



## NEIGHBOR DISCUSSION NOTES **BARABOO PUBLIC LIBRARY EXPANSION & REMODEL**

Baraboo, Wisconsin MSA #: 18603000



MSA Project #: 18603000  
Meeting Type: Community Dialogue (facilities on the block)  
Date/Time: October 18-19, 2018 (see times below)  
Present: Bob Holzem, First United Methodist Church  
Pastor Marianne Cotter, First United Methodist Church  
Jon Bare, AL. Ringling Brewing Company  
Jessica Bergin, Baraboo Public Library  
Carter Arndt, MSA

Notice: These notes are issued to serve as a general overview of the items discussed at the subject meeting. Any discrepancies should be brought to the writer's attention.

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1. Goal: Review the collaborative future of the entire block & Downtown area.
2. Reviewed the Library's Process
  - a. Share a draft copy of the schedule:
    - i. Programming Study underway.
    - ii. Start Design in January.
    - iii. Draft design meetings in February & April
    - iv. Final design by May.
  - b. The Library will likely acquire the westerly UMC lot.
  - c. Shared a copy of the site survey.
3. Immediate and Long-Term Needs
  - a. Ringling Mansion
    - i. Jon was there speaking on behalf of his portion of the business and that is as the operator of AL. Ringling Brewing Company (ARBC) in the west upper floor of the property. The owners of the building are Joe Colossa, Griffin James, and Don Horowitz.
    - ii. ARBC operation will be as a family oriented restaurant open 11am to 11pm, Wednesday through Sunday.
    - iii. There is a design under development by the ARBC's architect.
      - 1) There may be a new entry ramp along the west side of the building along with a new entry door.
      - 2) Dumpster and service access yet to be determined.
    - iv. Site
      - 1) The City had a previously proposed an arrangement to repave the Mansion's lot if City use was allowed to dedicate it as public parking. That arrangement has seemingly expired and the ARBC seemed to not be in favor of it.
      - 2) Uncertainty about the relocation of the existing shed.
      - 3) The existing parking at a minimum will be repaired and stripped in spring/summer 2019. Alternatively, it may be completely repaved.
      - 4) Long-term Facility expansion is not expected.

- b. United Methodist Church
  - i. Would like to continue sharing dumpster with the mansion.
  - ii. Sunday Morning is peak parking time, with some current parking flowing over to the Mansion parking lot.
  - iii. They would like to possibly share a solar panel system on the roof of the ARBC.
  - iv. Bob discussed a concern he has with losing the garage if they sell the property to the Library. He explained that he was not part of the previously leadership that made that offer (nor is anyone in current leadership that was). They no longer have a van and their needs are far less than what the existing garage provides. He implied that arrangement will need to be made if they sell to address there outdoor storage needs. Though not discussed, such conditions are not part of the terms in the existing option to
- c. Library
  - i. Review the scale and nature of the expansion under consideration.
  - ii. Reviewed that the library currently has a small outdoor storage shed. The shed includes various items like salt, shovels and the snow removal contractor currently stores a snow blower there. Some accommodations for this in the new design is needed. Carter did suggest that the snow removal use of an area to store their snow blower might not be in the best interest of the project.
4. The Alley Options reviewed:
  - a. Leave as is.
  - b. Partial abandonment at the library area (west end).
  - c. Complete abandonment that preserves access out the east.
  - d. Further site study will take [place to explore the desired approach.
5. Possible Site Collaboration:
  - a. The block want to be/feel like part of the downtown.
  - b. Discussed the "Third Space" nature of the entire block. Creating healthy community space is desired by all.
  - c. All seemed to have a high interest towards an inner block shared parking area.
  - d. The First UMC proposed electric car charging stations and others concurred. Tesla station may also be an option.
6. Other general discussion took place.
7. Next meeting of this group will take place in late January and will include the mansion Owner (s).

Written By:

MSA Professional Services



E. Carter Arndt, AIA  
Architect | Project Manager

cc: Jessica Bergin (BPL), Ann Dilcher (QEA), Al Szymanski (MSA), Brian Kehrli (MSA)