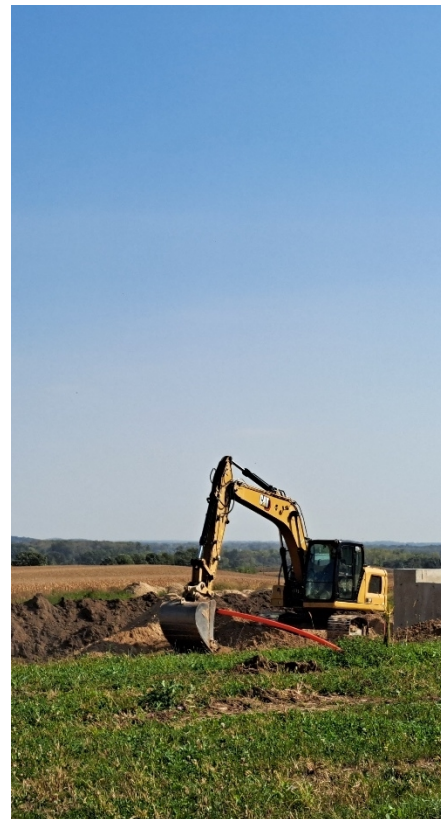




Enrollment Projections and Facility Planning Update

January 12, 2026



Presentation Outline

- Housing Projections
- Student Enrollment Projections
- Implications for Long-Range Facility Planning

This presentation is a summary of MDRoffers Consulting's November 2025 Projections & Facility Planning Report



Housing Projections



Overview of Housing Projections

- We project 3,925 new housing units in the WCSD by 2040 (~262 per year)
- Slightly higher than past-decade average (~217 per year)
- Similar to what we projected in 2023
- 46% of new units projected to be single-family homes, which continues to slide downward



Village of Waunakee Housing Projections

- ~2,500 new housing units by 2040
- Average of 162 units per year, similar to Village's past decade average
- 56% projected to be single-family, similar to past decade average
- Significant housing development expected in Kilkenny West, Heritage Hills, approved Heyday low density rental homes, and future "Arboretum Village East" (east of Hogan Road)



Other WCSD Municipality Housing Projections

- ~600 new housing units projected in Westport by 2040, in Bishops Bay (single-family) and near Highway M/113 intersection (multiple-family)
- ~800 new housing units projected in City of Middleton portion of the WCSD by 2040, virtually all multiple-family



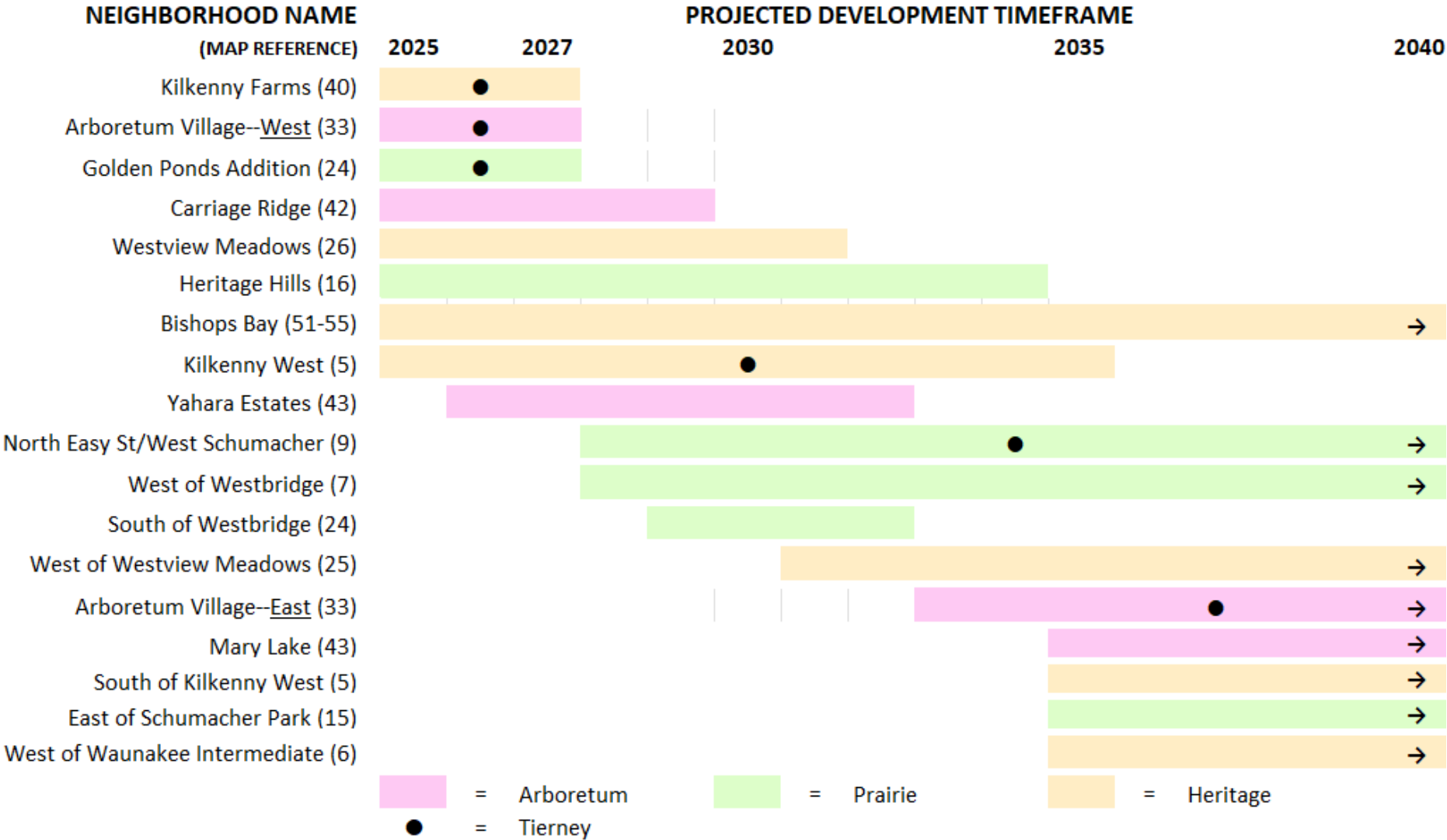
Housing Projections by Elementary Attendance Areas

- Over 50% of new housing projected in current Heritage attendance area (Kilkenny West, Bishops Bay)
- Most new single-family homes projected in current Prairie (43%) and Heritage (42%) attendance areas
- Fewer new homes projected in current Arboretum attendance area

2025-26 Elementary School Attendance Area	Projected Housing Unit Increase, 2025-2040
Arboretum	+676
Heritage	+2,045
Prairie	+1,204
TOTALS	+3,925

2025-26 Elementary School Attendance Area	Projected Single-Family Housing Unit Increase, 2025-2040	Percent of WCSD Total Single-Family Housing Unit Increase
Arboretum	265	15%
Heritage	760	42%
Prairie	764	43%
TOTALS	1,789	100%

Projected Neighborhood Development Timeline



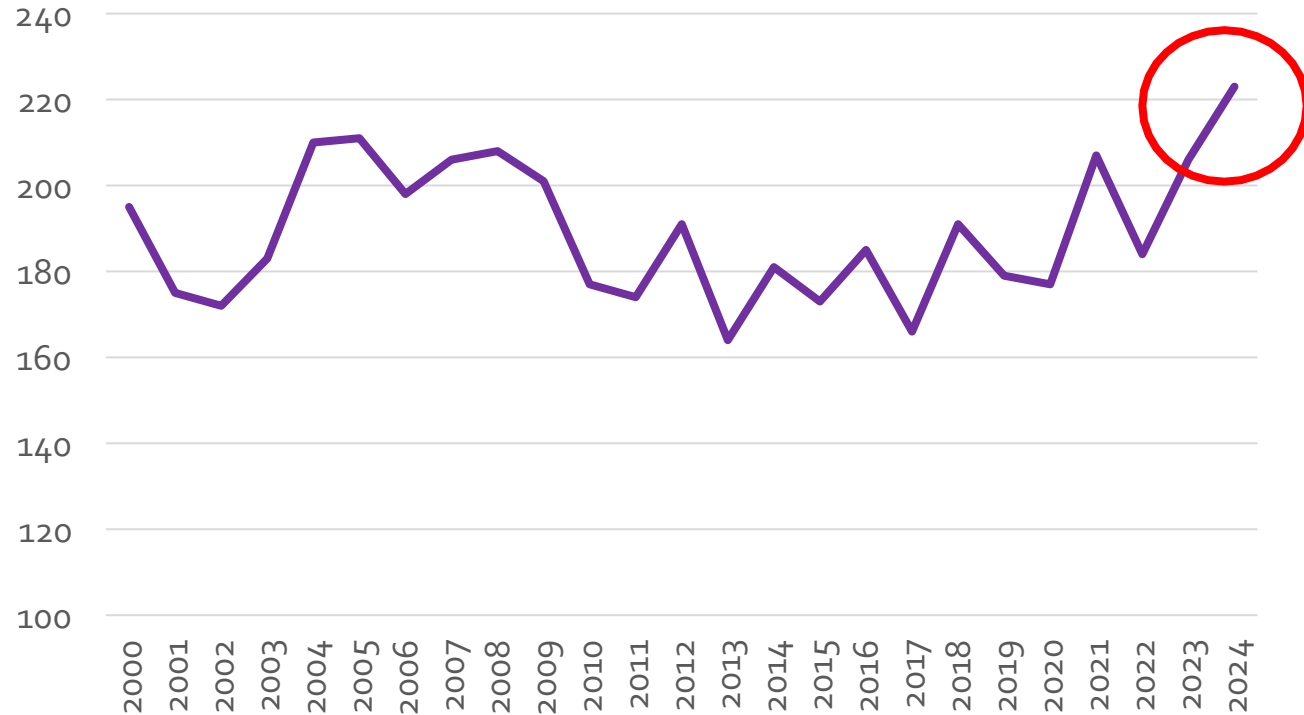


Student Enrollment Projections



Recent birth increases...

- Births remained stable through most of the 2010s, with around 175 births per year
- Since 2018, births have generally increased, with greatest increases since 2022
- In 2024, 223 babies were born to WCSD households – the most since at least 2000



... related to recent increase in 25-44 age population

- These are the folks now having babies
- Nearly 500 more between 2010 and 2020, and over 400 more since 2020
- Closely overlapping with large regional and nationwide Millennial generation

Age Group	2010	2020	2010 to 2020 Change	2023 Estimate	2020 to 2023 Change
0-4	1,045	1,250	+205	1,162	-88
5-19	4,464	4,721	+257	5,039	+318
20-24	620	841	+221	732	-109
25-44 (Reproductive Age)	4,517	4,996	+479	5,411	+415
45-64	4,995	5,642	+647	5,805	+163
65+	2,037	3,300	+1,293	3,835	+535
Total	17,678	20,780	+3,102	21,984	+1,204

Student Generation from Single-Family Homes

- Single-family homes built in 2020s generate:
 - 0.68 students-per-home in Waunakee
 - 0.38-39 students-per-home in Westport/Middleton
- Homes built in 2010s generate 0.91 students-per-home, up from 0.76 in 2023
 - A bit of time to reach maximum student generation
- Older single-family homes generate as low as 0.30 students-per-home



Student Generation from Single-Family Homes

- 0.38 WCSD student generated per each existing home sale
- But sales of existing single-family homes were 25%-30% lower in recent years due to higher interest rates
- Fewer recent home sales → fewer students generated from existing housing



Student Generation from Multiple-Family Units

- Multiple-family units in the WCSD generate ~0.17 students-per-unit
 - ~6 new units = ~1 new student
 - Similar for newer and older units
 - Higher than in 2023 (0.11 student-per-unit)
- Higher than we found in 2023 and compared to most other districts
 - Family-oriented community?
 - High price of home ownership?



Summary of Expected Enrollment Drivers

- Continued birth increases in 2020s from large and growing reproductive-age cohort (Millennials)
- Significant new housing construction, including ~1,800 new single-family homes by 2040
- Expected increase in existing home sales, driven by aging population and gradually decreasing interest rates
- Related increase in turnover of large stock of 1990s/2000s single-family homes from Baby Boomers and Gen X'ers to younger families

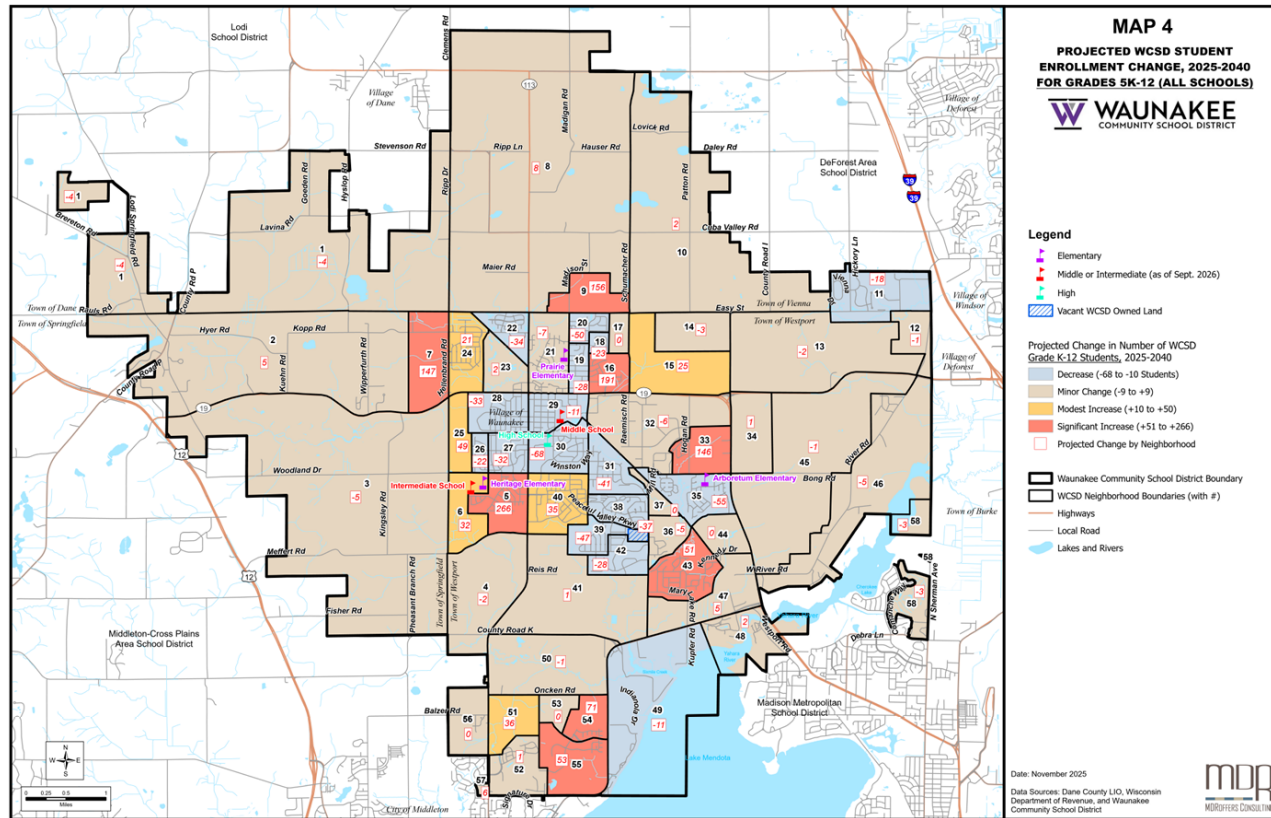


Enrollment Projections – Total Enrollment (5K-12)

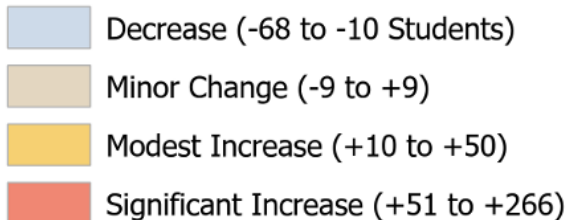
Between September 2025 and 2040, we project an **increase of 680 5K-12 students**—or +45 per year on average

- Assumes open-enrollment-out and home schooling remain at constant rates and a slight increase in students choosing private schools
- Includes a constant number of non-WCSD resident students open-enrolling-in to WCSD schools
- Does not include 4K or Early Childhood students

Projected Resident Enrollment Distribution – Grades 5K-12



Projected Change in Number of WCSD
Grade K-12 Students, 2025-2040



Greatest projected student enrollment increases through 2040 from:

- Kilkenney West
- Heritage Hills
- Heyday/North Waunakee development
- Arboretum Village (and east expansion)
- Westport part of Bishops Bay
- Residential expansion beyond Waunakee's current west edge
- Residential expansion in Mary Lake area

Enrollment Projections – Elementary

School (Grades Served)	Total Enrollment September 2025 ¹	MDRoffers' Projected Total Student Enrollment ²				Projected Enrollment Change, 2025-2040	Building Capacity ³	
		2027	2030	2035	2040		Functional	Maximum
Arboretum Elementary (5K-4)	443	420	423	435	468	+25	418	464
Heritage Elementary (5K-4)	478	477	516	559	609	+131	627	696
Prairie Elementary (5K-4)	571	571	615	665	720	+149	627	696
Grades 5K-4 Totals	1,492	1,468	1,555	1,659	1,796	+304	1,672	1,856

###	Enrollment between functional and maximum building capacity
###	Enrollment above maximum building capacity

- Without changes, Arboretum and Prairie projected to approach maximum capacity in late 2030s
- But don't expect increases in next couple years

Enrollment Projections – Intermediate, Middle, High

School (Grades Served)	Total Enrollment September 2025 ¹	MDRoffers' Projected Total Student Enrollment ²				Projected Enrollment Change, 2025-2040	Building Capacity ³	
		2027	2030	2035	2040		Functional	Maximum
Waunakee Intermediate (5-6) ⁴	685	653	652	715	753	+68	720	800
Waunakee Community Middle (7-8) ⁵	662	718	693	729	763	+101	800	900
Waunakee Community High (9-12) ⁶	1,360	1,397	1,491	1,450	1,567	+207	2,314	
Grades 5K-12 Totals	4,199	4,236	4,391	4,553	4,879	+680	5,506	5,870

###	Enrollment between functional and maximum building capacity
###	Enrollment above maximum building capacity

Without expansion, Intermediate School projected to exceed functional capacity in late 2030s

Comparison to MDRoffers 2023 Projections

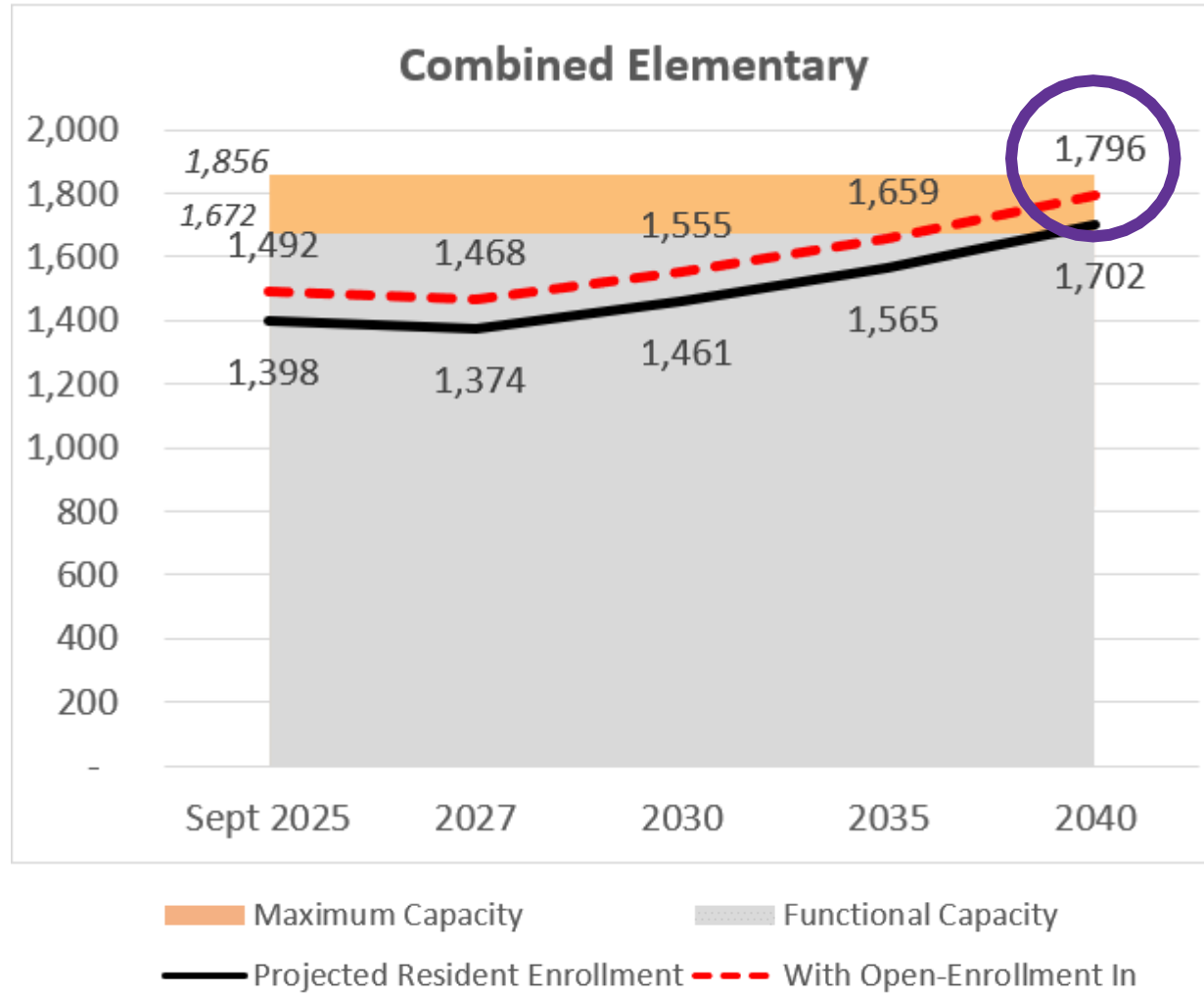
- About 150 fewer projected 5K-12 students by 2040 in current projections (4,879), compared to those we made in 2023 (5,033)
- Why the slightly lower projected increase?
 - Fewer recent home sales due to higher interest rates
 - Slower home turnover from empty nesters, resulting in fewer-than-expected opportunities for new families with kids
 - Delayed Middleton Bishops Bay development, especially single-family
 - Slight increase in private school enrollment



Implications for Long-Range Facility Planning



Building Capacity Outlook



- Elementary capacity issues expected by late 2030s
- Intermediate capacity also tested by late-2030s
- New middle school should be sufficient through 2040
- High school *capacity* not the issue; *functionality* may be

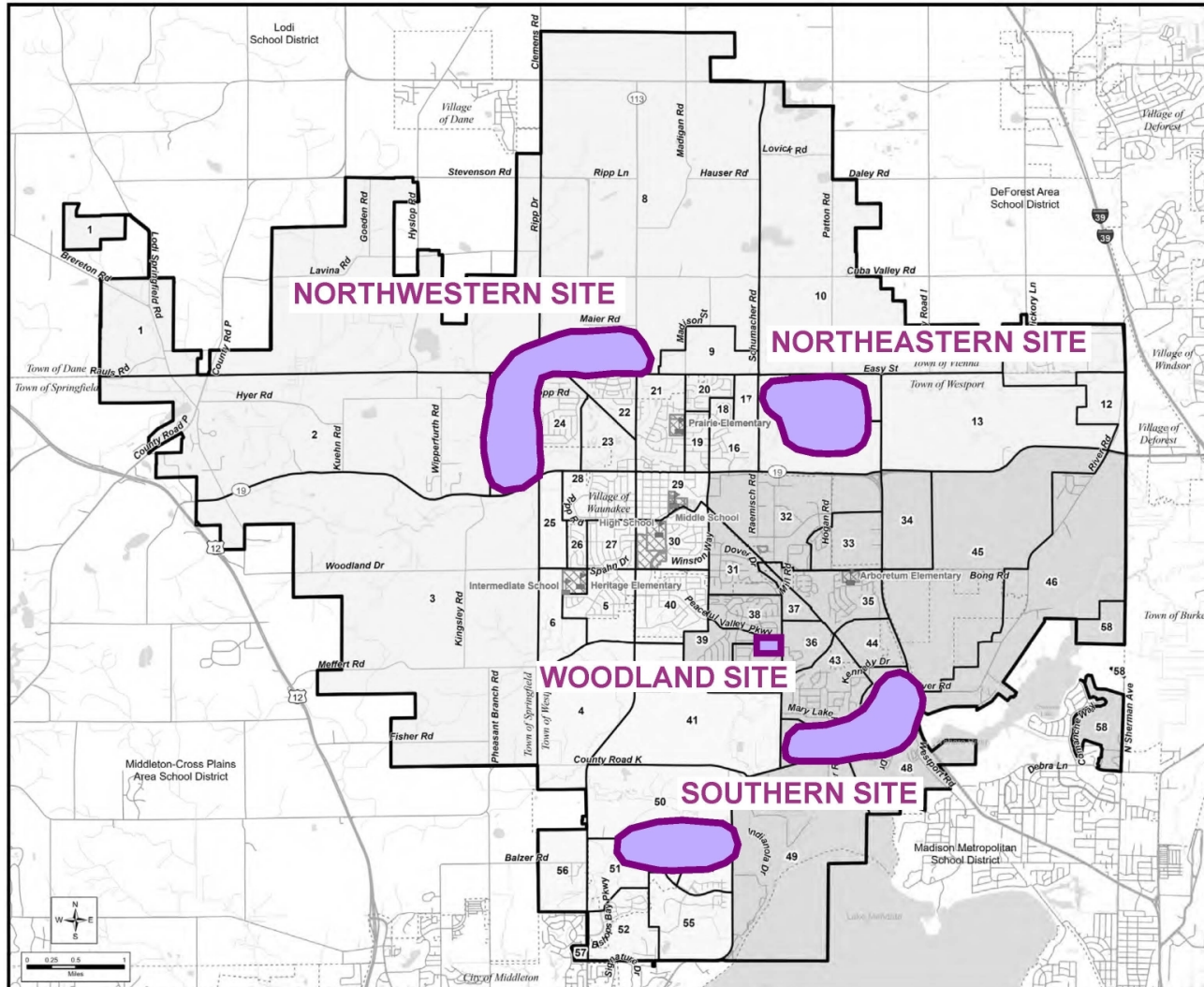
How to address 2030s elementary capacity issues?

- Expansion of existing elementaries is challenged by pod design and small site area (Arboretum) or by current 6-section/630 student capacities
- Interim solutions *may* include required transfers, attendance area changes, flex neighborhoods, and even temporary classrooms
- Fourth elementary school likely required by late-2030s regardless

How to address late 2030s intermediate capacity issues?

- Original design of building anticipated a 4-classroom addition, expanding current capacity by 80 to 100 students (or to between 800 and 900 student capacity)
- Expanded capacity would then be in line with the new Middle School
- Such an Intermediate School expansion would seem a logical component of the WCSD's next long-range facilities plan
- Beyond this, the WCSD community will need to revisit how large it wants its Intermediate and Middle Schools to become

What are general options for a future school site?



- Report offers advantages and disadvantages of each site
 - Size or acquisition prospects
 - Environmental characteristics
 - Available infrastructure and access
 - Expected nearby student populations
 - Proximity to existing schools
- Woodland site may “come around”
- Or could acquire site for eventual 2-school campus, or combined elementary/ intermediate school

What to do about high school campus?

- Proceeding on a somewhat separate track considering programmatic, architectural, and learning space analyses
- Current Middle School building *could* be repurposed for high school uses, but other options/programs for the current Middle School building are also being explored
- Original 1971 portion of the current High School building is less conducive to modern learning practices than its newer portions; its possible decommissioning would reduce capacity of current building

A Final Word

- Comparing enrollment projections to building capacities is only one factor influencing long-range facility planning. Other factors include:
 - Desired maximum school sizes and class sizes
 - Interest and tolerances for grade grouping changes
 - Interest and tolerances for interim attendance area shifts
 - Suitability of older buildings (or parts) to modern learning space expectations
 - Existing building expansion opportunities and constraints
 - Suitability of potential sites for new schools
 - Relative costs of different options
 - WCSD's financial picture
- Advise creating a new long-range plan over the next few years through a public process



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