



Municipal Building Ad Hoc Committee Report

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Presented to Black Creek Village Board on May 14, 2018

Background

- Discussed community considerations for new municipal building
- Represented various viewpoints of community members
- Considered current facility, real and perceived needs for government, real and perceived needs for community
- Unintended consequences for development of a new municipal building

Current Facility Considerations



- Structural concerns
- ADA non-compliance
- Meetings not possible in current facility
- Office setup concerns
- Cannot accommodate growth

Municipal Building Visits



- Paying utility bills, taxes
- Applying for permits
- Clerk/Deputy Clerk questions
- Municipal court hearings
- Accessing local police department, satellite sheriff's department office



Real and **Perceived** Government Needs

- Office space / room for growth
- Customer center
- Staff and community parking
- ADA compliant facility
- Modern office space
- Board meeting room
- Voting space
- Conference room
- RX drop-off site



Potential to Serve Community Needs

- Public access to bathrooms
- Short-term business rental space
- Tourism information
- Teen or Senior center space
- Childcare site
- Space for fitness classes
- Movie rentals

Trade-Offs in Site Selection

- All decisions have consequences
- Three clear options for Board to consider
 - Maintain existing facility
 - Build new municipal building downtown
 - Build new municipal building on edge of town
- Cost not a major consideration for ad hoc committee between new construction sites

Option #1: Maintain Existing Facility



- Maintenance costs and cost of climate control
- Inadequate space, lack of ability to expand
- No evacuation site
- Not ADA-compliant or accessible
- Disjointed building setup
- No meeting space
- No voting space

Option 2: Build New Municipal Building Downtown



- (Pictured to left is Weyauwega municipal building, Waupaca County, built in 2015)
- Downtown site may cost more to make shovel-ready
- Parking possibly not as ample
- Summer traffic concerns depending on side of street

Option 2: Build New Municipal Building Downtown



“We recently completed our new City Hall/Police Department/Community room in 2015. Our City Hall building was built in the late 1800s originally as a fire station, then a library, then city hall...instead of building a new complex in the outskirts (like the trend has been) the city wanted to keep the City Hall in the center of the city... It may have been less expensive to just build a brand new building, but it would take away from the central location and downtown feel. From the outside, the building(s) still have their historic character, but on the inside it looks like a brand new building.”

- John Foss, Administrator at City of Weyauwega

Option #3: Build New Municipal Building at Edge of Town



- (Pictured to left is Village of Wrightstown Village Hall, built in 2012)
- Higher speed limits may reduce accessibility
- Greenfield site does not improve distressed site
- No infrastructure at site
- Sends message about downtown district
- Evacuation site serves population already served

Option #3: Build New Municipal Building at Edge of Town



Wrightstown Municipal Building was built in 2012, and features a joint community center and village hall. Flexible meeting space is available for board meetings, voting and community rentals. Additionally, the building is fully accessible and features environmentally sensitive design principles.

Decision Tree for Village Leaders

- Engage in public engagement on issue
- Engage technical experts on issue
- Move forward with real estate acquisition of a development site
- Maintain existing municipal building



Engage Public Further on Issue



Identify what community values most in new building:

- Walkability
- Parking accessibility
- Location
- Features

Engage Technical Experts Further on Issue



Identify what professional planning experts think:

- Site features
- Environmental conditions
- Land use practices

Move Forward with Real Estate Acquisition



- Acquire site for development of new municipal building at either downtown or edge of town location

Maintain Status Quo



- Maintain existing Maple Street facility and budget accordingly for ongoing property maintenance

In Conclusion

- Ad Hoc Committee feels strongly that the time is right for development of new facility, regardless of site location
 - Capital campaign funds have been budgeted
 - Additional grant funds may be available
 - Point of community pride, like Veteran's Memorial
 - Legacy for Village Board members