



# Community Growth & Projections Report

November 4, 2021



PULASKI COMMUNITY  
SCHOOL DISTRICT



## **ACKNOWLEDGEMENTS**

---

### **Board of Education**

Michael Voelker, President  
Heidi Melzer, Vice President  
Barb McKeefry, Treasurer  
Sara Mangold, Clerk  
Jeromy Delebrea  
Megan Mills-Koehler  
Brian Chlopek

### **Administration**

Allison Space, Superintendent  
Nick Phillips, Facilities Director  
Mark Logan, Director of Business Services  
Jennifer Gracyalny, Executive Director of Teaching and Learning  
Dana Thibodeau, Administrative Assistant to the Superintendent/  
Board of Education

### **Consultant**

MDRoffers Consulting  
[www.mdoffers.com](http://www.mdoffers.com)

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

## **TABLE OF CONTENTS**

---

ACKNOWLEDGEMENTS.....	i
TABLE OF CONTENTS.....	ii
I. INTRODUCTION AND SUMMARY .....	1
A. Purpose .....	1
B. Report Overview.....	1
Map 1: School District and Municipal Boundaries.....	2
Map 2: School Attendance Areas and Neighborhood Boundaries.....	3
C. Statistical Summary.....	4
D. Housing Projections Summary .....	5
E. Student Enrollment Projections Summary.....	6
II. PULASKI COMMUNITY SCHOOL DISTRICT OVERVIEW.....	9
A. General Location and Organization.....	9
B. Existing PCSD School Buildings.....	10
III. ENROLLMENT, HOUSING, AND DEMOGRAPHIC TRENDS.....	13
A. Student Enrollment Trends and Implications.....	13
Figure 1: Total PCSD 4K-12 Enrollment by Grade Grouping, Sept. 2011-12 to Sept. 2021-22.....	13
B. Impact of Open Enrollment.....	14
C. Private School Options for PCSD Residents.....	14

**Pulaski Community School District  
Community Growth & Projections Report**

D. Recent Residential Development Activity ..... 15  
    Figure 2: Housing Starts by Pulaski Community School District Municipality, 2011-2021..... 15  
    Figure 3: Village of Pulaski Housing Units Enabled by Building Permits, 2012-2021 ..... 16  
    Figure 4: Village of Hobart/PCSD Housing Units Enabled by Building Permits, 2011-2021 ..... 16

E. Other Housing Trends..... 17  
Map 3: Recent Existing Home Sales by Neighborhood..... 18

F. Demographic Trends ..... 19  
    Figure 5: Births Within Pulaski Community School District Municipalities, 2010-2020..... 20

G. Effects of the Covid-19 Pandemic ..... 21

IV. COMMUNITY AND DEVELOPER PLAN ANALYSIS..... 22

A. Village of Pulaski Plans and Expectations..... 22  
    Figure 6: Village of Pulaski Comprehensive Plan, Future Land Use Map ..... 24

B. Village of Hobart Plans and Expectations..... 25  
    Figure 7: Village of Hobart Comprehensive Plan, Future Land Use Map..... 26

C. Town of Chase Plans and Expectations ..... 27

D. Town of Little Suamico Plans and Expectations..... 27  
    Figure 8: Town of Chase Comprehensive Plan, Future Land Use Map..... 28  
    Figure 9: Town of Little Suamico Comprehensive Plan, Future Land Use Map..... 29

E. Town of Pittsfield Plans and Expectations ..... 30  
    Figure 10: Town of Pittsfield Plan, Future Land Use Map ..... 31

F. Town of Angelica Plans and Expectations ..... 32

**Pulaski Community School District  
Community Growth & Projections Report**

G. Town of Maple Grove Plans and Expectations..... 32

H. Oneida Nation Plans and Expectations ..... 32

I. Plans and Expectations of Other Municipalities in the Pulaski Community School District..... 32

V. PROJECTION METHODOLOGY..... 33

    Step 1 – Divide District into Neighborhoods..... 33

    Step 2 – Allocate 2021 Housing Units and Enrollment by Neighborhood..... 33

    Step 3 – Analyze Community and Developer Plans for Each Neighborhood ..... 34

    Step 4 – Complete Preliminary Housing Unit Projections by Neighborhood..... 34

    Step 5 – Check Preliminary Housing Unit Growth Projections Against Control Totals ..... 34

    Step 6 – Project PCSD Student-per-Housing Unit Ratios by Neighborhood..... 35

    Step 7 – Complete PCSD Resident Enrollment Projections by Neighborhood and Grade Group..... 37

VI. HOUSING AND ENROLLMENT GROWTH PROJECTIONS..... 38

    A. Housing Unit Projections ..... 38

        Figure 11: Housing Unit Projections by 2021-22 School Attendance Area ..... 39

        Map 4: Projected Housing Unit Growth by Neighborhood ..... 40

    B. Resident Student Enrollment Projections—Overall and by School ..... 41

        Figure 12: Projected PCSD Grade 4K-12 Resident Student Enrollment, 2021-2035 ..... 42

    C. Resident Student Enrollment Projections—by Neighborhood ..... 43

        Map 5: Projected PCSD Grade 4K-5 Student Enrollment Change, 2021-2035 ..... 45

        Map 6: Projected PCSD Grade 6-8 Student Enrollment Change, 2021-2035 ..... 46

        Map 7: Projected PCSD Grade 9-12 Student Enrollment Change, 2021-2035 ..... 47

**Pulaski Community School District  
Community Growth & Projections Report**

Map 8: Projected PCSD Grade 4K-12 Student Enrollment Change, 2021-2035 ..... 48  
APPENDIX A: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2021-2035..... 49  
APPENDIX B: PCSD 4K-12 RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2021 TO 2035..... 61

## **I. INTRODUCTION AND SUMMARY**

### **A. PURPOSE**

MDRoffers Consulting prepared this Community Growth & Projections Report to support the Pulaski Community School District's (PCSD) long-range school facility planning effort. This Report is intended to assist the PCSD 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 PCSD determine which schools may experience capacity shortfalls, and to what extent, through 2035.

### **B. REPORT OVERVIEW**

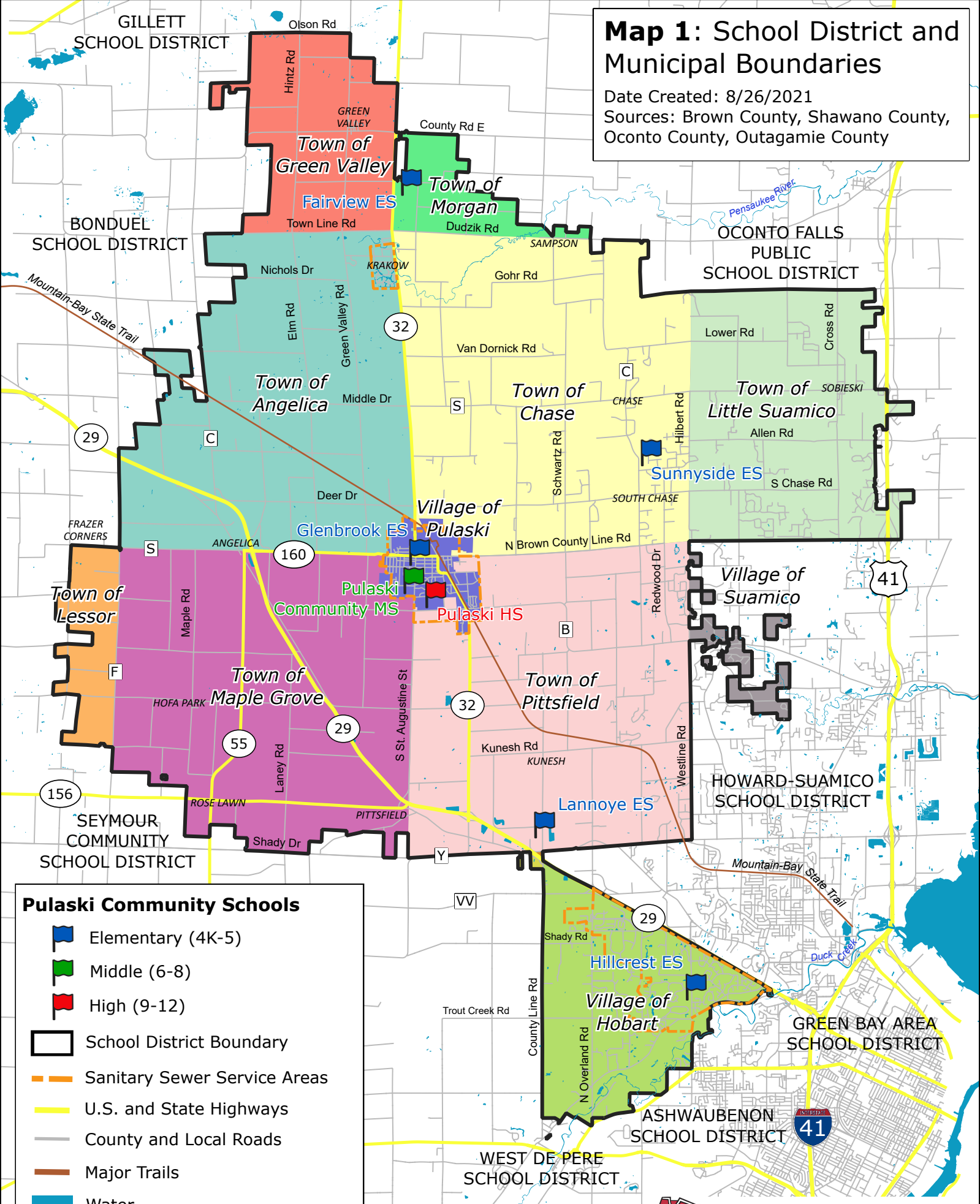
The process to complete this Community Growth & Projections Report included:

- Review of demographic and enrollment trends for different grade levels and geographic areas within the PCSD.
- 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 PCSD.
- 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 PCSD.
- Comparison of projected enrollment with the capacity of each existing school, supplied by Bray Architects.


This Report features housing unit and PCSD 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 57 different small areas, or "neighborhoods," as depicted on Map 2. Enrollment projections through 2035 are then compared to the capacities of existing PCSD schools, under two key assumptions. The first is that students will attend the school as represented by the attendance areas on Map 2, and the second assumption is that there would be no changes from current school capacities. The future may, of course, differ from these assumption as an outcome of the PCSD's facility planning process.

# Map 1: School District and Municipal Boundaries

Date Created: 8/26/2021  
 Sources: Brown County, Shawano County, Oconto County, Outagamie County



## Pulaski Community Schools

-  Elementary (4K-5)
-  Middle (6-8)
-  High (9-12)
-  School District Boundary
-  Sanitary Sewer Service Areas
-  U.S. and State Highways
-  County and Local Roads
-  Major Trails
-  Water

NOTE: This map does not show the full extent of some towns or villages that extend outside of the PCSD.



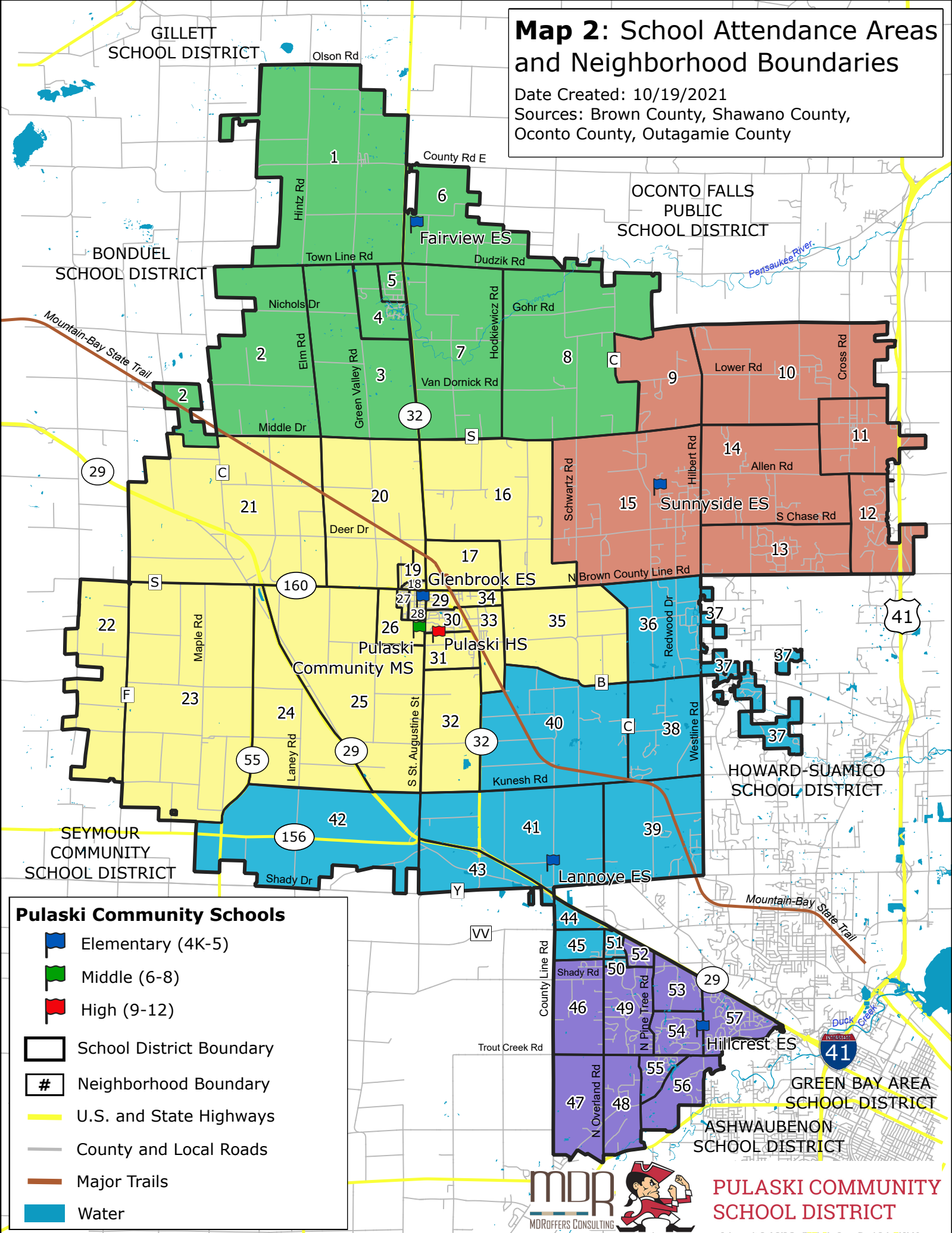
**PULASKI COMMUNITY SCHOOL DISTRICT**






# Map 2: School Attendance Areas and Neighborhood Boundaries







Date Created: 10/19/2021

Sources: Brown County, Shawano County, Oconto County, Outagamie County



## Pulaski Community Schools

-  Elementary (4K-5)
-  Middle (6-8)
-  High (9-12)

-  School District Boundary
-  Neighborhood Boundary
-  U.S. and State Highways
-  County and Local Roads
-  Major Trails
-  Water



**PULASKI COMMUNITY SCHOOL DISTRICT**

## Pulaski Community School District Community Growth & Projections Report

### C. STATISTICAL SUMMARY

1. As of September 2021, the PCSD educated 3,555 4K-12 resident students and 234 students who open-enrolled from other districts, for a total of 3,789 grade 4K-12 students. The PCSD also educated 19 Early Childhood students.
2. Total PCSD 4K-12 student enrollment increased by 62 students or 2 percent from 2011-12 to 2021-22. This slight increase masks differences in the first and last halves of the past decade. During the first half of the 2010s, enrollment decreased by 101 4K-12 students, mostly due to large high school classes graduating in the early 2010s and being replaced by smaller classes. In the second half of the 2010s, enrollment increased by 163 students, or over 30 students per year. This increase is likely explained by the significant amount of new housing since 2015.
3. Recent residential construction in the PCSD has been robust, particularly in the Village of Hobart, where 66 percent of new housing units in the District have been built since 2010. The Village of Pulaski and Brown and Oconto County towns in the PCSD have also had significant new housing development. Shawano County towns in the PCSD have had little.
4. Changing demographics, increased housing costs relative to incomes, and low rental housing vacancy rates have resulted in a number of new multiple-family units. Between 2010 and June 2021, roughly 47 percent of the housing units built in the PCSD were multiple-family units, with most of these built in Hobart. Residents of multiple-family units typically have far fewer school-aged children than residents of single-family homes.
5. Single-family homes remain a key part of the new housing inventory. New single-family housing built in the PCSD generates a significant number of new school children—either from births or move-ins of younger families. Per a June 2021 new homeowner survey, each newer single-family home across the District yields an average of 0.6 PCSD student.
6. The average number of PCSD students-per-housing unit is lower in the Village of Hobart than in many other parts of the District, perhaps because open-enrollment-out to other school districts is higher there.
7. Births in the PCSD have increased since the early 2010s, from 182 births in 2011 to 247 births in 2020. This increase has been focused in Hobart, where births increased from 26 in 2011 to almost 100 by 2020. Births declined slightly elsewhere.

**Pulaski Community School District  
Community Growth & Projections Report**

**D. HOUSING PROJECTIONS SUMMARY**

1. The consultant anticipates that PCSD will continue to be a popular location for new housing development, particularly in southern and eastern areas of the District but increasingly in the Village of Pulaski. This expectation is based on multiple factors, which include building permit and subdivision trends, current residential development activity, other proposed and entitled private development plans, municipal plans and support for new housing, strong transportation access and Green Bay/regional accessibility, generally limited development constraints, and the general appeal of the PCSD and its communities.
2. The consultant projects construction of 2,581 new housing units within the PCSD between 2021 and 2035. This equates to a projected average of 184 new units per year, which is about the same pace as during the 2010s.
3. Geographically, the consultant projects that about:
  - a. 32 percent of new housing units between 2021 and 2035 will be in the current Lannoye Elementary attendance area, with 27 percent in the Glenbrook Elementary attendance area and 20 percent in the Sunnyside attendance area.
  - b. 38 percent of new housing units will be built in the Village of Hobart, 24 percent in the Village of Pulaski, and 14 percent in the Town of Little Suamico.
4. The consultant projects that 65 percent of all new units in the PCSD through 2035 will be single-family homes, which is greater than the 53 percent between 2010 and 2021. The greatest source of multiple-family housing in the past decade—the Village of Hobart—may begin to run out of sites for significant new multiple-family projects over this period.
5. Beyond 2035, we expect areas of significant housing growth to shift from the Village of Hobart. This is because most of that part of Hobart in the District will be developed after 2035, except for land in ownership by the Oneida Nation, in which the consultant does not expect much of any development. The consultant projects most post-2035 housing growth in southeastern areas in Town of Pittsfield, southeastern areas in the Town of Chase, southern areas in the Town of Little Suamico, and southern areas of the Village of Pulaski.
6. New housing unit construction does not have a direct correlation with student enrollment growth. 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.

**Pulaski Community 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 558 4K-12 students in PCSD schools—or about 40 additional 4K-12 resident students per year on average. This projection assumes open-enrollment-out of District schools at the current rate and does not include open enrollment of non-PCSD resident students into PCSD schools. To the extent that open enrollment shifts one way or the other, total enrollment change may differ.
2. The projected resident enrollment increase of 558 4K-12 students by the 2035-36 school year is much less than the consultant’s projected 2,581 additional housing units by 2035. This difference results from declining student-to-housing unit ratios in most existing housing, an expectation that around 35 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 significant enrollment increases in three geographic areas over the next 14 years:
  - a. South edge of Village of Pulaski, where significant recent housing construction is expected to continue through 2035.
  - b. Neighborhoods on the east side of the District in the Towns of Chase and Little Suamico near Sunnyside Elementary. These neighborhoods currently have some of the highest student-per-housing unit ratios in the District, which are expected to continue through 2035. Enrollment growth here is expected from both new single-family housing and turnover of older single-family homes and neighborhoods.
  - c. Along North Overland Road in the Village of Hobart, where significant recent single-family housing construction is expected to continue through the early 2030s. (Thereafter, lower development land availability in Hobart will probably impede further enrollment growth.)
4. The consultant projects that grade 4K-5 resident enrollment will increase by 305 students between 2021 and 2035—or by an average of about 22 students per year. Combined resident elementary school enrollment is projected to remain below the combined 4K-5 elementary school capacity through 2025, but about 30 students over the lower limit school capacity by 2030 and about 35 students over the upper limit capacity by 2035. Importantly, these results are based on PCSD resident student projections only (no open-enrollment-in). They also assume that 4K enrollment is similarly distributed among PCSD schools and private community partner sites as today, current school attendance areas do not change, all students attend their assigned school per Map 2, and grade groupings and school capacities do not change.

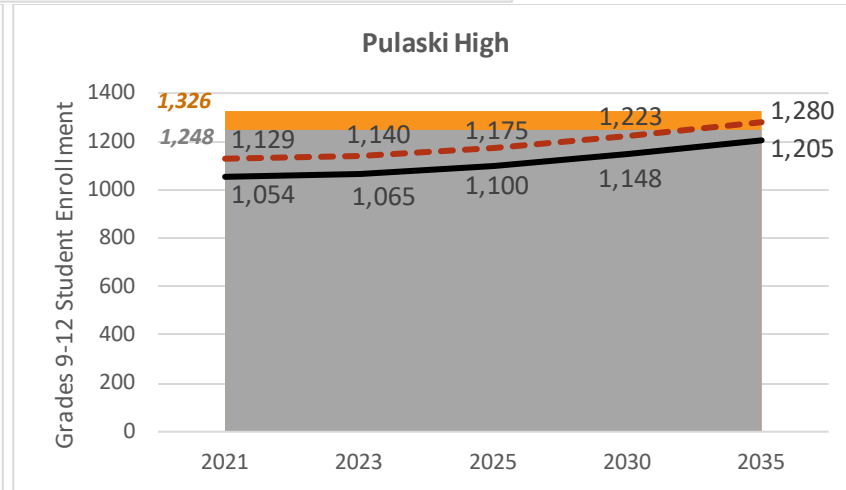
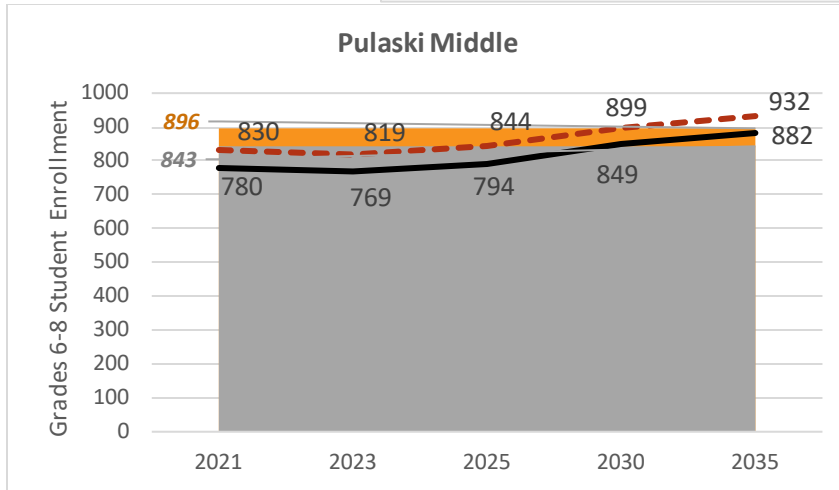
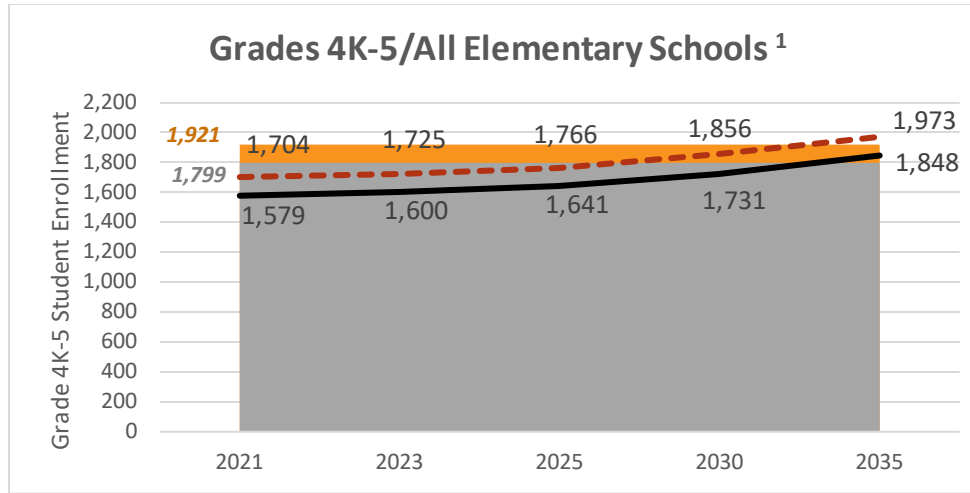
**Pulaski Community School District  
Community Growth & Projections Report**

5. For individual elementary schools, and not considering open-enrollment-in of non-residents, the consultant projects that:
  - a. Hillcrest Elementary already exceeds its lower limit capacity as of September 2021 and should exceed its upper limit capacity by 2025, increasing slightly thereafter.
  - b. Sunnyside Elementary should exceed its lower limit capacity by 2025 and its upper limit capacity by 2030, with challenges increasing thereafter.
  - c. Lannoye Elementary should exceed its lower limit capacity and approach its upper limit capacity by 2035.
  - d. Enrollment at Fairview and Glenbrook Elementary Schools should remain below each building's upper limit capacity through 2035.
6. The consultant projects that PCSD resident enrollment at Pulaski Community Middle School (grades 6-8) will increase by 102 students between 2021 and 2035, resulting in the Middle School exceeding its lower limit capacity by 2030 and approaching its upper limit capacity by 2035. This does not consider open-enrollment-in of non-resident middle school students, which is currently around 50 students.
7. The consultant projects that PCSD resident enrollment at Pulaski High School will increase by 151 students between 2021 and 2035. Even with this increase, resident grade 9-12 enrollment should remain below Pulaski High School's lower capacity limit through 2035. However, if open-enrollment-in remains at a similar level as today, the High School would exceed its lower limit capacity by 2035.
8. In sum, without facility or other changes, existing capacity issues at Hillcrest Elementary are expected to grow, with capacity issues projected to emerge at Sunnyside Elementary by 2025, Pulaski Community Middle School by 2030, and Lannoye Elementary by 2035. Without changes, Hillcrest and Sunnyside Elementary would operate well above the upper limit of recommended capacity by 2035.

**Pulaski Community School District  
Community Growth & Projections Report**

**Summary of Enrollment Projections to School Capacities**

■ Within Capacity Range     ■ Under Capacity Range  
— Projected Resident Enrollment     - - - With Open-Enrollment In



**Notes:**

<sup>1</sup> Includes 4K students attending one of the District's elementary schools and excludes 4K students attending community partner sites.

## **II. PULASKI COMMUNITY SCHOOL DISTRICT OVERVIEW**

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

The Pulaski Community School District (PCSD) is a public school district located in northeastern Wisconsin serving 3,789 4K-12 students (plus 19 Early Childhood students) as of September 2021. The (PCSD) covers 176 square miles across northwestern Brown County, southern Oconto County, eastern Shawano County, and the extreme northeastern corner of Outagamie County. As shown on Map 1, the entirety of the Village of Pulaski and Town of Pittsfield are located in the PCSD. The PCSD also serves significant parts of the Village of Hobart, Town of Angelica, Town of Chase, Town of Little Suamico, and Town of Maple Grove. Small parts of the Towns of Green Valley, Lessor, and Morgan and the Village of Suamico are in the PCSD.

The District's school buildings are indicated on several maps in this Report. Five elementary schools are located across the District, including Glenbrook Elementary (4K-5) in the Village of Pulaski, Hillcrest Elementary (4K-5) in the Village of Hobart, Lannoye Elementary (K-5) in the Town of Pittsfield, Sunnyside Elementary (4K-5) in the Town of Chase, and Fairview Elementary (4K-5) in the Town of Morgan. Map 2 shows the PCSD's five elementary school attendance areas. These five elementary schools feed Pulaski Community Middle School (6-8) which then feeds Pulaski High School (9-12), which are both in the Village of Pulaski.

The PCSD hired Bray Architects to determine building capacities in each of the District's school buildings. Each school was assigned a capacity range based on District and educational guidelines. The capacity range indicates the zone in which a building functions optimally as an educational facility. Once a building exceeds the lower limit of the capacity range, Bray advises that the District should begin to plan and prepare for future changes to address capacity before the upper limit of the capacity range is reached or exceeded. Capacity ranges for each school are presented Section B below and in Figure 12 later in this Report.

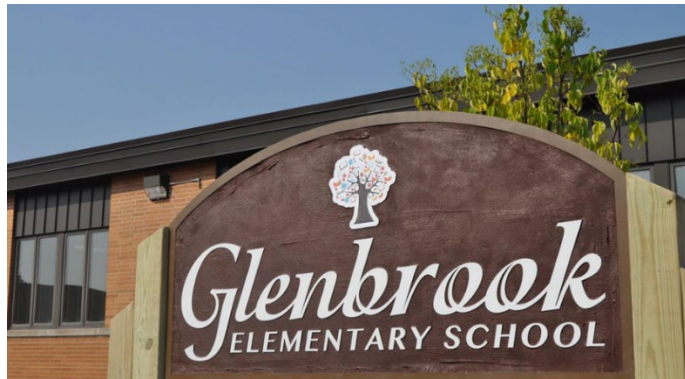
The PCSD offers a four-year-old kindergarten (4K) program, with approximately 60 percent of 4K students housed in PCSD buildings and 40 percent of 4K students housed and run via partnerships with private and non-profit providers. In September 2021, there were 251 4K students, of which 232 were resident students and 19 were open-enrolled students. The PCSD elementary schools offer individual Early Childhood special education for children who are at least 3 years old. In September 2021 this totaled 19 students, with all of them housed at Lannoye Elementary.

The PCSD has a vacant 13-acre tract of land immediately south Lannoye Elementary School and about 17 developable acres west of Pulaski Community Middle School. The District has no current plans for either of these areas.

**Pulaski Community School District  
Community Growth & Projections Report**

**B. EXISTING PCSD SCHOOL BUILDINGS**

**Fairview Elementary School** is a grade 4K-5 school located in the northern part of the District in the Town of Morgan, about seven miles north of the Village of Pulaski. The school is sited on 34 acres at 2840 Highway 32 in neighborhood 6 on Map 2. Fairview Elementary School was first built in 1961, with major additions in 1967 and 1968. September 2021 enrollment at Fairview Elementary School was 135 students, well below its capacity range of 180 to 189 students, per Bray Architects' recent capacity study.



**Glenbrook Elementary School** is a grade 4K-5 school located in the Village of Pulaski at 145 W. Green Bay Street in neighborhood 28 on Map 2. The school is on an 11-acre site. The school was built in 1950, with major additions or remodels occurring in 1955, 1958, 1992, and 2015. In 2015, the District Office was added onto the building. Glenbrook's September 2021 4K-5 enrollment was 528 students, below its capacity range of 572 to 594 students.

**Hillcrest Elementary School** is a grade 4K-5 school located in the northern part of the Village of Hobart at 4193 Hillcrest Road. The school is situated on 45 acres in neighborhood 54 as depicted on Map 2. The building was built in 1972 with a major addition in 1997. September 2021 4K-5 enrollment at Hillcrest Elementary was 387 students, which is well above its capacity range of 303 to 332 students.





## Pulaski Community School District Community Growth & Projections Report

**Lannoye Elementary School** is a grade K-5 school located on 34 acres in the southern part of the Town of Pittsfield, at 2007 County Road U in neighborhood 41 on Map 2. Built in 1962, this school had a major remodels and additions in 1967 and 1998. Its September 2021 K-5 enrollment was 274 students, which is below its capacity range of 292 to 322 students. As of September 2021, an additional 19 Early Childhood students were also housed at Lannoye Elementary.



**Sunnyside Elementary School** is a grade 4K-5 school located in the Town of Chase. Sited on 20 acres at 720 County Road C, Sunnyside Elementary is within neighborhood 15 on Map 2. Sunnyside Elementary School was built in 1980. The school has not had any major additions, renovations, or remodels. Sunnyside's September 2021 grade 4K-5 enrollment was 476 students, which is between its capacity range of 452 to 484 students. In other words, the school is operating above its lower limit capacity.

**Pulaski Community School District  
Community Growth & Projections Report**



**Pulaski Community Middle School** is a grade 6-8 school in the southwest part of the Village of Pulaski. The Middle School occupies a 31.8-acre site at 911 S. St. Augustine Street in neighborhood 26 on Map 2. The site includes a large track field and baseball diamonds. The building served as the Pulaski High School until 1998. Before 1998, the District did not have a middle school, with grade 6-8 students housed within each elementary school. Built in 1965, major remodels and additions occurred in 1967, 1973, and 1995. The Middle School's September 2021 enrollment was 826 students, just below its capacity range of 843 to 896 students. The District owns 35 vacant acres west of the middle school.

**Pulaski High School** is located in the southeastern part of the Village of Pulaski on an 86-acre site at 1040 S. St. Augustine Street, in neighborhood 31 on Map 2. The site also includes a large athletic complex which includes a football field, stadium, baseball diamonds, softball diamonds, and soccer fields. Pulaski High School first opened on this site in 1998. In September 2021, enrollment was 1,123 students, which is under the high school's capacity range of 1,248 to 1,326 students.



### **III. ENROLLMENT, HOUSING, AND DEMOGRAPHIC TRENDS**

#### **A. STUDENT ENROLLMENT TRENDS AND IMPLICATIONS**

As reported in Figure 1 below, the Pulaski Community School District (PCSD) had a 62 student or 2 percent 4K-12 enrollment increase over the past decade. This minor increase in enrollment masks differences in the first and last halves of the past decade. During the first half of the 2010s, enrollment decreased by 101 4K-12 students, mostly due to large high school classes graduating in the early 2010s and being replaced by smaller middle school classes. The housing market crash in the 2000s also decreased entering class sizes through the mid-2010s. In the second half of the 2010s, enrollment increased by 163 students, or about 33 students per year. This increase is correlated to significant amount of housing growth experienced in the District since 2015, particularly in the Village of Hobart but also in the Village of Pulaski and Town of Little Suamico.

PCSD enrollment decreased by 106 students from 2019 to 2020. This decrease was largely attributed to the COVID-19 pandemic and associated virtual learning environment. Districts across the State, including the PCSD, saw significant decreases in 4K enrollment in particular, with enrollment in other grades remaining relatively stable between 2019 and 2020. Enrollment rebounded from 2020 to 2021, increasing by 113 students, essentially erasing the 2019 to 2020 decrease. The 4K class, in particular, had a sizable increase from 2020 to 2021.

**Figure 1: Total PCSD 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>	218	181	191	213	198	219	211	224	229	188	251	33
<b>5K-5</b>	1,553	1,575	1,509	1,552	1,537	1,494	1,557	1,557	1,557	1,531	1,553	0
<b>6-8</b>	784	812	838	849	844	835	831	866	859	858	830	46
<b>9-12</b>	1,172	1,130	1,114	1,092	1,064	1,078	1,078	1,107	1,137	1,099	1,155	(17)
<b>4K-12</b>	<b>3,727</b>	<b>3,698</b>	<b>3,652</b>	<b>3,706</b>	<b>3,643</b>	<b>3,626</b>	<b>3,677</b>	<b>3,754</b>	<b>3,782</b>	<b>3,676</b>	<b>3,789</b>	<b>62</b>

Source: Pulaski Community School District

## **Pulaski Community School District Community Growth & Projections Report**

### **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 PCSD typically sends more students to other districts than it receives. In September 2020, 403 4K-12 PCSD resident students chose to attend schools in other districts, which was up from 301 students in 2015. Also in September 2020, 237 4K-12 students open enrolled to PCSD schools from other districts, which was up from 184 in 2015. This resulted in a net decrease from open enrollment of 166 students from PCSD schools in 2020.

The biggest recipient of in open-enrollment-out from the PCSD is to the Howard-Suamico School District (181 students in 2020). This is likely due to a significant portion of PCSD students and families living in the Village of Hobart, where some Howard-Suamico School District school, particularly the middle and high school, are located closer than PCSD schools. Additionally, many PCSD parents may find it reasonable to drop their students off at school east/southeast of the PCSD on their commutes to work in Green Bay or the Fox Valley.

The PCSD experiences a net open enrollment gain from some neighboring school districts, particularly those north and west of the District, including the Bonduel, Gillett, and Oconto Falls School Districts.

The consultant's resident student enrollment projections assume open-enrollment-out of PCSD residents at a constant rate going forward. The consultant did not project open-enrollment-in students to PCSD schools, in part because such enrollment is controlled by excess school capacity (which is expected to diminish) and in part because open-enrollment-in is affected by many factors beyond the PCSD's control, including the actions of other districts.

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

As of 2021, there are two private schools operating within the PCSD. Assumption of the Blessed Virgin Mary is a grade 4K-5 school located in the northern portion of the Village of Pulaski at 109 E Pulaski Street in neighborhood 17. In the 2020-21 academic year, the school had an enrollment of 61 students, down 45 percent from 2010, when the school had an enrollment of 110 students.

**Pulaski Community School District  
Community Growth & Projections Report**

Grace Christian Academy is also located in the Village of Pulaski at 127 S St Augustine Street in neighborhood 18. Grace Christian is a grade 4K-12 school, which had an enrollment of 28 in the 2020-21 academic year. The school opened in the District in 2014, with enrollment remaining between 20 and 30 students since its opening.

The consultant’s projections assume private school enrollment of PCSD resident students to remain constant through the projection period.

**D. RECENT RESIDENTIAL DEVELOPMENT ACTIVITY**

Trends in residential construction are one indicator of future housing development. Figure 2 lists housing starts (based on building permits issued) within PCSD municipalities which had this data available. For Hobart, housing starts are for only that portion of the Village within the PCSD. Housing starts for the other municipalities in the PCSD are not included because only a small portion of those other municipalities are within the District, or because the municipality did not provide the consultant with this data.

**Figure 2: Housing Starts by Pulaski Community School District Municipality, 2011-2021**

MUNICIPALITY (STATISTICS ARE FROM WHAT PART OF MUNICIPALITY?)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (thru May only)	TOTAL BY MUNI
Village of Pulaski (all of Village)	N/A	2	3	3	0	27	22	64	33	43	14	<b>211</b>
Village of Hobart (PCSD part only)	86	98	102	81	66	100	96	199	154	18	6	<b>1,006</b>
Town of Pittsfield (all of Town)	10	6	5	9	9	12	19	13	12	5	11	<b>111</b>
Town of Angelica (all of Town)	4	2	6	2	4	3	6	6	4	4	2	<b>43</b>
Town of Maple Grove (all of Town)	0	1	0	1	0	1	1	0	1	0	0	<b>5</b>
<b>TOTAL BY YEAR</b>	<b>100</b>	<b>109</b>	<b>116</b>	<b>96</b>	<b>79</b>	<b>143</b>	<b>144</b>	<b>282</b>	<b>204</b>	<b>70</b>	<b>33</b>	<b>1,376</b>

Sources: Villages of Pulaski and Hobart; Towns of Pittsfield, Angelica, and Maple Grove

**Pulaski Community School District  
Community Growth & Projections Report**

In general, recent residential construction has been increasing in the Village of Pulaski, mostly due to the Mountain Bay development in the southern part of the Village. After a period of very significant housing development in the Village of Hobart, residential construction has slowed over the past couple of years.

Figures 3 and 4 indicate trends in the Village of Pulaski and the portion of the Village of Hobart in the PCSD by housing type. Figure 3 suggests increasing single-family starts in Pulaski, with two-family and multiple-family starts. Figure 4 shows significant multiple-family housing growth in Hobart, particularly in the 2016-2019 timeframe, but decreasing single-family starts since 2017.

**Figure 3: Village of Pulaski Housing Units Enabled by Building Permits, 2012-2021**

Unit Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (thru May)
Single-family	NA	2	3	3	0	7	11	6	15	22	14
Two-family	NA	0	0	0	0	8	2	2	2	8	2
Multi-family	NA	0	0	0	0	12	9	56	16	13	0
<b>Total</b>	<b>NA</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>27</b>	<b>22</b>	<b>64</b>	<b>33</b>	<b>43</b>	<b>14</b>

Source: Village of Pulaski

**Figure 4: Village of Hobart/PCSD Housing Units Enabled by Building Permits, 2011-2021**

Unit Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (May)
Single-family	38	50	36	41	33	50	64	17	24	18	6
Two-family	0	0	0	0	0	2	0	0	0	0	0
Multi-family	48	48	66	40	33	48	32	182	130	0	0
<b>Total</b>	<b>86</b>	<b>98</b>	<b>102</b>	<b>81</b>	<b>66</b>	<b>100</b>	<b>96</b>	<b>199</b>	<b>154</b>	<b>18</b>	<b>6</b>

Source: Village of Hobart; data represents only that portion of Hobart in the PCSD and no other parts of Hobart

## **E. OTHER HOUSING TRENDS**

Overall, the Brown 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 2021. 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. Therefore, Brown County and the PCSD likely have a housing shortage, which has also accelerated prices and rents.

As reported by the Wisconsin Multiple Listing Service, sales activity of existing homes in the PCSD area continues to increase. This indicates increasing numbers of existing housing units that are “turning over” to new owners. Map 3 indicates those neighborhoods in the PCSD that are experiencing the greatest turnover, based on existing home sales data from January 2016 to December 2020. Existing homes are selling well in neighborhoods in the eastern part of the District, where rural subdivisions are plentiful with easy access to Highway 41. Existing homes are also selling well in established areas in the Village of Hobart, particularly near Highway 29 and near the Thornberry Creek at Oneida Golf Course. Families moving into these existing homes will likely generate new students for District schools.

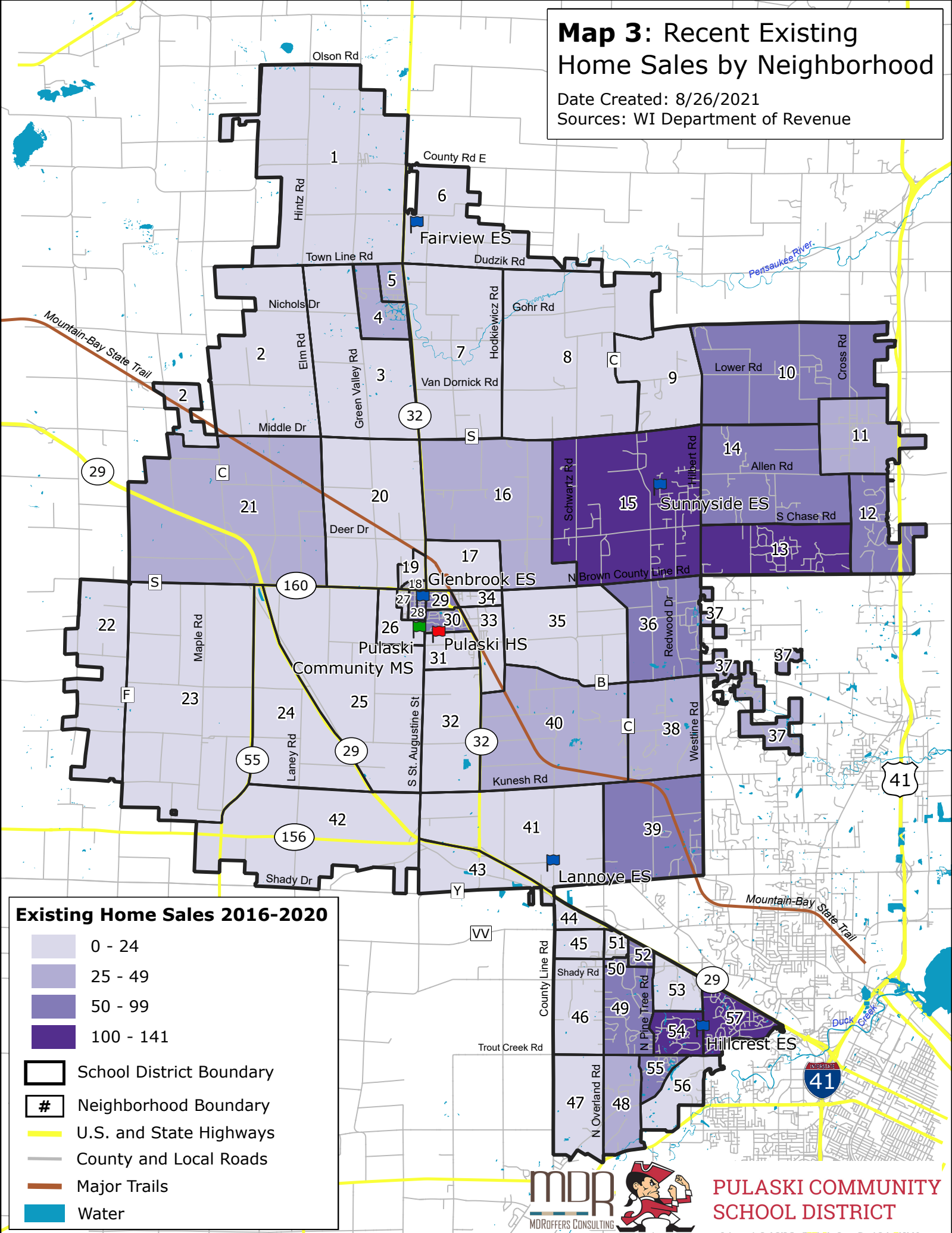
Sales prices of existing homes in the PCSD are somewhat above the Brown County market median of \$239,950 in May 2020. The median sale price of existing homes was \$270,000 in the Pulaski market and \$376,200 in the Hobart market. This is lower than the nearby Suamico market but higher than other Green Bay area suburban markets such as Bellevue, Ashwaubenon, and De Pere.

In general, the PCSD specializes in homes and neighborhoods geared to families. Still, within southern parts of the PCSD, builders have responded to low rental housing vacancy rates through a number of large apartment projects—at least through 2019. 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.

# Map 3: Recent Existing Home Sales by Neighborhood

Date Created: 8/26/2021

Sources: WI Department of Revenue



## Existing Home Sales 2016-2020

- 0 - 24
- 25 - 49
- 50 - 99
- 100 - 141

- School District Boundary
- Neighborhood Boundary
- U.S. and State Highways
- County and Local Roads
- Major Trails
- Water



**PULASKI COMMUNITY SCHOOL DISTRICT**



## Pulaski Community School District Community Growth & Projections Report

### F. 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 15+ years, both existing and new housing units will likely generate fewer PCSD students than the past. These demographic trends have been broadly factored into the consultant's housing unit growth and student enrollment projections for the PCSD provided later in this Report.

Figure 5 shows births in PCSD municipalities from 2010 to 2020, per the Wisconsin Department of Health. Births in the PCSD increased over this 10-year period, from a low of 182 in 2011 to a high of 264 in 2019. This is due to population growth, especially the Village of Hobart, which grew by several thousand people since 2010. Figure 5 outlines the following differences among municipalities. In sum:

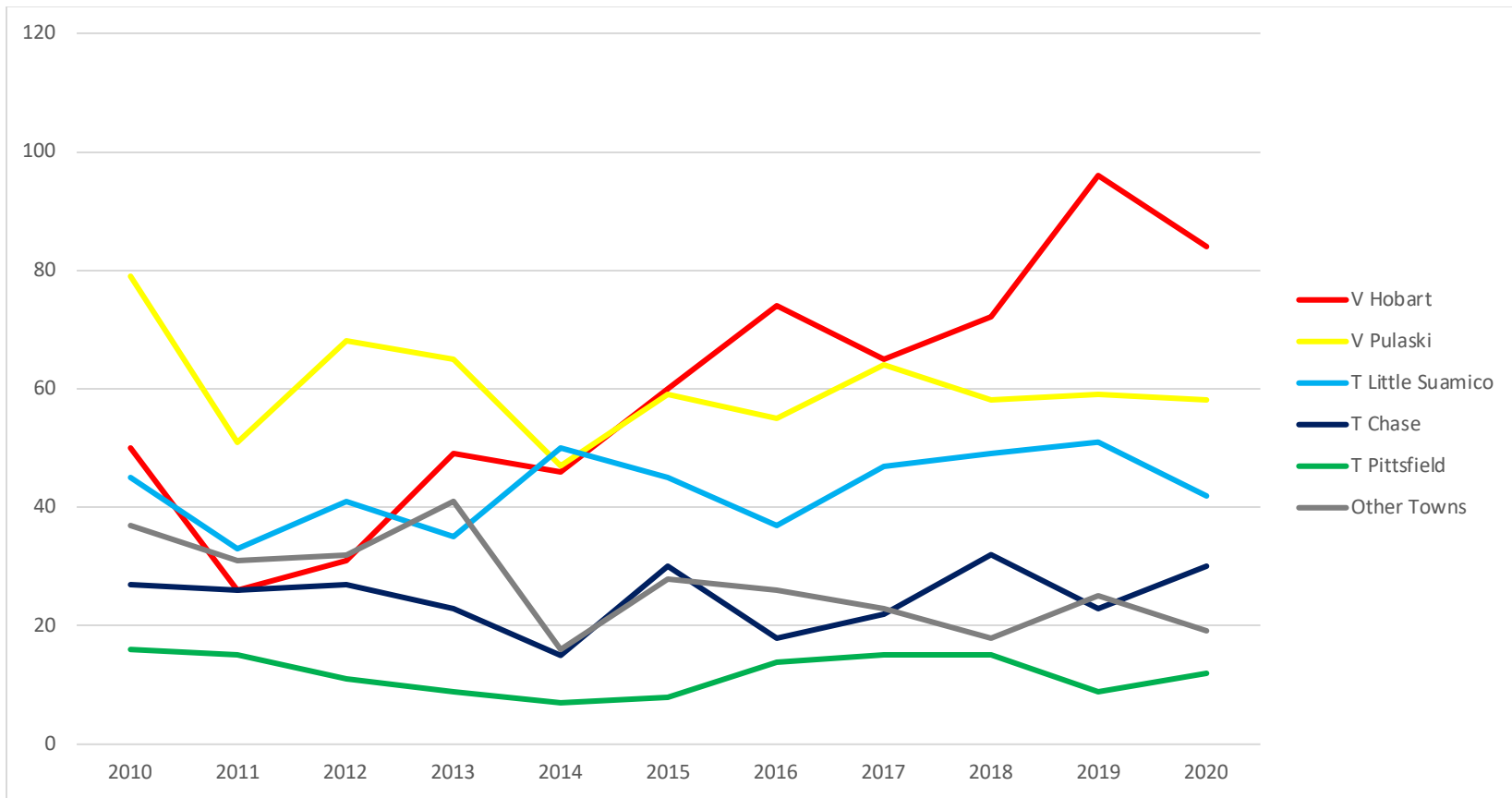
- The Village of Hobart experienced a significant increase in births, from a low of 26 in 2011 to a high of almost 100 in 2019.
- Births in the Village of Pulaski remained steady at around 60 per year.
- The Towns of Little Suamico and Chase had slightly increasing births over the past decade.
- Other towns, particularly in Shawano County, experienced decreasing births.

Per the American Community Survey (ACS) from the U.S. Census Bureau, from 2010 to 2019, the combined age 5-19 population in the Pulaski Community School District decreased by 460 persons. This suggests that perhaps some families move out of the PCSD with their young children to another school district *after* they are born in the PCSD. However, given that enrollment in the PCSD only slightly declined from 2010-2019, the ACS data may not be entirely accurate.

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 PCSD, generally reflecting the national trend, which has been factored into the projections. Still, new housing in the PCSD, particularly in the Village of Pulaski and towns in Brown County and Oconto County, does and will continue to generate a significant number of new PCSD school children. Further, even with lower student-per-housing unit ratios, the large number of recent and projected housing units in Hobart should result in more PCSD students from that area looking forward.

**Pulaski Community School District  
Community Growth & Projections Report**

**Figure 5: Births Within Pulaski Community School District Municipalities, 2010-2020**



Source: Wisconsin Department of Health Services

**Pulaski Community School District  
Community Growth & Projections Report**

**G. 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 Brown County communities experienced similar or even more housing construction in 2020 compared to in 2019. In fact, Brown 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 PCSD is smaller than the nationwide trend, and assumed a 5 percent drop. In total, the PCSD 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 20 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 Pulaski Community School District (PCSD) area. 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. (Some maps presented in this section may not print clearly due to low-resolution source files.)

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

The Village of Pulaski last amended its comprehensive plan in 2017. Through its comprehensive plan, the Village suggests a continued emphasis on residential development, with a specific goal to provide a range of quality housing opportunities. The Village desires to provide housing of different types, sizes, and designs to accommodate people in every stage of life; to allow young professionals to rent an apartment, young families to purchase a starter home, move into a larger home as their family grows, move to a smaller home or condominium to down-size, and then move to an assisted living facility as they age, all without having to move out of the Village.

Physical growth limitations in the Village are not numerous. Relatively flat, agricultural land is on every side of the Village. Wetlands associated with the Little Suamico River to the north may limit development potential and utility extension north of the Mountain Bay State Trail north of Highway 32. High bedrock may limit development potential to the west and southwest.

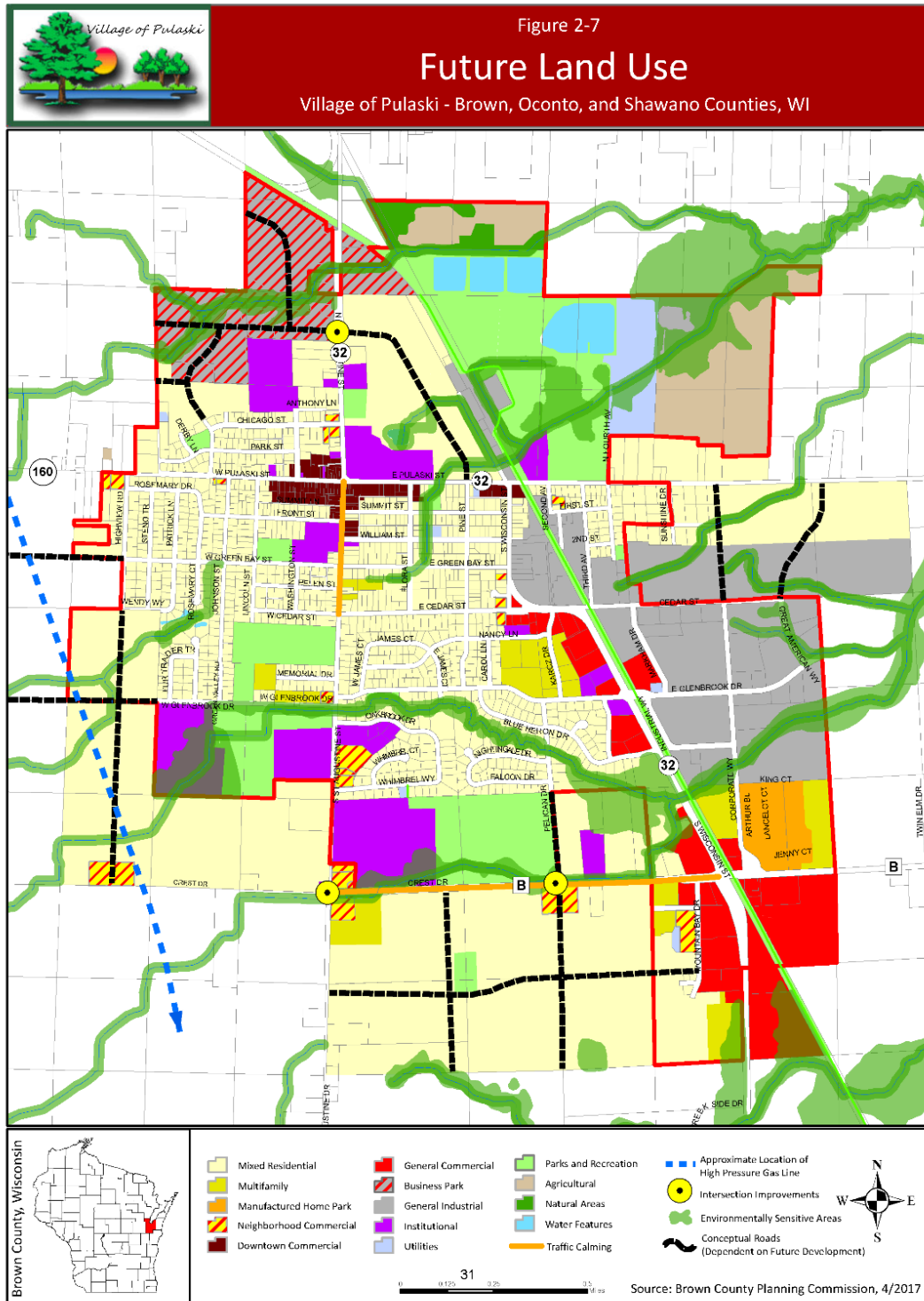
The recommended future land use map from the Village's comprehensive plan, reproduced as Figure 6 below, suggests opportunities for future residential/neighborhood development on the Village's northern, southwestern, southern, and eastern sides. Areas marked for "mixed residential" use are proposed to accommodate single-family homes plus duplexes and some small-scale multiple-family buildings. Of these "mixed residential" areas, lands on the north, south, and southeast side of the Village are ripest for development. Development of the planned "mixed residential" area due west/southwest of the Village may be hampered by high bedrock and farming interests, and development of the "mixed residential" area east of the Village may be slowed by utility availability and property owner interest.

## **Pulaski Community School District Community Growth & Projections Report**

Village staff and residential developers and homebuilders are bullish on future housing development prospects for the Village of Pulaski. This is reflected by increases in new housing permits and residential development over the past few years (see Figures 2 and 3 above). Future housing development is expected to be greatest in the near-term along the southern edge of the Village, particularly in neighborhood 31. This area has easy access to Highway 32, Highway 29, and PCSD facilities and is expected to contain a mixture of single-family, two-family, and multiple-family units. Other areas of near-term housing development are located on the western and northern edges of the Village of Pulaski, where developers and landowners are actively planning for housing and subdivision development.

**Pulaski Community School District  
Community Growth & Projections Report**

**Figure 6: Village of Pulaski Comprehensive Plan,  
Future Land Use Map**



**Pulaski Community School District  
Community Growth & Projections Report**

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

The Village of Hobart has been one of the fastest growing municipalities in Wisconsin, experiencing 165 percent population growth from 2010 to 2020. The Village’s housing vision, put forth in its amended 2016 comprehensive plan, is to ensure a diverse and well-maintained housing stock and provide an array of residential living options to meet the needs of current and future residents.

As shown in the Village’s recommended future land use map from its comprehensive plan (see Figure 7), approximately 600 undeveloped acres in the Village and in the PCSD are planned for future mixed-use commercial/residential uses. These areas are located mainly north of Centennial Centre Boulevard, between Highway 29 and County Line Road, with the Highway 29/Triangle Drive interchange as a focal point. While this area will include housing components of varying sizes, densities, and types, this area is mostly intended as a business center, with retail, office, IT, light industrial, and other similar uses.

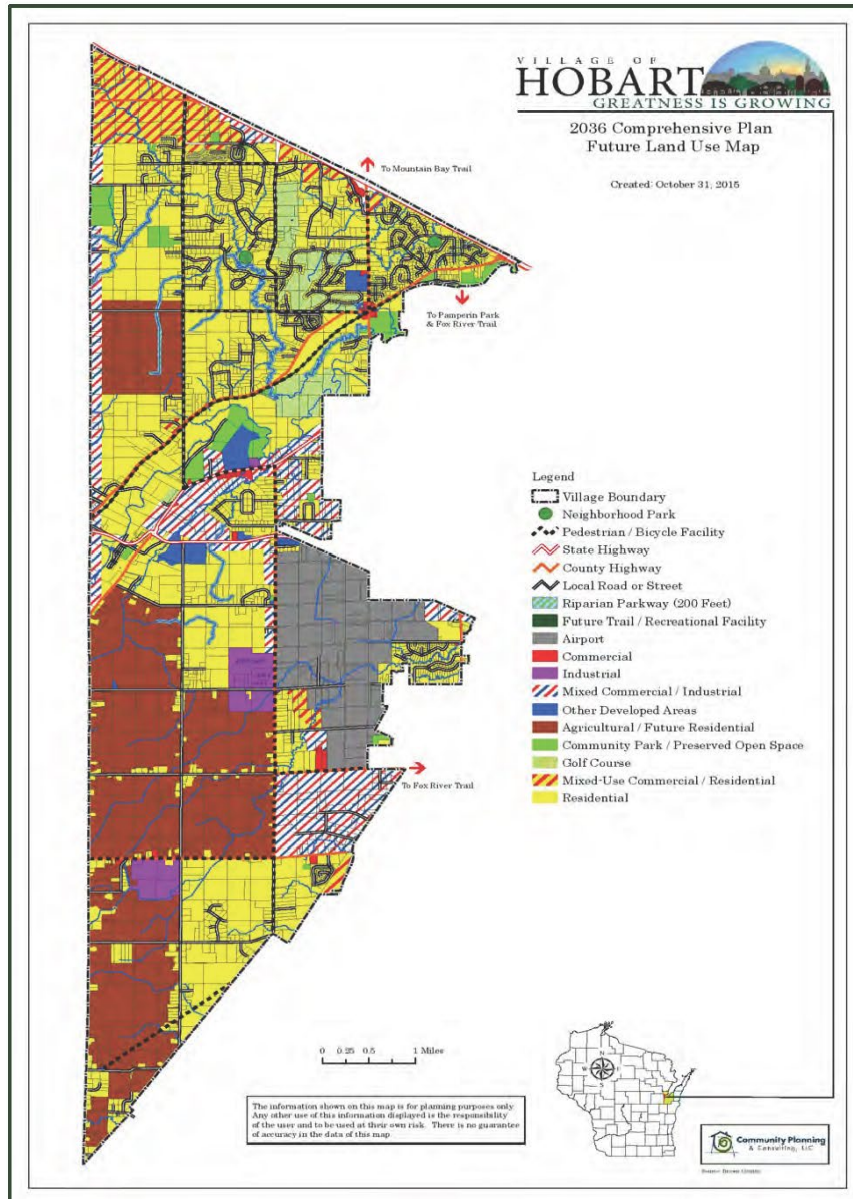
The rest of the Village located in the PCSD is planned for residential uses, except for 160 acres south of Trout Creek Road, which is planned for “agriculture/future residential” land use. Still, much of the land located west of North Overland Road is owned by the Oneida Nation, which may limit Village-planned development in these western areas. The consultant projects that land owned by the Oneida Nation in the PCSD would not be developed, meaning that much of the land in the western part of the Village should remain undeveloped.

The consultant spoke with Village planners, local developers, and local homebuilders, all of whom were optimistic about future residential and non-residential development in the Village, to the extent the remaining available land base allows. The consultant expects significant housing development on the northern edge of the Village along Highway 29, in neighborhoods 44, 45, and 51 in Map 4, in particular.

The consultant expects most of the developable acres in the Village not owned by the Oneida Nation to be developed by 2035. Therefore, minimal housing development, and therefore minimal increases in the number of students, is expected in District lands in the Village of Hobart after 2035.

Figure 7: Village of Hobart Comprehensive Plan,  
Future Land Use Map

Chapter 7:  
*Land Use*





**Pulaski Community School District  
Community Growth & Projections Report**

**C. TOWN OF CHASE PLANS AND EXPECTATIONS**

The Town of Chase’s future land use map from its comprehensive plan, represented in Figure 8, depicts a large area of planned residential growth encompassing most of the southern half of the Town. Broadly speaking, lands south of County Highway S are planned for rural (i.e., well and septic) residential areas while lands north of County Highway S are planned for continued agriculture use. Planned residential lands are located closest to Green Bay and to the Village of Pulaski, as well as close to Sunnyside Elementary School and existing residential developments in the nearby Town of Little Suamico.

The consultant expects continued residential development in the Town of Chase, particularly rural subdivisions in the southern part of the Town near Sunnyside Elementary in neighborhood 15. In addition to being close to the school, this area contains extensive natural amenities attractive families and is close to the regional transportation network including Highway 41.

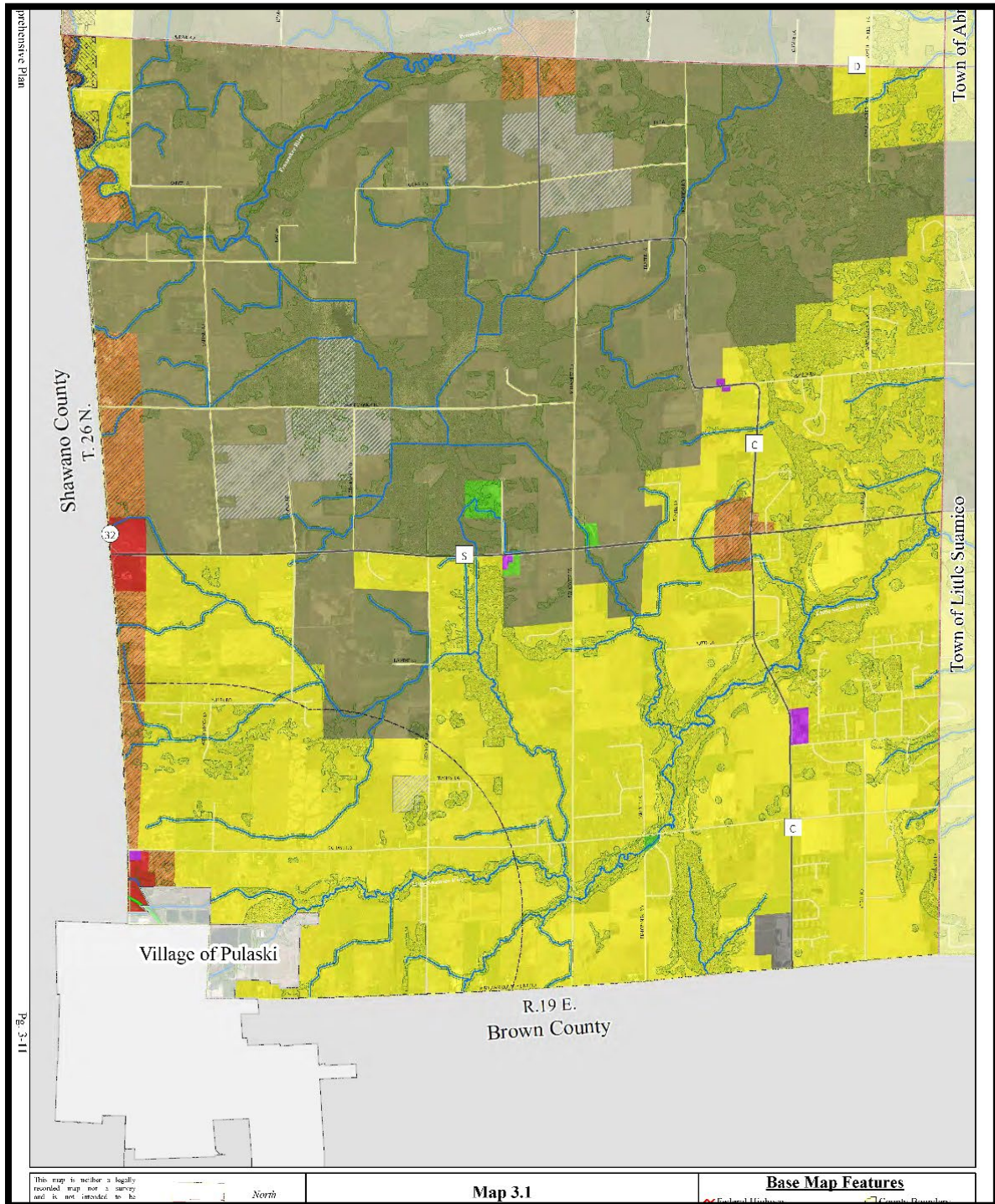
**D. TOWN OF LITTLE SUAMICO PLANS AND EXPECTATIONS**

Through its 2008 comprehensive plan, the Town of Little Suamico promotes single-family housing at varying densities depending on the presence of transportation systems, municipal services, and the natural landscape. Per the Town’s recommended future land use map (see Figure 9), the Town plans for a large area of land west of Highway 41 and south of Highway S for future residential uses. These lands contain existing subdivisions and are located near already built-up areas in the Village of Suamico to the south and the Town of Chase to the west. Another area of planned future residential use is located near existing subdivisions along Sandalwood Road and an area of planned mixed-uses near the Sobieski hamlet.

The Town of Little Suamico is a significant driver of new single-family housing in the District, providing anywhere from 20 to 30 new single-family homes per year. The consultant expects increasing residential development in the Town over the next 14 years (and beyond), specifically in neighborhoods 13 and 14 along Hilbert Road. These neighborhoods are wooded and close to the regional transportation network and Sunnyside Elementary School.

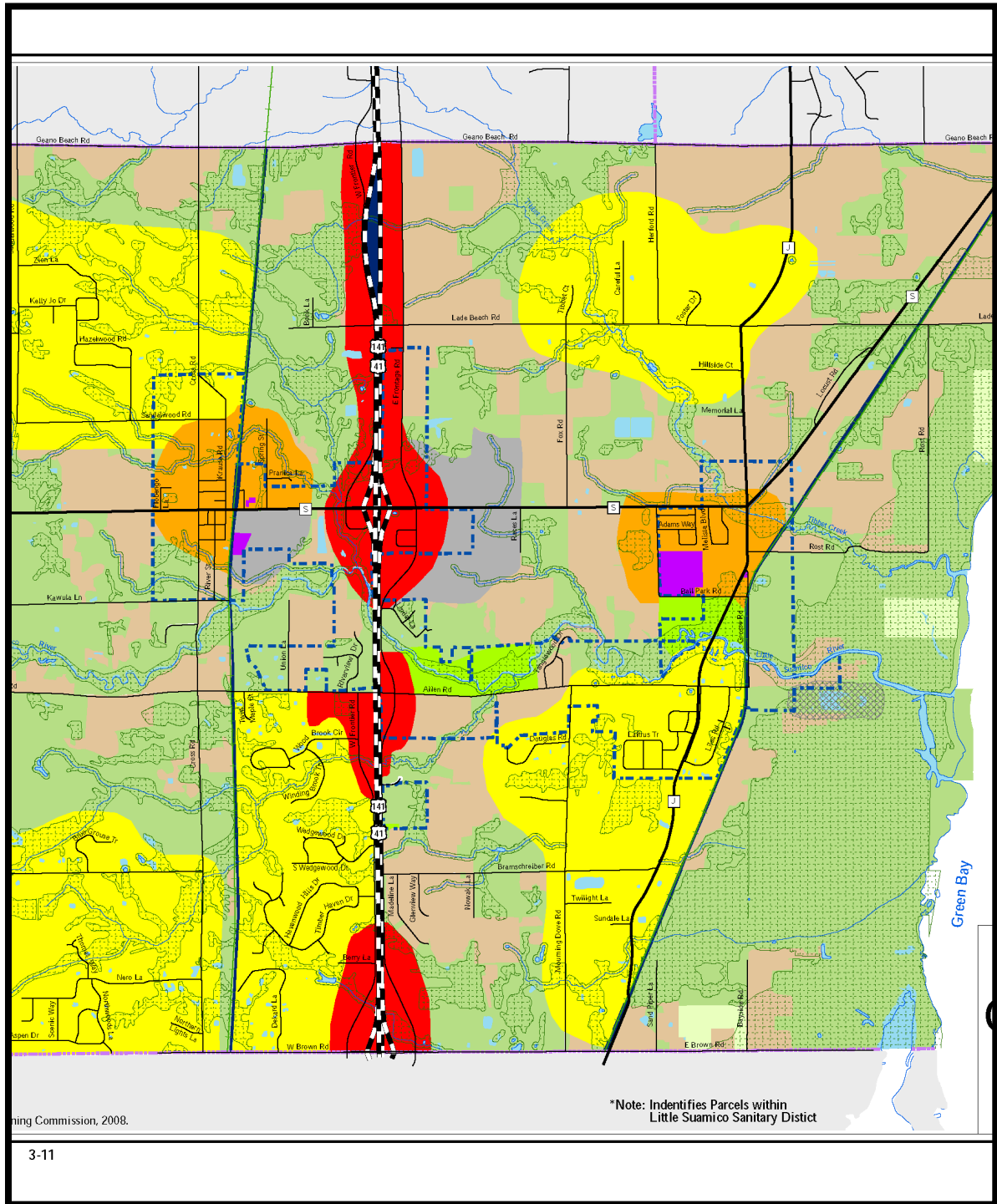
**Pulaski Community School District  
Community Growth & Projections Report**

**Figure 8: Town of Chase Comprehensive Plan, Future Land Use Map**



Pulaski Community School District  
Community Growth & Projections Report

Figure 9: Town of Little Suamico Comprehensive Plan, Future Land Use Map



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

The Town has historically tried to maintain a rural and agricultural nature in the western portion of the Town, while allowing more residential growth to occur in the eastern part of the Town, which has better soils for on-site sanitary systems. The Town of Pittsfield’s 2007 comprehensive plan’s recommended future land use map shows the eastern one-third of the Town—east of Highway C—as a “primary” residential development area (see Figure 10). This area contains a number of existing rural subdivisions.

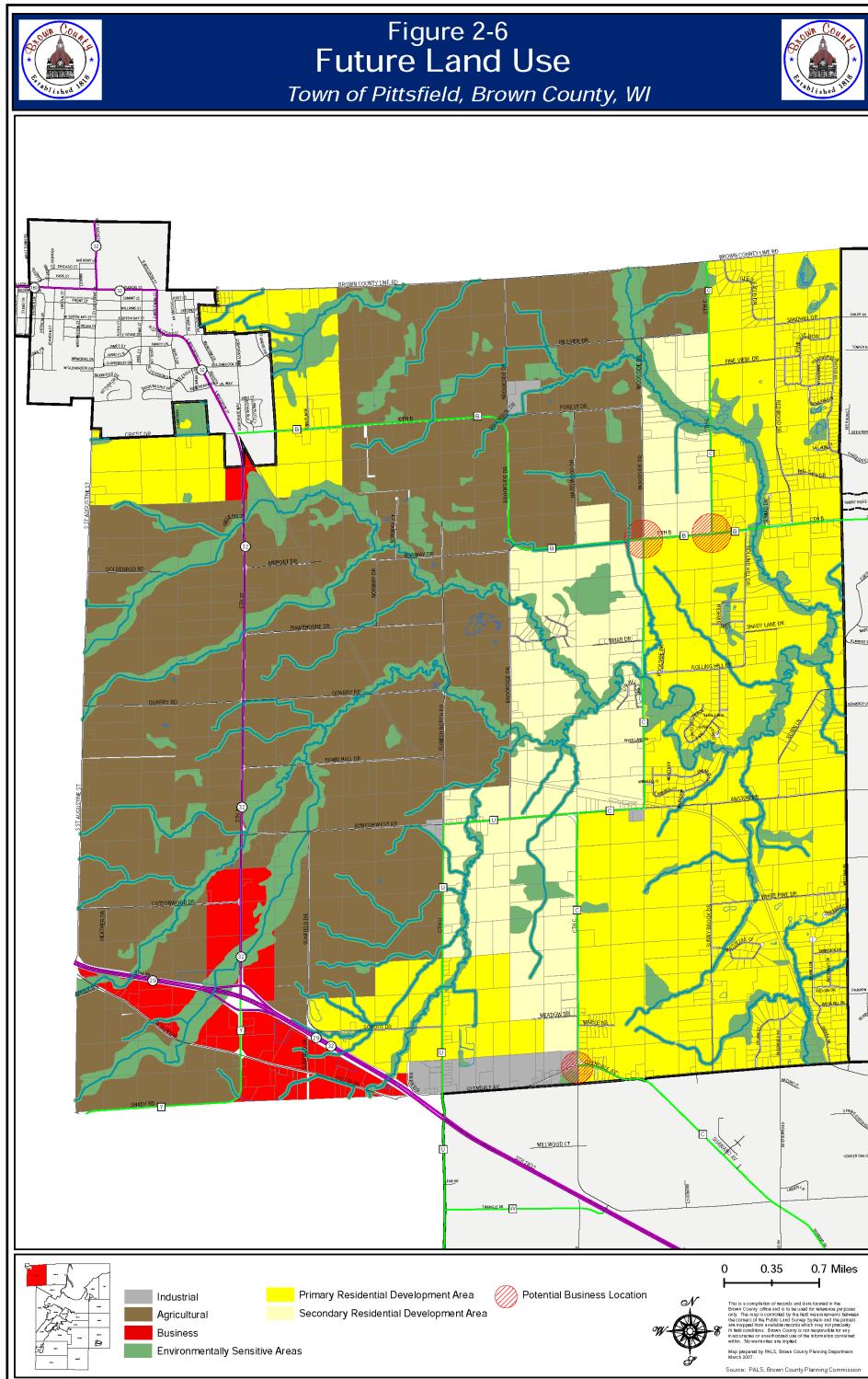
Approximately 800 acres south and east of the Village of Pulaski are also planned as a “primary” residential development area. However, the consultant does not anticipate much Town-based residential subdivision development to occur in this area, as the Village of review authority over new subdivisions and extends utilities only following annexation.

Between Highways C and Highway U is a large area planned for “secondary” residential development. Housing is planned for this area, but at lower densities than in the primary residential development area. Other lands in the Town are mostly planned for future agricultural use.

While there has not been much residential development over the past decade in the Town of Pittsfield, the consultant expects more significant residential development to begin in the late 2020s and continue through the 2030s and 2040s (and possibly beyond). This is due to an expected shortage of developable land in the Village of Hobart (south of the Town) and the Village of Howard (east of the Town) beginning in the late 2020s. In particular, the consultant expects significant housing growth in neighborhood 39 through 2030, and then greater numbers of single-family housing in neighborhoods 38, 39, and 41 after 2035, as both Hobart and Howard become almost entirely built out.

# Pulaski Community School District Community Growth & Projections Report

## Figure 10: Town of Pittsfield Plan, Future Land Use Map



## **Pulaski Community School District Community Growth & Projections Report**

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

The Town of Angelica comprehensive plan was last updated in 2019. Per its plan, the Town wishes to preserve the best farmland for agricultural preservation and maintain the rural character of the Town while promoting an efficient, sustainable, and high-quality land use pattern. The Town plans for unsewered residential uses south and west of the Krakow hamlet, with commercial and downtown unincorporated uses located near the Angelica hamlet and along the Highway 29 and Highway 160 interchange. Remaining lands in the Town are planned for agricultural and open land uses.

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

The Town of Maple Grove also updated its comprehensive plan in 2019. Through the comprehensive plan, the Town intends to limit development of any kind and preserve the majority of land in the Town for agricultural preservation. Minimal areas in the Town are planned for future development. However, a small area around the Hofa Park hamlet is planned for housing.

### **H. ONEIDA NATION PLANS AND EXPECTATIONS**

Roughly the western ½ of the Village of Hobart in the PCSD is also within the Oneida Tribal Reservation. The Reservation encompasses 65,400 acres. A good percentage of the land within the Reservation is not under Tribal ownership, but the Oneida Nation has been actively acquiring land.

The Oneida Nation amended its comprehensive plan in 2014. The majority of the area within the PCSD is within that plan's "Northwest Rural District," which include most lands west of North Overland Road. The Tribe plans for the Northwest Rural District to remain in predominantly agricultural, rural, and natural use with limited single-family development.

In general, the consultant believes that the Oneida Nation will neither develop nor approve significant amounts of housing on its lands in the PCSD through 2035.

### **I. PLANS AND EXPECTATIONS OF OTHER MUNICIPALITIES IN THE PULASKI COMMUNITY SCHOOL DISTRICT**

The PCSD includes portions of land in several other municipalities, but none are expected to have notable impact on District enrollment. Plans for these municipalities focus primarily on agricultural preservation and/or there are only small parts of these municipalities in the PCSD. This includes the Village of Suamico, Town of Green Valley, Town of Morgan, and Town of Lessor.

## **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 Pulaski Community School District (PCSD). 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 PCSD into 57 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 PCSD 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 summer 2021 for each of the 57 neighborhoods. The consultant began with 2010 U.S. Census housing unit counts by Census designated blocks (2020 Census data was not yet available). 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 PCSD provided September 2021 resident student enrollment data. The consultant used geographic analysis software to place each PCSD resident 4K-12 student within one of the 57 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, 6-8 and 9-12.

**Pulaski Community School District  
Community Growth & Projections Report**

**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 57 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 PCSD. 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 57 different neighborhoods for four periods: 2021-2023, 2024-2025, 2026-2030, and 2031-2035. These were added to 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 continuation of the recent pace of housing development through 2035. Between 2010 and 2021, there were an average of 180 new housing units authorized by building permit in the PCSD. Through 2035, the consultant projects an average of 184 new housing units per year.

The Wisconsin Department of Administration (DOA) projects the future number of households in each municipality in the State. The DOA projects a total of 1,856 households in the Village of Pulaski in 2035. The consultant projects a total of 2,356 housing units by 2035 within Map 2 neighborhoods expected to be in the Village. Also, the DOA projects 1,300 additional households for



## **Pulaski Community School District Community Growth & Projections Report**

the entire Village of Hobart by 2035 (including areas outside of the PCSD), while the consultant projects about 1,100 additional new housing units in the PCSD portion of Hobart over that same period.

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

- The larger (than Generation X) Millennial population and the appeal of the Green Bay area for that generation. Millennials will continue to form households, buy homes, and rent in large numbers over the next decade in the PCSD.
- The large supply of vacant, developable land in the PCSD that is planned for residential development and close to amenities (e.g., wooded areas, schools) that appeal to home buyers.
- Good transportation access via Highways 29, 32, and 41 making it easy for home buyers and renters to live in the PCSD and commute to Green Bay and the Fox Valley.
- Projected health of the local and regional economy, with Brown County having a diverse and growing employment base.

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

The consultant then projected the number of PCSD students-per-housing unit by neighborhood for 2023, 2025, 2030, and 2035 within each of the 4K, 5K-5, 6-8, 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.

The consultant benefitted from several data sources to project student-per-housing unit ratios in neighborhoods expected to have significant new housing construction through 2035, including sources described in the following paragraphs.

As part of this Report, the consultant and District conducted a survey of households that have built new homes in the PCSD, based on 2018-2020 building permit records. The primary intent of the survey was to better understand PCSD student-per-housing unit ratios resulting from new single-family homes. Survey results suggested an average of 0.6 PCSD 4K-12 students for every new single-family home. This rate varied across the district, including an average of 0.68 PCSD 4K-12 students per new home in the Village of Pulaski and 0.32 PCSD 4K-12 students per new home in the Village of Hobart. For other municipalities in the District, the average was between 0.4 and 0.7 PCSD 4K-12 students per new home, except for new single-family homes in the Town of Chase, which had an average of 1.11 PCSD 4K-12 students. This high ratio is likely due to proximity of Sunnyside

## Pulaski Community School District Community Growth & Projections Report

Elementary School, which is located in the Town of Chase, and recent single-family home construction in rural subdivisions surrounding the elementary school.

The consultant also calculated actual, 2021 student-per-housing unit ratios by assessing the total number of September 2021 PCSD 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 0.67 PCSD 4K-12 students per new single-family home in the Village of Pulaski and 0.37 PCSD 4K-12 students per new single-family home in the Village of Hobart. These figures are in line with the results of the survey, reinforcing the accuracy of the survey results.

Generally, new single-family homes in the Village of Pulaski and Towns in Brown and Oconto Counties generate almost twice as many students-per-housing unit than new single-family homes in the Village of Hobart. The consultant attributes this to a few factors. The first is that only one PCSD school—Hillcrest Elementary—is in the Village of Hobart while the middle and high schools are in the Village of Pulaski, and a 10- to 20-minute drive away. The second is that many residents of new single-family homes in Hobart choose to open-enroll their students out of the PCSD.

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 9,441 housing units in the PCSD area in 2021. The consultant projects 2,581 new housing units between 2021 and 2035. This means that about 80 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 from 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 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;

## **Pulaski Community School District Community Growth & Projections Report**

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 PCSD RESIDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP**

The consultant multiplied the projected number of housing units by neighborhood by the projected PCSD student-to-housing unit ratio for each grade grouping in the years 2023, 2025, 2030, and 2035. The result was PCSD resident student enrollment projections by grade group for each of the 57 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 PCSD area, but not attending PCSD schools. These include students who open enroll to other school districts, attend private school, attend a non-PCSD 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.

## **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 Pulaski Community School District (PCSD) through the year 2035, broken down into four periods and into 57 different neighborhoods. The consultant's general expectations for housing growth after 2035 are also shared.

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

The consultant expects that the PCSD will continue the recent trend as a popular location for new housing development. 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 Green Bay/Fox Valley accessibility
- The general appeal of the PCSD and its communities to families in the Green Bay area

The consultant projects construction of 2,581 new housing units within the PCSD between 2021 and 2035. This equates to an average of 184 new units per year. The consultant projects that about 38 percent of these new units will be built in the Village of Hobart and 24 percent of these new units will be built in the Village of Pulaski. The consultant projects that 65 percent of all new units in the PCSD through 2035 will be single-family homes, with most of these concentrated in the Village of Pulaski, Town of Chase, and Town of Little Suamico. Conversely, the consultant projects that 35 percent of all new units in the PCSD through 2035 will be two- and multiple-family units, with most of these (62 percent) located in the Village of Hobart.

Figure 11 divides projected housing unit (not enrollment) increases through the year 2035 by the PCSD's current elementary school attendance areas (see Map 2). The consultant projects new housing unit growth to be focused in the Village of Hobart and Town of Pittsfield in the Lannoye Elementary attendance area, in the Village of Pulaski in the Glenbrook Elementary

**Pulaski Community School District  
Community Growth & Projections Report**

attendance area, and in the Town of Little Suamico in the Sunnyside Elementary attendance area. Lower amounts of new housing units are projected in the Hillcrest and Fairview Elementary attendance areas.

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

**Figure 11: Housing Unit Projections by 2021-22 School Attendance Area**

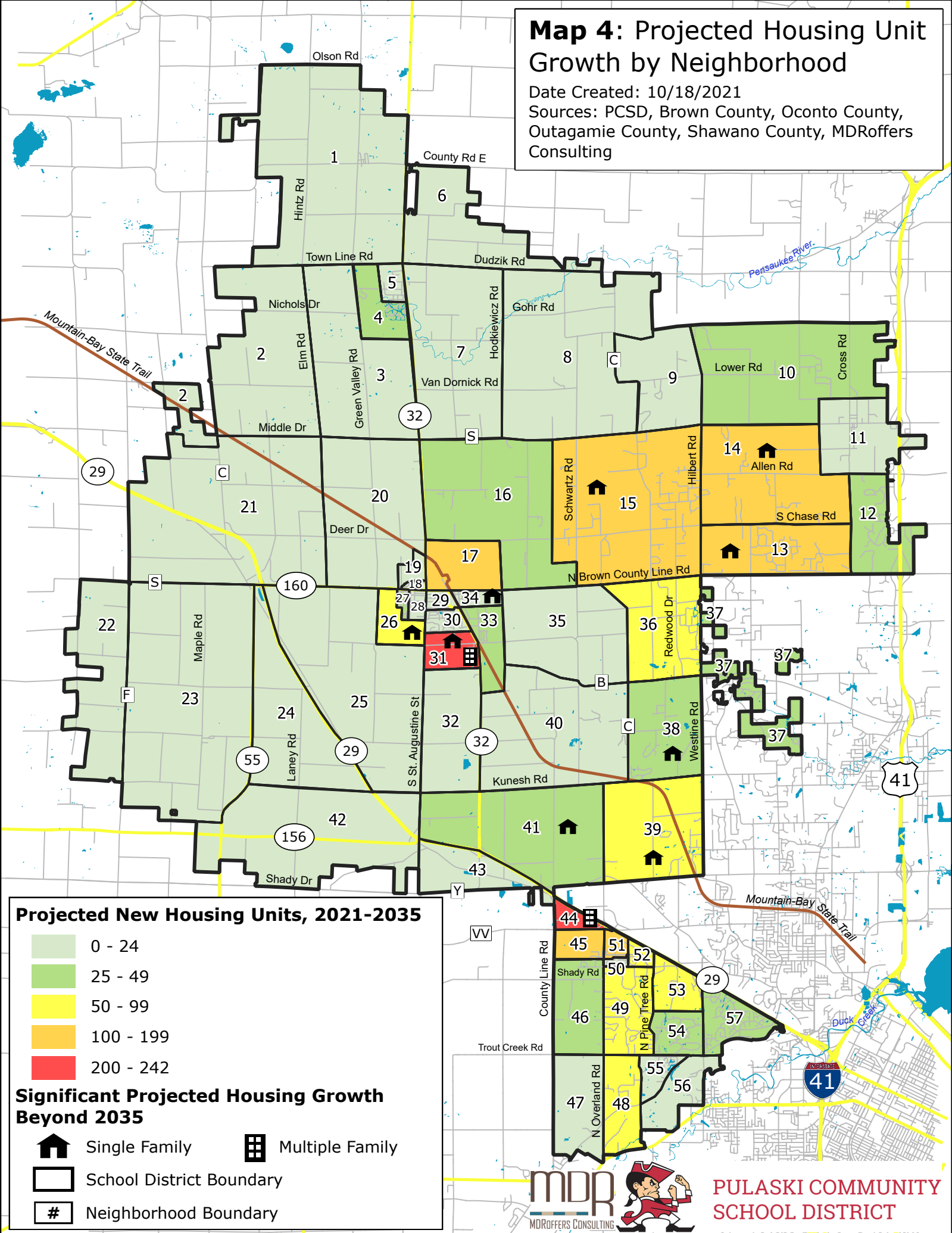
2021-22 Elementary School Attendance Area	June 2021 Housing Units	Projected 2023 Housing Units	Projected 2025 Housing Units	Projected 2030 Housing Units	Projected 2035 Housing Units	Projected Housing Unit Increase, 2021-2035
Fairview	777	790	808	839	870	93
Glenbrook	2,652	2,789	2,870	3,115	3,350	698
Hillcrest	2,236	2,317	2,435	2,537	2,689	453
Lannoye	1,683	1,759	1,890	2,081	2,497	814
Sunnyside	2,093	2,149	2,222	2,417	2,616	523
<b>Totals</b>	<b>9,441</b>	<b>9,804</b>	<b>10,225</b>	<b>10,989</b>	<b>12,022</b>	<b>2,581</b>

Beyond 2035, we expect significant housing growth to shift from the Village of Hobart to the Village of Pulaski and to eastern towns in the District. This is because most of the Village of Hobart in the District will be developed after 2035, except for land in ownership by the Oneida Nation, which the consultant does not expect to develop. The consultant projects post-2035 housing growth in southeastern areas in Town of Pittsfield (neighborhoods 38, 39, and 41 on Map 4), southeastern areas in the Town of Chase (neighborhood 15), southern areas in the Town of Little Suamico (neighborhoods 13 and 14), and southern areas of the Village of Pulaski (neighborhoods 26 and 31) with easy access to Highways 32 and 29. In the Village of Hobart, neighborhood 44 is projected to be the only notable post-2035 growth area. This is because most of the remaining undeveloped lands in Hobart not owned by the Oneida Nation are projected to be developed by 2035.

# Map 4: Projected Housing Unit Growth by Neighborhood

Date Created: 10/18/2021

Sources: PCSD, Brown County, Oconto County, Outagamie County, Shawano County, MDROffers Consulting



## Projected New Housing Units, 2021-2035

- 0 - 24
- 25 - 49
- 50 - 99
- 100 - 199
- 200 - 242

## Significant Projected Housing Growth Beyond 2035

- Single Family
- Multiple Family
- School District Boundary
- Neighborhood Boundary



## Pulaski Community School District Community Growth & Projections Report

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

Between September 2021 and 2035, the consultant projects a PCSD resident student enrollment increase of 558 grade 4K-12 students—or about 40 additional 4K-12 resident students per year on average. This projection assumes open-enrollment-out of resident students at the current rate. This projection also does not include open enrollment of non-PCSD resident students into PCSD schools.

Figure 12, 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 12 is marked **yellow**, projected resident enrollment is above the lower capacity limit but below the upper capacity limit. If **red**, the consultant projects that enrollment will be above the upper building capacity limit.

The consultant projects that grade 4K-5 resident enrollment will increase by 305 students between 2021 and 2035—or by an average of about 22 students per year. Combined resident elementary school enrollment is projected to remain below the combined 4K-5 elementary school capacity through 2025, but about 30 students over the lower limit school capacity by 2030 and about 35 students over the upper limit capacity by 2035. Importantly, these results are based on PCSD resident student projections only (no open-enrollment-in). They also assume that 4K enrollment is similarly distributed among PCSD schools and private community partner sites as today, current school attendance areas do not change, all students attend their assigned school per Map 2, and grade groupings and school capacities do not change.

For individual elementary schools, the consultant projects that:

- Hillcrest Elementary already exceeds its lower limit capacity as of September 2021 and should exceed its upper limit capacity by 2025, increasing slightly thereafter.
- Sunnyside Elementary should exceed its lower limit capacity by 2025 and its upper limit capacity by 2030, with challenges increasing thereafter.
- Lannoye Elementary should exceed its lower limit capacity and approach its upper limit capacity by 2035.
- Enrollment at Fairview and Glenbrook Elementary Schools should remain below each building's upper limit capacity through 2035.

**Pulaski Community School District  
Community Growth & Projections Report**

**Figure 12: Projected PCSD Grade 4K-12 Resident Student Enrollment, 2021-2035**

School	Actual Students-in-Seats <sup>1</sup>	Actual PCSD Resident Enrollment	MDRoffers' Projected Resident Enrollment <sup>2</sup>				Projected Resident Enrollment Change	Building Capacity Range <sup>3</sup>
	Sept 2021	Sept 2021	2023-24	2025-26	2030-31	2035-36		
Fairview Elementary (4K-5) <sup>4</sup>	135	121	134	134	136	140	19	180-189
Glenbrook Elementary (4K-5)	528	448	449	452	472	498	50	572-594
Hillcrest Elementary (4K-5) <sup>5</sup>	387	321	323	342	352	367	46	303-332
Lannoye Elementary (5K-5) <sup>5</sup>	274	253	249	257	279	317	64	292-322
Sunnyside Elementary (4K-5)	476	436	445	456	492	526	90	452-484
4K at Community Partner Sites	N/A	71	84	88	98	107	36	N/A
<b>GRADES 4K-5 TOTALS</b>	<b>1,800</b>	<b>1,650</b>	<b>1,684</b>	<b>1,729</b>	<b>1,828</b>	<b>1,955</b>	<b>305</b>	<b>1,799-1,921</b>
Pulaski Middle (6-8)	826	780	769	794	849	882	102	843-896
Pulaski High (9-12)	1,123	1,054	1,065	1,100	1,148	1,205	151	1,248-1,326
<b>GRADES 6-12 TOTALS</b>	<b>1,989</b>	<b>1,834</b>	<b>1,833</b>	<b>1,894</b>	<b>1,997</b>	<b>2,087</b>	<b>253</b>	<b>2,091-2,222</b>
<b>4K-12 GRAND TOTALS<sup>6</sup></b>	<b>3,789</b>	<b>3,484</b>	<b>3,517</b>	<b>3,623</b>	<b>3,825</b>	<b>4,042</b>	<b>558</b>	<b>3,890-4,143</b>

Notes:

- <sup>1</sup> From Pulaski Community School District. Includes both resident enrollees plus non-residents enrolled in PCSD schools (i.e., open enrollment in and tuition waiver).
- <sup>2</sup> Projections in this figure do not include any Early Childhood students or open enrollment of non-PCSD residents into schools in the District. Projected enrollment also is based on an assumption of constant rates of open enrollment out, home schooling of resident students, and resident students attending private schools. Projections for Fairview, Glenbrook, Hillcrest, and Sunnyside Elementaries include 60 percent of the projected 4K population, reflecting the percentage of 4K students currently attending PCSD schools versus community partner sites.
- <sup>3</sup> From October 2021 School Capacity Study by Bray Associates Architects, Inc.
- <sup>4</sup> Enrollment projections for 2023-2035 for Fairview Elementary include a constant 22 4K students attending that school.
- <sup>5</sup> During the 2021-22 academic year, there were 22 resident 4K-5 students living in the Lannoye Elementary attendance area but attending Hillcrest Elementary through approved intra-district transfers. The consultant's projections assume that all projected 2023-2035 students will attend their assigned school per the 2021-22 school attendance areas in Map 2.
- <sup>6</sup> Actual total resident September 2021 enrollment was 3,555 students. Because of P.O. boxes, address errors, and other factors, the consultant was unable to assign 2 percent of current students to one of the 57 neighborhoods.



## Pulaski Community School District Community Growth & Projections Report

The consultant projects that PCSD resident enrollment at Pulaski Community Middle School (grades 6-8) will increase by 102 students between 2021 and 2035, resulting in the Middle School exceeding its lower limit capacity by 2030 and approaching its upper limit capacity by 2035. This does not consider open-enrollment-in of non-resident middle school students, which is currently around 50 students.

The consultant projects that PCSD resident enrollment at Pulaski High School will increase by 151 students between 2021 and 2035. Even with this increase, resident grade 9-12 enrollment should remain below Pulaski High School's lower capacity limit through 2035. However, if open-enrollment-in remains at a similar level as today, the High School would exceed its lower limit capacity by 2035.

In sum, without facility or other changes, existing capacity issues at Hillcrest Elementary are expected to grow, with capacity issues projected to emerge at Sunnyside Elementary by 2025, Pulaski Community Middle School by 2030, and Lannoye Elementary by 2035. Without changes, Hillcrest and Sunnyside Elementary would operate well above the upper limit of recommended capacity by 2035.

It deserves repeating that Figure 12 includes PCSD resident student enrollment projections only, and do not factor open-enrollment-in to PCSD schools. Projected school capacity issues arise sooner under an assumption of constant open-enrollment-in, but presumably open-enrollment-in would be curtailed if there is insufficient capacity in PCSD schools for those students.

### C. RESIDENT STUDENT ENROLLMENT PROJECTIONS—BY NEIGHBORHOOD

Maps 5-7 indicate the consultant's projected resident enrollment increases (or occasionally decreases) for each of the current grade 4K-5, 6-8, 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 8 indicates the consultant's projected total District residential student enrollment change (grades 4K-12) between 2021 and 2035 within each of the 57 neighborhoods. For Map 8 (and Maps 5-7 before it), the consultant categorized and color-coded neighborhoods as being in one of four groups, described as follows:

## Pulaski Community School District Community Growth & Projections Report

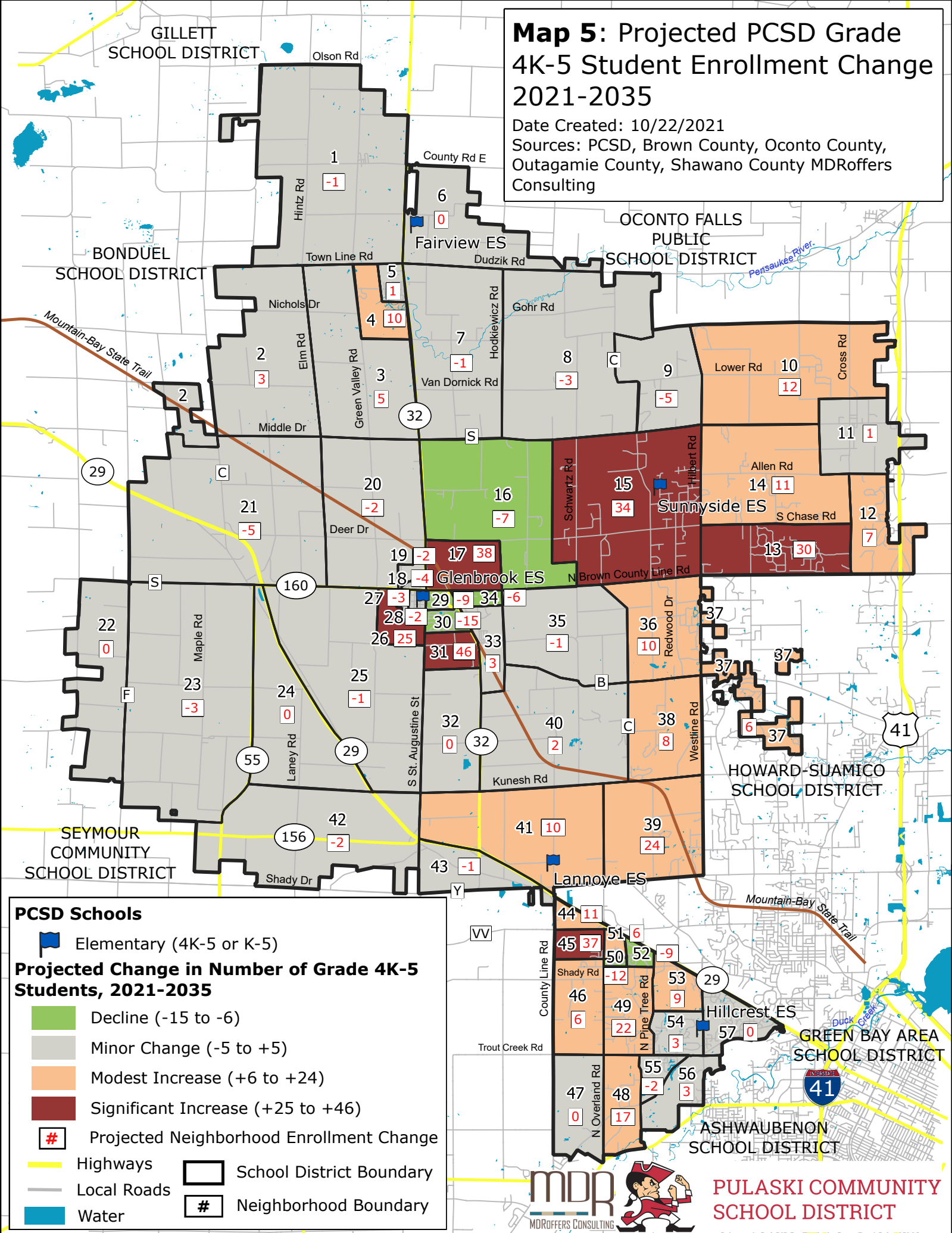
- **Decline.** Projected 2021 to 2035 school enrollment *decrease* of between 65 and 10 students. These include a couple central neighborhoods in the Village of Pulaski, neighborhoods with housing solely developed in the 2000s (expected to have their first wave of students largely graduated by 2035), and some of the PCSD's rural neighborhoods.
- **Minor Change.** Between 9 fewer and 9 more students from 2021 to 2035. These include most of the PCSD's rural neighborhoods, the hamlets of Krakow and Sobieski, and established neighborhoods in the Village of Hobart. These neighborhoods are generally characterized by limited projected housing development, but some projected turnover to new families.
- **Modest Increase.** Projected increase of between 10 and 39 students. These include neighborhoods in and around Lake Sandia, rural neighborhoods in the Town of Little Suamico and Town of Chase, and most neighborhoods in the Village of Hobart. These neighborhoods are generally characterized by modest levels of new housing development.
- **Significant Increase.** Projected increase of between 40 and 105 students. These include neighborhoods straddling North Overland Road in the Village of Hobart, neighborhoods near Sunnyside Elementary Schools, and neighborhoods at the north and south edges of the Village of Pulaski. 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 PCSD Grade 4K-5 Student Enrollment Change 2021-2035

Date Created: 10/22/2021

Sources: PCSD, Brown County, Oconto County, Outagamie County, Shawano County MDRoffers Consulting

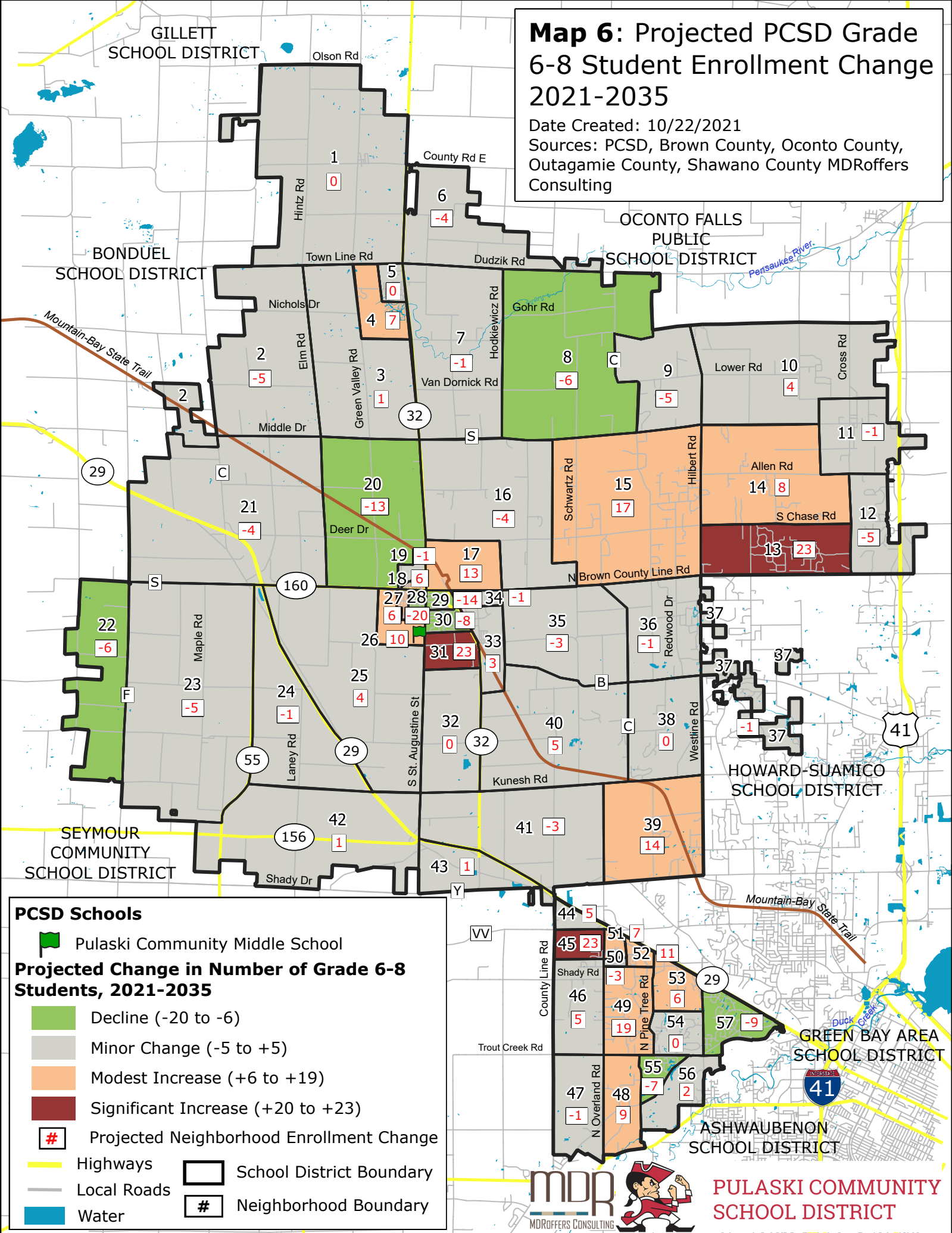


**PULASKI COMMUNITY SCHOOL DISTRICT**

# Map 6: Projected PCSD Grade 6-8 Student Enrollment Change 2021-2035

Date Created: 10/22/2021

Sources: PCSD, Brown County, Oconto County, Outagamie County, Shawano County MDRoffers Consulting

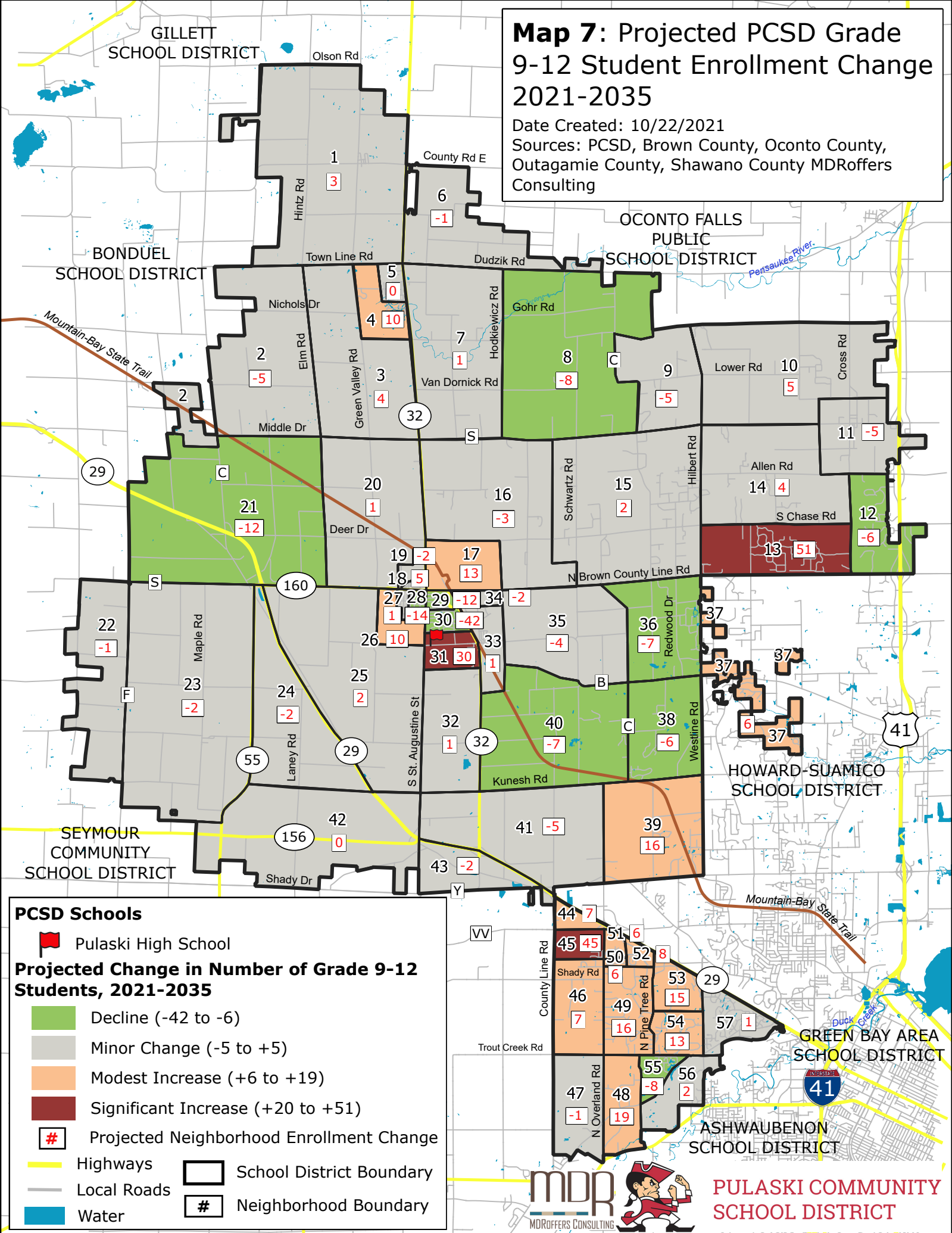


**PULASKI COMMUNITY SCHOOL DISTRICT**

# Map 7: Projected PCSD Grade 9-12 Student Enrollment Change 2021-2035

Date Created: 10/22/2021

Sources: PCSD, Brown County, Oconto County, Outagamie County, Shawano County MDRoffers Consulting

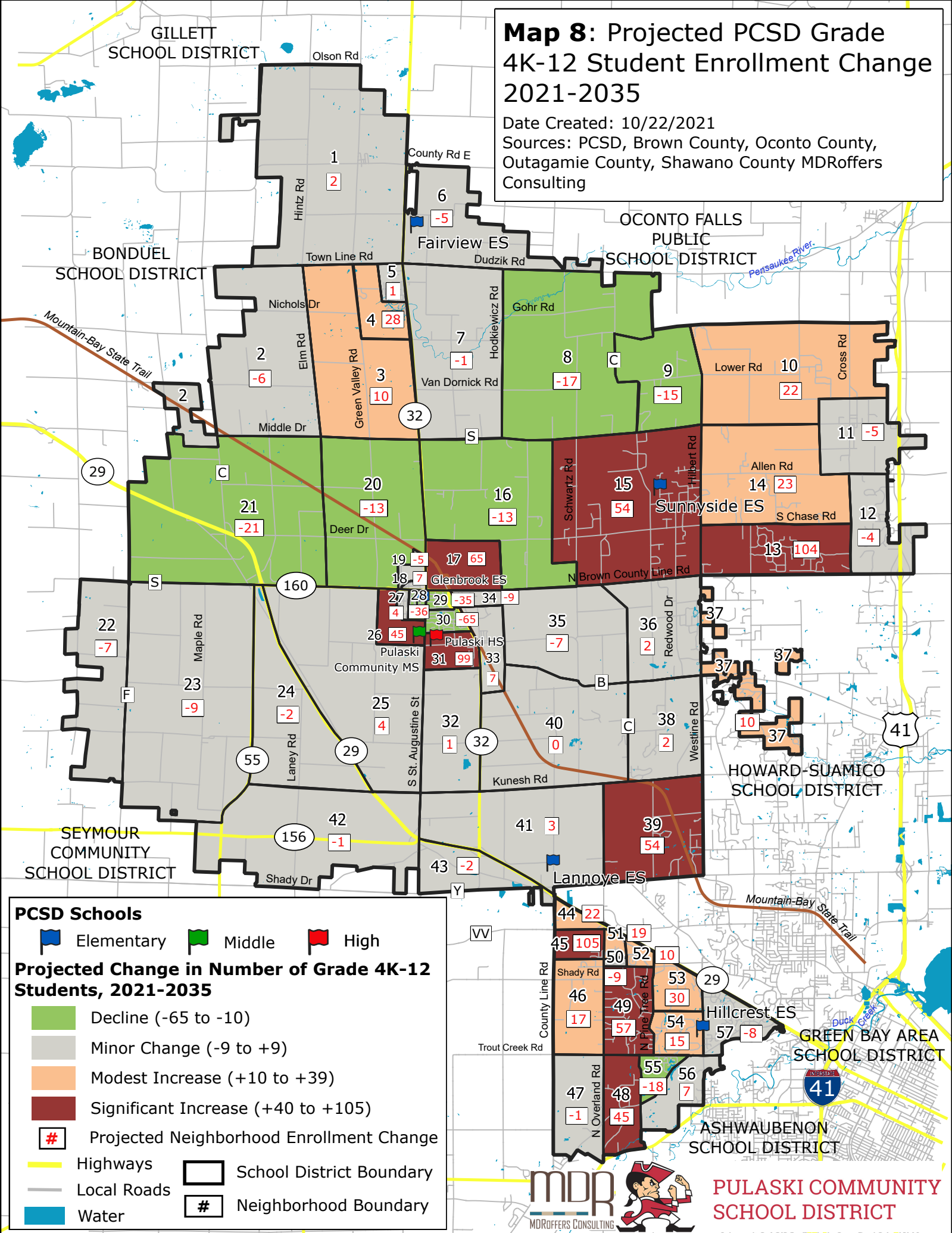


**PULASKI COMMUNITY SCHOOL DISTRICT**

# Map 8: Projected PCSD Grade 4K-12 Student Enrollment Change 2021-2035

Date Created: 10/22/2021






Sources: PCSD, Brown County, Oconto County, Outagamie County, Shawano County MDRoffers Consulting








## PCSD Schools

-  Elementary
-  Middle
-  High

## Projected Change in Number of Grade 4K-12 Students, 2021-2035

-  Decline (-65 to -10)
-  Minor Change (-9 to +9)
-  Modest Increase (+10 to +39)
-  Significant Increase (+40 to +105)
-  Projected Neighborhood Enrollment Change

-  Highways
-  Local Roads
-  Water
-  School District Boundary
-  Neighborhood Boundary



**PULASKI COMMUNITY SCHOOL DISTRICT**

**Pulaski Community School District  
Community Growth & Projections Report**

**APPENDIX A: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2021-2035**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
1	Includes the Green Valley Hamlet. Lands in neighborhood 1 are mostly agricultural and planned to remain in agricultural use through the 14-year projection period. The consultant projects 1-2 new homes per 5-year projection period. Student-per-housing unit ratios are projected to decline with falling birth rates, which in combination with little new housing is projected to lead to fewer students over time.	152	155	156	157	158	159	4	100%
2	Lands in neighborhood 2 are mostly agricultural and planned to remain in agricultural use through the projection period. The consultant projects 2 new homes per 5-year projection period. Student-per-housing unit ratios are projected to decline with falling birth rates, which in combination with little new housing is projected to lead to fewer students over time.	51	55	56	58	60	62	7	100%
3	Lands are mostly in agricultural use with significant areas in environmental corridor. Most lands in neighborhood 3 are planned to remain in agricultural use through the projection period. Consultant projects 3-4 new homes per 5-year projection period. Student-per-housing unit ratios are projected to decline slightly, boosted by some new housing.	77	87	89	91	94	98	11	100%
4	Includes the Lake Sandia subdivision (2000s-current). As of June 2021, Lake Sandia has 43 lots remaining, with 6 new single-family homes built since 2010. The consultant expects this rate to increase to up to two new homes per year through 2035, given the limited availability of waterfront lots in the District. Neighborhood 4 also includes Dreamland Heights, which has 17 lots remaining as of June 2021. Only one new home was built in Dreamland Heights from 2010 to 2021. An additional ~600 acres in neighborhood 4 are planned for single-family homes on 1-2.5 acre lots, with ~350 of these acres actually developable. However, this area is located north of Pulaski and further from the Green Bay/Fox Valley metropolitan areas, so the consultant expects about three new homes per year in neighborhood 4 through 2035. Student-per-housing unit ratios projected to be steady, with lower birth rates leading to downward pressure and new homes leading to upward pressure.	61	67	73	79	94	109	42	100%
5	Includes the Krakow hamlet. Neighborhood 5 includes ~15 vacant residential lots. All of neighborhood 5 is zoned for future residential and downtown/unincorporated hamlet uses, though lands west of Hoff Street and Stanley Court are low, wet, and likely not developable. Consultant anticipates 3 new homes per 5-year period between 2021 and 2035, and slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	127	130	131	133	136	139	9	100%
6	<b>Includes Fairview Elementary School.</b> Most of the lands are in farmland and planned to remain in agricultural use through the projection period. The consultant projects 1-2 new homes per 5-year projection period, and steady student-per-housing unit ratios reflecting trends but also acknowledging the neighborhood school.	54	57	58	60	62	63	6	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
7	Lands are currently in agricultural and ag-support uses, with a scattering of rural homesites. ~300 acres east of the Krakow hamlet are planned for future residential and mixed-uses, though half of these acres are floodplain or wetland. Therefore, the consultant anticipates new housing development of 1-2 new homes per 5-year period, and slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	121	124	124	125	127	129	5	100%
8	Includes the Sampson hamlet as well as a large mineral extraction site south of Sampson. Other lands in neighborhood 8 are agricultural and planned for continued agricultural use, except for immediately around the Sampson hamlet. The consultant anticipates 3 new homes per 5-year projection period, and slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	96	102	103	105	108	111	9	100%
9	Includes Maple Ridge Estates (2000s), North Ridge Estates (early 2000s), and smaller rural residential divisions. Southern and eastern portions of neighborhood 9 are planned for future residential uses while northwestern portions are planned for agricultural use. However, much of that part of neighborhood 9 planned for future residential uses contains extensive wetlands and lowlands. The consultant anticipates 2 new single-family homes per 5-year period, and slightly declining student-per-housing unit ratios reflecting rural trends, aging of first generation in existing subdivisions (i.e., graduating students), and general birth rate decreases.	90	94	95	96	98	100	6	100%
10	Includes Roberts Estates (1990s) and Van's Estate (1990s). The rest of the land in neighborhood 10 is heavily forested and agricultural. Most of the land in neighborhood 10 is planned to remain as agricultural or woodland/natural areas, however lands surrounding existing residential subdivisions are planned for additional residential growth. Several areas of environmental constraints exist in the eastern half of the neighborhood in particular. However, given the attractiveness of this wooded neighborhood, and proximity to Highway 41 and the western edge of Green Bay, the consultant anticipates rural subdivision development between 2025 and 2035 with ~25-30 homes in this period. The influx of this new housing, plus expected turnover in 1990s-era subdivisions and the relative proximity of Sunnyside Elementary School should lead to steady to increasing enrollment from neighborhood 10 over the projection period.	254	260	261	262	277	291	31	100%
11	Includes the Sobieski hamlet and Black Walnut Estates (late-2000s-current) with 5 vacant lots remaining. Approximately ~250 acres of developable land around Sobieski are planned for future mixed-use development, including residential uses. Once available vacant lots fill, the consultant anticipates a ~8 homes per 5-year projection period between 2025 and 2035, associated with additional rural subdivision development. Steady enrollment projected.	137	142	142	143	151	159	17	100%
12	Lands in neighborhood 12 are mostly residential and wooded and include Wood Brook Reserve (2000s-current) with 5 vacant lots remaining, Wedgewood Estate (1970s), Havenwood Hills (2000s), and Forest Meadows (2000s). ~100 acres are developable (i.e., few environmental limitations) and planned for future residential uses. The consultant anticipates new subdivision development to begin around 2023, with 2-3 new homes per year through 2030 and 4 new homes per year from 2030 to 2035. Projected acceleration is attributed to less land availability closer to Green Bay and to neighborhood 12's proximity to Highway 41. Student-per-housing unit ratios projected to remain relatively steady, with various counteracting influences.	195	218	220	227	242	262	44	100%



**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
13	Neighborhood contains a number of rural subdivisions, including Shady Acres (2018-current), which as of June 2021 includes 4 built but not yet occupied homes and 13 vacant lots. Shady Acres has averaged ~13 new single-family homes per year, which the consultant projects will result in build out by 2023. Neighborhood 13 also includes Hogans Woods (late 2000s-current) which has 3 vacant lots remaining, Pine Lane Estates (1970s), Anthony Park Estates (2000s), Northernaire Estates (2000s), Aspen Hills (1980s), and Northwood Plat (1990s). The remainder of neighborhood 13 is also planned for future residential use, with ~400 undeveloped but developable acres. Approximately 60 acres east of Shady Acres is owned by a development interest, and now proposed for the 26-lot Shady Lawn Estates 2nd Addition plat (26 lots). The consultant expects the first new homes here by 2023, and in general an averaged 12 new homes per year in neighborhood 13 through 2035. Influx of new housing, "rolling turnover" of existing subdivisions, and proximity of Sunnyside Elementary School are expected to support steady student-per-housing unit ratios and a significant enrollment increase from neighborhood 13 through 2035.	309	430	450	474	534	594	164	100%
14	Includes Timberland Estates (late 2010s-current) with 10 vacant lots remaining, Hogan's Norway Pines (2010s-current) with 9 lots remaining, Fischer Farm Estates (2000s-2010s), Hogan Pines (2000s), Deer Glen (1990s), Eagle Ridge Estates (1990s-2010s) with 5 vacant lots remaining, and Riverwood Heights (2000s-2010s). ~110 acres to the east of Timberland Estates are owned by a development interest. The consultant expects development to begin around 2023 as Timberland Estates is built out, and a similar pace of development as Timberland Estates with ~7 new single-family homes built per year through 2035. Steady student-per-housing unit ratios expected, driven upward by new housing and school proximity, but downward by a number of older student graduates without major neighborhood turnover (yet) to new families.	261	337	349	368	403	438	101	100%
15	<b>Includes Sunnyside Elementary School.</b> Also includes Hilltop Heights (2000s-2010s), Country Meadows (2010s, 2 vacant lots remaining), Fischer Farm Estates (2000s), Circle Hill Estates (2000s), Lone Pine Estates (2000s), Ryan's Ridge (2000s-2010s), Lacount's Sunnyside View (2000s-2020s, 3 vacant lots remaining), Highland Meadows Estates (2000s), High Ridge Estates (2020s, 4 vacant lots remain), Harvest Valley Estates (2010s-2020s, 1 vacant lot remaining), Summer Breeze Estates (2000s-2010s), Ridge Crest (2000s-2010s), Chase Highlands (2000s-2010s, 1 vacant lot remaining), Field and Stream Estates (2010s-2020s, 7 vacant lots remaining). Undeveloped lands are mostly agricultural and do not have known environmental limitations, outside of lands located near the Little Suamico River. Overall, neighborhood 15 averaged 10 new single-family homes from 2010-2021. The consultant expects that pace to increase through 2035, as lands in neighborhood 15 further ripen for development given few environmental limitations, lands to the east in Little Suamico further developing, and proximity to elementary school. Steady student-per-housing unit ratios expected, driven upward by new housing and school proximity, but downward by a number of older student graduates without major neighborhood turnover (yet) to new families.	500	612	632	652	712	772	160	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
16	Includes Berna Estates (1980s), Ptak Acres (2000s-current) with 4 vacant lots remaining, Hidden Acres (2000s-current) with 3 vacant lots remaining, Pine View Estates (1990s-2000s), and Allen Estates Mobile Home Park. Most of neighborhood 16 is in agricultural use with minimal environmental limitations. All of neighborhood 16, except for ~120 acres abutting CTH S, is planned for future residential use. The consultant expects addition residential subdivision activity between 2025 and 2035, as areas to the east and south become more developed, and generally steady to slightly declining student-per-housing unit ratios.	229	233	236	240	250	270	37	100%
17	Includes the Village of Pulaski compost site, the Village of Pulaski Community Park, and homes along N Brown County Line Rd. Also includes the Franciscan Monastery and the Assumption of the Blessed Virgin Mary School (4K-5). About one-third of neighborhood 17 is located in the Village of Pulaski, while the rest is in the Town of Chase. The Town plans for the entirety of neighborhood 17 for future residential uses, except for some commercial uses just north of the Village limits along Highway 32. The Village plans for residential land uses west of the Mountain Bay Trail, but agricultural, utility, and parks and recreation uses east of the Mountain Bay Trail. The Village in 2021 approved a 43-unit multiple-family building (1- and 2-bedroom units) north of East Pulaski Street near Flora Street, which the consultant anticipates will be occupied by 2023. Approximately 60 acres north and east of the Franciscan Monastery building are owned by a real estate/developer interest. These lands provide the only opportunity for wooded subdivision development in the Village, which the consultant expects will drive demand. The consultant anticipates development commencing by 2023 with 5-8 single-family homes per year through 2035 and 32 multiple-family units between 2023 and 2025 and another 32 multiple-family units between 2025 and 2030. Enrollment increases are likely to accompany this new housing development.	49	50	93	135	207	247	197	46%
18	Includes the developed lands in Pulaski's downtown north of W Pulaski St and west of Highway 32. Most of neighborhood 18 is residential, however several commercial uses are located along W. Pulaski Street and Highway 32. Lands northwest of the W. Pulaski Street and N. Saint Augustine Street intersection are currently vacant and planned for redevelopment which may include a multiple-family component. The consultant anticipates 20 multiple-family residences here between 2025 and 2030. Besides that, the consultant does not anticipate any other housing development through 2035, as neighborhood 18 is entirely built out. Generally steady enrollment projected, with influence of close proximity of schools balanced by older housing stock.	127	128	128	128	148	148	20	0%
19	Lands in neighborhood 19 are currently agricultural and wooded, with a few homes along Highway 32 and W. Town Road. Village plans show ~25 acres planned for residential use with a ~120 acres planned for future business park use. The consultant does not expect residential development in neighborhood 19 until after 2035.	15	15	15	15	15	15	-	-
20	Most of the land in neighborhood 20 is in agricultural use with scattered rural housing. Town plans show continued agricultural use with small areas of planned commercial uses located along Highway 32. The consultant anticipates 1 new home per 5-year projection period, and slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	101	102	103	103	104	105	3	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
21	Includes the Angelica hamlet. Majority of land is in agricultural use and planned to remain in agricultural use. ~100 acres around the Angelica hamlet are planned for single-family residential use on 1-2.5 acre lots. The consultant anticipates 4 new homes per 5-year period in neighborhood 21, and slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	199	210	212	214	218	222	12	100%
22	Lands in neighborhood 22 are mainly in agricultural use and planned to remain in agricultural use through the projection period. The consultant anticipates 1 new home per 5-year period.	42	43	44	44	45	46	3	100%
23	Includes the Hofa Park hamlet. Lands are mainly in agricultural use. Maple Grove is an agricultural community, with limited interest in additional development. Nearly all lands in neighborhood 23 are planned to remain in agricultural use through the projection period, with slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	114	114	114	114	115	115	1	100%
24	Lands are mostly in agricultural use with a small mineral extraction operation located along Highway 29. Nearly all lands in neighborhood 23 are planned to remain in agricultural use through the projection period.	49	49	49	50	50	50	1	100%
25	Lands are mostly in agricultural use and planned to remain in agricultural use through the projection period. The consultant anticipates minimal housing growth in this neighborhood through 2035. Neighborhood 25 could accommodate Village expansion post-2035, but this could be impeded by high bedrock and farming interests. The consultant anticipates slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	94	95	95	95	95	96	1	100%
26	<b>Includes Pulaski Community Middle School.</b> The PCSD owns 37 additional acres west of the middle school. The remainder of neighborhood 26 is currently in agricultural or woodland uses, but is planned by the Village for future residential development. Neighborhood 26 could provide up to 400+ housing units at build-out, but larger farm users and high bedrock may hinder development of much of this neighborhood. The consultant expects housing development to commence north of Glenbrook Drive 2023 as Settlers Creek in neighborhood 27 is built out, with 4 new single-family homes and 2 two-family units per year through 2035, and increasing school enrollment to go along with this development.	17	17	17	23	53	83	66	67%
27	Includes Surrey Trails (2000s), Parkside Reserve (late 2000s-current) with 14 vacant lots remaining, Settlers Creek (2000s-current) with 7 homes built but not yet occupied and 19 vacant lots remaining, some without infrastructure. The consultant expects these homes to all be built by around 2025, resulting in the build out of neighborhood 27. Given housing suitability and school proximity, neighborhood 27 currently has the highest student-per-housing unit ratios in the Village (about 1.0 students per unit), which the consultant projects will decline as current students age out of PCSD schools but many parents remain in their homes for a time thereafter.	123	149	173	189	189	189	40	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
28	<b>Includes Glenbrook Elementary School.</b> Also includes the original plat of the Village of Pulaski, Baksalerski's (1950s), Balsam Row (1960s). The consultant does not expect new housing development in neighborhood 28 through 2035, and also some enrollment decreases as a current bubble of students in middle grades works through the PCSD system.	226	234	234	234	234	234	-	
29	Most of neighborhood 29 is residential, except for extreme northwestern corner, which is part of Downtown Pulaski. Most homes in the neighborhood developed from 1950 (Kurowski's Plat) to the 1970s (Peplinski's Addition). The consultant anticipates a downtown housing redevelopment project in neighborhood 29 between 2030 and 2035, and generally steady to slightly declining student-per-housing unit ratios, particularly at the high school level.	238	239	239	239	239	259	20	0%
30	Includes Glenbrook Acres (1980s), Oak Brook Meadows (2000s), Fair Winds (2010s-current) with 14 vacant lots remaining, Twin Oaks (2000s-current) with 2 vacant lots remaining, Wentland Meadows (1990s) as well as several apartment buildings. The consultant anticipates remaining single-family lots to be developed by 2025, resulting in the build out of neighborhood 30. Proximity of schools, housing suitability for families, and the potential for "rolling turnover" of neighborhoods suggest steady student-per-housing unit ratios--negated somewhat by the projected graduation of significant current numbers of middle and high school students.	574	595	603	611	611	611	16	100%
31	<b>Includes Pulaski High School.</b> Also includes New Life Community Church and the Mountain Bay Development, consisting of commercial and retail space, a new hotel, Pulaski Apartments, and the Crosswinds Estates subdivision, which has 1 vacant lot remaining in Phase 1 but an additional 29 single-family lots coming on the market in late 2021 and an additional 24 multi-family units coming on the market in 2022-2023. The Village plans for lands north of Crest Drive to mostly remain in institutional/open space/recreation uses, while an additional ~240 undeveloped acres south of Crest Drive are planned for residential uses. The consultant expects neighborhood 31 to be a major residential development area for the PCSD over the projection period. The consultant anticipates lands west of Crosswinds Estates to begin development once the Crosswinds Estates subdivision is completed. There may be other development interest south of Crest Drive. Additionally, ~13 acres north and west of New Life Community Church are also planned for future residential development. The consultant expects these lands to develop between 2030 and 2035 with ~25 single-family homes. Overall, in neighborhood 31, the consultant anticipates an average of ~7-10 new single-family homes, ~4 duplex units, and ~7-10 multiple-family units built per year from 2025-2035. At build-out, beyond 2035, neighborhood 31 could accommodate up to 600+ housing units. Student counts should increase accordingly.	8	95	149	149	237	337	242	44%
32	Lands in neighborhood 32 are currently agricultural and planned to remain agricultural through the projection period. The consultant expects 1 new home per 5-year period through 2035. Neighborhood 32 could be a significant area for development well after 2035, as neighborhood 31 develops and the Village of Pulaski grows south towards Green Bay and the Fox Valley.	29	30	30	31	32	33	3	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
33	Includes the Camelot Terrace Mobile Home Park and large areas of commercial, institutional, and industrial use. Most other lands in neighborhood 33 are planned for continued non-residential uses, except for 10 acres east of Camelot Terrace, which is planned for future mobile home park expansion. The consultant anticipates ~30 mobile homes here between 2025 and 2035, and slightly declining numbers of students-per-housing unit as birth rates decline but households cycle in and out of the mobile home park.	139	143	143	143	158	173	30	0%
34	Includes Paprockis Addition (1960s) and Garden Plat (2000s-current) with 11 unimproved vacant lots. Lands in the western and southern parts of neighborhood 34 are commercial and industrial with lands in the eastern part agricultural. The Village plans for additional industrial and residential growth in the eastern part of neighborhood 34. However, the consultant does not anticipate any housing development in neighborhood 34 through 2035, due to an expectation that new housing development will be focused to the south and western parts of the Village.	60	60	60	60	60	60	-	-
35	Lands are almost entirely used for agriculture and are planned for continued farmland preservation. The consultant anticipates 2 homes per 5-year period through 2035, and decreasing numbers of students-per-housing unit as larger current middle and high school cohorts move through the school system.	45	51	52	53	55	57	6	100%
36	Includes Glenfield Heights (2000s-2010s), Pine Ridge Heights (2000s-2010s), Deer Park Village (1980s), and Sumac Hills (1990s). The rest of neighborhood 36 is agricultural or wooded and includes a large, concentrated animal feeding operation (CAFO) along CTH C. Lands in the western portion of neighborhood 36 contain wetlands near the North Branch of the Suamico River. Still, outside of wetlands, the Town has ~500 acres in neighborhood 36 planned as a "primary" residential development area. The consultant anticipates continued single-family home development of 4-5 new homes per year through the projection period, with new residential growth concentrated in the eastern portion of neighborhood 36 and mostly continued agricultural uses in the western portions of neighborhood 36. Projected student-per-housing unit ratios are generally steady, as influx of new homes and turnover of some older subdivisions is balanced by expected decreases in 2000s-era subdivisions and declining birth rates.	212	255	265	275	300	325	70	100%
37	Neighborhood 37 consists of several PCSD "island" parcels surrounded by the lands in the Howard-Suamico School District. Includes Hawks Nest (2000s-2010s), Pierret Acres (1990s), and Stone Creek Circle (2010s) with 2 vacant lots remaining. The Village of Suamico plans approximately ~200 undeveloped/agricultural acres in neighborhood 37 for future rural residential use. The consultant expects 2-3 homes per year in this neighborhood, with the scattered-site neighborhood largely built out by 2035. Student-per-housing unit ratios are expected to be steady to slightly increasing because of the infusion of new housing, but proximity of Howard-Suamico schools nearby should affect PCSD enrollment.	89	119	123	127	137	147	28	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
38	Includes Anston Heights (2000s-current) with 2 lots remaining, River Hills Forest (1990s-2010s), Homestead Acres (1980s-1990s). Lands not developed with housing are predominately agricultural or wetland/woodland. The Town of Pittsfield plans for all of neighborhood 38 as a "primary" residential development area, with about ~400 developable acres in neighborhood 38. The consultant anticipates 3-4 new homes per year through 2035, and steady student-per-housing unit ratios associated with the influx of new housing plus expected turnover in older subdivisions.	150	165	171	177	192	212	47	100%
39	Includes La Count Estates (1970s) and Tall Oaks Plat (1970s). Eastern half of neighborhood 39 is mostly residential or woodland while western half is mostly agricultural. The Town of Pittsfield identifies all of neighborhood 39 planned as a "primary" residential development area, with ~1,500 acres developable for residential uses. The consultant anticipates 2 new homes per year through 2025, with this number increasing to 5 new homes per year between 2025 and 2030, and 8 new homes per year between 2030 and 2035, with an expectation of increasing development pressure lands in the Villages of Suamico, Hobart, and Howard become built-out. Infusion of new housing, some turnover of existing housing, and Lannoye Elementary School proximity suggest increasing student-per-housing unit ratios.	242	251	255	259	284	324	73	100%
40	Includes Potter's Creek (2000s-current) with 1 vacant lot remaining. Lands are mostly agricultural, with small pockets of wetlands and environmental corridor in the eastern portions of neighborhood 40. The western portion is almost entirely farmland with minimum environmental limitations. The eastern third of neighborhood 40 is planned as a "secondary" residential development area by the Town of Pittsfield, while the western two thirds are planned for continued agriculture use. The consultant anticipates 1-3 new homes a year through 2035, and steady to slightly declining students-per-housing unit reflecting relatively little new housing, uneven projected turnover of existing housing, and declining birth rates.	150	170	172	174	184	194	24	100%
41	<b>Includes Lannoye Elementary School.</b> Also includes the Kunesh hamlet. Most lands within neighborhood 41 are in agricultural use. ~500 acres near the elementary school are planned by the Town of Pittsfield as a "primary" residential growth area. The consultant anticipates minimal residential development through 2030, given limited apparent current interest and no utilities, but with residential development beginning after 2030 as Hobart fills and utility potential increases. School presence should support generally steady student-per-housing unit ratios.	90	92	92	93	103	128	36	100%
42	Includes the Pittsfield and Rose Lawn hamlets. Lands in neighborhood 42 are mostly agricultural, with pockets of woodlands and wetlands. All lands in this neighborhood are planned by the Town for continued agricultural use through 2035. The consultant anticipates little new housing in neighborhood 42, and slightly declining student-per-housing unit ratios reflecting rural trends and birth rate decreases.	69	70	70	70	71	71	1	100%
43	Lands in neighborhood 43 are mostly agricultural, but also with commercial uses near the Highway 29/Highway 32 interchange and along Old Wisconsin 29. ~280 acres south of Highway 29/Highway 32 and along Old Wisconsin 29 are planned by the Town of Pittsfield for future commercial use while other lands in the neighborhood are planned for continued agricultural use. The consultant anticipates little new housing neighborhood 43.	39	40	40	40	40	41	1	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
44	Most of neighborhood 44 is in agricultural use with some residential lots and wooded land in the far western portion of the neighborhood. The Village of Hobart has all ~230 acres in neighborhood 44 planned for future "mixed-use" development, with a likely emphasis for commercial over residential uses. At present, no lands in neighborhood 44 are owned by the Oneida Nation. As of June 2021, a new interchange is being constructed at Triangle Drive and Highway 29, at the far eastern edge of neighborhood 44. This interchange will be completed by the end of 2022, facilitating development in neighborhood 44. The consultant anticipates mostly commercial uses in the eastern half of neighborhood 44 near the new Triangle Drive/Highway 29 interchange, but the consultant expects 200 units of multiple-family housing and 40 townhome units between 2030 and 2035, with generally lower student-per-housing unit ratios indicative of that type of housing. Proximity of Lannoye School nearby may boost ratios somewhat.	9	9	9	9	9	249	240	0%
45	Includes Peaceful Valley (1970s-1980s) and Woodfield Prairie (2015-current) with 9 homes built but not yet occupied and 5 vacant lots remaining. Also includes Wyld Berry Way Condominiums with 6 condominium units left to build. The northern half of neighborhood 45 is planned by the Village of Hobart for future residential and commercial mixed-use while the southern half is planned for future residential use by the Village. The Lewis farm spans ~240 acres in this neighborhood while the Oneida Nation owns ~180 acres. The consultant anticipates westward expansion of Woodfield Prairie around 2023 and developing through 2035 at a rate of ~7 new single-family homes per year. The consultant's projections also include a 50-unit multiple-family development between 2025 and 2030 and 30 duplex units from 2025 to 2035. The consultant does not anticipate any new residential development on Oneida Nation-owned lands. Infusion of new housing and some turnover of older homes should lead to significant enrollment increases, even as student-per-housing unit ratios do not change significantly.	62	100	120	144	239	284	184	57%
46	Includes Country Aire Court (1990s-2000s) and other small, rural divisions. The undeveloped portions of neighborhood 46 (~300 acres) are planned for future residential use by the Village, except for a few areas of environmental corridor, wetland, and parks and recreational uses. 60 acres south and west of Meadow Drive currently have interest from a developer for rural residential lots. The consultant anticipates this development beginning around 2022 and continuing through 2030. The Oneida Nation owns most the remaining undeveloped land in the neighborhood 46, where the consultant does not anticipate development. Therefore, development in neighborhood 46 may conclude around 2030. Student-per-housing unit ratios are projected to remain stable.	60	63	68	82	112	112	49	100%
47	Includes Crosse Point (2000s) and other small divisions. The northern half of neighborhood 47 is planned for "agricultural/future residential" use by the Village and also contains expansive wetlands and wet woodlands. The southern half of neighborhood 47 is planned for future residential use by the Village, but the Oneida Nation owns most undeveloped land in neighborhood 47 and the consultant does not anticipate any residential development there. The consultant does anticipate a few small divisions in neighborhood 47, with ~5 single-family homes developed in each 5-year projection period, and slightly declining student-per-housing unit ratios.	65	65	67	69	74	79	14	100%

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
48	Includes Rolling Meadows (1990s) and Cross Country (2020s) with 15 vacant lots remaining. The southern 2/3rds of neighborhood 48 is developed or heavily wooded while the northern 1/3rd (~160 acres) is agricultural. These lands are planned for future residential use by the Village. On the ~15 acres west of Rolling Meadows, the consultant anticipates 10 new single-family homes by 2025. The consultant anticipates northern areas of neighborhood 48 beginning to develop around 2025, after Cross Country is built out and other lands in neighborhoods to the north and east become more developed. Student-per-housing unit ratios should increase with new housing added to expected turnover in 1990s era divisions.	80	84	91	99	123	163	79	100%
49	Includes Nature's Way (1980s), Trout Creek Estates (2020s, 4 homes built not yet occupied, 2 vacant lots remaining), Blackberry Ridge (2020s, 32 vacant lots remaining), Honey Dew Acres (1990s), Brookwood West (1970s), Clarks County Acres (1990s-2000s), Clear View (1990s), and Pine Bluff Estates (1980s). The consultant expects remaining lots in Trout Creek Estates and Blackberry Ridge to develop by 2025. Neighborhood 49 is almost entirely built out, except for ~40 undeveloped acres in the far southwestern part of the neighborhood. The consultant expects this area to develop between 2023 and 2030, resulting in neighborhood 49 mostly built out (except for small divisions occurring through 2035). Student-per-housing unit ratios should increase with new housing added to expected turnover in older subdivisions.	278	298	324	346	381	386	88	100%
50	Includes Fieldstone Estates (2010s) and Cobblestone at Centennial Centre (2010s). Neighborhood is built out as of June 2021. Neighborhood 50 is built out. Student-per-housing unit ratios should sustain through about 2030, but with the aging of students through the PCSD system and a decrease after 2030.	1	202	202	202	202	202	-	
51	Includes the Centennial Centre at Hobart development, a large development containing a mixture of retail, service industry, commercial and residential uses. Includes Aria Place (2019, 108 units), Encore Apartments (2016, 96 units), Hobart Crossing Luxury Apartments (2015-2020, 216 units), Mulliner Crossing (2020, 60 units), and Emerald Bay Retirement Community (2013, 96 units). Also contains portions of the new Highway 29 and Triangle Drive interchange, scheduled for completion in 2022. Remaining lands in neighborhood 51 are planned by the Village for mixed residential and commercial uses. The consultant expects construction of a ~30-unit condominium building along Centerline Drive by 2023 and a ~30-unit condominium building and ~50-unit multiple-family building between 2023 and 2025. The consultant expects other vacant lands in neighborhood 51 close to the Highway 29/Triangle Drive interchange to be more commercial, retail, and light industrial uses, resulting in minimal new housing development after 2025. Low current student-per-housing unit ratios (0.04 K-12 students/unit) are expected to remain low with infusion of similar housing.	5	425	455	535	535	535	110	0%



**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
52	Includes Wyndham Lake Villas (2013, 114 units), Ravello Townhomes (2013-2015, 88 units), Maderia Place (2020, 70 units), Riva Place (2019, 34 units), and Centennial Estates (2011, 104 units). Neighborhood 52 is entirely built out except for 4.5 acres east of EMT Properties, which is also owned by EMT Properties. This land is planned by the Village for multiple-family uses in a similar density as Maderia Place and Ravello Townhomes. The consultant anticipates ~40 townhome units here, with ~20 between 2021 and 2023 and the other ~20 between 2023 and 2025. The consultant also anticipates development of a 4-acre residential parcel north of Sunlite Drive after 2030, with approximately ~32 townhome units. Relatively low current student-per-housing unit ratios (0.11 K-12 students/unit) are expected to remain similar.	1	471	491	511	511	543	72	0%
53	Includes the Thornberry Creek at Oneida Golf Course. Neighborhood 53 was developed mostly in the 1980s into the early 1990s. Vacant lands in the northwestern portion of neighborhood 53, north of Centennial Centre Boulevard, have had recent interest in multiple-family development, with a proposal for two 14-unit apartment buildings. The consultant anticipates this development between 2023 and 2025. The Schwiesow property of 22 acres southwest of the Centennial Centre and Forest intersection is vacant, but it does not appear that the landowner is currently interest in selling. Still, the consultant anticipates a mixed-residential development of ~30 townhome units and ~25 single-family homes on this area between 2030 and 2035. Then, neighborhood 53 will be built out. The consultant anticipates generally steady student-per-housing unit ratios, bolstered by expected turnover in 1990s-era divisions and proximity to Hillcrest Elementary School.	133	133	133	161	161	216	83	30%
54	<b>Includes Hillcrest Elementary School.</b> Also includes Thornberry Creek at Oneida Golf Course plat (2000s-2020s), which has 27 vacant lots remaining. The consultant expects these to be built by 2025. Also, Thornberry Creek Estates (2000s-2020s) has 9 vacant lots remaining, however they are owned by the Oneida Nation and the consultant does not anticipate them to have single-family homes on them. Neighborhood 54 is expected to be functionally built out by 2025. Generally steady student-per-housing unit ratios anticipated, skewing towards older students as 2035 approaches.	142	182	195	209	209	209	27	100%
55	Includes Polo Point (mid 2000s-2021) with 5 vacant lots remaining and Gruesen Ridge (2010s). Consultant expects remaining lots in Polo Point to develop by 2023. The consultant anticipates the 4 other vacant lots neighborhood 55 to develop by 2025. The rest of the land in neighborhood 55 is owned by the Oneida Nation or in wetlands; the consultant does not anticipate any further housing development in neighborhood 55. Relatively low PCSD student generation (0.13 PCSD students/housing unit) expected to decrease somewhat as first-generation students age out.	112	220	225	229	229	229	9	100%
56	Includes Brown County Golf Course and smaller rural residential divisions, mostly built in the 1980s and 1990s. Most of the land in neighborhood 56 is in the floodplain of Duck Creek and/or owned by the Oneida Nation. The consultant does not anticipate any additional housing development in neighborhood 56 through 2035.	31	31	31	31	31	31	-	

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Students-per-Housing Unit	Total Housing Unit Estimates/Projections						Projected Housing Increase '21 - '35	Est. % single-family '21-'35
		2010	June 2021	2022-23	2025-26	2030-31	2035-36		
57	Includes Plattens Indian Trails (1970s-1980s), Merrimac Estates (1980s), Lancaster Brook Estates (1980s), Choctaw Woods (1990s-2000s), Southview Acres (2000s), and Wooden Shoe Estates (2000s). Approximately 17 vacant lots remain in neighborhood 57 across these subdivisions, which the consultant expects to fill between by 2030. The consultant also anticipates a subdivision south of Riverdale Drive to develop between 2025 and 2030 with ~15 single-family homes. Generally steady student-per-housing unit ratios anticipated.	462	474	477	483	491	506	32	100%
<b>Totals</b>		<b>7,445</b>	<b>9,441</b>	<b>9,804</b>	<b>10,225</b>	<b>10,989</b>	<b>12,022</b>	<b>2,581</b>	<b>65%</b>

**Pulaski Community School District  
Community Growth & Projections Report**

**APPENDIX B: PCSD 4K-12 RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2021 TO 2035**

Neighborhood	Grades 4K-12					Grades 4K					Grade K-5					Grades 6-8					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
1	48	51	51	50	50	0	0	0	0	0	23	22	22	21	21	11	12	12	11	11	11	14	15	15	14
2	40	37	36	32	34	1	1	1	1	1	12	12	13	14	15	12	7	7	7	7	14	16	13	10	9
3	1	5	6	10	11	0	0	0	0	0	0	4	5	5	5	1	0	1	3	2	0	1	1	2	4
4	52	57	65	73	80	1	1	1	1	2	25	26	28	30	33	10	13	14	17	17	14	15	19	22	24
5	36	37	36	37	37	1	1	1	1	1	15	15	15	15	16	8	8	8	8	8	10	11	10	10	10
6	17	16	14	12	12	0	0	0	0	0	5	5	5	5	5	7	3	3	3	3	5	8	6	4	4
7	34	35	34	33	33	0	0	0	0	0	15	15	14	14	14	8	8	8	7	7	9	10	10	10	10
8	39	34	29	24	22	2	2	2	2	2	12	12	11	10	9	11	6	6	5	5	15	15	12	8	7
9	42	34	31	27	27	1	0	0	0	0	14	12	12	12	13	11	7	7	6	6	13	14	12	9	8
10	94	92	92	103	116	1	1	1	1	1	38	39	41	46	49	23	19	19	24	27	29	30	28	29	34
11	29	24	23	23	24	1	1	1	1	1	10	9	9	10	11	6	5	5	5	5	12	9	8	7	7
12	77	70	68	68	73	4	4	4	5	5	24	22	23	26	30	21	14	14	15	16	28	29	26	22	22
13	206	238	258	290	310	18	19	21	24	27	104	107	110	117	124	45	55	58	64	68	37	55	68	82	88
14	121	120	127	135	144	6	6	7	8	8	53	52	52	56	62	24	27	29	29	32	38	35	39	41	42
15	382	378	390	416	436	26	27	29	32	36	157	162	166	175	183	76	83	86	90	93	128	112	115	124	130
16	101	93	91	85	88	3	3	3	3	4	41	35	36	34	36	22	21	19	19	18	31	30	29	26	28
17	13	19	34	56	78	0	0	0	0	0	5	5	10	22	34	1	5	7	10	14	4	4	9	13	17
18	62	64	66	75	69	5	5	5	6	6	32	31	30	31	29	9	16	16	17	15	17	13	17	23	22
19	12	11	10	8	7	1	1	1	1	1	5	5	4	3	3	3	3	2	2	2	4	4	4	3	2
20	29	30	23	17	16	0	0	0	0	0	8	8	7	7	6	16	4	4	4	3	4	17	11	5	5
21	39	30	26	20	18	0	0	0	0	0	13	11	9	8	8	8	7	6	5	4	18	13	11	7	6
22	7	6	3	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	1	6	3	0	0
23	33	32	29	26	24	3	3	3	3	3	13	13	12	11	10	10	7	6	6	5	9	12	10	8	7
24	5	4	3	3	3	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	2	2	1	1	0
25	13	15	17	18	17	2	2	2	2	2	8	8	8	7	6	0	4	4	4	4	3	1	3	5	5

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood	Grades 4K-12					Grades 4K					Grade K-5					Grades 6-8					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
26	0	0	3	20	45	0	0	0	0	0	0	0	2	11	21	0	0	0	4	10	0	0	0	2	10
27	176	193	208	198	180	14	17	18	19	19	78	86	87	81	74	34	49	50	46	40	56	49	62	63	57
28	95	86	74	61	59	0	0	0	0	0	25	25	24	22	22	31	13	13	12	11	30	39	28	17	16
29	90	78	70	57	55	6	6	6	6	7	30	26	26	24	22	27	15	14	13	13	30	35	27	18	18
30	283	251	240	222	218	11	11	12	12	12	95	93	90	87	85	58	51	52	51	50	112	90	85	70	70
31	30	52	61	97	129	2	3	3	5	8	15	24	27	39	52	6	12	13	24	29	6	12	15	26	36
32	4	4	4	5	5	0	0	0	0	0	2	2	2	2	2	1	1	1	1	1	1	1	1	1	2
33	39	38	38	42	46	2	2	2	2	3	18	18	17	19	20	7	9	9	10	10	13	10	11	13	14
34	33	32	31	28	24	1	1	1	1	1	14	13	12	10	9	6	7	7	6	5	9	8	9	8	7
35	19	16	14	12	12	1	1	1	1	1	5	5	5	4	4	5	3	3	2	2	7	7	5	3	3
36	130	124	124	126	132	6	6	7	7	8	45	46	46	48	52	30	27	28	30	29	48	44	42	39	41
37	32	36	36	39	42	0	0	0	0	0	12	14	15	17	17	11	6	7	9	10	7	13	11	11	13
38	57	52	49	52	59	1	1	1	1	1	17	18	17	19	22	11	11	10	10	11	23	17	16	16	17
39	72	80	86	103	126	5	5	5	6	7	34	36	37	44	54	13	20	20	22	27	19	18	23	30	35
40	83	77	78	81	83	3	3	3	3	4	35	35	35	35	37	14	18	18	18	19	32	22	23	25	25
41	37	30	26	27	40	1	1	1	1	2	9	9	9	12	19	11	5	5	6	8	16	15	11	8	11
42	16	16	16	16	15	1	1	1	1	1	8	8	7	7	6	3	4	4	4	4	5	4	5	5	5
43	8	7	7	7	6	0	0	0	0	0	3	3	3	3	2	1	2	2	2	2	4	2	2	2	2
44	4	5	4	4	26	0	0	0	0	0	1	1	1	1	11	1	1	1	1	6	0	1	1	1	7
45	41	67	88	142	146	5	6	7	13	15	24	28	33	43	51	11	18	22	36	34	4	18	29	53	49
46	43	45	49	62	60	0	0	0	0	0	19	20	21	24	23	8	10	11	13	13	13	12	14	21	20
47	13	12	12	12	12	0	0	0	0	0	5	5	4	5	5	3	3	2	2	2	4	4	4	3	3
48	31	39	46	60	76	5	6	6	8	11	16	18	20	24	32	8	10	11	14	17	6	10	13	20	25
49	108	121	136	159	165	6	7	7	8	8	52	58	62	67	71	17	28	31	35	36	32	27	35	46	48
50	76	82	80	74	67	5	5	5	5	5	37	35	34	30	27	18	19	18	16	15	15	22	23	23	21
51	25	31	41	45	44	3	3	4	4	4	14	16	19	18	18	2	8	10	10	9	7	4	9	13	13
52	126	122	136	138	136	4	0	0	0	0	64	64	64	61	61	19	33	33	30	30	31	20	33	40	39
53	22	29	36	38	52	3	3	4	4	5	13	15	17	16	21	5	7	8	8	11	2	6	9	11	17

**Pulaski Community School District  
Community Growth & Projections Report**

Neighborhood	Grades 4K-12					Grades 4K					Grade K-5					Grades 6-8					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
54	42	55	61	63	57	2	2	2	2	2	19	24	28	26	20	13	10	12	14	13	5	15	15	17	18
55	33	28	23	16	15	2	2	2	2	2	8	7	6	5	5	10	4	4	3	3	12	13	10	5	4
56	0	0	3	6	7	0	0	0	0	0	0	0	3	3	3	0	0	0	2	2	0	0	0	1	2
57	184	177	177	175	176	6	6	6	7	7	73	72	72	72	73	46	37	37	37	37	49	51	51	49	50
<b>Totals</b>	<b>3,484</b>	<b>3,517</b>	<b>3,623</b>	<b>3,825</b>	<b>4,042</b>	<b>171</b>	<b>178</b>	<b>190</b>	<b>213</b>	<b>236</b>	<b>1,423</b>	<b>1,452</b>	<b>1,488</b>	<b>1,562</b>	<b>1,666</b>	<b>780</b>	<b>769</b>	<b>794</b>	<b>849</b>	<b>882</b>	<b>1,054</b>	<b>1,065</b>	<b>1,100</b>	<b>1,148</b>	<b>1,205</b>

Note: 2021 totals in this figure are for PCSD resident student enrollment only, for all students assigned to one of the 57 neighborhoods. Because of P.O. boxes, address errors, and other factors, the consultant was unable to assign 2 percent of resident students to neighborhoods in 2021.