

Consideration of Town of Lafayette Town Hall Construction

Background:

The current Town Hall was constructed in the late 1800s. The building is sound in general. Repairs, renovations, and additions on a building this age typically present challenges.

The Town constructed the current Public Works facility at Bowers Road in 2016. This is an up to date facility meeting the needs of the community and the Highway department.

Reasons Town Hall construction is being considered: An addition to the Town Garage to include Town Hall meeting space and staff office space is being considered to address the following items:

Elections Process-The current Town Hall does not fully facilitate elections. There is a single means of ingress/egress. This alone inhibits an orderly functional flow. The space is small to accommodate the functional process and flow of electors. The proposed town hall would allow enough room to house equipment, election workers, and electors. The proposed area would allow for functional flow of people with multiple access points.

The Election equipment and supplies requires a secure storage location. The proposed facility would provide for election requirements.

Town Meetings-The current Town Hall is fairly adequate for accommodating the typical Town meeting. This is not the case when meetings or Annual Town meetings are heavily attended. There have been instances that a highly attended meeting is held at the Town Garage.

The Bowers Road location is 6 acres and has adequate real estate to accommodate an addition and consolidation of services. The location would have significant room for parking during meetings and elections. Current Town Hall does not facilitate parking for elections.

The current Town Hall does not readily allow upgrades to install video conferencing capability for today's meeting formats. The proposed facility would be set up to meet today's needs for video conferencing and remote internal/external participation in meetings.

Town Staff-The prior Town Clerk operated from her residence. The current Town Clerk and one additional administrative staffer are working at the office in the Town Garage. This is a small space for two staff members. This office originally was the space for the Town Road Supervisor, who is now using the Break room as an office. The proposed structure would allow the Town Road Supervisor to again have an office. The Town Clerk would have an office, as well as flexible space for administrative staff.

Record Retention-There is a need for a single, secure location to store physical records and documents of the town. This is an area where electronic data storage will be the means in the future. This still requires adequate, secure, and controlled environment to accommodate both forms of record retention.

Consolidation-Combine real estate to one facility housing all staff, equipment, and resources in one location. One location serving all Town functions would be cost effective and more functional. The Town

could hold less real estate and provide better service. Note the current Town Hall has a vacant lot adjacent to it. This idle real estate could be sold along with the current Town Hall. Proceeds could be used to pay for a new facility. This is a better use of the resources the town has available.

The Bowers Road location facilitates expansion. There is space available and prepared to allow for building addition and parking space. The existing power and communication services have the capacity to service the proposed use. The existing septic system is sized with capacity for up to six employees onsite. The current structure could be added onto more efficiently than constructing a stand alone structure.

An addition of Town Hall to existing structure would be similar to existing post frame construction with metal siding and roofing. This is a cost-effective construction method.

Consideration of an updated town hall is not a new idea. This has been a vision for some time. Prior Town boards have given this topic due consideration in the past. This is not a new need or recognition of deficiencies. The current town garage at Bowers road was constructed under the premise of one day incorporating a town hall at the same location. Construction of a town hall is again being considered due to the above reasons and needs, primarily because we have the financial ability to do so without a need for financing, or raising taxes. The town is in a position to fully fund the project with current funds on hand.

These potential funding sources include:

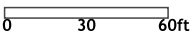
- ARPA Funding which must be designated by the end of the year.
- The proceeds held from sale of the old town garage.
- Accumulated funds from tourism.
- Proceeds from sale of existing town hall and adjacent vacant lot.

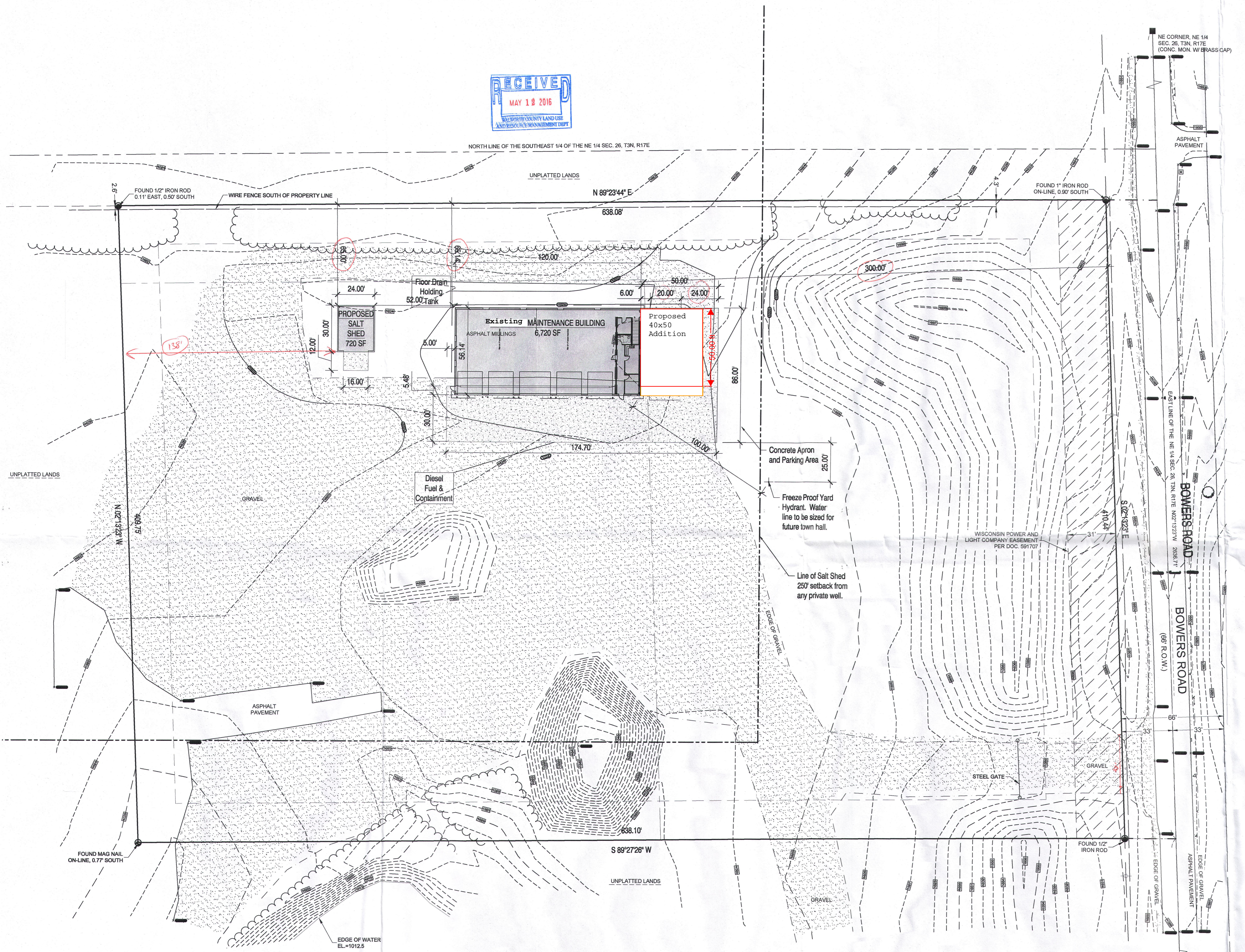
In conclusion the town has previously acknowledged the need for an updated town hall and today is in a position to execute on this need, given it's current financial situation.



Proposed
40x50
Addition

Click on the map
to identify a
point. Hold down
Shift to draw a
rectangle.

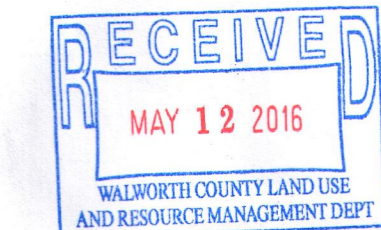




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PROJECT ADDRESS:

PROJECT NAME
Town of LaFayette Maint Bldg
STREET ADDRESS
Bowers Road & Hwy 11
CITY/STATE / ZIP
Elkhorn, WI 53121

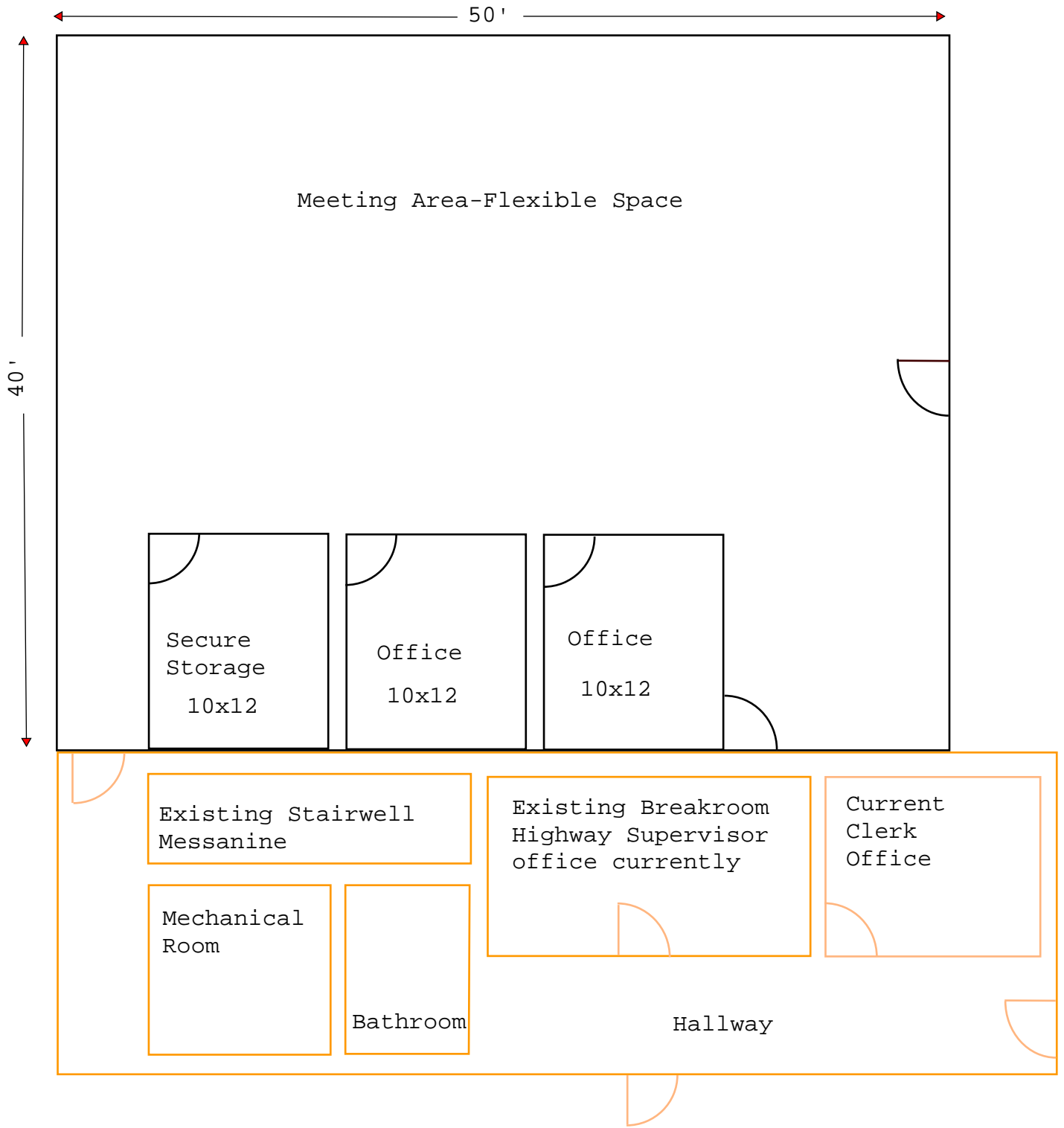
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 11.24.15 Drawn By: Ken Neitzke
Sheet Title: **SITE PLAN**
Sheet Number: **C-101**
Project Number: P11437
S16043

SITE PLAN 1" = 30'-0"

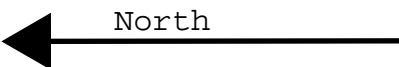
MANAGERS ENGINEERS CONTRACTORS ARCHITECTS

Conceptual Layout 40x50 Town Hall



Existing

Proposed



Scale: 1/8"=1'