CITY OF MIDDLETON

Community Campus Plan
Expanded Scope of Work
June 27, 2024

Community Campus Plan Goals

The Middleton Common Council approved funding in 2019 for a Community Campus Plan for downtown Middleton. The Community Campus Plan has six main goals (updated goals in 2022):

1. Identify opportunities to **modernize and/or replace the City's current public facilities** in Downtown Middleton where needed and appropriate.

2. Identify opportunities for more **efficient utilization of land** through opportunities for combined facilities, flexible spaces that can serve more than one purpose, and underground and/or shared parking opportunities.

3. Ensure that **municipal facility space needs are met**, and can accommodate future growth of the City.

4. Identify opportunities for **private development or public-private partnerships**. Mixed-use development is encouraged.

5. **Enhance downtown Middleton** by creating concepts for municipal buildings that will be visually-appealing, inviting, customer-friendly, and functional.

6. Align with the City's approved sustainability goals for the Civic Campus. ~~ambitious goals related to **environmental sustainability** by identifying opportunities for compact urban form, renewable energy generation, energy-efficient design, water-efficient design, and sustainable storm water management and landscaping designs.~~

Community Campus Plan Refresher

Plan should consider the larger context of the entire downtown, and the City as a whole.

Community Campus Oversight

- The City selected SEH, in association with EUA and Findorff for this project.
- The City reconfigured the Community Campus Committee as follows:
  1. Common Council appointment (Katy Nelson, District 3)
  2. Plan Commission appointment (Erin Summers)
  3. Parks, Recreation, and Forestry Commission appointment (Erica Pollek)
  4. Library Board (Jean Phillips)
  5. Commission on Aging (Ken Markart)
  6. Chamber of Commerce representative (Kate Miller, Chamber Director)
  7. Three Mayoral appointments from different aldermanic districts (confirmed by Common Council)
     1. (Justin Ballweg, Jan Martin, Kevin Spitler)
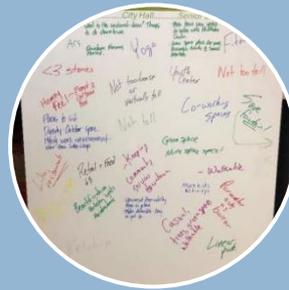
Community Campus Plan Refresher

☐ Phase I – Identify Space Needs

| All Our Ideas Survey | Data Gathering / Analyzing | Sunday Stroll | Stakeholder Meetings | Space Needs Not Approved |

Community Campus Plan Refresher

☐ Phase II – Public Input / Programming / Concept Design / Cost Estimates

Option 1   Option 2   Option 3

Intergenerational Center

Shared Amenity

City Hall

Library

Mechanical

Transparent Box is development height allowed by zoning

ELMWOOD

Aerial Massing **The Hub**

Legend:

- Intergenerational Center
- Shared Amenity
- City Hall
- Library
- Mechanical
- Transparent Box is development height allowed by zoning

ELMWOOD

Aerial Massing **The Helm**

Legend:
- Intergenerational Center
- Shared Amenity
- City Hall
- Library
- Mechanical
- Transparent Box is development height allowed by zoning

ELMWOOD

Aerial Massing **The Heart**

Community Campus Plan Refresher

	OPTION 1, 2,3 HUB, HELM AND HEART
2020 ESTIMATE	$51.0m - $72.5m
2025 ESTIMATE*	$60.0m - $84.0m

Community Campus Plan Refresher

FUNDING STRATEGIES

- GENERAL BORROWING – layer in new debt as the outstanding debt on current facilities (Fire & EMS Stations, Police Station, and Middleton Operations Center) is paid off.
- GENERAL BORROWING – potentially structuring additional debt service to align with the closure of TID #3 in order to limit the net tax rate impact.
- TID #3 FINANCING – for public parking and facilitation of private development
- LIBRARY IMPACT FEES – to help fund the portion of the new library facility built to accommodate future community growth
- FUNDRAISING - Library / Senior/Community Center (Intergenerational Center)
- POSSIBLE GRANT FUNDING - Wisconsin DOA, HUD, WisDOT, etc.

Community Campus Plan Refresher

☑ **Tasks Completed:**

- ✓ Common Council Recommended Enhanced Public Engagement Strategy
- ✓ Sustainability Goals Approved

All documents available at:

cityofmiddleton.us/ccc

☐ **Tasks Remaining:**

- ▣ Complete Enhanced Public Engagement Strategy
- ▣ Approve Space Needs
- ▣ Develop Recommended Design
- ▣ Develop Recommended Cost Estimates

Community Campus Plan Contract

- Community Campus Plan went on hiatus due to pandemic beginning March 2020
- The Expanded Scope of Work has been approved by the Common Council.

Community Campus Committee Feedback

1. Differentiation of Concepts

2. Itemized list of MEP analysis
   - Approved sustainability goals
   - IT needs

3. Community Center Space Needs Study ($30,000)
   - Senior Center Space Needs
   - Library Space Needs

*January 1, 2022 population for the City of Middleton in Dane County is 23,031.

	OPTION 1, 2,3 HUB, HELM AND HEART
2020 ESTIMATE	$51.0m - $72.5m
2025 ESTIMATE*	$60.0m - $84.0m

Population Projections

MIDDLETON PUBLIC LIBRARY

Wisconsin Dept of Adminitration City of Middleton Municipal Population Projections		
Data From	Population	Percentage Change
2010 Census	17,442	Base
1/1/2013 Estimate	118,146	4.0%
2015 Projection	18,540	6.3%
2020 Projection	19,670	12.8%
2025 Projection	20,770	19.1%
2030 Projection	21,780	24.9%
2035 Projection	22,570	29.4%
2040 Projection	23,230	33.2%

The State Wisconsin Department of Administration prepares ongoing municipal population projections for all municipalities in Wisconsin. Its 2035 projection correlates to the 20-year projection figures used in this Feasibility Study.

Expanded Scope to CCP Contract

1. Space Needs: Expand the scope of work related to space needs for each City program (current, near-term, and long-term).

2. Rehabilitating Existing Facilities: Full investigation of costs related to rehabilitating existing facilities.

3. Community Center: Evaluate the programming needs of a Community Center and establish space needs. Evaluate the best location for a Community Center to best serve our residents.

Expanded Scope to CCP Contract

4. Differentiated Options:
    1. New construction.
    2. Hybrid.
    3. Rehabilitation.

5. Pandemic Considerations: Changes due to the pandemic warrant additional consideration beyond the original contracted scope of services.

6. Prioritize Options and Select a Preferred Option

(Note: this scope of work does not include architecture/engineering services which will be required under any of the above differentiated options).