



KAUKAUNA
AREA SCHOOL DISTRICT

COMMUNITY GHOST STORY

SPRING 2024



KAUKAUNA AREA SCHOOL DISTRICT LONG-RANGE
FACILITIES PLAN
*BUILT ON TRADITION
FOCUSED ON THE FUTURE*

LOOK INSIDE FOR

UPDATE ON THE FACILITIES PLANNING

FACILITIES ASSESSMENT FINDINGS

COMMUNITY CONVERSATIONS THEMES

FACILITIES PLAN OPTION DEVELOPMENT

LOOKING TO THE FUTURE KAUKAUNA'S PATH TO ADDRESSING SCHOOL NEEDS

Over the past several months, the Kaukauna Area School District has worked to develop a long-range facilities plan as part of its overall Continuous Improvement Plan. The District's process involved both data-based decision-making and high levels of engagement and input from our community.

In order to assess the current state of our district's facilities, KASD hired Eppstein Uhen Architects (EUA) to conduct a comprehensive study of our buildings. In December 2023, the results of that study were presented to the Board of Education. This included a review of the Kaukauna schools' existing building conditions, capacity, utilization, and how our current spaces support programs, services, and today's teaching and learning strategies. The following are some of the findings from that report.

CONTINUED ON PAGE 2

FACILITIES ASSESSMENT FINDINGS

- Overall, Kaukauna Area School District buildings have been well-maintained with consistent annual capital maintenance investments.
- The District does have several aging buildings, with two schools that are now over 100-years old.
- Due to the age of the buildings, many of the basic building systems (roof sections, windows, doors, mechanical/electrical/plumbing systems) have simply reached or exceed their useful life.
- River View Middle School struggles to provide appropriate and flexible, collaborative learning spaces (both for small and large group work) for students and staff.

- Some buildings have safety challenges, mostly due to the lack of electronic door monitoring and limited visibility between classrooms and corridors for supervision. Many buildings lack the ability to segment highly used public areas like gyms and cafeterias from the rest of the building.
- River View Middle School site circulation is particularly challenging and limited, creating potential safety issues and traffic congestion that impacts neighboring streets.



 **FIND OUT MORE AT [KASD.US/FACILITIES](https://kasd.us/facilities)**



COMMUNITY CONVERSATIONS

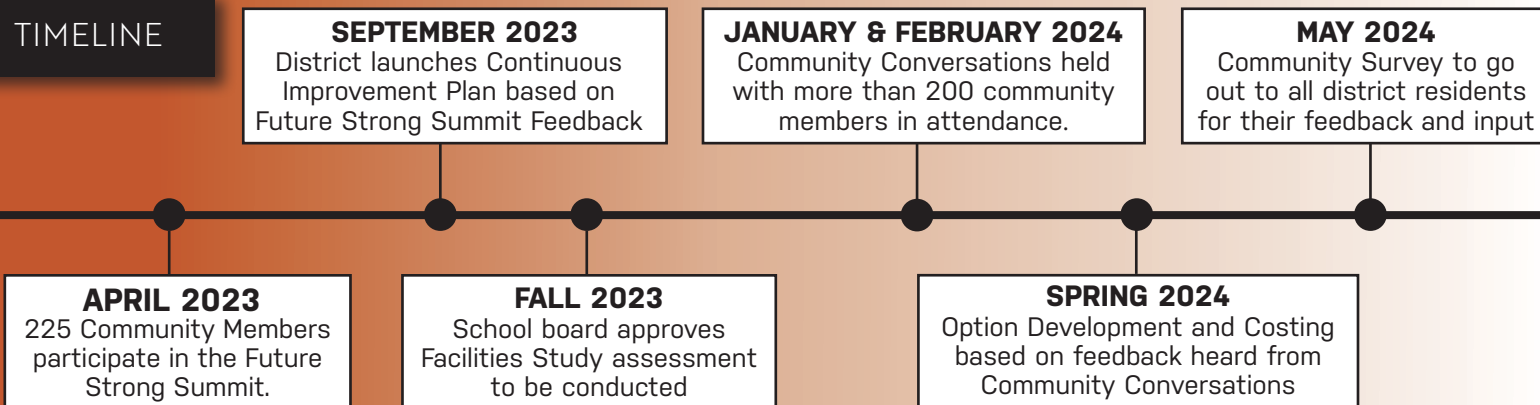
In January and February, our district engaged in meaningful Community Conversations focused on long-range facilities planning for our district. These discussions were attended by over 200 Kaukauna Area School District residents and the feedback gathered during these sessions was critical in charting a course forward that reflects the values and aspirations of our community.

Through these community conversations, several key themes emerged, highlighting the priorities and concerns that resonate deeply within our community:

- 1. Addressing Elementary Space Needs:** Our community expressed clear support for adding grades 4K and 5K to Victor Haen Elementary School in order to allow families the ability to attend the elementary school that is closer to their home, limit the number of transitions students experience in their elementary years, and allow for long term relationships to be formed between students, staff, and families. Additionally, considerations such as reducing traffic congestion, and minimizing bus commute times were identified as important aspects of this plan.
- 2. Meeting our Community's Child Care Needs:** Community members have expressed a strong desire to expand the level of child care services offered by the District. Accessibility and convenience are key factors, with many advocating for the expansion of on-site child care services. The District would contract with community partners to staff and run the child care services, and families interested in this service would pay tuition for their child to attend.

- 3. Evaluating Middle School Facilities:** Feedback indicated the current River View Middle School facility no longer meets the long-term needs of our students. While there was interest in potentially repurposing the existing facility in order to maintain the River View building in Kaukauna, community consensus leaned towards exploring the construction of a new middle school on District-owned land.
- 4. Timing and Phasing of Facility Plans:** There is broad agreement on the need to address all of the District's facility needs that were discussed during the community conversations, with some advocating for a November 2024 referendum. Ultimately, the community felt that the cost of the various options will be the driving factor, as we seek to develop a plan that benefits each school within our district and addresses open enrollment challenges.





TIMELINE




OPTION DEVELOPMENT


Using the feedback gathered from our community during the Community Conversations, the District then started developing options to best meet the needs addressed. Throughout this process, three distinct pathways emerged, which are outlined below. In the end, the Board of Education and District decided to move forward with testing the District-Wide Approach in our upcoming community survey for multiple reasons. Details and costing for the District-Wide Approach as well as the reasoning behind the decision are listed below.


ELEMENTARY FOCUS Estimated Cost \$48M <small>(assuming Nov. 2024 referendum)</small> \$0.90 per \$1,000 <small>of property value</small> <small>Est. Debt Service Tax Impact - 6 Year Borrow</small>	MIDDLE SCHOOL FOCUS Estimated Cost \$186M <small>(assuming Nov. 2024 referendum)</small> \$0.63 per \$1,000 <small>of property value</small> <small>Est. Debt Service Tax Impact - 23 Year Borrow</small>	DISTRICT-WIDE APPROACH Estimated Cost \$220M <small>(assuming Nov. 2024 referendum)</small> \$0.95 per \$1,000 <small>of property value</small> <small>Est. Debt Service Tax Impact - 23 Year Borrow</small>
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DISTRICT-WIDE APPROACH ESTIMATED COST \$220M \$0.95 per \$1,000 <small>Est. Debt Service Tax Impact 23 Year Borrow</small> \$95 <small>per \$100,000 of property value</small>	 CONSTRUCTION OF NEW MIDDLE SCHOOL \$173 MILLION	 ADDRESS ELEMENTARY SPACE NEEDS \$24.5 MILLION	 DISTRICT-WIDE SAFETY, TECHNOLOGY, CAPITAL MAINTENANCE \$14.5 MILLION	 EXPANSION OF CHILD CARE SERVICES \$8 MILLION
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WHY THE DISTRICT-WIDE APPROACH? WHY NOW?

 **THE COST OF WAITING**
 Due to rising construction costs and inflation, postponing aspects of this plan will result in higher costs while facility needs remain unresolved. For example, if the District waits to build a new middle school even four more years, the cost of this project alone is projected to increase by \$50M if delayed from a November 2024 to November 2028 referendum vote.


 **ADDRESSES MIDDLE SCHOOL NEEDS**
 Given the community's feedback that the 100-year old River View building no longer meets the needs of our students, we believe investing additional funds into the current building is not fiscally responsible. If we continue to delay the construction of a new middle school, the District will need to address immediate capital maintenance needs at River View despite this being a short-term solution.

 **ADDRESSES OPEN ENROLLMENT**
 The District loses \$8M per year in operational funding due to students open enrolling out to neighboring school districts. Adding 4K and 5K at Victor Haen Elementary, as well as expanding on-site child care services at Tanner and Victor Haen, provides new possibilities to support families with young children and address open enrollment out.

 **TIMING AND TAX IMPACT**
 With the current mill rate dropping due to the repayment of our debt, the KASD community has the ability to address our comprehensive facility needs with an estimated \$0.95 increase to the current mill rate.


NEXT STEPS

WE NEED YOUR INPUT!!

 **COMPLETE THE SURVEY**
 The Board of Education and District would love our community's feedback and input on the proposed plan. Be on the lookout for a community survey coming to your mailbox soon! Please take the time to complete it. Your opinion matters!

 **DISTRICT RESPONDS TO FEEDBACK FROM THE COMMUNITY**

The Board of Education and District will assess the feedback from the completed surveys and determine next steps towards a potential Nov. 2024 Referendum.

 **VISIT OUR WEBSITE FOR MORE INFO**
[KASD.US/FACILITIES](https://kasd.us/facilities)





KAUKAUNA
 AREA SCHOOL DISTRICT
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*Be on the
 Lookout!*

**SURVEY
 COMING
 SOON TO
 YOUR MAILBOX!**



**WE WOULD LOVE YOUR INPUT ON
 OUR DISTRICT'S FACILITIES PLAN!**

*****ECRWSEDDM****

Residential Customer

BOARD OF EDUCATION

Board Members

- Chris Bouressa - President
- Chad Berken - Vice President
- Josh Karl - Treasurer
- Charles West - Clerk
- Sue Gertz - Member
- Mike Campbell - Member
- Melissa Kurey - Member

School Board Meetings

Meetings are held at 5:30 p.m. on the second and fourth Mondays of each month in the Kaukauna Area School District's Board Room: 1701 County Road CE, Kaukauna. For agendas, minutes and additional info please visit: www.kaukauna.k12.wi.us.

DISTRICT LEADERSHIP TEAM

- Superintendent** – Mike Slowinski
- Director of Curriculum, Instruction & Continuous Improvement** - Holly Magness
- Director of Special Education & Pupil Services** – Sarah Newberry
- Finance Officer** – Robert Schafer
- Human Resources Coordinator** - Tammy Werbowsky
- Communications & Marketing Coordinator** - Bryanna Moody
- Technology Coordinator** - Jim Geoffrey
- Literacy & ELL Coordinator** - Kelly Luedeke
- Attendance, Behavior & School Safety Coordinator** - Jason Hurley

ABOUT US

KASD is a public school district serving approximately 4,000 students and 450 staff members from early childhood through 12th grade. Together, we will build upon the rich tradition of KASD and express and uphold the deep values that define us as Kaukauna Strong.

Kaukauna Area School District serves all or portions of these communities:

- City of Kaukauna
- Town of Kaukauna
- Village of Sherwood
- Town of Buchanan
- Village of Harrison
- Town of Holland
- Town of Vanden Broek
- Town of Woodville
- Village of Combined Locks
- Village of Little Chute

CONTACT US

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www.kaukauna.k12.wi.us

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This publication was produced for the residents of the Kaukauna Area School District. Due to the overlap of postal routes, residents from neighboring school districts may receive this publication. Given the limitations of bulk mailing, this overlap is difficult to eliminate without significant cost. Thank you for your understanding.