



**WAUNAKEE**  
COMMUNITY SCHOOL DISTRICT

# High School Campus Planning

Board of Education Special Meeting  
June 23, 2025

# Mission, Vision, and Equity Statements

- **Mission Statement:** “Committed to Children...Committed to Community...Committed to Excellence”
- **Vision Statement:** The Waunakee Community School District is a collaborative learning community that works with students, staff, families, and the community to ensure that every student is ready for college and career; through a focus on data, research based best practices, and engagement with students to be active partners in their learning.
- **Equity Statement:** The Waunakee Community School District embraces the differences among our students, staff, and families. We work to provide a safe environment with access to resources, opportunities, and instruction for all students to reach their full potential in the classroom and beyond. We strive to create a culture of dialogue, acceptance, and inclusion. We are committed to engaging all students so that they may thrive academically, socially, and emotionally in an ever-changing multicultural society.



# Welcome and Meeting Objectives

- Overview of Goals for the Evening
  - Factual planning work-to-date
    - Why are we together tonight?
      - Board of Education meeting on March 12, 2025
      - Motion was to return with cost estimates for all Options A-D.
    - Share information with new BOE members
      - Dr. Brown meeting with 3 new BOE members - May 30, 2025
      - Informational background email
      - Building tours offered to all BOE members
    - Initiate feedback regarding options and costs for High School campus
  - Present current conceptual options and early cost ranges
  - Invite Board feedback to align future planning and next steps



# Scope and Intent of This Presentation

- ☒ Informational
- ☒ Early conceptual and preliminary costs ranges presented
- ☒ Open-ended for Board of Education input
- ☒ Open-ended discussion for Board of Education decisions that will eventually need to be made
- ☒ Setting up the discussion to be held at the August BOE Workshop (August 18, 2025)
- ☒ Present the Athletics Master Planning Process
- ☒ Next Steps - where do we go next?
  - Planning for the Board Workshop
  - What else should we consider in this process?
- ☐ Not a final decision making meeting regarding which option(s)



# Long-Range Facility Planning Guiding Principles

To deliver on the Waunakee Community School District mission, the District's long-range master planning should:

- Plan for continued long-range enrollment projection
- Continue the District's long-range approach to facilities planning
- Create student focused, flexible, future-ready and competitive learning environments
- Support a goal of more equitable facilities across the district
- Address capital maintenance needs
- Deliver value for District taxpayers
- Reflect community values

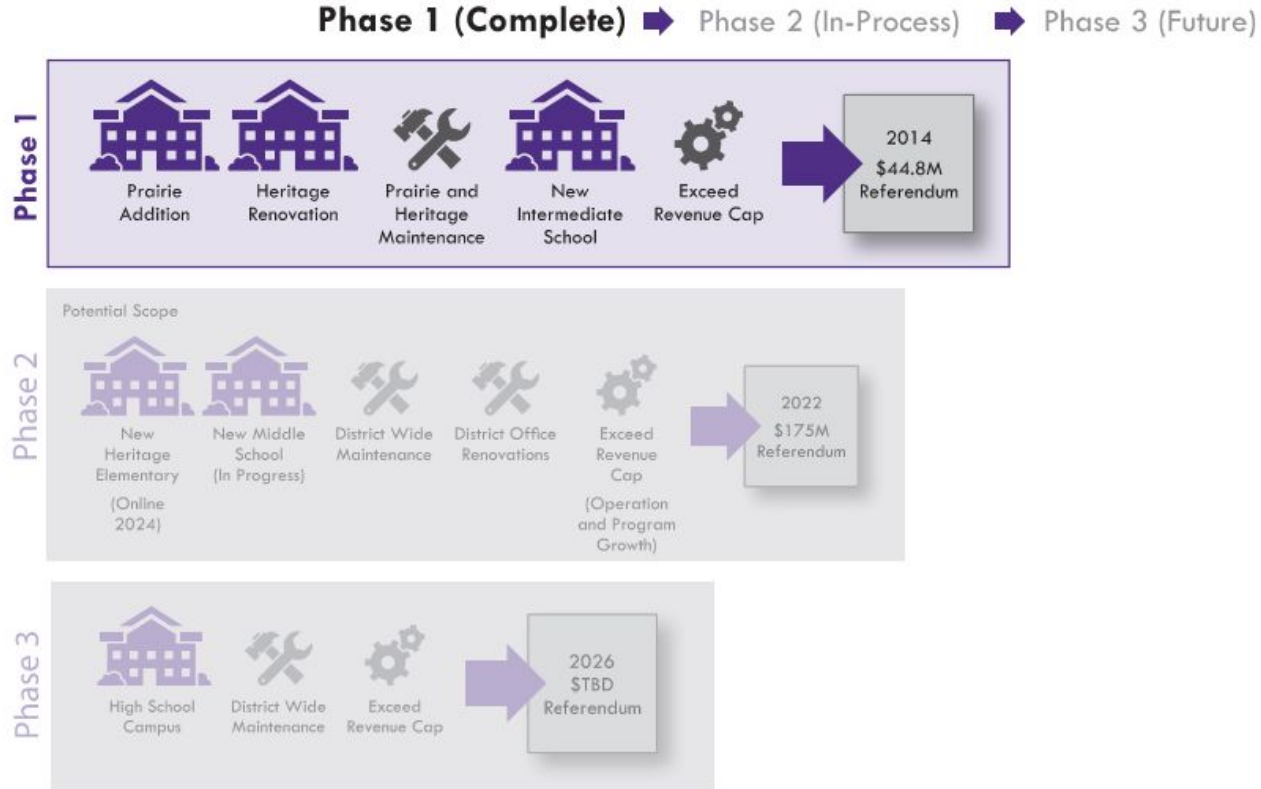


# Long-Range Facility Planning Timeline

- 2012 - Plan Developed
  - 2014 - Referendum
  - 2016 - New Waunakee Intermediate School Opens
  - 2020 - Planning Paused
  - 2022- Capital Referendum
  - 2024 - New Heritage Elementary School Opens
  - 2026 - New Waunakee Community Middle School Opens
- 
- High School campus remains an important part of the 3rd phase of long-range facility plan.



# Phase I: 2014 Referendum



# Phase II: 2022 Referendum

Phase 1 (Complete) ➡ **Phase 2 (In-Process)** ➡ Phase 3 (Future)





# Phase III: Current Referendum Planning

Phase 1 (Complete) ➡ Phase 2 (In-Process) ➡ **Phase 3 (Future)**



# Information Gathering

## Core Team Meetings

- Bi-weekly with representatives from WCSD, WCHS, EUA and Vogel

## Regional High School Facilities Tours

- Tour of existing high school building and athletic fields by WCHS Principal, AP, Athletic Director, and WCSD Director of Secondary Curriculum and Instruction
- Four tours of recent high school projects, including Verona Area High School, Middleton High School, Nicolet Union High School, and Sun Prairie West High School
- Tours attended by members of WCSD administration, WCHS teachers and staff, and EUA design team



# Stakeholder Interviews



## STAFF ENGAGEMENT

34 Interviews were conducted with the following Waunakee High School departments to better understand their current and future spaces needs:

- Agriculture
- Alternative Education
- Art
- Athletics / Phy Ed
- BMIT
- Biology
- Chemistry
- Computer Science
- ELA
- ELL
- Family Consumer Sciences
- Health Sciences
- Library
- Math
- Music and Theater
- Nurse and Health
- Physics
- Science
- Social Studies
- Special Education
- Student Services
- Tech Ed
- Warrior Media
- World Language



# Waunakee Community High School Key Areas Identified

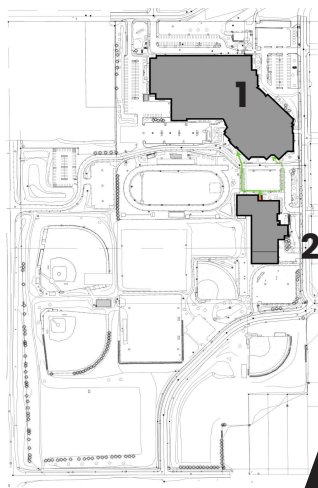
- Modern High School campus
  - Collaborative Spaces with Natural Light, including STEAM and Career Prep focused
  - Campus Safety and Security, including pedestrian and traffic flow
  - Waunakee Community Middle School (1001 South Street) Plan
  - Bethel Circle Administrative Offices and Wellness Clinic
- 
- Campus-Wide Athletics Master Plan



# Preliminary Option Development - A, B, C, and D

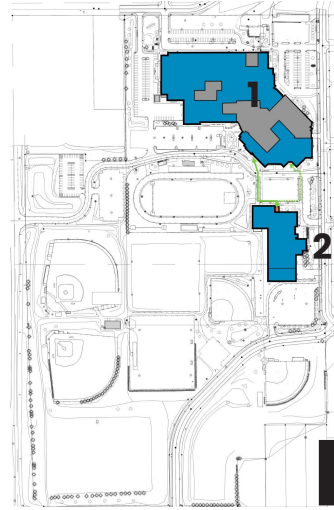
- EUA presented 4 preliminary options to the Board of Education.
- **Options are very preliminary, high level, and exploratory at this point.**
- Options involve new construction, heavy and light renovation, and even potential removal of the existing Middle School. Highlights reference major areas of potential impact only - there are not detailed plans at this point.
- Capacity based on March 2024 enrollment projections, which forecast student enrollment to reach 1,610 by 2040.
- To the greatest extent possible, balancing our future facility needs with recent investments in specific areas is our goal.
- We are committed to continued stakeholder engagement, including both internal and external stakeholders, throughout the process. **No decisions have been made.**
- The Board of Education requested costing and financial analysis on all 4 preliminary options.
- Significant revisions are likely over the Summer and into the Fall.





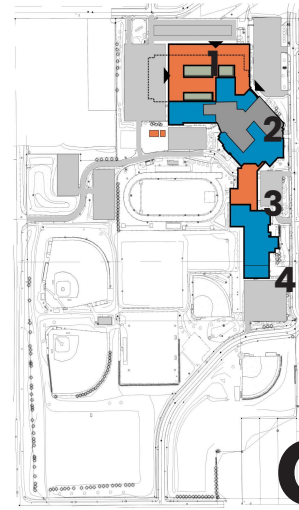
**A**

1. High school building remains as it is
2. Minimal improvements made to allow middle school building to be used by the high school for educational purposes



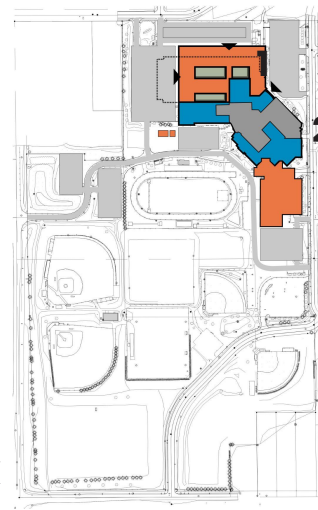
**B**

1. Renovations to HS academics, encore, fine arts, and athletic spaces
2. Renovations to MS for better suitability to high school needs



**C**

1. Replace oldest portions of HS with new two-story addition
2. Renovations to HS academics, encore, fine arts, and athletic spaces
3. New addition connecting HS and MS
4. Renovations of MS for better suitability to high school needs



**D**

1. Replace oldest portion of HS with new two-story addition
2. Renovations to HS academics, encore, fine arts, and athletic spaces
3. New addition to HS replaces MS
4. Demo existing MS

*Highlights reference major areas of potential impact only.*

- New Construction
- Renovation
- Existing Building



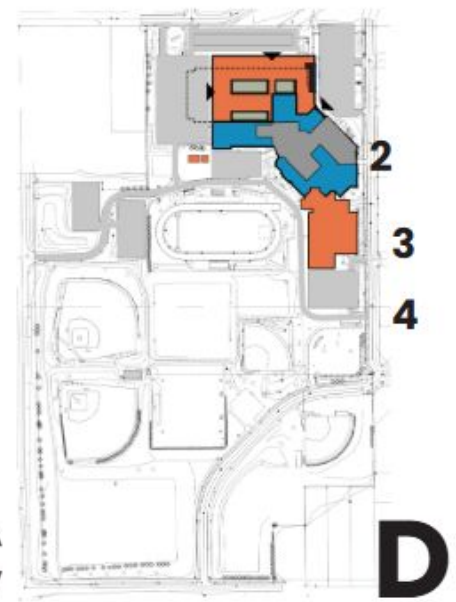
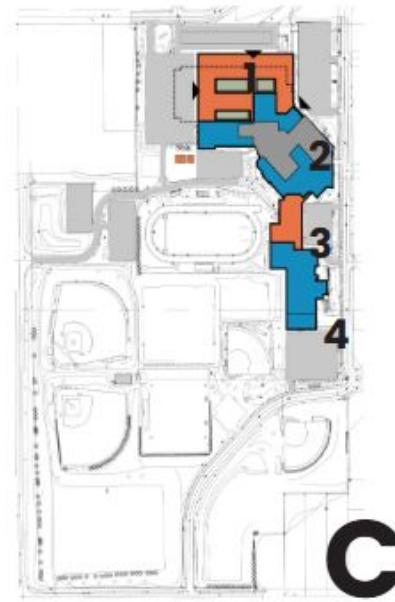
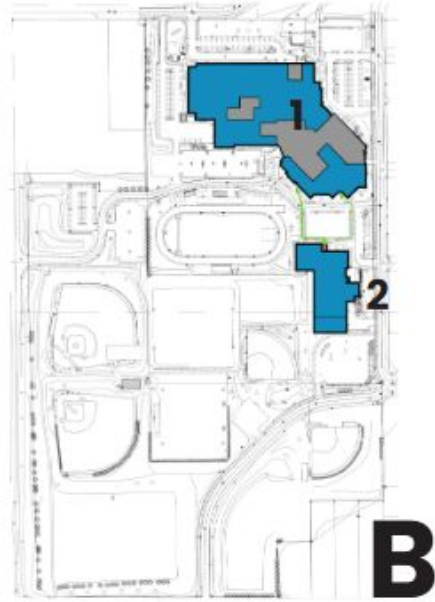
# Budget Estimate Assumptions (Prelim/tentative: subject to design details)

- Project Budget Estimates
  - Construction and soft costs (Furniture, fixtures, equipment, design, etc.)
  - Excluded: operating costs, athletic master plan, final designs
- Conceptual level cost projections
  - Various levels of renovation and new construction
- Based on current construction market data
  - Includes building cost escalation assumptions for proposed timeline
- Aligned with cost data from recent and comparable school construction projects





# Project Budget Estimates (Prelim/tentative: subject to design details)



New	\$ 0M - \$ 0M
Renovation	\$ 1.5M - \$ 2.5M
Soft Costs	\$ 0.5M - \$ 1M
<b>TOTAL</b>	<b>\$ 2M - \$ 3.5M</b>

New	\$ 0M - \$ 0M
Renovation	\$ 85M - \$105M
Soft Costs	\$ 15M - \$ 20M
<b>TOTAL</b>	<b>\$100M - \$125M</b>

New	\$100M - \$120M
Renovation	\$ 50M - \$ 65M
Soft Costs	\$ 30M - \$ 35M
<b>TOTAL</b>	<b>\$180M - \$220M</b>

New	\$130M - \$155M
Renovation	\$ 30M - \$ 40M
Soft Costs	\$ 30M - \$ 35M
<b>TOTAL</b>	<b>\$190M - \$230M</b>





# High School Work - Referendum 2022

## Deferred High School Work

- |  |            |
|--|------------|
| • Large Group Instruction Renovation           | \$ 235,000 |
| • Family Changing and Toilet Renovation (Pool) | \$ 725,000 |
| • TLC/Clinic                                   | \$ 360,000 |

## Deferred Maintenance Work at High School

- |  |            |
|--|------------|
| • Flooring/Ceiling Work in Existing HS | \$ 740,000 |
| • Parking Lot Repairs (Middle School)  | \$ 250,000 |

## Additional High School Work Completed

- Tech Education Center
- Fire Protection at Tech Education Space



# Athletics Master Planning Process

## What is an Athletics Master Plan?

- Provides a clear, long-term road map for athletics facility improvements
- Assesses current athletics facilities
- Aligns athletics facilities with curricular and extra-curricular plans
- Supports equity and access
- Improves community access to athletics facilities
- Explores a range of funding sources
- Improves safety and security
- Enhances participation
- Considers phasing over time



# Athletics Master Planning Process

## Staff Engagement

Multiple in-person interviews and email input was received for the following athletic activities to better understand their current and future needs:

- Aquatics
- Lacrosse
- Baseball/Softball
- Basketball
- Cross Country
- Cheer
- Dance
- Football
- Golf
- Gymnastics
- Soccer
- Track and Field
- Volleyball
- Wrestling



# Athletics Master Planning Process/Plan Scope

## 1. Indoor Multi-Purpose Facility:

- 300 Meter Track
- 100 Yard Turf Football Field
- Indoor Soccer Field
- Lacrosse Practice Area
- Softball Practice Area
- Long Jump
- Shot Put
- Golf Simulators
- Toilet/Changing Area

-1A. *Relocation of Shot Put/Discus*

-1B. *Relocation of Softball Field*

-1C. *Varsity Baseball: Turf Field*

2. Warrior Stadium Home and Visitor Locker Rooms

3. Baseball Team Center

4. Soccer Team Center

5. Pressbox & Lights at JV Softball Field

6. Warrior Stadium: Replace Turf

7. Varsity Baseball: Turf Field

8. Varsity Softball: Turf Field

9. Competition Gym

10. Weight Room

11. Athletic Offices

12. Family Changing Room for Aquatics

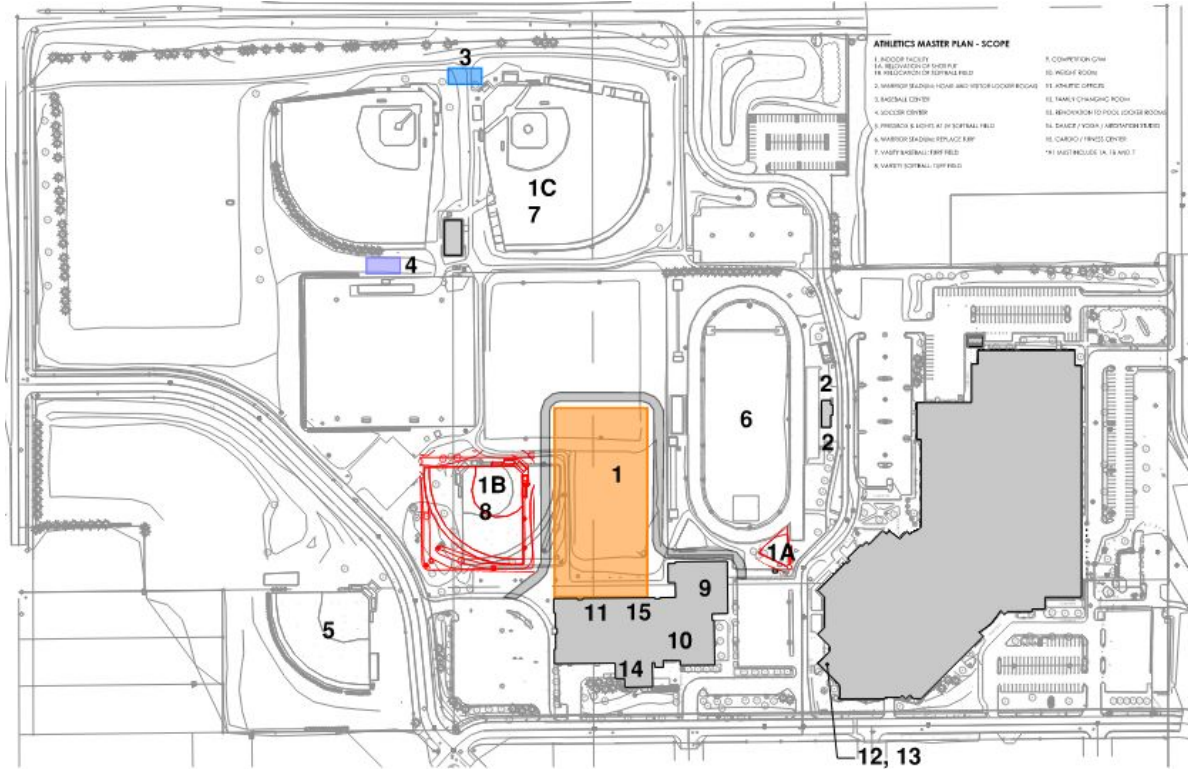
13. Renovation to Pool Locker Rooms

14. Dance/Yoga/Meditation Studio

15. Cardio/Fitness Center



# Athletics Master Planning Process



# Project Budget Estimates - Athletic Master Plan

Athletic Master Plan - Indoor Facility and associated projects

\$ 25,000,000 - 31,000,000 (1, 1A, 1B, 1C/7)

Athletic Master Plan - Exterior Facilities

\$ 4,000,000 - 6,000,000 (3, 4, 5, 6, 8)

Athletic Master Plan - Interior Facilities

\$ 15,000,000 - 18,000,000 (2, 9, 10, 11, 12, 13, 14, 15)



# Board of Education Reflection

- What are your impressions of the preliminary options?
- Are there any features that align well with your understanding of needs?
- What cost questions do you have?
- What further clarity would further your understanding?



# Key Considerations - Future of the High School Campus

- 2025–2027 State Budget: Implications for funding, aid, and long-range planning
- Staffing & Compensation Needs: Exploring a possible operating referendum to sustain educational programs and attract/retain high-quality staff
- Tax Levy Impact: Understanding how future decisions affect local levy and taxpayer investment
- Public Engagement Timeline: Ensuring transparent, timely input from our community throughout the process
- Athletics Master Plan: Evaluating if and how this remains integrated into future campus planning
- [Other Strategic Items](#): Continued alignment with district goals, growth projections, and facility needs





# Next Steps and Timeline and Items to Ponder

- Refine Design Concepts  
Continue incorporating Board of Education input to shape and improve early concepts
- Explore Phasing & Priorities  
Facilitate a Board workshop to consider sequencing, scope, and project focus areas
- Prepare for Stakeholder Engagement  
Develop a plan to gather input from staff, families, and community members—when timing aligns
- Monitor State Budget Developments  
Stay informed on the 2025–2027 state budget to understand funding implications



# Additional Information

Call or Email:

Dr. Brown - [monicakelsey-brown@waunakee.k12.wi.us](mailto:monicakelsey-brown@waunakee.k12.wi.us)

Steve - [stevesummers@waunakee.k12.wi.us](mailto:stevesummers@waunakee.k12.wi.us)

Website:

<https://www.waunakee.k12.wi.us/community/facility-planning>



# Questions?





**WAUNAKEE**  
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