

BUILDING CONSTRUCTION OVERSIGHT COMMITTEE MEETING  
MINUTES

April 30, 2020  
Village Board Room

**CALL:** Trustee Baum called the meeting to order at 7:00 p.m.

**ROLL CALL:** Chm. Baum, Trustee Member Zabel, Member Nilles (absent), Dir. Ratayczak, Dir. Schroeder, Germantown Historical Society Member Jeff Dhein and Secretary Wick.

**PREVIOUS MINUTES:**

**MOTION made by Zabel, seconded by Baum to approve the Minutes of October 16, 2019.**

**Motion carried unanimously.**

**FIREMEN'S PARK SHELTER:** Dir. Schroeder presented for review the Project Plan renderings for the Firemen's Park Shelter. He looked to the Committee for their input on the next phase of this project. Site improvements (water, sewer, electrical service, lighting, pathways) are scheduled for completion in June. Parkitecture prepared the building design to include the building layout/floor plan, and discussions were held on various building materials and interior/exterior finishes. Discussion continued noting the following:

- Building plans are 30% complete.
- The footprint of the building was based on the utilities and pathway locations; Improvements had been made to the drainage and, downspouts will be located underground.
- A circle turnaround drive was being considered for the ease of access for delivery trucks (caterers, equipment rentals, etc.)
- The floor plan is 3700-3800 sq. feet; The shelter provides inside/outside functionality. The multipurpose room would provide year-round use.
- The building materials will mimic the performing arts pavilion with the roof and all-around accents.
- The Park Commission favored garage doors as shown on the renderings but were an option; Garage doors would be manually operated and would be left open in a locked position for ease of access. Another option when renting the multipurpose area would be to have a key to lower the garage doors due to inclement weather; There was concern of liability issues if renters were allowed to control the door functions.
- It was questioned whether there was demand for year-round use; Dir. Schroeder stated there was no other park shelter that would offer year-round use. This would be an attractive use for groups in the Fall, Winter and Spring.
- Exterior building materials would be pre-cast panels and interior materials currently being discussed is burnished block. The intent is to find materials that are low maintenance.
- Flooring options included either sealed concrete or epoxy; Price options were not available; The Committee felt the sealed concrete was a better choice.
- It was suggested when staff goes out for bid, get pricing on both a metal and 50-year asphalt shingle roof.
- Dir. Schroeder noted the following park structures had gone from an asphalt to a metal roof product. Schoenlauffen Park shelter, Freidenfeld Park concession stand, and there was funding in the budget for the Kinderberg Park shelter.

- Chm. Baum suggested the exterior/interior feature a multi-color/texture block or Decade 90 jumbo brick which can be done in a single white wall. It was not known how the Energy Code was seen on this shelter. If the interior will be unconditioned space, you could make the walls a block wall. It was not sure if pre-cast panels were right for this application. Chm. Baum offered to meet with the design team to make those determinations.
- Other features of the structure included LED wall sconces, strip lighting, and interior ceiling trusses.
- The shelter should be an attractive venue for small weddings, family reunions, picnics, and the neighboring performing arts pavilion.
- Trustee Zabel noted the angle of the proposed building and the angle of the performing arts pavilion does not work well and the proposed building should more of an east/west direction. Repositioning the shelter may even create more parking possibilities for deliveries. It was noted whether the structure was positioned east/west or north/south, you would not have a sight line to the pavilion stage. The parking area depicted on the plan was just an idea. It was suggested no parking be allowed by the building due to a safety issue especially with children in the park.
- Dir. Schroeder suggested returning to the Building Construction Oversight Committee once construction methodology was determined.

**DHEINSVILLE PAVILION – COLOR SELECTION:** Dir. Ratayczak reported the Dheinsville Pavilion had been bid and awarded to Keller, Inc. As previously directed by this Committee, staff requested input on the color scheme of the pavilion and provided Keller's opinion along with color selection samples. Plans of the building were given to the Committee and Dir. Ratayczak gave a detailed explanation of the exterior. It was suggested by the design firm to maintain a three-color method. Committee discussion determined the following:

- Pavilion colors: roof (charcoal), west wall, interior/exterior, interior arched area (ivory), trim/posts/door (beige), exterior arched section above roof (maple shake).
- Arterial buildings when repainted should blend with the pavilion.
- The floor of the pavilion to be sealed concrete.

Jeff Dhein, Germantown Historical Society Member, noted the placement of a 3'x8' flat metal sign depicting the name of the pavilion was incorporated in the plans from the very beginning. The Society would like to install the sign with two posts mounted through the roof of the pavilion. The sign would be positioned above the roof, lighted, and visible from Holy Hill Road. Chm. Baum expressed he would not approve the placement as described as it was guaranteed to leak. Suggestions included;

- Place the sign by the louvers and center on the building;
- Face the sign on the south side considered the main entrance;
- Install wall wash lighting by the sign;
- The sign panel should be colored Morton Red with Ivory lettering.

**MOTION made by Zabel, seconded by Baum to approve the following color palette for the Dheinsville Pavilion; roof (Charcoal), siding (Ivory), fascia trim, west wall door, & columns (Beige), cedar shake arched section above roof (Maple LP Siding).**

**Motion carried unanimously.**

Dir. Ratayczak noted the building signage submittal would need to go to the Planning Dept. for administrative review and approval.

**MOTION made by Baum, seconded by Zabel to approve the sign colors with the sign panel being red with ivory lettering and to be replaced in the louver between G & H as depicted on the Dheinsville Pavilion plan presented.**

**Motion carried unanimously.**

**VILLAGE HALL/LIBRARY – SIGN SELECTION:** Dir. Ratayczak completed a survey of four digital sign styles from Village Hall and Library staff. Two of the most voted for signs and a new sign design submitted by a staff member were then forwarded on to the Board of Trustees for their selection. It was determined the new sign design was favored as it reflected the Village Hall and Library in architecture with the finial post. The position of the sign would be on the east side of the Mequon Road driveway entrance, surrounded by plantings and would replace the existing informational sign which will be removed. The Committee was given visual pictures of the sign options and the following points were made;

- The sign placement of 13 feet behind the curb complies with the vision triangle and Sign Code.
- The constructed base of the sign is believed to be painted aluminum. Dir. Ratayczak will confirm the materials.
- The sign display was provided by Sign-O-Rama, but staff would need to go out for bids as costs would exceed \$25,000.
- Clarification was needed on whether the sign was on posts. Chm. Baum requested a bottom panel/cap to prevent critters from accessing the bottom of the signage.
- The sign will be connected to a Verizon channel to allow remote access.
- Village Code states placement of an address was not necessary as the proposed signage was servicing multi-buildings.

**MOTION made by Zabel, seconded by Baum authorizing staff to obtain bids on Option #1 of the digital information sign for Village Hall & Village Library.**

**Motion carried unanimously.**

**ELEVATED STORAGE TANK #4 (ROCKFIELD RD./GATEWAY CROSSING) – COLOR/WORDING/LOGO – DISCUSSION:** Dir. Ratayczak requested input regarding the color, lettering, and logo of the forthcoming construction of a new elevated storage tank at north end of Gateway Crossing. Due to the location of this very visible tower, staff had suggested a change to the color scheme and logo that had been used in the past and discussed a possible refreshed appearance for the new tower and current water towers at the time of repainting. Dir. Ratayczak provided visual renderings showing the Village towers, color samples of other community towers and visual examples of color changes. Dir. Ratayczak referenced a website called Tenemec which allows you to create different color variations of water towers. Committee discussion recommended removing the German flag and Willkommen logo/font; adding the word “Village” on an angle and across the “G” in the word “Germantown”; separate the German flag colors on the tower with yellow on top, red lettering and a black pedestal.

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Chm. Baum felt the black was too ominous and offered to research color schemes that would best fit the community and provide his findings to the Committee.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 8:35 p.m.

Janice Wick  
Recording Secretary