

REFERENDUM INFORMATION



| How We Got Here

Last year, the Winneconne Community School District (WCSD) reached out to all residents through a **community-wide survey** to obtain feedback on options to plan for the future of our District and improve our school buildings. Many options were evaluated. The survey solicited feedback on those determined to be best suited for the District and community.

The survey asked residents *when* we should address our facilities and *what* should be prioritized. The majority of resident survey **respondents indicated** that WCSD should:

- **REVISE** the plan and pursue another referendum
- **INVEST** \$28.3 million to renovate the existing middle school for grades 6-8 and replace and reconfigure the high school parking lot

Your feedback was instrumental in shaping the referendum plan, which the Board of Education unanimously adopted for the April 4, 2023 ballot.



A MAJORITY of all key subgroups (staff, parents, and non-parents/non-staff) support the Winneconne Community School District revising a plan to update our schools and pursuing another referendum.

The community spoke, the District listened, and the time to continue our **Journey to the Future** is now.

| Why Now?

Our facility needs, which cannot be addressed within the annual operating budget, are not going away.

ADDRESSING Our Priorities

- Our middle school building is failing us. The major building systems continue to deteriorate, and the District is unable to get replacement parts for the proprietary system used when it was originally built.
- A proprietary wall system and inefficient building layout make the building expensive to operate, difficult to navigate, and challenging to maintain.
- To improve safety and traffic flow, the Winneconne High School parking lot needs to be replaced and reconfigured.
- The plan includes needs that were prioritized based on staff and community feedback.

MINIMIZING Tax Impact

- The District has been diligent in managing expenses and remaining fiscally responsible for our taxpayers. As a result of careful planning, the District does not need to ask voters to renew the \$240,000 operational referendum that supported operating the new spaces from the 2016 referendum. Instead, the District is funding the spaces within our general operational authority.
- Since the April 2022 referendum, the Board has reduced the scope of proposed work by \$19.5 million. This reduces the estimated tax impact of the middle school investment by over \$100 per \$100,000 of property value.
- We have actively refinanced and planned to prepay debt related to prior facility investments to reduce interest cost. At this time, only debt related to the 2016 referendum remains outstanding.
- The new 2023 referendum debt will be repaid as the existing payments are reduced. This plan will minimize the increase in the tax for debt to \$29 per \$100,000 of property value.

REFERENDUM INFORMATION

! Primary Challenges

- Originally built in 1975, the middle school building is uniquely constructed. The shell is a steel structure and is still in good shape. However, a proprietary wall system was used that has pre-installed electrical components. This system is no longer manufactured, and replacement parts are not available. In addition, the plumbing, heating, and cooling systems are failing to function adequately and need to be replaced. The building has served our community well for 40+ years, but must be updated to meet the needs of current and future students.
- The high school parking lot has exceeded its useful life, and therefore needs to be replaced and reconfigured.



Solution

- Invest \$28.3 million to renovate the existing school to “like new” and improve the learning environment for all students in grades 6-8
- Replace and reconfigure the high school parking lot

| What is Included?

- Renovations at Winneconne Middle School to revitalize and add another 50 years of life to the building
 - | Replace panel wall system with permanent walls to create better building flow and efficiency
 - | Renovate kitchen, commons, and library
 - | Transition computer labs into large-group collaboration rooms
 - | Replace finishes which have exceeded their useful life
 - | Improve the learning environment for all students in grades 6-8
- Infrastructure improvements for aging building systems at the middle school
 - | Upgrade all building systems (HVAC, electrical, plumbing, fire alarm, and bell)
 - | Replace flooring, ceilings, and doors (as needed)
 - | Address Americans with Disabilities Act (ADA) non-compliance
- Replacement and reconfiguration of the high school parking lot to improve traffic flow and pedestrian safety



This site plan is conceptual and subject to modification based on final programming and design.

REFERENDUM INFORMATION



| The Investment

Our facilities needs cannot be addressed within the annual operating budget. Therefore, the District must ask taxpayers' permission to borrow money to cover the cost of the proposed project. Below is the estimated tax increase for the school portion of your taxes.

- Referendum Amount = \$28,300,000
- Max Mill Rate Impact = \$0.29 per \$1,000 valuation (over 2022-23*)

Tax Impact on Fair Market Value

\$100,000 Property	
Maximum Annual Impact	\$29.00
Maximum Monthly Impact	\$2.42
\$200,000 Property	
Maximum Annual Impact	\$58.00
Maximum Monthly Impact	\$4.83
\$300,000 Property	
Maximum Annual Impact	\$87.00
Maximum Monthly Impact	\$7.25

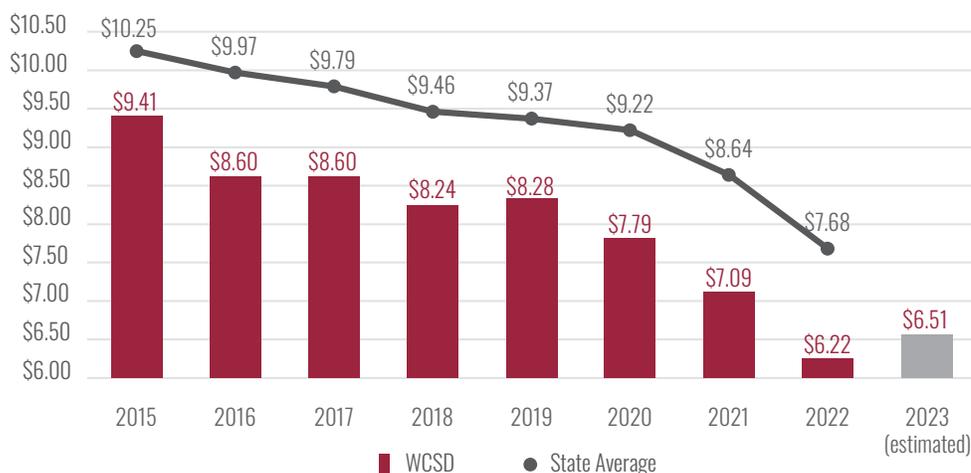
*Assumes: Multi-phased borrowing approach. Each debt issue amortized over 20 years at a planning interest rate of 4.75% - 5.00%. Planning estimates only. Prepared by Robert W. Baird & Co.

| Historical Mill Rates

The graph below illustrates the comparison between WCSD's mill rate and the state's average district mill rate over the past eight years. You will notice that WCSD's mill rate has consistently been below the state average.

If the proposed 2023 referendum is successful, the District's mill rate would be \$6.51. The current tax mill rate is \$6.22, and the additional \$0.29 per \$1,000 of property valuation would account for the increase in the school portion of your taxes due to the referendum project cost.

Mill Rates: Winneconne Community School District and State Average



| Quick Q&A

Q: Why don't we just build a brand-new middle school versus renovating the current middle school?

A: It is estimated that a brand-new middle school would cost more than \$45 million, while the proposed renovation project is approximately \$28.3 million. The structure and shell of the building are sound, and the proposed referendum solution would completely revitalize the existing middle school, adding another 50 years of life to the building.

Q: Why can't we just fix the issues rather than renovate the entire building?

A: As discussed previously, the major building systems are well past their expected lifespan and replacement is needed. Significant work needs to be done to components that are underground, below the floor slab, above ceilings, or in many cases, built into the wall panels themselves. Once the floors, ceilings and walls have been opened up to make these changes, it makes sense to put building components back in a configuration that improves the building's overall function.

REFERENDUM
VOTE
 • APRIL 4, 2023 •

Winneconne Community School District

233 S. 3rd Ave.
Winneconne, WI 54986

www.winneconne.k12.wi.us

WINNECONNE COMMUNITY SCHOOL DISTRICT

REFERENDUM INFORMATION

Referendum Comparison

	2022 Referendum	2023 Referendum
Referendum Amount	\$47,800,000	\$28,300,000
Mill Rate Impact (per \$1,000 fair market property value, estimated)	\$1.34	\$0.29
Addition at WMS (in square feet)	39,100 SF	0 SF
Renovation at WMS (in square feet)	105,651 SF	105,651 SF
WMS Grade Configuration	6-8th grade	6-8th grade
Infrastructure Improvements (locations of)	WES, WMS, WHS	WMS
Replacement and Reconfiguration of WHS Parking Lot	✓	✓
Additional Gym Space	✓	X
Playground Improvements at WES	✓	X
Secure Entrance Modifications at All Schools*	✓	X

*The Board of Education identified these secure entrance modifications as high priority and will use existing funding sources to accomplish these projects.

| Voting Information

Visit the myvote.wi.gov website to learn more about your voting options.

- Find your polling place
- Register to vote
- Request an absentee ballot
- Gather information about early in-person voting
- Find your local municipal clerk... and more!

Early in-person voting starts in Wisconsin on Tuesday, March 28 and **closes Sunday, April 2**. However, in-person voting hours vary for each municipality, so please contact your municipality directly to confirm your options.



| For More Information...

● REFERENDUM INFO NIGHTS

Wednesday, March 15 & Wednesday, March 29
6:00-7:00 p.m. | Middle School Library

You're invited to learn about the referendum, talk to our partners, get your questions answered, and tour our building!

● COFFEE AND QUESTIONS

Wednesday, March 8 & Wednesday, March 29
8:30-9:30 a.m. | Middle School Cafeteria

This is your chance to experience Winneconne Middle School! Join us for coffee, referendum information, and a tour of the middle school.