



GRAFTON
QUALITY LIFE. NATURALLY.

Grafton School District
District Growth and Enrollment Projections

Table 1

2010-2014 Enrollments and 6-Year Projections

Grade	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
K	69	136	125	138	126	151	120	138	136	136	136
1	134	145	132	130	142	121	148	141	144	145	145
2	152	166	135	126	133	146	121	136	142	147	145
3	136	144	169	140	133	136	145	130	139	143	150
4	137	146	149	164	149	146	138	140	142	141	144
5	142	144	145	146	165	146	140	138	142	146	142
Subtotal	770	881	855	844	848	846	812	823	845	858	862
6	162	155	149	156	153	177	150	151	156	151	150
7	146	162	157	153	158	154	183	155	166	158	160
8	143	144	164	160	150	158	160	184	173	170	175
Subtotal	451	461	470	469	461	489	493	490	495	479	485
9	224	173	185	189	195	176	187	190	195	198	198
10	184	228	169	180	193	201	176	183	192	196	197
11	229	185	227	166	177	187	201	180	185	192	195
12	208	235	192	236	178	182	186	203	187	185	186
Subtotal	845	821	773	771	743	746	750	756	759	771	776
Total	2066	2163	2098	2084	2052	2081	2055	2069	2099	2108	2123

Source: Grafton School District 7/8/2015

Table 2

Pupil Count, 2000-2007 and Projection Summary

Year	Total Enrollment	Annual Change
2010	2066	
2011	2163	97
2012	2098	-65
2013	2084	-14
2014	2052	-32
2015	2081	29
2016	2055	-26
2017	2069	14
2018	2099	30
2019	2108	9
2020	2123	15

2013-2014 Enrollment By Grade Level

- Table 3 shows full-time enrolled students per grade on April 4, 2014. The general trend shown by deviation from the average number of students per grade is showing a lower amount of elementary students as compared to high school class sizes
- It is generally assumed that these trends are related to societal tendencies. Some of these common tendencies are higher home prices, higher tax rates, increased divorce rates, and decreasing offspring averages, among others.

Table 3

Students Enrollment on April 4, 2014

Grade	Total Students	Average Number of Students Per Grade	Deviation From Average
K	126	158	-32
1	142	158	-16
2	133	158	-25
3	133	158	-25
4	149	158	-9
5	165	158	+7
6	153	158	-5
7	158	158	0
8	150	158	-8
9	195	158	+37
10	193	158	+35
11	177	158	+19
12	178	158	+20
Total	2052	---	---

Source: Grafton School District 7/8/2015

- 100 Color represents **less than average** enrollment
- 100 Color represents **more than average** enrollment

Projected Enrollment

- Recent increases in both retail and residential spaces within the Village of Grafton are indications that the school district serving the surrounding area may increase in population, which in turn will bring more children into the school district.

- The Village of Grafton Plan Commission has recently approved a new planned unit development of a mixed-use apartment complex called Lumberyard 1505, which will be located on the southwest corner of Wisconsin Avenue and Beech Street. Phase one of the New Development will include over 10,000 square feet of retail space, and over 72 market rate apartments. This new development is likely to increase interest in the Village of Grafton, and is likely to bring new families into the area.
- The Village of Grafton Plan Commission has also recently approved a planned unit development for a senior living complex called Village Pointe Commons. This new facility is planned to contain 227 units. The targeted market is aimed at ready to retire citizens in Grafton and Ozaukee County. Construction is expected to begin in 2015. The new senior living complex is likely to draw current seniors, which will allow new families to acquire the currently senior occupied homes.
- Table 4 shows past and projected enrollments broken down into existing buildings. The Grafton School District currently operates Wood View Elementary, John F. Kennedy Elementary, Grafton Elementary, John Long Middle School, and Grafton High School.

Table 4

School Building Enrollment Projection Distribution

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Wood View Elementary School	300	291	295	292	315	279	268	272	279	283	284
JFK Elementary School	266	261	257	269	273	254	244	247	254	257	259
Grafton Elementary School	344	339	329	330	370	313	300	305	313	317	319
John Long Middle School	468	475	461	460	481	489	493	490	495	479	485
Grafton High School	811	767	771	742	747	746	750	756	759	771	776
Total	2189	2133	2113	2093	2186	2081	2055	2069	2099	2108	2123

Village/Town Comments Regarding Development

The Village of Grafton has experienced a large increase in growth over the past decade. According to U.S. Census data the Village of Grafton has a population of 11,459, which is continuing to grow. The Department of Administration has estimated that the population in 2020 will likely be 11,940.

Grafton is located in the heart of Ozaukee County, which is just North of Milwaukee County. Grafton is positioned on I-43, which is a major highway corridor that takes traffic north and south along the bank of Lake Michigan. Highway 60 is another major highway that runs directly through Grafton from East to West.

One factor that has led Grafton to grow is its ability to work together with businesses. Grafton has two large business parks, where vacancies are becoming less common. Grafton has also increased development in commercial districts. The introduction of Grafton Commons has been instrumental in putting Grafton on the map. Grafton Commons is home to many big box stores including: Costco, Best Buy, Dick's Sporting Goods and a few others. Across highway 60 from Grafton Commons, there is a Home Depot and Target, which also brings many people to Grafton. Grafton was also home to Wisconsin's very first Meijer mega store, which held the largest grand opening in company history.

Some of Grafton's major businesses include: Pace Industries, Waukesha Metal, and Philipp Lithographing. Many people that work in these large businesses do not live in the area because they simply cannot afford the housing. Grafton's big box stores are experiencing long-term employment issues because of either the distance to work or the rate of pay.

Realtor Comments Regarding the Market

Will Hollrith is a local realtor that has been conducting business in the Village of Grafton since 1992. Mr. Hollrith believes the housing market will continue to grow in Grafton. "Distance to conveyance," Hollrith says, will be Grafton's driving force when trying to attract new homebuyers to the area. The attention that Grafton's retail district is already bringing to Ozaukee County is only going to continue to bring homebuyers to the area, because they want to be close to these amenities. Hollrith also mentioned that there may be plans to extend a three lane section of I-43 ending at the highway 60 exit, which he believes will bring commuter based families into the Grafton area.

In addition to Grafton's booming retail district, Hollrith mentioned he is very pleased with the Grafton School District's current plan to support high school technical programs, rather than cut them. Hollrith mentions that this new focus on technical based education is going to bring new families into the area because this kind of education translates into real jobs outside of a high school setting.

With the construction of Village Pointe Commons, Hollrith trusts older residents will be able to stay in Grafton with their friends and family, while having an opportunity to leave the yard work and house upkeep behind. This migration will likely increase the number of single-family homes on the market (Will Hollrith, personal communication, July 20th, 2015.)

Table 5 illustrates the number of building permits issued by the Village of Grafton over the past 5 years. It is believed that there will be an increase in the total amount of building permits in the year 2015 due to new developments coming to Grafton.

Table 5

Building Permits Issued by the Village of Grafton

Housing Type	2010	2011	2012	2013	2014
Single Family	7	10	6	10	26
Duplex	1	0	0	0	0
Apartment Unit	0	20	0	0	0
Condominium Unit	0	0	0	0	0
Total	8	30	6	10	26

Source: Village of Grafton 7/14/2015

Conclusion

Based upon new developments and current trends it is likely that the Grafton School District will experience slight growth over the next 5+ years. This growth is dependent on current housing market trends and the Village's cooperation with businesses.

It is generally thought, that if the Grafton School District increases its enrollment the school facilities will not be adequate to support such growth. Community members believe that current facilities are a limiting factor in school district growth.

The Grafton School District will need to maintain the highest academic standards possible in hopes to draw new families and enrollment opportunities into the area. Further development of current technical classes will likely increase enrollment numbers as well. The Village of Grafton will also need to work hand in hand with the Grafton School District to encourage further economic and business driven decisions to make Grafton be a place where "quality life" comes naturally.

Figure 1: Site Plan of an Approved Apartment Complex "Lumberyard 1505"



Source: Mayer-Helminiak Architects, LLC

Figure 2: “Lumberyard 1505” Building Elevation Looking South



Source: Mayer Helminiak Architects, LLC

Figure 3: "Village Pointe Commons" Site Plan



Source: A G Architecture

Figure 4: "Village Pointe Commons" Elevation Looking Northwest



Source A G Architecture

References

- A G Architecture. (2015). Village Pointe Commons Senior Living Community [Electronic Image of Site Plan and Elevation]. Retrieved July 14, 2015 from <http://www.village.grafton.wi.us/DocumentCenter/View/8535>
- Grafton School District, Enrollments 05-19-10.xls, Enrollments 5-19-11.xls, Enrollments 5-9-12.xls, Enrollment 5-10-13.xlsx, Enrollment 4-9-14.xls, Grafton School District Office. (2015).
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