



REFERENDUM INFORMATION



CHAPTER 2: THE ROAD AHEAD



VOTE APRIL 5

ON APRIL 5, 2022, residents of the Winneconne Community School District (WCSD) will have the opportunity to vote on a referendum question to address District-wide needs.

Chapter 1: Our Journey to the Future started in 2016 when the community supported the first phase of a long-range facilities master plan. This \$12.5 million investment funded a STEAM (Science, Technology, Engineering, Art, and Math) addition and renovation and the construction of our state-of-the-art Winneconne Community Arts Center (WCAC). These projects have positively impacted our students and community.

Our District continues to grow, creating space and capacity challenges. The infrastructure in many of our buildings is beyond its useful life. In our endeavor for continuous improvement, we embark on the next phase of **Our Journey to the Future... Chapter 2: The Road Ahead.**



SAFETY & SECURITY

Challenge

School safety remains our top priority. We continue to enhance our safety measures.

Solution

Enhance school safety and security by modifying all building entrance sequences to better control visitor access and improve traffic flow.



AGING BUILDING SYSTEMS

Challenge

A facilities maintenance assessment identified that many of the building systems and infrastructure has outlasted its useful life.

Solution

Update aging building infrastructure to improve the operational efficiency of our school buildings and improve the quality of learning environments.



ENROLLMENT GROWTH

Challenge

Over the last six years, student enrollment has increased more than 190 students, and a third-party enrollment study anticipates steady future resident growth, creating capacity concerns. Teaching and learning has also significantly changed since the schools were built, requiring different types of classroom configurations that allow for collaboration and flexibility.

Solution

Accommodate enrollment growth at the Middle School by adding and reconfiguring space to increase student capacity and create spaces to facilitate today's teaching and learning.

ATTEND a Referendum Information Session! Details inside...



REFERENDUM INFORMATION

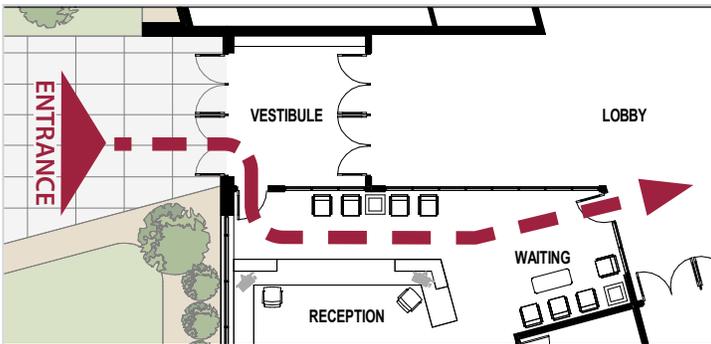
The Plan

The proposed plan addresses the most immediate needs in our facilities master plan and impacts **all three schools and every student in our District.**



SAFETY & SECURITY | \$3,096,000

- Modify building entrances at all schools to add another layer of security and better control visitor access
- Replace and reconfigure High School parking to improve traffic flow
- High School locker room remodel for improved privacy



This architectural drawing illustrates an example of a controlled entrance sequence.

The Referendum Question

Below is the actual language that will appear on the April 5 ballot.

Question: Shall the Winneconne Community School District, Winnebago and Waushara Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$47,800,000 for the public purpose of paying the cost of a school facility improvement project consisting of: District-wide safety and security upgrades and capital maintenance improvements; Middle School renovations and additions; High School remodeling and facility updates; Elementary School playground upgrades; site improvements; and acquisition of related furnishings, fixtures and equipment?

Yes

No



INFRASTRUCTURE | \$9,290,000

Infrastructure Improvements for Aging Building Systems:

WINNECONNE ELEMENTARY

- Upgrade electrical, plumbing, and fire alarm systems
- Address Americans with Disabilities Act (ADA) compliance issues
- Replace windows and make other exterior building improvements
- Update flooring, ceiling, and doors (as needed)
- New playground

WINNECONNE MIDDLE SCHOOL

- Upgrade all building systems (HVAC, electrical, plumbing, fire alarm, and bell)
- Replace roof
- Update flooring, ceiling, and doors (as needed)
- Address ADA compliance issues

Middle School infrastructure costs are included in the Middle School additions and renovation project budget.

WINNECONNE HIGH SCHOOL

- Upgrade plumbing and building automation (HVAC)/ electric system controls
- Replace roof sections, flooring, and doors (as needed)
- Address ADA compliance issues

INFO SESSIONS

ATTEND



You're invited to join us for one of the upcoming **Referendum Information Sessions**. This is your opportunity to learn more about the proposed solution and get your questions answered by our facility master planning consultants.

MARCH 2 & MARCH 16

6:30 PM • Middle School Lecture Room

MORE INFORMATION



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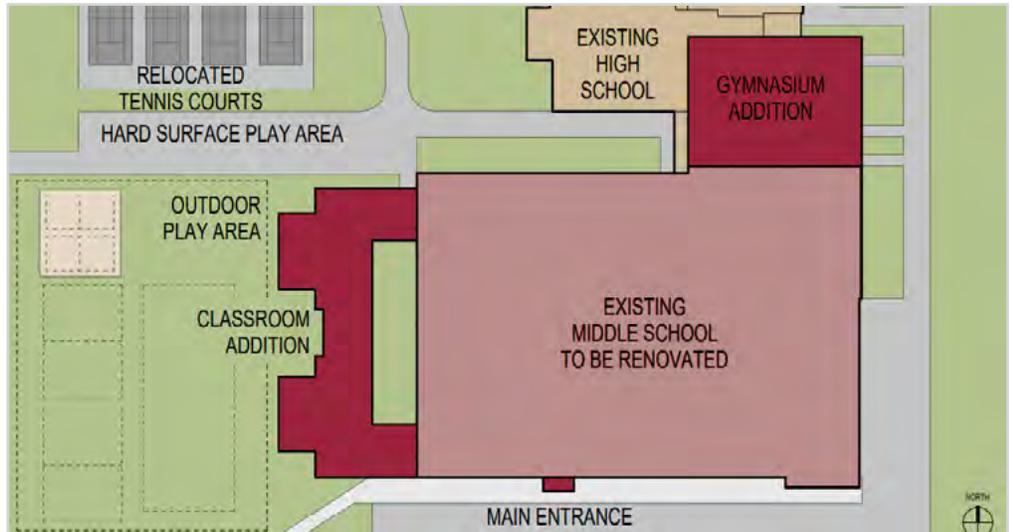
VOTE APRIL 5



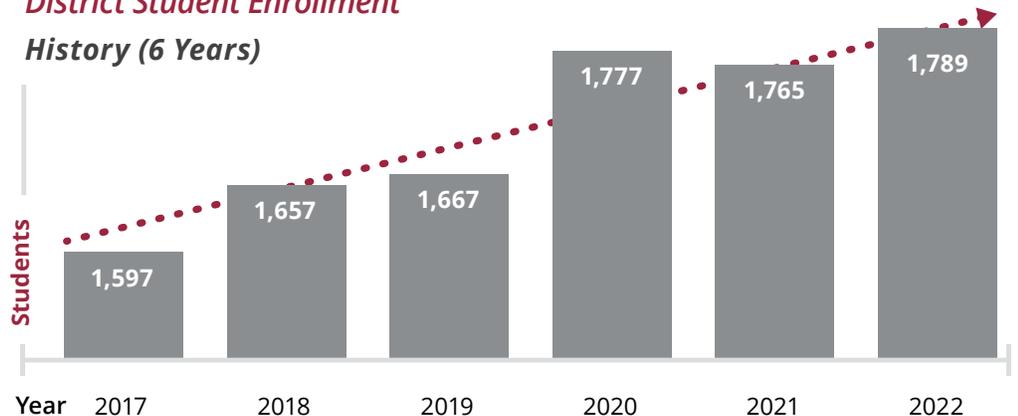
CAPACITY & LEARNING ENVIRONMENTS | \$35,414,000

Accommodating Enrollment Growth and Enhancing Learning Environments at the Middle School:

- Additions and renovations at Winneconne Middle School to revitalize and add another 50 years of life to the building
 - Remove panel wall system and replace with permanent walls
 - Add capacity by building classrooms, creating breakout spaces, and organizing grade levels into neighborhoods to support collaboration
 - Build an additional gym for middle and high school students and community members
 - Renovate kitchen, commons, and library
 - Transition computer labs into large-group collaboration rooms
 - Update finishes



District Student Enrollment History (6 Years)



190+
 ADDITIONAL
STUDENTS
 SINCE 2017

The Road Ahead... What Does Chapter 3 Look Like?

Our facilities assessment revealed that our District needs exceed \$80 million. We realize we cannot do all of these projects at once. Therefore, we created a plan to address our most immediate needs, and then an overall long-range plan to address developing needs in phases.

In 2012, voters supported a referendum to replace building systems at Winneconne Elementary School, adding another 20 years of life to the building. The investment in

this referendum will allow the building to continue serving our students and community for at least 10 more years and fulfill our promise from 2012. During these 10 years, the District will be saving funds for the possible purchase of land for a future new elementary school.

Scan the code with your phone's camera to check out our **master plan**.





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VOTE APRIL 5

Our Journey So Far...

- **2012:** Voters approved a \$4.7 million referendum that replaced Winneconne Elementary building systems
- **2012:** A community group was formed to create a long-range facilities master plan for the District
- **2013:** Needs and projects were identified, and the master plan was coined "Our Journey to the Future"
- **2015:** First project completed: Improvements and renovations to the outdoor athletic facilities, funded mainly by community donations
- **2015:** District-wide survey to garner feedback on additional Journey to the Future projects
- **2016: Chapter 1: Our Journey to the Future:** \$12.5 million referendum approved to fund STEAM improvements and the Winneconne Community Arts Center (WCAC)
- **2017:** Referendum projects completed and open to students and community
- **2018:** Enrollment projection study and facilities assessment commissioned
- **2019: Chapter 2: The Road Ahead** Started engaging the community to get feedback
- **2020:** Suspended referendum planning due to COVID-19 pandemic
- **2021:** Refocused our planning efforts and re-engaged the community
- **2022:** Board of Education unanimously adopted a resolution to go to referendum
- **2022: VOTE APRIL 5**

The 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.

However, to address the needs in **Chapter 2**, we have to ask taxpayers permission to borrow money to cover the cost of the proposed projects. Below is the estimated tax increase for the school portion of your taxes.

Tax Impact Scenarios



Max Mill Rate Impact

(Over Projected 2021-22)* (Per \$1,000 valuation)

Referendum Amount
\$47,800,000
\$1.34

Tax Impact on Property with Fair Market Value:

- **\$100,000 Property**

Maximum Annual Impact	\$134.00
Maximum Monthly Impact	\$11.17

- **\$200,000 Property**

Maximum Annual Impact	\$268.00
Maximum Monthly Impact	\$22.33

- **\$300,000 Property**

Maximum Annual Impact	\$402.00
Maximum Monthly Impact	\$33.50

* Assumes multi-phased borrowings amortized over 20 years at a planning interest rate of 3.75-4.00%.

Prepared by Robert W. Baird & Co. Incorporated

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