

Information meeting regarding the plans for an
addition and renovation of the existing town hall
Saturday, March 23, 2024, 9:30am

Monica Zeller thanked everyone for attending went over the agenda.

Opening Remarks:

Why are we doing this?

The Town hall is the heart of the town

Need to take pride in the presentation

Increase in tourism

Additional space for meetings

Safety & security for the staff

Using the same premise from the June 2019 1st advisory meeting.

Pre-Construction review

The County Private Onsite Waste Treatment System Evaluation was provided. This inspection was done January 23, 2024 by Maiden Lake Plumbing. Everything is in good working order. The town fixed a cracked pipe and added an effluent filter

A building analysis was conducted June 23, 2023. The inspectors' observations regarding major deficiencies were provided. Most of the deficiencies have been addressed and or fixed.

Ken Schwebke introduced himself a member on the Planning & Zoning Committee and a career engineer for Boldt Construction. He was involved with the addition to ST. John's Lutheran Church and the renovation of the Laona State Bank in Lakewood into the Christian Food Pantry. Schwebke has spent the past 6months investigating the condition of the current town hall. He has called in other experts to concur with his findings that the bones of this building are structurally sound and with some minor adjustments and repairs, the building will suit our needs well into the future.

The town hall is a pole building supported by 8X8 timbers that go down 11feet. He dug down past the foundation, drilled into one of the timbers and verified that it is solid (concurring with Ryan Beaber). It is coated in creosote which have protected it all of these years.

He opened a wall panel and found 1" Styrofoam and a lot of rodent droppings. There is 6inches of insulation near the dry all, then 4" open to the outside wall. The wiring is the same as what is installed today. More insulation will be added to the walls, stryrofoam will be replace is USAB board, stone four feet up and new steel siding. The ceiling in the hall came down a few months ago. Ken found that there was 4" bat insulation laying on top of the ceiling panels. The weight eventually broke the suspension wires and pulled out the nails. The new ceiling will be suspended also, but will blow 12 inch insulation into the attic area. The lights will be LED and the sconces

will be replaced and put on one switch per side. The brown spots on the ceiling are from condensation of the furnace duct work. There is no insulation.

The roof has 2 layers of metal panels and extends out 12 inches with no support. Snow & ice bends the panels and break. The trusses are overloaded, but in good shape. The 2 layers will be taken off and replaced with a new metal roof with a 2 ft overhang. This will divert the snow and rain from the foundation.

The Flooring is composite which expands and contracts with the heat. There is not enough room on the side to expand in the summer resulting in the floor buckling. The floor flattens out with the cooler temperatures. There is tile underneath the composite and has not been tested for asbestos. If there is none, the tile will be peeled off. If there is, then the tile will remain and will be encapsulated with a poxy resin. There is no asbestos per the June 2023 inspection.

The furnace room on the north end of the building has no drainage for the condensation to go down, causing mold in the furnace building, and musty smell in the hall. This building will be enlarged and redesigned.

The bathrooms will be renovated and a divided wall placed so obscure the doors. The current office area will become storage, with double doors for easy access. The 12 ft block structure will stay for additional storage. The Kitchen will have a back utility room including a mop sink. The cabinets will be replaced, the door moved to the east wall creating a larger service window. The bar will be removed.

The east entrance door will be relocated and be a double door for easier access for parties, ect. The windows will be reconfigured to let more light in and will open for ventilation.

There will be 53 parking places. The south lot will lose 4 spaces, but the east parking on Front street will be improved as well as nine additional spaced on the north end . All will be resealed and stripped.

The 30x50 addition will butt up to the existing building and will have a separate wall to support the roof design. There will be a separate furnace in the utility room and the file storage room will have double layer walls for fire suppression. The proposed office space is twice the size of the existing and will accommodate future employees needs. A unisex/handicap accessible bathroom is included. The meeting room will have space for 20 people and include multi media upgrades. There will be double doors installed to enter the hall.

On the outside, the entrance will have wood post and truss system with stone surround. 4 ft stone will surround the building with metal pall panels siding and metal roof.

At the Fire station and highway shop, there will be 4ft metal panels. This way, if they get damaged, they can be replaced. The south side of the Fire Station will be repainted. The street view will have the new trim, lights and stone 4ft up. The entry will be a new cover and new lights.

We're confident these improvements will be the show piece of the town!!

There will be a 2nd info meeting April 27th, the special electors meeting to vote on this project May 4th. If all goes as planned, construction bids would go out with anticipated start of August. The addition would be complete the 1st of the year and then start the renovation of the hall.

Project estimates were provided. The estimate is \$1,043,965. The Town has \$150,000.00, so the estimate load cost is \$893,965. On a 10-year loan, this would equate to \$38.00 per \$100,000 valuation.

Q & A

Kevin VanCamp: What happens if the septic fails. In that case, it would be relocated.

Mike Schilz: There is no driving on the septic...what happens then? The septic is partially underneath the recreational trail, which the county acknowledges. ATV's and snowmobiles are considered light traffic and do not pose a threat to the integrity of the tank.

Derek Wagner: What will it cost to replace the septic? We don't know since it is not necessary to get an estimate on something that is fine. This is a 1760 gallon per day concrete tank put in 1996 with all pvc piping. Chuck DeMoulin was present during the Maiden Lake inspection.

Drew Zelle: Thank you for the presentation and identifying all of the deficiencies. Why do we need more office space? Zeller stated that there is not enough space when the clerk, treasurer, chair is here, then other people come to see the clerk or treasurer, while the chair is meeting with the highway and the phone is ringing. If the hall is rented the board has no where to have a meeting. The addition would give privacy to citizens that need to talk with the clerk or treasurer. DeMoulin stated that the additional space will be available for the future.

Bev Bodart: the new offices is a safety measure. Anyone can walk into the hall, this way the clerk can see who's coming. There will also be a notice window so the clerk doesn't have to go outside to post the notices.

Mike Mileag: He is concerned with the age of the structure. Ken said all posts will be inspected, the soffit extension will keep moisture away from the building preventing seepage under the slab and prevent rot.

Roger Wight: he worked the original advisory committee on the new building. He credited Ken on a great job, but says were still putting lipstick on a pig. The previous administration did not have good turn outs for their informational meetings and we should still look at a new building. Ken pointed out the many renovations that have been done to business and personal buildings in town.

Liz Bann: The hall area is not getting any bigger. Zeller said the addition/remodel is 5015 sq Ft. The new hall design was 5220 sq ft. The hall size is just about the same as the new plan.

Julie Karch: the nine parking spaces on the north end...will they have to back out?
DeMoulin said no, cars can exit onto hwy 32.

Michelle Zelle: thank you for the information. Why put the file storage behind the utility room. How did you choose the addition/renovation project? Zeller said the storage room is for those documents that the town needs to keep four, seven, fifteen years or indefinitely, and not accessed that often. The board asked Planning and Zoning Committee to look at all possibilities and they suggested this option.

Dawn Herlache: in the small meeting room, will there be media options and when will the fire department service entrance get a canopy. Yes, we'll look at improving the media option and getting a canopy on the service entrance. We'll also look at grant opportunities after the project is approved.

Skip Haggstrom: He has known and worked with Ken Schwebke on the church project and said he is a did a horrible job. Zeller shut him down.

Rick Bodart: Thank you, Ken. Does this project include fire suppression? Because of the size of this project, the town does not need to add fire suppression.

Linda Adamczyk: Carla VanCamp changed the filters.

Judy Fellows: the town needs to look at the future and this is a good plan. Thank you.

Kathleen Marsh: All of this matters, keep looking to the future. Remember, 2/3rd of the homeowners who cannot vote for this project will be paying for it.

Ray Schiefen: this building was going to be remodeled 20 years ago and wasn't. it's time to do something.

Duane Bann: What happens if this project is not approved?

April Ismal: why not ask voters which plan they want?

Glen Beyer: is an emergency generator included? No, the town is looking at grants to obtain.

April 12th board meeting will have a resolution to call a special meeting of the electors
April 19th is the annual meeting of the electors. Anyone with business, contact the clerk
April 27th is the 2nd informational meeting at 9:30am
May 4 – Electors meeting to vote on the addition/renovation.

Meeting ended at 11:17

