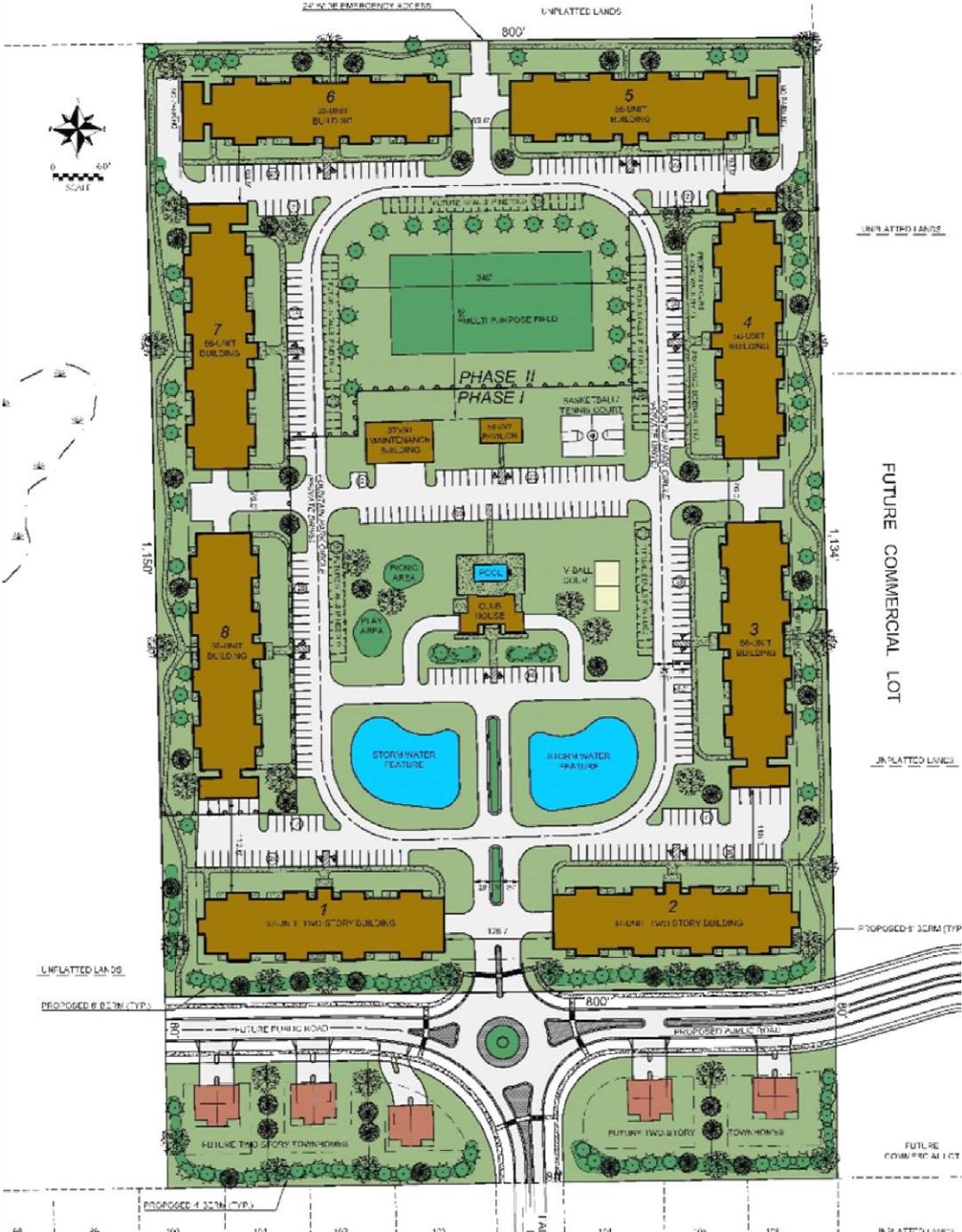




FOUNTAIN PARK
APARTMENT HOMES





Plan View



Aerial View Looking North





FOUNTAIN PARK
APARTMENT HOMES

Aerial View Looking South



 FOUNTAIN PARK
APARTMENT HOMES

Aerial View of Park Fountains



Typical Rear Elevation





Garages for End Units





Typical 2 Story Elevation





View from Road Looking Northeast



Duplex Front Yard



View of Duplex from Roundabout

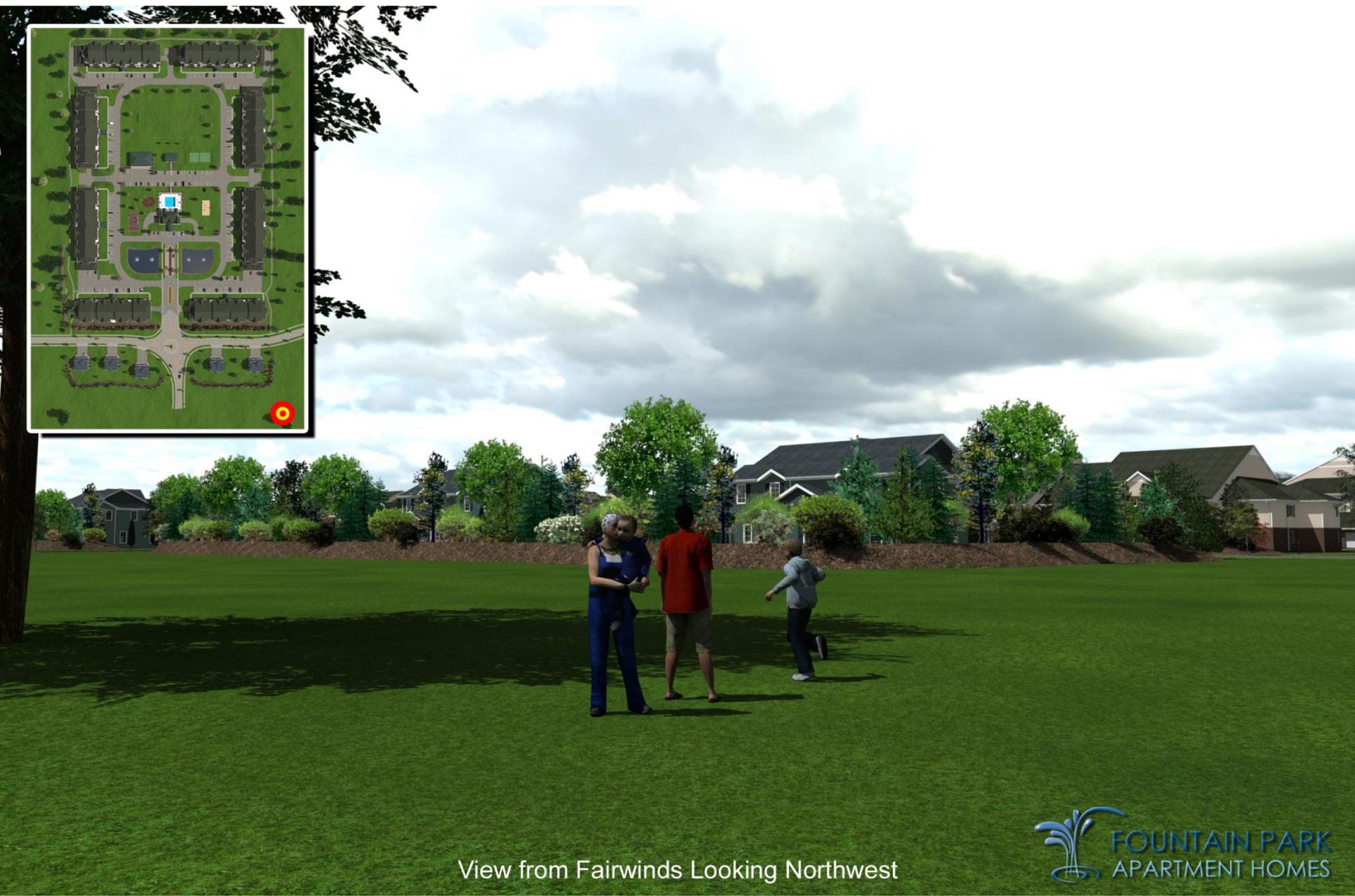




Duplex back yard



View from Fairwinds Looking Northeast



View from Fairwinds Looking Northwest





Aerial View Looking Northeast





Aerial View Looking Northwest





Fairwinds Blvd. Looking Northwest





View from Roundabout Looking Northwest



Fairwinds Blvd. Looking Northeast





Garages for End Units



Typical Front Elevation



Club
House



Wildwood

A P A R T M E N T S





81 Apartments

128 Adult Residents
Average Age 43.8

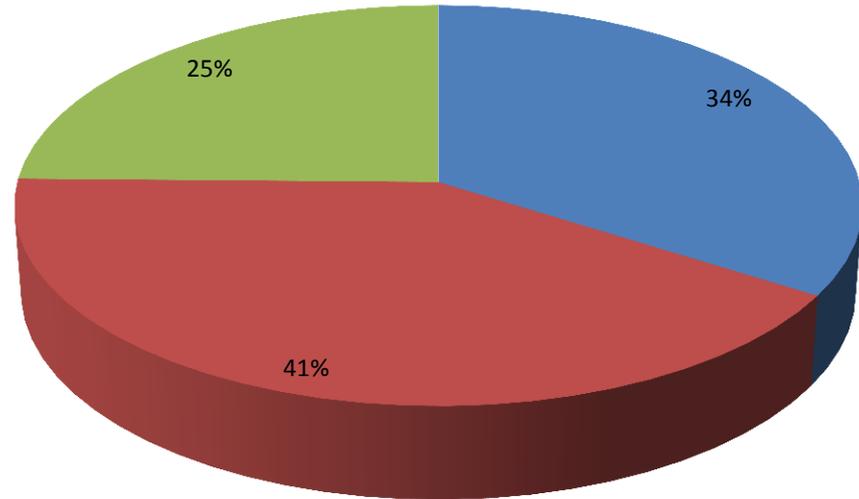
Under 30
31 Residents

30 to 50
54 Residents

Over 50
43 Residents

Resident Ages

■ Under 30 ■ 30 to 50 ■ Over 50



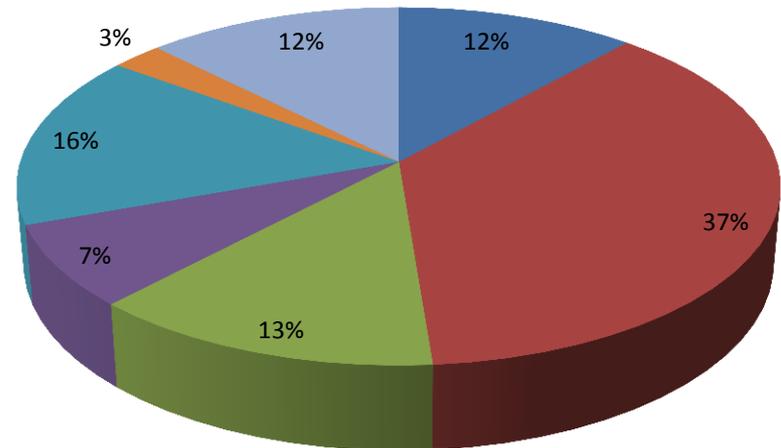
Average Lease Length: 3.5 yrs.



Geographic Job Information

- **Mukwonago**
- **North of Mukwonago:** New Berlin, Brookfield, Muskego, Pewaukee, West Allis, Hales Corners, Waukesha
- **East Troy**
- **Elkhorn**
- **Other:** Burlington, Delavan, Rochester, Kenosha, Madison, Whitewater, Wilmot, Oconomowoc
- **Military Service**
- **Retired**

Employees per Geographic Area



Average Annual Household Income: \$60,309.00



Honey Creek APARTMENTS



Honey Creek APARTMENTS

186 Apartments

279 Adults

Average Age 39.68

Under 30

95 Residents

30 to 50

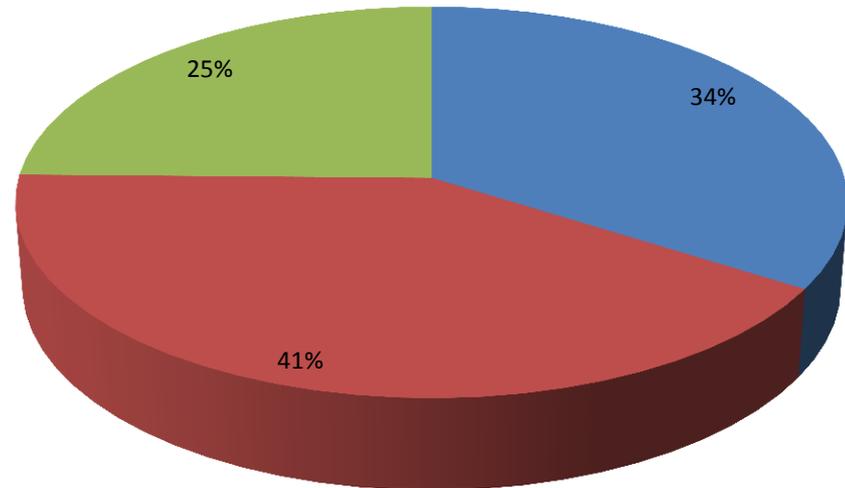
115 Residents

Over 50

69 Residents

Resident Ages

■ Under 30 ■ 30 to 50 ■ Over 50



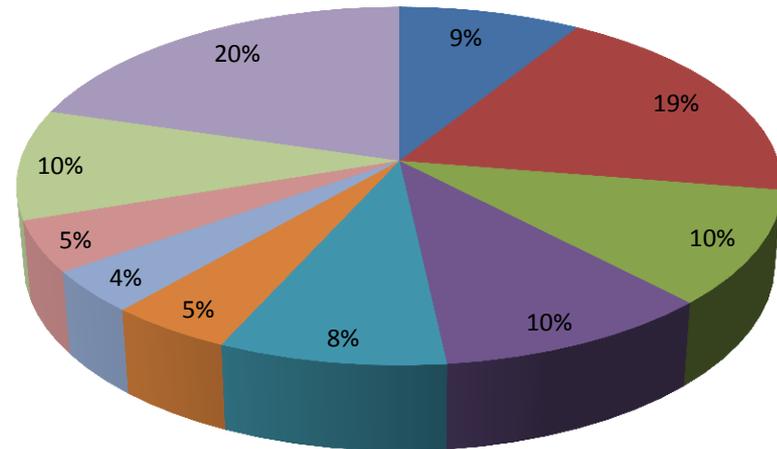
Average Lease Length: 2.5 yrs.



Geographic Job Information

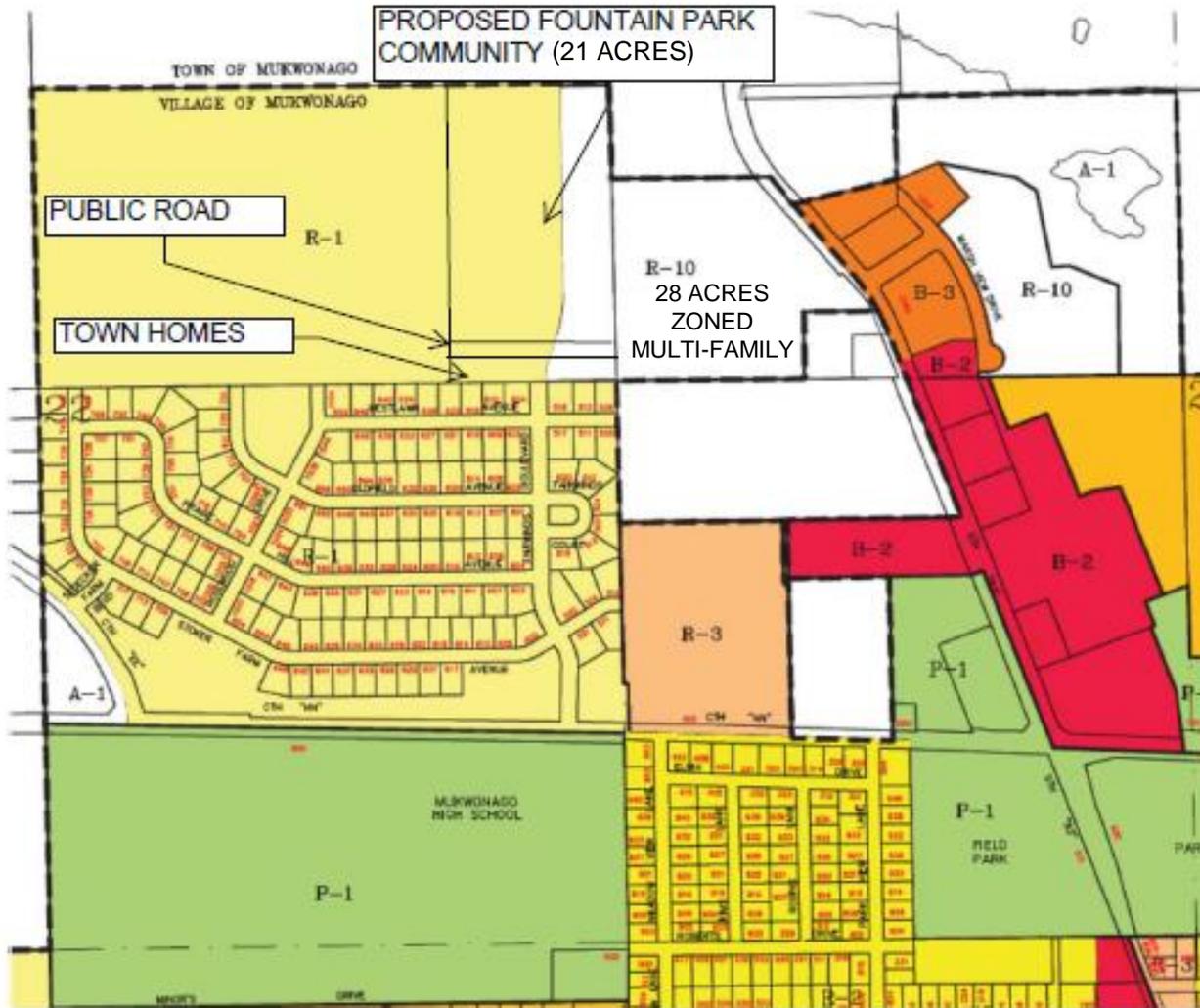
- **Mukwonago**
- **North of Mukwonago:** Big Bend, Brookfield, Butler, Cudahy, Delafield, Dousman, Eagle, Elm Grove, Franklin, Germantown, Greenfield, Hartland, Muskego, New Berlin, Oak Creek, Palmyra, Pewaukee, Wausau, Wauwatosa, West Allis
- **Milwaukee**
- **Waukesha**
- **East Troy**
- **Elkhorn**
- **Delavan**
- **Lake Geneva**
- **Other:** Burlington, Rochester, Kenosha, Madison, Whitewater, Wilmot, Oconomowoc
- **Retired**

Employees per Geographic Area



Average Annual Household Income: \$63,415.47

Village of Mukwonago Zoning Map



R-1 Single Family
R-10 Multi-Family District



MUKWONAGO AREA SCHOOL DISTRICT

385 COUNTY ROAD NN E • MUKWONAGO, WISCONSIN 53149

(262) 363-8308
FAX (262) 363-8272
www.masd.k12.wi.us

SHAWN M. McNULTY
Superintendent of Schools
DARREN P. CLARK
Director of Business Services
MAXINE TOWLE, Ph.D.
Director of Special Services
MARY KOSKI, Ed.D.
Director of Student Learning

September 1, 2015

John Weidl, Administrator
Village of Mukwonago
625 S. Rochester Street
Mukwonago, WI 53149

Dear Mr. Weidl,

This is written in response to concerns expressed by some Village of Mukwonago residents regarding the Fountain Park proposal and the potential impact upon our schools. We have spoken to the Village Planner, Bruce Kaniewski, and officials from Teronomy Builders to get an accurate estimate of the potential student population living within the new development. **Based upon their estimate, we want to stress to the Village that we have the space in our schools to educate the projected ninety additional students.**

The Mukwonago Area School District is ninety square miles and contains all or parts of eleven different municipalities. Our eight schools educate approximately 4800 students. Due to declining population in Waukesha County and a decrease in home building over the past decade within our district, **we have experienced declining resident student enrollment for the past seven years. This has had a negative impact upon our schools as state funding is driven by resident student enrollment.** We have been able to mitigate this impact by accepting over 450 open enrollment students (students living outside the district's enrollment boundaries). However, the state funding for these students is approximately two-thirds of a resident student. **Thus it's in the best interest of our schools and our taxpayers to increase resident student enrollment.** As our resident enrollment increases, we will be in a position to decline open enrollment requests and ensure space for our students living within the district.

According to the latest accountability measures from the Department of Public Instruction, the Mukwonago Area School District is rated in the top 8 % of all K – 12 districts in Wisconsin. **We firmly believe that great schools provide outstanding value to our community by increasing property values and making the Village of Mukwonago an attractive place to live.** The Mukwonago Area School District values our partnership with the Village of Mukwonago. We look forward to working together on future projects such as the 2nd Annual Economic Development tour. **Increasing development and resident enrollment will ensure better funding for our schools and a greater value of our taxpayers.** Please don't hesitate to contact me with any questions or concerns. Thank you.

Sincerely,

Shawn McNulty
Superintendent

*

Revenue Impact Comparison Summary

	<u>Fountain Park Apartments</u>	<u>48 Home Development</u>	<u>Difference</u>	
Tax Revenue Total (Of the total shown, Village share ~ 34%; MSD ~ 44%)	512,500	230,400	282,100	Annually
Impact Fees & Sewer Connection Fees	1,994,872	374,976	1,619,896	one-time
Permit Fees (construction)	289,740	78,672	211,068	one-time
Utility Billing Revenues	147,044	27,164	119,880	annually
TOTALS	2,955,514	711,212	2,244,302	
Disposable income estimates based on the increased population	7,484,000	1,628,640	5,855,760	annually



FOUNTAIN PARK
APARTMENT HOMES