

Parking Regulations:
 Business, government & professional office:
 1 space for each 300 sf AND for ea 2 employees

REVISIONS

SYMBOL LEGEND

[Symbol]	CONCRETE WALL
[Symbol]	CMU/INSURV WALL
[Symbol]	STUD WALL
[Symbol]	STUD WALL w/ INSUL
[Symbol]	WALL TYPE TAG
[Symbol]	WINDOW/ELEMENT TAG
[Symbol]	DEAD DOOR IN EXISTING WALL
[Symbol]	EXISTING DOOR IN EXISTING WALL
[Symbol]	NEW DOOR w/ DOOR NUMBER TAG

ANDERSON-ASHTON, INC.

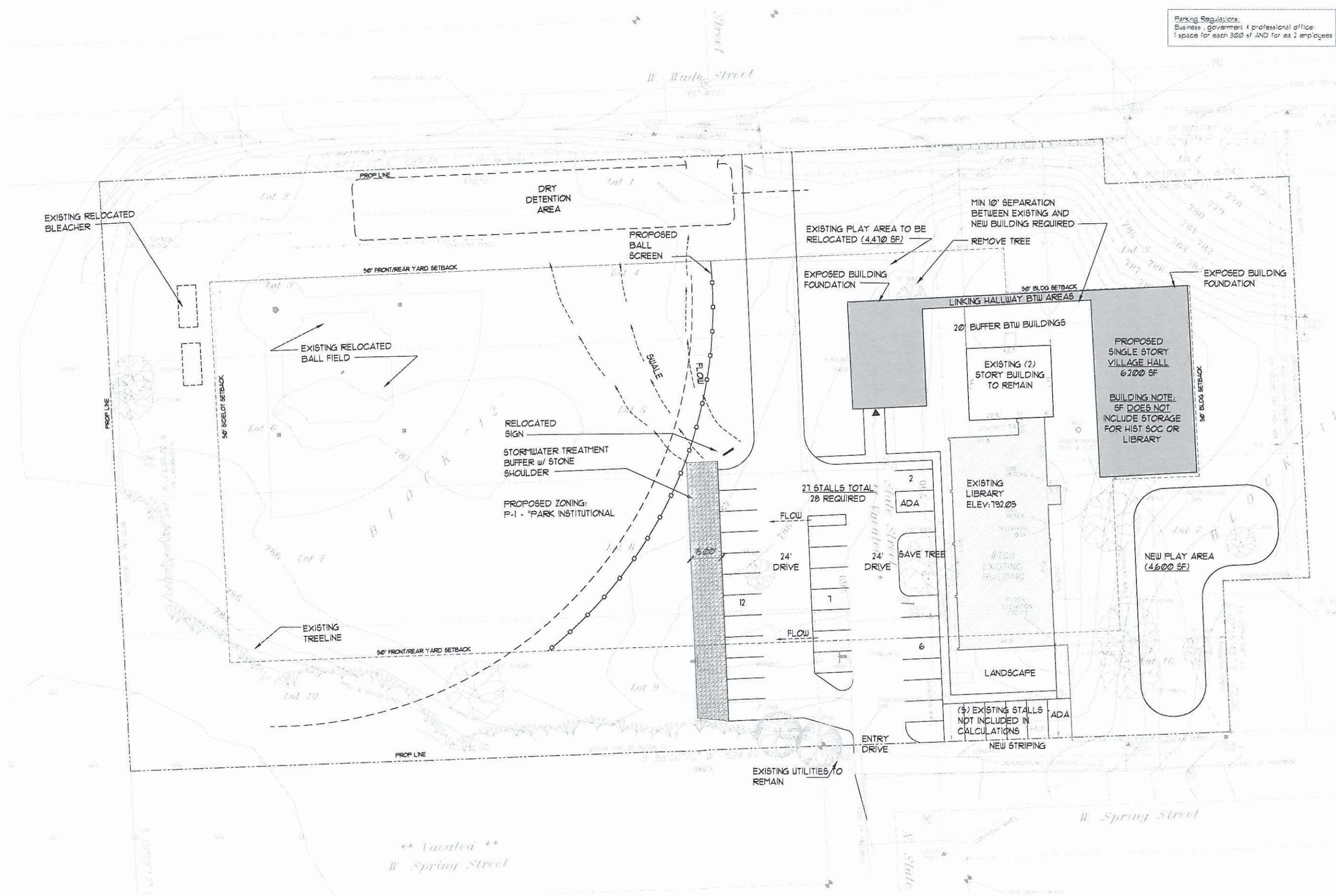
DESIGN PLANNING CONTRACTING
 2746 South 166th Street
 New Berlin, WI 53151
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Wisconsin Registered Contractor
 ID #: 1048911 WI Dept of Commerce

PROPOSED BUILDING FOR:
ROCHESTER VILLAGE HALL
 WEST SPRING STREET
 ROCHESTER, WI 53167

DRAFTED BY: **SJM / MH**
 PROJECT DESIGNER: **SJM**
 SHEET DATE: **10/11/11**
 LATEST REV. DATE: **10/11/11**
 JOB NO: **1121**
 SHEET

C1.5



ZONING DATA:		DISTRICT: P-1
Lot	Building	Yard (Setbacks)
Width Minimum: No Min. (Severed)	Height: Maximum 35 ft.	Street Minimum 50 ft. from property line.
Area Minimum: No Min. (Severed)		Side Minimum 50 ft.
		Rear Minimum 50 ft.

ARCHITECTURAL SITE PLAN - OPTION 5

1:20

1
C1.5



10/14/2011

Village of Rochester
203 W Main Street
Rochester, WI 53167
Attn: New Village Hall Building Design Sub-Committee

Dear Ed Chart,

This letter is pursuant to the design directive given to Anderson Ashton, Inc by the Board at the last meeting of the Village Board. The meeting took place on Monday October 10th. We are responding to the request of the Village Board to develop a site plan design option number 5. The design option is to show the existing ball diamond back stop relocated in the upper NW corner of the Rochester Commons site, the existing 2 story school building to remain for Historical Society and Library storage, to relocate the existing playground equipment to the lower SE corner of the site (adjacent to the existing library building), to show a new stand-alone Village Hall building in the upper NE corner of the property and finally, to show an additional drive linking Wade street to the improved property.

Upon further review, Anderson Ashton has uncovered a number of challenges to this concept and would like to share them before additional time is spent developing design details. To assist the description of these challenges we have attached (2) schematic design diagrams.

Sheet number C1.5 shows the design option as requested by the Board while Sheet number C1.6 shows a design option with the existing 2 story school building removed and additional storage square feet added to the new Village Hall building to accommodate the Historical Society and Library storage needs. Option number 6 was not requested by the Board but was developed for discussion purposes by Anderson Asthton, Inc.

The potential building design as requested by the Board in *Option 5* has a number of issues.

The following is a list of these issues in no order of importance:

- The zoning of the property requires a 50' building setback from all property lines. If the zoning change to P-1 is approved, the Board will have latitude regarding the setbacks
- Building in the upper NE corner of the lot is heavily restricted by the existing structures and their proximity to the required building set-backs

(1 of 3)

- The existing 2 story building is to remain:
 The existing school building is inefficient in so many ways – windows, roof, insulation, mechanical heating and AC, 3 levels that will need to be heated and/or cooled vs. just one and the floor plan is mostly corridors and stairs with little space permitted to be classified as storage
- In order to permit the exterior walls of the proposed Village Hall to be constructed without costly fire rated construction a separation distance of greater than 20ft from an adjacent structure must be maintained. A 15ft separation may be possible upon further exploration of the existing school building and it's structural components
- A 20f buffer between the buildings will create an undesirable courtyard condition subject to vandalism
- Access between the assembly hall area and the administration will be inefficient with a narrow hallway
- The relocation of the existing playground to the SE will provide a remote child play area leaving restricted supervision options
- Controlling roof water and parking lot water
- A new well will be required because the proposed building will be located on top of the current well
- The main electrical that feeds the library will have to be relocated due to the new building proposed
- A ball screen will be needed to protect the building & cars from home run balls
- The view from the administration area of the proposed Village Hall building will be impeded by ball screen
- The proposed Village Hall will be tucked into the corner of the lot with limited access from the parking lot
- The identity of the Village Hall will be heavily tied to the identity of the existing library, or school building, or both
- There will be no practical way to expand the building for any future needs
- The landscaping buffer between the library and the proposed parking lot is limited

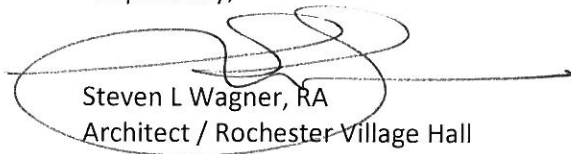
(2of3)

Design Option 6

- This option shows the proposed Village Hall as an addition to the library, the demolition of the existing school and the relocation of the ball diamond
- The majority of the site challenges of Option 5 above will apply to Option 6

It is Anderson Ashton's opinion that although the above design direction will provide the Village with a ball diamond and a Village Hall building it is our opinion that these designs are not an appropriate use of the site nor an appropriate siting of the proposed building. We strongly request that the Board consider further exploration of the previously submitted site plan options.

Respectfully,


Steven L Wagner, RA
Architect / Rochester Village Hall


William Matthews
Project Manager /
Rochester Village Hall

(3 of 3)