

Presented to
Jefferson County Board of Supervisors

Interim Presentation

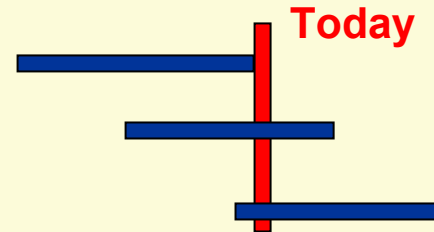
Jefferson County Facilities Study

November 17, 2004

Presented by
The logo for Venture Architects, featuring the word "Venture" in a bold, sans-serif font, followed by a large, stylized forward slash, and then the word "Architects" in a smaller, italicized, sans-serif font.

Purpose of Our Presentation

- Jefferson County Master Plan
 - Gather information
 - Review/process information
 - Recommend solution
- Planning issues which require direction to proceed
 - Old Countryside reuse/sell/demolish
 - Courthouse security new/master plan solution
- Results of the Master Plan
 - Identify future project(s)
 - Budget future projects over 20 years



Agenda

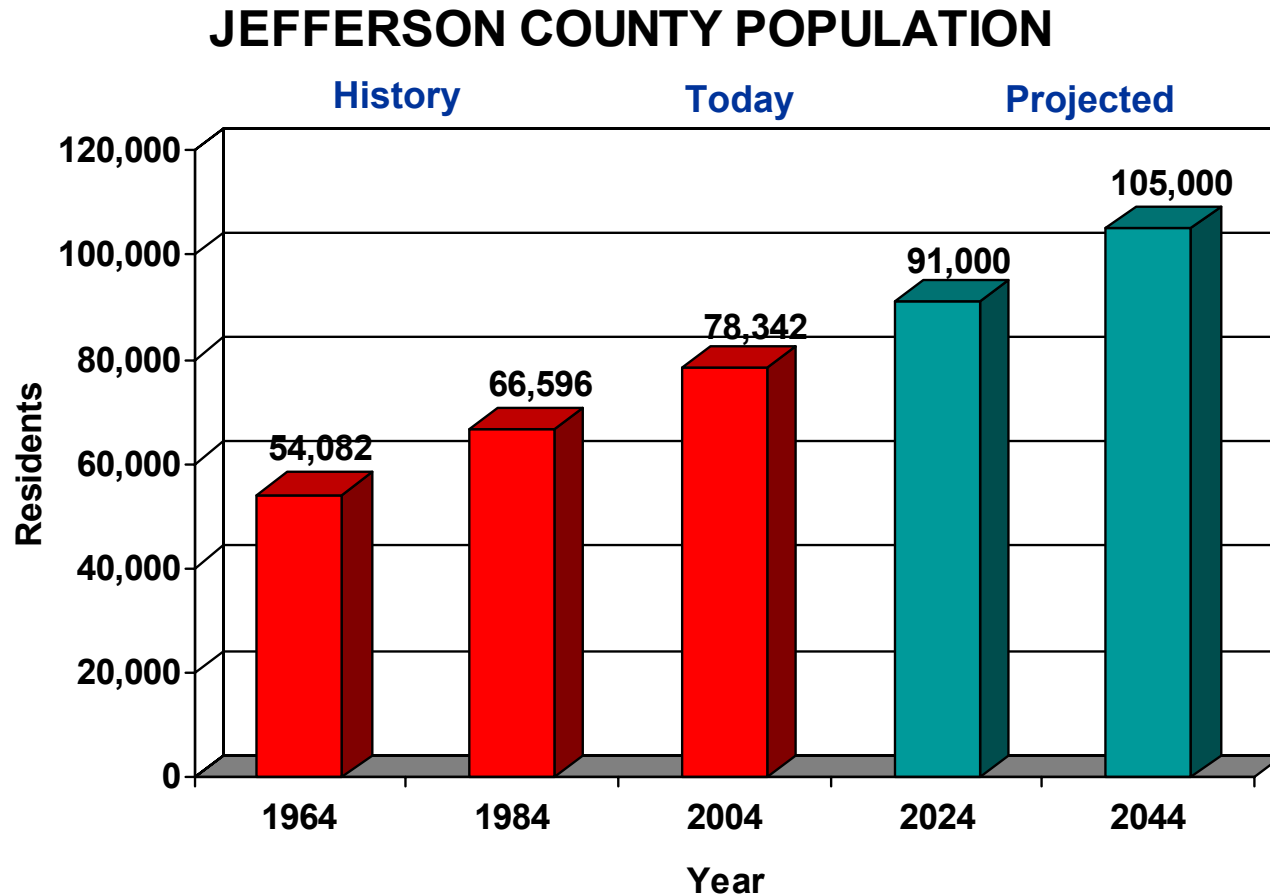
- History of County Growth
- Future Space Need Projections
- Master Plan Options
- Old Countryside Analysis
- Major Policy Questions
- Next Study Steps

History of County Growth - Past

- Jefferson County is the 19th largest of Wisconsin's 72 Counties (78,342 in 2004)
- Jefferson County has grown faster than the average Wisconsin County (2000-2004)
 - 3.4% (Wisconsin average 3.14%)
 - 33rd fastest growing county
 - Similar growth counties: Ozaukee, Waukesha and Eau Claire
- Jefferson County is in a high growth region in Wisconsin (2000-2004)

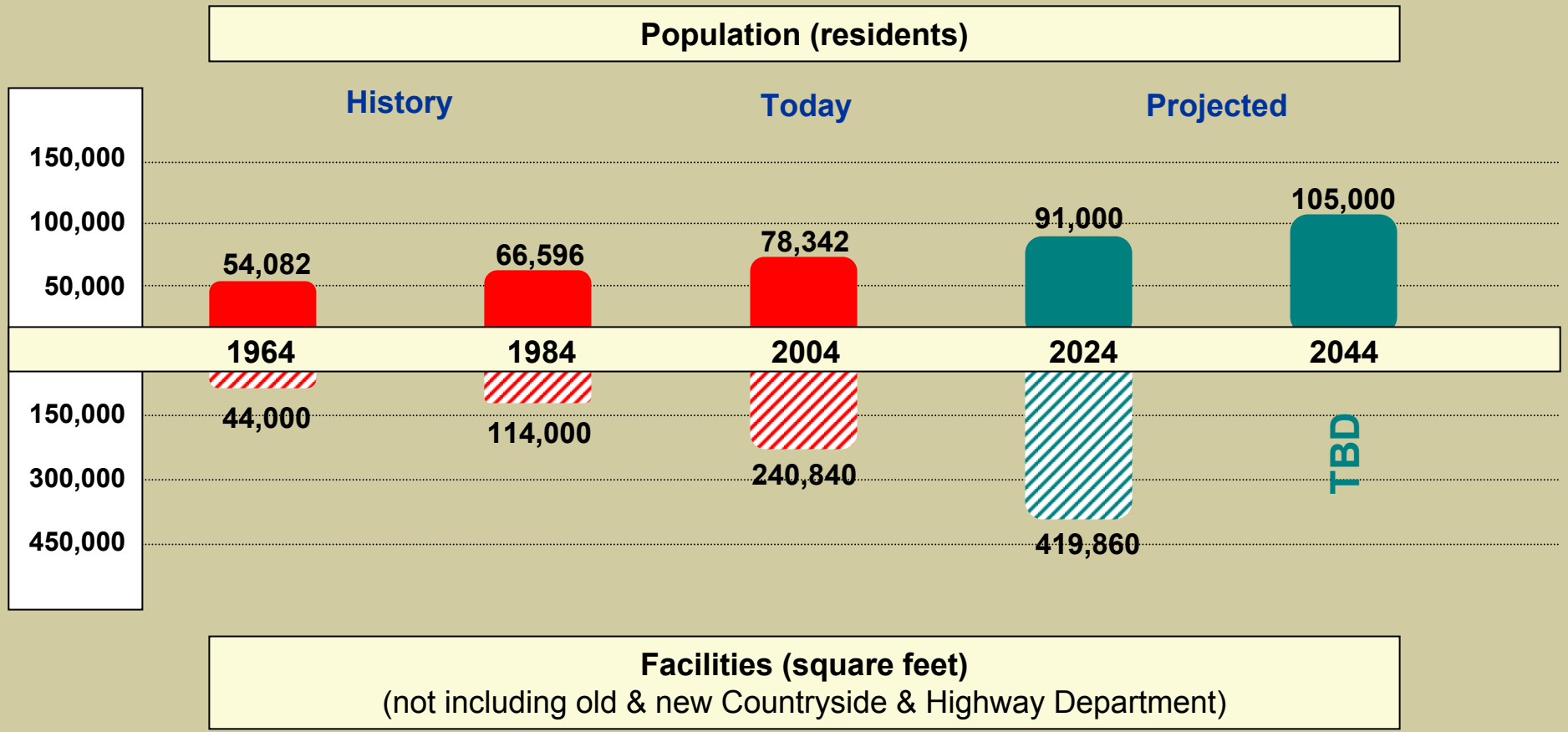
Dane	5.67%	8 th fastest
Walworth	5.48%	9 th fastest
Waukesha	3.48%	29 th fastest
Jefferson	3.4%	33 rd fastest
Wisconsin Average	3.14%	

History of County Growth - Future



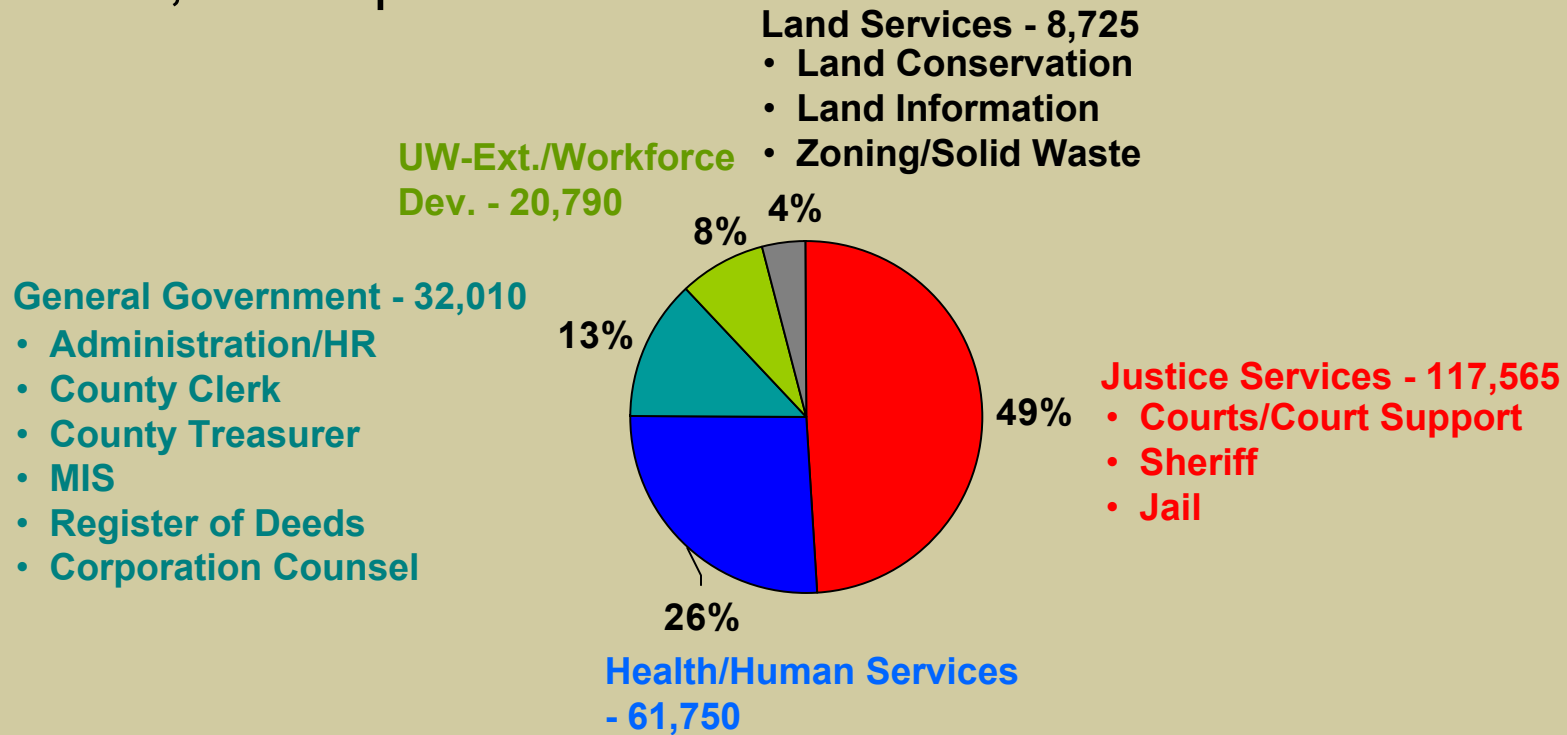
Credit: State of Wisconsin

History of County Growth – Population & Facilities



Future Space Needs Projections

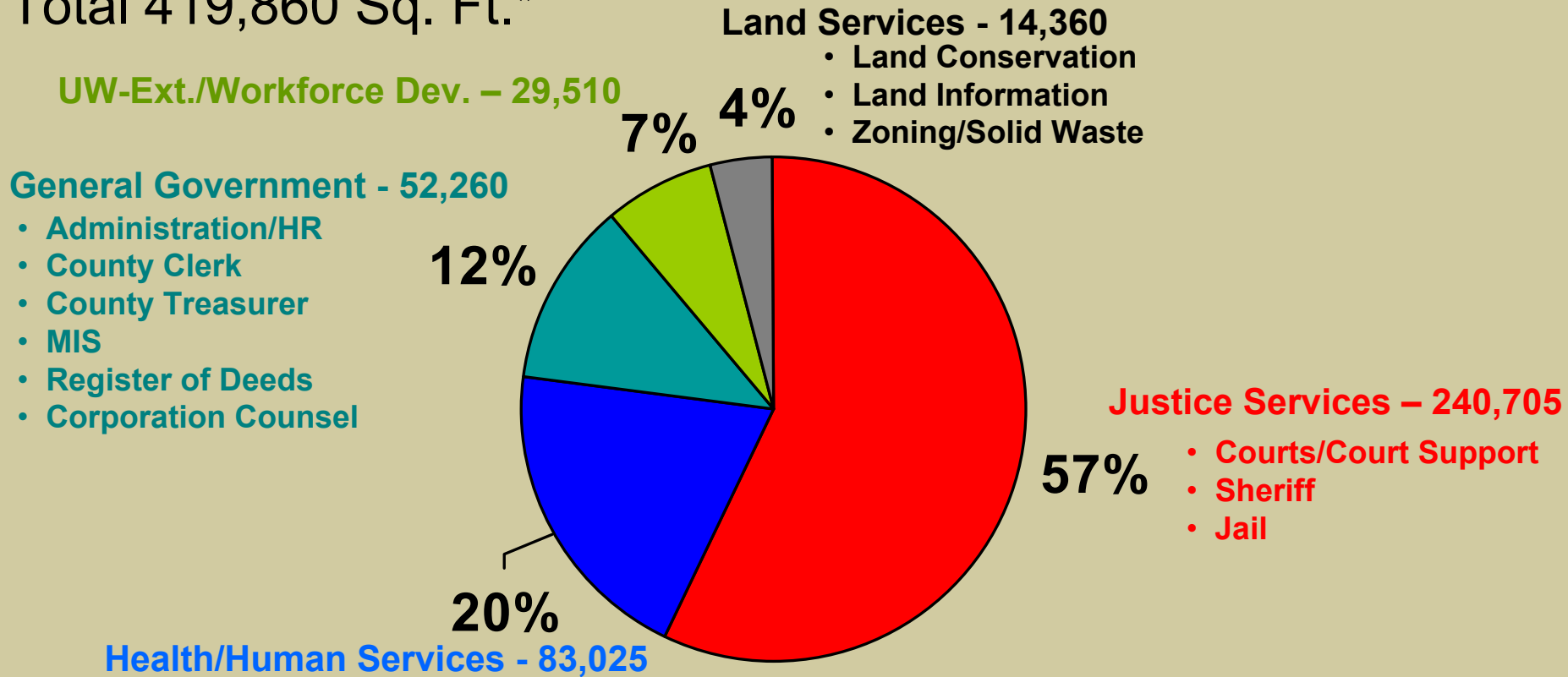
Today **2004** Gross Sq. Ft.
Total 240,840 Sq. Ft.*



* Not including Countryside (old & new) and Highway Department

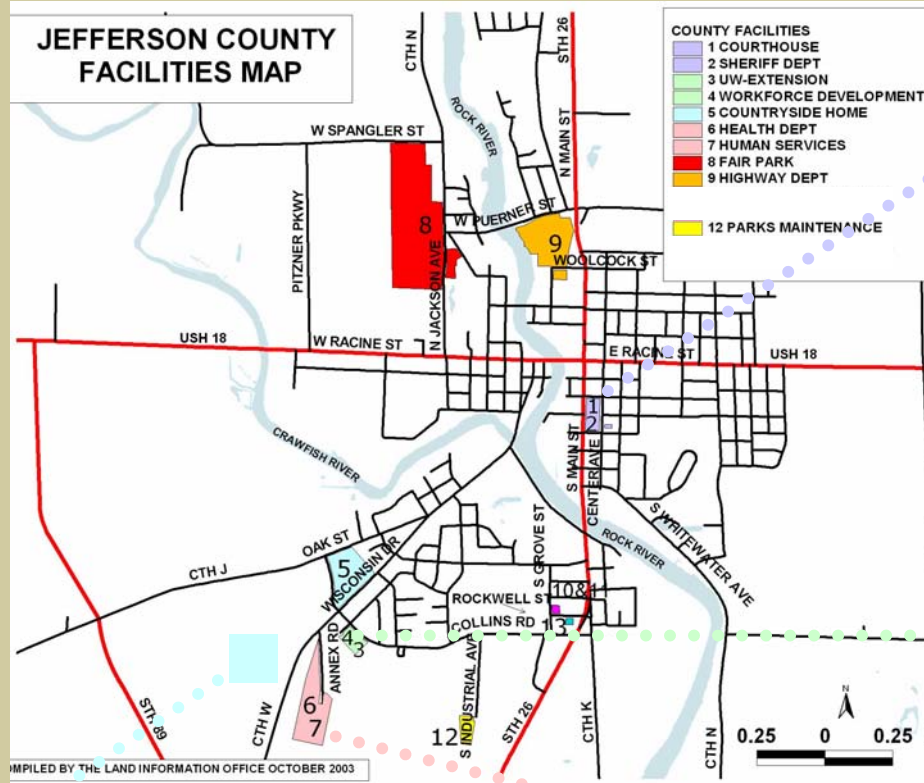
Future Space Needs Projections

Projected **2024** Gross Sq. Ft.
Total 419,860 Sq. Ft.*



* Not including Countryside (old & new) and Highway Department

Current Facilities



Courthouse
Sheriff/Jail



UW-Ext./Workforce Dev.



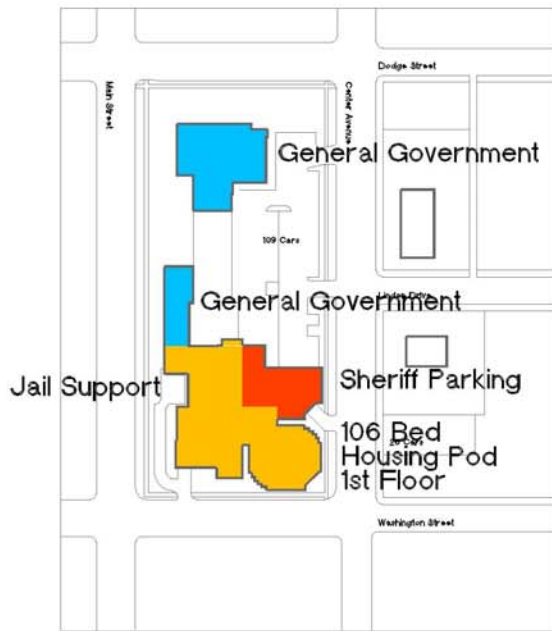
Health/Human Services

Old Countryside



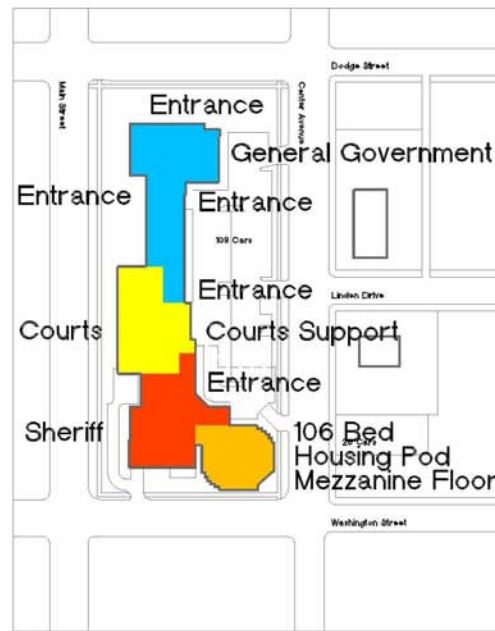
Master Plan Options

- Option A – Downtown General Government/Justice Complex
Abandon Countryside
- Option B – Downtown Justice Complex
New General Government Building (Location TBD)
Abandon Countryside
- Option C – Downtown Justice Complex
Remodel Countryside for General Government
- Option D – New “Green Site” General Government/Justice
Complex
Abandon Countryside
- Option E – New “Green Site” Justice Complex
Remodel Countryside for General Government

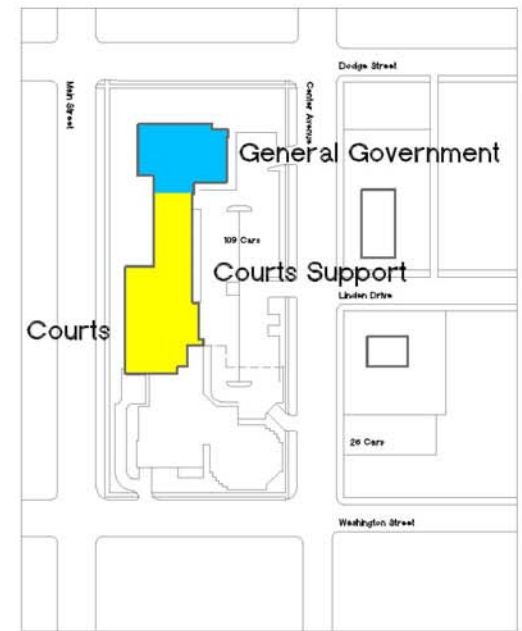


Ground Floor

Downtown Site

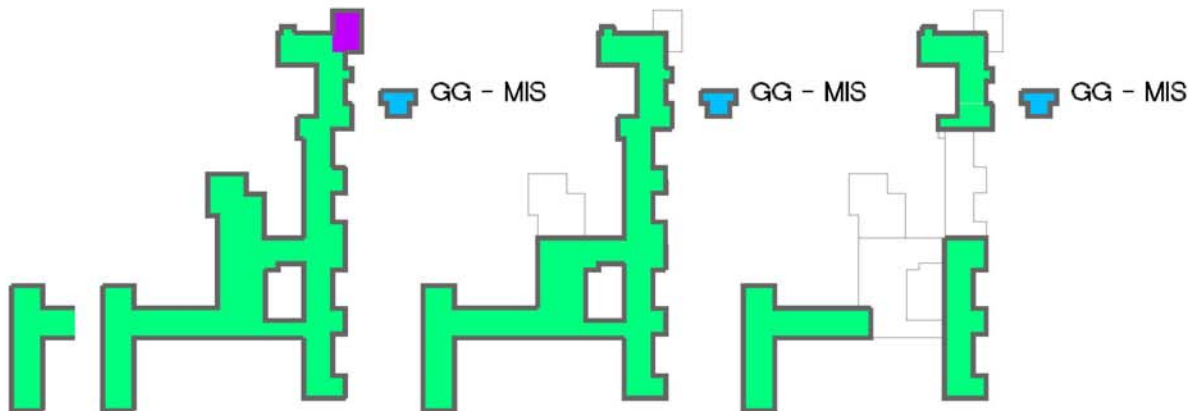


First Floor



Second Floor

HS - Families Come First

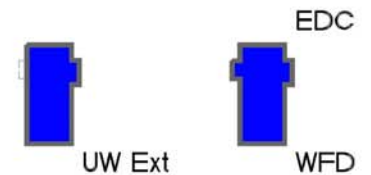


First Floor

Second Floor

Third Floor

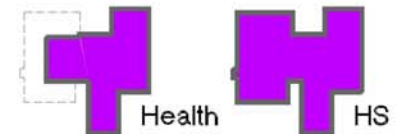
Countryside Site



Ground Floor

First Floor

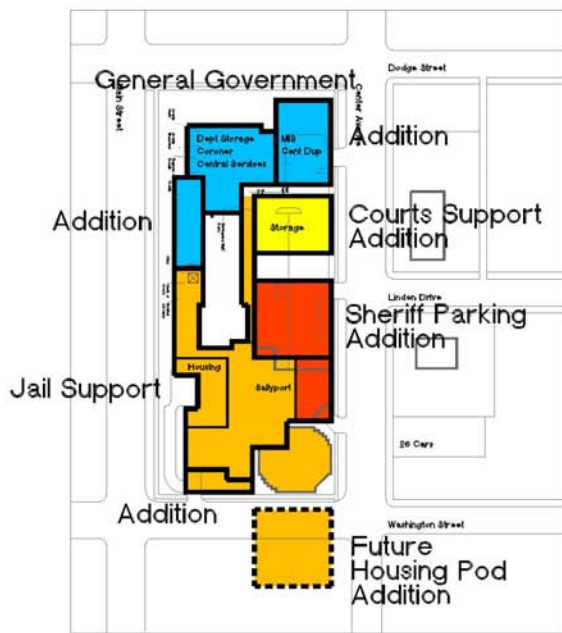
Workforce Development Site



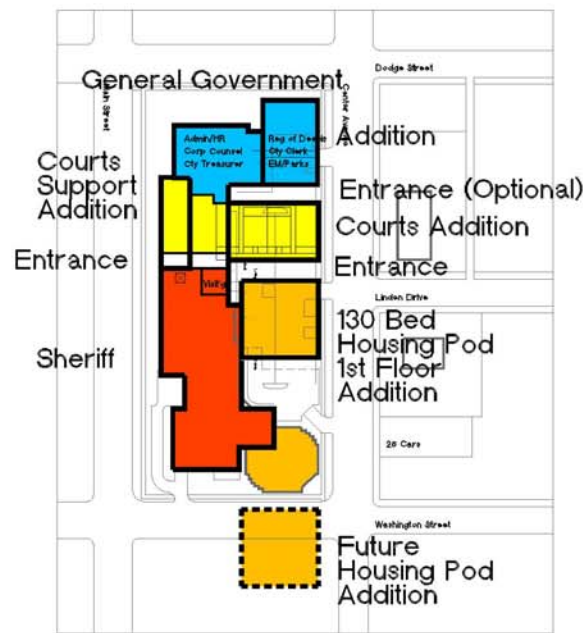
Ground Floor

First Floor

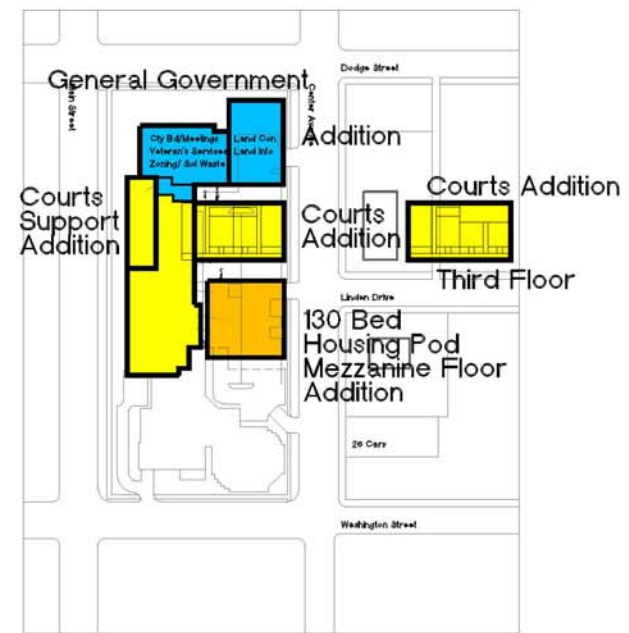
Human Services Site



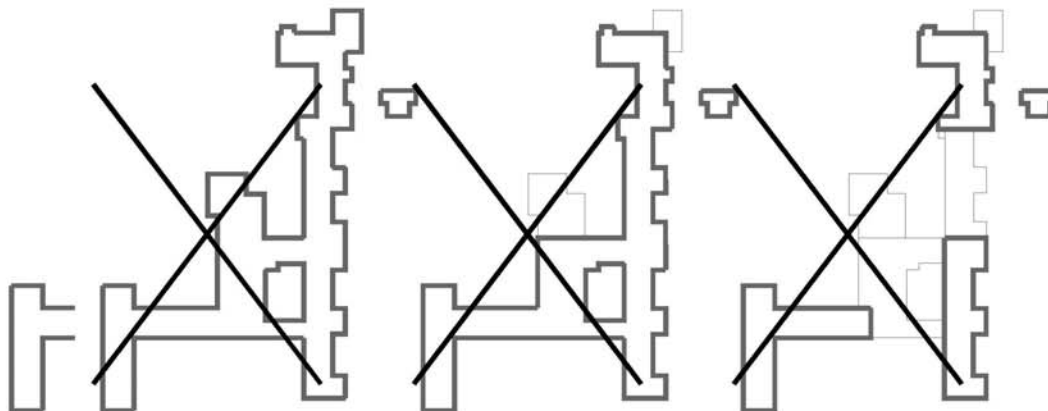
Ground Floor
Downtown Site



First Floor



Second Floor

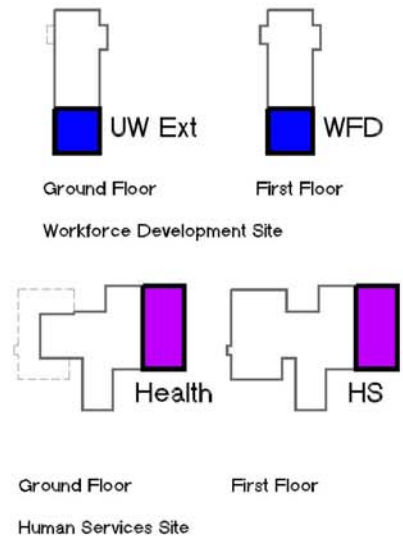


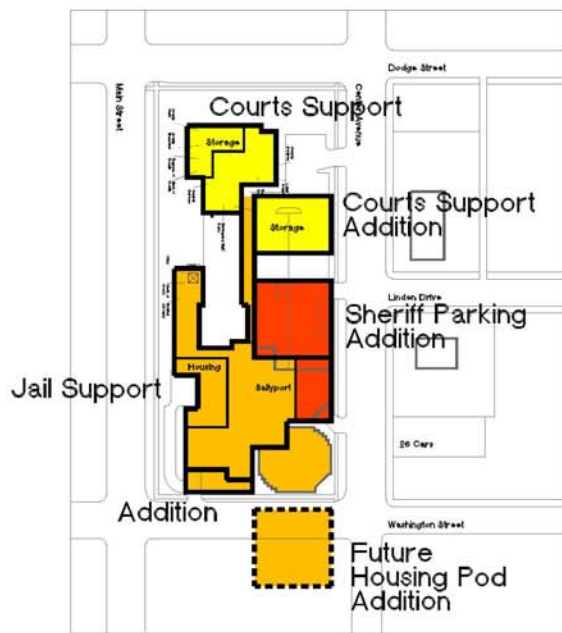
Countryside Site

Option A - Downtown General Government-Justice Complex/Add HHS/No Countryside

Jefferson County County-wide Facility Study

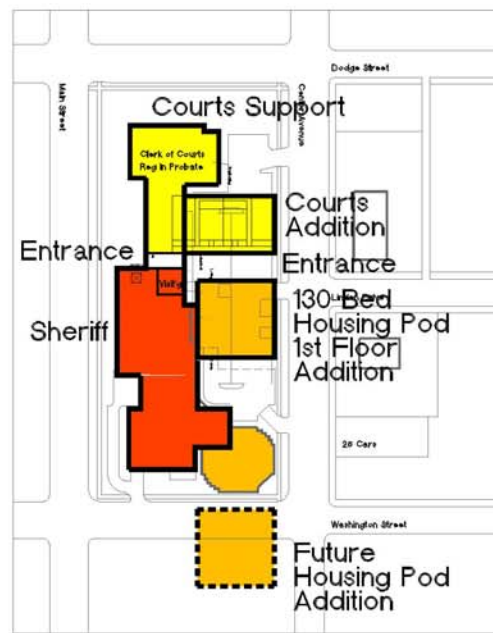
November 17, 2004



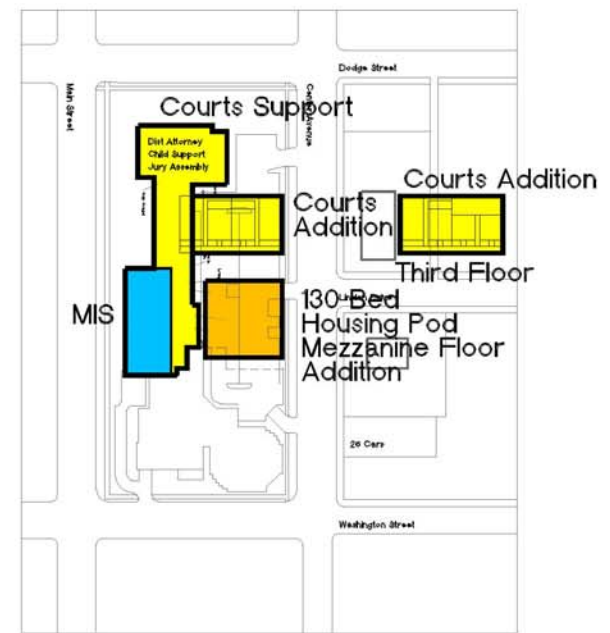


Ground Floor

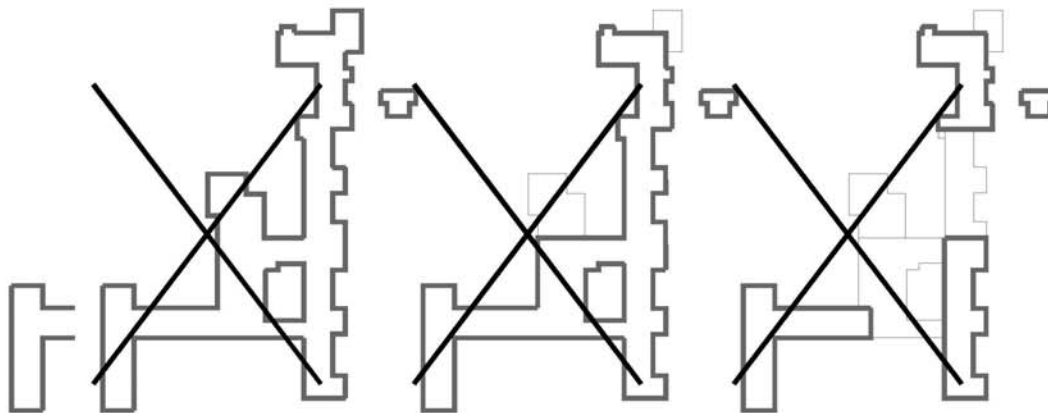
Downtown Site



First Floor



Second Floor



First Floor

Second Floor

Third Floor

Countryside Site

Option B1 - Downtown Justice Complex/Add HHS/New General Govt Building

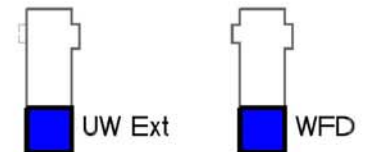
Jefferson County County-wide Facility Study

November 17, 2004

General Government
(not including MIS)

General Government
(not including MIS)

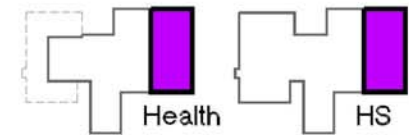
Site Not Specified



Ground Floor

First Floor

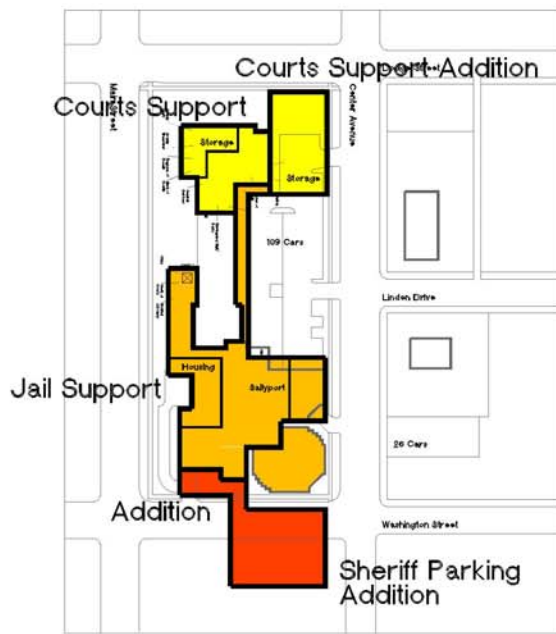
Workforce Development Site



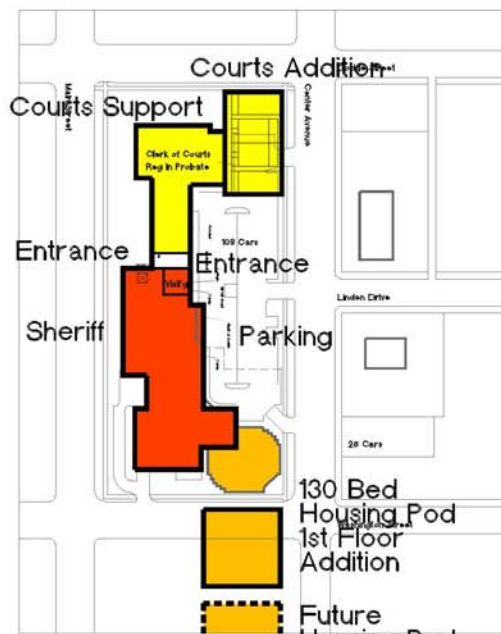
Ground Floor

First Floor

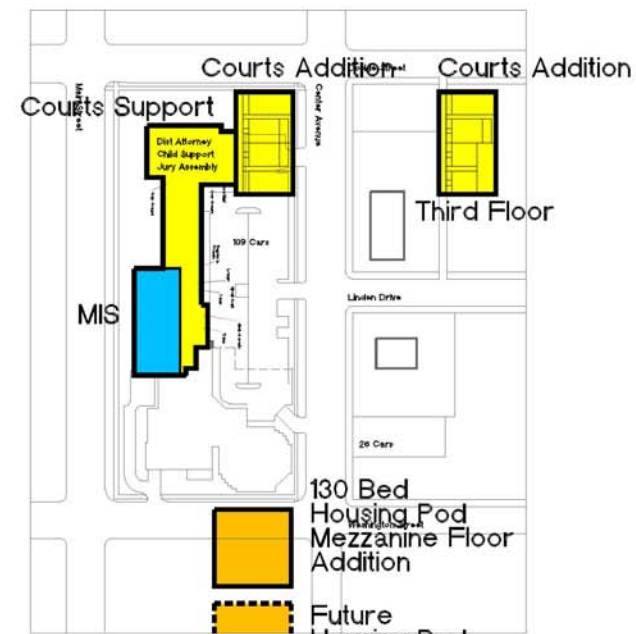
Human Services Site



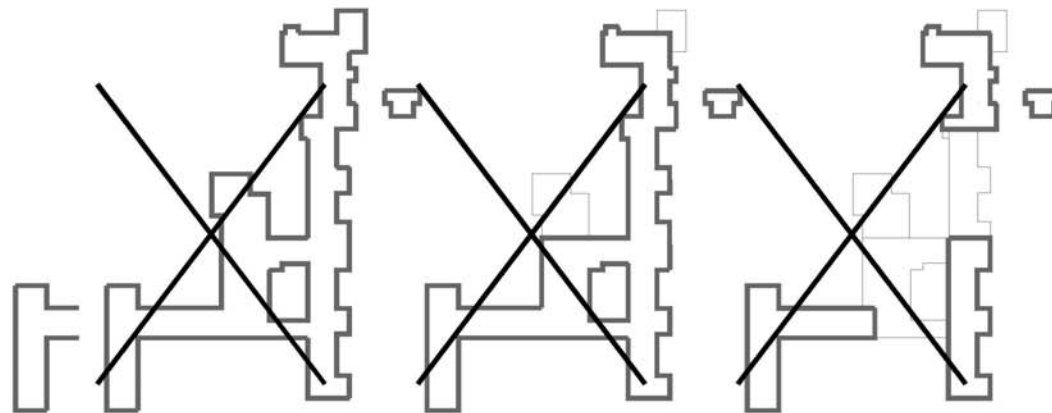
Ground Floor
Downtown Site



First Floor



Second Floor



First Floor

Second Floor

Third Floor

Countryside Site

Option B2 - Downtown Justice Complex/Add HHS/New General Govt Building

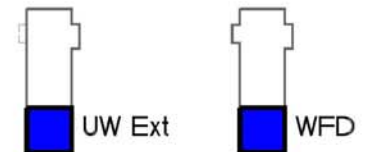
Jefferson County County-wide Facility Study

November 17, 2004


General Government
(not including MIS)


General Government
(not including MIS)

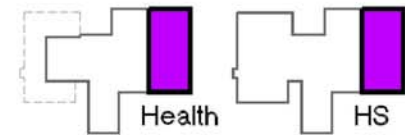
Site Not Specified



Ground Floor

First Floor

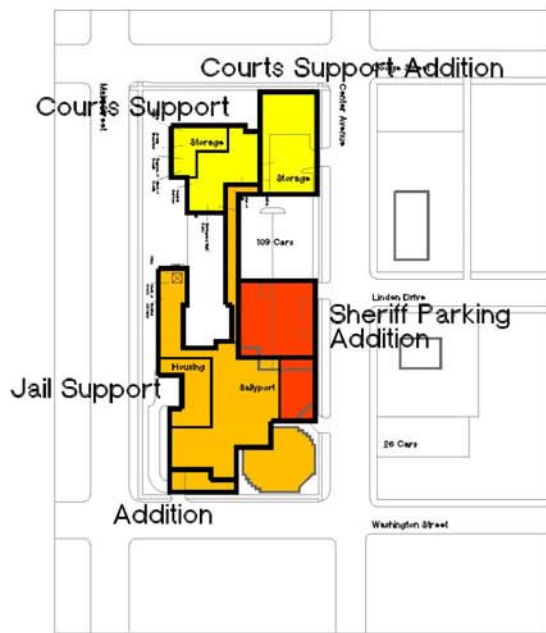
Workforce Development Site



Ground Floor

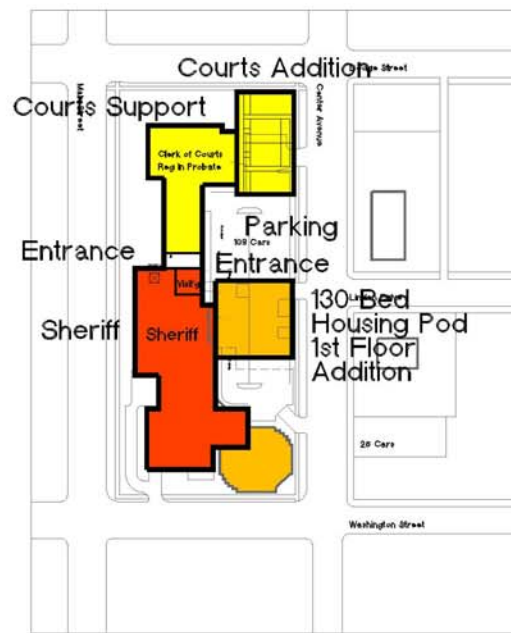
First Floor

Human Services Site

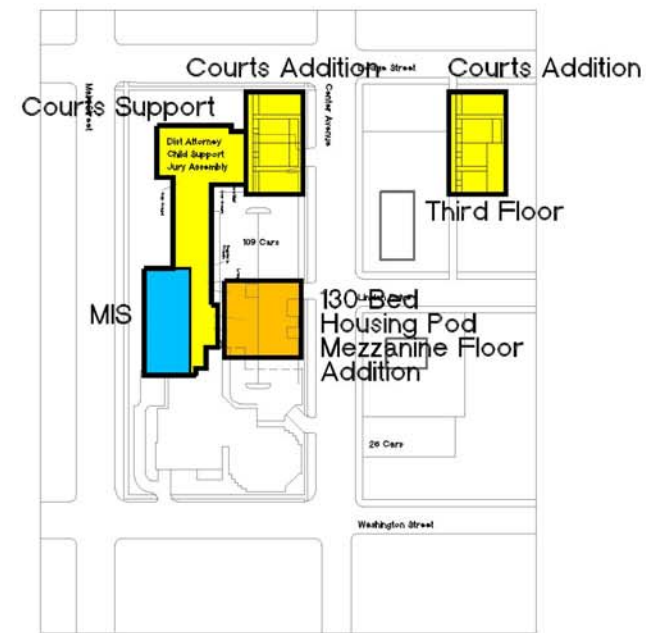


Ground Floor

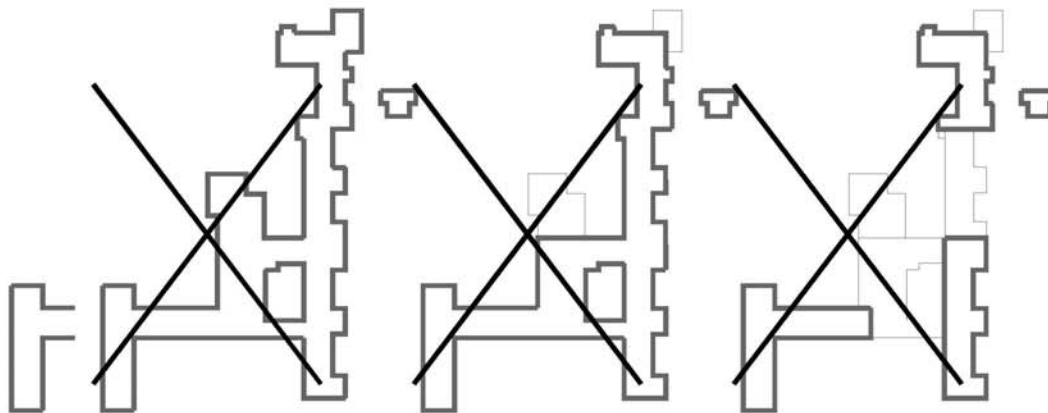
Downtown Site



First Floor



Second Floor



First Floor

Second Floor

Third Floor

Countryside Site

Option B3 - Downtown Justice Complex/Add HHS/New General Govt Building

Jefferson County County-wide Facility Study

November 17, 2004

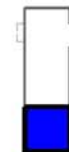


General Government
(not including MIS)



General Government
(not including MIS)

Site Not Specified



UW Ext

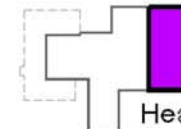
Ground Floor



WFD

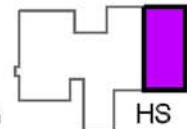
First Floor

Workforce Development Site



Health

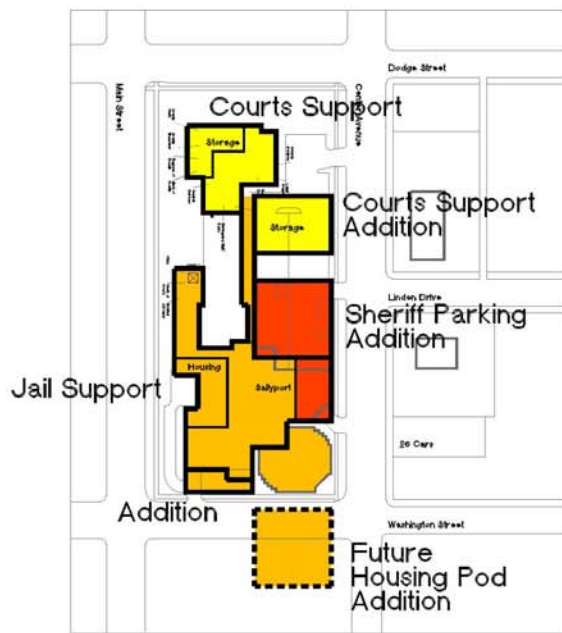
Ground Floor



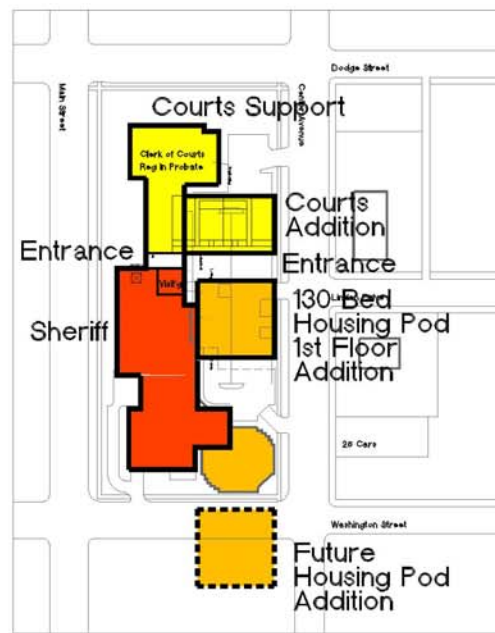
HS

First Floor

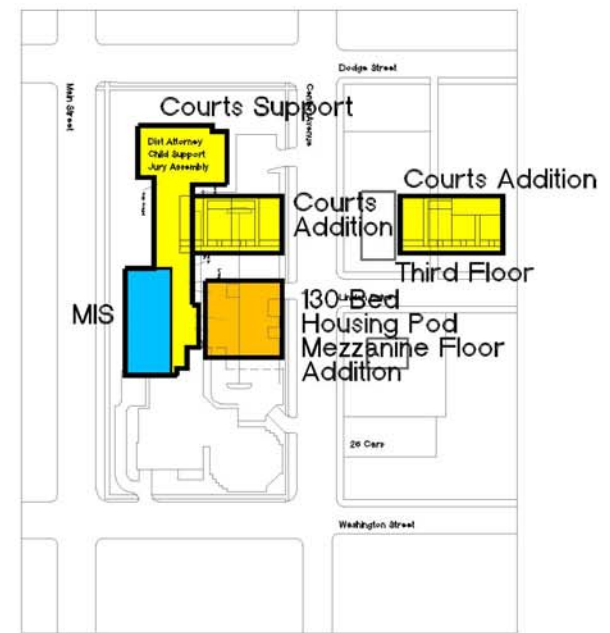
Human Services Site



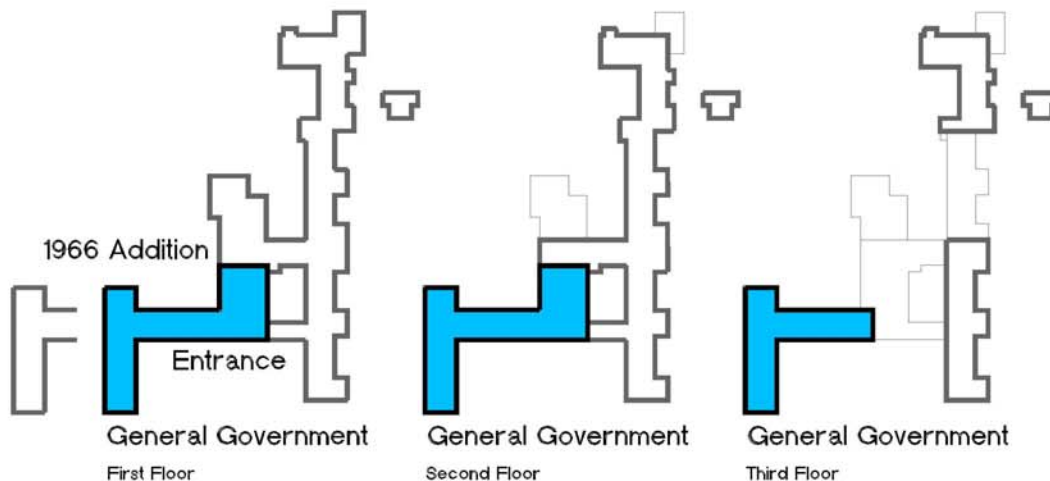
Ground Floor
Downtown Site



First Floor



Second Floor

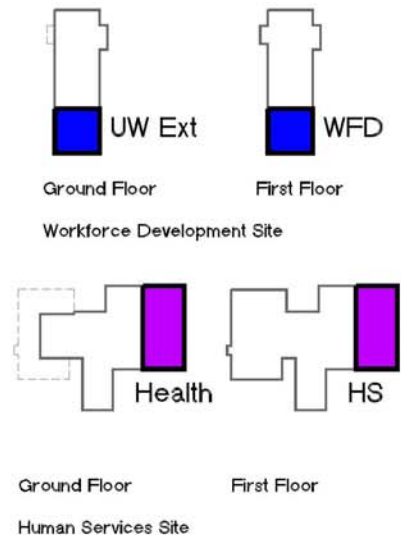


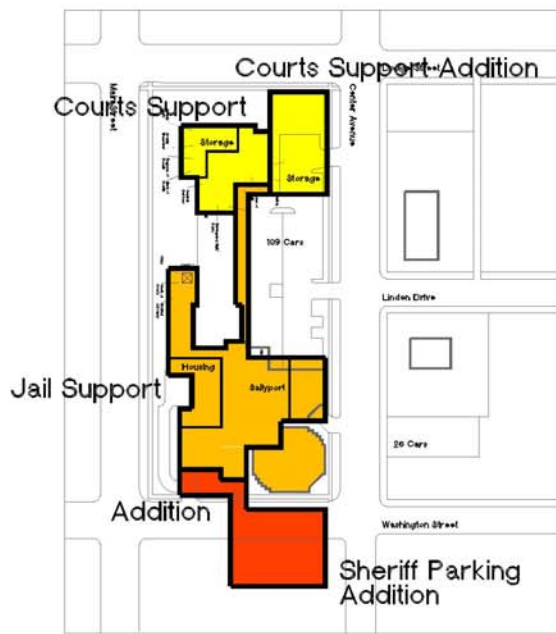
Countryside Site

Option C1 - Downtown Justice Complex/Add HHS/Remodel Countryside for General Govt

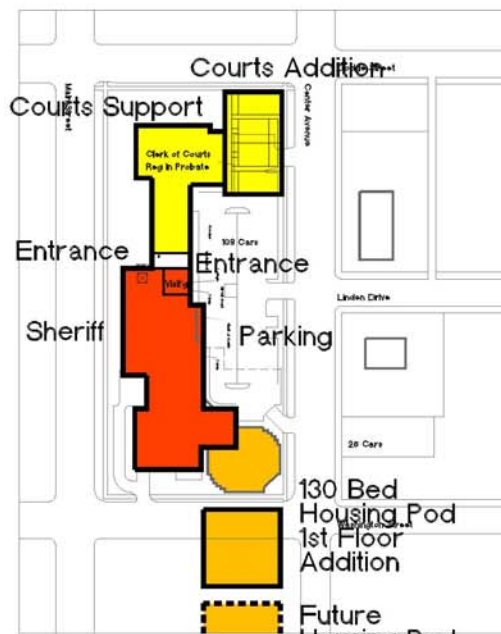
Jefferson County County-wide Facility Study

November 17, 2004

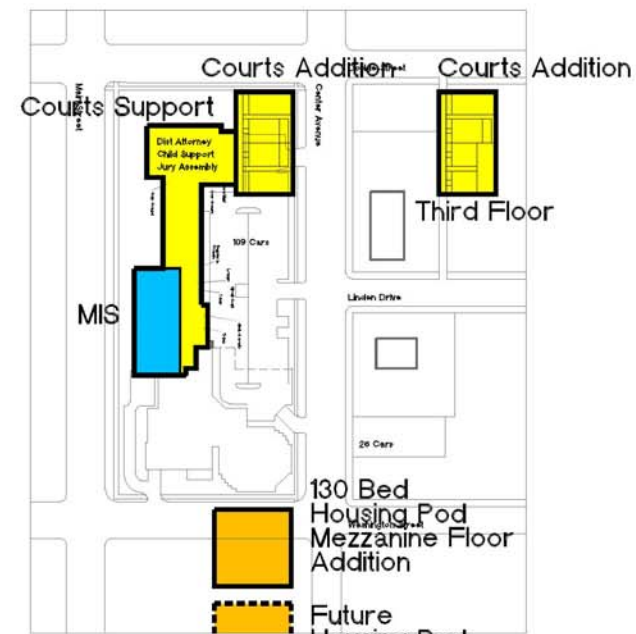




Ground Floor
Downtown Site

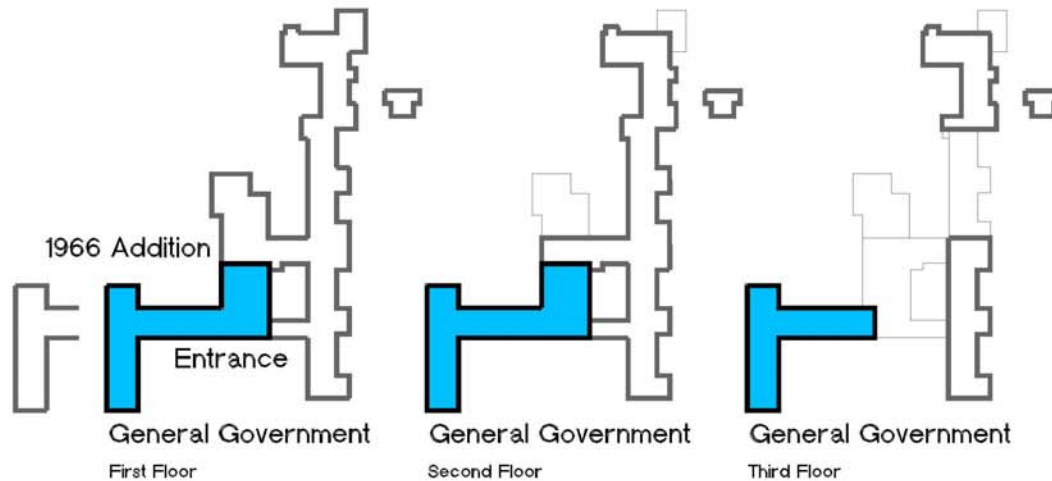


First Floor



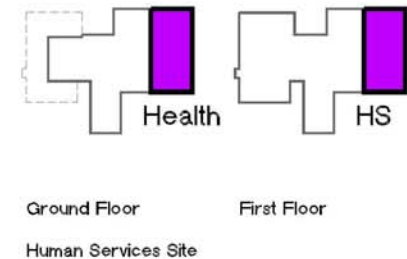
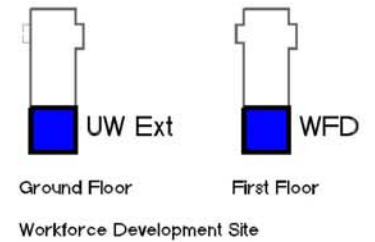
Second Floor

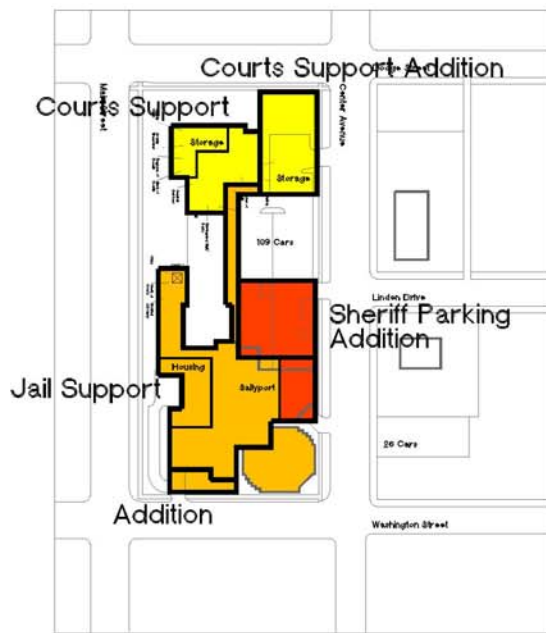
Third Floor



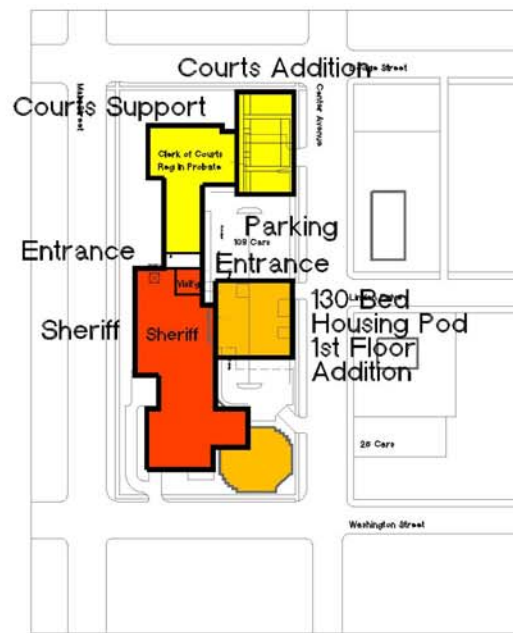
Countryside Site

Option C2 - Downtown Justice Complex/Add HHS/Remodel Countryside for General Govt
Jefferson County County-wide Facility Study
November 17, 2004

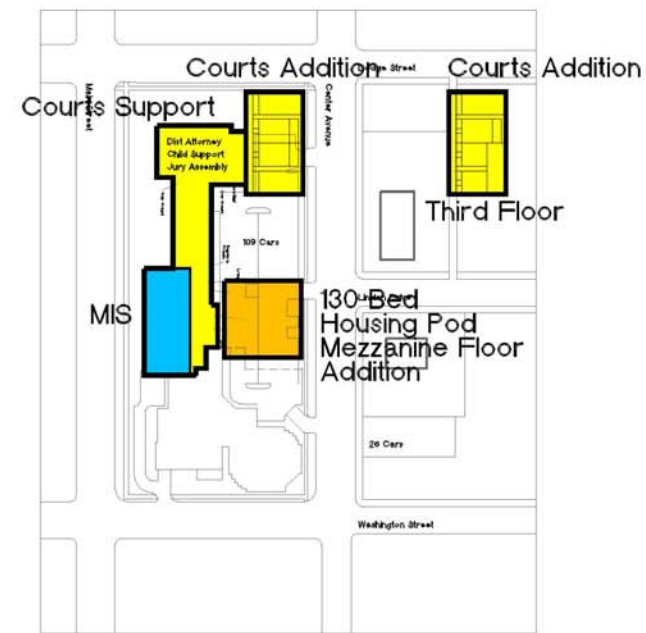




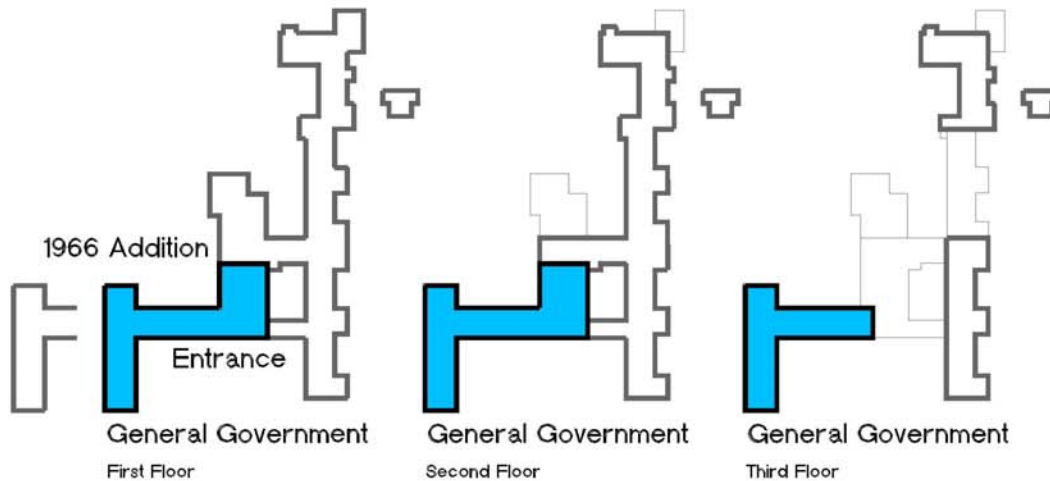
Ground Floor
Downtown Site



First Floor



Second Floor

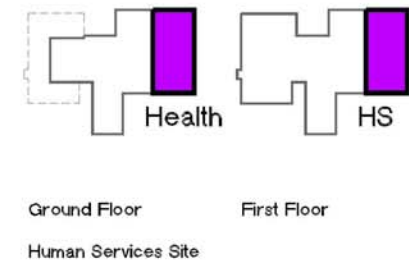
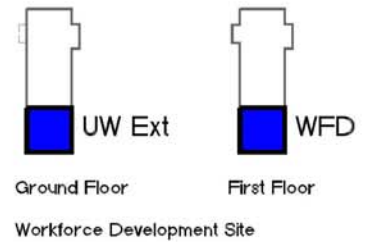


Countryside Site

Option C3 - Downtown Justice Complex/AddHHS/Remodel Countryside for General Govt

Jefferson County County-wide Facility Study

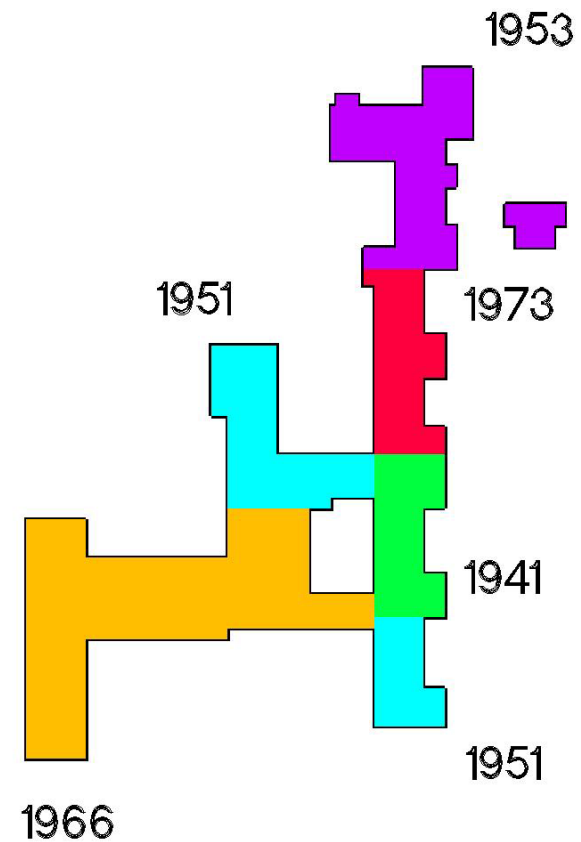
November 17, 2004



Old Countryside Analysis



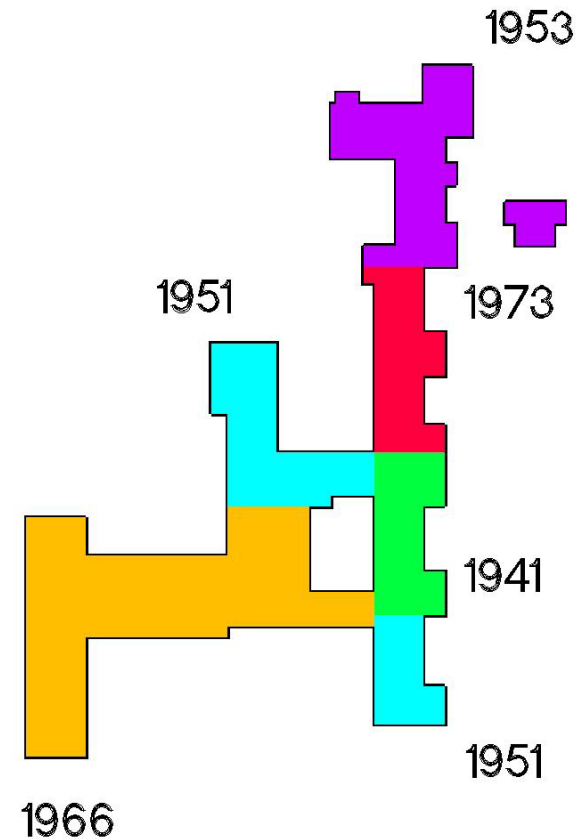
Old Countryside
Construction Year



Old Countryside Analysis



Old Countryside
Construction Year



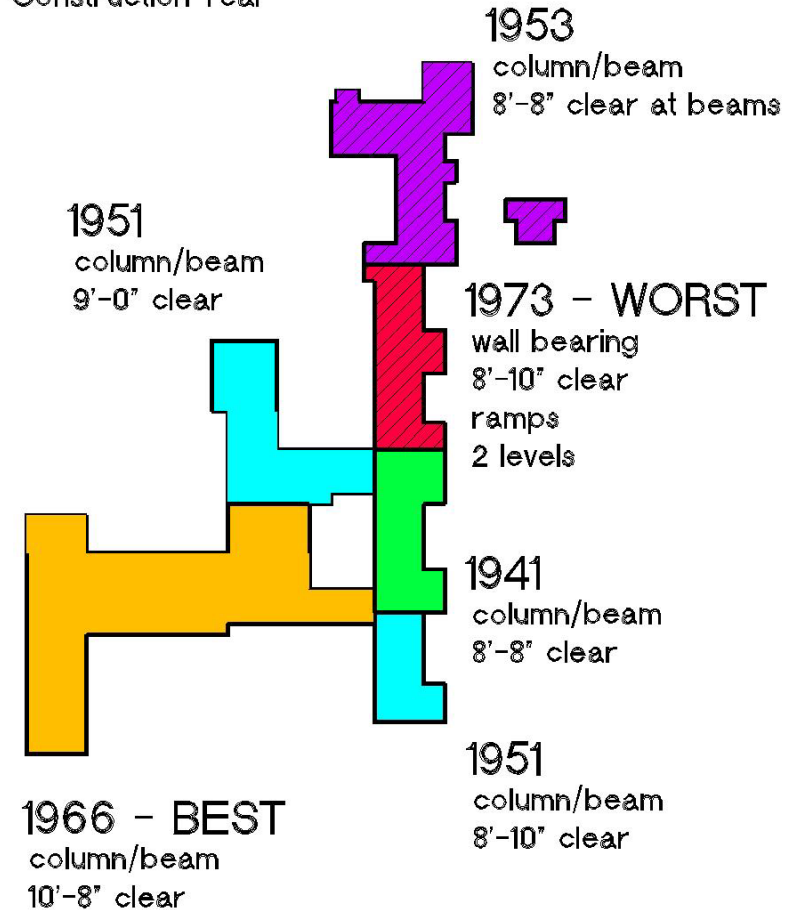
Old Countryside Analysis

Building Description

- Built in stages from 1941 to 1973
- 194,000 gross square feet
- Built as a nursing home
 - Wide corridors
 - Small rooms
- Inefficient usable sq. ft.
- Low floor to floor heights

Old Countryside

Construction Year



Old Countryside Analysis

Pros

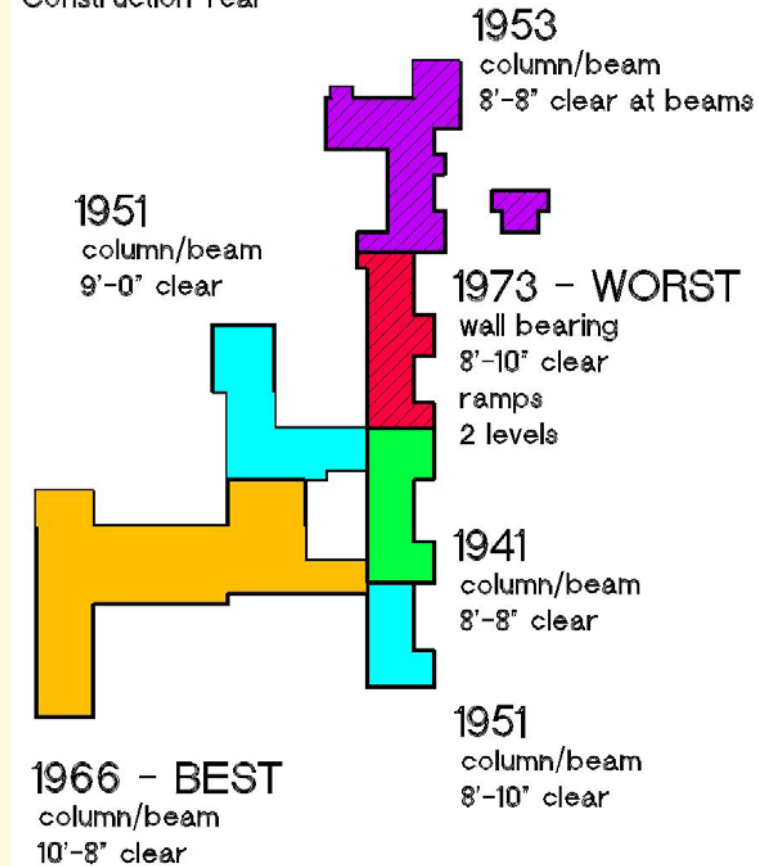
- Well built
 - Sound structure & exterior walls
 - Columns & beams (except 1973)
- Low first cost remodeling project

Cons

- Low floor-to-floor heights = low ceilings
- Requires new windows, roof, exterior tuck point, mechanical systems, electrical, telephone/data – you still have a 50 to 60 year old structure
- Saving the cost of structure vs. new construction
- You don't need all the space, recommend demolish 1953, 1973 & tower – moth ball 1951 & 1941
- Not in downtown Jefferson
- General Government & Land Services will use a small portion (61,000 of 195,000)

Old Countryside

Construction Year



Old Countryside Analysis

Building Recommendations/Costs (2005)

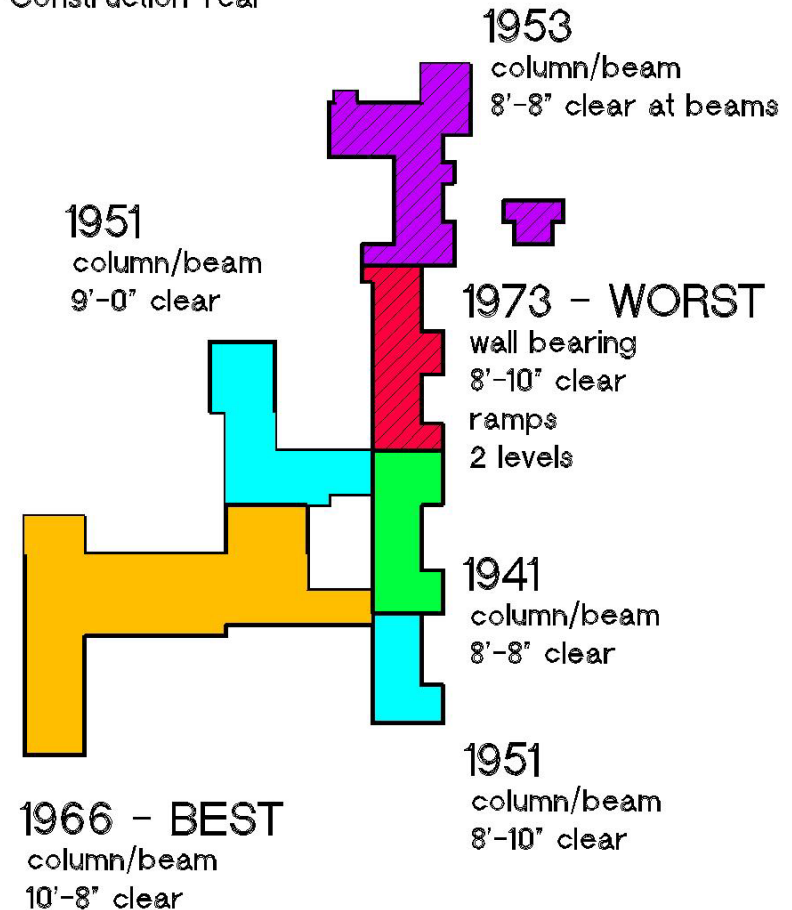
- Use as-is, with minor remodeling
\$500,000 to \$1,000,000
- Full remodeling – Gen. Govt.
\$6,200,000
- Moth ball all/part
\$585,000 full complex
- Asbestos
\$200,000 to \$400,000

Downtown expand & remodel
\$6,400,000

New building
\$7,800,000

Old Countryside

Construction Year



Major Questions

- Countryside: Use or Abandon
- Courthouse Security: What and When
- Downtown Jefferson vs. Out-of-Downtown Jefferson

Next Study Steps

- Receive County Board Input
- Complete Master Plan Work with Building & Grounds Committee
- Make Final County Board Presentation