



Whitefish Bay
SCHOOL DISTRICT

An Exceptional Place to Learn

Long-Range Facilities Planning:
Facilities Survey Overview

November 2025



Facility Planning Timeline





Our Guiding Compass: The Focus Plan

- Safe, caring, and inclusive schools
- Student-centered learning environments
- Educational equity and excellence
- Stewardship and integrity



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).



Why We're Here

We will:

- Share **why facilities planning is underway** and what's been learned so far;
- Explain the **process and priorities** identified by the Facilities Advisory Committee (FAC);
- Review the **two most pressing projects** and **other long-term needs**;
- Provide **financial information** and context;
- Explain **how to take the community survey** and how feedback will be used.





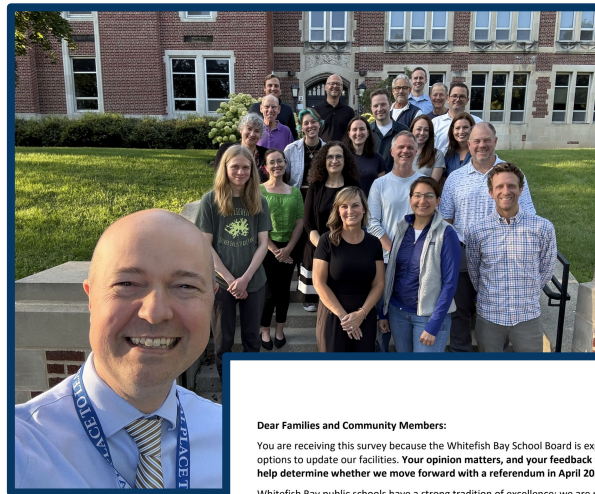
A Transparent Process

Facilities Advisory Committee (FAC)

- Parents, staff, students, and community members
- Identified projects across the District
- Prioritized through study and input (Community Conversations, Focus Groups, etc.)



WHITEFISH BAY SCHOOL DISTRICT
LONG»RANGE
FACILITIES PLAN



Dear Families and Community Members:

You are receiving this survey because the Whitefish Bay School Board is exploring options to update our facilities. **Your opinion matters, and your feedback will help determine whether we move forward with a referendum in April 2026.**

Whitefish Bay public schools have a strong tradition of excellence; we are proud to be among the highest achieving districts in Wisconsin. We believe our schools contribute to the high quality of life in this community and are crucial to maintaining strong property values.

While we address routine maintenance each year, all five buildings (built between 1918 and 1955) are aging. Building systems (such as HVAC, plumbing, and electrical) have exceeded their service life. Classrooms/support areas do not meet today's standards and have accessibility challenges.

To help develop options, we formed the **Facilities Advisory Committee (FAC)**, made up of community members, parents, staff, and students. **The process identified over \$325 million of possible projects.** Your feedback is essential in helping us decide what to do next.

TWO WAYS TO TAKE THIS SURVEY

Online: (saves postage expense)

Go to: www.SPFeedback.com

Enter your code:



Paper: Return to any school office or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

The survey code can be used only once.

To obtain additional surveys for other adults in your household, please call the District Office at 414.963.3901 or email us at districtnews@wfbsschools.com.

如需协助完成调查，请联系区办公室。

सर्वेक्षण पूरा गर्न सहयोगको लागि, जिल्ला कार्यालयमा सम्पर्क गर्नुहोस्।





Building Futures Together

In preparation for the final part of the session, your table group will:

1. Discuss any questions you might have at this point.
2. Share out any common, emerging question(s) to the larger group.



Safety, Security, and Building Infrastructure





Facility Needs Snapshot

- Outdated mechanical systems
- Limited flexibility in spaces
- Safety and accessibility gaps



Cumberland and Richards



ADDRESS: 4780 N Marlborough Dr.
SITE SIZE: 9.1 acres
BUILDING SIZE: 103,918 SF
BUILDING AGE: 1928 (additions in 1950s and 2010)
GRADE LEVELS: 4K-5th
ENROLLMENT: 656
STAFF: 85



ADDRESS: 5812 N Santa Monica Blvd.
SITE SIZE: 5.5 acres
BUILDING SIZE: 105,256 SF
BUILDING AGE: 1928 (additions in 1950s and 2010)
GRADE LEVELS: 4K - 5th
ENROLLMENT: 694
STAFF: 82



Cumberland and Richards



Facilities Survey Presentation



11/2025



Middle School



ADDRESS: 1144 E Henry Clay St.

SITE SIZE: 2.8 acres

BUILDING SIZE: 127,186 SF

BUILDING AGE: 1918 (additions in 1930s, 1980s, and 1996)

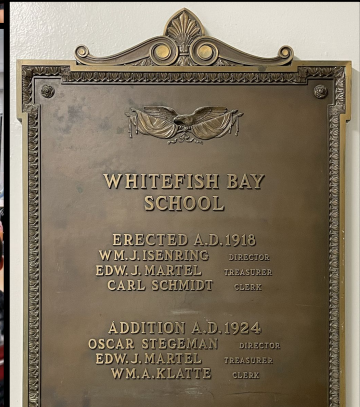
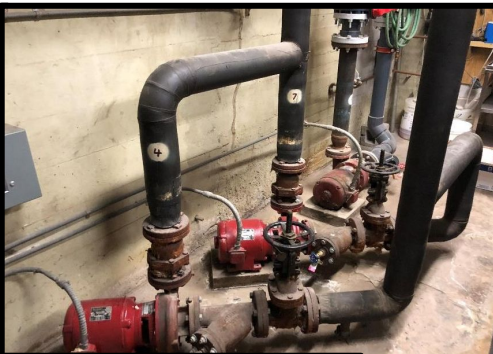
GRADE LEVELS: 6th - 8th

ENROLLMENT: 608

STAFF: 68



Middle School





High School



ADDRESS: 1200 E Fairmount Ave.
BUILDING SIZE: 376,136 SF
BUILDING AGE: 1932 (additions in 1950s, 1967 and 2010)
GRADE LEVELS: 9th - 12th
ENROLLMENT: 913
STAFF: 125
OTHER FUNCTIONS: District Office



High School





Lydell School and Community Center



Whitefish Bay
RECREATION

ADDRESS: 5205 N Lydell Ave.

SITE SIZE: 5.8 acres

BUILDING SIZE: 21,665 SF

BUILDING AGE: 1955 (No major renovations/additions)

FUNCTIONS: Preschool, Daycare, & Community Center

STAFF: 6



WHITEFISH BAY SCHOOL DISTRICT
LONG»RANGE
FACILITIES PLAN



Lydell School and Community Center



Whitefish Bay
RECREATION





Proposed Projects



Project 1: Safety, Security, and Building Infrastructure

Project 1: Addressing safety, security, and building infrastructure (Est. cost: \$58.2 million)

The facility study identified critical infrastructure needs at the following schools: High School (\$35.5 million), Cumberland and Richards (totaling \$20.3 million), and Lydell (\$2.4 million). Many building systems are original (some nearly 100 years old) and are beyond their useful life.

Heating, Ventilation, and Air Conditioning (HVAC): Current systems are outdated, inefficient, and difficult to maintain. In addition, without air conditioning, classrooms are very uncomfortable in the summer and during warm school days.

Fire Safety: Any significant changes to our buildings would require updates to our fire and sprinkler systems to comply with today's standards.



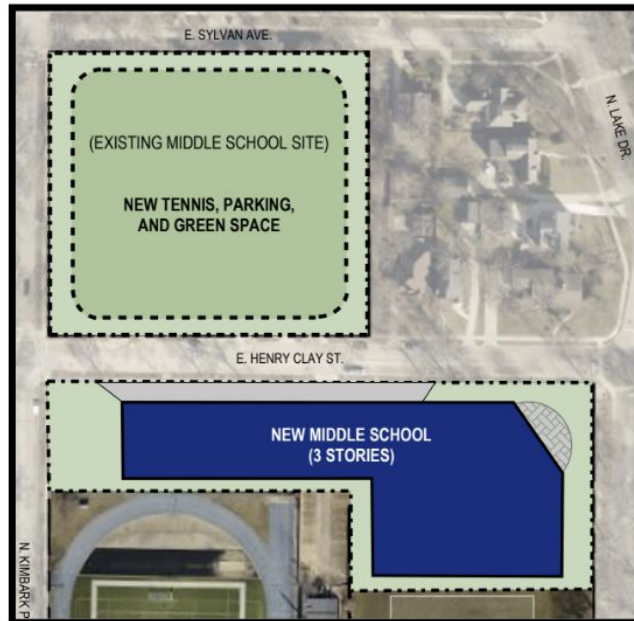
Project 2: Build a New Middle School

Project 2: Building a new middle school (Est. cost: \$67.7 million)

The Board explored a number of options to update the existing building, which is over 100 years old. Given its age, layout, and inflexible design, the cost to renovate is approximately the same as a new building.

Therefore, the School Board is recommending building a new middle school on the south side of Henry Clay Street (see image). The Veterans' Memorial Monument would be reestablished on or near its current site, and the tennis courts and parking lot would be relocated.

The School Board chose this option because it provides the best long-term investment in facilities, avoids disruption to teaching and learning, and provides the most design flexibility.





Other Long-Range Projects

Additional Projects

To finalize the long-term facility plan, which will include future phases, we need your input to prioritize additional projects.

Please note that the two projects on the previous page must be addressed before any of the projects below can be considered.

Please use this scale when responding to the following items.

High: Address now in this first phase
Medium: Important but address in a future phase
Low: Not a priority

Whitefish Bay High School	
Additional Infrastructure Update/replace plumbing and electrical systems, brickwork, foundations, etc. (Estimated cost: \$10.7 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Additional Safety, Security, & Accessibility Renovate main offices to better monitor and control visitor access and improve Americans with Disabilities Act (ADA) accessibility (Estimated cost: \$2.1 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Classrooms & Student Support Expand general and special education classrooms, update furniture/fixtures, and create flexible spaces for collaboration and instruction (Estimated cost: \$28.1 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Electives Expand art and technical education classrooms and update furniture/fixtures (Estimated cost: \$19.1 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Performing Arts Address ADA accessibility in the auditorium, update auditorium finishes, and lighting/sound systems (Estimated cost: \$10.8 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Athletics Address locker room ADA accessibility, update the fieldhouse, and build a new multipurpose athletics center and student commons (Estimated cost: \$38.2 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Pool Replace the aging pool and expand the facility to meet community recreation and competition needs (Estimated cost: \$16.6 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low

Comments/suggestions/questions:

Cumberland and Richards Elementary Schools	
Additional Infrastructure Update/replace plumbing and electrical systems, brickwork, foundations, etc. (Estimated cost: \$8.1 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Additional Safety, Security, and Accessibility Reconfigure drop-off/pick-up areas, renovate main offices to improve security and accessibility, and improve front entrance ADA accessibility (Estimated cost: \$7.6 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Classrooms & Student Support Expand general and special education classrooms, update furniture/fixtures, and create flexible spaces for collaboration and instruction (Estimated cost: \$33.8 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Electives Expand art and music classrooms, renovate gyms, update furniture/fixtures, and reconfigure classrooms to keep elective/specials courses together (Estimated cost: \$9.1 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low

Comments/questions/suggestions:

Lydell School & Community Center	
Additional Infrastructure Update/replace plumbing and electrical systems, brickwork, foundations, etc. (Estimated cost: \$1.0 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Additional Safety, Security, and Accessibility Reconfigure drop-off/pick-up areas, renovate main offices to improve security, and improve front entrance ADA accessibility (Estimated cost: \$0.6 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Classrooms & Student Support Relocate early childhood classrooms to one side of the building to improve security and expand spaces (Estimated cost: \$1.4 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Recreation Department Spaces Renovate areas for community recreation programming (Estimated cost: \$3.1 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Athletics Build a full-size gym and weight/fitness area in response to community demand (Estimated cost: \$6.7 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
Additional Athletics Build another full-size gym for increased access and opportunities for students and the community (Estimated cost: \$5.9 million)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low

Comments/suggestions/questions:





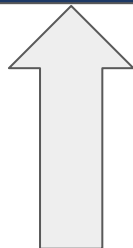
School Finance and Funding



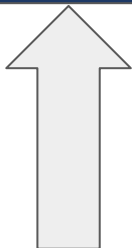
School Finance

Revenue Limit
Exemption or
Referendum

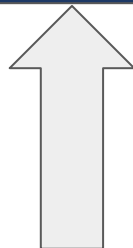
2025-26 Revenue Limit for Whitefish Bay - \$35,797,566



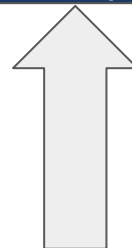
**Staff Salary and
Benefit Costs**



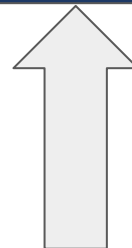
**Supplies and
Equipment**



**Purchased
Services***



**Building
Maintenance**

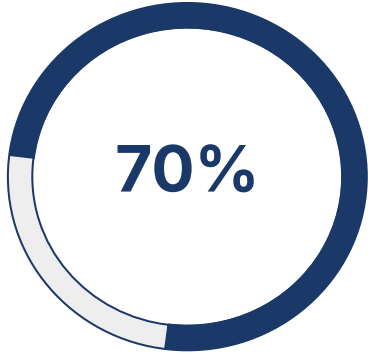


**Other Operating
Costs**

Established in 1993, revenue limits set a maximum amount of revenue a public school district could raise through state general aid and property taxes. The maximum limit for a district can change based on membership and per pupil increases from the state. A district may only exceed the revenue limit through an approved exemption or by referendum.

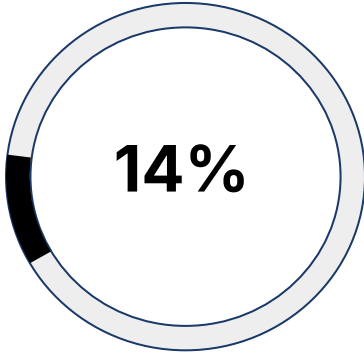
*Some examples of costs for Purchased Services include utilities, software, and contracted services through a vendor.
Source: Department of Public Instruction

School Finance



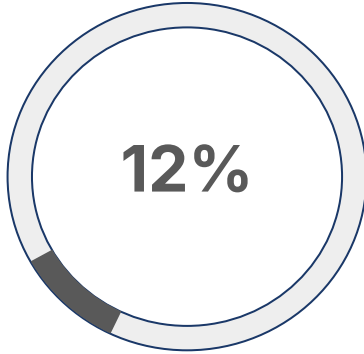
Salary and Benefits

Compensation for employees, employee benefits



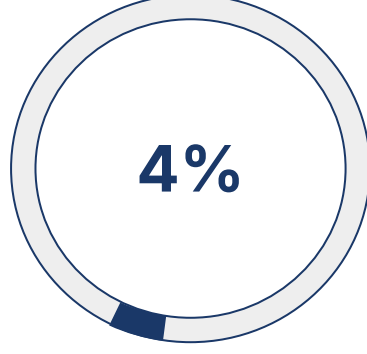
Purchased Services

Leases, utilities, technology and maintenance services



Transfers

Transfers to other funds (Special Education/Fund 27)



All Other

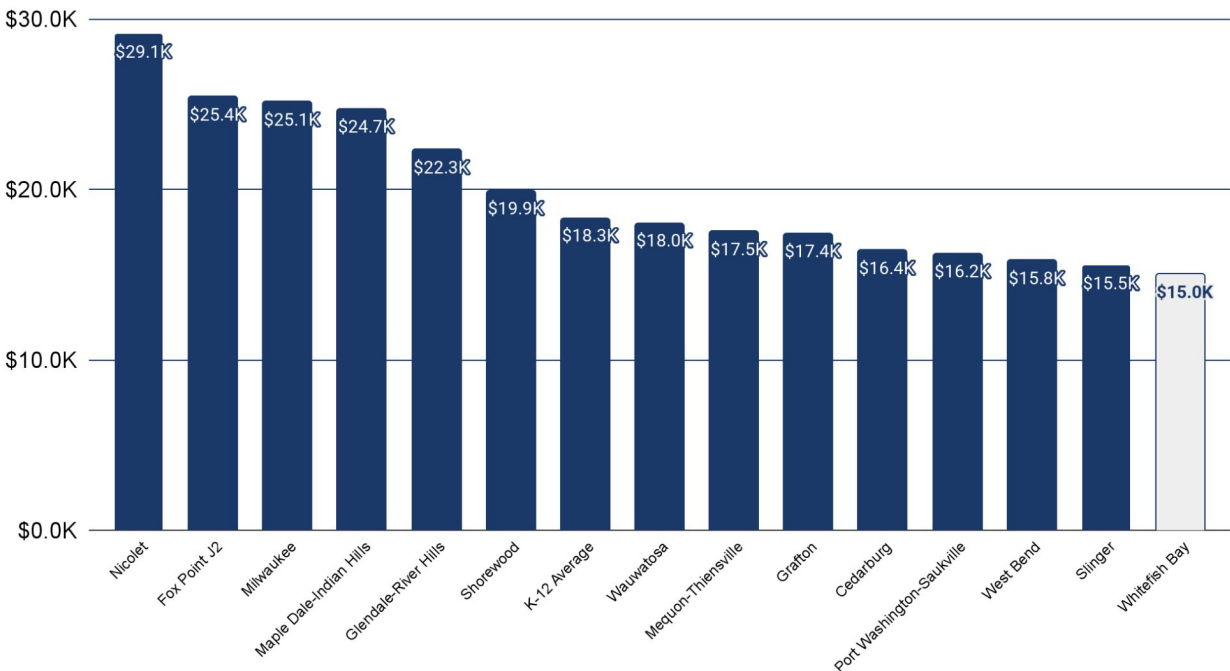
General supplies, capital equipment, liability insurance

In most school districts, salaries and benefits make up the majority of expenditures. In the Whitefish Bay School District, salaries and benefits represent nearly three-quarters of all the expenses in the General Fund. When the Fund 27 transfer is included, which is mostly for employee salary and benefit expenses in special education, that percentage exceeds 80%.

The Whitefish Bay School District makes an annual contribution of \$500,000 into a long-term capital improvement trust (Fund 46) for capital improvements. This transfer represents roughly 1.4% of the operational budget (Fund 10).

Responsible Financial Stewardship

2023-24 Comparative Cost per Member

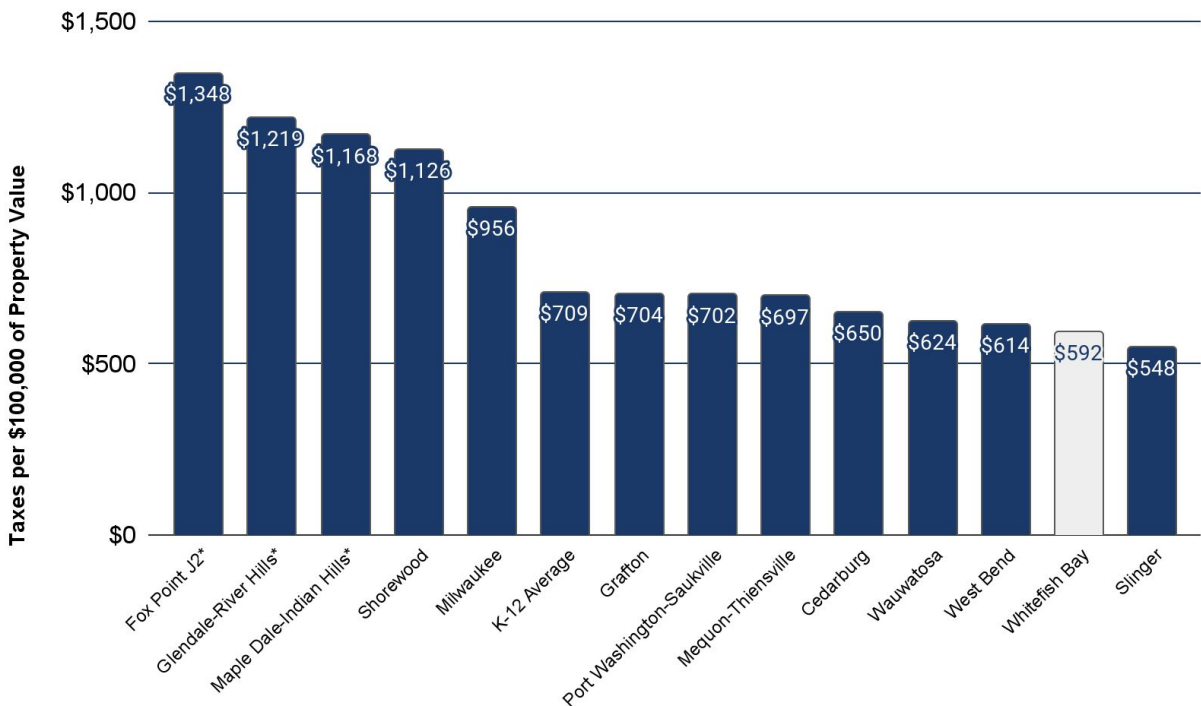


Compared to area school districts, Whitefish Bay is one of the lowest spending schools per student (member). Spending variances between schools can depend on a number of factors including number of staff, employee compensation and benefits, availability of programs such as food service and transportation, and maintenance costs.

Source: Department of Public Instruction

Responsible Financial Stewardship

2024-25 Property Tax Rates

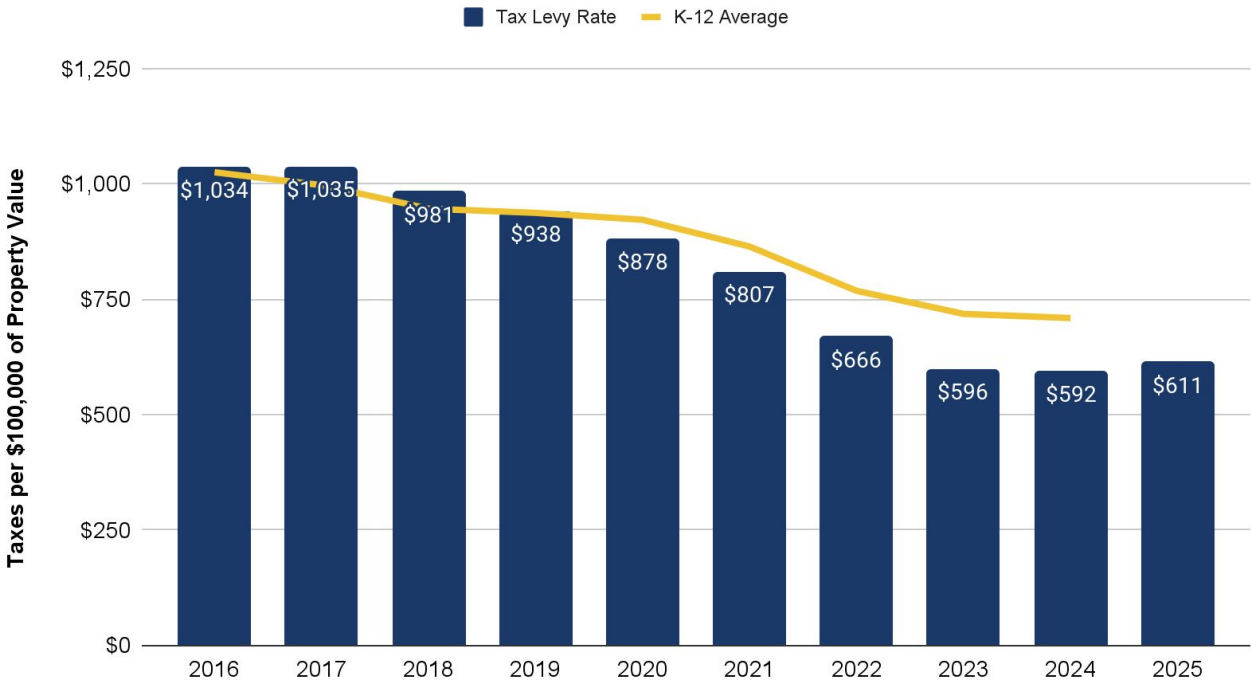


The Whitefish Bay School District has one of the lowest tax levy rates in the area and is below the K-12 average in Wisconsin.

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

Responsible Financial Stewardship

Tax Levy Rate History



The tax levy rate for the Whitefish Bay School District has decreased by over 40% in the last ten years and has stayed below the state average in each of the last five years.

Source: Department of Public Instruction



Financial Scenarios

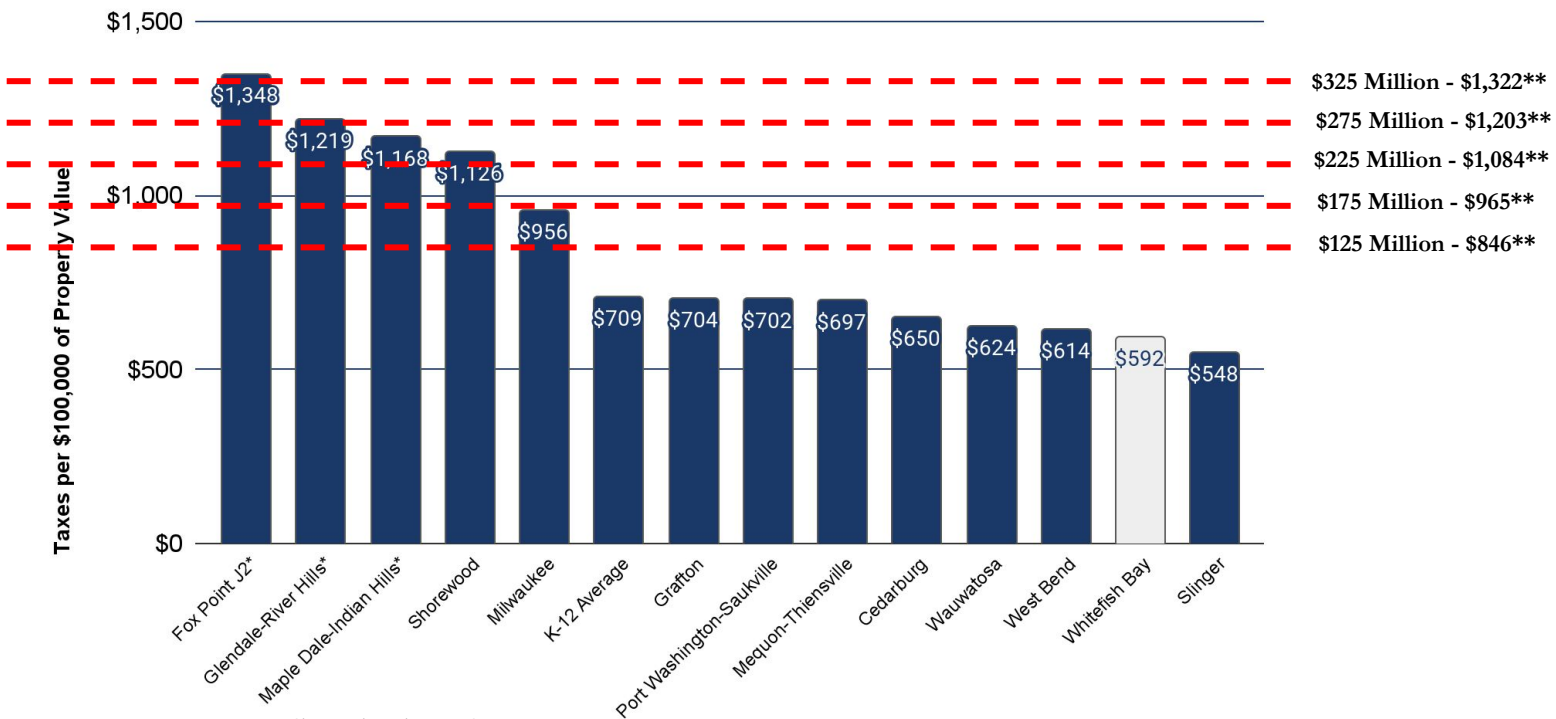
Estimated tax impacts (21-year bond at 5–5.25%)

Referendum amount	\$125 million	\$175 million	\$225 million	\$275 million	\$325 million
Estimated tax increase per \$100,000 of property value	\$235 per year	\$354 per year	\$473 per year	\$592 per year	\$711 per year
<div><div><p>Which referendum amount would you support, assuming the projects included were acceptable to you?</p></div><div><ul style="list-style-type: none"><input type="checkbox"/> I would support a \$325 million referendum.<input type="checkbox"/> I would support a \$275 million referendum.<input type="checkbox"/> I would support a \$225 million referendum.<input type="checkbox"/> I would support a \$175 million referendum.<input type="checkbox"/> I would support a \$125 million referendum.<input type="checkbox"/> I would only support a <u>smaller</u> referendum.<input type="checkbox"/> I would <u>not</u> support any referendum.<input type="checkbox"/> I'm not sure/I need more information.</div></div>					



Financial Scenarios

2024-25 Property Tax Rates



*Combined Grade School plus Nicolet UHS (\$4.61 = \$461/\$100,000)

**Estimate based on 2025-26 property tax rate of \$611 per \$100,000 of property value plus debt impact

Districts that had a successful operational or capital referendum in Fall 2024 or Spring 2025: Glendale-River Hills (\$4.5 million operational), Maple Dale-Indian Hills (\$1.75 million operational), Mequon-Thiensville (\$6.2 million operational), Wauwatosa (\$16.1 million operational and \$60 million capital), West Bend (\$106.25 million capital), Port Washington-Saukville (\$59.4 million capital)





Opportunity for Questions and Answers



Building Futures Together

1. Please talk in your table groups about any questions you might have at this point.
2. Share out any common, emerging question(s).
3. Choose 1 person to share out for your table.

06:00




WHITEFISH BAY SCHOOL DISTRICT
LONG»RANGE
FACILITIES PLAN



Your Voice Matters

- Survey is open through **November 20**
- Take online or by paper
 - a. If you need an additional survey, you can call us at 414-963-3901
 - b. If you have any questions about the survey, you can call us at 414-963-3901
- Results will be shared publicly at our **December 10 School Board Meeting**



WHITEFISH BAY SCHOOL DISTRICT
LONG»RANGE
FACILITIES PLAN

JOIN US!

**FACILITIES
SURVEY RESULTS**

will be shared at the
December 10 School Board Meeting.

7:00 pm in the High School LMC



Staying Informed and Questions about the Process

- You can visit our **Facilities Long-Range Planning** [webpage](#) for additional updates on any next steps.
- If you have a **question** about the process you can [submit a question](#).

[Website](#)



[Questions?](#)





Building Futures Together

Thank you for helping plan the future of our facilities! This work will benefit current and future students and community members.

