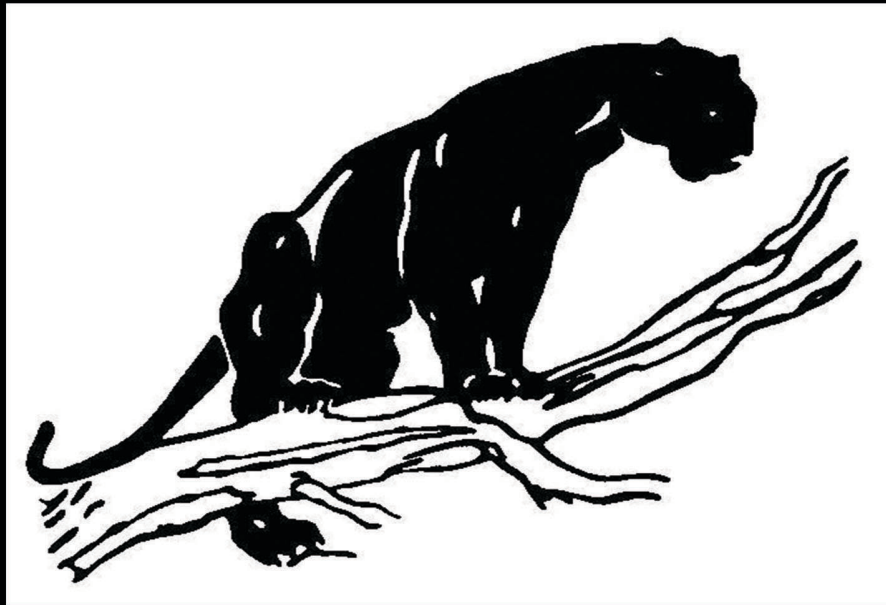


School District of West Salem

# REFERENDUM



This edition of the magazine will provide information about the November 8th referendum

**#WeAreWS**

**p. 1-2** Issues and Solutions  
Financing

**p. 3-4** Question #1  
Middle School  
Elementary School

**p. 5-6** Question #2  
Campus Facilities

# ISSUES & SOLUTIONS

## What Issues Are We Trying to Solve?

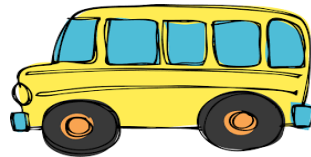
## Proposed Solutions for Each Issue

Crowding in our elementary school; too many students



Move 5th grade from elementary school to middle school and renovate elementary school serving area and athletic entrance

Aging and inadequate middle school



Renovate, expand, and update the middle school to include 5th grade, creating a modern, efficient facility

Campus traffic congestion and safety

Create new bus loop, additional parking and relocate the "front" of the middle school from Mark Street to East Avenue

Aging, limited, and insufficient outdoor facilities

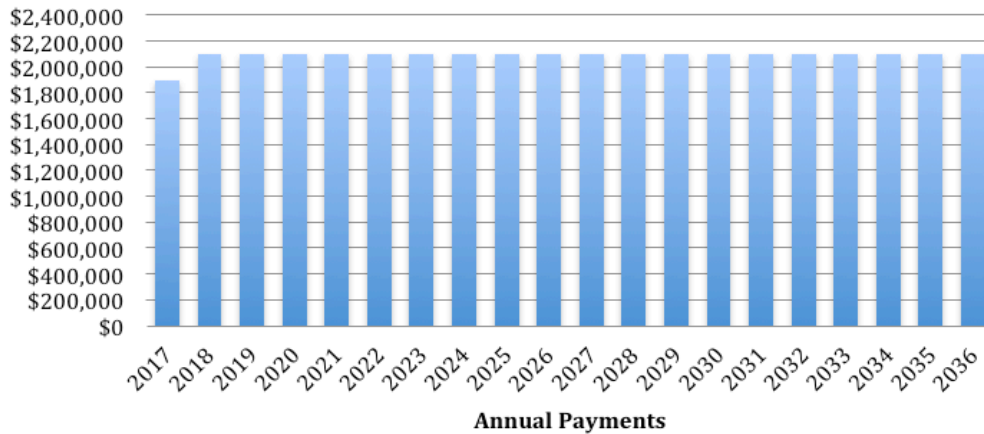


Reconstruct running track, construct additional seating at football stadium; construct new tennis courts, softball complex, JV baseball field, multi-purpose events facility that includes restrooms and concessions for outdoor events; provide new road, parking, and utilities

Accommodate the Boys' and Girls' Club

Accept a \$2.5 million donation from Boys' and Girls' Club to renovate the current middle school basement, locker rooms, and gymnasium into shared space to be used by the club and school district

## Question #1 and Question #2 Both Pass



### District Debt Summary

The district assumes \$25 million in additional debt. Annual payments for both current and new debt combined are set at \$2.1 million per year for 20 years.

### Property Tax Impact

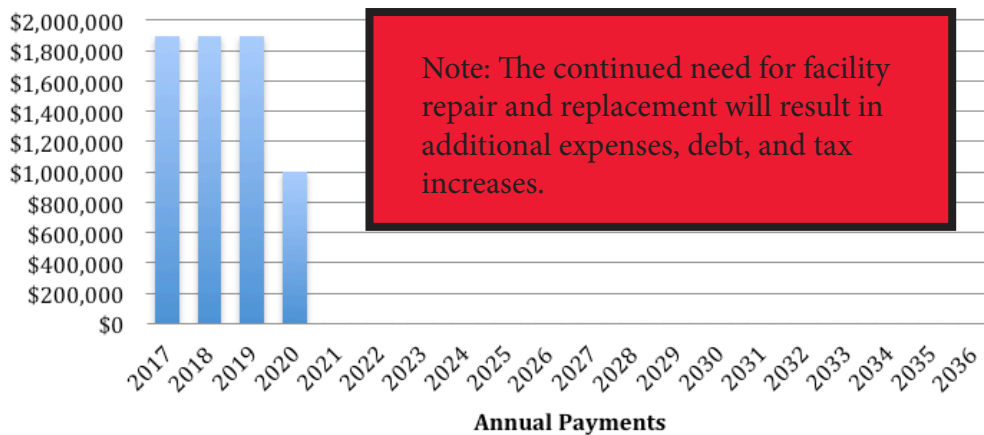
The taxes on \$100,000 worth of property will DECREASE by \$75 in 2017 and will remain stable moving forward.

### Looking Ahead

District facility issues will be addressed for the foreseeable future.



## Question #1 Fails & Question #2 Fails



### District Debt Summary

The district assumes no additional debt. Annual payments on current debt will end in 4 years.

### Property Tax Impact

The taxes on \$100,000 worth of property will DECREASE by approximately \$75 in 2017 and will eventually decrease by more than \$250 by 2021.

### Looking Ahead

District facilities will remain in need of expansion, repair, or replacement. **The district cannot finance this work without voter approval.**

# QUESTION #1 ELEMENTARY

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## Question #1

\$20,000,000 for renovations and additions to our middle school along with updates to our elementary school including parking, a bus loading area, and cafeteria serving area

## Middle School Project

Additions and renovations

\$18,700,000

+\$2.5 million from Boys' and Girls' Club

### What does this include?

- Two-story addition, including four individual grade level pods; one for each grade, 5-8. Each pod would contain classrooms and a center gathering space for lockers.
- Space containing a cafeteria/commons area, kitchen, music/choir area, secure entry, and a two-station gymnasium.

- The funds provided by the Boys' and Girls' Club will be used to create a "new" club within the building by renovating the current middle school basement, locker rooms, gymnasium, and east entry.
- Renovations and system modifications would include: electrical service, ADA compliance, heating, air conditioning, ventilation, fire alarm, roofing, doors and windows.



## Elementary School Project

Renovations and sitework

\$1,300,000

### What does this include?

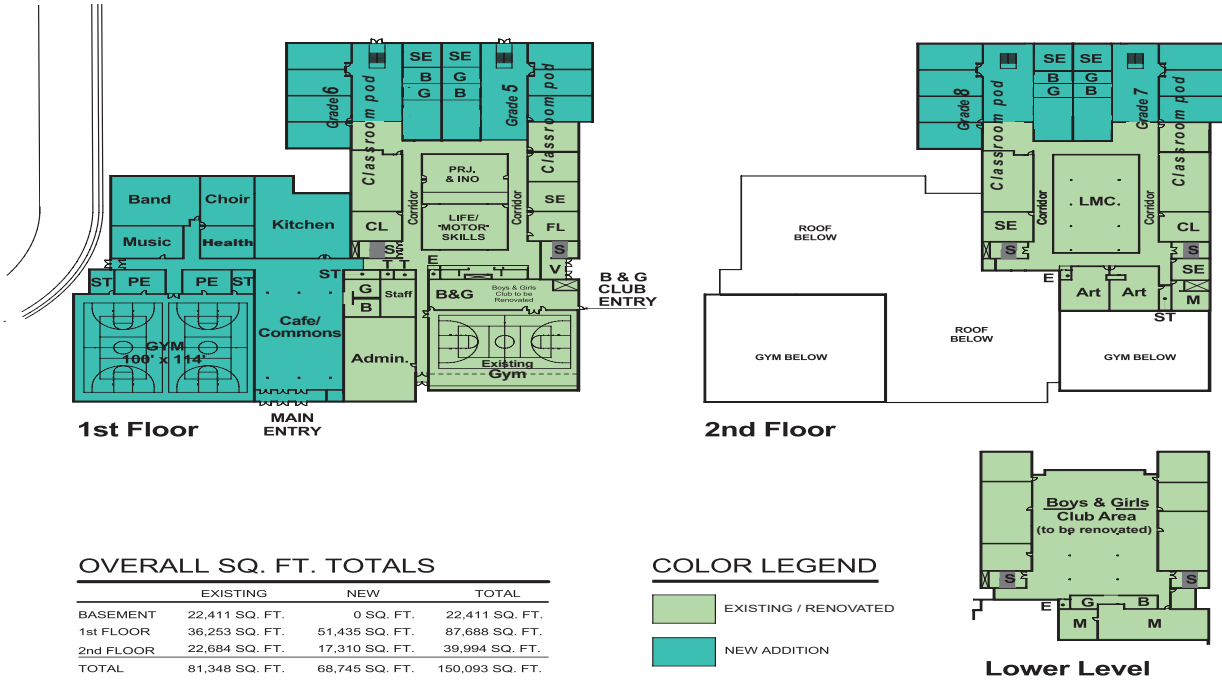
- A dedicated bus transfer area
- Additional parking
- Improved cafeteria serving area
- An events entrance
- Building infrastructure

The \$2.5 million donation by the Boys' and Girls' Club allows the district to accommodate the club by creating shared facilities and expanding the scope of renovation and additions at no additional cost to the tax payer.

# AND MIDDLE SCHOOL UPDATES

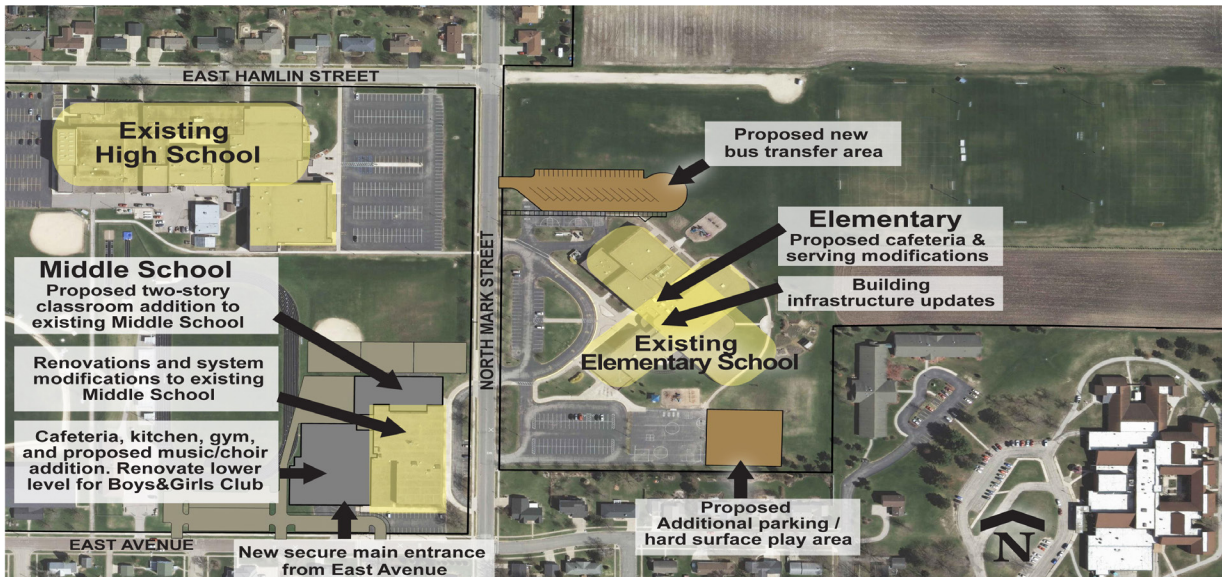
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## Middle School Updates



### OVERALL SQ. FT. TOTALS

	EXISTING	NEW	TOTAL
BASEMENT	22,411 SQ. FT.	0 SQ. FT.	22,411 SQ. FT.
1st FLOOR	36,253 SQ. FT.	51,435 SQ. FT.	87,688 SQ. FT.
2nd FLOOR	22,684 SQ. FT.	17,310 SQ. FT.	39,994 SQ. FT.
TOTAL	81,348 SQ. FT.	68,745 SQ. FT.	150,093 SQ. FT.



## Question #1 Graphic

Middle & Elementary School

### Question #2

\$5,000,000 for renovating the running track, provide additional seating at the football stadium, construct three new softball diamonds, construct one new baseball diamond, construct 8 new tennis courts, construct a multi-purpose events facility along with an access road, parking, and utilities.

### Current Complications

- Track is unusable for hosting home events due to cracks and soft spots.
- JV baseball field located across town prevents teams from practicing next to each other and sharing coaching resources.
- Tennis courts are in very poor condition and are limited in number, creating safety problems and limited space for matches.
- The football facility requires additional seating. The stands cannot accommodate enough fans, requiring fans to stand for the duration of the game.
- Use of the village shelter for hosting ice hockey games creates a limited and inadequate facility.
- The tennis, softball, soccer, and ice hockey teams lack adequate storage, restrooms, parking, and concessions.
- MS and HS softball programs lack adequate fields for both competition and practice.



### Campus Facilities Project

\$5,000,000

#### What does this include?

- Renovation of the running track
- Construction of additional seating in the football/track stadium
- Construction of three-diamond softball complex and renovation of the current varsity softball diamond into a junior varsity baseball diamond
- Construction of a new eight-court tennis facility
- Completion of the related site improvements to include a parking lot and access road

#### This project also includes the construction of a multi-purpose events facility

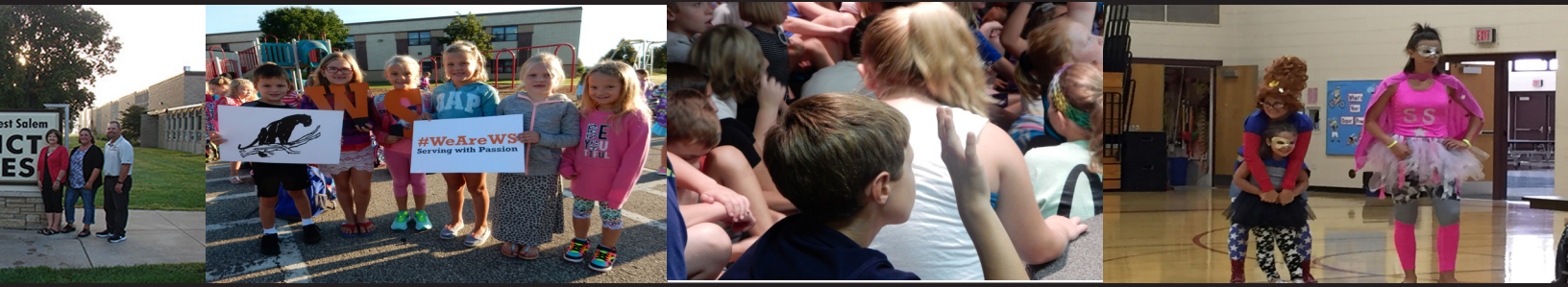
- This facility will include restroom, concession, and changing areas designed to service the surrounding outdoor events, including soccer games, softball games, tennis matches, and cross country meets.
- This facility will serve as the center of a sports complex located near the current

soccer fields. The building will accommodate a number of school related activities including:

1. Indoor practice for soccer, softball, baseball, track, and tennis
  2. Ice hockey
- This facility is also expected to function as a community events center with the ability to host a wide range of activities and events.

## DISTRICT FINANCING AND TAX RATE

Since the successful referendum in 2001 to renovate and expand the high school, the school district has made an average annual debt payment, or mortgage payment, of \$1.9 million per year. Over the past two years, these annual payments included “pre-payment” or principal payments to lower the outstanding debt. In the summer of 2016, the school district completed a final “refinancing” of the remaining debt on the high school project to capture savings offered by historically low interest rates. The result of this preparation combined with record low interest rates affords the district the option of now financing \$25 million in new debt with approximately the same annual payment and therefore without raising taxes. In fact, district residents will experience a decline in the school tax rate for 2017 regardless of debt payment amounts due to increasing district property values and state-imposed revenue limits.



Question #2  
Graphic

Campus  
Facilities

# VOTE NOVEMBER 8TH

The school district referendum will contain two questions. The first question will seek voter approval to borrow up to \$20 million in order to make renovations and additions to the middle school and elementary school. The second question will seek voter approval to borrow up to \$5 million to address improvements to several campus facilities including the construction of a multi-purpose events facility.

*For more information and videos, please go to <http://www.wsaalem.k12.wi.us> and click on "Referendum" under "Our District".*

This document is not intended to advocate that you vote for or against the referendum, but instead is intended to inform you of the facts about each question of the referendum.

Current Resident  
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West Salem, WI 54669



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