

National Scenic Byway System

The overall vision of this program is to create a distinctive collection of American roads.

Their stories and treasured places.

Origin of the Project

In 2021 members of the Bayfield County Scenic Byway Committee (BCSBC) met to discuss potential improvements along the byway. Various plans were offered by member constituencies. Town of Bell members proposed a visitor center with sufficient room to house our museum and better restroom facilities

Resolution of Support

- The Town of Bell Board of Supervisors resolved to support The National Wisconsin Byway Committee in their proposal to develop a museum/welcome/visitor center at the Cornucopia harbor/beach area and to enhance the harbor/beach area to accommodate visitors. Was adopted August 10th 2021.**
- In keeping with the objectives of our Comprehensive Plan.**

National Scenic Byway Designation

- **There was a very well attended ribbon cutting ceremony 3:00 PM Wednesday September 15, 2021 at Legendary Waters Resort.**

Then we waited.

Recent History

- **On March 17th 2022 we were informed that the grant program had been funded. Letters of Intent (LOI) were due April 18th. This was later revised to May 10th.**
- **Applications are due to WisDOT June 13th, 2022.**
- **On April 18 –The Scenic Byway Team met with representatives from Clover, Port Wing, Bell, the Byway Council, and Larry MacDonald (state scenic advisory council) to finalize the adopted project.**
- **Funds for preliminary engineering were solicited.**

Recent History

- **We were informed that US Fish and Wildlife and US Forestry are also submitting projects along the Byway so we decided to file jointly for the grant.**
- **The group submitted the LOI to meet May 10th deadline.**

Recent History

- **On April 25th our local Steering Committee was formed and began a series of meetings about the Town of Bell portion of Byways project.**
- **We hashed out features, potential floor plan, participants, selection of engineer to aid in application, and funding concerns such as ownership, ongoing maintenance, etc.**
- **The list was not exhaustive at this time but we develop as we proceed. We must be mindful of the deadline and much needs to be done.**

Current Challenges

- **Green Shed**
 - **Not a suitable environment for preserving artifacts, local history.**
 - **Unhealthy - unsafe environment for occupation.**
- **Chaotic parking and traffic pattern.**
- **Lack of showers at Town marina.**
- **Lack of centralized tourist information.**
- **No EV charging facility to accommodate growing number of EV's.**

Opportunity

- **Members of the Town have worked years to achieve National Scenic Byway Status for STH13. Many Community members have contributed time, money, artifacts, and their stories to create our Green Shed Museum.**
- **This is an incredible opportunity to create a new home for the museum, tie in surrounding communities, improve our restroom facilities and more.**
- **This provides an opportunity to preserve these efforts for future generations by creating a new home for the museum and to celebrate our place on the scenic byway.**

There are Two Major Truths

Due to the short time frame to produce a plan and budget and to investigate funding (local match), ownership and responsibility for maintenance, and many others, we must work in parallel paths.

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- **To qualify for this grant the project must support the scenic byway physically, such as rest stop; culturally, such as displays or information about local/regional history. It cannot just be the new home to the Green Shed Museum.**

Preparation

- **To act fast on preparation of a plan and budget we selected an engineer, C&S Design from Ashland, based on favorable experience with Bayfield County. Quoted fee is \$8,000.**
- **We have commitments of :**
- **\$3000 from the Board of Green Shed Museum**
- **\$3,000 from community members,**
- **\$1,000 from the Scenic ByWay Committee (Team??)**
- **\$1,000 from the Town of Bell.**

Authorization to Proceed

- **Town Board authorized proceeding with the grant request.**
- **The engineering contract was released.**
- **The Town must take the lead because the Town owns the land and will own the building.**

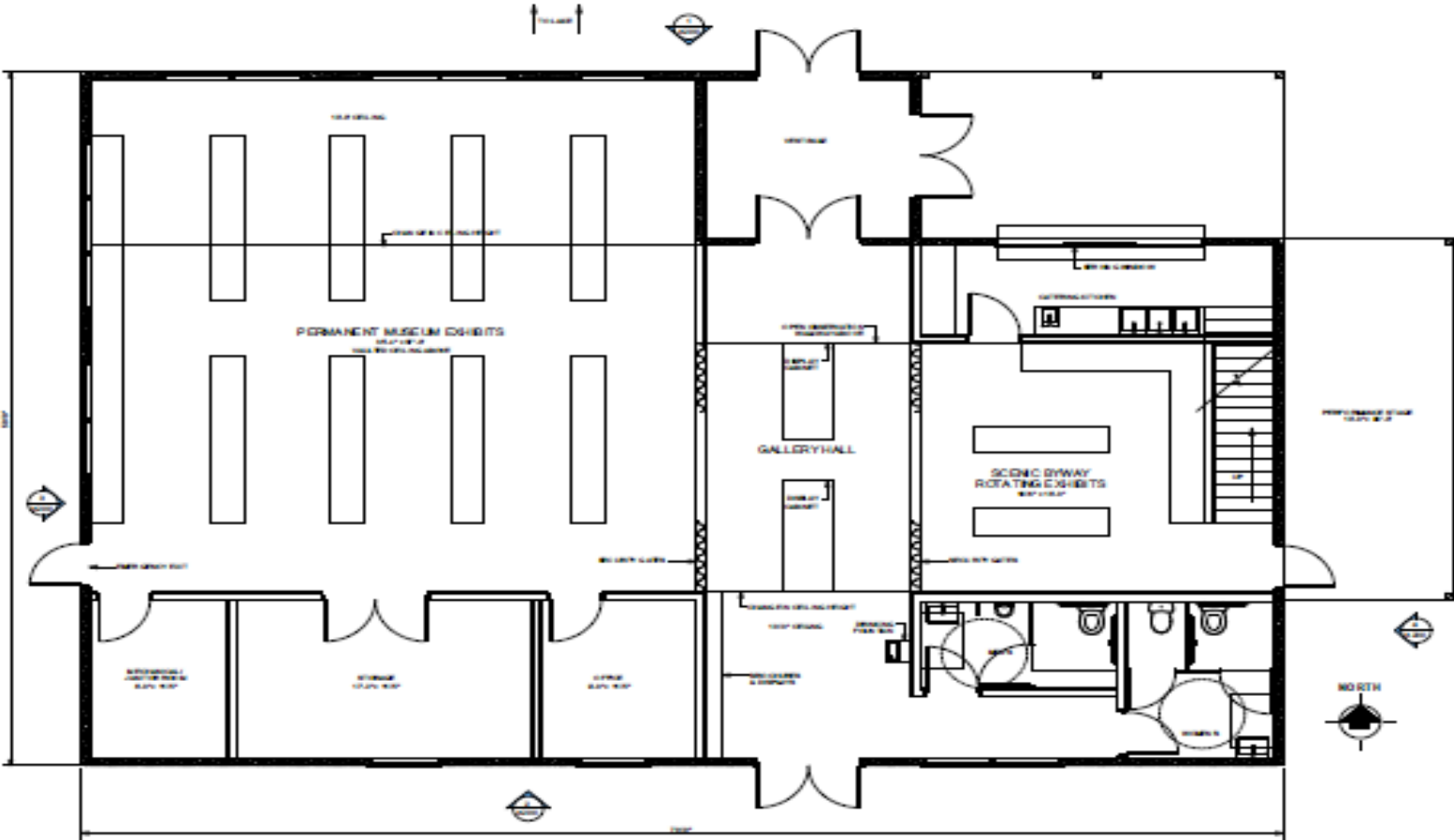
Preliminary plan – TOB portion

- **Building size approximately 50' x 70' located by current restrooms. Green Shed envelope is 40' x 103'.**
- **Scenic Byway information displays- required.**
- **Interpretive Displays - required.**
- **2000 sqft space of museum including space for regional exhibits/ artifacts– current Museum is 1,800 sqft.**

Additional Features

- **Improved non-seasonal restroom facilities.**
- **2 coin/card operated showers – seasonal only. Free foot showers outside. – maybe this is the repurposed Restroom Bldg?**
- **Electric Vehicle Charging Station.**
- **Rough-in catering kitchen and food serving area.**
- **Others to be defined.**

Potential Floor Plan



Building Design Considerations

- **Keep lobby with required displays and restrooms in an “envelope” to minimize any heating cost and other maintenance costs.**
- **Design plumbing so that it can be drained.**
- **Leave details of floor plan design to later date.**
- **Exterior design congruent with existing buildings – shops – historical fishing village look.**
- **Solar panels on roof for energy efficiency.**
- **Optimize passive solar heating.**

Floor Space Distribution

1347	museum		40%	
217	Museum storage		6%	
394	rotating museum		12%	
208	gallery		6%	64%
109	mechanical		3%	
136	office		4%	
400	Lobby w/ rr		12%	
151	catering Kitchen		5%	
398	covered area		12%	
3359			100%	

Budget Guidelines

- **Advised by Scenic Byway Team to “Go Large” – for example unanticipated inflation of costs.**
- **Architect advised the use of \$290/sqft when typical is \$200.**
- **Additional cushion for site work – soil conditions, road work, parking, landscaping.**

Proposed Budget

Site					
Land Acquisition Cost					
Site Construction				\$76,600.00	
Foundation extras due to poor soils				\$100,000.00	
Site Subtotal					\$176,600.00
Building		3500 sq.ft.			
Subtotal Building		\$290 / sq.ft.		\$1,015,000.00	
Furnishings				\$50,000.00	
Subtotal Building					\$1,065,000.00
General Requirements				\$106,500.00	
Architectural & Engineering Fees				\$84,000.00	
Performance Bond & insurance				\$21,300.00	
Subtotal					\$211,800.00
Kiosks, Trail, and Trail Signs..					\$39,160.00
Solar Panels - roof					\$20,000.00
Level 3 EV charging station including 3 PhasePower					\$55,500.00
Project Total					\$1,568,060.00
Contingency			5.0% of Grand Total		\$78,403.00
Total Cost Of Project					\$1,646,463.00

Proposed Schedule

	Start	Finish	
Award		01-Oct-22	
Review and sign Award Contract		01-Dec-22	
Project Start	01-Dec-22	1/3/2023	Prepare RFP for Engineering and Construction Management services
	03-Jan-23	1/9/2023	Send/Advertise RFP for engineering/ project Management
	17-Mar-23	4/14/2023	Evaluate Proposals and Select Engineer/Project Manager (EPM)
	14-Apr-23	5/12/2023	Final negotiate and Sign Contract with EPM - begin engineering/value engineering
	12-May-23	6/12/2023	Soil Borings and Geotechnical work
	12-Jun-23	10/9/2023	Design overall building structure -utility requirements - foundation requirements
	9/18/2023	6/15/2025	Begin Town provided site work
	10/9/2023	2/12/2024	Detail Building design - collaboration with Curators of exhibits etc.
	12-Feb-24	3/12/2024	Prepare and Send RFP for General Contractor
	5/1/2024	6/15/2024	Evaluate Proposals and Select General Contractor
	15-Jun-24	15-Jul-24	Final Negotiate and Sign Letter of Intent with General Contractor
	15-Jul-24	15-Sep-24	Final value engineering and construction detail engineering
	15-Sep-24	30-Sep-24	Sign final Contract with General Contractor - Funds Obligated
	15-Oct-24	15-May-25	Remodel of Existing Rest Rooms - Converting to 2 unisex ADA and 2 ADA Showers
	15-May-25		Mobilization of General Contractor
	01-Jun-25	15-Sep-25	Start of Building Construction - to Weather tight
	15-Sep-25	15-Oct-25	Open Lobby to Public
	15-Sep-25	01-Mar-26	Finish Construction
	01-Mar-26	15-May-26	Complete Installation of Exhibits.....
	25-May-26		Grand Opening

Search for Sources of Funding for Construction

- **We are preparing for possible state funding through the Knowles-Nelson Stewardship Grant.**
- **Private Donations.**
- **Corporate Donations/ Sponsorship.**
- **Town in-kind work.**
- **Wisconsin DNR.**
- **Wisconsin Coastal Management.**
- **Others.**

Operating Expenses

- **On-going maintenance**
- **Heating**
- **Light**
- **Cleaning**
- **Water**
- **Waste**

Question & Answer Period