



KAUKAUNA

AREA SCHOOL DISTRICT



FACILITIES ASSESSMENT SUMMARY REPORT

KAUKAUNA AREA SCHOOL DISTRICT

#323425-00 | 12.04.2023

AGENDA

ONE
INTRODUCTION

TWO
UNDERSTANDING THE FACILITIES STUDY

THREE
DISTRICT SUMMARY

ONE **INTRODUCTION**

INTRODUCTION | EUA TEAM



KIT DAILEY
Client Executive +
Engagement Specialist



ROBIN SAVOLA
Senior Project Manager



MICHAEL SCHWINDENHAMMER
Senior Design Architect
+ Planner



ANDY LYONS
Engagement Specialist



CARA MARTINI
Project Specialist, Resident



MATT MAREK
Engineering Director [MEP + S]



KAUKAUNA
AREA SCHOOL DISTRICT



Building Excellence

MIRON CONSTRUCTION CO., INC.

1471 McMahon Drive
Neenah, WI 54956

MIRON-CONSTRUCTION.COM

THE MIRON TEAM



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Vice President of Education



CHRIS MEULEMANS

Conceptual Estimator



JOEL STAVE

Customer Executive



BRIGETTE BAUDHUIN

Education and
Communications Specialist

#1 EDUCATIONAL
CONSTRUCTION
MANAGER
IN WISCONSIN

\$1.5+ BILLION IN
REFERENDA

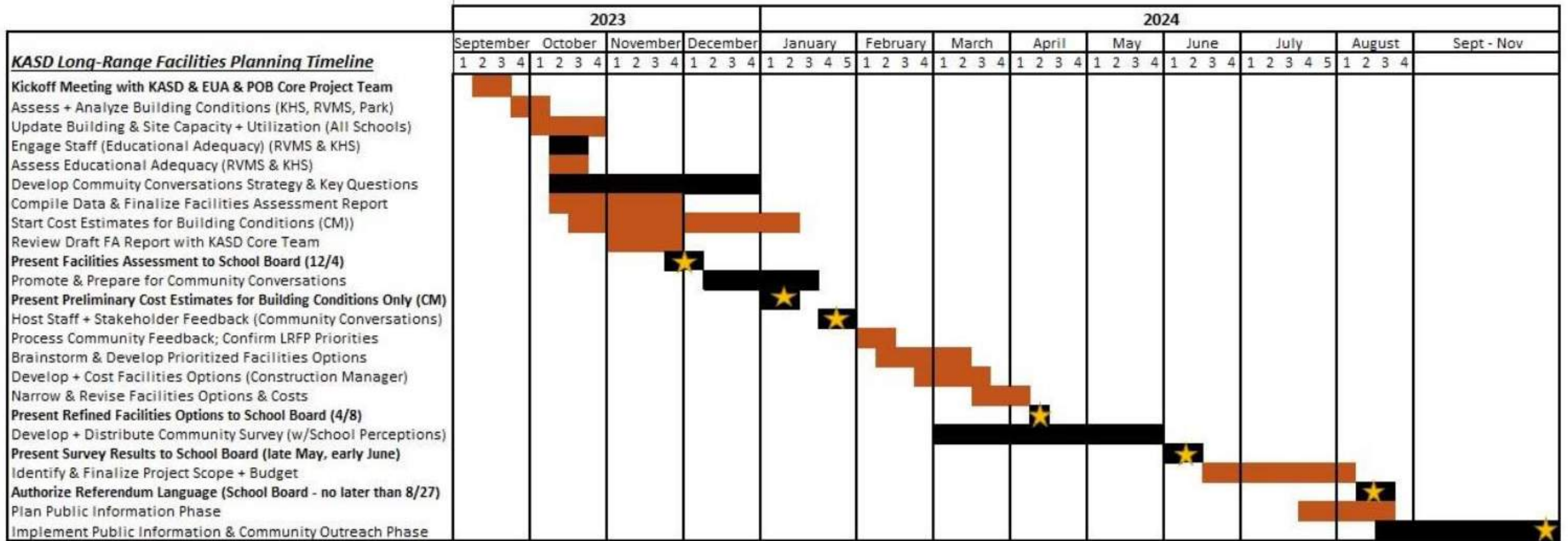
74 SUCCESSFUL
REFERENDA



INTRODUCTIONS | APPROACH



INTRODUCTION | TIMELINE



■ Assessment, Planning, Option Development
■ Staff + Community Engagement
★ Key School Board Engagement Dates
 Updated 10.4.2023

TWO **UNDERSTANDING THE FACILITIES STUDY**

KAUKAUNA AREA SCHOOL DISTRICT LONG RANGE FACILITIES PLAN

Built on Tradition, Focused on the Future

In KASD, we believe that every decision is guided by our Core Values. As we work together to develop a long-range facilities plan, we are committed to providing our students, staff, families, and community with facilities that:

- Promote safe, innovative, engaging, and relevant learning environments in order to ensure that all students learn, grow, and flourish. (Student Centered)
- Support the evolving needs of our students and reflect the values and priorities of our community. (Relationships Focused)
- Align with the District's strategic priorities as outlined in the KASD Continuous Improvement Plan. (Intentionality)
- Demonstrate a commitment to fiscal responsibility and financial sustainability. (Integrity)
- Demonstrate a commitment to collaborative decision-making and a reflection of the values and priorities of those we serve. (Collective Efficacy)
- Position KASD to become the premiere destination for excellence in education, student support, and community engagement. (Continuous Improvement)

UNDERSTANDING THE FACILITIES STUDY

METHODOLOGY

- Observations made during walk-throughs and analysis of floor plans
- Interviews with building principals and district staff

BUILDING CONDITIONS

Visual assessment of current conditions and documentation of observations.

EDUCATIONAL ADEQUACY

Visual assessment of how effectively the spaces support student learning and program delivery

CAPACITY + UTILIZATION

Capacity: comparison of site size and student enrollment to industry standards

Utilization: Analysis of the usage of learning spaces throughout the day

METHODOLOGY | BUILDING CONDITIONS

DETAILED CATEGORIES FOR SCORING

SITE:

Gates & Fencing, Sidewalks & Pavement, Pedestrian Access, Irrigation System, Landscaping, Site Amenities (Furniture, etc.), Playground Equipment, Athletic Fields, Athletic Field Support Spaces (Dugouts, Press box, Support, etc.), Maintenance (Dock, Trash, Util.), Asphalt and Concrete

ADA:

Accessible Parking, Passenger Loading Zone, Accessible Entry(s), Accessible Route, Accessible Restrooms.

ROOFING:

Roofing Materials, Drains, Gutters & Downspouts, Ponding Water, Skylights & Hatches

EXTERIOR ENCLOSURE:

Exterior Cladding, Exterior Sealants, Expansion Joints, Windows, Storefronts & Curtainwalls, Exterior Doors, Louvers & Vents, Exterior Metals, Ceiling Finishes, Floor Finish, Stairs, Ramps & Handrails, Window trims / Sills

INTERIOR:

Wall Finish Condition, Casework & Millwork, Interior Doors, Frames & Hardware, Window trims / sills

MISCELLANEOUS:

Toilet Partitions, Toilet Accessories, Theater & Stage Equipment, Bleachers, Lockers, Classroom Equipment, Elevator

ELECTRICAL:

Site Lighting, Electric Service, Low Voltage Switchgear & Distribution, Distribution Panelboards, Motor Control Centers, Generator, Interior Lighting, Lighting Control, Wiring Devices, Fire Alarm System, Clock System, Public Address System, Data/Telephone/CATV System, CCTV System, Access Control System

MECHANICAL:

Air Handlers, Chillers & Cooling, Boilers, Fan Coils, Unit Ventilators, Air Terminals (VAV, FPVAV), Unit Heaters, Wall Fin Radiation, Exhaust Fans, Ducts & Distribution, Pumps, Piping/ Insulation, Controls, Dust Collection, General Ventilation Comments

PLUMBING:

Domestic Water Piping System, Fire Suppression Piping System, Sanitary DWV Piping System, Storm and Clear Water DWV Piping System, Natural Gas Piping System, Compressed Air Piping System, Welding Gas Piping System, Water Softener(s), Water Heater(s), Thermostatic Mixing Valve, Circulating Pump(s), Grease Interceptor, Acid Neutralization Basin, Sanitary Ejector Basin and Pump, Clearwater Sump, Fixtures (sinks, toilets, urinals, etc.) Basin and Pump, Fixtures (sinks, toilets, urinals, etc.), Carbon Filters (filter before water softener)

METHODOLOGY | BUILDING CONDITIONS

LEGEND FOR SCORING

5	NEW: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	GOOD: Not Brand New, Functional And Does Not Need To Be Replaced
3	FAIR: Functional, Average Wear For Building Age
2	POOR: Functional, But Worn From Use
1	CRITICAL: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	NOT APPLICABLE: Category Or Criteria Does Not Apply To Spaces

METHODOLOGY | EDUCATION ADEQUACY ASSESSMENT

DETAILED CATEGORIES FOR SCORING

SITE:

Site Size, Traffic Flow, Parking Athletic Fields, Playgrounds, Outdoor Learning, Pedestrian / Bike Access

SAFETY:

Perimeter Security, Secure Entry, Compartmentalization, Passive Supervision / Transparency

CORE LEARNING AREAS:

Size and Proportion, Appropriate Adjacencies, Technology / Equipment, Daylighting / Views, Power / Lighting / Plumbing, Storage, Furniture, Finishes

SPECIALTY LEARNING AREAS: ART, MUSIC: Size and Proportion, Appropriate Adjacencies, Technology / Equipment, Daylighting / Views, Power / Lighting / Plumbing, Storage, Furniture, Finishes

SPECIAL ED / INTERVENTION / RESOURCE AREA:

Size and Proportion, Appropriate Adjacencies, Technology / Equipment, Daylighting / Views, Power / Lighting / Plumbing, Storage, Furniture, Finishes

BREAKOUT / COLLABORATION AREA: Size and Proportion, Appropriate Adjacencies, Technology / Equipment, Daylighting / Views, Power / Lighting / Plumbing, Storage, Furniture, Finishes

COMMON AREAS: GYM / CAF / AUDITORIUM / IMC: Size and Proportion, Appropriate Adjacencies, Technology / Equipment, Daylighting / Views, Power / Lighting / Plumbing, Storage, Furniture, Finishes

OFFICE / ADMINISTRATION AREAS: Size and Proportion, Appropriate Adjacencies, Technology / Equipment, Daylighting / Views, Power / Lighting / Plumbing, Storage, Furniture, Finishes

METHODOLOGY | EDUCATION ADEQUACY ASSESSMENT

LEGEND FOR SCORING

5	EXCELLENT: All Spaces Meet or Exceed Criteria
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N/A	NOT APPLICABLE: Category Or Criteria Does Not Apply To Spaces

METHODOLOGY | CAPACITY + UTILIZATION

CAPACITY is the number of students that can be reasonably accommodated by the school building and site.

Capacity is affected by:

- Physical variables (size and number of spaces)
- Operational variables (staffing ratios, utilization rates)
- Programmatic variables (educational offerings, specialty programs, schedules)

MAXIMUM VS FUNCTIONAL CAPACITY

Maximum Capacity: Total number of student seats in a school

- Every seat is full, every room, every hour of the day
- Used as baseline for study
- Unrealistic expectation

Functional Capacity: Total number of students for desired level of schedule flexibility. All final capacity calculations in this report utilize a functional multiplier.

- 90% of maximum capacity in elementary schools (includes core classrooms only)
- 80% of maximum capacity in middle and high schools (includes all scheduled instructional spaces)

METHODOLOGY | CAPACITY + UTILIZATION

THREE METHODS FOR CALCULATING CAPACITY OF THE BUILDING

1. CAPACITY BASED ON TARGETED CLASS SIZE (PRIMARY MEASURE)

- Capacity calculation based on class sizes of 22 students for 4K through 4th grades and 25 students for 5th for 12th grades

2. CAPACITY BASED ON LEARNING AREA

- Takes actual room sizes into consideration
- Used as cross check against District Recommended class sizes
- Typical Capacity Recommended based on Learning Area
 - 4K = 55 sf/student
 - 1-5 = 35 sf/student
 - 6-12 = 30 sf/student
 - General Lab = 50 sf/student
 - General Music = 35 sf/student
 - Band/Orchestra = 50 sf/student
 - General CTE Lab = 100 sf/student
 - Auto Lab = 150 sf/student

3. CAPACITY BASED ON OVERALL BUILDING SIZE

- Capacity recommended based on Gross Building Area (varies based on amenities, number of students)
- Used as cross check, indication of size of circulation spaces, common spaces, support spaces
 - Elementary School = 170 sf/student
 - Middle School = 200 sf/student
 - High School = 250 sf/student

METHODOLOGY | CAPACITY + UTILIZATION

CAPACITY BASED ON SITE SIZE

- The school site includes the land, school buildings, and all ancillary facilities (e.g. athletic fields, stadium, parking lots, support buildings, and additional structures).
- The size of the total land often allows or limits the amount of improvements or amenities that can be offered to a specific student population.
- Recommended Acreage based on type of school:
 - Elementary School = 10 Acres + 1 Acre for every 100 students
 - Middle School = 20 Acres + 1 Acre for every 100 students
 - High School = 30 Acres + 1 Acre for every 100 students

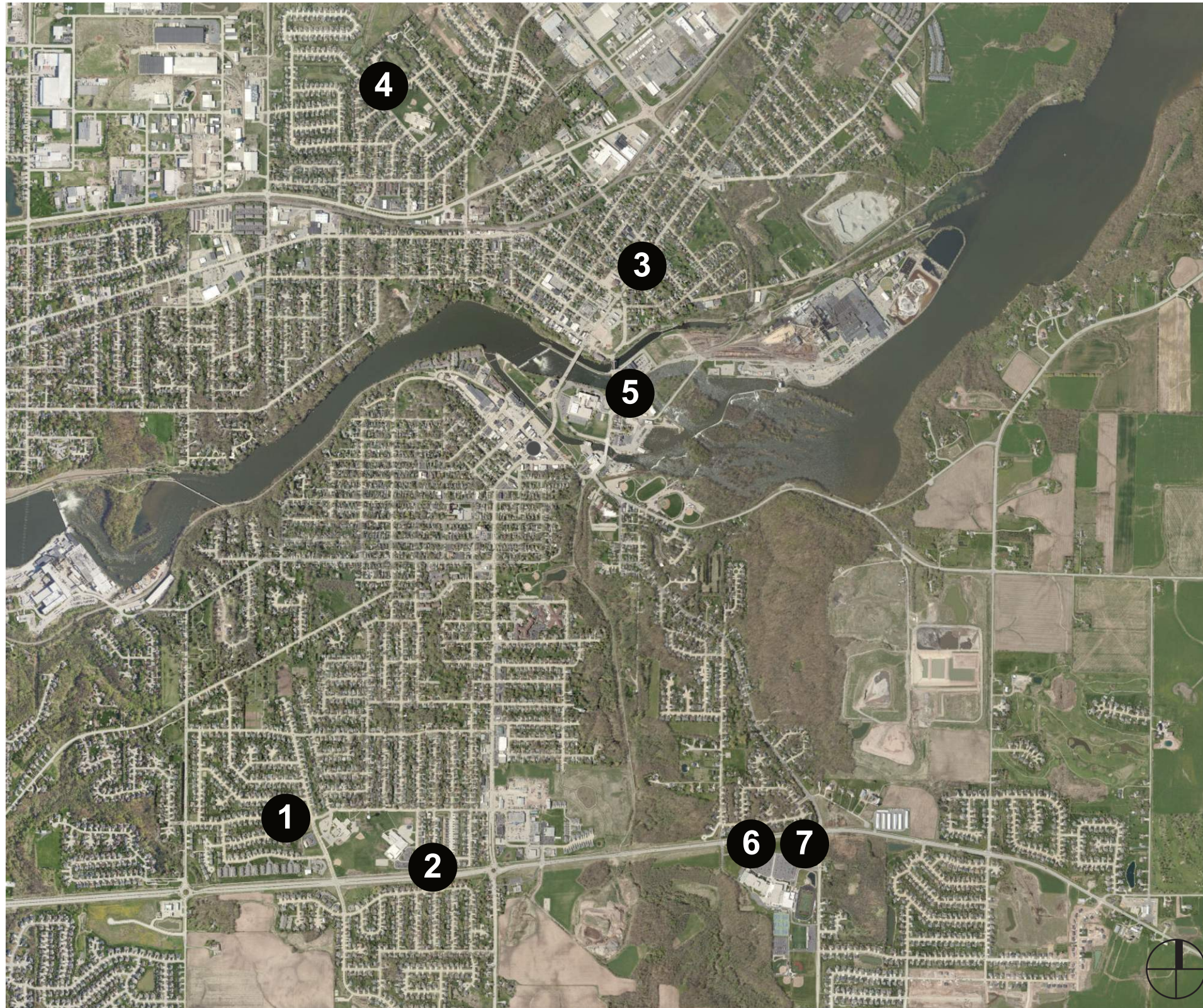
METHODOLOGY | CAPACITY + UTILIZATION

UTILIZATION ANALYSIS

- Calculated for middle and high schools to study how spaces are utilized across a typical day.
- Not calculated for elementary schools, as it is assumed that core classrooms are vacant while students travel to specialty spaces as a group.
- Optimum utilization is around 80% (varies based on number of period per day), which allows for some scheduling flexibility, prep time, etc.

THREE **DISTRICT SUMMARY**

DISTRICT OVERVIEW



KASD SCHOOLS

1. ELECTA QUINNEY ELEMENTARY SCHOOL / NEW DIRECTIONS LEARNING CENTER
2. DR H B TANNER EARLY LEARNING CENTER
3. PARK COMMUNITY CHARTER SCHOOL
4. VICTOR HAEN ELEMENTARY SCHOOL
5. RIVER VIEW MIDDLE SCHOOL
6. KAUKAUNA HIGH SCHOOL
7. KASD DISTRICT OFFICES

DISTRICT OVERVIEW

KASD SCHOOL DATA				ADDITIONS / ALTERATIONS		EDUCATION INFORMATION		
LEVEL	SCHOOL NAME	ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
ELEMENTARY	ELECTA QUINNEY/ NDLC ELEMENTARY SCHOOL	2601 SULLIVAN AVENUE KAUKAUNA, WI 54130	20.0	101,846	1966	1986	2-4/4K-4	626 ¹
	DR H B TANNER EARLY LEARNING CENTER	2500 FIELDCREST DRIVE KAUKAUNA, WI 54130	15.1	59,255	1991	N/A	4K-1	510
	PARK COMMUNITY CHARTER SCHOOL	509 LAWE STREET KAUKAUNA, WI 54130	2.9	32,750	1897	1958	4K-4	260
	VICTOR HAEN ELEMENTARY SCHOOL	1130 HAEN DRIVE KAUKAUNA, WI 54130	13.8	59,572	1970	N/A	1-4	292
MIDDLE	RIVER VIEW MIDDLE SCHOOL	101 OAK STREET KAUKAUNA, WI 54130	15.3	233,143	1922	1936, 1951, 1963, 1970, 2000	5-8	1120
HIGH SCHOOL	KAUKAUNA HIGH SCHOOL	1701 COUNTRY ROAD CE KAUKAUNA, WI 54130	91.52 ²	343,950	1997	2016	9-12	1257

NOTES:

1. Electa Quinney 2023-2024 enrollment is 262. NDLC 2023-2024 enrollment is 264.
2. Approximately 25 acres of the site for Kaukauna High School is wooded and unusable by the school.
3. Does not include district owned land purchased in 2022.

ELECTA QUINNEY ELEMENTARY SCHOOL / NEW DIRECTIONS LEARNING CENTER

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
2601 SULLIVAN AVE KAUKAUNA, WI 54130	20.0	101,846	1966	1986	2-4/4K-4	626



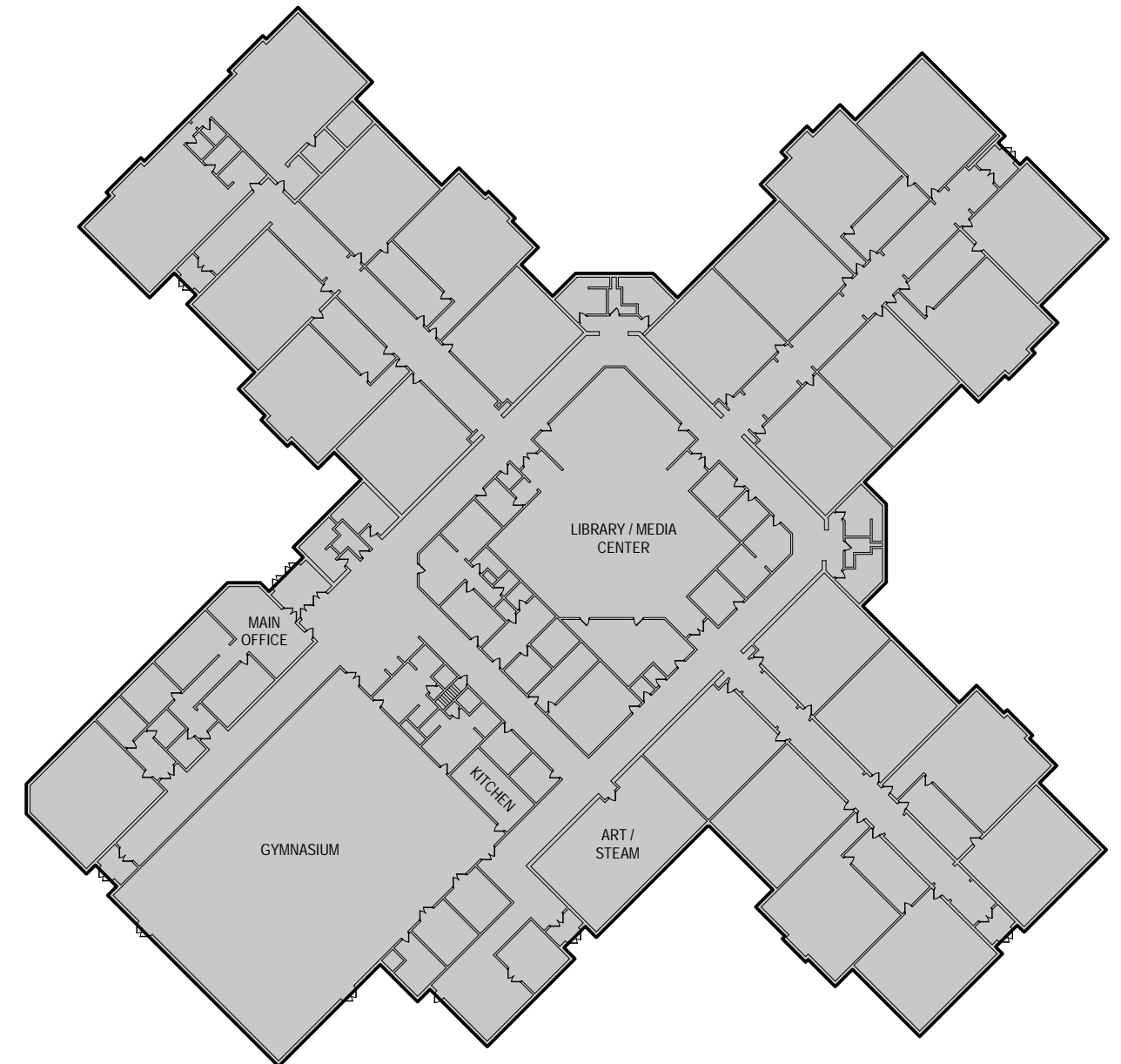
DR H B TANNER EARLY LEARNING CENTER

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
2500 FIELDCREST DR KAUKAUNA, WI 54130	15.1	59,255	1991	N/A	4K-1	510



SITE

HISTORIC ADDITIONS LEGEND
 1991 ORIGINAL BUILDING



HISTORIC PLAN

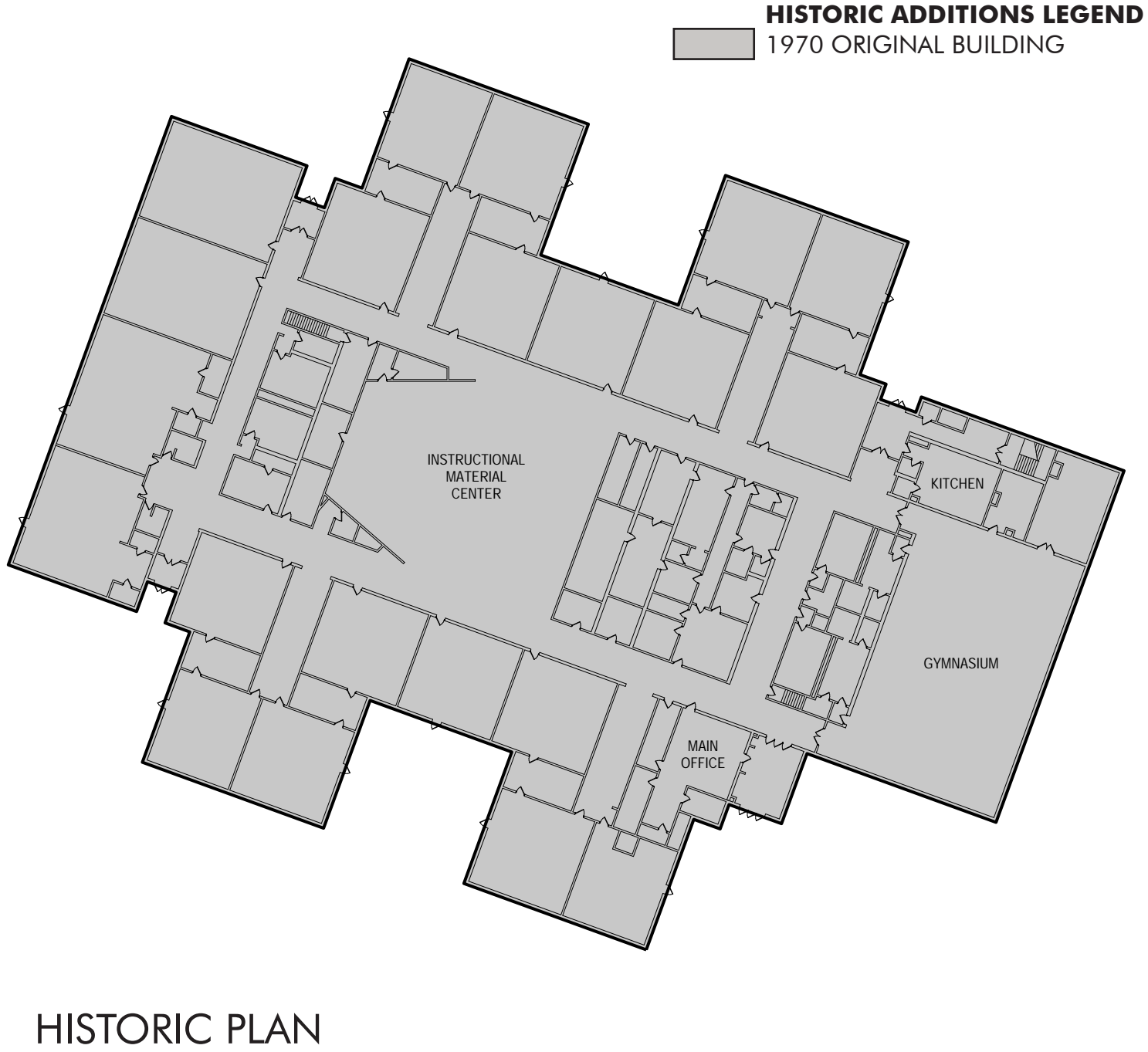
PARK COMMUNITY CHARTER SCHOOL

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
509 LAWE STREET KAUKAUNA, WI 54130	2.9	32,750	1897	1958	4K-4	260



VICTOR HAEN ELEMENTARY SCHOOL

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
1130 HAEN DR KAUKAUNA, WI 54130	13.8	59,572	1970	N/A	1-4	292



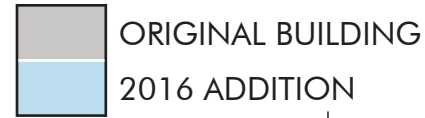
RIVER VIEW MIDDLE SCHOOL

ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
101 OAK STREET KAUKAUNA, WI 54130	15.3	233,143	1922	1936, 1951, 1963, 1970, 2000	5-8	1120



KAUKAUNA HIGH SCHOOL

HISTORIC ADDITIONS LEGEND



ADDRESS	SITE (ACRES)	TOTAL BUILDING AREA (SF)	YEAR BUILT	MAJOR ADDITION/RENOVATION	GRADE LEVELS	2023-2024 ENROLLMENT
1701 COUNTRY RD CE KAUKAUNA, WI 54130	91.52	343,950	1997	2016	9-12	1257



SITE

HISTORIC ADDITIONS LEGEND



HISTORIC PLAN

DISTRICT OVERVIEW

**ELECTA QUINNEY / NDLC
ELEMENTARY**



CONDITIONS	3.42
EAA	N/A
CAPACITY	105%

**DR H B TANNER EARLY
LEARNING CENTER**



CONDITIONS	3.29
EAA	N/A
CAPACITY	112%

**PARK COMMUNITY CHARTER
SCHOOL**



CONDITIONS	3.32
EAA	N/A
CAPACITY	101%

**VICTOR HAEN ELEMENTARY
SCHOOL**



CONDITIONS	3.22
EAA	N/A
CAPACITY	82%

RIVER VIEW MIDDLE SCHOOL



CONDITIONS	2.93
EAA	2.54
CAPACITY	88%
UTILIZATION	73%

KAUKAUNA HIGH SCHOOL



CONDITIONS	3.43
EAA	3.19
CAPACITY	94%
UTILIZATION	77%

NOTE:

1. Capacity is percentage of 2023-2024 Enrollment of Building Capacity Based on Target Class Size
2. Utilization is average percentage classrooms are used a day

BUILDING CONDITIONS ASSESSMENT | SUMMARY OVERVIEW

Category	Electa Quinney Elementary/ NDLC	DR. H. B. Tanner ELC	Park Community Charter	Victor Haen Elementary	River View Middle School	Kaukauna High School
Civil / Site (POB contributed evaluation)	2.70	2.91	2.89	2.80	2.67	3.18
ADA	3.40	3.40	2.67	3.00	2.33	3.33
Roofing	3.33	2.33	2.50	1.50	2.67	3.33
Exterior Enclosure	3.18	3.22	3.00	3.60	2.38	3.18
Interior	3.68	3.39	3.44	3.40	2.71	3.33
Miscellaneous	3.57	3.50	3.40	3.43	3.08	3.17
Electrical	3.64	3.57	3.62	4.08	3.15	3.77
Mechanical	3.67	3.82	5.00	3.55	4.33	3.64
Plumbing	3.56	3.50	3.33	3.60	3.00	3.92
Total	3.42	3.29	3.32	3.22	2.93	3.43

LEGEND

5	NEW: Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	GOOD: Not Brand New, Functional And Does Not Need To Be Replaced
3	FAIR: Functional, Average Wear For Building Age
2	POOR: Functional, But Worn From Use
1	CRITICAL: Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	NOT APPLICABLE: Category Or Criteria Does Not Apply To Spaces

BUILDING CONDITIONS | KEY TAKEAWAYS

SITE



AREAS OF CRACKING ASPHALT

ROOF



DRAINAGE AND USEFUL LIFE

EXTERIOR CLADDING BRICK



CHIPPING AND TUCKPOINTING

EXTERIOR CLADDING PRECAST



CRACKS (NON-STRUCTURAL)

EXTERIOR CLADDING EFIS



DEGRADING AT GROUND

NON-ACCESSIBLE ENTRANCE



CONTINUING IMPROVEMENTS NEEDED

NON-ACCESSIBLE TOILETS



CONTINUING IMPROVEMENTS NEEDED

CASEWORK



FAIR TO GOOD CONDITION

ACOUSTICAL CEILING TILE



AREAS OF STAINED TILES

CARPET



WORN / USEFUL LIFE

EDUCATIONAL ADEQUACY ASSESSMENT | SUMMARY

CATEGORY	Electa Quinney / NLDC Elementary School	Dr H B Tanner Early Learning Center	Park Community Charter School	Victor Haen Elementary School	River View Middle School	Kaukauna High School
Site					2.29	3.83
Safety					1.86	2.71
Core Learning Areas					2.63	3.00
Specialty Learning Areas					2.00	3.13
Intervention / Resource Areas					3.00	3.25
Breakout / Collaboration Areas					2.00	2.38
Common Areas					3.14	3.25
Office / Administrative Areas					2.86	4.00
Average					2.47	3.19

NOTE: Detailed Educational Adequacy Assessments were completed only for River View Middle School and Kaukauna High School

EAA LEGEND

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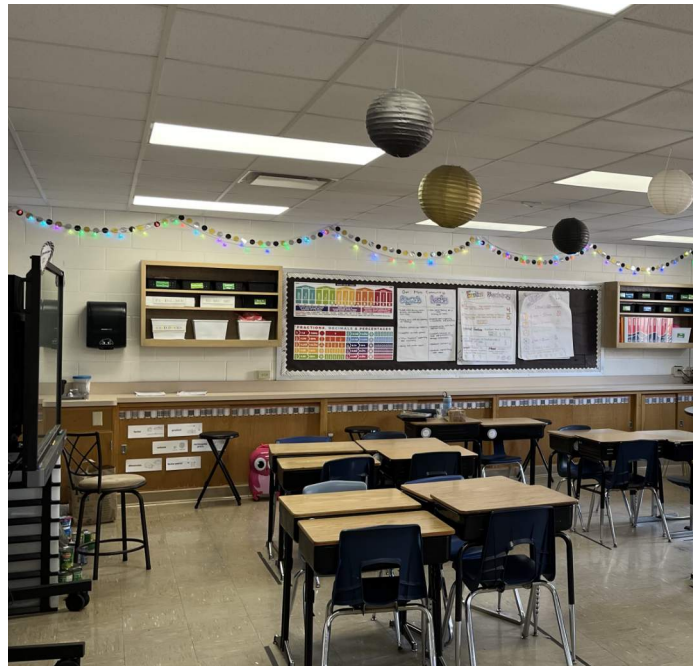
EDUCATIONAL ADEQUACY | KEY TAKEAWAYS

SAFETY AND SECURITY



LACK SECURE ENTRY SEQUENCE

CLASSROOMS



DO NOT SUPPORT COLLABORATION

COLLABORATION AREAS



LACK FLEXIBLE FURNITURE

STAFF WORK AREAS



LACK PRIVACY

SAFETY AND SECURITY



EXTERIOR DOORS LACK MONITORING

CLASSROOMS



LACKS NATURAL LIGHT AND VIEWS

COLLABORATION AREAS



LACK TECHNOLOGY

STAFF WORK AREAS



INADEQUATE SPACE FOR STAFF

CAPACITY + UTILIZATION | SUMMARY

CATEGORY	Electa Quinney Elementary School / NDLC	Dr H B Tanner Early Learning Center	Park Community Charter School	Victor Haen Elementary School	River View Middle School	Kaukauna High School
BUILDING CAPACITY						
2023-2024 ENROLLMENT	626	510	260	292	1,120	1,257
CAPACITY BASED ON TARGET CLASS SIZE	596	455	257	356	1,280	1,340
CAPACITY BASED ON LEARNING AREA	722	393	247	420	1,412	1,308
CAPACITY BASED ON GROSS BUILDING AREA	599	349	193	350	1,166	1,376

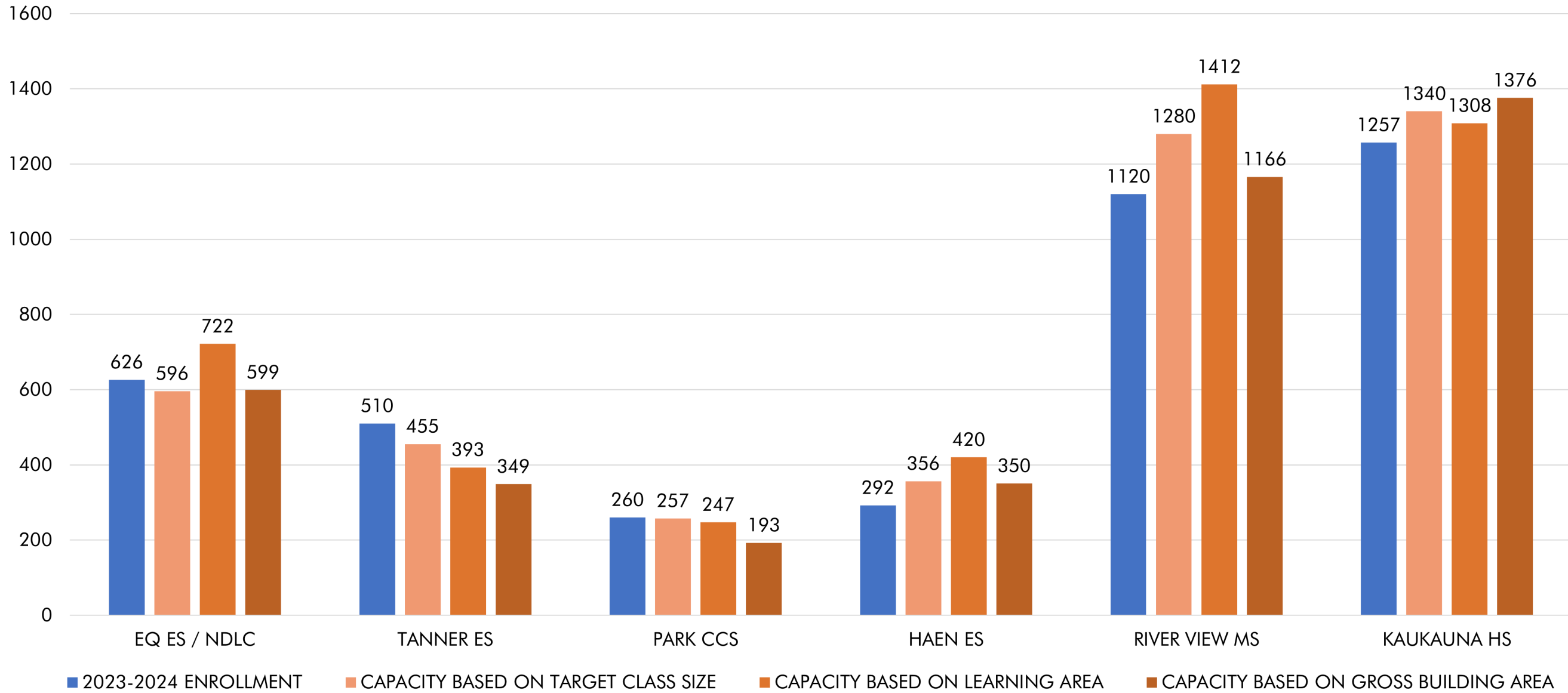
SITE CAPACITY						
Current Site Size (Acres)	20.0	15.1	2.9	13.8	15.3	91.5
Recommended Site Size (Acres)	16.3	15.1	12.6	12.9	31.2	42.6

UTILIZATION						
AVERAGE CLASS SIZE					25	22
AVERAGE PERCENTAGE OF DAY USED					73	77
AVERAGE NUMBER OF PERIODS USED PER DAY					7/10	5/6

- NOTES:
1. Approximately 25 acres of the site for Kaukauna High School is wooded and unusable by the school.
 2. Site Capacity numbers do not include district owned land purchased in 2022.

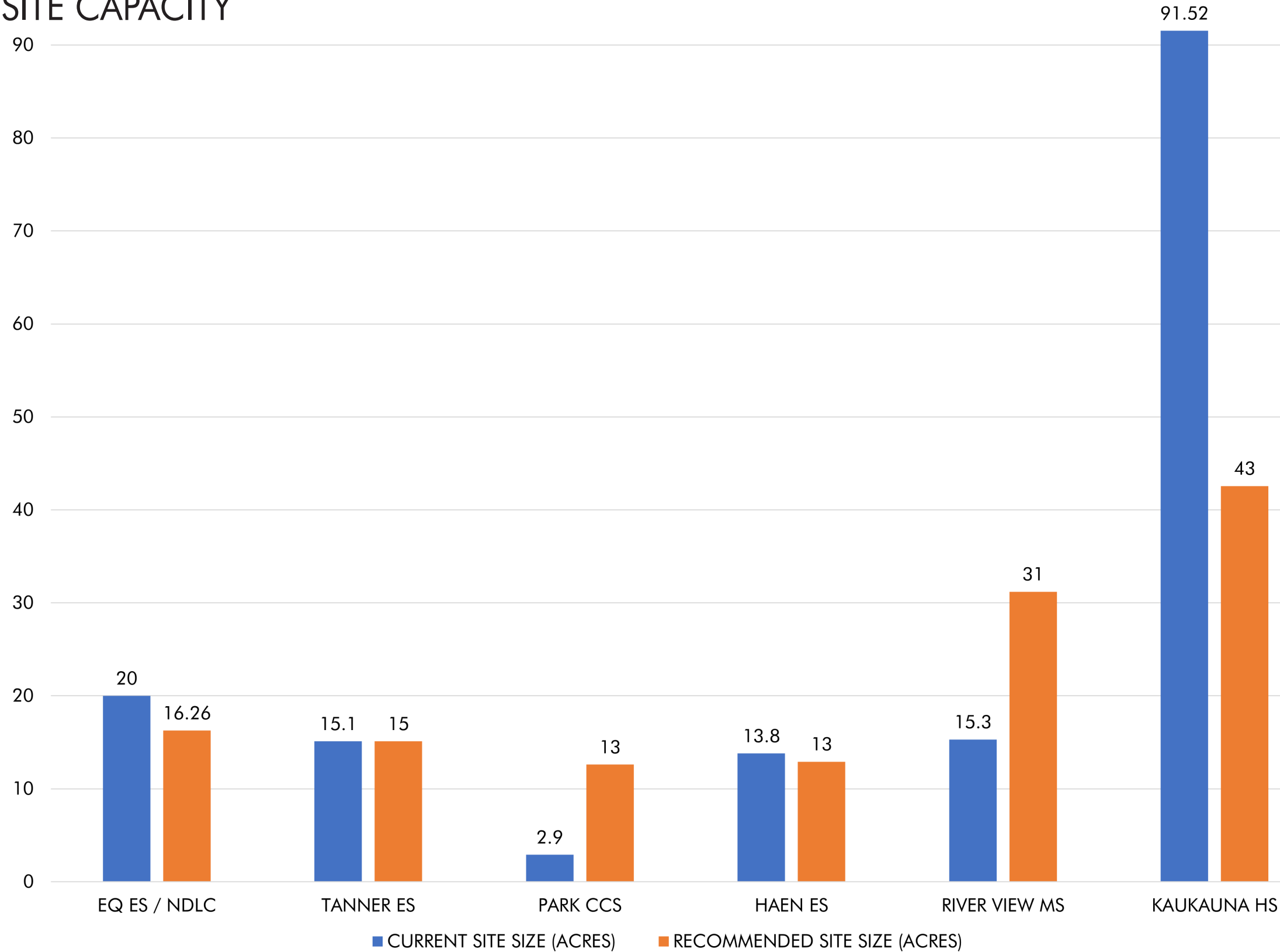
CAPACITY + UTILIZATION | SUMMARY

BUILDING CAPACITY



CAPACITY + UTILIZATION | SUMMARY

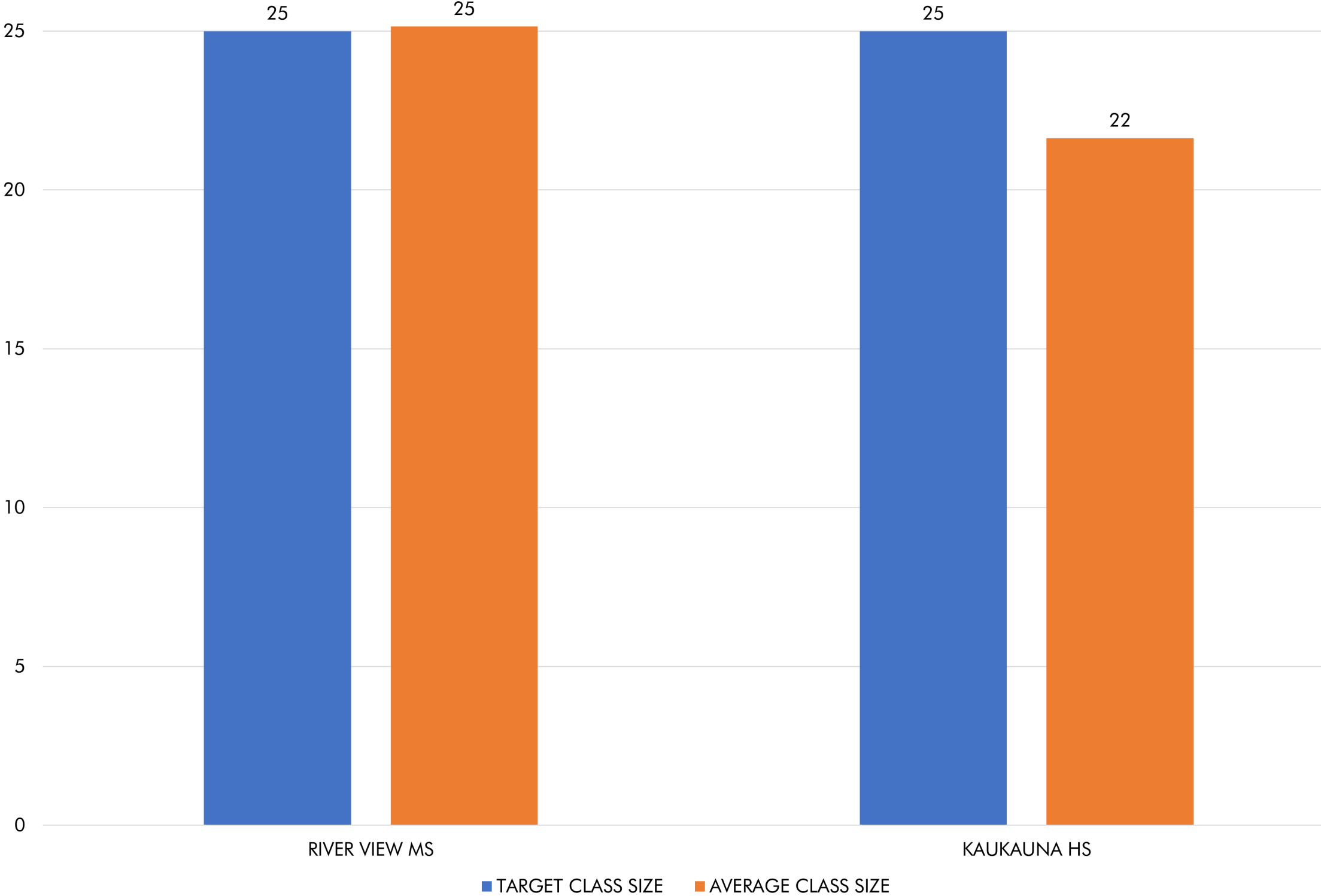
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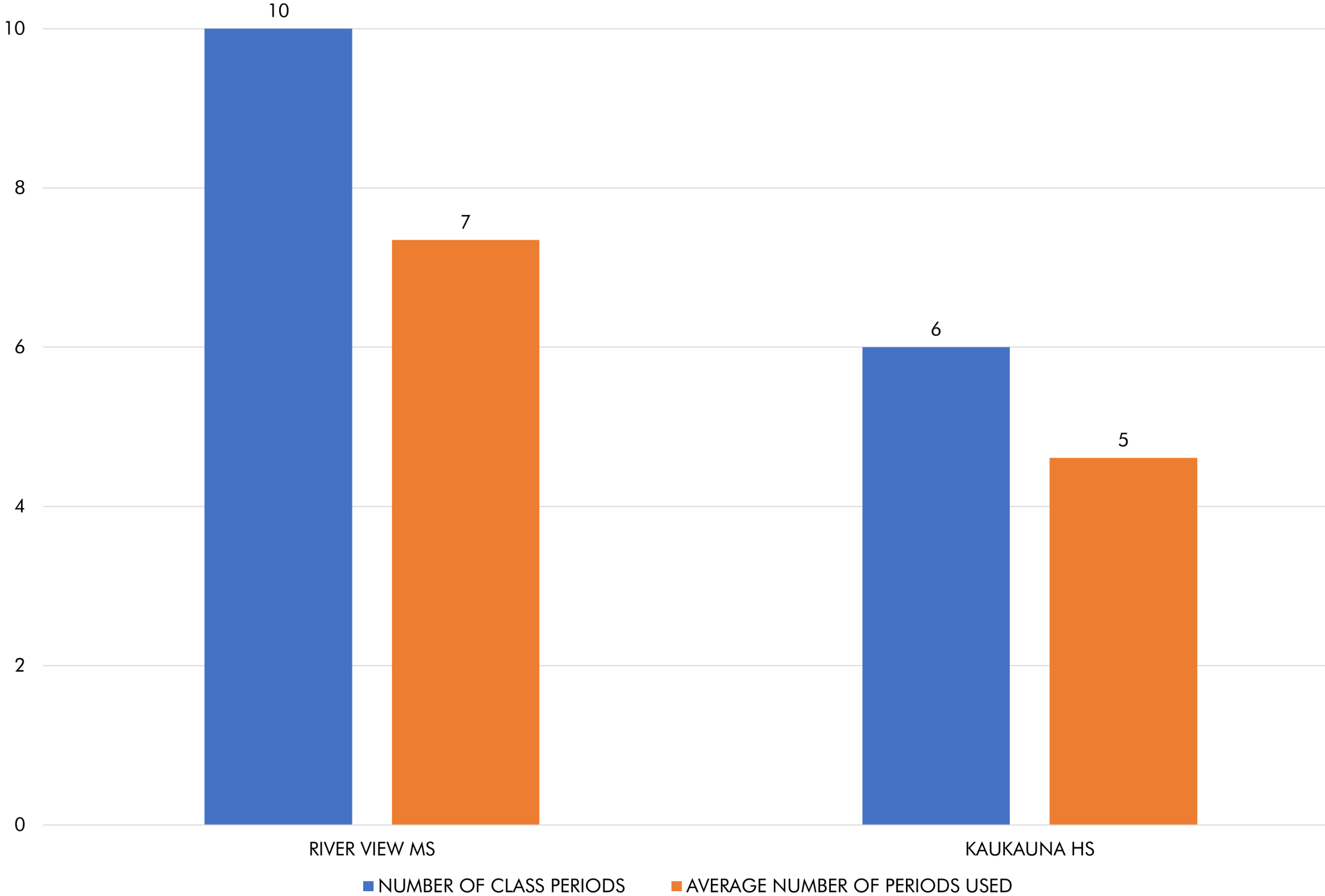
CAPACITY + UTILIZATION | SUMMARY

AVERAGE CLASS SIZES



CAPACITY + UTILIZATION | SUMMARY

AVERAGE CLASSROOM UTILIZATION



DISTRICT-WIDE KEY TAKEAWAYS

BUILDING CONDITIONS

Aging Buildings

- Two schools have portions that are over 100 years old
- Some materials and systems are at or reaching end of useful life

Exterior Envelope

- Non-structural cracking/damage of exterior materials and sealants
- Roofing repairs/replacements

Interior Finishes

- Mix of good and fair condition

Accessibility

- All buildings have made some accessibility improvements
- Continue upgrades over time

Mechanical / Electrical / Plumbing

- Mechanical ranges from new to fair
- Buildings lack ADA voice audible coverage for fire alarms, except for Haen

EDUCATIONAL ADEQUACY

Outdated Learning Environments

- Finishes are dated
- Building lacks desired flexibility for personalized learning areas

Inconsistent Classroom Sizes + Amenities

- Some classrooms are significantly undersized while others are oversized

Lack of Learning Support Space

- Lack of breakout space outside of classroom for group work or interventions
- Lack of student common areas for student-centered learning/collaboration

Outdated and Inflexible Furniture

- Heavy/bulky furniture is difficult to reconfigure for project or group work

Building Security/Supervision Concerns

- Lack of transparency for supervision of students and staff
- Lack of monitoring of exterior doors being opened or propped open
- Lack of school compartmentalization

CAPACITY + UTILIZATION

Capacity

- Tanner and Park are over capacity
- EQ/NDLC is close to over capacity
- The size of sites for Park and River View Middle School are under recommended acreage

Utilization

- River View Middle School and Kaukauna High School average class sizes are at or slightly under target sizes
- River View Middle School and Kaukauna High School average classroom utilization is within recommended range

QUESTIONS?

NEXT STEPS

- EUA to Finalize Facilities Assessment Report
- Miron Developing Preliminary Cost Estimates for Building Conditions Only
- Miron Presents Preliminary Cost Estimates on January 8, 2024
- Community Conversations on Long-Range Facilities Planning
 - Tuesday, January 9, 2024 – 6pm at River View Middle School
 - Wednesday, January 24, 2024 - 6pm at River View Middle School
 - Thursday, February 15, 2024 – 6pm – VIRTUAL Meeting
 - Friday, February 16, 2024 – 8:30am – VIRTUAL Meeting

THANK YOU!



KAUKAUNA
AREA SCHOOL DISTRICT

