

become what's next 



Board Work Session

November 18, 2025

Facility Goal Board Work Sessions

August 26 - Tour of Tonawanda & PPMS; Finance Opportunity

September 9 - Tour of Swanson; 20-Year Plan Components

September 30 - Tour of Wisconsin Hills; Middle School Schedule & Programming

October 28 - Approval of Architect; Tour of Burleigh; Enrollment Projects; Facility Maintenance & Facility Improvement Plans

November 11 - Approval of Construction Manager

November 18 - Tour of Fairview South; LAUNCH Discussion

December 10 - Options Consideration

January 2026 - April 2026 - Anticipate 4-5 more Work Sessions

Agenda

1. Fairview South - Non-Renovated Spaces
2. LAUNCH Location Options
3. North Avenue
4. Strive Location Options
5. Community Use of School Resources

Fairview South School

Built in 1961 and initially operated as a K-6 elementary school. Re-opened in 1984 as a Special Education Cooperative School, serving students from school districts across the region.

Total Capacity	Dependent upon student needs
Recent Facility Investments	2025: \$3.4 million invested in a significant remodel of the East wing, including the gymnasium, learning spaces, kitchen and office space.
Physical Sq Ft	52,332 SF
Acreage	9.865 Acres



2025-2035 Projected Expenditures

Facility Maintenance (\$855,000)

- East Wing Furnaces
- Building Automation
- Roof Sections
- Exterior Paint
- Fire Alarm Replacement

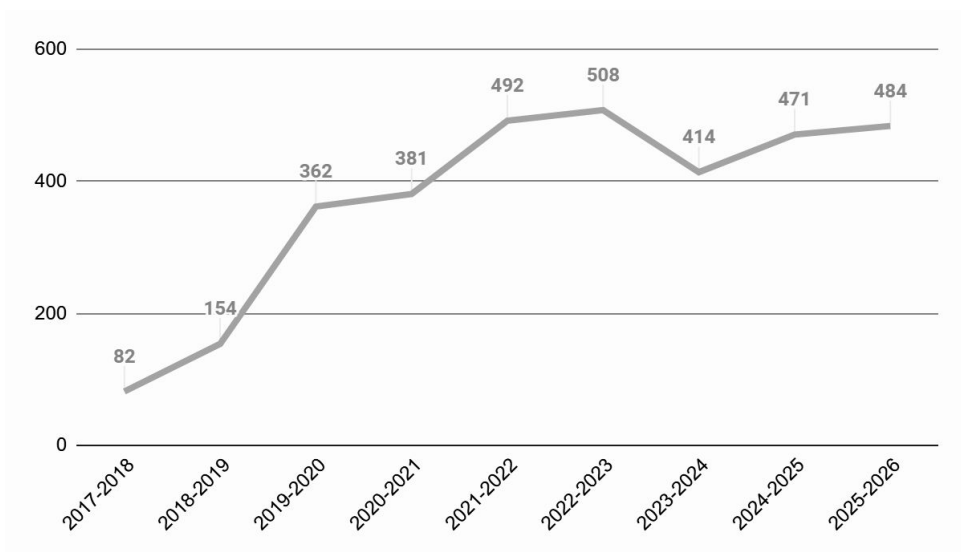
Options for West and North Wings:

- District Storage (current use)
- Demolition (North Wing) and not replace
- Demo & New Construction (e.g. LAUNCH)
- Program Support (e.g. Transitions)

LAUNCH Profile

- 12 Course Strands (2 Courses + Mentorship)
- Year-Long Course (1 Block)
- 472 Juniors & Seniors enrolled from Elmbrook & Wauwatosa
- Courses delivered at multiple locations
- 300 Projects Annually
- In 2025, students earned 230 Industry Certifications and 219 students earned College Credit

Enrollment Reaches 484 in 2025-26!



LAUNCH Facilities and Strands

Off-Site @ Concurrency

- Business
- Data Science
- Law & Public Policy

Off-Site @ Ascension Elmbrook (new in 2025)

- Healthcare

BCHS

- Media Solutions
- IT & Automation & Engineering
- Spanish in Healthcare

BEHS

- IT & Automation & Engineering
- Future Teachers
- Data Analytics

Wauwatosa

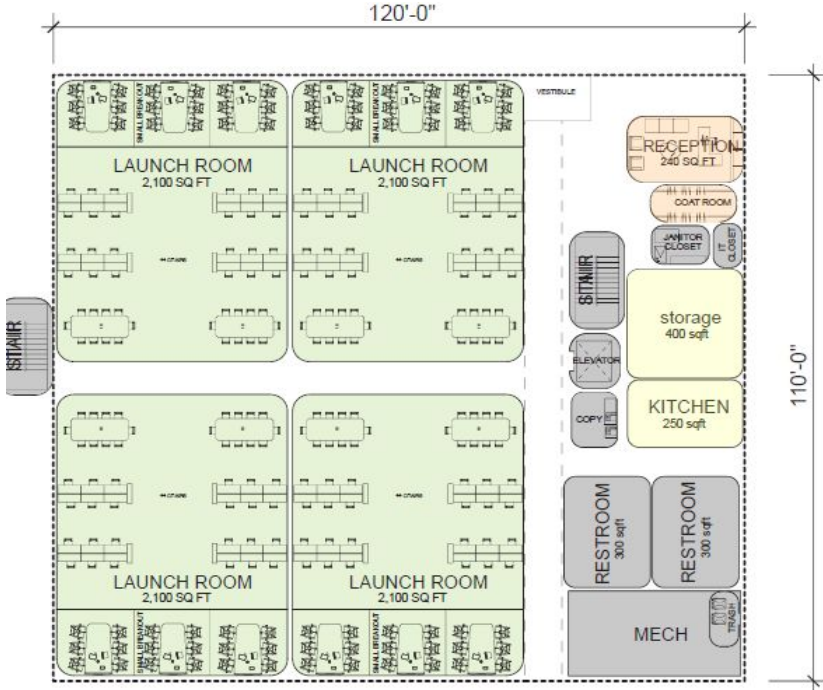
- Skilled Trades
- Healthcare

LAUNCH Off-Site Facility Profile

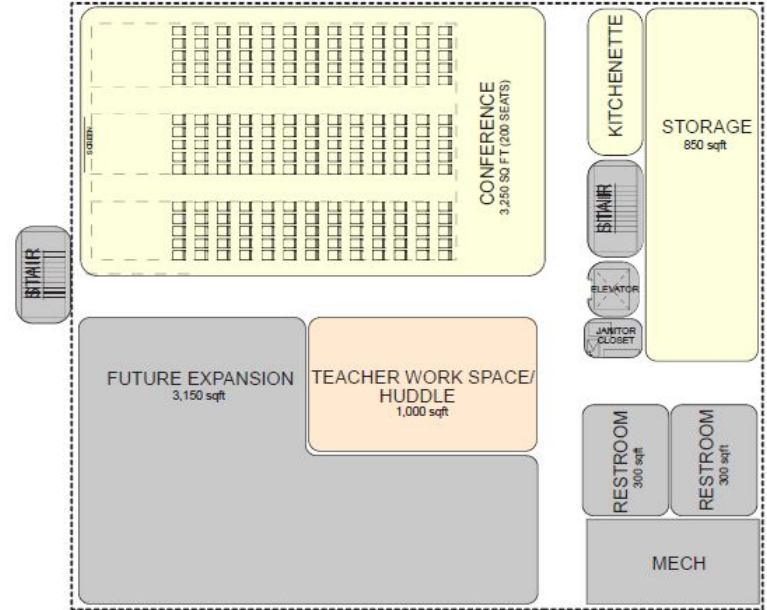
LAUNCH began in 2017 at an off-site location on Bluemound Road. In 2019, the program moved to its current location at Concurrency in Bishops Woods. As strands were developed, facility requirements were aligned to each strand, reaching five program locations in 2025 supporting 12 strands.

Off-Site Requirements	Current	Future
Program Strands Benefiting from Off-Site Location	Business; Data Science; Healthcare; Law & Public Policy	At least four strands, could change over time
Total Sections/Students	8 Sections / 330 Students	8-10 Sections / 300 - 400 Students
Physical Sq Ft	7,500	13,000 or 26,000
Facility Configuration Requirements	2 Classrooms, 6 Breakout Spaces	4 Classrooms, 12 Breakout Spaces
Large Group Presentation Space	Classroom space rearranged, or off-site (Sharon Lynne Wilson Center)	Dedicated Presentation Space for 200+

LAUNCH Program Requirements



FIRST FLOOR 13,000 SQFT
26,000 SQFT TOTAL



SECOND FLOOR 13,000 SQFT

Possible LAUNCH Location



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Fairview South Tour

LAUNCH 20-Year Facility Options

1. Continue lease @ Concurrency
2. Lease different space in Brookfield
3. Build on District property at Fairview South
4. Purchase building and renovate

Factors to Consider

- Location relative to our high schools - Lost instructional time
- Benefit to being off-site and near other businesses
- Flexible and supportive owner
- Parking capacity - daily and events
- Space capabilities - breakout rooms, audio visual, large meeting support
- Cost to: Build, Buy, Renovate, Lease Elsewhere, Move, Etc.

Discussion Question

When you think about the next twenty years, should the District commit to a dedicated program facility for LAUNCH?

North Avenue Facility

Constructed in 1968, this facility previously served as the District Office, and now supports the District's Facility Grounds Maintenance & Storage, and the Amy Montessori School (leased tenant since 1997).

Recent Facility Investments	2022: \$313K for Parking Lot updates 2025: \$80K - Boiler Replacement (1968 original)
Physical Sq Ft	17,492 SF
Acreage	3.0 Acres
2025-2035 Projected Expenditures	Facility Maintenance (\$175,000) <ul style="list-style-type: none">• Metal Siding Facility Improvements (\$100,000) <ul style="list-style-type: none">• A/C Unit

Storage Needs

Fairview South currently serves as a District Storage site. Storage requirements total approximately 6,000 square feet which includes:

- Facilities Equipment
- Furniture
- Technology
- District Files
- Summer School
- Robotics

Future Storage Location Options

- Fairview South Wing (Current location)
- North Avenue Facility

Elmbrook Transitions

Program servicing 15-20 students eligible for support services following completion of their credits in high school.

- In July 2023, the District signed a 2-year lease for approximately 2,000 sq ft at Brookfield Square and spent approximately \$23,000 to renovate the facility for its use. Annual lease expense is \$27,000/yr.
- Benefits to its current location at Brookfield Square include a more professional and real-world setting, and separation from a traditional school environment as students transition to adult services and living.

Transitions Program - 20-Year Location Options:

- Continue at Brookfield Square indefinitely (most preferred)
- Other, community-based leased space
- Renovated District Space at Fairview South, North Avenue, BCHS (collectively - least preferred)

Discussion Prompt

How do you feel about sustaining our current approach regarding the Transitions Program facility location at Brookfield Square?

Community Facility Use Athletic Spaces Only (9/1/24 - 8/31/25)

A full 2 or 2.5 section gym at PPMS would likely result in utilization similar to (or greater than) WHMS, or an increase of 50 additional days and 600 hours.

Non-athletic use of our facilities totaled an additional 3,144 hours.

School	# Days Used	Athletics - Gyms & Fields Tier 2 & 3 (Hours)
Brookfield Central	304	3,071
Brookfield East	272	1,977
Brookfield Elem	215	670
Burleigh Elem	167	911
Dixon Elem	184	609
Fairview South	130	218
Pilgrim Park	147	962
Swanson Elem	158	694
Tonawanda Elem	110	565
Wisconsin Hills	193	1,548
Total Hours		11,225 Hours

Community Facility Use

Middle & High School Robotics (9/1/24 - 8/31/25)

Our middle and high schools support at least 12 robotics teams that utilize various spaces in the schools.

In 2024-25, these teams used our secondary schools for a total of 5,288 hours.

School	# Days Used	Robotics Use (Hours)
Brookfield Central	261	2,907
Brookfield East	145	1,594
Pilgrim Park	47	534
Wisconsin Hills	64	253
Total Hours		5,288 Hours

Discussion Question

How does community use of our facilities factor into your consideration of facility needs?

Example: Pilgrim Park Gymnasium

Possible Consideration Factors:

- Current Condition
- Gym Class Programming Needs (# of phy ed sections based on student enrollment)
- Community Utilization
- Elmbrook Standard (compared to others)

Example: Wisconsin Hills Robotics

Possible Consideration Factors:

- Curriculum/Academic Programming Needs
- Current Practice Spaces (Library & Classrooms)
- Size of Co-Curricular Program (7 Teams)
- Community Engagement & Support