mukwonago Area High School as well as two small parcels of land located near Phantom Lake, both of which are too small for a school. The District has no current plans for any of these sites.

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**III. ENROLLMENT TRENDS**

**A. STUDENT ENROLLMENT TRENDS AND IMPLICATIONS**

As reported in Figure 1 below, the Mukwonago Area School District (MASD) experienced a 245 student or 5 percent 4K-12 enrollment increase over the past decade. The addition of 4K students to the MASD in the 2015-2016 academic year caused most of the increase. Enrollment from grades 5K-6 increased by 69 students, or 3 percent. Enrollment at the middle school level (7-8) and high school level (9-12) decreased by 19 and 30 students, or 3 percent and 2 percent respectively, over the decade.

MASD enrollment decreased by 87 students from 2019 to 2020. This is attributed to the COVID-19 pandemic and associated virtual learning environment. Like other public school districts across the State, 4K enrollment decreased in 2020, with enrollment in older grade groups remaining relatively stable. Enrollment rebounded from 2020 to 2021. The 4K class, in particular, had a sizable increase from 2020 to 2021, increasing by 26 percent.

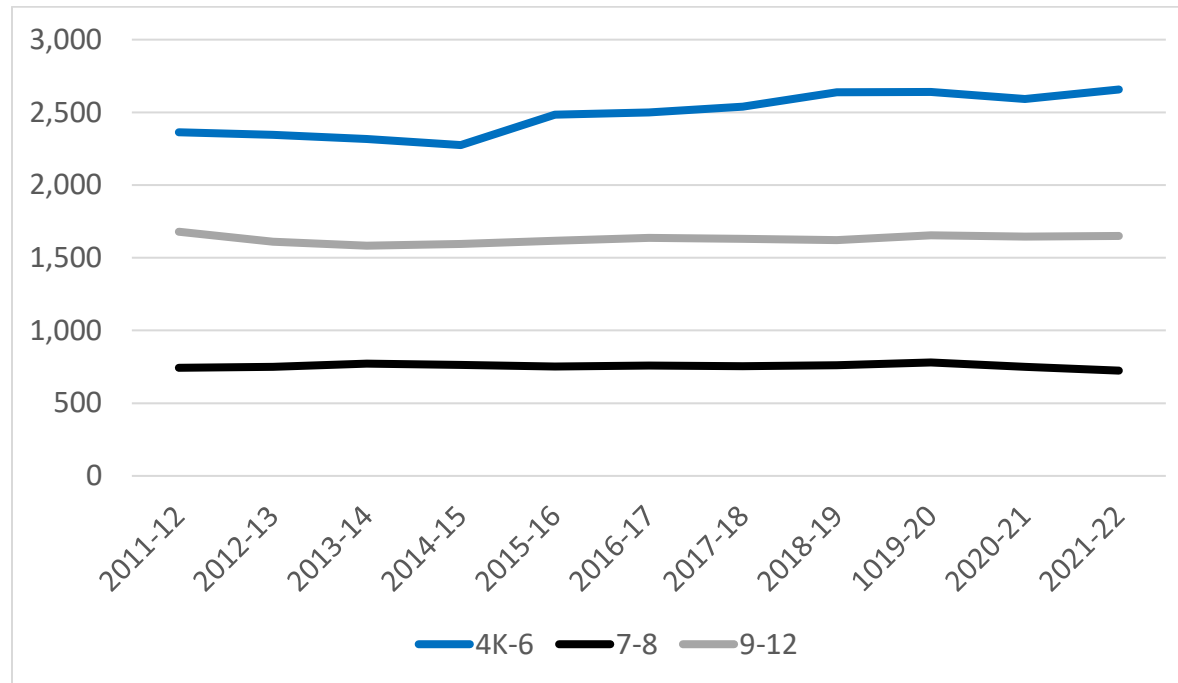
**Figure 1: Total MASD 4K-12 Enrollment by Grade Grouping, Sept. 2011-12 to Sept. 2021-22**

<b>Grades</b>	<b>2011-2012</b>	<b>2012-2013</b>	<b>2013-2014</b>	<b>2014-2015</b>	<b>2015-2016</b>	<b>2016-2017</b>	<b>2017-2018</b>	<b>2018-2019</b>	<b>2019-2020</b>	<b>2020-2021</b>	<b>2021-2022</b>	<b>10 Year Change</b>
<b>4K</b>	0	0	0	0	191	201	220	256	238	202	225	+225
<b>5K-6</b>	2,363	2,346	2,317	2,275	2,293	2,298	2,320	2,381	2,403	2,390	2,432	+69
<b>7-8</b>	743	750	772	764	752	758	754	762	780	751	724	-19
<b>9-12</b>	1,679	1,610	1,583	1,595	1,616	1,637	1,630	1,622	1,654	1,645	1,649	-30
<b>4K-12</b>	<b>4,785</b>	<b>4,706</b>	<b>4,672</b>	<b>4,634</b>	<b>4,852</b>	<b>4,894</b>	<b>4,924</b>	<b>5,021</b>	<b>5,075</b>	<b>4,988</b>	<b>5,030</b>	<b>+245</b>

*Source: Mukwonago Area School District*

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**Figure 2: Total MASD 4K-12 Enrollment by Grade Grouping, Sept. 2011-12 to Sept. 2021-22**



*Source: Mukwonago Area School District*

Figure 3 shows the past ten years of enrollment by school. Enrollment increased the most at Big Bend Elementary, Eagleville Charter Elementary, and Prairie View Elementary while enrollment decreased at Rolling Hills Elementary School. Enrollment at Clarendon Avenue and Section Elementary Schools remained relatively stable. Park View Middle School and Mukwonago Area High School experienced slight enrollment decreases over the past decade.

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**Figure 3: Total Enrollment by School, 2011, 2016, 2021**

Facility	2011- 2012	2016- 2017	2021- 2022	10 Year Change	
Community Partner 4K	0	201	186	+186	N/A
Big Bend (K-6)	394	395	464	+70	18%
Clarendon Avenue (K-6)	517	489	532	+15	3%
Eagleville Charter (K-6)	89	97	101	+12	13%
Prairie View (4K-6)	370	332	406	+36	10%
Rolling Hills (K-6)	539	498	485	-54	-10%
Section (K-6)	454	487	483	+29	6%
<b>Elementary Total (4K-6)</b>	<b>2,363</b>	<b>2,499</b>	<b>2,657</b>	<b>+294</b>	<b>12%</b>
Park View MS (7-8)	743	758	724	-19	-3%
Mukwonago High (9-12)	1,679	1,637	1,649	-30	-2%
<b>Middle and High Total (7-12)</b>	<b>2,422</b>	<b>2,395</b>	<b>2,373</b>	<b>-49</b>	<b>-2%</b>
<b>Grand Total</b>	<b>4,785</b>	<b>4,894</b>	<b>5,030</b>	<b>+245</b>	<b>5%</b>

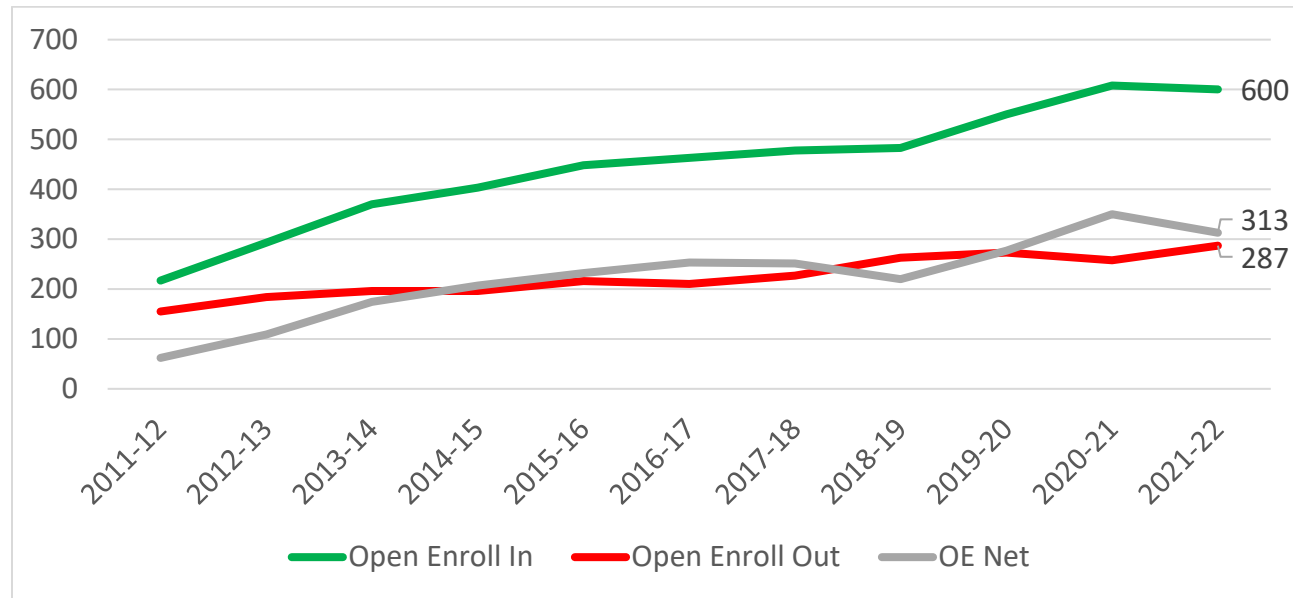
*Source: Mukwonago Area School District*

## B. IMPACT OF OPEN ENROLLMENT

The State allows students, given space availability and district approval, the option of enrolling in a school district other than the one where they reside. Through this system of open enrollment, the MASD typically receives more students from other districts than it sends. In September 2021, 287 4K-12 MASD resident students chose to attend schools in other districts. This was an increase from 155 students in 2011. Also in September 2021, 600 4K-12 students open enrolled to MASD schools from other districts, which was an increase from 217 in 2011. This resulted in a net increase from open enrollment of 313 students into MASD schools in 2021. Open enrollment data for the MASD over the past ten years is shown below in Figure 4.

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**Figure 4: MASD 4K-12 Open Enrollment Trends, 2011-2021**



*Source: Mukwonago Area School District*

The MASD experiences a net open enrollment gain primarily from smaller, more rural districts to its south and west, particularly the Palmyra-Eagle School District and the East Troy Community School District. The MASD experiences net open enrollment loss to the nearby Kettle Moraine School District and School District of Waukesha. This may be due to many MASD parents finding it reasonable to drop their students off at a school north/northeast of the MASD on their commutes to work in the Waukesha or Milwaukee areas.

The consultant's resident student enrollment projections assume open-enrollment-out of MASD residents at a constant *rate* going forward. The consultant's projections—when adjusted to include more than only MASD resident enrollment—assume open-enrollment-in of non-resident students will continue at a constant number as in the 2021-22 academic year.

## **Mukwonago Area School District Community Growth & Projections Report**

### **C. PRIVATE SCHOOL OPTIONS FOR MASD RESIDENTS**

As of 2021, there are four private schools operating within the MASD:

- Christ Lutheran School is a grade 4K-8 school located in the Village of Big Bend at 22970 Maple Avenue in neighborhood 56. In the 2020-21 academic year, the school had an enrollment of 86 students, down 7 percent from 2010, when the school had an enrollment of 92 students.
- St. John's Lutheran School is a grade 4K-8 school located in the Village of Mukwonago at 410 County Road NN in neighborhood 27. The school had an enrollment of 85 in the 2020-21 academic year, a decrease of 12 percent since 2011 when the school served 97 students.
- St. Joseph School is a grade 4K-8 school located in the Village of Big Bend at S89W22650 in neighborhood 56. In the 2020-21 academic year, the school had an enrollment of 102, which is a decrease of 18 percent since 2011 when the school served 125 students.
- Nature's Classroom Institute and Montessori School is a grade 4K-12 school located in the Town of Mukwonago at W336S8455 County Road E in neighborhood 15. The school opened in the 2016 academic year, but decreased in enrollment from 58 students in 2016 to 25 students in 2020. The school has an environmentally-focused curriculum and is only one of eight locations nationwide.

The consultant's projections assume that the rate of private school enrollment of MASD resident students will remain constant through the projection period.

## **IV. HOUSING AND DEMOGRAPHIC TRENDS**

### **A. RECENT RESIDENTIAL DEVELOPMENT ACTIVITY**

Trends in residential construction are one indicator of future housing development. Figure 5 lists housing starts (based on building permits issued) within MASD municipalities that shared this data. Housing starts for each of the municipalities below represent starts in the entire municipality, and not necessarily only those housing starts located in the MASD.

**Figure 5: Housing Starts by Mukwonago Area School District Municipality, 2011-2021**

<b>MUNICIPALITY</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021 (thru Oct)</b>	<b>TOTAL BY MUNI</b>
Village of Mukwonago	9	29	53	75	66	74	49	16	109	56	46	<b>582</b>
Village of North Prairie	1	0	3	4	18	14	10	8	4	4	3	<b>69</b>
Village of Big Bend	1	0	1	7	2	8	20	28	10	12	4	<b>93</b>
Village of Vernon	9	6	9	14	10	9	9	12	5	8	8	<b>99</b>
Town of Mukwonago	8	14	18	24	22	15	7	16	12	9	13	<b>158</b>
Town of Eagle	1	2	2	4	5	5	7	12	15	12	11	<b>76</b>
Town of Geneseo	3	2	9	12	18	4	11	12	15	4	15	<b>105</b>
Town of Ottawa	0	3	3	5	10	7	10	4	8	8	5	<b>63</b>
<b>TOTAL BY YEAR</b>	<b>32</b>	<b>56</b>	<b>98</b>	<b>145</b>	<b>151</b>	<b>136</b>	<b>123</b>	<b>108</b>	<b>178</b>	<b>113</b>	<b>105</b>	<b>1,245</b>

*Sources: Village of Mukwonago, Village of North Prairie, Village of Big Bend, Village of Vernon, Town of Mukwonago, Town of Eagle, Town of Geneseo, Town of Ottawa*

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In general, residential construction in the MASD increased in the early-2010s and remained fairly steady from 2014 through 2020. Figure 6 indicates trends in the Village of Mukwonago by housing type. Figure 6 suggests increasing single-family home starts in the Village of Mukwonago in 2021, which coincides with the Chapman Farms subdivision and pandemic-induced strong housing market, along with decreasing numbers of multiple-family starts. This trend may be temporary given pending housing developments in the Village.

**Figure 6: Village of Mukwonago Housing Units Enabled by Building Permits, 2011-2021**

Unit Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (thru Oct)
Single-family	7	29	49	47	30	24	29	16	14	16	30
Two-family	2	0	4	28	12	6	0	0	0	24	10
Multiple-family	0	0	0	0	24	44	20	0	95	16	6
Total	9	29	53	75	66	74	49	16	109	56	46

Source: Village of Mukwonago

### B. RELATIONSHIP BETWEEN HOUSING AND ENROLLMENT

Understanding the rate of student generation from new single-family homes is critical to the consultant's enrollment projections. Typically, single-family homes generate the most students within the first decade after being built. The number of students generated from a single-family home decreases until the home turns over to a new family. According to a survey of new households built in the MASD from 2018-2021, each new single-family home generates on average 0.56 MASD students in grades 4K-12 in the 2021-22 school year.

Understanding the rate of student generation from multiple-family housing is also critical as a significant percentage of expected housing in the MASD is expected to take the form of multiple-family units. On average, the consultant found that each existing multiple-family housing unit in the MASD generated an average of 0.11 MASD grade 4K-12 students in the 2021-22 school year. Future multiple-family housing in the MASD will likely generate lower numbers of students than the 0.11 ratio, given that a significant number of projected multiple-family units will either be market-rate rental apartments with 1- or 2-bedrooms,

## **Mukwonago Area School District Community Growth & Projections Report**

condominiums, or senior-restricted units. The exception would be multiple-family housing that is designed to be affordable to low- to moderate-income households, or multiple-family housing that contains significant numbers of 3-bedroom units. Both of these types of multiple-family housing typically generate more students than other types of multiple-family housing.

See Section V, Step 6 for further discussion and rationale regarding student-per-housing unit ratios.

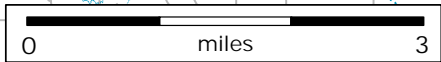
### **C. EXISTING HOME SALE TRENDS**

Understanding where sales of existing homes are occurring can help a school district understand where future student growth may occur—even where minimal new housing is built. Part of the consultant’s methodology for projecting future enrollment includes assessing the likelihood, timing, and extent of turnover in existing neighborhoods in the MASD. 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 3 aggregates existing single-family homes sales from 2017 to 2021 for each of the neighborhoods in the MASD. The data was collected from the State Department of Revenue. Neighborhoods with significant sales of existing homes include the northeastern and northwestern portions of the Village of Mukwonago, neighborhoods north of the National Avenue corridor, and northwestern and southeastern neighborhoods in the Village of North Prairie. Homes in these neighborhoods were generally built in the 1980s and 1990s. The consultant observed that on average, in any given neighborhood, 15 percent of existing homes changed owners between 2017 and 2021.

The consultant believes that subdivisions built in the 1990s to early-2000s will experience generational turnover to new families by 2035, with many generating increasing numbers of school children. The consultant also notes which neighborhoods are likely to experience turnover through 2035 in Appendix B. Further details on the effect of turnover on student enrollment is included in Appendix A.

Sales prices of existing homes in the MASD are somewhat above the Waukesha County market median of \$359,900 in 2021. The median sale price of existing homes was \$396,000 in the Mukwonago market and \$400,000 in the North Prairie market. However, portions of the MASD have sales prices lower than the Waukesha County market median, such as Big Bend, where the median sale price of existing homes was \$338,000.



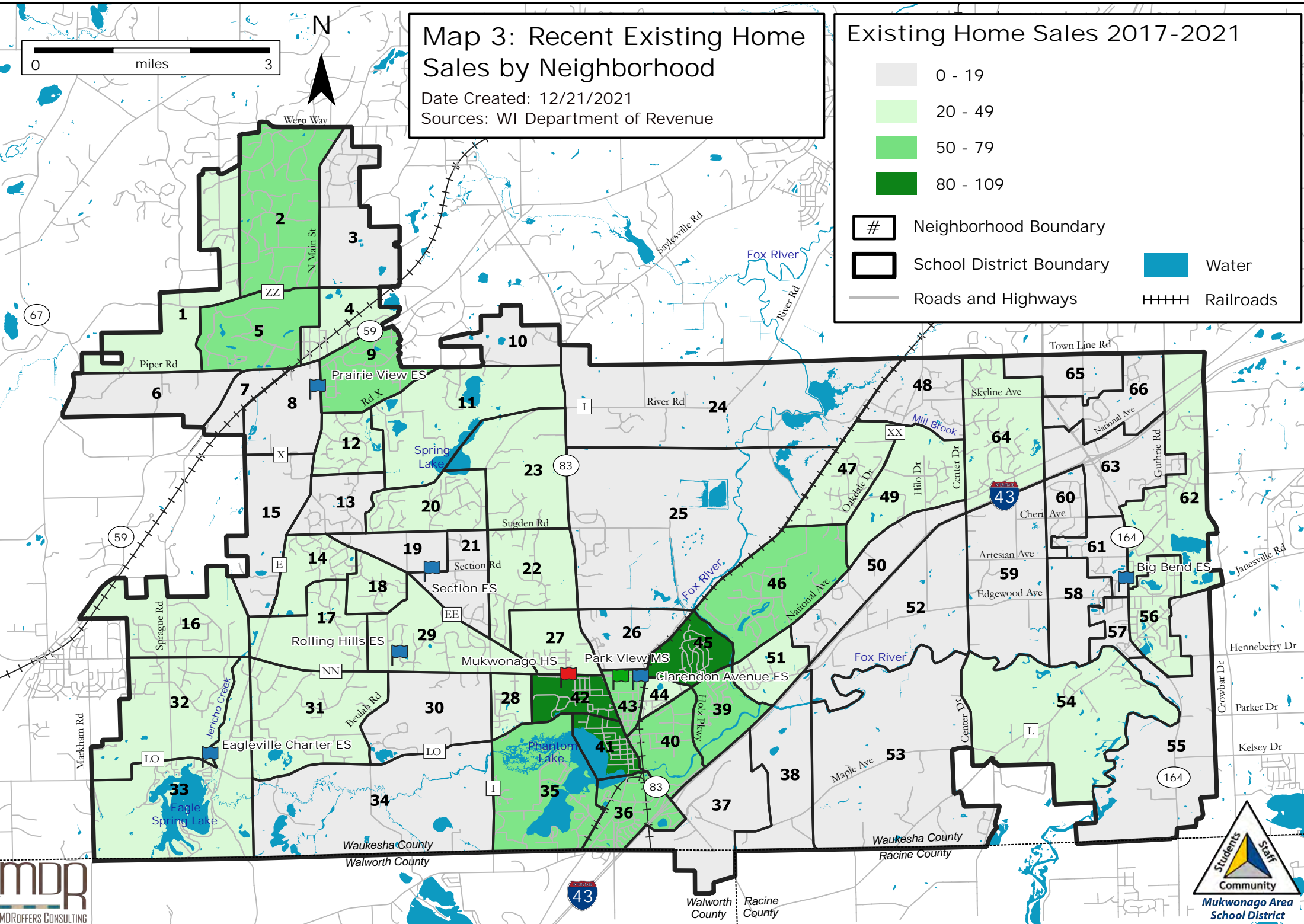
**Map 3: Recent Existing Home Sales by Neighborhood**  
Date Created: 12/21/2021  
Sources: WI Department of Revenue

**Existing Home Sales 2017-2021**

	0 - 19
	20 - 49
	50 - 79
	80 - 109

	Neighborhood Boundary
	School District Boundary
	Roads and Highways
	Water
	Railroads



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### **D. OTHER HOUSING TRENDS**

Overall, the Waukesha County housing market has long recovered from the housing crisis of the late 2000s and has been a robust “sellers” market through the 2010s and into 2022. Builders are responding to the robust housing market through new single-family residential subdivisions and multiple-family developments, but perhaps not quickly enough rates to meet demand. For example, in 2020 only 1,100 single-family lots were created in the seven county Greater Milwaukee Region, while 2,300 homes were permitted. Therefore, Waukesha County and the MASD likely have a housing shortage, which has accelerated lot prices, home prices, and rents.

In general, the MASD specializes in homes and neighborhoods geared to families. Still, within parts of the MASD near the Village of Mukwonago, builders have responded to low rental housing vacancy rates by building or proposing a number of apartment, condominium, and other multiple-family projects. In general, new multiple-family rental units are particularly popular with the growing population of younger workers and with the growing number of empty nesters looking to downsize.

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### E. DEMOGRAPHIC TRENDS

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

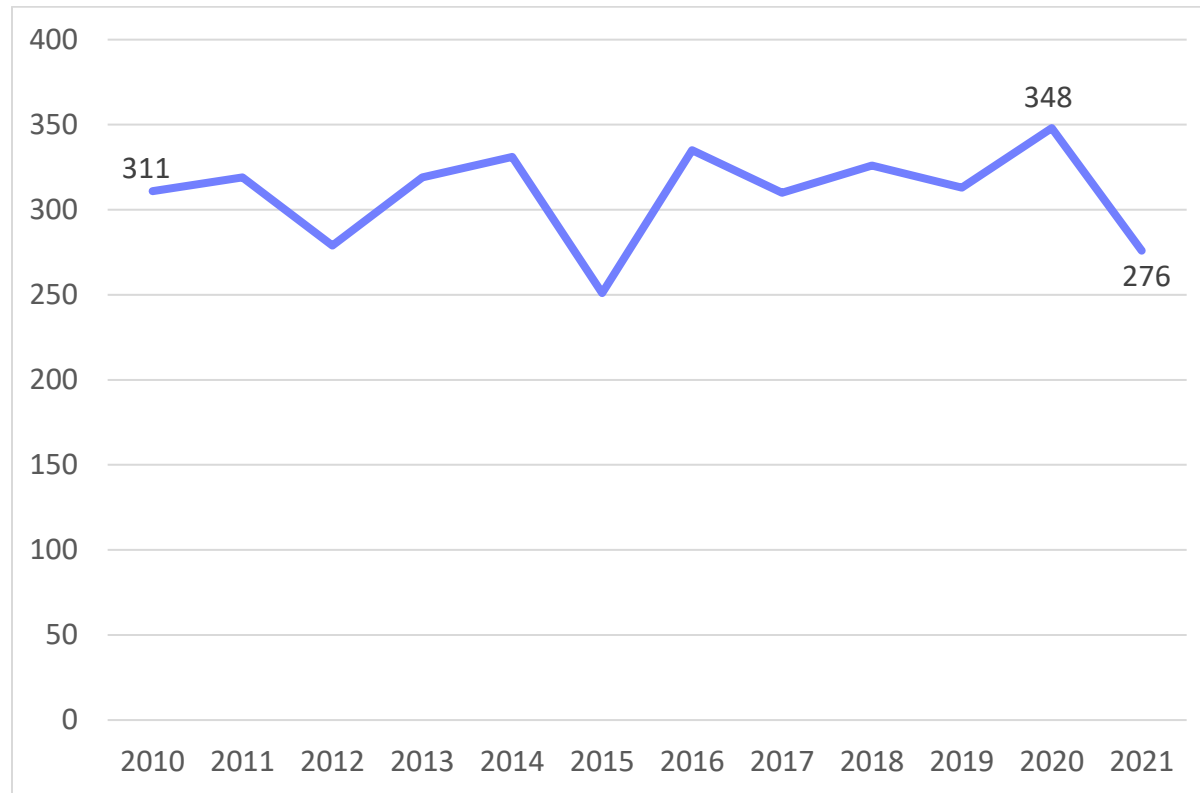
Figure 7 shows births in MASD municipalities from 2010 to 2021, per the Wisconsin Department of Health. Births in the MASD increased by 12 percent from 2010 to 2020, from 311 births to 348 births. However, from 2020 to 2021, the number of births decreased significantly, from 348 births to 276 births, or a decrease of 21 percent. Most of the increase from 2010 to 2020, and most of the decrease from 2020 to 2021, was concentrated in the Village and Town of Mukwonago.

Per the American Community Survey (ACS) from the U.S. Census Bureau, from 2010 to 2019, the combined age 5-19 population in the Mukwonago Area School District decreased by 604 persons. This may be reflected in the flat to declining grade 7-12 enrollment over this period.

Lingering concerns regarding the pandemic; social, political, and racial unrest; climate change; and student debt will likely have a depressive effect on births for the foreseeable future. Overall, the consultant suggests a trend of fewer children per household in the MASD, generally reflecting the national trend, which has been factored into the projections. Still, new housing in the MASD, particularly in the Village of Mukwonago and Town of Mukwonago, does and will continue to generate a significant number of new MASD school children. Further, even with lower student-per-housing unit ratios, the large number of recent and projected housing units in the District should result in more MASD students looking forward.

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**Figure 7: Mukwonago Area School District Births, 2010-2021**



*Source: Wisconsin Department of Health Services*

## **Mukwonago Area School District Community Growth & Projections Report**

### **F. EFFECTS OF THE COVID-19 PANDEMIC**

At the start of the pandemic in Spring 2020, a then-strong housing and development market was negatively but temporarily impacted. However, since then, the single-family market has bounced back, fueled by low interest rates, pent up demand, job growth, and likely some urban flight to suburban areas due to perceived safety differences. Most MASD communities experienced similar or even more housing construction in 2021 compared to in 2019 and 2020. In fact, Waukesha County and the State experienced the greatest number of sales of existing homes ever in 2020, with sales 6 to 8 percent higher than in 2019.

The pandemic also affected the number of babies being conceived and born. The Brookings Institute predicted a COVID-19 baby bust of around 300,000 (8 percent) fewer births, as families delayed their plans to have a child or reduced the number of children they expect to have. Reports from Bloomberg show January 2021 births declining by 8 to 9 percent in Florida, Arizona, and Ohio compared to January 2020, which is in-line with the prediction from The Brookings Institute.

Based on recently collected local data, the consultant anticipates that the decrease in births in the MASD due to the pandemic will result in an 8 percent drop in enrollment for affected birth years. In total, the MASD will likely experience 2026-27 and 2027-28 classes that are smaller than those around them due to the pandemic. All other things equal, these classes may have about 30 students fewer than those around them.

## **IV. COMMUNITY AND DEVELOPER PLAN ANALYSIS**

Local land use planning, growth management, economic development, and infrastructure investments (and limitations) are central to projecting future residential and enrollment growth, and in planning for future school needs. As part of the projection process, the consultant analyzed local community and residential developer plans in the Mukwonago Area School District (MASD). These plans provide insight to the growth and development goals and expectations of the municipalities, landowners, and residential developers. To best understand how the plans were being executed, the consultant also interviewed and obtained data and insight from local administrative, planning, and real estate professionals.

### **A. VILLAGE OF MUKWONAGO PLANS AND EXPECTATIONS**

The Village of Mukwonago last amended its comprehensive plan in 2016. Through its comprehensive plan, the Village suggests a continued emphasis on residential development of all types, with the plan listing a specific goal to provide a range of quality housing opportunities.

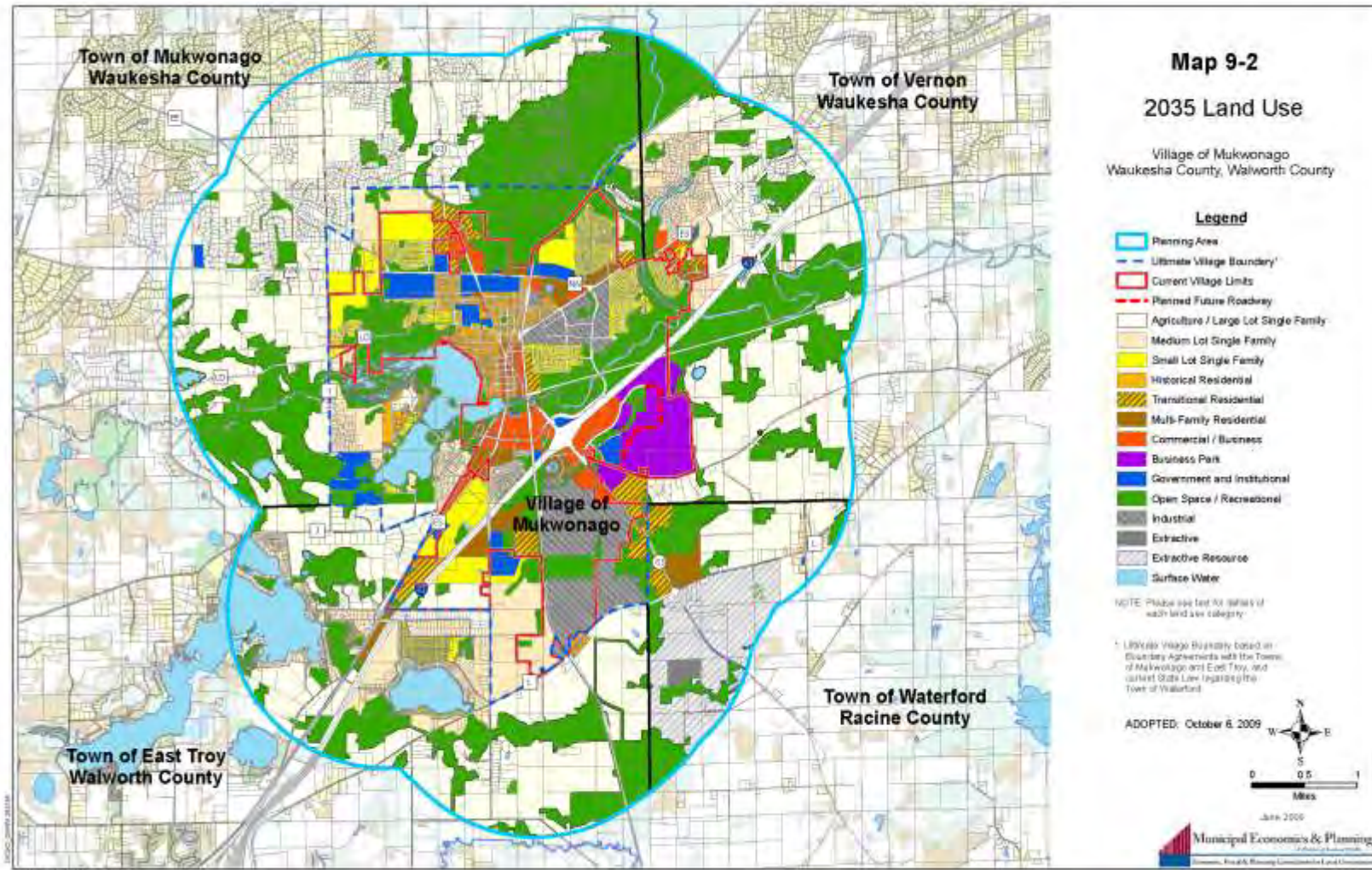
Physical growth limitations in and around the Village are numerous. Extensive wetlands and associated floodplains for the Fox River and Mukwonago River exist north, east, and southwest of the Village. Relatively flat, agricultural land exists in the Village's northwest and southern edges, which is more suitable for housing and other development.

The recommended future land use map from the Village's comprehensive plan, reproduced as Figure 8 below, suggests opportunities for future residential development on the Village's northwestern, southern, and southeastern sides. Areas in the northwest are mostly planned for single-family homes, to blend into nearby housing developments located in the Town of Mukwonago. Areas in the south are generally planned for a wider variety of residential uses.

Village staff and residential developers and homebuilders are bullish on the Village's housing development prospects. This is reflected by increases in new housing permits and residential development over the past year (see Figures 5 and 6 above) and recently approved or proposed housing developments. Future housing development, especially multiple-family, is expected to be greatest near the Village's southern edge, particularly in neighborhood 37. This area has easy access to Interstate 43 and Highway 83. Other near-term housing development is projected in the northwestern portion of the Village in neighborhoods 27 and 28, where mostly single-family housing is projected. These areas are close to MASD facilities, increasing family appeal.

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Figure 8: Village of Mukwonago Comprehensive Plan, Future Land Use Map



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**B. VILLAGE OF VERNON PLANS AND EXPECTATIONS**

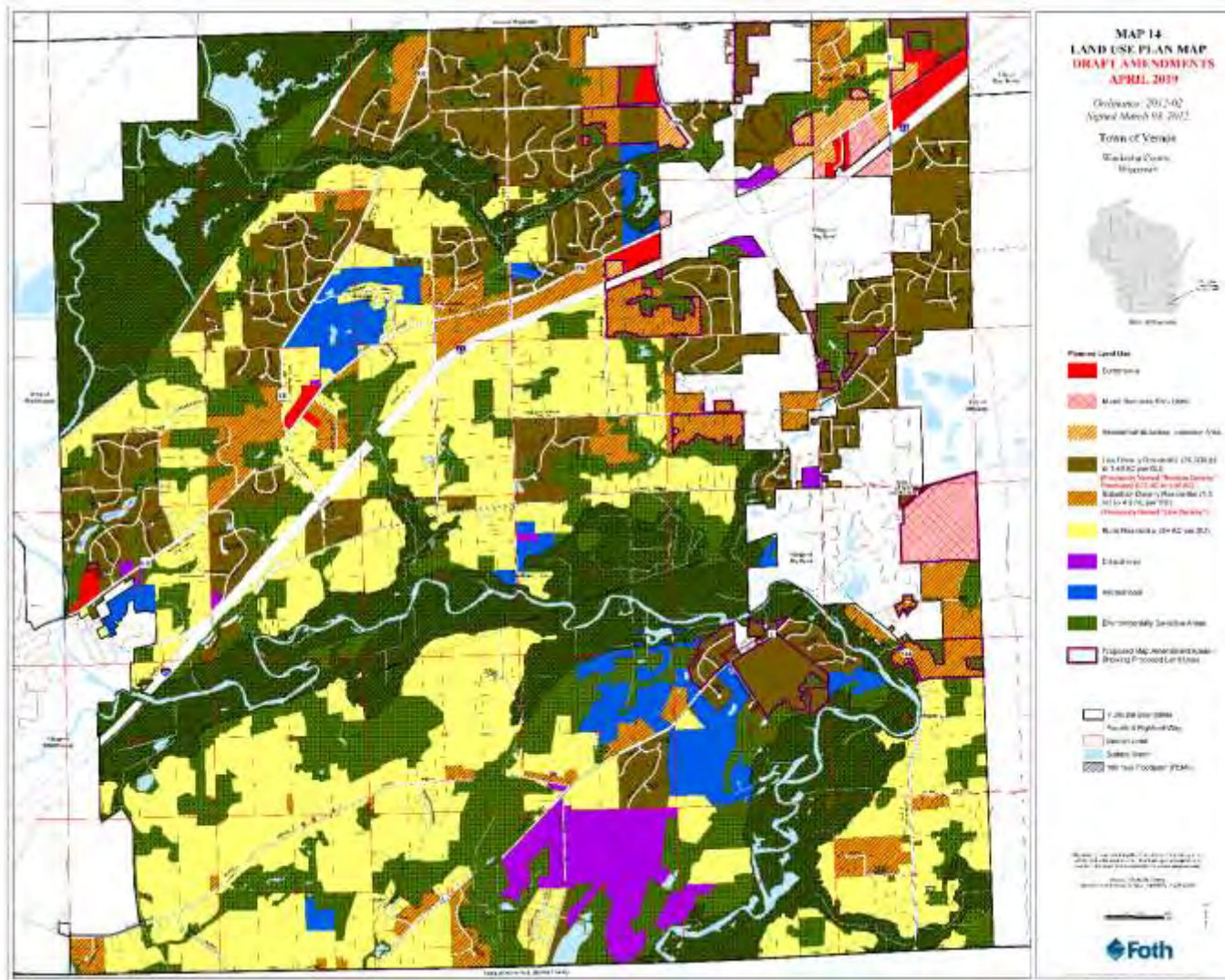
The Village of Vernon incorporated in 2020. The Village, when it was a Town, created a comprehensive plan in 2007, which was amended in 2012 and 2019. The Village is in the process of writing a brand new comprehensive plan.

In the past, the Village had a general cap of not more than 30 new single-family homes per year. The Village recently repealed this requirement, among others, to make it easier to develop new housing in the Village. Still, the Village generally directs new housing development to the northern half of the Village, north of the Fox River, with the southern half of the Village to remain mainly in rural, agricultural uses.

The Village does not provide or anticipate providing public sanitary sewer or water service for the foreseeable future. This will result in continued low-density residential subdivisions and minimal non-residential development.

As shown in the Village plan's recommended land use map, most recently amended in 2019 (see Figure 9), extensive environmentally sensitive areas (i.e., wetlands and floodplains) exist in the northwestern, central, and southeastern areas of the Village, following the Fox River as it flows through Vernon. The majority of remaining lands are planned for rural residential uses where the minimum lot size is 5 acres.

Figure 9: Village of Vernon Comprehensive Plan, Future Land Use Map



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### **C. VILLAGE OF BIG BEND PLANS AND EXPECTATIONS**

The Village of Big Bend does not have a comprehensive plan and is landlocked due to the recent incorporation of the Village of Vernon. However, the Village does have several hundred acres available for future development, mostly around the Interstate 43 and Highway 164 interchange, which contains a Village's tax incremental district. This area is intended for mostly non-residential uses, while vacant lands near the Townline Road and Highway 164 intersection are planned for mostly residential uses. Other undeveloped lands in the Village consist of wetlands or environmental corridors.

The Village does not provide any sanitary sewer or water services, which impedes higher density development. Still, it appears that a goal of the tax incremental district is to fund potential utility system construction, which might then be extended to other areas of the Village. The tax incremental district was established in 2013, and received significant development interest in 2019. However, the 2019 proposal did not move forward, due to hesitancy from Village officials in the amount of money the Village would have to invest to assist the developer in setting up utilities. The future of development in this area is uncertain, and the consultant at this time is not anticipating development on public utilities in Big Bend.

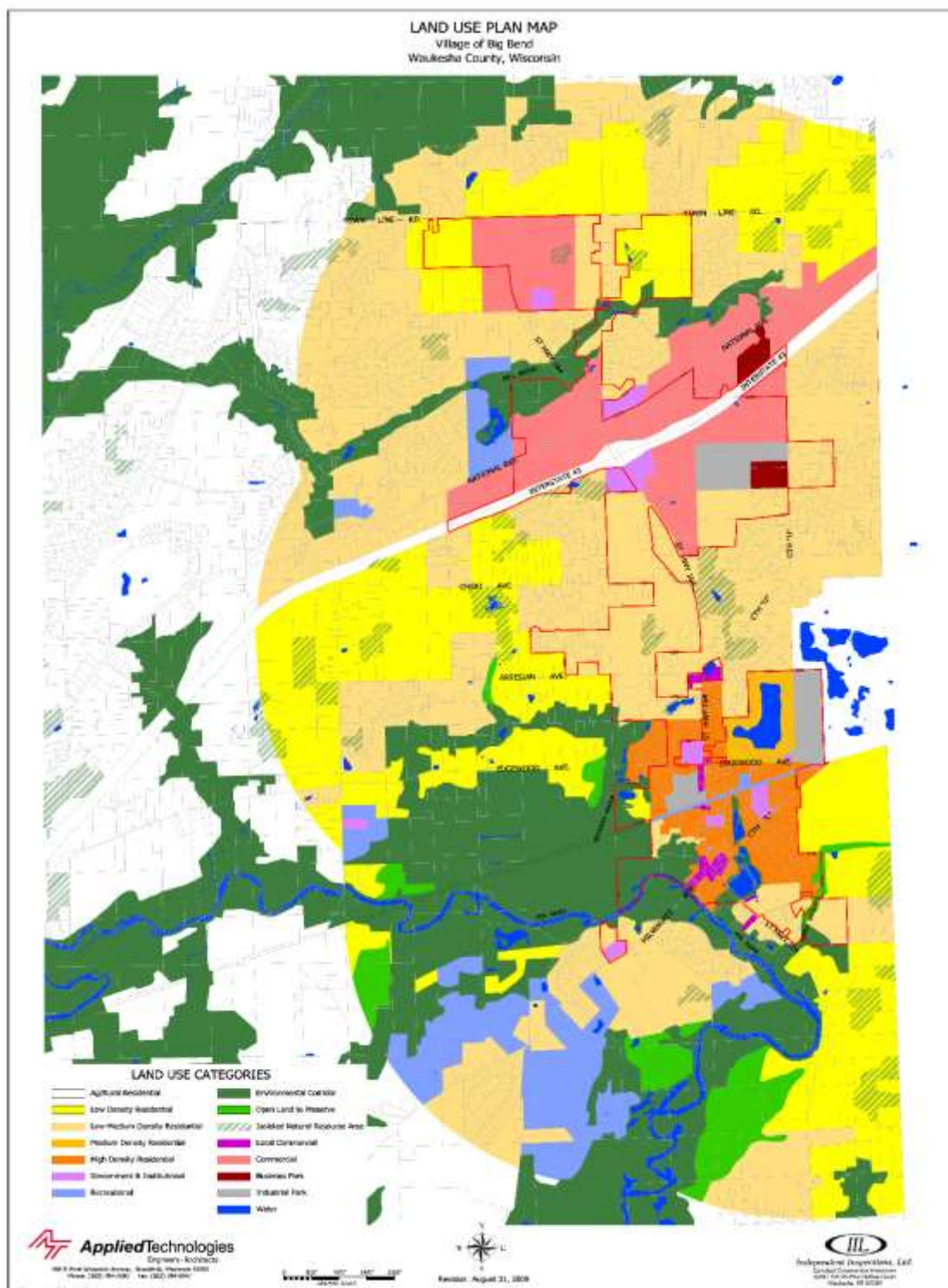
### **D. VILLAGE OF NORTH PRAIRIE SUAMICO PLANS AND EXPECTATIONS**

The Village of North Prairie last updated its comprehensive plan in 2007. The Village plans for continued suburban residential growth within current Village boundaries, as well as in future lands planned for annexation into the Village. The Village has a boundary agreement with the Town of Mukwonago, which states that all lands north and northwest of Road X are planned for annexation into the Village upon development of these lands. Per the Village plan's recommended land use map (see Figure 11), this equals ~750 acres of undeveloped or minimally developed land currently in the Town, all planned for future suburban residential uses, for which the Village has a minimum lot size of 1-acre for each new home.

Additionally, the Village has the County Road E corridor planned for future "mixed-use: commercial/multiple-family residential" use. However, any multiple-family units will likely be in low-density form, given the lack of sanitary sewer in the Village. The Village of North Prairie does not provide municipal water to Village residents; however, water service is provided through the Prairie Village Water Trust. Due to recent growth, Prairie Village Water Trust is approaching its water capacity, which could limit its ability to provide water to additional Village residents in new developments. However, Prairie Village Water Trust is in the process of looking for and placing another well, which is expected over the next few years.

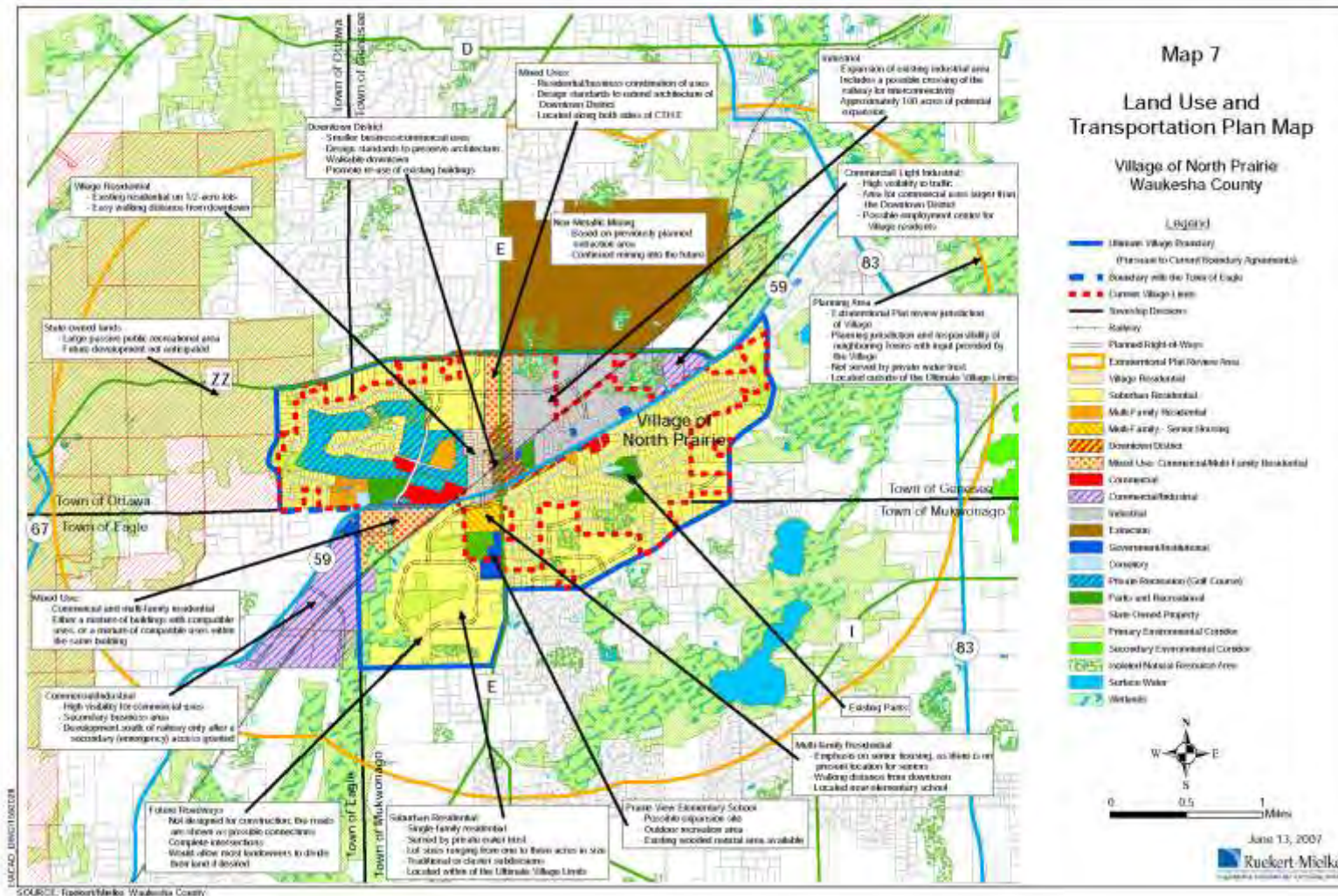
# Mukwonago Area School District Community Growth & Projections Report

**Figure 10: Village of Big Bend Comprehensive Plan,  
Future Land Use Map**



# Mukwonago Area School District Community Growth & Projections Report

**Figure 11: Village of North Prairie Comprehensive Plan, Future Land Use Map**



## **E. TOWN OF MUKWONAGO PLANS AND EXPECTATIONS**

The Town of Mukwonago first adopted a master plan in 1981, with amendments and updates in 1990, 1998, and 2007. Through its plan, the Town has maintained a rural environment while allowing rural residential development to occur on large lots at a steady, modest rate. After significant amounts of rural residential development in the 1970s and 1980s, when most of the Town's housing stock was built, the Town implemented a growth limit of no more than 30 new housing units permitted per year. This has been the standard over the past few decades but developer interest in the Town remains.

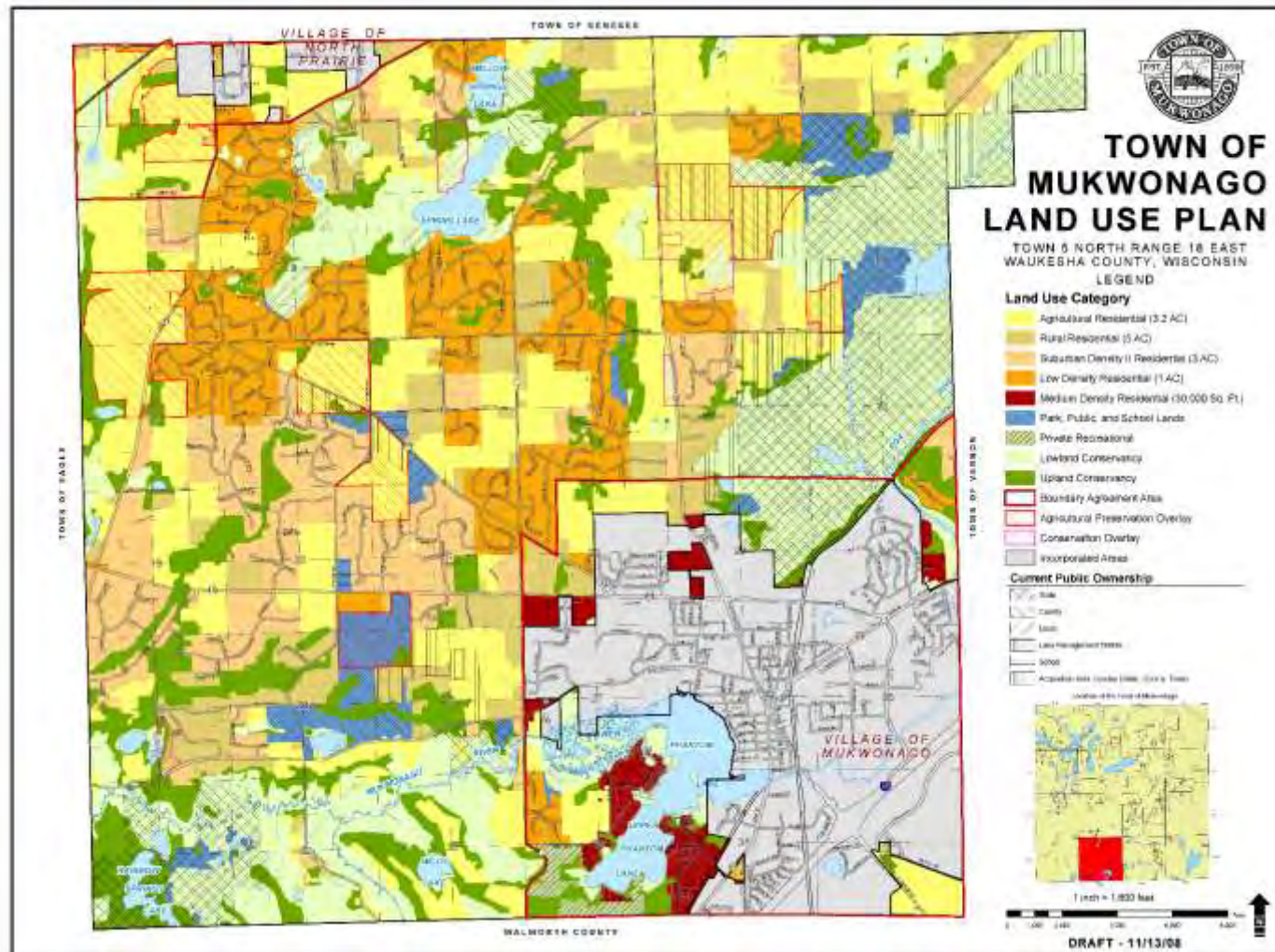
As shown in Figure 12 below, a significant portion of the land in the Town is already developed with housing at varying densities. Other areas not yet developed are mostly planned for residential uses at a minimum of 3.2 to 5 acres per housing unit. The Town does not provide any municipal utilities, such as sanitary sewer or water, which limits density of current and future development in the Town.

Areas of wetland, floodplain, and other environmentally sensitive lands exist in the northeastern and southwestern portions of the Town, limiting any current or future development in those areas. Additionally, some areas of the Town have high groundwater, particularly in the north, which limit development potential in those areas.

The Town has boundary agreements with the Village of Mukwonago as well as the Village of North Prairie.

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Figure 12: Town of Mukwonago Plan, Future Land Use Map



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### **F. TOWN OF EAGLE PLANS AND EXPECTATIONS**

Most of the Town of Eagle is outside of the MASD, except for the eastern fourth of the Town, located east of the Village of Eagle. Per the Town's 2009 comprehensive plan and future land use map, lands in the MASD south of County Road LO are mostly wetland and not developable. Lands north of County Road LO are planned for rural residential uses at a minimum density of 3 acres per housing unit. Overall, there are ~250 acres planned for rural residential uses in the Town which are also in the MASD. However, similar to the Town of Mukwonago, there are only a certain number of new homes that can be permitted each year in the Town of Eagle.

### **G. TOWN OF GENESEE GROVE PLANS AND EXPECTATIONS**

Most of the land in the MASD in the Town of Genesee is already developed with housing. A large mining operation exists in the Town east of N Main Street and north of County Road ZZ. There are ~250 acres in the southwestern part of the Town that are not developed and in the MASD, but about half of this land is wetland and not developable.

### **H. TOWN OF OTTAWA PLANS AND EXPECTATIONS**

Similar to the Town of Genesee, only a small portion of the Town of Ottawa is located in the MASD, and most of it is already developed. Lands that are not developed are mostly forested, and part of the Kettle Moraine Natural Area.

### **I. PLANS AND EXPECTATIONS OF OTHER MUNICIPALITIES IN THE MUKWONAGO AREA SCHOOL DISTRICT**

The MASD includes small areas of a few other municipalities, but none are expected to have notable impact on District housing or enrollment. This includes the Village of Eagle, City of Muskego, and Town of East Troy.

## V. PROJECTION METHODOLOGY

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

### STEP 1 – DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the MASD into 66 different neighborhoods (see Map 2). These neighborhoods became the basis for data collection and analysis, and housing and enrollment projections. This approach enables understanding of not only *how many* students the MASD may be educating, but also *where* future students may live. Neighborhood delineations were based on several factors, including elementary school attendance area boundaries, commonly understood neighborhoods or "subdivisions," major roads and other physical barriers, municipal limits, and planned growth areas.

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

The consultant estimated the number of housing units as of November 2021 for each of the 66 neighborhoods. The consultant began with 2020 U.S. Census housing unit counts by Census designated blocks. Next, the consultant updated these neighborhood-by-neighborhood housing unit totals to 2021 based on building permit data and aerial photo and county parcel map interpretation. The MASD provided September 2021 resident student enrollment data. The consultant used geographic analysis software to place each MASD resident 4K-12 student within one of the 66 neighborhoods. Using the above data, the consultant estimated 2021 student-per-housing unit ratios for each neighborhood within the following grade groupings: 4K, 5K-5, grade 6, 7-8 and 9-12. Isolating 6<sup>th</sup> grade allowed for the alternative scenario presented later in this Report.

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### **STEP 3 – ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD**

The consultant reviewed and analyzed local government comprehensive, land use, neighborhood development, and utility system plans and private developer plats and plans as they affected each of the 66 neighborhoods. The consultant met with local developers and real estate experts to discuss the local housing market, areas currently developing, and planned areas for future development. Already-platted yet unbuilt lots in each neighborhood were identified, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Interviews, data sharing, and past experience contributed to the consultant's understanding of housing market dynamics and future development patterns in the MASD. See Section IV and Appendix A of this Report for details.

### **STEP 4 – COMPLETE PRELIMINARY HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD**

The consultant projected the number of additional housing units within each of the 66 different neighborhoods for four periods: 2021-2023, 2024-2025, 2026-2030, and 2031-2035. These were added to November 2021 housing unit estimates to arrive at total projected 2023, 2025, 2030, and 2035 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods, and accounted for both single-family and multiple-family residential developments. The Appendix A table includes a column with factors expected to influence new housing unit growth in each neighborhood.

### **STEP 5 – CHECK PRELIMINARY HOUSING UNIT GROWTH PROJECTIONS AGAINST CONTROL TOTALS**

The consultant checked the preliminary projections of housing units against relevant outside data and projections, and shared them with municipal administrators and planners for their review.

The consultant generally projects a greater pace of housing development through 2035 than what was experienced over the past decade. Between 2010 and 2021, there were an average of 80 new housing units authorized by building permit in the MASD. Through 2035, the consultant projects an average of 141 new housing units per year. As described further in the next section, this projected increase is driven largely by the projected increase in multiple-family unit construction.

The Wisconsin Department of Administration (DOA) projects the future number of households in each municipality in the State. The DOA projects a total of 4,065 households in the Village of Mukwonago in 2035. The consultant projects a total of 4,868

## **Mukwonago Area School District Community Growth & Projections Report**

housing units by 2035 within Map 2 neighborhoods expected to be in the Village. Also, the DOA projects 500 additional households for the entire Town of Mukwonago by 2035 (including areas outside of the MASD), while the consultant projects about 250 additional new housing units in the Town over that same period. There may be some flux between the Village versus Town projections from the DOA.

The consultant believes that new housing development in the MASD will be as projected for the following reasons:

- The larger (than Generation X) Millennial population and the appeal of the Mukwonago area for that generation. Millennials will continue to form households, buy homes, and rent in large numbers over the next decade in the MASD.
- The large supply of vacant, developable land in the MASD that is planned for residential development and close to amenities (e.g., wooded areas, MASD schools) that appeal to home buyers.
- Good transportation access via Interstate 43, Highway 83, and Highway 164 making it easy for home buyers and renters to live in the MASD and commute to Waukesha, Milwaukee, and the rest of southeastern Wisconsin.
- Projected health of the local and regional economy, with Waukesha County and southeastern Wisconsin having a diverse and growing employment base.

### **STEP 6 – PROJECT MASD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD**

The consultant then projected the number of MASD students-per-housing unit by neighborhood for 2023, 2025, 2030, and 2035 within each of the 4K, 5K-5, grade 6, 7-8, and 9-12 grade groups. These projections were based on trends from projected demographic shifts in the region, community, and neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; analyzed data of student-per-housing ratios from new housing within the District; recent birth trends; and the anticipated progression of student cohorts through the sequential grade groups.

As part of this Report, the consultant and District conducted a survey of households that have built new homes in the MASD, based on 2018-2021 building permit records. The primary intent of the survey was to better understand MASD student-per-housing unit ratios resulting from new single-family homes. Survey results suggested an average of 0.56 MASD 4K-12 students for every new single-family home. This rate varied across the MASD, including an average of 0.25 MASD 4K-12 students per new single-family home in the Village of Mukwonago and 1.00 MASD 4K-12 students per new home in the Town of Mukwonago. This

## **Mukwonago Area School District Community Growth & Projections Report**

high ratio in the Town is likely due to two elementary schools, Rolling Hills and Section, being located in the Town. Additionally, housing in the Town is typically larger, with survey results showing the Town attracting families with greater numbers of children and more children across all grade levels.

In contrast, the Village of Mukwonago seems to attract younger families, who are either starting to have children or have young children. The survey showed a ratio of 0.25 aged 0-4 children for each new single-family home in the Village of Mukwonago. In other words, new single-family homes in the Village of Mukwonago seem to be popular with young families, who have just as many children aged 0-4 as children aged 5-18.

Survey results also showed differing student-per-housing-unit ratios in other municipalities in the District. In the Village of Big Bend, the rate was 0.81 MASD 4K-12 students per new home while the Village of Vernon and Village of North Prairie both had a rate of 0.25 per new single-family home. Still, smaller sample sizes may negatively affect reliability for these municipalities.

Lastly, the survey showed that approximately three out of every four (73 percent) residents living in new single-family homes in the MASD moved from outside of the District. In the consultant's experience, this figure is high, reinforcing the MASD as a "destination district". About 32 percent of survey respondents moved from elsewhere in southeastern Wisconsin, 31 percent moved from elsewhere in Waukesha County, 5 percent moved from outside of Wisconsin, and 4 percent moved from other areas in Wisconsin. Only 27 percent of survey respondents moved within the MASD. This means that most new residents in the MASD are moving here from outside of the District, and often bringing school-aged children, or infants and toddlers, with them.

The consultant also calculated actual, 2021 student-per-housing unit ratios by assessing the total number of September 2021 MASD students with an address in neighborhoods with newer single-family homes divided by single-family homes in that neighborhood. This resulted in an overall student-per-housing unit ratio of 0.85 MASD 4K-12 students per new single-family home in the Village of Mukwonago and 0.52 MASD 4K-12 students per new single-family home in other areas of the MASD. These figures are mostly in line with the results of the survey, reinforcing the accuracy of the survey results.

Generally, student-per-housing unit ratios are highest within the first 10 years after the home is first built and then slowly decrease as the homes (and families) get older. Student-per-housing unit ratios generally increase again about 30 years after housing is built, when families turnover, and empty-nester families are replaced by younger families, either with small children or often planning to have children. This cycle of housing turnover between older, empty-nester families and younger families then typically occurs every 30 or so years, but to lesser degrees over time on a neighborhood basis until some stasis is reached.

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A significant percentage of expected housing in the MASD is expected to take the form of multiple-family units. Therefore, understanding the rate of student generation from multiple-family housing is also critical, as the consultant projects that 51 percent of projected new housing units in the MASD through 2035 will be in multiple-family housing. On average, the consultant found that each existing multiple-family housing unit in the MASD generated an average of 0.11 MASD grade 4K-12 students in the 2021-22 school year. Student-per-housing unit ratios for five example multiple-family housing developments, provided in Figure 13, show how student generation ratios differ depending on median rent, unit type mix, and age.

**Figure 13: 2021-2022 Student-per-Housing Unit Ratios in Multiple-Family Complexes**

Neighbor -hood	Multiple-Family Development	Number of Bedrooms	Housing Units	Student-Per-Housing Unit Ratio			
				4K-6	7-8	9-12	Total
42	Ashlyn Village Apartments	2BR	40	0.40	0.05	0.10	0.55
45	River Park Place Apartments	1-2BR	258	0.05	0.02	0.06	0.13
36	Meadows of Mukwonago	2BR	216	0.06	0.02	0.04	0.12
43	Hawk's Ridge Condominiums	3BR	88	0.03	0.00	0.03	0.06
36	Phantom Woods Estates	2BR	68	0.00	0.00	0.00	0.00
<b>Totals<sup>1</sup></b>			<b>938<sup>1</sup></b>	<b>0.07<sup>1</sup></b>	<b>0.01<sup>1</sup></b>	<b>0.04<sup>1</sup></b>	<b>0.11<sup>1</sup></b>

Sources: MDROffers Consulting; Waukesha County GIS.

<sup>1</sup> The figures listed in the Totals row are for all of the multiple-family housing units in the MASD, including but not limited to the five examples.

The biggest factor appears to be median rent, with apartment complexes with a lower monthly rent generating more students than newer apartment complexes with a higher monthly rent. These types of newer developments are often marketed towards childless families such as young professionals and empty nesters.

Most of the new and anticipated multiple-family units in the MASD are either market-rate rental apartments with 1- or 2-bedrooms, condominium, or senior units—all of which typically generate low student-per-housing unit ratios. However, 20 percent of the total apartment units in the proposed Maple Centre Apartments development are intended to have 3-bedrooms, which may be more popular with families with children. The consultant anticipates Maple Centre to have a combined student-per-housing unit ratio of between 0.15 and 0.20, which is greater than the current Village of Mukwonago average per Figure 13.

## Mukwonago Area School District Community Growth & Projections Report

Still, it is critical not to attach too much importance to the impact of *new* housing development on future student enrollment. The *existing* housing stock is highly impactful on future enrollment. There were approximately 11,925 housing units in the MASD area in 2021. The consultant projects 1,977 new housing units between 2022 and 2035. This means that about 86 percent of the housing units projected to be on the ground in 2035 are already built.

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

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

### STEP 7 – COMPLETE MASD RESIDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected MASD student-to-housing unit ratio for each grade group in the years 2023, 2025, 2030, and 2035. The result was MASD resident student enrollment projections by grade group for each of the 66 neighborhoods for the 2023-24, 2025-26, 2030-31, and 2035-36 school years.

The consultant’s September 2021 student-per-housing unit ratios for each neighborhood exclude those students residing in the MASD area, but not attending MASD schools. These include students who open enroll to other school districts, attend private school, attend a non-MASD virtual school, or are home-schooled. The consultant’s enrollment projections by neighborhood assume a constant percentage of students open enrolling to other school districts and attending private schools.

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**STEP 8 – ADD OPEN-ENROLLED-IN STUDENTS TO RESIDENT ENROLLMENT PROJECTIONS**

The consultant believes it is reasonable to expect that open-enrollment-in to MASD schools of non-resident students will remain similar to levels seen in the 2021-22 academic year, with around 600 non-resident students open-enrolling into MASD schools. Therefore, to provide a complete picture of projected total “student-in-seats” in the District, the consultant added open-enrolled-in students to the resident projections, assuming a constant number of open-enrolled-in students for the 4K-6, 7-8, and 9-12 grade groupings and for each school in the 2023, 2025, 2030, and 2035 years.

## **VI. HOUSING AND ENROLLMENT GROWTH PROJECTIONS**

This section of the Report synthesizes information shared in earlier sections to provide housing unit and resident enrollment growth projections for the Mukwonago Area School District (MASD) through the year 2035, broken down into four periods and into 66 different neighborhoods. The consultant's general expectations for housing growth after 2035 are also shared.

### **A. HOUSING UNIT PROJECTIONS**

The consultant expects that the MASD will continue as popular location for new housing development, increasingly so for multiple-family housing. This expectation is based on multiple factors, which include:

- Building permit and subdivision trends over the past few years
- Current and immediately pending residential development activity
- Proposed and entitled development plans and plats beyond the projects and phases now set to break ground
- Municipal plans and support for new housing developments
- Superior transportation access and Waukesha/Milwaukee are accessibility
- The general appeal of the MASD and its communities to families in the Waukesha/Milwaukee area

The consultant projects construction of 1,977 new housing units within the MASD between 2022 and 2035. This equals an average of 141 new units per year. The consultant projects that about 70 percent of these new units will be built in the Village of Mukwonago and 11 percent of these new units will be built in the Town of Mukwonago. The consultant projects that 49 percent of all new units in the MASD through 2035 will be single-family homes, with most of these in the Village of Mukwonago, Town of Mukwonago, and Village of Big Bend. Conversely, the consultant projects that 51 percent of all new units in the MASD through 2035 will be two- and multiple-family units, with almost all of these located in the Village of Mukwonago.

About 34 percent of all new housing units are planned in one single development—the large Maple Centre apartment complex located near Prohealth Care Hospital in neighborhood 37. This development is projected to include 674 apartments across 10 buildings, with one or two buildings set aside for seniors. The development contains a significant number of two- and three-bedroom units, which will likely be popular with families.

## Mukwonago Area School District Community Growth & Projections Report

Figure 14 divides projected housing unit (not enrollment) increases through the year 2035 by the MASD's current elementary school attendance areas (see Map 2). The consultant projects 48 percent of projected new housing in the current Clarendon Avenue attendance area, 24 percent in the Section Elementary attendance area, and 12 percent in the Big Bend Elementary attendance area. Fewer new housing units are projected in the Prairie View and Rolling Hills Elementary attendance areas.

Appendix A contains housing unit projections by neighborhood and Map 4 summarizes this information. Appendix A also features a rationale for the projections and the projected percentage of new housing units that will be single-family homes in each neighborhood.

**Figure 14: Housing Unit Projections by 2021-22 School Attendance Area**

2021-22 Elementary School Attendance Area	November 2021 Housing Units	Projected 2023 Housing Units	Projected 2025 Housing Units	Projected 2030 Housing Units	Projected 2035 Housing Units	Projected Housing Unit Increase, 2022-2035
Big Bend	2,707	2,726	2,763	2,832	2,941	<b>234</b>
Clarendon Avenue	2,823	2,899	3,123	3,504	3,771	<b>948</b>
Prairie View	1,997	2,011	2,046	2,090	2,133	<b>136</b>
Rolling Hills	2,595	2,621	2,667	2,769	2,784	<b>189</b>
Section	1,803	1,883	1,951	2,121	2,273	<b>470</b>
<b>Totals</b>	<b>11,925</b>	<b>12,140</b>	<b>12,552</b>	<b>13,316</b>	<b>13,902</b>	<b>1,977</b>

Beyond 2035, the consultant expects housing growth to continue in many of the same areas, with the focus of new housing units on the northern and southeastern areas of the Village of Mukwonago. Additional single-family housing is expected in the Town of Mukwonago near and along County Road E and County Road EE. After 2035, single-family housing is likely to increase in the western half of the Village of North Prairie and northern areas in the Village of Big Bend.



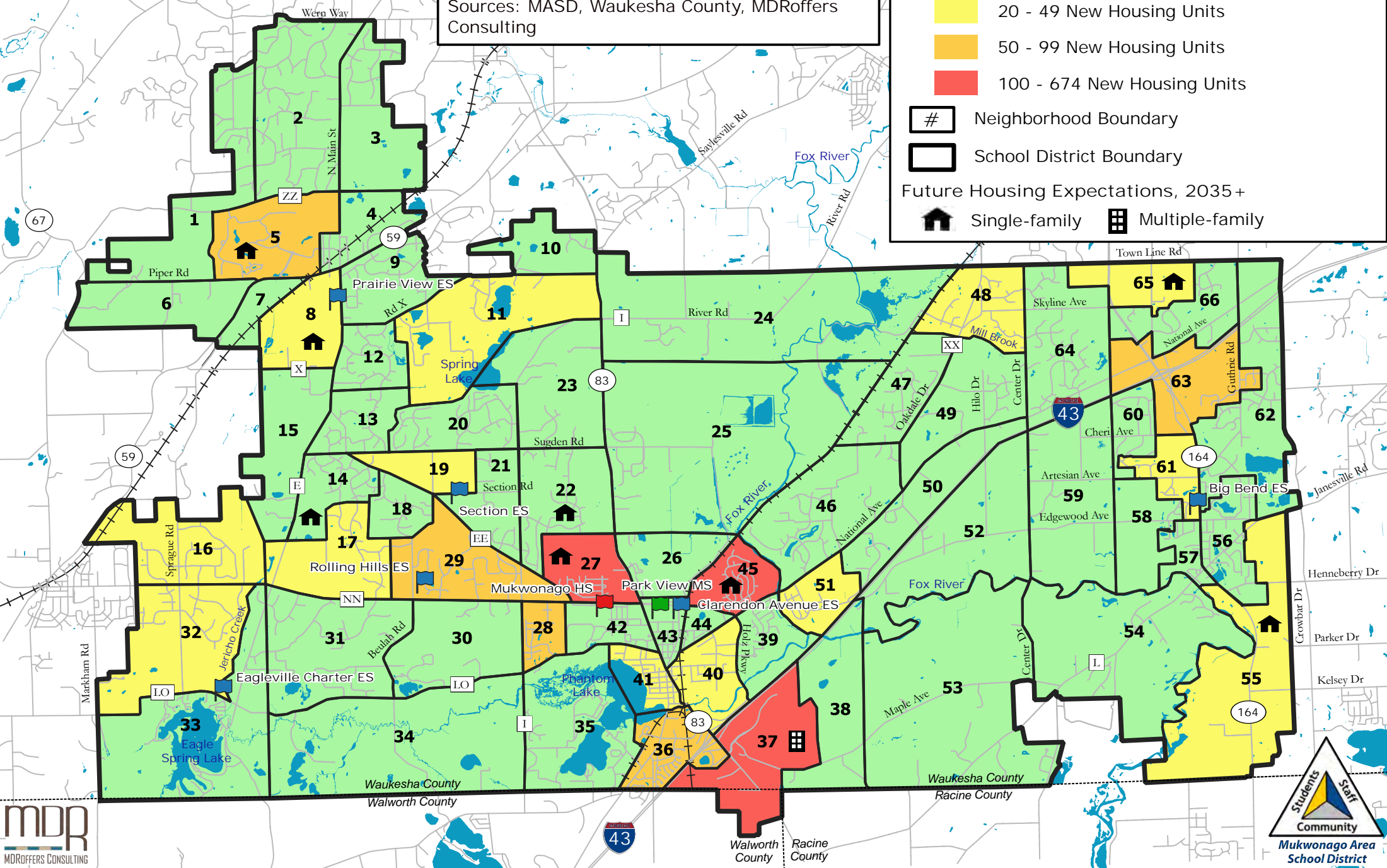
# Map 4: Projected Housing Unit Growth by Neighborhood

Date Created: 3/10/2022  
Sources: MASD, Waukesha County, MDROffers Consulting

## Projected Housing Unit Growth 2022-2035

- 0 - 19 New Housing Units
- 20 - 49 New Housing Units
- 50 - 99 New Housing Units
- 100 - 674 New Housing Units

- # Neighborhood Boundary
- School District Boundary
- Future Housing Expectations, 2035+
  - Single-family
  - Multiple-family



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### B. RESIDENT STUDENT ENROLLMENT PROJECTIONS—OVERALL AND BY SCHOOL

Between September 2021 and 2035, the consultant projects a MASD resident student enrollment increase of 355 grade 4K-12 students—or about 25 additional 4K-12 resident students per year on average. This projection assumes open-enrollment-out of resident students at the current rate. This particular projection also does not include open enrollment of non-MASD resident students into MASD schools.

Figure 15, on the next page, provides resident enrollment projections by current school assuming continuation of current attendance areas, and compares them to current school building capacities. If the associated cell in Figure 15 is marked **yellow**, projected resident enrollment is above the school's building capacity limit. As shown in Figure 16, the story changes somewhat under an assumption of constant open-enrollment-in added on top of the consultant's resident enrollment projections.

The consultant projects that grade 4K-6 resident enrollment will increase by 326 students between 2021 and 2035—or by an average of about 23 students per year. Combined resident elementary school enrollment is projected to remain below the combined 4K-6 elementary school capacity through 2035. Importantly, these results are based on MASD resident student projections only (no open-enrollment-in). They also assume that 4K enrollment is similarly distributed between MASD schools and private community partner sites as in the 2022-23 academic year (when 4K programming starts at Big Bend Elementary School) and grade groupings and school capacities do not change.

As shown in Figures 15 and 16, for individual elementary schools, and assuming no changes, the consultant projects that:

- Clarendon Avenue Elementary would exceed its capacity by 2030, and be ~40 students over capacity by 2035 with resident students only. Including open-enrolled-in students at a similar level as today, Clarendon Avenue Elementary would exceed its capacity by 2025, and be ~70 students over capacity by 2035.
- Section Elementary would approach its capacity by 2035 with resident students. Including open-enrolled-in students at a similar level, Section Elementary would exceed its capacity by 2030, and be ~50 students over capacity by 2035.
- Big Bend Elementary would remain below capacity through 2035 with resident students only, but be ~30 students over capacity by 2035 including open-enrolled-in students at a similar level as today.
- Enrollment at Prairie View Elementary, Rolling Hills Elementary, and Eagleville Charter Elementary are projected to remain below capacity through 2035, even when including open-enrolled-in students.

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**Figure 15: Projected MASD Resident Student Enrollment, 2021-2035**

School	September 2021		MDRoffers' Projected Resident Enrollment <sup>2</sup>				Projected <u>Resident</u> Enrollment Change	Building Capacity <sup>3</sup>
	Actual Students- in-Seats <sup>1</sup>	Actual MASD <u>Resident</u> Enrollment	2023-24	2025-26	2030-31	2035-36		
Community Partner 4K	186	152	143	152	164	180	+28	N/A
Big Bend ES (4K-6) <sup>4</sup>	464	392	422	430	448	485	+93	527
Clarendon Avenue ES (K-6)	532	496	505	536	574	608	+112	571
Eagleville Charter ES (K-6)	101	60	60	60	60	60	-	120
Prairie View ES (4K-6) <sup>5</sup>	406	396	384	389	399	419	+23	481
Rolling Hills ES (K-6)	485	410	413	427	410	395	-15	519
Section ES (K-6)	483	416	412	421	459	502	+86	514
<b>MASD ELEMENTARY BUILDINGS</b>	<b>2,471</b>	<b>2,170</b>	<b>2,196</b>	<b>2,263</b>	<b>2,351</b>	<b>2,468</b>	<b>+298</b>	<b>2,732</b>
Park View Middle (7-8)	724	642	648	635	665	693	+51	982
Mukwonago High (9-12)	1,649	1,448	1,462	1,459	1,417	1,427	-21	1,926
<b>GRADES 7-12 TOTALS</b>	<b>2,373</b>	<b>2,090</b>	<b>2,110</b>	<b>2,094</b>	<b>2,082</b>	<b>2,120</b>	<b>+30</b>	<b>2,908</b>
<b>4K-12 GRAND TOTALS</b>	<b>5,030</b>	<b>4,412</b>	<b>4,449</b>	<b>4,508</b>	<b>4,597</b>	<b>4,767</b>	<b>+355</b>	<b>5,640</b>

Notes:

<sup>1</sup> From Mukwonago Area School District. Includes both resident enrollees plus non-residents enrolled in MASD schools (open enrollment in, tuition waiver).

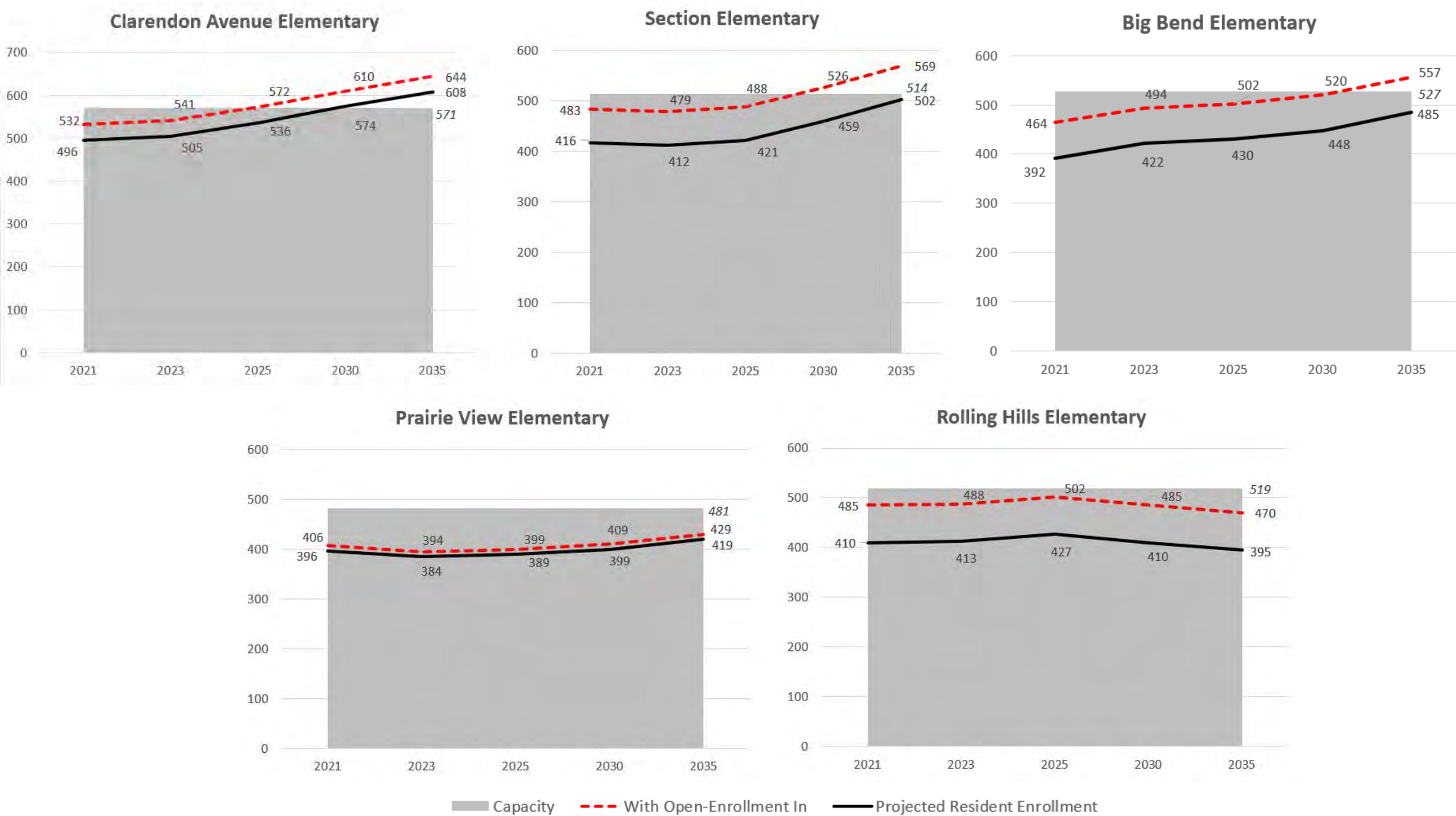
<sup>2</sup> Projections in this figure do not include any Early Childhood students or open enrollment of non-MASD residents into schools in the District. See Figure 16 for an added open-enrollment-in factor. Projected resident enrollment is also based on an assumption of constant rates of open enrollment out, home schooling of resident students, and resident students attending private schools. Totals may not add exactly due to rounding.

<sup>3</sup> From School Capacity Study by Bray Architects.

<sup>4</sup> Projections for Big Bend Elementary include a constant 20 4K students attending that school, as 4K programming will begin at that school during the 2022-23 academic year at this level. September 2021 enrollment at Big Bend Elementary is for K-6 students only.

<sup>5</sup> Projections for Prairie View Elementary include a constant 40 4K students attending that school.

Figure 16: Individual Elementary School Projections, Resident and Open-Enrolled-in Students, 2021-2035



Note: Prairie View and Big Bend Elementary School include projected 4K students attending those schools. These graphs exclude projected 4K students attending community partner sites.

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Assuming a constant ~320 grade 4K-6 students open-enrollment-in total from residents outside of the MASD, combined resident and open-enrolled-in elementary school enrollment is projected to exceed combined 4K-6 elementary school capacity by 2035. Figure 16 shows the effect on individual schools when open-enrollment-in at similar levels to today is included.

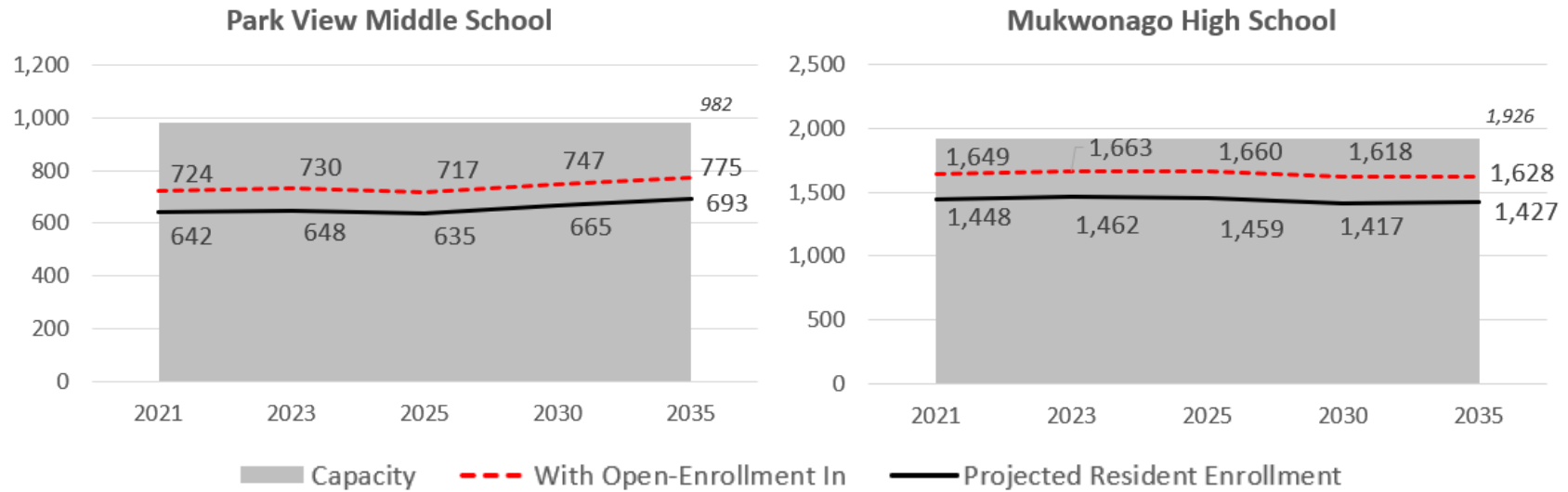
The consultant projects that MASD resident enrollment at Park View Middle School (grades 7-8) will increase by 51 students between 2021 and 2035. This does not consider open-enrollment-in of non-resident middle school students, which is currently around 80 students. Even when including open-enrolled-in students at this level, a Park View Middle School serving only grades 7-8 would remain below capacity through 2035, as shown in Figure 17.

The consultant projects that MASD resident enrollment at Mukwonago High School will decrease by 21 students between 2021 and 2035. Assuming constant grade 9-12 open-enrollment-in of ~200 students, Mukwonago High School is projected to remain below capacity through 2035, as shown in Figure 17.

There are several reasons that help explain why enrollment at the high school level (grades 9-12) is projected to slightly decrease. The first is that current high school classes are 20 percent larger (~60 students) than current elementary class sizes. This phenomenon is seen across many other suburban school districts in Wisconsin, due to the significant numbers of births that occurred in the 2000s. The second is that results from the new homeowner survey suggested that new housing, even new single-family housing, generates few high school-aged students. Many families choose not to move school districts when their children are in high school. The third, and final, reason is that the 2035 high school class sizes are mildly affected by the Covid-19 pandemic, and the associated drop in the number of children born in 2021. As children born in 2021 grow and enter the school system, their class sizes will consistently be smaller than other class sizes around them.

In sum, without facility or other changes, capacity issues are projected to emerge at Clarendon Avenue by 2025, Section Elementary by 2030, and Big Bend Elementary by 2035, with resident student projections and assuming a continued rate of open-enrollment-in of non-resident students to these schools.

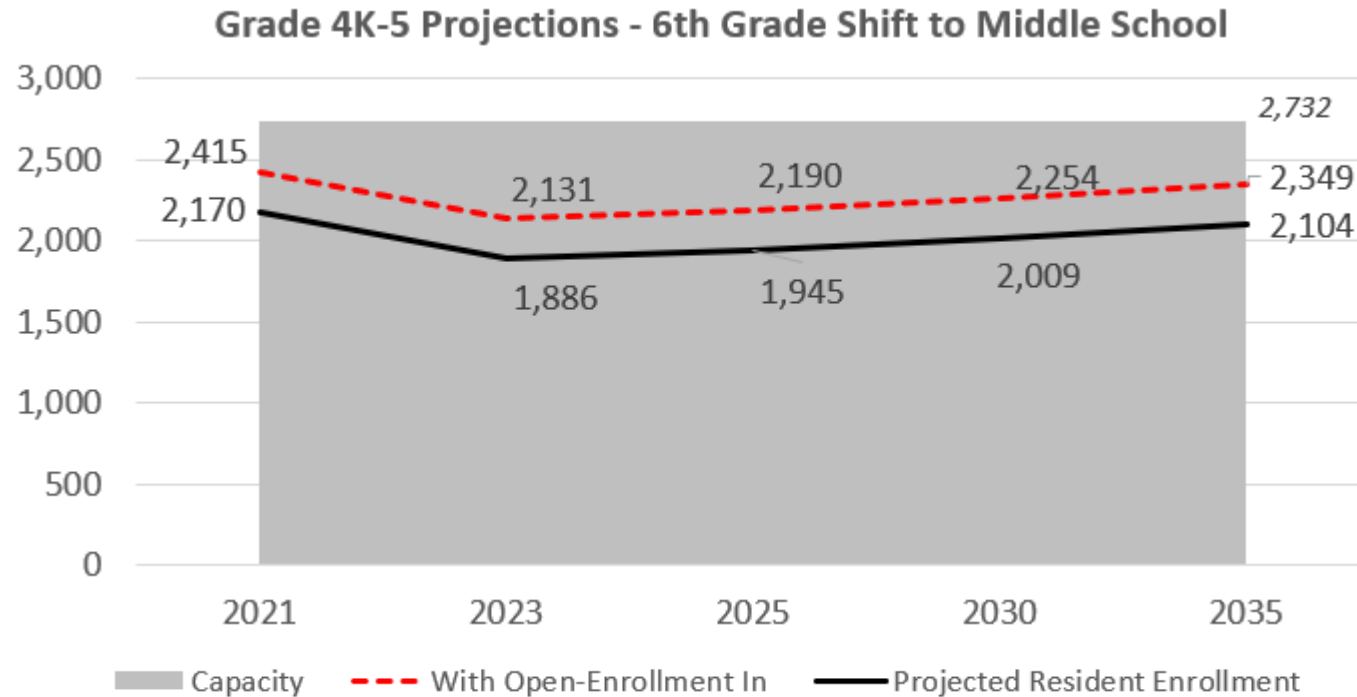
**Figure 17: Middle and High School Projections, Resident and Open-Enrolled-in Students, 2021-2035**



### C. RESIDENT STUDENT ENROLLMENT PROJECTIONS – 6<sup>TH</sup> GRADE SHIFT TO MIDDLE SCHOOL SCENARIO

The District administration asked the consultant to model a potential shift of 6<sup>th</sup> graders from MASD elementary schools to the Middle School. If the MASD were to shift 6<sup>th</sup> grade students from District elementary schools to the Middle School, projected elementary school capacity issues would be resolved. Resident elementary enrollment in a grade 4K-5 configuration would remain well below combined elementary building capacities through 2035. Even with open-enrollment-in of grade 4K-5 students continuing at current levels, elementary enrollment would remain below combined capacities through 2035, as shown in Figure 18. However, a potential 6<sup>th</sup> grade shift would result in capacity issues at the current Middle School between 2025 and 2030, with resident students only, and immediate capacity issues if both resident and open-enrolled-in students are considered, as shown in Figure 19. Therefore, capacity increases at the middle school level would be required in conjunction with a decision to shift 6<sup>th</sup> grade students there.

**Figure 18: Elementary School Projections, 6<sup>th</sup> Grade Shift to Middle School Scenario, 2021-2035**

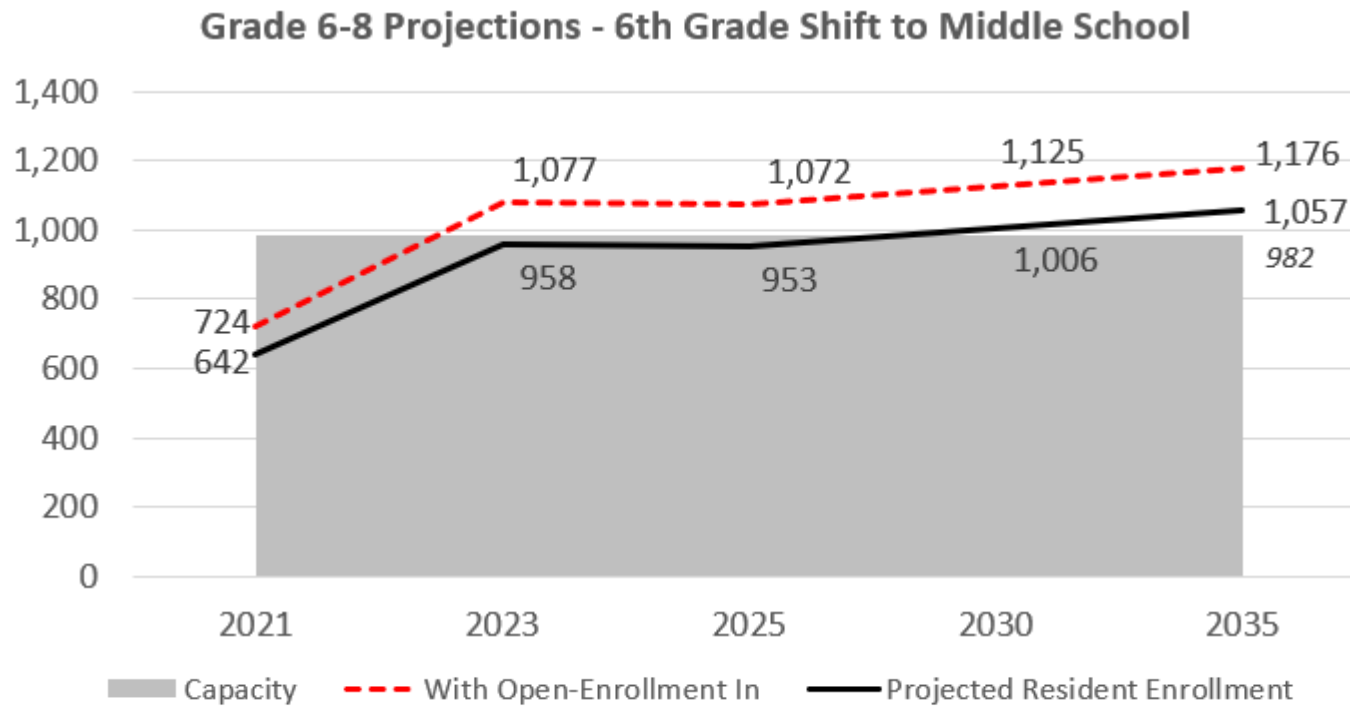


**Notes:**

<sup>1</sup> 2021 enrollment is for grades 4K-6, while 2023, 2025, 2030, and 2035 projected enrollment is for grades 4K-5. This graph shows how a potential 6<sup>th</sup> grade shift to the middle school level after the 2021-22 academic year would affect projected elementary enrollment compared to the combined elementary school building capacity.

<sup>2</sup> Includes 4K students attending Prairie View and Big Bend Elementary Schools at 2022-23 level, and excludes 4K students attending community partner sites assuming continuation of current MASD policy.

**Figure 19: Middle School Projections, 6<sup>th</sup> Grade Shift to Middle School Scenario, 2021-2035**



Note: 2021 enrollment is for grades 7-8, while 2023, 2025, 2030, and 2035 projected enrollment is for grades 6-8. This graph shows how a potential 6<sup>th</sup> grade shift to the middle school level after the 2021-22 academic year would affect projected enrollment compared to the current Middle School building capacity. This suggests that a middle school level capacity increase would be required under this scenario.

#### **D. RESIDENT STUDENT ENROLLMENT PROJECTIONS—BY NEIGHBORHOOD**

Maps 6 through 8 indicate the consultant's projected resident enrollment increases (or occasionally decreases) for each of the current grade 4K-6, 7-8, and 9-12 grade groupings. Taken together, the information on these maps generally correlates with housing unit growth as represented in Map 4. The different maps also show the progression of students through neighborhoods over the next 14 years.

Map 5 indicates the consultant's projected total MASD residential student enrollment change (grades 4K-12) between 2021 and 2035 within each of the 66 neighborhoods. For Map 5 (and Maps 6-8 after it), the consultant categorized and color-coded neighborhoods as being in one of four groups, described as follows:

- **Decrease.** Projected 2021 to 2035 school enrollment *decrease* of between 69 and 15 students, on Map 5. These include several rural neighborhoods in the Town of Mukwonago and Village of Vernon, as well as neighborhoods with housing developed mainly in the mid-2000s (expected to have their first wave of students largely graduated by 2035).
- **Minor Change.** Between 14 fewer and 14 more students from 2021 to 2035. These include most of the MASD's established neighborhoods and some rural neighborhoods. These neighborhoods either have minimal projected housing development and some projected turnover to new families, or have modest numbers of projected housing development, but minimal projected turnover to new families.
- **Modest Increase.** Projected increase of between 15 and 69 students. These include western neighborhoods in the Village of North Prairie, neighborhoods along Oakdale Drive in the Village of Vernon, most Village of Big Bend neighborhoods, and neighborhoods in close proximity to MASD school facilities. These neighborhoods are generally characterized by modest levels of new housing development. An exception to this is neighborhood 37, which is projected to have significant housing growth but only a modest projected enrollment increase, given that new housing is projected to be entirely in the form of multiple-family housing.
- **Significant Increase.** Projected increase of between 70 and 237 students. These include neighborhoods along the northern fringe of the Village of Mukwonago, north of the Veterans Way corridor. These neighborhoods are projected to include significant amounts of housing growth, particularly in the form of new single-family housing.

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



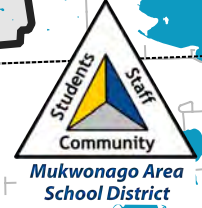
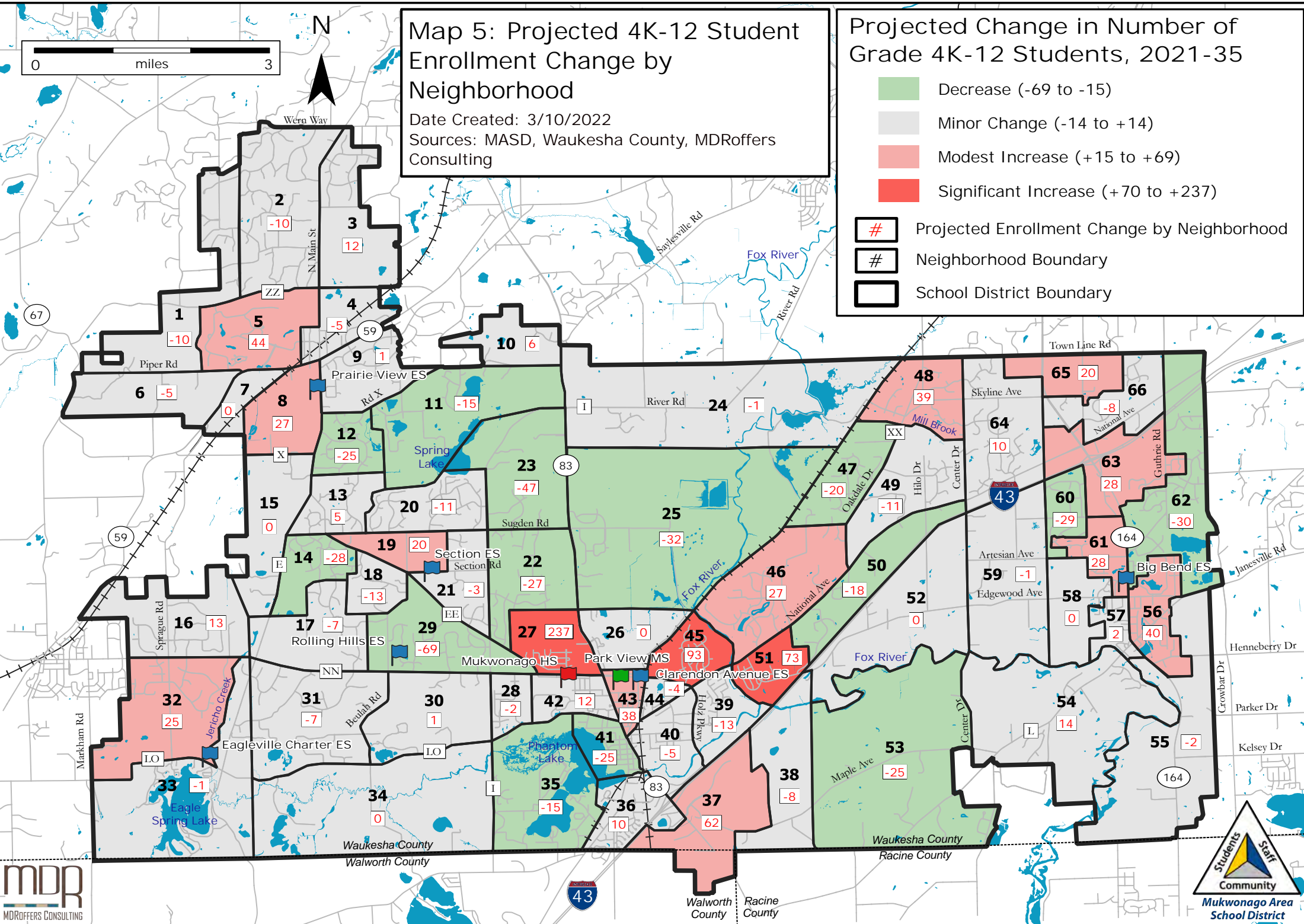
**Map 5: Projected 4K-12 Student Enrollment Change by Neighborhood**

Date Created: 3/10/2022  
Sources: MASD, Waukesha County, MDROffers Consulting

**Projected Change in Number of Grade 4K-12 Students, 2021-35**

- Decrease (-69 to -15)
- Minor Change (-14 to +14)
- Modest Increase (+15 to +69)
- Significant Increase (+70 to +237)

# Projected Enrollment Change by Neighborhood  
# Neighborhood Boundary  
School District Boundary





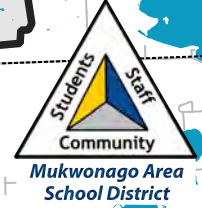
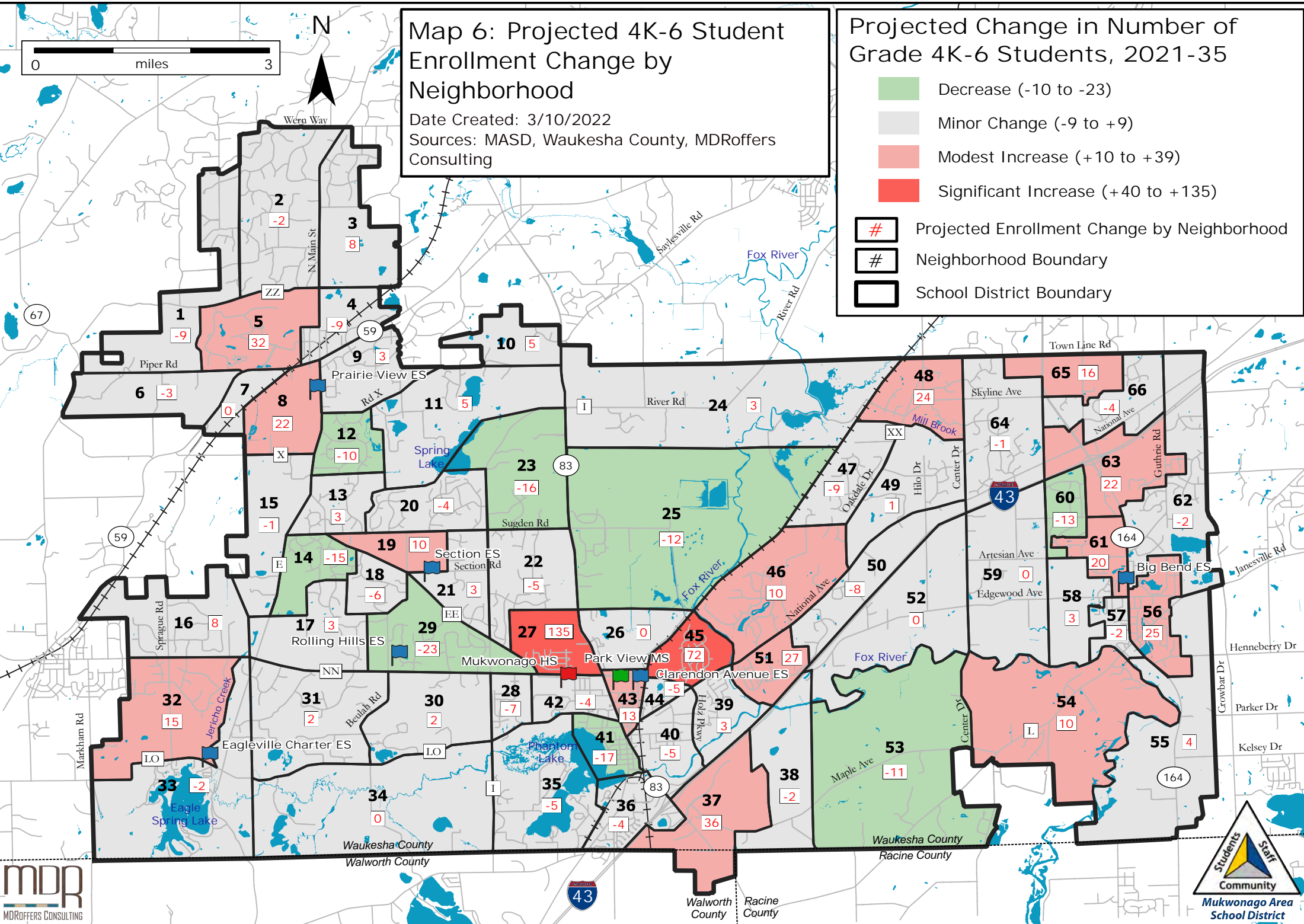
**Map 6: Projected 4K-6 Student Enrollment Change by Neighborhood**

Date Created: 3/10/2022  
Sources: MASD, Waukesha County, MDROffers Consulting

**Projected Change in Number of Grade 4K-6 Students, 2021-35**

- Decrease (-10 to -23)
- Minor Change (-9 to +9)
- Modest Increase (+10 to +39)
- Significant Increase (+40 to +135)

# Projected Enrollment Change by Neighborhood  
# Neighborhood Boundary  
School District Boundary





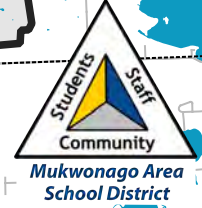
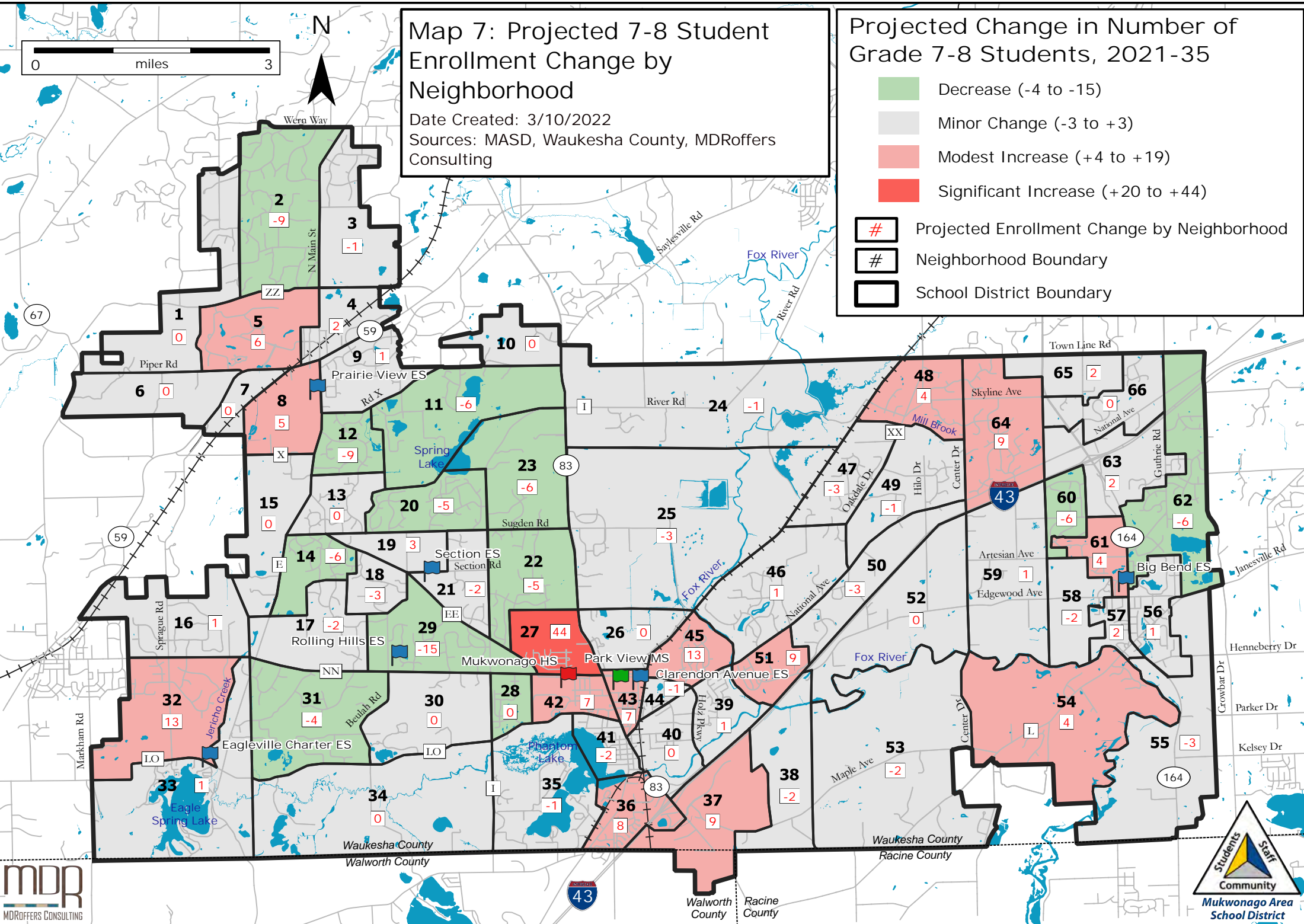
**Map 7: Projected 7-8 Student Enrollment Change by Neighborhood**

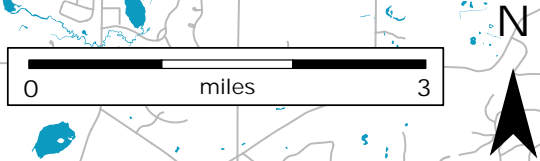
Date Created: 3/10/2022  
Sources: MASD, Waukesha County, MDROffers Consulting

**Projected Change in Number of Grade 7-8 Students, 2021-35**

- Decrease (-4 to -15)
- Minor Change (-3 to +3)
- Modest Increase (+4 to +19)
- Significant Increase (+20 to +44)

# Projected Enrollment Change by Neighborhood  
# Neighborhood Boundary  
School District Boundary





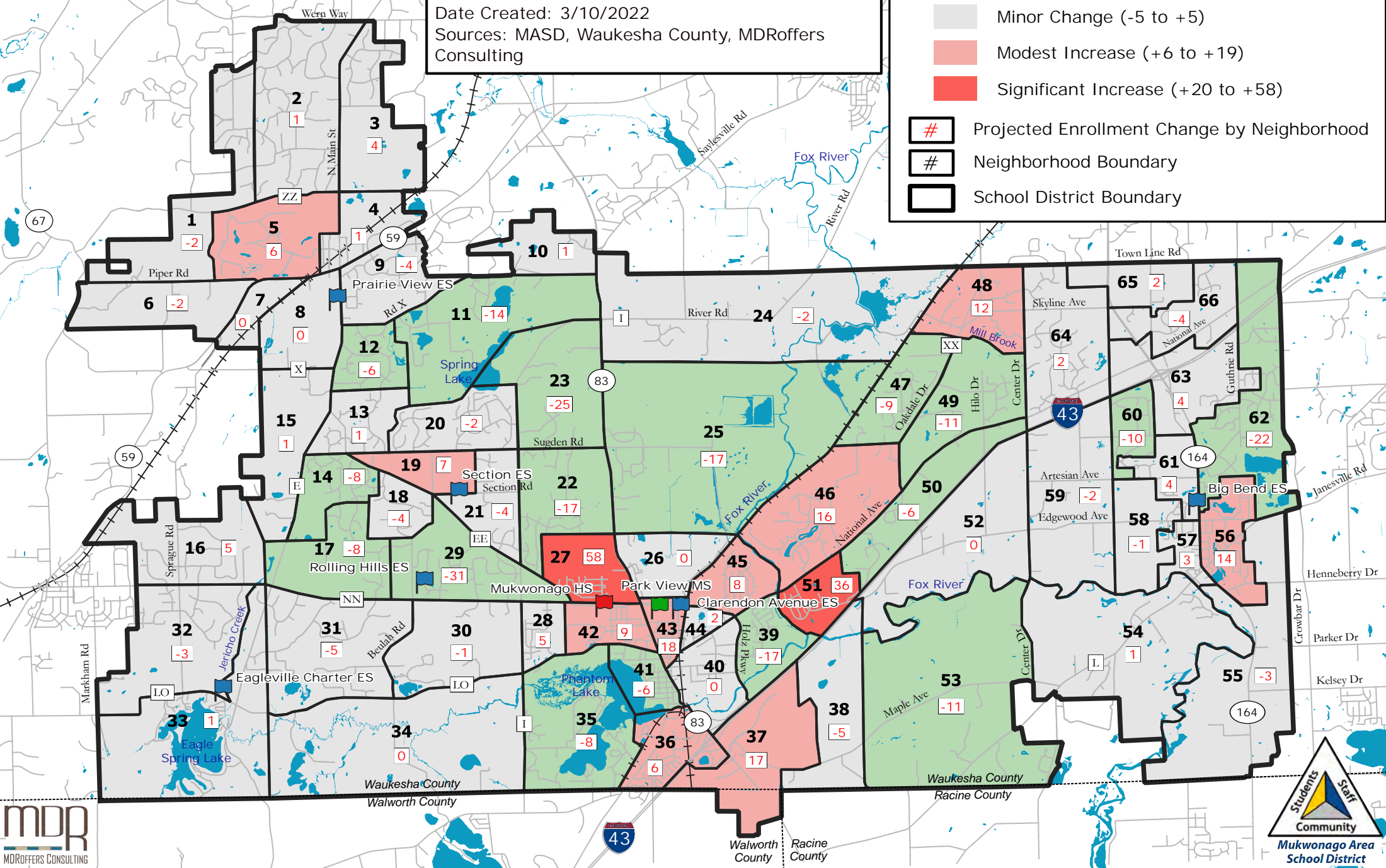
**Map 8: Projected 9-12 Student Enrollment Change by Neighborhood**

Date Created: 3/10/2022  
Sources: MASD, Waukesha County, MDROffers Consulting

**Projected Change in Number of Grade 9-12 Students, 2021-35**

- Decrease (-6 to -31)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +19)
- Significant Increase (+20 to +58)

# Projected Enrollment Change by Neighborhood  
# Neighborhood Boundary  
School District Boundary



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

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
1	Includes Kettle Moraine Estates (1970s), Kettle Moraine Estates South (1970s), and Le Parc (1980s). The southern half of neighborhood 1 includes the Kettle Moraine Natural Area while the northern half contains rural single-family homes. Neighborhood 1 is essentially built out. The consultant projects a couple new single-family homes through the projection period in small CSMs.	105	105	105	106	106	107	2	100%
2	Includes Kettle Moraine Estates (1970s), Connemara (1970s-1980s), Kettle Moraine Estates East (1990s). Neighborhood mostly consists of rural single-family homes on large lots, with some agricultural uses scattered throughout the neighborhood. The consultant expects 2-3 new single-family homes in this neighborhood during each 5-year projection period.	307	309	311	312	315	317	8	100%
3	Includes Kettle Moraine Estates East (1990s) and Kettlefield (2000s-2020). A large mining operation is located in the southern portion of neighborhood 3. Two vacant lots in the neighborhood are projected to be built and occupied by 2023. Besides that, neighborhood 3 is essentially built out.	80	86	88	88	88	88	2	100%
4	Includes part of the original plat of North Prairie, Harvey Subdivision (1960s), Arlington Estates (1970s), and Oakridge Business Park. Most of neighborhood 4 is planned for future industrial uses, except for land abutting N Main Street/County Highway E which is planned for future mixed-use commercial/residential combination. However, these lands contain small scattered wetlands and other environmental constraints. Therefore, the consultant does not anticipate any new housing in neighborhood 4 through 2035.	124	123	123	123	123	123	-	
5	Includes The Broadlands Golf Club and Broadlands Additions (late 1990s-2010s, with 8 vacant lots remaining), Eagles Cove Condominiums (2000s), and housing circa 1970s-1980s along County ZZ and Waterville Road. The consultant expects remaining lots in The Broadlands to be built by 2025. Neighborhood 5 contains two vacant parcels planned for future residential development. A 16-acre parcel located east of Broadlands Golf Club is planned for 23 condominium units, which will be marketed towards seniors. As of early 2022, this project has been approved but a final plat has not yet been submitted. The consultant expects this development to be built out by 2025. A 130-acre parcel, located in the northeastern corner of neighborhood 5, is planned for future residential development and has received some interest from a local developer. However, the developer wanted smaller lots (0.25 acres) than what the Village would allow (1 acre). The consultant anticipates development on this parcel around 2030, with 5 single-family homes by 2030 and another 20 homes by 2035, with development continuing after 2035. Lastly, a vacant 26-acre parcel exists northeast of the W State Road/Highway 59 and Saint Andrews Boulevard intersection, however this parcel is planned for future commercial uses.	238	283	289	314	319	339	56	59%

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
6	Includes Piper Estates (1990s) and 3 vacant lots in a CSM along Piper Road, which the consultant expects will be built by 2030. Much of the land in the western portion of neighborhood 6 is owned by the State of Wisconsin and part of the Kettle Moraine State Forest. ~300 acres in the eastern part of the neighborhood are planned by the Town of Eagle for future rural residential uses. However, the consultant does not anticipate additional residential development in this neighborhood through 2035, and anticipates most of these new homes being built elsewhere in the Town of Eagle.	37	42	43	44	45	45	3	100%
7	Land is entirely in agricultural use. The Town of Eagle plans for lands south of Kettle Moraine Community Church for industrial uses. The consultant does not anticipate any residential development in this neighborhood through 2035. However, if the land does not receive any industrial developer interest, the land could be used for residential uses, however the railroad tracks may deter developers and potential homeowners.	5	5	5	5	5	5	-	
8	Includes Prairie View Elementary and homes along W State Road. Most of the land in neighborhood 8 is in agricultural use while areas near Jericho Creek are in the creek's floodplain and contain wetlands. Neighborhood 8 is planned to be incorporated into the Village of North Prairie at some point in the future, due to a boundary agreement between the Village of North Prairie and Town of Mukwonago. The owner of a 50-acre parcel northwest of Prairie View School is actively trying to sell, and the property recently received developer interest for a ~100-unit subdivision. However, this exceeds the Village's desired minimum lot size of 1-acre. Additionally, the southern 15 acres of this parcel contain extensive topography changes, and may not be easily developable. The consultant projects housing development beginning on this parcel around 2025, with 25 single-family homes built between 2025 and 2035. These homes may be attractive to families, given the proximity to Prairie View Elementary.	35	35	35	35	50	60	25	100%
9	Includes Roberts Woods (1990s-2000s), Oakridge Subdivision (1970s), and Prairie Village 1st Addition (1980s-1990s). Neighborhood 9 is essentially built out, except for a 64-acre parcel and 60-acre parcel located along Road X, both of which remain in the Town of Mukwonago but are planned to be annexed into the Village of North Prairie due to a preexisting boundary agreement. However, topography issues exist on the 64-acre parcel, resulting in only ~30 developable acres. Both of these parcels are planned for future residential use. On a portion of the 64-acre parcel, a 10-lot subdivision was recently proposed. The consultant expects homes here by 2023, with built out of these 10 homes occurring after 2025. After that, the consultant does not expect any additional housing development in neighborhood 9, due to development occurring in other areas of the Village.	311	322	325	332	332	332	10	100%
10	Includes Fields Crossing (2010s) with 7 vacant lots remaining. The consultant anticipates these remaining vacant lots to develop by 2025. The western half of neighborhood 10 is low and wet, hindering future development in this area. The remaining vacant piece of land in neighborhood 10 is a 37-acre parcel located south of Fields Crossing, which is planned for future suburban density residential of 3-5 acres per lot. The consultant anticipates development of this parcel after 2025 when Fields Crossing is built out, and projects 10 single-family homes by 2030.	5	18	18	18	28	28	10	100%

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
11	Includes Willow Springs Estates (1970s-1980s), The Highlands of Willow Springs (1980s), and Whitetail Meadows (2000s-2010s). Much of the neighborhood consists of wetlands, however, ~170 acres of land in neighborhood 11 are planned for future residential use and are developable. The most likely area for development is a ~60-acre parcel south of Road X and west of Willow Springs Lake. The consultant projects 20 single-family homes on this parcel between 2025 and 2035.	126	135	135	135	145	155	20	100%
12	Includes Foxmoor (1970s-1980s), Prairie Ponds (2000s), Buckingham Oaks (1980s-1990s), and Fieldstone Estates (2000s-2010s). Neighborhood 12 is built out with no opportunities for additional residential development.	176	215	215	215	215	215	-	
13	Includes Country Squire Estates (1970s), Country Squire Estates East (1970s-1980s), and Country Squire Estates East 1st Addition (1980s). ~60 acres north of Rolling Fields Drive is planned for future residential use at 3.2 acres per dwelling unit. ~22 acres located north of Sugden Road is also planned for future residential use at 3.2 acres per dwelling unit. Additional vacant land east of Squire Lane is owned by the Town and consists of wetlands and environmental corridor. The consultant does not anticipate any residential development in neighborhood 14 through 2035.	114	114	114	114	114	114	-	
14	Includes Normandy Green (1970s-1980s) and Country Bliss (1980s-1990s). Much of neighborhood 14 is built out, except for ~95 acres in the southwest portion of the neighborhood along County Highway E. A conservation-style subdivision was proposed in this area in the mid-2000s, however the developer lost interest, and a farming interest bought and now farms the land. The consultant does not anticipate this land developing by 2035, but this could be an area for single-family home development after 2035.	173	173	173	173	173	173	-	
15	Includes Autumn Hills South (2000s) and Pine Meadow (1990s). Much of the neighborhood is in agricultural use, with forested and environmental corridor use in the western portion of the neighborhood along Jericho Creek. Most of the neighborhood is planned for future residential use at 3.2 acres per lot, however ~300 acres north of Nature's Classroom is located in an Agriculture Preservation Overlay, leaving ~175 acres of developable land, mostly in the northern part of neighborhood 15 along County Highway X. The consultant does not anticipate any new residential development in this neighborhood through 2035.	32	32	32	32	32	32	-	
16	Includes Eagles Aire (1990s-2000s), Eagles Aire 1st Addition (1990s-2000s), Anathoth Field (2000s), Amber Fields (2010s-current), and Hidden Knoll (2020s) with 7 lots remaining, which the consultant anticipates will be built by 2023. The neighborhood is mostly built out, except for the northeastern part which abuts Jericho Creek and contains extensive wetlands. West of Sprague Road, ~200 acres are in agricultural use and planned for future residential development. The consultant anticipates residential development beginning on lands west of Sprague Road and west of Hidden Knoll around 2025, with 20 homes built by the early 2030s.	125	177	184	184	199	204	27	100%

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
17	Includes Stone Brook Hollow (2000s) and Stone Brook Hollow 1st Addition (2000s-2010s) with two vacant lots and one home built but not yet occupied. The consultant anticipates all three of these by 2023. The Heritage Hill Estates subdivision north of County Highway NN was recently approved, which contains 10 lots, all of which sold out by the end of 2021. The consultant anticipates these homes built by 2025. Lands to the north of Heritage Hill Estates are owned by a developer interest. However, access to this land is limited due to Short Drive not being up to Town road standards. This land will likely develop at the same time as lands to the west, adjacent to County Highway E, when Short Drive is improved. The consultant anticipates development beginning here around 2025 and continuing through 2035. With a density similar to Heritage Hills Estates, this area will likely yield 30-35 homes in a conservation style development. After 2035, neighborhood 17 will be built out.	71	123	130	136	151	166	43	100%
18	Jericho Ridge, Jericho Ridge South, and Jericho Ridge West (all 1990s). Neighborhood 18 is essentially built out, except for a vacant 40-acre parcel southwest of County Highway EE, which received developer interest (along with adjacent land in neighborhood 19 to the north and neighborhood 29 to the east) a few years ago. The developer desired smaller lots and intended to take more density from the land in neighborhoods 18/19 to put on land in neighborhood 29. However, after an impact fee analysis, the developer abandoned plans for this development. The current landowners are still interested in selling to another developer. Given the density requirement of 3.2 acres per lot, all three areas could at most contain 77 homes. Therefore, the consultant anticipates 17 homes in neighborhood 18 beginning around 2025 and finishing around 2030 with the remaining 60 split evenly between the other two areas.	91	93	93	93	105	110	17	100%
19	Includes Country Bliss (1980s) and Rolling Hills Reserve (2020s) with four homes under construction and five vacant lots remaining. The consultant expects all of these homes to be built by 2025. East of Rolling Hills Reserve, the consultant anticipates 30 homes between 2025 and 2035 (see neighborhood 18 for further explanation). Remaining lands in neighborhood 19 are built-out or contain wetlands and other environmental constraints.	33	33	38	42	57	72	39	100%
20	Includes Mayflower Hills (1980s-1990s), Pine Field Farm (1980s-1990s), Pine Field Farm East (1990s), Pine Field Farm North (1990s), Lakecrest (1970s), and Arbor Heights (1970s). Neighborhood is mostly built out except for ~120 acres in agricultural use between the Pine Field and Lakecrest subdivisions. However, this land contains wetlands and steep slopes. The consultant does not anticipate any new housing in neighborhood 20 through 2035.	277	290	290	290	290	290	-	
21	Includes Section Elementary, Green Meadows (1970s), Winkler Drive (1970s), and Meqwanego Hills (1970s-1980s). Most of the neighborhood is in rural residential or agricultural uses. ~110 acres in the neighborhood are planned for future residential development. The consultant expects 10 single-family homes east of Section Elementary between 2030 and 2035, with additional single-family development occurring after 2035.	135	139	139	139	139	149	10	100%

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
22	Includes Stratford Heights (1970s), Sugden Heights (1970s), Oak Ridge Meadows (2000s), Congdon Oaks Estates (1990s), Stonegate (1970s-1980s), Woodlands (2000s), and Green Acre Estates (1970s). Lands not developed are mostly in agricultural use and planned for future residential use at the 3.2 acre per lot density. However, there have been no recent developer interest in any land in the neighborhood, or landowners interested in selling, to the consultant's knowledge. Neighborhood could be an area for 2035+ housing development.	248	253	253	253	253	253	-	
23	Includes Savannah Oaks (1970s-1980s), Bur Oak Estates (1970s-1980s), and Kettle Ridge (1980s). Most undeveloped lands are in agricultural or forested use, with a sizeable area of wetlands located in the central part of neighborhood 23. Several large parcels of land are owned by landowners not interested in development or selling their land, at the moment. The consultant does not anticipate any residential development in neighborhood 23 through 2035.	146	147	147	147	147	147	-	
24	Includes Valley Woods (1990s). Most land south and east of River Road is in wetlands, environmental corridor, or the floodplain of the Fox River. Remaining areas of developable land are mostly owned by long-term farming interests or landowners with no current desire to sell. The consultant does not anticipate any new housing in neighborhood 24 through 2035.	53	55	55	55	55	55	-	
25	Includes Briarfield Manor (1990s), Pheasant Fields (2010s), and Butterwick Ponds (2000s). The eastern 3/4ths of neighborhood 25 is in wetlands or the floodplain of the Fox River, resulting in most of neighborhood 25 unbuildable. Two vacant lots exist in the neighborhood, which the consultant expects will develop by 2023. Given the environmental limitations in the neighborhood, the consultant does not anticipate any additional housing development through 2035.	176	187	189	189	189	189	2	100%
26	Includes the Glen of Mukwonago Condominiums (2010s). Most of neighborhood 26 is located within the floodplain of the Fox River, except for the western 1/5th immediately abutting Highway 83. There have been several interested developers in the parcel north of Kwik Trip, however development of this parcel would require a northern extension of Marsh View Drive, which encounters a considerable bluff and elevation change. The cost of extending this road has turned off any interested developers. If a developer were to build the road, commercial uses would likely be located along Highway 83 with residential uses to the east. The consultant does not anticipate any residential development in this neighborhood through 2035.	1	43	43	43	43	43	-	

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		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
27	Includes St. John's Evangelical Lutheran Church and St. John's Lutheran School. Includes Fairwinds (2000s-current) with fifteen homes under construction and one home built but not yet occupied. the consultant expects all homes to be built by 2023. Also includes Chapman Farms (2020s), a 127-lot subdivision split between 3 additions and The Villas at Chapman Farms, a 48-unit ranch duplex condominium neighborhood geared towards empty-nesters with 8 units under construction. The consultant anticipates new homes in Chapman Farms by 2022, with build out occurring around 2030 as the development averages ~15 homes per year. The consultant anticipates 8 units in The Villas at Chapman Farms to be built by 2023, an additional 16 by 2025, and the remaining 24 by 2030. The consultant anticipates additional single-family development to begin either north or west of Chapman Farms between 2030-2035, with 10 new single-family homes per year and 20 duplex units, and continue through the second half of the 2030s.	65	151	190	236	335	412	261	74%
28	Includes Minor's Homestead 1st, 2nd, and 3rd Addition (all 2000s-2010s) and Minors Estates (2020s) with one home under construction and 26 vacant and improved lots. An additional 19 lots are planned in the 1st Addition to Minor's Estates. The consultant expects the 27 homes to be built and occupied before 2025 and construction in the 1st Addition to begin around 2025 and finish before 2030. North of Minors Estates are 32 acres planned for further residential development. There hasn't been any developer interest, but the area is fairly easy to develop and is the next logical development area. The consultant anticipates development beginning around 2030, with 25 single-family homes between 2030-2035 and an additional 30+ after 2035. The Mukwonago Area School District owns 14 acres in the far northeastern corner of neighborhood 28.	82	112	132	144	158	183	71	100%
29	Includes Rolling Hills Elementary, Mequanego Heights (1970s), Clydesdale Farms East (2000s), Clydesdale Farms North (2000s), Clydesdale Farms West (2000s), Woodmont (2000s), and Meadowland Townhomes (2020s) which is currently under construction with 12 townhome duplex units. The consultant expects all 12 units to be built and occupied by 2023. ~100 acres south of Section Elementary have recently had developer interest and have landowners interested in selling. See neighborhood 18 and neighborhood 19 for further explanation. The consultant expects 30 single-family homes between 2025-2035. Additionally, an extension of Frosty Meadow Lane from neighborhood 17 to Beulah Road in neighborhood 29 was recently proposed, with single-family lots proposed along the extended road. However, this did not move forward due to the developer losing interest. The consultant expects this to happen over the next few years, with 10 single-family homes between 2023 and 2025.	200	211	223	233	248	263	52	77%
30	Includes Clydesdale Farms South (2000s) and Mukwonago Park. The majority of undeveloped land in neighborhood 30 is owned by Waukesha County for Mukwonago Park. The consultant does not anticipate any new housing in neighborhood 30 through the projection period.	50	55	55	55	55	55	-	
31	Includes Red Brae Farms (1980s-1990s), Agape Agrihood (2020s) with two vacant lots remaining, Whispering Oaks (1990s), Lakewood Farms Preserve (2000s-2010s), and West Pointe Estates (2000s-2010s). In early 2022, an 11-lot subdivision was proposed in the northeastern corner of this neighborhood, south of County Road NN and west of Beulah Road. The consultant expects this to be approved in 2022, with the 11 homes built by 2025.	191	209	213	222	222	222	13	100%

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		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
32	Includes Jericho Corners (1990s-2000s) and Westwind (1980s-1990s). South of Jericho Corners, a 21-lot subdivision called Royal Air Estates was recently approved. The consultant expects the first homes built by 2022, with the remaining homes built by 2025. The consultant does not expect any other new housing in neighborhood 32 through 2035.	213	225	231	246	246	246	21	100%
33	Includes Eagleville Charter Elementary, the original plat of Eagle Bay, High Point, and the Eagleville hamlet. Most homes around Eagle Spring Lake were built before 1970. Much of the undeveloped land in neighborhood 33 is low and wet. Therefore, the consultant does not anticipate any additional housing through the projection period.	340	341	341	341	341	341	-	
34	Neighborhood 34 is mostly in natural, open space uses as much of it contains extensive wetlands in the Kettle Moraine State Forest - Mukwonago River Unit. The consultant does not anticipate any new housing in neighborhood 34 through the projection period.	33	33	33	33	33	33	-	
35	Includes Phantom Lake Woods (1970s), Ruppert Heights (1960s), Plat of Phantom Lake Park (1960s), Phantom Lake View (1970s-1980s), Phantom Beach Park (1960s-1970s), and Phantom Lake Preserve Condominiums (2020). Lands in this neighborhood are mostly in the Town of Mukwonago, but planned to be part of the Village of Mukwonago due to an existing boundary agreement. Neighborhood 35 contains extensive wetlands and other environmental constraints. Land that can be developed has mostly already been developed. That, coupled with issues in expanding urban utilities to undeveloped portions of the neighborhood, result in the consultant projecting minimal new housing here through 2035.	313	333	333	333	333	333	-	
36	Includes The Orchards of Mukwonago (late 2000s-2020) with one home built but not yet occupied, 2 homes under construction, and one vacant lot, Mukwonago Estates (1970s-1980s), Legend Meadows (1990s), Phantom Woods Estates Apartments (late 2010s), and Whispering Bay Condominiums (1990s). The consultant expects all homes in The Orchards of Mukwonago to be built and occupied by 2023. In Phantom Woods Estates Apartments, there is room for two additional 12-unit apartment buildings, which the consultant expects will be built around 2025. In January 2022, there was a proposal to redevelop the property currently occupied by Blue Bay restaurant with ~50 multiple-family units. The consultant expects this development to be approved, and be built and occupied shortly after 2025.	602	757	761	773	835	835	78	5%

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		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
37	Includes Prohealth Care Hospital, Walmart, Home Depot, and other non-residential uses. In 2021, a proposal for a large apartment development called Maple Centre was proposed, with 674 total units in 10 buildings, with 1-2 of the buildings set aside for senior housing. The total number of units was approved by the Village, however there are several pieces of the proposal which need to be finalized before construction begins. The proposed site plan includes a clubhouse, pool, athletic field, dog park, playgrounds, grills, basketball courts, tennis courts, and volleyball courts. The consultant anticipates the first units built and occupied around 2023, with construction of additional buildings continuing to after 2030. The mixture of unit types for non-senior units are as follows: 260 1-bedroom, 156 2-bedroom, 104 3-bedroom. The mixture of unit types for senior units are as follows: 90 1-bedroom, 32 2-bedroom, and 32 3-bedroom. Other lands along E Wolf Run and near Highway 83 are planned for future non-residential uses, however additional multiple-family developments could occur after 2035 south of Maple Center and east of the hospital.	9	9	62	269	606	683	674	0%
38	Land is mostly forested, wetland, or in agricultural use and projected to remain in those uses through 2035. Therefore, the consultant does not anticipate any additional residential growth in this neighborhood through the projection period.	15	15	15	15	15	15	-	
39	Includes Two Rivers and associated additions to Two Rivers (1990s-2000s). Most of the neighborhood is built out. A single 9.6-acre vacant parcel exists east of Holz Parkway, however this is planned for non-residential uses. Remaining undeveloped land in the neighborhood is in the floodplain of the Fox River and unbuildable. The consultant does not anticipate any additional new housing in neighborhood 39 through 2035.	190	191	191	191	191	191	-	
40	Includes Meadow Park Estates and associated additions to Meadow Park Estates (1990s-2000s) and portions of Downtown Mukwonago (pre-1940s) west of the railroad tracks. Neighborhood is essentially built out, but does include opportunities and interest for redevelopment in the far western corner, west of the railroad tracks. This includes land currently leased by a school bus company near Henry Street. The consultant anticipates a mixed-use development here between 2025 and 2030, with 25 multiple-family units.	238	240	240	240	265	265	25	0%
41	Includes original plat of Mukwonago and other housing built before 1970. The entire neighborhood is built out. There are no active redevelopment sites in neighborhood 41, however there are promising areas likely to redevelop over the next 10-15 years. The first is a 0.6-acre site along N Rochester Street which is currently home to a small shop. The consultant anticipates a 10-unit townhome building here between 2025-2030. The second is a 2-acre site in the southern part of the neighborhood, where the Mukwonago River meets Lower Phantom Lake. The consultant anticipates 30-40 multiple-family units here between 2030-2035.	376	384	384	384	394	429	45	0%
42	Includes Mukwonago High School, Ahrens Northside Subdivision (1960s-1970s), Field Park (1960s-1970s), Minors Homestead (2010s-2020), and Field Park and Oak Knoll Cemetery. Remaining undeveloped lands contain extensive wetlands, resulting in neighborhood 42 being built out. The consultant does not anticipate any new housing units in neighborhood 42 through 2035.	337	356	356	356	356	356	-	

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		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
43	Includes Clarendon Avenue Elementary and Park View Middle, Hawks Ridge East Condominiums (2000s), Craig's Addition (1950s-1960s), Andrew's Addition (1950s-1960s), part of the original plat of Mukwonago (pre-1940s), and Fox and Grand Condominiums (6 units) which are currently under construction as of early 2022. The consultant anticipates these condominiums to be built and occupied by 2023. Otherwise, neighborhood 43 is built out. The consultant does not anticipate any additional residential development through 2035.	342	352	358	358	358	358	6	0%
44	Includes Oakland Ranch (1950s), Oakland Rach Heights (1950s), and Lindenridge Assisted Living Facility (1990s). Neighborhood 44 is built out with minimal opportunity for redevelopment or new housing. The consultant does not anticipate any new residential development in neighborhood 44 through 2035.	140	77	77	77	77	77	-	
45	Includes River Park Estates (1970s-1980s), River Park Estates Apartments (1990s-2000s), and Saint James Catholic Church. The Church owns ~100 acres in the western quarter of neighborhood 45, of which only ~20 acres are used. The remaining 80 acres are in agricultural use. The Church has no active plans for development, however the area has received developer interest and is in close proximity to utilities and school facilities. At build out, the site could hold up to 200+ single-family homes in addition to a multiple-family component along E. Veterans Way. The consultant projects single-family development to begin between 2025 and 2030 and continue through the 2030s, with 25 single-family homes between 2025-2030, 75 single-family homes between 2030-2035, and 80 multiple-family units between 2030-2035.	675	675	675	675	700	855	180	56%
46	Includes Hidden Lakes (1960s-1990s), Fox River Estates (1970s-1980s) Riverview Meadows (1970s), Greenbrook (1990s), and Windcrest (1980s). Hidden Lakes has been slow to develop, and contains five vacant lots. The consultant expects these to develop by 2030. Most other land in neighborhood 46 has already been subdivided. Therefore, the consultant does not anticipate any additional housing elsewhere in this neighborhood through 2035.	328	340	341	343	345	345	5	100%
47	Includes Falcons View Estates (1970s-1980s), Stoneridge (1970s-1980s), and Lookout Mountain Estates (1980s). Most of neighborhood 47 is built out and most undeveloped land contains extensive wetlands, particularly in the northern part of the neighborhood along Mill Brook.	202	216	216	216	216	216	-	
48	Mill Brook Village (1980s), Skyline Ridge (1970s), Maple Hill Estates (1970s), and Pheasant Run (2020s), which contains 33 vacant single-family lots. The consultant anticipates Pheasant Run building out by 2025, with the neighborhood being mostly built out and no additional housing projected through 2035.	212	214	230	247	247	247	33	100%
49	Includes Morningstar Golf Club, High View Estates of Vernon (1990s), and Morningstar (2000s). ~100 acres south of Mill Brook are located outside of the floodplain and planned for future rural residential development of 5+ acres lots. The consultant excepts a small 5-lot CSM between 2025-2030 in neighborhood 49.	184	185	185	185	190	190	5	100%
50	Includes Vernon Heights (1990s) and Nordland Trompet Subdivision (1980s-1990s). Remaining lands in neighborhood 50 contain wetlands or have been mostly subdivided and already contain homes. The consultant does not anticipate any new housing in neighborhood 50 through 2035.	123	129	129	129	129	129	-	

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
51	Includes Fox River View (2010s), Edgewood Meadows Condos (2000s), and Edgewood Village Apartments (2010s). North of Edgewood Meadows Condos, a single-family development was proposed in 2021 on the Hein property. This includes 37 single-family homes in the Village of Mukwonago and 12 large-lot single-family homes in the Village of Vernon. The consultant expects the first homes between 2023 and 2025, with built out occurring after 2030.	54	132	132	142	170	181	49	100%
52	Includes homes along Edgewood Avenue. Most land south of Edgewood Avenue is in the floodplain of the Fox River and is unbuildable. Lands north of Edgewood Avenue are planned for rural residential uses with lots at a minimum of 5 acres. The consultant expects a small 5-lot CSM in neighborhood 52 between 2025-2030.	100	103	103	103	108	108	5	100%
53	Includes Sandhill Ridge Reserve (2000s), Landmark Estates (1990s), Hunters Run (1980s-1990s), and Creekside Estates (2010s-2020s) with 5 vacant lots remaining, which the consultant expects will be built by 2035. Most of the land is in agricultural use, with extensive wetlands in the north. The Village desires land south of the Fox River to remain in agricultural, natural, or open space uses. Therefore, the consultant expects minimal additional housing development, with two new single-family homes per 5-year projection period.	123	132	134	137	140	142	10	100%
54	Includes Edgewood Meadow (1970s-1980s), Golf Manor (1990s), River Bend Heights (1990s-2000s) with 1 vacant lot remaining, River Oaks Farms (1960s-1970s), and Edgewood Golf Course. Most of the land is in agricultural use, with extensive wetlands in the north. The Village desires land south of the Fox River to remain in agricultural, natural, or open space uses. Therefore, the consultant does not anticipate any new housing units in neighborhood 53 through 2035.	176	180	181	181	181	181	1	100%
55	Includes River Avenue subdivision (1960s-1980s) and Denoon Country Estates, a small CSM of 4 lots, which the consultant expects will be built by 2025. Land is mostly in agricultural use and planned to remain in agricultural use, especially south of Henneberry Drive. ~200 acres in neighborhood 55 south of Janesville Road are planned for suburban residential use (at a density of 1.5 to 4.9 acres per lot) on private well and septic. The owner of this land is interested in selling for development, but has not yet attracted a developer. The consultant does not anticipate this land developing until after 2030, with 20 single-family homes between 2030 and 2035 and an additional 50+ after 2035.	97	106	108	110	110	130	24	100%
56	Includes part of the original plat of Big Bend, Ripple Brook West (2010s), Spring Heights (1960s), Valley View Manor (1970s), Village Terrace (1970s), Durand Subdivision (1960s), and Lake Park (2010s). In 2021 Ripple Brook East was proposed with 16 single-family lots on 35 acres in the southeastern corner of neighborhood 56. The consultant expects this development to be approved, with the first few homes by 2023 and the development becoming built out by 2025. North of Ripple Brook West is a ~17-acre parcel that is currently in agricultural use. However, this parcel is bisected by a low and wet area, making it not suitable for development. The consultant does not anticipate any development on this land through 2035. Otherwise, neighborhood 56 is essentially built out.	303	346	352	362	362	362	16	100%

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
57	Includes part of the original plat of Big Bend and King's Subdivision. Neighborhood was mostly built in the 1970s, with some older homes in the southern part of the neighborhood built in the 1940s-1950s. Neighborhood is built out. The consultant does not anticipate any future housing in this neighborhood through 2035.	106	106	106	106	106	106	-	
58	Includes Edgewood Springs (1980s). Lands south of Edgewood Avenue are mostly in environmental corridor use and wetlands associated with the Fox River. Lands north of Edgewood Avenue are planned for rural residential and suburban residential uses, however the lands are mostly already subdivided. The consultant does not plan for any additional housing in neighborhood 58 through 2035.	59	59	59	59	59	59	-	
59	Includes Stonehedge (1980s-1990s) and rural homesites along Evergreen Drive and Center Drive. Lands south of Edgewood Avenue are mostly in environmental corridor use and wetlands associated with the Fox River. ~80 acres north of Artesian Avenue are planned for rural residential uses (5+ acres per lot). The consultant anticipates this development beginning around 2030, with build out by 2035 of ~10-15 homes.	129	141	141	141	144	153	12	100%
60	Includes Vernon Highlands (1970s-1980s) and Vernon Meadows (1980s). Neighborhood 60 is built-out. The consultant does not anticipate any new housing in neighborhood 60 through 2035.	136	138	138	138	138	138	-	
61	Includes Big Bend Elementary, Sunset Meadows (2000s-2010s), Scenic Ridge (2000s-2010s), Wind Walker Highlands (2010s), and Woodward Subdivision (1970s). Lands east of Wind Walker Highlands are planned for future low-medium density housing, however half of the land contains wetlands. ~100 acres west of Highway 164 are also planned for future low-medium density housing, however ~50 of these acres are owned by Waukesha Land Conservancy and likely will not be developed. The consultant anticipates development beginning in 2025 on the 50 developable acres, with 30 single-family homes by 2035.	80	111	111	111	126	141	30	100%
62	Includes Parkwood Village (1970s-1980s), Sunset Glen (2000s), Sunrise Terrace West (1960s-1970s), Sunrise Terrace South (1960s-1970s), Sunrise Terrace (1960s-1970s), Sonoma Park (1970s), and Major Manor (1970s). Also includes a portion of the City of Muskego in the MASD which contains Payne & Dolan, a paving contractor. Most of the land in neighborhood 62 is already built or subdivided, but there are ~100 acres east of Guthrie Road planned for low density residential use at 0.5-1.5 acres per lot. However, given other developments in the Village of Vernon and elsewhere in the MASD, as well as limited utilities, the consultant does not anticipate any new housing units in neighborhood 62 through 2035.	377	378	378	378	378	378	-	

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Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % single-family '22-'35
		2010	Nov 2021	2023-24	2025-26	2030-31	2035-36		
63	Includes Guthrie Estates (2010s) with 2 vacant lots remaining, Badger Meadows (2010s) with 2 vacant lots remaining, Woodland Estates (1980s), and Harvest View (2020s) which does not yet have infrastructure but contains 23 lots. Lands around the Highway 164/Interstate 43 interchange are in the Village's Tax Increment District, in which the Village desires mostly non-residential development. A major goal of the TID is to have development help pay for utilities such as sanitary sewer and water in this area, which could further be extended to other areas of the Village. The TID was established in 2013, and has received some development interest, particularly in 2019. However, the 2019 proposal did not move forward, due to hesitancy from Village officials in the amount of money the Village would have to invest to assist the development in setting up utilities. The consultant anticipates non-residential development beginning here in the early 2030s, but not including any form of housing. Otherwise, in neighborhood 63, the consultant expects remaining lots in Guthrie Estates and Badger Meadows to be built by 2023, the first homes in Harvest View around 2023, with the subdivision building out by 2030. Southwest of Harvest View, ~20 acres are planned for low-medium residential uses. The consultant expects this area developing after Harvest View is built out, with ~12 single-family homes between 2030-2035. West of Highway 164 and east of Vernon Meadows are ~67 acres in agricultural use planned for future low-medium residential development. The consultant anticipates this land developing around 2030, with 5 single-family homes between 2025-2030, 15 single-family homes between 2030-2035, and additional single-family homes built after 2035.	55	87	94	104	119	146	59	100%
64	Includes Heather Ridge Estates (1970s-1980s), Maple Hill Estates (1970s), Skyview (1970s), and Clearview (2000s). Remaining undeveloped lands east of Heather Ridge Estates are owned by the West Allis Kennel Club. ~30 acres north of Skyline Avenue are planned for low density residential use, however the consultant anticipates this developing after 2035. Therefore, no housing units are projected in this neighborhood through 2035.	374	374	374	374	374	374	-	
65	Neighborhood is mostly in agricultural use with scattered rural homesites. Of the ~300 developable acres in this neighborhood, half are planned for future commercial use (along Highway 164 near the Townline Road intersection) and half are planned for future low density residential use. The consultant expects single-family development to begin around 2030, with 25 single-family homes by 2035, with additional single-family development expected after 2035.	17	17	17	17	17	42	25	100%
66	Includes Sunset Farms (1970s), Rolling Meadows of Vernon (2000s-2010s) with 3 vacant lots remaining, and Ridgeview Estates of Vernon (2000s-2010s). The consultant expects the 3 remaining lots in Rolling Meadows of Vernon to be built out by 2025, with no additional housing in this neighborhood projected from 2025 to 2035.	134	168	169	171	171	171	3	100%
Totals		11,004	11,925	12,140	12,552	13,316	13,902	1,977	49%

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**APPENDIX B: MASD RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2021 TO 2035**

Neighborhood	Grades 4K-12					Grades 4K					Grade 5K-5					Grade 6					Grades 7-8					Grades 9-12				
	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035
1	34	32	32	27	24	1	1	1	1	1	18	15	13	10	10	2	3	3	2	2	3	5	6	4	3	10	8	10	10	8
2	79	80	78	74	69	2	3	3	3	3	30	29	31	30	28	7	5	5	5	5	19	12	10	11	10	21	31	29	25	22
3	26	30	32	33	38	3	3	2	2	2	5	10	13	16	17	6	1	2	2	3	6	7	2	4	5	6	10	12	8	10
4	43	40	40	38	38	0	1	2	2	2	27	18	16	16	17	3	5	3	3	3	3	8	8	5	5	10	8	12	13	11
5	87	94	106	121	131	6	6	7	7	8	38	44	49	56	62	4	6	8	8	10	11	11	15	17	17	28	27	27	33	34
6	13	11	11	9	8	0	0	0	0	0	7	5	5	3	3	0	1	1	1	1	1	1	2	2	1	5	4	3	4	3
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	10	10	9	26	37	1	1	1	2	2	1	3	4	13	16	0	0	1	4	5	1	0	1	3	6	7	5	3	3	7
9	119	117	121	117	120	5	5	5	6	6	52	50	52	48	52	8	9	8	9	10	15	17	17	17	16	39	37	38	36	35
10	2	2	2	4	8	0	0	0	1	1	1	1	0	3	5	0	0	0	0	0	1	0	0	0	1	0	1	1	1	1
11	68	62	57	52	53	3	2	2	3	4	21	23	20	19	22	2	4	4	4	5	13	6	7	7	7	29	29	24	19	15
12	96	93	86	77	71	3	3	3	3	3	38	34	32	31	31	8	6	6	5	5	19	14	12	11	10	28	35	33	28	22
13	45	48	49	49	50	3	3	3	2	2	16	19	22	22	21	5	3	3	4	4	7	8	6	7	7	14	15	16	14	15
14	136	132	128	113	108	5	5	5	5	5	53	50	48	45	46	16	9	8	8	8	21	25	17	16	15	41	44	49	38	33
15	7	9	10	10	7	2	1	1	0	0	2	5	5	4	2	0	0	1	1	1	1	0	1	2	1	2	2	1	3	3
16	118	122	120	127	131	5	5	5	7	7	56	54	52	51	57	5	10	9	10	10	17	15	19	19	18	35	38	35	40	40
17	69	65	62	60	62	1	2	2	3	3	23	21	21	22	26	7	4	4	5	5	11	11	8	9	9	27	27	28	22	19
18	53	50	46	39	40	0	0	1	2	2	23	20	16	14	17	5	4	3	3	3	8	9	7	6	5	17	17	18	15	13
19	21	23	25	31	41	0	1	1	2	3	10	8	8	13	17	4	2	1	3	4	3	7	4	5	6	4	6	11	9	11
20	123	124	123	115	112	6	6	5	5	5	49	50	52	47	48	10	8	8	9	8	21	18	17	17	16	37	41	41	37	35
21	22	20	19	17	19	1	1	1	1	0	4	6	7	9	8	2	1	1	1	2	5	3	2	2	3	10	11	8	4	6
22	98	88	80	72	71	3	3	3	4	4	31	29	29	27	28	8	5	5	5	5	14	13	10	10	9	42	37	33	27	25
23	84	73	63	48	37	1	1	1	2	2	30	27	22	15	15	4	5	4	4	3	11	9	9	7	5	38	32	26	20	13
24	21	20	20	19	20	1	1	1	1	1	6	7	8	9	9	2	1	1	1	1	4	3	2	3	3	8	8	8	5	6
25	79	70	64	52	47	2	2	2	2	2	26	23	22	19	19	8	4	4	4	3	9	12	8	7	6	34	28	28	21	17

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Neighborhood	Grades 4K-12					Grades 4K					Grade 5K-5					Grade 6					Grades 7-8					Grades 9-12				
	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035
26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	96	133	172	266	333	10	12	14	17	21	40	63	83	126	142	7	9	14	21	29	11	18	26	41	55	28	30	35	60	86
28	120	128	127	116	118	2	3	4	5	6	52	46	43	40	40	10	10	10	9	11	19	22	21	17	19	37	46	49	44	42
29	164	149	137	102	95	2	2	2	3	4	59	49	45	32	37	10	10	8	9	7	27	21	19	16	12	66	67	62	42	35
30	2	2	3	3	3	0	1	1	1	0	0	0	2	2	2	0	0	0	0	0	0	0	0	0	0	2	1	1	1	1
31	105	108	111	100	98	6	5	5	4	4	31	39	45	44	40	13	5	7	8	7	19	19	12	15	15	36	40	42	29	31
32	112	113	124	133	137	6	6	8	7	7	45	49	55	60	60	10	8	9	9	9	7	18	17	18	20	44	31	35	38	41
33	26	26	26	26	25	1	1	1	1	1	14	12	11	11	11	1	2	2	2	2	3	3	4	4	4	7	7	7	8	8
34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35	77	77	76	70	62	5	4	3	3	3	26	32	33	28	24	5	4	5	6	5	11	9	10	11	10	30	27	24	22	22
36	182	190	195	192	192	11	11	10	9	9	86	91	94	89	84	14	14	15	13	13	19	26	26	25	27	52	47	49	55	58
37	3	16	32	65	65	0	0	1	3	5	1	4	12	29	26	1	1	4	7	7	1	8	9	12	10	0	3	7	13	17
38	22	18	12	12	14	0	0	1	1	1	8	5	4	6	7	2	1	1	1	1	4	3	2	1	2	8	8	5	3	3
39	106	98	94	89	93	4	4	4	5	5	45	42	40	36	44	3	8	7	6	5	11	11	14	13	12	43	34	29	29	26
40	137	138	137	144	132	7	7	6	6	6	55	57	58	66	53	12	9	10	9	10	20	21	19	19	20	43	44	45	44	43
41	93	90	87	72	68	2	2	1	2	2	41	37	35	27	30	10	7	6	5	4	11	17	13	12	9	29	27	32	26	23
42	159	161	169	171	171	6	6	7	7	7	81	75	76	73	75	11	14	13	13	12	18	25	26	25	25	43	41	47	54	52
43	124	140	150	165	162	10	9	8	7	6	60	71	74	71	69	4	10	12	12	12	17	14	22	25	24	33	36	34	50	51
44	20	19	20	17	16	0	1	1	1	1	12	8	8	7	7	2	2	1	1	1	3	4	3	3	2	3	5	7	6	5
45	249	252	256	280	342	14	14	15	15	17	95	104	112	129	157	17	16	17	19	24	38	33	33	39	51	85	85	79	78	93
46	180	194	200	207	207	11	11	11	10	10	79	85	90	93	90	16	13	14	15	16	30	29	28	30	31	44	55	56	58	60
47	64	58	55	45	44	1	2	2	2	2	26	20	20	19	19	6	4	3	3	3	9	10	8	7	6	22	21	22	14	13
48	46	56	68	78	85	3	4	5	5	4	17	25	33	37	38	4	3	4	5	6	9	7	8	11	13	13	17	18	20	25
49	46	40	36	37	35	1	1	2	2	2	14	12	11	15	16	5	2	2	2	3	6	7	4	4	5	20	17	17	14	9
50	46	42	39	32	28	1	1	1	1	1	17	15	14	11	11	4	3	2	2	2	7	7	5	5	4	17	16	16	13	11
51	119	132	149	176	192	7	7	8	9	10	69	67	68	75	85	6	12	12	14	14	18	18	25	28	27	19	29	36	51	55
52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
53	65	58	56	48	40	0	1	1	1	1	28	22	22	17	16	4	5	4	4	3	8	9	9	7	6	25	22	21	19	14

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Neighborhood	Grades 4K-12					Grades 4K					Grade 5K-5					Grade 6					Grades 7-8					Grades 9-12				
	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035	2021	2023	2025	2030	2035
54	38	40	42	52	52	3	3	3	2	1	14	18	21	26	21	0	2	3	4	4	5	2	5	7	9	16	14	10	13	17
55	16	14	11	7	14	0	0	0	0	1	6	4	3	3	6	0	1	1	0	2	5	1	2	1	2	5	8	5	3	2
56	88	101	109	121	128	7	7	8	8	8	38	48	52	52	57	3	6	8	9	9	17	9	15	17	18	23	30	27	35	37
57	30	32	34	37	32	2	2	2	1	1	13	15	16	17	11	2	2	2	3	3	4	4	5	5	6	9	9	9	10	12
58	10	9	7	7	10	0	0	1	1	1	3	2	1	4	5	1	1	0	0	1	3	2	1	0	1	3	5	4	1	2
59	29	27	27	26	28	1	1	1	1	1	14	12	11	11	13	1	2	2	2	2	3	3	4	4	4	10	8	8	9	8
60	58	51	44	35	29	1	1	1	1	1	20	16	14	11	10	5	3	3	2	2	10	8	6	5	4	22	22	20	16	12
61	24	23	23	33	52	1	1	1	2	3	11	10	10	14	26	1	2	2	3	4	3	3	4	5	7	8	7	7	8	12
62	77	65	56	50	47	2	2	2	2	2	17	17	17	18	18	7	3	3	3	3	12	10	6	6	6	39	33	28	22	17
63	31	35	39	44	59	1	1	2	2	3	11	13	16	19	28	2	3	2	4	5	6	5	6	6	8	11	13	13	12	15
64	83	87	92	100	93	6	5	5	4	4	34	40	43	46	35	7	6	7	7	8	7	13	12	14	16	29	23	25	28	31
65	28	30	32	32	48	2	2	2	2	4	12	12	14	14	24	2	2	2	2	4	7	4	4	5	9	5	10	9	9	7
66	84	81	81	77	76	2	2	3	4	4	41	37	34	30	34	4	7	6	6	5	10	11	13	11	10	27	25	25	25	23
Totals	4,412	4,449	4,508	4,597	4,767	192	203	212	224	240	1,802	1,826	1,885	1,949	2,044	328	309	318	342	364	642	648	635	665	693	1,448	1,462	1,459	1,417	1,427

Note: 2021 totals in this figure are for MASD resident student enrollment only, for all students assigned to one of the 66 neighborhoods. Because of P.O. boxes, address errors, and other factors, the consultant was unable to assign ~1 percent of resident students to neighborhoods in 2021.