

WAYZATA PUBLIC SCHOOLS

Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Work Session Meeting - June 24, 2013 - 4:15 PM
District Administration Building, 210 County Rd. 101 N., Plymouth, MN

AGENDA

- | | |
|--|----|
| 1. CALL TO ORDER/ROLL CALL | 3 |
| 2. ADMINISTRATIVE | |
| 3. TEACHING AND LEARNING | |
| 4. HUMAN RESOURCES | |
| 5. FINANCIAL | |
| A. Decision Resources Survey Feedback - C. Anderson, B. Morris | |
| B. Referendum Scope and Discussion about Survey Feedback - C. Anderson, J. Westrum, S. McQueen,
L. Schoen | 4 |
| 6. BOARD REPORTS | |
| 7. SCHOOL BOARD | |
| 8. ADJOURN | 24 |

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

MISSION

Our Core Purpose;

The Mission of Wayzata Public Schools is to ensure a world-class education that prepares each and every student to thrive today and excel tomorrow in an ever-changing global society.

VISION

What We Intend to Create and Experience;

The Vision of Wayzata Public Schools is to be a model of excellence where all students discover their unique talents, develop a love and tenacity for learning and demonstrate confidence and capacity for success through:

Exceptional Student Learning, Experiences and Relationships:

- High achievement by each and every student – no exceptions, no excuses;
- Content-rich, rigorous and personalized education;
- Meaningful relationships with teachers, staff, mentors and peers in a welcoming, nurturing and safe environment.

Community Trust, Confidence and Partnership:

- Comprehensive learning opportunities meeting diverse learner needs and community aspirations;
- Committed to being the first choice for students and families;
- Maintaining the highest levels of satisfaction and pride by staff, parents and community.

Operational Excellence:

- Attraction, development and retention of exemplary, creative and valued employees;
- Effective and efficient use of time and human, financial and physical resources;
- Culture of continuous improvement and responsive innovation;
- High performing district governance, management and partnerships.

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Work Session – June 24, 2013

AGENDA ITEM: 1. CALL TO ORDER/ROLL CALL

COMMENTS BY: Board Chair Droegemueller

John Moroz, Board Clerk, will call the roll:

	<u>PRESENT</u>	<u>ABSENT</u>
Ms. Linda A. Cohen	_____	_____
Ms. Susan Hayes Droegemueller	_____	_____
Ms. Susan Gaither	_____	_____
Mr. Jay A. Hesby	_____	_____
Mr. John A. Moroz	_____	_____
Ms. Carter G. Peterson	_____	_____
Ms. Cheryl Polzin	_____	_____
Dr. Chace B. Anderson, Ex Officio	_____	_____



Welcome Center – Student Enrollment
305 Vicksburg Lane | Plymouth, MN 55447-3941
763.745.5240 | Fax: 763.745.5096 | welcome@wayzata.k12.mn.us

WELCOME CENTER

TO: Jim Westrum, Executive Director Business and Finance

FROM: Kristin Tollison, Director of Administrative Services

RE: Executive Summary of TIES Housing Study 2013

DATE: June 19, 2013

The housing study commissioned from Dick Carlstrom of TIES has been completed as of June 2013. The purpose of this updated housing study was to corroborate the enrollment projection work prepared by Hazel Reinhardt in February 2013 and to determine if the migration into the District is trending up or down from the previous housing study that was completed in 2009. Historical data and current trends are the best indicators for projecting the future.

The characteristics of existing and new families in relation to the purchase of existing and new housing stock has a direct correlation to the District's projected student enrollment. The housing study reviews the number of our current resident students and the percentage that reside in each type of housing (i.e. single-family, townhomes and apartments and across attendance boundaries). In addition, the study finds the yield or average number of children realized when a family purchases an existing home and the yield or average number of children realized when a family purchases a new home. General observations made from the data included in Tables 1- 6 attached to this memo are summarized below:

Housing stock:

- 1) The total single family housing units in the district as of January of 2013 was 14,664 up 495 units from 14,169 in April of 2009.
- 2) Townhouse units and condominiums have increased 128 units from 4800 in 2009 to 4928 in 2013.
- 3) Overall total housing units (not including apartments) are up 632 units.
- 4) Due the boundary shifts, population increases by attendance area are not directly related however, a significant portion of the new houses are in the Greenwood attendance area.
- 5) Although a majority of families live in single-family homes (81%) more of our families live in multi-family units. However in our K-5 population only 76% in live single-family homes and 23% live in other types of housing stock.

Student yield in existing and new homes:

- 1) The overall yield for K-12 students .53 students per home up from .51 in 2009
- 2) The highest yield of students, K-12 occurs in the Kimberly Lane (.99), Greenwood (.70) and the Plymouth Creek (.67) neighborhoods.
- 3) There is a significant difference between homes purchased from existing stock and those purchased new. In homes purchases from existing stock and average of .37 elementary students per home is realized. While new homes purchased realize an average of .48 students per home with Greenwood and Kimberly Lane attendance boundaries realizing .64 and .56 respectively.

Summary Points

- 1) The comparison of the changes between this housing study and the 2009 housing study clearly demonstrate **an increasing trend in the number of students migrating into the District** in ALL housing types.
- 2) Two trends seem to align that appear to affect elementary numbers. One, as new homes are built they realize a greater number of elementary-aged children than existing homes. Two, if trends continue, families with young children appear to be more frequently choosing multi-unit housing, possibly as a means to residency.
- 3) The acceleration of new home construction in the District will have the greatest impact on the elementary grade levels with k-5 yields in new homes averaging .48 to a high of .64 per new home built and sold.
- 4) The results of the housing study supports the reliance of using the high kindergarten/high migration enrollment projections included in the District's Resident Enrollment Projections dated 2/18/2013.

Table 1
Wayzata Public Schools
Housing Stock by Major Type*
By Elementary Attendance Area
January 2013

Attendance Area	Single Family Homes	Townhomes**	Condominiums
Birchview	1,993	810	559
Gleason Lake	3,103	271	248
Greenwood	2,013	515	337
Kimberly Lane	1,623	215	142
Oakwood	2,091	263	340
Plymouth Creek	1,619	860	-
Sunset Hill	2,222	162	206
TOTALS	14,664	3,096	1,832
As of April 2009	14,169	2,664	1,822
Change	495	432	10

* Does not include apartments

**Includes split duplexes

Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

Table 2
Wayzata Public Schools
Housing Type Of Resident Enrolled K-12 Students
June 2013

Study Area	All Resident K-12 Students		K-12 In Single-Family Homes		K-12 In Multi-Family Homes		K-12 In Townhomes		K-12 In Other Housing		Percent	
	Students	Percent	Single-Family Homes	Percent	Multi-Family Homes	Percent	Townhomes	Percent	Other Housing	Percent	Other Housing	Percent
Birchview	1,246		824	66%	351	28%	71	6%	-	0%		
Gleason Lake	1,348		1,151	85%	166	12%	18	1%	13	1%		
Greenwood	1,598		1,408	88%	92	6%	98	6%	-	0%		
Kimberly Lane	1,735		1,607	93%	73	4%	55	3%	-	0%		
Oakwood	1,191		945	79%	207	17%	38	3%	1	0%		
Plymouth Creek	1,456		1,078	74%	119	8%	259	18%	-	0%		
Sunset Hills	1,010		762	75%	211	21%	30	3%	7	1%		
TOTAL	9,584		7,775	81%	1,219	13%	569	6%	21	0%		
As of April 2009	8,801		7,491	85%	983	11%	327	4%	21	0%		
Change	783		284	-4%	236	2%	242	2%	-	0%		

*Duplex, Triplex, Condominium, Other Apartments etc.

Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

Table 3
Wayzata Public Schools
Housing Type Of Resident Enrolled K-5 Students
June 2013

Study Area	All Resident K-5 Students	K-5 In Single-Family Homes		K-5 In Multi-Family Homes		K-5 In Townhomes		K-5 In Other* Housing		Percent K-5 In Other Housing
		Homes	Percent K-5 In Single-Family Homes	Homes	Percent K-5 In Multi-Family Homes	Homes	Percent K-5 In Townhomes	Homes	Percent K-5 In Other* Housing	
Birchview	601	354	59%	209	35%	39	6%	0	0%	
Gleason Lake	575	473	82%	90	16%	7	1%	5	1%	
Greenwood	711	602	85%	55	8%	54	8%	0	0%	
Kimberly Lane	799	741	93%	37	5%	21	3%	0	0%	
Oakwood	489	358	73%	115	24%	15	3%	1	0%	
Plymouth Creek	697	476	68%	75	11%	146	21%	0	0%	
Sunset Hills	493	329	67%	133	27%	16	3%	14	3%	
TOTAL	4365	3333	76%	714	16%	298	7%	20	0%	

*Duplex, Triplex, Condominium, Other Apartments etc.

Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

Table 4
Wayzata Public Schools
Yield of K-12 Students in Single Family Homes, By Grade Range
By Elementary Attendance Area
June 2013

Attendance Area	All Single Family Homes	Median Value Of All Single-Family Homes	All K-12 Students In Single Family Homes	K-12		6-8		9-12	
				Students Per Home	Students Grades	Students Per Home	Students Grades	Students Per Home	Students Grades
Birchview	1993	NA	821	0.41	354	204	0.10	266	0.13
Gleason Lake	3103	NA	1151	0.37	473	302	0.00	376	0.00
Greenwood	2013	NA	1408	0.70	602	373	0.19	433	0.22
Kimberly Lane	1623	NA	1610	0.99	741	429	0.26	437	0.27
Oakwood	2091	NA	945	0.45	358	235	0.11	352	0.17
Plymouth Creek	1619	NA	1078	0.67	476	272	0.17	330	0.20
Sunset Hill	2222	NA	762	0.34	329	185	0.08	248	0.11
TOTAL	14664		7775	0.53	3333	2000	0.14	2442	0.17

Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

Table 5
Wayzata Public Schools
Single Family Detached Homes sold Between
January 1, 2010 and December 31, 2012
And Yield of K-5 Students Residing Within After Sale
June 2013

Attendance Area	Median Value Of All Single-Family Detached Homes	Single-Family Homes Sold (10 11 12)	K-5 Students In Homes Sold After Sale	K-5 Yield In Homes Sold
Birchview	NA	196	48	0.24
Gleason Lake	NA	377	85	0.23
Greenwood	NA	443	238	0.54
Kimberly Lane	NA	321	188	0.59
Oakwood	NA	260	59	0.23
Plymouth Creek	NA	263	106	0.40
Sunset Hill	NA	204	37	0.18
TOTAL		2064	761	0.37

Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

Table 6
Wayzata Public Schools
Single Family Detached Homes sold Between
January 1, 2010 and December 31, 2012
And Built During Same Time Period,
And Yield of K-5 Students Residing Within After Sale
June 2013

<u>Attendance Area</u>	<u>Median Value Of All Single-Family Detached Homes</u>	<u>Single-Family Homes Built (10 11 12)</u>	<u>K-5 Students In Homes After Sale</u>	<u>K-5 Yield In Homes Built and Sold</u>
Birchview	NA	11	5	0.45
Gleason Lake	NA	48	14	0.29
Greenwood	NA	259	145	0.56
Kimberly Lane	NA	132	85	0.64
Oakwood	NA	55	2	0.04
Plymouth Creek	NA	108	46	0.43
Sunset Hill	NA	5	2	0.40
TOTAL		618	299	0.48








Sources Of Data
 ISD 284 Student Information System
 Hennepin County Geographic Information System

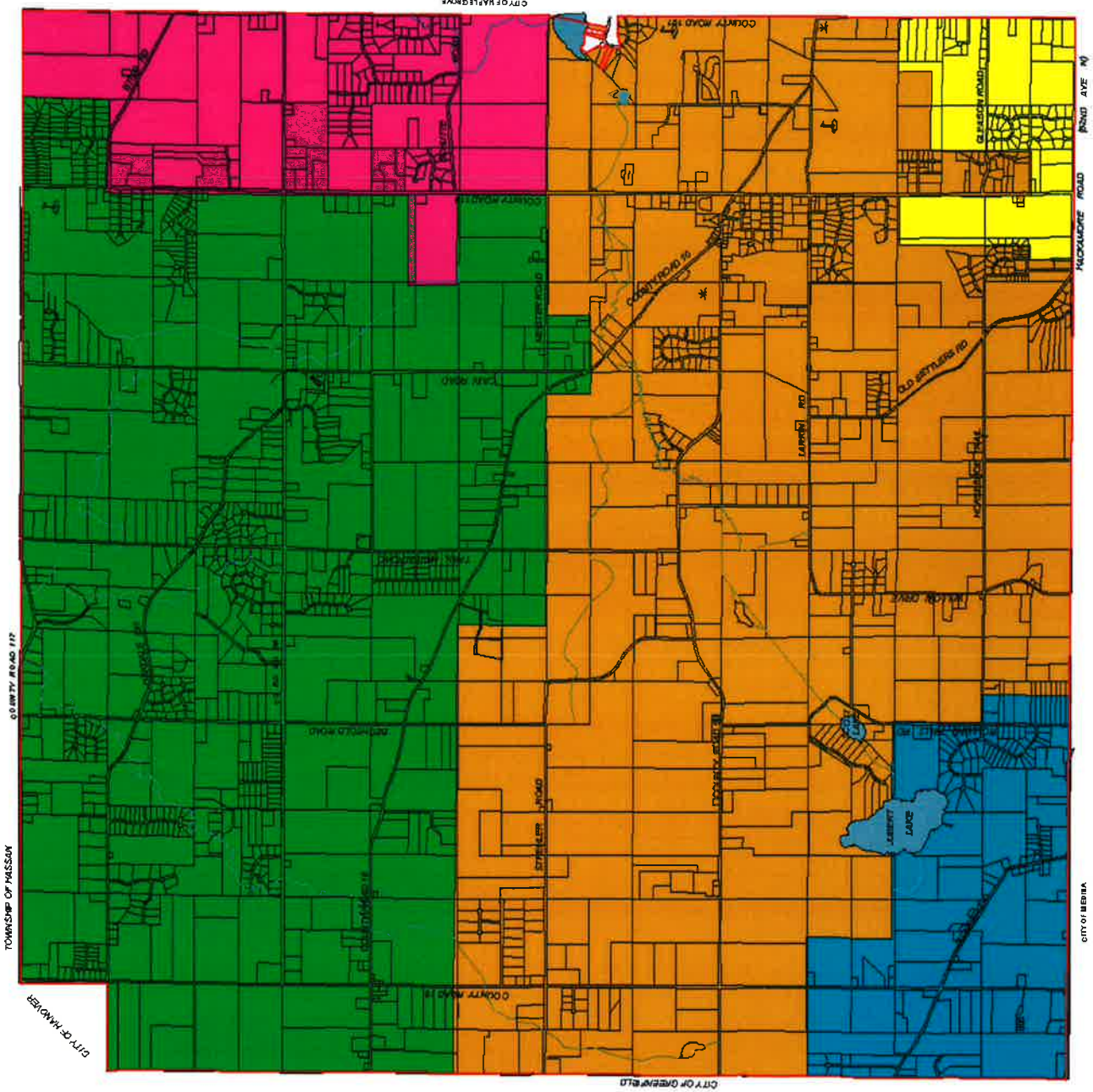
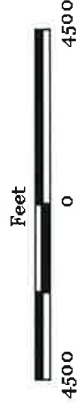
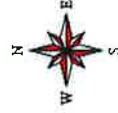
Wayzata Public Schools
Housing Study
June 2013

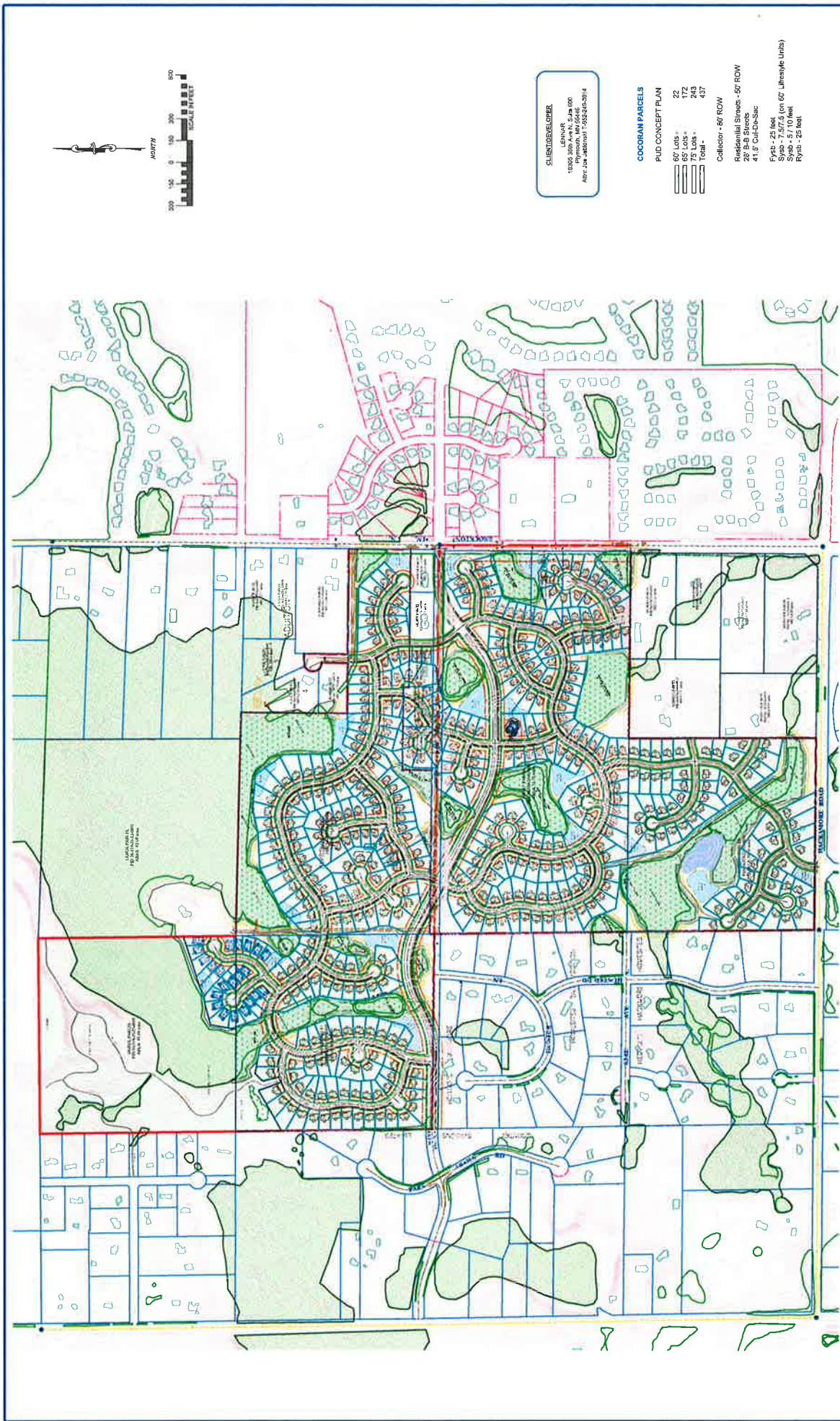
Reference Documents
from the
Planning Department
of the
City of Corcoran



School Districts

 Municipal Boundary
 Parcel Base Map
School Districts
 Buffalo
 Delano
 Osseo
 Rockford
 Wayzata





CLIENT/DEVELOPER
 C/O LENNAR
 18005 300th Ave N, Suite 200
 Plymouth, MN 55446
 Attn: Joe Johnson | 763-454-0304

COCORAN PARCELS
 PUD CONCEPT PLAN
 60' LOTS - 22
 65' LOTS - 172
 75' LOTS - 243
 Total - 437
 Collector - 80' ROW
 Residential Streets - 50' ROW
 41' S' Outer-Edge
 Pkwy - 25' feet
 Spwy - 5' / 10' feet
 Rwy - 25' feet

FILE NO. SATHRE	FILE NO. SATHRE	
1	1	
7	7	
CONCEPT PLAN 041613		
GLEASON ROAD (101 & CR47)		
LENNAR		
CITY PROJECT NO.	CITY PROJECT NO.	
COCORAN,	COCORAN,	
MINNESOTA	MINNESOTA	
SATHRE-BERGQUIST, INC.		
REGISTERED PROFESSIONAL ENGINEER		
1600 HUNTERS TRAIL, SUITE 100, MINNEAPOLIS, MN 55416		
PH: 612-339-1100 FAX: 612-339-1101		
WWW.SATHRE-BERGQUIST.COM		
<p>THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly registered professional engineer in the State of Minnesota.</p> <p>DATE: _____</p> <p>ROBERT S. MOLLSTAD, P.E.</p>		
<p>USE INCLUDING COPIES, DISTRIBUTION, AND/OR CONSTRUCTION OF THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGQUIST, INC. IS EXPRESSLY PROHIBITED. SATHRE-BERGQUIST, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF SATHRE-BERGQUIST, INC. FROM ILLEGITIMATE USE.</p>		
NO.	DATE	REVISIONS
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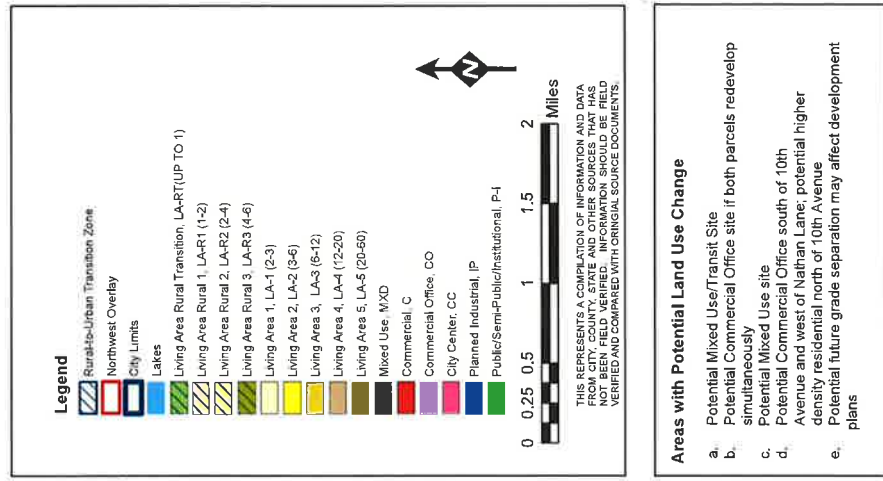
Wayzata Public Schools
Housing Study
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Reference Documents
from the
Planning Department
of the
City of Maple Grove

Wayzata Public Schools
Housing Study
June 2013

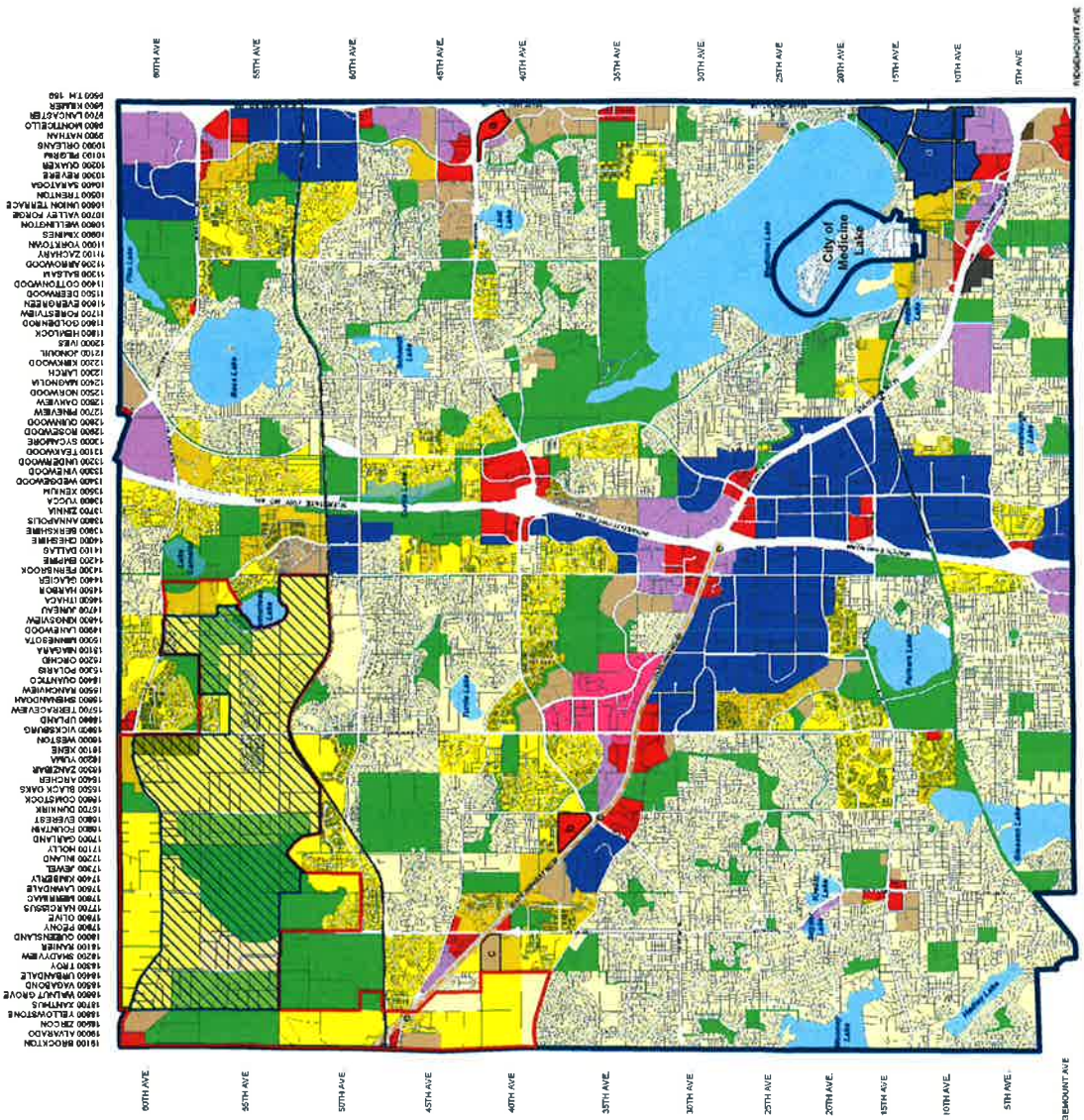
Reference Documents
from the
Planning Department
of the
City of Plymouth

FIGURE 3-1 2030 Land Use Plan



Areas with Potential Land Use Change

- Potential Mixed Use/Transit Site
- Potential Commercial Office site if both parcels redevelop simultaneously
- Potential Mixed Use site
- Potential Commercial Office south of 10th Avenue and west of Nathan Lane; potential higher density residential north of 10th Avenue
- Potential future grade separation may affect development plans



**Dated February 27, 2012
Per Resolution 2011-414**

Plymouth GIS

amxd-m:\p\gis\Projects\Published Maps\FIGURE 3-1 2030 Land Use Plan.mxd
ArcReader: M:\p\gis\Projects\FIGURE 3-1 2030 Land Use Plan.pdf

**TABLE 3-3
LAND USE IN 5-YEAR STAGES**

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Undeveloped within 2020 MUSA	Staging Area					2008-2010	2011-2015	2016-2020	2021-2025	2026-2030	Total	Total Min. Units	Total Max Units
	Minimum	Maximum		A	A.1	B	C	D								
	Net Acres							Net Acres								
Residential																
LA-1	2	3	2.1		44.0				28.6	15.4	-	-	46.0	92	138	
LA-2	3	6	44.3	19.8	79.8	121.5	112.1	40.1	116.7	86.8	56.1	33.6	377.6	1,133	2,266	
LA-3	6	12	24.4	46.7	15.3		1.7	19.0	38.1	4.9	0.9	0.9	88.2	529	1,058	
LA-4	12	20	19.3		17.2		13.8	-	11.2	6.0	6.9	6.9	50.3	603	1,005	
LA-R1	1	2					56.8	-	-	-	28.4	28.4	56.8	57	114	
LA-R2	2	4		210.1	115.0	21.4	153.9	19.5	210.3	116.7	76.9	76.9	500.3	1,001	2,001	
LA-R3	4	6		23.8				-	15.5	8.3	-	-	23.8	95	143	
Residential Subtotal			90.1	276.6	154.1	140.9	338.4	78.5	420.3	238.1	169.2	146.8	1,142.9	3,510	6,725	
CI Land Uses																
C					4.4		3.8			8.2			8.2			
CO																
IP																
Public/Semi-Public Land Uses																
P-I				3.1		94.9	77.0		69.4				175.0			
Total			90.1	279.7	154.1	145.3	419.1	78.5	489.8	246.3	169.2	146.8	1,326.1	3,07	5,88	

**Net Acres equals gross acres minus wetland, floodplain, ROW (arterials), parks, and buffers
Source: City of Plymouth

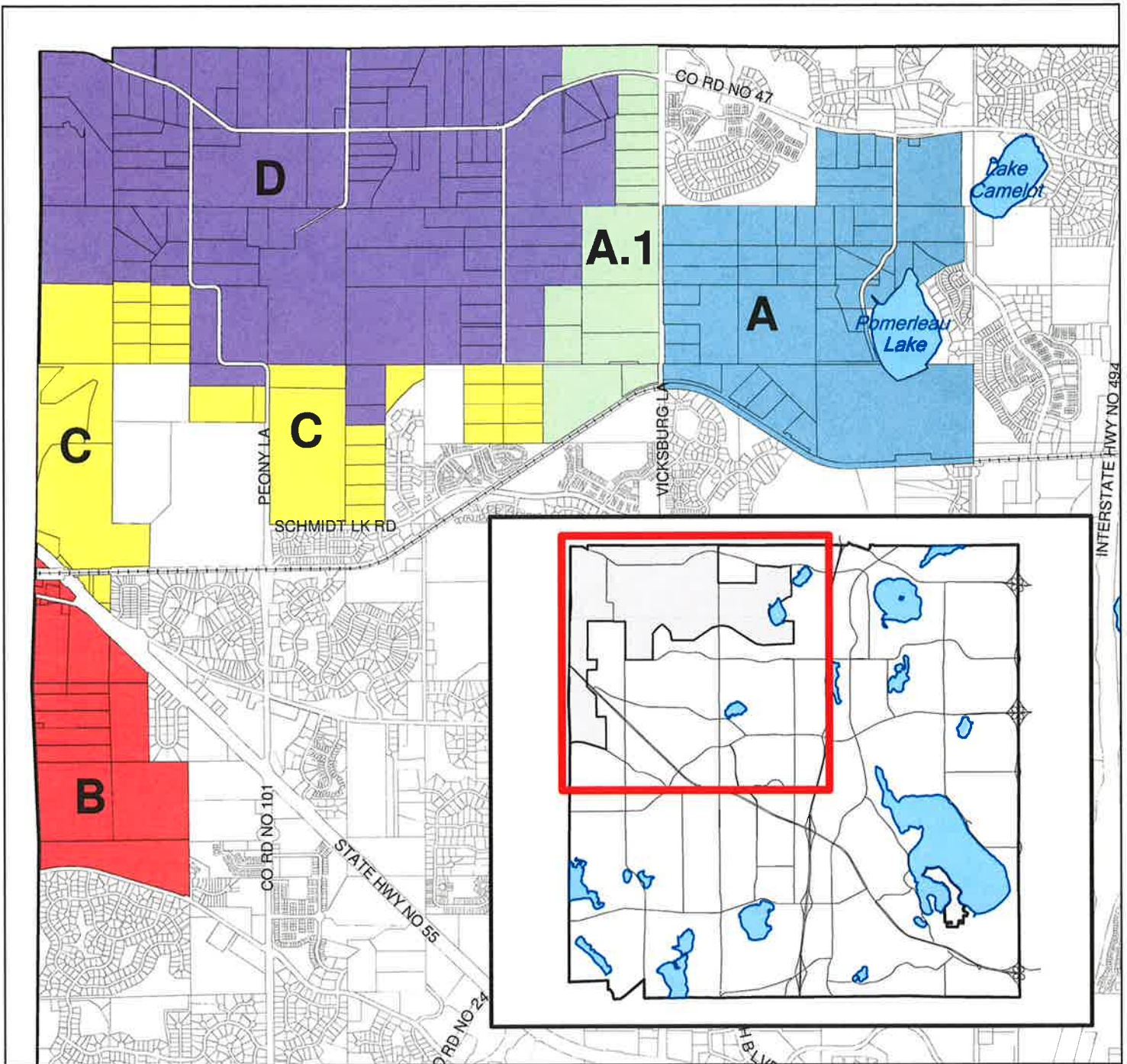


FIGURE 8-3

Development Staging Plan

Source: City of Plymouth and SEH, Inc., 2007



City of
Plymouth, Minnesota

Dated April 14, 2009

Legend

Stage Identification

- A
- A.1
- B
- C
- D
- City Limits
- Lakes



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.



Development Context in Northwest Plymouth



Wayzata Public Schools
Housing Study
June 2013

Reference Documents
from the
Planning Department
of the
City of Medina

WAYZATA PUBLIC SCHOOLS
Independent School District 284
Wayzata, Minnesota

BOARD OF EDUCATION

Work Session – June 24, 2013

AGENDA ITEM: 8. ADJOURN

COMMENTS BY: Board Chair Droegemueller

If there is no additional business before the School Board, the Chair will call for a motion to adjourn the meeting.

Motion by: _____ Yes _____ Passed _____

Second by: _____ No _____ Failed _____

Abstentions _____