



OUR COMMUNITY. OUR FUTURE.

The Kiel Area School District placed a referendum question on the November 5th ballot in an amount not to exceed \$67 million for the purpose of building a middle school addition onto the high school to replace the current middle school building.

FACILITIES PLANNING TIMELINE



MESSAGE FROM DR. EBERT

Hello Community Members,

On November 5th our community will be presented with a referendum question that asks us to consider approving the construction of a new middle school that will be attached to Kiel High School, to create one combined campus.

If approved, the community will be investing in a new building to provide a quality learning environment for children for generations to come that has the potential to last another 75 to 100 years, similar to what the current middle school complex has provided for previous generations over the prior nearly 100 years.

We are faced with a challenge. Should we continue to invest in the current middle school building that comes with many documented and expensive issues? Should we invest in a new facility that comes with a higher price tag? The community survey showed enough support for building a new facility that the Board of Education agreed to ask the community through the referendum process. We hope you were able to attend one of the many tours and informational sessions and had the chance to read the local newspaper for answers to frequently asked questions. We also hope that you were able to look at our Facebook page for short videos of the issues related to our current middle school or visit our website to view all of the information that was provided and reviewed by the community-wide focus group that was instrumental throughout this process.

The rest of this packet provides additional information from our meetings and website to ensure that you are fully informed.

We appreciate your continued support of the Kiel Area School District and please get out and vote on November 5th!

Sincerely,

Dr. Ebert | Superintendent

THE NEED



Aging Middle School Building

- Facility Assessment identified the Kiel Middle School as the highest priority due to its age and condition
- Kiel Middle School (originally built in 1928 and renovated/expanded several times between 1951 and 2013) building organization and classrooms/academic support spaces need to be updated; however, renovation options are limited because of the building layout, and number of load-bearing walls
- Major building systems have long exceeded life expectancy and require replacement or costly annual maintenance/repairs
- Many mechanical system components (such as boilers, pumps, air handlers, rooftop units, etc. are at or beyond their useful life
- The cast iron plumbing system is in poor condition, and some fixtures are original
- Some roof sections are over 30 years old and need to be replaced
- Interior finishes are worn (such as doors, cabinets, lockers, floors, and ceiling tiles)
- The foundation leaks, which has created moisture issues inside the building in several locations
- Portions of the building's exterior are in poor condition and require annual masonry repairs
- Concrete walls and ceilings in the lower level are cracking, and some contain asbestos and mold
- The exterior metal doors are rusting and in poor condition



Safety, Security & Accessibility

- Portions of Kiel Middle School lack Americans with Disabilities Act (ADA) compliance and adequate accessibility for all students, staff, and community members
- Lack of sufficient ADA-compliant restrooms with the only individual accessible restroom located on the first floor
- The main entry is not ADA accessible requiring those who need ADA-compliant accommodations to use a different entrance
- The choir room is tiered resulting in minimal access for those needing ADA accessibility
- Kiel Middle School does not have a secure entry sequence and needs to be reconfigured to better monitor/control visitor access
- Pavement and exterior stairs on the existing grounds need maintenance/repairs and create safety concerns



Educational Space Needs

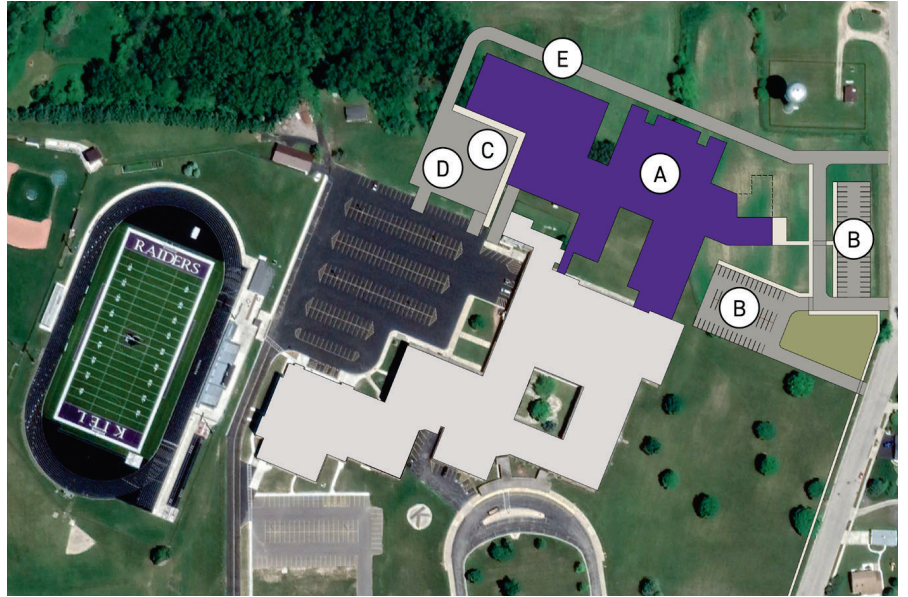
- Average classroom size is smaller than recommended, with many significantly below the recommended size based on current standards
- Lack of adequate classroom and learning support spaces creates challenges for student collaboration and small-group instruction and limits project-based learning opportunities
- Middle school students must travel to the high school for access to advanced courses and programming

THE SOLUTION

New Middle School

SITE PLAN

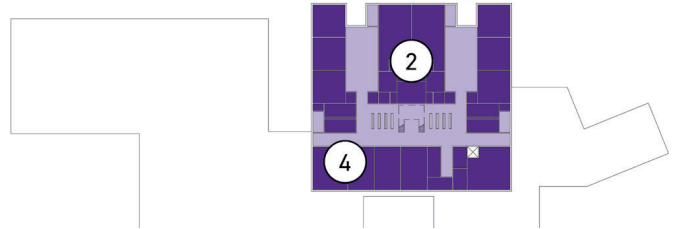
- A.** Middle School addition to High School with separate secure entry
- B.** Separate middle school parent drop off / drive and visitor and staff parking
- C.** Bus drop off / pick up separate from middle school parent drop off / pick up traffic for safety
- D.** Hard surface middle school playground that can also serve as additional event parking for the broader campus
- E.** Fire lane and additional circulation drive around the middle school building for safety and improved traffic flow



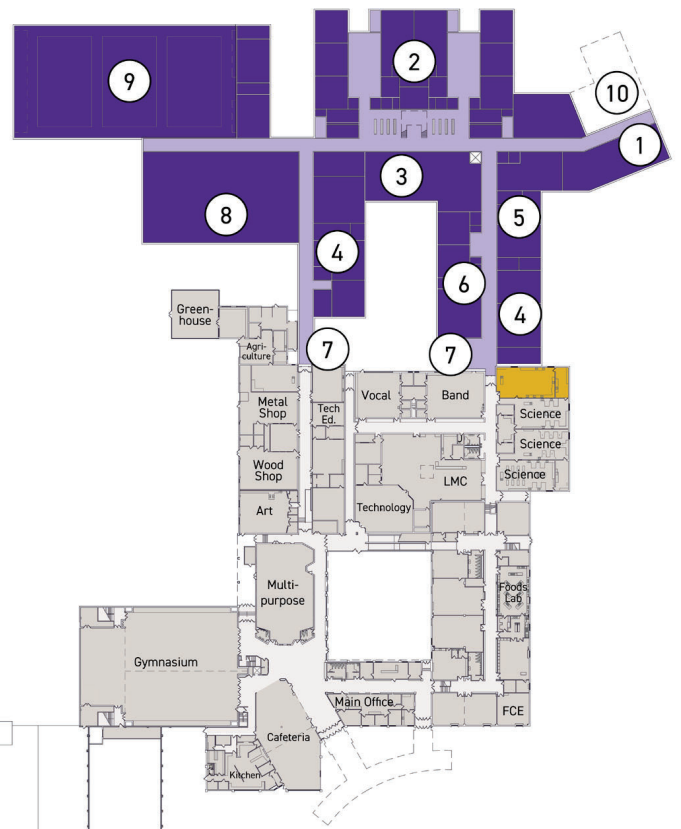
FLOOR PLAN

- 1.** Secure and accessible entry adjacent to main office
- 2.** Grade level classroom pods on two floors
 - Right-sized classrooms
 - Organized around shared collaboration space and adequate support spaces to support small-group and project-based learning opportunities
- 3.** Centralized middle school library to support collaboration and technology use
- 4.** Classrooms and shops to support Tech ed and STEM (science, technology, engineering, and math), Art and FCE
- 5.** Accessible special education spaces with easy access to the rest of the building
- 6.** Right-sized middle school band room and music support spaces
- 7.** Ability to separate the middle school and high school, but connection for access to advanced courses, specialty spaces and resources, and efficiency for staff
- 8.** Separate middle school cafeteria that can also serve as an event entry for the gym
- 9.** 3-court varsity gym that can be used for middle school physical education, high school WIAA events and tournament games, and broader student and community use
- 10.** Potential relocation of District departments and programs from existing middle school (administration, technology, Greater Options)

MIDDLE-HIGH SCHOOL SECOND FLOOR



MIDDLE-HIGH SCHOOL FIRST FLOOR



In addition, the new middle school building will utilize an energy-efficient building envelope and systems, natural daylighting, and additional safety and security



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XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

BULK RATE
NON-PROFIT ORG.
U.S. POSTAGE
PAID
XXXXXXXXXXXX
PERMIT NO. XXX

THE INVESTMENT:

The Kiel Area School District, like districts throughout the state, cannot undertake large scale projects such as replacing a building within their operating budget and need to ask the community through the referendum process. If the \$67 million referendum is approved, the debt portion of the school district's tax mill rate is currently estimated to increase by \$3.13.

REFERENDUM AMOUNT	\$67,000,000		
Mill Rate Per \$1,000	\$3.13		
Fair Market Property Value	Est. Annual Tax Impact	Est. Monthly Tax Impact	Est. Daily Tax Impact
\$100,000	\$313.00	\$26.08	\$0.86
\$250,000	\$782.50	\$65.20	\$2.14
\$300,000	\$939.00	\$78.25	\$2.57

* Impact represents the maximum projected annual mill rate for referendum approved debt service. Without a successful referendum, the mill rate for referendum approved debt service would remain \$0.00. Assumptions: Two twenty-year borrowings amortized using planning interest rates of 4.25%. Mill rate based on the estimated 2024 Equalized Valuation of \$1,313,110,005 with annual growth of 4.00% for one year and 0.00% thereafter.

THE QUESTION *(as it appears on the ballot)*

"Shall the Kiel Area School District, Manitowoc, Calumet and Sheboygan Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$67,000,000 for the public purpose of paying the cost of a school building and facility improvement project consisting of: construction of an addition and renovations at the current High School to create a combined Middle/High School campus, including the relocation of the Middle School and other programs and departments from the current Middle School building to the combined campus, and safety, security and site improvements; district-wide capital maintenance and building infrastructure improvements; and acquisition of furnishings, fixtures and equipment?"



FOR MORE INFORMATION

Contact the District Office with questions **920.894.2266**
Visit online by scanning the QR Code or going to
www.kiel.k12.wi.us/community/referendum.cfm

