



TOWN OF LAKE MILLS

NEW TOWN HALL PROJECT FACT SHEET

NEW TOWN HALL PROJECT SUMMARY

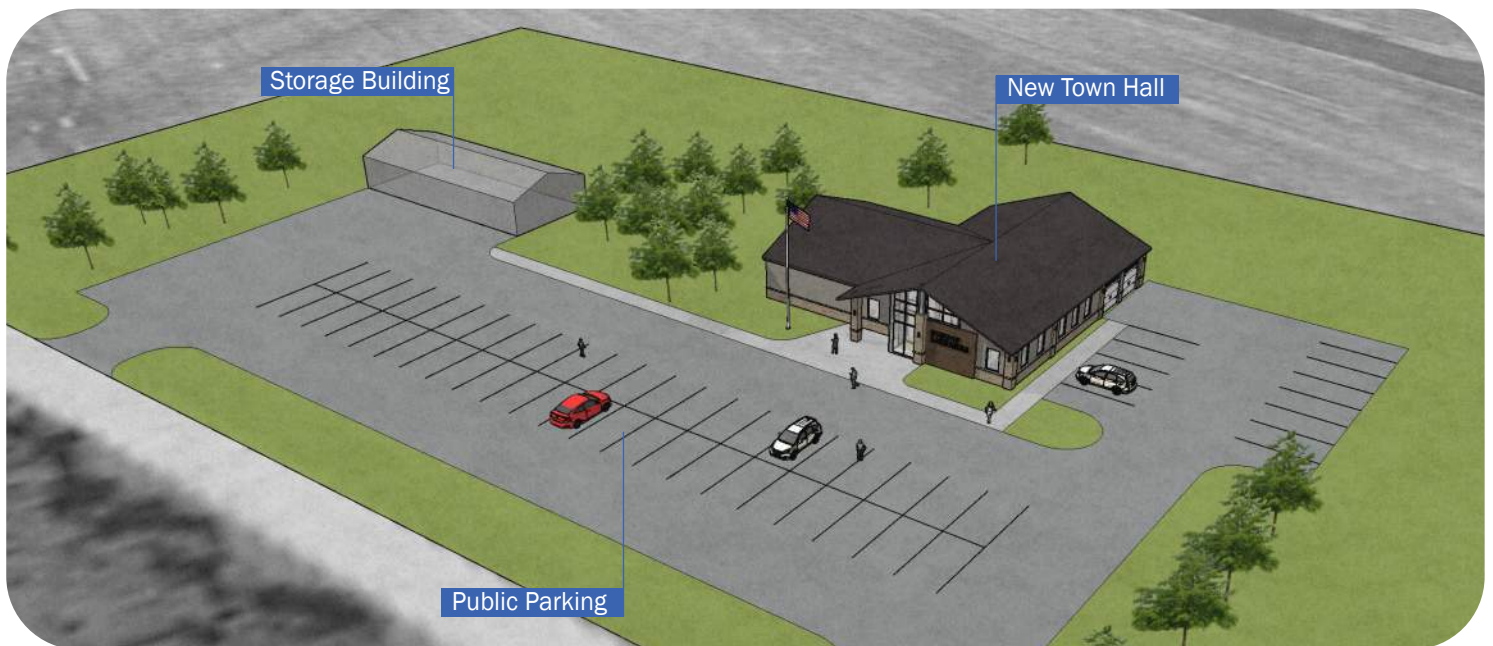
The **Lake Mills Town Board** posed the question to the electors at the 2020 Annual Meeting of Electors asking electors if the Town should begin seeking land to build a new town hall.

The Town is pursuing land located in the Town of Lake Mills and has hired an Architectural Firm to do a facility assessment to better understand the current facility. The assessment was completed noting the shortcomings of the aging Town Hall. The current Town Hall, due to growth of the City, now resides within the City limits rather than the community in which it serves.

A committee was appointed by the Town Board to work with the architectural firm and a financial consultant to draw up a conceptual plan for a facility.

The 20 year financial impact of the proposed project was estimated after the Committee spent several months carefully considering space requirements, design, and materials for efficiency, longevity, safety and ADA accessibility to best serve the Town.

Town Administrative functions, the Police Department needs and overall functions of the Town government to serve the public were the focus of the Committee in this process.



PRELIMINARY PROJECT SCHEDULE

Design Development

May - June 2023

Construction Documents and Bidding

July - October 2023

2024

2025



Electors Meeting for Decision

April 18, 2023

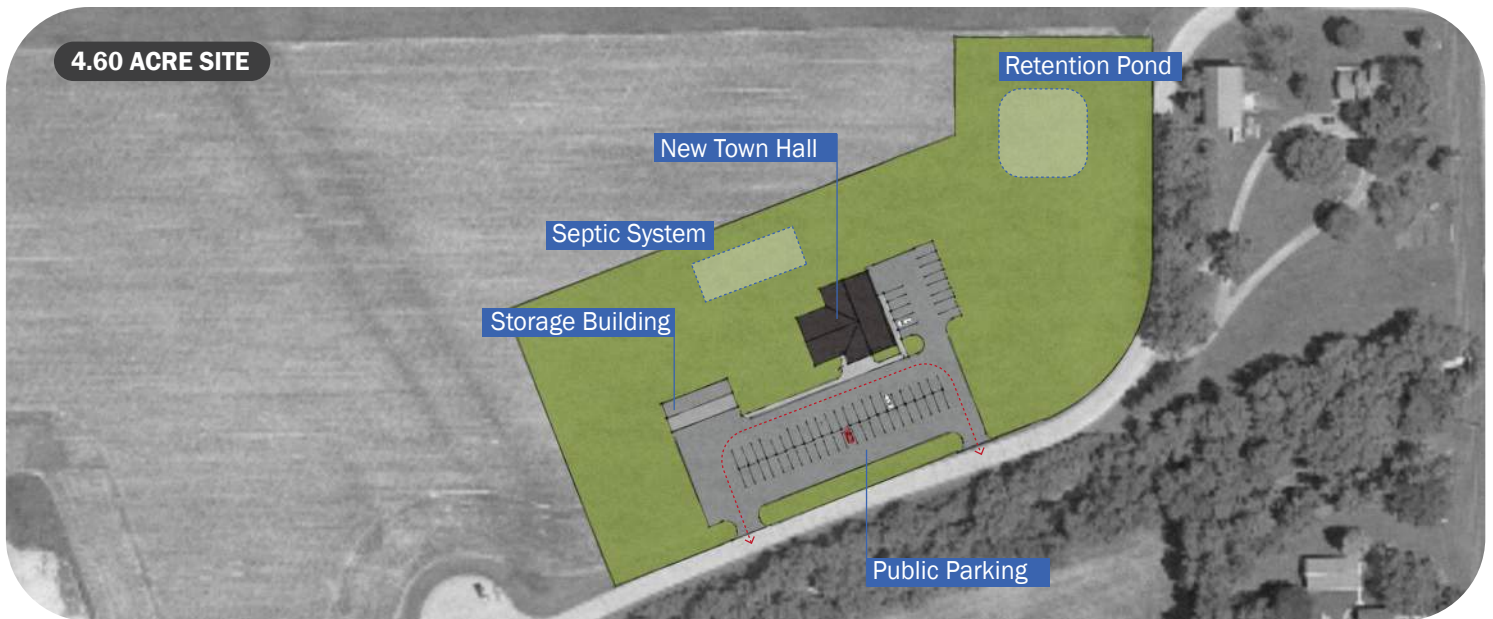
Estimated Construction Period

October 2023 - December 2024

Estimated Completion

Dec 2024





Site Plan

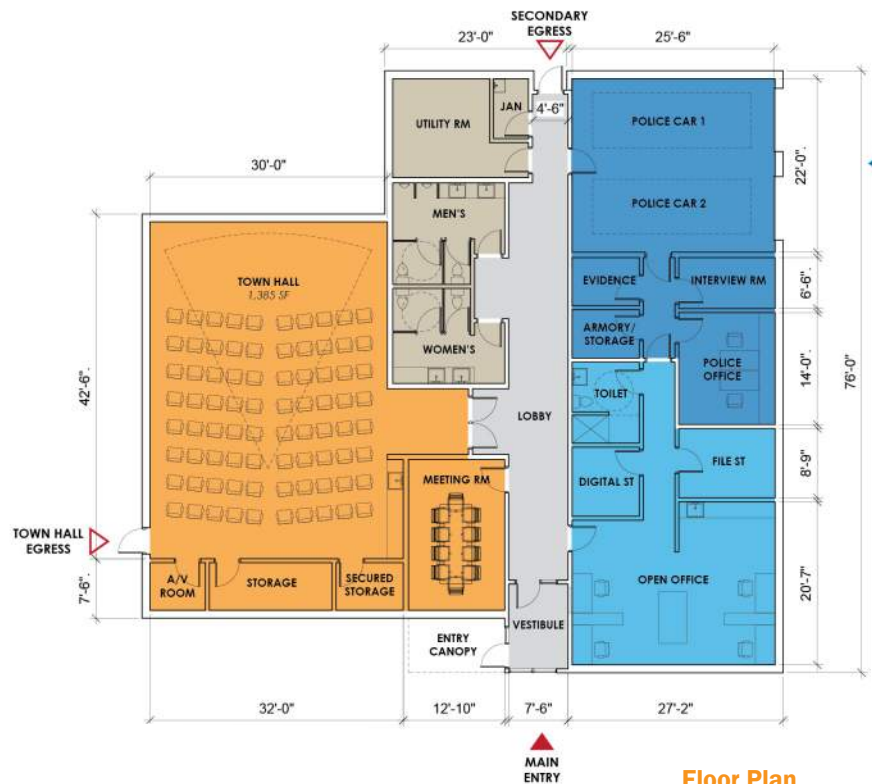
NEW TOWN HALL ESTIMATE BREAKDOWN

TOTAL CAPITAL PROJECTS:
\$2,000,000 - \$2,295,250

Item	Cost Estimates
Town Hall Building	\$1,201,000 - \$1,496,250
Land	\$150,000
Parking Lot	\$150,000
Architect and Engineering Fees	\$120,000
Site Improvements	\$25,000
Landscaping	\$25,000
Storage Building	\$80,000
Well	\$10,000
Septic System	\$40,000
Exterior Lighting	\$25,000
Furniture Allowance	\$80,000
State Plan Review	\$5,000
Building Permit	\$3,500
Zoning Permit	\$500
Geotechnical Study	\$15,000
IT Items	\$50,000
Building Security	\$20,000



Exterior View



Floor Plan

WHAT WILL THE TAX IMPACT BE?

The estimated average mill rate impact (beginning 2023-24) is **\$0.35-\$0.38** per \$1,000 valuation.

Fair Market Value	Annually	Monthly
\$100,000	\$35-38	\$2.91-3.61
\$200,000	\$70-76	\$5.83-6.33

Preliminary tax cost estimates are using a multiple phased borrowing approach (with a maximum of a 20 years repayment schedule) with estimated long-term interest rates.