

Note: Minutes are not approved until approved by the CDA

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MINUTES

January 8, 2004

The Community Development Authority Meeting of January 8, 2004 was called to order by Mayor Wysocki at 7:32 A.M.

In attendance were Mayor Wysocki, Alderman Kenneth Harenda, Alderman Thomas Augustine, John Fillar, Doug Barnes, Bob Dude. Also present were Greg Kessler-Director of Community Development, Mike Holzinger-Director of Finance and Administration, Nikki Jones-Associate Planner, Mark Blum-City Attorney, Eric Nitschke-Stormwater Engineer, Ron Schildt-Transportation Engineer.

Motion by Alderman Harenda to approve the 09/04/03 CDA Meeting Minutes (CDA-03-01). Seconded by Mr. Fillar. Motion passes with Mr. Dude voting present.

3. Community Development Authority Secretary's Report. (CDA-03-02) –

Mr. Kessler addressed the letter to Mr. Fillar dated January 5, 2004 regarding role of CDA.

Mr. Kessler distributed the staff report for New Valley Sand & Gravel concerning the redevelopment concept along with the resolution.

CDA members were given a CDA Calendar for 2004 showing meeting dates, deadlines, and the dates packets will be mailed. Mr. Kessler asked that any conflicts be reported.

4. Finance and Occupancy Reports / Year End Report (CDA-03-14) - none

5. Apple Glen Certificate of Compliance (CDA-03-14)

Motion by Mr. Dude to accept the Compliance Certificate for Apple Glen Apartments dated October 31, 2003. Seconded by Ms. Cast. Motion carried unanimously.

6. Pinewood Creek Certificate of Compliance (CDA-03-14)

Motion by Alderman Harenda to accept the Compliance Certificate for Pinewood Creek dated October 31, 2003. Seconded by Mr. Barnes. Motion carried unanimously.

Motion by Alderman Augustine to accept the Compliance Certificate for Pinewood Creek dated January 31, 2004. Seconded by Mr. Fillar. Motion carried unanimously.

OLD BUSINESS

7. *New Berlin Industrial Park Modernization Plan Update Draft & Cover Memo - Presentation by Doug Barnes from Zimmerman Design Group (CDA-03-09)*

Mr. Doug Barnes reported on the preliminary plan for the New Berlin Industrial Park Modernization Plan by the Zimmerman Design Group. In this presentation discussions covered roadways, signage, lighting, and building standards. Mr. Barnes emphasized consolidating into larger businesses. Mayor Wysocki commented on Stormwater impact fees becoming a component.

Mr. Barnes will bring back costs of each of the options for industrial park signage and give the members an idea of how those options would look internally as they are suggested.

Mayor Wysocki asked that the members review the criteria discussed today; building and design guidelines, materials, signage and lighting, and at the next CDA meeting will have another discussion to determine what is agreed upon. Mayor Wysocki added that the next discussion would also include landscaping and parking. A future meeting would talk more about roadways and stormwater management.

NEW BUSINESS

8. West National Avenue Redevelopment Plan Discussion (PG-929)

Mr. Kessler defined the boundaries of the West National Avenue Redevelopment area and explained the reasons for the need for redevelopment. Plan Commission has asked staff to come up with some redevelopment concepts for the frontage road in that area. We are now asking Plan Commission to give us some direction to adopt a resolution. Mr. Kessler talked about the contents of the Plan printed in September 2000 and said he envisions that area as being an extension of the city center.

Mayor Wysocki reiterated saying that this Plan is still at Plan Commission. Although it was approved by Plan Commission in 2000, the current membership of the Commission is in the majority different so they want an opportunity to review what was presented. The reason why we brought it up here is because this would be another type project that the CDA could be looking at with regards to its review and its recommendation for potential financial implementation plan which could be a business district.

Mr. Dude commented on the portion of the Plan concerning nonconforming existing buildings on the top of Page 38, saying that it may be a reason for the majority of the offices located there being in homes giving a residential look with signs in the front yard presenting an unfavorable appearance.

Mr. Barnes said that the West National Avenue Redevelopment Plan is a good plan, but we have not had the willingness to enforce it. That is very important, whether it is this plan or any plan. If we are going to take time to say here are the guidelines and here are the standards, we have to be able to enforce them. The CDA and the Plan Commission must step up and say, yes, these are the guidelines, this is what you must do.

Mayor Wysocki said I expect the Plan Commissioners to review this Plan and hopefully they will agree that this redevelopment plan should be brought to the CDA for it's review and recommendations including enforcements of the standards.

9. New Valley Sand & Gravel Redevelopment Study & Critical Path and Proposed Timeline for Proposed New Valley Site Development Project (Mark Blum) (Memo & Power Point Handout) (PG-926)

Mr. Kessler said this is another project that is at Plan Commission for discussion but I wanted to introduce you to it. Several members here have asked about it so I felt it fair to give you the same presentation as Plan Commission and Council. He indicated that all this information is on the website.

Mr. Kessler gave the location and size of property and a description of the request by William Carity and George Erwin to develop this site for mixed commercial and residential purposes. The Common Council approved Resolution 03-43 to give approval for Plan Commission to begin studying the site as a future business park and determine the concepts consistency with the City's Master Plan and provide zoning recommendations.

Mr. Kessler discussed the issues under consideration and the areas of concern regarding this property and development.

Mayor Wysocki said the plan was laid out to take place whenever the development opportunity occurred. If we could change that current use from mining operation to a reclamation plan that has been acceptable, I think it's a great opportunity. If we can accelerate this, we may eliminate a situation, especially environmental. There are opportunities coming up within the next three to five years for environmentally safe fill to be put in there.

Mr. Kessler said this entire concept is before Plan Commission to determine consistency with the Master Plan and provide zoning recommendations and adopt a resolution that would go to Common Council. We don't know when that is going to happen, but it is scheduled for the February 2, 2004 Plan Commission meeting.

10. Communication To: CDA
Communication From: Greg Kessler, Director of Community Development
Re: Business Improvement District (BID) Handouts (CDA-03-02)

Mr. Kessler explained there was some interest to discuss business improvement districts some time ago. This communication is put out by UW Extension and discusses what BIDS are and how State Statutes define what they are and how they are used around the State. This warrants discussion with the West National Avenue Redevelopment should that ever come but it is for your reference only at this time.

11. Communication To: CDA
Communication From: Ron Schildt,
Re: Wisconsin Department of Transportation Letter: 2005-2007 STP-Urban for Metro Milwaukee (STP-M) Program Notification Calhoun Road. (CDA-03-02)

Mr. Kessler explained that we were not successful in obtaining the STP-Urban Grant for Calhoun Road. Ron Schildt gave the background for the application of the grant. The next funding cycle will begin in 2005. We have no monies allotted for this project. Mr. Kessler said this is a significant component to the Industrial Park Redevelopment. Mayor Wysocki said we would follow up on this.

12. Communication To: CDA
Communication From: Greg Kessler, Director of Community Development
We Energies Presentation (Video Tape) and Power Point Handout (CDA-03-08)

Mr. Kessler said the DCA members had received a copy of the video and power point presentation that WE Energies did and could look at it at their leisure. Mayor Wysocki said there was about 30 people from the Industrial Park in attendance for the presentation and even with the cost that was presented, there was about 10-12 hands that went up when asked if they were interested.

13. Communication To: CDA
Communication From: Doug Barnes, CDA Member
Re: "CDA's spurring millions in development plans" The Business Journal, December 26, 2003.

CDA members acknowledged receipt of this communication.

14. Persons wishing to be heard. - none
15. Adjournment. - Motion by Alderman Augustine to adjourn the meeting at 9:50 A.M. Seconded by Mr. Fillar. Motion carried unanimously.