

**BARABOO PUBLIC LIBRARY BUILDING AND GROUNDS COMMITTEE  
MEETING MINUTES MARCH 13, 2019**

**I. Call to order**

A. Note compliance with Open Meeting Law

The meeting was called to order at 9:35 am

B. Roll Call

Members present: F. Hartmann, T. Kujawa, B. Persche, B. Stelling

Members absent: J. Ellington

Others present: C. Arndt, J. Bergin, A. Dilcher (via video), S. Wray (via video)

C. Approval of the Agenda

Motion to approve the Agenda: B. Stelling

Second: T. Kujawa

Vote: Motion passed unanimously

**II. Public Hearings/Appearances**

None.

**III. Action Items**

A. Video Conference with MSA & Quinn Evans architects to discuss library expansion conceptual designs

Detailed discussion was held regarding the pros and cons of the three conceptual designs ("Promenade", "Beacon", "Downtown"). MSA/QEA provided a matrix to aid the comparative discussion focusing on site, parking, program (based on space analysis), library services, sustainability, phasing/constructability, relative cost, and community comments (see attached matrix). J. Bergin shared additional information regarding staff comments and preferences. Discussion was also held surrounding the intent to begin negotiations with First United Methodist Church regarding the current contract to purchase a 30-foot strip of land between the church and the library. This will be further discussed at the next library's Board of Trustees meeting on March 19, 2019.

B. Recommendation for Library Board for which design concept to further develop

Motion was made to recommend to Board of Trustees that the conceptual design titled "Downtown" be chosen as the option to proceed to the schematic design phase, contingent on satisfactory resolution of option to purchase church property: T. Kujawa

Second: B. Stelling

Roll call in favor: T. Kujawa, B. Persche, B. Stelling

Roll call opposed: F. Hartmann (comment: in favor of the “Downtown” design option, but not in favor of making recommendation to full Board of Trustees to move forward with schematic design until the option to purchase church property is resolved)

**IV. Information items**

**I. Board Member Comments**

**II. Adjourn**

Motion to adjourn: F. Hartmann

Second: B. Stehling

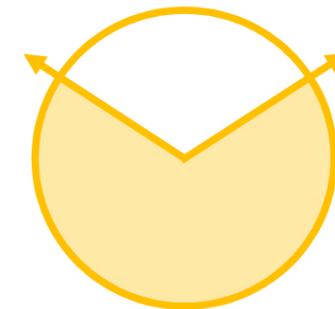
Vote: Motion passed unanimously

The meeting adjourned at 11:09 am.

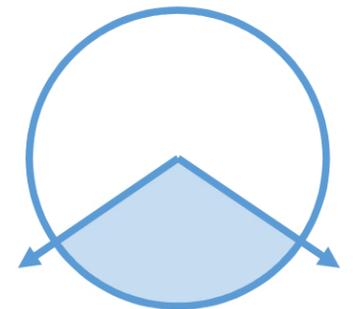
# Existing Site



Library Parking

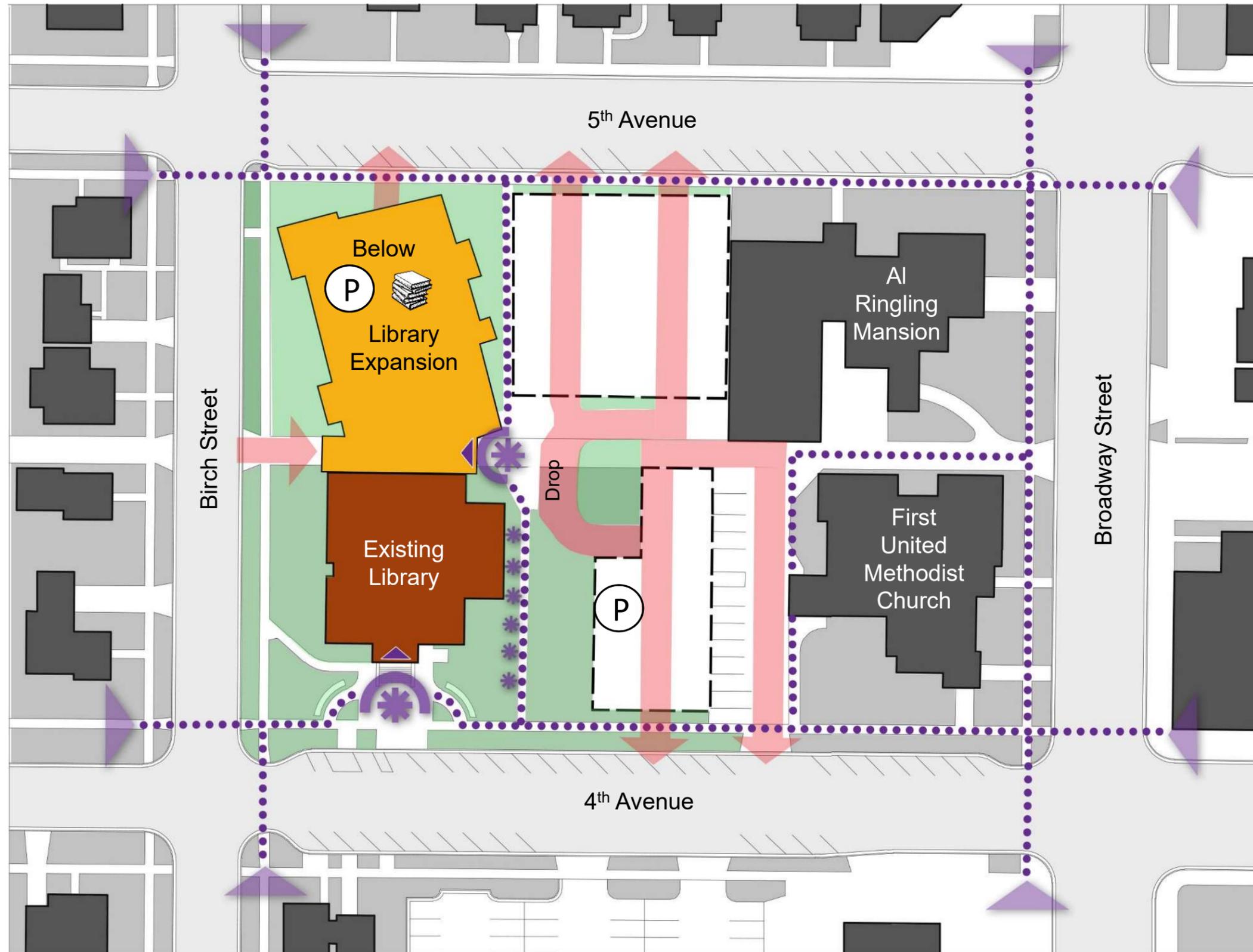


Summer Sun



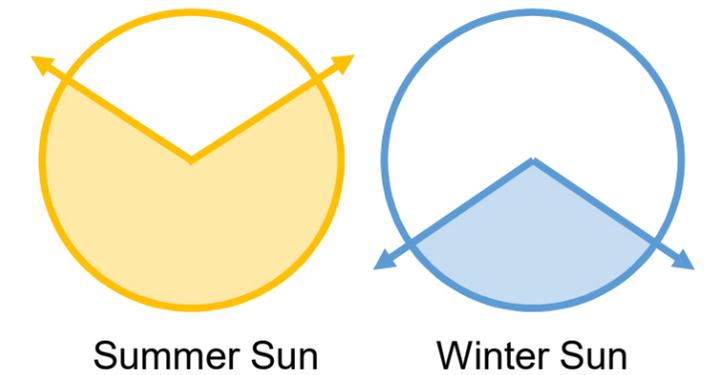
Winter Sun

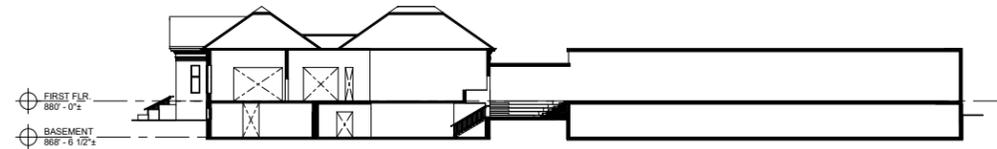
# Conceptual Site Diagram



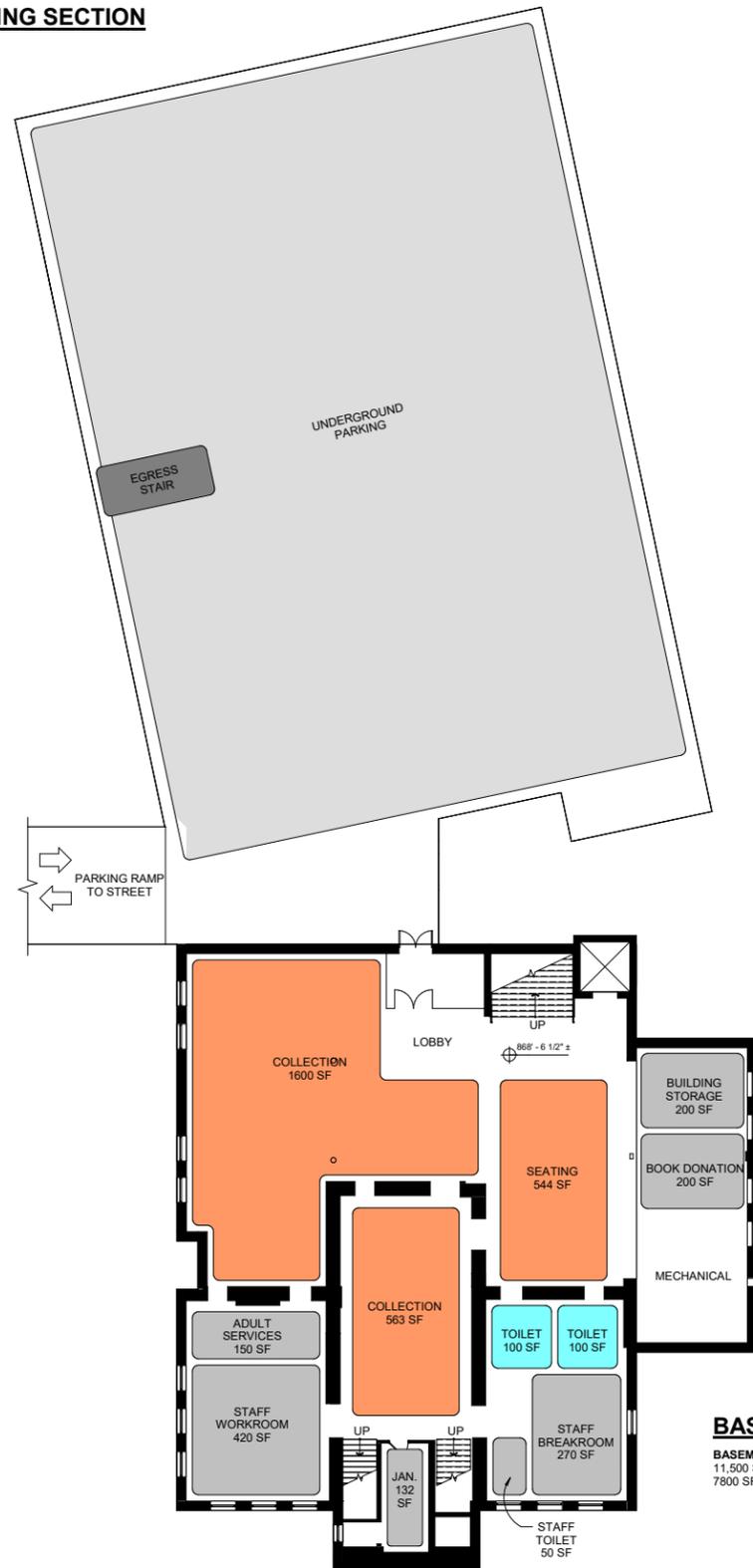
# The Promenade

-  Pedestrian Linkages
-  Green Space
-  Plaza/Gateway
-  Library Parking
-  Building Entrance
-  Vehicular Circulation
-  Book Return (Under Building)





**BUILDING SECTION**



**BASEMENT FLOOR PLAN**

BASEMENT AREA  
11,500 SF (NEW Parking)  
7800 SF (EXIST)



**FIRST FLOOR PLAN**

FIRST FLOOR AREAS  
14,000 SF (NEW)  
7800 SF (EXIST)

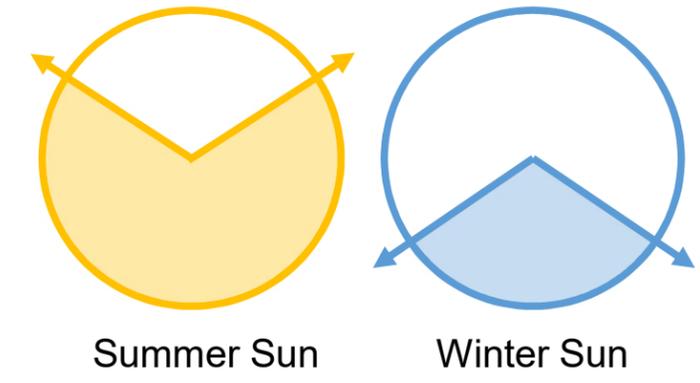


# Conceptual Site Diagram



# The Beacon

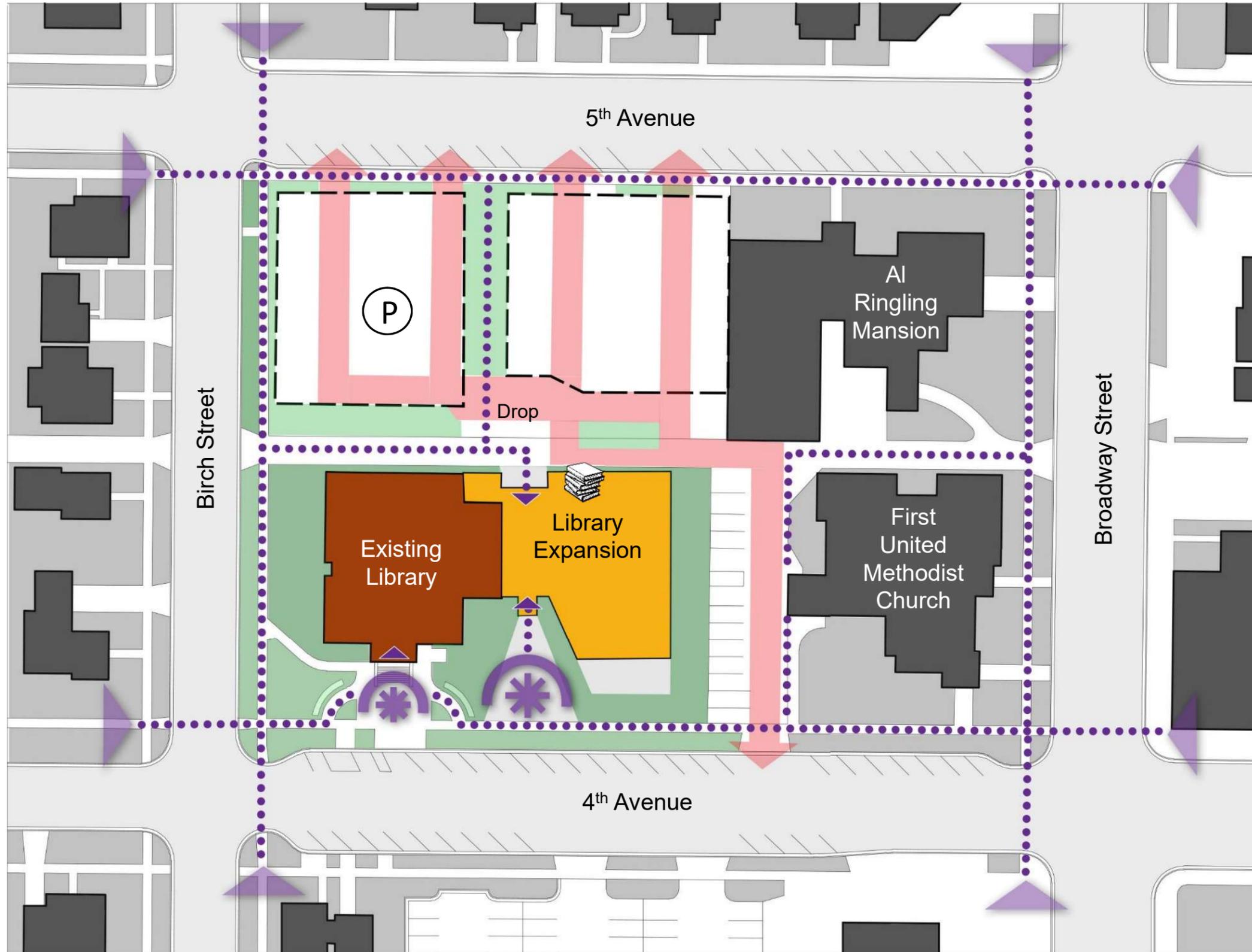
-  Pedestrian Linkages
-  Green Space
-  Plaza/Gateway
-  Library Parking
-  Building Entrance
-  Vehicular Circulation
-  Book Return

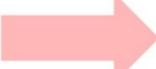


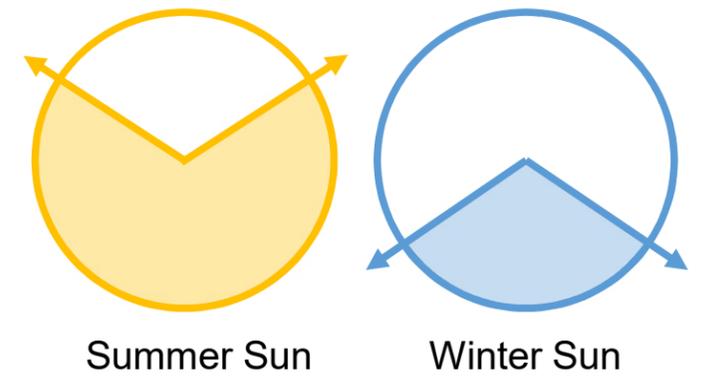


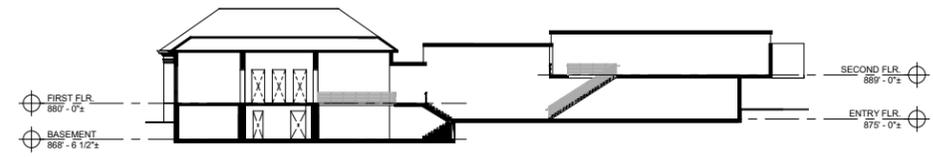
# Conceptual Site Diagram

# The Downtown

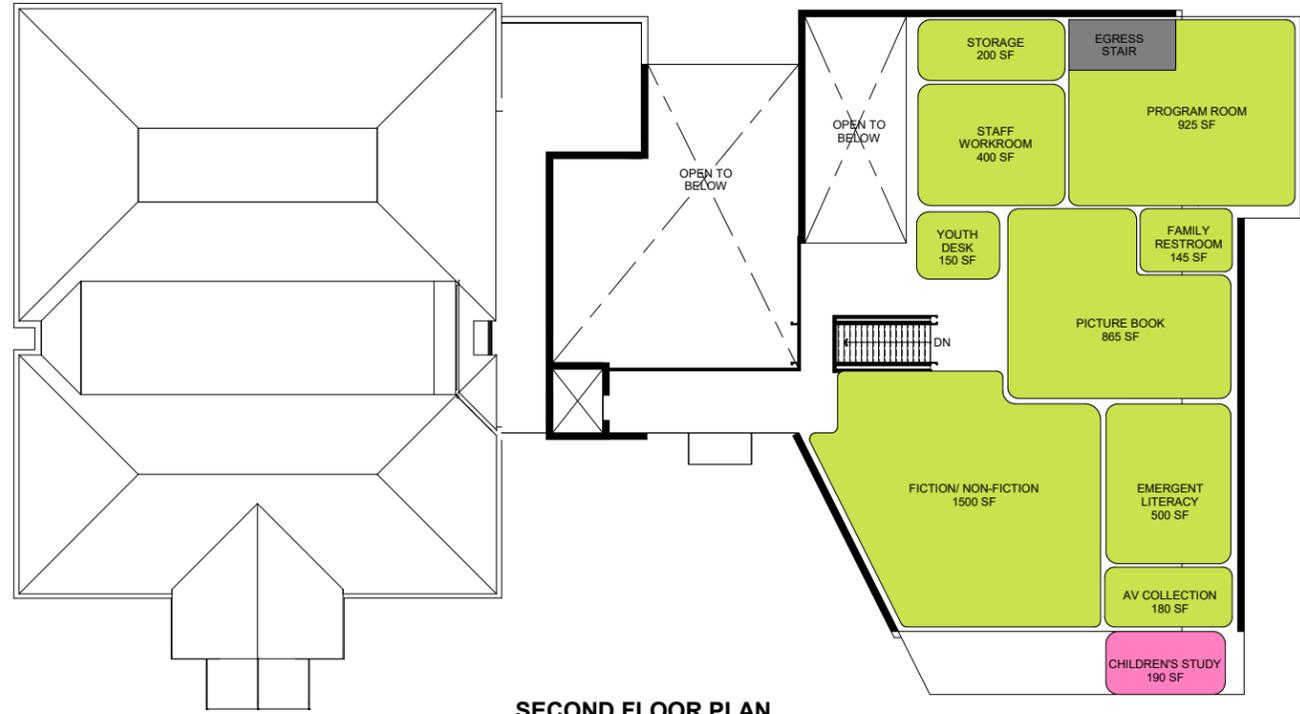


-  Pedestrian Linkages
-  Green Space
-  Plaza/Gateway
-  Library Parking
-  Building Entrance
-  Vehicular Circulation
-  Book Return



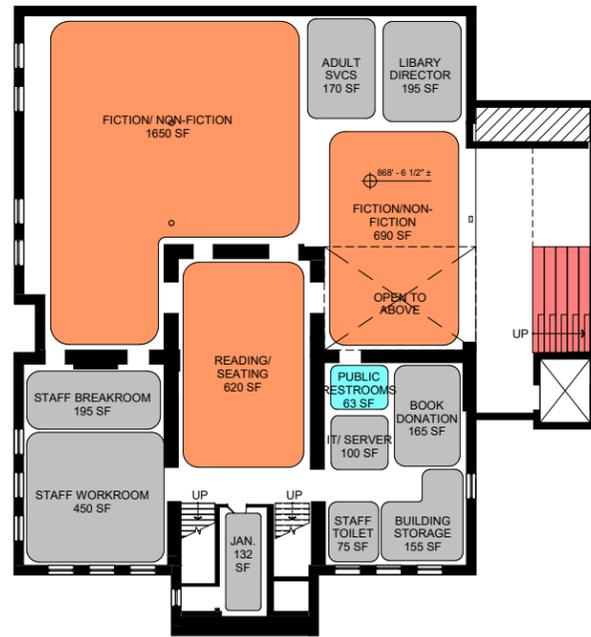


**BUILDING SECTION**



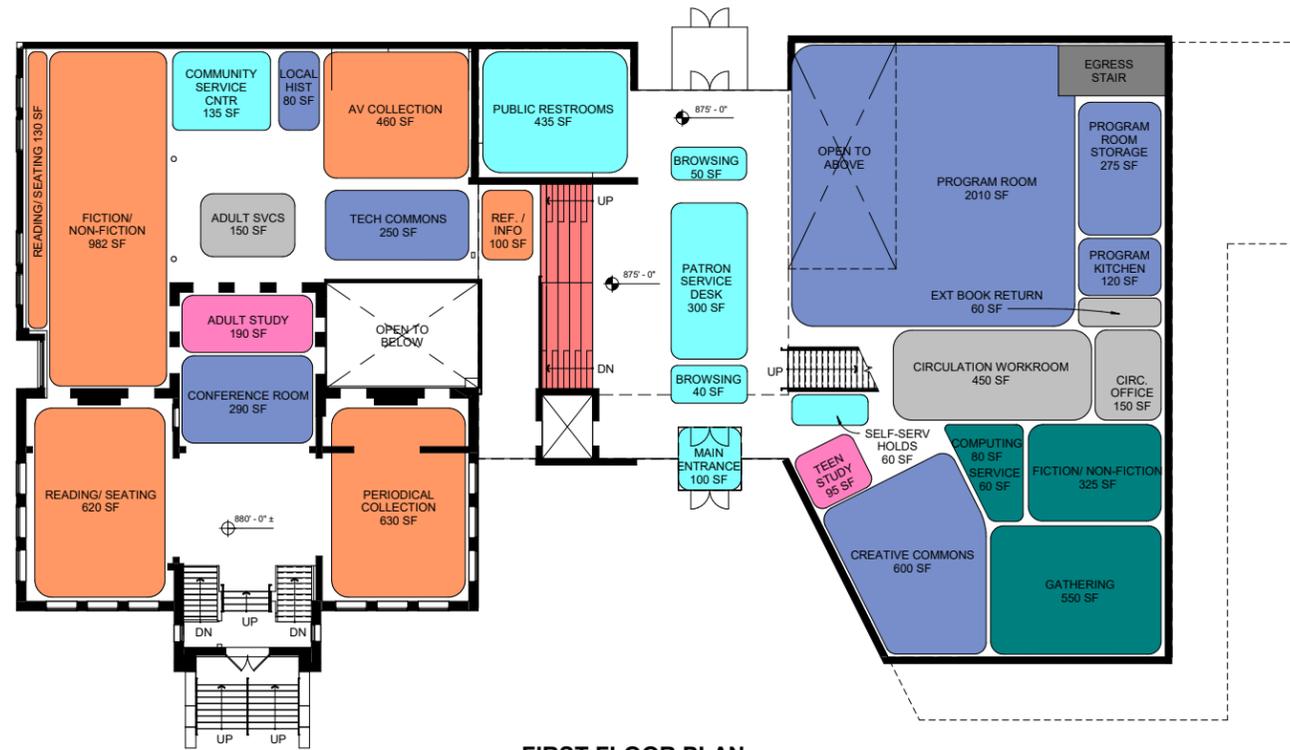
**SECOND FLOOR PLAN**

SECOND FLOOR AREA  
7600 SF (NEW)



**BASEMENT FLOOR PLAN**

BASEMENT AREA  
7500 SF (EXIST.)



**FIRST FLOOR PLAN**

FIRST FLOOR AREAS  
9000 SF (NEW)  
6800 SF (EXIST.)



# Outdoor Library Spaces



Classroom



Gathering



Amphitheater/Plaza



Multi-Functional



Unique Spaces



Illumination



Intimate Places

**CONCEPTUAL PARKING SUMMARY** 3.13.19  
**BARABOO PUBLIC LIBRARY**  
**EXPANSION & REMODEL**

Baraboo, Wisconsin MSA #: 18603000



| APPROXIMATE PARKING COMPARISON   |            |                     |                |            |                |          |
|--|------------|---------------------|----------------|------------|----------------|----------|
|  | Existing   | The Promenade       |                | The Beacon | The Downtown   | Comments |
|  |            | Under Bldg. Parking | On Grade Bldg. |            |                |          |
| <b>Library</b>   |            |                     |                |            |                |          |
| East Lot   | 0          | 19                  | 19             | 12         | 0              |          |
| North Lot  | 47         | 23                  | 0              | 9          | 32-38          |          |
| On-Street  | 32         | 28                  | 30             | 29         | 28             |          |
| Sub Total  | 79         | 70                  | 49             | 50         | 60-68          |          |
| <b>Church</b>  |            |                     |                |            |                |          |
| Lot  | 13         | 12                  | 12             | 12         | 12             |          |
| On-Street  | 10         | 10                  | 10             | 10         | 10             |          |
| Sub Total  | 23         | 22                  | 22             | 22         | 22             |          |
| <b>Mansion</b>   |            |                     |                |            |                |          |
| Lot  | 37         | 34                  | 34             | 32         | 33             |          |
| On-Street  | 16         | 16                  | 16             | 16         | 16             |          |
| Sub Total  | 54         | 50                  | 50             | 48         | 49             |          |
| <b>Approximate Combined Block Total</b>  | <b>158</b> | <b>142</b>          | <b>121</b>     | <b>120</b> | <b>131-139</b> |          |
| General Notes:<br>A. All options presume the Library acquires the land easterly parcel from the Church.<br>B. Existing stall count includes parking in the newly added north gravel lot.<br>C. Includes the On-street parking is just the side of the street abutting the property.<br>D. All the options add a vehicular drop-off zone.<br>E. New lots will incorporated some landscaped islands.<br>F. Stall counts will likely vary based on the final site design. |            |                     |                |            |                |          |

|         | THE PROMENADE  | THE BEACON   | THE DOWNTOWN  |
|---------|--|--|---|
| SITE    |  |  |   |
| Pros    | Central "pocket park"/ green space on block  | Eastern "beacon" addition visually interesting   | Increases 4th Ave presence and visibility to downtown         |
|         | Creates more green connection, main entrance faces neighbors (RVA thinks this is negative as the entrance is less visible and only valuable through the back and parking area) | Increases 4th Ave presence and visibility to downtown  | Allows for Northern addition in the future                    |
|         |  | Interesting green spaces   | Improves alley for pedestrians                                |
|         |  | Wonderful programmatic connection between Meeting Room and Outdoor program) on 4th Ave         | Alley utilities will not need to be rerouted                  |
|         | Allows for add'l expansion to the East in the future   |  | Least reliance on coordination with other owners on the block |
|         | Allows the most green space and opportunity for centrality.  |  |   |
|         | Original Carnegie would be visual focus  |  |   |
|         | Most compact impact on site  |  |   |
| Cons    | Builds over alley - utilities will need to be rerouted   | Builds over alley - utilities will need to be rerouted   | Least green space   |
|         | Addition/New Entry would be "blocked" by original building   | Larger building footprint among the 3 options  | Closer or limits vehicular alley traffic                      |
|         | Requires some off-site parking improvements and will likely trigger added storm water features   | Requires some off-site parking improvements and will likely trigger added storm water features | Views to the back of the building are on parking area.        |
|         |  |  |   |
| PARKING | on site/on street: With Garage- <b>70 stalls</b><br>Without Garage- <b>49 stalls</b>   | on site/on street: <b>50 stalls</b>  | on site/on street: <b>60-68 stalls</b>                        |
| Pros    | Parking garage creates convenient parking. Tied for the most parking among the options.  |  | Has the most surface parking                                  |
|         |  |  | Does not rely on sharing Ringling/church parking              |
|         |  |  | Easy access to entrances from parking                         |
|         |  |  |   |
| Cons    | Parking garage is expensive  | Very little parking  |   |
|         | Parking garage creates challenges like security, maintenance, etc.   | Relies on Ringling and church parking  |   |
|         | Without parking garage, not enough parking on block  | Parking not convenient to entrance locations   |   |
|         | Cuts into Ringling lot   |  |   |

|                         | THE PROMENADE   | THE BEACON  | THE DOWNTOWN   |
|-------------------------|---|---|--|
| <b>PROGRAM</b>          |   |   |  |
| Pros                    | Central location of Creative Commons encourages shared use and features learning on display   | Easy to open Large Program Room after hours<br>Easy access- ground level addition                           | Open, airy feel<br>Easy to open program room after hours   |
|                         | Good separation of Children's and Adult spaces  | Open to below areas allow for better visual connection of lower level                                       | Open to below areas allow for better visual connection of lower level  |
|                         | Adjacency of Service Desk to Circ Workroom  | Adult's and Children's Collections meet target program sq ft  | Easy access- ground level entrance/addition  |
|                         |   | Teen Area has prominent location and can be celebrated  | Dynamic separation of Adults, Children's and Teens   |
|                         |   | Adjacency of Service Desk to Circ Workroom  | Central two-story Atrium space offers inspiring entry and great space for New Books/Browsing   |
|                         |   | Generous Lobby space for New Books/Browsing   | Strong 4th Avenue presence   |
|                         |   | Terraced connection between Carnegie and new addition creates vibrant casual seating area                   |  |
| Cons                    | Challenging to open program room after hours<br>Must go up stairs or elevator to get to everything  | Adult collection very spread out<br>Study rooms spread out  | Program room location not as ideal - perhaps move to 4th Ave side<br>Most staff space on lower level   |
|                         | Adult and Children's' collections are below target program sq ft  | Most staff space in lower level   | Community Service Center is not located near the Main Entry  |
|                         | Large Program Room configuration is less efficient  | "Split level" to access original Carnegie<br>Portion of Adult Collection is directly adjacent to Children's | Patron Service Desk is not directly adjacent to the Circ Workroom  |
| <b>LIBRARY SERVICES</b> |   |   |  |
| Pros                    | Youth and adult areas are separated by common spaces like Large Program Room<br>Director's office on main level                           | Delivery/returns adjacent to staff workroom<br>Good division between adult/teen/youth                       | Youth services gets their own floor<br>Teens/ adults have good separation<br>Good sightlines to all floors/areas   |
| Cons                    | Line of sight between service desks questionable<br>Teen space too close to children's<br>Delivery/returns not adjacent to staff workroom |   | Full flight of stairs or use elevator to access youth services<br>Atrium area acoustic concerns would need to be addressed<br>Needs work on delivery/returns areas<br>Large Meeting Room should move to 4th ave side of building |
| <b>SUSTAINABILITY</b>   |   |   |  |
| Pros                    | Large roof space for solar  | Adds more Southern exposure<br>Large roof space for solar   | Smaller footprint<br>Adds more Southern exposure<br>Least energy usage predicted by energy model<br>Geo-thermal possible in parking areas<br>Solar parking covers possible in parking areas                                      |
| Cons                    | Largest footprint<br>Adds Western exposure  | Large footprint<br>Adds Western exposure<br>Most energy usage predicted by energy model                     | the most hard surface outdoor space  |

|                          | THE PROMENADE   | THE BEACON   | THE DOWNTOWN  |
|--------------------------|---|--|---|
| PHASING/CONSTRUCTABILITY |   |  |   |
| Pros                     | Opens only one side of existing building<br>Leaves Library mostly intact during addition phase<br>Elevator and restroom location allow for two phases of construction | Single level and restroom location allows for 2 phases of construction                                   | Opens only one side of existing building<br>Leaves Library mostly intact during addition phase  |
| Cons                     |   | Opens two sides of existing building   | Need temporary second egress to keep existing building open during construction of addition   |
| COST - Relative          | With garage: <b>plus \$960k</b> Without garage: <b>less \$100k</b>  | <b>plus \$900k</b>   | Net Zero - <b>Benchmark</b> - At Target Budget  |
| Pros                     | On grade without underground parking it is the least expensive option.<br>With-out parking garage least expensive   | Largest amount of circulation space  | Does not reroute alley utilities<br>Smaller footprint = Concentrated Construction   |
| Cons                     | Parking garage expense. With underground parking it is most expensive option.<br>Includes \$300k for storm sewer relocate   | Includes \$300k for storm sewer relocate   | 4 stop elevator   |
| COMMUNITY COMMENTS       |   |  |   |
| Pros                     | Single level<br>Green space/ pocket park<br>Parking garage<br>Build over alley  | Cool layout<br>Green space<br>Easy access for drop-offs<br>Like the street front Program/Community Rooms | City stakeholders like this option best<br>Most popular scheme from public comment cards<br>Most popular scheme with library staff<br>Balanced looking Southern elevation |
| Cons                     | Parking garage  | Least popular option among public comments   | Not as much green space as other schemes  |