



SCHOOL SISTERS OF NOTRE DAME DEVELOPMENT

SCHOOL ANALYSIS

AS OF MAY 13, 2021

PURPOSE OF THIS PRESENTATION

To explain the effect that the proposed development by The Mandel Group for the School Sisters of Notre Dame property will have on the Elmbrook School District



Stated simply, how many school age children are anticipated will move into the proposed development

STARTING POINT – MANDEL GROUP’S NUMBERS

School District Impact

	Apartment Homes	Single-Family Homes
Number	230	66 ¹
Residents Per Household	1.44 ²	2.62 ³
Total Residents	331	173
% Children	8.1% ²	23.4% ³
Total Children	27	40
% School Age Children	74%	74%
School Age Children	20	30
% Public Schools	70%	70%
School Age Children – Public	14	21

Notes

¹Based on Rs-2 zoning allowable density of 2.2 dwelling units per acre

²Based on representative Mandel Group suburban Milwaukee properties

³Source: census.gov, Village of Elm Grove statistics

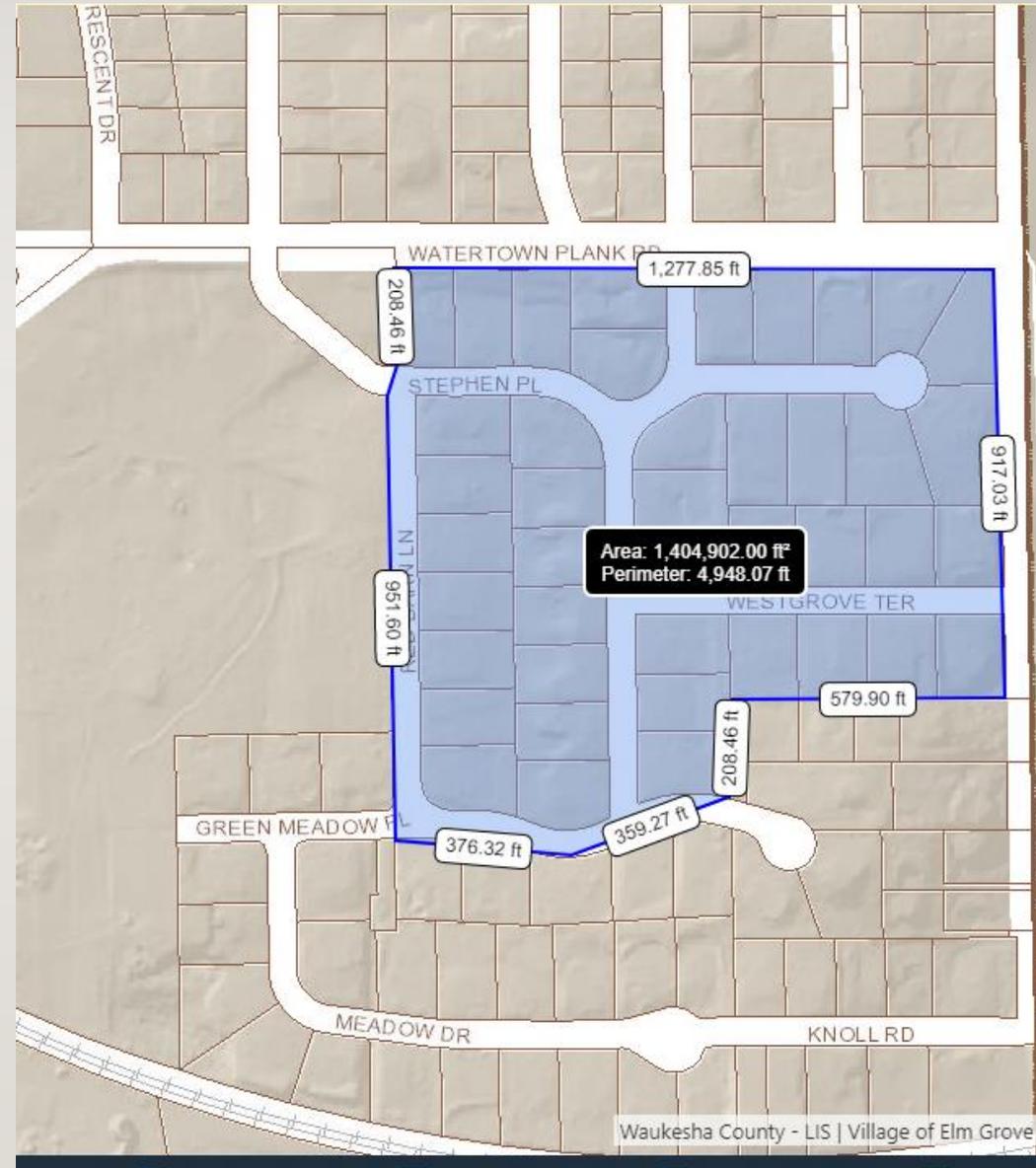
Superintendent Dr. Mark Hansen anticipates low percentage of children given the market rents anticipated

MANDEL PLAN COMMISSION SUBMITTAL

	Apts	Single Family	vs.	All Single Family
Units	230	22		66
Residents / household	1.44	2.62		2.62
Total Residents	331.2	57.64		172.92
% Children	8.1%	23.4%		23.4%
Total Children	26.83	13.49		40.46
% School Age Children				
Children	74%	74%		74%
School Age Children	19.85	9.98		29.94
% Public Schools	70%	70%		70%
Public School Children	13.90	6.99		20.96
	Totals	20.88	vs.	20.96

“ALL SINGLE FAMILY HOMES”

66 VS. 42

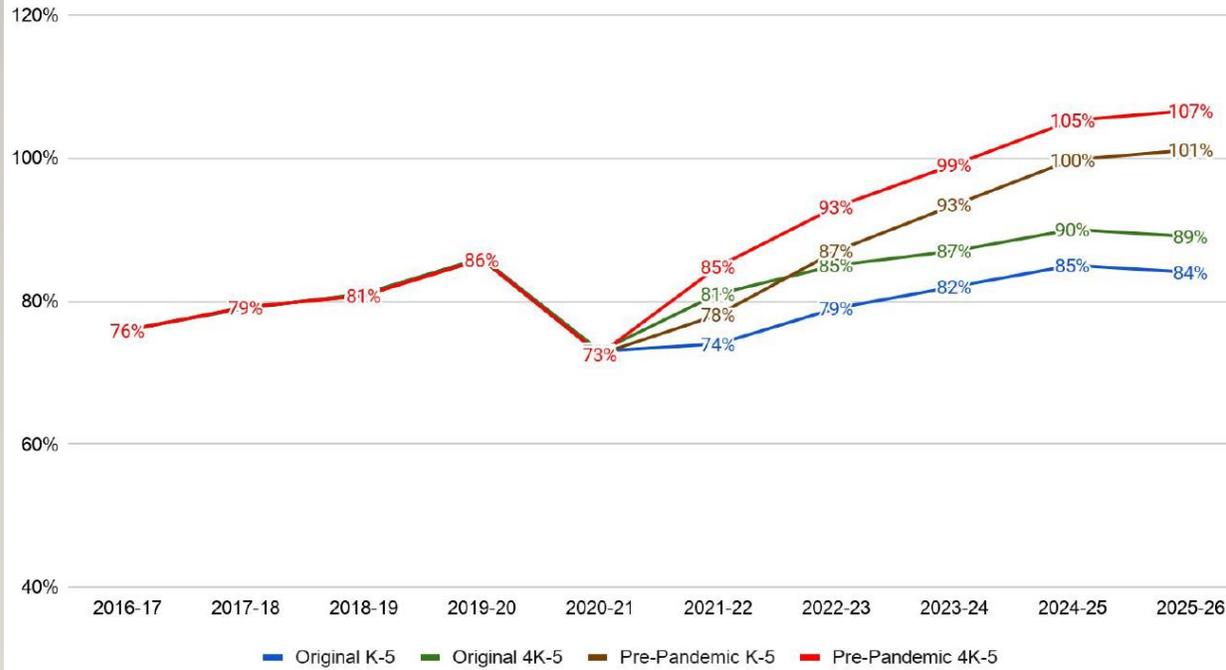


NUMBERS FROM THE DISTRICT

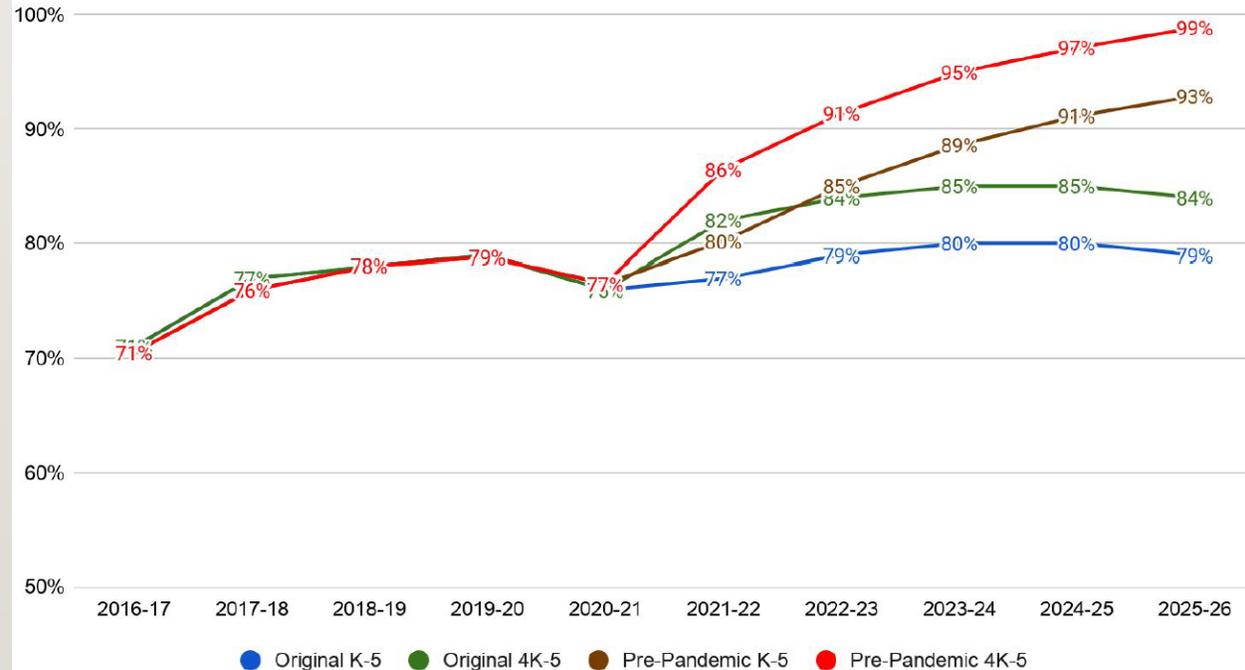
Development	Address	# of Households with Children	PreK	Elementary	Middle	High School	Total Private School	Total Public School (K-12)
Brookfield Reserve Apartments	405 Bishops Way	7	2	5		1		6
Georgetown Square Apartments	16505 W. Wisconsin Ave	23	6	17	2	9	5-Private	23
Prairie Walk Apartments	3755 Brookfield Road	0						0
Lilly Preserve	3115/3175/3145 Lilly Road	22	6	7	9	8	6-Private	18
Lilly Crossing Single-Family	Thatcher Lane or Calla Lily Lane	13	2	9	6	14	5-Private	24
The Shire Single-Family	Rivendell Dr and Brandywine La	10	1	6	4	6	4-Private	12

CURRENT CAPACITY PROJECTIONS

Tonawanda Elementary % Capacity (569 Students)



Total Elementary % Capacity (4027 Students)



ENROLLMENT PROJECTION DATA

Conservative Budget Projections

- Considers economic and pandemic uncertainty that could last into Fall of 2021 and beyond
- Assigns confidence level to Birth:KG based on historical patterns and recent history
- Assumes 80% of projected Kindergarteners would attend 4K program
- Reduces Grade Progression Ratio over time to limit compounding negative effect of incorrect forecasting

Aggressive Facility Planning Projections

- Assumes pandemic did not happen, ignoring 20-21 enrollments in forecasting future
- Uses Birth:KG average for the past 5 years (ignores 20-21)
- Assumes 90% of projected Kindergartners would attend 4K program (based on survey results)
- Uses Grade Progression Ratio Average from 2016-2019 (ignores 20-21)



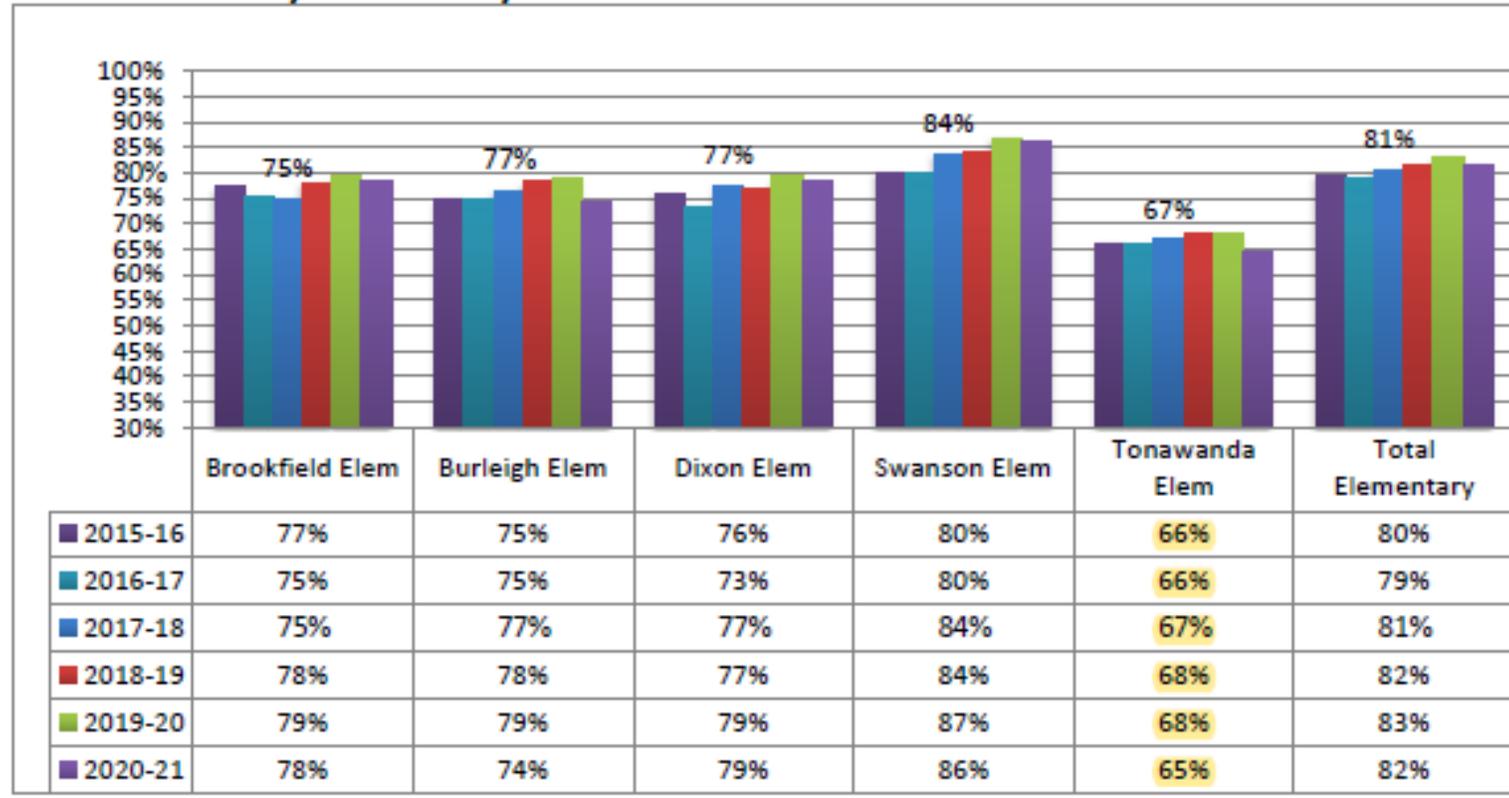
ELM GROVE “MARKET SHARE”

2020 Elmbrook Resident Enrollment in Public and Private Schools

Finally, we are now able to calculate market share by school which presents an interesting picture. Our greatest competition lies in Elm Grove, with Tonawanda, Pilgrim Park and Brookfield East all reflecting lower market share positions. Nevertheless, all Elmbrook Schools have made advances in market share over the past five years.

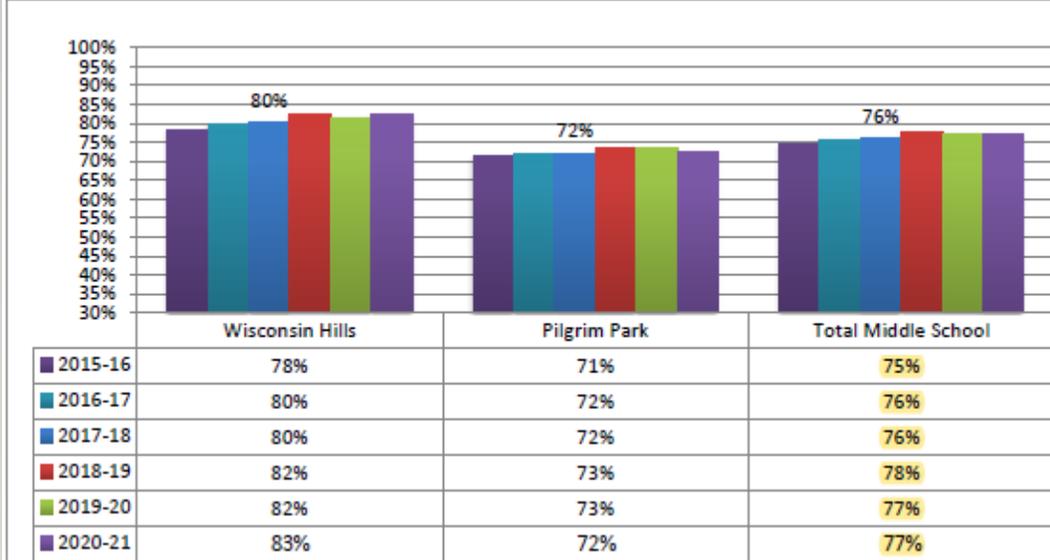
ELM GROVE “MARKET SHARE”

Market Share by Elementary School

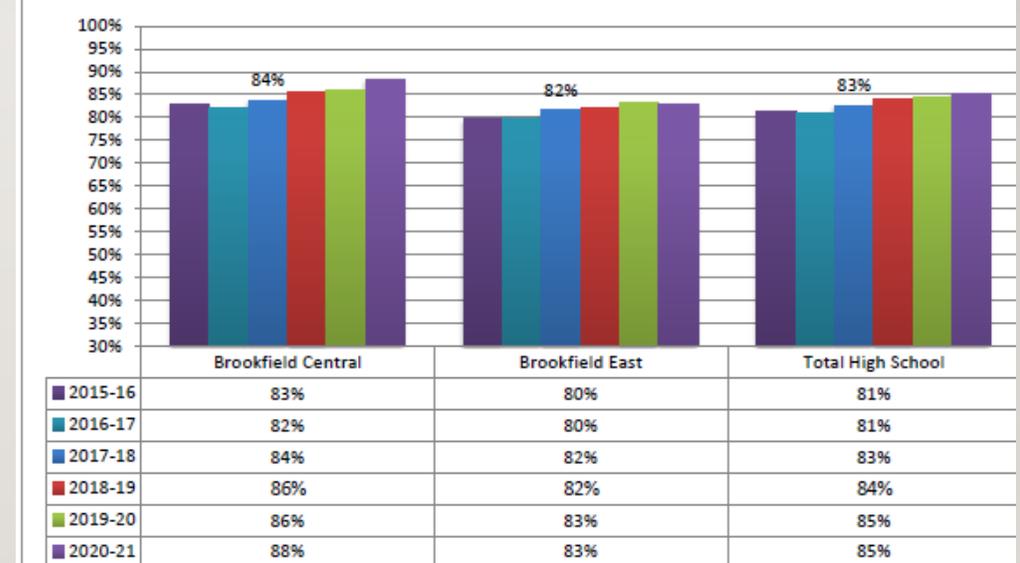


ELM GROVE “MARKET SHARE”

Market Share by Middle School



Market Share by High School



ELM GROVE “MARKET SHARE”

MARKET SHARE BY SCHOOL			
	Tonawanda	Pilgrim Park	Broofield East
2015-2016	66%	71%	80%
2016-2017	66%	72%	80%
2017-2018	67%	72%	82%
2018-2019	68%	72%	82%
2019-2020	68%	73%	82%
2020-2021	65%	72%	83%
Average	66.67%	72.00%	81.50%

MARKET SHARE AVERAGE	
KG	66.67%
1st	66.67%
2nd	66.67%
3rd	66.67%
4th	66.67%
5th	66.67%
6th	72.00%
7th	72.00%
8th	72.00%
9th	81.50%
10th	81.50%
11th	81.50%
12th	81.50%
Average	72.46%

Total Homes	21
Homes with Children	13
Total Students	29
Elementary	9
Middle	6
High School	14
Students / Home	1.38
% Public Students	72.46%

LILLY CROSSING AS A COMPARABLE



STUDENTS ADDED VIA SINGLE FAMILY HOMES

PROPOSED DEVELOPMENT

Total Homes	22
Total Students	30.38
Private Students	8.37
Public Students	22.01

IF ALL SINGLE FAMILY HOMES

Total Homes	42
Total Students	58.00
Private Students	15.97
Public Students	42.03

STUDENTS ADDED VIA APARTMENTS

	Brookfield Reserve 405 Bishops		Georgetown Square 16505 W. Wisconsin		Prairie Walk 3755 Brookfield		Lilly Preserve 3115 Lilly		Mandel Proposed	
Total Units	194		200		56		76		230	
Studio		12		0		0		0		0
1-BR		102		82		17		40		40
2-BR		80		118		39		36		140
3-BR		0		0		0		0		50
Occupancy Rate	93%		97.50%		96.43%		97.37%			
Leased Rate	99%		100%		100%		100%			
Total Students	6		28		0		24			
Elementary		5		17		0		7		
Middle		0		2		0		9		
High School		1		9		0		8		

STUDENTS ADDED VIA APARTMENTS

SUMMARY OF EXISTING

Total 2 BR Apartments	273
Total Students	58
# Students / 2-BR Apt.	0.2125
% Public Students	72.46%

PROPOSED DEVELOPMENT

Total Students 2-BR	29.74	140 units * .2125 students/2-BR Apt.
Total Students 3-BR	21.25	50 units * .2125 students/2-BR * 200%
Total Students	50.99	
Total Public Students	36.95	72.46% public students
Total Private Students	14.04	

SUMMARY OF STUDENTS ADDED

PROPOSED MANDEL PROJECT

	Total	Public	Private
230 Apartments	50.99	36.95	14.04
22 Single Family Homes	30.38	22.01	8.37
TOTAL	81.37	58.96	22.41

ALL SINGLE FAMILY HOMES

	Total	Public	Private
42 Single Family Homes	58.00	42.03	15.97

STUDENTS ADDED BY GRADE AND SCHOOL

PROPOSED MANDEL PROJECT			
Grade	# of Students	School	# of Students
KG	4.91	Tonawanda	29.48
1st	4.91		
2nd	4.91		
3rd	4.91		
4th	4.91		
5th	4.91		
6th	4.91	Pilgrim Park	14.74
7th	4.91		
8th	4.91		
9th	4.91	Brook East	19.65
10th	4.91		
11th	4.91		
12th	4.91		

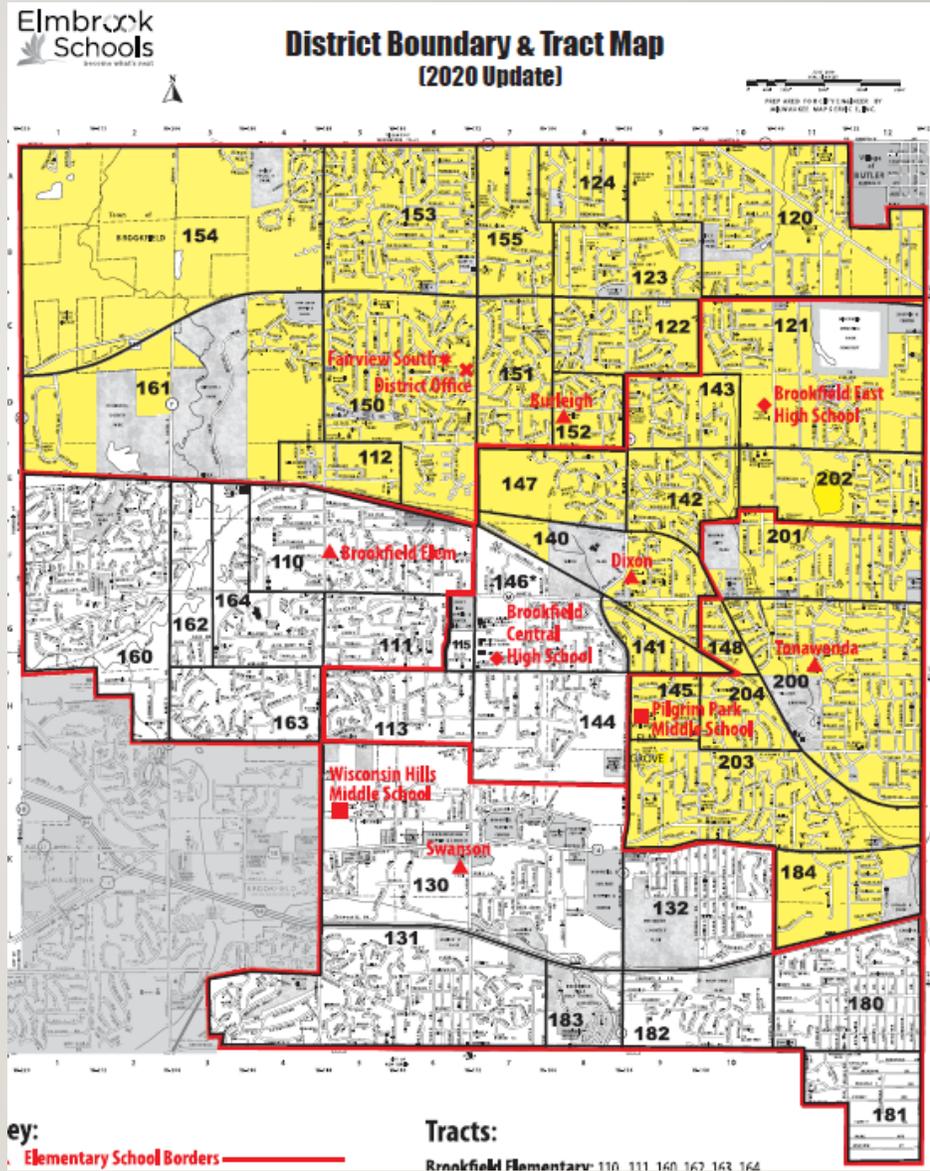
STUDENTS ADDED BY GRADE AND SCHOOL

ALL SINGLE FAMILY HOMES			
Grade	# of Students	School	# of Students
KG	3.50	Tonawanda	21.01
1st	3.50		
2nd	3.50		
3rd	3.50		
4th	3.50		
5th	3.50		
6th	3.50	Pilgrim Park	10.51
7th	3.50		
8th	3.50		
9th	3.50	Brook East	14.01
10th	3.50		
11th	3.50		
12th	3.50		

STUDENTS ADDED BY GRADE AND SCHOOL - COMPARISON

	Grade Level	Tonawanda	Pilgrim Park	Brookfield East
Proposed Mandel Project	4.91	29.48	14.74	19.65
All Single Family Homes	3.50	21.01	10.51	14.01
Difference	1.41	8.47	4.23	5.64

ELMBROOK DISTRICT MAP



**TONAWANDA:
145, 148, 184, 200,
201, 203, 204**

