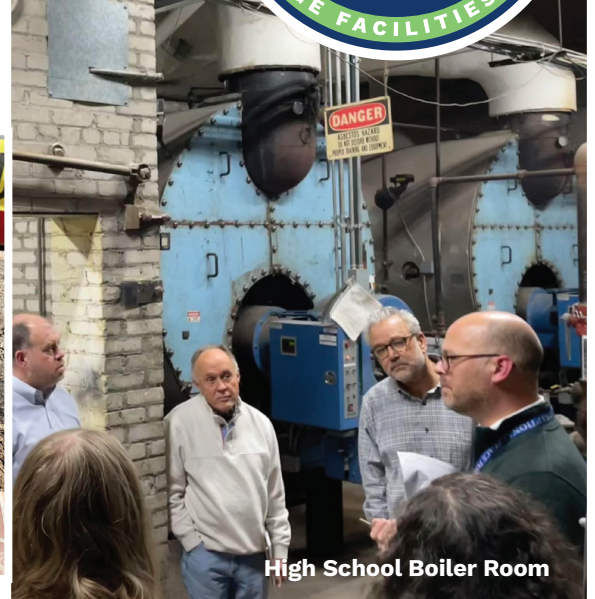


# Whitefish Bay School District Facilities Referendum



Whitefish Bay School District maintains a proud tradition of excellence and ranks among the highest-achieving districts in Wisconsin. To meet today's standards, growing needs of aging infrastructure must be addressed.



High School Boiler Room

## Current Challenges Across the District

- **Aging Infrastructure & Unreliable Systems:** All district buildings were constructed between 1918 and 1955. Routine maintenance is performed regularly, but many systems have surpassed their expected service life. Vital systems including HVAC, plumbing, and electrical, require comprehensive updates.
- **Accessibility, Safety & Security:** Many spaces present significant accessibility challenges. Building entrances present accessibility and security issues, and safety systems do not meet today's standards.
- **Middle School:** Whitefish Bay Middle School, built in 1918, has evolved to meet the needs of the community, resulting in a building which has undergone numerous renovations and additions over the years. Additional renovations of the building were considered and determined to be nearly equal in cost to a new building.

## The Planning Process

- **Community Engagement & Input:** During the 2023-24 Community Conversations, community members identified facilities as a strategic priority for the District. As a result, the School Board initiated a facilities planning process, gathering deeper insights through community surveys, focus groups, and Q&A sessions to ensure the final direction reflected local values.
- **Research & Recommendations:** The Facilities Advisory Committee conducted site tours and reviewed detailed evaluations of all district buildings to provide formal recommendations to the School Board.
- **Feedback & Options Development:** Many possible solutions were explored to address needs across every building. The options considered are included in the Options Development Presentation found on the Facilities Planning webpage.

## Focus Areas

The School Board has identified three critical priorities for the district's long-range facilities plan:



**AGING INFRASTRUCTURE:** Replacing unreliable and failing mechanical systems, and improving plumbing and electrical systems.



**LEARNING ENVIRONMENTS:** Updating spaces to enhance teaching best practices.



**ACCESSIBILITY, SAFETY & SECURITY:** Ensuring all facilities are safe, secure, and accessible for the entire community.



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[wfbschools.com](http://wfbschools.com) to learn more.



**VOTE BY APRIL 7**



Total Proposed Referendum Cost: \$135.6 Million

The Proposed Solution: A Shared Approach

The School District plans to invest existing district funds (\$20.4M) in addition to the request of taxpayers (\$135.6M), for a total project cost of \$156M.

Proposed Projects:

Building Renovations (\$67.9 million) at Cumberland, Richards, High School, & Lydell

Focus Areas: Aging Infrastructure, Accessibility, Safety & Security

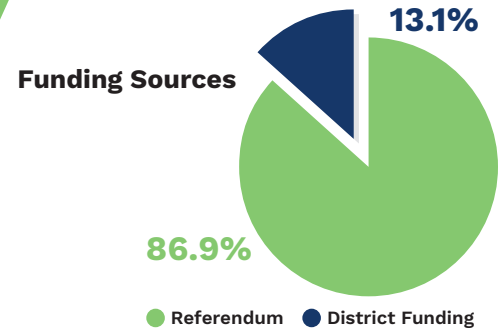
- Increase - Accessibility, safety & security at building entrances
• Improve - Elementary drop off and pick up
• Upgrade - Fire and sprinkler systems to code
• Update - Plumbing and electrical systems
• Replace - Aging and unreliable HVAC systems

Construct New Middle School (\$67.7 million)

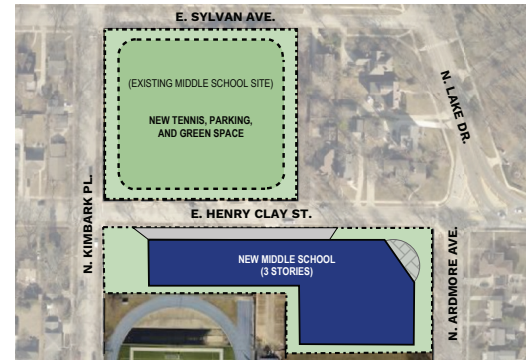
Focus Areas: Learning Environments, Aging Infrastructure, Accessibility, Safety & Security

- Flexible Learning Spaces - Designed to enhance teaching best practices
• Honor the Past - Veterans Memorial integrated into the overall project plan
• Minimal Disruption to Learning - During construction of the new building

Middle School Timeline



New Middle School Site Plan



School District Tax Impact

Referendum Cost NOT TO EXCEED: \$135.6 Million

Table with 3 columns: PROPERTY VALUE, ESTIMATED AVERAGE ANNUAL SCHOOL PROPERTY TAX IMPACT, ESTIMATED AVERAGE MONTHLY SCHOOL PROPERTY TAX IMPACT. Rows show values from \$100,000 to \$685,000.

Preliminary tax impact estimates assume borrowing over a 21-year period at an interest rate of 5% to 5.25%. The District is scheduled to pay off the remaining debt obligations from the November 2009 referendum in 2026...

Stay Informed

Call the District at 414-963-3901
Email the District at districtnews@wfbschools.com
Submit a Question about the referendum: https://tinyurl.com/AskUsBuildingFutures

What is on the April 7th Ballot?

Question as it will appear on the ballot

Shall the School District of Whitefish Bay, Milwaukee County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$135,600,000 for the public purpose of paying the cost of a district-wide school building and facility improvement project...



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VOTE BY APRIL 7