

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY
MINUTES
November 10, 2005**

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

In attendance was Mayor Chiovatero, Doug Barnes, Donald Vaclav, John Fillar, and Jeff Seidl. Alderman Ken Harenda and Alderman Thomas Augustine were excused. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Mark Blum, City Attorney.

Motion by Mr. Fillar to approve the CDA minutes of October 6, 2005. Seconded by Mr. Seidl. Motion carried unanimously.

COMMUNITY DEVELOPMENT AUTHORITY SECRETARY'S REPORT - none

OLD BUSINESS

1. New Berlin Industrial Park Modernization Plan – Doug Barnes (PG-951)

At the last CDA meeting there was a request to review concerns and questions by the committee members.

Mr. Fillar summarized the work of the plan to include roads, storm water, street lights, monument signs, street signs, and landscaping guidelines.

It was the consensus of the committee to allow anyone from the audience who wished to speak.

Steve Podjarski, 2222 S. Calhoun Road – Mr. Podjarski expressed concern that business owners were not alerted that a survey would be distributed and, therefore, there was about 40% participation. When referencing the Manufacturers Directory from 1999, between 1999 and 2004 New Berlin lost over 100 businesses. Businesses need public safety, reliable utilities, good base for highways, rail availability, which we have. What I see a need for, is for New Berlin to take the suspended solids out of rainwater runoff and dovetail it into the roadway reconstruction. Another of his concerns was that the landscaping requirements enhancements required when adding onto a building may hurt resale of property making it not as marketable as it should be.

Mr. Kessler said he understood the concerns regarding the survey results, however, the plan was mainly generated from the four business meetings held with business park owners. He also explained that the plan identifies elements of architectural materials, but allows business expansion in like materials. The main goal of the plan is to retain businesses and coordinate capitol improvements.

Mr. Barnes talked about the building standards requiring masonry, which is a cost effective material, not brick. Landscape standards in this plan lessen the requirements that are in the current building and zoning codes.

Mayor Chiovatero said some of the initial concerns by businesses were that they would be burdened by the plan. Staff and CDA have worked hard at trying to eliminate that, and he didn't think there is anything in the plan that has been unaddressed.

Mr. Fillar – What in the plan encompasses the SPO?

City Attorney Blum – The SPO will be drafted in the form of an ordinance which will go through the normal process. The ordinance will take the pieces out of the plan that would deal with the revised

requirements for landscaping, etc. and add as an SPO in Chapter 275.

CDA members moved through the Redevelopment Plan page by page discussing any further changes they felt might be necessary.

Motion by Mr. Fillar to modify Page 30 (d) under ARCHITECTURAL BUILDING STANDARDS, Building Criteria, to read The CDA will be responsible to review all new construction projects in the NBIP, not the City Plan Commission. If an addition or a parking lot expansion has a footprint....

Seconded by Mr. Seidl. Motion passes unanimously.

Motion by Mr. Vaclav to modify Page 31 (g) under Design Guidelines, to have the last sentence read, Wooden fenced screening is permissible as well as chain link fencing with a non-clear vinyl coating and slating.

Seconded by Mr. Fillar. Motion carried unanimously.

Motion by Mr. Fillar to modify Page 31 (h) under Design Guidelines, to read All new roof-top equipment that would require a zoning permit must be screened from view if the equipment can be seen from the centerline of the public right-of-way in the front of the property, or placed in an area...

Seconded by Mr. Seidl. Motion carried unanimously.

Motion by Mr. Vaclav to amend the Lot Coverage Chart (Table 275-35-3) on Page 32 to change the Maximum Coverage by Impervious Surfaces for Districts M-1 and M-2 to read 75% instead of 70% and to change the Minimum Coverage by Open Space and Landscaping for Districts M-1 and M-2 to read 25% instead of 30%. On that same page, Delete the entire paragraph beginning with, 31% of the properties (82 lots) currently exceed the.... , and reinstate the previously eliminated paragraph that reads, If the maximum lot coverage would be increased to 75%, 56 lots, or 21% would exceed the maximum coverage.

Seconded by Mr. Fillar. Motion carried unanimously.

Motion by Mr. Vaclav to modify Page 38 by adding (2003) after the heading that reads, CURRENT CONDITIONS OF THE PARK.

Seconded by Mr. Fillar. Motion carried unanimously.

Motion by Mr. Barnes to recommend to Common Council approval of the New Berlin Industrial Park Redevelopment Plan and to create a Special Overlay Zoning District.

Seconded by Mr. Fillar. Motion carried unanimously.

2. Mill Valley Redevelopment RFP Discussion (PG-926)

Motion by Mr. Seidl to approve and direct staff to distribute the Mill Valley Redevelopment RFP to accept proposals from consultants.

Seconded by Mr. Fillar. Motion carried unanimously.

Mr. Kessler said the proposals would be due the end of February or beginning of March 2006.

NEW BUSINESS

3. Pinewood Creek Certificate of Compliance (PG-631-5)

Motion by Mr. Fillar to accept the Pinewood Creek Certificate of Compliance for October 31, 2005.

Seconded by Mr. Seidl. Motion carried unanimously.

COMMUNICATIONS

4. Communication To: CDA
Communication From: Greg Kessler, Director of Community Development
RE: Letter form William V. Reilly dated September 20, 2005 regarding revenue bonds for Apple Glen Apts. (PG-631-5)

CDA Committee members acknowledged receipt of this communication.

ADJOURNMENT

Motion by Mr. Seidl to adjourn the meeting at 9:20 A.M. Seconded by Mr. Fillar. Motion carried unanimously.