



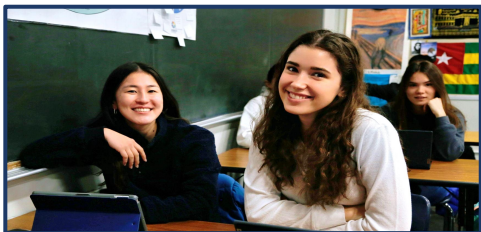
Whitefish Bay

SCHOOL DISTRICT

An Exceptional Place to Learn

Facilities Planning Update #20: **Facilities Advisory Committee Progress**

August 13, 2025



Whitefish Bay
SCHOOL DISTRICT

FOCUS PLAN



VISION

An Exceptional Place to Learn

MISSION

The Whitefish Bay School District, in partnership with families and community, is student-centered with a tradition of educational excellence that:

- Supports the individual needs of the whole child in a safe, caring, and inclusive learning environment;
- Empowers students with the knowledge, skills, dispositions, and character necessary to thrive in an ever-changing, global society so that students are life, career, and college ready;
- Honors the diversity of all students and the pursuit of educational equity*.

VALUES

Educational Equity and Excellence:

We maintain high expectations for personal growth and achievement.

Tradition and Innovation:

We acknowledge the past and commit to continuous improvement.

Safety and Well-being:

We strive for a safe and welcoming environment that fosters individual and collective welfare.

Individual and Community:

We develop the talents and skills of individual learners and collaborative teams.

Stewardship and Integrity:

We serve through principled and strategic decision-making and allocation of resources.

GOALS

An Exceptional Place to...

Learn:

Every student will continuously grow to meet or exceed academic learning targets and social emotional competencies.

Work:

Every staff member will experience an environment where they are valued, developed, and supported.

Engage:

The community will be provided with opportunities to be involved in activities that promote collective growth, learning, and well-being.

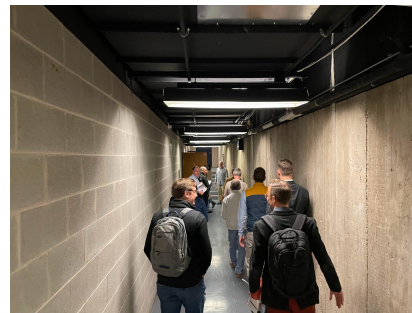
*Educational Equity "means that every student has access to the resources and educational rigor they need at the right moment in their education, across race, gender, ethnicity, language, ability, sexual orientation, family background, and/or family income" (Wisconsin Department of Public Instruction, 2023).



Objectives

We will discuss:

- The facilities long-range planning timeline;
- The current state of the FAC process;
- The facilities long-range planning options recommendations;
- Tax levy rate history and comparables;
- Input on community survey development.





Facilities Long-Range Planning Timeline



*Learning topics for FAC: safety & security, learning environments, school finance, community education and recreation programming, building tours (five District buildings and neighboring district buildings)



WFB Long-Range Planning: **Concept Development**

Concept Development: As part of our work to fulfill the [Facilities Charter](#), to develop a comprehensive 20-year plan for the Whitefish Bay School District, we utilized feedback from several resources including, but not limited to: The **Community Conversation Summative Report, The Continuing the Conversation Summative Report, Focus Groups, WFB School Tours, School Tours in other districts** to engage in a Concept Development Process.





Feedback: Overall Themes from FAC Process

Themes that emerged from the **Community Conversation Summative Report (2023)**, **The Continuing the Conversation Summative Report (2024)**, **Focus Groups**, **WFB School Tours**, **School Board**, and **FAC Exit Slips** will be organized by the areas outlined in the Facilities Charter:

- learning spaces aligned with research-based best practices;
- infrastructure;
- health, safety, and security for students, staff, and community;
- sustainability and environmental impact.





WFB Long-Range Planning: Options Development

Purpose: As part of our work to fulfill the [Facilities Charter](#), to develop a comprehensive 20-year plan for the Whitefish Bay School District, we utilized our Concept Development Process and are now in the **Options Development Process**.

Facilities Charter Outlined Step: The development of several facilities options for the School Board to review once the committee has completed its work; bi-monthly updates for the Board during the time the committee is in place.





WFB Long-Range Planning: From a 30,000 Foot View to Coming in for a Landing





FAC: Current State of the Process

- Guiding Documents  Completed
- Needs Assessment  Completed
- Research and Trends  Completed
- Facilities Evaluation  Completed
- Long-Range Planning  In Progress
- Financial Review  In Progress





Facilities Long-Range Process: **Key Dates**

District Meeting with the Village Trustees on August 4th

School Board Meeting Dates:

August 13 @ 6:30pm - Facilities Update #20

September 16 @ 6:30pm - Community Survey Questions Review

November 19 @ 7pm - Community Survey Question Analysis and Next Steps

Community Survey window for completion - October

Community Presentations following Community survey release (tentative):

October 16 from 1:00-2:00pm at Lydell - Room 17

October 16 from 6:15-7:15pm at Cumberland - Great Room

October 16 from 7:45-8:45pm at Richards - Great Hall

October 23 from 6:30-7:30pm at Middle School - Gym

October 30 from 6:30-7:30pm at High School - Link





Facilities Options: Pros and Cons for Middle School Options, Overall “Buckets,” and Pricing





Additional New Middle School Option

Build on Henry Clay and Tennis Courts





Additional New Middle School Option

Build on Tennis Courts and Armory Memorial





Additional Options Considered but Not Feasible

- New Middle School at Lydell Site
 - *Site amenities not possible and transportation challenges*
- New Middle School on Armory (Lacrosse) Field
 - *Cannot replace field elsewhere (largest green space available)*
- New Middle School bridging over Henry Clay
 - *Height of bridge required for vehicle traffic makes impractical + still includes logistic issues with existing middle school*



Options Development and Pricing

Key Terms

What's Included in Option 1 - "Address Infrastructure Needs"?

This includes the items from PRA's Facility Condition Assessment (referenced with District Capital Improvement Plan), which includes all identified deficiencies in the following areas -

- Accessibility
- Safety
- Systems (Mechanical, Electrical, Plumbing)
- Material Condition (Interior and Exterior)

This would "fix" building components and bring them up to current code*. Educational improvements and making spaces their recommended size is not included. This aligns with the 10-year Capital Improvement Plan.

**bring up to current code as practical/feasible*

What's Included in Option 2 - "Address Infrastructure and Educational Facility Best Practices"? (included on all buildings except the Middle School)

This is the list of projects ("buckets") that we have developed directly from this FAC group and District Leadership. These capture the current educational needs and goals for Whitefish Bay School District. Taking on all these projects would result in fully updated school buildings (inclusive of Option 1 items).



Options Development and Pricing Assumptions

- **All numbers are in 2027 Construction Dollars**
(Projecting costs beyond this time period is generally inaccurate)
- **It is possible to select only parts of Option 1 or Option 2** (structured as standalone projects where possible), **but it would likely affect total cost**
- **Schedule and Phasing** (other than Middle School Options) **cannot be developed until the project scope is proposed by the Board**



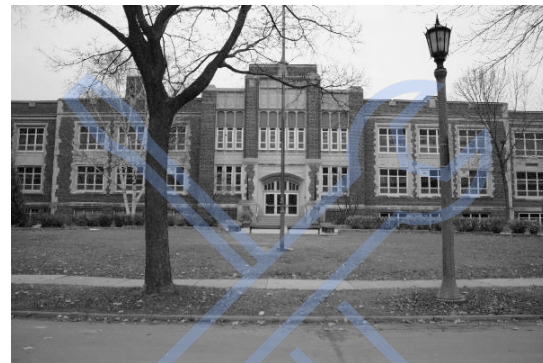
Elementary Schools Options

Option 1 – Address Infrastructure (\$36.5M) (both schools)

Option 2 – Address Infrastructure and Educational Facility Best Practices

- a. Systems Overhaul (w/ AC and Sprinklers)
- b. Align Grade-Level Classrooms to Industry Standards
- c. Renovate / Co-locate Specials and Update Gyms
- d. Special Education Spaces (Co-Locate on Ground Floor)
- e. Food Service Spaces (Warming Kitchens)
- f. Accessible Main Entries and Front Offices (w/ Plazas)
- g. Cubby Areas and Circulation Renovations
- h. Solar Arrays/Sustainability Improvements
- i. Exterior Envelope Work
- j. Sites – Safety and Traffic
- k. Sites – Learning and Play Spaces
- l. Infrastructure Needs Not Addressed Above

Option 3 (for reference) – New Elementaries



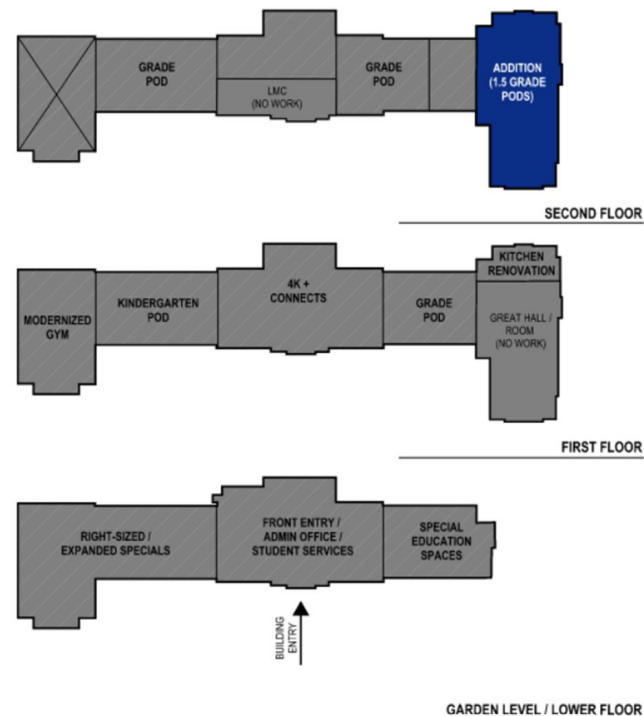


Elementary Schools Options

Option 1 – Address Infrastructure (\$36.5M) (both schools)

Option 2 – Address Infrastructure and Educational Facility Best Practices (\$99.3M) (both schools)

- Systems Overhaul (w/ AC and Sprinklers) **(\$20.3M)**
- Align Grade-Level Classrooms to Industry Standards **(\$24.8M)**
- Renovate / Co-locate Specials and Update Gyms **(\$9.1M)**
- Special Education Spaces (Co-Locate on Ground Floor) **(\$2.8M)**
- Food Service Spaces (Warming Kitchens) **(\$0.7M)**
- Accessible Main Entries and Front Offices (w/ Plazas) **(\$5.9M)**
- Cubby Areas and Circulation Renovations **(\$6.2M)**
- Solar Arrays/Sustainability Improvements **(\$2.9M)**
- Exterior Envelope Work **(\$8.7M)**
- Sites – Safety and Traffic **(\$1.7M)**
- Sites – Learning and Play Spaces **(\$8.1M)**
- Infrastructure Needs Not Addressed Above **(\$8.1M)**



\$99.3M

Option 3 (for reference) – New Elementaries

*costs estimated for 2027



Elementary Schools Options

Option 1 – Address Infrastructure (\$36.5M) (both schools)

Option 2 – Address Infrastructure and Educational Facility Best Practices (\$99.3M) (both schools)

- a. Systems Overhaul (w/ AC and Sprinklers) **(\$20.3M)**
- b. Align Grade-Level Classrooms to Industry Standards **(\$24.8M)**
- c. Renovate / Co-locate Specials and Update Gyms **(\$9.1M)**
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- g. Cubby Areas and Circulation Renovations **(\$6.2M)**
- h. Solar Arrays/Sustainability Improvements **(\$2.9M)**
- i. Exterior Envelope Work **(\$8.7M)**
- j. Sites – Safety and Traffic **(\$1.7M)**
- k. Sites – Learning and Play Spaces **(\$8.1M)**
- l. Infrastructure Needs Not Addressed Above **(\$8.1M)**



\$112M

Option 3 (for reference) – (Two) New Elementaries (\$112M)



Middle School Options

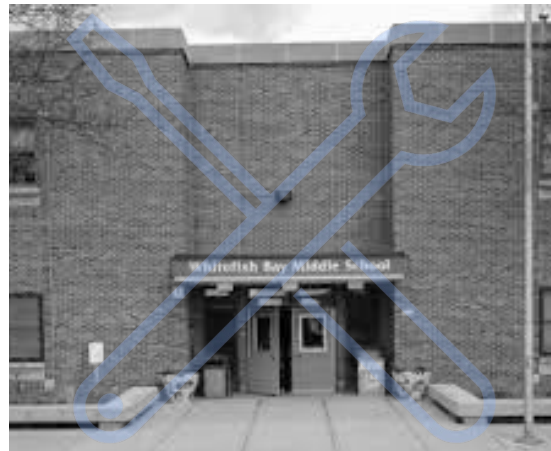
Option 1 – Address Infrastructure (\$21.7M)

Option 2 – Rebuild/Renovate in Place

Option 3 – New Middle School attached to High School

Option 4 – New Middle School on Closed Henry Clay and Tennis Courts

Option 5 – New Middle School on Tennis Courts and Armory Memorial



\$21.7M



Middle School Options

*Options 2 thru 5 have the same square footage and program elements

Option 1 – Address Infrastructure (\$21.7M)

Option 2 – Rebuild/Renovate in Place (\$67.8M)

Option 3 – New Middle School attached to High School

Option 4 – New Middle School on Closed Henry Clay and Tennis Courts

Option 5 – New Middle School on Tennis Courts and Armory Memorial



\$67.8M

*costs estimated for 2027



Middle School Options

*Options 2 thru 5 have the same square footage and program elements

Option 1 – Address Infrastructure (\$21.7M)

Option 2 – Rebuild/Renovate in Place (\$67.8M)

Option 3 – New Middle School attached to High School (\$66.9M)

Option 4 – New Middle School on Closed Henry Clay and Tennis Courts

Option 5 – New Middle School on Tennis Courts and Armory Memorial



*costs estimated for 2027



Middle School Options

*Options 2 thru 5 have the same square footage and program elements

Option 1 – Address Infrastructure (\$21.7M)

Option 2 – Rebuild/Renovate in Place (\$67.8M)

Option 3 – New Middle School attached to High School (\$66.9M)

Option 4 – New Middle School on Closed Henry Clay and Tennis Courts (\$68.2M)

Option 5 – New Middle School on Tennis Courts and Armory Memorial





Middle School Options

*Options 2 thru 5 have the same square footage and program elements

Option 1 – Address Infrastructure (\$21.7M)

Option 2 – Rebuild/Renovate in Place (\$67.8M)

Option 3 – New Middle School attached to High School (\$66.9M)

Option 4 – New Middle School on Closed Henry Clay and Tennis Courts (\$68.2M)

Option 5 – New Middle School on Tennis Courts and Armory Memorial (\$67.7M)



\$67.7M

*costs estimated for 2027



Middle School Options - Pro/Con

*Options 2 thru 5 have the same square footage and program elements



Option 1 – Address Infrastructure

Pros:

- + Smallest upfront cost
- + Does not require any additional land
- + Retains oldest remaining building in District portfolio (may appeal to community desire to maintain “historic” buildings)
- + Projects largely able to be completed over summer(s)
- + Does not need closure of Henry Clay Street (would benefit from one-way or other changes)
- + Maintains unique Middle School identity

Cons:

- Little to no improvement to learning environments
- No improvements to building layout or flow
- No improvements to site organization or traffic management
- Replacement of building systems will be very invasive in places (projects anticipate largely putting the building back together as currently configured)
- Further investment in retrofitting inefficient infrastructure



Middle School Options - Pro/Con

*Options 2 thru 5 have the same square footage and program elements



Option 2 – Rebuild/Renovate in Place

Pros:

- + All spaces updated and reconfigured
- + Does not require additional land
- + Retains oldest remaining building in District portfolio (may appeal to community desire to maintain “historic” buildings)
- + Reorganizes site to better use available land (south end of site)
- + Does not need closure of Henry Clay Street (would benefit from one-way or other changes)
- + Maintains unique Middle School identity
- + Lowest carbon footprint of Options 2-5

Cons:

- Extended construction time (likely three school years and summers/multiple phases)
- Utilization of existing structure reduces flexibility and increases need for design compromise
- Significant disruption to Middle School teaching and learning during construction
- Requires demolition of some portions of Middle School while active
- Minimal improvements to traffic management



Middle School Options - Pro/Con

*Options 2 thru 5 have the same square footage and program elements

Option 3 – New Middle School Attached to High School

Pros:

- + New building with control of design variables (more design flexibility)
- + No disruption to Middle School teaching and learning
- + Maintenance needs at existing Middle School do not need to be addressed
- + Efficiently utilizes limited land owned by District (does not require non-District land)
- + Does not require any demolition of the current Middle School while building is still active
- + Greater accessibility for middle school students to high school classes and spaces
- + Existing middle school site redeveloped for athletic / green space
- + Does not need closure of Henry Clay Street

Cons:

- Concerns with middle and high school students interacting on the same site
- Increased vehicle traffic at the high school site
- Minimal improvements to traffic management (Pick-up/Drop-off would still be a challenge on Ardmore)
- Available space on site is limited - Middle School play, P.E., and athletic space would be a challenge
- Requires relocating the softball field elsewhere
- Limited parking for an increased staff load
- Requires reworking of existing storm water management system under the parking lot
- Some disruption to High School operations and staff parking
- District would not have softball field during construction (and limited access to Armory Field)





Middle School Options - Pro/Con

*Options 2 thru 5 have the same square footage and program elements



Option 4 – New Middle School on Closed Henry Clay Street

Pros:

- + New building with control of design variables (more design flexibility)
- + Minimal disruption to Middle School teaching and learning
- + Maintenance needs at existing Middle School do not need to be addressed (would change entry/use)
- + Middle School and High School buildings (and most fields) are on one unified campus with shared amenities
- + Does not require any demolition of the current Middle School while building is still active
- + Existing Middle School site redeveloped for athletic / green space
- + Maintains unique Middle School identity
- + New building is further separated from neighboring homes
- + Opportunity for new high visibility building from curve of Lake Drive
- + Improved traffic management / pick-up and drop-off (compared to other options)

Cons:

- Requires traffic study, Village approval of land transfer, and street closure
- Requires relocation of existing utilities under Henry Clay
- Requires relocation of tennis courts elsewhere
- District would not have tennis courts during construction (and limited access to Armory Field)



Middle School Options - Pro/Con

*Options 2 thru 5 have the same square footage and program elements

Option 5 – New Middle School on Tennis Courts and Armory Memorial

Pros:

- + New building with control of design variables (more design flexibility)
- + No disruption to Middle School teaching and learning
- + Maintenance needs at existing Middle School do not need to be addressed
- + Middle School and High School buildings are on one unified campus with shared amenities. Reduced need for students to cross Henry Clay during the day (especially during peak traffic)
- + Does not require any demolition of the current Middle School while building is still active
- + Existing Middle School site redeveloped for athletic / green space
- + Does not need closure of Henry Clay Street (would benefit from one-way or other changes)
- + Opportunity for new high visibility building from curve of Lake Drive
- + Maintains unique Middle School identity
- + New building is further separated from neighboring homes

Cons:

- Available land is very narrow which could impact design and flexibility
- Requires District acquisition of Armory Park site / Village approval
- Requires relocation of Veterans Monument and Memorial Garden
- Requires relocation of tennis courts elsewhere
- District would not have tennis courts during construction (and limited access to Armory Field)
- Minimal improvements to traffic management





High School Options

Option 1 – Address Infrastructure (\$91.9M)

Option 2 – Address Infrastructure and Educational Facility Best Practices

- a. Systems Overhaul (w/ AC and Sprinklers)
- b. Align Core Classrooms to Industry Standards
- c. Memorial Gym Renovation to Academic Wing
- d. Align Specials to Industry Standards (includes Addition)
- e. Welcoming Entry Space (Reorganize/Renovate First Floor)
- f. Special Education Spaces (Co-Locate on First Floor)
- g. Food Service Space (Commercial Kitchen)
- h. Commons and Multi-purpose Athletic Addition
- i. Pool Update / Replacement
- j. Fieldhouse Updates
- k. Auditorium Updates / Accessibility
- l. Green Space / Plaza Deck
- m. Solar Arrays / Sustainability Improvements
- n. Infrastructure Needs Not Addressed Above

Option 3 (*for reference*) – New High School





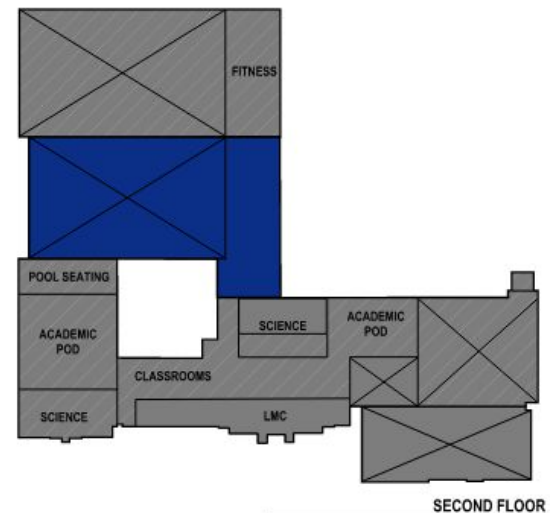
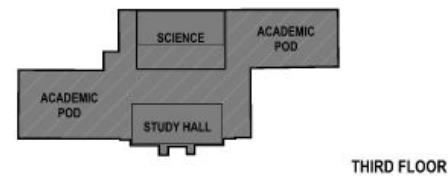
High School Options

Option 1 – Address Infrastructure (\$91.9M)

Option 2 – Address Infrastructure and Educational Facility Best Practices (\$162.5M)

- a. Systems Overhaul (w/ AC and Sprinklers) (\$35.5M)
- b. Align Core Classrooms to Industry Standards (\$9.3M)
- c. Memorial Gym Renovation to Academic Wing (\$14.1M)
- d. Align Specials to Industry Standards (includes Addition) (\$8.3M)
- e. Welcoming Entry Space (Reorganize/Renovate First Floor) (\$5.0M)
- f. Special Education Spaces (Co-Locate on First Floor) (\$1.8M)
- g. Food Service Space (Commercial Kitchen) (\$2.4M)
- h. Commons and Multi-purpose Athletic Addition (\$29.3M)
- i. Pool Update / Replacement (\$17.9M)
- j. Fieldhouse Updates (\$8.1M)
- k. Auditorium Updates / Accessibility (\$10.8M)
- l. Green Space / Plaza Deck (\$3.8M)
- m. Solar Arrays / Sustainability Improvements (\$2.8M)
- n. Infrastructure Needs Not Addressed Above (\$13.4M)

Option 3 (*for reference*) – New High School



\$162.5M



High School Options

Option 1 – Address Infrastructure (\$91.9M)

Option 2 – Address Infrastructure and Educational Facility Best Practices (\$162.5M)

- a. Systems Overhaul (w/ AC and Sprinklers) **(\$35.5M)**
- b. Align Core Classrooms to Industry Standards **(\$9.3M)**
- c. Memorial Gym Renovation to Academic Wing **(\$14.1M)**
- d. Align Specials to Industry Standards (includes Addition) **(\$8.3M)**
- e. Welcoming Entry Space (Reorganize/Renovate First Floor) **(\$5.0M)**
- f. Special Education Spaces (Co-Locate on First Floor) **(\$1.8M)**
- g. Food Service Space (Commercial Kitchen) **(\$2.4M)**
- h. Commons and Multi-purpose Athletic Addition **(\$29.3M)**
- i. Pool Update / Replacement **(\$17.9M)**
- j. Fieldhouse Updates **(\$8.1M)**
- k. Auditorium Updates / Accessibility **(\$10.8M)**
- l. Green Space / Plaza Deck **(\$3.8M)**
- m. Solar Arrays / Sustainability Improvements **(\$2.8M)**
- n. Infrastructure Needs Not Addressed Above **(\$13.4M)**



\$195M+

Option 3 (*for reference*) – New High School (\$195M+)

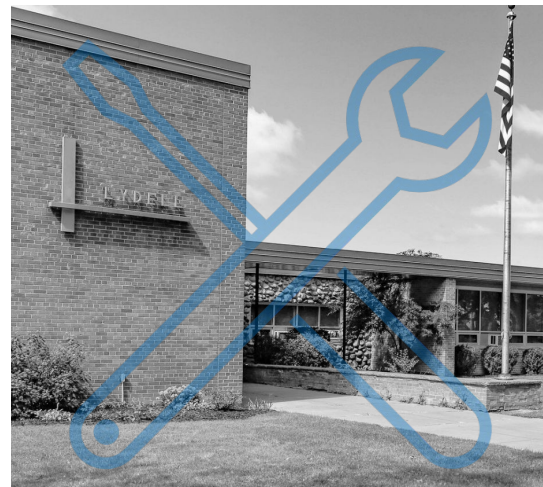


Lydell School + Community Center Options

Option 1 – Address Infrastructure (\$5.7M)

Option 2 – Address Infrastructure and Educational Facility Best Practices

- a. Systems Overhaul (w/ AC and Sprinklers)
- b. Updated Secure Entry and Admin Space
- c. Dedicated Student Service Spaces
- d. Renovated Community Rec Space
- e. Co-located Early Childhood Spaces (includes addition)
- f. Gym + Fitness Addition
- g. Second Gym Addition
- h. Site Renovation
- i. Solar Arrays/Sustainability Improvements
- j. Infrastructure Needs Not Addressed Above



\$5.7M

Option 3 (*for reference*) – New Community Center



Lydell School + Community Center Options

Option 1 – Address Infrastructure (\$5.7M)

Option 2 – Address Infrastructure and Educational Facility Best Practices (\$23.2M)

- a. Systems Overhaul (w/ AC and Sprinklers) (\$2.4M)
- b. Updated Secure Entry and Admin Space (\$0.3M)
- c. Dedicated Student Service Spaces (\$0.3M)
- d. Renovated Community Rec Spaces (\$3.1M)
- e. Co-located Early Childhood Spaces (includes addition) (\$1.4M)
- f. Gym + Fitness Addition (\$6.7M)
- g. Second Gym Addition (\$5.9M)
- h. Site Renovation (\$1.6M)
- i. Solar Arrays/Sustainability Improvements (\$0.5M)
- j. Infrastructure Needs Not Addressed Above (\$1M)



\$23.2M

Option 3 (for reference) – New Community Center



Lydell School + Community Center Options

Option 1 – Address Infrastructure (\$5.7M)

Option 2 – Address Infrastructure and Educational Facility Best Practices (\$23.2M)

- a. Systems Overhaul (w/ AC and Sprinklers) (\$2.4M)
- b. Updated Secure Entry and Admin Space (\$0.3M)
- c. Dedicated Student Service Spaces (\$0.3M)
- d. Renovated Community Rec Spaces (\$3.1M)
- e. Co-located Early Childhood Spaces (includes addition) (\$1.4M)
- f. Gym + Fitness Addition (\$6.7M)
- g. Second Gym Addition (\$5.9M)
- h. Site Renovation (\$1.6M)
- i. Solar Arrays/Sustainability Improvements (\$0.5M)
- j. Infrastructure Needs Not Addressed Above (\$1M)



\$40M

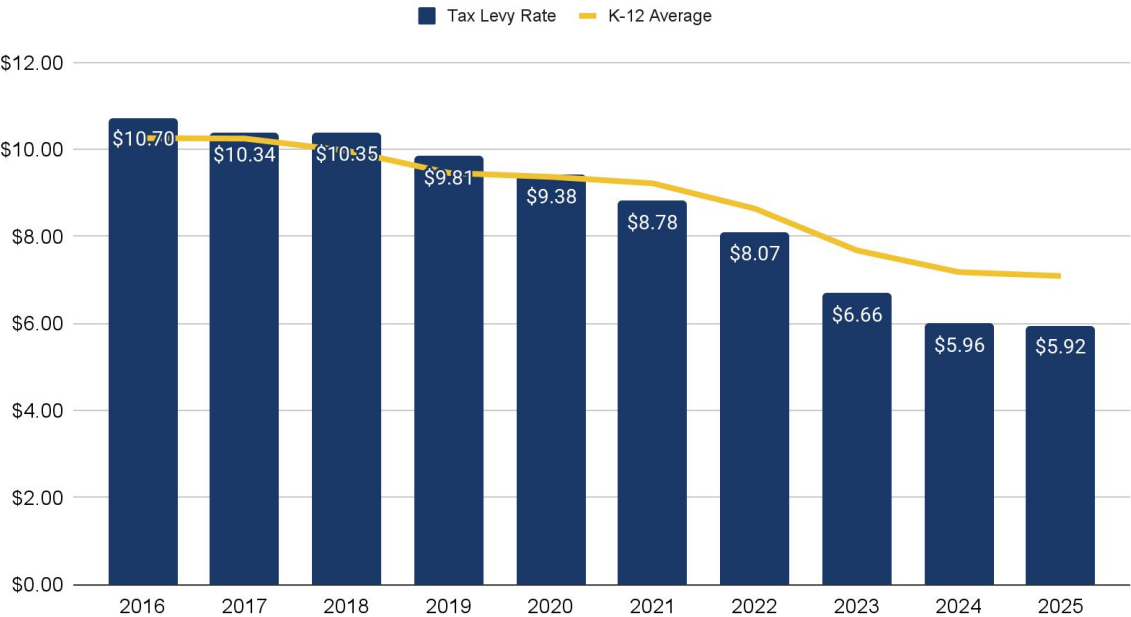
Option 3 (*for reference*) – New Community Center (\$40M)



Tax Levy Rate History

How has the tax rate changed over the years?

Tax Levy Rate History



The tax levy rate for the Whitefish Bay School District has decreased by over 44% in the last ten years and has stayed below the state average in each of the last five years.

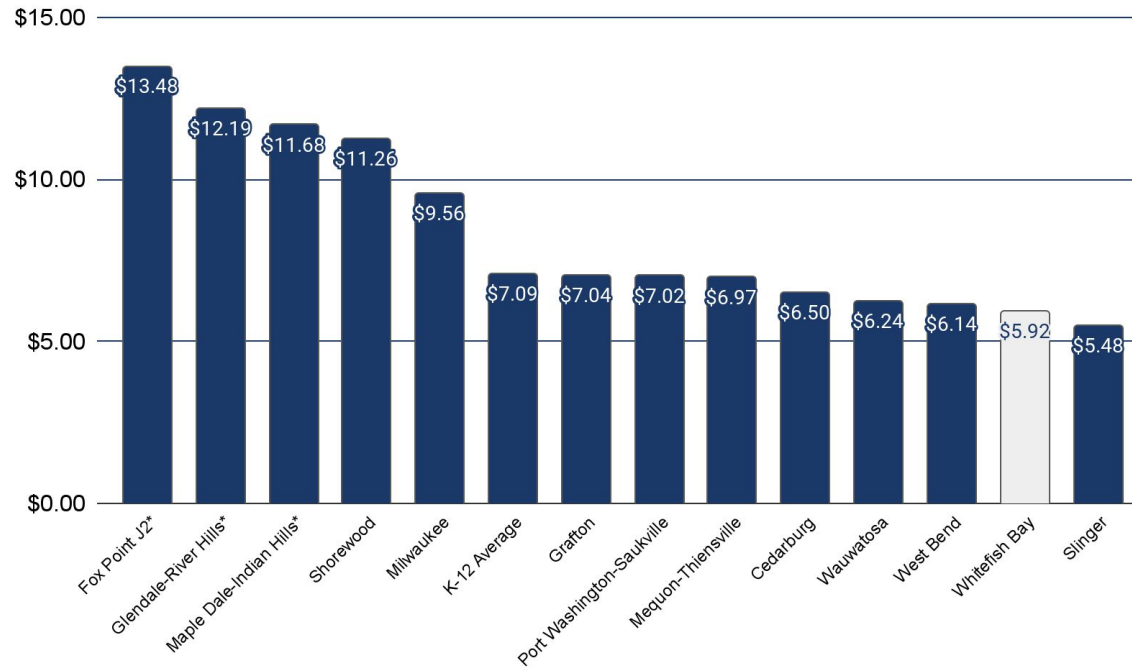
Source: Department of Public Instruction



Tax Levy Rate Comparables

How does the tax rate compare to other districts in the area?

Tax Levy Rate Comparables



The Whitefish Bay School District has one of the lowest tax levy rates in the area and is below the K-12 average in Wisconsin.

*Combined Grade School plus Nicolet UHS (\$4.61 = \$461/\$100,000)
Source: Department of Public Instruction



Next Steps

- The School Board will hold a work session to:
 - Consider what should be included in a community survey based on the options provided by the FAC;
 - Finalize the work product expectations from the FAC.
- Decide on another date prior to September 16th to review a draft of a community survey
- Review financing information from Mr. Ben Irwin at additional work session prior to the September 16th School Board meeting
- On September 16th, the School Board will provide final feedback on a community survey and approve the survey to be administered in early October





Any Questions?

