



Lake Mills Area

SCHOOL DISTRICT

Collaborative Advisory Team
(CAT)

**Final Facilities
Recommendation**


June 17, 2024



OUR STUDENTS. OUR COMMUNITY.



Agenda

- Background & Process
 - Needs & Challenges
 - Options Considered
 - Community Survey Summary
 - Final Recommendation
- 

CAT COMMITTEE BACKGROUND & PROCESS

A stylized graphic on a blue background. On the right side, there is a tree with a thick, curved trunk and several branches with teardrop-shaped leaves. Below the tree, there are three horizontal, wavy lines in shades of blue, suggesting water or a landscape.

CAT Work - Since May 2023

42 COMMUNITY MEMBERS

14 MONTHS **10** MEETINGS **3** TOURS

30+ HOURS OF MEETINGS, DISCUSSIONS,
tours, presentations, evaluation, and engagement per member

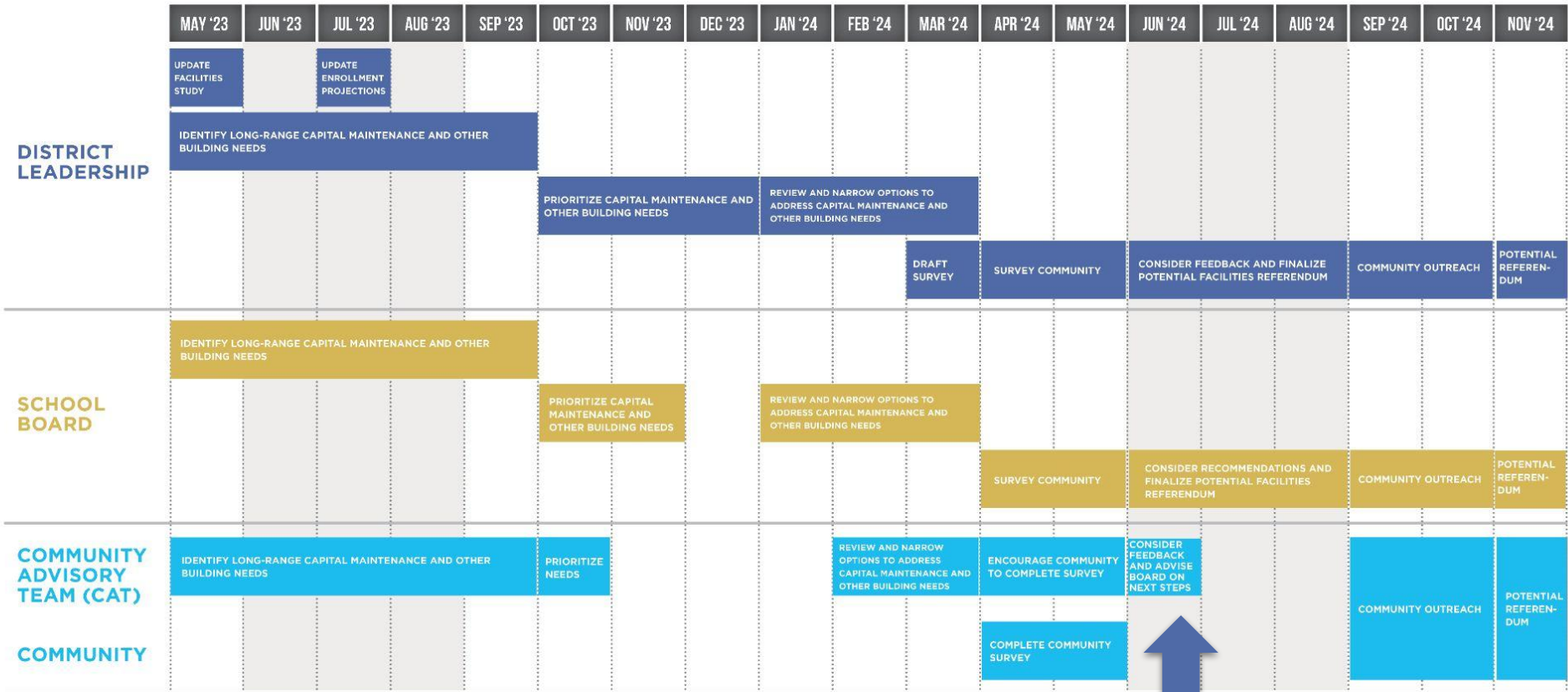
Thank you!

CAT Work - Since May 2023

<https://www.lakemills.k12.wi.us/district/collaborative-advisory-team.cfm>

This committee serves in an advisory capacity to the school board and administration to explore long-term facilities options that best provide the necessary space for students and community stakeholders, recognizing the need for both immediate solutions and flexible, fiscally responsible solutions as critical components of a Long-Range Facilities Plan.

LONG-RANGE FACILITY PLANNING TIMELINE



WE ARE HERE

Guiding Principles for Long-Range Facilities Planning



2023 Guiding Principles for Long-Range Facilities Planning

Preparing all today's students for tomorrow's opportunities

We believe that passion results when students are engaged in their learning. Learning must be innovative, personalized, and student-centered. We believe reaching educational goals is the mutual responsibility of the student, the parent/guardian, the school, and the community. We will strive to create and maintain school environments that adapt to current teaching methods and meet long-term student and community needs. We believe in the importance of arts, athletics, and other activities to the education process. We will foster meaningful dialogue, connections, and partnerships with families and community stakeholders to nurture a culture that values diversity, mental health, varied career pathways, and inclusivity.

School facility decisions and plans must:

- Align with the pillars of the LMASD Strategic Plan
 - Fostering student engagement and learning
 - Developing and retaining effective leadership and staff
 - Connecting school and the community
 - Aligning resources with needs
- Enhance educational opportunities and maximize resources to advance student achievement
- Provide a safe, healthy, green, welcoming, and clean environment.
- Ensure buildings align with the community's values, needs, and priorities.

When planning for the long-term needs of the district, we believe facility decision-making should consider:

- equitable access for ALL stakeholders
- population assumptions and demographic changes
- economic development and residential growth
- traffic considerations, transportation routes, and costs
- condition/limitations of current facilities
- financial impact on the community
- local, state, and federal regulations
- impact of decisions on local municipalities and development
- importance of communication with stakeholders
- flexibility and adaptability for an ever-changing future
- collaboration and connectedness
- effective utilization of technology
- environmental responsibility and energy efficiency
- equitable distribution and access of resources throughout the district
- long-term facility and financial viability for stakeholders to come

CAT Charge



2023 Collaborative Advisory Team (CAT) Charge

The Lake Mills Area School District charges CAT, a citizen-based group of District residents and LMASD staff, to serve in an advisory capacity to the administration and School Board. The CAT will support the district's efforts to explore long-term facilities options that best provide the necessary space for students and community stakeholders, recognizing the need for both immediate solutions and flexible, fiscally responsible solutions as critical components of a Long-Range Facilities Plan.

- Review background information, including:
 - LMASD mission and vision;
 - LMASD Strategic Plan
 - November 2022 referendum plan
- Analyze growth and projections within the LMASD boundaries.
- Analyze current district enrollments, enrollment projections, and building capacity data through 2036.
- Review current facilities, programming, and district property - analyze and prioritize needs related to:
 - space utilization
 - physical condition of facilities
 - district-owned land
 - required services and existing programming
- Analyze grade-level configurations and research on the educational implications of adjustment.
- Analyze the implications of the financial impact on LMASD in addressing facility needs.
- Reach committee consensus on a recommendation for a long-range plan that provides options to address facility needs and enrollment growth.
- If needed, recommend preliminary option(s) before a community-wide survey.
- Assess the costs, forms of funding, potential tax impact of facilities options, and potential public support for recommendations to be presented for Board review.
- Present a report to the Board of Education by December 18, 2023.
- Serve as factual "key communicators" throughout the process.

Committee Representation:

- Parents/Guardians from each school
- Community
- Business
- Local municipalities
- Recreation Department
- Staff
- Administration
- Board of Education

Established by the Board of Education: February 22, 2023



2023 Collaborative Advisory Team (CAT) Charge

Established by the Board of Education: February 22, 2023; Updated October 9, 2023

The Lake Mills Area School District charges CAT, a citizen-based group of District residents and LMASD staff, to serve in an advisory capacity to the administration and School Board. The CAT will support the district's efforts to explore long-term facilities options that best provide the necessary space for students and community stakeholders, recognizing the need for both immediate solutions and flexible, fiscally responsible solutions as critical components of a Long-Range Facilities Plan.

May– September 2023	Review background information, including: LMASD mission and vision; LMASD Strategic Plan; November 2022 referendum plan	✓
	Analyze growth and projections within the LMASD boundaries.	✓
	Analyze current district enrollments, enrollment projections, and building capacity data through 2036.	✓
	Review current facilities, programming, and district property - analyze and prioritize needs related to: space utilization, physical condition of facilities, district-owned land, required services and existing programming.	✓
	<i>Review facility needs and share preliminary priorities (high, medium, low).</i>	✓
	Serve as factual "key communicators" throughout the process.	✓
October 2023	Analyze the implications of the financial impact on LMASD in addressing facility needs.	✓
<i>Shift in the timeline due to changing circumstances internal and external to LMASD.</i>		
December 2023	Present a report to the Board of Education by December 18, 2023.	
November 2023– January 2024	<ul style="list-style-type: none"> • <i>Committee work pauses while the Board of Education (with EUA and Findoff) develops possible solutions and estimated costs that take into account the district's facility needs and CAT priorities.</i> • <i>Continue to serve as factual "key communicators" throughout the process (work of CAT, focus on overall facility needs, and timeline).</i> 	
February– July 2024	Assess the costs, forms of funding, potential tax impact of facilities options.	
	<i>If needed requested by CAT: analyze grade-level configurations and research on the educational implications of adjustment.</i>	
	Reach committee consensus on a recommendation for a long-range plan that provides options to address facility needs and enrollment growth. <i>Consider whether or not a referendum is needed in November 2024 (BOE decision by August 27) or April 2025 (BOE decision by January 21).</i>	
	If needed, recommend preliminary option(s) before a community-wide survey.	
	Present a report to the Board of Education by July 31, 2024.	

Committee Representation:

Parents/Guardians from each school; Community; Business; Local municipalities; Recreation Department; Staff; Administration; Board of Education

CAT Participants

Thank you

to our 42-member Collaborative Advisory Team that helped shape our long-range facilities planning by researching needs and exploring possible options to address district needs.

Lacy Byrd-Becker, Samantha Connell, Drake Daily, Ben Dayton, Douglas Devan, Andy Dobbins, Mike Elder, Barb Gebhart, Nicki Gero, Karen Goeschko, Ryan Grady, Bob Gregg, Greg Haglund, Ginger Hartman, Sue Haviland, Kimberlee Kautzer, Molly Kleinsteiber, Kyle Kulow, Rachel Larrivee, Ashley Lehrer, Lisa Lutes, Susan Maloney, Mark Mansfield, Toby Mitchell, Brenda Morris, Jeff Neuens, Murrene Payton, Brooke Pfund, Jane Riedl, Rachael Roglitz-Davies, Joanne Russo, Erin Saylor, Becca Stein, Debra Stein, Jamie Syvrud, Laura Taylor, Charlie Untz, Deb VanOmmeren, Ty Villarreal, Rene Wedel, Sarah Wellman, and Jim Williams

CAT Participants

- 42 community members
- 30 members on average attended each meeting
- Mix of various ages, staff/non-staff, parents/non-parents, business owners, municipal leaders
- The meetings were filled with meaningful discussion and fruitful debate!

NOTE:

- Board representatives were present to listen and answer questions
- District administration was present to report information, listen, and answer questions

Information Reviewed

- The History of our School Facilities
- Building Tours
- Understanding Early Learning in the District
 - 4K, Early Childhood, Head Start, Grade Configurations
- Special Education
- Music, Athletics, and Physical Education: Programming, Use, & Needs
- Lake Mills Recreation Department
- Updated Facilities Study Findings
 - Building Conditions
 - Educational Adequacy
- Enrollment Study
- School Finance



NEEDS & CHALLENGES



CAT Prioritization - November 2023

- Capital maintenance items
- Bus Barn
- 4K Early Learning classroom space
- HS cafeteria / kitchen
- Lack of ADA parking at HS

Basic Building Needs: Safety/Systems/ Large Capital Maintenance	High	Medium	Low	X	Physical Education & Athletics Needs: School/Community Use	High	Medium	Low	X
Bus Barn (maintenance items to include garage doors, phone system/internet, cameras, and location as a safety concern)	14	11	7	2	Recreation Department: Club 55 location Recreation Office location	6	10	14	4

Basic Building Needs: Safety/Systems/ Large Capital Maintenance	High	Medium	Low	X	Instructional Space Needs	High	Medium	Low	X	Physical Education & Athletics Needs: School/Community Use	High	Medium	Low	X	Site Needs	High	Medium	Low	X
Replace lighting with LED for energy efficiency	19	9	7	0	Provide 4K and Early Childhood classroom space (designed to support youngest learners) to address current capacity	15	7	11	2	Maximize green space on the northeast corner	4	3	22	6	Improve separation of buses and playground	8	10	10	7
Continue to update door access/security	15	7	11	2	Reclaim spaces currently used for other programs and services (i.e. green room used for storage)	11	10	7	7					Restripe north parking lot for 4K	2	8	18	7	
														Site is undersized for student enrollment	5	8	16	6	

Basic Building Needs: Safety/Systems/ Large Capital Maintenance	High	Medium	Low	X
Remaining ADA compliant hardware and door replacement	15	15	4	1
Intercom system/fire system	26	5	3	1
Security camera upgrade/keyless entry mechanisms	24	7	2	2
Auditorium lighting and sound system	12	14	6	2
Generator/electrical panel updates	25	5	1	3
Elevator replacement	10	7	15	3
Separation of main office areas at building entrance	6	10	16	3

Instructional Space Needs	High	Medium	Low	X
Crowded and outdated commons/cafeteria/kitchen/multi-purpose areas	12	9	12	2
Crowded and outdated band/orchestra rooms	20	7	7	1
Small classrooms with limited flexibility, collaboration, and transparency	6	11	16	2
Outdated special education and physical therapy rooms	19	11	4	1
Outdated furniture in many areas	2	11	19	3

Physical Education & Athletics Needs: School/Community Use	High	Medium	Low	X
Gym capacity (upper and lower)	9	6	17	3
Locker rooms	6	12	11	6
Original shower rooms used for storage	5	12	14	4
Tennis court repair/replacement	1	15	19	0

Site Needs	High	Medium	Low	X
Traffic congestion leaving the site onto Main Street	5	9	17	4
Lack of ADA parking adjacent to athletic field/track and tennis court/bathrooms	10	12	12	1
Storage	6	9	14	6

Basic Building Needs: Safety/Systems/ Large Capital Maintenance	High	Medium	Low	X
Replace lighting with LED for energy efficiency	19	8	4	4
Carpet & ceiling tile replacement	8	11	13	3
Intercom/fire alarm	17	9	6	3
Upgrade security cameras, card readers, generator	23	9	1	2
Exterior updating: stair railings, exterior doors on the lower level	8	11	13	3
Heat pumps/HVAC	10	11	3	11

Instructional Space Needs	High	Medium	Low	X
Repurpose Family and Consumer Education (FACE) classroom: 5th grade science lab for general classroom use	2	2	23	8
Provide more flexible collaborative and conference space	6	11	15	3
Provide more privacy for health room	12	10	10	3
Provide more transparency and connections between classrooms	3	10	14	8
Flexible furniture	1	10	19	5

Physical Education & Athletics Needs: School/Community Use	High	Medium	Low	X
Tennis courts repair	8	11	12	4
Need hard surface play area	10	11	10	4
Drainage issues impact	14	11	7	3
Baseball varsity scoreboard	4	9	19	3

Site Needs	High	Medium	Low	X
Improve parking & traffic circulation for drop off & pick up	9	11	11	4
MS Tennis court retaining wall Varsity Baseball diamond and retaining wall	19	8	6	2
Playgrounds/ greenspace access & visibility	15	9	9	3
Drainage issues	11	12	8	4
Site is undersized for student enrollment	7	5	15	8

Elementary Options Explored

- Options to accommodate early learners (Early Childhood & 4K)
- Space concerns - classroom reassignment and/or potential addition
- Lack of space for students with special needs
- Capital improvements (lighting, door security)

Middle School Options Explored

- Potential improvements to main office (nurse privacy)
- Update library to include STEM space
- Site improvements (retaining walls, playgrounds, relocating baseball field to High School, green space, drainage, parking and traffic circulation)
- Capital improvements (security cameras, card readers, generator, lighting, intercom / fire alarm, HVAC, interior finishes)


High School Options Explored

- Improve special ed spaces
- Improve music spaces
- Potential expansion of undersized cafeteria / commons and kitchen space
- Lower gym use/repurpose/increase overall gym space
- Building entrance security / segmentation for community use
- Site improvements (baseball field, ADA parking at fields, potential relocation of bus barn)
- Capital improvements (security cameras, card readers, generator, electrical, auditorium lighting and sound, intercom / fire alarm, elevator)


FINAL OPTIONS CONSIDERED



Options Considered but Removed from Base Plan

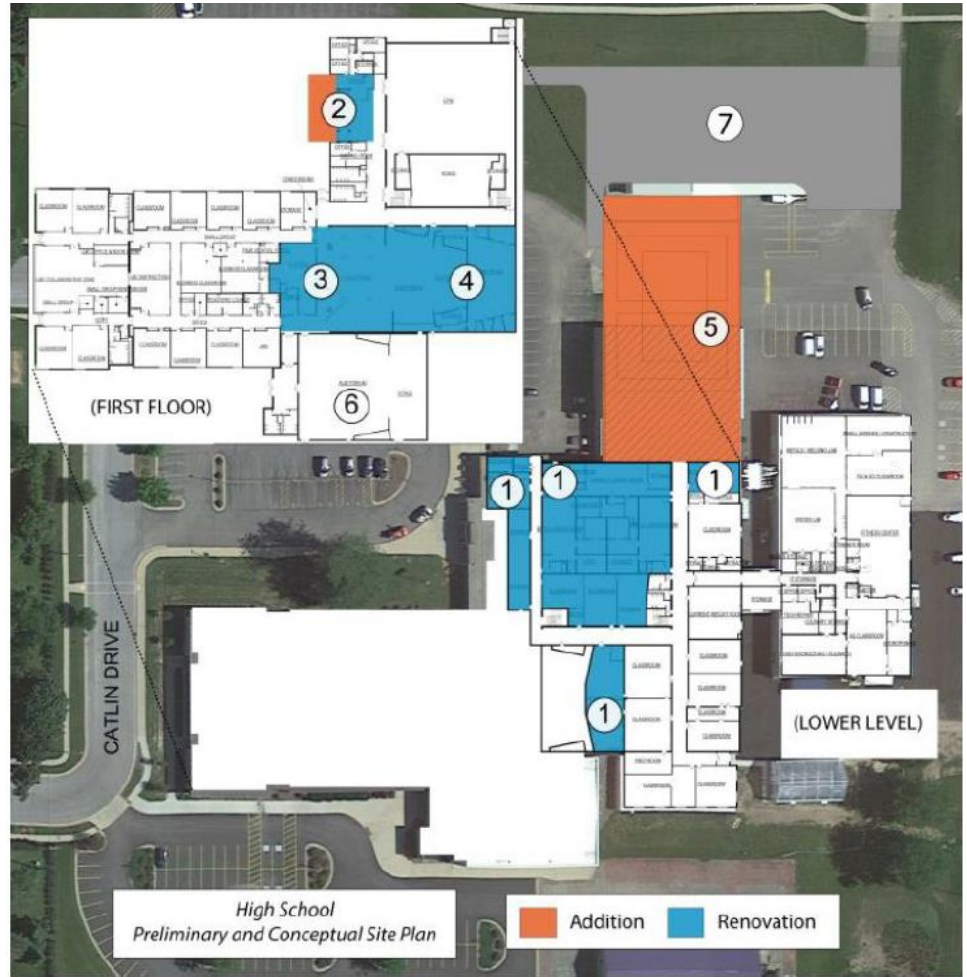
- Medium and low priority capital maintenance needs, including select flooring and ceiling replacements, minor exterior repairs, select sidewalk and asphalt repairs, HS tennis court repairs
 - Elementary School - 4K classroom addition (2 rooms), standalone early childhood building by school garden
 - Middle School - extensive site improvements including relocation of varsity baseball diamond and reconfiguration of bus drop-off/pick-up
 - High School - conversion of upper gym to cafeteria with replacement gym addition and interior kitchen and music expansion, kitchen and cafeteria addition, extensive athletic site improvements (move softball diamond, upgrade ADA parking, etc)
- 

Base Plan / \$51.2M - *Brought to Community Survey*

- District wide **high priority / safety capital maintenance needs**, including security cameras, fire alarms, plumbing, electrical, and heating/ventilation systems
 - **High School** - Renovation to main entrance and office, special ed classrooms and unused locker room space. Improvements to cafeteria, kitchen, and auditorium (light and sound.) Potential demolition to existing lower level gymnasium and replacement of larger new lower level gymnasium. Demolition and relocation of bus barn.
 - **Middle School** - Library, office, and playground / site improvements
 - **Elementary School** - Classroom addition (4 new classrooms for early learning: 4K, early childhood, etc.)
- 

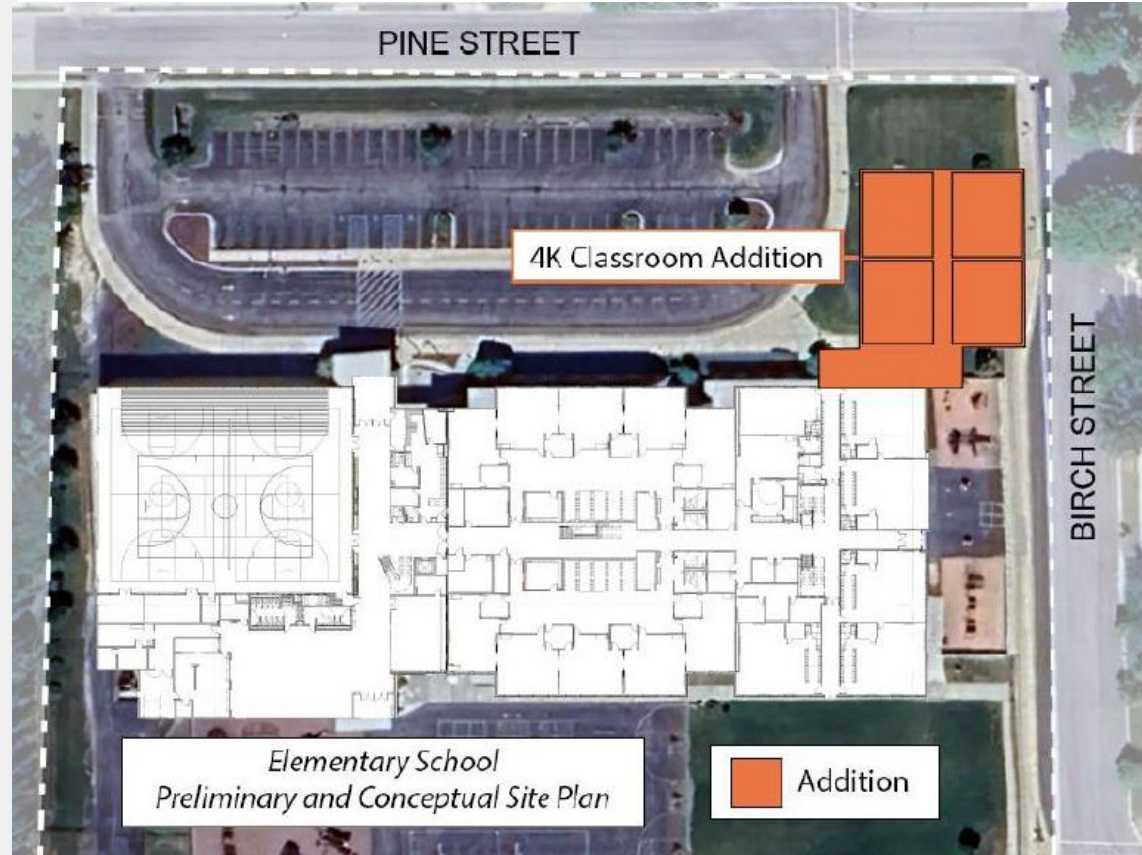
Base Plan: High School Addition / Renovation

1. Expand classrooms to better serve students receiving special education services by renovating underused space.
2. Reconfigure the main entrance to improve security.
3. Update the cafeteria and replace kitchen plumbing.
4. Renovate the band and choir rooms.
5. Replace the lower-level gym with a new, larger gym, which frees up other gym space for youth recreation and the broader community.
6. Replace lighting and sound equipment in the auditorium.
7. Relocate the bus barn.



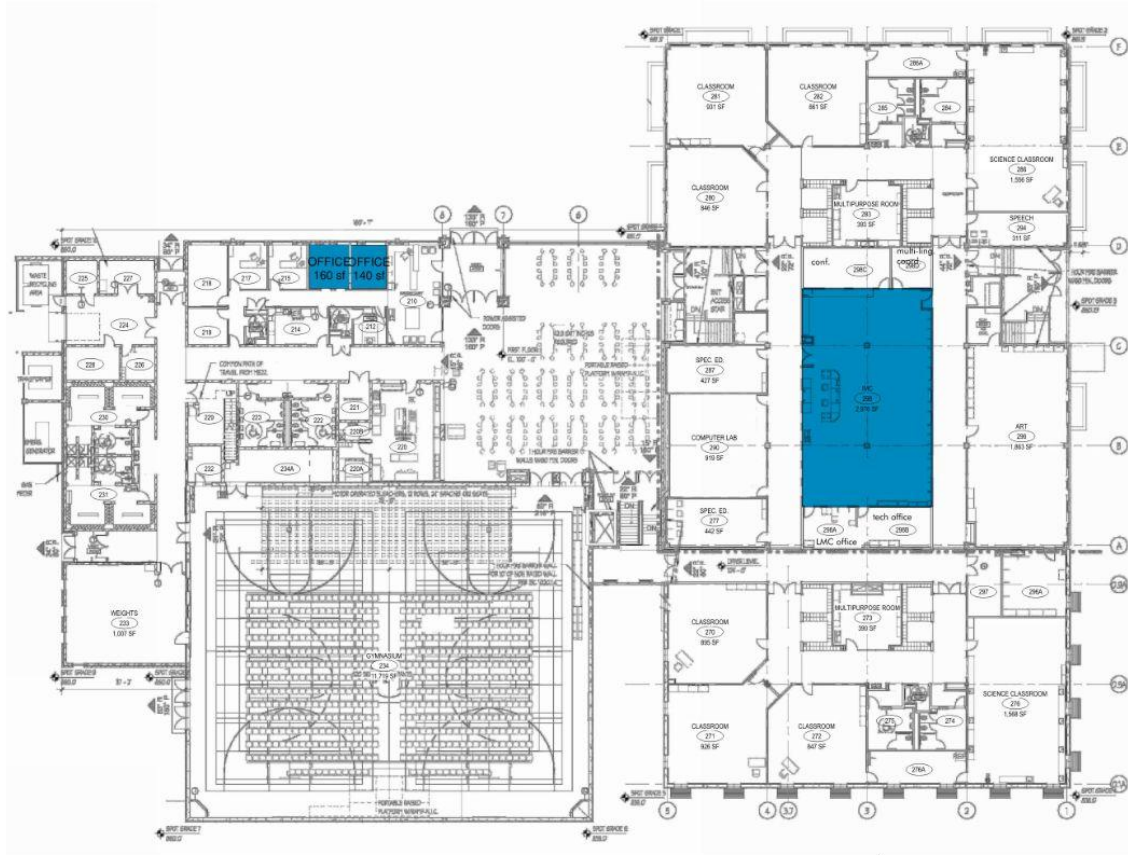
Base Plan: Elementary School 4K Addition

- (4) new 4K classrooms and connector to existing building
- Reassign current 4K classrooms to original use (special ed, multi-purpose flex space, staff support space)



Base Plan: Middle School - Renovations

- Office renovation / flex space for nurse privacy
- Library improvements



Renovation

Base Plan: Middle School - Site

- Remove failing tennis courts, consolidate playground west of school, improve baseball field in place



Additional Projects - *Brought to Community Survey*

- Music Areas and Kitchen/Cafeteria / \$15.2M
 - Outdoor Athletics / \$6.7M
- 

COMMUNITY SURVEY RESULTS

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Survey Results Summary *Thank you for your input!*

1,105

staff and community members **completed the survey**

79%

of respondents feel LMASD is delivering a **high-quality education**

25%

response rate, which is **above average**

60%

of residents support **pursuing a referendum**

59%

of residents would **support the base plan**

51.5%

support when **weighted** by resident population makeup



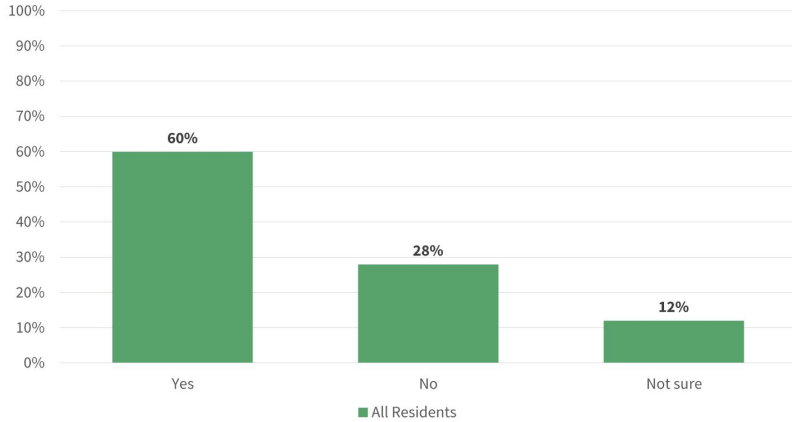
Top reasons residents did not support the base plan
Expense/tax impact | Gym | Middle School office



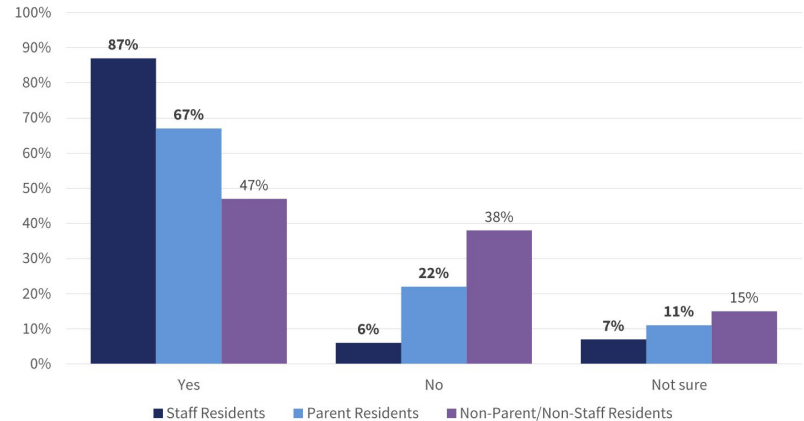
Less than majority support for additional projects
Music and kitchen/cafeteria | Outdoor athletics

Survey Results

Should the District pursue a capital referendum to address the facility needs? (*Residents*)

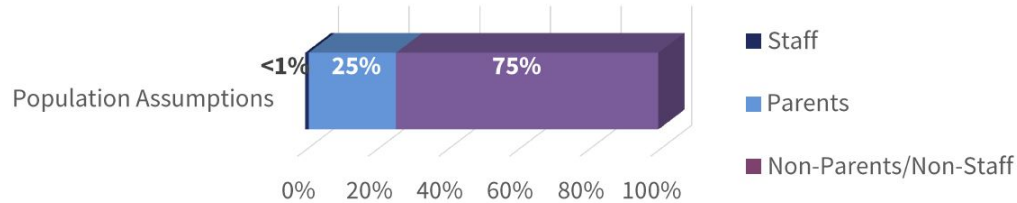


Should the District pursue a capital referendum to address the facility needs? (*Residents*)



Survey Results

Additional Analysis: Would you support a \$51.2 million referendum to fund the base plan?



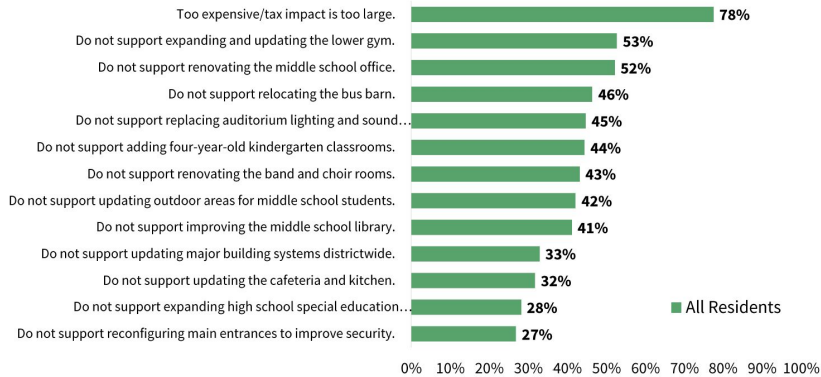
Weighted support for *Definitely yes and Probably yes*:

$$0.25 (68\%) + 0.75 (46\%) = \mathbf{51.5\%}$$

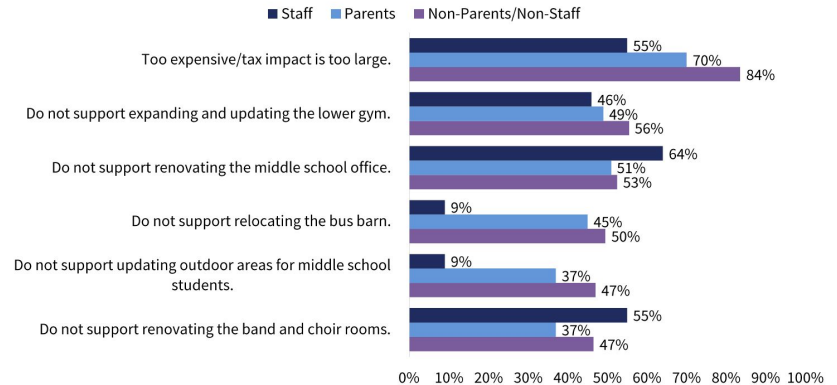


Survey Results

If you chose “Probably no” or “Definitely no,” why?
(Select all that apply.) – Residents



If you chose “Probably no” or “Definitely no,” why?
(Select all that apply.) – Residents



Survey Results

What did we learn?

- Of the projects tested, only the base plan had majority support (51.5% weighted).
- If a referendum for the base plan were held today, the outcome would be too close to call.

Next steps?

- There is enough support to consider taking a plan to referendum in November and allowing voters to decide.
- School districts are allowed two referendum questions per calendar year.
- In general, support tends to increase when total cost and tax impact decrease.



FACILITIES RECOMMENDATION

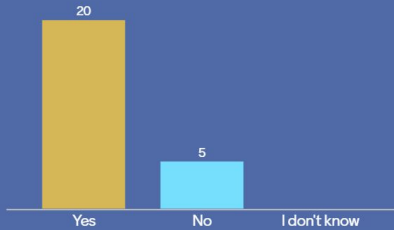
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CAT Considerations

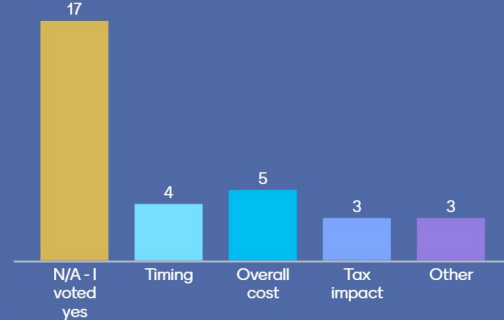
- Community survey feedback
- CAT feedback from conversations and Q&A
- CAT feedback from interactive anonymous polls
- Information on separating the base plan (\$36.9M) and new gym (\$14.3M)

CAT Polling Results from Final Meeting

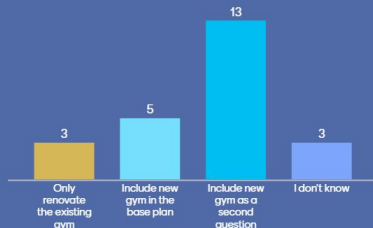
Based on the survey results, do you recommend that the district continue to pursue a capital referendum to address needs?



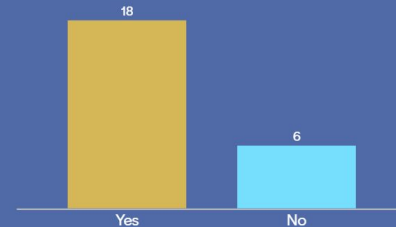
If you voted "No" or "I don't know", why?




Based on the survey results, how should the district address the gym scope of work at this time?



Based on the work of the CAT and feedback from the community, are you supportive of this CAT recommendation?



CAT Recommendation / June 12, 2024

- Proceed with a capital referendum to address needs
 - Consider two separate questions
 - Question One: Base Plan (excluding the new gym)
 - Question Two: Construct a new 2-Station Gym to replace the current lower gym at the HS
 - Provide factual information and communicate broadly to the community
- 

Thank you!

QUESTIONS & FEEDBACK

tonya.olson@lakemills.k12.wi.us

or contact Tonya Olson, LMASD District Administrator