



***"To preserve for ourselves and for future generations the freedom to enjoy the outdoors."***

## **LAKE COUNTY SPORTSMAN'S CLUB**

May 7, 2024  
Special Site Meeting

### **Purpose of special meeting:**

**Was to discuss conceptual ideas of a club house for our organization.**

#### **1. Call to Order – 5:05 pm**

*Present:* John Beach, Dave Weronko, Dennis Karczynski, Kelly Zoellner, Chuck Barron, Greg Nichols Jr, Jim Young, Greg Nichols Sr., Ron Dionne, Allen Vandenberg, Dan Taglareni, Joshua Siefka (S&W construction)

### **General Discussion**

1. John Beach presented a paper with current conditions and questions he thought needed to be answered around the construction of a future club house. It would be classified as a commercial building not residential.
  - a. Site is partially cleared
  - b. Water well is in
  - c. Need Septic system
  - d. Electric is on site (100 amp service)
    - i. Building
      1. Size
      2. Type of construction
      3. Parking area
      4. Type of heating
      5. Layout
        - a. Bathrooms
        - b. Utility Room
        - c. Office
        - d. Kitchen
    - e. Member with skills that can help construct (plumbing, electrical, etc..)
2. Several sizes were discussed
  - a. Everyone present agreed it should be, for current conditions, 36' X 56' (TBD by commercial code)
  - b. A 10 ft wide overhand for a side porch along the length (same roofline or blended TBD)
  - c. Inside items felt needed
    - i. (2) handicap accessible bathrooms
    - ii. Furnace or utility room
    - iii. Closet
    - iv. Plumbing for future Kitchen (future not immediate)
    - v. 12 foot high ceiling to accommodate pitch and side porch
    - vi. Check on parking area by code requirements with a berm along the road
    - vii. 4 inch thick concrete floor with fiber and increase concrete mix

3. Contractor, Joshua gave us his high and rough estimates based on our discussion. Completion would have to be done within two years by code.
  - a. Notes:
    - i. He stated pole barn construction type would be easiest & cheapest. And easiest of add on to later.
    - ii. Stick built or pole built could be determined by commercial code.
    - iii. To pour cement and block, the cost of a current block is \$1.75 per block
    - iv. A building *shell* with no floor and nothing else included would be approximately \$80,000
    - v. Outside help cannot be used unless licensed for utility work. (Plumbing/electrical) using his license.
  - b. Building cost estimate \$159,000 WITH:
    - i. Plumbing
    - ii. Electrical set up
    - iii. 4-12 pitch roof
    - iv. Liner Steel walls (internal)
    - v. Steel - external
    - vi. Spray foam insulation
    - vii. Windows not included
    - viii. Doors not included
4. Finalized Notes:
  - a. Current estimate - It will be approximately 5 – 8 years before we can afford a building, depending on funds raised and the economy.
  - b. If it is done in stages, understanding of the current code, says it needs to be finished in two years.
  - c. Gregg Nichols Jr. will investigate current codes and requirements and bring the information to our next regular meeting.

5. **Adjourn Meeting** – 6:15 pm

Sketch drawn on board approximate layout

