



MONONA GROVE

SCHOOL DISTRICT

Facilities

Charting a course for a sustainable future

This presentation addresses:

- Critical long-term challenges of facility management
- Capital funding
- Shifting enrollment dynamics

By proactively addressing these issues, we will safeguard the district's ability to deliver on its core educational mission for years to come.



Progress and Pressures

Progress

- Fund Balance Restoration
- Staff Compensation
- Expenditure Control

We are focused on maximizing student success while creating sustainable funding, restoring reserves, and competitive pay for staff.

Pressures

- \$1 million loss in state aid
- \$2.3 million annual impact on \$7 million loan used to partially restore fund balance
- \$35 million in capital planning over ten years with no funding strategy.



Contributing Factors to Enrollment Dynamics

- Lower student yield (0.14 students in grades 4K-2 per single family home)
- Demographic shifts (aging population)
- Statewide trends of public school enrollment
- Global factors (COVID, housing affordability, economic recessions, etc.)

This multi-faceted trend of declining enrollment yield directly contributes to the significant underutilization of our elementary facilities, creating unsustainable operational inefficiencies.

1

I can understand why consolidating 4K–2 students at Cottage Grove School creates:

- Fewer transitions for students
- More family engagement
- Responsible use of resources
- Improved safety with an upgraded traffic plan

2

I can understand why gathering fair market data on Maywood helps guide fiscally responsible facility and financial planning for the district's future.

3

I can understand why gathering fair market data on Nichols helps guide fiscally responsible facility and financial planning for the district's future.

4

I can understand why exploring relocation of District Office and MG21 to Taylor Prairie may improve efficiency and resource use.



Discussion, Agenda Item 3



MONONA GROVE
HIGH SCHOOL

2026-27 Projected MGHS Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/ Under Capacity	% Capacity
9	253	34	287			
10	206	41	247			
11	256	45	301			
12	263	50	313			
Total	977	170	1,147	1,514	-367	76%



GLACIAL DRUMLIN
SCHOOL

2026-27 Projected Glacial Drumlin Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/ Under Capacity	% Capacity
6	247	42	289			
7	219	30	249			
8	242	28	270			
Total	708	100	808	1,037	-229	78%



2026-27 Projected Winnequah Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/Under Capacity	% Capacity	2026-27 Classrooms Needed	Class Size	# of Classrooms Available	Open Classrooms
K4	23	0	23				2	11	3	1
KG	103	0	103				5	21	5	0
1	67	6	73				4	18	4	0
2	69	7	76				4	19	5	1
3	75	11	86				4	22	5	1
4	86	18	104				5	21	6	1
5	88	13	101				4	25	5	1
Total	512	55	567	719	-152	79%	28	20	33	5

2026-27 Projected Granite Ridge Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/ Under Capacity	% Capacity	2026-27 Classrooms Needed	Class Size	# of Classroom s Available	Open Classrooms
3	133	19	152				7	22	9	2
4	162	15	177				8	22	9	1
5	130	17	147				6	25	9	3
Total	425	51	476	624	-148	76%	21	23	27	6



COTTAGE GROVE
SCHOOL

2026-27 Projected Cottage Grove Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/ Under Capacity	% Capacity	2026-27 Classrooms Needed	Class Size	# of Classrooms Available	Open Classrooms
1	103	24	127	540	-262	51%	6	21	13	7
2	130	21	151				7	22	12	5
Total	233	45	278				13	21	25	12

2026-27 Projected Taylor Prairie Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/Under Capacity	% Capacity	2026-27 Classrooms Needed	Class Size	# of Classrooms Available	Open Classrooms
K4	46	0	46				3	15	8	5
KG	130	4	134				7	19	9	2
Total	176	4	180	346	-166	52%	10	18	17	7

2026-27 Projected District Wide Occupancy

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/ Under Capacity	% Capacity
All	3,094	446	3,540	4,884	-1,344	72%



Projected Enrollment, Capacity, and Percent Occupancy

Building	26-27 Projected Occupancy	Max Capacity	Percent Occupancy
Cottage Grove School	278	540	51%
Glacial Drumlin School	808	1037	78%
Granite Ridge School	476	624	76%
Taylor Prairie School	180	346	52%
Monona Grove High School	1,147	1,514	76%
MG21 Charter School	84	104	81%
Winnequah School	567	719	79%

Taylor Prairie & Cottage Grove School	458	540	85%
--	------------	------------	------------



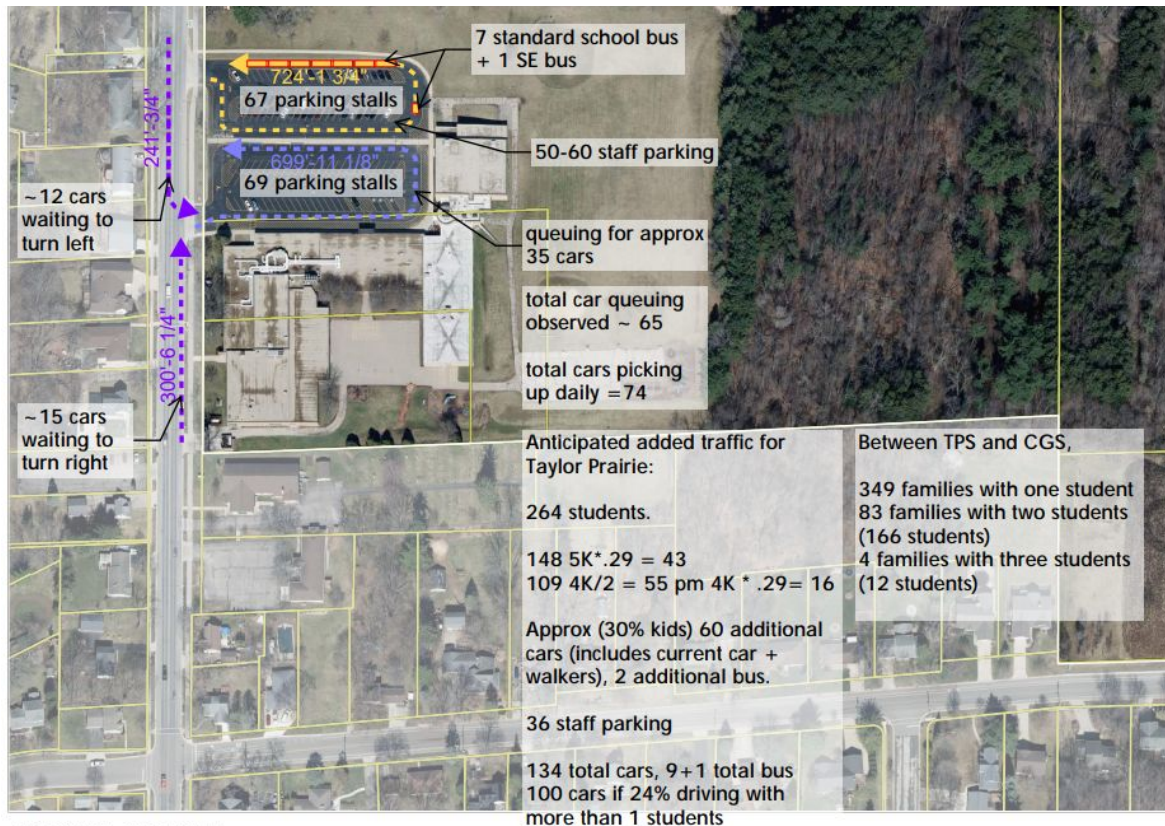
TAYLOR PRAIRIE COTTAGE GROVE
SCHOOL SCHOOL

2026-27 Projected Cottage Grove & Taylor Prairie Occupancy Vs. Capacity

Grade	Resident Occupancy	Open Enrollment Occupancy	Total Occupancy	Capacity	Over/ Under Capacity	% Capacity	2026-27 Classrooms Needed	Class Size	# of Classrooms Available	Open Classrooms
K4	46	0	46				3	15	3	0
KG	130	4	134				7	19	7	0
1	103	24	127				6	21	7	1
2	130	21	151				7	22	8	1
Total	409	49	458	540	-82	85%	23	20	25	2



Cottage Grove Current Traffic Pattern





Current Traffic Pattern Challenges

- Current drop off/pick up cars = 65-74
 - Queuing for 35 cars
 - 12 cars waiting to turn left
 - 15 cars waiting to turn right
 - Congestion on the street in both directions
 - No Fire/Bus Lane
 - TP & CG consolidation would result in an estimated 134 total cars for drop off/pick up
-



Traffic Pattern “Option C”

- Add fire/bus lane around the back of the building
 - Connect parking lots
 - Creates queuing for 71 cars
 - Right turn only would limit any left turns and congestion on the street
 - Potentially shorter bus routes may lead to few drop off/pick up cars
 - May still result in overflow of drop off/pick up cars to some degree
 - **Cost:** \$1.63M
 - **Payback:** 2.5 years
-



Fire/Bus Lane Option





Traffic Pattern “Option D”

- Add fire/bus loop to one side of the building
 - Connect parking lots
 - Creates queuing for 71 cars
 - Right turn only would limit any left turns and congestion on the street
 - Potentially shorter bus routes may reduce drop off/pick up
 - May still result in overflow of drop off/pick up cars to some degree
 - **Cost:** TBD
 - **Payback:** TBD
-



Fire/Bus Loop “Option D”



**What will neighborhood
school enrollment be?**



2025-26, if we had neighborhood schools **today**

2025-26	Occupancy	Capacity	Percent Capacity	4K	K	1st	2nd
TPS as 4K-2	192	346	55.49%	40	45	58	69
CGS as 4K-2	196	540	36.30%	56	51	62	55
CGS w/all OE students	262	540	48.52%	60	75	83	74
Total OE at TPS and CGS, 25-26				4	24	21	19



2026-27, if we had neighborhood schools next year

2026-27	Occupancy	Capacity	Percent Occupancy	4K	K	1st	2nd
TPS as 4K-2	183	346	53.01%	46	54	46	61
CGS as 4K-2	215	540	39.84%	46	75	52	65
CGS w/all OE	264	540	48.89%	46	79	76	86
Total OE at TPS and CGS, 26-27				0	4	24	21



Discussion Item 3

Authorize the relocation of Taylor Prairie students to Cottage Grove School under a 4K–2 grade consolidation model beginning in the 2026–2027 school year, including a traffic reduction solution to support this transition.

If this is not approve, the original approved neighborhood school plan becomes effective fall 2026-27

Discussion & Questions

4K-2 Consolidation



Discussion, Agenda Item 4



Discussion Item 4

Authorization to Engage a Licensed Real Estate Broker to Gather Information on the Fair Market Value and Potential Sale of Maywood School and to Bring Findings and Recommendations to the Board for Review



Maywood

MGSD rents Maywood to City of Monona Park and Rec Dept

Year 2 of the contract (62K per year)

Houses 4K wrap program - great value add for district and community

There is interest in knowing the fair market value for purchase

Also is the home base for 8-21-year-old transition program for MGSD

Other options are being explored by Transition Coordinator and Director of Special Education



Operating Costs by Building

Building	2024-25 Expenditures
Cottage Grove School	\$100,368
Glacial Drumlin School	\$161,772
Granite Ridge School	\$119,017
Monona Grove High School	\$382,099
MG21/District Office	\$84,416
Taylor Prairie School	\$74,324
Winnequah School	\$140,534
Maywood School	\$52,777
Total	\$1,115,307



Capital Planning: 10-year Costs

Category/Building	10-year Capital Costs
Cottage Grove School	\$3,737,740
Glacial Drumlin School	\$6,625,700
Granite Ridge School	\$1,243,070
Monona Grove High School	\$4,889,750
MG21/District Office	\$2,464,180
Taylor Prairie School	\$3,905,880
Winnequah School	\$2,205,870
Maywood School	(Est.) \$7,500,000
Athletics/Activities	\$3,660,000
Total	\$36,232,190



Discussion Item 4

Authorization to Engage a Licensed Real Estate Broker to Gather Information on the Fair Market Value and Potential Sale of Maywood School and to Bring Findings and Recommendations to the Board for Review

Discussion & Questions

Maywood School



Discussion, Agenda Item 5



Discussion Item 5

Authorization to Engage a Licensed Real Estate Broker to Gather Information on the Fair Market Value and Potential Sale of Nichols Properties, and bring Findings and Recommendations to the Board for Review



Cost for repair and operations

Location and acreage make Nichols a valuable property
Profits from sale would support ten year capital project funding

One less property to maintain that we would not realistically place children in given the location as well as costs from slides 20 and 21

Concerns about capacity at Winnequah addressed with updated maps and calculation

Discussion & Questions

Nichols School



Discussion, Agenda Item 6



Discussion Item 6

Authorize Operational Planning Necessary to Evaluate Relocating District Office Staff and the MG21 Charter School to the Taylor Prairie Facility and to Bring Findings and Recommendations to the Board for Review, including the expenses required to support the planning process.



Why sell DO and keep TP

Retain Taylor Prairie for future growth beyond 5 years from now

District Office staff can be flexible and relocate in effort to focus on long term funding strategy for the next five years

MG21 is a charter school that can thrive in a variety of setting. Obtaining more information from staff, students and families would be part of gathering information



Current MG21 enrollment by location

MG21 student breakdown	Total	Middle Campus	Upper Campus	6th	7th	8th	9th	10th	11th	12th
Cottage Grove residents	24	7	17	1	3	3	5	5	3	4
Monona residents	42	20	22	4	8	8	2	6	5	9
Madison in MGSD residents	2	1	1	0	1	0	0	0	1	0
OE	22	11	11	5	5	1	3	5	2	1

Discussion & Questions

Relocation of MG21 & DO Staff

Next Steps

Timeline

- Gather requested data for the Board of Education
 - Process Taylor Prairie and Cottage Grove School Staff Feedback from MGEA
 - Bring each discussion item to BOE for action in December 2025
-

