



Former Health & Human Services Building Waukesha County

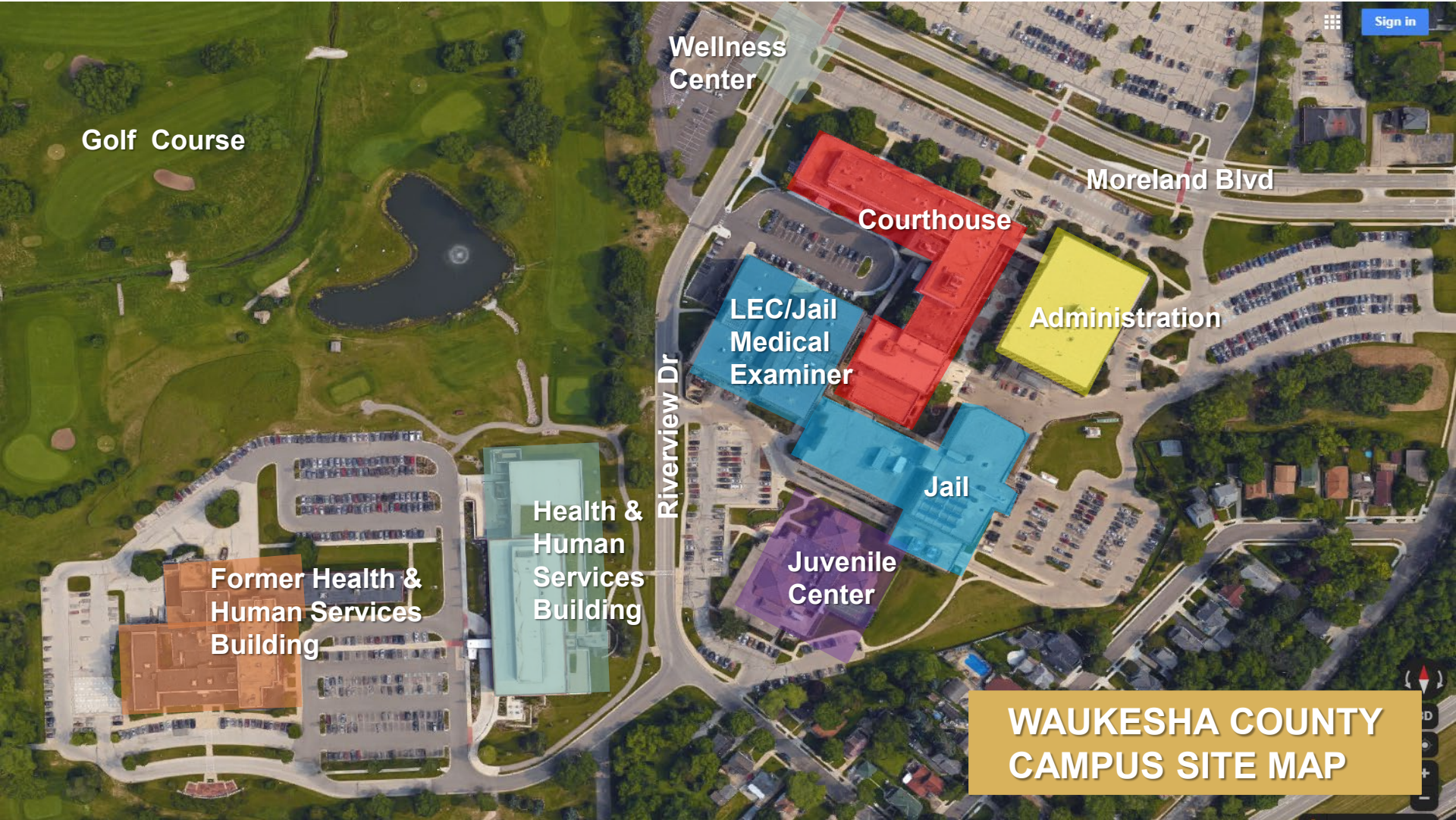
Presented By: Allison Bussler, DPW Director
Shane Waeghe, DPW Facilities
Mgr.





BUILDING HISTORY

- CONSTRUCTED IN 1911
- EXPANDED & REMODELED OVER DECADES TO APPROX 104,000 SQFT
- MULTIPLE STUDIES CONDUCTED FOR THE FEASIBILITY OF REMODEL /RE-USE
- OCTOBER 2013, NEW HHS OPENS
- 2015 COUNTY BOARD APPROVED FORMER HHS DEMO CAPITAL PROJECT
- 2018 RAZE EAST WING AND ADD 52 PARKING SPACES
- 2019 LANDMARKS APPROVED COA FOR BOILER ROOM DEMO AND ABATEMENT



Golf Course

Wellness
Center

Moreland Blvd

Courthouse

LEC/Jail
Medical
Examiner

Administration

Jail

Juvenile
Center

Health &
Human
Services
Building

Former Health &
Human Services
Building

Riverview Dr

WAUKESHA COUNTY
CAMPUS SITE MAP

WHY WE ARE HERE


The County will proceed in accordance with the City's landmark preservation ordinances to lawfully demolish the former Health and Human Services building per Municipal Code, Section 28.05(3).



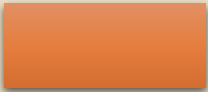

City of Waukesha Municipal Code SECTION 28.05 (3)

The County has appeared before the Landmarks Commission (LMC) for a Certificate of Appropriateness (COA) and has been denied. At the July 16, 2019 Senate committee hearing the City of Waukesha Mayor Reilly testified that the City was open to demolish the former HHS building. As a result of the Mayor's testimony, the County is requesting the COA from the LMC.


ACTION ITEMS TO DATE

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- **1971** County Board Resolution 12 authorizing negotiations for purchase of the Moor Downs property.
 - **1972** County Board Resolution for purchase of property from the Society of the Divine Savior for County operations and expansion.
 - **1996** County invested \$1,275,000 to extend the life of the building 10 years to sustain operations until the new HHS building complete.
 - **2001** City of Waukesha Landmarks Designation Despite County Objection
 - **October 2013** Vacated; New Health and Human Services building opened.
 - **11/14/2013** Zimmerman Architectural Studios conducted a building assessment with a renovation cost of approximately \$24 million.
 - Evaluated in the 2013 Courthouse Study for possible relocation of court services during courthouse construction.

ACTION ITEMS TO DATE

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- **1/28/2014** Resolution 168-R-007 to sell and relocate or tear down the old Waukesha County Health and Human Services Building. Advertised 2 months for lease. No Response.
 - **2/16/2015** Resolution 169-R-006, The Process for Determining the Disposition of the Historic Health and Human Services Building, was amended and approved by the County Board Executive Committee on 2/16/15. Resolution states RFP be advertised for at least 2 months.
 - **4/2/2015** Appraisal conducted by The Nicholson Group LLC, market value at \$1,300,000.
 - **5/4/2015** RFP for sale and development of the property. Advertised for 2 Months.
 - **6/30/2015** Received one response to RFP, response was rejected as incomplete by RFP interview committee. (see handout)
 - **2015** County Board approved capital project 201503, Demolish Former Health & Human Services Building.

ACTION ITEMS TO DATE

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- **06/06/2016** County denied LMC COA to rescind the historical designation.
 - **09/11/2017** County received the LMC COA for the razing of the 1965 east wing.
 - **2017/2018** The east wing was completely demolished and a 52 space parking lot was constructed.
 - **05/06/2019** County received the consultant's roof assessment.
 - **09/05/2019** County received the LMC COA for the demolition of the 1921 boiler room and the asbestos abatement of the exterior windows.

ON-GOING EXPENSES

ECONOMIC HARDSHIP

Waukesha County is consistently very near the State imposed tax levy limit. This means that every tax dollar that the City requires the County to invest in the building is a dollar that cannot be used to fix roads, fund sheriff deputies on the road, or provide important health and human service programming.

- Since the new HHS facility opened, the county has expended approximately **\$615,000** in utilities, insurance, maintenance, and other related items (*reference Attachment B - Former HHS Building Annual and Imminent Cost Analysis for additional details*)
- Imminent roof replacement is necessary. Annual maintenance thereafter will add **\$10,000** in annual roof maintenance costs.

ON-GOING EXPENSES

ECONOMIC HARDSHIP

The Waukesha City Code states that “in the case of a request for demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner shall not be self-created or is the result of any failure to maintain the property in good repair.” The County has regularly maintained the roofs on the building, however at some point every roof reaches its end of life and must be replaced.

The roof assessment was conducted on May 19, 2019. *(refer to Attachment A – Roof System Assessment for more details)*

ON-GOING EXPENSES

ROOF ASSESSMENT

Roof Replacement Cost

■ Roof Area (10, 12, 16, 17, 18, 19, 20, 21, 24, 25, 26, 28, 30, and 31)	\$545,000
■ Total Construction Budget for all roof areas:	\$681,000
■ A/E Design Fees:	\$87,400
■ Construction Contingency:	\$136,000

TOTAL PROJECT BUDGET:	\$904,000
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On-going Roof Maintenance Costs

■ Estimated cost provided to perform all work on the Repair List:	\$12,000
■ Estimated cost for yearly maintenance budget:	\$10,000

ON GOING EXPENSES

BUILDING ABATEMENT & DEMOLITION COSTS

Abatement and Demolition Cost of Remaining HHS Structure

- Actual cost Bid received (12/28/2017) abate and demo building \$1,619,000

Abatement Only of Remaining Structure

- Cost estimate only to abate remaining structure:
\$785,000
- Cost estimate to refurbish/replace existing windows: \$210,000

See Attachment A – Asbestos Assessment, and Attachment B - Former HHS Building Annual and Imminent Cost analysis

QUICK BUILDING FACTS

- The property has been significantly altered since 1950. The building has gone through multiple renovations to function as a seminary, a college, and county offices. (*refer to Attachment B – Journal Sentinel Band Shell Article*)
- Over the years the exterior of the building has been altered as the exterior windows are not original, several door and window openings have been infilled with brick, block, glass block, and painted plywood. In addition, sky bridge connectors that connect various building wings together have been added. (*refer to Attachment A – Asbestos Assessment, 1995 and 2013 Building Assessment, 2015 Appraisal*)

QUICK BUILDING FACTS

- The vacant building has attracted multiple instances of illegal activity, including trespassing, vandalism and theft attempts resulting in 9 arrests and an increase in law enforcement presence. A deputy was injured while making an arrest inside the building resulting in one case of workers compensation. *(refer to Attachment B- Health and Human Services Fact Sheet)*
- In 2015, the County released a Request for Proposals for the sale and development of the vacant former HHS building. The property is appraised at \$1.3 million, the County received a proposed offer with a purchase price of \$400,000 with contingencies that would have significantly lowered the final purchase offer. *(refer to Attachment B- Health and Human Services Fact Sheet, Gorman RFP Response – RFP Committee Recommendation)*

COUNTY GROWTH - 30 YEAR OUTLOOK

Over the **past 30 years** the County constructed 8 buildings over 55 acres

- 1993 – Law Enforcement Center
- 1993 – Administration Center
- 1993 – Mental Health Center
- 1997 – Juvenile Center Addition
- 1997/98 – Highway and Fleet Operations Center
- 2002 – Communications Center
- 2013 - Health and Human Services Center
- 2013 - County Grounds Service Center

Over the **next 30 years** anticipated changes to the county campus may include consolidating existing facilities currently located elsewhere and the addition of new facilities to maximize operational efficiencies. This may require a minimum area of 15 acres.

- Jail Expansion
- Huber Relocation
- Sheriff Services
- HHS Expansion
- HHS Related Business
- MHC Expansion



LEGEND

- 1 77.7 Acres (HHS, CGSC, Moor Downs, Old HHS)
- 2 21.18 Acres (Admin, Jail, LEC, Courthouse)
- 3 6.6 Acres Parking Lot
- 4 1.1 Acres Wellness Center
- 5 9.6 Acres Mental Health Center
- 6 8.2 Acres Property Adjacent to Mental Health





WHY IS THE LAND VALUABLE TO THE COUNTY TAXPAYER

- The land was purchased in 1972 for county operations expansion
- County sold other land to focus on development of site
- County operations need to be adjacent to current facilities to consolidate campus and maximize efficiencies
- Sell 21 acres at Northview/Huber site if able to consolidate operations

ADDITIONAL INFO

- The County was the owner of the property when the City designated the site as landmark in 2001, despite the County objections.
- The County made attempts to sell the building.
- When the City was faced with a similar opportunity to designate the band shell as a historic landmark they declined with a 10-2 vote. “There is a concern from the council that if something is made a landmark it becomes more cumbersome.” (*refer to attachment b journal sentinel article*)
- The County is currently in the process of negotiating with the State Historical Society for the disposition of the building.

ADDITIONAL INFO

- Spending a million dollars or more to maintain a vacant building creates a financial hardship on the taxpayer and could force the county to forgo important infrastructure projects or delay maintenance on buildings or roads that thousands of residents use every day.
- The County currently has a number of photos on display in the new HHS board room and other public spaces that “document/honor” the Moor Mud Baths/Grandview Resort building history. In addition, Moor Mud Bath items have been donated by the County to the Waukesha County Museum. Also, the County is seeking, from this commission, input and/or ideas for methods of documenting the history of the Moor Downs site.

LEGAL ARGUMENT

A refusal of the County's request to raze the building while also requiring the County to invest significant sums to maintain a building that is not economically feasible to repurpose for use would force the County as landowner to solely bear the cost of a public benefit desired by the City, deprive the County of substantially all practical use of the property, and interfere with the County's original investment-backed expectation to use the land for future County expansion. Such an action would constitute a regulatory taking, and be unconstitutional without the payment by the City of just compensation.

CONCLUSION

- The City of Waukesha Mayor suggested we appear to landmarks/city council.
- Economic Hardship – Every dollar invested in the building takes away from fixing roads, funding sheriff deputies on the road, or provide important health and human service programming.
- Several building modifications, interior and exterior, have left the building with little to no historical preservation.
- Prohibiting the county from using this property for future land use prevents the County from selling the Northview property and putting it back on the tax roll. This will leave the County with no other option but to develop nearby residential property.

