

SCHOOL DISTRICT OF ARCADIA SCHOOL FACILITY SURVEY



Dear Community Member,

The School District of Arcadia has spent the past year working to better understand our school facility needs and developing a plan to complete critical updates at the elementary school, increase safety and security, and improve operational efficiencies by better utilizing existing space and resources.

Ultimately, the District's goal is to finalize a plan that reflects the priorities of our taxpayers and meets the needs of our students and the community, both today and in the years to come. Therefore, we are asking you to take a few minutes to complete this survey.

Sincerely,

Lori Frerk,

School District of Arcadia Superintendent

Take The Survey In One of Three Ways

Online

Scan the QR code with your phone camera or visit bit.ly/arcadia-survey to complete the survey online.

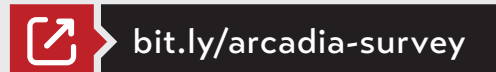
Paper Survey

Download and print the survey at www.arcadia.k12.wi.us. Once complete, drop off or mail to: School District of Arcadia, 730 Raider Dr, Suite 3150, Arcadia, WI.

Sent To You

Call (608)323-3315 ext. 3158 to have a survey mailed to you. Once complete, drop off or mail to: School District of Arcadia, 730 Raider Dr, Suite 3150, Arcadia, WI.

Scan the QR Code With
Your Phone Camera!



All responses must be submitted online or returned by NOVEMBER 12, 2026.

ABOUT YOU

Please check your response to each of the following:

1 What is your age?

- ☐ Under 18 ☐ 18-25 ☐ 26-34 ☐ 35-54 ☐ 55-64 ☐ 65+

2 Do you live in the School District of Arcadia?

- ☐ Yes ☐ No

3 In which city or township do you reside?

- | | | | |
|--|--|--|---|
| ☐ City of Arcadia | ☐ Town of Dodge | ☐ Town of Glencoe | ☐ City of Independence |
| ☐ Town of Arcadia | ☐ Town of Ettrick | ☐ Town of Montana | ☐ Other: |
| ☐ Town of Cross | ☐ Town of Gale | ☐ Town of Trempealeau | ☐ Do not live in the School District |

4 Are you an employee of the School District of Arcadia?

- ☐ Yes ☐ No

5 Do you have school-aged children?

- ☐ Yes ☐ No

6 If yes, do they attend the School District of Arcadia?

- ☐ Yes ☐ No

7 Please select all that describe you:

- | | |
|---|--|
| ☐ Own a home in the District | ☐ Own commercial property in the District |
| ☐ Rent in the District | ☐ Own agricultural land in the District |
| ☐ Own a business in the District | ☐ None of the above |

FACILITY PLANNING BACKGROUND

Last Spring the District conducted a facility condition assessment to better understand the condition and needs of all district buildings. The study reviewed building systems, infrastructure, exterior envelope, and finishes. In addition, space usage and how the spaces work for learning were analyzed.

The report showed that while our buildings have been well maintained, a significant investment is needed at the Elementary School to address safety, accessibility, ventilation, and structural issues.

Arcadia Elementary School

Arcadia Elementary was originally built in 1914, and expanded in 1954, to serve as a high school. Due to the building's age, many of the major systems (heating, electrical, and plumbing) and infrastructure components require significant repair or replacement. The failing HVAC system has caused so much condensation that floors have buckled and tiles are falling off the ceiling on the floor below. In some sections of the school, buckets have been placed within the ceiling to collect water. The original three-story section is structurally deteriorating. An inspection required that the library be removed from the 3rd floor as the bookcases were too heavy for the supporting beams. This section of the school is not fully serviced by an elevator, preventing people with mobility issues from accessing the third floor. The portable classroom, initially intended to be temporary, has been in use for more than 30 years. The space is small, lacks ventilation, and has rotting windows and failing doors. As a result, classes have been moved out of this space.

The assessment identified the following projects that should be completed soon:

- Major building systems, including plumbing, heating/ventilation, temperature control, and electrical are failing and inefficient, requiring replacement
- The windows and doors are rotting and failing, causing water infiltration and challenges locking doors
- Roof sections are leaking
- Exterior brick has cracked, allowing water to infiltrate
- The parking lot is deteriorating and has significant cracking and drainage issues
- Many parts of the school are inaccessible to people with mobility challenges, requiring Americans with Disabilities Act (ADA) code compliance upgrades
- Bathrooms have failing fixtures and stalls that do not meet current ADA code requirements
- Flooring has buckled and casework is rotted



Water infiltration has caused structural cracking.



The building has several elevation changes and only a lift located on one side of the building that does not go to the third floor.



Classroom radiators have leaked and damaged the supporting beams on the 3rd floor, deeming spaces unusable.



Failing roof sections have caused leaking and ceiling damage.



The elementary school back parking lot is deteriorating, with cracked pavement and drainage issues.



The ceiling has significant water damage.



Exterior doors no longer seal and lock so additional locking devices need to be added.



The mechanical room contains an outdated hydronic heating system with exposed piping, valves, a circulation pump that are outdated and corroding.



Moisture building has stained & discolored the lower brick masonry. Improper drainage has also caused surface deterioration and residue on the pavement at the base of the wall.



Interior wall surfaces are deteriorating.

Arcadia Middle/High School

Arcadia High School, built in 1998, now has building systems that are nearly 30 years old and require component updates and repairs. Classroom casework and finishes are nearing the end of their useful life and need to be replaced.

The study also found:

- The main entrance needs to be reconfigured to improve security and better welcome and regulate visitors
- Classroom renovations are needed to better align with today's project-based learning
- Underutilized spaces are available to be reconfigured to serve as classrooms
- The technical education spaces, also known as the "shop," are too small and lack needed storage and job-like equipment

The District has used its available funding to address high-priority projects and do their best to maintain facilities. However, rising costs have made it difficult to keep pace with the most urgent needs nor complete major projects without significantly impacting funding for programs and services for students.

If the public chooses to address our schools' facility needs, the primary way to obtain funding is through a capital referendum.

What advice would you give the School Board?

- ☐ Pursue a capital referendum to improve our schools
- ☐ Do nothing at this time
- ☐ Not sure/Need more information

Feedback/Comments:

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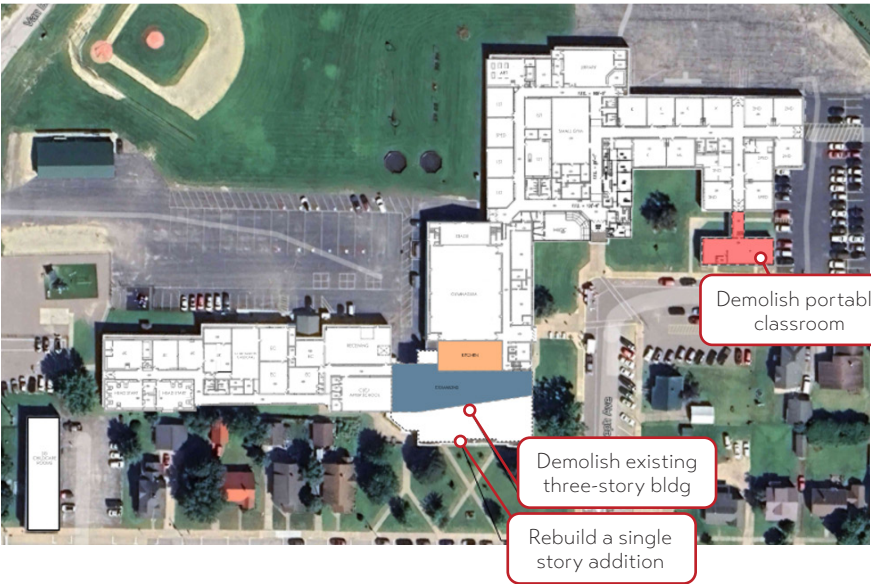
PROPOSED PROJECTS

If the community supports exploring a capital referendum, the District would begin addressing the critical projects identified in the facility assessment.

PRIORITY 1: Address Critical Needs at the Elementary School

The highest priority is to address the failing structure and systems at the elementary school. The project would include:

- Demolish the 3-story portion of the elementary school that was built in 1914. It has significant structural issues, lacks insulation, major system’s failure, and the elevator does not go to the 3rd floor, limiting accessibility. By adjusting grade configuration in the District, only a single-level space would be rebuilt in this location
- Demolish the portable classroom. This room is too small, lacks proper ventilation, and has failing windows and doors. This space is no longer fit for student use
- Replace building systems, including plumbing, heating/ventilation, and electrical in the remaining portions of the building
- Replace roof sections
- Repair masonry and exterior cracked brick
- Regrade and repave the parking lot
- Update bathrooms that are failing and do not meet ADA requirements
- Update flooring, lighting, casework, and fixtures that are worn and failing



\$ Estimated cost: \$12.9 million

How likely are you to support a capital referendum that provides funding to address the critical needs at the elementary school as described above?

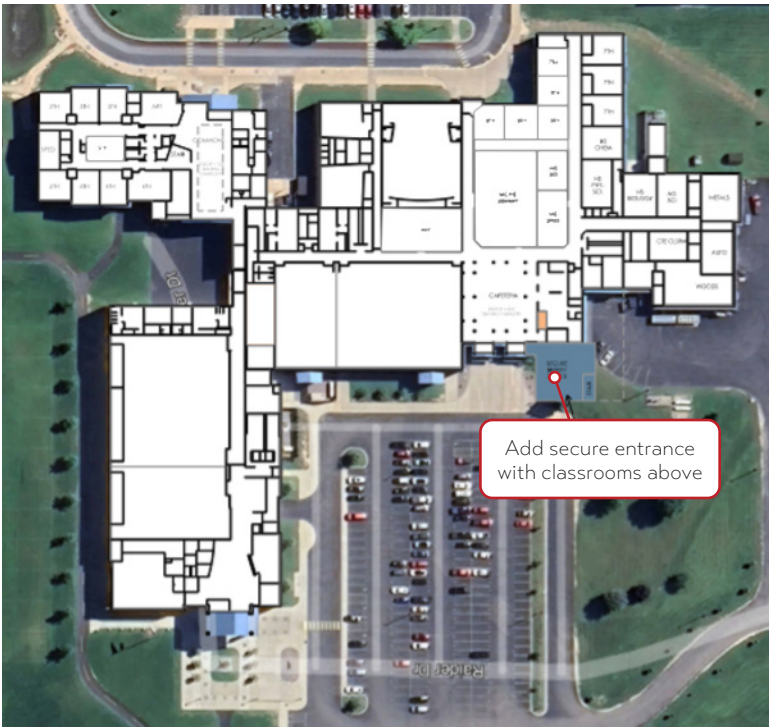
- ☐ Extremely likely
- ☐ Likely
- ☐ Unlikely
- ☐ Extremely unlikely
- ☐ Not sure/Need more information

PRIORITY 2: Improve Safety and Security at the High School

Currently the high school office is in the middle of the school. This creates safety concerns as visitors are buzzed in and then have immediate access to the school. The District would like to **create a secure main entrance** that routes all visitors into the main office for check-in.

The existing office would be **repurposed into needed classrooms**. This project would allow classrooms to be shifted throughout the building and **under-utilized spaces to be reconfigured into classrooms**.

By utilizing existing space at the main campus as classrooms, less new space needs to be rebuilt at the elementary school. This would result in a net reduction of an estimated 23,170 square feet of space the District would not need to heat, clean and operate. This will save the District money.



\$ Estimated cost: \$11.5 million

How likely are you to support a capital referendum that provides funding to improve safety and security at the high school and repurpose under-utilized space for classrooms as described above?

☐

Extremely likely

☐

Likely

☐

Unlikely

☐

Extremely unlikely

☐

Not sure/Need more information

Feedback/Comments:

PRIORITY 3: Update + Expand Career and Technical Education, “Shop” Space

There is a growing demand for highly skilled employees in the trades. The current high school “shop” is too small. As a result, students’ course requests go unmet, class projects need to be moved and stored between classes, and staff have challenges supervising students as the equipment is located in multiple rooms.

This project would add appropriately-sized classrooms and labs to teach woods/construction, metals, small engine repair, agri-science, and robotics. This will allow for more students to enroll and use the latest technology and equipment, providing job-like experiences that will prepare our students for the workforce.



\$ Estimated cost: Up to \$9.3 million

How likely are you to support a capital referendum that provides funding to Update and Expand Career and Technical Education, “Shop” Space as described above?

- ☐ Extremely likely
- ☐ Likely
- ☐ Unlikely
- ☐ Extremely unlikely
- ☐ Not sure/Need more information

Feedback/Comments:

Additional Projects

The District also identified the following projects at the middle/high school that could improve student learning and better utilize space.

What priority would you place on each of the following? <i>Please check your response in the appropriate box.</i>				
Special Education Section: Currently, the special education classrooms are scattered throughout the school. There is a need to move these services together into one area of the school to improve efficiencies, enhance communication, and better support students. If the new secure entrance is built, the existing office space can be repurposed for special education.	☐ High	☐ Medium	☐ Low	☐ Not sure
Health Careers Lab and Art Classroom: There is a need for a health careers lab to support students desiring to attain their Certified Nursing Assistant (CNA) certificate. The existing art room could be repurposed for this. The current high school art room is too small & could be moved to a larger space, providing needed space for project storage, materials, and equipment.	☐ High	☐ Medium	☐ Low	☐ Not sure
Family and Consumer Science (FACS) Classroom Update: The current family and consumer science lab does not meet current curriculum needs. There is a need to create an industrial kitchen teaching area to prepare students for various high-demand culinary arts careers.	☐ High	☐ Medium	☐ Low	☐ Not sure

\$

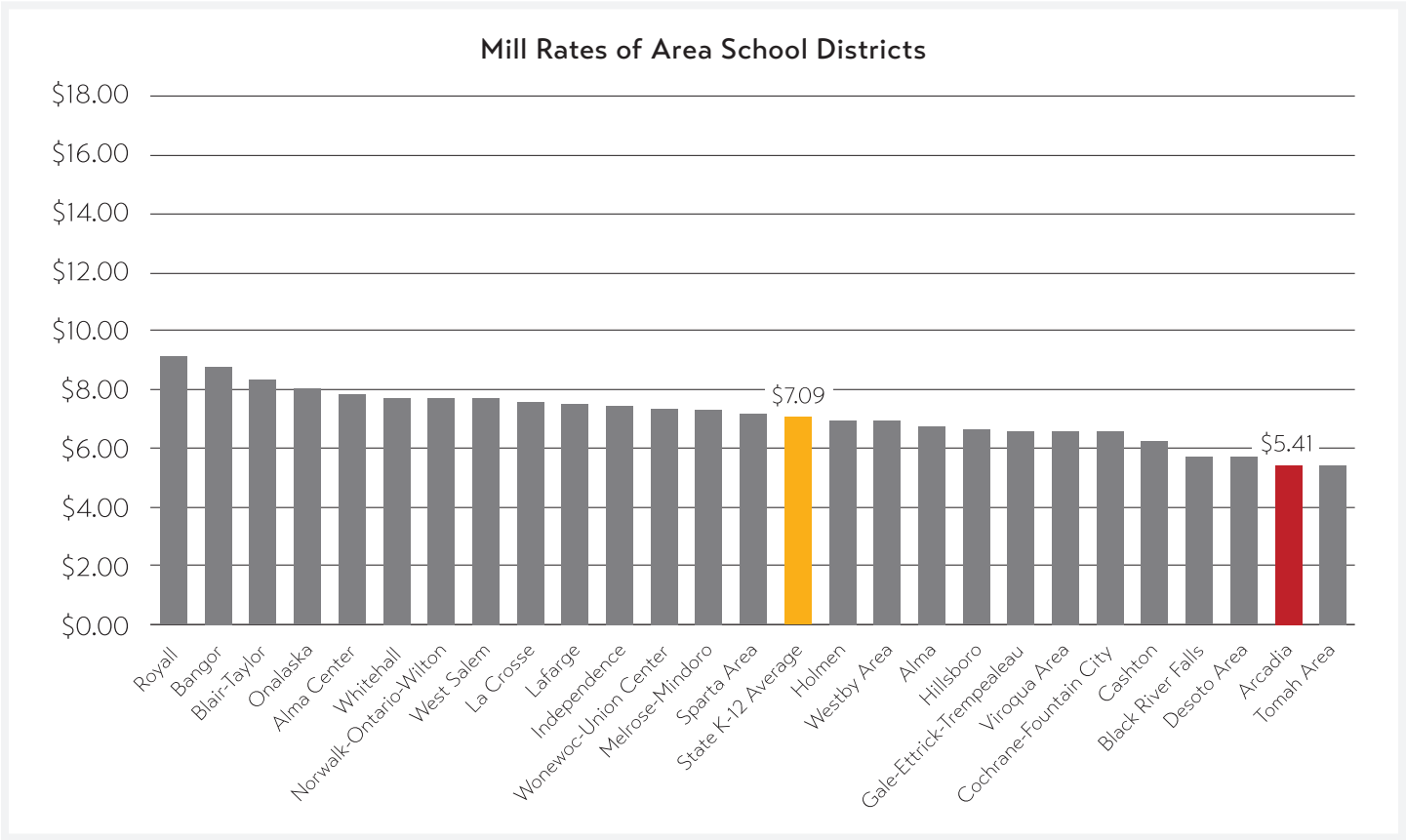
Estimated cost: Up to \$3 million

How likely are you to support a capital referendum that provides funding to complete one or more of the Middle/High School Projects as described above?	☐ Extremely likely ☐ Likely ☐ Unlikely ☐ Extremely unlikely ☐ Not sure/Need more information
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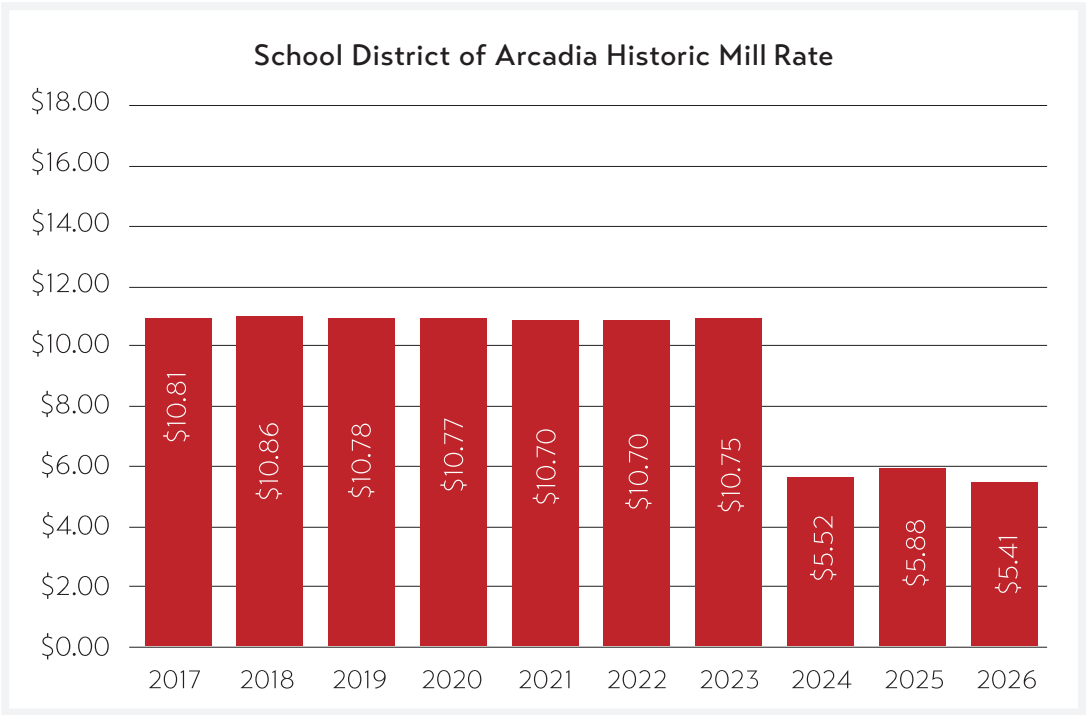
Feedback/Comments:

FINANCIAL BACKGROUND

The District works hard to be good stewards of taxpayers' dollars. **The District's mill rate is one of the lowest in the region.**



The District believes this is a good time to consider the next phase of projects in our schools. Due to careful financial planning our mill rate has continued to drop and is the **lowest it has been in a decade.**



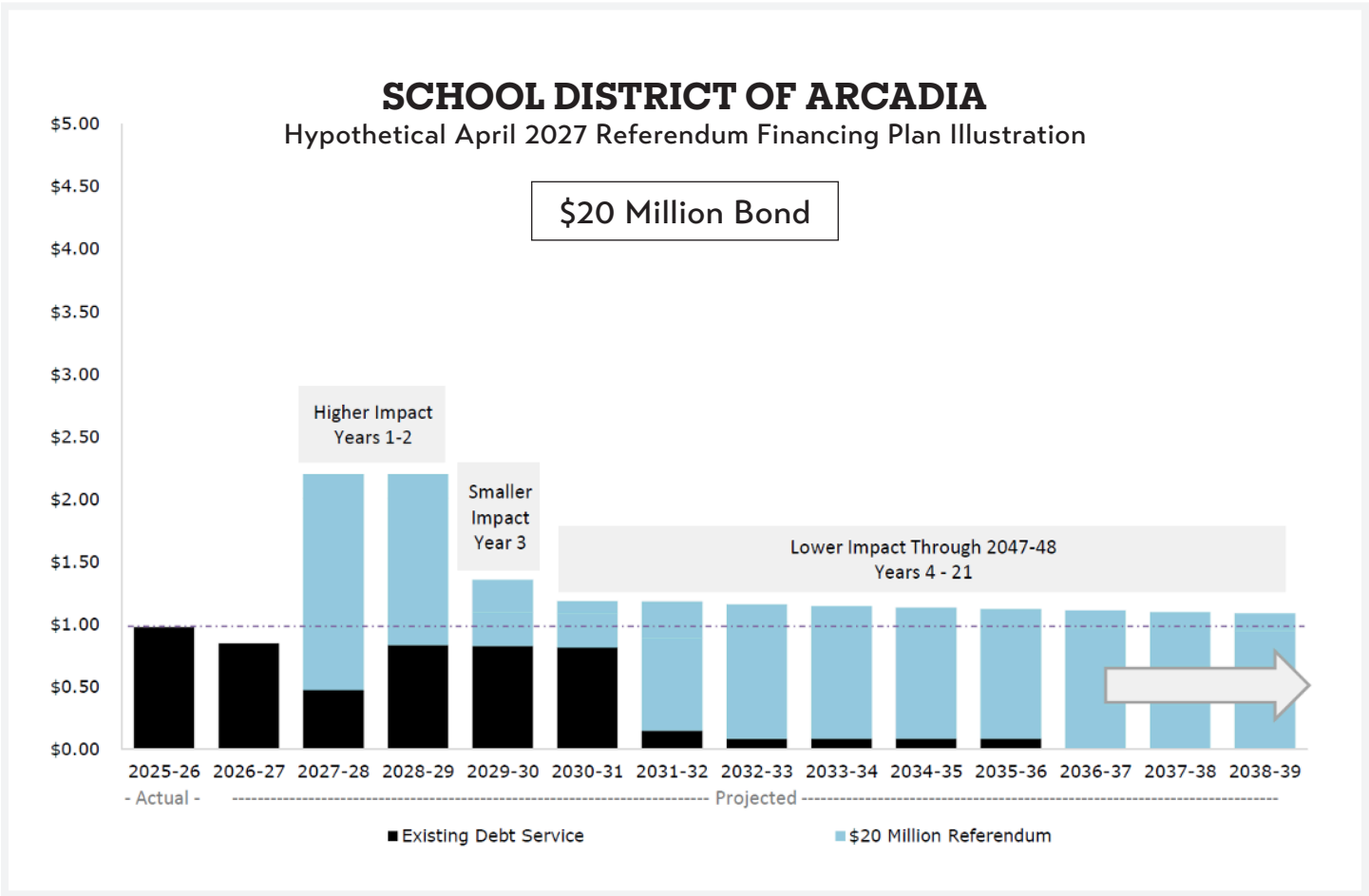
FINANCIAL BACKGROUND

Impact of Future Debt

In addition to the mill rate falling, the District will soon be reaching the end of payments on debt from prior referendum projects. This creates an opportunity to complete needed facility improvements while minimizing the long-term tax impact on residents. While residents would experience an increase in taxes in Years 1 and 2, and a smaller impact in Year 3, the projected mill rate is expected to decline beginning in Year 4 and remain lower through the duration of the bond.

Addressing these facility needs now is also financially prudent, as delaying the projects would likely result in significantly higher project costs in future years due to construction inflation.

The below graph illustrates the tax impact of a 21-year \$20 million bond.



FUNDING SUPPORT

The table below shows the estimated annual tax increase for various referendum amounts over the life of the bond. As explained on the previous page, the impact to taxpayers is reduced as the existing debt is paid off and the District experiences an increase in state aid to help share in the cost.

The District would like to know your level of support, should they consider a referendum.

ESTIMATED PROPERTY TAX IMPACT			
Estimated annual increase per \$100,000 of property value over 21 years			
Referendum Amount	Higher Impact Years 1 – 2	Smaller Impact Year 3	Lower Impact Years 4 – 21
\$15 million	\$116	\$25	\$17
\$20 million	\$135	\$50	\$33
\$25 million	\$160	\$86	\$58
\$30 million	\$185	\$125	\$82

Assumes a 21-year repayment using planning interest rates of 6.25%.

How much of a tax increase would you support through a referendum, assuming the projects included were acceptable to you?

☐ I would support a \$30 million referendum

☐ I would support a \$25 million referendum

☐ I would support a \$20 million referendum

☐ I would support a \$15 million referendum

☐ I would support a smaller referendum

☐ I would not support any referendum at this time

☐ Not sure/Need more information

Feedback/Comments:

Please complete the survey by **NOVEMBER 12, 2026.**