

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY**

**NEW BERLIN CITY HALL COUNCIL CHAMBERS**

**MINUTES**

**July 1, 2004**

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

In attendance were Mayor Wysocki, Alderman Kenneth Harenda, Alderman Thomas Augustine, Bob Dude, John Fillar, Jeff Seidl, Doug Barnes. Also present were City Engineer JP Walker, Planning Services Manager David Haines, Associate Planner Nikki Jones, City Attorney Mark Blum, Todd Niedermeyer.

Motion by Mr. Dude to approve the minutes of the 05/06/04 CDA Meeting. Seconded by Alderman Harenda. Motion passes with Mr. Seidl voting present.

Community Development Authority Secretary's Report. - none

Pinewood Creek Certificate of Compliance - none

**OLD BUSINESS**

1. New Berlin Industrial Park Modernization Draft Plan / Doug Barnes

Mr. Barnes recaptured the continuation of his initial presentation by explaining why the plan is taking the form that it is now. He went on briefly explaining why the redevelopment plan is needed, what area the plan would affect, and the goals of the plan. Mr. Barnes outlined the plan: road improvements, lighting, side paths, utility, infrastructure, storm water, WE Energies distribution, Vision 2010, signage, building materials, landscape requirements, exterior lighting.

Mr. Walker spoke on the roadways and storm water. Roadways include driveway access points and need to meet the requirements of the City standards as well as the maneuverability for the semi traffic throughout the industrial park. Mr. Walker explained ways to accomplish this along with concepts to incorporate storm water management.

Mr. Barnes spoke about costs and financing, estimating 17 million dollars which includes streets, side paths, storm water, redoing the roads, lighting. Our goal is not to special assess industrial park property owners or create a TIF District.

Within two weeks the draft plan will be on the City's web site. Industrial Park owners were encouraged to attend the work shops which will be held. A DVD with the draft plan and the CDA meetings will be available at cost.

**NEW BUSINESS**

2. Mill Valley Redevelopment Plan – Sub-Committee Updates

Capital Infrastructure Sub-Committee – J. P. Walker

Ruekert & Mielke supplied the committee with education on infrastructure and cost requirements for Mill Valley. Mr. Walker reported where sanitary sewer and water mains and roadway improvements are needed and the costs. Maps were presented. The update of Racine Avenue would be the last piece of

the infrastructure improvement structure between I-43 and Tans Road. The Financial Sub-Committee can evaluate the costs once the project costs, allocation, and cost sharing is determined.

3. Communication To: CDA  
Communication From: Greg Kessler  
Re: Chamber Newsletter Article - "A Vision for the New Berlin Industrial Park"

CDA Members acknowledged receipt of this communication.

4. Communication To: CDA  
Communication From: Greg Kessler  
Re: NBIA Letter from Ken Matheson and Art Salani

CDA Members acknowledged receipt of this communication.

5. Communication To: CDA  
Communication From: Greg Kessler  
Re: NBIA Letter from Ken Matheson

CDA Members acknowledged receipt of this communication.

6. Persons wishing to be heard.

Ken Matheson, NBIA Secretary – referenced communication from New Berlin Industrial Assoc.  
Steven Podjaske, Tape Machine – concerned about there being no business owners on CDA.  
Bill Luterbach – need to look at this in a real sense of the burden created for Ind. Park owners.  
Dennis Murphy, Southwest Metal Finishing – complete the plan with measurable objectives to know if it works.

Paul Goebel, North American Distributing – define what is required by property owners immediately and what is required in future expansions.

Jim O'Rourke, A & A Mfg.- park has improved over the years in appearance and curb appeal, would like to see data showing park is unsafe, justify the cost of improvements and determine in reality the return on investment.

7. Adjournment. – Motion by Alderman Augustine to adjourn the meeting. Seconded by Mr. Fillar. Motion carried unanimously.