

**NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY**

**NEW BERLIN CITY HALL COUNCIL CHAMBERS**

**MINUTES**

**October 7, 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 Thomas Augustine, Bob Dude, John Fillar, Jeff Seidl, Doug Barnes. Also present were Director of Community Development Greg Kessler, Associate Planner Nikki Jones, Code Enforcement Tony Kim. Alderman Kenneth Harenda was excused.

2. Motion by Mr. Dude to approve the 08/05/04 CDA Meeting Minutes. Seconded by Mr. Seidl. Motion carried unanimously.

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

**OLD BUSINESS**

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

CDA Members received revised draft copies of the New Berlin Industrial Park Redevelopment Plan. Mr. Barnes went through each recommended change. He emphasized that the major changes were in the building standards including eliminating the requirement that if a building addition was more than 35% of the existing building, the entire building must be brought up to the new standards, new additions or facilities with docks cannot face roadway, new facilities use landscaping to screen dumpsters. Lot coverage percentages were compared. Mr. Barnes also went over, but was not included in packets, the financial and implementation analysis. It was noted that Westridge was eliminated from the analysis and only industrial parks between Moorland and Calhoun were included.

Mr. Barnes said we still believe monument signs are needed and some will be put in yet this year. The one change that has been made is the idea of gateway entrance signage which according to the feedback at our workshops, were felt to be unnecessary.

Mayor Wysocki thought gateway entrance signage would still be a good idea and Mr. Fillar agreed with keeping boulevard entrances.

Mayor Wysocki felt we should review the requirement to require a licensed landscape architect. There are people who are trained in landscaping but are not licensed with a significant cost difference. Mr. Dude agreed.

5. New Berlin Industrial Signage Package (CDA-03-09) – Doug Barnes

Mr. Barnes reported that the sign package would be bid out this week.

**SPECIAL PRESENTATION**

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

186 questionnaires were completed. 89 business owners and 97 property owners responded. Mr. Matheson went over each question on the survey and stated the percentage of businesses that voted yes and no.

Bill Luterbach spoke in favor of the plan and agreed with the Mayor's comments on the landscape architect. He felt some consideration should be given to setbacks and architectural requirements for corner lots. Also, a lot of gateway entrances have low concrete curbs and no trees and shrubs so tractors can jump the curb. Everybody has talked about Calhoun and Moorland, Cleveland Avenue could also be looked at, especially going East on Cleveland, there is a concrete area that stops people from lining up to make a left hand turn. Mr. Luterbach asked that changes to the existing code include the requirement for lawn sprinklers be taken out, and consideration be given for early foundation and footing permits if there is engineering approval.

Don Giessel, Body Cote felt consideration should be given to corner lot people since they can be seen from public view from all sides and it can be quite expensive to meet landscaping, dumpster screening and roof top screening requirements.

Mary Wehrheim, Stanek Tool asked if her industrial facility with metal siding located on a corner lot is added onto, does the whole building have to be changed? Mr. Barnes said no, that is one of the changes we have made, if you add onto a building, you do not have to change it but the plan recommends that if your addition is in front that you tie into the existing building.

Mr. Dude suggested a survey be coordinated now that the revisions have been made.

Warren Illgon, Diameters, Inc. said his key concern is the financing. He felt there is no indication where the money is coming from.

Mayor Wysocki said the public infrastructure is paid for by the City. Private improvements will be paid by you. Sidewalks and enhancements were indicated by business owners as not being wanted. You can answer the revised survey with the idea that there will be no special assessments.

Mr. Dude said owners may have increased taxes based on improvements, but will also have increased value of property.

## NEW BUSINESS

### 7. Mill Valley Redevelopment Plan Discussion

Mr. Kessler said at the last meeting CDA members had expressed an interest in reclamation activities involved at the Valley Sand & Gravel site. Mr. Kessler introduced Mr. Bill Carity, property owner of Valley Sand & Gravel and Mr. Jeff Lotz, site manager. Mr. Lotz explained the recycling asphalt and concrete process and described what is currently happening at the gravel pit. Mr. Carity reinforced that constant monitoring is being done of what comes in as fill. Mr. Carity expressed a desire to change the fill plan explaining that it would be a better business procedure to compact fill in various locations so they could develop this into the park they desire.

Mayor Wysocki recommended that Mr. Carity contact Mr. Kessler if changes to the reclamation plan are needed to achieve objectives to develop the property as desired.

Mr. Carity reported the progress being made in his initial initiative to redevelop the area into that business park. Mayor Wysocki said we are at a point where the City of Muskego and the City of New Berlin will sit down and look at the structuring of costs.

Mr. Fillar asked if asphalt is put in as a filler? Mr. Lotz said no, only as a road basis, none of it goes into the pit.

Mr. Kim said he has been monitoring the site by-weekly and has not seen any variation to the reclamation plan.

8. Communication To: CDA  
Communication From: Gregory Kessler, Director of Community Development  
Re: American Planning Association: Policy Guide on Redevelopment

CDA Members acknowledged receipt of this communication.

9. Communication To: CDA  
Communication From: Gregory Kessler, Director of Community Development  
Re: Recorded Original UWM Survey Results from 2001

Mr. Kessler said this will be coming at the next meeting.

10. Persons wishing to be heard. - none

11. Adjournment. – Motion by Alderman Augustine to adjourn the meeting at 9:00 A.M. Seconded by Mr. Fillar. Motion carried unanimously.