

## **New Library Building: Frequently Asked Questions**

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## **Updated: November 15, 2022**

### **1. Why do we need a new library?**

This is not a simple answer, but it ultimately boils down to: new library or no library. The questions below will answer this question more fully, but the long list of reasons why the current space is no longer meeting community needs include: not being ADA accessible, bathroom location and layout, deteriorating infrastructure, lack of space for collection, staff and patrons needs, parking issues, and the inability to renovate in the current location without exacerbating some of the current problems.

### **2. When did this conversation start?**

The conversation has been on-going in various forms since 2010. In 2011, a feasibility study was done and the thought was to combine the library, village hall, and police department into a shared municipal building. This plan is no longer favorable to the village or the library.

When Samma Johnson became director in October of 2018, it was their primary goal to make the building project a reality.

### **3. What conversation and research has been happening since 2018?**

In 2019, the library director and board of trustees sent out a community survey. It netted approximately 100 responses, and was publicized through flyers, Courier Sentinel newspaper, and all of the library's social media platforms.

The library also hosted 2 Community Listening sessions in 2019 in 2 locations (Rick's Half-way and the High School Auditorium).

In 2021, the library received a grant from the ALA: Libraries Transform Communities initiative to host a discussion on the topic of Building an Accessible Community. A recap of that discussion is here:

<https://cadottlibrary.org/2021/10/08/building-an-accessible-community-event-summary/>

In August of 2021, the library board approached the Village Board about use of the Mills St/HWY 27 lot, which had been previously earmarked as a location for the Municipal Building project. The Village gave approval, contingent on a geological study, which has come back in favor of the spot as a building site. This study was done with funds previously collected for the building project.

4. Why isn't a joint municipal building still being considered?

Neither the village nor the library support that plan any longer due to a variety of reasons, including the recent minor renovations to the Village Hall. There are also monetary and community service reasons.

5. Why doesn't the library support a joint municipal building?

Access to all individuals. We never want community members to avoid using the library because they want to avoid village employees or the police department – for whatever reason. There would also be questions over who had control over an Event Space, should it be attached to a municipal building, which may make it harder for the library to use.

6. Why can't the library stay exactly where it is?

The short direct answer: it cannot be made ADA accessible and the building is deteriorating beyond our use. See question 1 for a longer list.

7. Why is being ADA Accessible such a big deal?

Because the library has been non-compliant with the ADA (the Americans with Disabilities Act) for over 30 years. The ADA was signed into effect in 1990. Not being compliant opens us to lawsuits at worse case, and on a daily basis we are not able to adequately serve the whole community.

Services are hindered not just to folks in wheelchairs, but also those who have other mobility issues. 30% of the population is over the age of 65, and the most likely affected. Our space is also not friendly to those with autism, light and sound sensitivities, vision impairment, etc.

#### 8. Why can't the current library just add an elevator?

There is nowhere to put an elevator or a lift that would not require major renovation and complete relocation of our entrance or a change in our building flow. Monetarily: It is not cost effective. Elevators, even simple ones, cost thousands of dollars even before the installation costs.

#### 9. Why can't the library stay on Main Street?

The Clinic building has been explored as an option for a remodel; however it would not be cost effective. The lot as a whole does not relieve the parking problems, and would inhibit future growth.

We also would not ask other businesses to move, simply so we could raze their buildings to create space. The Chiropractor's Office and the Pharmacy are two established and necessary businesses in this community, that are great exactly where they are.

The other misconception is that the unit currently housing the tattoo shop, salon, barbershop, and Post Office are owned by the village. They are privately owned, with residential apartments above.

The library board and director would love for the library to stay on Main Street. We do understand why so many people consider it the "heart" of the community. Unfortunately, it is just not feasible and this project cannot wait any longer on "maybe" or "what if". *See Also: Question 12.*

#### 10. Why didn't the library buy the building next door after the Courier Sentinel left town?

Discussion about acquiring what is now Kiwi's Ink did occur. However, that unit and the units down to the post office are a singular building, owned by a private party. Conversations around being able to *rent* the unit were discussed, but it is

not feasible or advisable for the library to tear down a wall and be renting half of their building. It was also not a long-term solution and would not solve many of our continued ADA accessibility problems, parking, etc.

11. I heard someone offered to purchase, raze, and then donate the lot where the clinic sits. Why didn't the library board take the offer?

The lot is not big enough for future growth and would not meet the current space needs of the library. Parking would not be improved.

Also, this offer was never formally made. It was brought up as a possibility by a former Trustee, of whom a family member had suggested the compromise.

12. What other locations were explored and why wasn't one of them chosen?

The library board also toured the old garage on the corner of Chippewa St. and Main St. Over all, it would have been a fantastic location, and a good compromise.

However, the building would have needed to be razed, on top of the need to purchase it. It is also only a partial acre, which would inhibit future growth. This alone would have cost ~\$1,000,000, before we even broke ground on a new building.

There was also a brief discussion of swapping lots with School to keep the building on the west side of HWY 27. Notes from that discussion are on the Building Page under Meeting Minutes. <https://cadottlibrary.org/building-project/>

The ultimate reason many other suggestions have been passed on have been monetary. The fact is: the village already owns the lot on Mills and HWY 27 and is willing to let us use it for this project at no additional cost.

Update 10/11/22: Most recently, it was brought to the Library Board that the owners of Serenity Fitness are looking to downsize their business. Although a tour was conducted and there are some positives to the space, the cost of a feasibility study (approx. \$21,500) was too high. The board felt it was not wise to waste our small amount of start-up funds, and we have already spent an equivalent amount pursuing the project at the Mills/HWY 27 location.

Update 3/14/23: With the closure of Miller Pharmacy and the Marshfield Clinic, and the passing of Fritz Dietrich, the board has again been approached about

those locations. At this time, we have already spent nearly \$30,000 pursuing designs on the Mill St/HWY 27 location. With that in mind, the project is too far along to deviate from the plans we have.

13. Can't the Village purchase another lot?

Currently, Village focus is on Sewer and Road projects. Not because they do not want to see a new library building, but the Village has been clear that we are on our own due to other priorities for community health and safety. The extent of their help is the approval to use the Mills/27 Lot for our new building.

Update 3/14/23: In addition to the above focus on projects, there are also several referendums on the April 2023 ballot in the community. The Library is *not* seeking a referendum or any additional tax dollars to fund this project.

14. Why move forward with this project now if the village can't help with it monetarily?

Because we literally have no other options at this point except to make a go of it with grants and private donations. Due to the ADA accessibility problems alone, the library (and in turn, the village) could be sued at any time.

The longer we continue to ignore the problems of our current space, the more likely that the library fails completely.

15. Aren't you concerned about the traffic around the lot?

Not at this time. Currently, we would not be affected by or contributing to the before school hours traffic as we are not open (and have no plans to be open that early in the future!).

We recognize that the afterschool hours may pose a problem, and we are ready to be watchful. Ultimately, we believe that after-school traffic and student safety concerns can be alleviated by school protocols and proper driveway, sidewalk and landscape design.

We also continue to have policies around unattended children at the library. Children most at risk should not be coming to the library without a guardian.

The village will have a traffic study done at the intersection, as it is a current problem even without the library presence. However, we do not have a timeline for its completion.

#### 16. Why is parking so important?

On our community survey, parking was the biggest complaint on nearly all of the returned surveys. While certain times of day are quiet, it is a busy street in the mornings as well as in the evenings. If there is a funeral or memorial happening at the nearby church or funeral home, or event at Rick's Half-way, parking is extremely difficult to find.

While there are parking areas at each end of the street, many of our daily library patrons are seniors who may have mobility issues, so parking is also an accessibility issue.

Staff has regularly had to ask folks to not park in their designated areas behind the library as well. On the new lot, we will not only have an adequate lot for library users to park, but also staff parking for safety into and out of the building.

#### 17. Why is it important to plan for the library's "future" beyond this new building?

Because nothing is forever. Cadott is a growing community and it won't be long before the "New Library" will just be "the library" and need to be renovated. This project, in the Mills/27 Location will allow for that when the time arrives in 20+ years.

The greatest benefit to the library being built new is that the space is being created for maximum flexibility in the future. Libraries have changed significantly in the 56 years we have called Main Street home and we can specifically build for the criteria of a modern and speculated future library.

#### 18. How is this project going to be funded?

This is going to be a "grassroots" project. We'll be seeking donors from larger businesses and individuals in the Chippewa Valley and grants for the bulk of our funds. We will also pursue grants, including state and federal funds when possible. Many state and federal grants are favorable to projects such libraries. We will also seek out community donors as we get closer to the end of the

project, with small local fundraisers and drives. We will not be the first library, nor the last, to be built entirely on donated funds.

**19. How much is this project going to cost?**

As of May 2022, the current ballpark estimate for a 10,000 sq. foot building is approximately 2.5 Million. It is our hope that that estimate is on the high side, due to pandemic related materials shortages in the construction sector. Our goal is a building that is approximately 8,000-10,000 square feet. Size will cause that number to fluctuate as well.

Update 3/14/23: As we have gotten closer to our design concept, our ballpark figure is now more solidly between 2.5 and 3 Million dollars. This is primarily due to the current cost of building materials.

**20. Who is the library working with to accomplish this project?**

The Library is working with the architectural firm, Cedar Corporation. They also work with the village on many of their infrastructure projects. They have worked on several library and municipal projects, including the recently completed project in Glenwood City.

**21. Are my taxes going to go up?**

No. Because we are not seeking additional funding from the village, there will be no levy increase or referendum proposed to supplement the budget. If you want to know more about how the library affects your taxes, we suggest learning about ACT 150 and contacting the county clerk's office.

**22. What are the proposed requirements for this new library space?**

Most importantly is that it is an ADA accessible building, on a singular floor. For Amenities: Event/Community Room, Meeting Room, Study Rooms, designated areas for Children and Teens, adequate seating, more space for materials, and "green space" for outdoor programs. The new building will also be more energy efficient and allow for improved technology.



23. What about a Community Center or Senior Center attached to the library? While we hope to provide a space for community needs and continue offering programming specifically for senior citizens, we are not currently anticipating dedicated space to either. Grants around these spaces are generally restrictive in the long run and our primary objective is to serve the community as a whole.

24. What's the timeline for this project?

A full timeline was approved by the Library Board in 2021. Concept and Capital Campaign will begin in full force in the Fall of 2022 when a better idea of the budget and concept art has been completed.

Groundbreaking is not anticipated until 2024, with the building completed and opened in 2025-6. If things go well, we may be able to have our grand opening coincide with the 70<sup>th</sup> Anniversary of the library.

Update 3/14/23: Due to some delays, we hope to start donor campaigning in April of 2023. Groundbreaking may be pushed back to 2025, but we still hope to open the new library by 2026.

25. I don't like this plan or project. Who do I complain to?

You can call the library director during regular library hours (except Saturdays) at 715-289-4950 or e-mail them at [Johnson@cadottlibrary.org](mailto:Johnson@cadottlibrary.org).

You can also take your complaints directly to the Library Board either in writing (mailing to P.O. Box 68, Cadott, WI 54727 or e-mail to the director to pass along) or by attending their monthly board meeting. The Library Board meets on the 2<sup>nd</sup> Monday of the month at 4:30 PM, at the library.

26. Who is in charge of this project and how do I contact them?

This project is headed by the Cadott Library Board and the library director. The trustees currently include (3/14/23): President Kathrine (Cookie) Kaste, VP Diana Mackie, Secretary Tanya Skalecki, School Representative Nick Kotek, and Village Rep Eric Weiland.

The Library director is Samma Johnson. Trustee contact information (or to speak with Samma) can be obtained from the library by calling 715-289-4950 or e-mailing [cadottpl@cadottlibrary.org](mailto:cadottpl@cadottlibrary.org).

#### 27. How do I help with this project?

Depends on how you wish to help! If you simply want to make a donation, you can send checks to the library: P.O. Box 68, Cadott, WI 54727 (Payable to the Village of Cadott; please put Building Project in the Memo line!)

If you wish to be part of the decision-making process and help out as a member of a subcommittee (Awareness or Capital Campaign), attend a meeting: the 2<sup>nd</sup> Thursday of the Month at 4:30 PM. They are typically held at the Elementary school, but may be at the library. Agendas with location are posted on our website, or call the Director to confirm (715-289-4950).

If you want to donate time or skills, consider joining the Friends of the Cadott Community Library. Information about the organization is on our website: <http://www.cadottlibrary.org/friends>

#### 28. What is the Friends of the Library?

The Friends of the Cadott Community Library are a 501(c)3 Non-profit that exist to aid the library in whatever way that they can. Mostly, this means fundraising, and their current effort is to help fundraise not just to supplement library materials and events, but also for this building project.

#### 29. Who can be a Friend of the Library?

There are no residency restrictions for being a Friend of the Library. Anyone with a vested interest in the success of the Cadott Library and the community can be a member. There is no formal paperwork or dues paid to join.

#### 30. How do I join the Friends of the Library?

Simply? Show up! The Friends have roughly quarterly meetings, which are publicized on their website, Facebook, and the library's website. There is also a mailing list to join to keep up to date as well. You can find all of that information here: <https://cadottlibrary.org/friends/>