

New Glarus Public Library – Library Expansion Locations & Options Studied 2000 – 2010

“The library represents the aspirations of the community” – Andrea Michaels

Question to ask ourselves – What do we want our Library to represent for the New Glarus Community?

- **Current Library Space - 2,074 square feet**
 - **Space Needed to Properly Shelve Current (2011) Library Collection – approx. 4,500 – 5,000 sq. ft.**
 - **Space Needed to Properly Shelve Future (2025) Library Collection – approx. 6,000 – 7,000 sq. ft.**
 - **2000 Space Needs for a full-service library – 10,864 square feet**
 - **2001 Projected to 2020 Space Needs for a full-service library – 14,000 to 16,330 sq. ft.**
 - **2007 Projected to 2025 Space Needs for a full-service library – 17,000 to 21,000 sq. ft.**
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THE BEGINNING OF THE PLANNING PROCESS

DECEMBER 2001

REPORT FROM THE NGPL SITE EVALUATION TASK FORCE

This Task Force consisted of Wayne Duerst, Toni Frank, Dan Gartzke, Mary Hillstrom, Sally Konnak, Jim Mielke, John Mulvihill, and Nancy Potter – it was assisted in its work by members of the Library Board, Library staff, and staff of the South Central Library System.

Criteria Used by this 2001 Task Force - For Existing Structures:

Access

- Pedestrian access & safety
- Vehicular access & easy, safe ingress & egress

Capacity

- Is the existing structure big enough?
- Is the existing structure adequate (*load bearing capacity of at least 150# per square foot*)?
- Is there on-site parking & room for expansion?

Suitability / Desirability of Location

- Is it centrally located & visible?
- Is it a nuisance-free environment? (*absence of excessive noise, odors, unsightly view*)
- Is a library compatible with adjacent uses / services?

Flexibility of Design

- Large, open space on one level recommended for small public libraries
- Is shape & configuration of space compatible with library use?

Site Availability

- Is the site available for purchase, and if so, when?
- Are there other complicating factors to consider?

Criteria Used by this 2001 Task Force - For New Construction:

Access

- Pedestrian access & safety
- Vehicular access & easy, safe ingress & egress

Sufficient Land

- Is site large enough to support structure, setbacks & landscaping?
- Is there on-site parking & room for expansion?

Suitability / Desirability of Location

- Is it centrally located & visible?
- Is it a nuisance-free environment? (absence of excessive noise, odors, unsightly view)
- Is a library compatible with adjacent uses / services?

General Condition of Site / Need for Demolition of Existing Structures / Site Availability

- Is the site available for purchase, and if so, when?
- Are there other complicating factors to consider?

With these criteria in mind, the Task Force identified and examined eleven (11) buildings / locations. Each building / location was scored by the five main criteria. For Existing Structures: Access, Capacity, Desirability of Location, Flexibility of Design, and Site Availability. For New Construction: Access, Sufficient Land, Desirability of Location, Site Availability, and Need for Demolition Work. The scoring system remained the same for both Existing Structures and New Construction (+1 for a positive attribute, 0 for a neutral or unknown attribute, and -1 for a negative attribute).

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|---|-----------|-------------|-------------|--------------|---------------|--------------------|
| 1. Expand library in current Village Hall site with the addition of a second floor | Access +1 | Capacity -1 | Location +1 | Design -1 | Available 0 | Total = 0 |
| 2. Expand library in current Village Hall into the Community Room | Access +1 | Capacity -1 | Location +1 | Design -1 | Available 0 | Total = 0 |
| 3. Remodel the entire current Village Hall into a public library | Access +1 | Capacity -1 | Location +1 | Design -1 | Available 0 | Total = 0 |
| 4. Remodel the former Monroe Clinic building | Access 0 | Capacity -1 | Location -1 | Design -1 | Available +1 | Total = - 2 |
| 5. Remodel the New Glarus Motors building | Access 0 | Capacity -1 | Location -1 | Design -1 | Available 0 | Total = - 3 |
| 6. Remodel the south structure of the former Swiss Miss building complex | Access +1 | Capacity -1 | Location 0 | Design -1 | Available 0 | Total = - 1 |
| 7. New construction on the site of Glarner Park | Access +1 | Land +1 | Location +1 | Available 0 | Demolition +1 | Total = + 4 |
| 8. New construction on the vacant lots next to the School House apartments | Access +1 | Land +1 | Location +1 | Available +1 | Demolition +1 | Total = + 5 |
| 9. New construction at the old Erb Implement site | Access 0 | Land +1 | Location -1 | Available +1 | Demolition -1 | Total = 0 |
| 10. New construction at the old New Glarus Feed and Fuel | Access 0 | Land 0 | Location -1 | Available +1 | Demolition -1 | Total = - 1 |
| 11. New construction at the former Monroe Clinic site | Access 0 | Land +1 | Location -1 | Available +1 | Demolition -1 | Total = 0 |

In decreasing order, the buildings / locations that received the highest rating from this 2001 Task Force:

- New Construction on vacant lots by Schoolhouse Apartments (+5)
 - New Construction on Glarner Park (+4)
 - Expand Library in Current Village Hall with 2nd Story (0)
 - Expand Library in Current Village Hall with Community Room (0)
 - Remodel the Entire Village Hall into a Library (0)
 - New Construction at the Old Erb Implement Site (0)
 - New Construction at the Former Monroe Clinic Site (0)
 - New Construction at the old New Glarus Feed and Fuel (-1)
 - Remodel the South Structure of the Old Swiss Miss Building (-1)
 - Remodel the Former Monroe Clinic (-2)
 - Remodel the New Glarus Motors building (-3)
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LOCATIONS STUDIED – 2001 & 2002

TIMEFRAME: August to September 2001

PROJECT: Feasibility Study of Former Swiss Miss Building (*South Structure*)

FIRM: Strand Engineering

COST: \$721.12 (*Library paid \$350 – Village paid the remaining*)

PROJECT DESCRIPTION: The Village Board requested that Strand examine the south structure of the former Swiss Miss building to see if it would be suitable for a library. Strand estimated that it would cost approximately \$70,000 - \$75,000 to bring the building up to load bearing specifications required by a library. The site was included as an option in the 2001 NGPL Site Evaluation Task Force Report but ultimately determined to be limited in its ability to be enlarged, and limited -- from a staffing perspective -- by being on two levels.

TIMEFRAME: February to May 2002

PROJECT: Feasibility Study to Expand Library into Village Hall Community Room

FIRM: Vierbicher Associates – Jan R. Aslaksen, Architect

COST: \$3,183.74 (*paid by Library Donations & Trust Funds*)

PROJECT DESCRIPTION: Expanding the current Library into the Village Hall Community Room was considered to be an interim solution to the Library's space needs. This expansion would result in a library that was approx. 4,300 square feet with no room for expansion, no room for library programming, study areas, etc. It was determined that this would be an expensive undertaking (the cost estimate in 2002 was \$252,250.00) and would only be a stop-gap measure – not a long-term one.

BACK TO THE PLANNING PROCESS

SEPTEMBER 2003

LIBRARY FACILITIES DEVELOPMENT TASK FORCE

This Task Force consisted of Wayne Duerst, Lee Kubly, MaryEllen Broge, Jaime Vache, Axel Swanson, Bronna Lehmann, Ignacia Guerra, and Virginia Bryan. Its charge was to re-evaluate and incorporate the work of previous task forces, brainstorm all site options, prioritize and explore the top options, and consult with professionals in the fields of engineering, town planning, and library

development. This Task Force considered and evaluated 17 sites – five of which were previously considered by the 2001 Task Force.

Sites Considered for a Possible Library – LFDTF’s Site Subcommittee (2003)

- Existing Village Hall Space
- Third Avenue Baptist Church property (*less than an acre in size – decided by Task Force to be too small*)
- Durst Road & 3rd Avenue – Randy Kruse property (*property not available*)
- 2nd Street East of High School – Bahler Property (*Purchased by New Glarus School District*)
- Old Monroe Clinic Site (*Now Swiss Center of North America*)
- Swiss Historical Village parking lot (*Task Force decided space was too small & not available*)
- Northwest Corner of First Street & Seventh Avenue (*Task Force decided as a single lot this site was too small*)
- Anderson Building (*Task Force decided space was too small & had no growth potential*)
- New Glarus Lumber (*property not available*)
- New Glarus Motors (*property not available*)
- Railroad Street property (*Task Force decided because of irregular sizes and lack of property depth this site was not practical*)
- Old New Glarus Hardware building (*Task Force decided space was too small*)
- West of New Glarus Home – Third Avenue (*not available*)
- Glarner Park (*not available – engineering study recommends no development due to storm water issues*)
- Proposed Wesenberg Development / Valle Tell Subdivision (*not available*)
- 4th Avenue “Pet Milk” Houses (*Houses Sold 2006*)
- Former New Glarus Feed & Fuel property (*eventually sold to Small World and then to Village*)

LOCATIONS STUDIED – 2004 - 2010

TIMEFRAME: May 2004 – March 2005
PROJECT: Study of Current Village Hall and its Possibilities for Expansion / Remodeling into a Library
FIRM: Plunkett-Raysich Architectural firm – Michael Bahr, Architect
COST: \$20,348.08 (\$20,000 paid by Town Funds over a two-year period, remaining out of Library Donations & Trust Funds)
PROJECT DESCRIPTION: Several scenarios were studied and detailed for the Police Dept. and Library to share the current Village Hall: remodel for both departments on one level, remodel for both departments on two levels, and demolish existing Village Hall to build a new Library / Police Dept. All possibilities were eventually considered to be too expensive and would not allow the Library any growth space.

TIMEFRAME: March 2005
PROJECT: Village of New Glarus Storm Water Management Plan Report
FIRM: Strand Engineering
COST: Paid by Village (*Glarner Park just one piece of this larger report, so cost for the study not factored into this Library document*)
PROJECT DESCRIPTION: Report recommends that Glarner Park remain an open space – rather than be developed as a library.

TIMEFRAME: November 2005 – November 2006
PROJECT: Study of Veteran's Park Location for New Library Construction
FIRM: Strand Engineering
COST: \$13,682.40 (*Town of New Glarus paid \$10,000 – remaining out of Library Donation & Trust Funds*)

PROJECT DESCRIPTION: A portion of Veteran's Park was suggested as a possible library location by the Village Board. Because the proposed land is in a floodway, easements were needed from surrounding property owners. Easements by four property owners were not granted, so project cannot proceed.

TIMEFRAME: June 2007 – September 2007
PROJECT: Evaluation of Wilde Property (two lots between 13th & 14th Avenue)
FIRM: Strand Engineering
COST: \$286.50 (*Village paid full amount*)

PROJECT DESCRIPTION: Evaluation by Strand Engineering found that site is in flood fringe area; filling had been done to the site, but not within framework of FEMA guidelines. Before the Village would acquire the land, Strand recommended that the current owner acquire the necessary certification from FEMA that fill had been done according to their guidelines. The property owner was not willing to pursue this course of action, so the project could not proceed.

TIMEFRAME: November 2009 - January 2010
PROJECT: Feasibility Study of Old Town Hall Location
FIRM: McGowan Architecture
COST: Paid by the Town of New Glarus

PROJECT DESCRIPTION: Feasibility study conducted by McGowan Architecture to determine possible uses for the New Glarus Old Town Hall site (the Old Town Hall is listed on the National Register of Historic Places). Included in this study was an option to combine a public library with Town of New Glarus offices. Residents of the Town of New Glarus indicated that they did not want this location for the Town of New Glarus offices and although the location had much to recommend it, the Library Board ultimately decided that without the participation of the New Glarus Town offices in a building project, the cost of acquiring this property and the adjacent buildings to the Old Town Hall was cost prohibitive.