

***This Community Survey Question must be received by the Town of Avon by 5:00 p.m. on April 2, 2019. Surveys may be mailed or dropped off at the Avon Town Hall.***

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# **AVON COMMUNITY SURVEY QUESTION**

## **Hahnewald Barn Phase 1 Project**

### **AVON COMMUNITY SURVEY**

The Avon Town Council is soliciting input from all registered voters in the Town of Avon concerning the Hahnewald Barn Phase 1 Project. This Fact Sheet describes the Hahnewald Barn Phase 1 Project and the community survey process. The Avon Town Council has received substantial public input in support and in opposition to this Project and has moved to solicit input from all registered voters in a community survey format. Your response to this Community Survey Question is very important. The Avon Town Council encourages you to complete and return the Community Survey Question by April 2, 2019.

### **PROJECT SUMMARY**

Phase 1 of the Project would include moving the Hahnewald Barn to the old Town Hall site, placing the structure on a permanent foundation in order to permanently preserve the Barn, and replacing the existing roof. Phase 1 does not include finishing the basement or the main level. The Hahnewald Barn structure would not be open to the public. The Avon Town Council

voted 4-3 to proceed with Phase 1 of the Hahnewald Barn Project on February 12, 2019. Subsequently, the Avon Town Council voted 6-1 on February 26, 2019 to conduct a Community Survey Question sent to all registered voters on whether the Town should proceed with Phase 1 of the Hahnewald Barn Project.

The designs and location contemplate that in the future the Town could implement Phase 2 to install public restrooms on the basement level with approximately 20 stalls to serve Nottingham Park, and Phase 3 to finish the main level to create a community and event space that could host events that could serve approximately 70-110 persons for dinner and up to 200 people for music performances or receptions. The Hahnewald Barn dimensions are 30' wide by 125' long.

The cost estimate for Phase 1 is \$1,000,000 for moving and preservation of the Hahnewald Barn, plus \$600,000 for demolition of the old Town Hall. Demolition of the old Town Hall structure is planned for, but not yet approved, in the Town of Avon's 2020 Budget, regardless of the Hahnewald Barn Phase 1 Project. As estimated by Anderson Hallas Architects in 2019, the estimated cost for Phase 2 is \$1,000,000 and the estimated costs for Phase 3 is \$3,000,000 to \$5,000,000. There are no final designs for Phase 2 or Phase 3 at this time.

### **HISTORY OF THE HAHNEWALD BARN**

The Hahnewald Barn is located along the north side of the Eagle River on Eagle River Water & Sanitation District (ERWSD) property. The Hahnewald Barn was built around 1908 and has been used by three separate families for their farming and ranching operations: the Hahnewalds (1908 to 1915), the Kroellings (1915 to 1948), and the Nottinghams (1948 to 1972). Since 1972, the Barn has been part of the site of the Avon Wastewater Treatment Plant. ERWSD currently uses the Barn as an on-site storage facility.

### **WASTEWATER PLANT EXPANSION**

ERWSD is expanding its treatment plant this summer to comply with new wastewater treatment regulations. The treatment plant expansion will require using the area where the Hahnewald Barn is currently located. ERWSD has offered to donate the Barn structure to the Town of Avon for preservation purposes. ERWSD has notified the Town that the Barn must be moved by June 1, 2019 or ERWSD will proceed with demolition and removal of the Barn.

### **PRESERVATION AND DESIGN PROCESS**

Town Council has explored options for saving the Hahnewald Barn for the last several years and appointed a temporary Historic Preservation Advisory Board in 2016 to study options for saving the Barn structure. In 2018, the Town Council contracted for architectural

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and engineering services to prepare a pre-design and feasibility study and cost estimate to relocate the Hahnwald Barn from ERWSD property to Town of Avon property.

Town Council conducted three public hearings on the Hahnwald Barn Project in January and February. On February 12, 2019, Town Council directed staff to proceed with preparing contracts and applying for permits for Phase 1 of the Hahnwald Barn Project. On February 26, 2019, the Town Council moved to issue this Community Survey Question to all registered Avon voters before acting on any

contracts for Phase 1 of the Hahnwald Barn Project.

**COMPLETING THE SURVEY QUESTION**

- (1) Please clearly mark either YES or NO on the enclosed Community Survey Question.
- (2) Place the Community Survey Question card in the privacy sleeve and Return Envelope.
- (3) Either mail the Return Envelope to the Town of Avon by April 2, 2019, or drop off the Return Envelope at Avon Town Hall, located at 100 Mikaela Way, by 5:00 p.m. on April 2, 2019.

The Avon Town Clerk will not accept any Community Survey Questions after 5:00 p.m. on April 2, 2019. The Avon Town Clerk will count the Community Survey Questions on April 2, 2019 after 5:00 p.m. Completed Community Survey Question cards which are not returned in the Return Envelope will not be counted.

For questions or more information, please visit [www.avon.org/barn](http://www.avon.org/barn) or contact Preston Neill, Acting Town Manager, at [pneill@avon.org](mailto:pneill@avon.org) or 970-748-4404.

***Thank you for participating in this Avon  
Community Survey Question!***

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**Arguments FOR the Hahnwald Barn Phase 1 Project:** (1) The Hahnwald Barn is representative of Avon's farming and ranching history and is the last such structure remaining in Avon. (2) The phased approach for the Hahnwald Barn Project allows the Town to afford the immediate need to preserve the Barn structure, so that the Barn is not lost forever. (3) Future phases include the potential for public restrooms to serve Nottingham Park and a community and event space. (4) A community and event space, created through phases 2 and 3, could meet multiple needs to provide indoor space for functions such as performances, meetings and other public and private events. (5) The Hahnwald Barn Project could add to Avon's unique identity, which is important for Avon's future. (6) The Hahnwald Barn Phase 1 Project can be implemented with existing Town funds and would not require raising any taxes. (7) The phased approach allows the Town and interested parties additional time to seek grants and private funding.

**Arguments AGAINST the Hahnwald Barn Phase 1 Project:** (1) The Phase 1 Project commits to future phases, to make the Barn usable, which may cost \$5 to \$8 million dollars, or more, and taxes may need to be raised to pay for future phases. (2) This Project should be funded by private, philanthropic fundraising efforts and should not be funded with Town funds. (3) The actual costs for past Town projects, such as the Avon Performance Pavilion (Stage) project, have been significantly underestimated, and actual costs will likely be higher than the estimated costs. (4) There are higher priority needs for the expenditure of taxpayer dollars in Avon, including affordable housing, fire mitigation, and infrastructure improvements. (5) The long, narrow shape of the Barn is not ideal or standard for an event room space. (6) The use of the old Town Hall site for the Barn will foreclose other, better uses for that site. (7) The final estimated cost for all three phases could be more expensive per square foot than new construction.