



**Dear Families and Community Members:**

The School District of Elmbrook has a strong history of helping students succeed. In fact, our schools consistently rank among the highest-achieving in Wisconsin. We believe that by prioritizing the growth and success of our students, we build a stronger, more connected community.

Our Board of Education is committed to protecting one of our community's greatest assets—our schools—while being fiscally responsible.

To accomplish this goal, we are developing a comprehensive 20-year facility plan. To pay for the plan, we are evaluating two potential options. **Before we finalize any decisions, we need to hear from you.**

To keep all feedback confidential, all responses are collected by School Perceptions, an independent research firm. This survey is an important step in making sure our plan reflects the values and priorities of Elmbrook taxpayers.

Thank you for your time and continued support.

The Elmbrook Board of Education

## TWO WAYS TO TAKE THIS SURVEY

**Online:** (Saves postage expense)

Go to: [www.SPFeedback.com](http://www.SPFeedback.com)

Enter your code:



**Paper:** Return to any school office or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

*The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the District Office at (262) 781-3030.*

**Survey deadline: April 30, 2026**

**#1 school district in Wisconsin  
for the 7<sup>th</sup> consecutive year!**



## Financial Background

In 2008, the Elmbrook community supported a **\$62.1 million referendum** to make major updates at both high schools.

Since then, we have taken a disciplined financial approach.

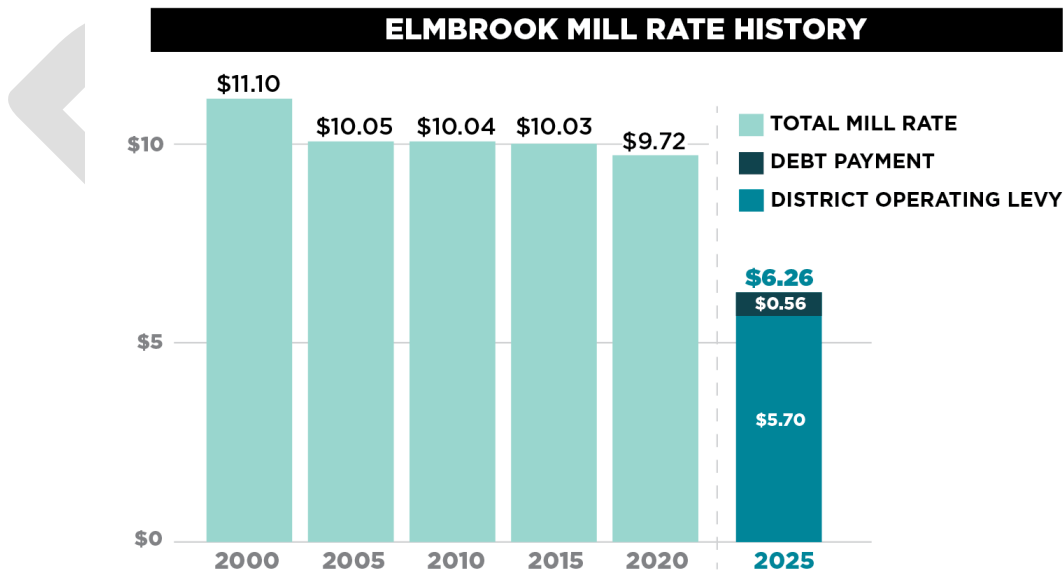
- **We have no deferred maintenance** because we have spent more than \$100 million from our annual operating budgets to maintain and repair our schools.
- **We have not asked voters to consider another referendum** since 2008, unlike 96% of the other school districts in Wisconsin.
- **The District has earned an Aaa Bond Rating**, the highest possible rating, which helps keep our borrowing costs low.
- **We have saved approximately \$3 million in interest costs** by refinancing our 2008 referendum debt.

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## A Unique Opportunity Ahead

In 2028, the debt from the high school referendum will be fully paid off.

- If the community approves a new building referendum, the District could reinvest up to \$85 million in facility upgrades without increasing the debt portion of the school property tax mill rate, which includes both principal and interest.
- If the community does not approve the referendum, Elmbrook's school property tax mill rate will decrease by \$0.56 (the debt portion of the mill rate).



## Facility Planning Background

Last summer, the Board of Education began working with consultants to study the academic, security, and maintenance needs at each school. After evaluating various options, including building new schools, we determined that renovating our schools was most cost-effective.

Over the past few months, the Board drafted a plan to guide the investments needed at each school over the next 20 years. We are now asking our community to evaluate two different funding strategies.



The draft plan would be supported by two funding strategies.

### 1. Ongoing building maintenance would be paid for through the annual operating budget.

Over the next ten years, the District would spend **\$71 million** on regular maintenance, including repairing and replacing:

- Major building systems (HVAC, plumbing, and electrical)
- Roofs and parking lots
- Windows and doors
- Athletic fields
- Security cameras and monitoring systems

### 2. Renovating the District's four oldest schools would be paid for by a voter-approved referendum.

Major renovations are too expensive to be paid for through the annual operating budget. Because of this, the District would need to ask voters to approve a capital (building) referendum to fund these larger projects. The estimated cost of these renovations is **\$100 million**. Specific project details are provided on the following page.

The State of Wisconsin created the building referendum as the vehicle for local voters to decide if larger facility investments like this should be made.

<p><b>Would you support Elmbrook Schools exploring a building referendum at this time?</b></p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure</p>
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Comments/questions:

## Four School Comprehensive Renovation Plan

As part of the District's facility planning process, the following projects were identified as the highest-priority needs. These schools were built between 1958 and 1969, and many parts of the buildings no longer meet today's educational, safety, and accessibility standards.

### **Pilgrim Park Middle School** **BUILT IN 1958**

**2025 ENROLLMENT:** 915 students

**Project Estimate: \$52 Million**

#### **PRIORITIZED NEEDS:**

- Light renovation in all classrooms (replace ceiling tiles and flooring, update lighting, and paint)
- Address Americans with Disabilities Act (ADA) accessibility issues in the music and gym areas
- Expand the gym to accommodate three simultaneous classes due to growing enrollment
- Update robotics, woods, art, and technology classrooms to meet curriculum standards
- Improve traffic flow on Pilgrim Parkway and reduce congestion around the school site

### **Tonawanda Elementary School** **BUILT IN 1969**

**2025 ENROLLMENT:** 518 students

**Project Estimate: \$33 Million**

#### **PRIORITIZED NEEDS:**

- Replace the open-concept layout with classroom walls to improve student focus and safety
- Expand classroom sizes to meet current District space standards
- Redesign parts of the building to align with current District security standards

### **Swanson Elementary School** **BUILT IN 1960**

**2025 ENROLLMENT:** 785 students

**Project Estimate: \$9 Million**

#### **PRIORITIZED NEEDS:**

- Redesign academic support spaces and improve ADA accessibility
- Remodel the library and large learning areas for classroom instruction and community use
- Light renovation in all classrooms (new ceiling tiles, lighting, paint, and flooring)

### **Wisconsin Hills Middle School** **BUILT IN 1969**

**2025 ENROLLMENT:** 854 students

**Project Estimate: \$6 Million**

#### **PRIORITIZED NEEDS:**

- Update robotics, woods, art, and technology classrooms to meet current curriculum standards
- Improve ADA accessibility in the music area
- Remodel the cafeteria for large-group instruction and community use

**These projects are intended to modernize learning spaces, improve accessibility and safety, and ensure these schools continue serving students and the community for decades to come.**

*For more detailed plans, visit [www.elmbrookschoools.org/facilityplanning](http://www.elmbrookschoools.org/facilityplanning)*

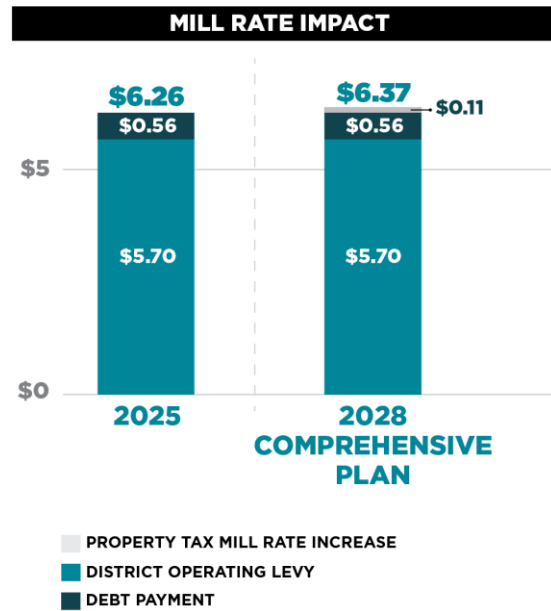
## Funding the Four School Comprehensive Plan

It would cost \$100 million to fully fund the plan on the previous page. If Elmbrook voters approved a \$100 million referendum, the property tax mill rate would increase by \$0.11. This represents a tax increase of \$11 per \$100,000 of property value over the current level.

The average home in our District is valued at approximately \$600,000. Voter approval would increase the property taxes on that home by \$66 for each of the next 20 years.

### Notes About These Estimates

- The calculations include both principal and interest.
- The estimates assume issuing 20-year bonds at a conservative interest rate between 5.00% and 5.25%.



**Would you support a \$100 million capital/building referendum to fully fund the comprehensive plan?**

*Voter approval would increase the debt portion of the District's property tax mill rate by \$0.11, representing an increase of \$11 per \$100,000 of property value.*

- Definitely yes
- Probably yes
- Undecided
- Probably no
- Definitely no

Comments/questions:

## Funding the Two School Plan

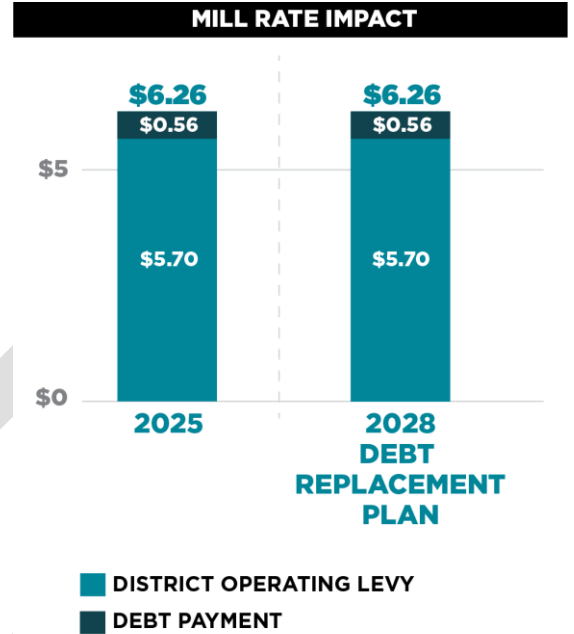
The Board of Education developed another option for community feedback. This option is designed to maintain the current debt portion of property taxes by replacing the retiring debt. It would still require Elmbrook voters to approve an \$85 million referendum.

For an average home in our community, valued at \$600,000, support for this plan would keep the debt payment portion of a homeowner’s property taxes at the current level (\$336) for the next 20 years.

This approach would only allow the District to renovate:

- ✓ Pilgrim Park Middle School
- ✓ Tonawanda Elementary School

Swanson Elementary School and Wisconsin Hills Middle School projects could not be completed at this time without re-prioritizing maintenance projects or identifying additional operating budget dollars.



<p><b>Would you support an \$85 million capital/building referendum to fund the debt replacement plan?</b></p> <p><i>Voter approval <u>would not</u> increase the debt portion of the District’s property tax mill rate over the current level.</i></p>	<input type="checkbox"/> Definitely yes <input type="checkbox"/> Probably yes <input type="checkbox"/> Undecided <input type="checkbox"/> Probably no <input type="checkbox"/> Definitely no
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Comments/questions:



**Elmbrook Schools**  
**3555 North Calhoun Road**  
**Brookfield, WI 53005**

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**LEARN MORE AND STAY INFORMED**

Your feedback is important. Visit **[www.elmbrookschoools.org/facilityplanning](http://www.elmbrookschoools.org/facilityplanning)** to find additional resources, background materials, and updates about the facility planning process.

Would you like to tour Pilgrim Park or Tonawanda before completing the survey?

Join us from 6-7 pm:

- Wednesday, April 15 at Tonawanda
- Thursday, April 16 at Pilgrim Park

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