

Veritas Classic Academy K-5 School Location

The Board of Directors of Veritas Classical Academy (VCA) has selected what it believes will be the ideal location to welcome students in the fall of 2025. Their purchase offer has been accepted, and the rezoning must be approved by January 6 before remodeling begins.

The Location

The building, located at 913 1st Avenue, Chippewa Falls, Wisconsin, presently houses the offices of the Mason Companies. A purchase agreement has been signed, and the sale will be finalized after the rezoning process is complete.

Well over a dozen properties within a nine-mile radius of the Chippewa Valley were researched and carefully assessed before this one was selected. It has many features that make it well-suited to be remodeled into a K-5th grade school:

- The 25,000 sq. ft. building was built in 1985 and has been well maintained.
- The building was designed as a solid, attractive “shell,” with an essentially open interior that occupants can divide up to suit their needs. Two large, intersecting hallways are the only permanent interior features. Thus, remodeling to create classrooms and other scholastic spaces is much more feasible than in a traditional building.
- The building is oriented to the rear and not towards the street. The main entrance faces the large parking area, and a wrap-around driveway creates a U-shape around the building. This is ideal for a school as well:
 - There is already a full fire lane around the facility.
 - Buses can load and unload students off the street at the school’s “front door,” which faces the rear.
 - Parents in private cars will have a separate area off the street to drop off and pick up students.
- This parking area is large enough that some can be turned into safe playgrounds for students.
- Because the building has been well-maintained and continually used, upgrades have already been made to keep it up to code. For example, it has a sprinkler system.

Rezoning and Remodeling

As part of the rezoning process, the proposed transformation of the property into an elementary school is being reviewed and approved by three separate entities:

1. The Department of Natural Resources must verify that no changes will be made that could result in environmental changes.
2. The Department of Public Instruction must verify that its plan meets all requirements for a public school.

3. Finally, VCA's Charter Authorizer, the state Office of Educational Opportunity, will approve the plan.

The rezoning process is nearing completion and is expected to be finalized by January 6, 2025. Upon the sale's completion, the remodeling will start immediately.

The Budget

The purchase price of the building is \$1.1M. Renovations are expected to cost \$3M, with an additional \$300,000 for a building expansion. The full budget that will be covered by the \$6M Capital Campaign goal is as follows:

- \$1.1M K-5 Building Purchase
- \$3M K-5 Building Renovations
- \$700,000 Salaries, Taxes, Benefits and Insurance
- \$300,000 K-5 Building Expansion
- \$300,000 Maintenance and Utilities
- \$300,000 Contracted Services
- \$200,000 Technology
- \$100,000 Transportation
- \$6M Capital Campaign Goal

Along with Hoeft Builders, River Valley Architects was hired to plan and design a functional and attractive educational space, and Hoeft Builders will be the contractors who will complete the work. This site is only a few miles north of the initially selected location of Lake Hallie; it is centrally located and accessible to the nine-county radius of the Chippewa Valley.



