



# Exploring Future School Needs

May 3, 2023



# Presentation Overview

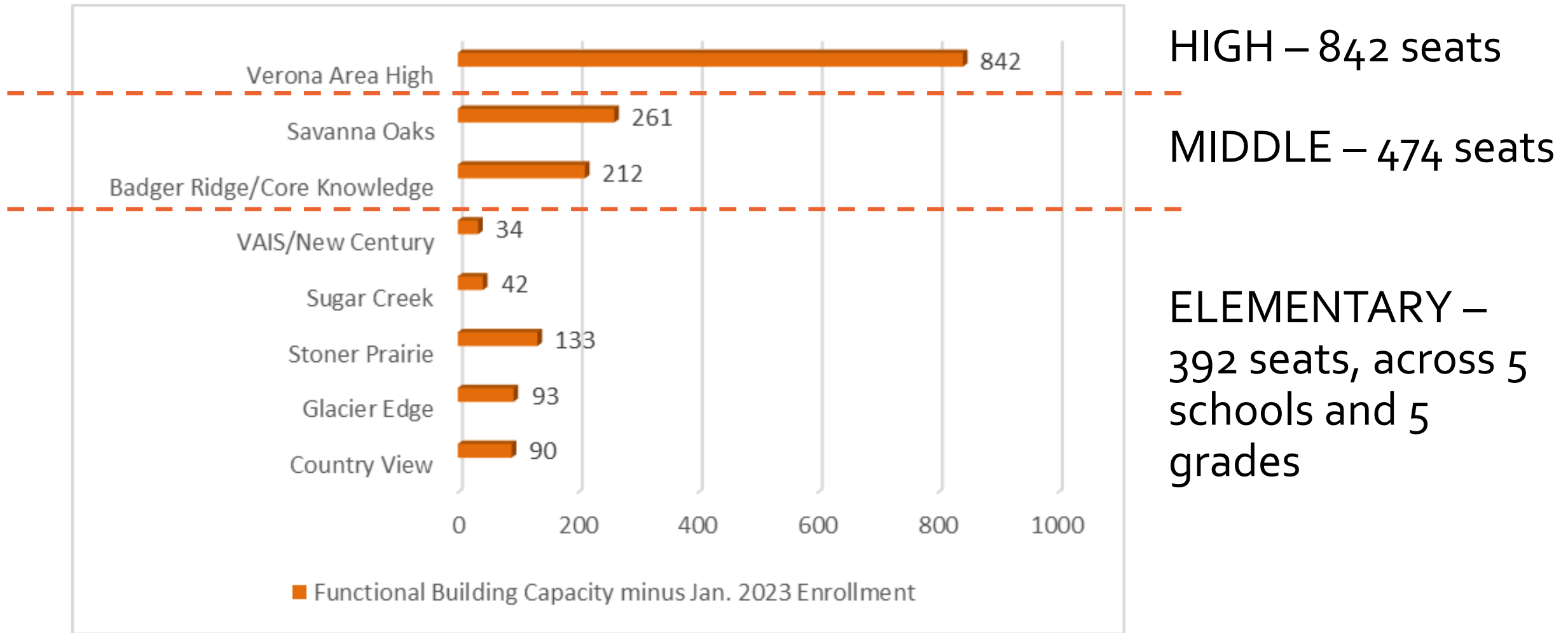
- Projected Timing for Future School Needs
- Logical Geographic Areas for Future Schools
- Concluding Thoughts

# Projected Timing For Future Schools



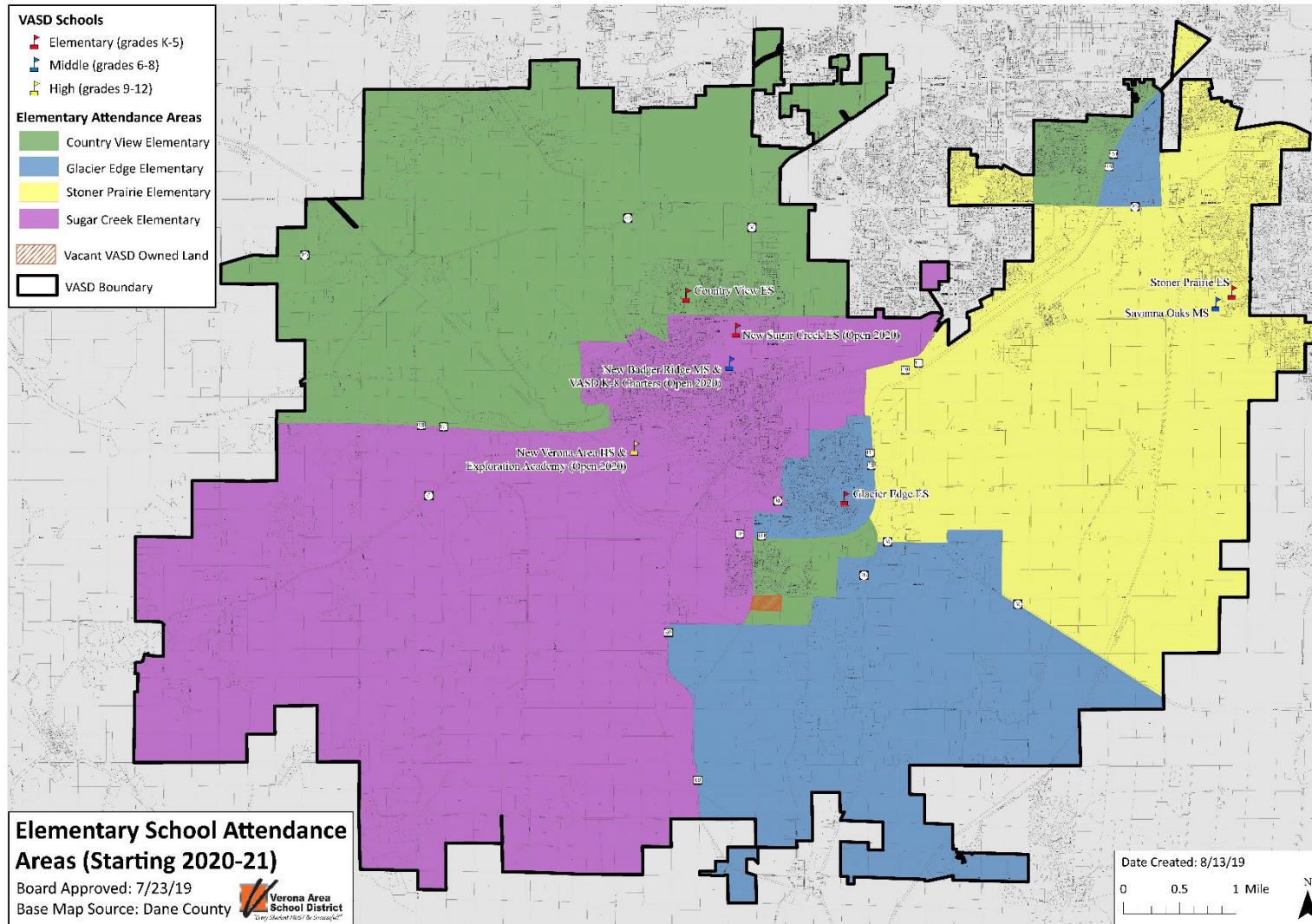


# Excess Capacity by School Building, January 2023





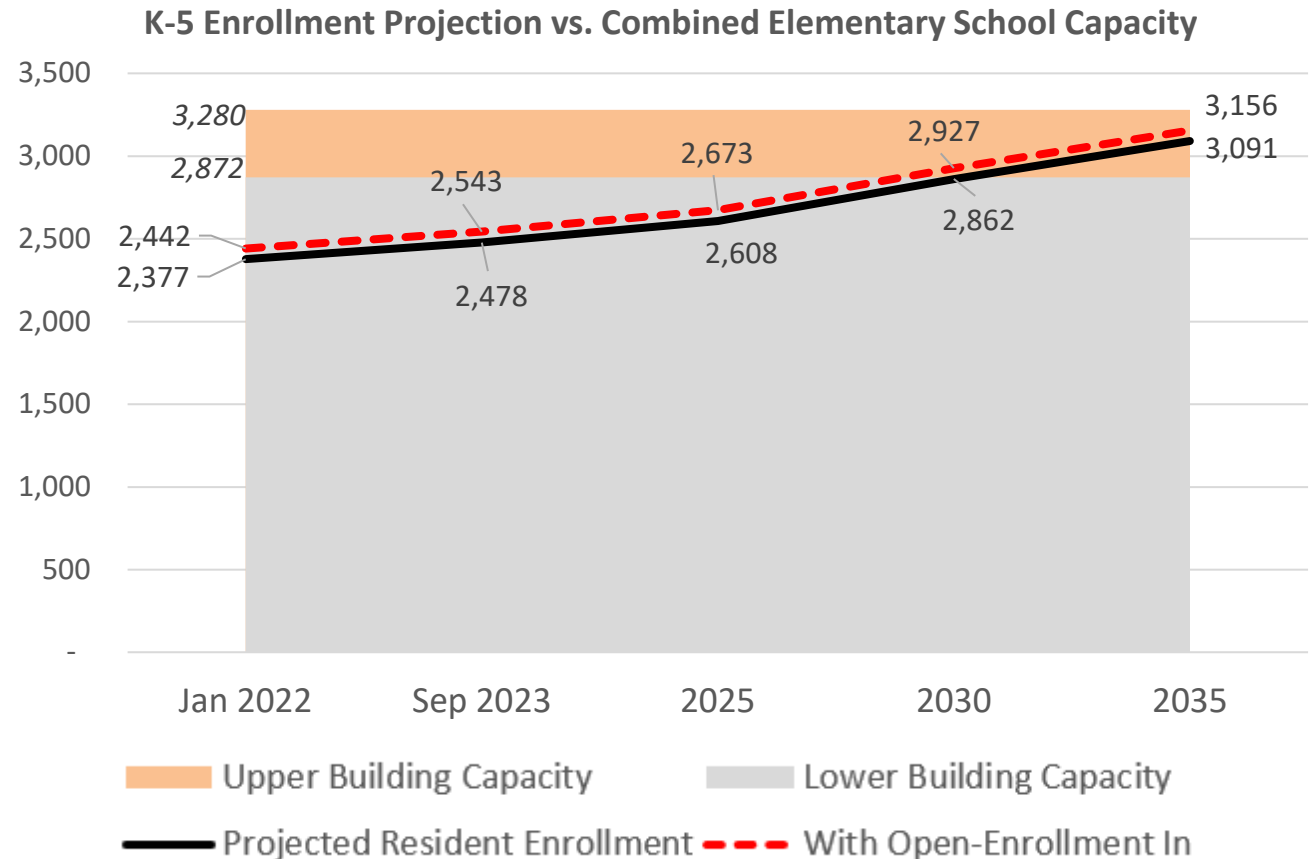
# Current Elementary School Attendance Areas



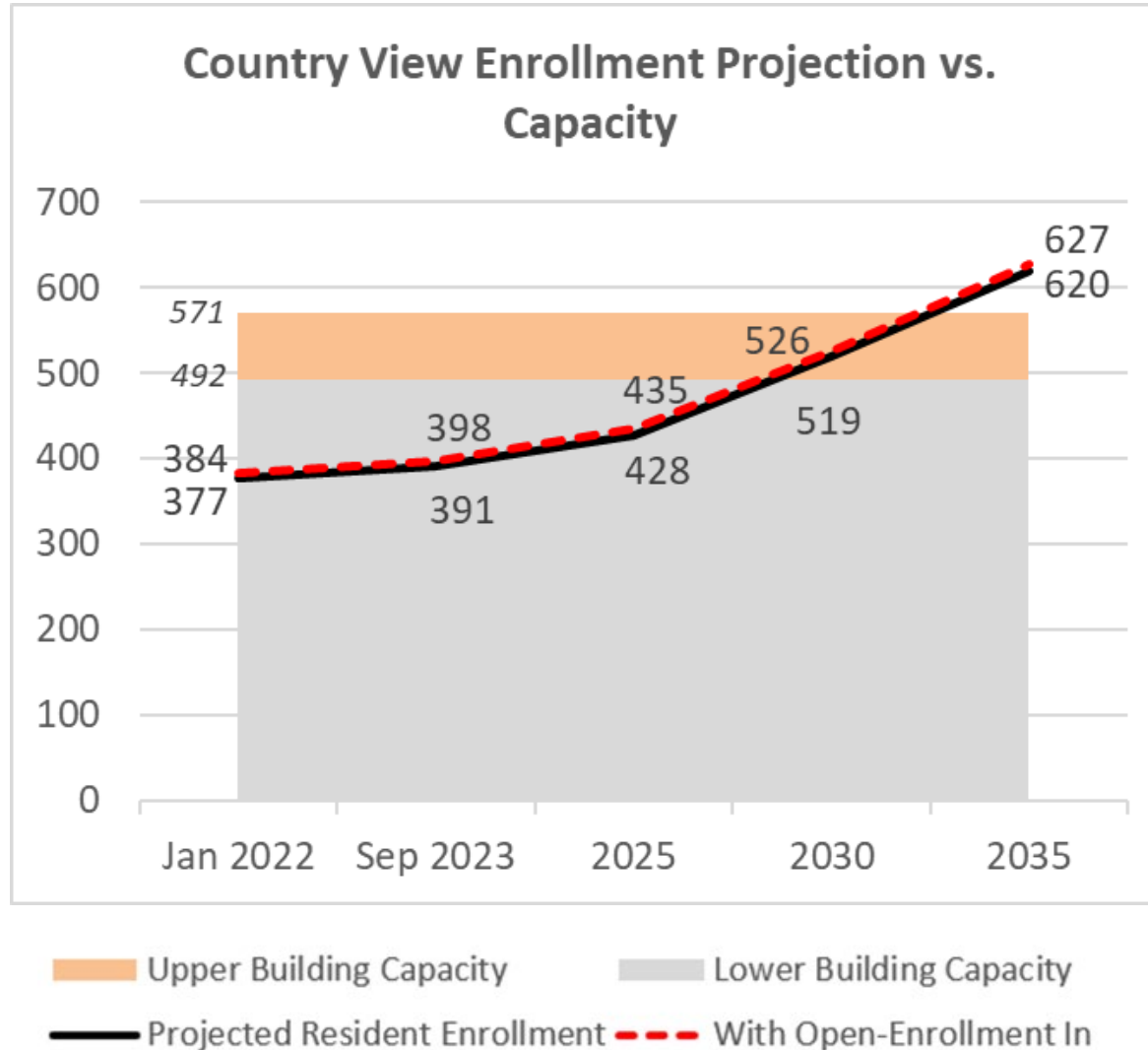
When the Board approved new attendance areas in 2019, Stoner Prairie and County View were anticipated as growth areas/schools, with Glacier Edge and Sugar Creek starting at higher enrollments but anticipated to remain more stable in the following decade or so.

# Enrollment Projections - Elementary Schools (K-5)

- 714 more resident K-5 students projected between 2022 and 2035
  - Twice the number of currently open seats in existing schools
  - Roughly equals Sugar Creek's current enrollment
- **Combined functional (lower) building capacity projected to be exceeded by ~2030**
- Not evenly distributed among schools...



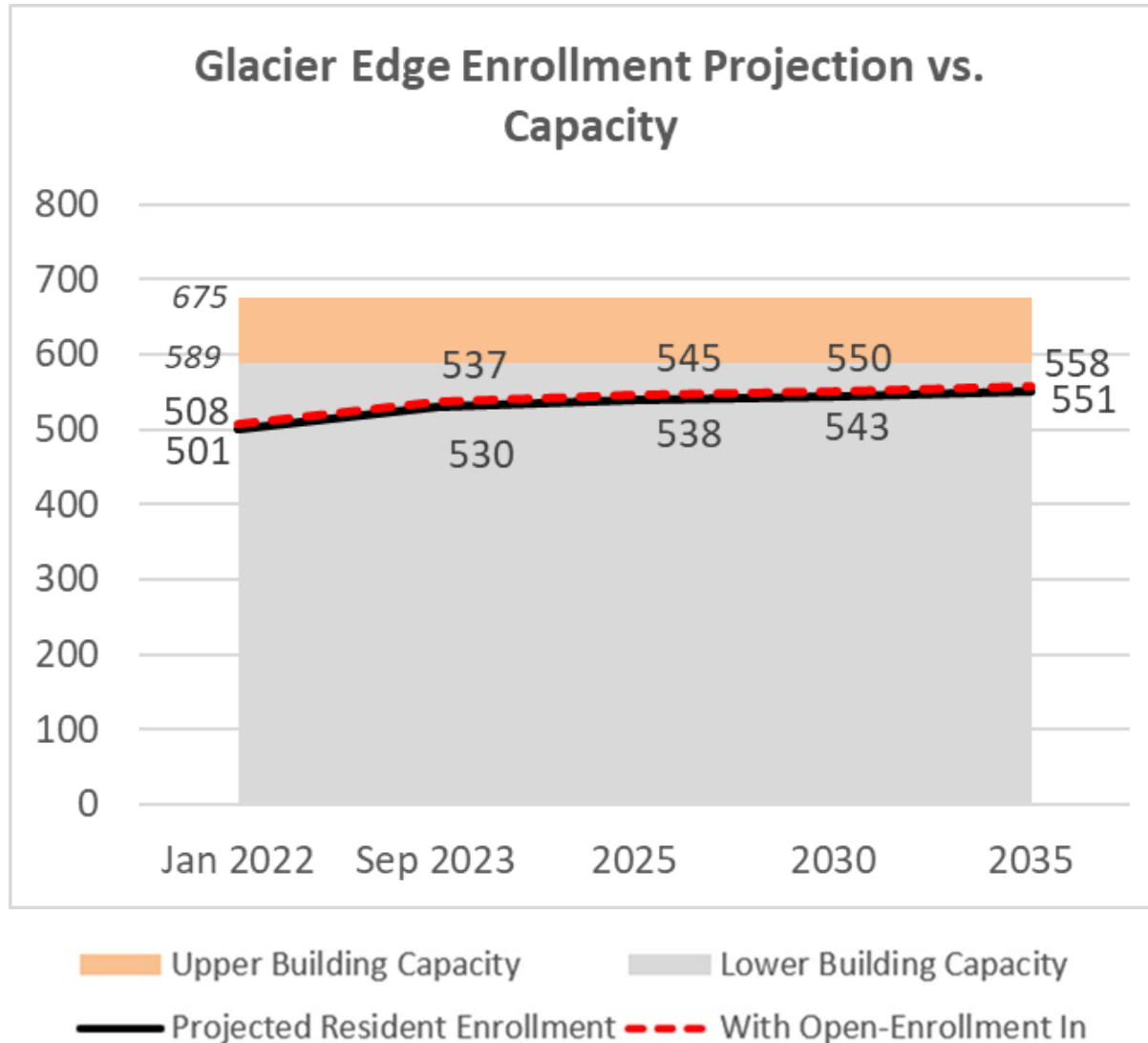
# Country View Elementary Projection



- Currently operates at 90 students under functional (lower) capacity
- Significant projected northside & Cathedral Point housing construction suggests rapidly increasing enrollment
- **Functional building capacity projected to be exceeded by ~2030**

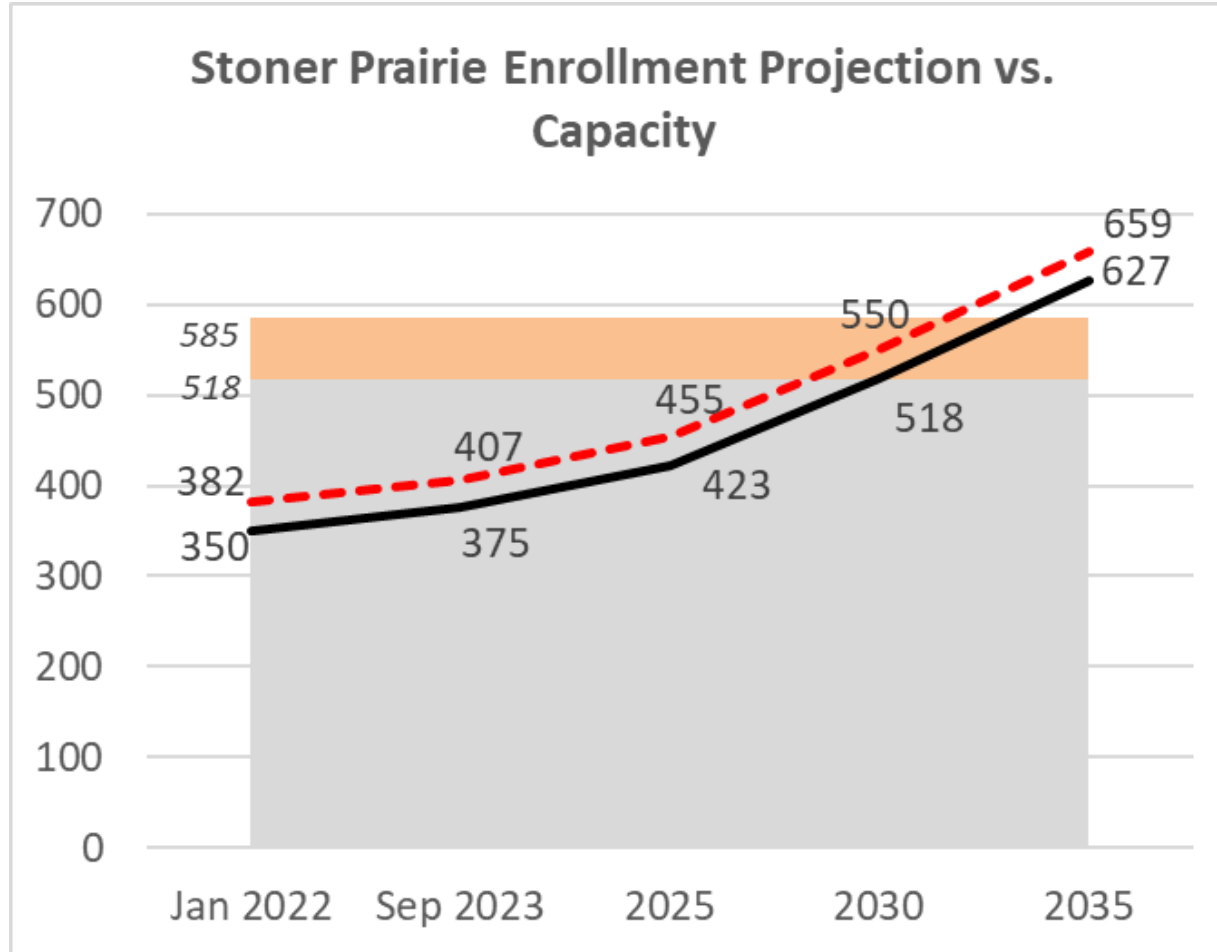


# Glacier Edge Elementary Projection



- Currently operates at 93 students under functional (lower) capacity
- Limited projected housing unit growth in current attendance area
- Turnover of existing neighborhoods suggests generally enrollment

# Stoner Prairie Elementary Projection

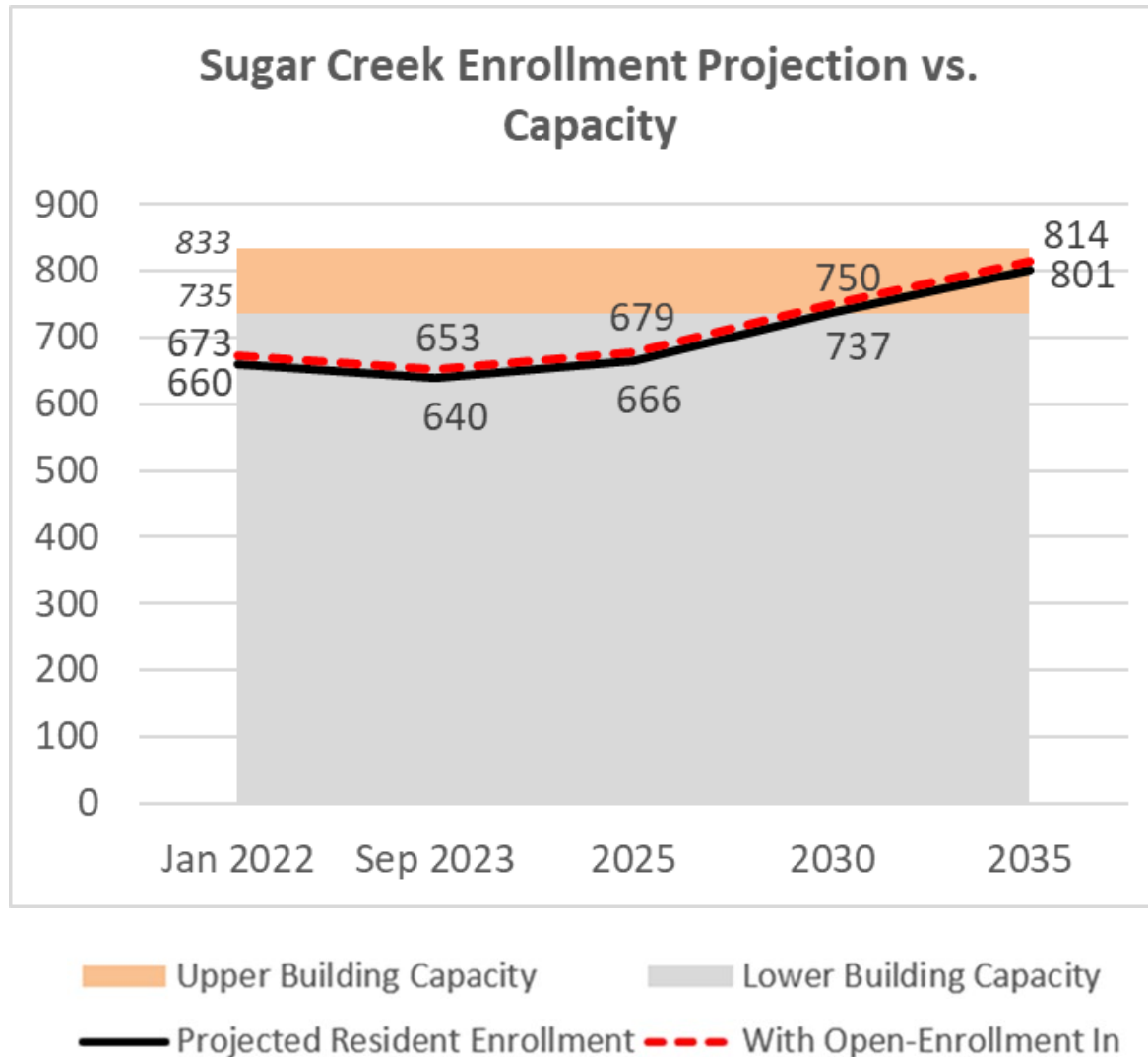


- Currently operates at 133 students under functional (lower) capacity
- Significant projected housing construction in current attendance area, including in Lacy and Whalen corridors, with many single-family homes
- **Functional building capacity projected to be exceeded by ~2030**

Upper Building Capacity Lower Building Capacity  
Projected Resident Enrollment With Open-Enrollment In



# Sugar Creek Elementary Projection



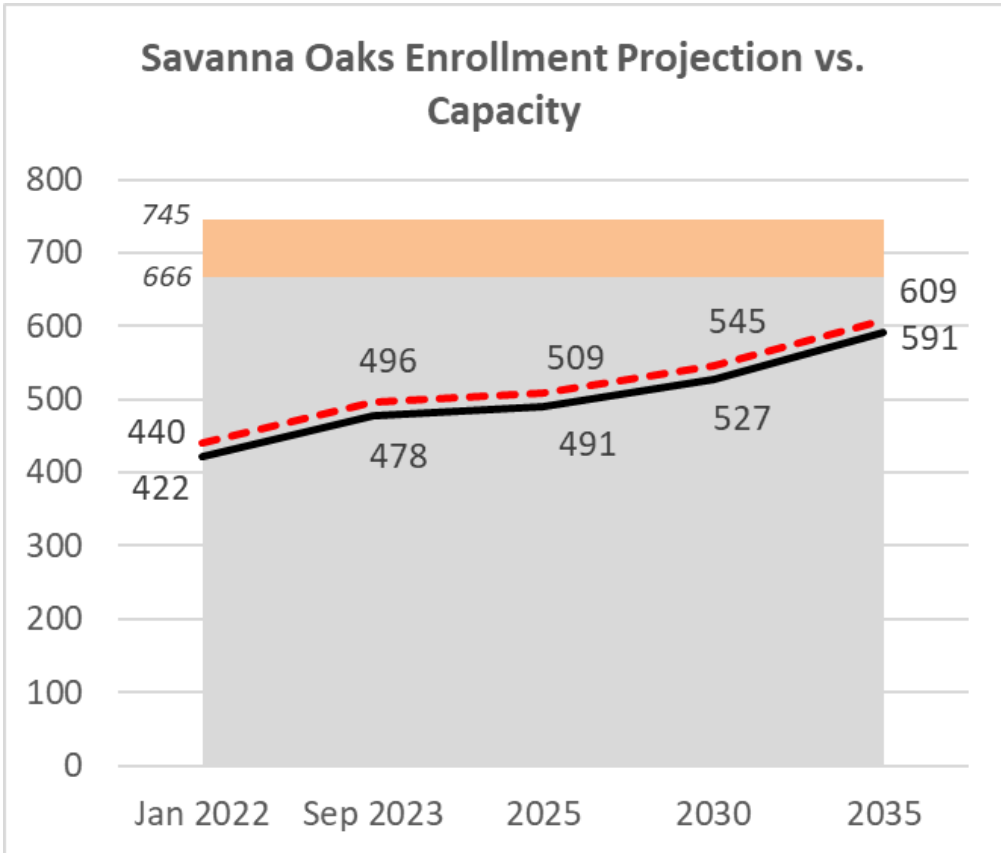
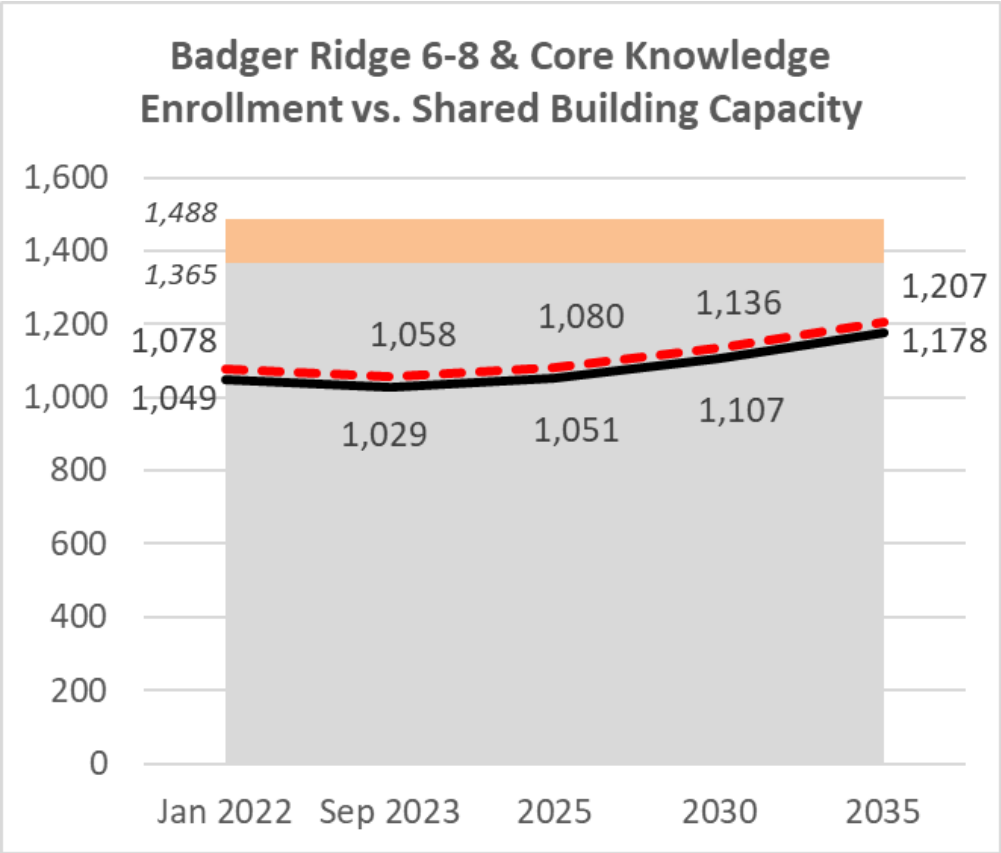
- Operated at 42 students under functional (lower) building capacity in Jan. 2023
- Near-term housing development almost all low-student multiple family
- Southwest housing growth + turnover projected to accelerate after 2025
- **Functional building capacity projected to be exceeded by ~2030**



# Enrollment Projections – Middle School (6-8)

- **288 additional grade 6-8 resident students projected between 2022 and 2035**
- About 60% of middle school enrollment growth is projected to occur at Savanna Oaks—by design in with 2019 areas
- Both buildings have significant excess capacity, but Badger Ridge/Core Knowledge has much higher total enrollment
- **Middle School enrollment should remain below functional capacity through 2035**

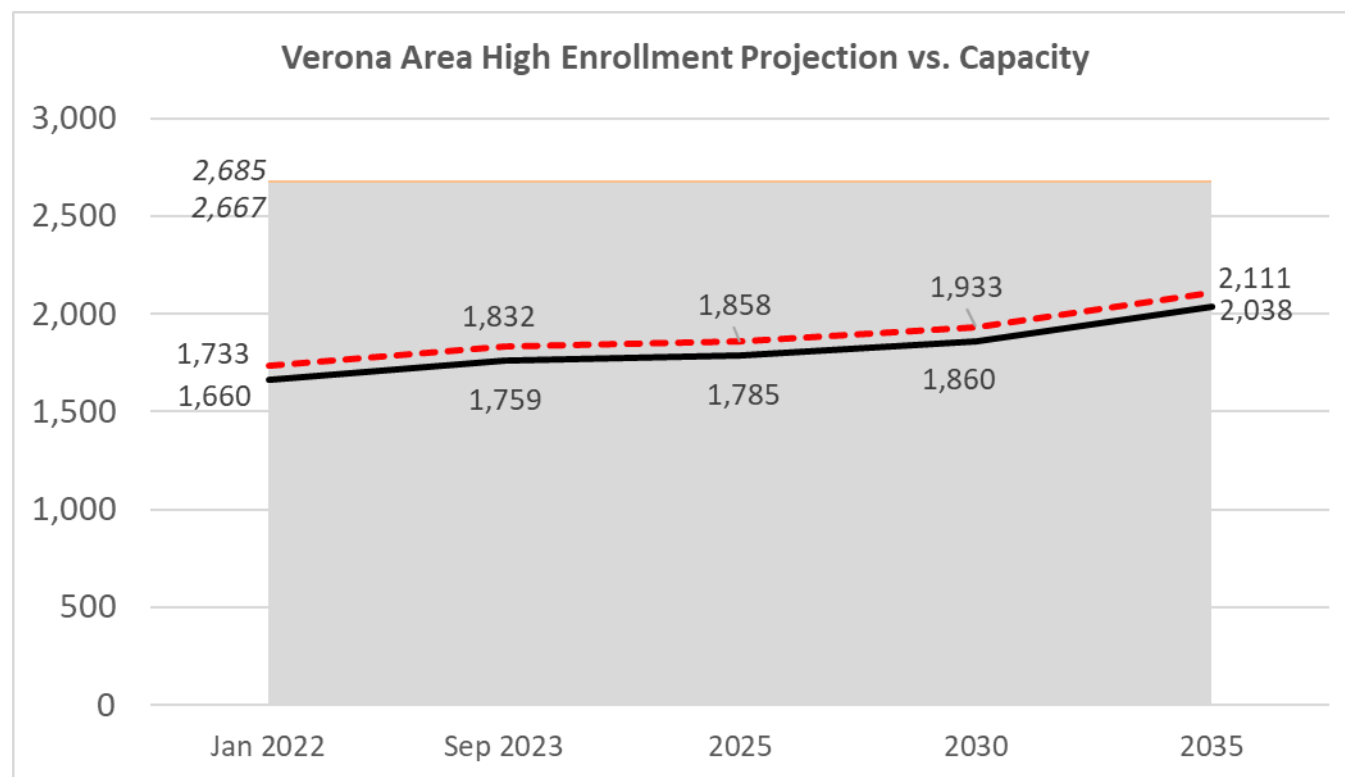
# Enrollment vs. Capacity – Middle Schools (6-8)



Upper Building Capacity      Lower Building Capacity  
Projected Resident Enrollment      With Open-Enrollment In



# Enrollment Projections – High School (9-12)



Upper Building Capacity Lower Building Capacity  
Projected Resident Enrollment With Open-Enrollment In

- 378 additional grade 9-12 resident students projected by 2035
- **High School is projected to remain ~550 students under its functional capacity through 2035, even with current levels of open-enrollment-in**





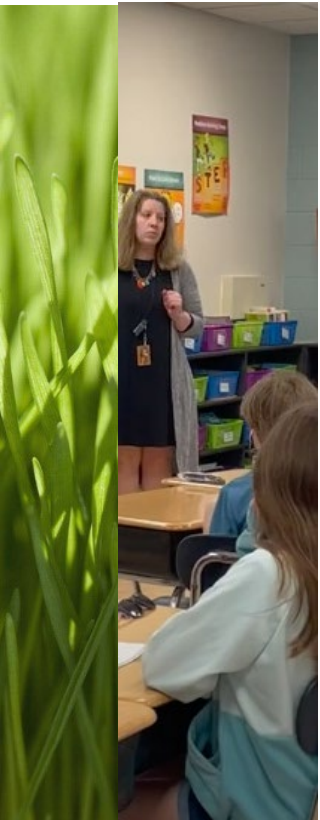
# Relation to Elementary School Facility Needs

- Elementary enrollment is projected to approach combined functional building capacity in the late 2020s and approach combined maximum capacity by 2035 or so
- VASD should begin a planning process for a new elementary school by around 2025, due to 2-4 years of lag between planning and school opening
- Some interim elementary attendance area tweaks may be warranted before a new elementary school opens

## Relation to Middle and High School Facility Needs

- Middle and high school capacity needs are further out in time than elementary
- Savanna Oaks likely the first to become space limited as the 2030s play out
- How many middle school students is “enough” for the large-capacity Badger Ridge? Up to current calculated capacity around 1,400?
- Need for a 2<sup>nd</sup> high school is well beyond 2035—straight-line growth suggests around 2050 if the District is OK with a 2,600-student high school

# Logical Geographic Areas for Future Schools

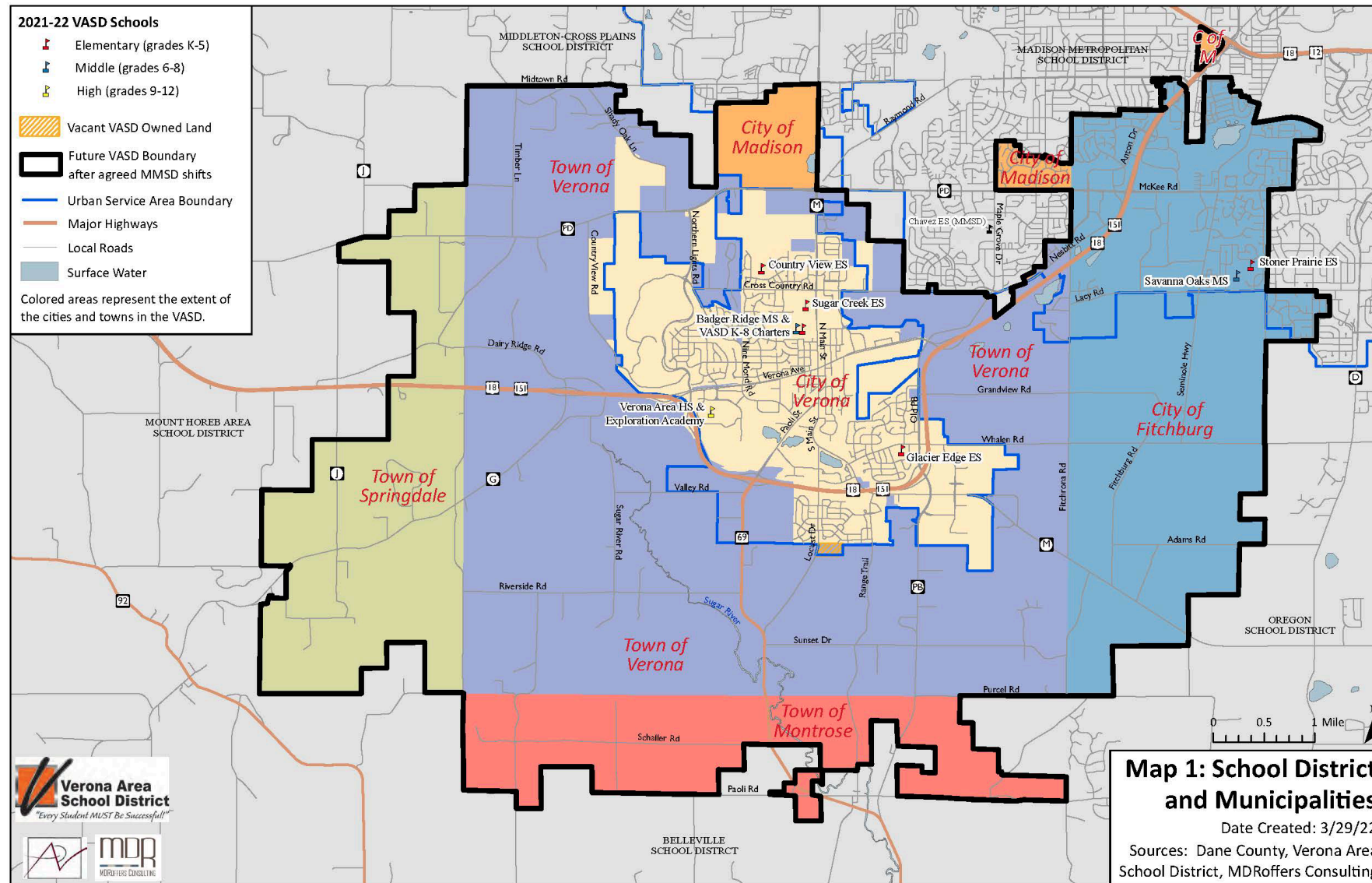




# Future School Sites Should...

- Serve all municipalities and neighborhoods, together with current schools
- Be regionally accessible for efficient transportation
- Acknowledge long-standing student concentrations
- Anticipate future areas of housing growth and student increases
- Acknowledge existing school locations and attendance areas
- Be sized to accommodate the type of school(s) anticipated
- Be available for schools when the District needs them (e.g., utilities)
- Be attainable within District budget constraints or authorized increases
- Serve the District's mission, values, goals, and equity framework

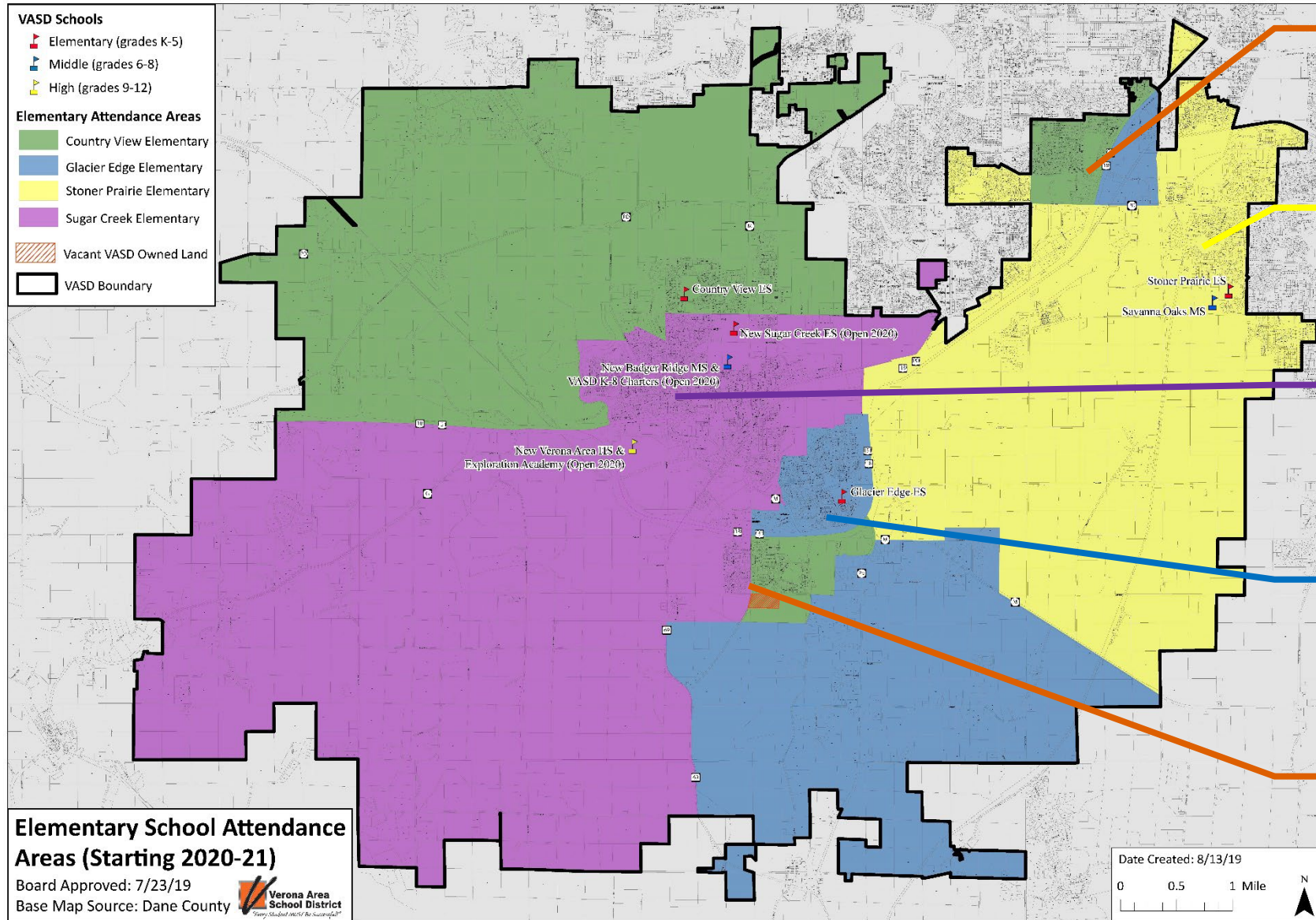
# VASD is a Multi-Municipality School District



About 50% of VASD resident students live in the City of Verona

About 30% of VASD resident students live in the City of Fitchburg

# 2022 Elementary (K-5) Enrollment Concentrations



**NORTH OF PD, WEST OF SEMINOLE**  
682 K-5 students

**EAST OF SEMINOLE**  
228 K-5 students

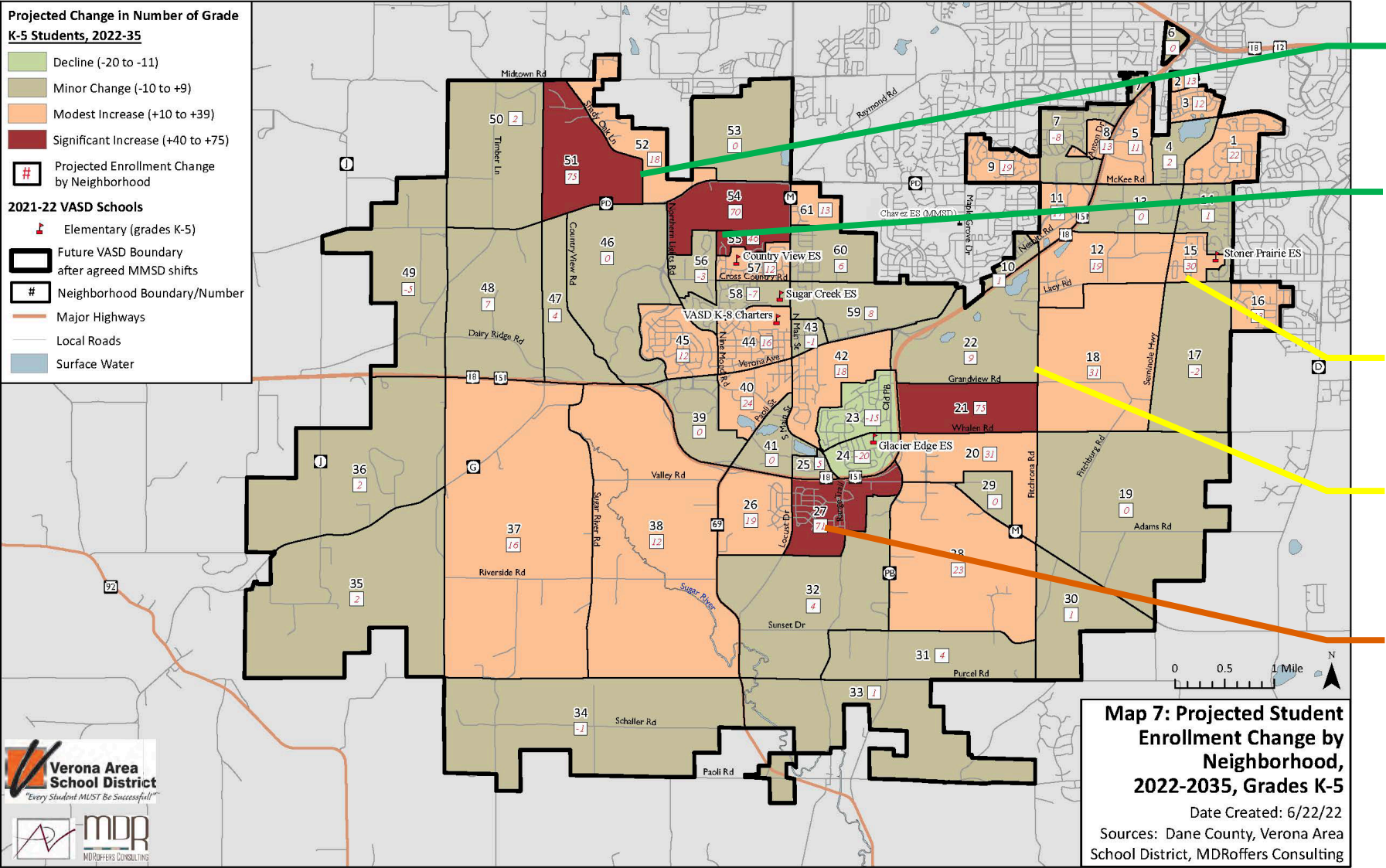
**NORTH OF VERONA AVE,  
WEST OF MAIN**  
393 K-5 students

**GLACIER EDGE WALKING**  
284 K-5 students

**CATHEDRAL POINT &  
SCENIC RIDGE**  
306 K-5 students



# Projected Elementary Enrollment Growth Hot Spots through 2035



Verona's Northwest Neighborhood (Marty Farm)

Verona's North Neighborhood (Kettle Creek North, Whispering Coves)

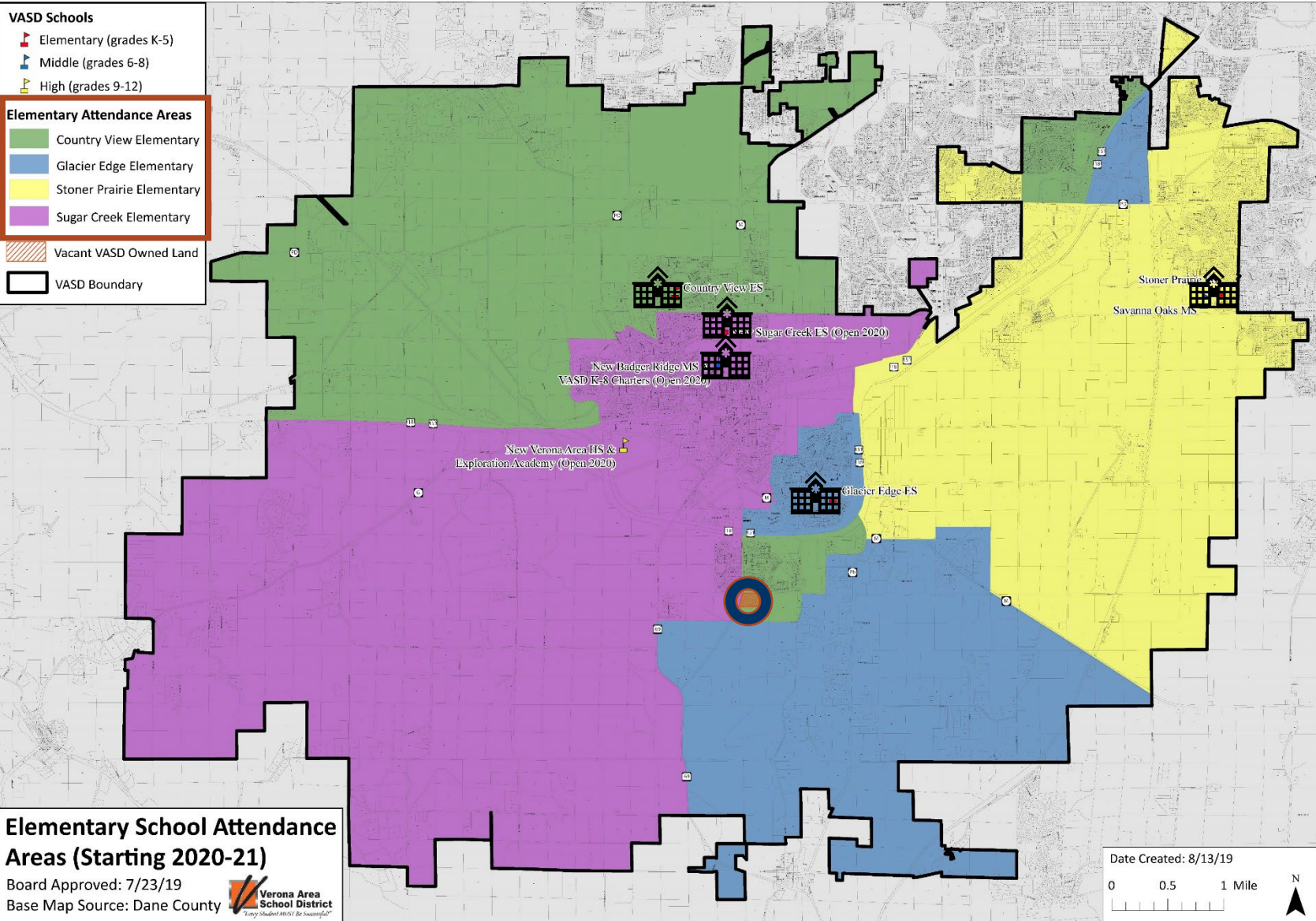
Fitchburg's North Stoner Prairie Neighborhood

Mid-City Residential Infill (generally later in period)

Verona's South Neighborhood (The Woods, Cathedral Pt, Scenic Ridge)

Green = Current Country View  
 Yellow = Current Stoner Prairie  
 Orange = Current Mix of Schools

# Existing Elementary Schools and Attendance Areas

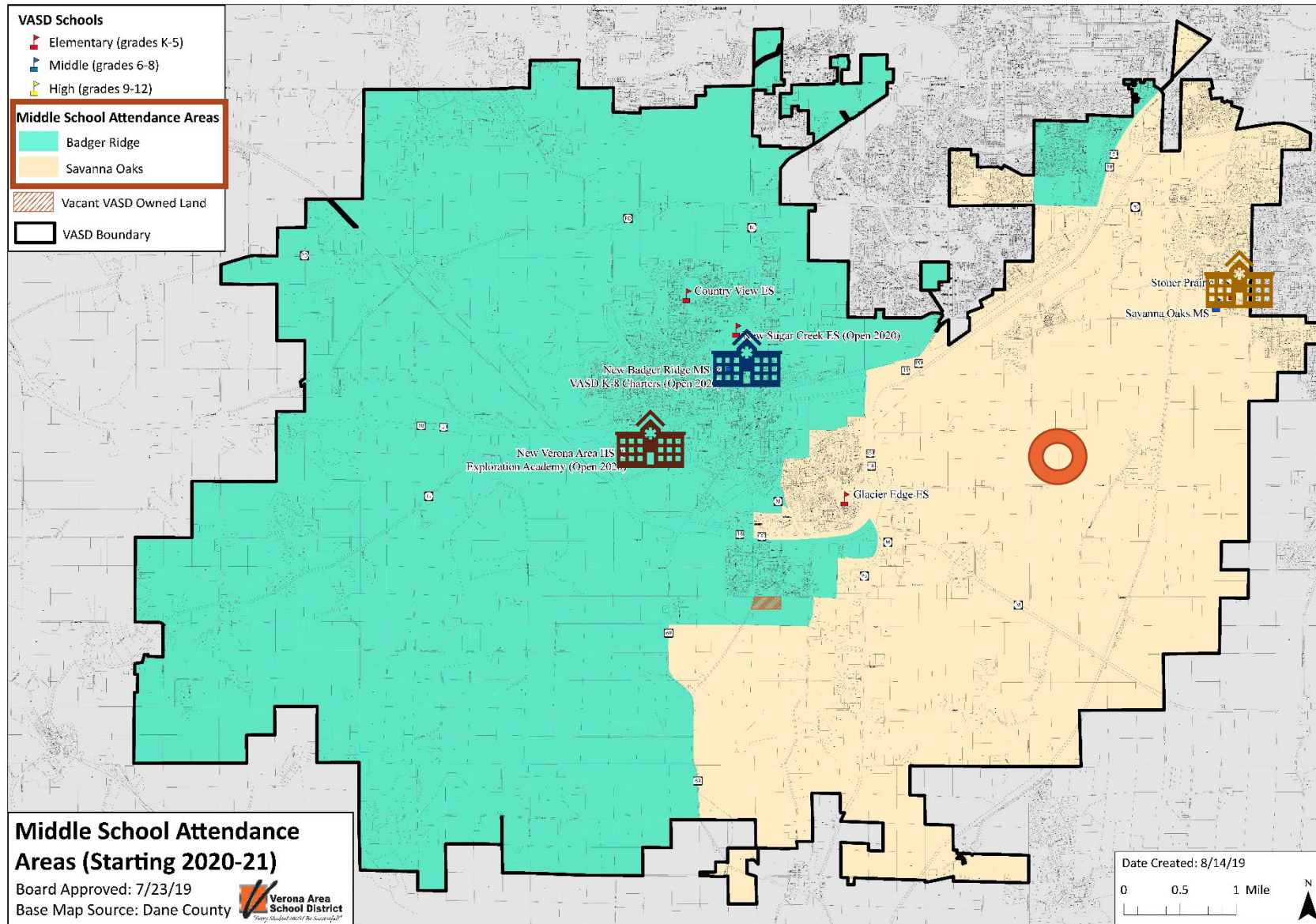


Current elementary schools are concentrated in the City of Verona, particularly towards its north side.

- Existing Elementary School
- VASD-Owned Vacant Site ("Herfel Site")



# High and Middle Schools & Attendance Areas



High School is towards the VASD's west end but is accessible via 151.

Badger Ridge has twice the capacity of Savanna Oaks.



Badger Ridge & Core Knowledge Middle Schools



Savanna Oaks Middle School



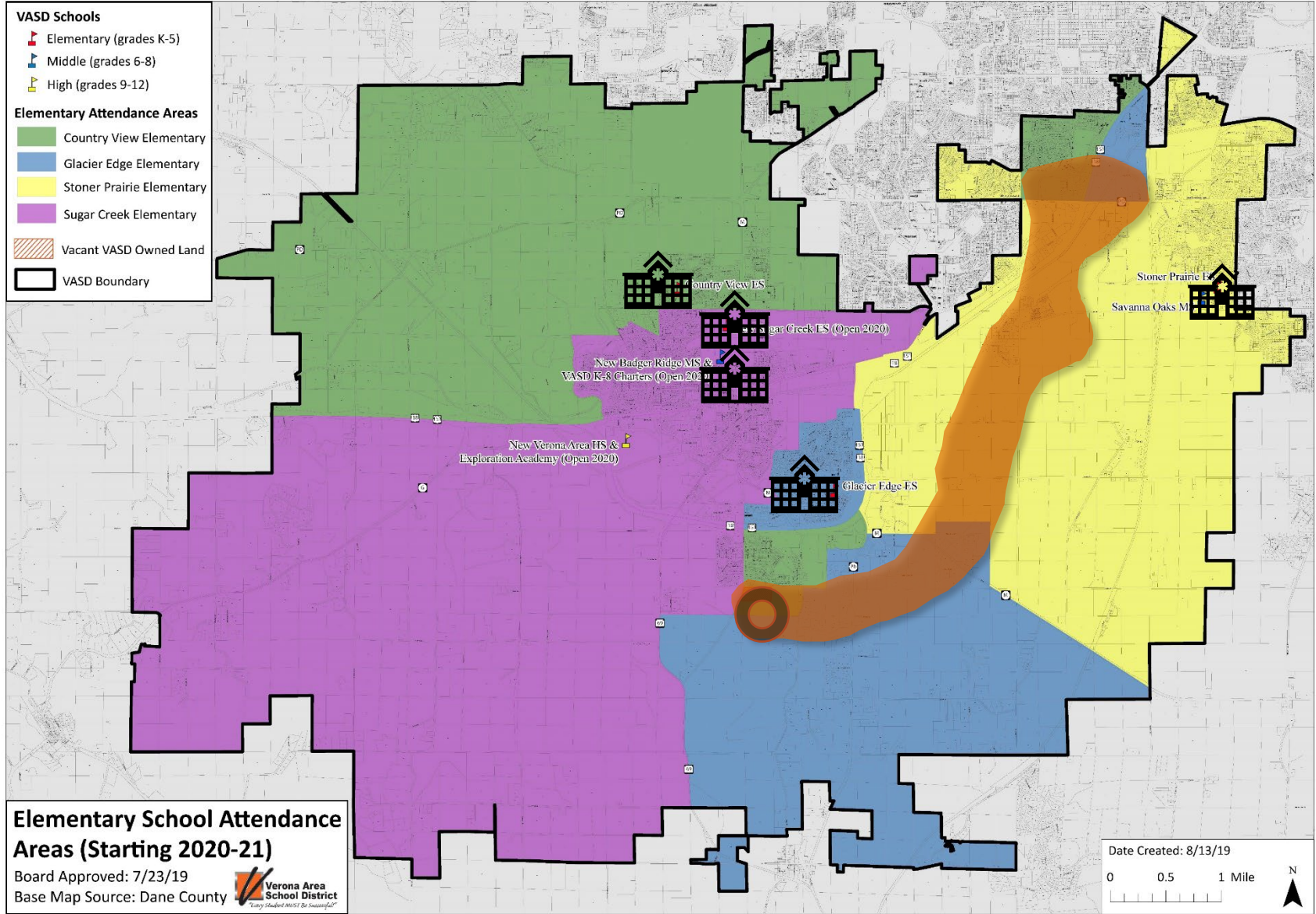
Verona Area High School



VASD Optioned Vacant Site ("Jenni Farm")



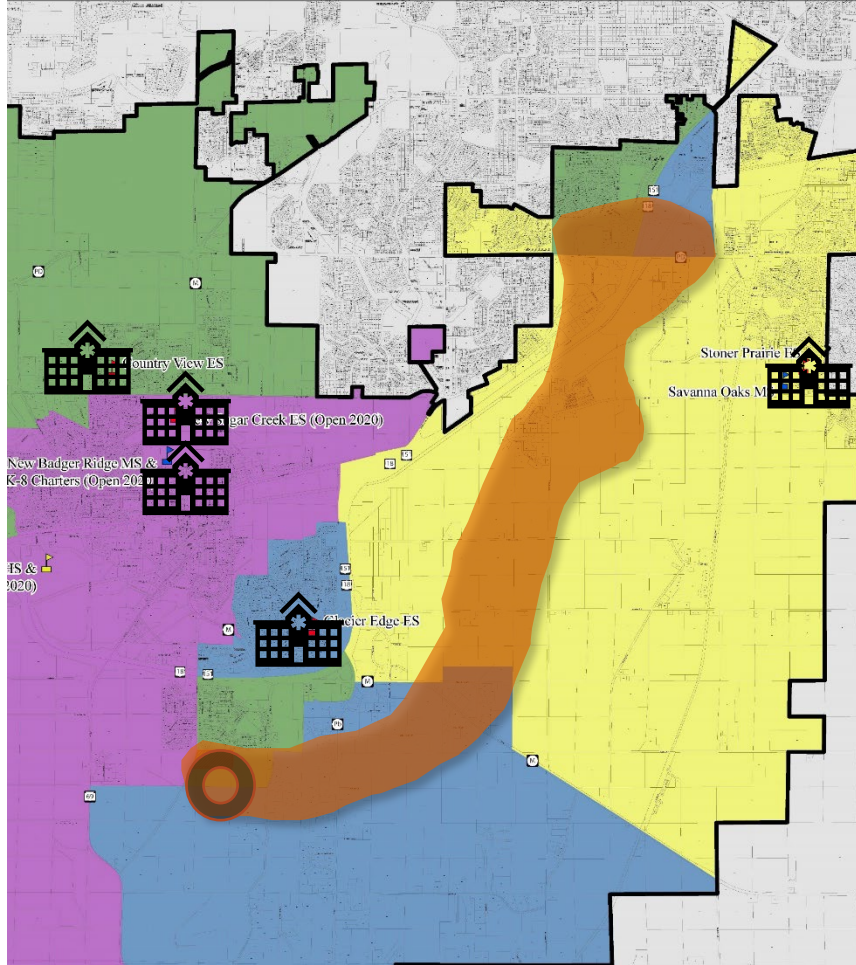
# General Search Area for Next Elementary Site



Starting with the Herfel Site, extending northeast through currently undeveloped lands, and including possible sites near 151/PD interchange

- Existing Elementary School
- General Search Area for Next Elementary School Site
- VASD-Owned Vacant Site ("Herfel Site")

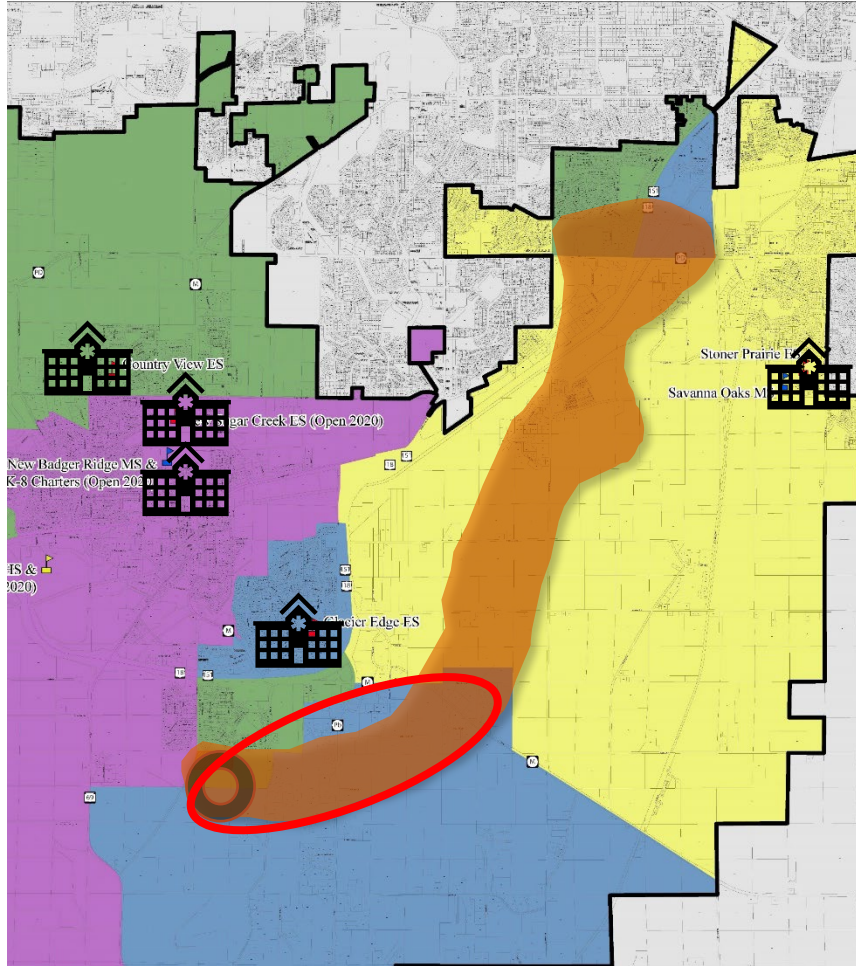
# Elementary Search Area Characteristics



- Regardless of location, adding another elementary school will make achieving socioeconomic balance among elementary schools extremely challenging
- Greatest socioeconomic diversity is in northeast part of VASD, which is currently divided among all elementary schools (including Sugar Creek TWI students)
- VASD may need to explore a different equity approach with its next school

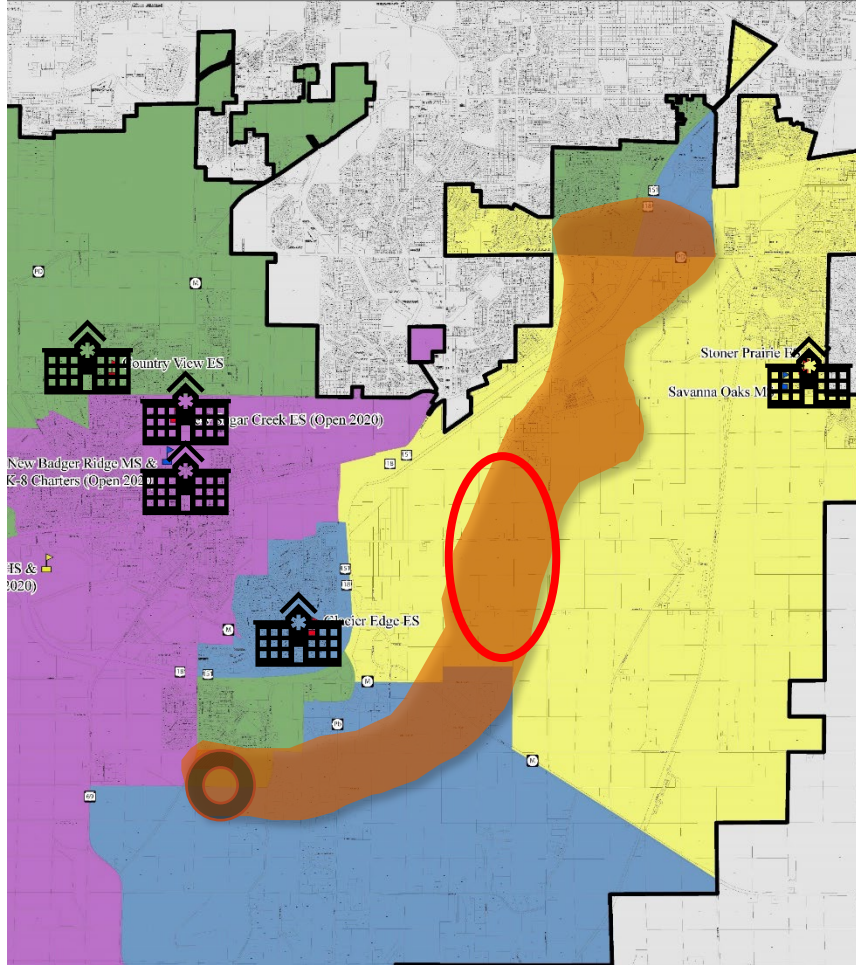


# Elementary Search Area Characteristics — South



- Includes lowest cost site (Herfel), which may also reflect community expectation
- Still requires significant sewer and road improvements
- Most easily relieves Country View, Sugar Creek, and Glacier Edge
- Would serve significant current and future student populations south of 151 bypass

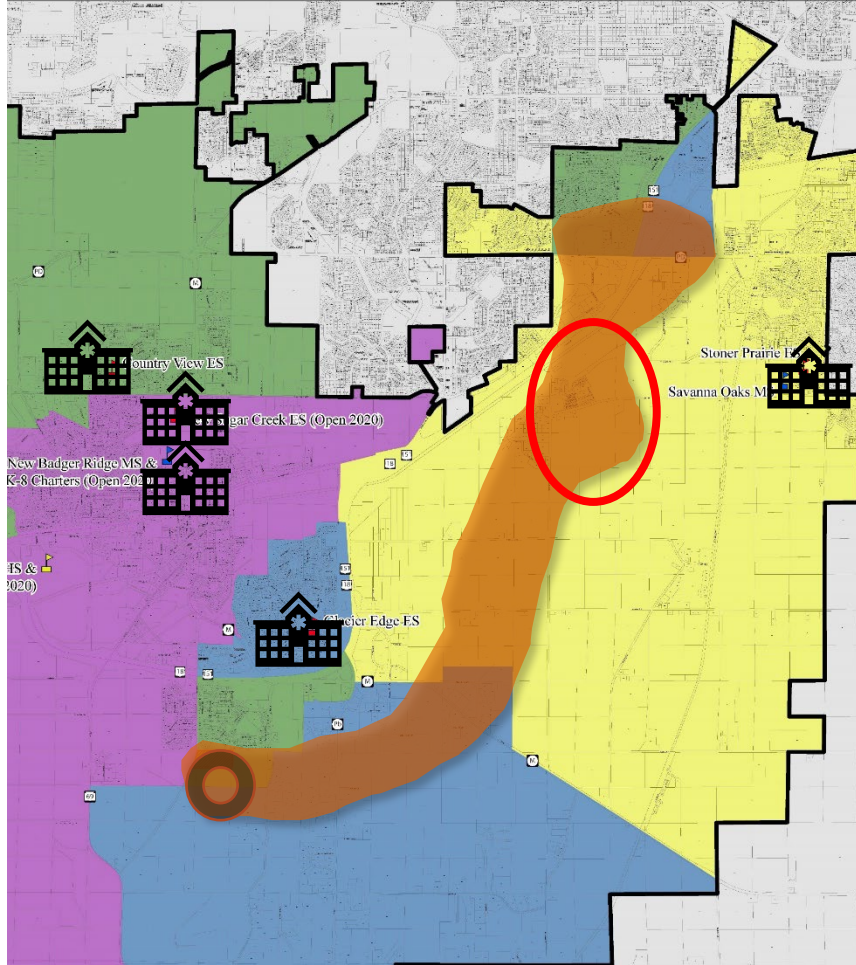
# Elementary Search Area Characteristics—Verona Expansion



- Potential site(s) for a range of school options could be identified through City of Verona's upcoming neighborhood planning process
- Development "ripeness" of this area unlikely before 2030, so may be challenged as the next elementary site
- Would most easily relieve Stoner Prairie, Glacier Edge, and Country View

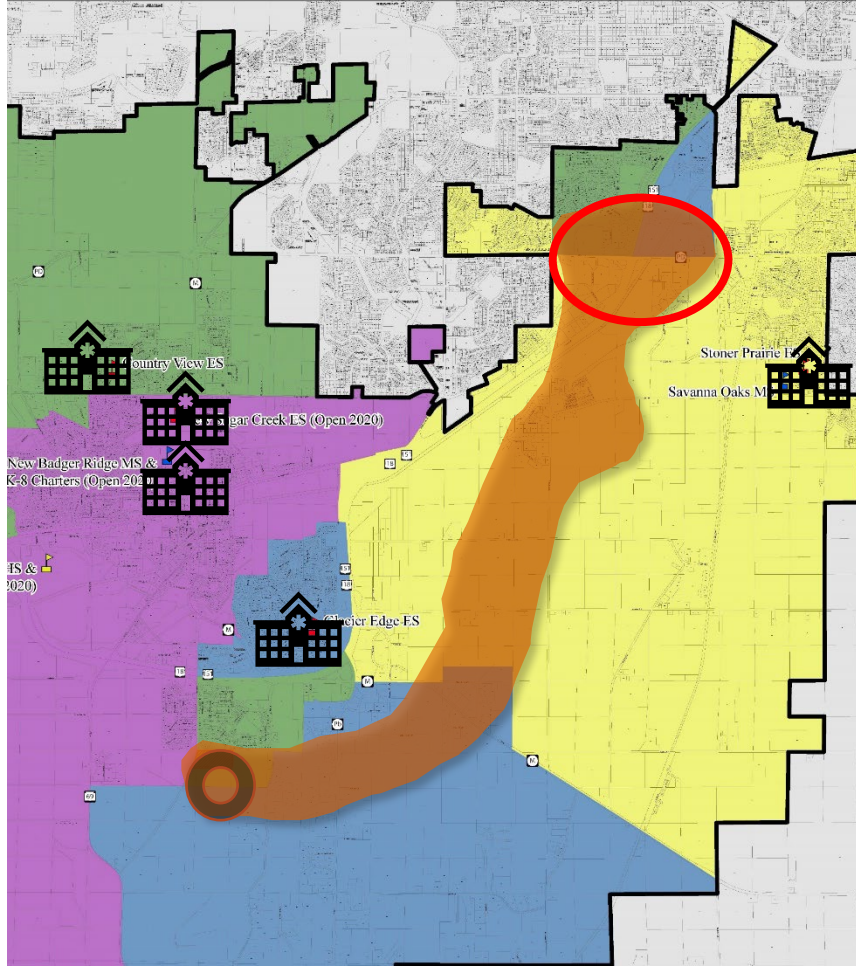


# Elementary Search Area Characteristics—Fitchburg Expansion



- Potential site(s) for a range of school options, which can be identified through City of Fitchburg's current neighborhood planning process
- Development "ripeness" of at least some of this area is probable before 2030 (e.g., lands closer to Quarry Ridge subdivision)
- Would most easily relieve Stoner Prairie, but also Glacier Edge and/or Country View
- Overlaps with middle/high school search areas, but does not include Jenni Farm for next elementary because Farm almost certainly will not have utilities by ~2030

# Elementary Search Area Characteristics—151/PD Interchange

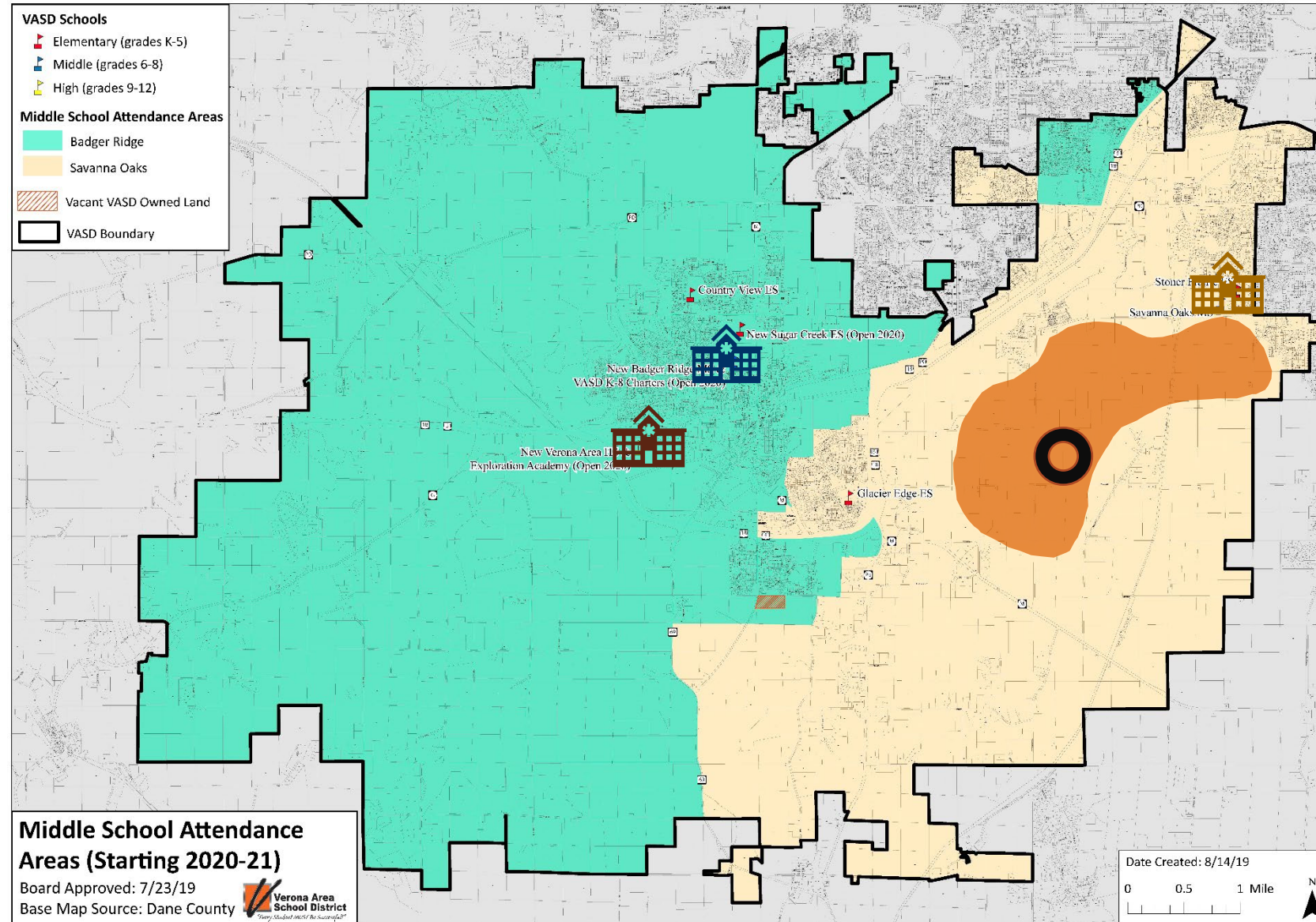






- Fully improved with utilities and roads
- Higher land cost than further south anticipated
- Multi-level school configuration more likely
- Nearly 700 nearby K-5 students today, many of whom have greater needs and fewer transportation options
- Could relieve all elementary schools, especially if TWI program relocation was included



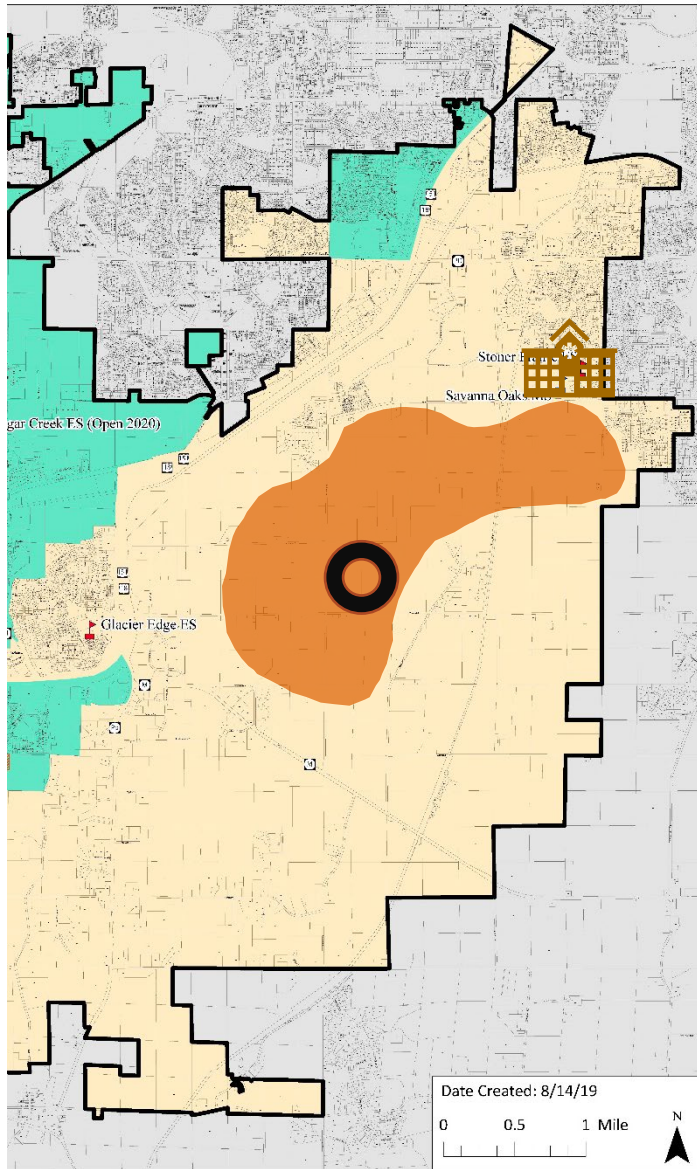
# General Search Area for Next High &/or Middle Schools

Including the Jenni Farm, undeveloped lands to its west and north, then extending east along the south side of Lacy Road



-  Badger Ridge & Core Knowledge
-  Savanna Oaks Middle
-  Verona Area High
-  General Search Area for Future High &/or Middle Schools
-  VASD Optioned Vacant Site ("Jenni Farm")

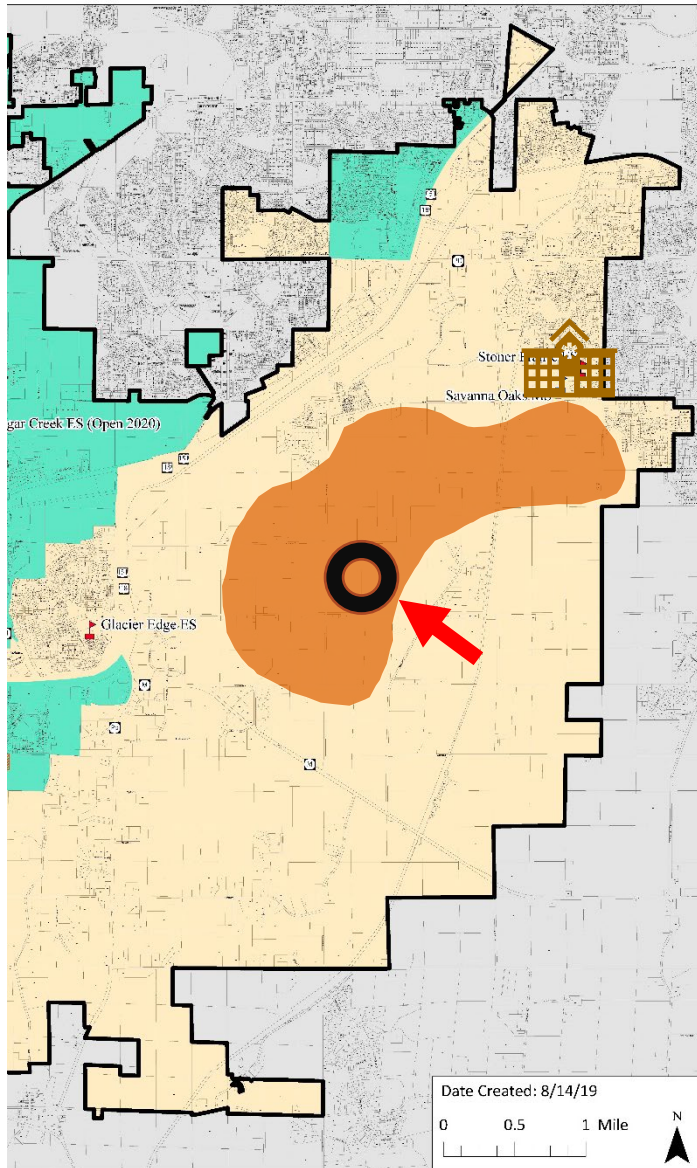
# High &/or Middle Site Search Area Characteristics



- Would improve upper grade student capacity balance between west (Verona) and east (Fitchburg) sides of VASD
- Greater geographic area draw from the current Savanna Oaks attendance area, but relatively close Badger Ridge neighborhoods have many students



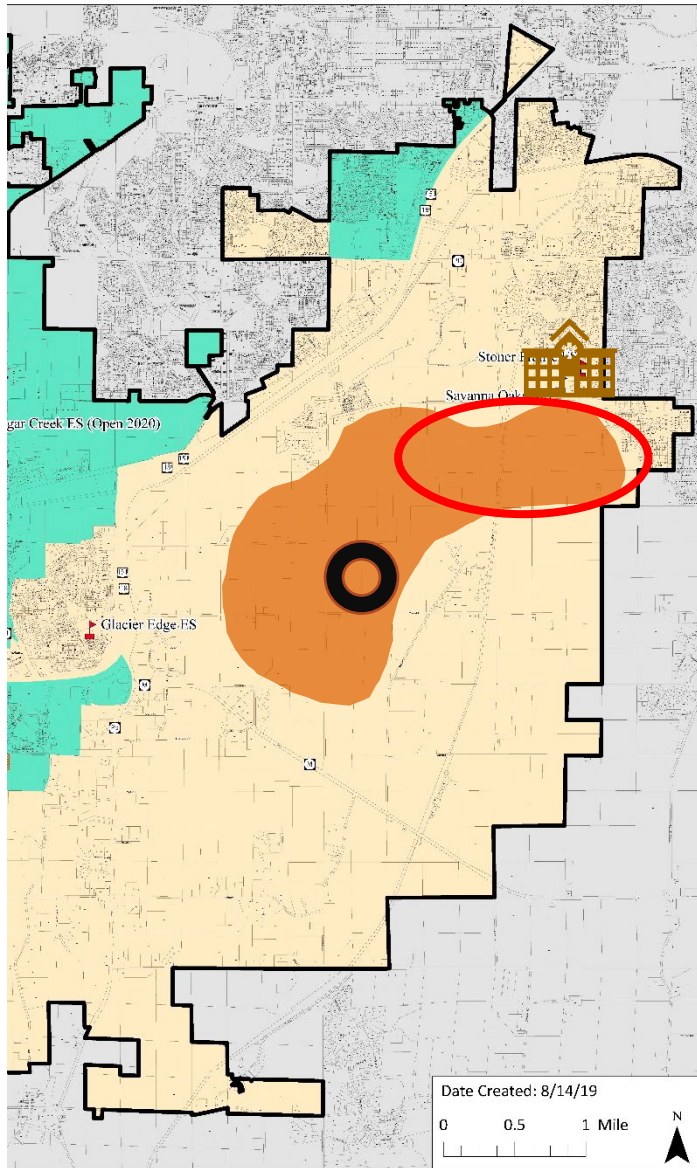
# High &/or Middle Site Search Characteristics—Jenni Farm



- VASD has option to purchase Jenni Farm until 2027
- Farm is 164.1 acres, potential suitable for a range of schools including a high school and middle school
- Farm is a visually appealing site with distant views
- Beyond 20-year municipal growth planning areas (a different site west or north could improve timeline)
- Nearest utilities 1 mile to north and west, with no plans to extend (a different site to west or north could improve timeline)
- Fitchburg intends to complete high-level utility service investigation for Jenni Farm area in 2023-24



# High &/or Middle Site Search Characteristics—South Lacy Corridor



- City is updating and may reconsider its plans from now through 2025-26, enabling greater and mostly residential development
- Generally adjacent to existing improved roads and utilities
- Some relationship to current Stoner Prairie/Savanna Oaks campus possible
- At east edge of high school search area, potentially mirroring VAHS “west” location when needed
- Likely appeal to Fitchburg families regardless of which school district they live in



# Potential Implications



# Implications and Conclusions

- VASD should begin a planning process for a new elementary school by around 2025, due to 2-4 years of lag between planning and school opening
- Decision on whether Herfel or another site might be best for the next elementary school should occur in this timeframe
- Decision on whether to exercise the District's option on the Jenni Farm should occur before 2027
- Other possible school site options should be explored as part of current and upcoming municipal planning processes

