

CENTRAL HIGH SCHOOL DISTRICT OF WESTOSHA

The Central High School District of Westosha is a community treasure with a rich history of providing excellent opportunities for our students and families.

Thanks to our hardworking students, dedicated staff and supportive community, we've built on this tradition and have made some amazing advances in recent years.

While our primary focus will always be to enhance student learning, we also need to finalize a plan to update our school building.

Nearly two years of facility planning, evaluation of a facility study, and results of a community-wide survey led to the Board of Education's decision to place a referendum question on the April 6 ballot. If approved, the referendum will allow the District to address needs in four key areas.

THE QUESTION // BALLOT LANGUAGE

"Shall the Central High School District of Westosha, Kenosha and Racine Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$39,600,000 for the public purpose of paying the cost of a district-wide school building and facility improvement project consisting of: safety and security improvements; construction of additions for a cafeteria, gymnasium, locker rooms and classrooms; renovations and facility improvements, including modernizing classrooms and learning spaces, converting the existing cafeteria into an auditorium and the existing locker rooms into a weight room/fitness center; building systems and infrastructure updates; site improvements; and acquisition of furnishings, fixtures and equipment?"

Yes No

CONTACT INFORMATION

John Gendron, District Administrator
262.843.2321 ext. 222 • gendronj@westosha.k12.wi.us
www.westosha.k12.wi.us/referendum

INFORMATIONAL MEETINGS

February 22 • 6:30 PM
March 11 • 6:30 PM
Meetings will be held in the high school cafeteria and virtually (details on website).

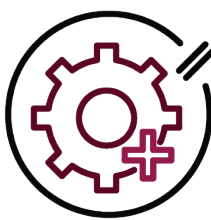


THE NEED



ENHANCE SAFETY & SECURITY

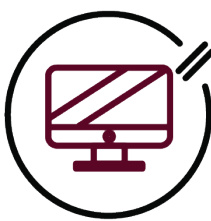
- Upgrade exterior locks and safety features
- Modify the main entrance to better monitor and control visitor access
- Revise drop-off/pick-up traffic flow to improve safety
- Upgrade/add security cameras
- Add lockable interior doors to partition off school sections and update door locks
- Improve exterior lighting



UPGRADE BUILDING INFRASTRUCTURE

Although our school has been well-maintained, some components have reached or exceeded their useful life. Upgrades are needed to:

- Replace lighting, flooring, ceilings, walls, etc.
- Remove remaining asbestos
- Update the plumbing, heating / ventilation, and electrical systems
- Replace sections of roof



MODERNIZE EDUCATIONAL SPACES

Many spaces in the older parts of the building have remained nearly untouched since the 1950s and 1960s. Due to their age, many do not support today's approach to teaching and learning and need:

- Better access to technology
- Flexible furniture for collaboration
- Areas for small-group instruction
- Modern art, choir and F&CS areas

The library, specifically, is used much differently than in previous generations. The current space does not support:

- Today's research styles
- Student collaboration
- Small-group instruction
- Access to technology



EXPAND ACTIVITIES & PERFORMING ARTS AREAS

We have limited gym space, which impacts practices and community use. Needs include:

- Space for physical education, indoor practices, and athletic events
- More availability for community programming
- A gathering space to improve access and flow for school and community events
- New locker rooms

Because the high school does not have an auditorium, performances are held in the cafeteria or gym. Challenges include:

- Scheduling conflicts
- Cafeteria is not an appropriate environment for music/drama events
- Existing cafeteria is too small to serve the current student population

THE INVESTMENT // TAX IMPACT

FINANCIAL BACKGROUND

Our Board of Education has worked hard to be good stewards of taxpayer dollars.

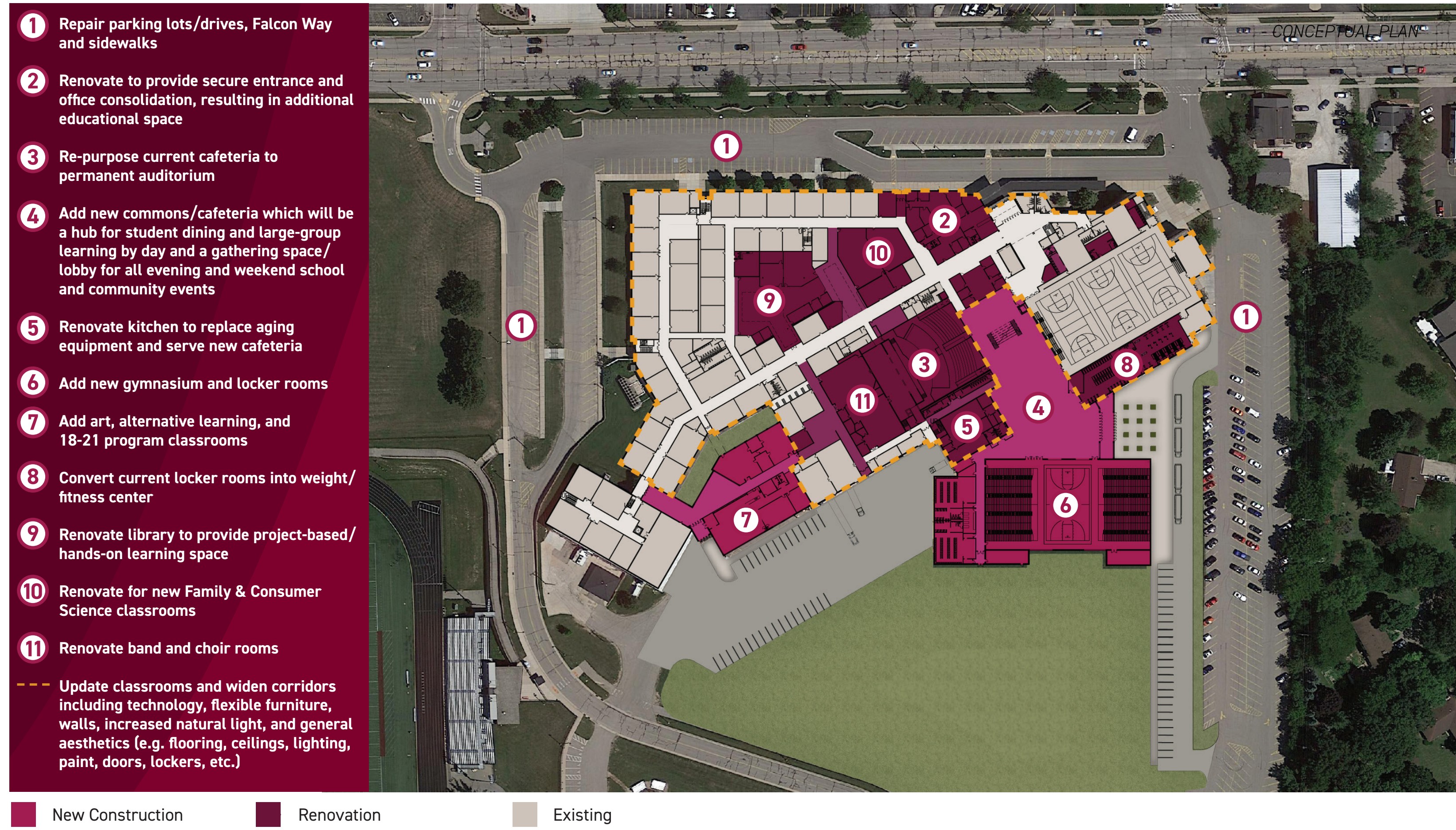
- The District's tax mill rate, which is used to calculate property taxes, has dropped over the past seven years.
- The District's mill rate is considerably lower than other high school districts in our area.
- The District has not asked the community to consider a referendum since 2009.

| | |
|-------------------------|--------------|
| Referendum Amount | \$39,600,000 |
| (Mill Rate per \$1,000) | \$0.59 |

| Fair Market Property Value | Est. Annual | Est. Monthly |
|----------------------------|-------------|--------------|
| \$100,000 | \$59.00 | \$4.92 |
| \$200,000 | \$118.00 | \$9.83 |
| \$300,000 | \$177.00 | \$14.75 |

ASSUMPTIONS | Multi-phased borrowings amortized over 20 years at planning interest rates of 3.00% - 3.25%. Mill rate based on 2019 & 2020 Equalized Valuations (TID-OUT) of \$2,612,676,776 and \$2,879,544,391, respectively, with annual growth of 4.00% thereafter. Tertiary Aid Impact (2020-21 October 15 certification): -17%. Provided by R.W. Baird

THE SOLUTION // SITE PLAN & FIRST FLOOR PLAN



THE SOLUTION // LOWER & UPPER FLOOR PLANS

