

Town of Black Brook, WI

Town of Black Brook ~ Clear Lake, WI
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REPAIRS ARE EXPENSIVE AND FIXING WHAT WE HAVE DOESN'T SOLVE THE PROBLEM

The Town of Black Brook needs you to attend the next meeting on November 21st at 7:00pm to share your thoughts and vote on this very important issue. Now is the time to act because ignoring the issues won't make them go away.

What is on the agenda:

Discussion and a vote to address the needs of the town hall, the town shop, and property that serves as our headquarters for the daily operations of Black Brook Township.

What are the problems that created the need for change:

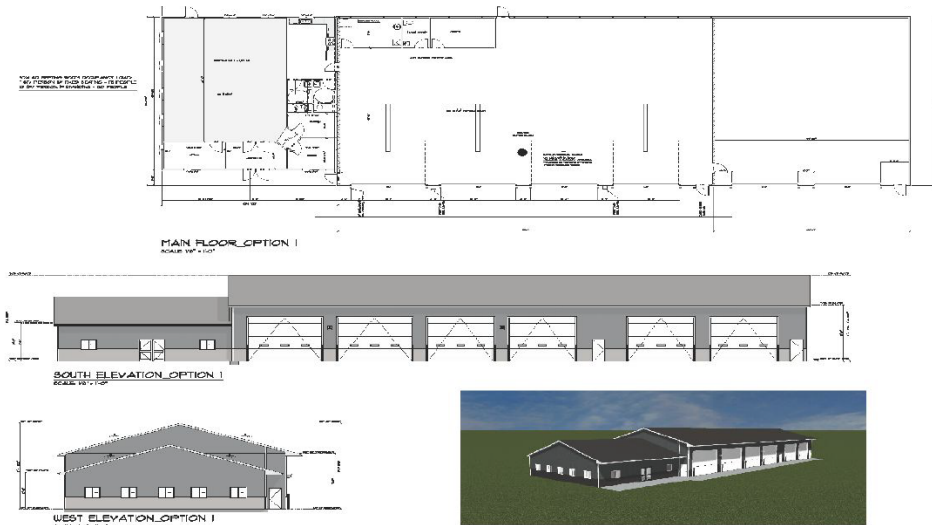
The town shop is becoming increasingly unsafe for our road supervisor to work in, and for the town's equipment to be stored in. The town operations have outgrown the buildings and land it occupies. The town hall and the town shop are structures in need of costly repairs and upgrades to bring it up to code.

- Daily operations have outgrown the .63 acres deeded to the township.
 - Gravel is stored off site at Friendshuh's pit.
 - Winter road salt is stored 15.5 miles away at Garfield Township's facility.
 - Storm debris clean up is hauled off site to Wood's pit.
 - Limited space for storage of materials which are needed on a regular basis.
 - No space for new larger structures.
 - Some machinery used to be stored at Fowler's and most recently at Clear Lake's town shed.
- Town Shop
 - Roof of town shop is sagging.
 - Trusses no longer square to the structure. (Snow load could cause a collapse.)
 - Poor electric / not up to code.
 - Floor does not have a working drain so shop has water pooling on floor.
 - The Cement floor is breaking up.
 - Side walls are rotting out and rain water runs through and under them and pools on the floor.
 - Snowmelt from plow trucks pools on the floor.
 - Cost of heating is high because of the state of the structure.
 - All of these issues make the shop unsafe to work in, and puts our employees in harms way and equipment at risk.
 - If it comes down in a storm, this will delay our response in clearing the 50+ miles of roads we are responsible for.
 - No good place for office, completing paper work, or storage of records.
 - Equipment stored outside as it doesn't fit in current town shop.
- Town Hall
 - Built in 1924. This 100 year old structure needs a lot of repairs and upgrades.
 - Not easily handicap accessible, and not fully ADA compliant.
 - Bricks are falling off the walls. Needs to be tuck pointed.
 - Wood on bell tower and along the edge of the eaves is rotting away.
 - Hard to heat in the winter due to poor insulation.
 - Well and sewer in need of replacing.
 - Electric not up to code.
 - Basement and bathrooms in poor shape.



SOLUTIONS AND OPTIONS!

Recognizing the need, your town supervisors created an ad hoc committee made up of residents of the Black Brook community. In the past year and a half, the ad hoc committee gathered a lot of information and concluded that it will be in the best interest of the town to replace the existing shop at a new location. With that decision the next phase of information gathering started and this involved getting quotes on a new structure for budgeting purposes.



This is a concept drawing of what the new township hall and shop could look like.

This would still require purchasing new property. The property we have today doesn't have enough acres to support current or future operations and a new building.

Additional structures and space would be needed for salt/sand/gravel.

Cost estimates will be discussed in further details at the meeting.

Another option is the purchase of the property at 202 70th St. Clear Lake. This property, with current structures, would almost be a turnkey solution and one that the town operations could move into before winter is in full swing. Some smaller additional improvements and potentially building a town hall would be needed to be fully operational in one location.

There is a resolution drafted for this option and it is available for your review on the town website. Please find it attached to the agenda for the November 21st meeting.

This resolution has more details and information than what can be shared here.



Other options will be discussed at the meeting including: Staying at the current town hall and building a new shop, purchasing other property with existing structures, and buying vacant property to develop. We know with 100% certainty that ignoring our current situation won't make the problems at hand go away. They will only get progressively worse and more costly the longer we delay taking action to correct them.

Please join us to discuss the options, the costs, and the tax impact to our Black Brook community. We have reached a point where we can't look away from the issues in front of us and your input, civil productive discussion, and vote for the direction of our future is appreciated and required.

Meeting Date: Thursday November 21st, 2024 at 7pm, Town Hall.