

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MINUTES

December 2, 2004

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

In attendance were Mayor Wysocki, Alderman Ken Harenda, Alderman Thomas Augustine, John Fillar, Jeff Seidl, Doug Barnes. Also present were Director of Community Development Greg Kessler, Planning Services Manager Nikki Jones, Associate Planner Olofu Agbaji, Associate Planner Amy Bennett, JP Walker, Engineering Services Manager.

Mayor Wysocki announced that Mr. Dude has resigned from the Community Development Authority Committee for personal reasons.

2. Motion by Mr. Fillar to approve the 10/7/04 CDA Meeting Minutes. Seconded by Mr. Barnes. Motion passes with Alderman Harenda voting present.

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

4. Apple Glen Certificate of Compliance

Motion by Alderman Augustine to accept the Compliance Certificate for Apple Glen. Seconded by Mr. Barnes. Motion carried unanimously.

5. Pinewood Creek Certificate of Compliance

Motion by Alderman Augustine to accept the Compliance Certificate for Pinewood Creek. Seconded by Mr. Fillar. Motion carried unanimously.

6. Virchow Krause & Company Audit Letter for the New Berlin Housing Authority & Requested Action Statement

Letter dated November 15, 2004 addressed to Michael Holzinger supplies audit information.

OLD BUSINESS

7. New Berlin Industrial Park Modernization Plan Update - Doug Barnes

Mr. Barnes reported financing will not require special assessments to the park but it will go through CIP funding. We know that a TIF district would not make sense and a full presentation will be made on this at the next meeting.

8. New Berlin Industrial Signage Package – Doug Barnes

Mr. Barnes reported that the bids are in for the two monument signs and the low bid is at \$13,750 per sign which fits in with what is set aside from the grant.

SPECIAL PRESENTATION

9. Presentation by the New Berlin Industrial Park Association on Survey Results – Ken Matheson

Steve Podjaski, Mfr. Resources, LLC, located at 2222 S. Calhoun Road - My property is my investment. I protect my financial investments to the best of my ability. My recommendations and suggestions to the New Berlin Industrial Park Redevelopment Plan are based on common sense. They are cost effective and basically help achieve the goals that are described in the original plan. I still think more modifications need to be done to the plan. Minor things like improving some of the intersections with stop and go lights. Dropping landscape requirements behind business properties is a good idea, but you might want to consider this in the side lots as well because a lot of buildings have power lines coming in from the side.

Mr. Podjarski has copies of a signed petition concerning the frontage road that runs parallel to Calhoun Road which he wishes to have distributed to Alderman and CDA members.

Mary Stanek Wehrheim, Stanek Tool, located at 2500 S. Calhoun Road – After the September 29th meeting the New Berlin Industrial Park Assoc. got back together and went through the revised Redevelopment Plan and as a result we have questions which have been submitted to Nikki Jones. I would like to go through them now.

Ms. Wehrheim read each of the questions listed in the letter dated November 21, 2004 addressed to the CDA Members from the New Berlin Industrial Assoc. referencing New Berlin Industrial Park Redevelopment Plan – Revised Draft Dated September 29, 2004.

Mr. Barnes responded to the questions as follows:

Infrastructure Improvements

- Deer Creek Storm Water Improvements – The walkway is one of the goals of the Alternative Transportation Plan and is included in the Master Plan.
- Street Lighting – Communication has been made with manufacturers in Wisconsin and the United States.
- Street Landscaping – This is part of the infrastructure and the City will plant and maintain trees.
- Gateway Entrances – When individual roads are designed we will be anticipating truck turning radius's, vision triangles, etc.
- Costs – We are working on a cost breakdown.

Architectural Building Standards

- Building Criteria –Clarification will be made.
- Corner Lots – Clarification will be made.
- Footing & Foundation – It is a Citywide policy, not just for the industrial park, that the City no longer issues these approvals.
- Design Guidelines – Dumpster and rooftop requirements are being looked at to make them more practical.
- Windows/Glass – Glass integration will be clarified.
- Metal Panels – New buildings will not use corrugated panels but we would not require you to replace metal corrugated panels on your existing building, the goal is architectural to tie in (usually with a color). Gauge of metal, color and profile will be reviewed along with application for Plan Commission approval. Mr. Kessler added that Plan Commission and Common Council recently integrated administrative permits which are relative to many industrial park permits.
- Exterior Lighting – This will be reviewed for safety.

Landscape Standards

- Clarification will be made as to when landscape standards go into effect.
- Any changes to the requirement for a Landscape Architect to review plans will require amending the Zoning Code.
- The sprinkler system issue will be addressed.
- Landscape Requirements – Landscape plans are looked at on an individual basis by Plan Commission so there will be some flexibility.

Mayor Wysocki said answers to the questions will be supplied in writing to the New Berlin Industrial Park Association. When the amended plan is complete, another survey will be sent out by the City.

10. We Energies DV2010 Distribution Presentation – Vivian Kuss and Ross Weatherbee

Ross Weatherbee, WE Energies, presented an update on the DV2010 (Distribution Vision 2010) New Berlin Pilot Project. The concept of this project is to improve reliability in the Industrial Park by limiting the scope of outages to smaller areas and identify the problems faster. The project is 80-90% complete.

Vivian Kuss, WE Energies, emphasized the sophistication of the project. She pointed out that it is not simplistic. It is a vision of how a utility will likely operate by 2010 regarding reliability. She welcomed people to help themselves to handouts being supplied.

Mayor Wysocki asked for questions:

Warren Illgen, Diameters, located at 16700 W. Ryerson – How many service interruptions were there last year? What do you want it reduced to?

Mr. Weatherbee - There are a number of circuits there so the answer might be a little different for each one but typically a couple of outages a year. What this project will do is break down the circuit so less customers will be affected with a shorter outage time because problems will be isolated so it may reduce a 1 ½ hour outage to a ½ hour power outage depending on the circumstances.

Ms. Kuss – About three years ago there were a number of outages in the industrial park. In the past few years the reliability has been quite good but this project would make it even better. The length of outage depends on where you are and what the cause of outage is.

Mr. Illgen – Within the CDA Plan there were some pages on this which presented five switches throughout the park. One of the diagrams in the park showed isolating each building.

Mr. Weatherbee - The concept is to break the circuit up so each customer has their own piece, however, the trade off is the huge cost. A customer can pay for this but when an inquiry was made, no one in the park wanted to make that investment. Cost sharing is possible also.

Mr. Illgen – Is this the first installation of this type?

Mr. Weatherbee – This is the first installation in the United States.

Mr. Illgen – Is this program optional?

Mr. Weatherbee – The distribution system is being changed, therefore, participation is not optional. Isolating your distribution circuit would be optional.

Lee Fickau, 2780 S. 166th Street - Looking past 2010, would the whole country end up with this kind of system?

Mr. Weatherbee – It will be developed in areas where it can be developed economically

Mr. Fickau – What is in it for WE Energies? What happens to staffing?

Mr. Weatherbee – This is a capital investment for us. If there is a reduction in operating costs that goes with that, there is an offset.

Mr. Fickau - In time, is it possible that savings in cost to WE Energies would be passed on to the consumer?

Mr. Weatherbee – That is a question I am not in a position to answer.

Mayor Wysocki - I think this is a futuristic question.

Mayor Wysocki thanked Mr. Weatherbee and Ms. Kuss for attending and presenting us with this information.

NEW BUSINESS

11. Mill Valley Redevelopment Plan Update

Mr. Kessler summarized the progress so far of the redevelopment of Mill Valley and introduced Ken Ward from Ruckert & Milke who is here to report on infrastructure costs.

Mr. Ward defined the areas to be served and the infrastructure cost categories. He gave a power point presentation explaining the three categories and what costs would fall under each category for infrastructure. An overview table was presented showing a cost break down.

Mayor Wysocki said we are at the point now where we need to recommend to Common Council to move forward with negotiations of costs.

Motion by Mr. Barnes to recommend to Common Council to allow the Community Development Authority to continue to proceed with regards to the Mill Valley Business Center relative to the discussion with the City of Muskego on infrastructure cost sharing.

Motion dies for lack of second.

Mr. Fillar was concerned about the distribution of money that Ken Ward presented. Mr. Ward explained that the report presented is not a final recommendation and still needs to be negotiated.

Alderman Harenda expressed a desire for a better analysis of costs.

Further discussion followed on allocation of costs.

Mr. Fillar read the original Resolution to Council.

Mayor Wysocki defined the point of the motion to be made.

Motion by Alderman Augustine to recommend to Common Council to allow the Community Development Authority to continue to proceed with regards to the Mill Valley Business Center relative to the discussion with the City of Muskego on infrastructure cost sharing and to accept the costs themselves presented in the report by Ruckert & Milke and negotiate the distribution of costs.

Seconded by Mr. Fillar. Motion carried unanimously.

12. Adjournment.

Motion by Mr. Fillar to adjourn the CDA Meeting at 10:10 A.M. Seconded by Alderman Augustine. Motion carried unanimously.

13. Persons wishing to be heard.

Bill Luterbach asked for additional consideration on screening rooftops and soil conditions for building support.