



KAUKAUNA
AREA SCHOOL DISTRICT

COMMUNITY GHOST STORY

FALL 2024



LOOK INSIDE FOR

MAJOR PROJECT COMPONENTS

COSTING AND TAX IMPACT

EXAMPLES OF MODERN LEARNING SPACES

FREQUENTLY ASKED QUESTIONS

VOTING INFORMATION

Message From Superintendent Slowinski

Dear Kaukauna Area School District Residents,

On behalf of the Kaukauna Area School District, I want to express our sincere gratitude for your engagement and participation in the development of our long-range facilities plan. Over the past year, thousands of district residents have contributed their time and insights to help shape this plan, demonstrating a commitment to the future of our schools and the well-being of our community.

Your feedback has been invaluable. Thanks to your involvement and input, we revised and refined the plan at several points during this process to ensure it truly reflects the values and priorities of Kaukauna. This plan is not only community-driven but also future-focused, designed with our shared goal of providing a strong foundation for generations of students to come.

CONTINUED ON PAGE 2



MAJOR PROJECT COMPONENTS

PROJECT DETAILS AND SITE PLANS

The facilities plan addresses long-standing educational needs across the district. By investing in our schools now, we are avoiding the increased costs and tax burdens that would result from delaying these improvements. This comprehensive approach means that we are not just fixing short-term issues but laying the groundwork for a future that supports teaching and learning for decades.

We stand at a pivotal moment. The decisions we make today will have a lasting impact on Kaukauna students and our community for years to come. This referendum represents an opportunity to meet the needs of today while ensuring a brighter tomorrow for our children, families, and the community as a whole.

Thank you for your continued support and involvement in shaping the future of education in Kaukauna.



Mike Slowinski
MIKE SLOWINSKI
 Superintendent

MAJOR PROJECT COMPONENTS

COST

	BUILD A NEW, INNOVATIVE MIDDLE SCHOOL TO REPLACE RIVER VIEW, WHICH NO LONGER MEETS THE NEEDS OF OUR STUDENTS	\$169,200,000
	EXPAND ACCESS TO 4K AND 5K PROGRAMS AT VICTOR HAEN ELEMENTARY, PROVIDING MORE OPPORTUNITIES FOR OUR YOUNGEST LEARNERS	\$17,800,000
	RENOVATE KEY AREAS AT PARK COMMUNITY CHARTER SCHOOL INCLUDING THE MAIN OFFICE AND LIBRARY, TO BETTER SERVE OUR STUDENTS AND STAFF	\$2,300,000
	ENHANCE SAFETY, SECURITY & MAINTENANCE ACROSS ALL DISTRICT SCHOOLS	\$8,700,000

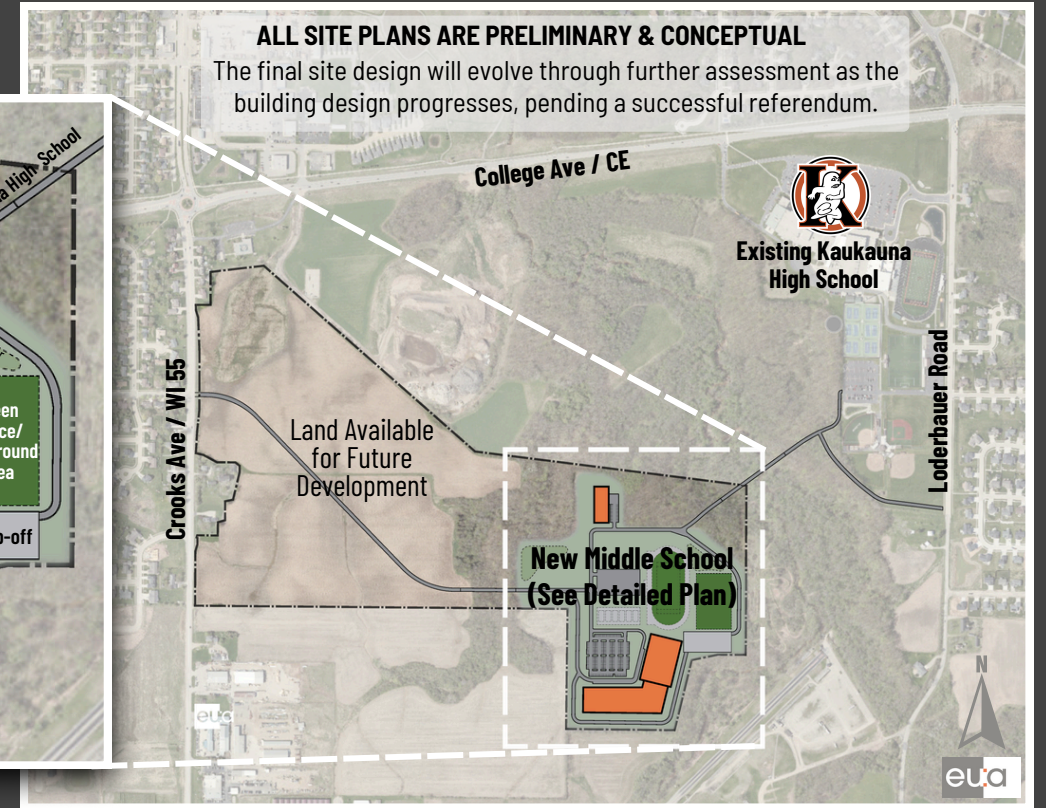
TOTAL COST \$198,000,000



BUILD A NEW, INNOVATIVE MIDDLE SCHOOL

Construction of New Middle School

- Capacity to serve 1,200+ students in grades 5-8
- Classrooms/labs for science, technology, and culinary courses
- Spaces for student collaboration, project-based learning, & performance
- Commons/cafeteria, 3-court gymnasium, and fitness area
- Outdoor phy ed/practice fields
- Energy-efficient systems and natural lighting
- Geothermal heating and cooling system to reduce utility costs



ALL SITE PLANS ARE PRELIMINARY & CONCEPTUAL
 The final site design will evolve through further assessment as the building design progresses, pending a successful referendum.



EXPAND ACCESS TO 4K AND 5K PROGRAMS

Capital Maintenance Needs:

- Restroom ADA modifications
- Flexible furniture in classrooms
- Computer network switch replacement

Addition & Site Work at Haen:

- Classrooms & support spaces to accommodate 4K & 5K
- Gymnasium (1-court)
- Relocate existing playgrounds and baseball field



ENHANCE SAFETY, SECURITY & MAINTENANCE

Safety, Technology & Maintenance

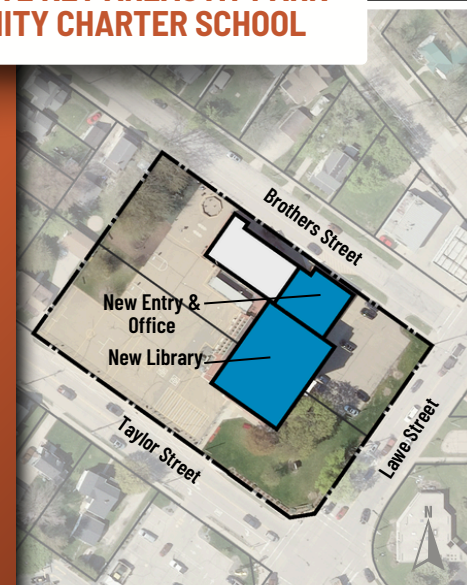
- Replace High School exterior doors
- Replace network switches in all buildings
- Replace and upgrade Quinney/NDLC fire alarm system
- Repair Tanner parking lot and building exterior
- Modern learning flexible furniture in classrooms
- Quinney/NDLC playground upgrade



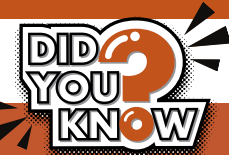
RENOVATE KEY AREAS AT PARK COMMUNITY CHARTER SCHOOL

Renovation of Main Entrance & Capital Maintenance

- Creating secure main entrance by moving the library to upper level
- Replace elevator and extend access to upper level
- Flexible furniture in classrooms
- Computer network switch replacement



RIVER VIEW CLASSROOM



Modern Learning Spaces:

- Promote meaningful & relevant learning that prepares students for real-world experiences
- Feature classrooms with multiple learning spaces and increased technology integration
- Flexible furniture adapts to a variety of independent, small group and collaborative learning.

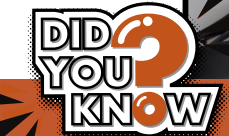


Images represent examples of educational spaces, not actual designs. The final design will vary based on stakeholder feedback, pending a successful referendum

MODERN CLASSROOMS



RIVER VIEW SCIENCE



Modern Music Rooms:

- Contain high ceilings to improve acoustics and reduce volume
- Provide ample storage for instruments & equipment
- River View's orchestra room is too small to accommodate the growing number of students in the program



MODERN SCIENCE



RIVER VIEW MUSIC



MODERN MUSIC



SAMPLE BALLOT

School District

“BE IT RESOLVED by the Board of Education of the Kaukauna Area School District, Outagamie County, Brown County, and Calumet County, Wisconsin shall be issued pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$198,000,000 for the public purpose of paying the cost of a school facility improvement project consisting of: the construction of a replacement middle school on district-owned land and repurposing the current middle school site; Americans with Disabilities Act compliance updates, capital maintenance, building systems, safety, security, and other site improvements at Park Community Charter School, H.B. Tanner Early Learning Center, Electa Quinney Elementary/New Directions Learning Community, and Kaukauna High School; construction of additions and renovations at Victor Haen Elementary School; and acquisition of furnishings, fixtures, and equipment.

Shall the foregoing resolution of the Board of Education of the Kaukauna Area School District be approved?”

YES

NO

VOTE

NOVEMBER 5, 2024



VOTING INFORMATION

Visit www.myvote.wi.gov to find your polling place or for more information on voter registration and photo identification requirements. Contact your local municipal clerk for in-person and traditional absentee voting information.



FLIP THE BALLOT

Remember to flip the ballot over as the referendum question for most county's ballots will be on the back of the ballot.



WHY NOW AND TAX IMPACT

FREQUENTLY ASKED QUESTIONS

WHY NOW?

COMMUNITY FEEDBACK

Community feedback gathered over the past year indicates that RVMS no longer meets student needs, making further investment in the 100-year-old building a fiscally irresponsible solution.

COST OF WAITING

There is a significant financial cost to waiting. Construction costs continue to rise each year. For example, the replacement of RVMS would likely cost approximately \$45 million more if a referendum was delayed until 2028.

DECLINING TAX RATE

With the District's tax rate dropping due to the repayment of previous debt and strong fiscal management, the KASD community can address facility needs in this declining tax impact window.

HOW MUCH WILL IT COST ME?

\$0.73

PER \$1,000 OF PROPERTY VALUE

\$73 PER \$100,000 OF PROPERTY VALUE PER YEAR

\$6.08 PER \$100,000 OF PROPERTY VALUE PER MONTH

ESTIMATED TAX IMPACT

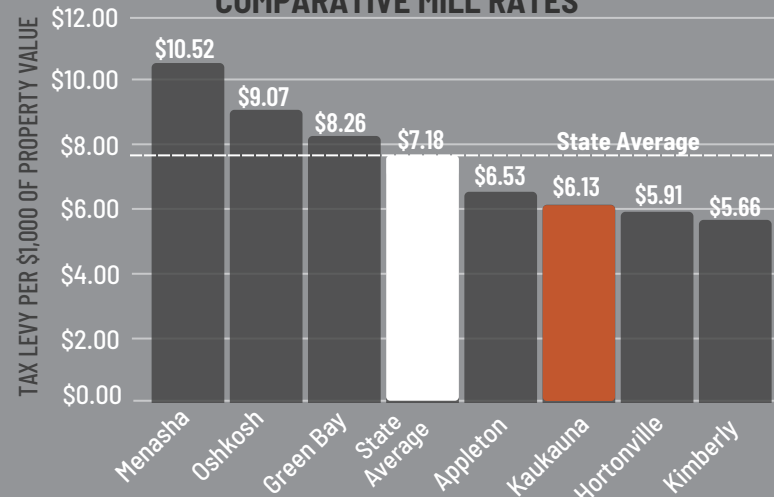
If approved by voters, the \$198 million referendum will have an estimated tax levy increase of \$0.73 per \$1,000 of equalized property value.

ESTIMATED TAX LEVY INCREASE OF \$0.73 PER \$1,000 OF ASSESSED PROPERTY VALUE

Property Value	Per Year	Per Month
\$100,000	\$73.00	\$6.08
\$200,000	\$146.00	\$12.17
\$300,000	\$219.00	\$18.25
\$400,000	\$292.00	\$24.33

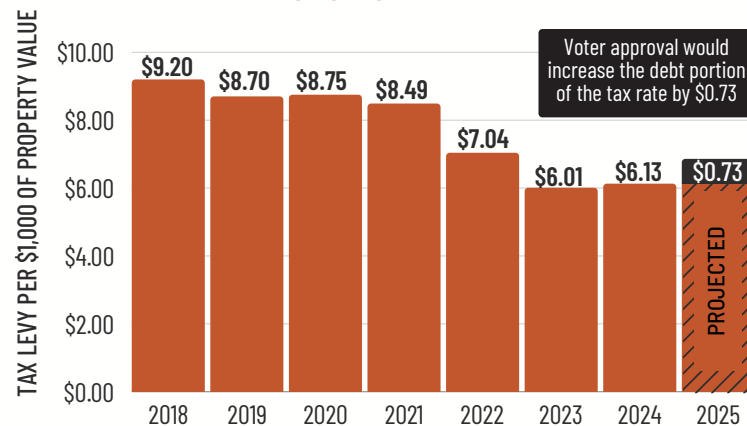
HOW DOES KAUKAUNA COMPARE TO NEIGHBORING DISTRICTS?

COMPARATIVE MILL RATES



HOW DOES THIS COMPARE TO PREVIOUS TAX RATES?

HISTORICAL TAX RATE



DID THE DISTRICT CONSIDER RENOVATING RIVER VIEW INSTEAD OF CONSTRUCTING A NEW BUILDING?

The District did consider renovating River View Middle School (RVMS) before deciding to build a new facility. In 2019, a renovation plan was included in a district-wide referendum, but it was voted down by the community. Since then, community feedback through our Future Strong Summit has indicated that RVMS no longer meets student needs, and further investment would be fiscally irresponsible.

There are several significant challenges with renovating the current site. The location is landlocked between the river and downtown, with just 15.3 acres, less than half the recommended size for a middle school of this capacity. This has led to traffic congestion and safety concerns, particularly during peak hours. Adequate site size is essential to support physical education programs, provide sufficient outdoor play space, and to ensure clear separation of bus and parent traffic.

Additionally, the building, originally constructed in 1922, has undergone numerous expansions in 1936, 1951, 1963, 1970, and 2000, creating accessibility challenges that make it difficult to meet ADA requirements. The facility lacks secure entryways, allowing visitors to access most of the building because it cannot be compartmentalized or closed down in sections during or after school. It lacks modern and flexible learning spaces, many classrooms are undersized with poor natural lighting, and site lines within the building for daily supervision are extremely limited.

Renovating the building would also cause significant disruptions to learning for three to four years, with construction taking place while students and staff are present. Given these constraints, the District concluded that building a new school is the most fiscally responsible solution that will better meet the needs of students, staff, and the community while minimizing disruption to learning during the process.

WHAT IS THE PLAN FOR THE CURRENT RIVER VIEW BUILDING IF THE REFERENDUM IS SUCCESSFUL?

If a new middle school is constructed, it would no longer be financially viable to retain the existing River View building as part of the Kaukauna Area School District. Following a successful referendum, the District will consider all potential options for repurposing the property. This may include selling the building, exploring other community uses and partnerships for the building and site, and/or, if necessary, removing the structure. If the community approves the referendum in November 2024, the school will continue to be used by students, staff, and community for three to four years while the new school is being constructed. The District is committed to a thorough and transparent process for researching and evaluating all available options.

WHY IS THE DISTRICT ADDING 4K & 5K TO VICTOR HAEN?

The District is adding 4K and 5K to Victor Haen Elementary for several important reasons. First, it reduces the number of transitions young students experience during their critical elementary years, providing them with a more stable and continuous learning environment. This consistency helps foster stronger relationships between students, teachers, and the school community, which is especially important for early childhood development.

Additionally, by offering these grades at Victor Haen, more families can attend the school closest to their home, promoting a stronger connection between families and the school while also reducing transportation costs and time spent on buses for our youngest students. This change allows the District to better serve the community, streamlining our elementary school configuration and making it less confusing for families.

WHAT IS THE TIMELINE FOR CONSTRUCTION AND PROJECT COMPLETION?

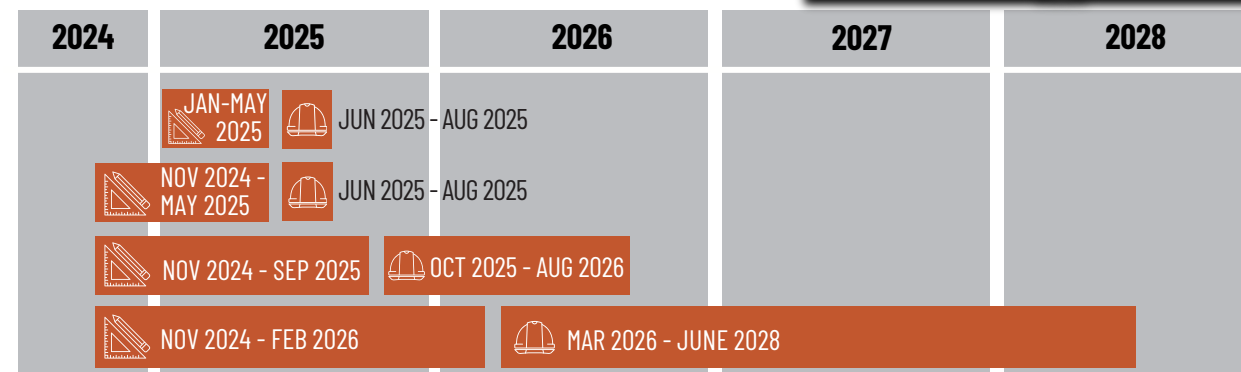
KEY
 DESIGN & BIDDING
 CONSTRUCTION

PARK COMMUNITY CHARTER

SAFETY & MAINTENANCE

VICTOR HAEN ELEMENTARY

NEW MIDDLE SCHOOL



VISIT OUR WEBSITE TO SEE MORE FREQUENTLY ASKED QUESTIONS





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VOTE

NOVEMBER 5, 2024

*****ECRWSEDDM****

Residential Customer



STUDENT CENTERED | COMMUNITY DRIVEN | FUTURE FOCUSED

OPPORTUNITIES TO LEARN MORE

BUILDING TOUR



Come and take a tour of our school buildings

**MON
OCT 14**

Park Community Charter
After 5:30 Board Meeting

**WED
OCT 16**

River View Middle School
10:30 AM

**WED
OCT 23**

River View Middle School
6:00 PM

INFO SESSSION



Join us for a short presentation followed by Q&A

**THUR
OCT 10**

High Cliff Golf & Event Center
6:00 - 7:30 PM

**MON
OCT 21**

Kaukauna Public Library
10:30 AM - 12:00 PM

**WED
OCT 30**

Kaukauna Public Library
6:30 - 8:00 PM

Q&A



Drop in to get your questions answered

**FRI
OCT 11**

Sweetberry's Restaurant
8:30-9:30 AM

**THUR
OCT 22**

3 Brothers Restaurant
8:30-9:30 AM

OPEN HOUSE



Speak with district, construction, & architecture reps. Building tours offered.

**THUR
SEP 19**

River View MS
6:00 - 7:30 PM

**MON
OCT 7**

River View MS
6:00 - 7:30 PM

CONTACT US

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Kaukauna Area
School District



[kaukaunasd](https://www.instagram.com/kaukaunasd)



Kaukauna
Schools

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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.