

2026.04.14 Marine Multigenerational Education District Advisory Committee Meeting Minutes

Present:

Dan Willenbring, Bill Miller, Dr. Curtis Windham, Dawna Gregory, Robin Brooksbank, Julie McGarvie, Kitsi Vadheim, Bob Benishek, Tim Casey, Lisa White

Purpose:

Discuss and provide feedback on three school site preliminary concepts provided by HKGi.

Reach a consensus on two concepts to move forward for further work by HKGi. Answer these questions from HKGi:

- What would the City like to see on the north side? Should housing be included in at least one of the concepts?
- Does the City anticipate housing both schools in one building or separating them into two? Spaces like kitchens may be able to be shared if everything is in one building, but then there are security considerations with having shared access to a place where children are.
- Does the City see this as more of a multi-phase project – and should the concepts depict that?
- Which elements of each concept do you like or not like? We can pick and choose elements from each in order to come up with two that you think are reasonable.

Marine Village School's goals:

- Expand the current 9 classrooms to 10 to accommodate K-8. *Grades 6-8 require 4 classrooms (per MDE regulations) to accommodate subject classrooms.*
 - *225 student population plus staff*
- Pre-K is a possibility in the future, but unlikely in the short term.
- Potential desire for separate lunchroom space and gymnasium.
 - MDE does not allow shared kitchen space.
- Enjoy shared spaces

Marine Mills Folk School goals:

- Some dedicated space (to eliminate the current necessity to re-purpose MVS classrooms for MMFS use every weekend)
- 10-12,000 ft² (approximately 8 concurrent classes with 20 students/class)
- Ability to hold some classes when MVS is in session
- Need a separate kitchen space, as MDE does not allow shared kitchen space.
- Enjoy shared spaces

Priorities:

- Parking - proposed extension of existing parking lot to the north (concepts 3A and 3B) is probably impractical due to water quality considerations for the school well. (Was this part of the watershed overlay comment?)
- Maximizing green space

- Adding school space by means of a second story would be preferred to adding more ground-level school space. *Opinions differ on whether a second story would be more expensive than a ground-level option.*
 - *Vertical transportation is required, adding significant cost*
- *Comment was made that original design could accommodate a second story. This would need to be confirmed*
- Incorporate additional MMFS space to existing school rather than a second building on the north end (concept 2).

Other comments and questions:

- Per City Administrator - the tennis court was built with a DNR grant, which stipulates the designated use of that space as a tennis court in perpetuity.
- Consider combining the ice rink and tennis court into one space (mixed-use court), as these activities are seasonal. Can the mixed-use court be used for occasional overflow parking?
- Is parking for buses (currently 2) available on-site? Is off-site bus parking possible/available, such as the city shop area?
- Per City Code [Table 6.2](#) (page 104), MVS will need 67 parking spaces at full expansion (225 students/4 + 10 classrooms = 66.25). Current code does not speak specifically to required parking spaces for MMFS, but asks City Council to weigh in on a case-by-case basis.
- There are several potential watershed issues - a discussion with the Carnelian-Marine-St. Croix Watershed District should be considered before a concept is finalized and submitted to the City Council.
- Move MVS yurt site to School Forest (northwest corner)
- Housing:
 - Provides a revenue stream from initial lot sales (short-term) and increases city tax base (long-term)
 - Neighborhood representative observed that additional housing on school site may be considered sub-optimal compared to maximizing green space
 - Consider longer term artist-in-residence cottage or lodge (e.g., Franconia)
 - Suggest keeping any housing on north side of site.
 - Expanding school to accommodate K-8 and also adding housing may present an undesirable intensified use of the overall area.
 - Current proposed housing is single-family lots; do we consider attached townhome style? (was not discussed)
- Interim Solutions:
 - More Yurt spaces
 - Temporary buildings

After reviewing our past meeting minutes, these are the critical elements that have been discussed by this committee:

- Consider city's wants/needs with a future focus

- Need for additional parking
- Use site/building for seasonal uses/make space/community events/library/city offices/green space
- Future needs of MVS and MMFS - expansion, Pre K, improved mission/programming
- Important to keep ice rink and tennis courts (multi-use court preferred), expand parking lot, expand/improve playground, keep green spaces accessible (field for sports, wooded area for exploration, space for families to play)
- Remain transparent to the community via a public hearing
- **Suggestion that everyone on the committee revisit the survey and citizen comments from last fall. The final report [can be found here](#). This will help us to stay on track when considering what is important to Marine residents.**

Next meeting: Friday, May 1 at 2:30pm in the Village Hall