

Community Growth & Projections

Presented December 3, 2018



Presentation Organization

- Purpose
- Projection methodology
- Projection results
- Observations

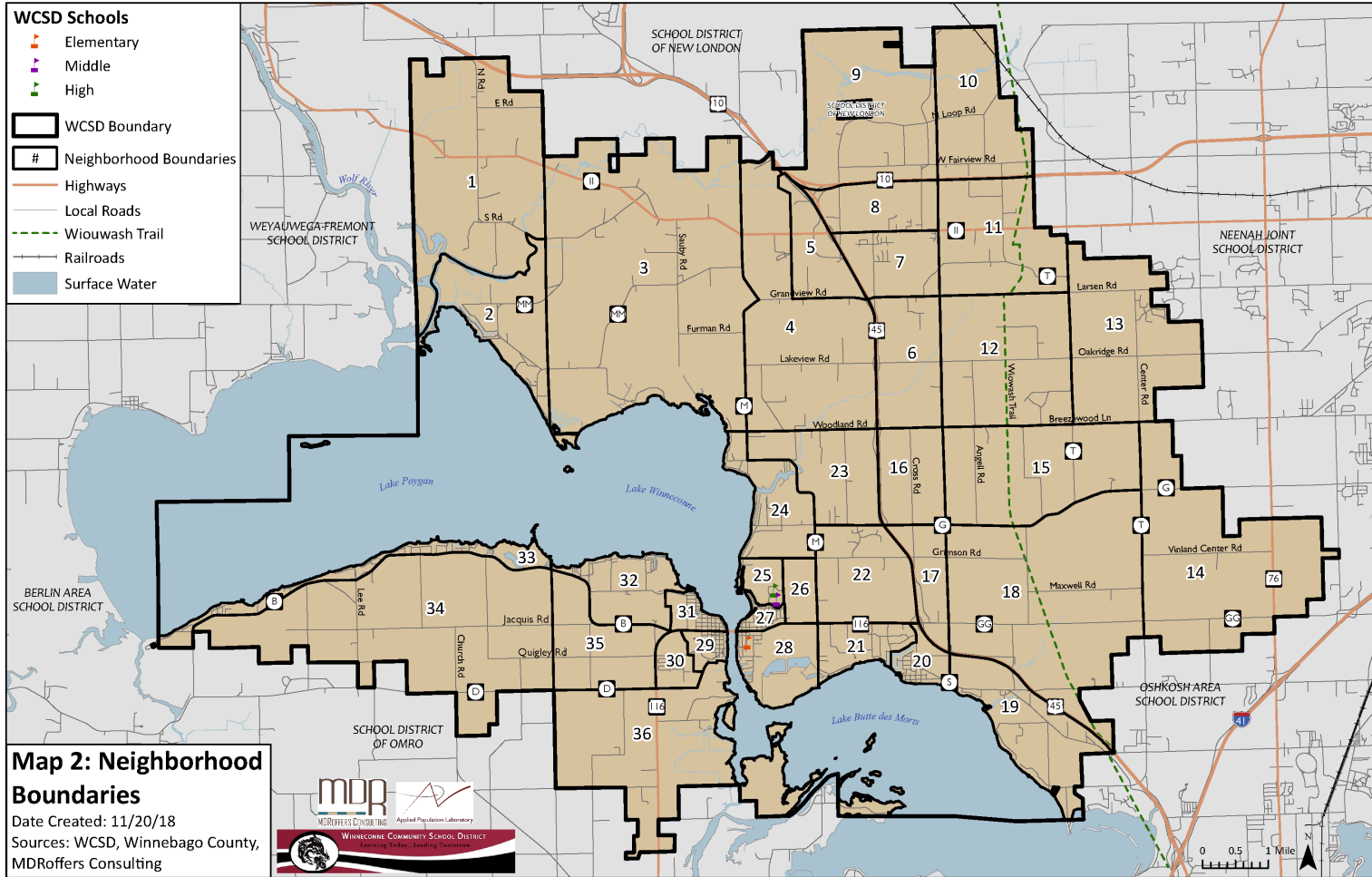
Purpose

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- Project housing growth and demographic change between now and 2035 using community and developer plans
- Translate projected housing and demographic changes into enrollment projections
 - Consider the impact of open enrollment
- Compare enrollment projections with existing school capacities

Projection Methodology

Neighborhood Analysis



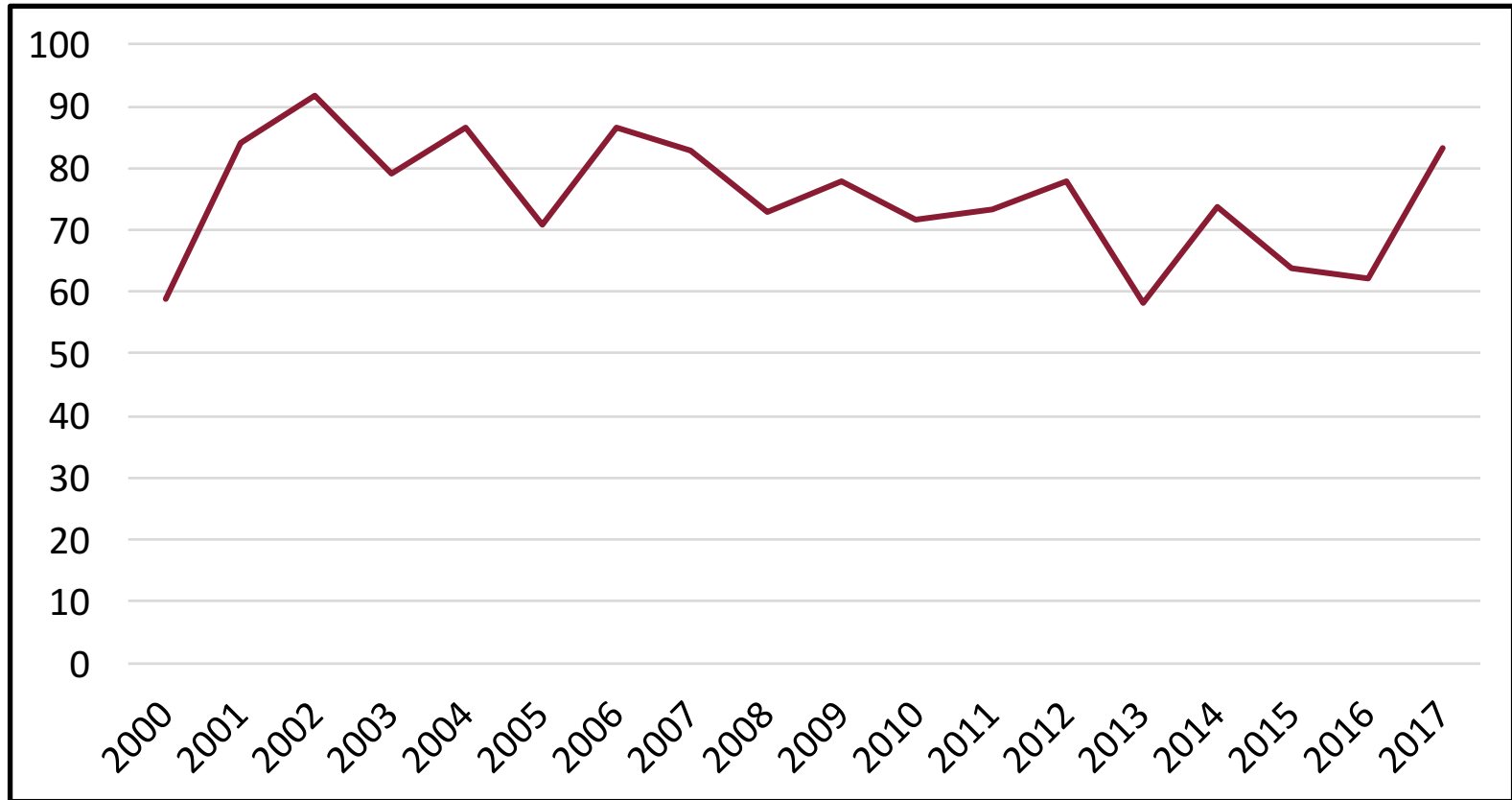
Housing Projection Methodology

- Estimate 2018 housing units in each neighborhood
- Project 2020, 2025, 2030, 2035 units in each neighborhood by:
 - Understanding housing market and economic dynamics
 - Analyzing municipal and subdivision plans
 - Interviewing municipal staff and real estate professionals
 - Deciding rate and mix of housing growth
- Check summed housing projections against recent building permit activity and State projections

Enrollment Projection Methodology

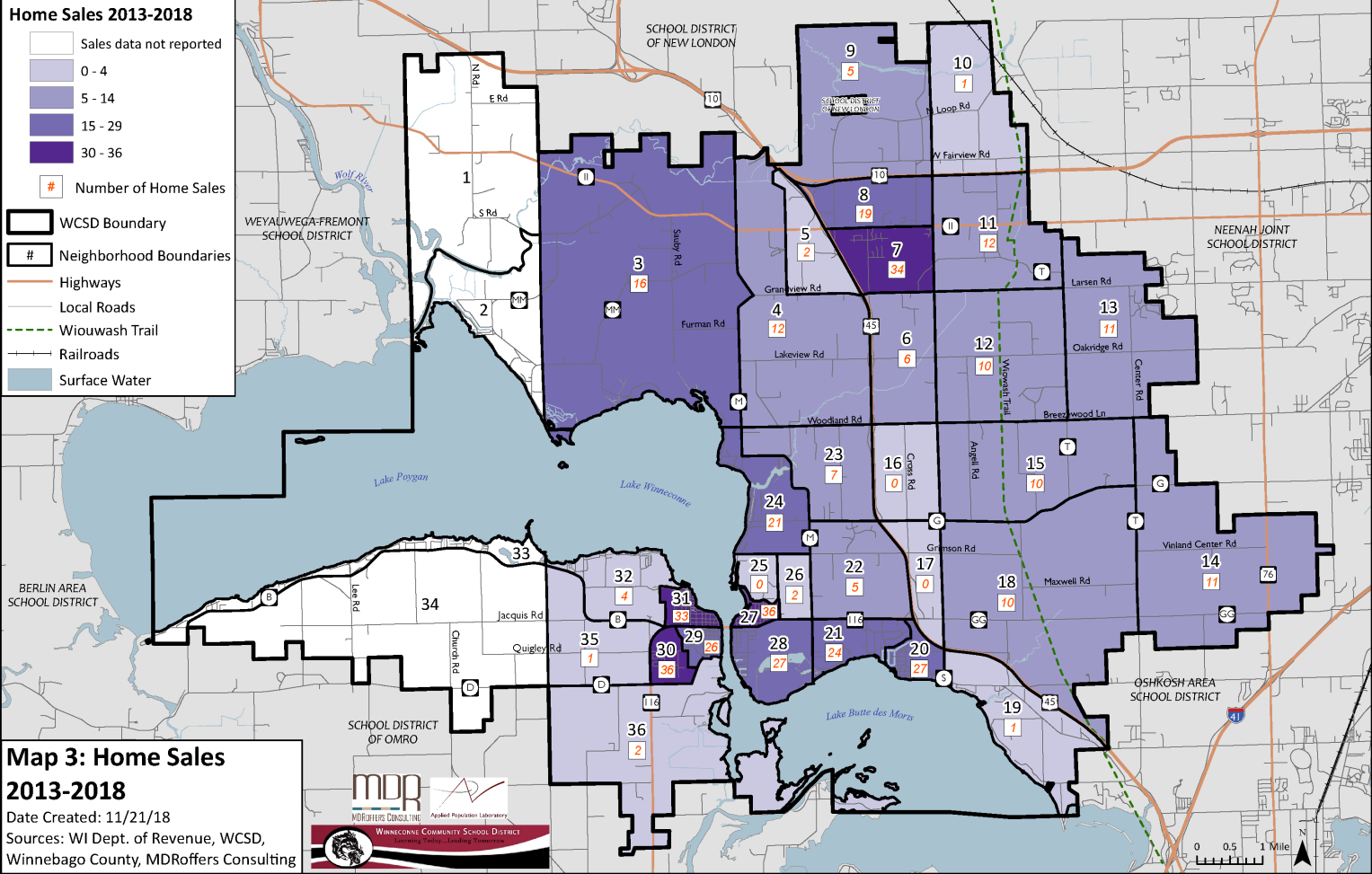
- Determine 2018 resident 4K-12 student-per-housing unit ratios for each grade group (4K-5, 6-8, 9-12) in each neighborhood
- Project unique 2020, 2025, 2030, and 2035 student-per-housing unit ratios for each grade group in each neighborhood by:
 - Reviewing birth rates and aging students through grade groups
 - Comparing neighborhood to others at different stages
 - Factoring impact of new housing, considering mix
 - Projecting turnover by subdivision ages & 2010-18 ratio changes
- Multiply 2020/2025/2030/2035 housing units by 2020/2025/2030/2035 ratios to arrive at enrollment projections

Birth Trends, 2000-2017

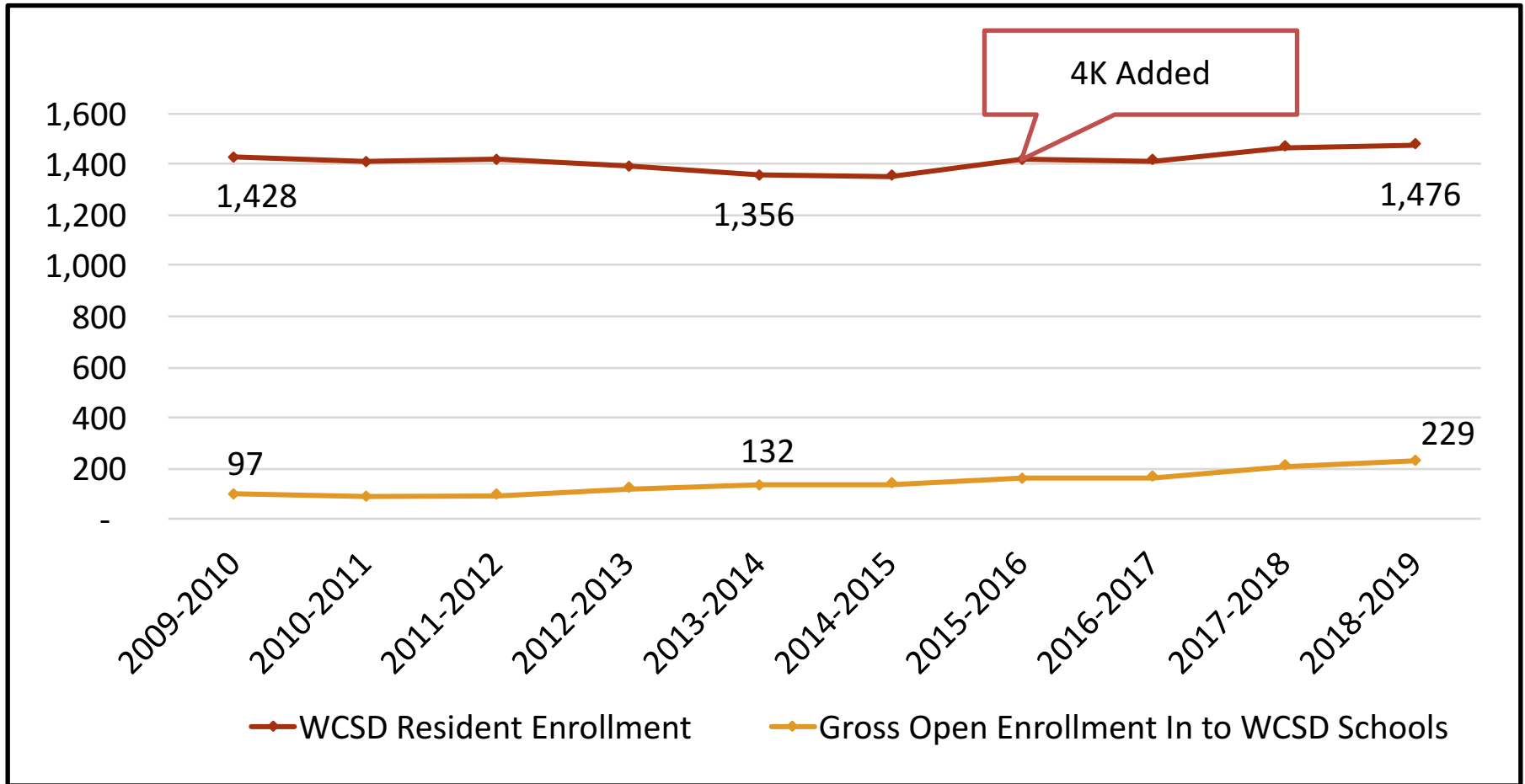


Source: Wisconsin Department of Health Services

Recent Home Sales by Neighborhood



WCSD Enrollment Trends



Housing Projection Results

Housing Projections

- We project 890 new housing units in the WCSD by 2035—or ~50 new units per year
- 82% projected to be single family homes
- ~60% projected to be Village and Town of Winneconne (549 units)

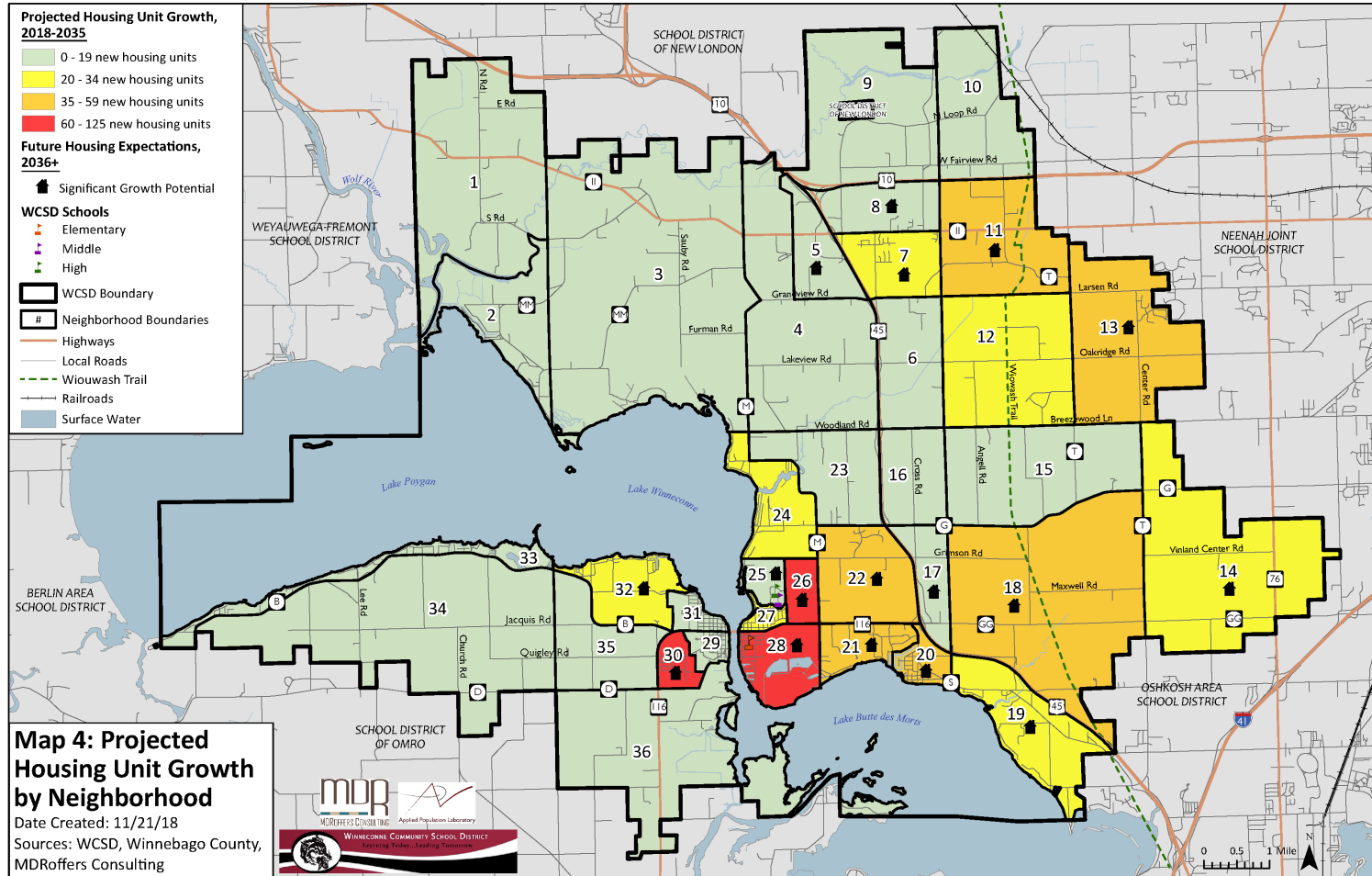
Housing Projections

- Projected ~50 housing units per year is higher than ~30 units per year since 2010. Why?
 - Recent upward trend
 - Regional and local employment growth
 - Slightly greater multifamily housing %
 - Good highway access and new bridge
 - Next frontier in region
 - Modest boost if Clayton successfully incorporates
 - Appeal of WCSD
- Still, our projections do not build in another 2007-08 crisis—significant recession would set back projections

Housing Projections by Municipality

- 338 new housing units in Village of Winneconne by 2035, or ~20 per year, including multi-family and senior housing
- 211 new housing units in Town of Winneconne by 2035—or ~12 per year—all single family
- Of remaining municipalities, Clayton expected to be most noteworthy housing contributor (127 units by 2035 in WCSD portion)

Housing Unit Projections Map



Housing/Enrollment Projection Relationship

- What happens in existing housing critical to enrollment
 - Over 80% of year 2035 homes are already built
- Future housing will not have as many students as past
 - More empty nester, senior, multi-family units
 - Later and smaller families, lower birth rates
- As a result, most districts need some new housing development to simply maintain steady enrollment

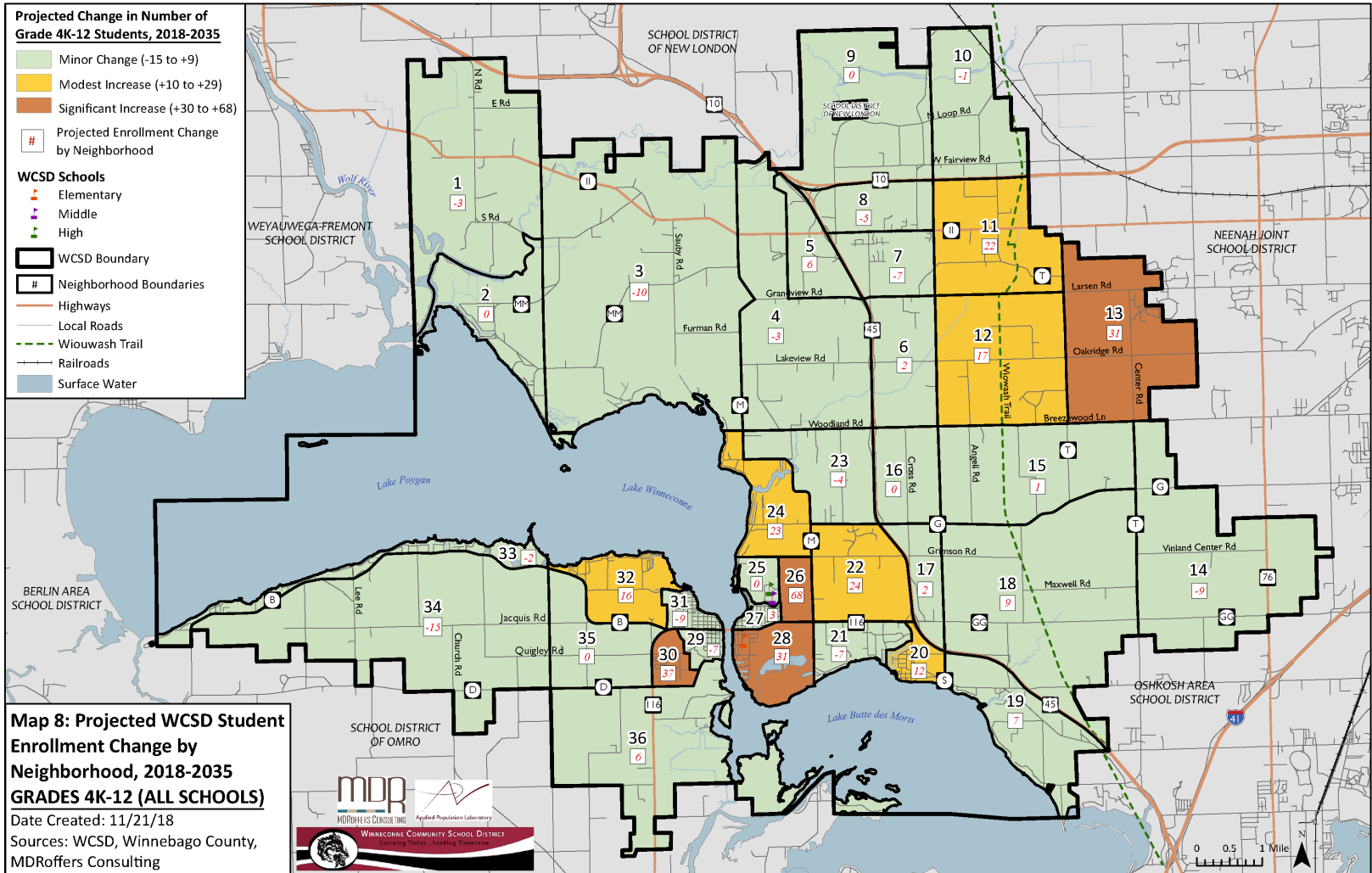


Student Enrollment Projections

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

- Between Sept. 2018 and 2035, we project an increase of 191 4K-12 resident students in WCSD schools
 - Does not include open-enrollment-in
 - Open-enrollment-out & private/home schooling assumed to continue at similar rates
- About ½ of increase expected to come from Village
- Enrollment from the Towns of Winneconne and Clayton is also projected to increase
- Remaining towns projected to have a combined enrollment decrease of 13%

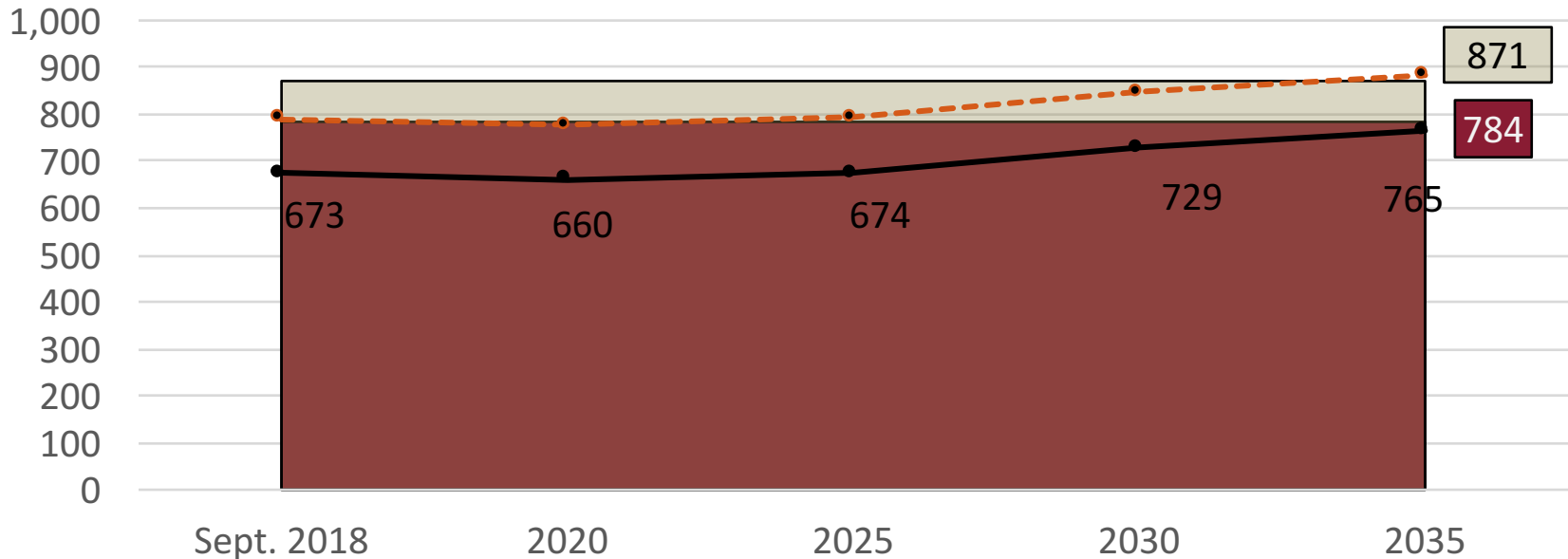
4K-12 Enrollment Projections Map



Enrollment Projections—Grades 4K-5

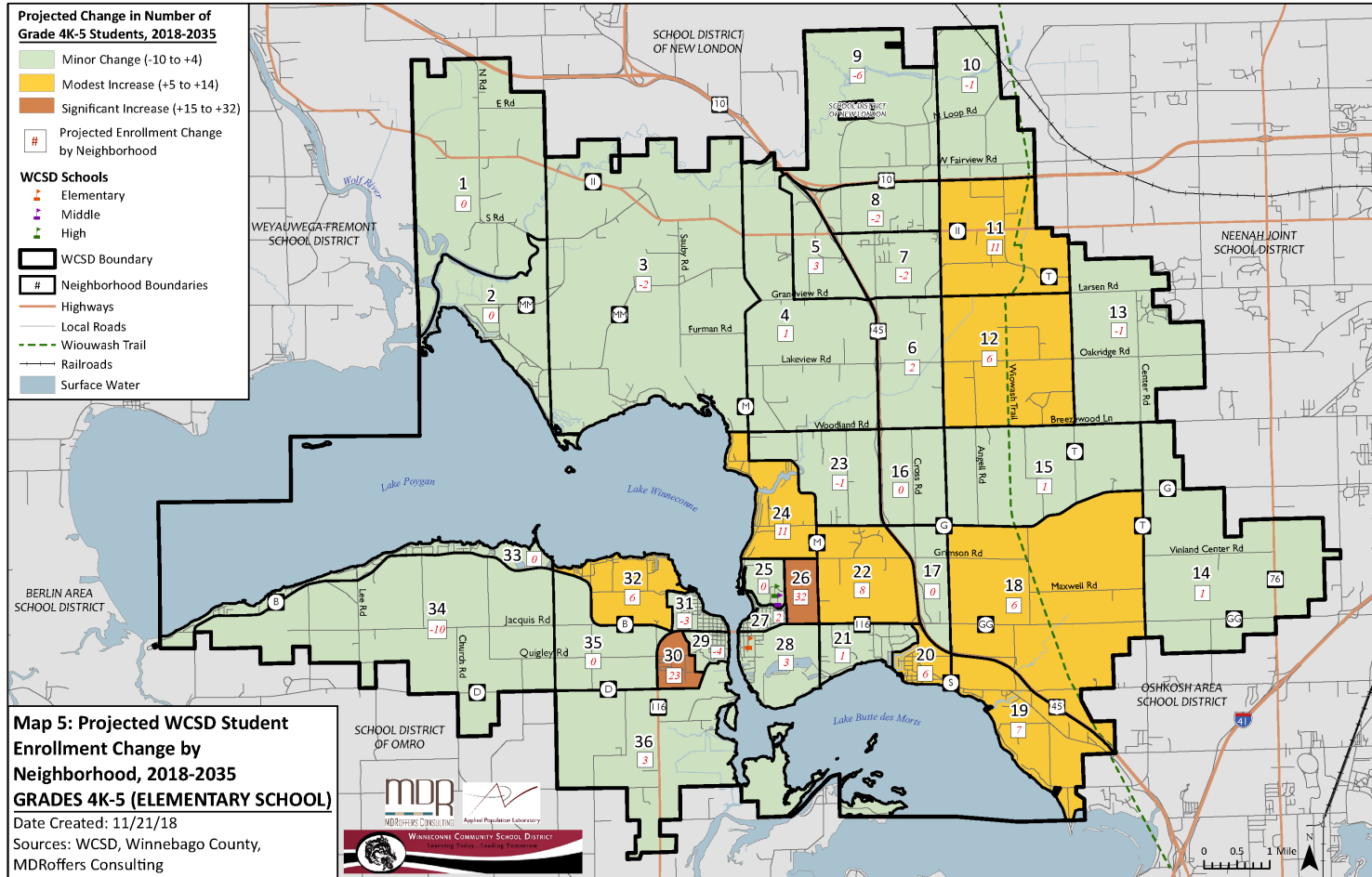
- Between Sept. 2018 and 2035, we project a 92 resident student enrollment increase in grades 4K-5, totaling 765 4K-4 WCSD resident students by 2035
- Resident 4K-5 enrollment projected to approach elementary school's targeted capacity by 2035
 - Remember that our enrollment projections include WCSD resident students only
 - If the current level of open-enrollment-in continues, then the capacity picture changes

Enrollment Projections—Grades 4K-5



- Under Targeted Building Capacity
- Between Targeted and Maximum Capacity
- Projected WCSSD Resident Enrollment
- Projected Enrollment with Continuation of 2018 Open-Enrollment-In

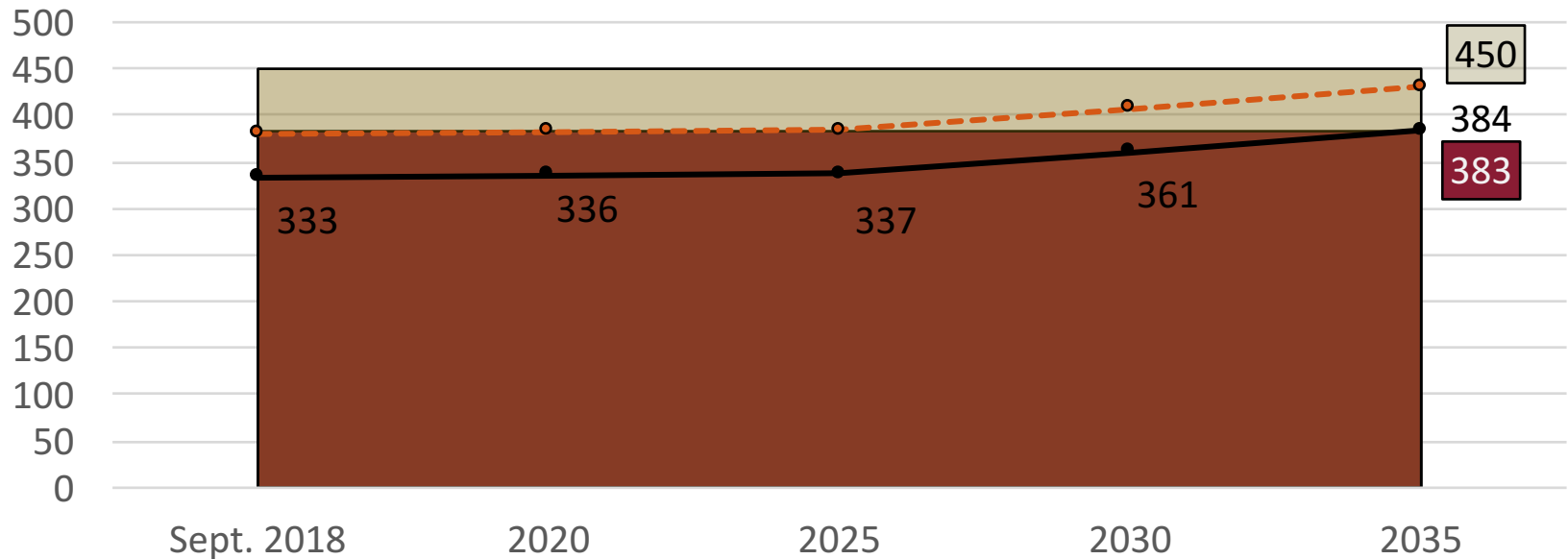
4K-5 Enrollment Projections Map



Enrollment Projections—Grades 6-8

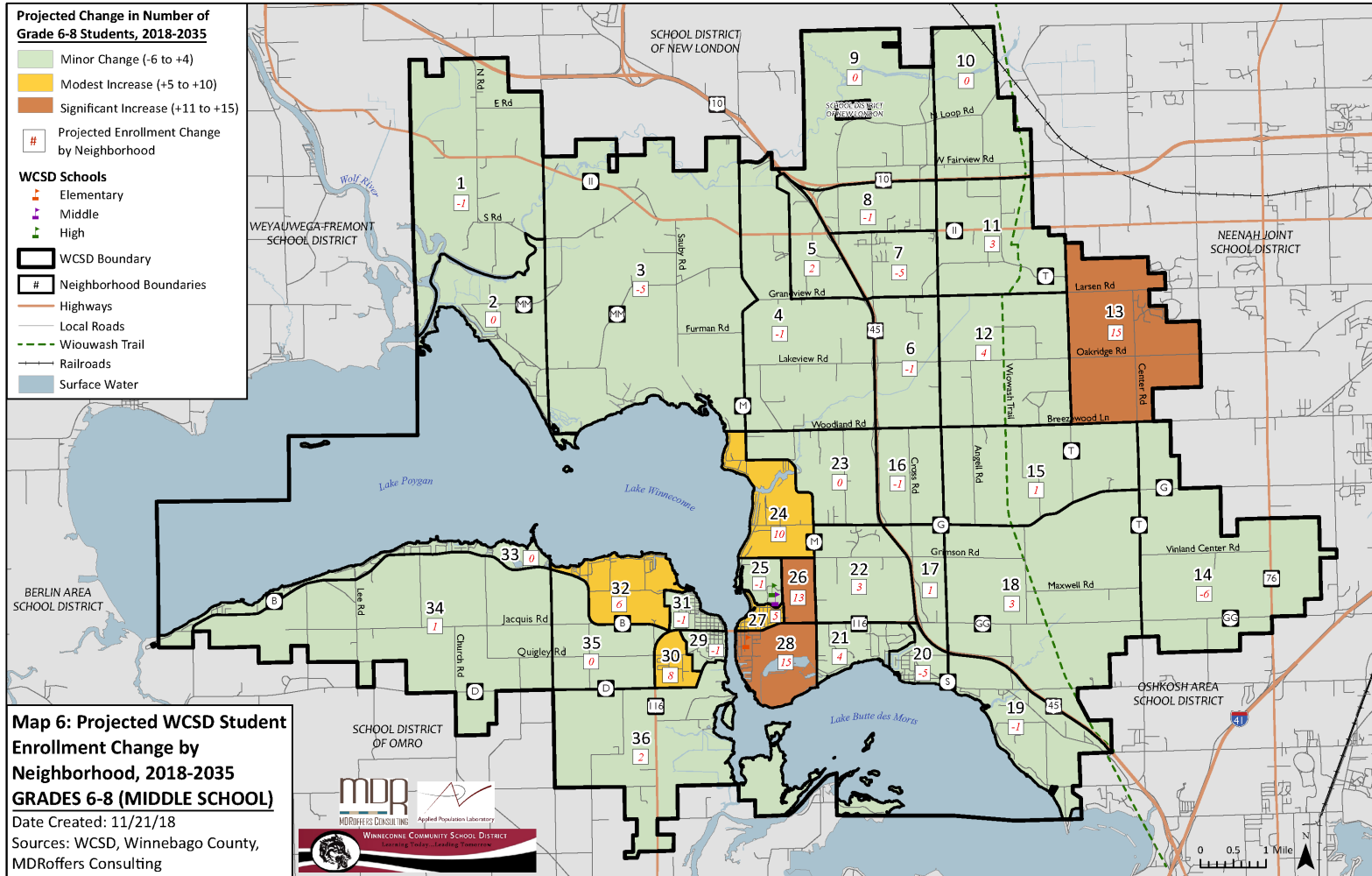
- Between Sept. 2018 and 2035, we project a 51 resident student enrollment increase in grades 6-8, totaling 384 6-8 WCSD resident students by 2035
- Winneconne Middle School projected to be at its targeted capacity ~2035, assuming only WCSD resident students
 - If the current level of open-enrollment-in continues, then the capacity picture changes

Enrollment Projections—Grades 6-8



- Under Targeted Building Capacity
- Between Targeted and Maximum Capacity
- Projected WCSD Resident Enrollment
- Projected Enrollment with Continuation of 2018 Open-Enrollment-In

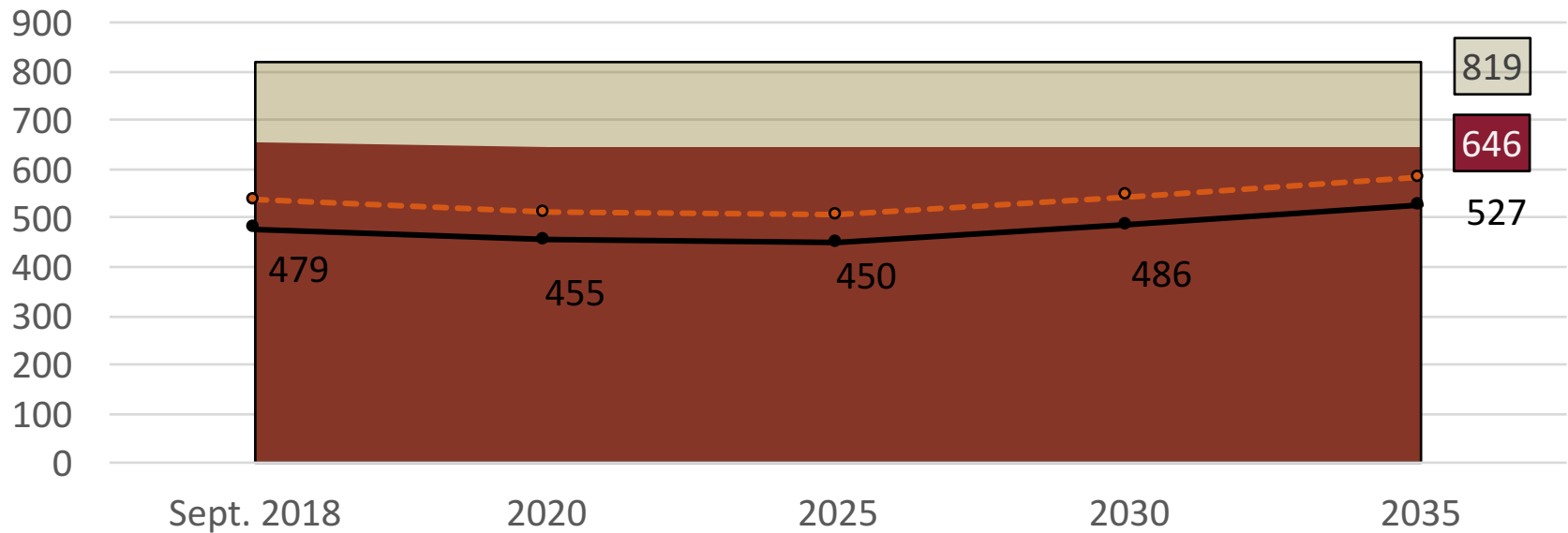
6-8 Enrollment Projections Map



Enrollment Projections—Grades 9-12

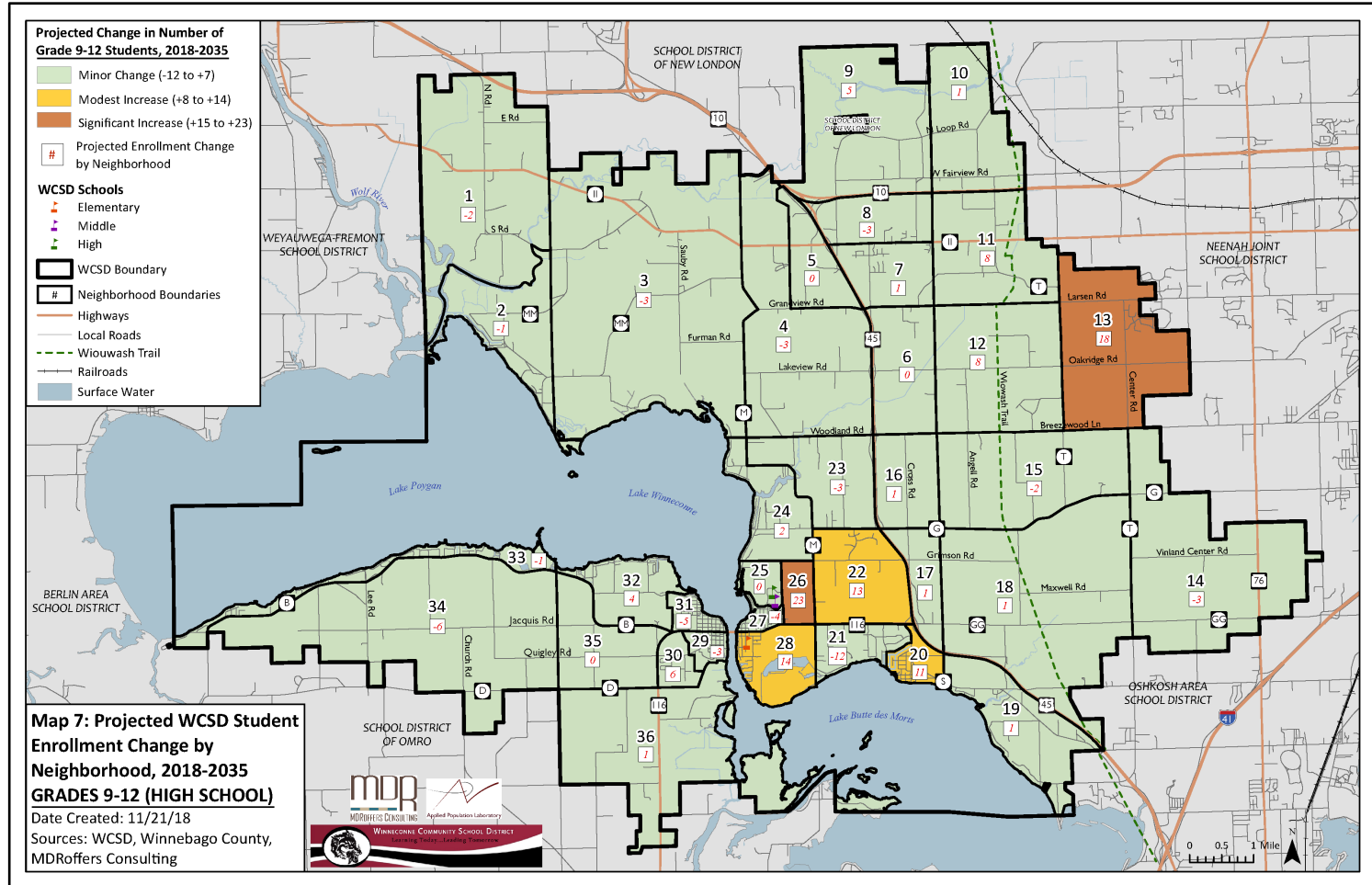
- Between Sept. 2018 and 2035, we project a 48 resident student enrollment increase in grades 9-12, totaling 527 9-12 WCSD resident students by 2035
- We project grade 9-12 enrollment to gently decline over next several years as larger classes graduate without being fully replaced by incoming freshmen
 - e.g., 2018 12th grade class has 150 students, while 2018 Kindergarten class has 106 students
 - New households typically bring no or younger kids, so new housing growth will have delayed impact

Enrollment Projections—Grades 9-12



- Under Targeted Building Capacity
- Between Targeted and Maximum Capacity
- Projected WCSD Resident Enrollment
- Projected Enrollment with Continuation of 2018 Open-Enrollment-In

9-12 Enrollment Projections Map



Enrollment Projections Overview

Grade Grouping	Actual Enrollment, September 2018		Resident Enrollment Projections				Change, 2018-2035
	Total Students in Seats	WCSD Resident Students	2020	2025	2030	2035	
4K-5	791	673	660	674	729	765	+92
6-8	380	333	336	337	361	384	+51
9-12	541	479	455	450	486	527	+48
Total 4K-12	1,712	1,485	1,451	1,461	1,576	1,676	+191

Concluding Observations

Results Overview

- We project an increase from 1,485 resident 4K-12 students in September 2018 to 1,676 students in 2035—a 191 student or 13% increase
- 191 student increase divided as follows:
 - 92 more elementary school (4K-5) students
 - 51 more middle school (6-8) students
 - 48 more high school (9-12) students

Implications

- Resident enrollment projections alone are not projected to test school capacities, except perhaps at Winneconne Middle School ~2035
- But, assuming continuation of current levels of open-enrollment-in:
 - Winneconne Elementary and Middle Schools would both approach their targeted capacities between 2020-2025 and maximum capacities by ~2035
 - Even assuming continuation of current levels of open-enrollment-in, Winneconne High School is not projected to have capacity issues through 2035

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