



2025 BUILDING REFERENDUM

Information Session



2025 BUILDING REFERENDUM

Welcome
Introductions



Prior to February 20, 2024 – Key Findings

- Projected building maintenance expenses exceed the District's financial capabilities.
 - Due to how school funding is calculated in the State of Wisconsin, large building maintenance projects are often beyond what districts can pay for out of the annual budgets.
- Our school has security and safety issues that must be addressed.
- Technical Education facilities at our school are outdated and overutilized without available space to expand new technologies.
- Participation in programs at our school overutilize critical gymnasium, locker room, and fine arts facilities. Issues such as timely availability of spaces exists creating late nights and long days for our children.



Prior to February 20, 2024 – Key Findings

- **The District should explore ways to expand education opportunities.**
 - Families have a great deal of choice these days when it comes to where they live and raise their children. The community's school has a significant impact on those choices. Steps need to be taken to attract and retain families and staff in the Shiocton community.
- **It is important for Shiocton to become the school district of choice.**
 - Operational funding for school districts is directly tied to the number of students enrolled in the district. Therefore, to be financially viable, we want our District to be considered when:
 - Parents are choosing where to send their children to school
 - A new family moves to the area
 - A great teacher is looking for a job
 - A business is looking to relocate or expand



February 20, 2024 - Vote

Thank
you

Operational Question

- ✓ Enabled district to attract and retain staff including staffing to meet student needs
- ✓ The district was able to maintain and improve curriculum, instruction, programming, and technology infrastructure
- ✓ Smaller sized buildings, grounds, and maintenance items were able to be addressed

Facility Question

- × New school offices built at middle / high school choir and elementary school with secure entries.
- × Build new tech ed shops for auto and engines, woods, and metals with a new technology center for engineering and fabrication. Existing woods shop becomes construction trades shop with outdoor construction yard.
- × On playground, replace main structure and swings, add ADA seating and walking path, and add play structures
- × New varsity gym with two full-size courts with ADA compliant seating for 800 and space for portable bleachers for an additional 200 seats. Remodel existing space for two girls and two boys locker rooms.
- × Larger spaces for band and chorus to accommodate growing programs.
- × Add and remodel space for childcare with new office separate from other areas of the school.





What Did We Learn After the Referendum?

- A project to address Shiocton Child Care Center needs would not be supported at this time
- The survey after the referendum indicated over 60% of the community is interested in addressing building needs with another referendum
- The survey indicated the highest priority needs are infrastructure and maintenance, safe and secure entrances, technical education, and band room addition with chorus room relocation which all had a score of between 3 and 4 on a scale of 1 to 5





Building Referendum 2025

A successful referendum will address four critical areas of need



**SAFETY &
SECURITY**



**CAREER &
TECH ED**



**INVESTING IN
INFRASTRUCTURE**



**ACCESS TO
FACILITIES**



Area of Need Video



The elementary and middle / high school offices will be relocated to provide optimal supervision and secured school entrances.





Area of Need Video



CAREER & TECH ED

Update our Tech Ed spaces which are the oldest and most over-utilized areas of our school.



**MOVING
SHIOCTON
FORWARD**



CAREER AND TECH ED



Area of Need Video



INVESTING IN
INFRASTRUCTURE

Repairs, replacements,
and improvements to
the existing outdated
and failing building
components and
equipment, the cost of
which is beyond our
limited annual budget.

MOVING SHIOCTON FORWARD



INVESTING IN INFRASTRUCTURE





Area of Need Video



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.

MOVING SHIOCTON FORWARD



ACCESS TO FACILITIES: FINE ARTS





Current Use – Gyms, Cafeteria, Foyer



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.





Building Referendum 2025

Question 1

\$23,500,000 for infrastructure updates, replacements, and site improvements; construction of new elementary and high school offices for secured entry; construction of an addition and renovations for a new technical education center; construction of an addition and renovations for a fine arts wing; and remodeling the middle/high school locker rooms.

Question 2

\$9,100,000 for the construction of a new gymnasium addition including storage space.





Building Referendum 2025 – Question 1



The elementary and middle / high school offices will be relocated to provide optimal supervision and secured school entrances.

- New 2,638 square foot addition for elementary office and secure entry adjacent to existing kindergarten classrooms
- New 1,319 square foot addition for middle / high school office space with secure entry adjacent to existing chorus room
- Remodel 1,282 square feet of existing chorus room for office and remodel 2,190 square feet of existing tech rooms to relocate chorus

Safety and Security Design Team





Building Referendum 2025 – Question 1



SAFETY & SECURITY

The elementary and middle / high school offices will be relocated to provide optimal supervision and secured school entrances.



ELEMENTARY OFFICE RECEPTION



VOTE
April 1, 2025



Building Referendum 2025 – Question 1



SAFETY & SECURITY

The elementary and middle / high school offices will be relocated to provide optimal supervision and secured school entrances.





Building Referendum 2025 – Question 1



SAFETY & SECURITY

The elementary and middle / high school offices will be relocated to provide optimal supervision and secured school entrances.



MIDDLE AND HIGH SCHOOL OFFICE SECURE ENTRY / FINE ARTS ADDITION





Building Referendum 2025 – Question 1



**CAREER &
TECH ED**

Update our Tech Ed spaces which are the oldest and most over-utilized areas of our school.

- The Tech Ed shops are the oldest part of our school and need replacement
- Build a new 20,244 square foot Tech Ed addition for auto and engines, woods, and metals with a new technology center for engineering and fabrication.
- Remodel 3,951 square foot for existing woods shop to become construction trades shop with a new outdoor construction yard.



Building Referendum 2025 – Question 1



CAREER & TECH ED

Update our Tech Ed spaces which are the oldest and most over-utilized areas of our school.





Building Referendum 2025 – Question 1



Repairs, replacements, and improvements to the existing outdated and failing building components and equipment, the cost of which is beyond our limited annual budget.

- Repair and replace roofs
- Replace boilers, piping, and variable frequency drives from 1996
- Replace Carrier roof top heating and ventilation units and existing gymnasium heating and ventilation units
- Generator and transfer switches replacement
- Replace main electrical service equipment and panel boards that were installed prior to 1996
- Replace chillers and install on existing building
- Relocate underground utilities



Building Referendum 2025 – Question 1



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.

- Larger spaces for band and chorus to accommodate growing programs.
- Build a new 6,313 square foot band room addition with practice rooms and storage spaces.
- Remodel 2,190 square feet of existing Tech Ed rooms to relocate chorus.
- Currently, we lack equal access to locker room facilities for boys and girls. Hosting visiting teams is also difficult due to limited locker room space.
- Remodel 7,103 square feet of existing space for two girls and two boys locker rooms.



Building Referendum 2025 – Question 2



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.

- Participation in school and community programs result in an overutilization of critical gymnasium facilities. Scheduling issues impact timely availability of spaces, creating early mornings, late nights, and long days for our children.
- New gymnasium with interior size of 126 feet by 112 feet for 14,112 square feet
 - 1 main full-size court with 2 cross full-size courts
 - Home seating for 500 spectators and visitor seating for 300 spectators
 - Space for 312 spectators on cross courts
 - Includes large storage space



Building Referendum 2025 – Question 2



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.



GYMNASIUM ADDITION



ACCESS TO FACILITIES

VOTE

April 1, 2025



Building Referendum 2025 – Question 2



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.



ACCESS TO FACILITIES

VOTE
April 1, 2025



Building Referendum 2025 – Question 2



ACCESS TO FACILITIES

Address the need for required, equitable, and improved access to high-use learning environments.



GYMNASIUM LOBBY AND CONCESSIONS



Budgets

Question 1

Total	\$23,500,000
Maintenance and Infrastructure Repairs	\$5,860,000
Elementary Office Addition	\$1,090,000
New Middle/High School Office	\$1,240,000
Tech Ed	\$10,150,000
New Fine Arts Addition	\$2,700,000
Remodel Locker Rooms	\$2,460,000

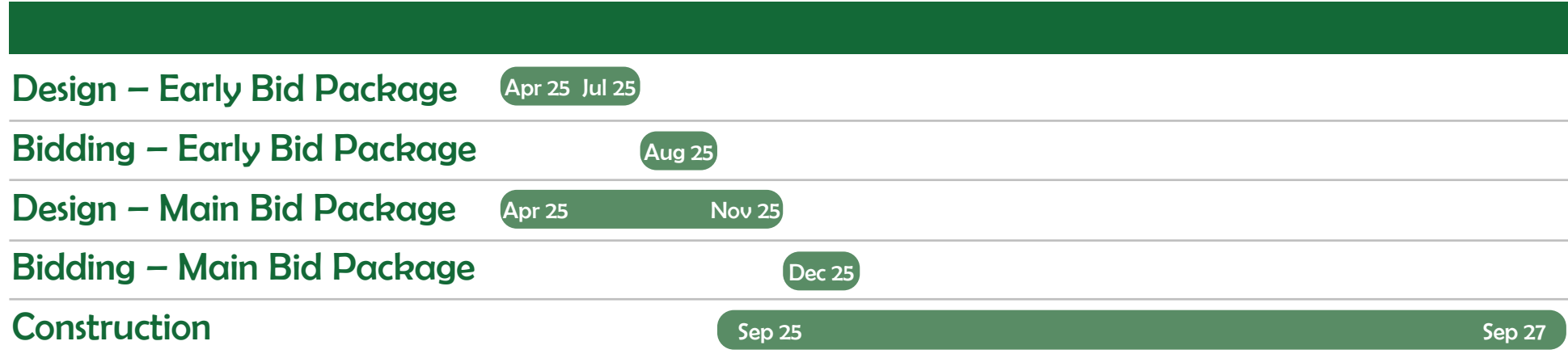
Question 2

Total	\$9,100,000
New Gymnasium, Storage, Concessions, and Lobby	\$9,100,000

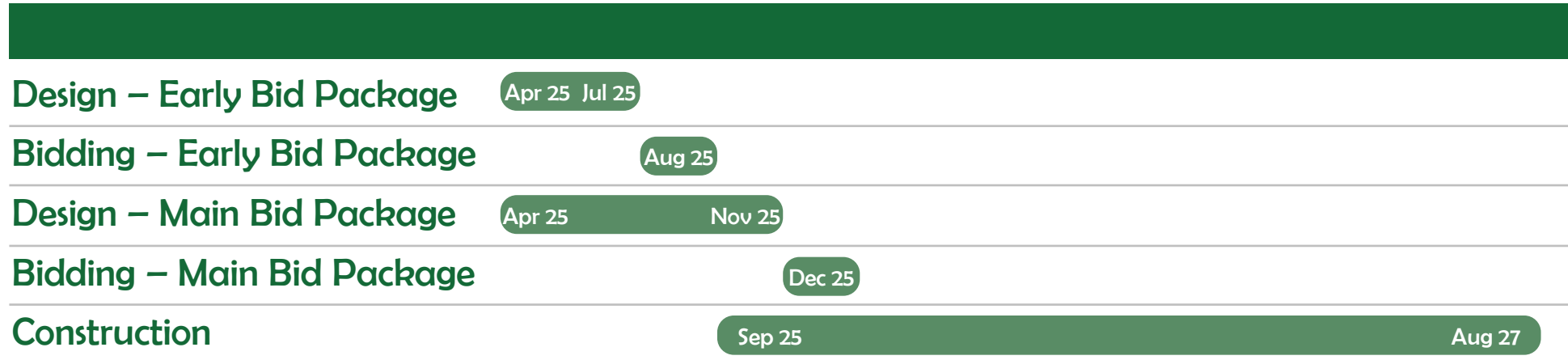


Timeline

✓ Question 1



✓ Question 2



Priority will be placed on construction work being completed during the summers of 2026 and 2027 to minimize the impact on students and staff.



Financial Impact Highlights

- Existing debt from the MPF project concludes in 2028
- Interest is included in the bond repayment calculations
 - 4.25% to 4.50% bond interest rates are actuarially projected
 - Recent Wisconsin bond interest rates range from 3.49% to 4.35%
 - Feb 2025: La Crosse = 3.92%
 - Dec 2024: Shawano = 3.84%
- Bonds will be issued in 3 draws over 3 years
 - Multiple draws aid in reducing the interest paid
 - Each draw will have a payback period of 20 years
 - Repayment plan specifically designed to have a one-time impact
 - Total of \$1.30 the first year
- Bonds will be paid annually over the next 22 years



Financial Impact Details

School District of Shiocton
EXAMPLE APRIL 2025 REFERENDUM FINANCING PLAN
UPDATE FINANCING PLAN 03.05.25: \$32,600,000

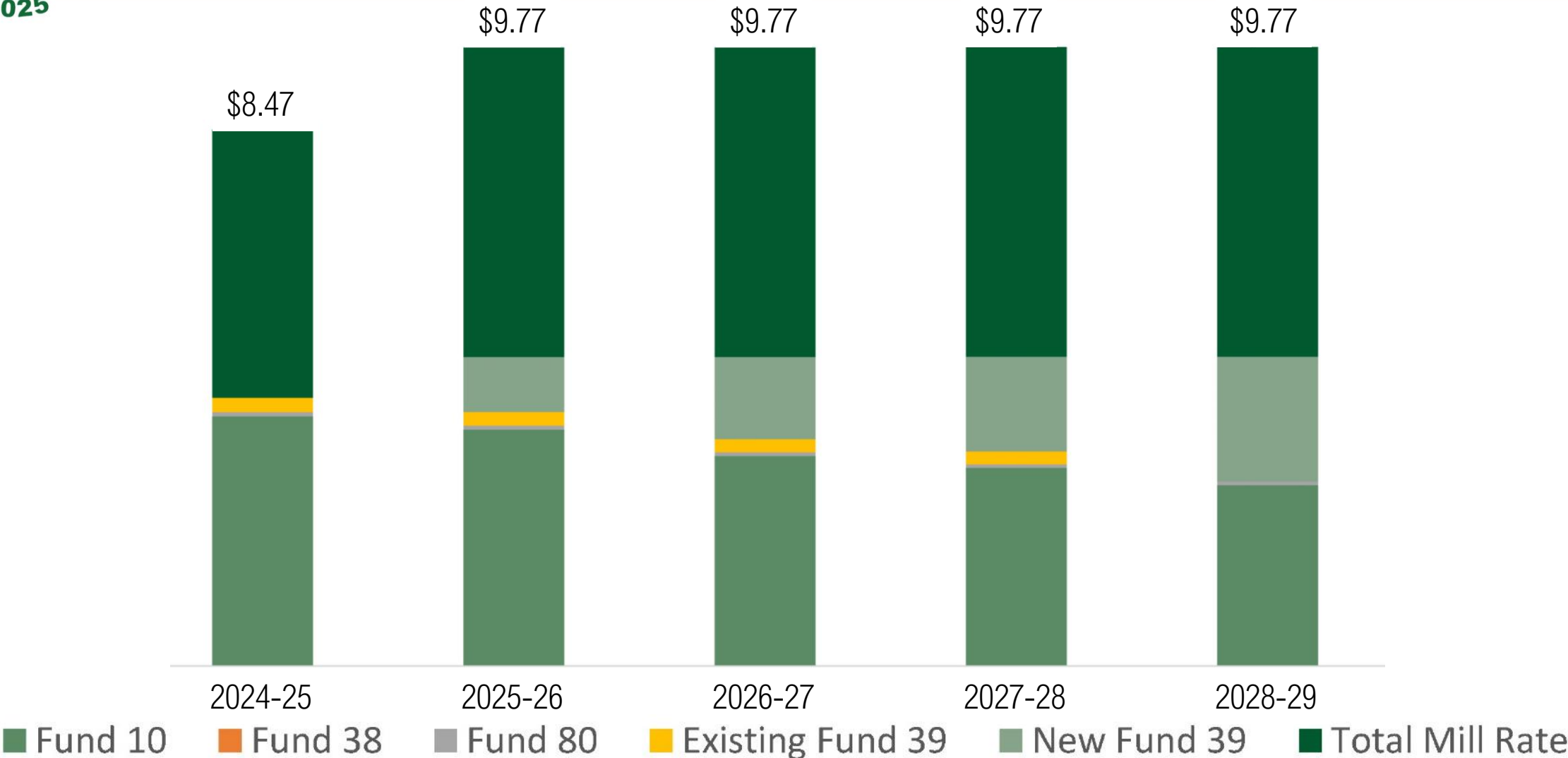
(A) State aid impact based on incremental expenditure over 2024-25 base year at the following aid levels (2024-25 October certification):
Tertiary Aid Percentage 27.45%

LEVY YEAR (Fall)	PAY- MENT YEAR (CY)	FUND 39 EXISTING DEBT SERVICE	\$10,800,000		\$10,900,000		\$10,900,000		FUND 39 TOTAL LEVY	EXAMPLE STATE AID IMPACT (A)	FINANCING PLAN TOTAL	PAY- MENT YEAR (CY)
			G.O. SCHOOL BONDS		G.O. SCHOOL BONDS		G.O. SCHOOL BONDS					
			Dated July 1, 2025		Dated July 1, 2026		Dated July 1, 2027					
			(First interest 4/1/26)		(First interest 4/1/27)		(First interest 4/1/28)					
			PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) EST. AVG= 4.25%	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) EST. AVG= 4.50%	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) EST. AVG= 4.50%				
2024	2025	\$241,800							\$241,800		\$241,800	2025
2025	2026	\$243,200	\$410,000	\$565,038					\$1,218,238		\$1,218,238	2026
2026	2027	\$244,200	\$455,000	\$431,906	\$245,000	\$607,613			\$1,983,719	(\$207,481)	\$1,776,238	2027
2027	2028	\$244,800	\$445,000	\$412,781	\$160,000	\$475,875	\$165,000	\$609,413	\$2,512,869	(\$415,113)	\$2,097,756	2028
2028	2029		\$820,000	\$385,900	\$380,000	\$463,725	\$595,000	\$469,688	\$3,114,313	(\$560,855)	\$2,553,457	2029
2029	2030		\$570,000	\$356,363	\$200,000	\$450,675	\$305,000	\$449,438	\$2,331,475			2030
2030	2031		\$400,000	\$335,750	\$325,000	\$438,863	\$400,000	\$433,575	\$2,333,188			2031
2031	2032		\$415,000	\$318,431	\$425,000	\$421,988	\$335,000	\$417,038	\$2,332,456			2032
2032	2033		\$435,000	\$300,369	\$440,000	\$402,525	\$355,000	\$401,513	\$2,334,406			2033
2033	2034		\$455,000	\$281,456	\$460,000	\$382,275	\$370,000	\$385,200	\$2,333,931			2034
2034	2035		\$475,000	\$261,694	\$480,000	\$361,125	\$385,000	\$368,213	\$2,331,031			2035
2035	2036		\$495,000	\$241,081	\$505,000	\$338,963	\$400,000	\$350,550	\$2,330,594			2036
2036	2037		\$515,000	\$219,619	\$525,000	\$315,788	\$425,000	\$331,988	\$2,332,394			2037
2037	2038		\$535,000	\$197,306	\$555,000	\$291,488	\$440,000	\$312,525	\$2,331,319			2038
2038	2039		\$560,000	\$174,038	\$580,000	\$265,950	\$460,000	\$292,275	\$2,332,263			2039
2039	2040		\$585,000	\$149,706	\$605,000	\$239,288	\$480,000	\$271,125	\$2,330,119			2040
2040	2041		\$610,000	\$124,313	\$630,000	\$211,500	\$510,000	\$248,850	\$2,334,663			2041
2041	2042		\$635,000	\$97,856	\$665,000	\$182,363	\$525,000	\$225,563	\$2,330,781			2042
2042	2043		\$665,000	\$70,231	\$690,000	\$151,875	\$555,000	\$201,263	\$2,333,369			2043
2043	2044		\$695,000	\$41,331	\$720,000	\$120,150	\$580,000	\$175,725	\$2,332,206			2044
2044	2045		\$625,000	\$13,281	\$755,000	\$86,963	\$705,000	\$146,813	\$2,332,056			2045
2045	2046				\$1,555,000	\$34,988	\$625,000	\$116,888	\$2,331,875			2046
2046	2047						\$2,285,000	\$51,413	\$2,336,413			2047
<u>\$974,000</u>			<u>\$10,800,000</u>	<u>\$4,978,450</u>	<u>\$10,900,000</u>	<u>\$6,243,975</u>	<u>\$10,900,000</u>	<u>\$6,259,050</u>	<u>\$51,055,475</u>			





\$32.6M Mill Rate Projections





What Will This Referendum Cost Me?

✓ Question 1

Approval of Question 1 for \$23,500,000 results in a projected tax increase of \$94 per year per \$100,000 of property value. (\$7.84 per month or 26¢ per day)

✓ Question 2

Approval of Question 2 for \$9,100,000 results in a projected tax increase of \$36 per year per \$100,000 of property value. (\$3.00 per month or 10¢ per day)

✓ Question 1

+

✓ Question 2

Approval of BOTH Questions results in a projected tax increase of \$130 per year per \$100,000 of property value. (\$10.84 per month or 36¢ per day)

$$\begin{array}{r} \$94 \\ + \$36 \\ \hline \$130 \end{array}$$



What Are The Questions On the Ballot?

Registered Wisconsin voters may vote in-person or request an absentee ballot and vote absentee by mail.

Learn about your options and polling locations, get step-by-step instructions, and track your ballot.

www.myvote.wi.gov

Instructions to Voters

If you make a mistake on your ballot or have a question, ask an election inspector for help. (Absentee voters: contact your municipal clerk).

To vote in favor of a question, make an "X" or other mark in the square next to "Yes," like this: ☒

To vote against a question, make an "X" or other mark in the square next to "No," like this: ☒

School District

Question Number I: Shall the School District of Shiocton, Outagamie County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$23,500,000 for the public purpose of paying the cost of a school building and improvement project consisting of: (1) infrastructure updates and replacements, and site improvements (including roofing, boilers, plumbing, HVAC, electrical panels, chillers, utility relocation, and playground and asphalt resurfacing); (2) construction of new elementary and high school offices for secured entry; (3) construction of an addition and renovations for a new technical education center; (4) construction of an addition and renovations for a fine arts wing (including new band and chorus rooms); (5) remodeling the middle/high school locker rooms by way of renovation and expansion of existing facilities (including athletic rooms and fine arts); and (6) acquisition of related furnishings, fixtures, and equipment?

☐ Yes

☐ No

Question Number II: Shall the School District of Shiocton, Outagamie County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$9,100,000 for the public purpose of paying the cost of the construction of a new gymnasium addition, including storage space, and acquisition of related furnishings, fixtures, and equipment?

☐ Yes

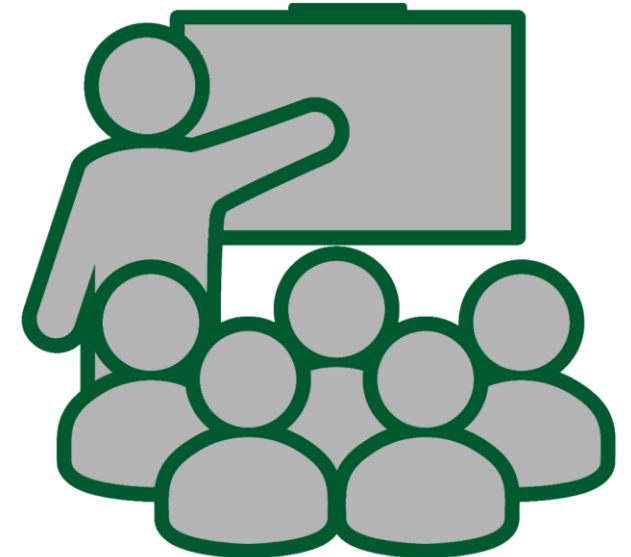
☐ No



Small Group Discussions and Questions

Seventh Inning Stretch ...

- Visit the information stations that address your interests or questions





Wrapping It Up

Session Wrap-Up

- What we heard
- Next steps ... learn more





Where To Find More Information



Scan Me!

www.shiocton.k12.wi.us/district/referendum-2025



Thank You!

**Thank
you**

Thank you

- for attending tonight
- for becoming an informed voter



Agricultural Land Assessment

- Assessed value of agricultural land is based on its use in agriculture, rather than its fair market value
- Guidelines & Land Use Value is found on the Department of Revenue website
- Buildings and improvements on a farm such as barns, houses, and silos, together with the land necessary for their location and convenience, are separately classified and continue to be assessed at fair market value
- Assessed Value of ag land can be vastly different from fair market value





Agricultural Land Assessment

Type of Property

Taxed on Total Value

Tax Year: 2017

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	2.86	\$17,500	\$137,700	\$155,200
4	Agriculture	21.9	\$4,500	\$0	\$4,500
5m	Agricultural Forest	12	\$16,800	\$0	\$16,800
Total:		36.76	\$38,800	\$137,700	\$176,500

Estimated Fair Market Value: -

Average Assessment Ratio: 0.999863721

* MFL and PFC values are not included in the total.

Special Assessments

Assessment

Amount

Garbage Collection

\$125.00