



WAUNAKEE

COMMUNITY SCHOOL DISTRICT

REFERENDUM 2022

WORKING **TOGETHER** for a **STRONG** FUTURE



Agenda

- Why now?
- Facilities Planning Process
- Our Proposed Solution
- Financial Plan
- Learn More
- Questions?



Points of Pride



600+ Staff
15 Average Years of Experience
27 Current/Past Kohl Fellowship Winners
12 Teachers with National Board Certification



4,408 Students
6 Schools
8 4K Partner Sites



97% + Graduation Rate
67% + HS students with 3.0+ GPA
30 + National Merit Scholar finalists



Five Star Report Card
High Academic Standards
13 AP Courses
23 + Average ACT Score

Why Now?



Accommodate
Enrollment
Growth



Modern
Learning
Environments



Address
Capital
Maintenance



Increase
Operational
Funding

Why Now? Modern Learning Spaces

- Heritage Elementary dates back to 1936 and has had 13 additions/remodels.
- Waunakee students learn in portable trailers - 4 temporary classrooms at Waunakee Community Middle School.
- Waunakee is a destination district and modern facilities support our curricular and co-curricular programming.

Heritage
Elementary
School

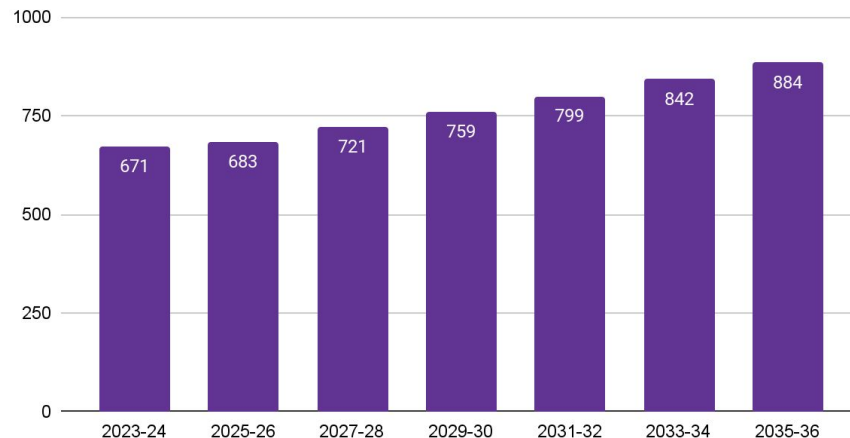


Waunakee
Intermediate
School

Why Now? Enrollment Growth

- The Waunakee Community Middle School is at capacity today.
- An independent consultant projects **213** more Middle School students and **1,375** additional students district-wide by 2035.
- To view the enrollment projections, visit our [FAQ document](#) (Question #8).

Projected Middle School Enrollment



Why Now? Capital Maintenance

- WCSD faces \$27,000,000 in capital maintenance over the next 5 years.
- Over \$6,000,000 of these capital maintenance costs are at Heritage Elementary.
- Outdated, inefficient building systems cause taxpayers additional operational expenses.



Heritage Elementary School

Why Now? Operations

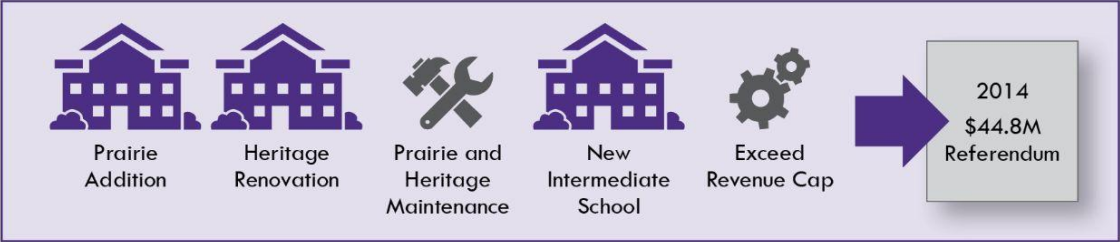
- Maintaining our high academic and programmatic standards is top priority.
- Waunakee Community School District responsibly manages taxpayer funds.
- Even with continued student enrollment growth, state funding formula, inflation and other factors are causing financial challenges.
- The labor market for teachers and staff is much more competitive.



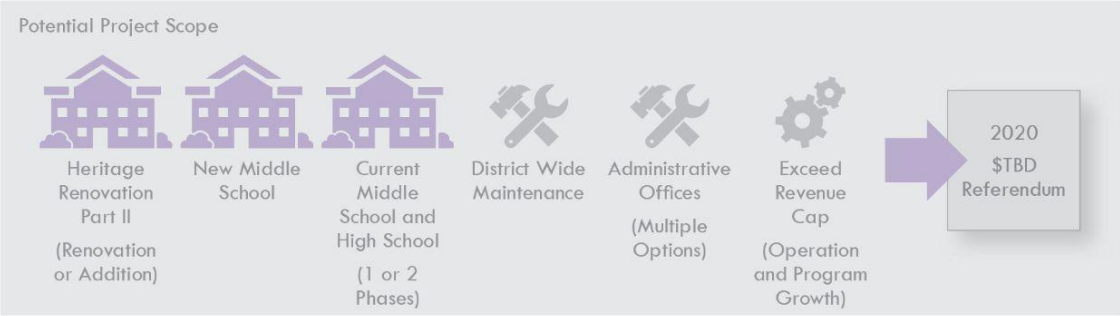
Our Process

Phase 1 (Complete) ➡ Phase 2 (In-Process) ➡ Phase 3 (Future)

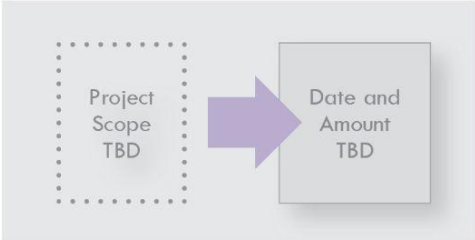
PHASE 1



PHASE 2



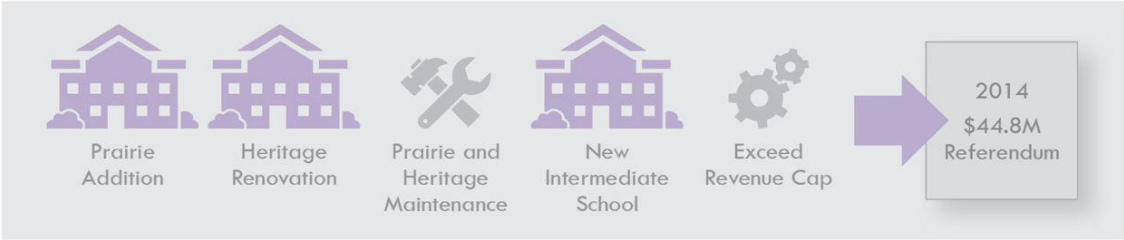
PHASE 3



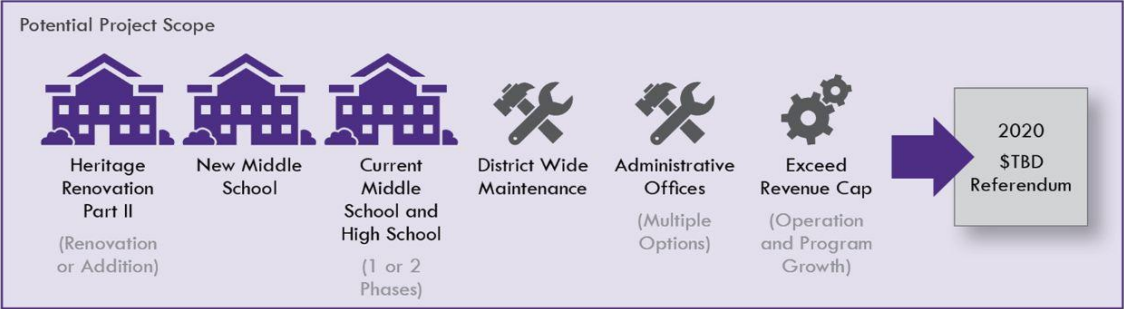
Our Process

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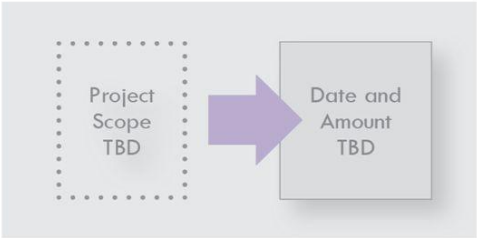
PHASE 1



PHASE 2



PHASE 3



**Phase 2 was paused in the spring of 2020 due to the COVID-19 pandemic.*

Our Process

Phase I

2010

High School
Addition
and
Renovation

2013

Establish
Long-Range
Master Plan
(1 central HS, 1
MS, and
confirm grade
configurations)

2014

Intermediate
School/Heritage
Renovation/
Prairie Addition

2016

Middle School
Trailer Addition

Phase II

2019

BOE
Considers
Phase II
Planning
Options

2019 -
20

COVID -
Pause
Facilities
Planning

January
2022

Enrollment
Projections

Winter
2022

Option
Refinement/
Update
Long-Range
Master Plan

Spring
2022

Community
Survey

June
2022

Finalize
facility and
operational
referendum
questions

July
2022

Adopt
referendum
questions

Our Process - What has changed?

- 2013 Long-Range Plan
 - Focus on 1 High School, 1 Middle School, and confirmed grade configurations
- 2014 referendum plan included minor renovations at Heritage Elementary School, with intent for future major renovations
- Phase II evaluated multiple options for Heritage Elementary, (do we replace or remodel Heritage?)
 - How much does it cost to remodel?
 - Do we build a new Heritage Elementary?
 - Where should Heritage Elementary be located?

Proposed Solution: Question 1 \$175 million

- New Heritage Elementary School at the Intermediate School site
- New Middle School at the Heritage Elementary School site
- Additional projects, including:
 - Technical Education areas at High School (Innovation Center and welding shops and labs)
 - Small Auditorium at High School
 - Warrior Stadium bleacher extension
 - Family Restroom near the Aquatic Center at the High School
 - Teaching and Learning Center (TLC) renovations
 - Large Group Instructional Area at the High School
 - LMTC/Library furniture at High School
 - Renovations at Bethel Circle



Accommodate
Enrollment
Growth



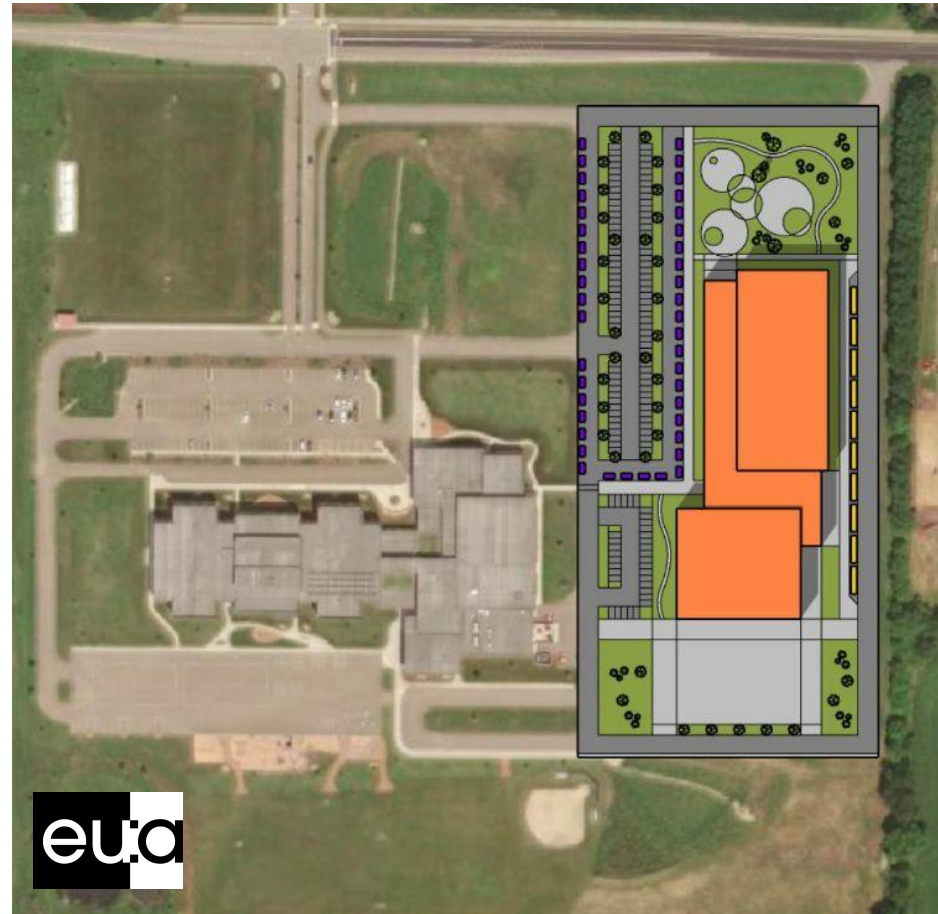
Modern
Learning
Environments



Address
Capital
Maintenance

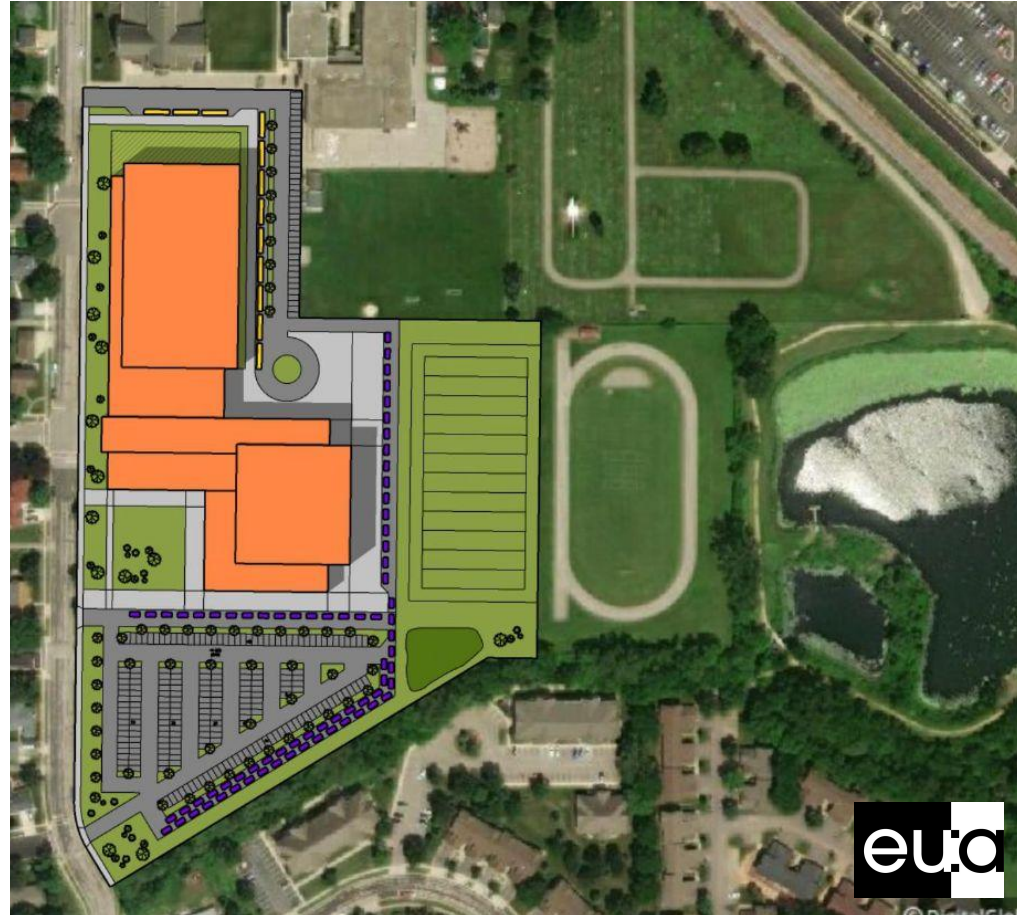
Heritage Elementary School

- Conceptual image
- Adjacent to Intermediate School
- 6 sections per grade level
- Student capacity of approximately 700 students
- No immediate change in attendance zones upon completion
- Likely completed by Fall 2024



Waunakee Community Middle School

- Conceptual image
- To be located on Heritage site
- 16 core classrooms per grade level
- Student capacity of approximately 900 students
- Expandable to 1,000 students
- Full football sized field
- Maintains existing 300-meter track
- Likely completed by Fall 2026



Proposed Solution: Question 2 Phased \$6 million, 3-year non-recurring operational referendum

- Increase in day-to-day operational funding
- Funding for:
 - Attracting and retaining quality staff (Approximately \$4.1 million)
 - Maintaining existing programs as the Federal funding support for COVID-19 is phased out (Approximately \$1.6 million)
 - Costs associated with new construction (Approximately \$0.3 million)



Phasing of Question 2: Operations

- Phased three-year, \$6 million operating referendum



\$1M 2022-23 +
additional \$2M
2023-24
= \$3M



\$3M 2023-24+
additional \$3M
2024-25
= \$6M

Phasing of Question 2: Operations

If question 2 of the referendum is approved by the voters, what happens to the operational budget after 2024-25?

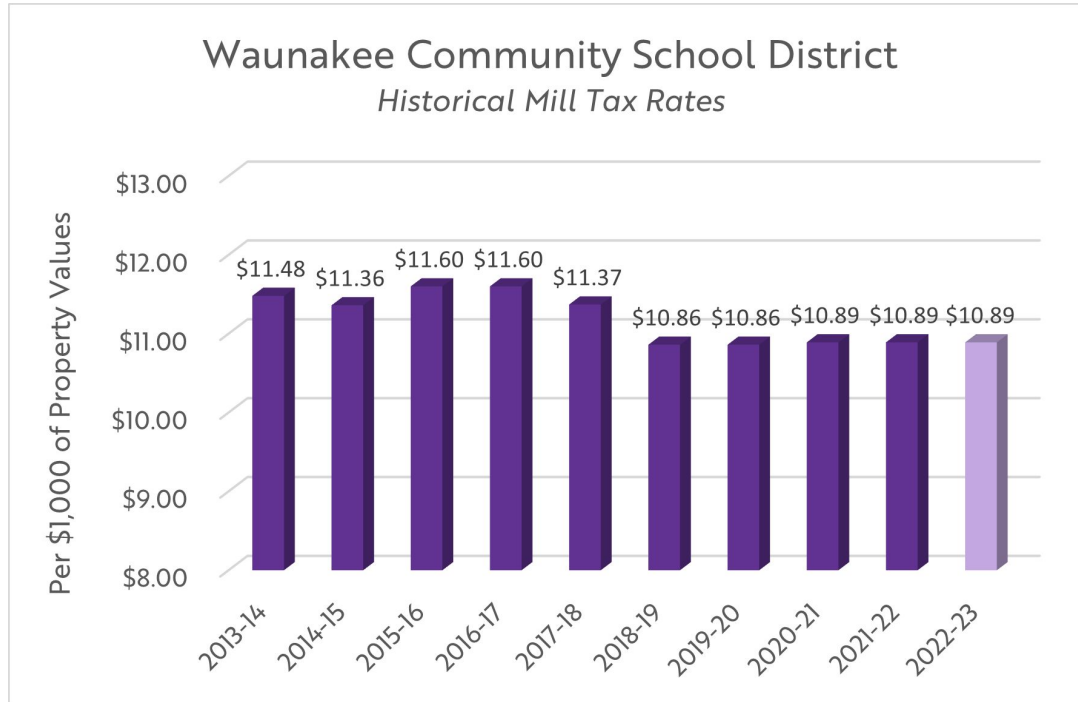
- Question 2 of the November 8th referendum provides operational funding for the 2022-23, 2023-24 and 2024-25 fiscal years. In addition, in November of 2020, the voters approved \$2.1 million in operational funds for the 2020-21 through 2024-25 fiscal years.
- The School Board will have to evaluate the operational needs of the school district for 2025-26 and beyond when the non-recurring operational funds expire. This evaluation will be based on the funding support provided during the 2023-25 state budget, the enrollment growth of our school district, the property value growth of our community, the consumer price index cost increases, and other financial variables.
- The community can expect that the School Board evaluation of the operational needs of the district will result in an operational referendum question in November of 2024, effective for the 2025-26 school year, to replace the expiring non-recurring operational funds.

Financials - High Level Overview

- The 2022-2023 school district property tax levy will **not** change based on the referendum 2022 results.
- The School Board will either approve the funding of paying for existing debt (if the referendum questions **are not** approved) OR funding the costs of the referendum questions (if the referendum questions **are** approved).
- The school district property tax rate after the 2022-2023 school year will not exceed the current tax rate of \$10.89/\$1,000 value.

Financials

The School Board has a goal for a consistent property tax rate across school years.

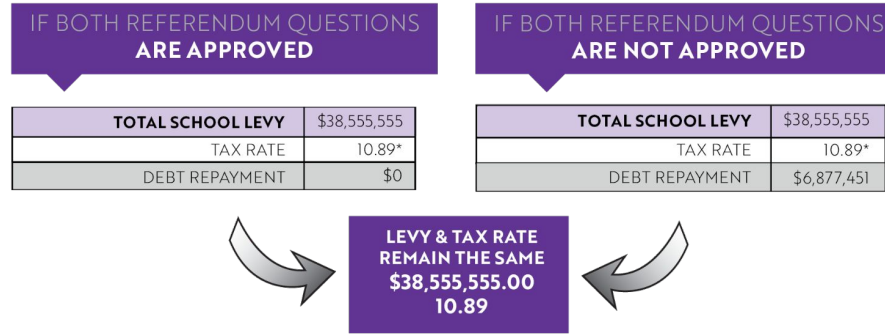


*The School Board will
approve the
2022-2023 property
tax levy at a Special
School Board meeting
on Monday, October
24, 2022.*

Financials - How is a consistent tax rate accomplished?

1. The School Board is able to utilize a combination of financial strategies to accomplish a consistent tax rate. Examples include:
 - a. Paying down existing debt early, which results in interest cost savings for taxpayers.
 - b. Taking advantage of low interest rates when issuing new debt.
 - c. Issuing new debt across multiple fiscal years which spreads out the cost over a longer period of time.
2. A consistent tax rate may still result in school property tax levy changes over time because of property tax shifts between municipalities, within municipalities, property value changes, and school levy credit changes.

Financials - Example Financial Plan



*The Board of Education is required by law to modify the proposed tax levy on October 24, 2022 to reflect the September 2022 student enrollment counts and the October 15th final State equalization aid from the Department of Public Institution.

The tax rate is based on an estimated 5% increase in property values. Increases in property values above 5% may result in a decrease to the tax rate.

Financials - Example Financial Plan for Nov. 8th Referendum

- The example financial plan spreads out the borrowing for the \$175 million dollar referendum between 2022 and 2026.
- The example financial plan assumes interest rate costs based on the interest rate market in July of 2022.
- The example financial plan assumes property value growth of 5 percent in October of 2022, and then 3 percent thereafter, plus tax district closures in 2024, 2030, and 2032.
- **Increases in property values above 5% may result in decreases to the tax rate.**
- The example financial plan results in the tax rate remaining at \$10.89/\$1,000 of equalized property value.
- If the referendum questions are not approved, the School Board intends to repay debt in the amount of \$6,877,451.
- To view the financial plan, visit our [FAQ document](#) (Question #20).

Where Can I Learn More?

Phone: (608) 849-2000

Website: www.waunakee.k12.wi.us

Email: wcsd_fall2022referendum@waunakee.k12.wi.us

Upcoming Events:

- Staff/Community Engagement Session (Zoom Webinar) - Wednesday, September 14 at 6:00 p.m.
- Community Engagement Session (In-Person) - Wednesday, September 21 at 6:30 p.m. (High School PAC)
- Open House and Tours - Heritage Elementary on Tuesday, October 4 at 6:00 p.m.
- Open House and Tours - Waunakee Community Middle School on Thursday, October 13 at 5:30 p.m.
- Parent/Family - Prairie PTO (Tuesday, Oct. 18 at 6:30 p.m.) and High School Parent Advisory (Monday, Sept. 26 at 6:00 p.m. via Zoom)
- Municipalities Board Meetings - Village of Waunakee (Sept. 19 at 6:00 p.m.), Town of Springfield (Sept. 20 at 7:00 p.m.), Town of Dane (Oct. 3 at 6:30 p.m.), Town of Westport (Sept. 19 at 7:00 p.m.), Middleton (Oct. 18 at 7:30 p.m.), and Town of Vienna (Oct. 3 at 7:00 p.m.)



Questions?



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