

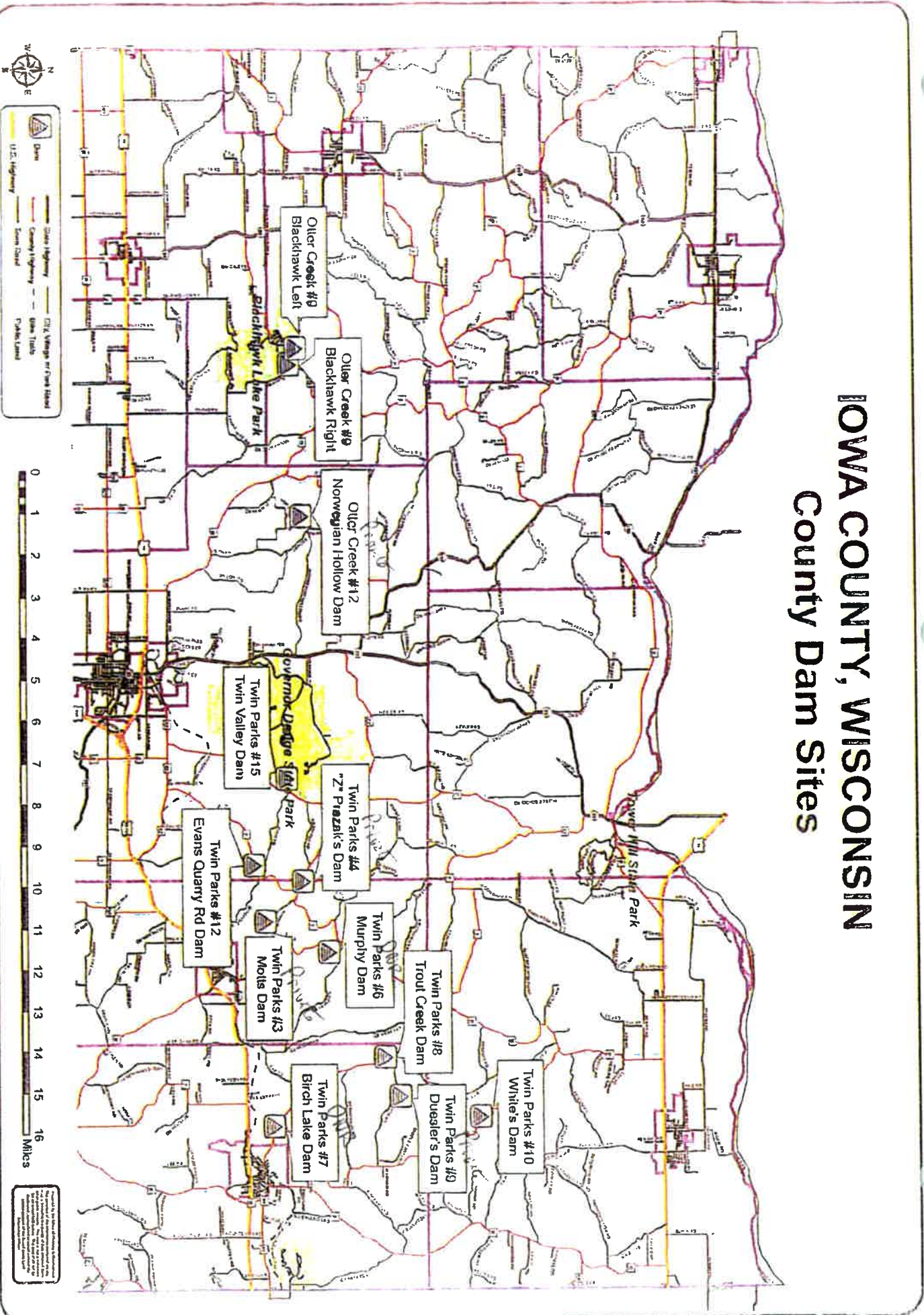
## Notes to LRP Committee

1. The PL-566 structures (12 dams) in the County were built with the cooperation of the Soil Conservation Service (now NRCS) for flood control in the northern half of the County (see map).
2. As land use has changed and land ownership transferred, 6 of the structures are now on public lands and 6 on private property.
3. Ownership, operation and maintenance of the dams are the responsibility of Iowa County.
4. The condition of the structures is in good shape with yearly maintenance and engineering/technical inspections being done by the LCD and NRCS. The design life of these structures is 50 years and many are nearing that age. As the structures age, operation and maintenance may potentially be a concern and costly.

### Questions:

1. Benefits of the structures?
2. Potential O & M cost?
3. Should Iowa County continue to own structures?
4. Would land owners be interested in owning structures?

# IOWA COUNTY, WISCONSIN County Dam Sites



# Summary

## 2003-2005

DRAFT March 9, 2006

# Iowa County Facilities 2030 Master Plan

Dodgeville, Wisconsin  
For Adoption June, 2006

## Who is preparing the plan?

**Ans.** The Long Range Planning Committee of the Iowa County Board of Supervisors. It is chaired by Supervisor Charles Anderson, and includes Supervisors Eric Anderson, Mark Masters, David D. Meudt, Curt Peterson, Dale Theobald, and Joe Thomas.

This committee has invited the Mayor of Dodgeville, James McCaulley, to sit in, and the committee also provides all of its information to the Dodgeville Public Library, a Public copy with the County Clerk, and direct mailings to a half dozen interested observers, plus two progress reports have been made to the full County Board.

Said LRP committee has also retained the services of consultants headed by Russell Knetzger, AICP, a city & town planner from Milwaukee, Architecture Network, Inc., a Madison architectural firm, and Venture Architects of Milwaukee. These three firms are being paid about \$25,000 for their assistance.

## What is being put into the Master Plan?

**Ans.** Following accepted facility master planning practices, the LRP has asked **(1)** that the future space needs of all departments be projected out at least 30 years; **(2)** that departments known to currently be short of space be given near-term relief in the plan; and **(3)** that the space for these crowded departments, plus their growth and the growth of all other departments, fit into a long term Master Plan that will be sufficient for at least the 30 years, and beyond as well.

## Which County Departments are currently crowded?

**Ans.** The five county departments short of space are (alphabetically) Health, Information Services, Jail, Sheriff, and Social services. Cumulatively they now occupy about 16,000 sq.ft., and they are short 6,000 sq.ft., or about 40%.

## How were such space shortages determined?

**Ans.** The 2003 portion of the study included detail space measurements of each department, and interviews with staff. This was done by Venture Architects of Milwaukee. In 2004 the LRP made personal inspections of these departments and observed



the crowding or lack of needed functional spaces, such as interview and conference rooms. During the 2005 portion of the work, the Committee re-stated its findings, adding personal details as to how this crowding interferes with smooth flow of work.

## What were sample crowding opinions by LRP Supervisors?

**Ans.** Supervisors on the Long Range Planning Committee in 2005 made these comments about the crowded departments: – **Social Services:** "Space is lacking, work place is dark and unsafe, poor proximity to other Human Services agencies; poor parking; no privacy with clients." **Health Dept.:** "Security concerns being close to jail; examination rooms lacking; limited parking; no large room for holding health programs; general lack of space." **Sheriff Dept.:** "Overall space is [lacking]; processing area is bad; administration areas cramped; Security concerns – closeness to Health Department, employee safety; very crowded and difficult area to work in; good evidence room needed." **Jail:** "too small for current needs; service access is bad; no holding area for juveniles; not meeting state requirements; hard to view some inmates; building code issues."

## How much space is needed for the longer term future?

**Ans.** Using an expected doubling of Iowa County population over the next 30 years, and the demands such doubling might place on various departments, space projections by department were made. Some will grow more than others, some will grow even if total population does not, but in total, just as population will double, space projections nearly double over 30 years.

An example of the kind of departments that will grow even if total population does not grow, or not as much as projected, would be services to the elderly because their ratio in the population is increasing. Space for mandatory counseling or incarceration for problem behaviors are also likely to increase even without population growth, as society shows less tolerance for alcoholism, drug abuse, and family abuse. Evidence storage will grow even without population growth.

Currently, Iowa County supplies its 217\* workers with **104,000** net square feet of floor space in which to do their work (including to house jail inmates). Venture Architects in 2003 projected that to grow to **199,000** net square feet by 2030. Net square feet is only direct work and meeting space, and does not include public hallways, nor utility and public rest rooms. These areas typically add another 25% to 33% to arrive at the gross size of a building.

\*Employees of the Airport (1) and Bloomfield Manor (120) are not in these figures.

## Where should such spaces be located?

**Ans.** The Master Plan divides county functions into *two groups* – those where services are **delivered out in the County**, such as highway and sheriff patrol, and those where services are **provided in the County seat**.

The Plan proposes that highway, sheriff, and jail remain and expand at or close to their present site at **STH 23**, or if relocated, that be done only eastward along the **USH 18 corridor toward USH 151**.

All other county services should remain in **Downtown Dodgeville**.

## What Principles underlie this Proposal?

**Ans.** This geographic division of services arose because the County in its contract to hire the 2005 consultants specified that decisions related to formulating a master plan be based upon **stated principles**.

**A first principle**, already established by the 2003 space projections study, is that departments should be **placed near each other** based upon "**Operating Adjacencies**." That means those departments which share information, or serve the same clientele, should be near each other so they can more efficiently do their work, and patrons of those services can obtain service without shuttling between locations. This means bringing Health downtown, and moving it and Social Services close to the Courthouse.

**Another principle** is that departments that go out to **provide service in the county**, being highway and sheriff patrol, should be at a location **convenient to countywide travel routes**. Because of its hilly terrain, Iowa County has few continuous highways. The only two are **STH 23** and **USH 18/151** and these intersect in Dodgeville. Therefore Dodgeville remains the logical county seat, and **23 & 18** remains the best starting point for locating highway and sheriff facilities within Dodgeville.

However, the existence of the **USH 151** expressway 1-1/2 miles east of STH 23, along USH 18, creates an **extended corridor abutting USH 18** within which alternate sites can be evaluated for expanding or relocating highway and sheriff patrol facilities. While jails and courts have traditionally been located near each other, the "operating adjacencies principle" above favors **locating the jail and sheriff together**. Some counties have eventually placed their courts within an outlying sheriff-jail complex. When this is done it is called a **Law Enforcement Center**.

In the 2003 portion of the study, the option of bringing **virtually all County functions** to an outlying site, anchored by the Law Enforcement functions, was drawn. Also drawn was the opposite option of bringing all but highway functions Downtown.

The 2005 study, containing more City of Dodgeville input, favors **keeping Downtown all County functions** other than highway, sheriff and jail. This has produced a **Downtown Vitality Principle** where the functions of county government are used to help support downtown activities such as restaurants, law offices, title companies, and some retail. This principle favors keeping the Courtroom downtown, including space for an eventual second Court downtown. However, given the practice in some counties of moving their courts out of the Courthouse to an outlying Law Enforcement Center, the

master plan proposed herein provides space for courts in such a Center, in case future generations chose to make that move.

## Which are the alternate north side sites?

**Ans.** Initially six sites were identified by the consultant team as worthy of consideration for a long term, larger County operation on Dodgeville's northside, in the USH 18 corridor. They met the criteria of adequate size, good terrain, good accessibility, and served by city sewer and water.

These were (west to east) **(1)** the Powell site in the southwest quadrant of STH 23 & USH 18; **(2)** the Kelly site immediately adjacent to the present highway & sheriff/jail site; **(3)** the site between Leffler Street (at Bea Ann Ln.) and USH 18, that has since been announced as a new Wal-Mart site; **(4)** the William Hansen property on the NE corner of Leffler and Bennett Rd., previously selected in 2003; **(5)** the NW corner of Leffler & Bennett Rd. opposite the Hansen site; **(6)**, the Phoebe Hansen site east of Bennett Rd. at Curtis Rd., either north of the Humane Society, or south and overlooking USH 18

Site **(7)** added later, and one of the three finalists, is the James Murn lands on Johns Street just north of the bike path parallel to old USH 18, now CTH YZ. The Wis. DNR offices face the eastern part of the Murn site where a Sheriff and/or Jail site could go immediately. The highway department could eventually go north of the DNR offices, provided any soil contamination existing from farm machinery salvage operations is first remediated.

The three finalists ***recommended by the consulting team*** are depicted on the 11x17 inch attached aerial photo, with drives, parking and building sites drawn in at their ultimate post-year 2030 sizes for Law Enforcement purposes.

The finalists are the ***Kelly*** site next to the present Highway/Sheriff/Jail lands, the ***Murn*** site at Johns and CTH YZ, and the Wm. ***Hansen*** site on the NE corner of Leffler Street & Bennett Road. The consultants did not advance the Powell site because the City makes a strong case for keeping the area, near its schools, for residential use. The Bea Ann Drive site is dropped because it appears Wal-Mart is proceeding there. The site west of Wm. Hansen has been graded on two levels for commercial frontage use, which would require extensive regrading for county use. The Phoebe Hansen property, which has an A and a B alternatives, north or south of Curtis Drive, is prominently located but has less accessibility to surrounding roads given the hilly terrain around the site.

The LRP does not support the Kelly site because the owner will not sell voluntarily.

## How is the Highway Dept affected by these Alternatives?

**Ans.** If the ***Kelly*** site were somehow chosen, the Highway Dept would remain where it is, and the present Sheriff/Jail area reserved for Highway Dept. expansion. If the ***Murn*** site is selected, it has room for eventual relocation of the Highway Dept. to the area

where farm machinery is presently stored north of the DNR offices. The timing of a Highway Dept. relocation depends how quickly its present values as a key corner site rise to make relocation economically attractive - attractive to the County to cover relocation costs, and attractive to the City for increased tax base. If **Hansen** is selected, its best terrain only accommodates a Law Enforcement Center. The Highway Dept. would have to stay where it is, or move to the Murn site.

## What is Proposed Downtown?

**Ans.** Over the long range, the Master Plan for County facilities in downtown Dodgeville calls for creating a "**Courthouse or Town Square**" starting on the present Courthouse block, and extending along the south side of Chapel Street into the residential block west of the Courthouse. A campus of courthouse buildings and parking would gradually surround this Courthouse Square. If the City joins in placing any of its facilities in the Masonic Temple on the north side of Chapel Street, the "Courthouse Square" might better be called a "Town Square".

The plan calls for the first County construction, to house **Health and Social Services**, to be on the Courthouse block, immediately southwest of the present Courthouse addition of 1996. (See 4 January 2006 Alternate plan, following). Some parking could be added on the north side of Chapel Street to serve the present Courthouse and this "**2008 addition**", that being the likely earliest year of actual occupancy.

A key feature of this proposal is that displacement of present residents by Courthouse expansion be gradual, at a pace suiting the residents. The west end of the former Middle School site could be used for relocating residential structures for those wanting to retain them, otherwise for new residential construction. The east end of the Middle School site could be used for parking until the permanent parking east of Level Street exists as shown on the 4 January 2006 plan.

This "organic approach," as it has been called by one observer, puts immediate space next to the present Courthouse, so that all downtown departments and their clientele benefit from "Operating Adjacencies" as described earlier. As the block west of the Courthouse clears out, the other parts of the campus can be created as needs arise.

## How much space does the Downtown Plan Provide?

**Ans.** As shown in the legend of the 4 January 2006 "Final Phase" plan attached hereto, 27,450 sq. ft. of added "footprint" is made available in the plan. Presuming some first class office space is in the basements of all these new buildings, and each has a 2<sup>nd</sup> story, these footprints provide 82,000 sq. ft. of gross additional County floor space.

The present Courthouse including its 1996 addition provides 30,000 gross sq. ft. of space, including some records storage. The reason the plan provides more than "doubling" the existing 30,000 sq.ft. to 60,000 sq.ft., as suggested in the projections



discussed earlier, is that Health, and the Social Service departments, not presently on the Courthouse block, are included in that additional 22,000 gross sq. ft. that make up the 82,000 gross sq. ft. on the plan.

## What role is played by the Masonic Temple in this Plan

**Ans.** The Masonic Temple, built in the optimistic 1920s, employs high quality construction throughout, as determined by a special architectural study of the Temple included in the 2005 study phase of this Master Plan. The Temple has been well maintained. Its very tall ceilings lend themselves to “public spaces.” Its second floor ceremonial room lends itself to a future City Council Chambers, or a County Board Room, possibly even a shared City-County Chamber Room. It may have space for two glassed-in committee rooms.

The lower level, also with high ceilings, is adaptable to an “open office” plan or “Great Room” office plan, but not for offices requiring confidentiality. Therefore the present need to find space for the Health Dept. and for the Social Services Dept. cannot be met in the Temple building without creating enclosed offices that would destroy the very architectural attraction this building offers – high ceilings, with open lighting and ventilation. Thus whether the City or the County eventually occupies the Temple, the lower area for office use strongly suggests an open plan.

Presently the Masonic Lodge members are not of one mind to sell the Temple for non-Lodge uses. Since neither the County nor the City has a present need for the building, the passage of time can be used to resolve the issue among Lodge members.

## What are details of the “2008 Addition” to the Courthouse?

**Ans.** A *downtown* first phase has been described above as a building located just off the southwest corner of the present Courthouse addition built in 1996. It is depicted to scale on the “4 January 2006 Alternate” attached hereto and referenced earlier. It would occupy a site footprint of 8,352 sq. ft. and within its three levels (basement, 1<sup>st</sup> floor and 2<sup>nd</sup> floor) provide triple that footprint space, or a useful **gross floor area of 25,056 square feet**, and costing \$5.1 Million in 2008 dollars.

That compares with **30,000 gross sq. ft.** in the present Courthouse including its 1996 addition. Initial occupants of this building, all on its 8,352 sq. ft. first floor, would be the **Health Department**, at 2000 sq.ft. and the **Social Services Department** at 6000 sq.ft. Records storage for Health, presently occupying a portion of the Jail basement, would be brought to the west portion of this basement, as would records of Social Services. Through the use of a slight east extension of the basement, containing upper windows and waterproof skylights as a ceiling, at least the basement east half should rate as First Class Office space, as does the present northside of the 1996 Courthouse addition servicing UW-Extension, resulting from its large, deep window wells for daylight.



Space for an expanded **Information Services Department** could be in this Southwest Addition, or the County Board Room could be moved over to the addition and the west portion of the Board Room given over to Information Services use.

It must be noted that over the long term Information Services must remain linked by digital cable to all present and future buildings in any Downtown County Campus, as well as any northside county facilities. Placing said "I-S" department in the north end of the Southwest Addition, or the west end of the 1996 Courthouse addition, keeps I-S relatively central to the future "County Campus" which under the plan would stretch from Iowa Street to Level Street.

Should these interconnections of county campus buildings be by underground cable, the "4 January 2006 Alternate" plan shows a "sidewalk spine" under which a cable might be laid west all the way to Level Street, the sidewalk both marking and protecting the cable's location.

A first phase **Northside** plan has ranged from a relocated **Jail & Sheriff** to one of the finalist sites, costing \$11-\$12 Million, to a **Jail-only** option costing \$8-9 Million, to a reduced size **Sheriff-only** option costing \$3.5 Million.

## How do these First Phase Costs fit the Iowa County Budget?

**Ans.** The consulting team interprets the state-imposed limitation on Iowa County of \$814,000 per year initially, to finance any new construction, as equating to \$5.4 million of initial capital cost. That \$5.4 Million presumes the county would follow its traditional loan repayment schedule of ten years of equal principal each year, which produces constantly declining interest payments, and therefore a constantly declining budget demand. The **\$5.4 Million** amount can be thought of as only covering the **Downtown "2008 Addition."**

However, the consulting team is making no allowance for selling County assets, such as the Social Services building it owns, the west half of the Middle School site, or any of the hundreds of acres surrounding Bloomfield Manor.

The consulting team is also not making allowance for the annual increment of additional borrowing state limitations will allow as Iowa County's tax base grows, and/or as its annual debt payments decline. Also not yet figured-in are alternate financing terms that increase the repayment period, or that create level annual payments similar to a typical home mortgage.

Alone or in combination, these many alternatives might open the way for the **\$3.5 Million** debt service needed on the Northside to buy a long term Law Enforcement site, undertaking a **First Phase** on it consisting of new **Sheriff space of 14,500 gross sq.ft.** That same \$3.5 Million would also cover remodeling to Jail use the space vacated by Health and Sheriff departments. Sheriff dispatch and jail administration would remain in the Jail until it is eventually combined with the new Sheriff site facilities.

[As this draft Master Plan outline advances toward possible adoption in June, 2006 or later, to allow County officials added by the Spring 2006 elections to acquaint themselves with this material, a method for financing the \$3.5 Million Northside First Phase will be pursued. This will be done in cooperation with the County Finance Department.]

## When will the Jail be joined to a new Sheriff site?

**Ans.** That depends upon three variables: **(1)** the success of current test efforts to reduce jail occupancy by employing more intensive, mandatory counseling of current or prospective inmates. **(2)** future leeway in the county budget, (tax base growth and reduction of debt); and **(3)** growth in resale value of the present sheriff-jail site.

## Adoption and Certification

Adopted this \_\_\_\_ day of June, 2006 by the Long Range Planning Committee of the Iowa County Board of Supervisors, by a vote of

\_\_\_ ayes    \_\_\_ noes    \_\_\_ abstaining    \_\_\_ absent

and certified to said County Board of Supervisors for its ratification as the Official Iowa County, Wisconsin Facilities Master Plan to the Year 2030.

\_\_\_\_\_  
Suprv. Charles H. Anderson, Chairman

\_\_\_\_\_  
Curt Peterson, Supervisor\*

\_\_\_\_\_  
Suprv. Eric Anderson, Vice Chairman

\_\_\_\_\_  
Dale Theobald, Supervisor

\_\_\_\_\_  
Mark Masters, Supervisor

\_\_\_\_\_  
Joe Thomas, Supervisor

\_\_\_\_\_  
Suprv. David D. Meudt, Secretary\*

\*Note: to be replaced in actual June, 2006 or later Resolution with new supervisors' names for these non-returning supervisor committee members.

**Attachments:** 8-1/2x 11 inch Downtown County Campus Plan, 4 January 2006  
11x17 inch northside Law Enforcement Center alternate sites aerial photo, 21 Oct. 2005

(Drafted this 6<sup>th</sup> day of March, 2006 for review at the March 9<sup>th</sup> meeting of the Iowa County Long Range Planning Committee, by Russell Knetzger, AICP, 2005 Study Coordinator, Shorewood, WI 414-962-5108)