

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: **BUILDING CONSTRUCTION OVERSIGHT COMMITTEE**

DATE AND TIME: **WEDNESDAY, OCTOBER 7, 2015 6:00 p.m.**

LOCATION: **Germantown Village Hall Board Room
N112 W17001 Mequon Road**

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wisconsin Statutes, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.
- II. **ROLL CALL:** Chairperson Baum, Trustee Warren, Member Goetter, Park & Recreation Director Schroeder
- III. **APPROVAL OF MINUTES:** July 30, 2013 meeting
- IV. **NEW BUSINESS:**
 - A. Discuss the design and location of the Kiwanis Performing Arts Pavilion within Firemen's Park.
- V. **ADJOURNMENT:**

***UPON REASONABLE NOTICE,** efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Clerk's Office at (262)250-4740 at least 2 days prior to the meeting.*

NOTICE is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex. Rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

**BUILDING CONSTRUCTION OVERSIGHT COMMITTEE
GERMANTOWN, WI**

MEETING DATE: July 30, 2013

AGENDA ITEM: New Business

ITEM TITLE: Spassland Park Shelter Construction Project

SUBMITTED BY: Justin Casperson, Park & Recreation Director

SUMMARY EXPLANATION:

The Village Board approved the Spassland Park Shelter Project at the February 25, 2013 meeting. The project's scope is the following:

1. Utility extension for \$35,571 to BCF Construction Corp. awarded April 16, 2013
2. Park shelter/restroom kit for \$53,030 to Commercial Recreation Specialists.
3. Contract with private firm(s) to complete the remaining work. The remaining work includes earthwork & concrete, plumbing, electrical, and carpentry (structure erection).

At the July 9, 2012 BCOC the committee rejected all bids. The Committee decided to re-advertise construction bids, evaluate the construction document's clarity and asked for deduct alternatives for potential cost savings. Village staff clarified the construction documents, re-advertised construction bids on July 12, 2013 and approached the companies who provided preliminary cost estimates. A pre-bid meeting was held at Spassland Park on July 22, 2013, where one general contractor and one sub-contractor attended. Bid opening was on July 26, 2013. Attached is the bid tab.

RECOMMENDATION:

The Department recommends that the Building Construction Oversight Committee recommend to the Village Board to award the contract to Alliance Construction and Design Inc. not-to-exceed \$118,373 which excludes the Add Alternate I Concrete sidewalks.

SITE PLAN REVIEW
9/14/15 Plan Commission Meeting

Kiwanis of Germantown / Village of Germantown

Village Planner Report

Germantown, Wisconsin

Summary

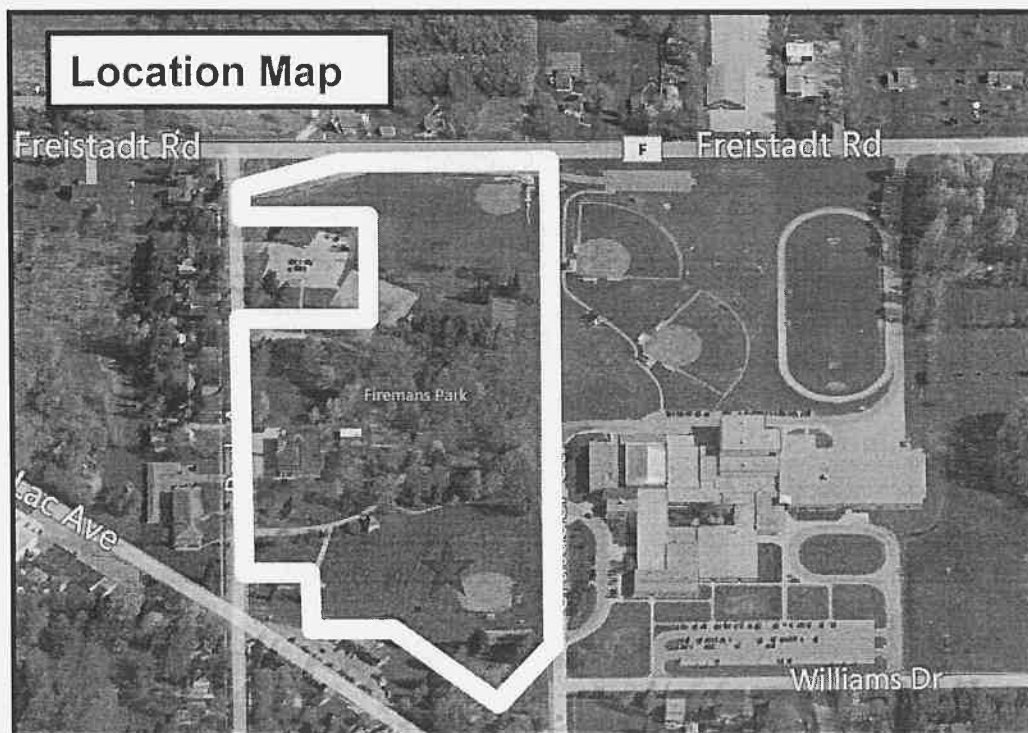
John Krause, agent for the Germantown Kiwanis organization, and Brad Kropp, Perspective Design Inc., are requesting approval of site development and building plans for a 1,627 sqft open-air performing arts pavilion to be constructed within the Village's Firemen's Park property on Park Avenue.

Location: Firemen's Park – W162 N11870 Park Avenue

Applicants: Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Current Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Commercial	B-1
East	Institutional	I
West	Residential	Rs-3/Rm-2



Background

The Gehl Foods Performing Arts Pavilion is a concept of the Germantown Kiwanis Club. Kiwanis began promoting the idea and getting approvals in place to complete the project eight years ago. With a base of private funding for the project in place, the Kiwanis Club has set 2016 as the targeted year for breaking ground on the project with completion by next summer. The vision of the Kiwanis Club is to build the Gehl Foods PAP as a center point for public performances. The Gehl Foods PAP will be used by the Germantown Community Band, the Germantown High School Band, Destination Imagination, events put on by the Parks & Recreation Department and other groups in the community.

The Gehl Family, founders of Gehl Foods in Germantown, announced their \$100,000 donation to the community's Performing Arts Pavilion in April, 2015. With their donation, the pavilion will be named The Gehl Foods Performing Arts Pavilion. The Gehl Family recently sold Gehl Foods in Germantown to a Chicago based equity company. In a surprise announcement the new CEO of Gehl Foods pledged an additional \$25,000 toward the Performing Arts Pavilion project. The Gehl Family and Gehl Foods are so deeply rooted in the Germantown area that they wanted to be part of this community based effort. *[SOURCE: Germantown Kiwanis website www.gtownkiwanis.org]*

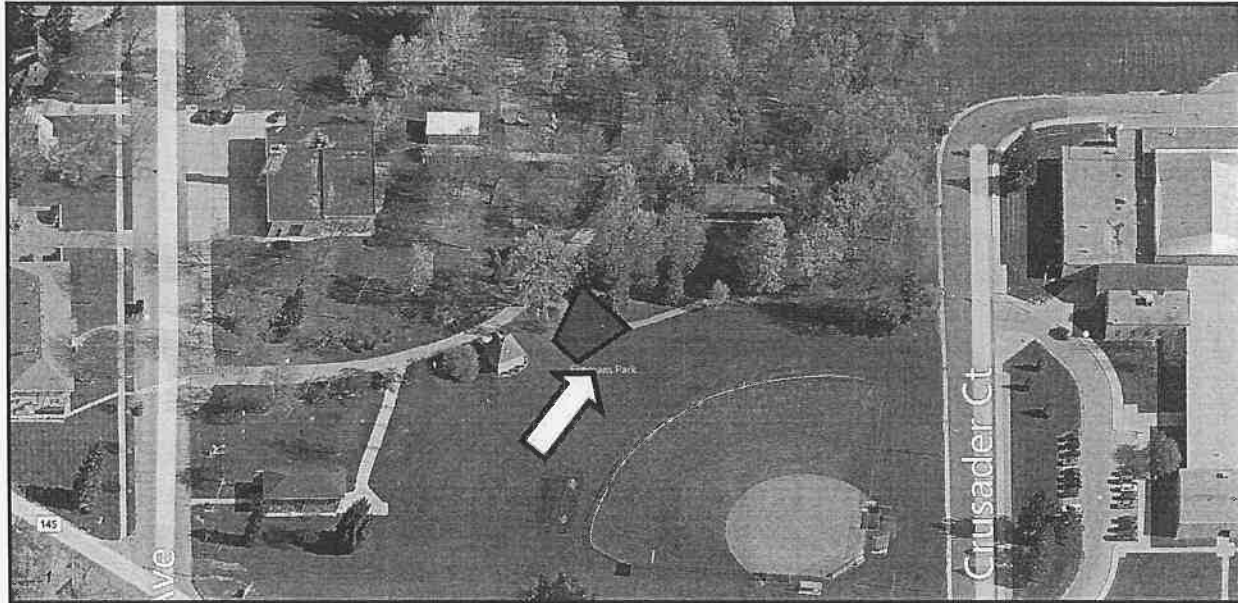
Proposal

John Krause, agent for the Germantown Kiwanis organization, and Brad Kropp, Perspective Design Inc., are requesting approval of site development and building plans for a 1,627 sqft open-air performing arts pavilion to be constructed within the Village's Firemen's Park property on Park Avenue.

- As presented in the detailed plans, the PAP includes:
- 1,027 concrete floor stage area (w/ handicapped accessibility)
- 460 sqft enclosed, unconditioned "backstage" storage area
- Precast concrete panels w/ brick inlay
- Standing seam metal roof
- Steel column supports w/ brick-wrapped column bases
- Donor recognition signage & paver block patio (future)

The PAP will be located within Firemen's Park just east of the existing restroom building and Fire Station No. 1. The PAP will be easily accessible via existing sidewalk in the park; and a short walk from Park Avenue to the west and Crusader Court to the east.

Parking for the PAP will be available through on-street parking along the adjacent streets of Park Avenue and Crusader Court (220 unmarked stalls) and the Village's Senior Center parking lot (60 stalls). Discussion between Kiwanis, Village of Germantown and the Germantown School District concerning the possible use of the Kennedy Middle School parking lot (180 stalls) is pending. Other public streets in the area, including Freistadt Road, Williams Drive, Church Street and Park Avenue (south of STH 145) are also available for on-street parking (and typically used for parking during the Village's annual 4th of July event at Firemen's Park).



The proposed 1,627 sqft footprint will not increase impervious area in the park property; consequently, additional storm water management features will not be required.

Exterior lighting for the facility is limited to three (3) wall packs with cut-off fixtures.

The facility has been situated on the site in a manner to limit tree removal, sidewalk modifications and maximize accessibility to/from available parking areas, existing restrooms, existing tree canopy (shade), etc. No new landscaping is proposed.

Inspection Services

The Building Inspector has indicated that the submission of state-approved plans will be required prior to issuing a building permit.

Public Works Department

The following comments have been received from Public Works staff concern lighting and electrical service to the park:

There is a 220 service that feeds the outlets along the outfield fence. The issue with the electric currently is accommodating the vendors at the 4th of July and Taste of Germantown. Vendors are asking for 240 volts and we do not have the receptacles to make that happen. Additionally, the site plan as proposed will impact the current layout of both the 4th of July and Taste of Germantown events. All in all this isn't a huge deal, but those events are not getting any smaller. Our hope is that, because these events are also functions of Kiwanis, they are considering how the pavilion will fit into those

events, too. If they plan on changing the layout of those events once the pavilion is constructed it would be beneficial to know this ahead of time so Village staff can incorporate any changes as part of this project. Having time to budget and look at this as a comprehensive park project will save money and headache in the long run.

We also feel it important to share with the elected officials the impact this structure will have on the park itself. An example is lighting. Currently there isn't any path lighting within Fireman's Park. When events are held, the sponsoring organizations rent portable lights. If that is something that will be incorporated as a Village project, provisions should be made with the construction of the pavilion. Generally speaking, Village staff would like to have further discussion and direction as to how this project will fit into and affect existing functions in the park.

Fire Department/Police Department

No comment.

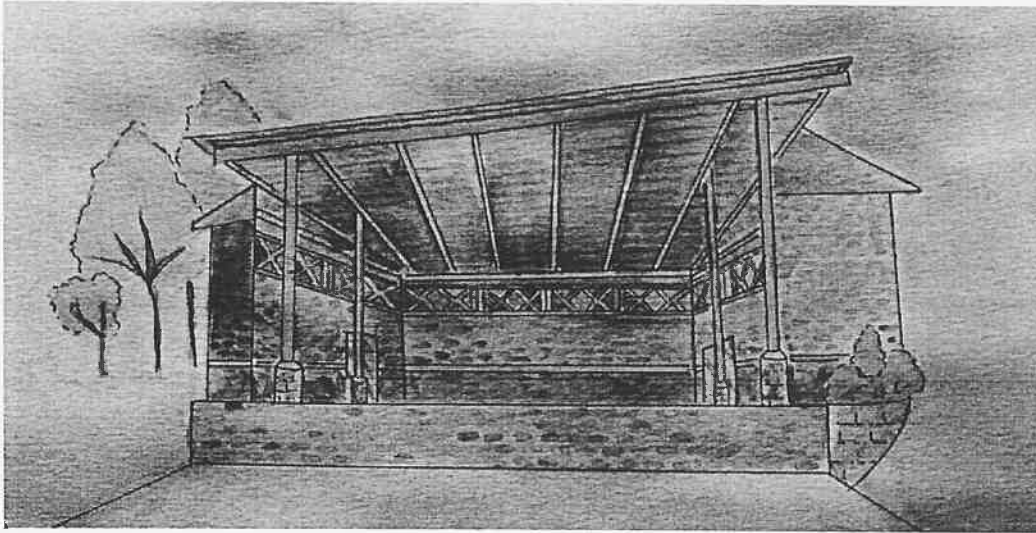
Village Planner Recommendation

APPROVE the site development and building plans for the proposed 1,627 sqft performing arts pavilion to be constructed within the Village's Firemen's Park property on Park Avenue subject to the following conditions:

1. Approval is for the site development and building plan set with revised date of August 6, 2015 unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein.
2. All grading, paving and landscaping improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. State approved plans are required by Inspection services as part of the building permit application.



Performing Arts Pavilion FAQ



Recent Posts

- Celebrating Summer – Taste of Germantown
Germantown Celebrates the 4th of July
Taste of Germantown
Taste of Germantown 2015
Performing Arts Pavilion FAQ

Q: When and how did the idea of a performing arts pavilion originate?

A: Questions were being asked as early as 2007 about the benefit of having a permanent facility in Germantown to host outdoor activities such as band concerts, art exhibits and festivals. In response to these questions Germantown Kiwanis decided to take on the challenge of building...

Q: Where will the Pavilion be located?

A: In Firemen's Park. It will be positioned in the southwest quadrant of the park, on a line between the Little League baseball diamond and the fire Station, near the current rest facilities. The structure will face in a north-easterly direction.

Q: Who will oversee and maintain the pavilion?

A: The Village of Germantown. Germantown Kiwanis is responsible for the fundraising, design and construction of the structure. Ownership will be transferred from Kiwanis to the Village as soon as construction is finished.

Q: What is the time-line for project completion?

A: Groundbreaking is planned for 9/1/2015 with an anticipated completion date of 6/1/2016.

Q: For what purposes will the Pavilion be used?

A: Community and High School band performances, art exhibitions, corporate events, festivals, Park and Recreation activities, weddings and other activities that can benefit from an outdoor setting.

Q: What are the dimensions of the stage?

A: The stage itself will exceed 1,000 square feet. It will accommodate 80-100 performers for a band concert.

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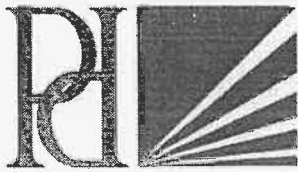
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Contact Us

Kiwanis of Germantown, WI
P.O. Box 531 Germantown, WI 53022
Tel - 262-424-4457

Email - contact@gtownkiwanis.org



PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

August 7, 2015

Village of Germantown
Planning Department
N112 W17001 Mequon Road
Germantown, WI 53202
Via email: ljohnson@village.germantown.wi.us

Subject: Site Plan Review Submittal for Gehl Foods Performing Arts Pavilion in Firemen's Park

Dear Staff,

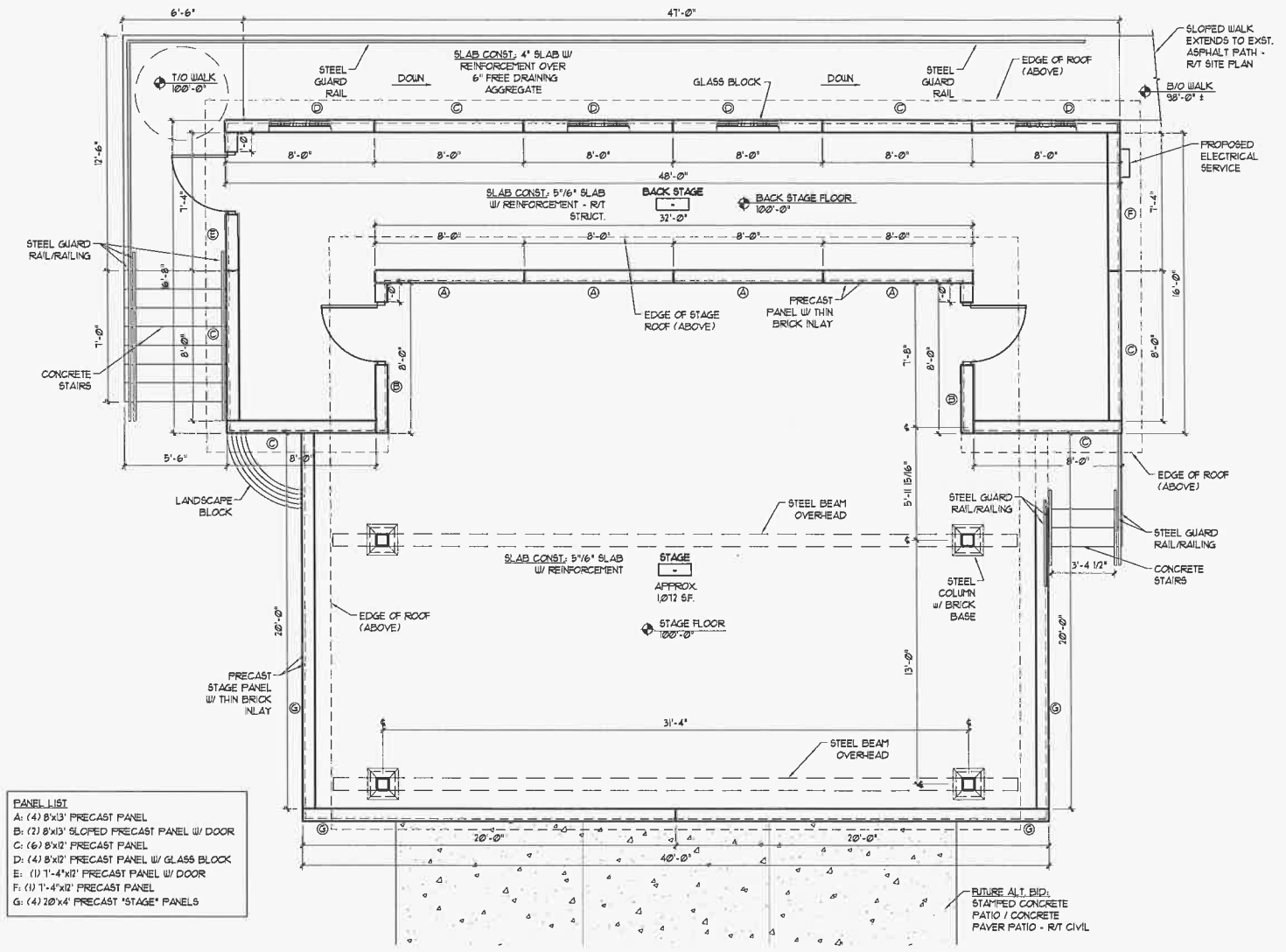
Germantown Kiwanis is proposing an approximate 1,627 SF building at Firemen's Park for an outdoor performing arts and concerts building located at W162 N11870 Park Avenue.

The construction of the building will be precast concrete panels with brick inlay walls, concrete slab and metal roof structure. The site work includes modifying the necessary grading and asphalt walk to locate the building with the option for a "patio" to be installed in front of the pavilion.

Please accept this submittal for the September 14, 2015 Plan Commission meeting. Feel free to contact me with any questions or comments

Sincerely,

Brad Kropp
Senior Project Manager.



PANEL LIST

- A: (4) 8'x13' PRECAST PANEL
- B: (2) 8'x13' SLOPED PRECAST PANEL w/ DOOR
- C: (6) 8'x12' PRECAST PANEL
- D: (4) 8'x12' PRECAST PANEL w/ GLASS BLOCK
- E: (1) 1'-4"x12' PRECAST PANEL w/ DOOR
- F: (1) 1'-4"x12' PRECAST PANEL
- G: (4) 20'x4' PRECAST "STAGE" PANELS



PROPOSED FLOOR PLAN
1/4" = 1'-0"

2

FULL SIZE PRINT = 24" x 36" SHEET

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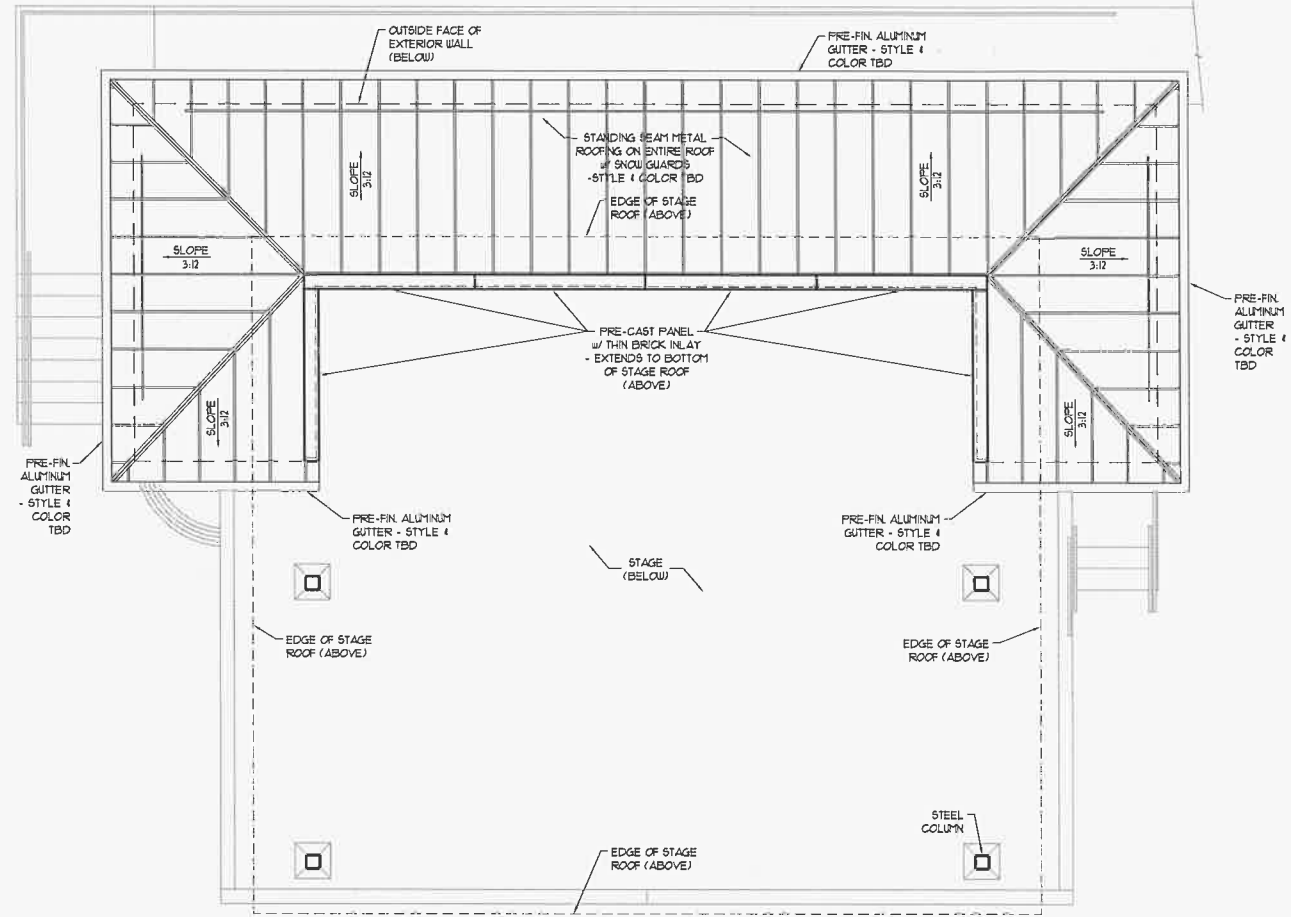
PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

Project:
New Building For Germantown Kiwanis:
Gehl Foods Performing Arts Pavilion at Fremmen's Park
W162 N11870 Park Ave.
Germantown WI 53022

REV. #	REV. DATE	DESCRIPTION	REV. BY:
1	08/06/15	PC SUBMITTAL	BJK

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

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 PLAN NORTH TRUE NORTH
PROPOSED LOWER ROOF PLAN
 1/4" = 1'-0" **2**

FULL SIZE PRINT = 24" x 36" SHEET

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LOWER ROOF PLAN

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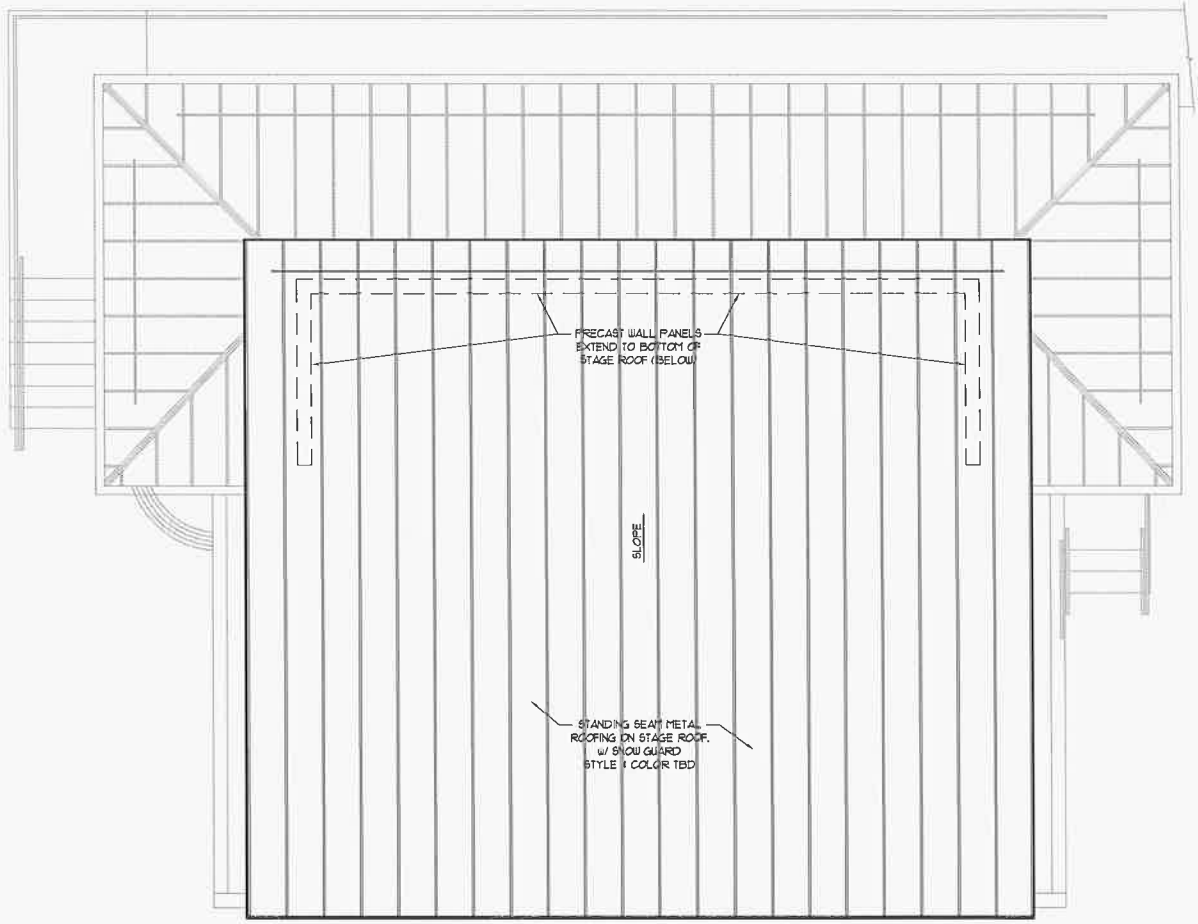
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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	08/06/15	PC SUBMITTAL	B.K

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Gehi Foods Performing Arts Pavilion at Firemen's Park
 W162 N11870 Park Ave.
 Germantown WI 53022

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PROPOSED STAGE ROOF PLAN

 1/4" = 1'-0"

2

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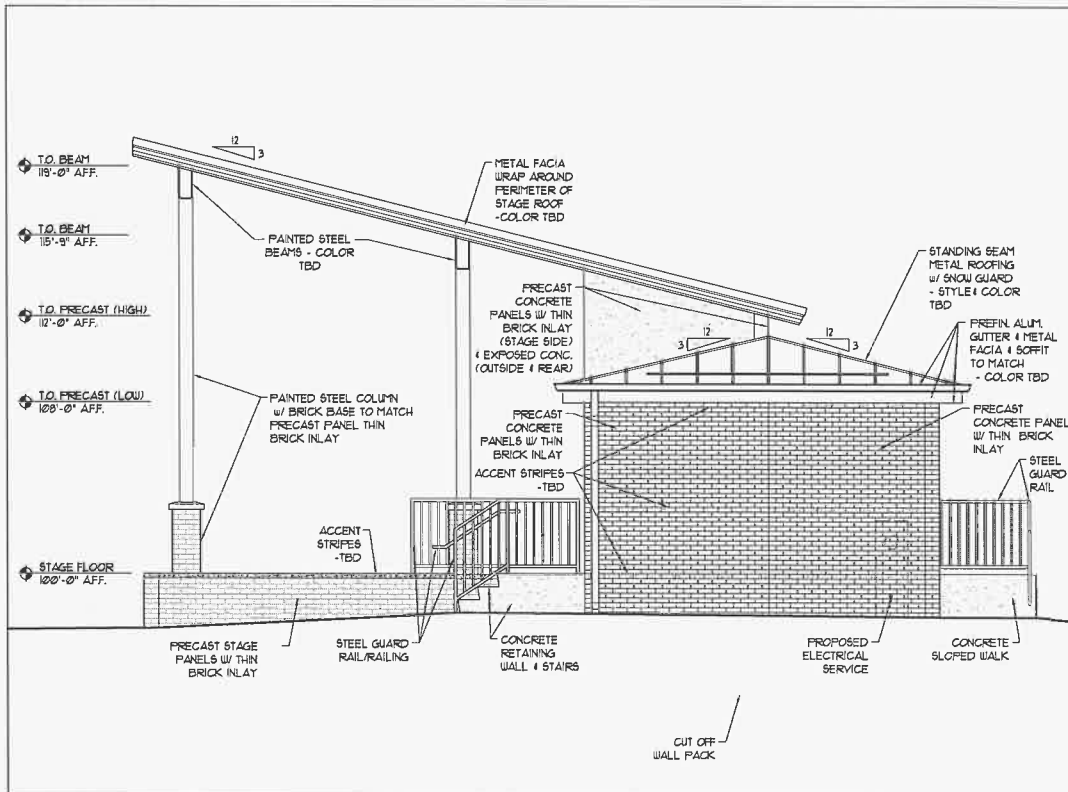
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Drawing Title: STAGE ROOF PLAN		REV. BY: BJK
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781		THIS BOX IS 1/2" x 1/2"
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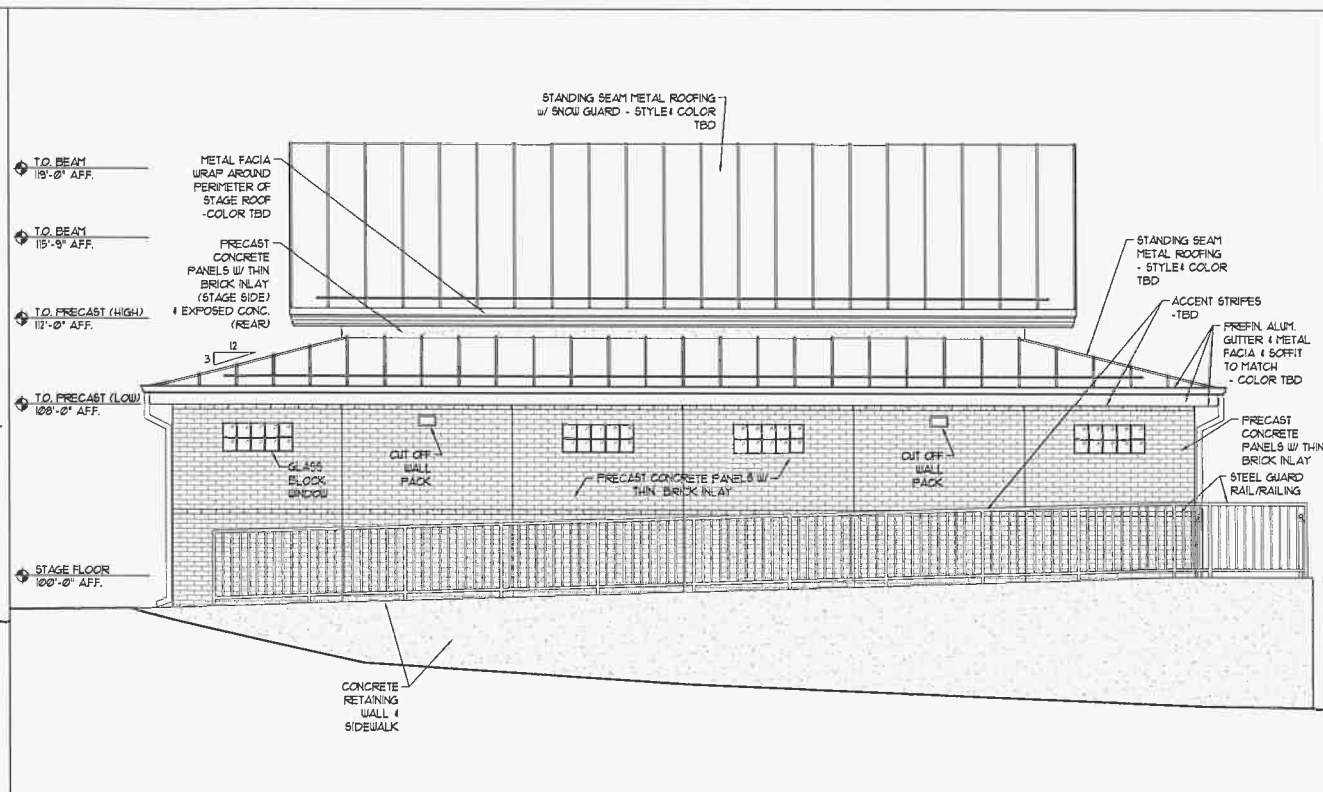
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PLOT DATE: 8/6/2016

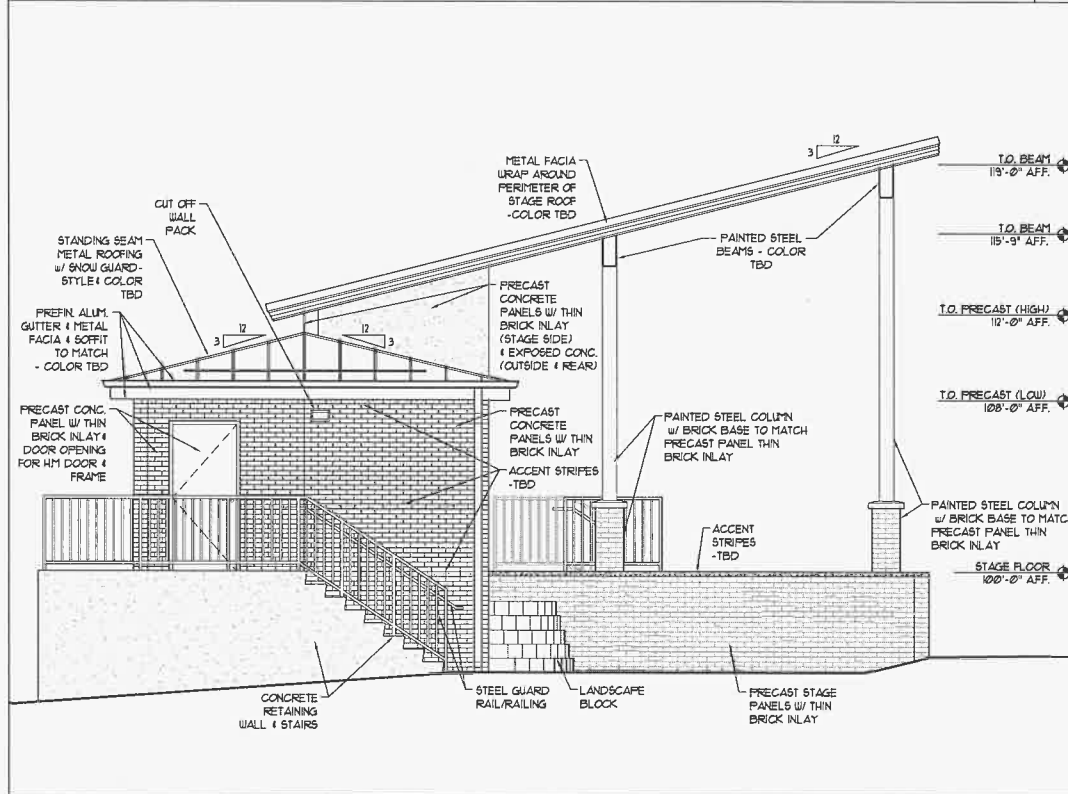
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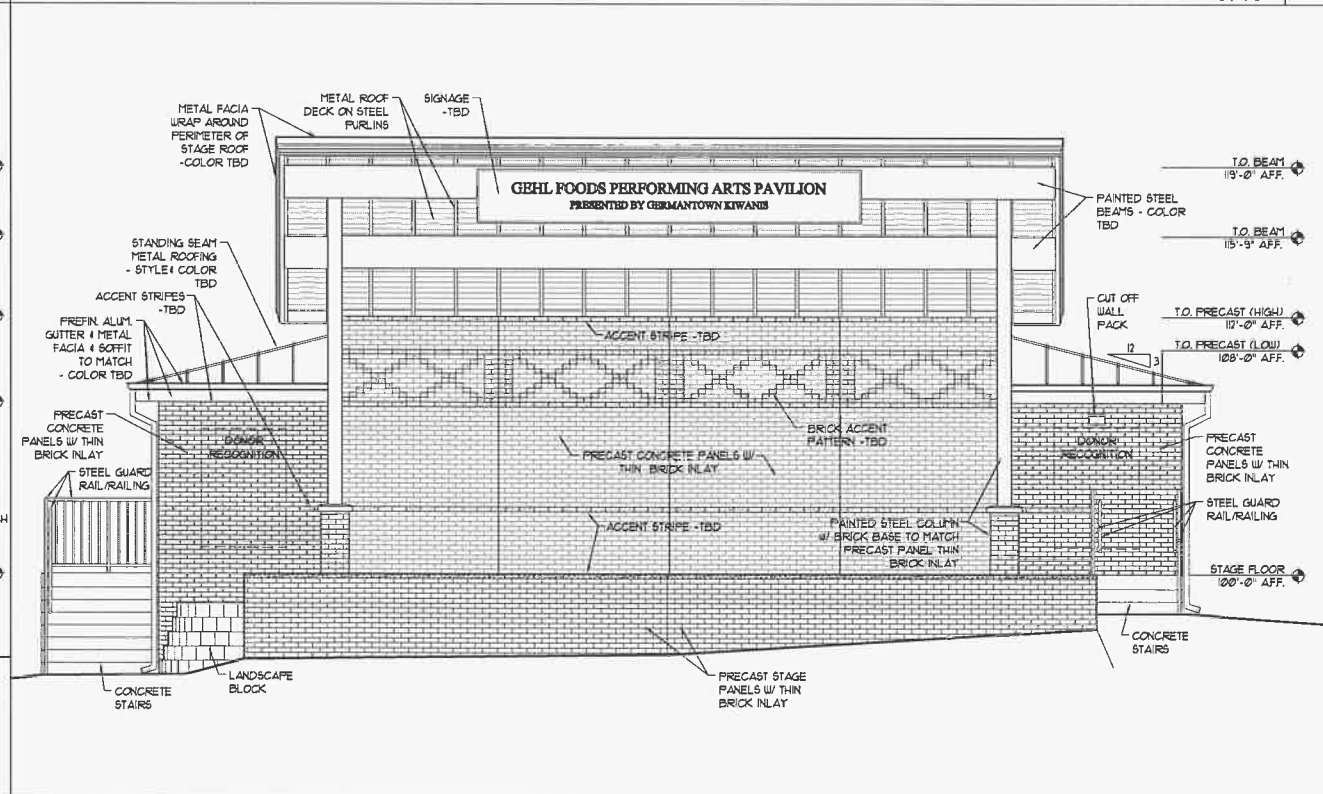
PAVILION NORTH ELEVATION 1/4"=1'-0" 4



PAVILION WEST ELEVATION 1/4"=1'-0" 2



PAVILION SOUTH ELEVATION 1/4"=1'-0" 3



PAVILION EAST ELEVATION 1/4"=1'-0" 1

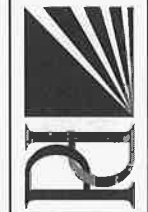
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01	REVISED	08.06.15

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 New Building For Germantown Kiwanis
 Gehl Foods Performing Arts Pavilion at Firemen's Park
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