

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MINUTES

June 2, 2005

1. The Community Development Authority meeting was called to order by Mayor Chiovatero at 7:30 A.M.

In attendance were Mayor Chiovatero, Alderman Ken Harenda, Alderman Thomas Augustine, Jeff Seidl, Doug Barnes, Donald Vaclav. Also present were Director of Community Development Greg Kessler, Planning Services Manager Nikki Jones, Associate Planner Olofu Agbaji, Associate Planner Amy Bennett, Engineering Services Manager JP Walker, Storm Water Division Engineer Eric Nitschke, Transportation Division Engineer Ron Schildt. Mr. John Fillar was excused.

2. Motion by Alderman Harenda to approve the CDA minutes of April 14, 2005. Seconded by Alderman Augustine. Motion carried unanimously.

3. Community Development Authority Secretary's Report. - none

4. Motion by Mr. Barnes to accept the Apple Glen Certificate of Compliance. Seconded by Mr. Seidl. Motion carried unanimously.

5. Motion by Mr. Barnes to accept the Pinewood Creek Certificates of Compliance for January 31, 2005 and April 30, 2005. Seconded by Mr. Seidl. Motion carried unanimously.

6. Motion by Alderman Augustine to accept the Pinewood Creek Financial Statements for December 31, 2004 and 2003. Seconded by Mr. Barnes. Motion carried unanimously.

SPECIAL PRESENTATIONS

7. Industrial Park Storm Water Quality Master Plan - HNTB

Eric Nitschke, Storm Water Division Engineer gave background information on the water quality study in the Industrial Park. He explained that the Industrial Park Storm Water Quality Master Plan goes hand in hand with the New Berlin Industrial Park Modernization Plan.

Curt Hulterstrum and Jennifer Stilling, representatives from HNTB summarized the draft report prepared by HNTB for the Industrial Park Stormwater Quality Management Plan dated May 25, 2005. Their power point presentation included the purpose of the plan, geographic areas, alternatives, and implementation.

Mayor Chiovatero asked for questions from the audience.

Pat Ray, Petron Corp., 16800 W. Glendale Drive – What will happen to the trash and debris collected in the swales?

Mr. Nitschke – The swales are not water storage areas. Swales should be dry most of the time and easy to maintain as far as picking up debris.

Steven Podjaski, Tape Machining, 2222 S. Calhoun Road – How will the City maintain the swales as far as sediment, etc?

Mr. Nitschke – HNTB put in a pretreatment system into the plan that includes a filter to prevent clogging. He referred to the consultants regarding a maintenance schedule.

Mr. Hulterstrum – It is a low maintenance system with good infiltration capabilities. It is hard to predict a maintenance timeframe, perhaps every ten years or longer.

Mary Wehrheim, Stanek Tool, 2500 S. Calhoun – Is there anywhere we can go to see one of these bio-detention swales?

Mr. Hulterstrum – There are none in the metro area. There are infiltration facilities being used but not as enhanced. I can tell you the location of those. I can also direct you to websites for information on these facilities.

Mr. Podjaski – What are the best trees for evaporation?

Mr. Hulterstrum – Cottonwood, Aspen, Poplar are some examples but aesthetics would need to be considered.

Lee Fickau, 2780 S. 166th St. – I understand there is a large swale planned in the Calhoun area?

Ms. Stilling – There are two regional storage facilities located on the South end of the Industrial Park and in the proposed drainage easement underground along Calhoun Road.

Mr. Fickau – How much buildable land will this use up?

Mr. Hulterstrum – It requires approximately 3 ½ acres for a regional facility.

Mr. Podjaski – Will the frontage road remain?

Mr. Nitschke – The Industrial Park Implementation Plan works hand in hand with the New Berlin Industrial Park Redevelopment Plan and would deal with that question.

Mayor Chiovatero asked for questions from CDA members?

Ald. Ken Harenda questioned the costs on Table 8.1 and 6.6 in the report.

Mr. Hulterstrum explained that Table 8.1 is the cost for bio-retention swales only and Table 6.6 includes all quality control alternatives.

7. Storm Water Utility 5-Year Plan Overview - Eric Nitschke

No Action.

OLD BUSINESS

8. New Berlin Industrial Park Modernization Plan Update (CDA-03-09) – Doug Barnes

Mr. Barnes explained that the Plan is the same draft that was presented at the last CDA meeting. He summarized the importance of the plan and went over the A,B,C Road styles, passer ratings, lighting, storm water improvements and landscaping.

Mr. Ray – I am doing an expansion along with landscaping now. When will this plan be enforced? Do I follow it now or when will it be going into action?

Mr. Kessler – The final draft of the Plan needs to be completed and then approved by the CDA and Common Council. I cannot make you follow the new requirements when the Plan is not adopted.

Mr. Barnes continued recapping the contents of the Plan saying that signage is in production as we speak. We are moving forward with the monument sign.

Mr. Barnes said if all aspects of the Plan were to happen at once, it would cost \$16.1 million

dollars. He referred to Michael Harrigan from Ehlers & Associates for further discussion on the financial analysis.

Mr. Harrigan described the evaluation and implementation of a TIF district. He presented a report showing how the use of TIF would apply to the Industrial Park. In conclusion he said, given the current findings for the city, the applicability of a TIF is not strong here.

Mr. Barnes discussed other sources of financing described in the Plan. Business Development Districts (BID) would not work either. City collected fees are available but need to work in conjunction with the Storm Water Utility. Mr. Kessler said there is competing interest for funds from the City Capital Improvement Projects budget and this would be only one component in a large CIP budget. Mr. Nitschke said we are aggressively pursuing Grant Funding mechanisms.

Mr. Kessler said in correlating with what CDA, individual businesses, and Storm Water Management are looking for, a concept to keep costs down for businesses is to allow bio-retention swales to be credited toward the business's open space requirements.

Mr. Barnes went through the guidelines listed in the Plan for Architectural Building Standards.

Mayor Chiovatero asked for questions from the audience.

Warren Illgen, Diameters, 16700 W. Ryerson – How much money has accumulated from the City collected fees in the Storm Water Fund?

Mr. Nitschke – The fund was set up as a five year plan with priority projects, therefore, no money has accumulated.

Mr. Illgen – Is that just for storm water or road projects also?

Mr. Nitschke – Just storm water related projects in conjunction with meeting DNR standards.

Mr. Illgen – Is the 500,000 lb. sediment higher than the rest of the city?

Mr. Nitschke – Per acre, it is higher than average medium density residential.

Mr. Podjaski asked that each page of the plan be dated to make it easier to track changes.

Alderman Harrenda asked that the original date of the Industrial Parks be listed.

May Chiovatero reminded everyone that a copy of the Industrial park Stormwater Quality Management Plan is available at the Planning counter.

Motion by Mr. Siedle to adjourn the Community Development Authority meeting at 9:18 A.M. Seconded by Alderman Harrenda. Motion carried unanimously.