

2021 Enrollment Projections Update

School Building	2021 Enrollment ¹	Projected Enrollment ²				Building Capacity ³
		2023-24	2025-26	2030-31	2035-36	
Lake Mills Elementary School Building ⁴	546-588	568-610	592-634	641-683	697-739	517
Grades K-4	486-522	504-540	526-562	571-607	622-658	
Grade 4K in building	42-48	46-52	48-54	52-58	57-63	
Head Start in building	18	18	18	18	18	
Lake Mills Middle School (Grades 5-8)	429-454	412-437	431-456	460-485	496-521	544
Lake Mills High School (Grades 9-12)	468-487	448-467	448-467	459-478	505-524	600
Total (4K-12) ⁵	1,467-1,559	1,456-1,548	1,501-1,593	1,594-1,686	1,737-1,829	1,661

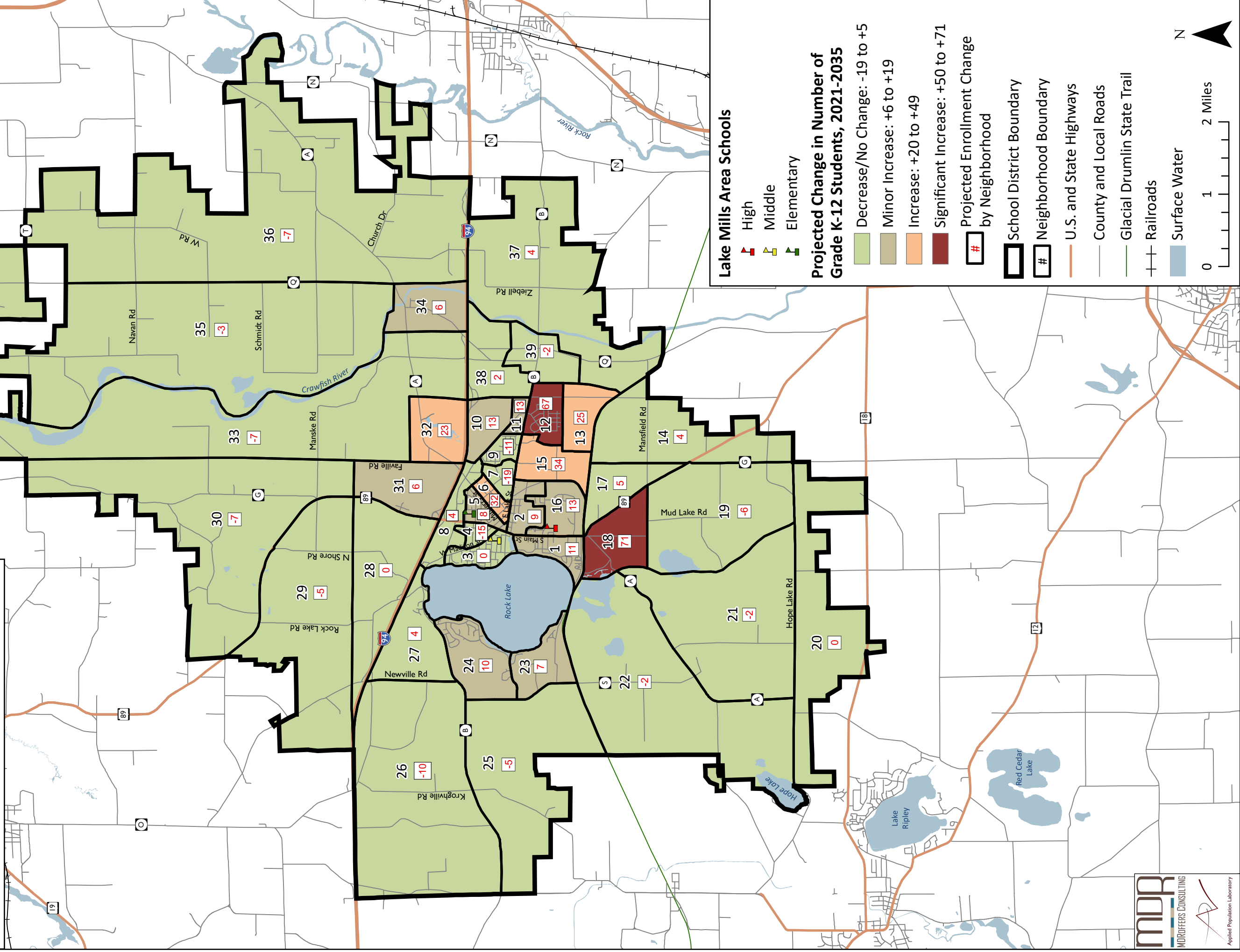
Notes:

- ¹ From the Lake Mills Area School District (LMASD). Low ends of ranges include only LMASD resident enrollees with high end also including non-resident students open-enrolling-in to LMASD schools.
- ² Low ends of projection ranges are MDROffers Consulting’s LMASD resident student projections, assuming constant rates of open-enrollment-out, home schooling, and private school enrollment among resident students. High ends of projection ranges add open-enrollment-in of non-LMASD resident students, assuming that open-enrollment-in within each grade group remains the same as 2021 open-enrollment-in.
- ³ From Eppstein Uhen Architects and the LMASD, based on numbers of classrooms, LMASD class size policy, and other factors. Capacity of Lake Mills Elementary School assumes that all students assigned to that building are there at one time.
- ⁴ Presently, the Lake Mills Elementary School building houses all of the LMASD’s K-4 students, approximately ½ of the LMASD’s 4K students (other ½ at a private community partner site), and an 18-student Head Start program. In reporting these projections, MDROffers Consulting assumed continued Head Start use at the 18-student level and continued 4K use at 50% of the projected 4K student population.
- ⁵ Represents total Grade 4K-12 students enrolled with the LMASD, including all 4K students attending or projected at Lake Mills Elementary School and at the private community partner site, but not including Head Start students.

Projected Student Enrollment Change, by Neighborhood, 2021-2035 GRADES K-12



Lake Mills Area School District
Date Created: 6/30/21



LMASD K-12 RESIDENT ENROLLMENT BY GRADE GROUPING, 2021-2035

Neighborhoods	Total Grades K-12					Grades K-4					Grades 5-8					Grades 9-12				
	May 2021	2023	2025	2030	2035	May 2021	2023	2025	2030	2035	May 2021	2023	2025	2030	2035	May 2021	2023	2025	2030	2035
1	51	51	60	65	62	22	23	25	24	23	7	17	19	20	18	22	12	16	21	20
2	41	43	49	52	50	18	19	19	19	18	10	13	15	16	14	13	11	14	17	17
3	89	87	86	85	89	32	33	33	33	33	27	26	26	26	28	30	28	27	26	28
4	70	61	58	54	55	21	21	21	21	22	21	18	17	17	16	28	23	20	17	17
5	85	86	89	89	93	34	34	35	33	36	24	26	27	27	26	27	25	28	29	30
6	91	101	109	118	123	43	44	45	45	47	25	33	34	37	37	23	25	29	36	39
7	75	72	66	57	56	21	21	21	21	21	31	22	19	17	17	23	29	25	19	19
8	41	37	40	43	45	15	13	15	16	17	13	11	12	13	13	13	13	13	14	15
9	109	105	102	99	98	38	37	38	38	37	36	32	31	30	30	35	36	34	31	30
10	7	9	10	14	20	2	3	3	7	9	3	3	3	3	7	2	4	4	4	5
11	16	17	17	20	29	6	6	6	8	13	7	5	5	6	8	3	6	6	6	7
12	181	204	227	251	248	74	83	90	97	86	51	64	71	80	82	56	58	65	74	80
13	0	0	0	5	25	0	0	0	2	12	0	0	0	1	8	0	0	0	1	5
14	10	10	12	13	14	5	5	5	5	5	1	3	4	4	4	4	2	3	4	4
15	8	10	10	23	42	4	4	4	14	22	3	3	3	5	12	1	3	3	4	9
16	67	70	75	77	80	25	27	26	26	27	15	20	24	26	24	27	23	25	25	28
17	0	1	1	1	5	0	1	1	1	4	0	0	0	0	1	0	0	0	0	1
18	9	18	28	54	80	3	11	17	25	35	3	4	7	17	24	3	4	4	11	21
19	15	13	11	9	9	3	3	3	3	3	7	4	3	3	3	5	7	5	3	3
20	3	4	3	3	3	1	1	1	1	1	2	1	1	1	1	0	2	1	1	1
21	5	3	2	2	3	0	1	1	1	1	1	0	0	1	1	4	2	1	1	1
22	13	11	11	11	11	4	4	4	4	4	3	3	3	4	4	6	4	4	3	4
23	10	12	13	15	17	3	4	5	6	7	5	3	3	4	5	2	4	4	4	5
24	115	112	112	116	125	32	34	34	38	38	38	37	38	39	42	45	41	39	40	45

Neighborhoods	Total Grades K-12					Grades K-4					Grades 5-8					Grades 9-12				
	May 2021	2023	2025	2030	2035	May 2021	2023	2025	2030	2035	May 2021	2023	2025	2030	2035	May 2021	2023	2025	2030	2035
25	11	8	7	5	6	1	2	2	2	2	4	2	2	2	2	6	5	3	2	2
26	23	21	19	14	13	6	6	5	5	5	10	6	5	4	4	7	9	8	5	4
27	14	15	17	18	18	5	6	7	7	7	5	5	5	6	6	4	5	5	5	6
28	18	19	19	18	18	8	7	7	7	7	6	6	6	6	5	4	6	6	6	6
29	10	8	7	4	5	0	1	2	2	2	6	2	1	1	1	4	6	4	1	1
30	29	25	24	22	22	7	8	8	8	8	10	7	7	7	7	12	11	9	7	7
31	34	30	29	33	40	10	10	10	12	16	11	9	9	9	11	13	12	10	12	12
32	14	9	7	15	37	1	1	1	8	19	6	2	1	3	10	7	6	4	4	8
33	15	11	10	8	8	3	3	3	3	3	4	3	3	3	2	8	5	4	3	3
34	15	17	18	20	21	7	7	7	8	8	4	5	6	6	6	4	4	5	6	7
35	9	8	7	6	6	2	2	2	2	2	4	2	2	2	2	3	4	3	2	2
36	28	26	24	22	21	9	9	8	8	8	9	8	7	7	7	10	9	9	7	7
37	20	22	23	23	24	8	8	8	9	9	8	7	7	7	7	4	7	7	7	7
38	1	2	2	3	3	1	1	1	1	1	0	1	1	1	1	0	0	0	1	1
39	5	3	3	3	3	1	1	1	1	1	1	1	1	1	1	3	2	1	1	1
Total	1,357	1,363	1,405	1,490	1,623	475	504	526	571	622	421	412	431	460	496	461	448	448	459	505

NOTE: Table includes resident enrollment by neighborhood. Consultant projected 4K resident enrollment also, but not by neighborhood. Therefore, 4K is not included in this table.

HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2021-2035

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
1	Tyrannena Shores (lake houses -- mix of 2000s, 1990s, 1980s), Phillips Woods and Lake Park Place (1940s), Woodland Beach (1970s), Sandy Beach (1950s?). Neighborhood 1 is built out, but contains the western half of the City's Tax Incremental District (TID) #5. The TID #5 Project Plan anticipates redevelopment along Sandy Beach Road for multiple family housing, with sites closer to S. Main Street anticipated for apartment buildings up to four stories in height while lands near Sandy Beach itself for townhomes and similar density buildings. The consultant projects ~35 multiple-family units by 2023, 10 townhome units and 30 multiple-family units between 2023 and 2025, and 30 multiple-family units between 2025 and 2030. The consultant projects that these developments will generate few students for the District, as most units are projected to be occupied by empty-nesters, childless families, or used as vacation or seasonal homes, particularly those located near the lake. If Hilltop Terrace redevelops, the consultant anticipates it would continue to remain as seasonal housing and still not generate students. Further north, the consultant anticipates that the Bayberry Housing redevelopment project will add eight 1-bedroom units by 2023. The consultant anticipates steady to slightly decreasing student-per-housing unit ratios, as new multiple family units are added and expected birth rate declines take place.	377	420	460	490	490
2	Wood and Brown's Addition (1960s). Neighborhood 2 is entirely built out. The City's TID #8 is in neighborhood 2, within which the Project Plan anticipates redevelopment of the former Sentry Foods site. The Plan includes a redevelopment concept that includes 50-70 multiple-family units and 6 townhome/condo units. This site is owned by a developer, but there is not an active development proposal. The consultant anticipates development completed by around 2025, with a projected 55 apartment units and 6 townhome/condo units, and no additional housing redevelopment before 2035. The consultant anticipates generally steady student output from neighborhood 2, but declining student-per-housing unit ratios affected by the apartment units.	184	190	220	245	245

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
3	Includes Lake Mills Middle School. Shore Acres (Town), Ray's Addition, Dodge Addition, Cook and Atwood Addition, House and Meyers Subdivision, Greenwood and Foote Subdivision, Tyrannena Heights, and Lake Shore Drive area, all built in 1950s or earlier. There are three vacant lots along Tower Street that the consultant expects to be occupied with new single-family homes by 2023. Between 2030 and 2035 the consultant also anticipates a small redevelopment project (~20 multiple-family units) west of Main Street in the downtown. The rest of neighborhood 3 is built-out with little opportunity for new housing, except perhaps for waterfront tear-downs/rebuilds. The consultant anticipates steady student generation from neighborhood 3, with declining birth rates and small housing units counteracted by close school proximity and affordable housing.	382	385	385	385	405
4	Brennecke & Priegnitz Addition (1960s), Neff's Addition (1980s and older), Bishop's Addition (1930s/1940s), Fargo's Addition (early 1900s), W.H. Oatway's (early 1900s). Neighborhood 4 is built out; large vacant lot west of Grant Street (owned by Rock Lake Activity Center) has limited potential for additional housing given its low elevation. Neighborhood 4 has an aging cohort of students, with fewer elementary school students backfilling in recent years. The consultant anticipates slightly declining student generation from neighborhood 4 through the 2020s, gradually leveling, with declining birth rates and small housing units counteracted by close school proximity and affordable housing.	229	229	229	229	229
5	Includes Lake Mills Elementary School. Atwood's Addition, Fargo's Addition (both pre-1960s), Commons Park. Large open space behind and owned by the Methodist Church, between the ends of Prairie Avenue, could accommodate ~8 new single-family homes. The consultant expects this land to be sold and developed between 2030 and 2035. The consultant projects redevelopment of another downtown site east of N. Main Street with ~25 multiple-family units between 2030 and 2035. Over past several years, homes sales were moderate-high, and school aged children per housing unit were stable. These factors, plus proximity to schools, suggest steady student generation over the projection period.	215	215	215	215	248

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
6	Clark's Addition, Fargo's Addition (1960s and earlier); duplexes, apartments, and condos north of O'Neil Street (1990s and later). 5 duplex lots remain in Tyranena Ridge, which the consultant anticipates will be built upon by 2025. 1 duplex lot remains along Owen Street, which the consultant projects will be built upon by 2023. 0.7 acres north of O'Neill Street and Owen Street is also vacant. Consultant anticipates ~8 units on this site between 2025 and 2030. In addition, 1.65 vacant acres are zoned R2-8 (SF/2F district), may require an extension of Prairie Avenue to Owen Street, and could accommodate ~12 additional duplex or multiple family units. Consultant anticipates these between 2030-2035. In recent years, elementary school population has increased, suggesting significant neighborhood turnover to new families. The consultant's projections age these students, and suggest decreases in elementary school students as 2035 approaches.	313	319	325	333	345
7	Includes the 38-unit Quiet Creek mobile home development along the Rock Creek, plus the 84-unit Lakeland Mobile Home Community. City plan supports multiple-family residential redevelopment southeast of Owen Street, but recent investments and property owner interest is for continued non-residential use. The consultant does not anticipate additional housing in neighborhood 7 through the projection period. With most of the housing units in neighborhood 7 being affordable, mobile home units, the consultant anticipates an ongoing churn of families with children in neighborhood 7.	157	157	157	157	157
8	Largely commercial, but also includes Homestead Gardens, Cherokee Path, Tyranena East, and Prairie Avenue condos. East of Tyranena Park, a developer has proposed 28 multiple-family units in seven 4-unit buildings. The consultant anticipates 24 units ultimately being supported by the land, occupied by 2025. Additionally, the consultant anticipates ~32 multiple-family units between 2025-2030 on 6.7 acres south of the Lake Mills Market. Site location and demographic trends would support a project geared to seniors. Other remaining vacant lands in neighborhood 8 are planned for commercial or conservation/recreational use. Declining numbers of students-per-housing unit over the past 6 years, expected to level over the planning period. New housing units in neighborhood 8 projected to generate few students.	173	173	197	229	229
9	Lakeland Heights (1980s ranches, 1990s duplexes), Arbor Creek Addition (late 1990s, early 2000s), East Mills Estates (2000s). No additional housing is anticipated through the projection period. Subdivision ages and bubble of current high school students suggest aging student profile and declines in total enrollment through 2030, likely increasing thereafter as second generation of families move to neighborhood.	190	190	190	190	190

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
10	Existing single-family homes along CTH V. As of June 2021, the 144-unit Rock Creek Luxury Apartments were built out, with the last 40 units yet to be occupied. 9.5 acres west of Rock Creek Luxury Apartments is also planned for multiple-family housing; the same builder has proposed 60 units, but given access and site constraints the consultant believes the final number of units will be closer to 48 with occupancy by around 2025. South of Rock Creek Luxury Apartments, along an extension of Brewster Drive, 34 single-family lots are planned. The consultant projects single-family development to begin around 2025 with build out before 2035. The City plans the remainder of land in neighborhood 10, east to Wollin Road (Garity/McFarlane), for "long-range urban growth," presumably including future housing development, but these lands include Jefferson County shooting range and present some sewer service challenges. The consultant does not project additional housing in this long-range growth area before 2035. The Rock Creek Luxury Apartments currently contain 0.05 LMASD students-per-housing unit for its occupied units (i.e., 20 units to get one student). The consultant expects therefore expects minimal enrollment increases from future multiple family housing in neighborhood 10, but some from additional projected single-family housing.	118	158	182	222	240
11	Rolling Acres (1970s & 1980s). Built out neighborhood, except for 14-acre Wiedenfeld farm parcel east of Rolling Acres, where City and Town plans suggest future single-family development. The consultant projects single-family development to begin around 2025, after the single-family portions of Brookstone Meadows to the south are predominately built out. This 14-acre site could yield 25-30 single-family homes and/or condominium units. The consultant anticipates steady to slightly declining student-per-housing unit ratios until new housing units are constructed.	69	69	69	79	99

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
12	Tamarack Gardens (ages 55+), Pond View Apartments, Brookstone Meadows (2000s-2020s). Phase 7 in Brookstone Meadows is almost built out, with one home built but not yet occupied and three vacant single-family lots. Phase 8 is currently developing with one home built but not yet occupied and 14 vacant single-family lots. Phases 9 and 10 will add an additional 35 single-family lots and will be the final phases of Brookstone Meadows. The consultant expects 8 new homes in Brookstone Meadows per year, resulting in build out before 2030. The Summer Ridge townhome development is expected to begin construction in 2022 and be fully occupied by 2025. This development will consist of 56 luxury townhome units across seven 8-unit buildings. The types of units range from 1-bedroom (+den) units to 3-bedroom (+den) units, and could therefore be appealing to some families with children. ~10 acres southwest of the American Way and Brookstone intersection, south of Wallace Park, are planned for additional multiple-family residential, and are owned by the same landowner as Summer Ridge. If future residential densities are similar to Summer Ridge, the consultant anticipates 60-70 townhomes on this Wallace Park site, with construction projected after Summer Ridge is occupied. The consultant anticipates 35 townhomes built by 2030 and the remaining 30 built by 2035. This would result in the complete built out of neighborhood 12. Neighborhood 12 has experienced high and increasing numbers of students at all grade levels over the past several years, establishing itself as a premier location in Lake Mills for families with kids. The continued influx of new housing units plus the beginning of turnover of older Brookstone Meadows units should help maintain student counts.	423	470	514	568	598
13	Neighborhood 13 is planned by City for "planned neighborhood" development, including single- and multiple-family components. The northern half of neighborhood 13 is in existing gravity flow service area. While there is no current development interest, the consultant projects development to begin before 2030, as single-family housing in Brookstone Meadows is built out. Consultant expects 5 single-family homes per year from 2027-2030, increasing to 7 single-family homes per year from 2030-2035. Consultant also expects ~30 units of condominium or multiple-family housing to be built from 2030-2035, perhaps near Wallace Park. By 2035, students-per-housing unit should approach today's ratios in neighborhood 12, tempered by expected lower birth rates.	6	6	6	16	76
14	Rural area today. City's Comprehensive Plan currently identifies northern parts of this neighborhood for "environmental corridor" use and lands along Mansfield Road as a long-range urban growth area. However, most of the area is not in an existing or planned gravity flow service area. Consultant projects development after 2035.	22	22	23	23	24

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
15	Lake Mills Business Park, plus existing homes along Highway B. West of Wallace Park along Industrial Drive, the City has suggested a single-family neighborhood with up to 70 smaller homes geared towards the local workforce. The City has been unable to secure a developer thus far, with the cost of development relative to expected return seemingly being the impediment. The City would still like to see this development come to fruition, but some subsidy and/or creative thinking is likely required. The consultant anticipates a development of similar type beginning around 2025 and being built-out by 2035. A development with new but affordable housing such as this could be a significant student generator for the LMASD.	8	8	8	48	78
16	Oakland Heights (1980s), The Ridge Golf Course Community (2000s, 2010s). Neighborhood 16 tends to attract move-up market with fewer/older kids than places like Brookstone Meadows. Other open land in neighborhood 16 is parks/open space, and the Golf Course is not expected to redevelop for additional housing over the projection period. TID #5 is located in the southern part of neighborhood 16, extending just east of the S. Main Street and Sandy Beach Road intersection, and contains opportunities for residential and commercial (re)development. By June 2021, development began on the Drumlin Crossing Luxury Townhomes, which will include 16 townhomes expected to be occupied by 2023. These townhomes will likely be attractive to families with children, with 3+ bedrooms and 2.5+ bathrooms and good school access. The consultant expects another, mixed-use development along S. Main Street in neighborhood 16 between 2025 and 2030, providing ~24 multiple-family units. The students in neighborhood 16 have been aging to the higher grade levels in recent years, but with steady numbers of younger students. Total student-per-housing unit ratios could drop over the 2020s as the larger, older cohorts age out.	314	330	330	354	354
17	East of the S. Main Street and Highway 89 intersection, Silverstone Apartments was approved in 2021 with occupancy expected by 2023. The project will consist of 32, 2-bedroom units marketed toward young professionals and childless couples. The LMASD owns 33.5 acres in neighborhood 17, which the consultant's projections anticipate for future school use. Also in neighborhood 17, St. Paul's Lutheran Church & School added a large addition to their church to create a new sanctuary. None of the additional square footage is or will be dedicated to expanding school capacity or programming. The rest of neighborhood 17 is designated as "planned neighborhood" in the City's plan, but infrastructure and utility improvements are necessary from South C.P. Avenue to the north before it develops. The consultant anticipates further development commencing around 2030, focusing on single family housing, with development continuing after 2035. Student-per-housing unit ratios comparable to Brookstone Meadows are eventually anticipated.	6	38	38	38	53

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
18	Includes Topel Campground near Marsh Lake. Phase 1 of Tyranena Point (2021s) has two homes built and occupied as of June 2021, with five under construction and seven vacant lots remaining. Infrastructure will be completed for Phase 2 by July 2021, which will add 29 single-family lots. Home building and sales are strong. The consultant expects all homes in Phase 1 and Phase 2 to be occupied by 2025. Phase 3 is projected to add 32 more single-family homes before 2030. The consultant anticipates lands to the south of Tyranena Point to be developed with ~40-50 single-family homes through 2035. Lands to the east, between Tyranena Point and St. Paul's Lutheran Church, could also develop with single-family residences or with multiple-family/senior housing (perhaps more likely), which the consultant anticipates between 2025 and 2030. Lands located west of the S. Main Street and Topel Road intersection are planned by the City for multiple-family housing, where the consultant expects ~30 units between 2030 and 2035. The City's Comprehensive Plan identifies the remainder of neighborhood 18 for future "planned neighborhood" development, with the consultant anticipating such development after 2035, after Tyranena Point and its projected expansions are built out, and given that other parts of the City are better served by existing or planned utilities and have fewer environmental limitations. Overall, neighborhood 18 may reflect Brookstone Meadows-area housing mix and demographics and could accommodate 800+ new housing units at full build-out, which may take several decades.	150	177	201	268	328
19	Includes Sand Hills Station State Campground, and other areas to east with significant environmental constraints adjacent to Rock Creek. Town and County plans identify neighborhood 19 for agricultural preservation, as it has prime agricultural soils and large farm tracts. City's plan identifies eastern area for long-term urban development, but almost certainly well after 2035. Consultant projects 1 new home per 5-year period through 2035.	42	42	43	44	45
20	Town and County plans designate area for agricultural preservation. No apparent platted but unbuilt lots. Consultant projects 1 new home per 5-year period.	28	28	29	30	31
21	Town and County plans designate area for agricultural preservation. Three apparent platted but unbuilt lots. Consultant projects 2 new homes per 5-year period.	34	35	36	38	40
22	Includes Lake Mills Wildlife Area and Bean Lake State Natural Area. Town and County plans designate area for agricultural preservation. Consultant projects 2 new homes per 5-year period.	52	53	54	56	58

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
23	<p>Korth Highlands (1990s, 2000s), Miljala Shores (1980s?). Korth Highlands has 8 platted, unbuilt lots. Consultant expects these to develop by 2025. Neighborhood 23 also includes Korth Park and other lands with environmental constraints. Sometimes contradictory array of local and County plans affect this neighborhood. Town plan suggests ~25 undeveloped acres south of Shorewood Hills Road for future single-family residential development, however some of these lands have environmental limitations. City plan suggests additional longer-term growth potential west to Highway S. County plan suggests that most of undeveloped parts of neighborhood likely to stay undeveloped for 10+ years. City-Town intergovernmental agreement places entire neighborhood in a Town growth area for future sewer development. After review of various factors, the consultant does not anticipate new significant housing development in neighborhood 23 before 2035 at least, but does plan for 2 new homes every 5-year period after Korth Highlands is built out. Neighborhood 23 could have slight increase in students with projected neighborhood turnover.</p>	78	82	86	88	90
24	<p>Shorewood Meadows (1980s), Ferry's Wood (1980s-2000s), Miljala Shores (1980s), Shorewood Hills (1990s through present). There are 5 built but not yet occupied homes along with two vacant single-family lots in the final phase of Shorewood Hills. The consultant expects new homes here to be occupied by 2023. City and Town plans and agreement support additional sewer single family residential development, generally west of existing developed areas. However, much of this remaining vacant has significant environmental constraints, challenges /high costs of sewer extension, and greater distance from the lake, so the consultant does not expect additional housing development in neighborhood 24 until after 2035. Housing ages and appropriateness for modern family needs may suggest some turnover to new families with children over the projection period, perhaps tilted more than other places in the District to families with older children.</p>	319	326	327	329	331
25	<p>Town and County plans designate area for agricultural preservation and there have been significant recent agricultural business investment. Consultant projects 1 new home per 5-year period.</p>	31	31	32	33	34

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
26	Town and County plans designate area for agricultural preservation. Consultant projects 1 new home per 5-year period. Steady to slightly declining student-per-housing unit ratios projected.	65	65	66	67	68
27	Rock Lake Estates Condominiums, Rock Lake Vista Condominiums, and some existing single-family housing along Highway B and in Park Lane Ridge. The Lake View Plat has 5 vacant lots remaining, which consultant expects to be filled by 2025. North Shore Estates Condominiums has 9 units completed with 4 additional units under construction that should be built and occupied by 2023. City and Town plans (but not County's) and agreements suggest potential for some additional, sewer development along north side of Highway B, north of Shorewood Meadows. However, much of the area planned for residential use is also environmentally constrained. Students-per-housing unit is low, based on predominance of condo development.	100	106	110	113	116
28	Includes a small existing and planned commercial area north of the Interstate, a DNR wildlife area, roadside housing leading south to Rock Lake, and 2 platted but unbuilt lots. Town Plan shows ~150 acres west of DNR wildlife area for future unsewered residential development (1+ acre lots), but much of this area is in environmental corridor and is not identified as a Town growth area in the Town-City intergovernmental agreement. The consultant projects limited residential development in neighborhood 28 through 2035 at least.	28	28	29	30	31
29	Town and County plans designate area for agricultural preservation, and much of it is also environmental corridor. Consultant projects 1 new home per 5-year period.	12	12	13	14	15
30	Includes Audubon Faville Grove Prairie Sanctuary. Town and County plans designate area for agricultural preservation, and much of it is also environmental corridor. Two apparent platted but unbuilt lots. Consultant projects 2 new homes per 5-year period.	79	80	81	83	85

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
31	<p>North Lake Mills (1970s), Country Acres Mobile Home Park (1980s). The City's Northside Conceptual Development Plan shows lands south of the North Lake Mills subdivision planned for a mix of uses including commercial, multiple-family, and a mix of those two. The City's Comprehensive Plan has lands in neighborhood 31 west of Faville Road planned primarily for industrial development. Except for lands due east of North Lake Mills subdivision, all of these lands are also in City's planned sewer service area. City sewer and water services would need to be extended from their current termini south of the Interstate into neighborhood 31 (through a part of 32). This is a considerable expense that may require an incentive, possibly via a future tax incremental district associated with adjacent future commercial development. There is development interest. The consultant projects commencement of multiple-family housing development after 2025, with housing development accelerating in the 2030s as momentum builds in neighborhood 31 north of the Interstate, and as other developments elsewhere in the City begin to build out. Low student-per-housing unit ratios are anticipated, given the significant numbers of multiple family units anticipated and a location that may be perceived as distant from the core of the community.</p>	74	74	74	134	224
32	<p>Existing rural homesites along Highway A. The City has most of neighborhood 32 planned for future "Planned Neighborhood" development, primarily focused on single-family uses but also including duplexes and multiple-family units. The northwestern corner of neighborhood 32 is planned for industrial uses and is part of a larger area of planned industrial development spanning neighborhoods 31 and 32. The development of neighborhood 32 depends upon a significant utility extension from neighborhood 10, which has no scheduled timeline at the time of writing but there is growing development interest. The consultant anticipates development commencing in neighborhood 32 after 2025, with a greater focus on single-family development in neighborhood 32 than in 31 to its west. Large areas of environmental corridor around Hoopers Mill Pond, existing rural homes, and limits of future sewer service area may impede City expansion near Hoopers Mill Pond and lands to the east. Projected student-per-housing unit ratios are lower than current experience in places like Brookstone Meadows, given the location north of the Interstate, though access to existing schools is good.</p>	22	22	22	76	146

Neighborhood (as depicted on Map)	Residential Change and Student Ratio Expectations	Total Housing Unit Estimates/Projections				
		May 2021	2023	2025	2030	2035
33	Area planned for farmland preservation, with vast areas in environmental corridor associated with River. Includes Audubon Faville Grove Prairie Sanctuary. Consultant projects 1-2 new homes in each 5-year period, and steady to slightly decreasing student-per-housing unit ratios.	92	93	94	95	97
34	County/Town Plan suggests potential for westerly expansion of the Milford hamlet in next 10+ years, and perhaps more development area beyond then. But no utilities, plus environmental constraints, will limit amount and pace of future development. Consultant projects 3 new single-family homes in each 5-year period.	62	63	65	68	71
35	Neighborhood planned for farmland preservation, with areas in environmental corridor associated with River and tributaries. Consultant projects 3 new single-family homes in each 5-year period.	72	73	75	78	81
36	Large area planned for farmland preservation, with significant prime ag soils. Consultant projects 4 new single-family homes in each 5-year period, and steady to slightly declining student-per-housing unit ratios.	141	143	145	149	153
37	Includes Aztalan State Park. Large area planned for farmland preservation, with significant prime ag soils. Consultant projects 2 new single-family home in each 5-year period.	50	51	52	54	56
38	Small area, planned for farmland preservation, and including Aztalan Club Race Track.	8	8	8	8	8
39	Aztalan Comprehensive Plan (updated in 2019) includes the Aztalan Neighborhood Development Plan, which suggests potential for 20+ new home sites, plus possible future expansion beyond that. County plan endorses this Town plan. But there is no current development activity or apparent interest. Like Milford hamlet, consultant projects 2-3 new single-family homes in each 5-year period.	29	30	31	33	36
TOTALS		4,754	5,001	5,221	5,709	6,204