



**Verona Area  
School District**  
*"School and Community—United for Excellence"*

# Long-Range Facilities Plan, 2008-2025

Public Information Meeting March 12, 2008

# Plan Purposes

- Complete informed analysis about long-range (20-year) facility needs
- Compare 20-year student projections against existing school capacities
- Suggest types, timing, and general locations for future school needs
- Involve the community in the process
- Be more proactive in identifying and moving on facility needs than in the past

# Process To Date

- Began December 2005
- Public workshop: February 2006
- Preliminary Projections: 2006
- Revised and updated projections: 2007
- School Board presentation on draft findings: Fall 2007
- Completed Plan: February 2008

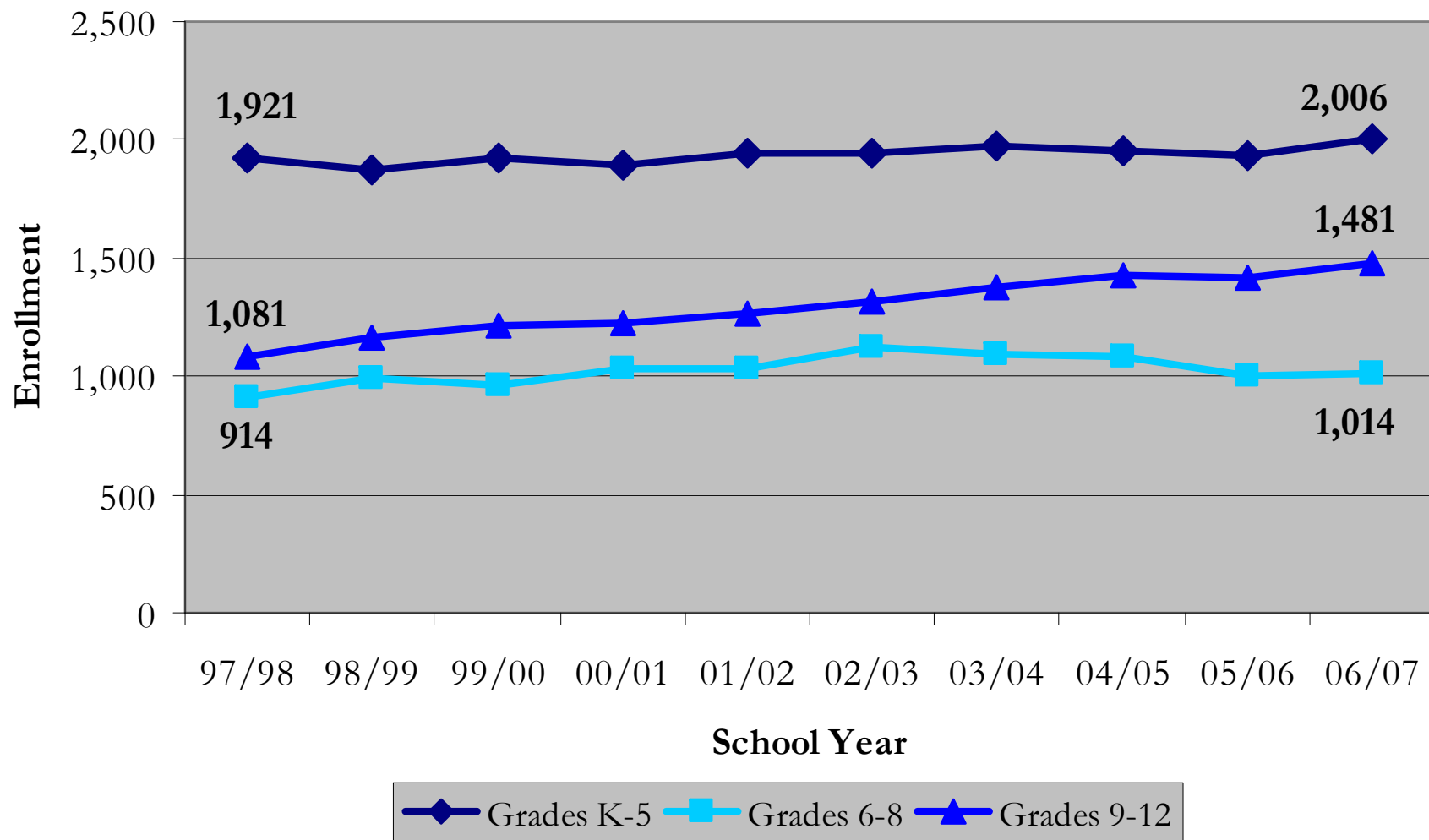
# Facility Planning Goals

- Accommodate projected student enrollment increases
- Provide schools in locations that are in identified community growth locations
- Maximize efficiency in school siting and construction
- Modernize facilities over time to meet current and emerging needs
- Promote class sizes consistent with providing quality educational services
- Promote school building capacities that are consistent with recognized standards and community desires
- Maintain the flexibility to respond to changing District conditions

# Background Information

- Enrollment Trends
- School capacities
- School locations
- Community land use plans

# Verona Area School District Enrollment History by Grade Grouping, 1997-2006



# Verona Area School District Long Range Facilities Plan

Map  
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## School Attendance Area Analysis

- Highways and Roads
- Surface Water
- Schools in Verona Area School District
- Schools Outside of Verona District
- Verona Area School District Boundary

### Elementary School Attendance Areas

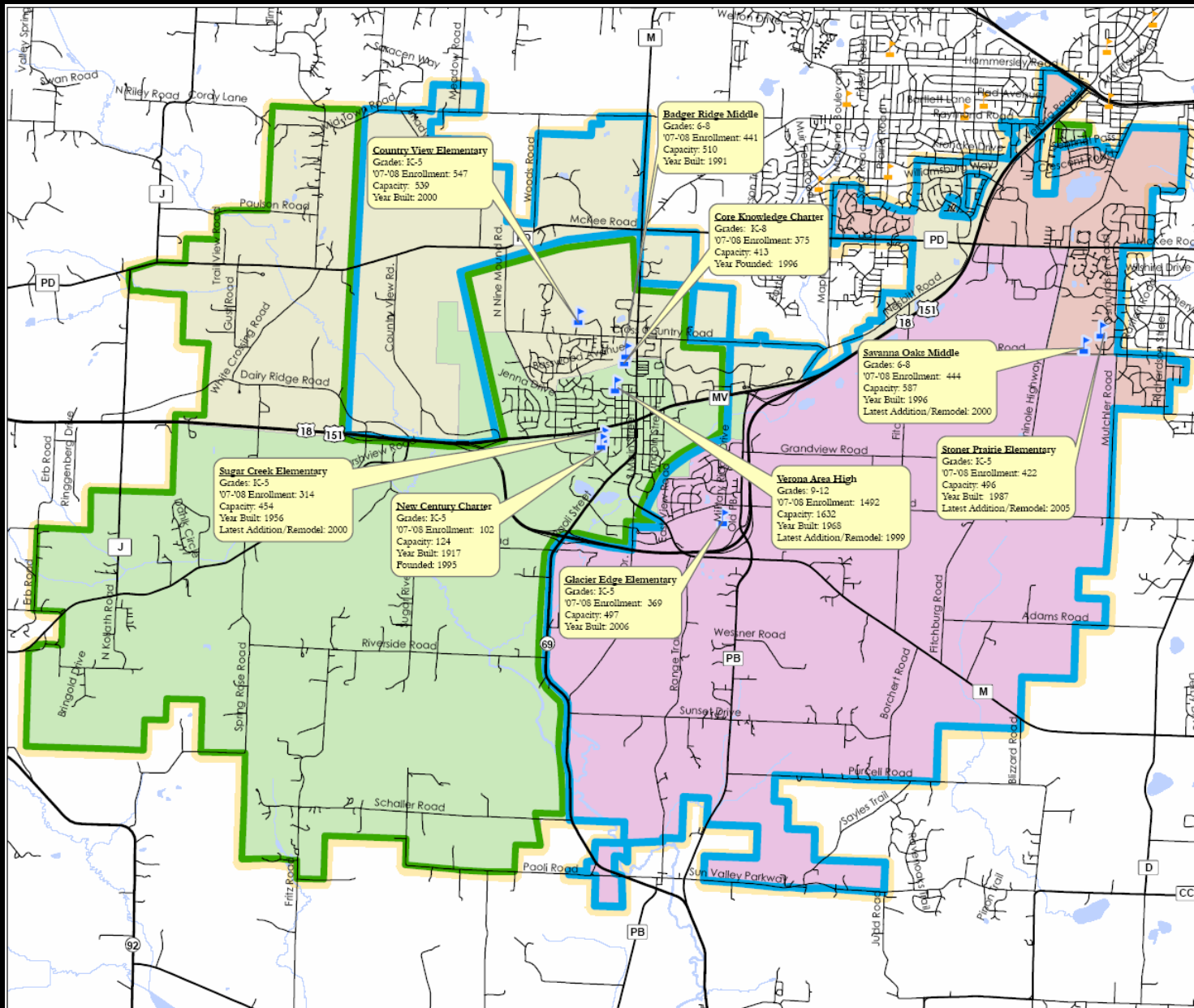
- Country View Elementary
- Glacier Edge Elementary
- Stoner Prairie Elementary
- Sugar Creek Elementary

### Middle School Attendance Areas

- Badger Ridge Middle School
- Savanna Oaks Middle School

Date: March 12, 2008

Sources:  
Dane County LTO, Dane County RPC. Building age data, and  
'06-'07 enrollment data supplied by VASD. Capacity estimates  
based on 2006 school facility capacity study completed by  
Flunkett-Rayrich Architects.



# Enrollment Projections

- Grade Progression Method
  - Based on demographic trends & forecasts
  - 10-year projections, 3 scenarios used
- Housing Unit Method
  - Based on land use plans & projected growth pace
  - Future housing units converted to future students
  - 20-year projections, 3 scenarios considered

# Verona Area School District Long Range Facilities Plan

Map  
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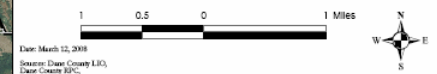
## Neighborhood Areas for Housing Unit Projections

- Highways and Roads
- Schools in Verona Area School District
- Schools Outside of Verona District
- Municipal Boundaries (2006)
- Neighborhood Boundaries
- Surface Water

## Neighborhoods

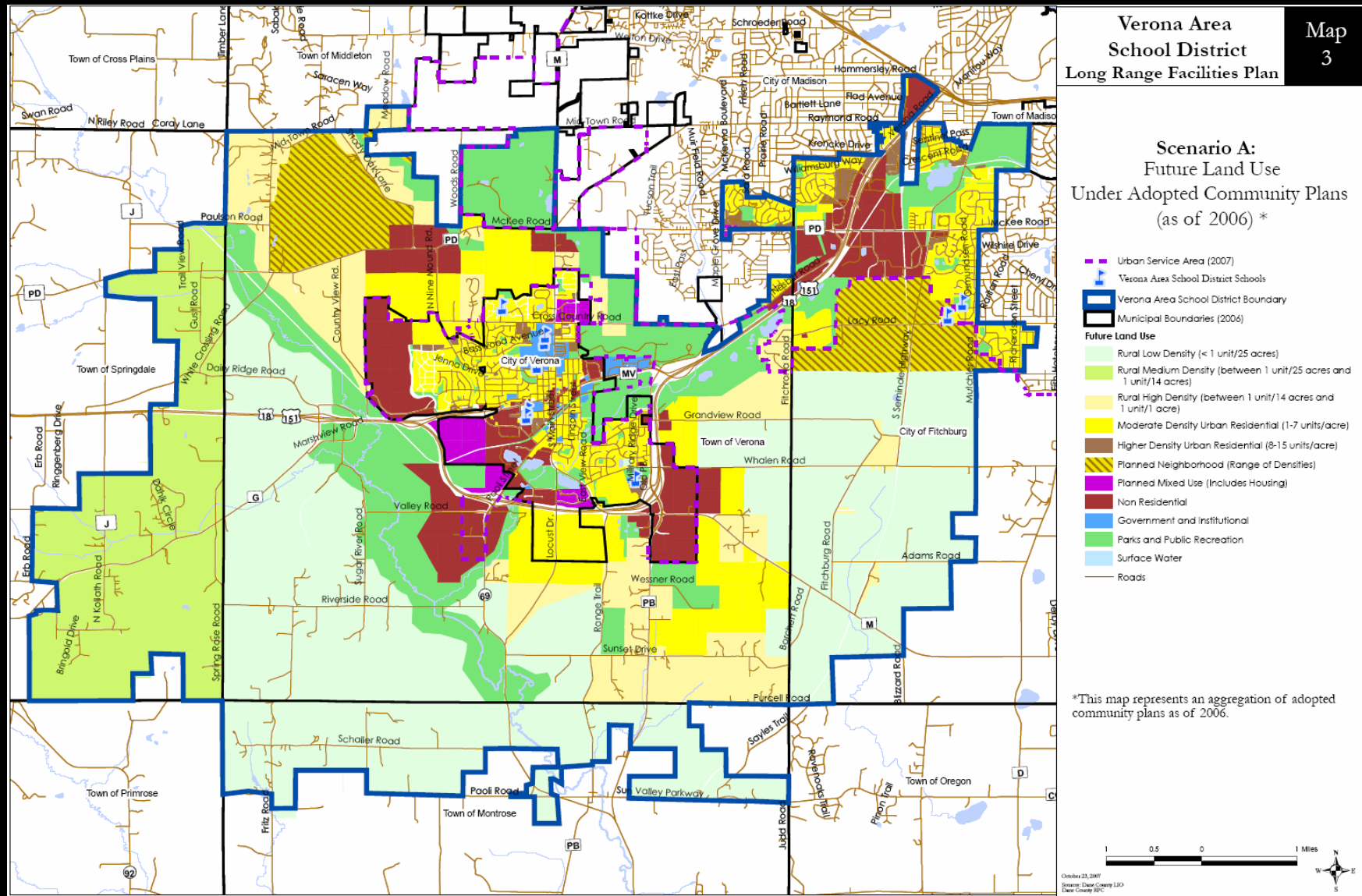
(These do not reflect school attendance boundaries)

<b>A</b> North T. Springdale	<b>V</b> East Seminole Hwy Area
<b>B</b> Northwest Corner T. Verona	<b>W</b> Stoner Prairie/Savanna Oaks Area
<b>C</b> West Central T. Verona	<b>X</b> Seminole Hills Subdivision Area
<b>D</b> Country View Rd. Area	<b>Y</b> Belmar Subdivision Area
<b>E</b> Shady Oak Lane Area	<b>Z</b> Fitchburg Industrial Park North
<b>F</b> Epic	<b>AA</b> Fitchburg Industrial Park South
<b>G</b> Nine Mile Road Area	<b>BB</b> 151/Beltline Shopping Center
<b>H</b> Country View School Area	<b>CC</b> Wildwood Subdivision Area
<b>I</b> Raywood	<b>DD</b> Central T. Fitchburg
<b>J</b> Sugar Creek Elem. Area	<b>EE</b> Southwest T. Fitchburg
<b>K</b> South C. Verona	<b>FF</b> Southeast T. Verona
<b>L</b> Central C. Verona	<b>GG</b> Purcell Rd. Area
<b>M</b> Northeast C. Verona	<b>HH</b> Northeast T. Montrose
<b>N</b> Enterprise	<b>II</b> Range Trl/Sunset Rd. Area
<b>O</b> Cross Country	<b>JJ</b> Badger Mill
<b>P</b> Prairie Hill/Maple Grv Area	<b>KK</b> East View/Hawthorne Hills
<b>Q</b> Williamsburg Way Area	<b>LL</b> Southwest T. Verona
<b>R</b> SW Corner 151/PD	<b>MM</b> Northwest T. Montrose
<b>S</b> Lacy/Seminole Area	<b>NN</b> Central T. Montrose
<b>T</b> W. Seminole Hwy	<b>OO</b> South T. Springdale
<b>U</b> Grandview Area	<b>PP</b> Central T. Springdale
	<b>QQ</b> Whalen Rd. Area



Date: March 12, 2008  
Source: Dane County GIS,  
Dane County RPC

# Housing Unit Scenario A: Adopted Plans (as of 2006)

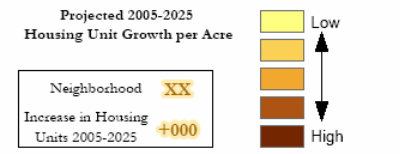


# Verona Area School District Long Range Facilities Plan

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## Scenario A Projected Housing Unit Growth By Neighborhood 2005-2025

- Highways and Roads
- Schools in Verona Area School District
- Schools Outside of Verona District
- Municipal Boundaries (2006)
- Neighborhood Boundaries
- Surface Water



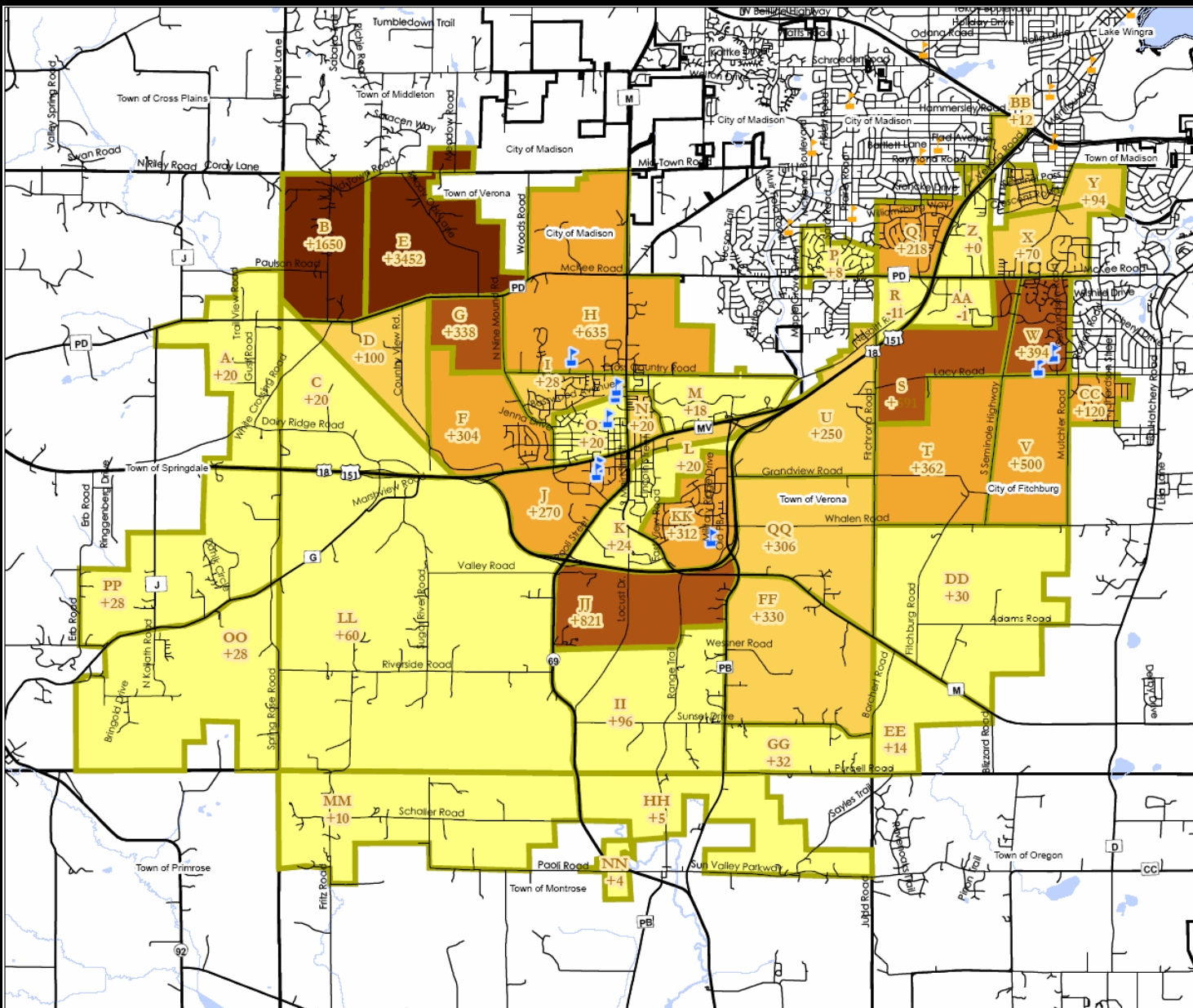
### Neighborhoods

(These do not reflect school attendance boundaries)

- |                               |                                    |
|-------------------------------|------------------------------------|
| A North T. Springdale         | V East Seminole Hwy Area           |
| B Northwest Corner T. Verona  | W Stoner Prairie/Savanna Oaks Area |
| C West Central T. Verona      | X Seminole Hills Subdivision Area  |
| D Country View Rd. Area       | Y Belmar Subdivision Area          |
| E Shady Oak Lane Area         | Z Fitchburg Industrial Park North  |
| F Epic                        | AA Fitchburg Industrial Park South |
| G Nine Mile Road Area         | BB 151/Beldine Shopping Center     |
| H Country View School Area    | CC Wildwood Subdivision Area       |
| I Raywood                     | DD Central T. Fitchburg            |
| J Sugar Creek Elem. Area      | EE Southwest T. Fitchburg          |
| K South C. Verona             | FF Southeast T. Verona             |
| L Central C. Verona           | GG Purcell Rd. Area                |
| M Northeast C. Verona         | HH Northeast T. Montrose           |
| N Enterprise                  | II Range Trl/Sunset Rd. Area       |
| O Cross Country               | JJ Badger Mill                     |
| P Prairie Hill/Maple Grv Area | KK East View/Hawthorne Hills       |
| Q Williamsburg Way Area       | LL Southwest T. Verona             |
| R SW Corner 151/PD            | MM Northwest T. Montrose           |
| S Lacy/Seminole Area          | NN Central T. Montrose             |
| T W. Seminole Hwy             | OO South T. Springdale             |
| U Grandview Area              | PP Central T. Springdale           |
|                               | QQ Whalen Rd. Area                 |

March 12, 2008

Source: VASA Housing Use Projections  
Data: Census 2000, U.S. Census Bureau  
Adapted: Community Plan



# Housing Unit Scenario B

- Based on alternative local community plans put forth during the time of this report
  - Future Land Use Map for a Consolidated Verona (December 2006)
  - Fitchburg alternative future development areas plan (June 2007)

**Verona Area  
School District  
Long Range Facilities Plan**

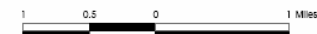
**Map  
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**Scenario B:  
Future Land Use Under  
Alternative Growth Plans\***

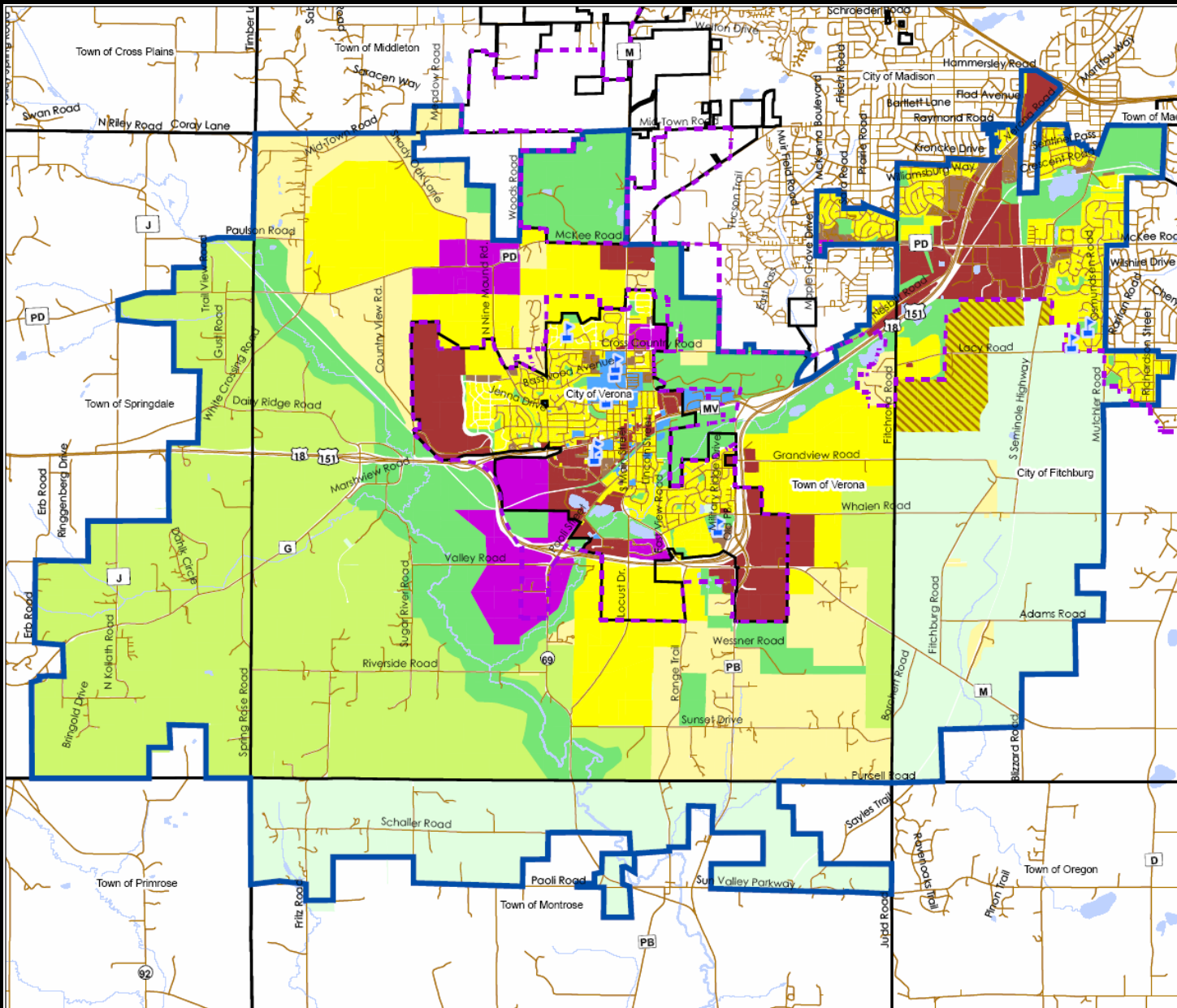
- Urban Service Area (2007)
- Verona Area School District Schools
- Verona Area School District Boundary
- Municipal Boundaries (2006)
- Future Land Use**
  - Rural Low Density (< 1 unit/25 acres)
  - Rural Medium Density (between 1 unit/25 acres and 1 unit/14 acres)
  - Rural High Density (between 1 unit/14 acres and 1 unit/1 acre)
  - Moderate Density Urban Residential (1-7 units/acre)
  - Higher Density Urban Residential (8-15 units/acre)
  - Planned Neighborhood (Range of Densities)
  - Planned Mixed Use (includes Housing)
  - Non Residential
  - Government and Institutional
  - Parks and Public Recreation
  - Surface Water
  - Roads

\*This map represents an aggregation of potential or pending community plans. Specific potential community plans/maps upon which this map is based include:

- Future Land Use Map for a Consolidated Verona (December, 2006)
- City of Fitchburg Hybrid Rail Corridor and Redevelopment & Infill (w/Hamlets) map (June, 2007)



March 12, 2008  
Source: Dane County LDC, Dane County RPC  
Local Community Planning Office

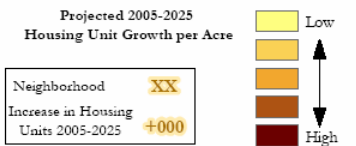


# Verona Area School District Long Range Facilities Plan

Map  
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## Scenario B Projected Housing Unit Growth By Neighborhood 2005-2025

- Highways and Roads
- Schools in Verona Area School District
- Schools Outside of Verona District
- Municipal Boundaries (2006)
- Neighborhood Boundaries
- Surface Water



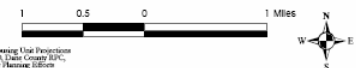
### Neighborhoods

(These do not reflect school attendance boundaries)

A North T. Springdale	V East Seminole Hwy Area
B Northwest Corner T. Verona	W Stoner Prairie/Savanna Oaks Area
C West Central T. Verona	X Seminole Hills Subdivision Area
D Country View Rd. Area	Y Belmar Subdivision Area
E Shady Oak Lane Area	Z Fitchburg Industrial Park North
F Epic	AA Fitchburg Industrial Park South
G Nine Mile Road Area	BB 151/Beltline Shopping Center
H Country View School Area	CC Wildwood Subdivision Area
I Raywood	DD Central T. Fitchburg
J Sugar Creek Elem. Area	EE Southwest T. Fitchburg
K South C. Verona	FF Southeast T. Verona
L Central C. Verona	GG Purcell Rd. Area
M Northeast C. Verona	HH Northeast T. Montrose
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O Cross Country	JJ Badger Mill
P Prairie Hill/Maple Grv Area	KK East View/Hawthorne Hills
Q Williamsburg Way Area	LL Southwest T. Verona
R SW Corner 151/PD	MM Northwest T. Montrose
S Lacy/Seminole Area	NN Central T. Montrose
T W. Seminole Hwy	OO South T. Springdale
U Grandview Area	PP Central T. Springdale
	QQ Whalen Rd. Area

March 12, 2008

Sources: VRA Housing Unit Projections  
Dane County LULU Data Group 2007  
Local Community Planning Office



# Housing Unit Scenario C

- Used adopted local plans for all communities except Fitchburg
- Used Fitchburg alternative future development areas plan (June 2007)

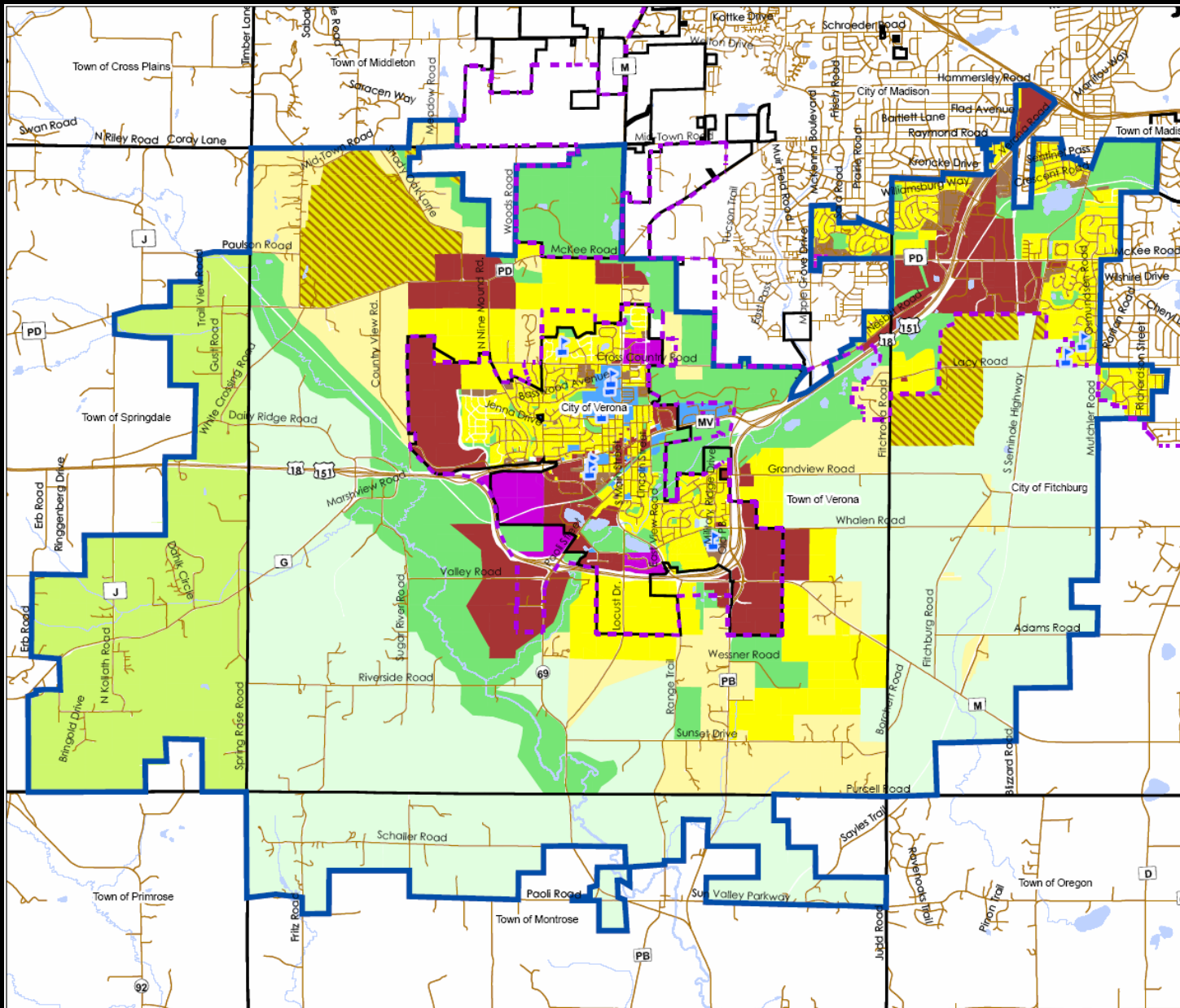
# Verona Area School District Long Range Facilities Plan

Map  
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## Scenario C: Future Land Use Under Hybrid Approach\*

- Urban Service Area (2007)
- Verona Area School District Schools
- Verona Area School District Boundary
- Municipal Boundaries (2006)
- Future Land Use**
  - Rural Low Density (< 1 unit/25 acres)
  - Rural Medium Density (between 1 unit/25 acres and 1 unit/14 acres)
  - Rural High Density (between 1 unit/14 acres and 1 unit/1 acre)
  - Moderate Density Urban Residential (1-7 units/acre)
  - Higher Density Urban Residential (8-15 units/acre)
  - Planned Neighborhood (Range of Densities)
  - Planned Mixed Use (Includes Housing)
  - Non Residential
  - Government and Institutional
  - Parks and Public Recreation
  - Surface Water
  - Roads

\*This map represents the aggregation of the pending City of Fitchburg Hybrid Rail Corridor and Redevelopment & Infill (w/hamlets) Map (June, 2007), plus the assemblage of adopted community plan maps for all other areas.

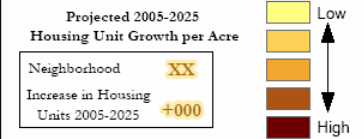


# Verona Area School District Long Range Facilities Plan

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## Scenario C Projected Housing Unit Growth By Neighborhood 2005-2025

- Highways and Roads
- Schools in Verona Area School District
- Schools Outside of Verona District
- Municipal Boundaries (2006)
- Neighborhood Boundaries
- Surface Water

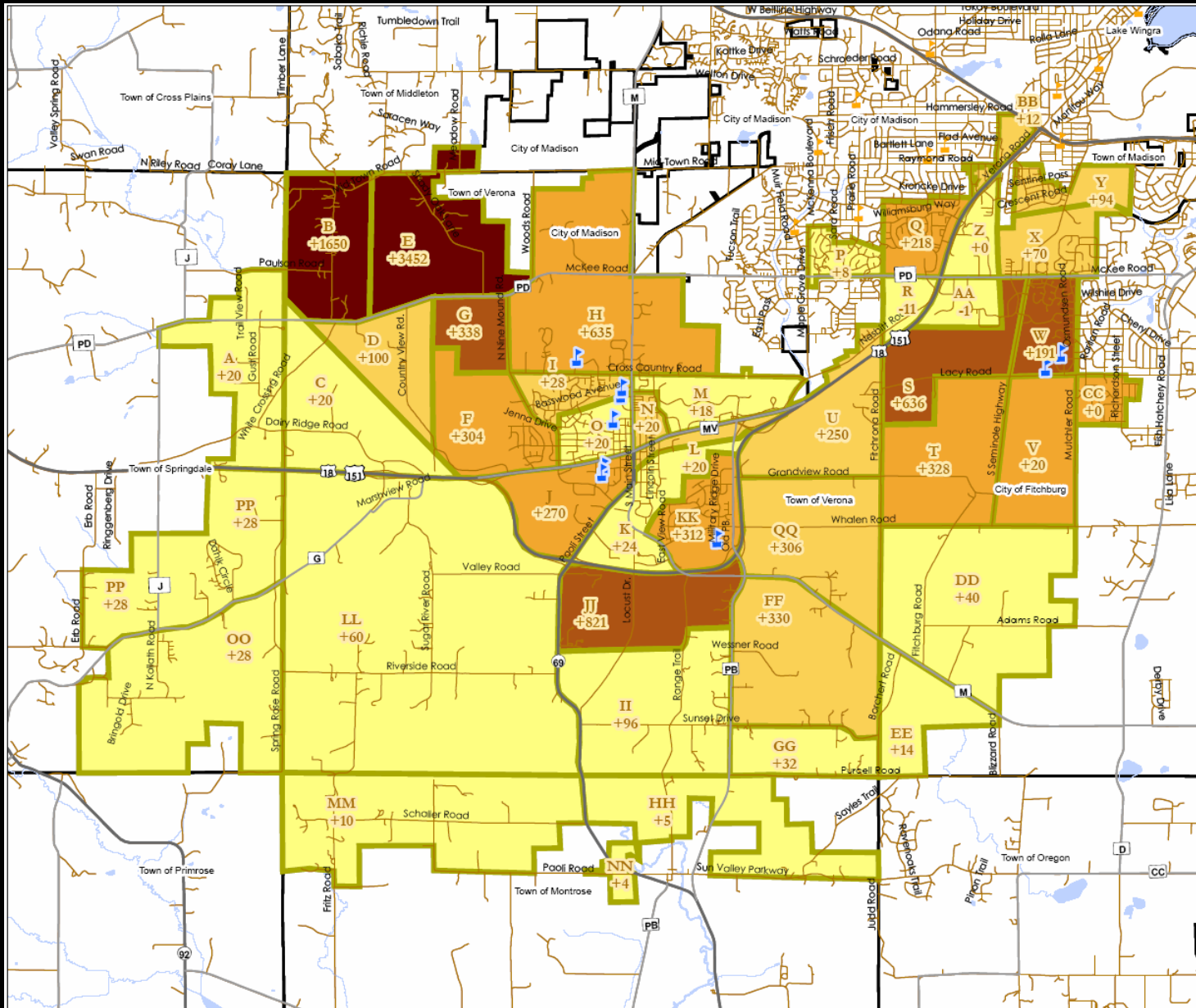


### Neighborhoods

(These do not reflect school attendance boundaries)

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I Raywood	DD Central T. Fitchburg
J Sugar Creek Elem. Area	EE Southwest T. Fitchburg
K South C. Verona	FF Southeast T. Verona
L Central C. Verona	GG Purcell Rd. Area
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U Grandview Area	PP Central T. Springdale
	QQ Whalen Rd. Area

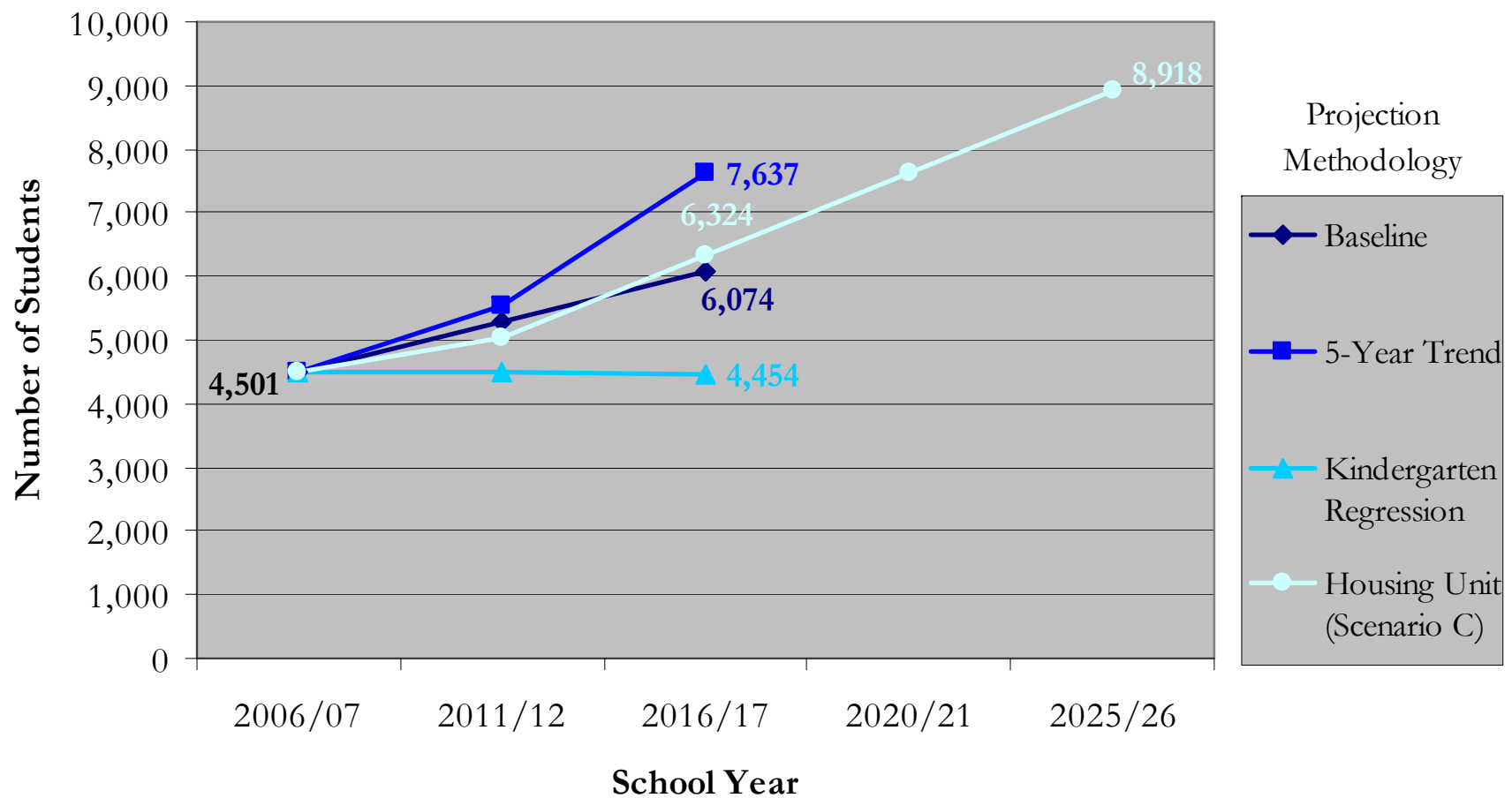
March 12, 2008  
Source: VRA Housing Unit Projections  
Data County U.S. Census 2000  
Local Community Planning Efforts



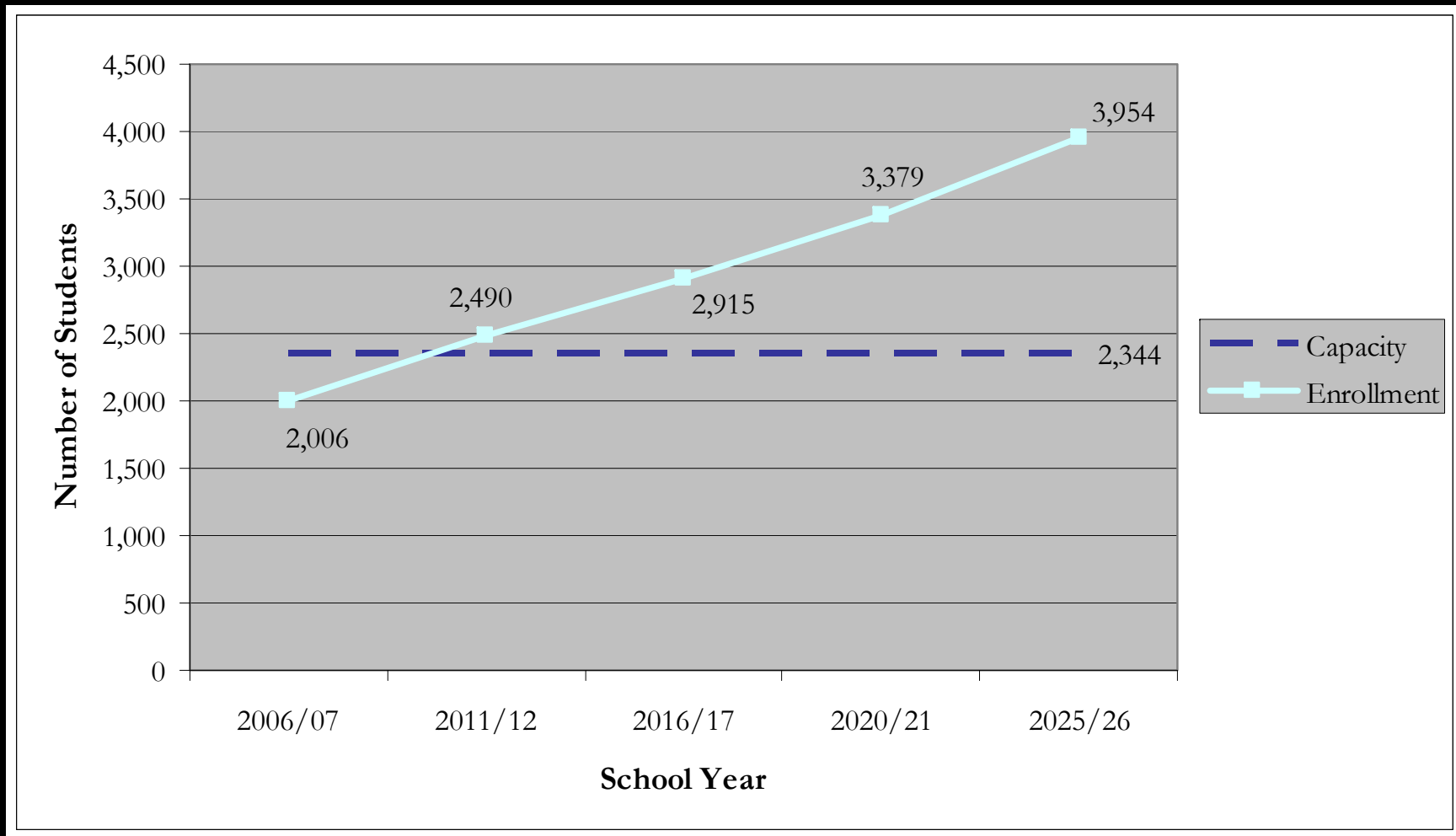
# Comparison of Housing Unit Scenario Results, 2025/26 Total Enrollment

- Scenario A: 9,257 students (compared to 4,501 in 2006/07)
- Scenario B: 8,888 students
- Scenario C: 8,918 students
- All within  $350\pm$  students of each other
- Plus, Housing Unit Scenario results averaged with Grade Progression results

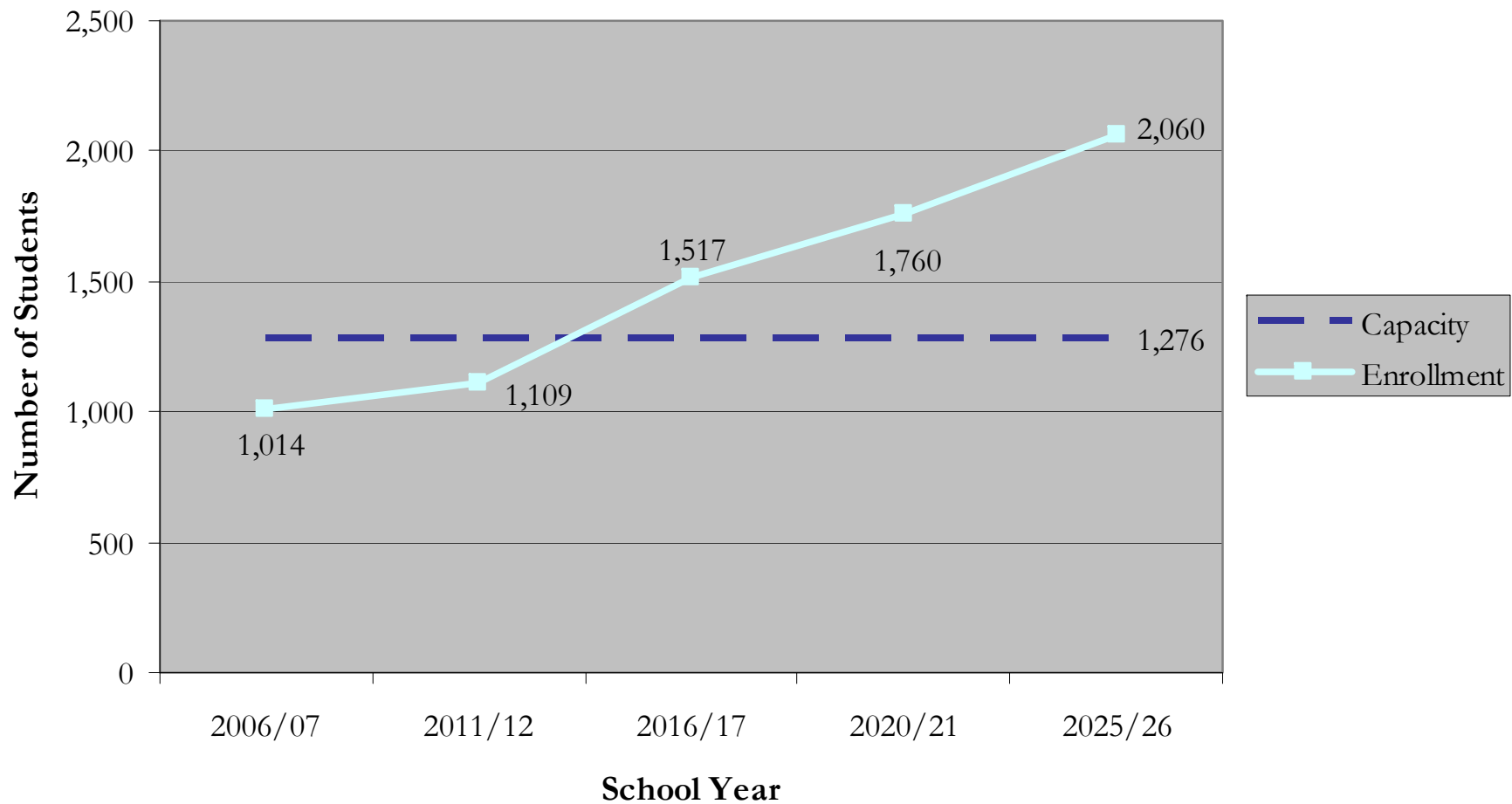
# Enrollment Projection Scenarios, District-wide, Scenario C



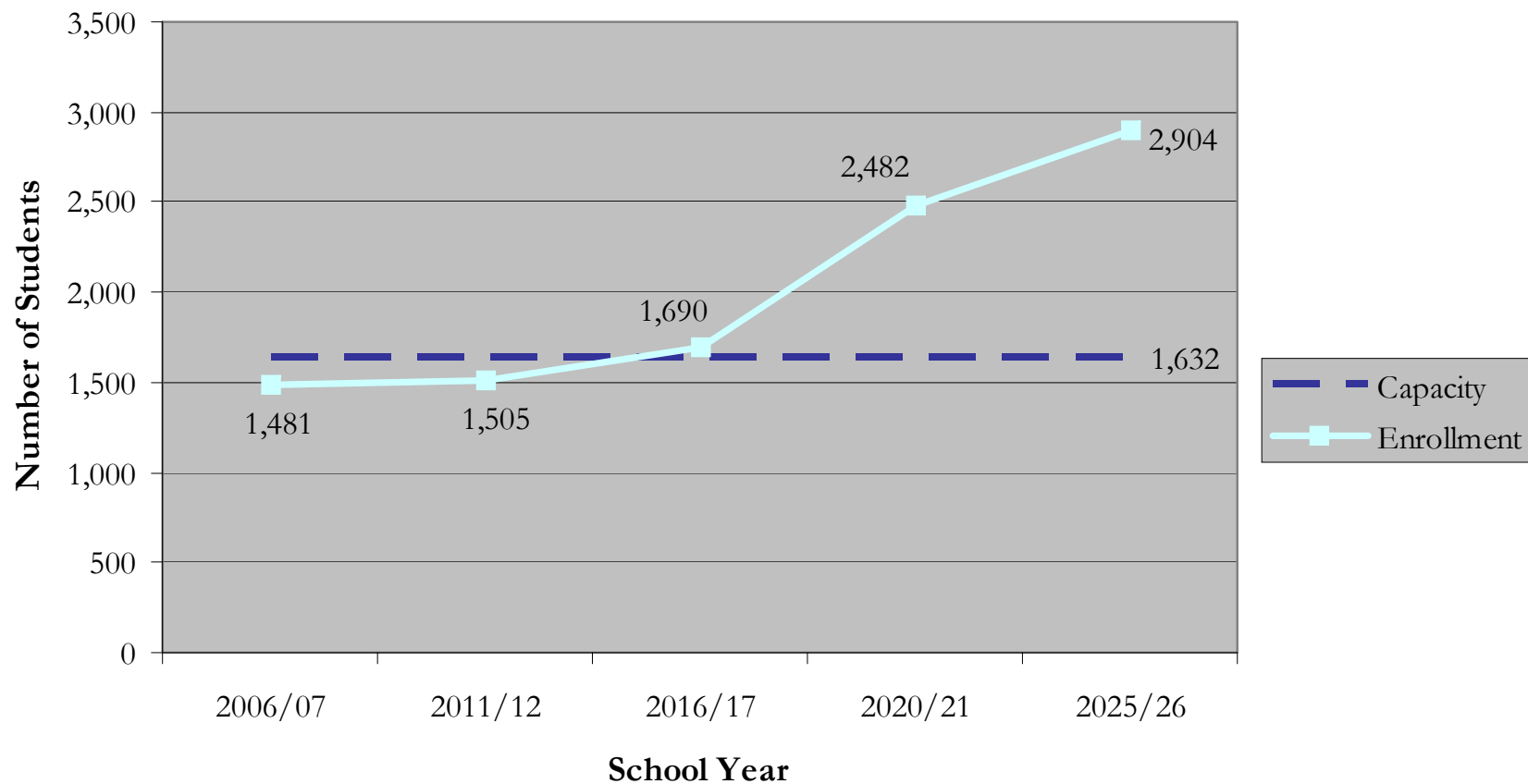
# Existing School Capacities v. Composite Enrollment Projection, Grades K-5, Scenario C



# School Capacities v. Composite Enrollment Projection, Grades 6-8, Scenario C



# School Capacities v. Composite Enrollment Projection, Grades 9-12, Scenario C



# Summary of Recommendations

FACILITY TYPE	TIME PERIODS			
	2008 – 2010	2011 – 2015	2016 – 2020	2021 – 2026
Elementary Schools				
Middle Schools				
High Schools				

FACILITY TYPE	TIME PERIODS			
	2008 – 2010	2011 – 2015	2016 – 2020	2021 – 2026
<b>Elementary Schools</b>	<p>Explore potential for expansion to existing elementary schools*</p> <p>Identify and acquire new elementary school site(s)</p>	<p>Explore school attendance area shifts</p> <p>Construct first additional elementary school</p> <p>Identify and acquire next new elementary school site(s)</p>	<p>Construct second additional elementary school</p>	

*\* Expansion may necessitate redrawing district boundaries*

FACILITY TYPE	TIME PERIODS			
	2008 – 2010	2011 – 2015	2016 – 2020	2021 – 2026
<b>Middle Schools</b>	Explore potential for expansions to and attendance area shifts for current middle schools	<p>If feasible and desirable, expand existing middle school(s)*</p> <p>Identify and acquire new middle school site (sooner if campus site identified)</p>	Construct new middle school ( <u>may</u> be deferred until next period if significant expansions made to existing schools)	

\* Expansion may necessitate redrawing district boundaries

FACILITY TYPE	TIME PERIODS			
	2008 – 2010	2011 – 2015	2016 – 2020	2021 – 2026
<b>High School</b>	<p>Explore potential for expansion to existing school</p> <p>Explore opportunities for partnerships with other education providers in region to help address high school capacity needs and educational interests</p>	<p>Decide on future high school(s) configuration and emphasis</p> <p>Identify and acquire high school site if new construction direction selected</p>	<p>Engage in major high school construction or expansion project, including potential for a specialized high school</p>	

## Areas to Consider for Future School Siting

- Northwest part of school district
- Fitchburg-Verona boundary area
- Existing Fitchburg school campus area
- Near 151 bypass, southwest

# Other Future Facility Planning Considerations

- School campus possibilities
- Possible technical college connection
- Acquiring land in advance of need
- Functional obsolescence vs. technical capacity
- Potential grade shifts
- Potential detachment of district land
- Keeping an eye on evolving community plans, regional policies, and housing market

# Questions & Comments