

NEW BERLIN COMMUNITY DEVELOPMENT AUTHORITY

NEW BERLIN CITY HALL COUNCIL CHAMBERS

MAY 1, 2003

MINUTES

The Community Development Authority Meeting of May 1, 2003 was called to order by Mayor Wysocki at 7:34 A.M.

In attendance were Mayor Wysocki, Alderman Kenneth Harenda, Alderman Thomas Augustine, Robert Dude, John Fillar, Doug Barnes, and Danielle Cast. Also present were Greg Kessler-Director of Community Development, David Haines-Planning Services Manager, Nikki Jones-Associate Planner, Olofu Agbaji-Associate Planner, Mark Blum-City Attorney, and J. P. Walker-City Engineer.

Excused: Mike Holzinger-Director of Finance and Administration

Motion by Mr. Dude to approve the April 3, 2003 Community Development Authority Minutes. Seconded by Mr. Fillar. Motion carried unanimously.

Community Development Authority Secretary's Report. –

Mr. Kessler said some of the committee members have expressed the desire to have a numbering system for the staff reports similar to what the Utility Committee has. Nikki Jones suggested using a numbering system where the year was first and then each new item would get a new number. A file system would be kept in the Community Development Department so if anyone would want to come and pull a file, everything that has ever been in your folders would be there. Each member's folders could have four dividers, one for agendas, one for minutes, one for old business and one for new business. It would be up to each individual member to arrange and keep their binders updated. Mr. Fillar agreed it was an excellent idea to organize these reports in such a way that if reference is made, it can be immediately found. He suggested numbering each report.

Mr. Kessler said there is a resolution going to Plan Commission Monday night that requests the Common Council to officially forward onto the CDA giving direction to perform revitalization of the old industrial park. Mr. Kessler explained some of the grants being prepared. Our next meeting will be June 5, 2003.

OLD BUSINESS

3. Meeting date discussion.

Community Development Authority meetings will be held the first Thursday of each month.

NEW BUSINESS

5. New Berlin Industrial Park Modernization Plan Presentation

A power point presentation was given covering specific projects listed below:

- a. New Berlin Industrial Park Monument Signage
- b. Façade, Lighting, & Landscaping Improvements
- c. Infrastructure – Roadways
- d. Infrastructure – Storm Water Management
- e. Infrastructure – Drainage Easements
- f. Legal Issues

Members of the Engineering Division, Eric Nitschke, Ron Schildt, and City Engineer, J. P. Walker lead the engineering portion of the presentation beginning on page 4 of the handout. Calhoun Road reconstruction is budgeted for somewhere around 2005-2007 and will cover a minimum of a three year process. Year one would be design, year two would be land acquisition, year three or four would be construction. The size of the project on Calhoun Road would be from Greenfield Avenue down to possibly Victor Road. The Calhoun Road project will kick off the road improvements forming the western border of the Industrial Park. That project will introduce concepts of storm water management and road construction that can carry through the updating of the industrial park.

Moorland Road will be upgraded by Waukesha County. Always associated with road upgrade is storm water management upgrades. With the mandatory requirements that we are now under, we have to look at water quality aspects also. Several road design concepts were presented.

Some of the grant applications were discussed. Part of the plan is the marriage between storm water management and roadway improvements. Our typical structure this far has been retention and detention ponds but guided by DNR some of the structures being looked at now are vortechnic units, storm septors, grassed swales. The concepts of residential and commercial bioretention were discussed.

Maintenance to vortechnic units was discussed. Cost was estimated the same for maintenance between a pond and a vortechnic unit. A combination of systems can reinforce each other and add layers of water quality opportunity. Our code would need to be looked at so that landscaping can take into account these kinds of facilities that merge with storm water as well as looks. Buildings can be built as green buildings with issues such as roof top gardens. If these things are put into a property, there is payback in reduced storm water fees. Mr. Dude expressed his desire for sewer and water to be added to the list in the presentation as an additional item of the plan.

Budget processing and funding mechanisms were discussed as also being a component of the overall plan. A parallel is needed between the engineering pieces and the financing pieces.

The presentation continued with design aspects and costs for monument signage for the industrial park. Suggestions were encouraged on how to incorporate façade and landscaping improvements.

Mr. Kessler summarized by saying we need to take all our ideas generated, package it together and apply the required resources.

6. Potential Partnerships – Mr. Kessler explained that creative partnerships are going to be necessary to accomplish our goals. Financial partnerships, as well as landscaping or student co-op programs, community volunteers, etc are all considerations.
7. Persons wishing to be heard. - none
8. Adjournment –
Motion by Alderman Augustine to adjourn the Community Development Authority Meeting at 8:42 A.M.
Seconded by Mr. Dude. Motion carried unanimously.