# VILLAGE OF HOLMEN

# Alternative One

## New Public Site Development*

- Library development in 2-3 phases*
  *(Phase 3 expansion will require reconstruction & sharing of parking for misplaced private property parking)*
- Police Station development in 2-3 phases*
  *(need to purchase additional storage facility)*

**** Development could be a two-phased project (building only one facility to start dependent on Village needs)***

## Infrastructure

- Reconstruct Legion Street with sidewalks
- Build "Library" Street, connecting Legion St & Wall St
- Parking lot with 51 parking spaces
- Parking lot up to 50 parking spaces (18 spaces in initial development)
- Parking lot with 50 parking spaces (28 police department parking spaces)

## Revenue Potential

- none

ROBERTS STREET

51 parking spaces

Phase 3 Addition 5,655 sqft

Parking Addition (20 spaces)

LIBRARY 12,450 sqft

Phase 2 Addition 3,825 sqft

18 parking spaces

Parking Addition (12 spaces)

LEGION STREET

Top of the hill

22 parking spaces

POLICE 10,325 sqft

Garage

Phase 2 Addition 6,500 sqft

28 private parking spaces

INFILTRATION AREA

"LIBRARY" STREET

MAIN STREET

Halfway Creek Path

Phase 3 Addition 5,800 sqft

WALL STREET

0 100 200 feet

## Public Facilties Summary

- **Library:** Move to this Site
  $2.9 M** Phase 1 ($7.0+ M build-out)
- **Police:** Move to this Site
  $2.6M** Phase 1 ($7.3+ M build-out)
- **Village Hall*:** Take over entire building
  $375k** Phase 1 ($3.8+ M build-out)
- **Road Construction:** *(utilities not included)*
  $325k** Phase 1
- **Revenue Potential:** Sell existing Library

** land will be needed for future expansion*

**TOTAL ESTIMATED COST**:**
$6.2 M - Phase 1 ($18.4+ M build-out)

*** actual cost dependent on final design, construction materials, land acquisition value, etc.*

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# VILLAGE OF HOLMEN

# Alternative Two

## New Public Site Development*

- Library development in 2-3 phases*
  *(Phase 3 expansion will require land swap for property at corner of Legion & Main)*
- Police Station development in 2-3 phases*

**** Development could be a two-phased project (building only one facility to start dependent on Village needs)***

## Infrastructure

- Extend parking lot access to Roberts Street to include a sidewalk and book drop off area
- Shared Parking lot with up to 136 parking spaces (78 spaces in initial development)
- Private Police Parking lot (22 parking spaces)

## Revenue Potential

- None on this site

## Public Facilties Summary

- **Library:** Move to this Site
  $2.7 M** Phase 1 ($7.3+ M build-out)
- **Police:** Move to this Site
  $2.7 M** Phase 1 ($8.0+ M build-out)
- **Village Hall*:** Take over entire building
  $375k** Phase 1 ($3.8+ M build-out)
- **Road Construction:** *(utilities not included)*
  $0
- **Revenue Potential:** Sell existing Library Site

** land will be needed for future expansion*

**TOTAL ESTIMATED COST**:**
$5.7 M - Phase 1 ($19.0+ M build-out)

*** actual cost dependent on final design, construction materials, land acquisition value, etc.*

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# VILLAGE OF HOLMEN

# Alternative Three

**New Public Site Development**
- Library (1st floor) and Village Hall (2nd floor) development in 2 phases
  *(need to purchase additional storage facility)*

**Infrastructure**
- Rebuild Legion Street, connecting it to Roberts Street w/ sidewalks and 20 perpendicular parking spaces
- Parking lot with up to 113 parking spaces
- Future Parking lot with 53 parking spaces

**Revenue Potential**
- Sell lot (56,300 sq.ft.) for Residential

ROBERTS STREET

20 parking spaces

Future Public Parking Lot (53 spaces)

GREENSPACE

LEGION STREET

LIBRARY (1st FL) & VILLAGE HALL (2nd FL)
16,250 sqft each floor

Phase 2 Addition (3,300 sqft each floor)

102 parking spaces

Top of the hill

INFILTRATION AREA

NEW RESIDENTIAL ~56,300 sqft

Halfway Creek Path

MAIN STREET

WALL STREET

0 100 200 feet

**Public Facilties Summary**

- **Library:** Move to this Site
  $3.5 M* Phase 1 ($6.5+ M build-out)
- **Police:** Take over the entire Village Hall property
  $1.0 M* Phase 1 ($4.2+ M build-out)
- **Village Hall:** Move to this Site
  $2.0 M* Phase 1 ($5.2+ M build-out)
- **Road Construction:** *(utilities not included)*
  $225k* Phase 1
- **Revenue Potential:** Sell Res. Sites & the existing Library property

**TOTAL ESTIMATED COST*:**
$6.7 M - Phase 1 ($16.1+ M build-out)

** actual cost dependent on final design, construction materials, etc.*

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# VILLAGE OF HOLMEN

# Alternative Four

**New Public Site Development**
- Library (1st floor) development in 2 phases

**Infrastructure**
- Rebuild Legion St, connecting it to Roberts St with sidewalks and 30 perpendicular parking spaces
- Build new "Library" Street
- Parking lot with up to 91 parking spaces
- Future Parking lot (across "Library" St) w/ 41 parking spaces
- Potential future parking lot (across Legion St) w/ 32 parking spaces (if 2nd floor addition is built)

**Revenue Potential**
- Potentially sell lot (45,500 sq.ft) for Commercial (if not reserved for future parking)

ROBERTS STREET

30 parking spaces

NEW COMMERCIAL
or
PARKING FOR 2ND
FLOOR ADDITION
~45,500 sqft

LEGION STREET

LIBRARY
(1st FL)
& OFFICE
(2nd FL)
16,350 sqft
per floor

Top of the hill

INFILT.
AREA

Phase 2
Addition
5,400 sqft
(single story)

Future Parking Area
(41 spaces)

"LIBRARY" STREET

MAIN STREET

91 parking spaces

WALL STREET

Halfway Creek Path

0 100 200 feet

**Public Facilties Summary**

- **Library:** Move to this Site
  $4.1 M** Phase 1 ($4.9+ M build-out)
- **Police*:** Moves to the existing Library site
  $800k** Phase 1 ($6.1+ M build-out)
- **Village Hall*:** Take over entire building
  $375k** Phase 1 ($3.8+ M build-out)
- **Road Construction:** *(utilities not included)*
  $400k** Phase 1
- **Revenue Potential:** Sell 1 Site

** land will be needed for future expansion*

**TOTAL ESTIMATED COST**:**
$5.6 M - Phase 1 ($15.2+ M build-out)

*** actual cost dependent on final design, construction materials, land acquisition value, etc.*

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# VILLAGE OF HOLMEN

# Alternative Five

## New Public Site Development*

- Village Hall development in 2 phases*
  *(need to purchase additional storage facility)*
- Police Station development in 2-3 phases*
- Potential playground and athletic field

**** Development could be a two-phased project (building only one facility to start dependent on Village needs)***

## Infrastructure

- Shared Parking lot with up to 125 parking spaces (95 spaces in initial development)
- Park Additional Parking (7 spaces)
- Private Police Station Parking (21 spaces)
- Connect parking lot to Wall Street

## Revenue Potential

- Sell lot (42,500 sq.ft.) for Residential

## Public Facilties Summary

- **Library:** Move to existing Village Hall Property
  $1.4 M* Phase 1 ($5.0+ M build-out)
- **Police:** Moves to this Site
  $2.6 M* Phase 1 ($7.1+ M build-out)
- **Village Hall:** Moves to this Site
  $2.2 M* Phase 1 ($5.2+ M build-out)
- **Road Construction:** *(utilities not included)*
  $0
- **Revenue Potential:** Sell Res. Site & existing Library Site

**TOTAL ESTIMATED COST*:**
$6.2 M - Phase 1 ($17.2+ M build-out)

** actual cost dependent on final design, construction materials, etc.*

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