



PREPARED TO GROW

A NEW HOME FOR CCS

OUR
CASE
FOR
SUPPORT



MOUNT HOREB, WISCONSIN



“...IN EVERY CHILD IS THE SEED THAT WILL MATURE INTO AN ADULT.”

-MARIA MONTESSORI

The word “prepared” applies in so many ways when talking about Children’s Community School. For 45 years, we’ve prepared children for life, helping them reveal their unique character and pursue their passions as they work toward reaching their full potential. We follow the Montessori principle of providing a **prepared environment** — a classroom setting that’s thoughtfully designed by our teachers to encourage exploration, independence, freedom within limits, beauty, harmony, and a sense of order and trust. And as we look toward the future, we’re **Prepared to Grow** ... in our physical space and as a nonprofit organization.

We began to prepare for a new school in 2017, with careful strategic planning that helped us identify where and when to build, what kind of facility we need, and what we must do financially to make it possible. **We’re embarking on a capital campaign that aims to raise \$750,000 for a newly constructed home** on a conveniently located 1.53-acre property near the Mount Horeb Area School District campus and Liberty Park. This facility will give our school the physical space to grow, **enabling us to serve 50 percent more children and their families** in the Mount Horeb area and neighboring communities.

“Preparing” our new building is also analogous to conditioning soil for a garden: creating the perfect terrain for living things to grow. We’re laying the foundation for our “seeds” — children — to take root and thrive.



Montessori education aims to raise self-directed, creative and responsible citizens who embrace lifelong learning. The physical condition and design of a school impact the teaching and learning process associated with these goals; intellectual curiosity, excitement and discovery require continual interaction between a child and the environment. To make our vision a reality and with these goals in mind, **we invite you** — our parents, grandparents, alumni, community partners, neighbors, friends and business leaders — **to join us in creating a new learning environment that will nurture and support future generations of community-minded problem-solvers.**

CURRENT ENROLLMENT

62
STUDENTS

NEW HOME ENROLLMENT

93
STUDENTS

50% MORE CHILDREN WILL BE SERVED



ABOUT CCS

Founded in 1976, Children's Community School is an independent Montessori school for Mount Horeb area children ages 18 months to 6 years old. At CCS, we encourage children to discover the world through a multi-sensory approach and to interact with other children in a multi-age setting. We celebrate our world's many cultures and teach empathy through fun, interactive experiences. Family events, such as potlucks, picnics, parent coffees, Grandparents' Day and the annual Children's Community Fest are integral to the "community" that CCS embodies.

MISSION

Children's Community School is dedicated to providing a nurturing and challenging Montessori preschool environment for ages 18 months to 6 years old. Children explore the world and their place in it through hands-on learning experiences and positive social interactions that reinforce the knowledge and skills essential for independent thinking, resourceful problem-solving, active citizenship, and lifelong learning.

VALUES

- Treating individuals with **respect**
- Hands-on, purposeful **experiences**
- Inspiring **creativity**
- Staying in touch with **nature**
- Positive, peaceful **social encounters**
- Nurturing, challenging **learning** environment



EDUCATIONAL FOCUSES

- Developing strong social skills
- Encouraging independence
- Building a solid academic foundation
- Fostering interdependence

ENROLLMENT

Maximum enrollment is 62 children in our current programs, which include:

- **Toddler I** (ages 18 months to 2 years; two mornings or two to five full days/week)
- **Toddler II** (ages 2 to 3 years; three to five mornings or full days/week)
- **Toddler summer care** (ages 18 months to 3 years; one to five mornings or full days/week)
- **Preschool** (ages 3 to 5 years; four or five mornings or full days/week; includes 4K in partnership with the Mount Horeb Area School District)
- **After-school care** (ages 5 to 6 years; one to five afternoons/week)
- **Summer camp** (ages 3 to 7 years; one to five mornings or full days/week)



1976 FOUNDED



STAFF AND BOARD OF DIRECTORS

We have a core staff of eight who have been with us an average of 20 years. We offer excellent staff benefits, which contribute to our extraordinary teacher retention rate. We also engage a team of teenage CCS alumni, who are paid to clean the school in the evenings, and we have 12 passionate, experienced board of directors members who possess an excellent skill set for taking on a large capital project.



WE TAKE GREAT
PRIDE IN OUR
**CARING,
DEVOTED
STAFF.**

THE CHALLENGE



Over the last five years, we've **steadily expanded our programs** as our community grows and the needs of our families change. In 2016, we joined the Mount Horeb Area School District 4K program and signed a contract to offer publicly funded 4K for 20 children in our two preschool classes. Unfortunately, we've never been able to accommodate all of the 4K children who choose our program. In 2019, we added full-day toddler and after-school care for kindergartners who were previously enrolled as preschoolers. We were forced to reduce enrollment in 2020 due to COVID restrictions on classroom capacity, but we quickly returned to full enrollment for all 2021-22 classes, and **our waitlist continues to grow**. We would like to serve more families by accepting additional full-day toddlers and preschoolers, for which there is high demand.

Our existing facility is the limiting factor for program expansion. We've been at our Parkway Drive location since 1985, in an aging structure originally designed as a duplex in a residential area. We use every possible space to accommodate our students within the limits of state licensing, but the following factors make our current building unsuitably matched to the needs of our school:

- small classroom spaces
- lack of adequate bathrooms
- no second-floor access for toddlers or differently abled children
- no dedicated staff prep space
- poorly designed office space
- building access security issues
- no off-street parking, bus area or pickup zone
- steep hill location, which is dangerous in winter
- a challenging playground design due to topography
- very limited storage
- lack of kitchen spaces





The Mount Horeb area is experiencing a surge in development. Over the last decade, our community has seen the addition of the Duluth Trading Co. corporate headquarters and numerous other businesses and housing projects, including a hotel, apartment complexes, office buildings, and new restaurants and shops in the downtown area.

CCS is located in a **thriving community with a growing population**. According to recent U.S. Census data, 15 percent of Mount Horeb Area School District residents are under age 9; this percentage is 10 percent higher than in other areas of Dane County.

Additionally, CCS enrollment **draws families from well beyond Mount Horeb**. CCS is the only Montessori education provider within reasonable driving distance for communities like Dodgeville, Spring Green, Black Earth, Blue Mounds, Barneveld and numerous rural municipalities such as Springdale and Vermont.

We also keep in touch with a large alumni network of families who remain strongly connected to our school and offer word-of-mouth recommendations, bringing new families to our programs each year.

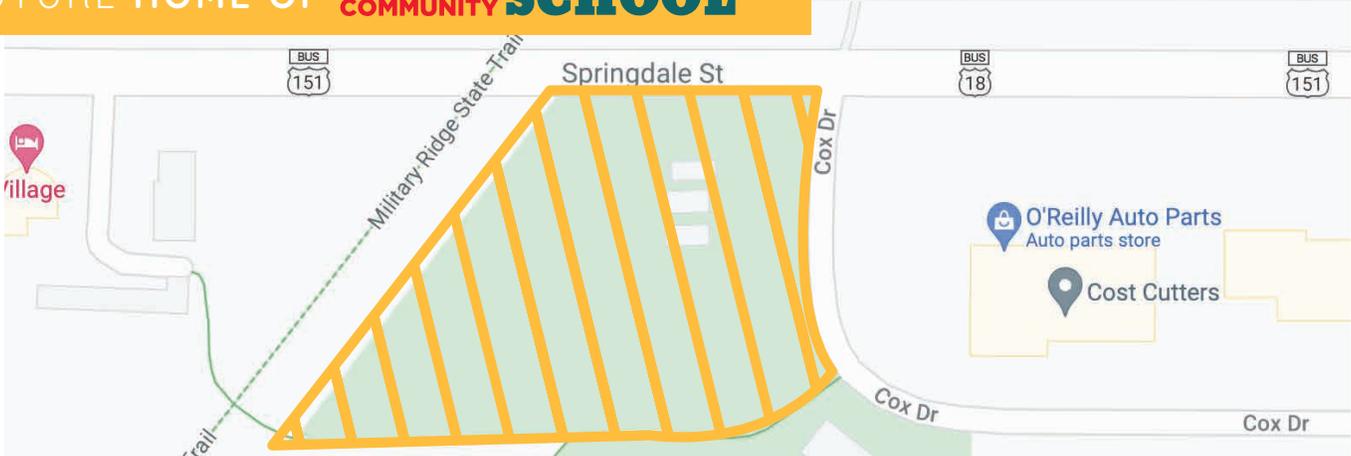
We're confident that CCS can grow intentionally. The new building will accommodate the expansion of our programs as the needs of our families and community dictate, with the ability to add on in the future.



PROJECT DESCRIPTION



FUTURE HOME OF CHILDREN'S COMMUNITY SCHOOL



In early 2019, we engaged Blue Mounds-based local contractor NCI-Roberts Construction, a division of JG Development. NCI-Roberts has a lengthy history of nonprofit, child care center and school construction projects. Through the beginning phase of the firm's preconstruction process, we concluded that new construction was our best option, determined the size of land needed, and researched available options.

In November 2020, Children's Community School purchased land in the heart of Mount Horeb. The 1.53-acre property is adjacent to both Liberty Park and the Military Ridge Bike Trail at the corner of Springdale Street and Cox Drive. **This new location will allow us to continue our legacy as a strong**

educational institution in the Mount Horeb community with a new, highly visible and accessible presence. With the help of alumni parents, we were able to negotiate a lower per-acre price than comparable properties, and we are grateful to the sellers for their consideration of our nonprofit status and community ties.

Now that we own land, NCI-Roberts has engaged OPN Architects, a local architectural firm with significant nonprofit and education experience, to establish a conceptual design.

The newly constructed, **modern, energy-efficient facility will be nearly 7,000 square feet** – almost three times the size of our current building.



BENEFITS OF THE NEW SITE AND PLANNED FACILITY

- a convenient, highly visible downtown location closer to school campus
- bus access and a safe pickup zone
- increased classroom space and accessibility, which will allow for full practice of the Montessori vision reaching a broader population
- dedicated gathering space, teacher preparation space and storage areas
- incorporation of the natural environment
- outdoor classrooms and large windows that bring the outside in
- staff and visitor parking
- the ability to accept children currently on waitlist

POTENTIAL PROGRAMMING EXPANSION

- **Increase the number of classrooms from three to four**, adding a second toddler classroom to meet the full-day toddler demand
- **Add an afternoon preschool class** to accommodate an additional 20 preschoolers
- **Expand our full-day preschool and after-school programs** with a designated multipurpose room for afternoon play or as an additional classroom space, which would allow us to increase our overall enrollment from 62 children to 93 children

The multipurpose room would also be used for group gatherings and events with guest such as parents, grandparents and community members.

We wish to design a space that enhances learning according to “simple but graceful” elements of space and environment pioneered by Montessori — natural light and materials, and thoughtful use of space.

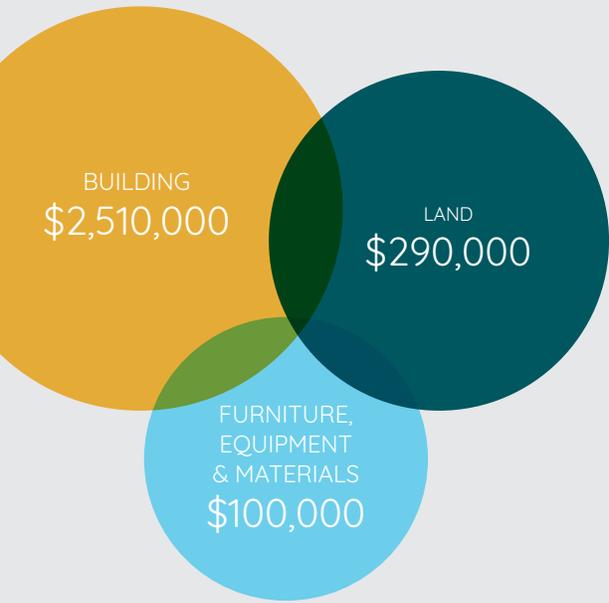
Montessori philosophy attaches great importance to socialization, communication and interaction. We are excited to create a space that fosters those important developmental processes, for both our students and our larger community, families and educators.

The philosophy of Montessori attributes great importance to nature and the environment. For this reason, all schools are intertwined with nature, and there is a strong relationship between interior and exterior space. We are thrilled with our new location, especially the outdoor amenities it offers, and look forward to providing CCS students with an engaging learning space outside.

We are also actively working to maximize energy efficiency of the new building by partnering with Focus on Energy, WPPI, Slipstream and OPN Architects. We hope to receive renewable energy grants to fund these efforts.



NEW BUILDING PROJECT COST



TOTAL ESTIMATED PROJECT COST
\$2,900,000

NEW BUILDING FUNDING

TOTAL FINANCING & BUILDING EQUITY AVAILABLE
\$1,900,000

EQUITY IN CURRENT BUILDING
\$300,000

USDA RURAL DEVELOPMENT LOAN (ESTIMATED 2.12% OVER 40 YEARS)
\$1,600,000



TOTAL CAPITAL REQUIRED
\$1,000,000

CAPITAL



● TOTAL FUNDS RESERVED TO DATE

● CAPITAL CAMPAIGN GOAL



COMMUNITY PARTNERS



“JG Development’s division NCI-Roberts Construction is specifically modeled to support nonprofit organizations through their facility expansion journeys, so a partnership with Children’s Community School is a perfect fit. But what makes it really meaningful are our connections to the community and school. Our company was founded in this area, and we’ve had the privilege of building for many local families, businesses and organizations. Our daughter Alie is one of many, many children positively impacted by CCS. It is clear that the school develops a self-sufficiency within children and inspires them to be a force for good throughout their lives.”

JEFF AND MARY GRUNDAHL
OWNERS, JG DEVELOPMENT AND NCI-ROBERTS CONSTRUCTION



“At the core of the most vibrant communities are its schools. The Mount Horeb community is made better for programs like Children’s Community School (CCS). Since 1976, CCS has been one of the premier programs for families seeking a trusted and progressive experience for their children, and in 2016, it became a valuable 4K partner whose talented and dedicated staff work tirelessly to make the program successful. Supporting the school’s new building campaign will leave a positive, lasting imprint on our children, their loving families, and the Mount Horeb community.”

STEVE SALERNO
MOUNT HOREB AREA SCHOOL DISTRICT SUPERINTENDENT



HOW YOU CAN HELP \ \ \ \



From the beginning of the capital campaign, the committee has felt confident that with everyone's participation, even a small community like Mount Horeb can support our ambitious **fundraising goal of \$750,000**. With plans to break ground in early 2022, **meeting this goal will depend on everyone contributing generously**. We are counting on families, individuals, foundations and businesses in the Mount Horeb area and from the many other communities our alumni continue to impact.

CCS will incorporate donor appreciation elements into construction, honoring gifts that help build the new school.

Children's Community School has been the educational foundation for so many children over our long history. We're excited for the opportunity to provide an outstanding Montessori educational experience to many more families. There's nothing that brings us greater joy than hearing CCS alumni and current students talk about their favorite "works" and the relationships they built with their classmates. **We hope you'll invest in our project and leave a legacy that will enrich families' lives for many years to come.**

IN ADDITION TO MAKING A GIFT TO OUR CAMPAIGN, YOU CAN HELP IN SEVERAL OTHER WAYS

GET INVOLVED

Volunteer for a fundraising event or help us behind the scenes.

CONTRIBUTE AN IN-KIND GIFT

Donate your professional services or materials.

MAKE CONNECTIONS

Introduce us to potential donors who might be interested in supporting our campaign.

HOST A FUNDRAISING EVENT OR A MINI-CAMPAIGN

If you stay connected to your children's former CCS classmate families, consider holding an informal gathering to educate others about our new building campaign.

SPREAD THE WORD

Tell your neighbors, friends and family about the positive impact CCS has made on the children in your life, and our school's importance in the Mount Horeb community.

HELP US UPDATE OUR DATABASE

Share with us your current contact information, and that of your alumni or other CCS connections.

GET IN TOUCH

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