

To: Village Board President, Trustees and administration
From: Library Board of Trustees
Re: Site selection for the new library

The Library Board of Trustees are excited that a new library is in the future for the New Glarus community and appreciates that the Village Board President has asked for our input regarding the location. To help facilitate this conversation, the library board has prepared a summary of the positive and negative attributes for each location. Representatives from the library board will be present at the May 6th meeting to provide additional information and contribute to the village board discussion and decision making on the location for a new library.

The community and numerous volunteers for a new library are eager to have a decision made promptly by the village board on the site and commitment for borrowing so that they can move forward on this project. The capital campaign fundraising team, building committee, and grant writing volunteers are eager to roll out the final fundraising for the new building, but cannot proceed without a decision on the location and borrowing.

Once the village board makes a decision on the site and commits to the borrowing and the final phase of fundraising for the building is complete, the building committee will contact the architect for a final design which will include maintenance costs for the operating budget. Because the future operating costs of a new library are a major concern of the Village Board, the Library Board encourages everyone to attend either the Library Board or Building Committee meetings to hear the discussions and recommendations on the new library design. Feedback is welcome.

The pros and cons for each site are outlined below based on the original five criteria set up by the site evaluation task force in 2001. Additional considerations are also summarized.

1. **ACCESS** (Pedestrian access and safety. Vehicular access & easy, safe ingress & egress)

West Side:

There are concerns about traffic on Hwy. 39; however, the actual drive to the library is located off of Durst Road. Sidewalk from Durst Road to the entrance of the library on the north side of Hwy 39 is included in the current plans. We will continue to work with the architect, village, and police department to create a safe pedestrian and vehicular access to the property. We may have to work with the DOT on installing additional stop signs at that intersection or setting new speed limits upon entering the village. A special traffic study at this site was completed by the local police department in June 2013. (Attached at end of document)

Glarner Park:

Would have to add curb, gutter and sidewalks on 3rd and 4th Avenue. Concern for pedestrian / vehicular traffic on 4th Avenue, because of close proximity to emergency vehicle (fire, EMS) exits.

2. **CAPACITY** (Is there on-site parking and room for expansion)

The answer is yes to both sites.

West Side:

98,000 sq. ft (2.25 acres)

Glarner Park:

2.04 acres (1.74 acres according to Strand 2005) 39,000 sq. ft. lies outside of flood plain and can be used for building. Parking can be placed on the flood plain. If we need to construct or expand the building in the flood plain zone, it would require a review by the DNR at additional costs and we may be denied permission to build in the flood plain.

3. **SUITABILITY / DESIRABILITY OF LOCATION** (Is it centrally located & visible? Is it a nuisance-free environment? Is a library compatible with adjacent uses/services?)

West Side:

- Creates an inviting entrance on the west side of the village. The next expansion of the village may be west
- View from this site is beautiful
- Partnership with the Swiss Center of North America sharing collection, artifact, and technology resources

Glarner Park:

- Located downtown
- Noise hazard of the fire / noon siren
- Located near village hall / park / swimming pool

All partnerships with the New Glarus Home, Swiss Historical Center and the schools would work from either site. The partnership with the New Glarus Home would be enhanced with enough parking/drop off space for their van and library access for patrons with walkers, wheel chairs, etc.

4. **FLEXIBILITY OF DESIGN** (Large, open space on one level recommended for small public libraries. Is shape & configuration of space compatible with library use?)

West Side:

- Current design has the library on one level with office space for the Town of New Glarus and a community room on the lower level (Total gross - 14,800 sq. ft)
- Office space on lower level may contribute to operating budget, bring more people into the library, be beneficial for future growth
- One level, open space library design so that current staffing levels would be adequate for the new building

Glarner Park:

- Would be one level and architects would be given the directive to create good site lines so that current staffing levels would be adequate for the new building
- One story may reduce the costs of utilities (heating, cooling)

5. **SITE AVAILABILITY** (Is the site available for purchase, and if so when? Are there other complicating factors to consider?)

West Side:

- Purchased July 2011 through donated funds to the library board. The Village Board approved this purchase and the land is owned by the village. If this site is not chosen as the location for the new library, a plan will have to be negotiated between the Village and Library Boards to recover the expenses incurred by the library for this property.
- This property is not part of the tax base
- Because of the slope of the land, if we wanted a one story building, there would be a significant amount of fill required. If build a one story on this property, could eliminate the need for an elevator, which is major building expense and later a maintenance expense. Current design includes the elevator

Glarner Park:

- This property is owned by the village and is not part of the tax base
- A portion of this site is in the flood plain
- Use of this property will involve adding engineered fill to elevate the building floor level because of the flood plain
- Concern about history of flooding in this area (most recent flooding June 2013)
- How will development impact the flooding issue not only to Glarner Park and library, but also neighboring properties
- Will there be a need for flood insurance for the library on this site
- Loss of green space / park space
- Need to relocate the softball field. Cost?
- Strand study recommendation not to develop March 2005. (attached at end of document) Have there been changes to this?
- Village would be losing current rental income from the school district

ADDITIONAL CONSIDERATIONS:

Glarner Park:

- Is an easier site to build on
- Less site maintenance such as mowing (mowing already included in the village budget?)
- No access road to maintain (there would be access drive at both sites)
- Less costly access to utility hook ups when building
- Was Glarner Park originally donated to the Village for the express purpose of creating a softball diamond?
- Storm water / water retention ponds needed at this site?
- Referendum vote in favor of this site (if vote is accurate given referendum directive)
- New design and operating budget needed. Will this cost more than a redesign?
- Have completed soil borings and survey (used monies from library sinking fund)

West Side:

- Site provides potential for other municipal offices
- Site provides better opportunities for green energy including wind and solar power
- Water retention ponds needed at this site and included in current design
- Space for outdoor programming (community garden, nature programs, summer reading programs)
- Increased Village owned "green space"
- Redesign based on amount of funding and operating budget
- Have completed soil borings, survey and concept design (used previous donated funds to library)

Pledges / Donations:

- Those wanting a downtown site may now be willing to donate
- All pledges and donations were collected based on the West side site and design. People may request that their donations be returned and are not obligated to fulfill their pledges (Minutes from the May 8th, 2013 meeting summarizing legal ownership of the funds attached)

Additional documents referenced above

New Glarus Police Department
Special Traffic Study
Location: STH 39/6th street at Durst Road

Completed on June 22, 24 and 25, 2013 by Sgt. Sturdevant and Officer Kruser

June 22th, 2013, Saturday, between 11:01 am and 10:01 am the following was reported:

48 vehicles went West, 32 vehicles, went East for a **total of 80** passing through the intersection
The average speed of the 80 vehicles was 35.6 Miles per hour. The highest speed recorded was 52 MPH

June 22th, 2013, Saturday, between 3:00 pm and 4: pm the following was reported:

59 vehicles went West, 46 vehicles, went East for a **total of 105** passing through the intersection
The average speed of the 105 vehicles was 35.5 Miles per hour. The highest speed recorded was 52 MPH

June 24th, 2013, Monday, between 9:01 am and 10:01 am the following was reported:

35 vehicles went West, 53 vehicles, went East for a **total of 88** passing through the intersection
The average speed of the 88 vehicles was 33 Miles per hour. The highest speed recorded was 49 MPH

June 24th, 2013, Monday, between 3:15 pm and 4:15 pm the following was reported:

88 vehicles went West, 48 vehicles, went East for a **total of 136** passing through the intersection
The average speed of the 136 vehicles was 33 Miles per hour. The highest speed recorded was 45 MPH

June 25th, 2013, Tuesday, between 9:08 am and 10:08 am the following was reported:

44 vehicles went West, 51 vehicles, went East for a **total of 95** passing through the intersection
The average speed of the 95 vehicles was 33 Miles per hour. The highest speed recorded was 47 MPH

June 25th, 2013, Tuesday, between 3:00 pm and 4:00 pm the following was reported:

75 vehicles went West, 51 vehicles, went East for a **total of 126** passing through the intersection
The average speed of the 126 vehicles was 33 Miles per hour. The highest speed recorded was 49 MPH

6.06 GLARNER PARK

Glarner Park is a 1.74-acre park located between Third and Fourth Avenue, immediately west of the existing Municipal Building. The park is one of the few remaining open green spaces and recreation areas remaining in the Village's central business district. The park is also located within the Duerst Valley Tributary (Subbasin 4) watershed, which is highly susceptible to flooding. Review of existing topography of the park indicates that flood storage volume is present and that the park could be regraded to provide additional flood storage. Preservation and creation of additional flood storage within Glarner Park may help relieve downstream flooding.

Review of existing Village floodplain maps indicates that approximately half of the eastern portion of the park property is mapped within the 100-year floodplain. Any development within Glarner Park would reduce or possibly eliminate all flood storage volume from this site. Any placement of fill within the floodplain would require local, state, and federal approvals.

It is our understanding that Glarner Park has been identified as a potential site for a new 16,000 square foot public library. We have estimated that in order to provide adequate space for off-street parking (approximately 60 stalls), driveways, sidewalks, and the building, approximately 1.2 acres of land would need to be developed. The remaining 0.54 acres of the park would need to be

Prepared by Strand Associates, Inc.*
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utilized to construct stormwater basins to offset the impacts of developing the site. A schematic site plan for the future library at Glarner Park is shown on Figure 6.06-1.

As a result of developing the site, existing flood storage at the park would need to be eliminated in order to properly elevate the proposed building and parking areas. Sufficient remaining open space would not be available to create additional flood storage to mitigate downstream flooding problems currently experienced. It is recommended that Glarner Park remain an open space with the village and that additional flood storage be provided through regrading of the site, while maintaining the existing ball fields.

From our May 8, 2013 Library Board Minutes:

B. DISCUSSION & CONSIDERATION: LEGAL COUNSEL FOR STATUS OF VILLAGE COMMITMENT AND FUNDS RAISED: L. Hiland reported on her conversation with Sue Conley, Executive Director with the Community Foundation of Southern Wisconsin (CFSW), regarding legal ownership of the funds and procedures if a donation needs to be refunded to an individual. S. Conley reported that while it can be done, it is a time consuming process involving multiple steps and that CFSW would work with us to try and find alternate solutions. For example, an alternate solution may be if the donor is willing to consider transferring the donation from the building fund to the operations or endowment fund. It is extremely important to note that refunding a donation has tax implications: take for example a donation made in 2012 and claimed by the donor on their 2012 taxes. CFSW would have to issue a 10-99 tax form listing the donation as income back to the donor, who would then have to go thru the process to amend their 2012 taxes. In addition, the Library Board would have to make the decision on who is responsible for any fees. Prior to the meeting Director Waggoner had shared an email from SCLS & DPI (Department of Public Instruction) representatives: "Walter (Burkhalter) said that he & John (DeBacher) have looked at the Statutes and there's nothing that addresses this specific situation. ...if the Village would pull their borrowing and the Library Board decides not to pursue a building project - then the Library Board would need to contact each donor and see what they would like done with the money donated (return it? the library keeps it?). Bottom line is that that donor needs to make the decision - he or she donated the funds for a specific reason (in this case, a new library on Hwy. 39). And if that reason no longer exists, then the donor can do whatever he or she wants. And naturally in this scenario, multi-year pledges would be null and void." K. Budsberg summarized various aspects of the project to keep in mind during on-going meetings with the Village Board sub-committee: site acquisition, legal ramifications, tax implications, volunteer efforts, etc.