



Ausblick Ski Club

A Vision for the Future

Alpine
Valley

Sunburst

HH

Ausblick

The BEGINNING

- **Spring 1950** – Rev. Hockhaus finds site for hill
- **November 1950** – Marquette University purchases the site for \$ 5,000
- **Sometime in 1970** – Due to unexpected expenses for needed upgrades, Marquette is forced to sell the hill to a private corporation

The NEXT BEGINNING

- **Later 1970** - The new owner expands the lodge, installs snowmaking, grooming, and installs Wisconsin's first Triple Chair Lift
- **1973** – After 3 years of operation the club is sold for \$200,000 to a number of the original members; sometime later AUSBLICK, INC is formed.

In the MIDDLE

- 1977 — Current 1,980 sq foot Maintenance Building is constructed to house equipment.
- 1979 — Construction of pump house and pond at top of hill are completed as well as the upgrade of existing “low pressure” snow making system.
- Middle 1980’s — The club finally gets through the difficult “building years” and reaches it’s capacity membership of 300. The addition of the Ausblick Race Team prompts the club to expand operations from Weds. night, Fri. night, Saturday, and Sunday to now include Tues. and Thurs. nights.

In the MIDDLE

- 1990 — Nine Acres of land are purchased to the north of the OLD lodge. This provides the site for our CURRENT lodge, parking and a future expansion of skiable terrain.
- 1992 — The club invests over \$ 100,000 to improve lighting on the hill and make night skiing more enjoyable and safer.
- Late 1999 — After many years of debate and discussion, the club breaks ground on the “new” lodge.

Checking the pulse of Ski Industry in SE Wisconsin

- The ski hills that did not make improvements to their operations or plan for the future are now either out of business or facing possible shut down in the near future. (Little Switzerland, Olympia, Crystal Ridge)
- Those hills that continue to reinvest and make needed improvements are in good condition and will continue to operate for years to come. (Sunburst and Alpine Valley)

Phase 2 Begins

- December 2001 – New lodge is open to Membership
- Early 2002 - Long Range Planning Committee begins planning for the future of Ausblick and what the clubs needs will be for the next 50 years. At this time, ALL aspects of the operation are reviewed and assessed for their current and future condition.

Phase 2 Continues

- Long Range Planning continues with multiple research projects...
 - **2004** Alpentech Engineering Study to look at all possible use options for the clubs future.
 - **2006** Giles Engineering Soil Stability Study on the Upper Slope to determine if soil will support load of raising the top of hill.
 - **2007** Yaggy Colby Engineering Study to prepare detailed optional site plans
 - **2007** Torrent Engineering Study to determine Snowmaking needs for future

Phase 2 Continues

- **January 2007** – State of Wisconsin approves drilling of (2) new snow making well sites on property. One well is drilled. Second is drilled one year later.
- **July 12, 2007** – Ausblick presents “conceptual” plan to Town of Lisbon for preliminary approval
- **September 12, 2007** – Committee holds an Open House for Members to present plans “To Date” and ask for feedback to guide planning process.

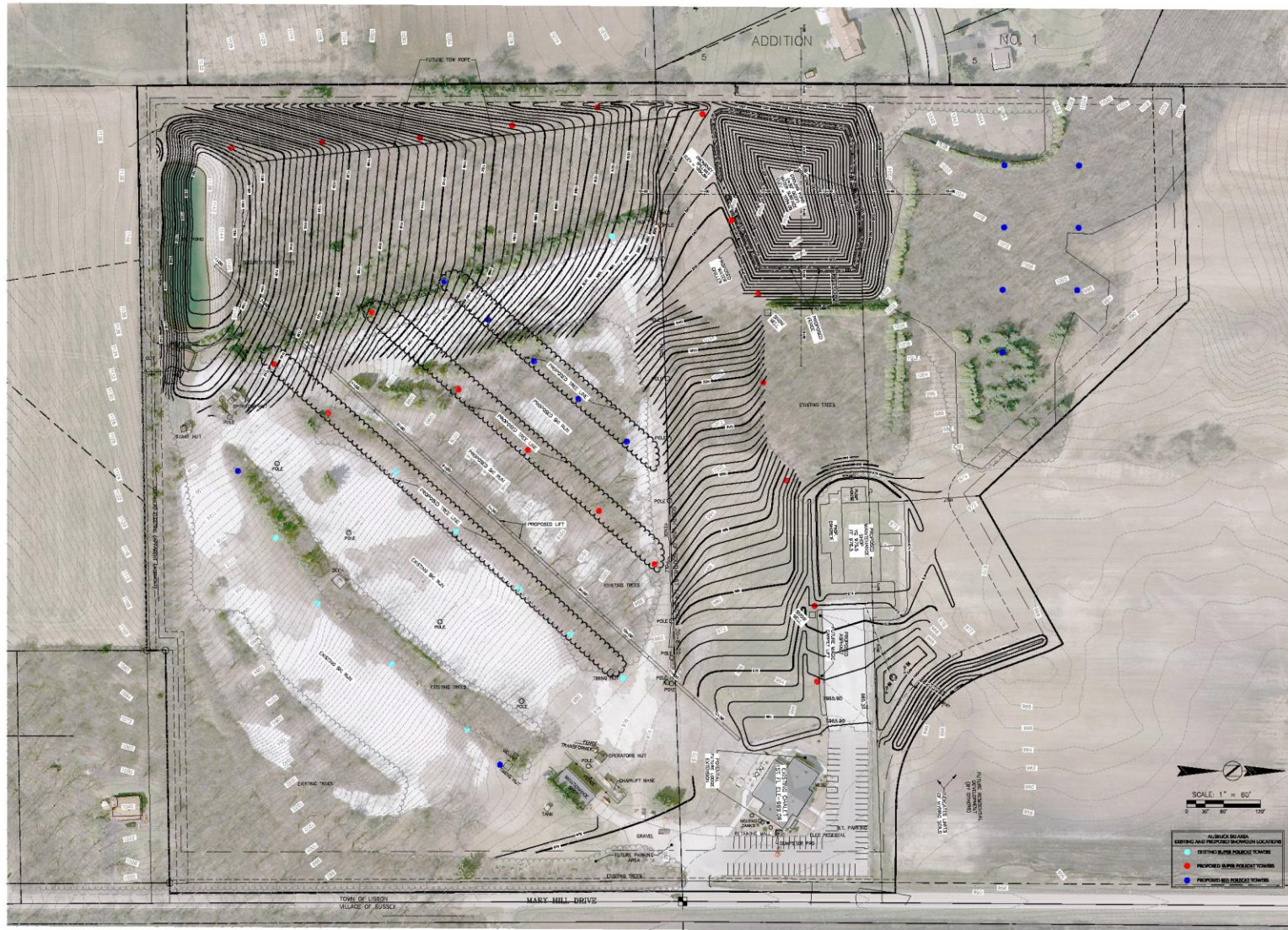
Phase 2 Continues

- **Jan. 2008** — Club contracts with TDI Architects to draw “conceptual drawings” of proposed Maintenance Building and Pump House for submittal to Town Board
- **June 2008** — Club purchases an additional 9 acres north of the property to provide a “buffer” from encroaching development. This allowed us to relocate the site of the Maintenance Building and Cooling Pond, while reducing overall costs and satisfying neighborhood concerns
- **May 2009** — Club puts drawings for Proposed Maintenance Building and Pump House out for bid to (8) general contractors

Phase 2 Continues

- **June 2009** – We received bids back and met with (6) of the competitive contractors to review details of each bid and determine the “best value”
- **July 2009** – Final Cost Estimates are determined for the construction of the new Maintenance Building and Pump House
- **August 6, 2009** – Meeting with the Lisbon Town Planning Commission for the Final Approval of the Building Plans
- **August 19, 2009** - Meeting with the Members to share what we know today and what it means going forward

**MASTER GRADING PLAN
AUSBLICK SKI HILL
TOWN OF LISBON, WISCONSIN
GRADING PLAN**



EXISTING AND PROPOSED STRUCTURE LOCATIONS
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED GRADING

PROJECT NUMBER	14959
CONTRACT NO.	14959-ENG-001
DATE	AUGUST, 2008
DESIGNED BY	M. QUINN
CHECKED BY	M. QUINN
REVISIONS	

SHEET NUMBER	1
OF	1

Why do we need a NEW Maintenance Building and Snow Making Pump House???

- Current Building is...
 - 32 years old and in poor condition
 - Too Small to service our present equipment
 - In poor location on the property
 - Creates unsafe skiing at the bottom of racers run
 - Lacking features to fully service equipment
 - Lacking Storage space for equipment and tools
 - Town dislikes the outdoor storage of equipment
 - Current Pump House sits on the site of the Future Chairlift Unload Terminal
 - Current Pump House dates back to the 1950's

Why do we need a NEW Maintenance Building and Snow Making Pump House ???

- A New Building would...
 - Allow us to store expensive equipment indoors and increase their life span (30-50%) and reduce maintenance costs
 - Current Equipment includes: 3 Groomers and attachments, 2 Tractors with mowing implements and snow blower, 1 Dump Truck, 2 ATV's, Snowmaking equipment (8 Portable Fan Guns as well as miles of hoses), 1 Tucker Snow Cat
 - Increases the security of our property
 - Give improved functionality for staff. The new office area will serve maintenance crew and all other staff as locker room
 - Allow us to service our equipment on site thus reducing costs

Why do we need a NEW Maintenance Building and Snow Making Pump House???

- A New Building would...
 - Contain new pump house to interface with the (2) new snowmaking wells and new cooling pond
 - Hold Upgraded Snowmaking controls to increase our snow producing capacity
 - Allow for moving “special event” functions from the main lodge building (race days, carnival, etc)
 - Allow for the removal of our existing maintenance building which will open up the bottom of racers run and extend the skiability and safety of that area.
 - Improve parking in the East lot

New Building Features

- Large enough to store ALL equipment INDOORS
- 3 bays with high clearance for large equipment
- 6” concrete floors to support weight of machines
- Exterior design matches Lodge to satisfy Town of Lisbon Requirements for a future residential area
- Interior surfaces will hold up to the extreme moisture conditions created by melting snow
- Heating will facilitate the melting of snow off of the groomers so they can be serviced in a timely manner
- Pump Room will eventually replace the pump house currently at the top of the hill and house Snow Making Controls to make room for a new chair lift unloading area

MEZZANINE PLAN

AREA = 1000 SQ. FT.

GENERAL NOTES:

1. SEE SHEET 1001 FOR MECHANICAL ROOMS.
2. SEE SHEET 1002 FOR STAIRS AND ELEVATOR SHAFTS.

BUILD TYPES

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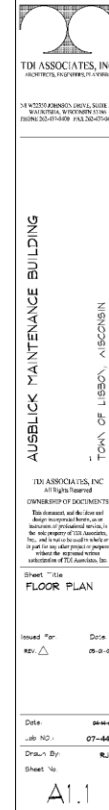
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What will Project cost us?

Usable per Square Foot Cost = \$ 71.78

- New Maintenance Building \$ 513,000
- New Attached Snow Making Pump House \$ 85,000

Other Estimated Costs:

- Landscaping of Building Site \$ 10,000
- New Potable Water Well for Building \$ 10,000
- Additional High Voltage Utilities for Pump House \$ 20,000
- Paving of Approach to Building \$ 15,000
- **TOTAL 2009/2010 Spending Estimate \$ 653,000**
 - *** Cost Over-Run Contingency \$ 40,000 additional

Why should we Build NOW?

- Favorable interest rates
- Low construction costs due to market conditions and availability of Sub-Contracted Labor
- Important to build before residential encroachment. All land surrounding Ausblick is zoned residential and WILL be developed
- Club has good reputation with the “current” town board
- Avoid inevitable costs of repairing/expanding obsolete buildings
- Other Ski Areas and Clubs have suffered in recent years due to their failure to reinvest in their operations and now face overwhelming deferred maintenance costs to either reopen or stay open

What will this project cost YOU?

- Increase Initiation Fee for NEW members. This will not effect the 241 families currently on the waiting list.
- Increase current ANNUAL dues for ALL Members
 - Family and Associate \$150 - \$175
 - Emeritus, Senior, Junior \$75 - \$100
 - These costs relate to this project only. Other “normal” budget concerns could also effect dues in the future.

Future Improvements

PHASE 3... 2 to 3 years from now

- Removal of Current Maintenance Building
- Relocate Cooling Pond
- Replacement of Snowmaking Infrastructure
- Lighting Upgrades

PHASE 4... 5 to 7 years from now

- Expand Terrain of recently cleared slope North of Rope Tow
- Remove Current Rope Tow
- Re-Grading of Existing Terrain to Improve Skiability and Safety
- Relocation of Current Terrain Park to expanded Terrain
- Create Dedicated Learning Area with surface lift for our Youngest Members and Beginners of all ages to enjoy
- Fill Old Cooling Pond and Remove Old Pump House to create location for a New Chairlift upper terminal

Future Improvements

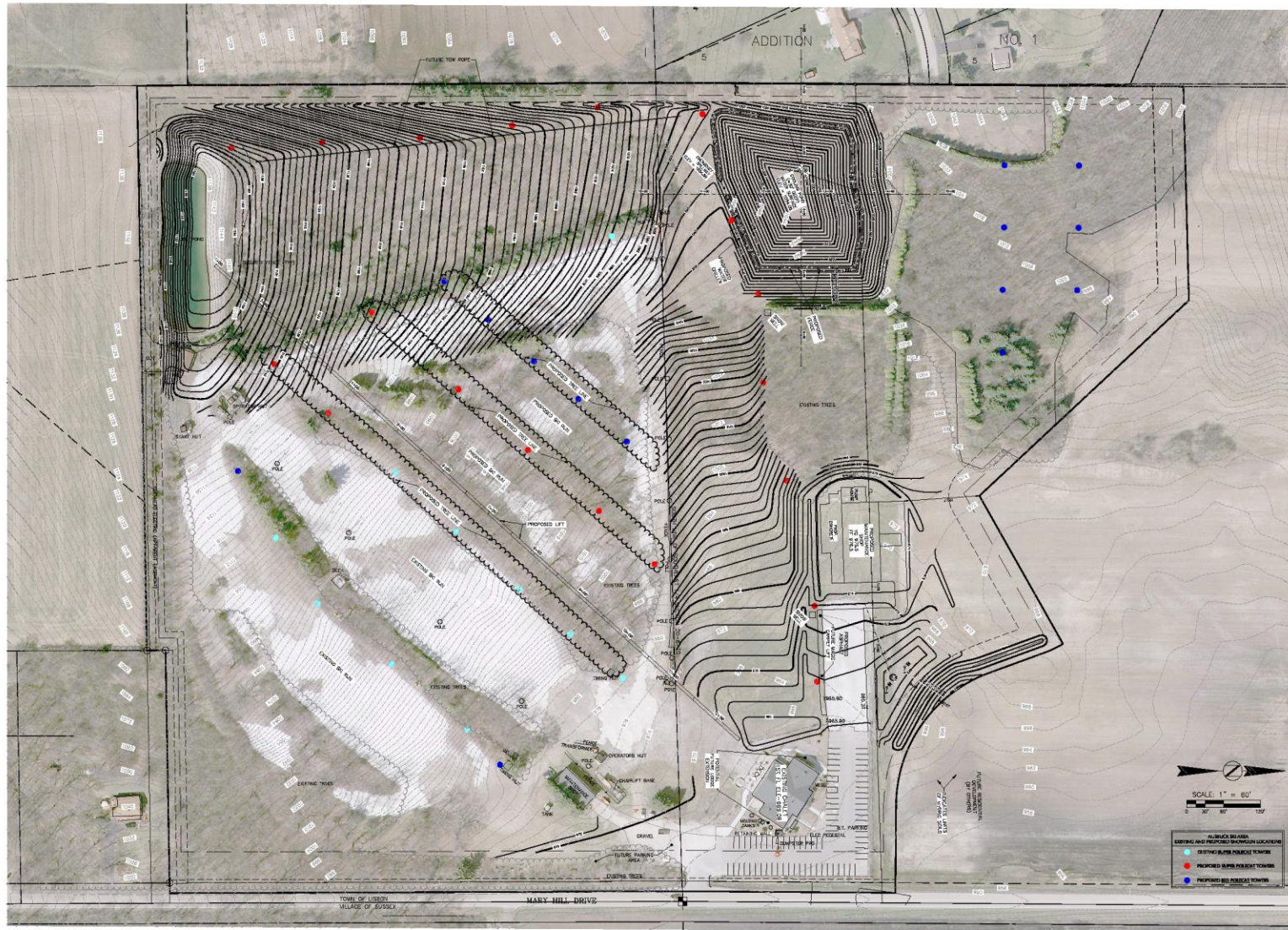
PHASE 5... 8 to 10 years from now

- Install a New Chairlift that Loads Closer to the Lodge
- Remove the Current Chairlift
- Lengthen the Bottom of Racers Run and Eliminate the 90" Left Turn

PHASE 6... 10-15 years from now

- Extreme Western Terrain near top remains open for future development

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OF 1

PRELIMINARY - NOT FOR CONSTRUCTION

How will FUTURE Improvements be Funded?

- As current Loans are satisfied, this will free up additional funds to service new debt
- As the operation continues to produce “positive” operating nets, we can use current funds to service additional debt or buy down principal
- Future Improvements will only be undertaken as funding becomes available

QUESTIONS????

Thanks for joining us....