

## **Langlade County Public Property Committee Minutes**

**Date of Meeting:** August 31, 2011; 6:50 a.m.

**Place:** Resource Center, Antigo

**Members Present:** Chairman Douglas Nonnenmacher, David Solin, and Vernon Cahak

**Members Absent:** Robert Benishek and Jeffrey Zalewski

**Others Present:** Nate Heuss and Don Schroeder

The cattle barn tour meeting was called to order by Chairman Nonnenmacher at 6:50 a.m., in the Resource Center parking lot, Antigo. Attendees departed the Resource Center parking lot in a county van.

**Stop #1 - Marathon County Fairgrounds:** The cattle barns and facilities were reviewed with Ken Krueger of Marathon County Parks. Ken has been with Marathon County Parks for approximately 30 years. The two main cattle barns are approximately 58' wide x 205' long each (11,900 sq. ft. each). The structures date from the 1940s. Construction type is 9' high load bearing, cinder block masonry sidewalls, wood 2 x 12 rafters, and a double row of steel columns with supporting beams in the center of the buildings.

- Between the three cattle barns, the Marathon County fair can accommodate 470 dairy animals using a 4' stall width.
- The cattle barn buildings are used for storage from October – May (boat and camper unit storage). Marathon County charges \$1.75/linear foot/month, i.e. 16' boat X \$1.75 = \$28/month x 6 months = \$168.
- The building are also used a display buildings for the “Art in the Park” event.
- A second building was also toured. The multi-purpose building (hockey building) houses the sheep and swine during the fair. These animals are kept in metal enclosures constructed of 5/8” metal tubing. The floor is covered with roofing felt and wood shavings, which allows easy clean up. It was noted that this building is very similar to Langlade County’s multi-purpose building. It is a clear span, pre-engineered steel structure built to accommodate an ice hockey rink.
- The Marathon County fairgrounds show pavilion was also toured. It is an octagon approximately 90' across. The center show area is a 61' octagon in the center of the building. It has four rows of raised bleacher-style seating surrounding the show ring. The building has a vaulted center ceiling with clear story windows around the perimeter of a raised roof area. This building was originally constructed as the first

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indoor ice skating rink in Wausau and has significant historical value. It is very attractive.

- Strengths and weaknesses of the buildings: Ken Krueger suggested no center row of columns. Keep the building roof clear span for ease of clean up and flexibility of use. A concrete floor is highly advised. These buildings previously had granite floors, which made clean up extremely difficult. The sidewall windows work well for ventilation. The 9' sidewall is a little bit low for some uses.
- The wash rack area drains into the city sanitary sewer. This was required by the Marathon County Health Department.
- The cattle barns are average in appearance. They are functional and utilitarian rectangle buildings that do not have a lot of character. The show pavilion is extremely attractive and of historical value. The large building (original cattle barn) is now used as a display building and is very attractive and of historical value. This building is featured on the home page of the fair website. Marathon County has invested in building restoration in recent years.
- Ken Krueger provided a list of park facility fees and charges for the fairgrounds, which will be attached to these minutes.

**Stop #2 – Wood County Fairgrounds:** The Wood County fairgrounds was toured with two of the fair board members. The cattle barn is 60' wide x 120' long or (7,200 sq. ft. total). The building is metal panel, pole barn construction. It has a 12' sidewall. The bottom 5' of sidewall is metal panel. Above that is a 4' opening with a curtain and above that is a metal panel. The bottom portion of the wall has 4 horizontal 2 x 8 at the cattle area. It was constructed in 2004 at a cost of \$85,000. Roof construction is wood trusses at 6' on center, clear spanning the entire 60' width of the building. The floor is limestone screening in the cattle areas with asphalt aisles in the walkway area.

- The show palace area was toured. This building is 80' wide x 200' long. It is of pole barn construction. It has wood trusses clear spanning the center approximately 60' with approximately 10' of additional building on either side of the row of truss columns. The building has sidewalls on the gable ends only, with a large overhead door on either end. Translucent panels in the gable areas help make the building well lit by natural daylight. The show palace was constructed at a cost of approximately \$100,000.
- Other uses for the building:
  - horse shows
  - open air ice rink in winter.
- Strengths and weaknesses of the building:
  - The fair board members stated that the capacity is limited to 300 people by code, which does prevent them from having their flea market in that building.

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Greater than 300 people requires a sprinkled or fireproofed building, according to the fair board members.

- The cattle wash rack area location should be carefully selected. Currently there is a mess.
  - The wash rack drains into the city's sanitary sewer.
- Locating the dairy barns in a higher traffic area is also important to gain additional viewers of the dairy shows. If the building is on one end of the fairgrounds, many people will not go out of their way to see it.
- There were some issues with naming rights for the buildings. The fair board members advised to be sure to clarify the donation guidelines required to get the naming rights, if donations will be pursued. They currently require a donation of 25% of the cost of the building to get naming rights.
- Beef barn was also toured. This building is 60' wide x 100' long. It has a 12' sidewall and 2' x 5' windows every third bay. This was the first of the pole barn style buildings constructed on the fairgrounds. This building has fixed stalls.
- Attractiveness and character of the building – These buildings are functional buildings of average appearance. They are rectangular, with red sidewalls and white roofs/trim.

**Stop #3 – Waupaca County Fairgrounds:** These buildings were toured with John Francis of Waupaca County parks. The dairy barn was constructed in 2007 and is 90' wide x 120' long (10,800 sq. ft.). Final cost was \$177,000. It has a 14' sidewall. The 90' width is divided into three, 30' bays with two inner rows of columns. This was done to reduce the cost of the structure by shortening the spans. The building is of pole barn and metal panel style construction. It has a non-insulated roof. It has three overhead doors at each end and two overhead doors per side.

- The floor is limestone screenings in the animal areas. It has a 10' aisle area of broom-finished concrete.
- The bottom 4' feet of the sidewall is a metal panel and above that is an 8' sidewall curtain. The top 2' of sidewall is metal panel.
- The building is also used as a rabbit barn in the summer and as storage from October – May. They fill the building up with boats and camper units and charge rent for this.
- The building was submitted for State plan approval as a “storage” building.
- John stated that the specifications for the sidewall curtains were not tight enough and they did not get the type of sidewall curtain that they had hoped for. They wanted a curtain that could be raised with a drill instead of by hand and a heavier grade of curtain for increased durability. John advised being sure to specify the correct sidewall curtain.

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- The Waupaca beef barn was also toured. This building is approximately 60' x 120' or (7,200 sq. ft. total). It was constructed in 2003 and can accommodate 116 animals. It has open sidewalls with a full curtain. Sidewall height is 14' high. This building is also rented out as camper/boat storage in winter.
- The show arena was toured. This building is 100' x 100' (10,000 sq. ft. total) and is a pre-engineered clearspan metal structure. It was constructed in 1990 and has five, 20' bays with a 14' sidewall. The building has five sections of 15' bleachers for a total of 36 rows of seating.
  - The show arena is centrally located to the cattle barns, which works well.
- Character and attractiveness of the buildings – The buildings are primarily functional and of average character and attractiveness with red sidewalls with white trim and roof. Appearance is similar to a typical farm machine shed.
- The hog and sheep barn were also reviewed.

**Stop #4 – Oconto County Fairgrounds:** The buildings were reviewed with John Timm, and Al. These buildings are approximately 15 years old. They are of metal panel, pole barn style construction. There are three separate buildings. The dairy barn is 60' wide x 120' long (7,200 sq. ft.). The building has metal roll-up doors in each bay. There is a concrete knee wall approximately 2' high with metal roll-up doors above that and approximately 2' to the top of the sidewall. Total sidewall height is 14'.

- The building has wood roof trusses clear spanning 60'. There is no roof insulation. It has a partial ridge vent consisting of six 10' sections.
- The buildings were constructed at an approximate cost of \$150,000 for two (\$75,000 each) in 1995.
- The fair has approximately 120 head of cattle.
- The dairy barn is laid out with a center row of gates making one line down the center. These gates have a bottom post that is set into a 3' hole cored into the concrete floor. Animals are tied on either side of this gate or tied to the outside walls. Animals take up an area approximately 4' wide x 8' deep leaving 14' of aisle between rows of animals. The entire floor is concrete. There are no partitions between the animals.
- Milkhouse area consists of a room built into one corner of the dairy barn approximately 20' wide x 15' deep with milking stanchions in the adjacent two bays (20'). It was discussed that this area would allow for much better viewing of the milking by spectators than is allowed in our current milkhouse building.
- The building has wood post supports at 10' on center.

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- Additional uses for the building:
  - camper storage
- The sidewalls have a metal grate at the roll-up door locations that prevent the animals from exiting and also allow a place to tie the animals to.
- Strengths and weaknesses of the building:
  - The wash rack is located just outside the buildings in a convenient and close location that spectators do not have to travel through.
  - Building is somewhat dark. Adding translucent panels in the gable ends would help with this.
  - Show ring is outside. Note: There is no show area during inclement weather.
  - The Oconto County board members advised making sure that if future plans are considered you have approval for the comprehensive plan. They had intended to do something different with their barn but were unable to due to lack of plan approval.
  - The Oconto County fair sells advertising on 2' x 4' plywood boards for \$100 per ad, and they raise approximately \$9,000 per year through this.
- The show area is open area between the three buildings (dairy, beef and hog/sheep barns). It is covered with a tarp to shade from the sun, but the tarp must be taken down in windy weather or other inclement weather.
- Character and attractiveness of the buildings: The buildings are have white roofs and white sidewalls and are functional buildings, but are rather plain in appearance.

**Adjournment:** The meeting adjourned at 5 p.m. The meeting was over 4 hours in length.

Respectfully submitted,

Nathan Heuss  
Recording Secretary

**PARK FACILITIES - FEES & CHARGES - FAIRGROUNDS** (not available during Fair weeks)

The Wisconsin Valley Fair prohibits the rental of all buildings and facilities in Marathon Park during Fair Week, the week preceding, and the week following, generally early in August.

|  | <u>2011</u>                  |                | <u>2011</u>     |               |
|--|------------------------------|----------------|-----------------|---------------|
|  | <u>NON-COMM</u>              | <u>COMM</u>    | <u>NON-COMM</u> | <u>COMM</u>   |
| Cattle Barn No. 1  | \$106.16/day                 |                | \$109.00/day    |               |
| Cattle Barn No. 2  | \$106.16/day                 |                | \$109.00/day    |               |
| Cattle Barn No. 1-Livestock Event  |                              | \$284.37/day   |                 | \$292.89/day  |
| Cattle Barn No. 1-Non-Livestock Event  |                              | \$520.40/day   |                 | \$535.55/day  |
| Cattle Barn No. 2-Livestock Event  |                              | \$284.37/day   |                 | \$292.89/day  |
| Cattle Barn No. 2-Non-Livestock Event  |                              | \$520.40/day   |                 | \$535.55/day  |
| Curling Barn   | \$157.35/day                 | \$391.48/day   | \$162.09/day    | \$402.84/day  |
| (The Curling Barn - available only between May 1 and September 15. It is leased to the Curling Club during the rest of the year.)  |                              |                |                 |               |
| Exhibition Building  |                              |                |                 |               |
| North Wing & Rotunda   | \$157.35/day                 | \$391.48/day   | \$162.09/day    | \$402.84/day  |
| Each Additional Wing   | \$157.35/day                 | \$391.48/day   | \$162.09/day    | \$402.84/day  |
| Horse Barn (stall/day)   | \$20.85/day                  | \$36.02/day    | \$21.80/day     | \$36.97/day   |
| Judging Pavilion   | \$157.35/day                 | \$391.48/day   | \$162.09/day    | \$402.84/day  |
| Grandstand   |                              |                |                 |               |
| (Contains 4,000 fixed seats. Lawn seating for 2,000.)  |                              |                |                 |               |
| Grandstand & Show Area   | \$730.83/day                 | Negotiable     | \$752.61/day    | Negotiable    |
| Grandstand & Midway & Show Area  | \$914.72/day                 | Negotiable     | \$942.18/day    | Negotiable    |
| Horse Exercise Area  | \$75.83/day                  | Negotiable     | \$77.73/day     | Negotiable    |
| (plus expenses for special services)   |                              |                |                 |               |
| Midway   | Negotiable                   | Negotiable     | Negotiable      | Negotiable    |
| field  | Negotiable                   | Negotiable     | Negotiable      | Negotiable    |
| Multi-Purpose Building No. 1 (Rental requests for Ice Arena Mtg. Rm. refer to Ken Krueger. Use long-form contract.)  |                              |                |                 |               |
| Summer Use: Apr 15-Oct 15  | (<1,500 people) \$328.92/day | \$1,235.07/day | \$328.92/day    | \$1235.07/day |
|  | (>1,500 people) \$436.03/day | \$1,796.21/day | \$436.03/day    | \$1796.21/day |
| Winter Use: Oct 15-Apr 15 (See Ice Rental rates; multi-hour rates negotiated.)   |                              |                |                 |               |
| Multi-Purpose Building No. 2 (Rental requests for Ice Arena Mtg. Rm. refer to Ken Krueger. Use long-form contract.)  |                              |                |                 |               |
| Summer Use: Apr 1-Oct 30   | (<1,500 people) \$328.92/day | \$1235.07/day  | \$338.39/day    | \$1272.04/day |
|  | (>1,500 people) \$436.03/day | \$1,796.21/day | \$449.29/day    | \$1850.24/day |
| Winter Use: Oct 30-Apr 1 (See Ice Rental rates)  |                              |                |                 |               |
| East Gate Hall   |                              |                |                 |               |
| Non-Comm (1-300 people)  | \$328.92/day                 |                | \$338.39/day    |               |
| Non-Comm (301-800 people)  | \$537.46/day                 |                | \$553.55/day    |               |
| Commercial   |                              | \$823.73/day   |                 | \$848.34/day  |
| Fairgrounds Bldgs. Commercial Hourly   |                              | \$53.08/hour   |                 | \$54.98/hour  |
| Set-Up Rate (2-hr minimum)   |                              |                |                 |               |
| (Scheduled late pm or evening prior to the event.)   |                              |                |                 |               |
| TABLES & CHAIRS (EAST GATE HALL AND MPB#1 AND MPB#2 ONLY) Tables and/or chairs are provided in East Gate Hall, MPB#1 and MPB #2. They are not shared between East Gate Hall and the Multi-Purpose Bldgs. They are shared between MPB#1 AND MPB#2. Users may rent tables and chairs from a private company instead of renting from the park department. |                              |                |                 |               |
| Tables & Chairs Available:   |                              |                |                 |               |
| East Gate Hall      500 chairs & 50 tables   |                              |                |                 |               |
| MPB#1 and MPB#2 500 chairs & 50 tables   |                              |                |                 |               |
| Fees: Up to 10 tables and/or 100 chairs/bldg   | FREE                         |                | FREE            |               |
| Each additional 10 tables OR 100 chairs  | \$47.00                      |                | \$48.00         |               |
| (per event if consecutive days, not per day)   |                              |                |                 |               |