



FALL CREEK PUBLIC LIBRARY & COMMUNITY CENTER

MINI CASE SUMMARY / JUNE 2024

Fall Creek Public Library's tradition of providing resources, holding events, and promoting community involvement has enriched the Village of Fall Creek for more than 60 years. The Library Board of Trustees is thrilled to share that they have been working on an exciting proposed project, including a new Library, Community Center, and Village offices. **This project represents a significant milestone in the community's journey to serve its residents and create facilities that foster learning, community building, collaboration, and enrichment for generations.** Preliminary estimates indicate a capital campaign goal of approximately \$7M that includes a gift of the land required for the total footprint.

In 2023, the Library Board approved a Strategic Plan, completed a Space Needs Analysis, and began working with Lien & Peterson Architects to form a proposal for the new multi-purpose building. The proposed facility is an 18,700 sq. ft. building, including designated space for the Library, Community Center, public meeting spaces, and Village offices.

Fall Creek Public Library is planned to be the heartbeat of the proposed facility, now serving 12,100 annual visitors in 2023,

with 1,850 program attendees. The library has 900 current cardholders, more than 20 community partnerships, and nearly 25,000 library resources have been checked out in the past year. While trying its best to serve patrons well, a lack of space is severely limiting guest services.

According to the Space Needs Analysis completed through the IFLS Library System, the projected future space needs range from 9,600 to 11,000 sq. ft. The current library space is only 3,300 sq. ft. The proposed building may seem ambitious, but it's a conservative estimate based on current state library standards and projected population growth rates. In the current library space, parking is challenging and limited. The library needs to be improved to accommodate a growing collection of library materials, and shelving is currently too high and too low, hindering access to library resources for patrons. Narrow aisles make it difficult for those with limited mobility and those using strollers or wheelchairs. Designated areas for quiet study spaces, collaborative workspace areas, meeting rooms, or program spaces do not exist. Also, current restrooms require patrons to exit the library.





With these concerns in mind, the Library Board of Trustees has proposed to build a community hub for the Library, the Village offices, with a Community Center and community meeting rooms with the following benefits:

- A spacious and vibrant library to meet collection needs and provide space for programming with study and collaboration spaces, including additional children's and teen spaces.
- A Community Center with a warming kitchen which may be rented for reunions, weddings, celebrations, and community events.
- Public meeting rooms for small and large groups with the ability to access them after library hours.
- A STEM Makerspace for all ages that fosters collaboration and innovation through hands-on learning.
- Ample parking, including 65 stalls and an unloading zone.
- Provide a Business Center and other exciting amenities, including outdoor seating, raised garden beds, and an outdoor Amphitheater.
- Space for Village offices to provide cost efficiencies for municipal services and improve the quality of life for residents with new meeting spaces.
- Efficiency will be improved with staff work areas, a larger circulation desk, self-checkouts, and holding pickup space.

Plans are underway to investigate the capacity to secure private funding to be located on the West side of the Mill Pond, North of Lincoln Avenue on 3.75 acres, for the proposed building project. The Library Board of Trustees has applied for a grant with a max award of \$4.25M, which they are hopeful will fund a large portion of the project. The community leaders involved in the

project are also actively pursuing a future capital campaign that would provide private giving opportunities, and corporate gifts as well as identify potential support from foundations.

Building Square Footage Cost Breakdown:

- Library and Community Meeting Rooms: 11,884 net sq. ft. \$4,432,732
- Community Hall: 2,444 net sq. ft. \$911,612
- Fall Creek Administration: 1,697 net sq. ft. \$632,981
- Public Space: 745 net sq. ft. \$277,885
- Fundraising Fees & Miscellaneous: \$300,000

Crescendo Fundraising Professionals, LLC has been retained to conduct a Campaign Readiness Study to identify the philanthropic interest and capacity, potential lead and major gifts, fundraising opportunities and challenges, and the area's financial environment. Crescendo Fundraising has a history of previous work in the Chippewa Valley. The firm has completed 45 successful capital campaigns and has provided fundraising support for nine organizations and municipalities in the Chippewa Valley since 2002 with four successful capital campaigns over the last decade.

Confidential interviews and focus groups will be held at St. Paul Lutheran Church during a day-and-a-half summit on June 20 and 21, 2024. Online surveys and virtual interviews will also be conducted to secure feedback. Crescendo advisors will make recommendations to the Trustees of the Library Board Foundation and the Village Board about the best strategy and goal for the proposed campaign. **No formal solicitation will take place during the study.** For more information, contact Charlene Conradi, Library Director at conradi@fallcreekpubliclibrary.org.