

Phelps Community Center Feedback Session

Presented July 12, 2022



What is a Community Center and Why Would We Want One?



One building that contains Town Offices, Library, Event Hall, Chamber of Commerce & a Warming Kitchen

- Initially planned when Wavering Park was established in 1995
- Enhance “quality of life” for year-round and summer residents
- Recognized need since the 90’s
- Town has escrowed \$330,000 for the project
- Planning Commission initiated a formal investigation in Jan 2021
- The present Town Hall has some challenges!

The Present Town Hall



- Built in 1963 1600 ft²
- Only one meeting room that seats 15 people
- No fireproof document storage
- Insufficient file storage
- Only one private office
- No gathering hall for events



Dave

Our View of the Future for Phelps



Beautiful Natural Surroundings
Cultural Events
Decent Roads & Infrastructure
Nice Well-Maintained Parks

+

Good Town-Wide
Broadband Coverage

=

More Service Businesses are Attracted
Attract Younger people who can work from home
Better Quality of life for everyone!

Our Community Center Idea Supports this View

The Community Center Project



- The Team
- The Research
- The Concept



Dave

The Community Center Planning Team



Exploratory Team

- Rollie Alger (Planning Commission and Parks Commission)
- Gene Hojan (CDA and Planning Commission)
- Mak Holcomb (Citizen Volunteer, Women's Club and Museum Committee)
- Lorin Johnson (Planning Commission)
- Dave Selby (CDA and Park Commission)

Extended Team

- Laura Boll (Chamber)
- Steve Doyen (Town Chairman)
- Marge Hiller (Town Clerk)
- Kaye Petts (Library)
- Kathy Schofield (Library)
- Danielle Steffens (Town Clerk)
- Lisa Volkmann (Library)

The Research (Jan-Nov 2021)



- Detailed Benchmarking
 - Arbor Vitae
 - Boulder Junction
 - St. Germain
 - Woodruff
 - Phelps
- Interviews
 - Phelps Town Board and other Town Boards
 - Library Director and Committee
 - Town Clerks
 - Museum Board
 - Chamber of Commerce

Then- we developed specifications

We Tallied a Lot of Data!



Defined Spaces	Arbor Vitae	St. Germain	Boulder Junction	Woodruff	Phelps Today	Phelps Future Specifications
Overall Building Footprint (sq. ft.)	8071	12770	15500	10450	3200	12989
Site Acreage (offices & Parking)	5.0	3.5	6.5	3.1	1.3	4.0
Town Offices-Total Usable Space (sq. ft.)	8231	12306	7172	6112	1223	6445
General Office Space	595	845	564	528	23	120
Large Meeting Room	0	650	385	464	400	600
Small Meeting Room(s)	0	1560	0	0	0	0
Reception Area	200	0	128	228	0	120
Clerk/Treasurer Office	128	845	256	360	180	360
Chairmans Office	128	0	145	176	0	150
Document Vault Room	300	0	292	150	0	275
Filing Room/Space	0	900	100	0	380	150
Private restroom	80	280	60	247	0	80
Private Break Room/Kitchenette	240	120	120	0	0	120
Mechanical Room	80	210	336	203	60	200
Gathering Hall	5280	5700	3780	2680	0	3300
Public Kitchen	0	607	347	326	0	300
Public Restrooms	0	300	374	436	160	370
Closets/Table & Chair Storage	1200	289	286	314	20	300
Hall Capacity for Meetings (People)	528	570	378	180	35	330
Hall Capacity for Dining (People)	352	380	252	180	20	220
Parking Spaces	40 +60 OF	200+	30 +100 OF	88+24 OF	40+50 OF	100+50OF
Other Services included with CC						
Library (sq. ft.)	0	0	3139	0	1800	3000
Police Dept (sq. ft.)	0	0	333	4340	0	0
Museum (sq. ft.)	0	0	0	0	1369	3000
Chamber of Commerce (sdq. Ft.)	0	0	0	0	1325	544

Dave

Developing a Concept Design



- Needed for citizen communication and cost estimate
- Interviewed design firms and chose the Blue Design Group
- Multiple reviews with extended CC Team
- Completed current concept in April 2022.

The End Result

(See Posters and Your Handouts)



Dave

What will a Community Center do for Phelps?



The Dream Team

Moving Forward Together



Something for every Phelps resident and visitor at least once a week!



Mak

Community Center Usage-



Something for every Phelps resident and visitor at least once a week!

- Festivals
- Banquets
- Weddings
- Family Reunions
- Fund Raisers for local Non-Profits
- System Wide Library, Bike Trail, Museum, Snowmobiling
- meetings at County and State levels
- Host political meetings, DNR meetings, etc
- Music programs
- Various Workshops
 - - dance
 - - marital arts
 - - medical related
- Movie Nights
- Exercise Classes
- Job Fairs
- UW/Community College Presentations
- Homeschool Outreach
- Crafting, Quilting, Art Classes, Art exhibits etc.
- Community gardening
- Life Line Screening Site
- Senior Citizen Activities
- Blood Drives
- CPR training
- Military Family Outreach
- Senior Outreach
 - -Alzheimer's
 - -Caregivers
- Homeless Outreach
- Outreach to new residents/vacation homeowners
- Evacuation site for school emergencies
- Farmers Market

Reasons to Support a Community Center



- Community unity
- Provides volunteer opportunities
- Support for community projects
- Promotes social interaction
- Positive impact in the lives of our youth
- Promotes healthy living
- Encourages creativity and culture
- Sharing valuable information
- Offers educational opportunities

Library Of The Future



- better serve our community and our patrons.
- increased space for collection growth
- allow for a quiet study/Zoom meeting space
- provide dedicated children's space
- provide ample space for adult/children programming and various groups
- more seating for in library WiFi use and general leisurely use
- allow for more storage for donated and weeded books to use for book sales
- allow for designated area for Youth Services supplies, materials, computer space and work/prep
- provide a larger space for materials processing
- allow ample room for the staff computers we need
- allow for a larger and more versatile display area for library and community events, information, etc.
- and much more.....

Kaye Petts

Our Chamber- We Are An Event Destination!



Laura

Community Center Uses and Benefits for the Chamber of Commerce

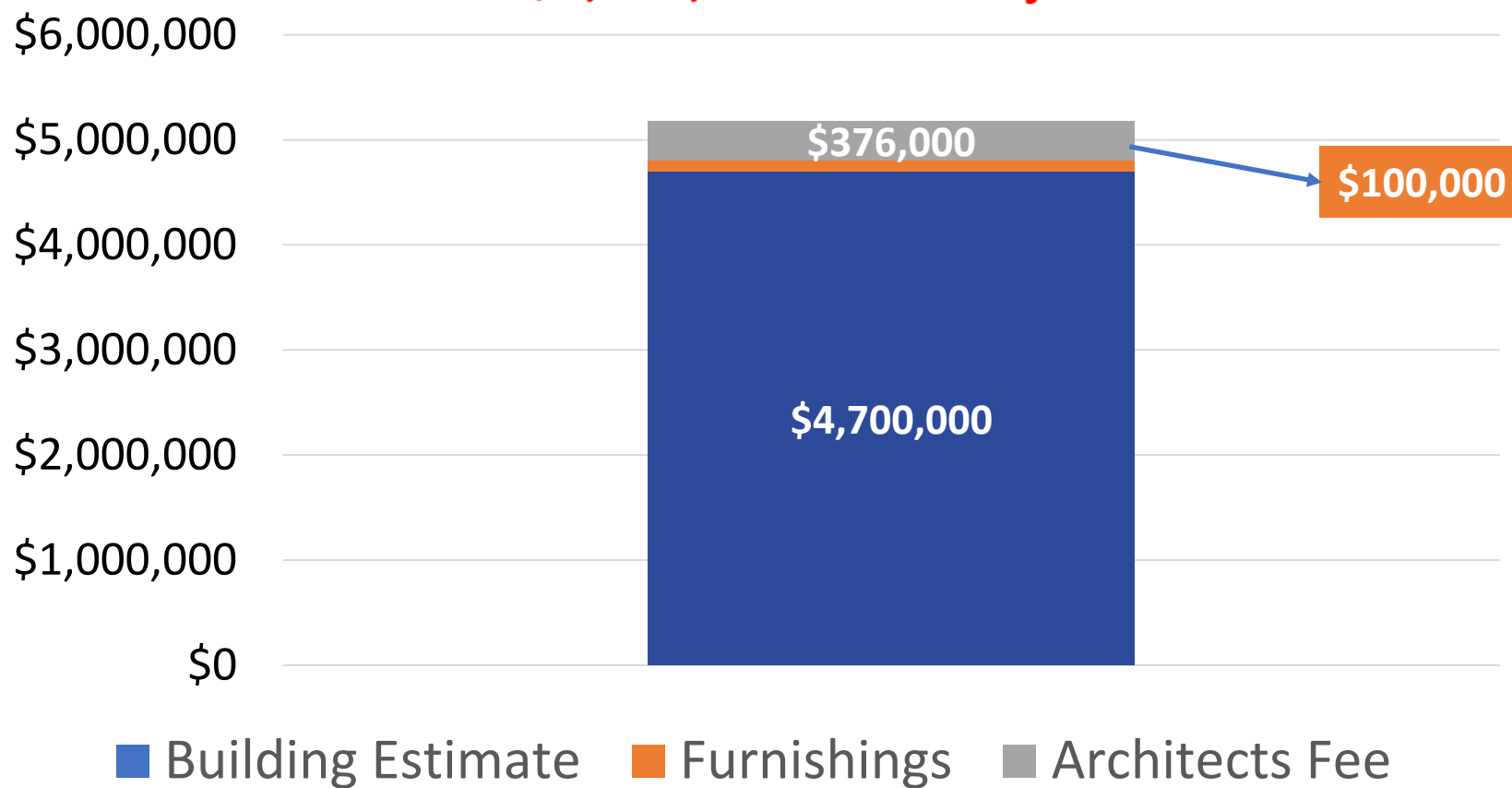


- The annual Midwest Musky Classic lunch – 2021 hosted 175 participants
- Maple Syrup Fest – early April every year, draws hundreds
- Business After 5 events – a chance for Chamber members to meet, network and foster relationships for cross-marketing, etc.
- Regular Chamber Board Meetings
- Annual Meeting which all Chamber members are invited to
- Future events now possible such as Bingo
- Provides a great experience for COC visitors (one stop shop)
- Nicer venue for apparel sales
- Readily available space allows easy planning for all current and possible new events!
- Large outside covered roof and food window from kitchen



The Community Center Cost Estimate

\$5,176,000 Total Project Cost



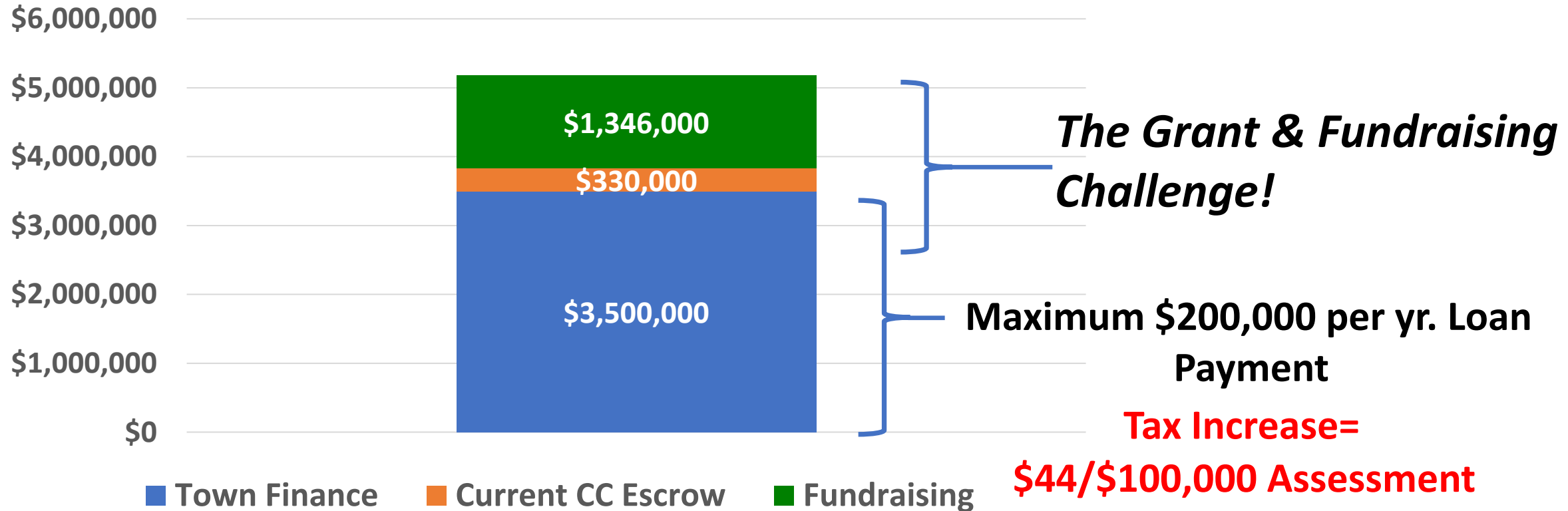
Dave

Covering the Costs



\$5,176,000 Total Project Cost

Funding Sources



Our Proposal to Phelps Taxpayers



- 1) Your show of support to increase the Town's annual budget by \$255,000 in 2023 to properly maintain Town roads and infrastructure. The tax impact will be approximately \$57 per \$100,000 of assessed property value. (\$0.57 Mil rate) An Electors Meeting will be held in August for the official vote prior to beginning the 2023 budget process.
- 2) Your show of support to move forward with the Community Center Project and allow us to begin fundraising and grant investigations. Maximum annual budget expense increase for a new Community Center is capped at \$200,000 annually which is approximately \$44 per \$100,000 assessed property value. The earliest this levy would become effective is 2024. This question will also be voted on at the August Electors Meeting.

Dave

Comments and Questions?

