



To: MCPASD Attendance Boundary Adjustment Committee
From: Mark Roffers, AICP
Date: June 18, 2019
Re: Updated Enrollment Projections and Impact on Options A-E

Overview

Dane County and the owners of 160 acres near the northeast corner of our neighborhood 5 (“the 160 acres”) have agreed on a sale that will preserve that land as part of the Pheasant Branch Conservancy. This spring, we had projected the 160 acres to contain 458 additional housing units (218 single family, 240 multiple family) between 2021 and 2030. Our housing projections for neighborhood 5 translated to about 40 elementary school students by 2025 and 100 by 2030. Neighborhood 5 is much larger than the 160 acres, containing close to 600 acres total. Most of these 600 acres is undeveloped and in large farm parcels. Neighborhood 5 is within the Northside Elementary School attendance area.

This recent change in expected future land use within neighborhood 5 has prompted us to adjust the enrollment projections that we completed in April (“the April projections” and “the June projections”). We also took this opportunity to incorporate the divisions of neighborhoods 16, 26, 63, and 65 into two or three smaller neighborhoods each, to respond to emerging interests during this process (see attached map). We also used this extra time to get further feedback from municipal planners on our housing unit projections throughout the Middleton-Cross Plains Area School District (“the MCPASD”).

We intend to re-publish an updated Community Growth & Enrollment Projections report and presentation with the June projections within the next few weeks. In the meantime, we wanted to summarize our methodology, the results of our June projections, and what how the results affect existing attendance area Options A through E.

June Projections Approach

Removing the 160 acres from the supply of available land for development does not have an equivalent impact in reducing the demand for land for new housing in the MCPASD or the City of Middleton. Most households in the 2020s that may have built homes or occupied multiple family units on the 160 acres will still seek new housing in the same general market.

Our approach in accounting for this change was as follows:

- Based on data we have collected from suburban districts in Dane County, an average of about 30% of households who occupy new single family homes move from elsewhere in the same school district. A majority of these have school-aged children. For the June projections, we assumed that all of this 30% that may have located on the 160 acres will select a location for their new home somewhere else in the MCPASD.
- Based on our experience, we assumed that ½ of the remainder of households that would have selected the 160 acres will also pick somewhere else in the MCPASD for their new residence. Many of these will select a proximate location, accelerating development prospects there, or another location with similar projected neighborhood and community characteristics. By extension, we do not expect many of those households to select, say, a new home on the west side of Cross Plains or on a rural lot.
- We expect prospects for residential development to grow somewhat in the remaining 440 acres in neighborhood 5, and in other nearby neighborhoods such as neighborhood 2 around Graber Pond. While not all of that remaining 440 acres will become available for development (there are some long-term farmers there), the removal of the 160 acres for development now suggest to us that some of that remaining 440 acres in neighborhood 5 will begin to develop just before 2030 rather than all after.

Results of June Projections

The following table shows the April projections compared to the June projections, both under the assumption that there are no changes in attendance areas and relatedly no Pope Farms Elementary School.

Existing Elementary School	April Projections			June Projections		
	2020	2025	2030	2020	2025	2030
Elm Lawn	499	512	494	499	512	500
Northside	453	464	511	453	447	452
Park	323	362	419	323	362	419
Sauk Trail	356	352	354	356	352	354
Sunset Ridge	515	540	548	515	540	548
West Middleton	564	672	766	564	681	777
Total	2,709	2,902	3,091	2,709	2,894	3,050

Compared to the April projections, the June projections for Northside decrease by 17 students in 2025 and 59 students in 2030. The Elm Lawn projection increases slightly because we

assumed construction of another multiple family development there instead of on the 160 acres. The West Middleton projections also increase somewhat due to both a prior projected housing unit underestimate in approved subdivisions uncovered by City of Madison planner review, and an assumption that a small fraction of the households that would have located on the 160 acres would instead find a home in one of Madison's Elderberry neighborhoods (mainly 62). Again, remember that the above numbers assume no change in attendance areas.

Impacts on Options A-E

We applied the June projections to each of the five existing options, the results of which are indicated in the attached updated dashboards. By option, takeaways are as follows:

- Within Option A, which includes the shift of neighborhoods 9-11 from Northside to Sauk Trail, Northside's projected enrollment hovers between 380 and 390—about 75-85 students under its maximum building capacity of 466 students. Pope Farm's projected enrollment increases by about 10 in 2025 and 2030.
- Within Option B, which does not include any shifts in Northside's attendance area, enrollment projections are the same as the June projections in the above table—hovering just below that building's maximum capacity. Pope Farm's projected enrollment increases by about 10 in 2025 and 2030.
- Within Option C, which shifts neighborhood 16 to Northside and neighborhoods 1 and 8-11 away from Northside, the June projections enable Northside to remain under its capacity through 2030, in contrast to the result when applying the April projections. Pope Farm's projected enrollment approaches its capacity by around 2025 as opposed to by about 2030 under the April projections.
- Within Option D, which shifts neighborhood 7 from Northside to Sauk Trail, the June projections keep Northside's projected enrollment below 400 through 2030 (April projections had that school approaching capacity by 2030). If neighborhood 7 was not shifted to Sauk Trail, and no other changes from Option D were made, then Sauk Trail's 2025 projected enrollment would be about 277 students. This is 100+ students under that building's capacity, while adjacent Elm Lawn is projected to exceed capacity.
- Within Option E, the June projections suggest that Northside's enrollment would be 100+ students under that building's capacity through 2030, while three other schools would exceed capacity by 2030.

Attachments:

Updated "Map 2: 2018-19 Attendance Areas and Neighborhoods"

Adjusted "Dashboards" for Options A-E with June projections included (see criterion 1 box)

