

## Notes from the Shattuck Community Meeting – February 26, 2020

Mr. Andrew Thorson, Assistant Superintendent of Business Services provided a brief introduction related to the purpose of the meeting. He indicated that we were here to listen to the thoughts of residents living closest to Shattuck about what they would like to see in the future with a passed referendum. He shared that “anything is an option,” and currently, there is not a developed plan. Since the District would be using the building for four more years, there would be time to listen to the residents and to develop a plan together.

With a passed referendum, this will be the first of a number of community engagement sessions.

### Comments:

1. There are benefits to have the ball fields remain in place
2. Keep all fields open
3. Dream – mixed use – residential, retail, green space
4. Is the City willing to maintain the property if it was green space or a park?
5. Mayor Kaufert says that there are few residential lots in the city – build here and have green space as well
6. Renovate building into apartments
7. Zoning is currently single family – City has jurisdiction and would have to work with whoever would develop this area
8. Suggest keeping the external field house
9. Turn into a community center
10. Low income housing would be a concern for the community – more homes and more people would change the dynamic
11. Cheapest thing to do – tear it down
12. Modify this building and turn into District Office building and sell the District Office building on Commercial.
13. Interest in this area being a community center
14. Feels that the building is still usable
15. If something happens in the music room in Shattuck, there is no way to keep the students safe. The building must be torn down.
16. Appreciate asking for input. Would like to see this turn into green space. Taking a quick straw poll, it appeared as though approximately 70% of those in attendance indicated green space was preferable.
17. Concerns about building being unsafe and drinking water is unsafe. That is false – building is safe and drinking water is safe.

### Questions:

1. Are we discussing the school or are we including the lot across the street?

*A: Whole property is up for discussion.*

2. Would Lauden be vacated?

*A: No.*

3. What is the cost to remove the building?

*A: The last estimate we received was approximately \$2 million. This cost is not a part of the referendum.*

4. How many estimates would we get?

*A: We would have an open bid process and welcome local companies to do this work.*

5. How is the decision making going to work related to the property?

*A: The Board of Education is committed to hearing from residents and working with the City of Neenah to develop a plan. Since the property is owned by the District, the BOE would have to make the final decision. It is important to understand that even though the Board would make the decision, they would need to work closely with the City in order that the zoning is aligned with the plan.*

6. Is St. Margaret Mary interested in purchasing the property?

*A: Not at this time*

7. When Shattuck was donated – were there stipulations?

*A: At this time we are not aware of any stipulations regarding this property.*

8. What would \$2 million put into the building look like?

*A: This amount would not go far at Shattuck. As one example, it might finish the rest of the roofs that need to be replaced.*

9. If the referendum doesn't pass, would we have \$5 million available to use?

*A: It is accurate that we would have the \$5 million currently allocated toward paying off the retirement benefit. With a passed referendum, this would be reallocated toward the \$47 million loan.*

10. Is any part of Shattuck historical?

*A: There is no part of Shattuck on the historical registry*

11. Does the City of Neenah maintain the property the new high school would be on?

*A: No, the property is in the Town of Neenah, and the person who currently owns the property is currently farming it. Upon the purchase of the property, the District would need to maintain it.*

12. What will happen to the Shattuck property with a passed referendum and a vacant building?

*A: The District would continue to maintain the property until a plan is developed and approved. According to the City planner, it won't be zoned industrial or landfill. Perhaps limited commercial, but it would take a viable business to make that happen. The District could remove the structure and maintain green space. Other than that, it would require approval of the City. The City planner also indicated that he didn't think multi-family would be possible. City will be very cautious. He also indicated that it is very rare that you would have 26 acres in the middle of the City.*

13. If the building is torn down, will they save the windows that were just installed? Architectural pieces?

*A: Yes, the District will reuse and save as much as possible.*

14. If we tear Shattuck down, would the District be responsible to maintain it?

*A: Yes*

15. If the referendum passes, will Shattuck be maintained?

*A: The District will maintain the property as long as it is owned by the District. Maintenance would be a fraction of what it costs now. Depending upon the length of time it needed to be maintained, it may need some work and that would be assessed on an annual basis.*

16. If the referendum does not pass, will we come back with another one?

*A: We have not had that conversation. As per statute, the District can ask up to two referendum questions per year.*

17. An estimate of \$68 million to renovate was stated. Who built this estimate?

*A: This amount was determined with assistance from Miron and at least six different consultants.*

18. How much extra will it cost to upgrade Shattuck and the elementary schools?

*A: This discussion took place last year and the amount to renovate Shattuck was \$65 million. In today's dollars, that would increase to \$68 million due to the projected 4% yearly increase. For our elementary schools, it would be approximately \$70 million as projected in last year's plan.*

19. What does \$114.9 million cover?

*A: The current referendum is an evolution of pathway #5, an option the community discussed in the summer of 2019. Our current ask of \$114 million will cover 75% of the entire long-term plan. For \$99 annually per \$100,000 home value, the following will take place:*

- Completion of all safety and security upgrades in all buildings*
- Building of a new Neenah High School*
- Closing Shattuck and renovating/converting our current Neenah High School into a 5-6 intermediate school and a 7-8 middle school.*
- Creating space at all elementary schools. With 5<sup>th</sup> graders moving to the current high school, there will be space for art, music, and other classes that are now in alcoves, door entrances, etc.*

20. Will the home values be impacted or decrease if Shattuck closes?

*A: There would be acceleration of growth around the new school, but it would not decrease the value on properties near current Shattuck.*

21. If the District maintained the athletic fields, how many homes could be built?

*A: About 50*

22. Is there a need for single family homes greater than apartments?

*A: The City planner indicated that there is a need for both. Apartments are much nicer than they used to be and very different than in the past. About 20% of housing in the City is multi-family. The City would be very careful about what would take the place of Shattuck.*

23. Would there be assessment for sewer and water if there are single-family homes?

*A: The infrastructure is available to receive housing. However, there are no laterals and the developer would pay those costs.*

24. How long will the City wait to do road repairs?

*A: There has been no conversation about road improvement projects waiting.*

25. What would be the process for turning Shattuck into a park?

*A: There would need to be a discussion between the District and City, as well as the community about what this might look like.*

26. How does technology work in this building?

*A: It is difficult. Many rooms have dead spots, thick walls, not designed with current technology in mind.*

27. Has the District had conversations with the City?

*A: Yes, we continue to talk with City representatives.*

28. Does the District plan to publicly communicate what the scope is?

*A: Yes. With a passed referendum, the District will develop a calendar of meetings to receive input and feedback.*

29. There seems to be a cascading a number of decisions to be made. What will happen to elementary schools?

*A: With a passed referendum, we will begin engaging our public with a focused conversation on our elementary schools in order to develop our vision. This will be the second phase in completing our long-term plan. There is some uncertainty about 4-year-old kindergarten (4K) increasing to all-day and the potential of 3-year-old kindergarten (3K) beginning as a 1/2-day program. Decisions related to 3K and 4K will have an impact on our discussion.*

30. Would the sale of the American Drive property and this site cover the rest of improving the elementary phase?

*A: The District would need to look at the cost of renovating elementary schools. There are no plans to return to the community with another referendum with this plan. Any sale of property could offset costs, but ultimately, the Board would need to make that decision. Within the state guidelines, the money must be returned to the General Fund and then the Board would decide how to proceed.*

31. Can we guarantee there will not be a referendum down the road in 10 years?

*A: If the community is patient, we will be able to get everything done without another referendum. If the community wanted to complete phase two (our elementary school improvements) sooner (let's say within six years), it would take another referendum. In this plan, we are not proposing that and feel confident in our ONE REFERENDUM message.*

32. What would the value of Shattuck be if it was sold?

*A: The District has not gotten an appraisal on the property. The District would write up a Request For Proposal (RFP) to secure an agent prior to selling the property.*

33. Why consider closing elementary schools?

*In this plan, no elementary schools will be closed. Closing elementary schools was a part of Pathway 5 (presented to the public). Based upon some unknowns at the state level as well as the need to engage our community, no elementary schools will be closing in this plan.*

34. How many properties does the District have?

*The District currently owns four parcels, 57 acres at the northwest corner of American Drive and Irish Road in Fox Crossing, 15.8 acres north and west of the intersection of Jacobsen and Gavin Road in Fox Crossing, 9 acres east of Keating Park in the Town of Neenah, and 17 acres on Pendleton Road south of Breezewood Lane in the City of Neenah. These properties allow the District to be strategic, plan for development, and work with the municipalities to plan for potential growth.*

35. How much will busing increase?

*A: Our current projection indicates a net zero cost. The District will save money by busing 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade students to one location and having less in-District transfers because of the additional space at elementary schools. This savings will be at least equal to the increased cost for busing to the new high school.*

36. If current Neenah High School turns into a middle school, would a play area be created?

*A: Currently in our plan, a hard play area would be created. This would likely be in one or more of the parking lots at the current high school, as there will be plenty of parking for a middle school.*