

FACILITIES REFERENDUM PLANNING

TODAY'S CONVERSATION

- What The Needs Are
- What Is Being Proposed
- Differentiators From The April 2025 Plan
- How This Supports Academic Goals
- Estimated Tax Impact
- How & When Do I Vote
- Questions & Discussion
- Optional Tour



Current Facility Challenges

CURRENT FACILITY CHALLENGES

Elementary School | Build in 2000

- Classrooms are not configured to support both small- and large-group instruction and breakout spaces for extra reading and math support.
- The building lacks appropriate spaces to serve students receiving special education services.
- The main entrance to the gym is through the cafeteria, which creates congestion. The cafeteria also has an unused stage.
- Major building systems (such as plumbing, electrical, HVAC, and roofing) are nearing the end of their service life.

CURRENT FACILITY CHALLENGES

High School | Built in 1969

- The career and tech ed (“shop”) space is too small to support courses in agriculture, welding, and construction. In addition, equipment is also aging.
- Continued updates to security systems (not previously addressed with district funds)
- Major building systems (such as plumbing, electrical, HVAC, and roofing) are nearing the end of their service life. For example, sections of the roof leak and need to be replaced. Patching is no longer sufficient.
- Areas of the building (such as elevators, staircases, and bleachers) do not meet current Americans with Disabilities Act (ADA) requirements.
- Science labs are outdated, too small, and lack appropriate ventilation.
- Girls’ and boys’ locker rooms are not equal, which does not meet federal Title IX requirements.
- The school lacks spaces for small- and large-group instruction and student collaboration/group project areas.
- Areas of the parking lot are cracked and crumbling.
- Drop-off and pick-up areas are congested, creating safety concerns for pedestrians.

DISTRICT FUNDED IMPROVEMENTS

What has the School District of Sheboygan Falls been doing to make improvements to our facilities?

The District sets aside money each year for ongoing, routine maintenance. **Over the past 12 years, we invested $5.3 million** to replace security cameras and locks, roof sections, lighting, fire prevention systems, and parts of the HVAC systems and controls.

Elementary School

Fund	Date	Project	Cost
10	2017	HVAC Controls Upgrade	45,775
10	2017	Camera Upgrades	81,209
10	2019	Roof Repairs	9003
10	2020	Roof Section #4 Replacement	46,000
10	2020	Water Heater Replace	11,954
10	2020	Interior Wood Fire Door Replacement	50,261
10	2021	Playground Equipment Updates	39,917
10	2022	Roof Section #8 Replacement	62,045
10	2024	Chiller Updates	15,000
50	2025	New Walk-in Cooler & Freezer	50,641
46	2025	Fire Panel & Smoke Detector Replacement	30,861
80	2025	Update Youth Baseball Diamonds 2 & 3	30,150
			$472,816.00

Middle School

Fund	Date	Project	Cost
10	2019 - 2025	Roof Maintenance/Repairs	14,415
10	2023	Parking Lot Maintenance	33,000
10	2023	Water Heater #1 Replace	14,131
10	2024	Water Softener Replace	2,300
10	2025	Water Heater #2 Replace	15,854
46	2026	Classroom Renovation	153,892
10	2026	Parking lot/playground repairs	37,000
10	2019 - 2026	Boiler Maintenance	20,800
10	2019 - 2025	Chiller Maintenance/Repair	49,000
10	2019 - 2025	Generator Maintenance	7,175
			$347,567.00

High School

Fund	Date	Project	Cost
10	2014 - 2016	Interior Door Lock Replacement	57,327
10	2015	Camera Upgrades	83,054
10	2015	Parking Lot Lighting	25,000
10	2015	Tennis Court Update	76,939
10	2015	Soccer Bleachers	62,432
10	2017	Football Bleachers	332,400
10	2017	Ag Dept. Floor Upgrade	55,149
10	2018-2023	LED Lighting Upgrades	60,372
10 & 21	2018	Pool Area Paint & Locker Room Updates	162,973
10	2018/2019	HVAC Controls Upgrade	486,991
10	2019	Art Room Updates	33,630
46	2019	Roof Sections 2 & 3	192,805
46	2020	Chiller Repacement	204,896
46	2020	Exterior Entrance Door Replacments	315,891
10	2021	Press box & Dugout Repairs	27,755
10	2022	Camera Upgrades	24,630
46	2022	District Office Updates	100,000
46	2023	Pool Roof Replace	277,568
46	2022-2024	Digital Display & Security Upgrades	966,379
10	2025	Roof Sections 19 & 20	13,000
46	2025	Hallway Security Doors	46,000
46	2025	A-Wing Elevator Modernization	125,000
0-46-50	2025	Cafeteria/Kitchen Upgrades	175,000
80	2025	Update Youth Diamonds C & D	37,100
46	2025	Update Varsity Softball Diamond	28,500
46	2025	Updated Varsity Baseball Diamond	47,500
80	2025	Install New Outfield Fence on Varsity Sof	16,330
10	2025	Parking Lot Repairs	52,000
46	2026	Roof Sections 5,6,7,8	203,000
			$4,289,621.00

Proposed Plan

2026 FACILITIES REFERENDUM

The proposed $65.7M facilities referendum is a revised, more cost-conscious approach for the elementary and high school that reflects community feedback and prioritizes key needs while reducing the overall scope and cost.
Through community input, facility assessments, and careful evaluation of the District's needs, the 2026 plan prioritizes **renovating and maximizing existing spaces at the elementary and high schools**. This approach reduces the overall scope and cost while continuing to address critical **educational, safety, accessibility, and infrastructure needs**.



ENHANCE SAFETY AND ACCESSIBILITY

Improve supervision, building security, traffic flow, accessibility, and equitable facilities to create safer environments for students, staff, and visitors.



EXPAND EDUCATIONAL EXPERIENCES

Update spaces to better support today's learners through flexible classrooms, expanded Career and Technical Education (CTE) opportunities, student support areas, and collaborative learning spaces.



ADDRESS AGING FACILITIES AND INFRASTRUCTURE

Invest in critical building systems and long-term maintenance needs to protect community investments in our schools.

VOTE
SCHOOL DISTRICT OF SHEBOYGAN FALLS

OUR PATH TO NOVEMBER 2026

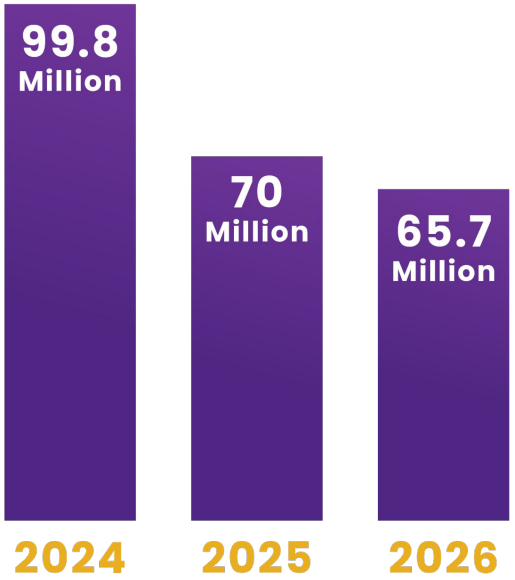
NOV 2016
Local voters approve funding to build a new middle school.

NOV 2024
Voters did not approve the two referendum questions totaling **$99.8 million** to address improvements at the elementary and high school.

APR 2025
Voters did not approve a **$70 million** referendum to address improvements at the elementary and high school. The District and school board began community feedback process to gather input on a revised plan.

APR 2026
The District conducts a community-wide survey to measure support for the referendum to continue refinement of project scope.

NOV 2026
On November 3, the community will decide their Vote on **$65.7 million** referendum for projects at the elementary and high school.



THE PROPOSED PLAN

Sheboygan Falls Elementary School
Renovation

Key Focus Areas

- Student support and special education services
- Flexible learning and collaboration spaces
- Library, cafeteria, and kitchen improvements
- Before- and after-school programming (4K wrap-around)
- Building and infrastructure updates

Sheboygan Falls High School
Renovation + Addition

Key Focus Areas

- Career and Technical Education (CTE) expansion
- Science and instructional spaces
- Student support and special education services
- Student collaboration and career readiness
- Safety, accessibility, and traffic improvements
- Infrastructure and capital maintenance needs

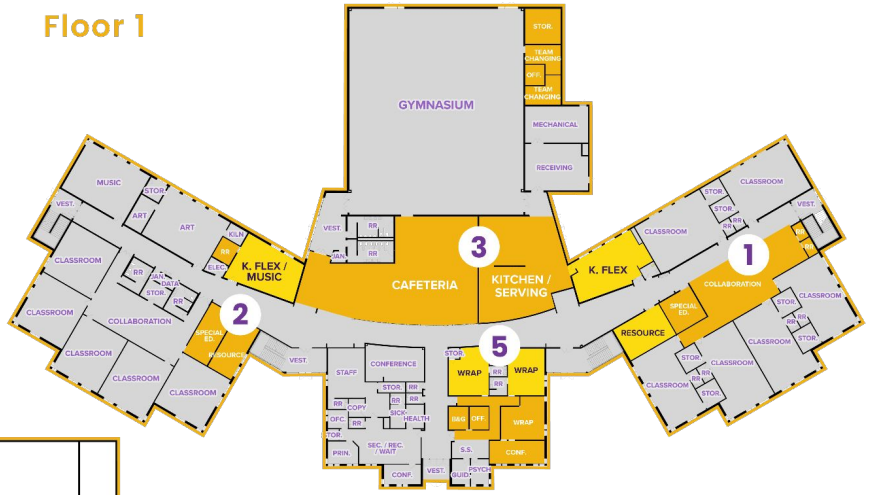
ELEMENTARY SCHOOL

Heavy Renovation

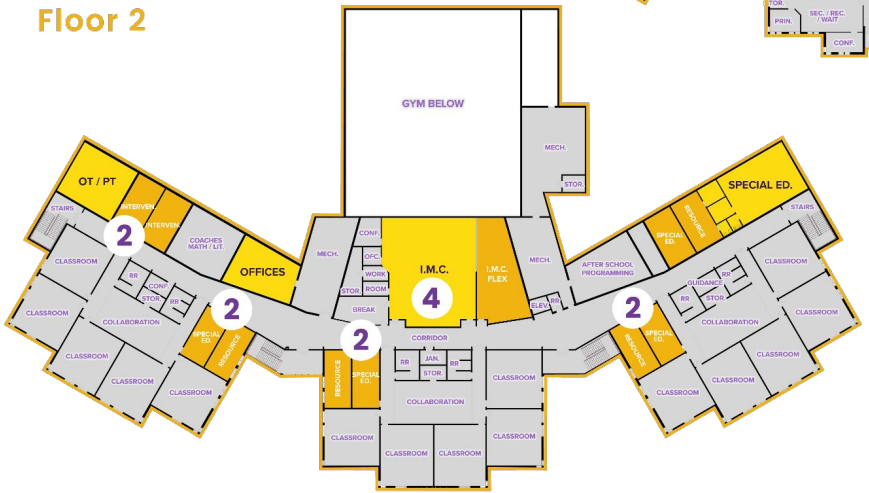
Light Renovation

Existing

Floor 1

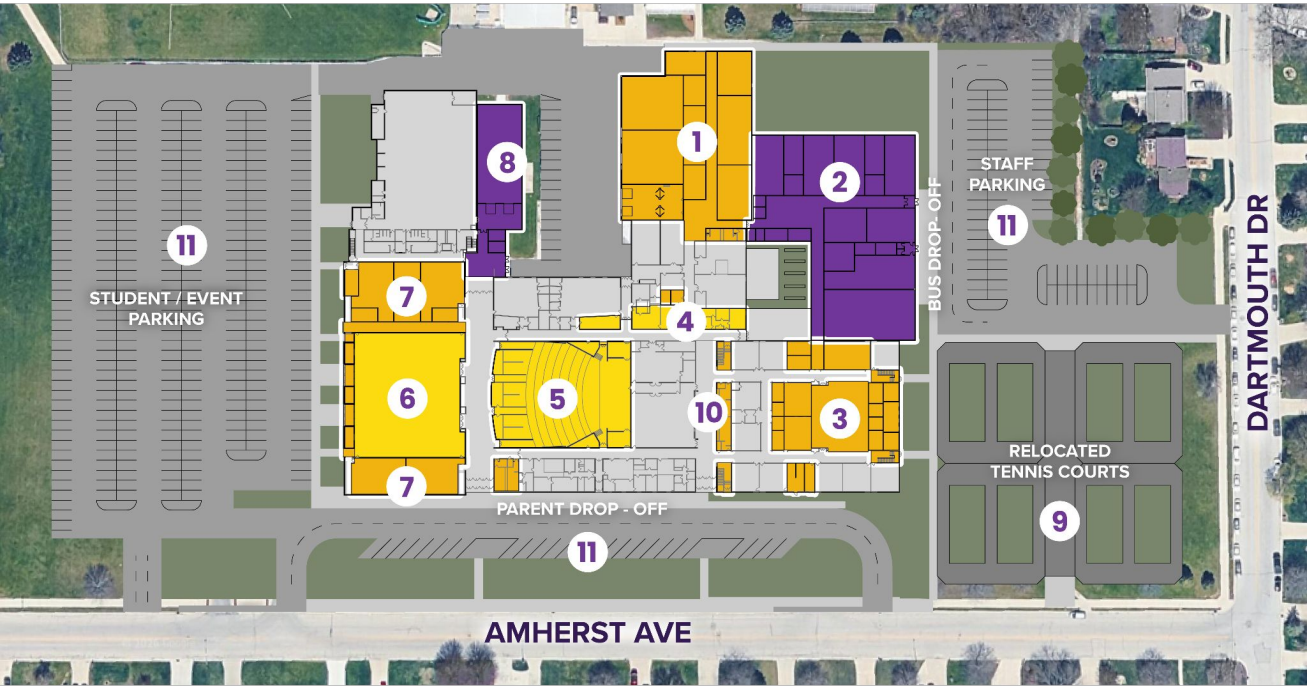


Floor 2



1. Renovate academic areas to create a small-group instruction and student collaboration spaces
2. Updated classrooms to improve services for students receiving special education.
3. Remodel and expand the cafeteria and kitchen
4. Renovate and expand the library
5. Renovate the student services office area to accommodate before-and after-school programming and tutoring

HIGH SCHOOL

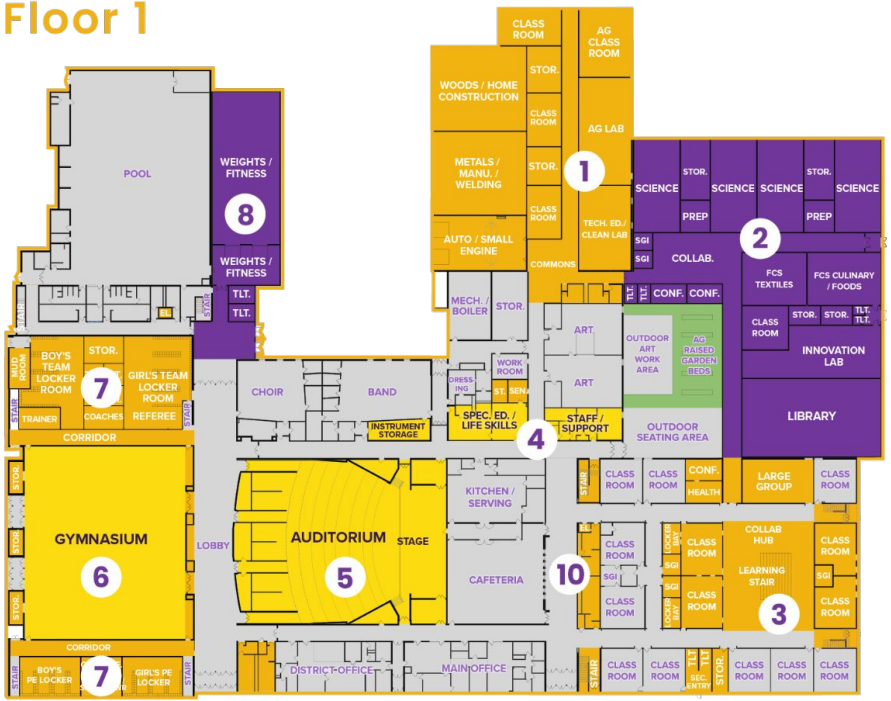


New Construction | Heavy Renovation | Light Renovation | Existing

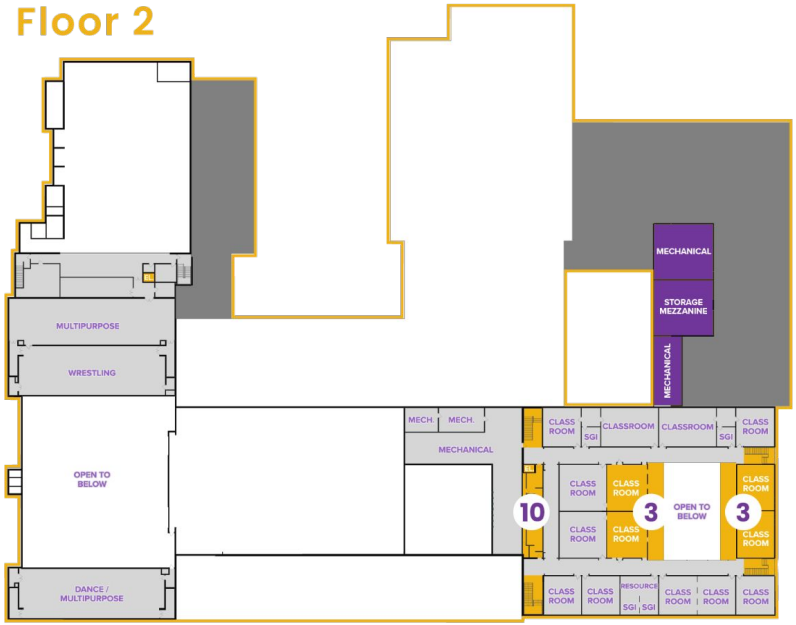
1. Renovate the E-Wing to provide larger shop and classroom spaces for woods/home construction, metals/manufacturing/welding, agriculture and automotive/small-engine
2. Add onto the northeast side of the building for science classrooms and labs, career and technical education food/culinary, a STEM lab (science, technology, engineering, and math), and the library
3. Update classrooms throughout the building
4. Update the life skills classroom for students receiving special education
5. Update the auditorium with new seating, finishes, and curtains
6. Update the gym with a new floor, scoreboards, and bleachers
7. Renovate locker rooms for athletics and physical education
8. Relocate and expand the weight room and fitness area
9. Relocate the tennis courts for classroom expansion
10. Replace plumbing and update restrooms to meet ADA requirements
11. Improve safety by reconfiguring drop-off and pick-up areas

HIGH SCHOOL

Floor 1



Floor 2



New Construction | Heavy Renovation | Light Renovation | Existing

What's Changed?

HERE'S WHAT'S DIFFERENT

Elementary School Approach	High School Approach
2026 Revised Plan: Focuses on renovating and better utilizing existing spaces instead of building an addition. The plan will address classroom needs and improve access to and usage of the shared areas like the cafeteria and gymnasium.	**2026 Revised Plan:** Focuses on renovating and expanding existing spaces, including updating the E-wing (Tech. Ed.) rather than replacing it. The proposed additions will address educational needs for science, family/consumer education, robotics, and a new library.

Referendum Vote	Total Project Cost	Tax Impact Per $100,000 Property Value
April 2025 (Unsuccessful)	$70 Million	$25.00
Reduced by 4.3 Million		
November 2026	**$65.7 Million**	**$16.00**

*Assumptions: Estimated increase in **Debt Service Levy** assuming an amortization of approximately 21 years and planning interest rates of 5.00%- 5.25%. Mill rate is calculated using the Districts 2024 & 2025 Equalized Valuations (TID-OUT) with assumed annual growth in equalized value of 1.00% thereafter beginning in 2026.

How This Supports Academic Goals

ACADEMICS

DPI Report Card 2024-2025

SDSF - District

Overall Score

71.0

Exceeds Expectations

★★★★

* 2025-26 Report Cards are release in November 2026

High

Overall Score

73.4

Exceeds Expectations

★★★★

Middle

Overall Score

68.5

Meets Expectations

★★★

Elementary

Overall Score

70.4

Meets Expectations

★★★

ADVANCED CLASSES

Dual Enrollment - LTC, UWGB

Currently **over 100 students** enrolled

ACT 20

All students individual reading needs are recognized and supported by our teachers

YOUTH APPRENTICESHIP

Our program student participation has grown **540%** since 2022-23, we partner with local businesses like Kohler Credit Union and Oostburg Bank

STAFF RETENTION

We have a robust mentoring program designed to support all new professionals in our district

ELEMENTARY SCHOOL | academics

Academic Goals

- Improve test scores on Forward and AIMS assessments in both math and reading
- Reduce the number of special education referrals
- Develop common behavioral language and expectations for all students
- Develop a program that best supports our high-need special education students
- Developed an multi-level system of support to provide interventions and enrichment

Academic Initiatives

- Coaching support for all teacher in math and literacy
- Updated Math and Literacy curriculum
- Professional development for staff related to curriculum, student data, interventions, assessments, UDL practices
- Training for teachers to use and access student data - NextPath
- Create SOAR time for students who excel and struggle academically

MIDDLE SCHOOL | academics

Academic Goals

- Improve test scores on Forward and AIMS assessments in both math and reading
- Develop common behavioral language, expectations and consequences for all students
- Develop a program that best supports our high-need special education students
- Developed an multi-level system of support to provide interventions and enrichment
- Create opportunities for students to explore career pathways and community service

Academic Initiatives

- Coaching support for all teacher in math and literacy
- Using Inspire WI and community connections, create a community service day and career day
- Professional development for staff related to curriculum, student data, interventions, assessments, UDL practices
- Expand club/athletic offerings and increase participation
- Create SOAR time for students who excel and struggle academically

HIGH SCHOOL | academics

Academic Goals

- Improve test scores on ACT assessments in both math and reading
- Provide more elective courses aligned with student interest
- Increase the number of college courses offerings in High School and Lakeshore College technical credits
- Develop a program that best supports our high-need special education students
- Increase the participation in extracurricular and club activities for students
- Build community connections for our students and staff on their academic and career pathways

Academic Initiatives

- Add a full-time associate principal to better support teachers and students
- Implement MasteryPrep for ACT improvement
- Align assessments to match instructional standards
- Provide training for teachers to use and access student data using the NextPath software
- Create SOAR time for students who excel and struggle academically
- Increase the number of CCIHS courses
- Increase student participation in Youth Apprenticeship programs

Estimated Tax Impact

REFERENDUM BUDGET SUMMARY

Sheboygan Falls Elementary	
Renovation Project	$ 6,260,000.00
Capital Improvements	$ 5,100,000.00
Sheboygan Falls High School	
Addition / Renovation Base Project	$ 47,710,000.00
Capital Improvements	$ 6,630,000.00
Total Proposed Referendum Budget	**$ 65,700,000.00**
District Funded Projects (Over the last two years 2025- 2027)	**$ 1,173,082.00**

REFERENDUM BUDGET SUMMARY

The Board has continued to proactively pay down the loans from the 2016 referendum in order to stabilize the District tax rate in anticipation of addressing these capital needs. **This has saved taxpayers nearly $5 million in interest costs** and eliminated eight years of payments (similar to paying off a home mortgage early). This careful planning gives our community **the opportunity to make an investment in our facilities while minimizing the tax impact for our residents.**

If approved by voters, the proposed $65.7 million referendum is estimated to have a maximum tax impact of $0.16 per $1,000 of fair market property value for debt levy. ($16.00 per $100,000)

Referendum Amount	**$65,700,000**
Estimated Mill Rate per $1,000* *(Debt Service Levy)*	**$0.16**
Fair Market Property Value	Annual
$100,000	**$16.00**
$250,000	**$40.00**
$400,000	**$64.00**
$500,000	**$80.00**

Voting Information

THE QUESTION

BE IT RESOLVED by the School Board of the School District of Sheboygan Falls, Sheboygan County, Wisconsin that there shall be issued pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed $65,700,000 for the public purpose of paying the cost of a school facility improvement project consisting of:

- **Renovations** and updates at the elementary school, including to special education and classroom spaces, the media center and cafeteria/kitchen;
- **Construction** of additions and renovations at the high school for science classrooms and labs, career and technical education, a science, technology, engineering and math lab, the media center and weight room/fitness area;
- **Renovations** and updates at the high school, including to special education and classroom spaces, the locker rooms, existing gymnasium and auditorium;
- **District-wide** accessibility, safety, security and site improvements;
- **Other capital projects** identified in the district's capital improvement plan; and
- **Acquisition** of furnishings, fixtures and equipment.

☐ **YES** ☐ **NO**

VOTE
SCHOOL DISTRICT OF SHEBOYGAN FALLS

HOW AND WHEN CAN I VOTE?



Election Day

Tuesday, November 3, 2026

All polling places will be open at 7:00 A.M. and will close at 8:00 P.M.



Early Voting/Absentee Voting

Starts October 20 (2 weeks before election day)



Polling Locations & Hours

Information as to the location of the polling places is available in the District Office at 220 Amherst Avenue, Sheboygan Falls, Wisconsin.

Questions & Answers

Optional Facility Tour

Thank You