



Facility and Space Use Survey & Strategic Master Plan
Venture Project 170064.01

COUNTY BOARD PRESENTATION

July 24th, 2018



FOUNDERS 3

REAL ESTATE SERVICES

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In association with

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Agenda

Introductions

- Master Plan Study Goals
- Process Timeline
- Foxconn
- Big Picture
- Recommendation
 - Human Services
 - General Government
 - Sheriff's Office
 - Courts
 - Public Works & Development Services
 - Western Racine County Service Center

Questions / Feedback & Future Direction

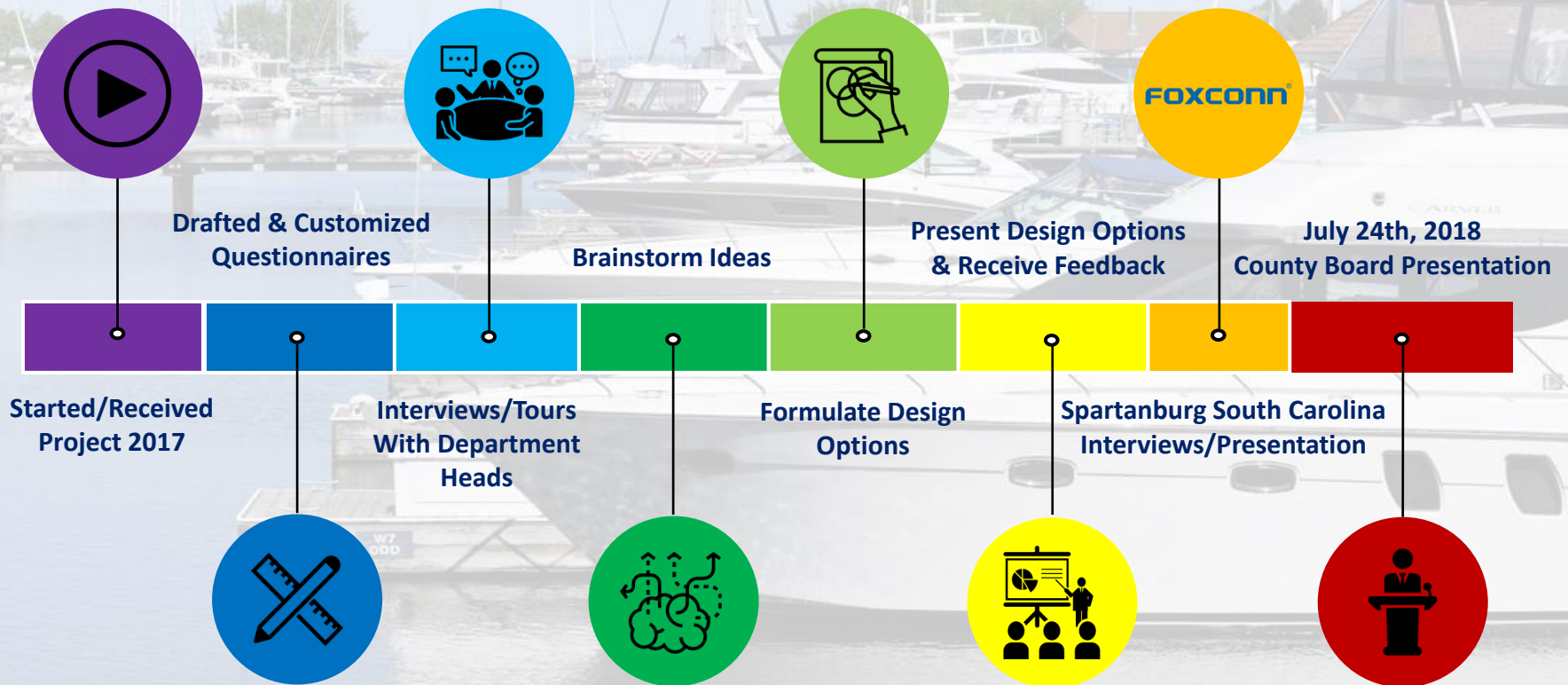


Master Plan Study Goals

- Space Needs Study For All County Departments, Except Highway
- Plan for the Future (5 to 10 Years & Beyond)
- Address
 - Functional Inefficiencies
 - Functional Adjacency Issues
 - Space Inadequacies
 - Safety & Security Issues
- Establish a set of Steps (Phases) for the Future
- Prepare for Foxconn Impact on Racine County



Process Timeline





Foxconn



Foxconn

■ BMW + Spartanburg County, SC Highlights

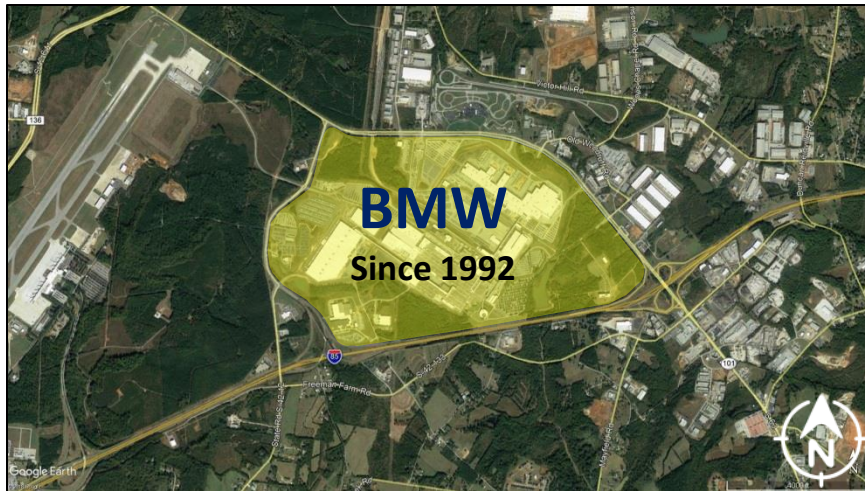
- BMW's Plant Is Announced In 1992 And Opens In 1994
- BMW's Initial Investment Was \$42 Million, But Has Grown To \$9 Billion
- The Production Of BMW Automobiles Supports Over 30,000 Jobs In South Carolina
- For Every Job Created At The BMW In South Carolina, Three Additional Jobs Have Been Created - **1:3 Ratio, Or For Every 10 BMW Jobs, There Are An Additional 30 Jobs Created.** (This Phenomenon Stems From Growth In The Real Estate Sector, Retail, Professional And Technological Services, Healthcare, Etc.)





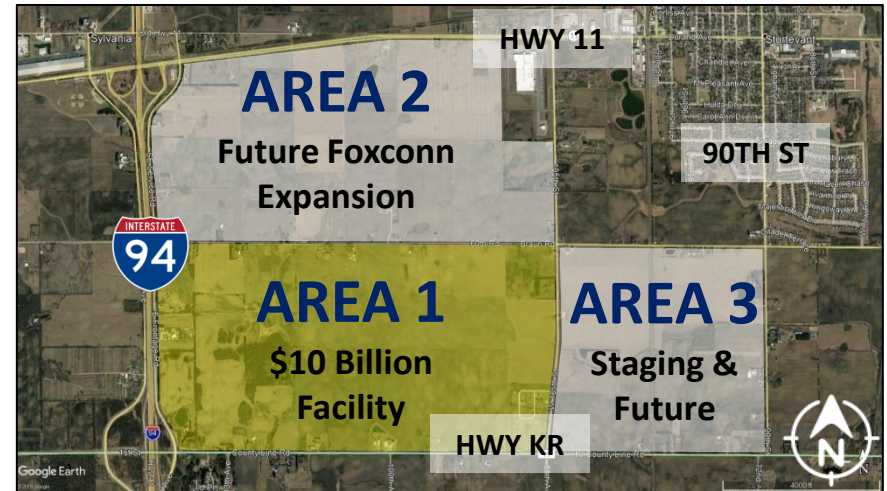
Foxconn

■ BMW vs. Foxconn at 4,000' Above Ground



Spartanburg (SC)

- 6 million square feet (2014)
- \$42 Million initial investment in Spartanburg County
- 7,600 Direct Employees = Over 30,000 Total Employees (2013)



Racine (WI)

- 20 million square feet, the size of 11 football fields, or the Village of Shorewood, WI
- \$10 billion to build a facility in Racine County
- 13,000 Direct Employees = 32,000 to 35,000 Total Employees

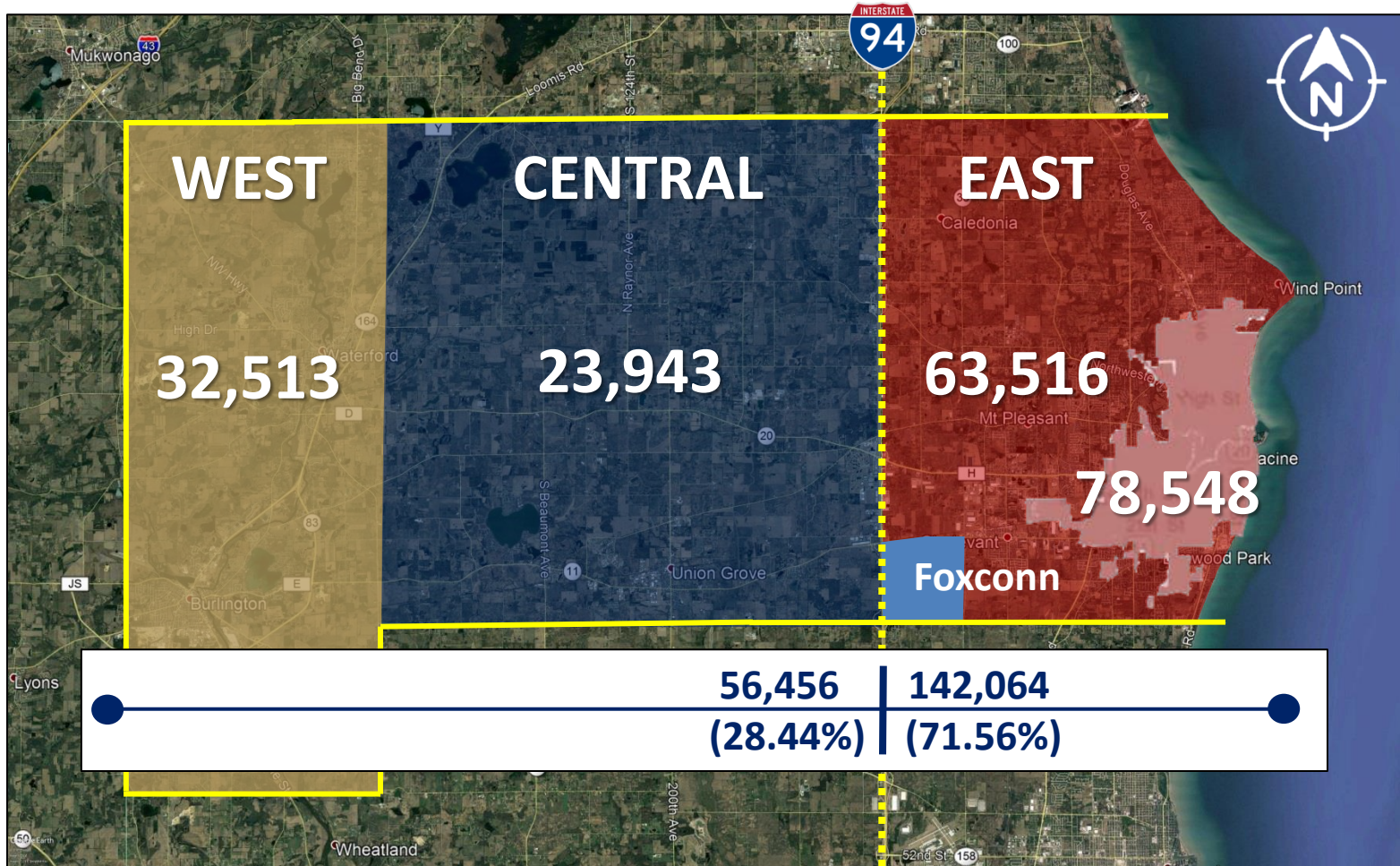


Big Picture



Big Picture

■ Racine County – Where People Live

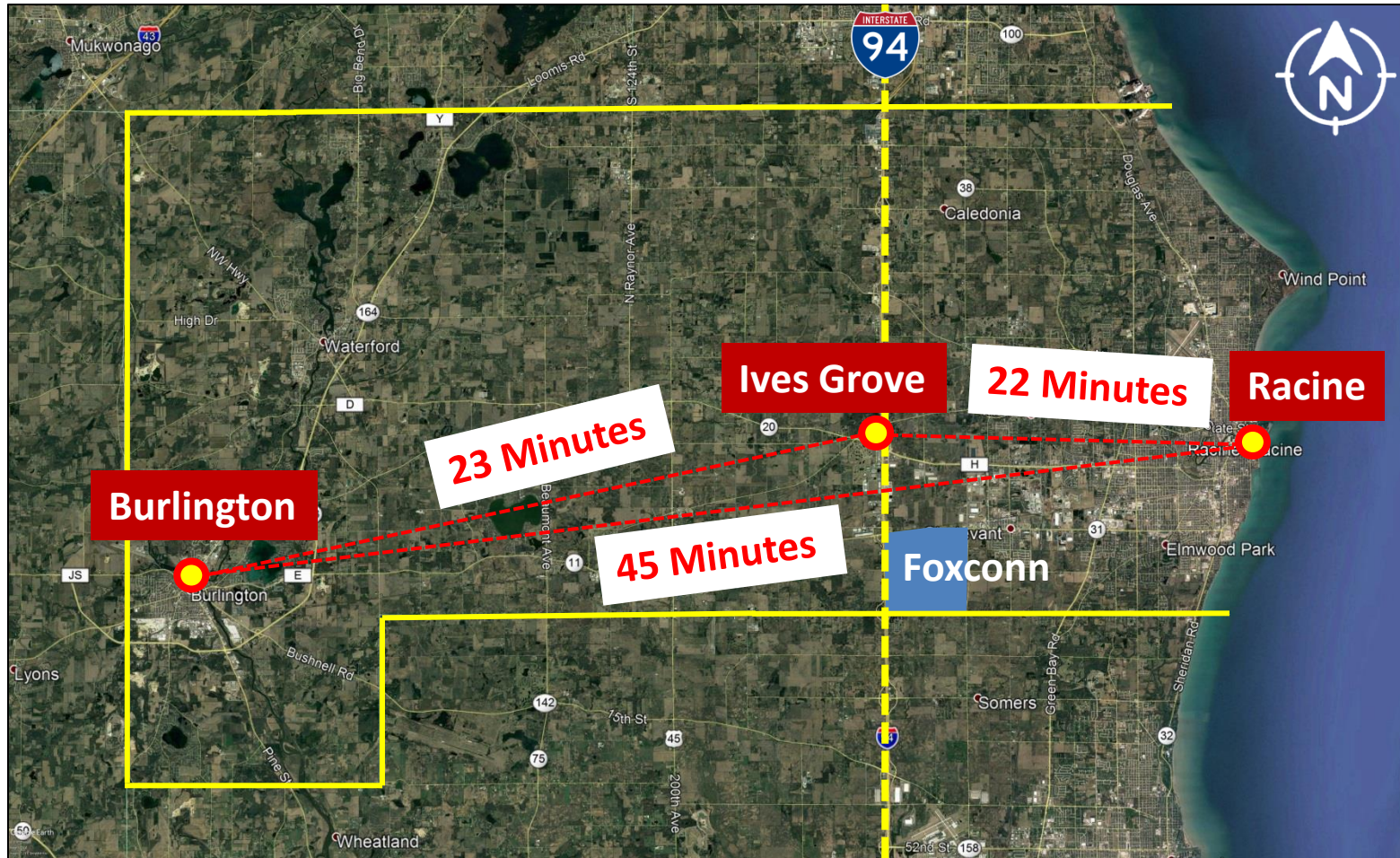


- Racine County Area Populations | Total Population Of 198,520 (2016)



Big Picture

■ Racine County – Travel Times



- **Travel Times Between Racine, Burlington, and the Ives Grove Complex**
(Travel Times Calculated Using Google Maps)



Big Picture

■ Racine County Departments / Divisions / Programs

Human Services - (12 Divisions)

- Administration / Fiscal / Operations
- Aging and Disability Resource Center
- Behavioral Health
- SAIL Program / Crisis Services Unit / Mental Health Mobile Response/Meals on Wheels
- Economic Support Services
- Economic Support Services – BURLINGTON
- Veteran Services
- Veteran Services – BURLINGTON
- Workforce Solutions / Development Center
- Workforce Solutions – BURLINGTON
- Youth and Family

Courts - (6 Departments)

- Clerk of Circuit Courts
- District Attorney and Victim Witness Office
- Courts, Criminal and Traffic
- Family Court Commissioner's Office
- District Court Administrator (District 2)
- Register in Probate

Sheriff's Office – (5 Divisions)

- Administration
- Jail
- Operations
- Support Services
- Water Patrol

General Government – (14 Departments)

- Corporation Counsel
 - ✓ Office of Child Support Enforcement
- County Board of Supervisors
- County Clerk
- County Executive
- Emergency Management
- Finance / Budget / Purchasing / Payroll
- Human Resources
- Human Services – BURLINGTON
- Information Technology
- Medical Examiner
- Racine County 911 Communications Center
- Register of Deeds / Land Description
- Treasurer
- UW-Extension – Main Office – BURLINGTON

Public Works and Development Services – (3 Divisions)

- Building and Facilities Management
- Development Services and Zoning
- Public Works – Highway & Parks Division

Other – (4 Miscellaneous)

- Belle Harbor Marina
- Heritage Museum
- Reef Point Marina Administration Building – Marina Operations
- Print and Mail Shop

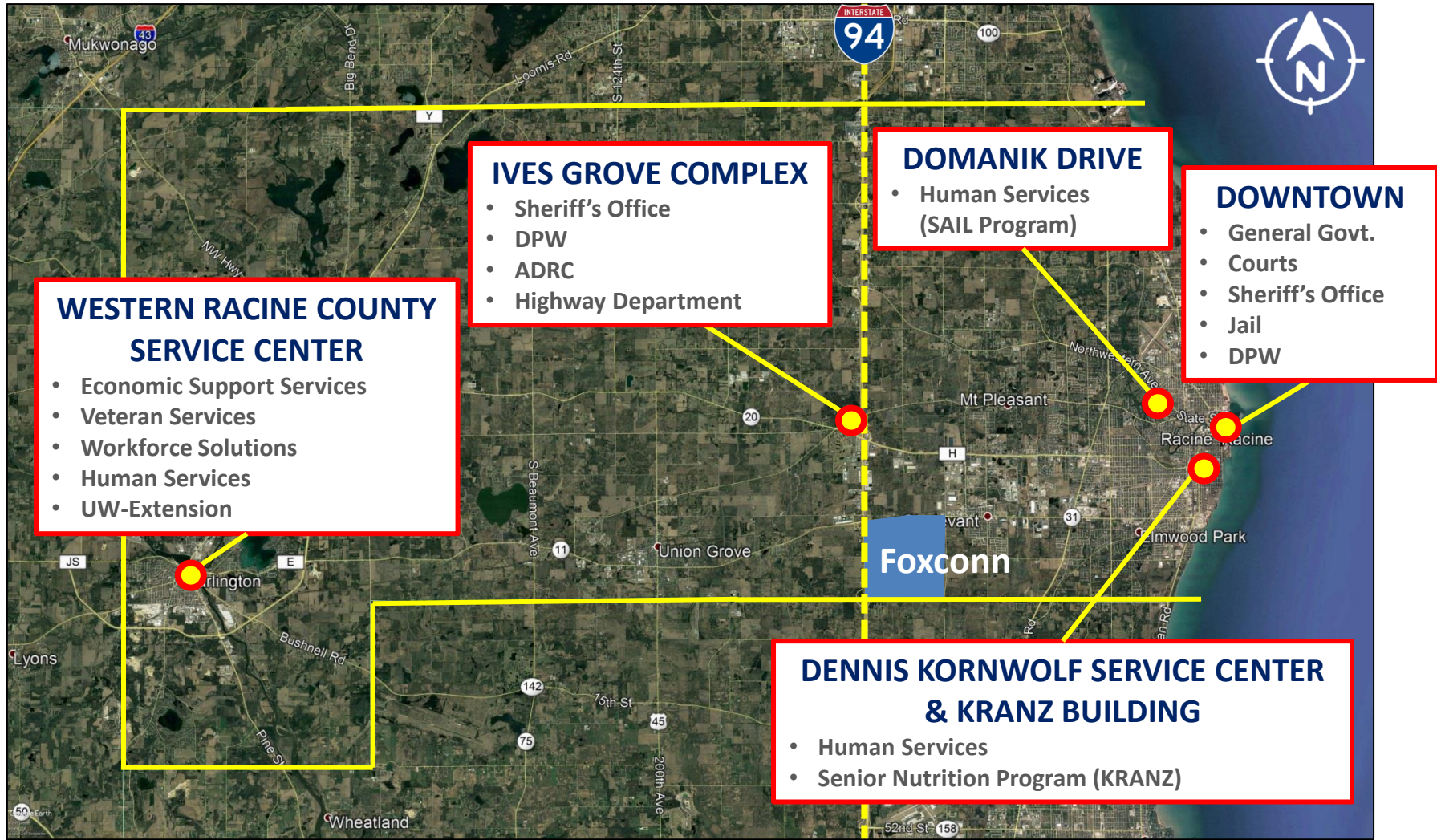
Burlington

- Leasing From Burlington (7 Year Lease Starting September 2018)



Big Picture

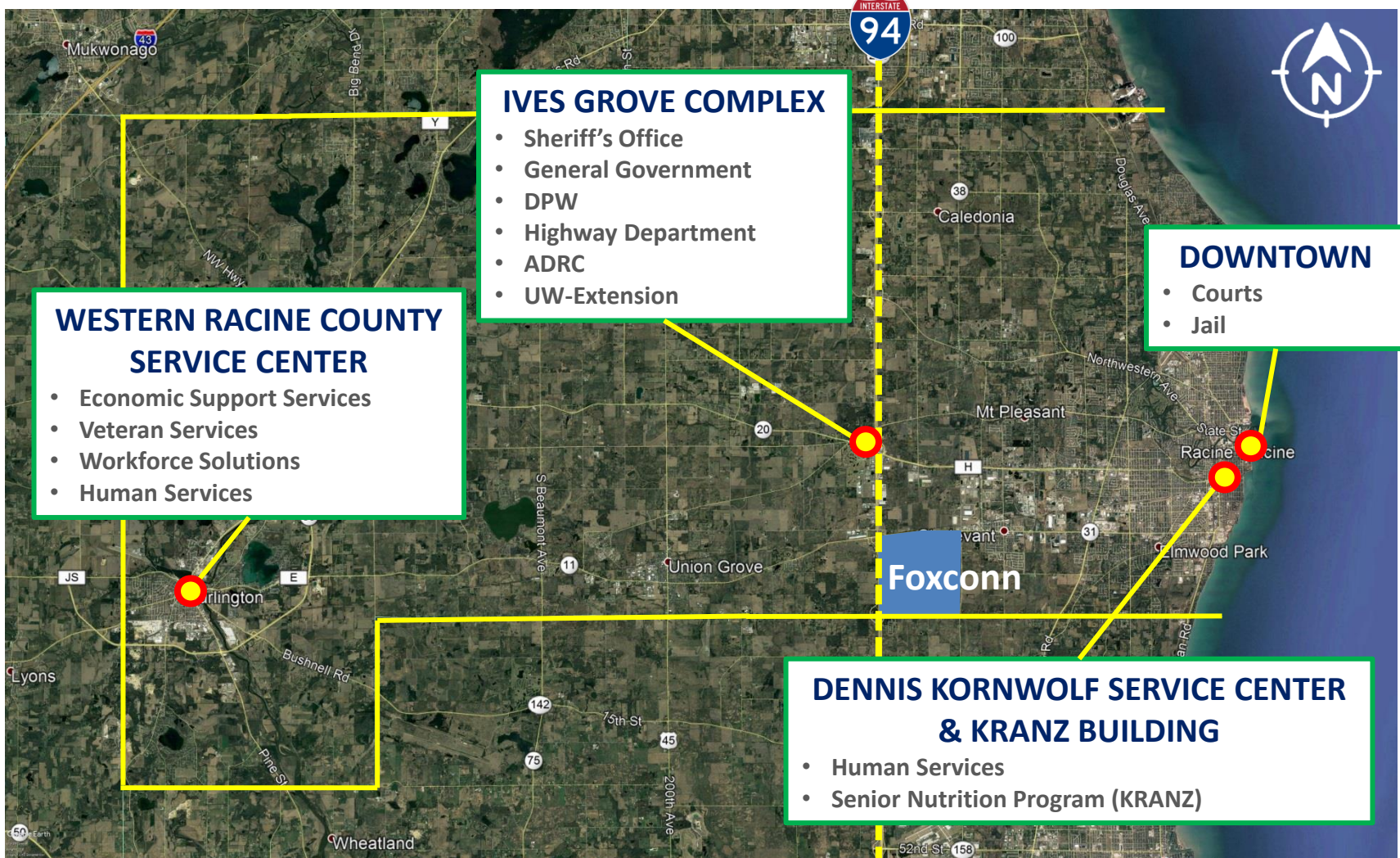
■ Racine County Departments – Current Locations





Big Picture

■ Racine County Departments – Recommend Locations





Big Picture

- **Benefits to Racine County**
 - Better Accessibility to All County Residents
 - Improved Operations Through Consolidation
 - Room for Future Growth
 - Improved Parking For All



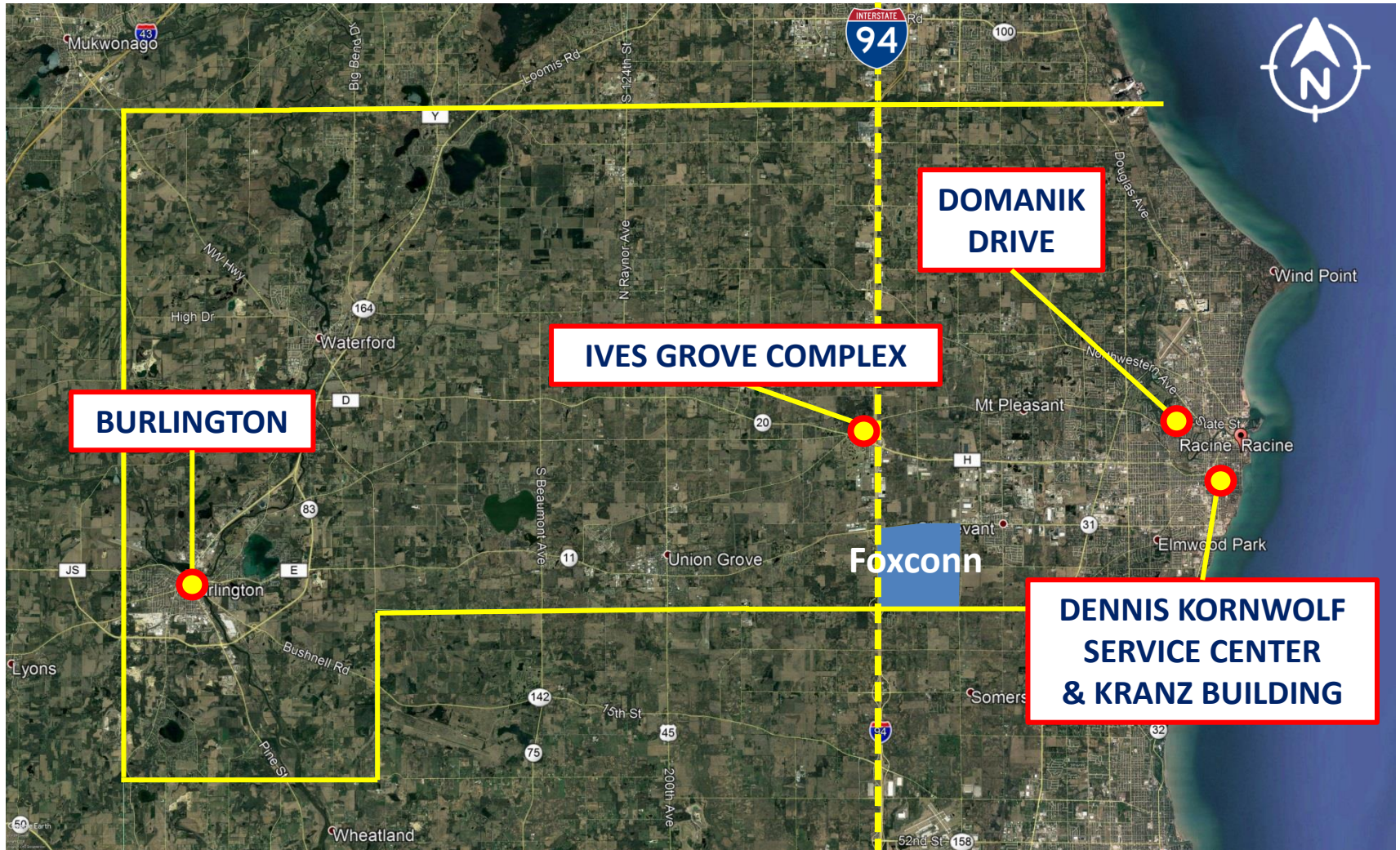


Human Services - Recommendation



Recommendation

Human Services – Current Locations





Recommendation

Human Services – Anticipated Growth (Next 5-10 Years)

Division	% Increase
Workforce Solutions	30%
● 45 Persons	● 59 Persons
Behavioral Health Services	30%
● 120 Persons	● 156 Persons
Youth & Family Services	10%
● 90 Persons	● 99 Persons
ADRC	10%
● 37 Persons	● 41 Persons
Economic Support	10%
● 95 Persons	● 105 Persons
Veteran's Services	100%
● 6 Persons	● 12 Persons
Child Support	10%
● 31 Persons	● 34 Persons
Administrative/Fiscal/Operations	10%
● 29 Persons	● 32 Persons
Total = 453	Total = 538





Recommendation

■ Human Services – Recommendation

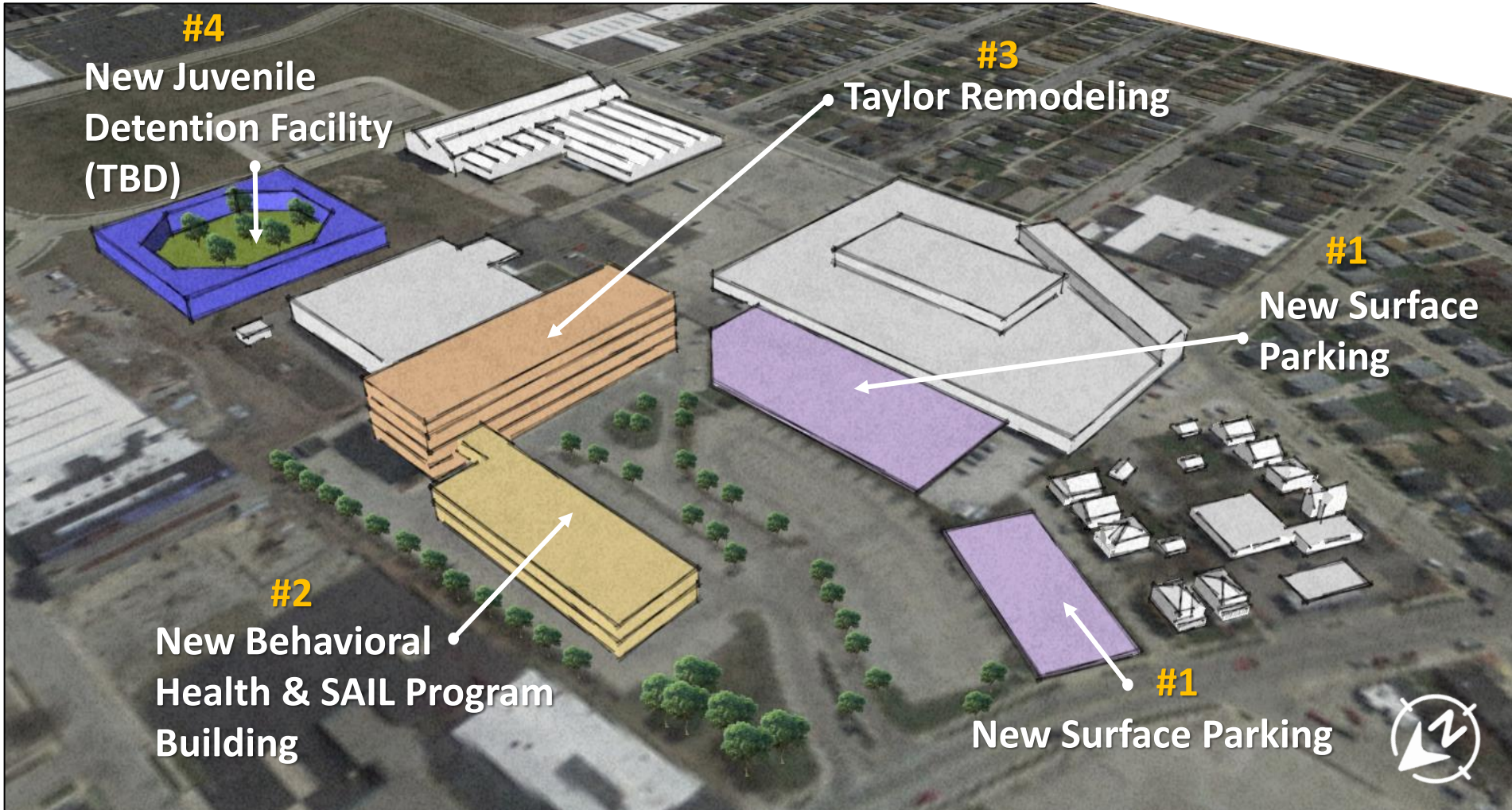
- Consolidate All Services to Dennis Kornwolf Service Center (DKSC)
- Construct New Building for Behavioral Health / SAIL at DKSC
 - SAIL = Stabilization Assessment, Information, and Linkage
- Construct New Juvenile Detention Facility and Juvenile Courtroom (Location TBD)
- Restructure DKSC to Improve Operations





Recommendation

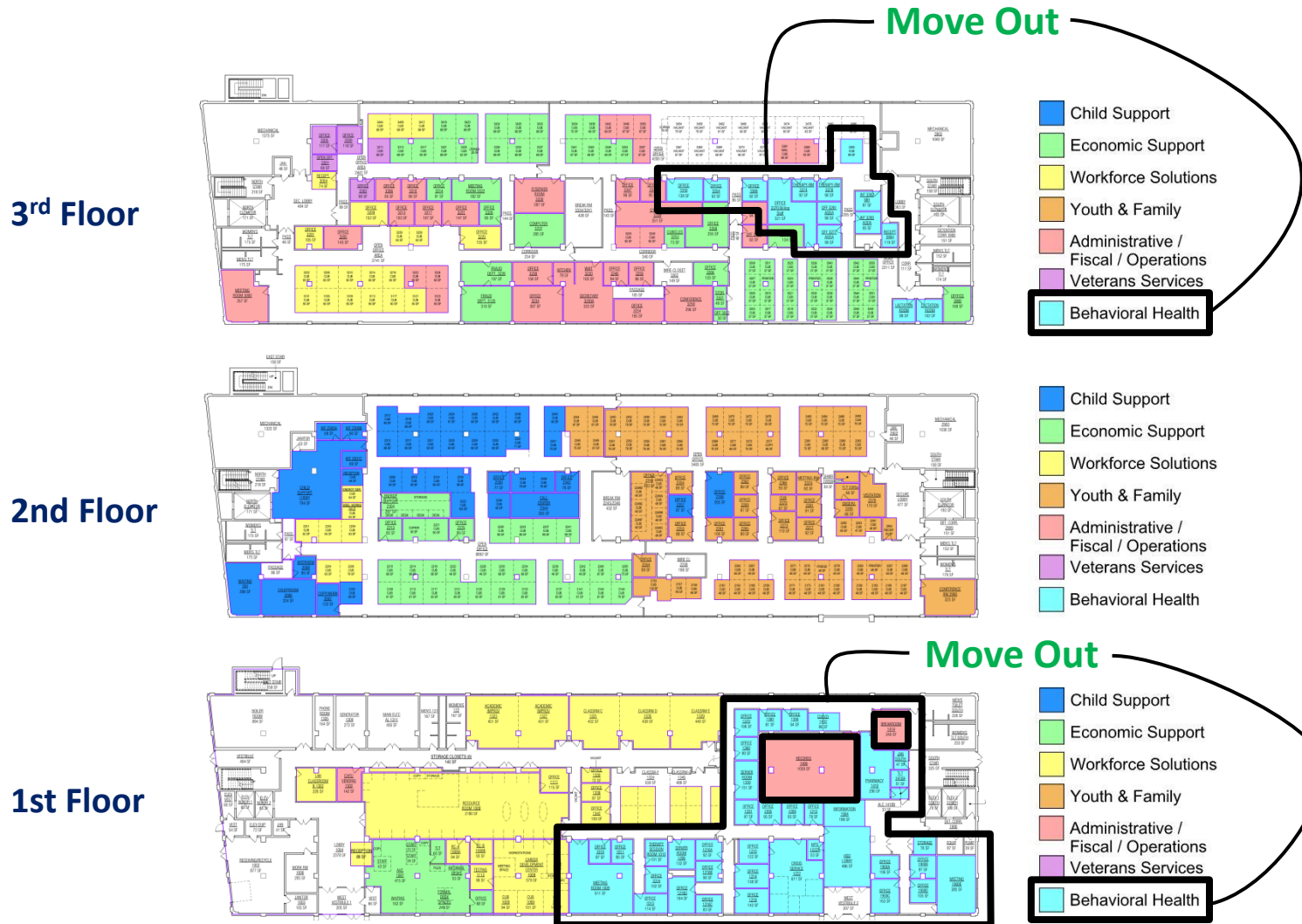
Human Services – Recommendation





Recommendation

Human Services – DKSC Restructure – Current Locations

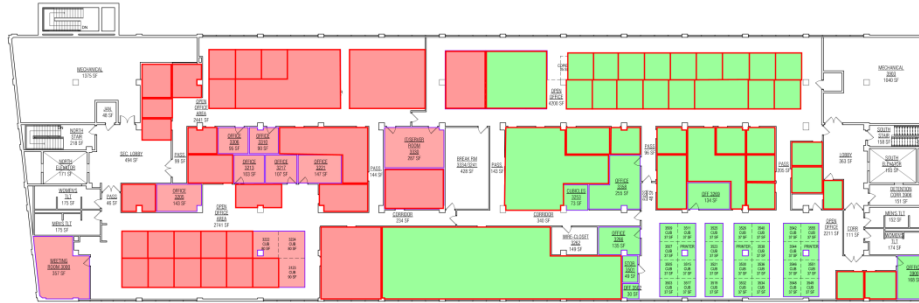




Recommendation

Human Services – DKSC Restructure - Recommendation

3rd Floor



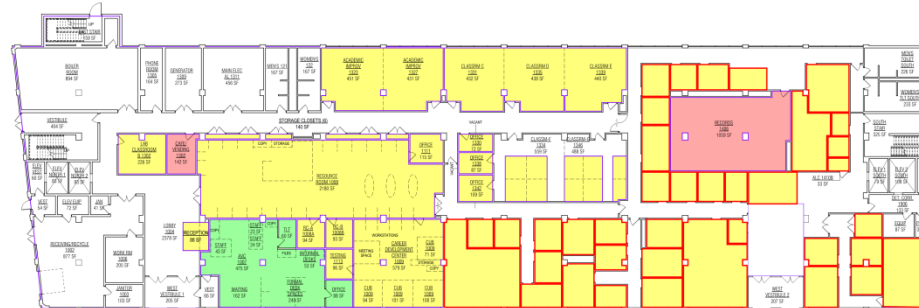
- Child Support
- Economic Support
- Workforce Solutions
- Youth & Family
- Administrative / Fiscal / Operations
- Veterans Services
- ~~Behavioral Health~~

2nd Floor



- Child Support
- Economic Support
- Workforce Solutions
- Youth & Family
- Administrative / Fiscal / Operations
- Veterans Services
- ~~Behavioral Health~~

1st Floor



- Child Support
- Economic Support
- Workforce Solutions
- Youth & Family
- Administrative / Fiscal / Operations
- Veterans Services
- ~~Behavioral Health~~



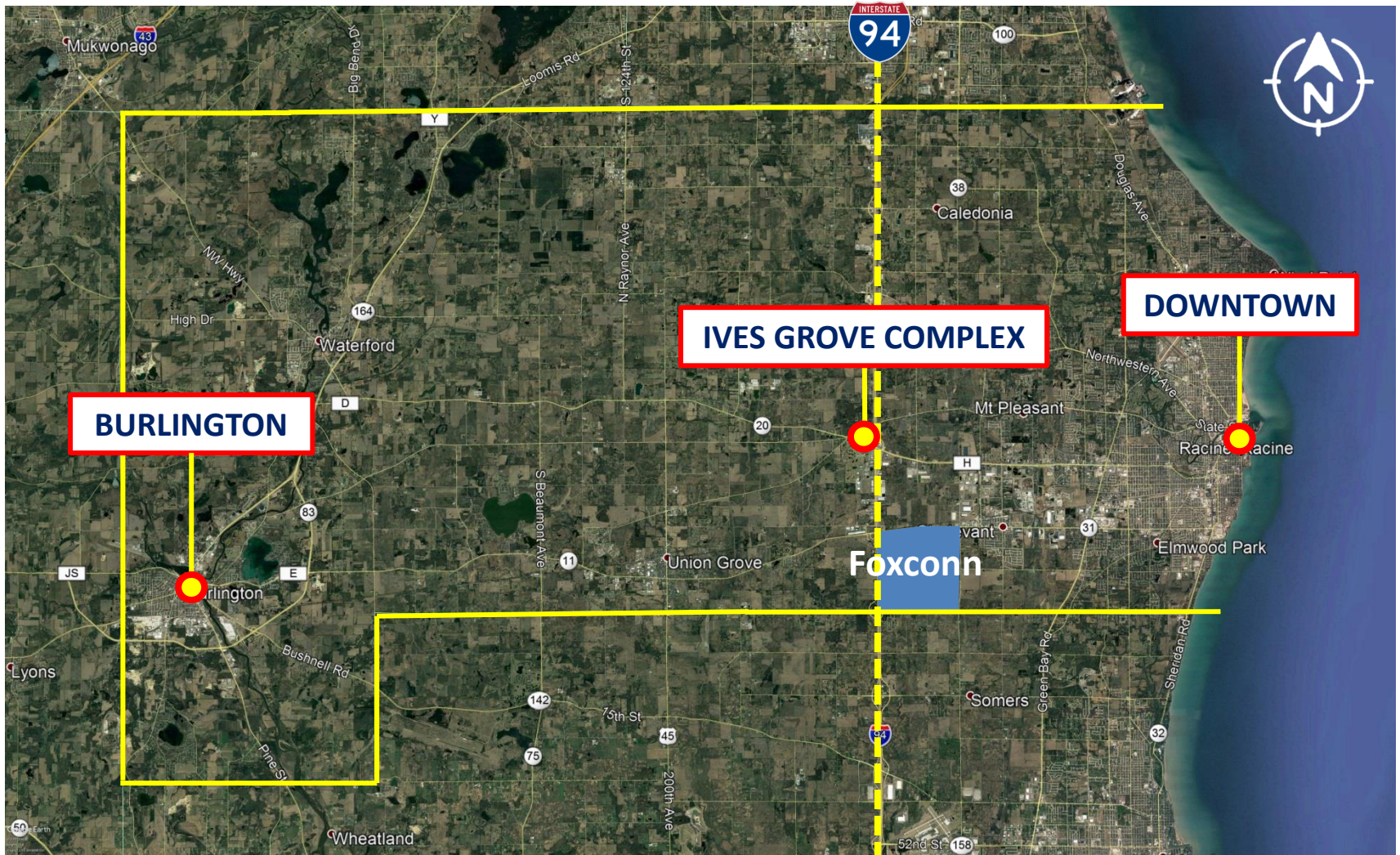


General Government - Recommendation



Recommendation

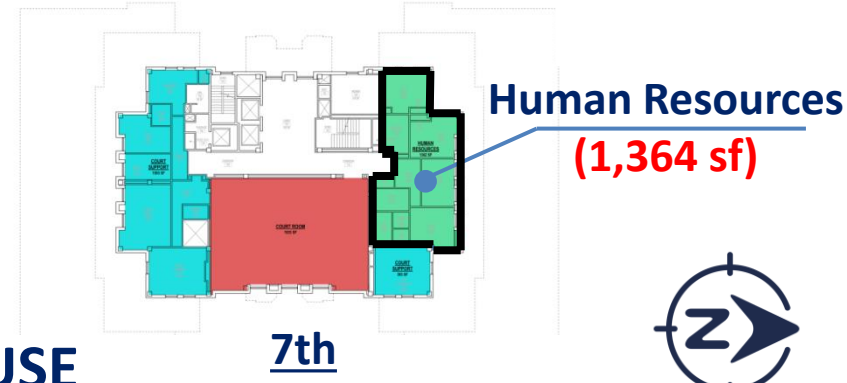
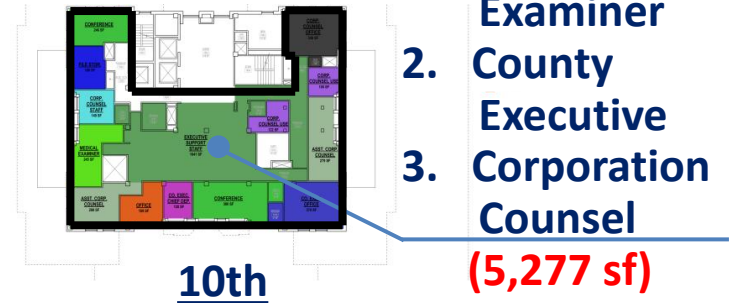
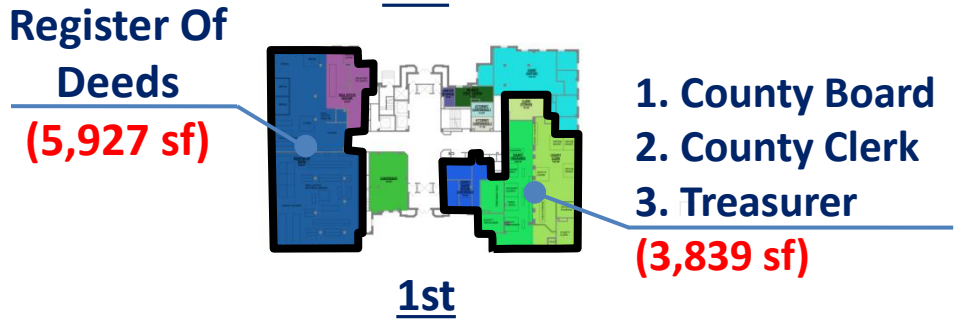
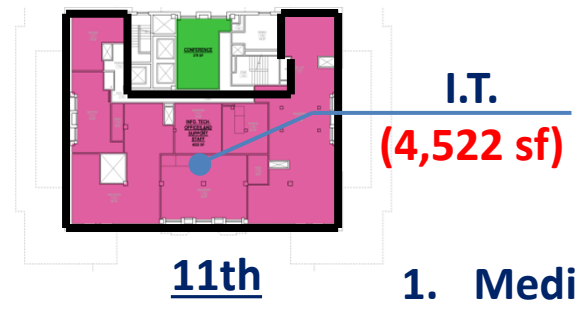
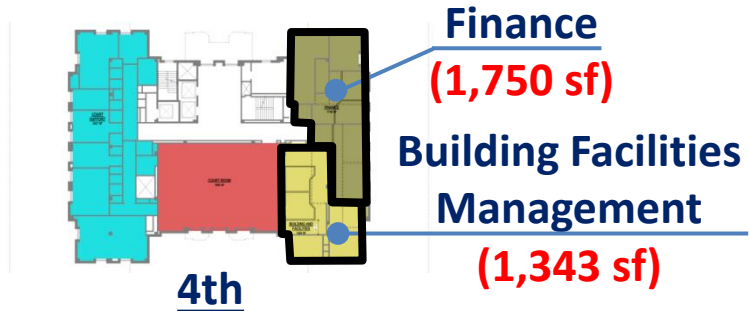
General Government – Current Locations





Recommendation

General Government – Current Locations



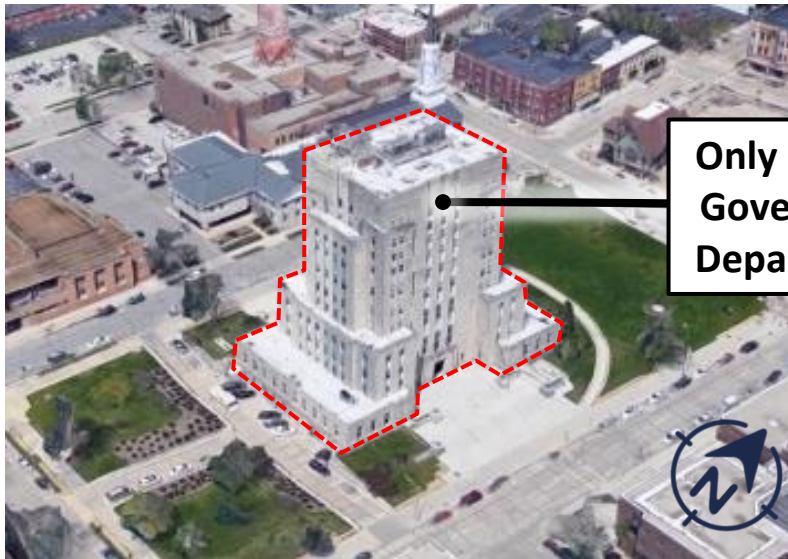
COURTHOUSE





Recommendation

- **General Government – Recommendation**
 - Consolidate All General Government Operations to Ives Grove Complex
 - Including ADRC & UW-Extension
 - Explore Opportunities to Bundle Departments For Greater Efficiency



Only General Government Departments



Courthouse

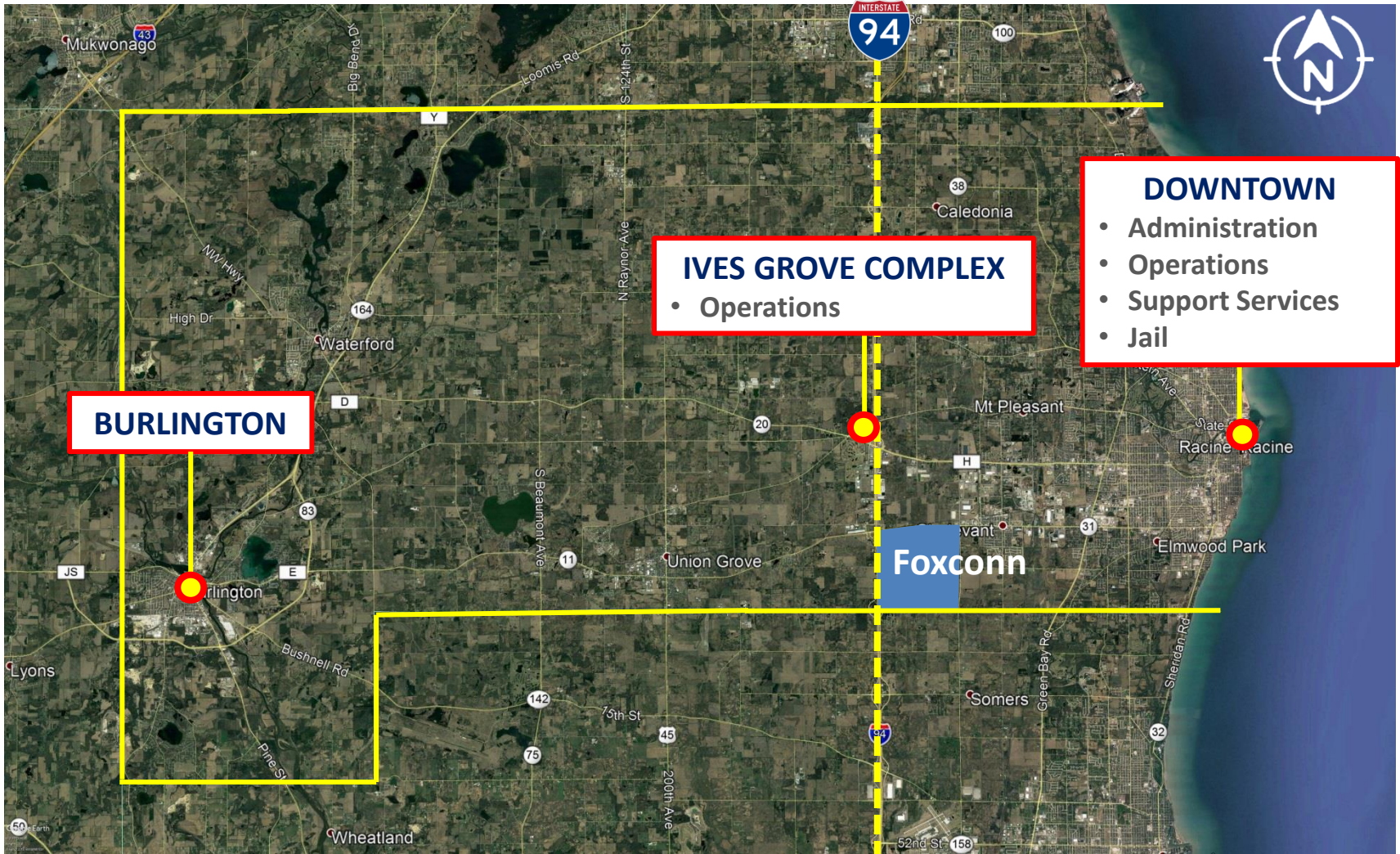
Ives Grove Complex (Optional Sites)



Sheriff's Office - Recommendation



Sheriff's Office – Current Locations





Recommendation

▪ Sheriff's Office – Recommendation

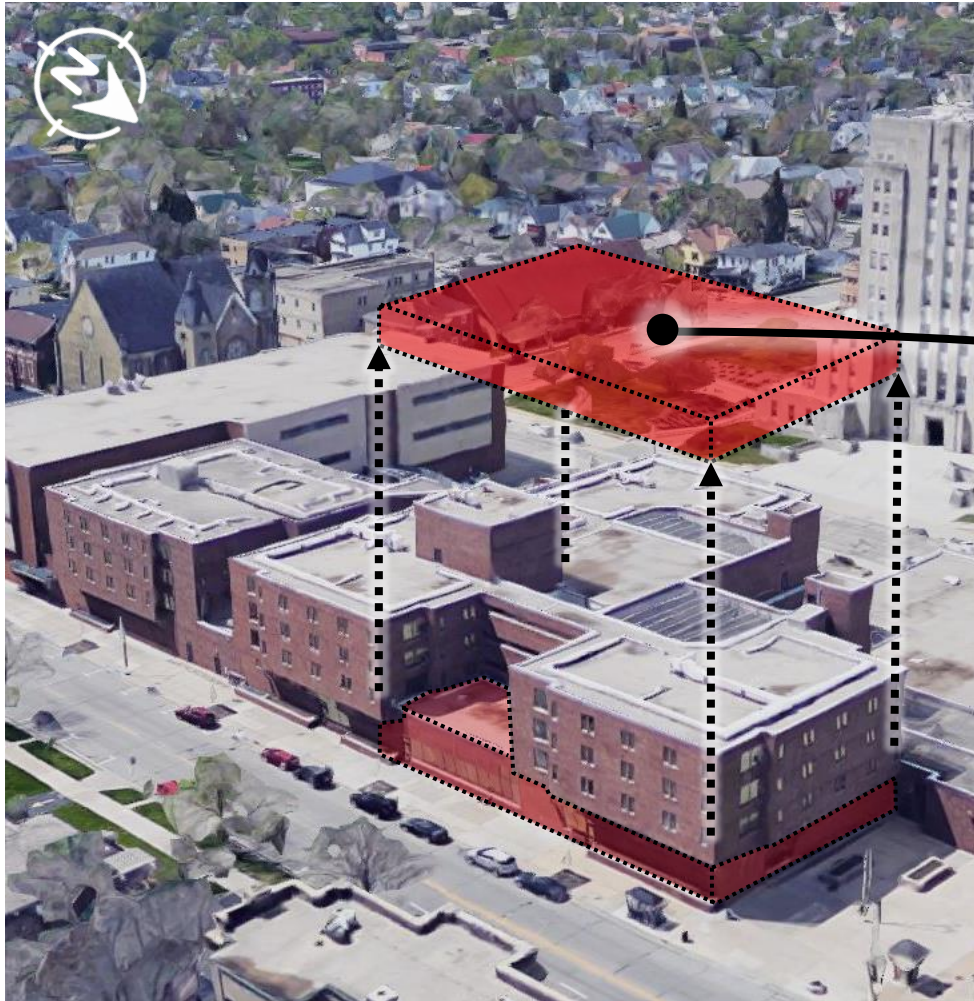
- Consolidate Operations Division to Ives Grove Complex
- Records to Stay at Downtown Law Enforcement Center
 - Future records Will be Online Via “The Cloud”
 - Future Plans to Consolidate All Records
- Jail to Stay at Downtown Law Enforcement Center
 - Jail Needs to be Connected to Courts



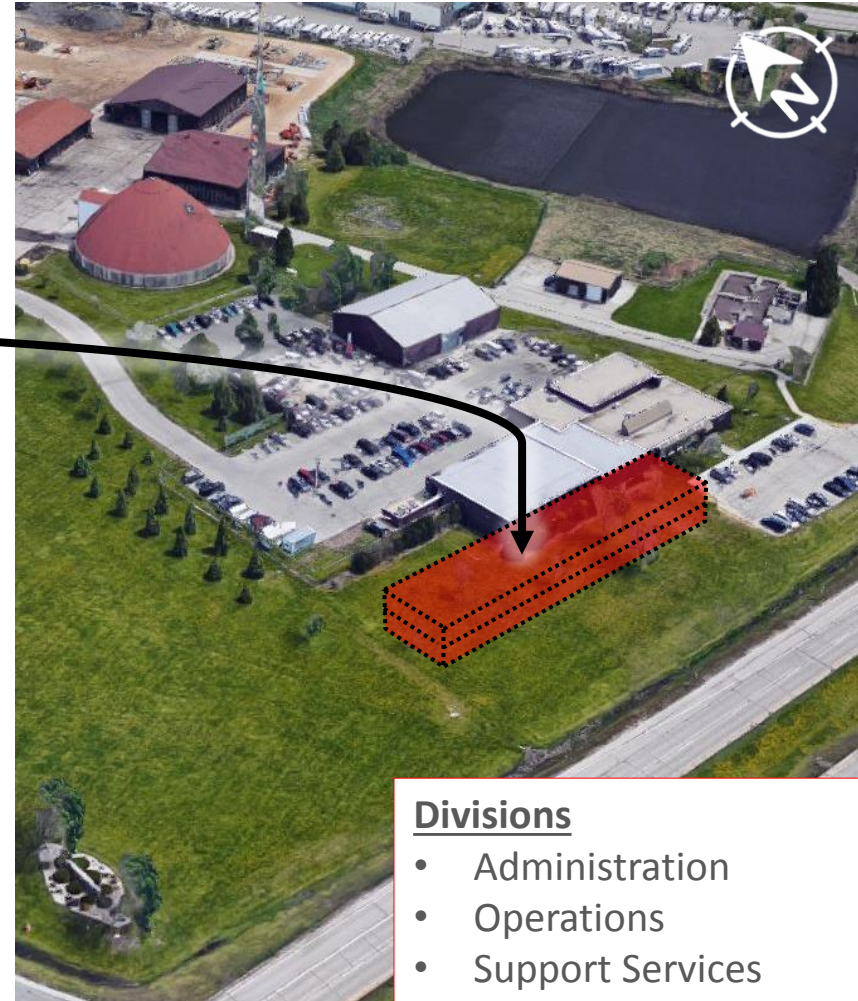


Recommendation

▪ Sheriff's Office – Recommendation



Law Enforcement Center



Divisions

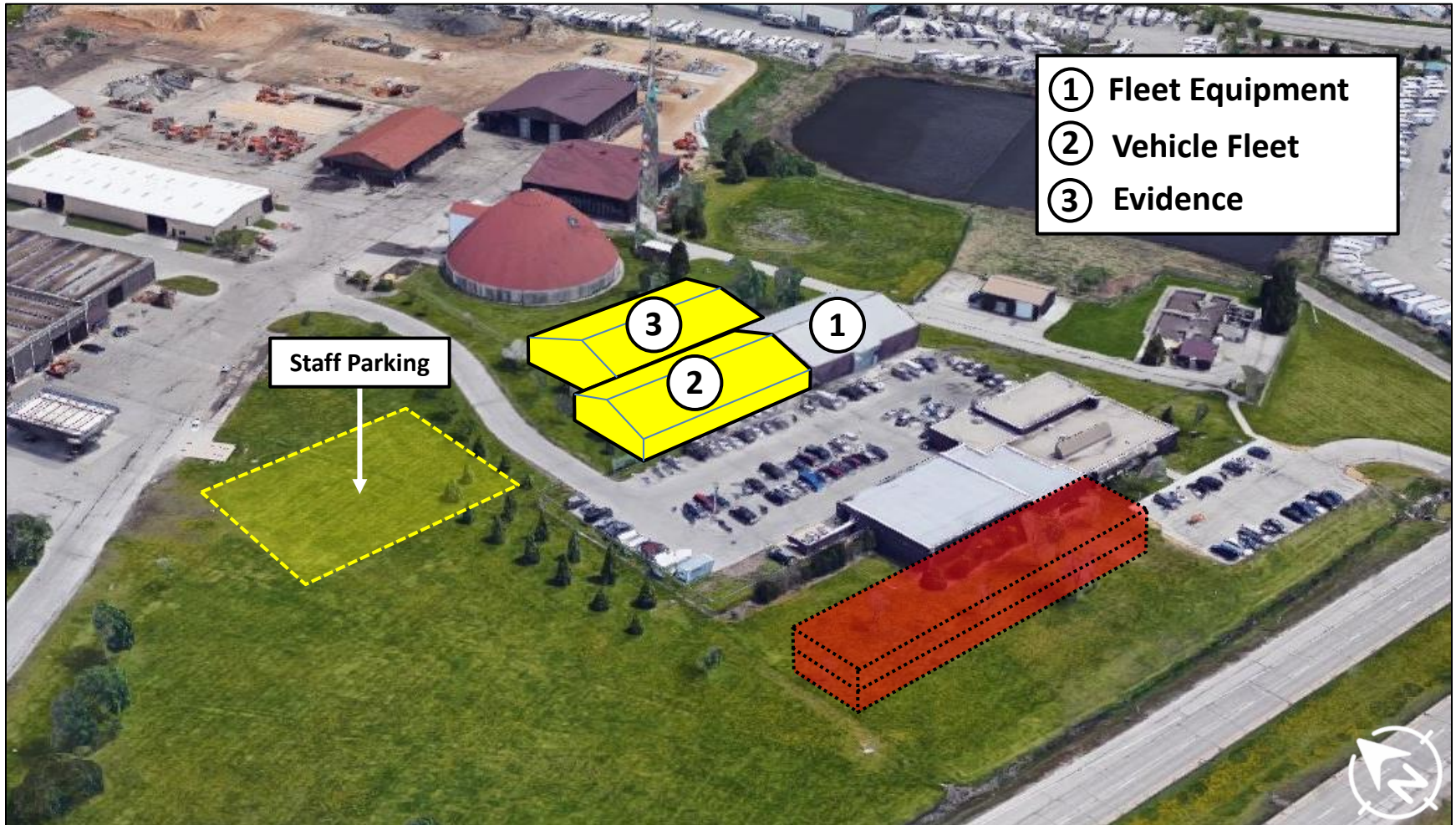
- Administration
- Operations
- Support Services

Sheriff Patrol Station



Recommendation

▪ Sheriff's Office – Vehicle Storage Recommendation



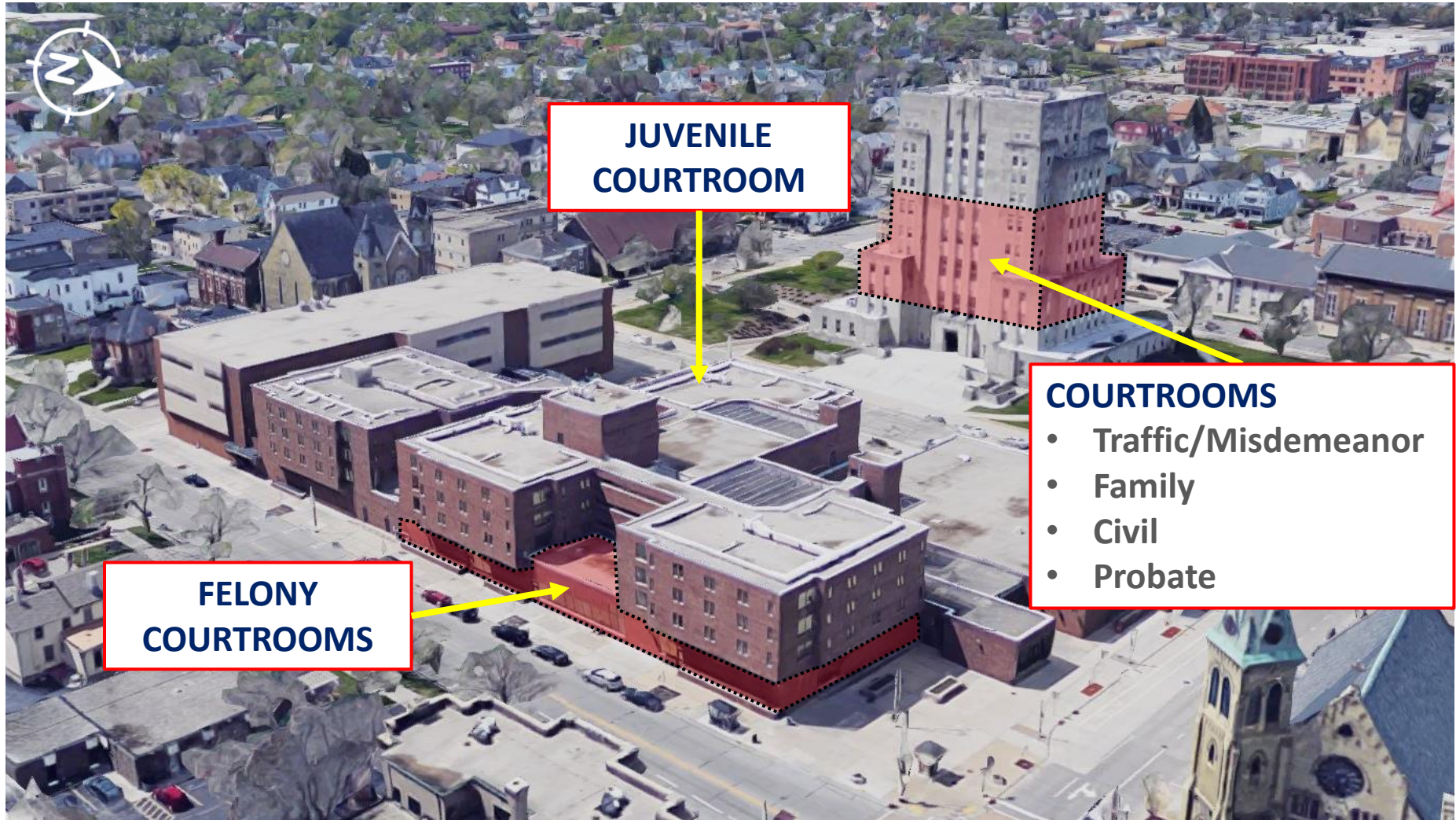


Courts - Recommendation



Recommendation

▪ Courts – Current Locations

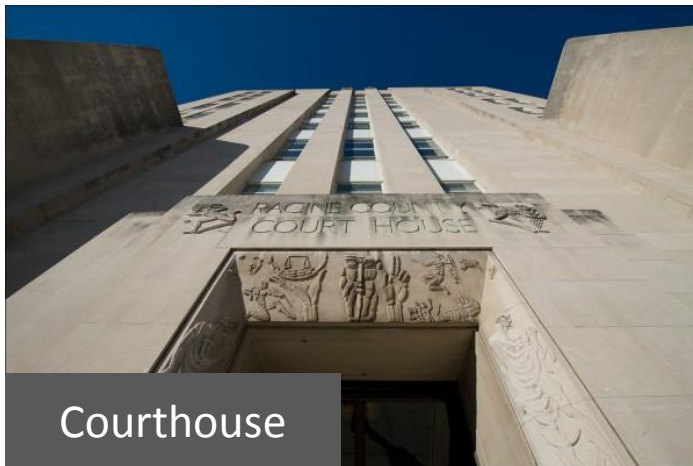




Recommendation

▪ Courts – Recommendation

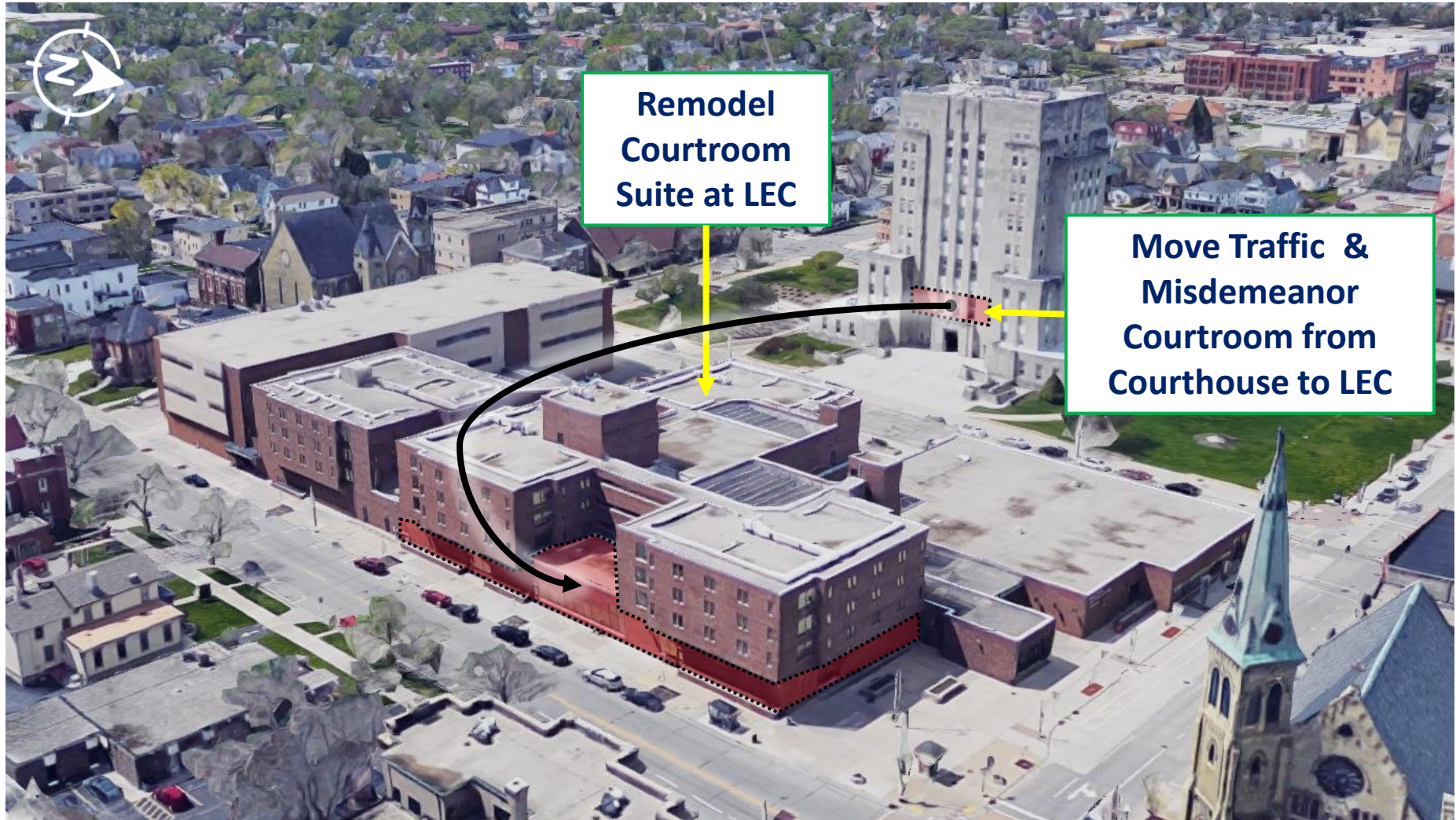
- Move In-Custody Courtrooms From Courthouse to Law Enforcement Center to Improve Safety & Security
 - Create 3-Way Separation For In-Custody Courtrooms (Judges & Staff / Public / Inmates)
- Relocate Juvenile Courtroom to New Juvenile Detention Facility to Eliminate Juvenile Transportation





Recommendation

■ Courts – Recommendation





Recommendation

■ Courts at LEC – Recommendation

Main Street

Traffic & Misdemeanor Courtroom

Future Courtroom

7th Street

8th Street

Law Enforcement Center Lobby

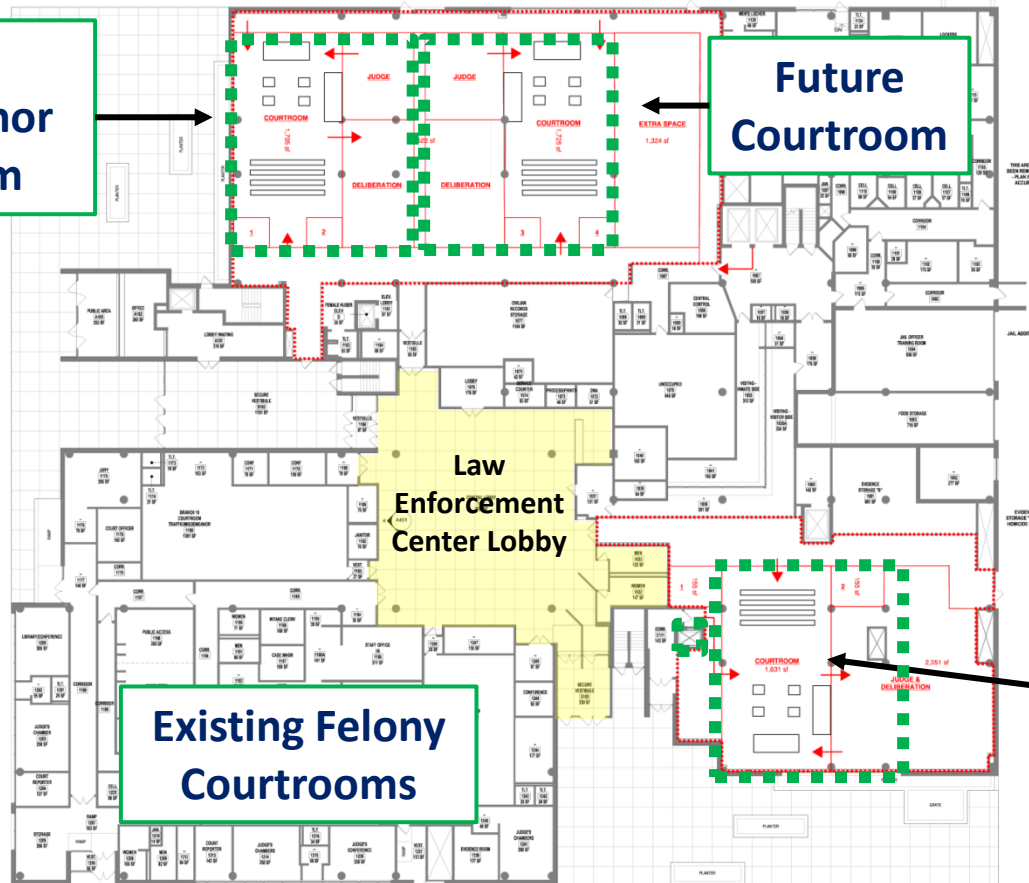
First Floor

Existing Felony Courtrooms

Future Courtroom



Wisconsin Avenue





Recommendation

■ Courts – Courthouse Reconfiguration – Recommendation

Preserve 10th Floor For County Executive
(Office/Conference Room)



10th

Expanded Clerk
Of Courts



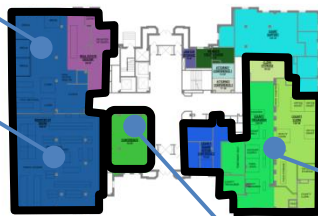
8th

Public
Defender



4th

Conference
Rooms



1st

Jury Assembly

Clerk of Court
Front Office

Courthouse Security



7th

Pro Se Litigant
Support Attorney
Work Area

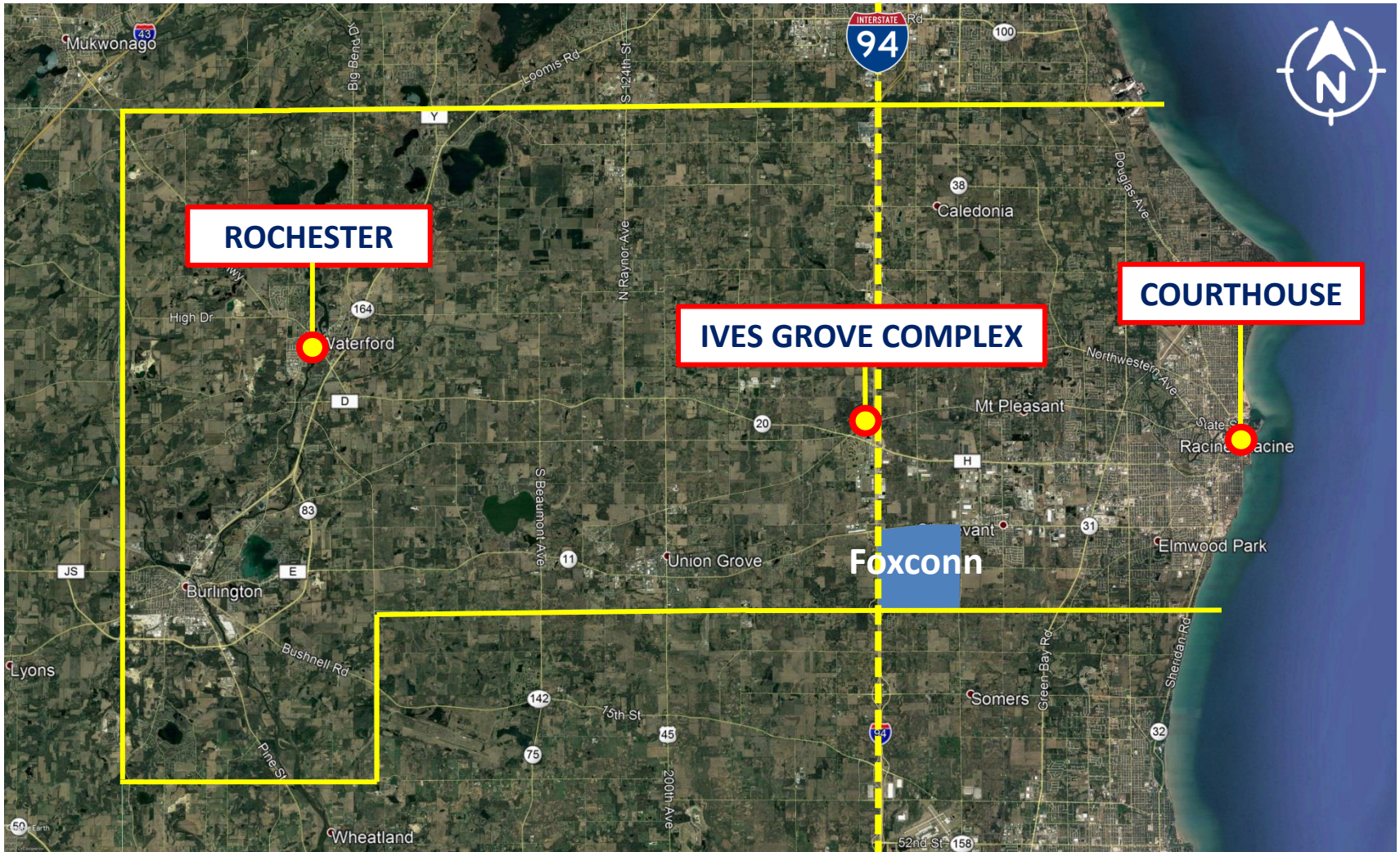


Public Works & Development Services - Recommendation



Recommendation

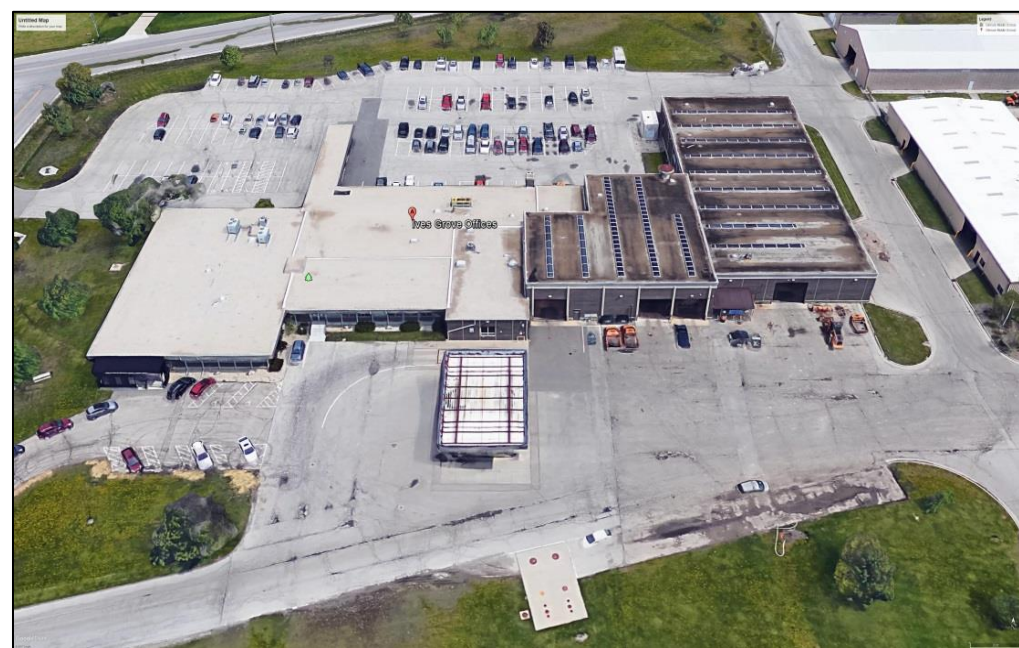
Public Works & Development Services – Current Locations





Recommendation

- **Public Works & Development Services – Recommendation**
 - Consolidate All Operations to Ives Grove Complex
 - Expand Into Vacated Space (Formerly ADRC)



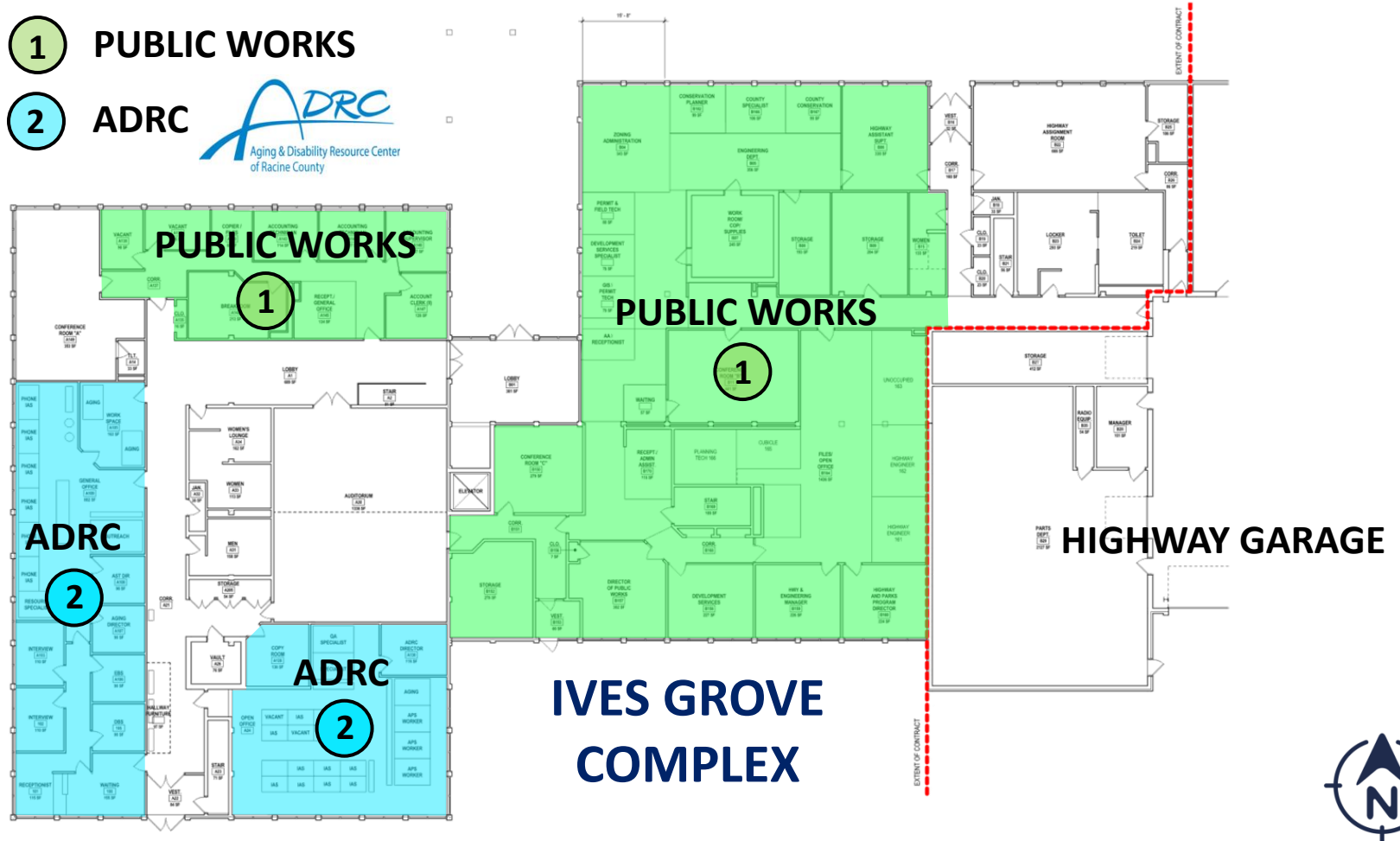


Recommendation

Public Works & Development Services – Current Locations

1 PUBLIC WORKS

2 ADRC 



IVES GROVE COMPLEX





Recommendation

Public Works & Development Services - Recommendation

1 PUBLIC WORKS

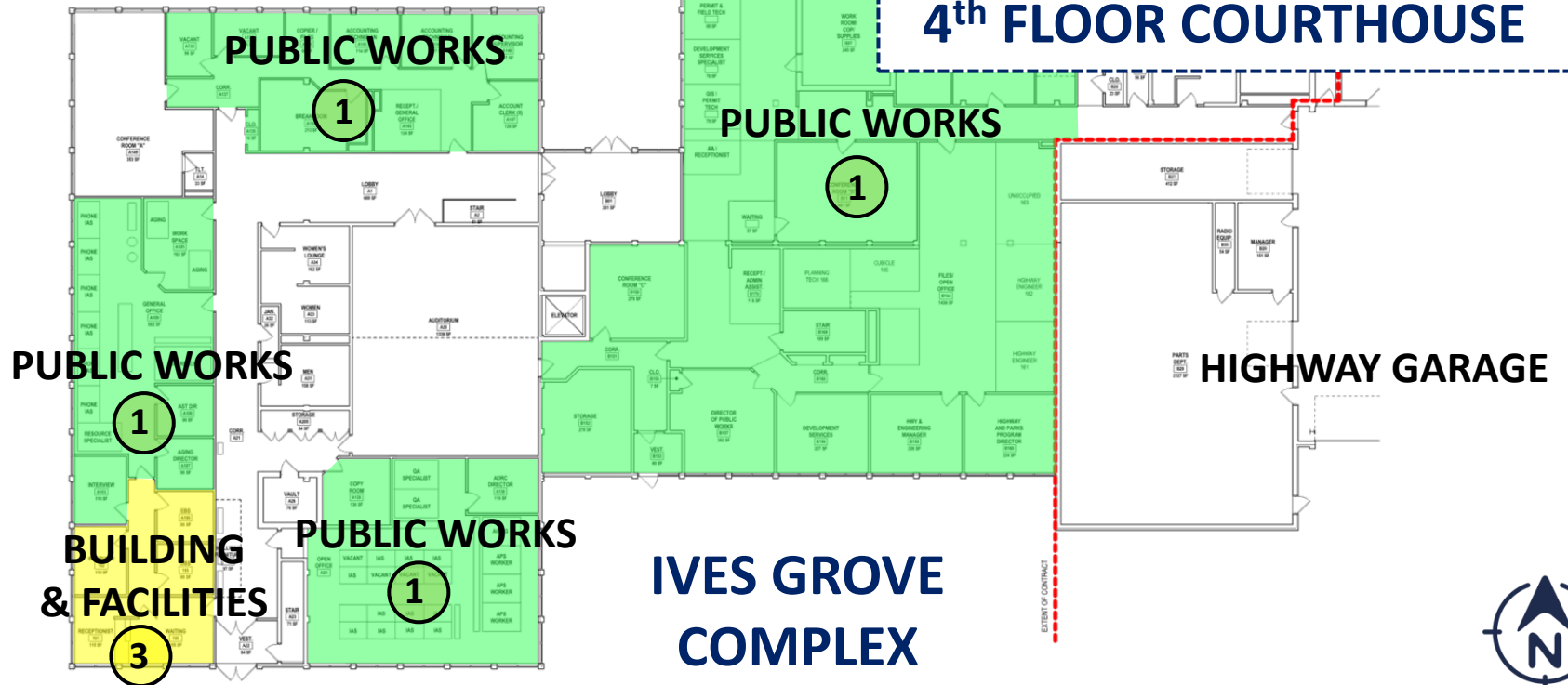
~~2 ADRC~~

3 BUILDING & FACILITIES

3

BUILDING & FACILITIES
(1,343 sf)

4th FLOOR COURTHOUSE



IVES GROVE COMPLEX

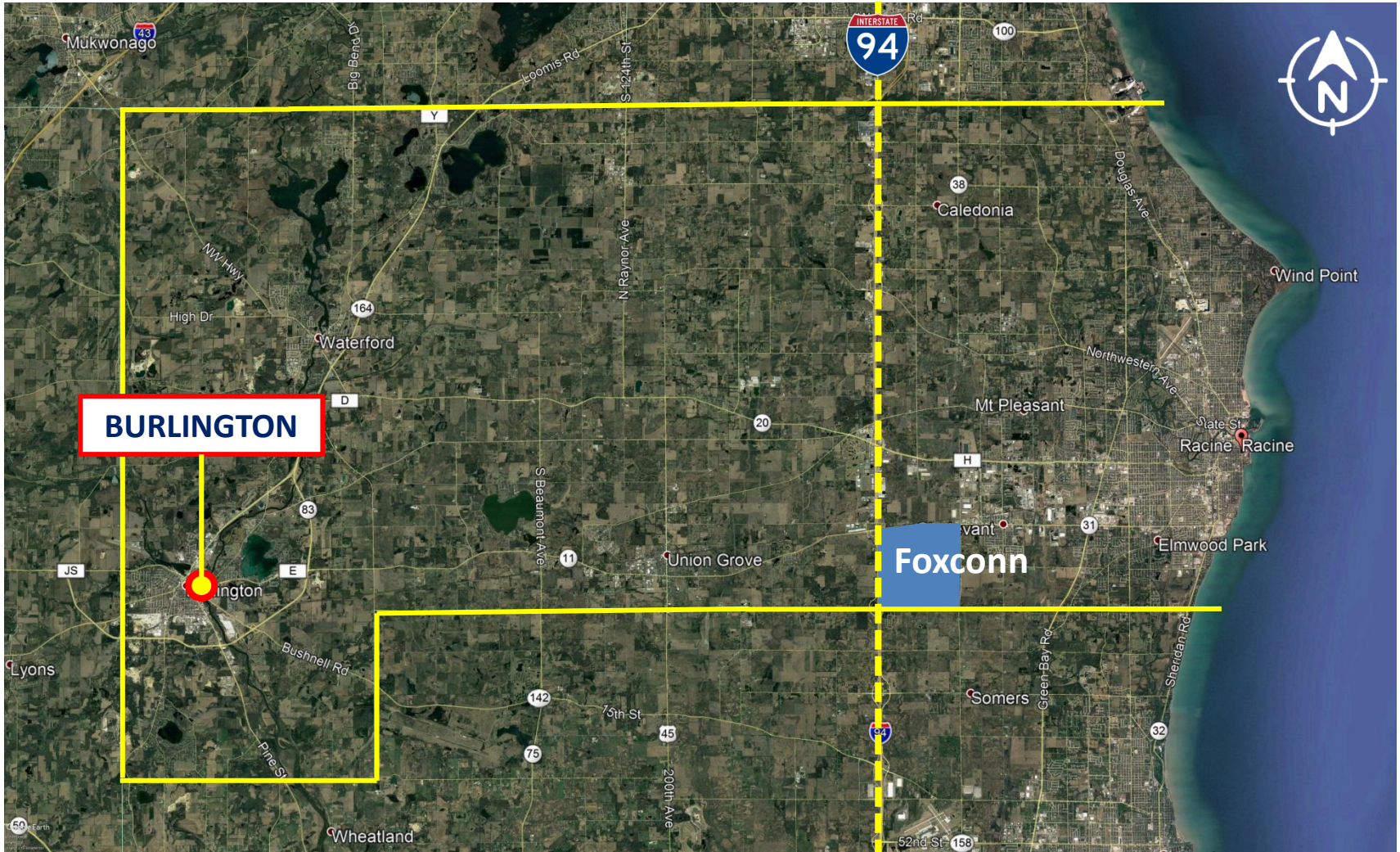




Western Racine County Service Center - Recommendation



Western Racine County Service Center – Current Location





Recommendation

▪ Western Racine County Service Center, Burlington – Current Locations

- Economic Support Services
- Veteran Services
- Workforce Solutions
- Human Services
- UW-Extension





Recommendation

▪ Western Racine County Service Center, Burlington – Recommendation

- Relocate WRCSC to New Leased Facility in Burlington
 - Location TBD
- UW-Extension to Move to Ives Grove Complex





Questions, Feedback & Future Direction