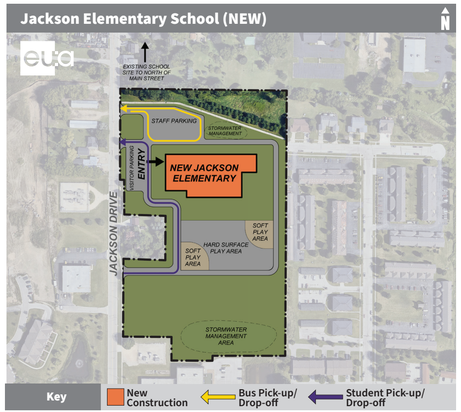
Proposed SITE PLANS

All site and building plans are preliminary and conceptual at this time. Full architectural and site design will begin pending a successful referendum.

Jackson Elementary School (NEW)



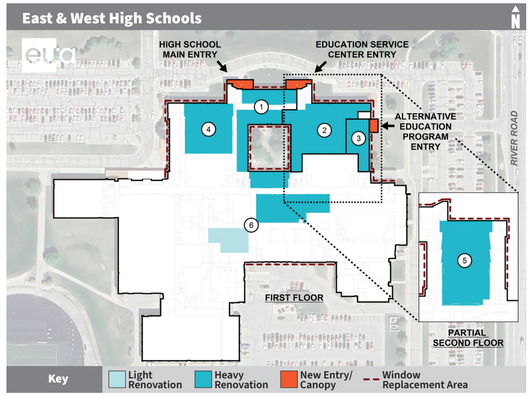
Replace existing Jackson Elementary with new K-5th grade school serving approximately 430 students. The facility would include three classrooms per grade and would be located on the former fire department location just south of the existing school site.

The proposed work would include:

- Dedicated pickup/drop-off lanes for families and buses
- Off-street parking for visitors and staff
- Secure entry sequence
- Green space and hard/soft play areas
- A fully accessible and secure main entrance
- Separate gym and cafeteria spaces

Site: 13.7 acres
Building: 82,350 square feet

East & West High Schools



Integrate Education Service Center and Alternative Education Programming into the High School Campus.

Proposed work includes:

Renovation/Reconfiguration

1. Relocate main offices/student services to create a new, dedicated secure main entry
2. Repurpose former classrooms into new Education Service Center (ESC) with its own dedicated, secure entrance
3. Repurpose classrooms/student service area into Alternative Education Program space with a new, dedicated secure main entry
4. Relocate displaced classrooms and remodel for Math Department
5. Convert underutilized space on the second floor into a new science department
6. Expand/relocate manufacturing and reconfigure underutilized graphics labs. Relocate district warehouse to previous manufacturing area

Safety and Security

- Replace fire alarm system and integrated bell/clock/public address (PA) systems

Building Envelope

- Replace exterior windows in older portions of building
- Repair exterior masonry (tuckpointing and joint sealants)
- Address foundation issue

Site

- Replace east/west parking lots and drives

Building Interiors

- Replace select interior doors and hardware
- Replace field house bleachers

Building Systems

- Replace roof-top air conditioning chiller
- Replace select electrical panels and components

WEST BEND SCHOOL DISTRICT
735 SOUTH MAIN STREET // WEST BEND, WISCONSIN 53095

VOTE November 5th

Stay INFORMED

- Watch for information on WBSD social media
- Request a presentation
- Visit our website **wbsdreferendum2024.org**

Flip the ballot
The Referendum question will be on the back of the November 5, 2024 Ballot.

Ballot Question

Shall the West Bend Joint School District Number 1, Washington County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed $106,250,000 for the public purpose of paying the cost of a district-wide school building and facility improvement project consisting of: construction of a new Jackson Elementary building on district-owned land; renovations and construction of additions, including for safe and secure entrances at East/West High Schools; renovations, including new safe and secure entrances and grade level reconfiguration at Green Tree and McLane Schools; renovations and grade level reconfiguration at Silverbrook and Badger Schools; district-wide capital maintenance and site improvements; and acquisition of furnishings, fixtures and equipment?

YES ◯ **NO** ◯

Voter Information

Visit **myvote.wi.gov** to find your polling place or for more information on voter registration and photo identification requirements. Contact your local municipal clerk for in-person and traditional absentee voting information.

Contact

Superintendent **Jennifer Wimmer** at (262) 335-5435 or jwimmer@wbsd-schools.org







2024 FACILITIES REFERENDUM

WEST BEND SCHOOLS
LONG-RANGE FACILITIES PLANNING

The West Bend School District (WBSD) is committed to facilities that are safe, secure, and accessible. The district strives to ensure all the buildings are welcoming, well-maintained, and adaptable to student needs — as well as operationally efficient.

As part of the ongoing assessment of facilities, significant district-wide challenges would be addressed through this 2024 facilities referendum. The $106.25 million November 5 referendum seeks to tackle issues such as aging buildings, declining enrollment, and operational efficiency. The proposal includes **closing four buildings, reconfiguring grade levels, replacing Jackson Elementary School,** and **implementing district-wide improvements in safety, security,** and **building conditions**. Although facility needs and challenges exist, the referendum proposal strives to provide an opportunity to reduce the district's footprint while improving educational spaces. .

Why NOW?

Aging & Outdated Facilities

The district currently maintains more than 1.2 million sq. ft. of facilities over 228 acres. More than $200 million in capital maintenance, basic building system needs, and safety and security improvements have been identified throughout the district.

Declining Enrollment & Excess Capacity

Enrollment has declined since 2014 and continues to decrease. While our enrollment is projected to stabilize, our buildings have significantly more capacity than needed — both now and in the future.

Operational Efficiency & Fiscal Responsibility

Closing multiple buildings allows the district to **avoid more than $51 million** in identified capital maintenance costs while adjusting our district footprint to align with enrollment (current and projected) and reduce annual operational costs.

If approved, the referendum will keep the property tax rate lower than in 2023, balancing fiscal responsibility with needed facility improvements. The $1.02 tax rate increase per $1,000 in property value will cover the $165.45 million debt service for principal ($106.25 million) and interest ($59.2 million) over 20 years at a 4.75% rate. For comparison, in September 2024, Tax-Exempt "AA" rated general obligation bonds currently have an interest rate of 3.95% which would save approximately $13 million in interest if borrowed at the lower rate. Preliminary tax impact estimates are based on 2% annual market property value growth.

The district values community input, evident in the feedback gathered during several Community Conversations and survey efforts. Nearly 2,000 participants have contributed their views, helping shape the long-range facilities plan including the referendum.

Questions? **Jennifer Wimmer,** *Superintendent*
jwimmer@wbsd-schools.org // (262) 335-5435 **Visit:** wbsdreferendum2024.org

Estimated FINANCIAL IMPACTS

How would this increase taxes?

$1.02 per $1,000 of property value

Property Value	Per Year	Per Month
$100,000	$102	$8.50
$250,000	$255	$21.25
$350,000	$357	$29.75

The $1.02 per $1,000 tax increase will pay for the annual Principal and Interest to repay the borrowing.

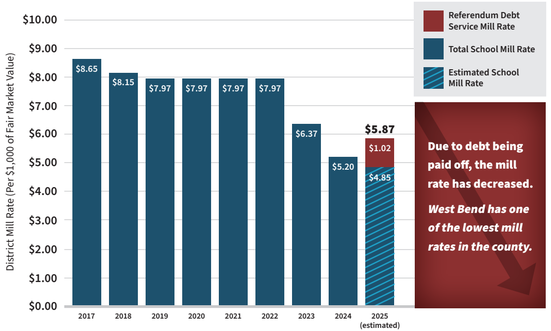
Interest is charged on funds borrowed. The final interest rates will be determined when the borrowing takes place after a successful referendum. However, here are two scenarios of the total cost with different interest amounts to reflect the variables impacting total costs.

Borrowing Amount	+	Interest Rate (20 year term)	=	Total Cost
$106.25M	+	4.75% $59.2M	=	$165.45M
$106.25M	+	3.95% $46.2M	=	$152.45M

If approved, the referendum will keep the property tax rate lower than in 2023, balancing fiscal responsibility with needed facility improvements. The $1.02 tax rate increase per $1,000 in property value will cover the $165.45 million debt service for principal ($106.25 million) and interest ($59.2 million) over 20 years at a 4.75% rate. For comparison, in September 2024, Tax-Exempt "AA" rated general obligation bonds currently have an interest rate of 3.95% which would save approximately $13 million in interest if borrowed at the lower rate. Preliminary tax impact estimates are based on 2% annual market property value growth.

Please visit the referendum website for additional information on the financing plan assumptions.

Taxation (Mill) Rate



Due to debt being paid off, the mill rate has decreased.

West Bend has one of the lowest mill rates in the county.

The West Bend School District proactively paid off prior referenda debt ahead of schedule and finished taxing for debt in 2023. Taxing for repayment of the 2009 and 2012 referenda was completed in 14 years for the 2009 referendum (original estimate was 20 years), and 11 years for the 2012 referendum (original estimate was 16 years). Therefore, the mill rate has decreased significantly in the last two years.

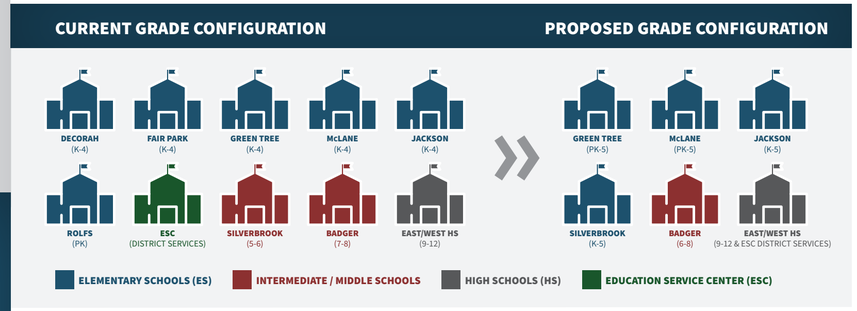
As a result of this proactive debt repayment, moving forward now would allow the district to address many existing facility needs while keeping the mill rate lower than it was in 2023.



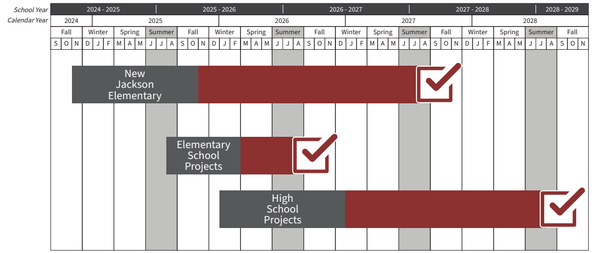
Why is the district proposing SCHOOL CLOSINGS?

The University of Wisconsin-Madison's Applied Population Laboratory fall 2022 report identified declining birth rates, an aging population, limited new housing, and low home turnover as contributing factors to the decline in enrollment for the West Bend School District, consistent with trends in other districts.

There is currently more school space than necessary, which is costly to maintain. A facilities assessment highlighted Fair Park, Decorah, and Jackson elementary schools as having the highest needs. The district plans to reduce from 10 to 6 buildings, improving school facilities for all students while maintaining community-based 4K programs.



Estimated Design and Construction TIMELINE



Should the referendum be successful, the district will formalize a plan for new elementary school attendance boundaries using community and staff input.

Understanding the PROPOSED PLAN

The West Bend School District has developed its facility improvement plan to address aging buildings and declining enrollment. While these are challenges, they also present an opportunity to improve the educational environments, establish schools with more secure entrances and additional security features, more efficiently use resources, and reduce long-term operating costs.

- Badger 6-8: **$3.26M**
- Silverbrook K-5: **$4.09M**
- McLane 4K-5: **$5.26M**
- Green Tree 4K-5: **$5.46M**
- East & West 9-12: **$40.18M**
- New Jackson K-5: **$48.00M**

The below matrix includes projects that would be completed at buildings that are not being closed.

What is included in the REFERENDUM?

	GREEN TREE $5.46M	McLANE $5.26M	SILVERBROOK 4.09M	BADGER $3.26M	EAST/WEST HS $40.18M	JACKSON $48M	BUILD NEW JACKSON ELEMENTARY SCHOOL
RECONFIGURATION							
Reconfigure to serve all district students in grades 6-8				•			
Reconfigure to serve Kindergarten through 5th grade students	•	•	•				
Remodel to incorporate six new kindergarten rooms with toilets			•				
Remodel to incorporate Pre-K rooms with toilets (From Rolfs)	•	•					
Remodel to create special education program space			•				
Remodel to bring Education Service Center (ESC) and Alternative Education Program on campus					•		
Relocate and remodel Math, Science, Manufacturing, and Graphic Communications					•		
SAFETY AND SECURITY							
Relocate school office to create a dedicated, visible, and secure visitor entry	•	•			•		
Create separate and dedicated areas/entrances for ESC and Alternative Education Program					•		
Replace fire alarm system	•	•		•	•		
Replace integrated bell/clock and public address systems	•	•			•		
Replace fire doors and associated hardware		•					
BUILDING ENVELOPE							
Replace windows in all but newer addition areas	•	•			•		
Replace select building windows in remaining original building area				•			
Exterior masonry tuckpointing and maintenance					•		
Address foundation issues in specific areas		•			•		
BUILDING INTERIORS							
Renovate select restrooms or locker areas to address ADA accessibility	•	•		•			
Replace bleachers		•		•	•		
Replace gym flooring				•			
Replace select interior doors and hardware		•		•	•		
BUILDING SYSTEMS							
Replace electrical switchgear					•		
Replace water-cooled air-conditioning chiller					•		
Replace Air Handling Unit	•						
Replace HVAC controls	•						
Install building generator	•						
Upgrade existing elevators		•					
SITE							
Replace parking lots and drive lanes	•				•		
Replace exterior light poles	•	•			•		
Replace exterior railings		•					
Replace original building loading dock			•				