

**WAUNAKEE COMMUNITY SCHOOL DISTRICT  
BOARD OF EDUCATION FACILITY COMMITTEE MEETING**

Tuesday, September 5, 2023

7:30 AM

Waunakee Community School District  
905 Bethel Circle  
Waunakee, WI 53597

Members of the public may attend Board of Education meetings in-person, and will be asked to check in with District personnel when you arrive.

Public comments will be limited to 3 minutes. The Board will allow 30 Minutes for public comments.

Public comments may be sent to Rebecca McDonough at [district\\_administrator@waunakee.k12.wi.us](mailto:district_administrator@waunakee.k12.wi.us) up to one hour before the start of the Board meeting. All comments will be reviewed by the Board members. Emailed comments will be reviewed by the board but not read out loud. Emailed comments sent during any part of the board meeting (Board Development, Closed session, Open session) will be forwarded to the board but may or may not be reviewed by the board until after the board adjourns. Comments must include the commentator's name, address, and must identify their connection to the District (if any) and any group they are representing in order to be considered by the Board.

If you would like to address the Board in-person during the public comments section of the meeting, you will be greeted in the lobby of the building, asked to check in with District personnel when you arrive so that you can be recognized and address the Board when your name is called.

A recording of the meeting will be posted on the District webpage within 24 hours of the meeting time.

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVE AGENDA**

**IV. PUBLIC COMMENTS**

**V. HERITAGE ELEMENTARY SCHOOL**

A. Approval of Subcontractor Bids

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The purpose of this agenda item is to request Facility Committee review of the final list of subcontractors for the Heritage Elementary School Project. Vogel Brothers staff will be in attendance at the meeting to review this list with the committee. Please note that Vogel is still working through the playground surfacing options, and will provide a verbal update on that portion of the project at the meeting. Vogel would like to provide a recommendation on playground surfacing vendor at the September 11th School Board meeting.

Administration is requesting a committee recommendation for the September 11th School Board meeting.

B. Review of Solar System Options 5

The purpose of this agenda item is to review options for a solar system. The School Board approved Westphal as the energy services partner at the August School Board meeting. Westphal is working on preparing options for a solar system for Heritage. You will find an attachment of these solar system options for your review..

**VI. CONSIDERATION OF CAPITAL PROJECTS** **14**

The purpose of this agenda item is to provide an update on capital projects, and request consideration of additional capital projects on the softball field and the high school signage.

Attached please find our budget tracking document for capital projects. Please note that this document has been updated to reflect the August School Board meeting capital projects approvals, and the GMP savings for Heritage Elementary School. Administration will review this budget tracking document before reviewing the potential additional capital projects.

A. Softball Field Report 15

The purpose of this agenda item is to review a report from Rettler on the varsity softball field. At the August School Board meeting, the School Board approved the softball field lighting project at the current JV field, which followed the recommendation from Rettler to switch the locations of the varsity and JV softball fields.

Administration did not have information available in August on cost estimates for the other field improvements identified in the Rettler report. Attached please find cost estimates from Vogel on the other field improvements. Administration is seeking feedback from the Facility Committee on this topic. Next steps could include requesting Rettler to design the other field improvements, or requesting approval of the other field improvements at a not to exceed price.

B. High School Signage 25

The purpose of this agenda item is to request consideration of a high school signage replacement project. Attached please find current pictures of the Century Avenue electronic sign, the South Street sign, and a new Century Avenue electronic sign, and options for a new South Street sign. The existing electronic sign at Century Avenue is no longer functioning properly, and the existing traditional sign at South Street is dated and does not match the new branding standards.

The costs are \$13,500 for the Century Avenue electronic sign replacement, and \$8,000 for South Street for a traditional sign, or \$21,000 for an electronic sign. Administration

is seeking Facility Committee feedback on this topic.

**VII. FUTURE MEETINGS**

**VIII. ADJOURN**

“Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires assistance with access or materials should contact the Waunakee Community School District Office at 849-2000, 905 Bethel Circle Drive Waunakee, WI 53597, at least twenty-four hours prior to the commencement of the meeting so that necessary arrangements can be made to accommodate the request.”

8/31/2023

WCSD New Heritage Elementary: 6271 Woodland Dr. Waunakee, WI 53597

Specification:	Description of Work:	Supplier/Subcontractor:	Low Bid	Budget	Over/Under
32 31 13	Fencing	Northway Fence	\$122,375	\$90,000	\$32,375
32 12 16	Asphalt Paving	Wolf Paving, Inc.	\$364,926	\$383,040	(\$18,114)
32 16 00	Concrete Curb and Gutter	Raymond P. Cattell, Inc.	\$134,050	\$177,066	(\$43,016)



14 Marsh Court • Madison, WI 53718-8805 • Phone 608-222-0105  
P.O. Box 7428 • Madison, WI 53707-7428 • Fax 608-222-0230

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September 1, 2023

Steve Summers  
Waunakee Community School District  
905 Bethel Circle,  
Waunakee, WI 53597

RE: Ballasted solar roof installation at Heritage Elementary School

Dear Steve:

Thank you for the opportunity to provide a proposal for a solar installation at Heritage Elementary School in Waunakee. We have examined drawings and electrical services and developed options for solar on the facility roof.

We intend to maintain standards of construction established by Westphal to date for Waunakee School District. This includes conduit, raceways and wiring to code and to Westphal's rigid standards of excellence.

Our design will be stamped by a structural engineer and approved by the roofing contractor to maintain the roof warranty.

Waunakee Utilities and Focus on Energy have been contacted about the solar array so that we could collect some information about expected energy use at the school. Waunakee Utilities will be contacted for interconnection application fees and external disconnect(s) locations.

Egauge monitoring is included. This provides an additional monitoring platform to track both solar production and facility electrical usage. Egauge is provided in addition to module-by-module monitoring as part of the SolarEdge inverters we have selected. Both egauge and SolarEdge deliver historic and real-time production data. Egauge has been utilized by previous customers for display on publicly viewable monitors in high-traffic areas and represents a great opportunity for educational engagement with the solar array. A display monitor is not included in our estimate.

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AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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Dubuque, Iowa • Janesville, Wisconsin • <sup>5</sup>Milwaukee, Wisconsin • Madison, Wisconsin

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Westphal is pleased to provide pricing for three ballasted roof mounted solar array sizes. A financial breakdown of each system is included.

<b>Ballasted Roof &amp; Ground Mount</b>	
<b>151 kW Installation Price:</b>	<b>\$ 327,257 - \$2.16/W</b>
<b>267 kW Installation Price:</b>	<b>\$ 510,845 - \$1.91/W</b>
<b>367 kW Installation price:</b>	<b>\$ 702,045 - \$1.82/W</b>

**Please note:** Pricing does not include ITC 30% Elective Tax Credit, Focus on Energy, or Solar for Good Incentives. These are included in the attached financial breakdowns.

The above pricing includes the following clarifications:

**Our pricing includes the following items:**

1. Complete turnkey design
2. Stamped structural engineering review
3. Zoning, building and electrical permits (City of Waunakee)
4. Utility Interconnection Application and engineering fees
5. Back-feed breakers, disconnects and other required fault protection
6. Labor and balance of system components
7. Fully grounded solar array
8. Full system commissioning
9. Safety plan and safety management throughout construction
10. Fall protection implementation throughout construction
11. Non-permeable, weather resistant ballast block
12. Egauge and inverter integrated monitoring
13. Owner training

**Our price excludes the following items:**

1. Commodity escalation costs are not included. Commodities include steel, copper, and aluminum products.
2. Potential utility requirements for "transfer trip" this is unlikely for systems this size
3. Investment Tax Credit as an "Elective Pay" should be reviewed by a qualified tax professional. This incentive amount is provided only as a reference. Westphal cannot be responsible for accuracy or qualification of tax credit.
4. Due to market volatility, pricing is only good for 30 days. Increased pricing can be adjusted at the time of contract award.

## System Details:

- Ballasted rooftop system designed and installed on Heritage Elementary School. PV modules are fixed in place at a 10° tilt and do not track the sun. All PV modules are set facing south.
- There are three Photovoltaic (PV) System Sizes.
- 10' set-back from all roof edges – per City of Waunakee requirements.
- Slip sheets matching EPDM membrane are integrated into solar racking system
- Slip sheet and roof loading may be inspected by roofing contractor to protect roof warranty
- DC and AC conductors will be routed in cable trays or conduit as applicable

Westphal & Company has carefully reviewed your site and analyzed the various technology options requested. We have the capability to complete the installations involved in the timelines as outlined. Items that could preclude Westphal from meeting the expected timelines are as follows:

- Equipment availability.
- Waunakee Utilities approval timeline. For facilities potentially exporting power, utilities can conduct engineering reviews that can take additional time.
- Current projected lead times for the panelboards is approximately 6 months
- Westphal has communicated with module, inverter and racking vendors for potential expedited delivery.

Per our policy on design/build proposals, this narrative of assumed electrical installation and pricing does not constitute a contract to construct. A further detailed review of said scope-of-work by all parties, plus a defined understanding of schedule must be finalized before a contractual agreement to proceed is agreed to. Initial commitments for volatile-priced items (solar modules) will make it possible to reserve pricing and availability.

Final pricing is dependent on timing, final design and material costs.

We appreciate the opportunity to provide these estimates and look forward to working with you on this project.

Respectfully Submitted;  
**WESTPHAL & CO., INC.**

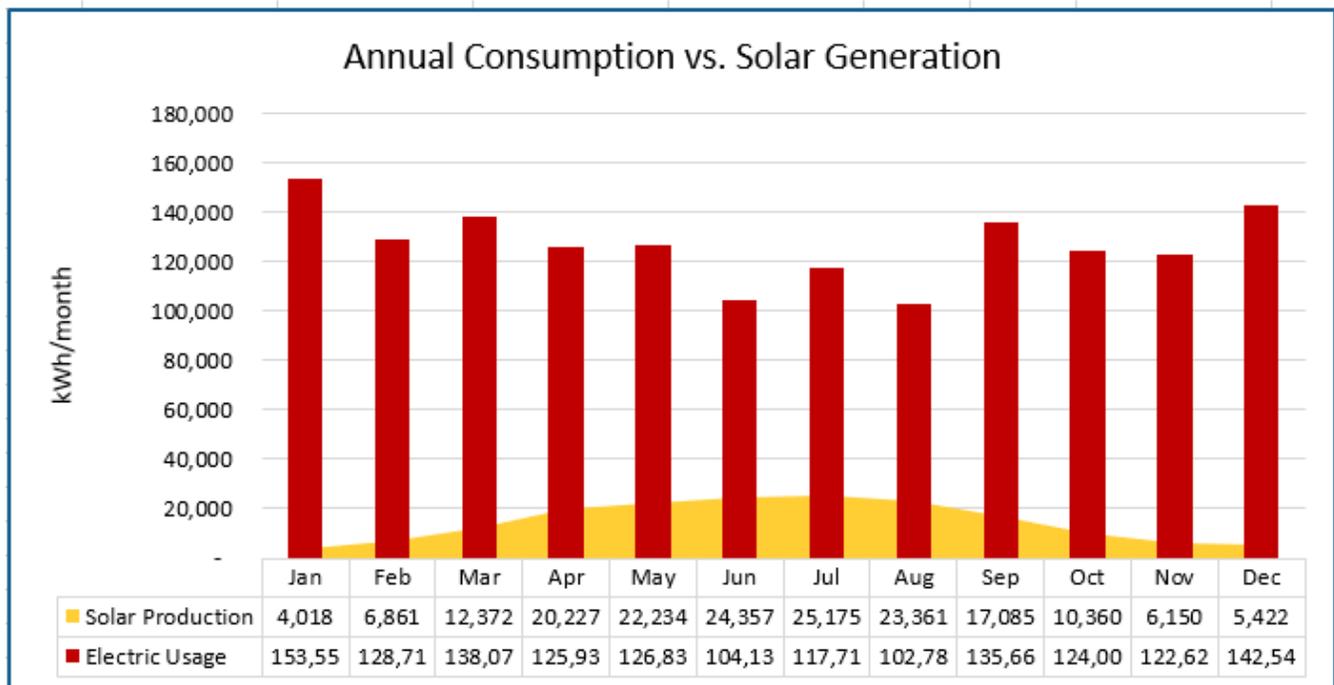
*Chris Collins*

Chris Collins  
 Solar Preconstruction Manager  
 (608) 960-1198  
 Email: [ccollins@westphalec.com](mailto:ccollins@westphalec.com)  
[www.westphalec.com](http://www.westphalec.com)

### 151 kW System

<b>Solar Electrical System Details</b>	
KW Size	151.20 kW
Solar Modules	(315) Hanwha Q Cell Tier 1 480W
Racking	Roof Ballasted
Inverter	DC Optimized String
Monitoring	Inverter Integrated & egauge
Miscellaneous	

<b>Cost Breakdown &amp; Estimated Production</b>	
Total System Price	\$ 327,257.00
ITC via IRA Elective Pay Tax Credit	\$ 81,305.10
Depreciation Value (Yrs. 1-6) - N/A	\$ -
Focus on Energy Incentive	\$ 18,120.00
Solar for Good	\$ 20,000.00
Tax on Grants - N/A	\$ -
Year 1 Net System Costs	\$ 207,831.90
Year 1 Estimated Production	<b>177,620 kWh/ 1,175 kWh / kW</b>
Return on Investment	14.03 Years

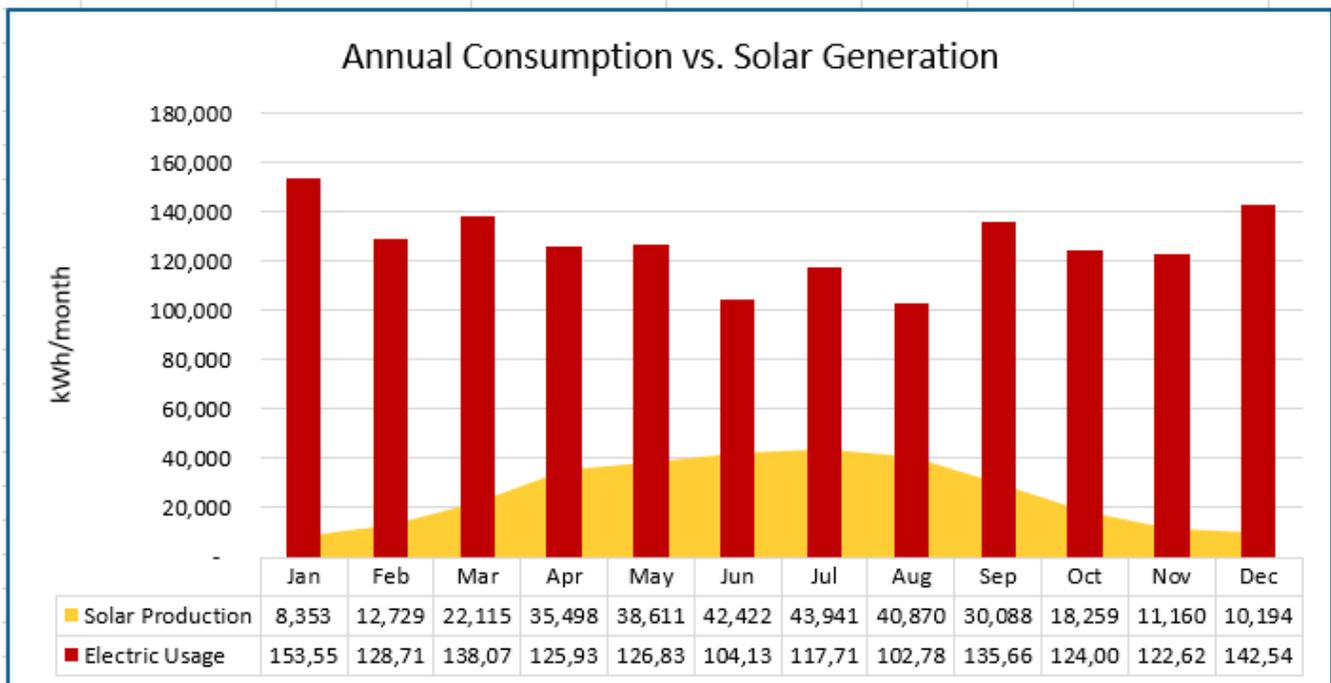


<b>Base Economics</b>			
<b>Return on Investment</b>	<b>14.03</b>	<b>System Size:</b>	<b>151.20 kW-DC</b>
Timeline	IRR	Solar kWh Hour Value:	\$ 0.071 /kWh
10 Year	-6%	Utility Rate (Blended):	\$ 0.071 /kWh
20 Year	4%	ITC Credit Base:	30%
30 Year	6%	Utility Rate Escalator:	2%
30-Yr Cashflow	\$ 223,064	Annual Panel Degradation:	0.7%

<b>30 Year Financials</b>						
Year	Net Price (After FOE)	Investment Tax Credit	Depreciation Value	Value of Solar	Annual Cashflow	Cumulative Cashflow
1	\$ (309,137)	\$ 81,305	\$ -	\$ 12,698	\$ (215,134)	\$ (215,134)
2			\$ -	\$ 12,563	\$ 12,563	\$ (202,571)
3			\$ -	\$ 12,725	\$ 12,725	\$ (189,846)
4			\$ -	\$ 12,888	\$ 12,888	\$ (176,958)
5			\$ -	\$ 13,054	\$ 13,054	\$ (163,903)
6			\$ -	\$ 13,222	\$ 13,222	\$ (150,681)
7				\$ 13,392	\$ 13,392	\$ (137,289)
8				\$ 13,564	\$ 13,564	\$ (123,725)
9				\$ 13,739	\$ 13,739	\$ (109,986)
10				\$ 13,915	\$ 13,915	\$ (96,071)
11				\$ 14,094	\$ 14,094	\$ (81,976)
12				\$ 14,276	\$ 14,276	\$ (67,701)
13				\$ 14,459	\$ 14,459	\$ (53,241)
14				\$ 14,645	\$ 14,645	\$ (38,596)
15				\$ 14,834	\$ 14,834	\$ (23,763)
16				\$ 15,024	\$ 15,024	\$ (8,738)
17				\$ 15,217	\$ 15,217	\$ 6,479
18				\$ 15,413	\$ 15,413	\$ 21,892
19				\$ 15,611	\$ 15,611	\$ 37,504
20				\$ 15,812	\$ 15,812	\$ 53,316
21				\$ 16,016	\$ 16,016	\$ 69,331
22				\$ 16,221	\$ 16,221	\$ 85,553
23				\$ 16,430	\$ 16,430	\$ 101,983
24				\$ 16,641	\$ 16,641	\$ 118,624
25				\$ 16,855	\$ 16,855	\$ 135,480
26				\$ 17,072	\$ 17,072	\$ 152,552
27				\$ 17,292	\$ 17,292	\$ 169,843
28				\$ 17,514	\$ 17,514	\$ 187,357
29				\$ 17,739	\$ 17,739	\$ 205,097
30				\$ 17,967	\$ 17,967	\$ 223,064
			\$ -	\$ 450,896		

### 267 kW System

<b>Solar Electrical System Details</b>	
KW Size	266.88 kW
Solar Modules	(556) Hanwha Q Cell Tier 1 480W
Racking	Roof Ballasted
Inverter	DC Optimized String
Monitoring	Inverter Integrated & egauge
Miscellaneous	
<b>Cost Breakdown &amp; Estimated Production</b>	
Total System Price	\$ 510,845.00
ITC via IRA Elective Pay Tax Credit	\$ 129,440.70
Depreciation Value (Yrs. 1-6) - N/A	\$ -
Focus on Energy Incentive	\$ 29,688.00
Solar for Good	\$ 20,000.00
Tax on Grants - N/A	\$ -
Year 1 Net System Costs	\$ 331,716.30
Year 1 Estimated Production	<b>314,239 kWh/ 1,177 kWh / kW</b>
Return on Investment	12.73 Years

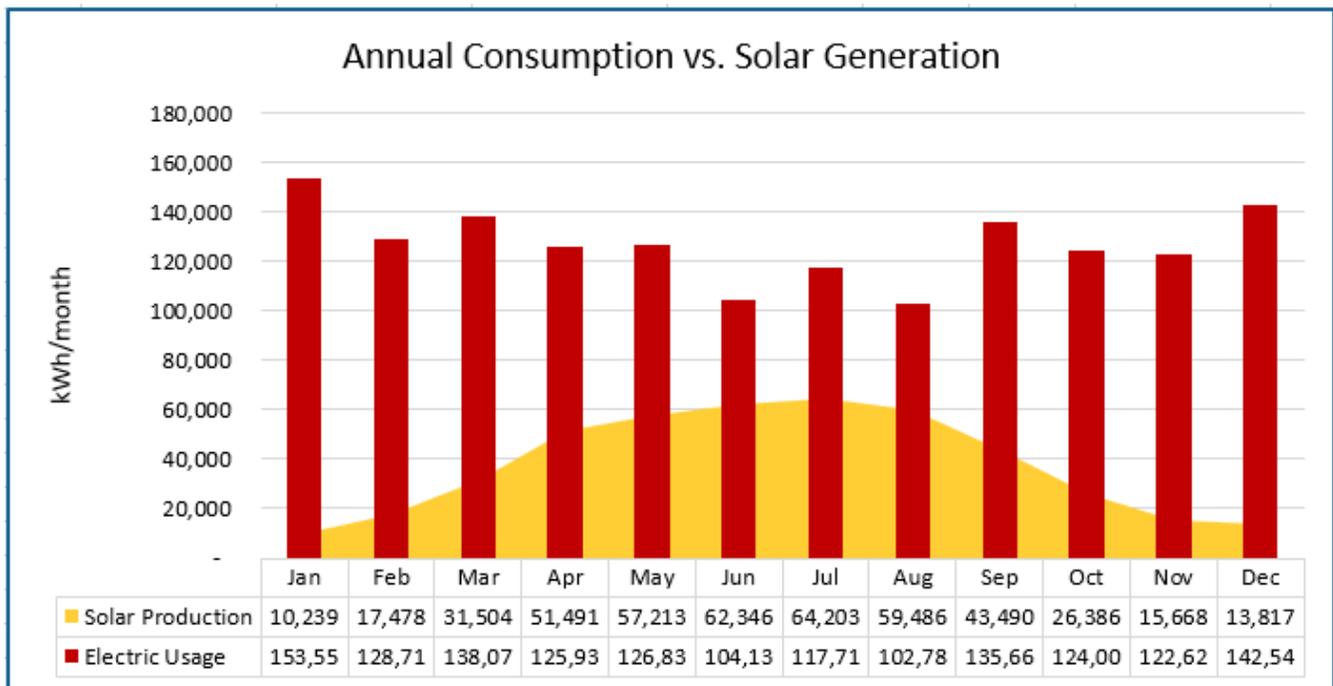


<b>Base Economics</b>			
<b>Return on Investment</b>	<b>12.73</b>	<b>System Size:</b>	<b>266.88 kW-DC</b>
Timeline	IRR	Solar kWh Hour Value:	\$ 0.071 /kWh
10 Year	-4%	Utility Rate (Blended):	\$ 0.071 /kWh
20 Year	5%	ITC Credit Base:	30%
30 Year	7%	Utility Rate Escalator:	2%
30-Yr Cashflow	\$ 445,993	Annual Panel Degradation:	0.7%

<b>30 Year Financials</b>						
<b>Year</b>	<b>Net Price (After FOE)</b>	<b>Investment Tax Credit</b>	<b>Depreciation Value</b>	<b>Value of Solar</b>	<b>Annual Cashflow</b>	<b>Cumulative Cashflow</b>
1	\$ (481,157)	\$ 129,441	\$ -	\$ 22,465	\$ (329,252)	\$ (329,252)
2			\$ -	\$ 22,226	\$ 22,226	\$ (307,025)
3			\$ -	\$ 22,512	\$ 22,512	\$ (284,513)
4			\$ -	\$ 22,802	\$ 22,802	\$ (261,711)
5			\$ -	\$ 23,095	\$ 23,095	\$ (238,616)
6			\$ -	\$ 23,392	\$ 23,392	\$ (215,224)
7				\$ 23,693	\$ 23,693	\$ (191,531)
8				\$ 23,998	\$ 23,998	\$ (167,534)
9				\$ 24,306	\$ 24,306	\$ (143,228)
10				\$ 24,619	\$ 24,619	\$ (118,609)
11				\$ 24,935	\$ 24,935	\$ (93,674)
12				\$ 25,256	\$ 25,256	\$ (68,418)
13				\$ 25,581	\$ 25,581	\$ (42,837)
14				\$ 25,910	\$ 25,910	\$ (16,927)
15				\$ 26,243	\$ 26,243	\$ 9,316
16				\$ 26,580	\$ 26,580	\$ 35,896
17				\$ 26,922	\$ 26,922	\$ 62,818
18				\$ 27,268	\$ 27,268	\$ 90,087
19				\$ 27,619	\$ 27,619	\$ 117,706
20				\$ 27,974	\$ 27,974	\$ 145,680
21				\$ 28,334	\$ 28,334	\$ 174,014
22				\$ 28,698	\$ 28,698	\$ 202,713
23				\$ 29,068	\$ 29,068	\$ 231,780
24				\$ 29,441	\$ 29,441	\$ 261,222
25				\$ 29,820	\$ 29,820	\$ 291,042
26				\$ 30,203	\$ 30,203	\$ 321,245
27				\$ 30,592	\$ 30,592	\$ 351,837
28				\$ 30,985	\$ 30,985	\$ 382,822
29				\$ 31,384	\$ 31,384	\$ 414,206
30				\$ 31,787	\$ 31,787	\$ 445,993
			\$ -	\$ 797,709		

### 367 kW System

<b>Solar Electrical System Details</b>	
KW Size	387.36 kW
Solar Modules	(807) Hanwha Q Cell Tier 1 480W
Racking	Ballasted Roof
Inverter	DC Optimized String
Monitoring	Inverter Integrated & egauge
Miscellaneous	
<b>Cost Breakdown &amp; Estimated Production</b>	
Total System Price	\$ 702,045.00
ITC via IRA Elective Pay Tax Credit	\$ 180,358.14
Depreciation Value (Yrs. 1-6) - N/A	\$ -
Focus on Energy Incentive	\$ 40,425.60
Solar for Good	\$ 20,000.00
Tax on Grants - N/A	\$ -
Year 1 Net System Costs	\$ 461,261.26
Year 1 Estimated Production	<b>453,320 kWh/ 1,170 kWh / kW</b>
Return on Investment	12.33 Years



<b>Base Economics</b>			
<b>Return on Investment</b>	<b>12.33</b>	<b>System Size:</b>	<b>387.36 kW-DC</b>
<b>Timeline</b>	<b>IRR</b>	<b>Solar kWh Hour Value:</b>	<b>\$ 0.071 /kWh</b>
<b>10 Year</b>	<b>-4%</b>	<b>Utility Rate (Blended):</b>	<b>\$ 0.071 /kWh</b>
<b>20 Year</b>	<b>5%</b>	<b>ITC Credit Base:</b>	<b>30%</b>
<b>30 Year</b>	<b>7%</b>	<b>Utility Rate Escalator:</b>	<b>2%</b>
<b>30-Yr Cashflow</b>	<b>\$ 669,512</b>	<b>Annual Panel Degradation:</b>	<b>0.7%</b>

### 30 Year Financials

<b>Year</b>	<b>Net Price (After FOE)</b>	<b>Investment Tax Credit</b>	<b>Depreciation Value</b>	<b>Value of Solar</b>	<b>Annual Cashflow</b>	<b>Cumulative Cashflow</b>
1	\$ (661,619)	\$ 180,358	\$ -	\$ 32,407	\$ (448,854)	\$ (448,854)
2			\$ -	\$ 32,064	\$ 32,064	\$ (416,790)
3			\$ -	\$ 32,476	\$ 32,476	\$ (384,314)
4			\$ -	\$ 32,894	\$ 32,894	\$ (351,420)
5			\$ -	\$ 33,317	\$ 33,317	\$ (318,103)
6			\$ -	\$ 33,745	\$ 33,745	\$ (284,358)
7				\$ 34,179	\$ 34,179	\$ (250,179)
8				\$ 34,619	\$ 34,619	\$ (215,560)
9				\$ 35,064	\$ 35,064	\$ (180,496)
10				\$ 35,515	\$ 35,515	\$ (144,981)
11				\$ 35,972	\$ 35,972	\$ (109,010)
12				\$ 36,434	\$ 36,434	\$ (72,575)
13				\$ 36,903	\$ 36,903	\$ (35,673)
14				\$ 37,377	\$ 37,377	\$ 1,705
15				\$ 37,858	\$ 37,858	\$ 39,563
16				\$ 38,345	\$ 38,345	\$ 77,908
17				\$ 38,838	\$ 38,838	\$ 116,746
18				\$ 39,337	\$ 39,337	\$ 156,083
19				\$ 39,843	\$ 39,843	\$ 195,926
20				\$ 40,356	\$ 40,356	\$ 236,282
21				\$ 40,875	\$ 40,875	\$ 277,157
22				\$ 41,400	\$ 41,400	\$ 318,557
23				\$ 41,933	\$ 41,933	\$ 360,490
24				\$ 42,472	\$ 42,472	\$ 402,962
25				\$ 43,018	\$ 43,018	\$ 445,980
26				\$ 43,571	\$ 43,571	\$ 489,551
27				\$ 44,132	\$ 44,132	\$ 533,683
28				\$ 44,699	\$ 44,699	\$ 578,382
29				\$ 45,274	\$ 45,274	\$ 623,656
30				\$ 45,856	\$ 45,856	\$ 669,512
			\$ -	\$ 1,150,774		



# WCSD Maintenance Work Tracking Summary



8/30/2023

### MAINTENANCE BUDGET

11/4/2022	Total amount budgeted in referendum	\$ 6,395,000
11/4/2022	Bleacher Extension Referendum Amount	\$ 500,000
6/12/2023	Approved projects amount to date	\$ (4,003,402)
8/14/2023	Funds allocated from contingency or interest	\$ 1,120,000
	<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 4,011,598</b>

### APPROVED (BY BOARD) PROJECTS

Date	Description	Location	Bid Amount
	APPROVED AT 4/10/2023 BOARD MEETING		\$ 1,300,000
	APPROVED AT 4/10/2023 BOARD MEETING		\$ 687,432
	APPROVED AT 5/1/2023 BOARD MEETING		\$ 1,476,365
	APPROVED AT 6/12/2023 BOARD MEETING		\$ 119,691
	APPROVED AT 7/10/2023 BOARD MEETING		\$ 117,601
	APPROVED AT 8/14/2023 BOARD MEETING		\$ 400,196
		<b>Total</b>	<b>\$ 4,003,402</b>

### PENDING PROJECTS

\$ -

### PROPOSED (NOT APPROVED) PROJECTS

8/30/2023	Softball Field Conversion from JV to Varsity	High	\$ -
		<b>Subtotal</b>	<b>\$ -</b>



**Waunakee Community School District**  
Softball Facilities Assessment  
Site Selection and Improvement Report

Project Number: 23.030  
August 2, 2023

# Site Selection and Improvement Report

Waunakee Community School District  
Waunakee High School  
301 Community Dr.  
Waunakee, WI 53597

August 2, 2023

High School Athletic Facilities  
Varsity and JV Softball – Site Improvements  
Waunakee, Wisconsin

**Project Number:** 23.030

**For the:** Waunakee Community School District

**Civil Engineer/  
Landscape Architect:** Rettler Corporation  
Stevens Point, Wisconsin  
(715) 341-2633

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- 1) Site Conditions
- 2) Zoning
- 3) Utility Service
- 4) Environmental Impact
- 5) Other Legal/Regulatory Issues

### **Softball Facility Comparison**

- 1) Varsity Softball field
- 2) Junior Varsity Softball Field
- 3) Site Selection and Improvement Recommendations

### **Photos**

## Design & Planning Considerations

### 1) Site Conditions –

The existing Waunakee High School varsity and junior varsity softball field sites are situated on two parcels of land, approximately 38.2 and 40.5 acres respectively. The site address for the High School is 301 Community Dr., Waunakee, WI 53597. County Highway 'Q' is located immediately west of the athletic facilities. Simon Crestway separates the varsity and JV softball fields with varsity to the south and JV to the north contiguous with the main athletics area of campus.

The athletics area is located south of the high school and immediately south of the track, and football field stadium. This area consists of varsity and JV softball, varsity and JV baseball, a synthetic turf soccer field, and multiple natural grass practice fields. It is connected by a network of walking paths and maintenance drives; however, the existing varsity field is stand alone south of Simon Crestway and is not connected by hard surface to the main campus. There is a parking lot east of the soccer stadium and south of the existing JV softball field. A seasonal support building with restrooms, utilities, and storage is located east of the baseball fields and west of the soccer stadium.

Dane County Map



August 2, 2023

□ Parcels

0 165 330 660 Feet



Geotechnical borings and report have been completed to date for the soccer field immediately west of the existing JV softball field and can be utilized for general soil conditions. Site specific borings and report should be prepared for any site improvements. Mapped wetlands and wetland indicator soils are not present at the current athletic facilities site. There is a significant stormwater pond west of the existing Varsity field and south of the existing JV field.

**2) Zoning –**

The existing land use for both sites are classified by the Village of Waunakee as G-1 Institutional district. Discussions with the City will be necessary to identify any zoning related permitting requirements.

An airport overlay height limitation district, AO-H impacts the area south of Simon Crestway, including the south portion of the existing varsity softball field. This district limits the location of any vertical structures, including outdoor athletic lighting.

**3) Utility Service –**

Utility Service is available from Municipal sources at the project site, including water, sanitary, storm, electrical, and data.

**4) Environmental Impact –**

The entire athletic field complex development is occurring on existing developed land that is currently recreation field and athletic field space.

**5) Other Legal/Regulatory Issues –**

Erosion control, stormwater, and utility permitting will be required for the State of Wisconsin, DNR, DSPS, Village of Waunakee, and Dane County.

**Softball Facility Comparison**

**1) Existing Varsity Softball Field:**

The existing varsity softball field is oriented southeast. Distance from home plate to the fence at center field and down each foul line is 200', and home plate to the backstop is 25'. Field drainage is a domed configuration with the infield at the highest point and sloping away from the infield at approximately 1.5%. The field is enclosed by 8' galvanized chain link line fencing, and include a 24' backstop. The fencing is in moderate condition. A 10' x 20' multi-level storage building and scorers booth is behind home plate. Batting cages and a storage shed are located north of the field. Three stand-alone bleacher sets are located behind the backstop. Each dugout has a concrete pad and is covered by a prefabricated metal structure which is enclosed with stick-built wall structures. Furnishings include helmet and bat storage and a team bench. There are no hard surface walkway connections to the spectator or athlete areas. Parking is located across Simon Crestway.

**2) Existing Junior Varsity Softball Field:**

The existing varsity softball field is oriented northeast, which is the best orientation for softball. Distance from home plate to the fence at center field and down each foul line is 200', and home plate to the backstop is 25'. Field drainage is a domed configuration with the infield at the

highest point and sloping away from the infield at approximately 1.5%. The field is enclosed by 8' galvanized chain link line fencing, and include a 24' backstop. The fencing is in moderate condition. A storage shed is located west of the field. Three stand-alone bleacher sets are located behind the backstop. Each dugout has a concrete pad and is covered by a prefabricated metal structure which is enclosed with stick-built wall structures. Furnishings include helmet and bat storage and a team bench. Hard surface walkway connections are located immediately east and north of the field and can easily connect to the spectator and athlete areas. Parking is located immediately south of the field and provides ADA access to the field.

**3) Site Selection and Improvement Recommendations:**

Essentially both the varsity and junior varsity softball fields are equal in size, playability, and amenities. The following is a comparison of pros and cons for each field:

Amenity	Varsity Softball Field	JV Softball Field
size	x	x
orientation		x
fencing	x	x
dugouts	x	x
foul poles	x	x
bleachers	x	x
scorers booth	x	
storage shed	x	x
batting cage	x	
parking		x
walk access		x

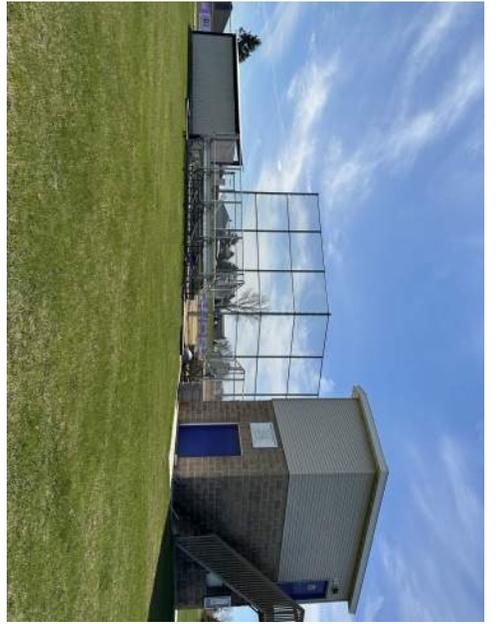


Being that both fields have the size and amenities to function as a varsity competition field, there are several fine details that need to be considered. Athletic field lighting is planned to be installed on one of the fields soon as a priority improvement.

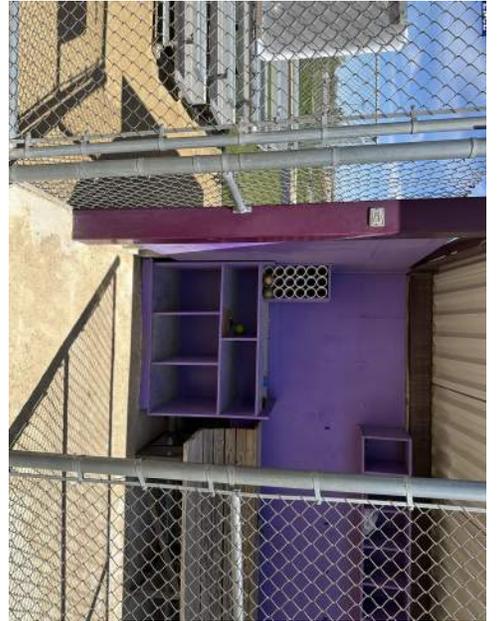
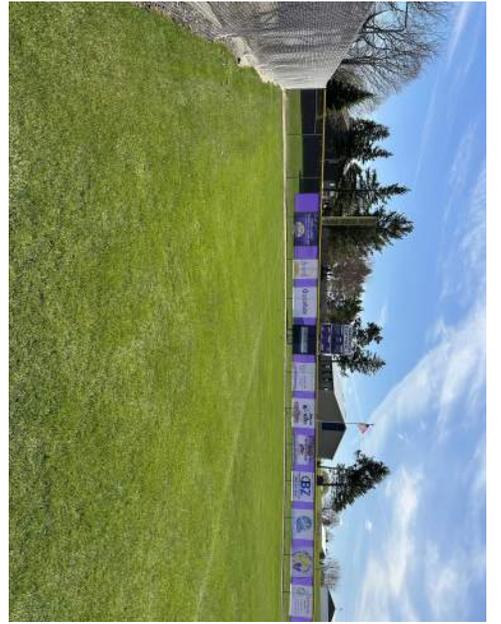
It is our recommendation to install the lights and make improvements on the **existing JV field**, and utilize it as the new varsity field. The top three reasons for the selection are:

1. Best orientation hitting northeast.
2. Direct access to parking, walkways, and restrooms.
3. Outside of the AO-H airport overlay height limitation district.

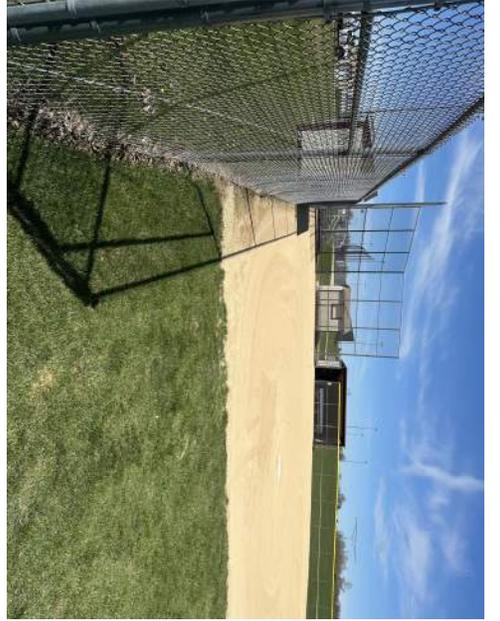
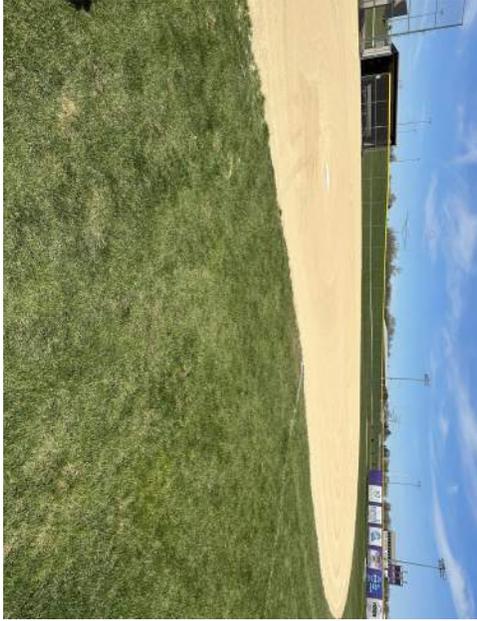
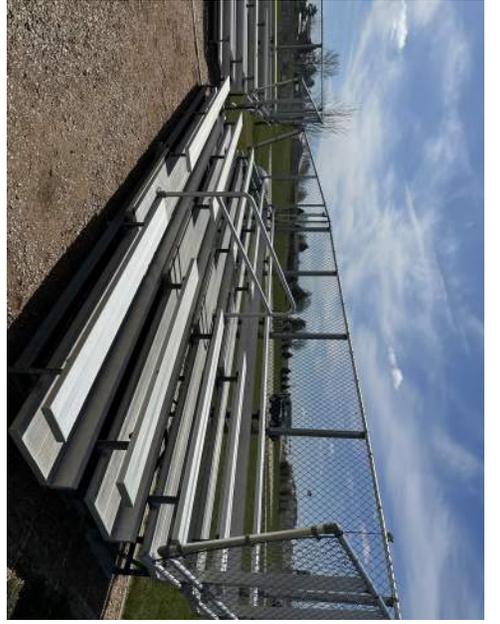
It is also recommended an equal storage and scorers booth building be either constructed, or, that the current scorers booth structure be moved to the new varsity field location. The fencing fabric, and possibly the entire fencing system should be reviewed for replacement within the next 3-5 years. A batting cage and bull pen areas should be added to the field. Dugout improvements, although not necessary, could consist removing the stick-built wall and replacement with masonry enclosures. A paved plaza for the bleachers connecting the parking lot should be added for direct ADA access.



Varsity Softball



Varsity Softball



JV Softball



## WCSD Varsity Softball Field Preliminary Budgets

**VOGEL**  
BROS. BUILDING CO.

8/30/2023

### PRELIMINARY BUDGETS

Varsity Press Box - Match Existing	\$	158,000
Batting Cages - Two total locations (55' x 15')	\$	78,000
Fence Replacement - 650LF of 6' high fence	\$	45,000
Paved Plaza Area and Path to Parking Lot	\$	40,000
Netting at Backstop	\$	70,000
<b>TOTAL ALL PROJECTS</b>	<b>\$</b>	<b>391,000</b>



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