

**WAUNAKEE COMMUNITY SCHOOL DISTRICT  
BOARD OF EDUCATION SPECIAL MEETING -WCHS CAMPUS PLANNING**

Monday, June 23, 2025

5:30 PM

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.

A quorum of the Board may be present

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF AGENDA AND ADDITIONS**

A motion will be necessary to approve the agenda as presented (or) with changes as recommended.

**IV. PUBLIC COMMENTS**

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Individuals may use this time to comment on any topic. A copy of Board Policy 187 —Public Participation at Board Meetings is enclosed for your reference. Each speaker will be allowed 3 minutes to speak for a total of 30 minutes. Emailed comments will be shared and reviewed by all the board members but will not be read out loud.

**V. WCHS HIGH SCHOOL CAMPUS PLANNING**

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**VI. 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.”

# PUBLIC COMMENT PERIODS DURING BOARD MEETINGS

While the public has the right to attend meetings of the Board of Education that have not been convened in a closed session, individuals or groups generally do not have a right to be included on a Board meeting agenda or a right to enter into the discussions or deliberations of the Board. However, without affecting the Board's discretion to authorize other forms of input or participation during Board meetings from persons who are not Board members, the Board expressly authorizes and directs limited public participation during duly-noticed public comment periods as follows:

1. The Superintendent and Board President shall ensure that the agenda and public notice of the Board's primary regular business meeting each month includes a period for public comment. During a public comment period noticed under this paragraph, interested persons may briefly address the Board on topics that are reasonably germane to some aspect of the District's policies, practices, programs, or operations, regardless of whether the speaker's topic is otherwise noticed as a specific subject matter of the meeting in question.
2. Subject to any more specific decision or directive of the Board, the Board President has discretion to include a period of public comment on the agenda and public notice of additional Board meetings. In exercising such discretion, the President may specify on the public notice of the meeting that speaker comments during the public comment period will be limited to topics that are sufficiently germane to the noticed subject matter of the meeting.

When a public comment period is expressly included on the public notice of a Board meeting and there is sufficient interest in addressing the Board, the period shall either include at least 10 individual speakers or extend for 30 actual minutes, whichever limitation permits the greater total number of speakers. However, the Board may extend the total duration of a noticed public comment period at any meeting by a majority vote.

The Superintendent, or his/her designee, will implement a viewpoint-neutral speaker registration process that establishes an order for speaking in the event that the interest in appearing before the Board at any meeting may exceed the time that is allocated for the public comment period. Each speaker, upon being recognized by the presiding officer, will state his/her name and identify his/her connection to the District (if any) and to any group they are representing in connection with their remarks.

Each speaker's presentation is normally limited to a maximum of 3 minutes. However, at a meeting the Board may vote to reduce the time limit to no shorter than 2 minutes per speaker in order to accommodate a greater total number of speakers. In addition, at the Board's discretion, a speaker's time may be briefly extended provided that, upon request, a similar extension shall be granted to other speakers at the same meeting. Any individual may speak only once during the public comment period at any meeting.

Speakers generally should not expect an immediate response or reaction to their comments from the Board. Further:

1. If, at applicable meetings, a speaker raises a topic during a public comment period that was not among the publicly-noticed subject matter of the meeting, the extent of any response to

# PUBLIC COMMENT PERIODS DURING BOARD MEETINGS

Policy 187

Waunakee Community School District

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the speaker and his/her remarks shall be limited in accordance with applicable law.

2. During a public comment period, Board members will not engage in a substantive discussion of or otherwise attempt to materially investigate or reach a Board resolution of either (a) complaints or grievances regarding the conduct of individual staff members or individual students; or (b) attempts to appeal staff or administrative decisions relating to individual District employees or students. A public comment period during a Board meeting is not the preferred or established means of processing such issues or bringing such matters to the Board's attention.
3. If time or other limitations preclude an interested person from addressing the Board at a specific meeting, the person may submit written information to the Board and/or attempt to utilize a public comment period at a future meeting.

Subject to an appeal to the Board that is made by a Board member, the presiding officer of the Board meeting shall have the authority to conduct and maintain proper order in connection with any authorized public comment period, including the authority to (1) recognize speakers; (2) enforce established time limits; (3) interject and request that speakers voluntarily redirect specific complaints, grievances, or attempted appeals to more appropriate District procedures; and (4) terminate the remarks of any individual who does not adhere to established rules and procedures for public participation, who speaks in a threatening or profane manner, whose comments are repetitive of that person's previous comments, or whose conduct is disruptive and impedes the Board's ability to conduct its business in an orderly and timely fashion.

Individuals who are permitted to address the Board during a meeting are responsible for the content of their comments. The forum represented by a public comment period does not exempt a speaker from any liability arising from his/her comments (e.g., for defamation or for any breach of legally-protected confidentiality).

This policy and any rules and/or procedures that may be adopted related to the administration of public comment periods under this policy are not intended to apply to the following:

1. A meeting or any portion of a meeting that constitutes a formal public hearing on a particular topic or issue.
2. Instances where the Board seeks or agrees, by majority vote, to accept input that is relevant to a noticed agenda item from a person who is not a Board member in order to (for example) resolve a formal or informal point of information that arises during the Board's discussion of an agenda item.
3. Meetings of any standing or ad hoc committee that may be established by the Board.

## Legal References:

### Wisconsin Statutes

- [Section 19.81](#) [state policy on open meetings]  
[Section 19.83\(2\)](#) [discussion during period of public comment]

# PUBLIC COMMENT PERIODS DURING BOARD MEETINGS

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[Section 19.84\(2\)](#) [public notice of board meetings, including public comment period]  
[Section 19.85](#) [exemptions to open meetings]

## Cross References:

WASB PRG 187 Sample Policy 4 (with substantial local adaptation)

## Adoption/Revision Date(s):

October 1989  
March 1994  
September 1994  
January 2000  
February 2002  
May 2020  
January 2022



**WAUNAKEE**  
COMMUNITY SCHOOL DISTRICT

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# 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. 7
- **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 1 (Complete) → Phase 2 (In-Process) → Phase 3 (Future)



# 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

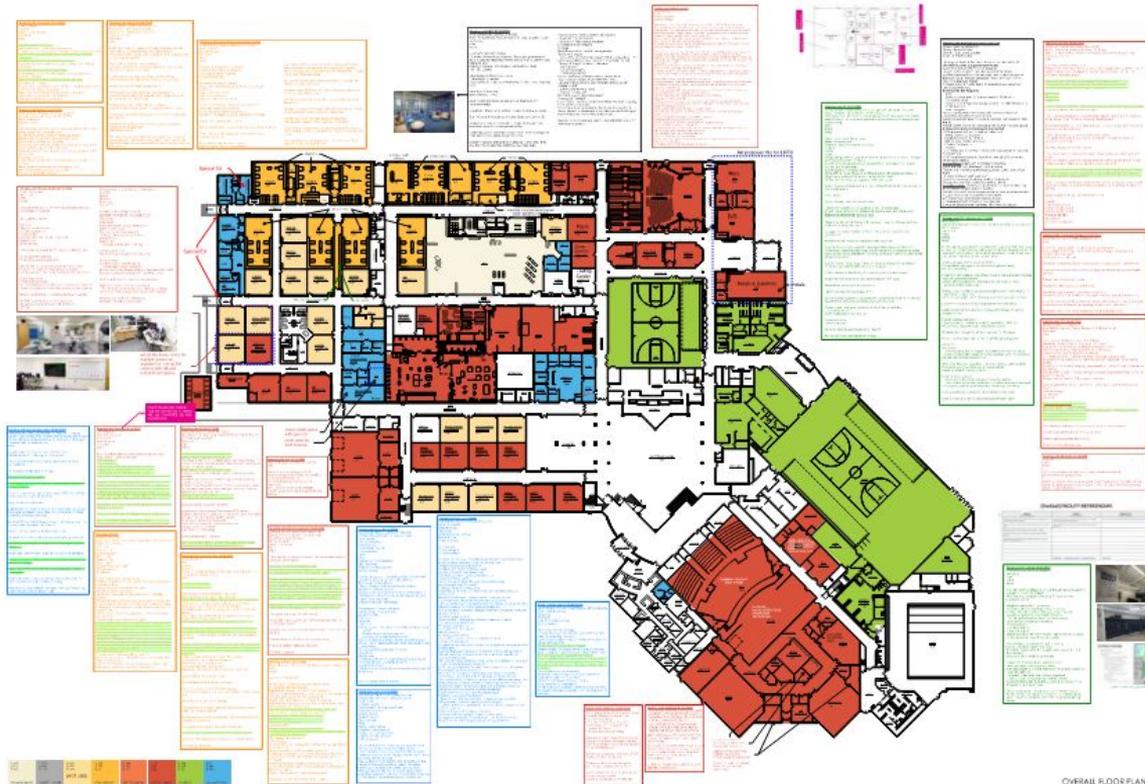
- Bi-weekly with representatives from WCSD, WCHS, EUA and Vogel

## 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 15
- 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

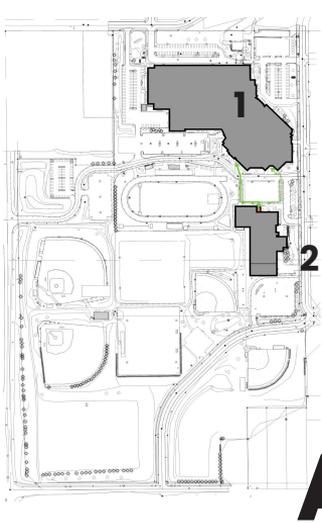
- Modern High School campus
  - Collaborative Spaces with Natural Light, including STEAM and Career Prep focused
  - Campus Safety and Security, including pedestrian and traffic flow
  - Waunakee Community Middle School (1001 South Street) Plan
  - Bethel Circle Administrative Offices and Wellness Clinic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



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

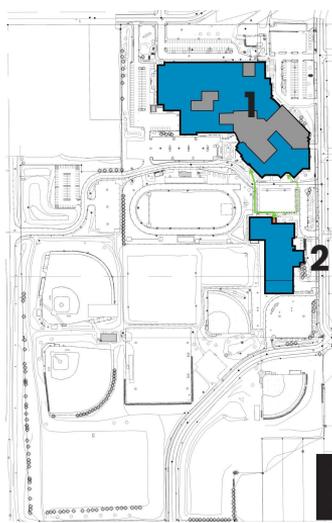
- EUA presented 4 preliminary options to the Board of Education.
- **Options are very preliminary, high level, and exploratory at this point.**
- Options involve new construction, heavy and light renovation, and even potential removal of the existing Middle School. Highlights reference major areas of 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.





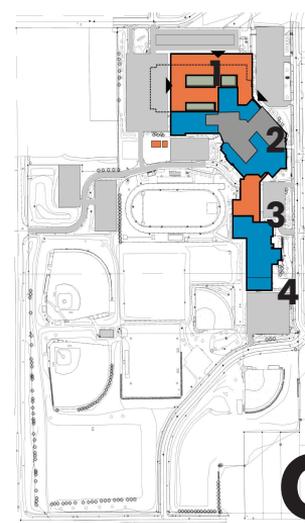
**A**

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



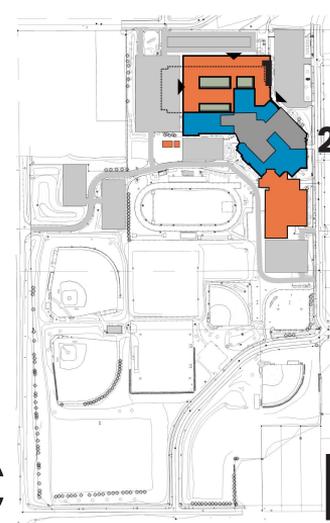
**B**

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.*

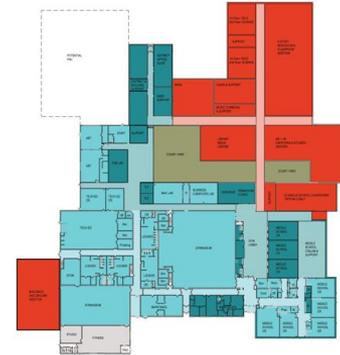
- New Construction
- Renovation
- Existing Building



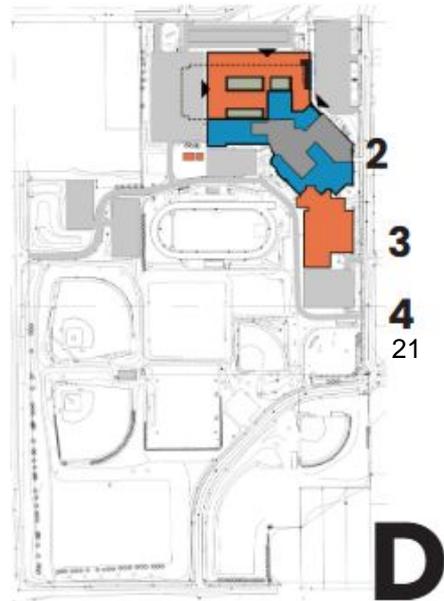
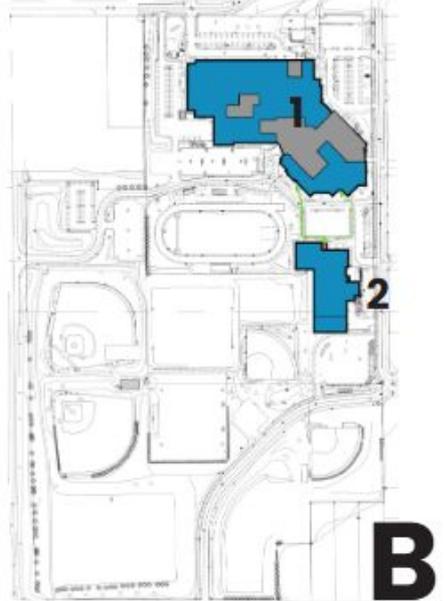
# Budget Estimate Assumptions (Prelim/tentative: subject to design details)

- 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

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# 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

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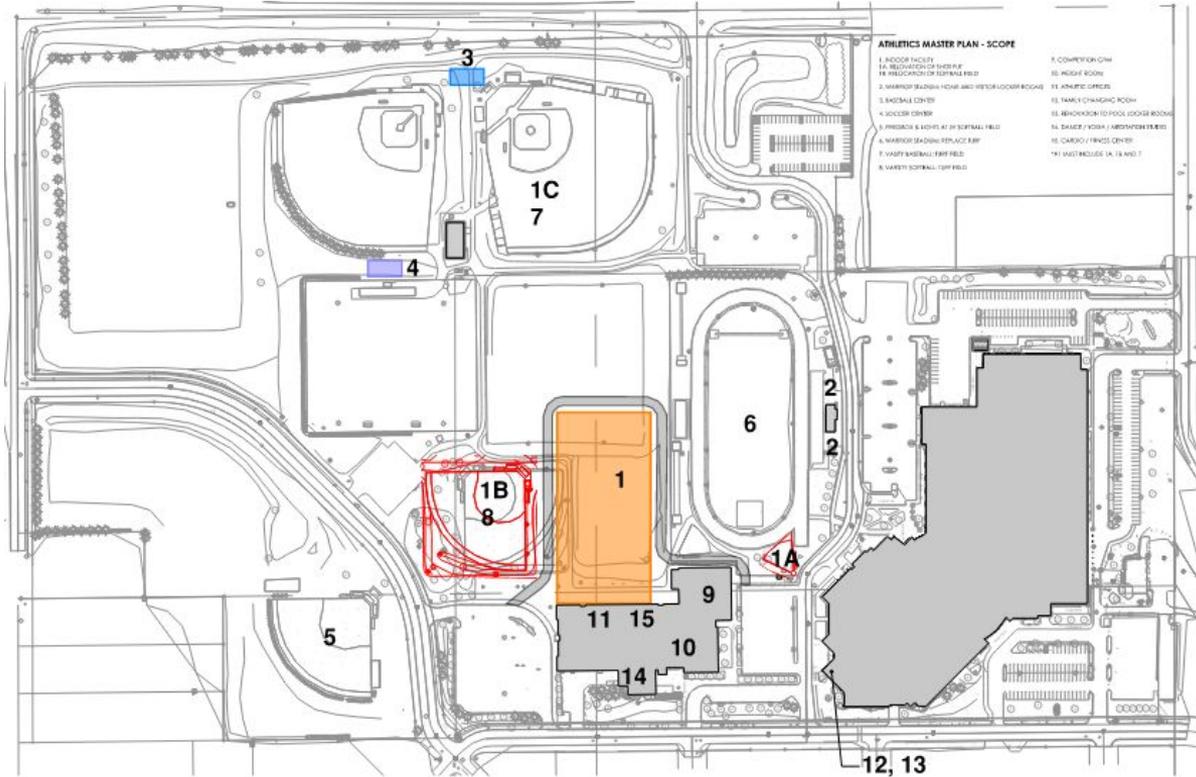
13. Renovation to Pool Locker Rooms

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

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# 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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