

OCONOMOWOC AREA SCHOOL DISTRICT Facilities Referendum

Vote April 4

On April 4, 2023, residents within the Oconomowoc Area School District will have the opportunity to vote on two separate referendum questions.

Question 1

HVAC & ROOF at OCONOMOWOC HIGH SCHOOL - EXPANSION & ROOF at IXONIA ELEMENTARY SCHOOL

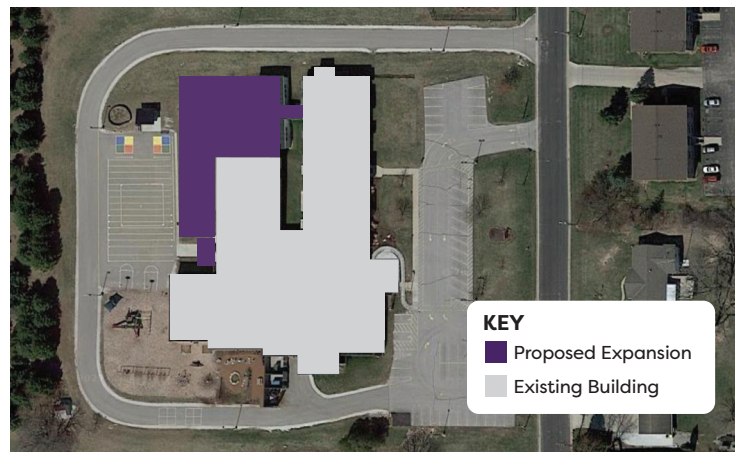
Projects Cost: \$38,650,000

Oconomowoc High School Projects



- Replace the 60-year old steam-based heating and cooling systems
- Remove asbestos in the HVAC systems
- Replace roof sections from 1991 and 1996

Ixonia Elementary School Projects

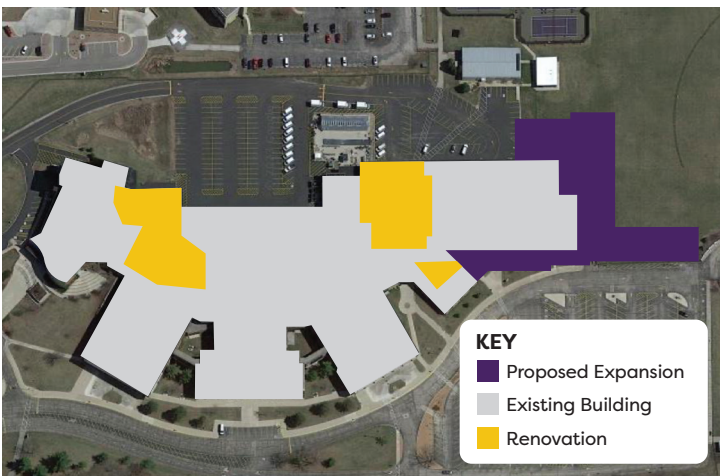


- Build six new classrooms to create needed space for both current and projected enrollment growth
- Remove two temporary modular classrooms
- Replace roof sections from 1996

Question 2

RENOVATION & EXPANSION at OCONOMOWOC HIGH SCHOOL

Projects Cost: \$36,800,000



- Renovate the existing upper gym into new music classrooms
- Renovate existing music and art classrooms into new art classrooms
- Expand OHS with new physical education spaces to replace the upper gym and create additional locker rooms, an auxiliary gym that can be used for gymnastics and dance, a larger fitness and weight training room, and a wrestling practice area
- Renovate and expand OHS with new cafeteria space

GET THE FACTS



SCAN OR VISIT www.oasd.org/Facilities for referendum information and the community information session schedule.

VOTE April 4, 2023 - Polls Open 7 AM-8 PM
Information at myvote.wi.gov

Why is the school district proposing this plan?

The OASD began long range facility planning almost 10 years ago in order to monitor ongoing maintenance and facility project needs. These referendum projects reflect our current highest priority facility needs:

Aging HVAC at OHS:

- The HVAC systems at OHS are original to the building and nearly 60 years old. Many components are inefficient, require ongoing costly repairs, replacement parts are difficult to locate or unavailable, and the system risks unexpected failure.

Overcrowding at Ixonia Elementary:

- Ixonia Elementary is operating beyond functional capacity. The Ixonia community is projected to grow more than anticipated in the next five years and additional classrooms are needed to accommodate students.

Deterioration of Oldest Roof Sections:

- Sections of the roof at OHS are more than 25 years old. They have been maintained and repaired over the years but now need replacement.
- Sections of the roof at Ixonia are also more than 25 years old and need replacement. These sections were installed in 1996 and not included in the 2016 referendum.

Insufficient Cafeteria Seating at OHS:

- The OHS main cafeteria is undersized and can only accommodate about 240 of our 1,600 students.
- As a result, students eat lunch in classrooms and hallways throughout the building, creating supervision and clean-up challenges.

Undersized and outdated learning spaces for music, arts, physical education, and athletics at OHS:

- Enrollment in our music and art programs has grown since these classroom spaces were built in 1965. These spaces are too small, poorly configured, and challenging to access.
- The variety of physical education classes offered at OHS along with student interest in athletics and intramural sports has increased considerably. The current amount of physical education and athletics space does not accommodate the number of classes, athletic competitions, club events, intramural sports, or athletic team practices that need to be scheduled each day.

The Investment: Questions 1 & 2

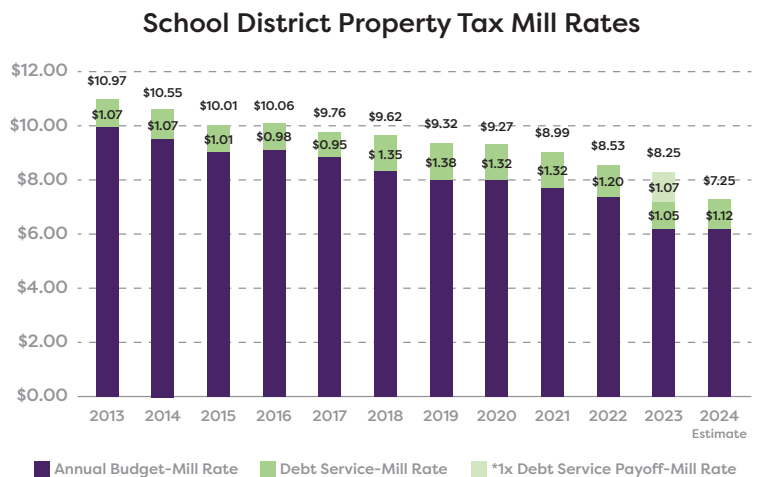
How will this referendum affect property owners?

The projects outlined in Question 1 and Question 2 total \$75,450,000. If our community approves both questions, it would increase the current debt service portion of the district's total mill rate by an estimated \$7.00 for every \$100,000 of property value.

Potential Property Tax Increase for \$75,450,000 Referendum	
PROPERTY VALUE (as determined by your local municipality)	ANNUAL INCREASE
\$ 100,000 of property value	\$7.00
\$ 250,000 of property value	\$17.50
\$ 350,000 of property value	\$24.50
\$ 500,000 of property value	\$35.00

How can the tax impact be so low for a \$75 million referendum?

The district has intentionally and consistently reduced our mill rate for more than 10 years. The 2022-23 mill rate of \$8.25 remains below the 2013 mill rate and, if Question 1 and Question 2 were both approved, the estimated 2024 mill rate of \$7.25 would still remain below that level.



In that same 10 year time period, the district saved taxpayers more than \$2.8 million in interest expense by refinancing and prepaying referendum debt. The structure of existing debt, along with the refinancing and prepayments, makes it possible for the district to take on new debt for these facility projects with minimal impact on the property tax mill rate.



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Before you vote, **GET THE FACTS** at www.oasd.org/Facilities