

Village of Black Creek

Village hall building site presentation

History of present building

Black Creeks' present facility has morphed over the years. The present office for the clerks was built in 1962. In the past the office has housed the library and police office. In 1990 the present police/municipal court office was built to accommodate the rescue service and ambulance. When the new fire station was built the police/court took over this part of the building. There has been a couple remodeling jobs since then.

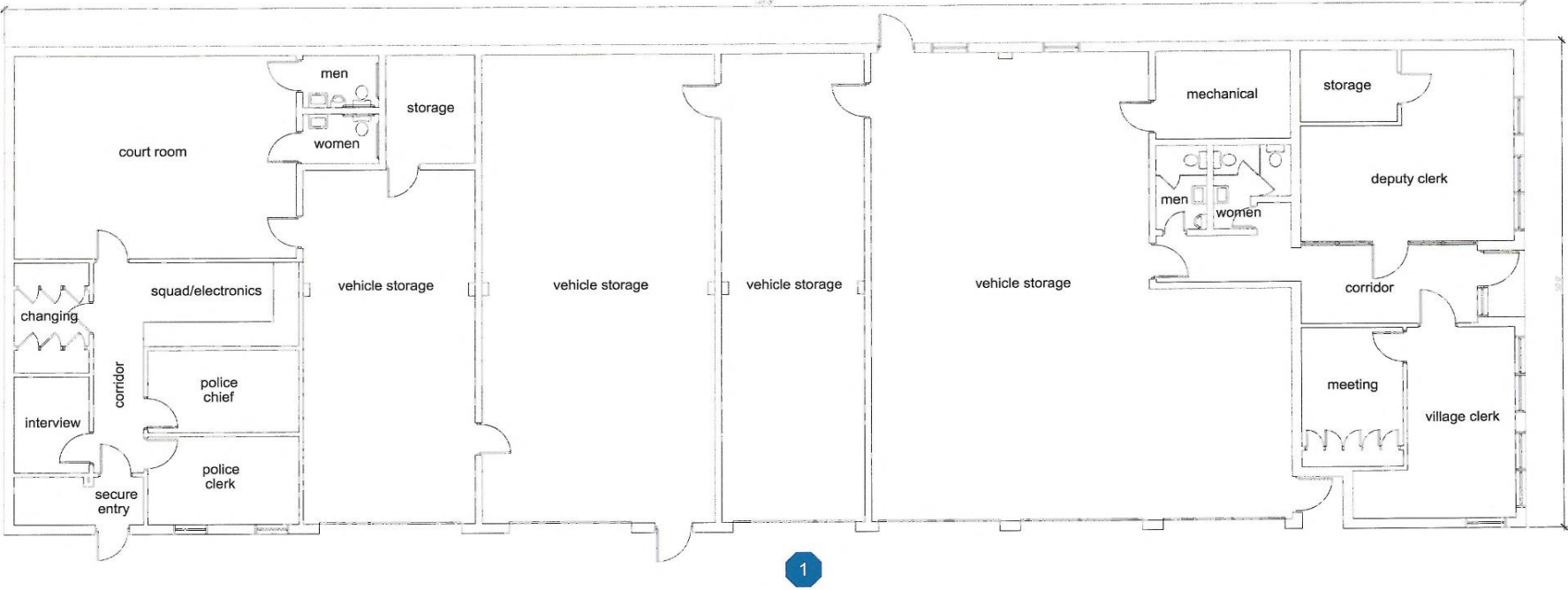
Recent problems with old building

- ▶ Essentially in between the two offices we have a series of garages that house the Lions club trailer and village equipment. Having the two offices separated has many inconveniences. Most notably having employees or residents walking from one end to the other if they have business to attend to in person. Another concern is the different separate heating sources for a building that has been pieced together over the years.
- ▶ The clerk's office and the police/municipal court areas have suffered water damage several times. The biggest problem is the roof is mostly a flat roof. The building is set right on the lot lines, so roof drainage gets iced up and water pools on the roof until it finds a place to go. Sometimes inside the building.
- ▶ Recently a pump for the air conditioning units in the police office malfunctioned and the water from the units drained into the office causing damage.

Review air conditioner pump failure

- ▶ Chiefs' email
- ▶ Video from Andy Gleason
- ▶ Servpro and Environmental Initiatives report
- ▶ Cost for reports \$975.00
- ▶ Repair Foreman heating \$216
- ▶ Estimate to upgrade a.c./furnace \$2500
- ▶ In 2018 \$7570 to repair roof on Police/court building

Existing building 7500 sq. ft.



1 existing floor plan
3/16" = 1'-0"



Review ad hoc committee report

May 14, 2018

2016 Comprehensive Plan Comments

Built in 1961, the Village Hall was expanded in the 1970s and again in 1991. It is located at Maple and Oak Street. It houses the clerk's office and police department. The building also includes a meeting room that is currently used by Municipal Court (though they are considering a location change). The Village Hall is increasingly in need of repairs. As such, the Village has begun the process of identifying sites for a new Village Hall.

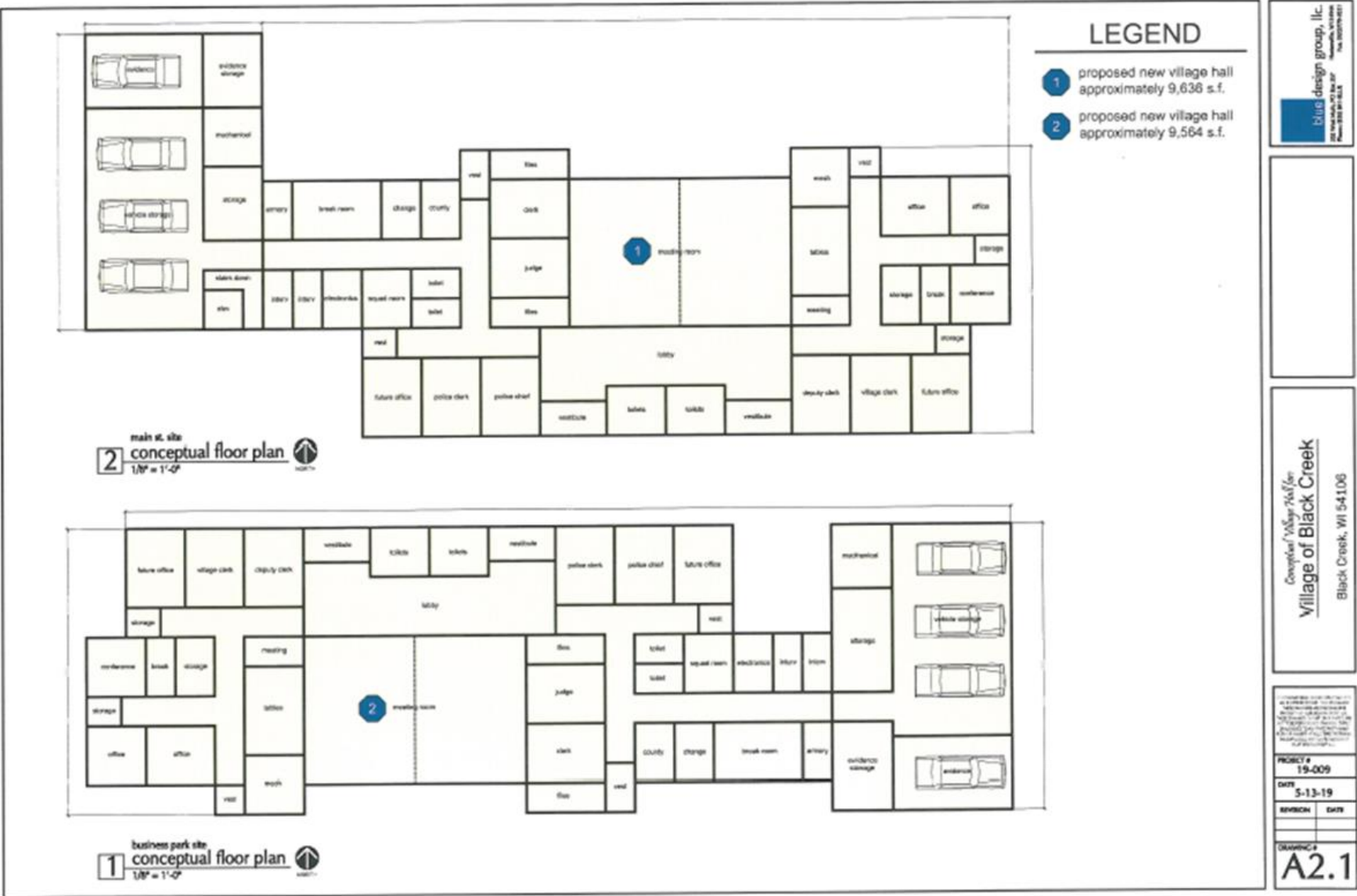
Review needs study



Conceptual Floor Plan



Conceptual Floor Plan



Main Street Site



Main Street Site

Pro

- ▶ Good visibility for the new municipal facility
- ▶ Location allows pedestrian access to facility
- ▶ Centralized in village
- ▶ Possible grant funding
- ▶ Room for expansion
- ▶ 60+ parking spots
- ▶ Village commitment to downtown and revitalization

Con

- ▶ Site not owned by village
- ▶ Building demolition required
- ▶ Driveway extension to Burdick St.
- ▶ Elevator?
- ▶ Busy traffic accessibility
- ▶ Property purchasing cost

LEGEND

- 1 parking lot
- 2 new building - 9,564 s.f.
- 3 new road extension

1" = 30'-0"

1 fire department site plan

PROJECT
19-009

DATE
5-13-19

REVISION **DATE**

DRAWN BY
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Pamisco Drive Site

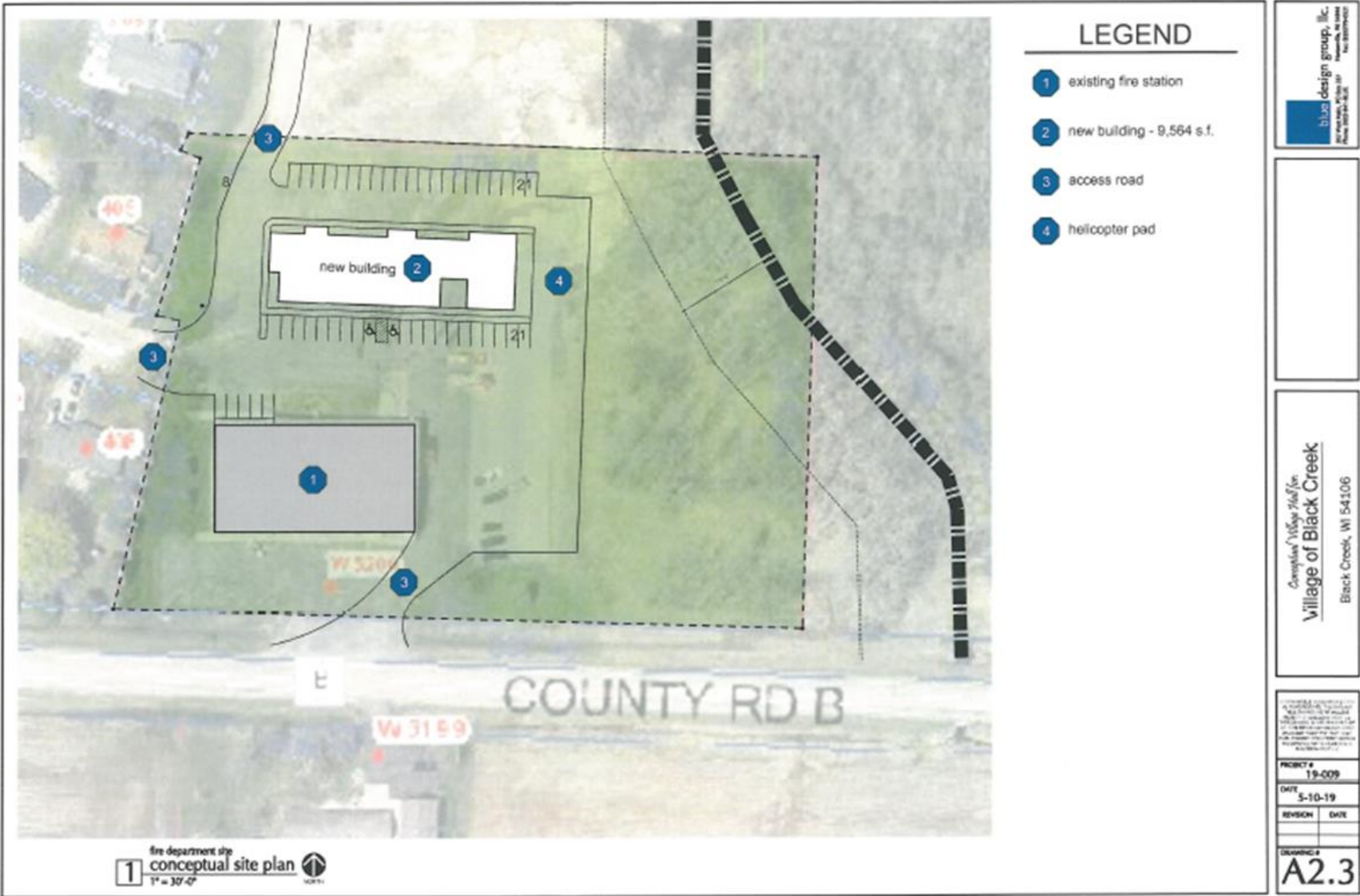
Pro

- ▶ Visibility from Highway
- ▶ 49 parking spaces
- ▶ No demolition required

Con

- ▶ Street, curb, and gutter expense
- ▶ Sidewalk expense
- ▶ Not as accessible for pedestrians
- ▶ Less space
- ▶ Less expansion space available
- ▶ Property purchase cost

County Road B Site



County Road B Site

Pro

- ▶ Owned by the Village
- ▶ Access from multiple streets
- ▶ Close proximity to Sebald Park

Con

- ▶ Limited expansion
- ▶ DNR wetlands concern
- ▶ Not central
- ▶ Traffic concerns through subdivision
- ▶ Helicopter landing pad concerns
- ▶ Limits expansion of Fire station
- ▶ Fill concerns (engineering costs)

Railroad Street Site



Railroad Street Site

Pro

- ▶ Less busy traffic
- ▶ Central
- ▶ Walkability
- ▶ Owned by Village (possible)

Con

- ▶ Building setbacks requirements
- ▶ DNR clean-up
- ▶ Less parking near building
- ▶ Can only expand to east
- ▶ Cost to improve Railroad Street
\$100,000 center on right away,
pave, curb, and gutter.

East Central Wisconsin Regional Planning Commission

Eric W. Fowle, AICP- Executive Director

- ...the “edge of town” site would offer little in the way of creating or enhancing community identity or engagement... While the building may be more visible at the “edge of town” site, it would not likely serve a community gathering space due to its “non-walkable” nature.
 - The downtown location could be catalytic in terms of the overall revitalization of the downtown and potentially offers enough space for a well-designed facility that also incorporates “place-making” enhancements.
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- ▶ www.ecwrpc.org
 - ▶ <https://www.postcrescent.com/story/news/2018/06/13/brillion-city-center-include-new-city-hall/691543002/>

Special Board Meeting- July 16, 2019

Property Proposals:

- ▶ Ryan M. — Lot adjacent to downtown location. .53 acres @ \$35000.00. It was stated that he would provide a \$10000.00 in kind donation if purchased leaving the final cost at \$25000.00
- ▶ Linda — Downtown location. \$100000.00 for property plus closing cost OR \$105600.00 without closing expenses. Property is two parcels, but she was unsure of acreage. (.79 acres total.) Flexible with payment: one full or two separate
- ▶ Tyler R. — Edge of town location. 3 parcels available at \$50000.00 each. East lot- .91 ac. West lot- .68 Ac. North lot- .73 ac.

Special Board Meeting- July 16, 2019

Next Steps:

- ▶ Determine utility cost for each site
- ▶ Determine demo costs
- ▶ Consider total acquisition cost for each site with additional expenses
- ▶ Verify ADA compliance requirements
- ▶ Get both fair market and appraised values for each location



Review and

- ▶ compare site cost

Pamisco Drive Cost

Three lots available
\$50,000 each

Paving curb and gutter
\$95,000

Estimated fair market
value = \$11,000 - \$14,000

Main Street Site cost

\$100,000 for Linda Hegners' two lots

Estimated fair market value \$112,000 & \$3,800

RJM Development lot \$25,000

Estimated fair market value \$28,300

Demolition of buildings \$29,130.00

Demolition does not include asbestos inspection or abatement, erosion control plan, site restoration other than rough grade, etc.

Potential impact on levy

Using the current (2018) 10.13 mill rate and if no other real factors came into play, the 1 million dollar debt spread over 20 years would yield an approximate mill rate *increase* of 1.03 per thousand dollars of assessed value. At 1.5 million, an *increase* of 1.53. At 2 million, an *increase* of 2.04. Remember, approximates!

\$100,000 house is \$1,013 in 2018

1 million = \$1,116

1.5 million = \$1,166

2 million = \$1,217

Public comment period

Please...

- ▶ be courteous
- ▶ limit your comments to the site selection
- ▶ be concise and provide original thoughts
- ▶ keep comment time to 3 minutes



Individual board

- ▶ member comments



Closing remarks by

- ▶ president