

*REVISED COMMON COUNCIL MEETING AGENDA
TUESDAY, APRIL 8, 2025 AT 7PM
COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR
MEETING IS OPEN TO THE PUBLIC & CITY HALL IS HANDICAPPED ACCESSIBLE
CITY MEETINGS CAN BE WATCHED LIVE OR RECORDED
ON THE CITY OF BERLIN YOUTUBE PAGE @CITYOFBERLIN5623

1. Call to order/Roll Call
2. Seat Virtual Attendees (if necessary)
3. General Public Comments. Registration card required (located at podium in Council Chamber).

CONSENT AGENDA: The Consent Agenda contains items which staff considers to be routine and have already been discussed and recommended by a committee, board or commission at a previous meeting. Staff recommends that Council act on all of these items on a single roll call vote. If any member of Council wishes to have any item removed from the Consent Agenda and discussed, the Council member may request that item be removed from the Consent Agenda prior to the adoption.

4. Waive the reading of ordinances and resolutions.
5. Accept and place on file reports from the City Clerk, Treasurer, and Building Inspector.
6. Approve payment of bills.
7. Approve minutes from the 3.11.2025 Common Council meeting.

END OF CONSENT AGENDA

8. *Police Department purchase of a squad camera, server and cloud based evidence storage with funds from Capital Funds account #400-34157-000. RECOMMENDATION: Approve Police & Fire Commission's recommendation to purchase a squad camera, server and cloud based evidence storage with funds from Capital Funds account #400-34157-000.
9. Class "B" (Picnic) License for Bugle Mouth Bass Fishing Tournament on July 26, 2025 at 455 River Drive. RECOMMENDATION: Approve a Temporary Class "B" License for the Berlin Bugle Mouth Bass Foundation Inc to allow the sale of fermented malt beverages at the Bugle Mouth Bass Fishing Tournament at 455 River Drive in Berlin on July 26, 2025.
10. Fire Department request to sell beer (fermented malt beverages) at the Car Show (in Riverside Park) on August 10, 2025. RECOMMENDATION: Approve Fire Department request to sell beer (fermented malt beverages) at the 2025 Car Show as permitted under State Statute §125.06(6) and Resolution #13-21.
11. Class "B" (Picnic) and "Class B" License for Achieving a Better Community, Inc. (ABC Group) on July 3, 2025 at 455 River Drive. RECOMMENDATION: Approve a Temporary Class "B" and "Class B" License for the ABC Group to allow the sale of fermented malt beverages and wine at the Let Freedom Ring Independence Day celebration at 455 River Drive on July 3, 2025.
12. Temporary Street Privilege Permit for Stacy Zietlow at Pearl Street between the alley and Park Avenue. RECOMMENDATION: Approve the Temporary Street closure of Pearl Street from the alley to Park Avenue from noon to 6PM (during the Celebration of Life) on May 3, 2025. No alcohol is to be served or consumed outside or in the street.

13. Special Events on Streets, Highways, and Municipal Parking Lots Permit for O'Connor-Chiers American Legion Post 340 for a Memorial Day Procession on May 26, 2025.
RECOMMENDATION: Approve the Special Events on Streets, Highways, and Municipal Parking Lots Permit for Legion Post 340 for a Memorial Day Procession on Water Street to the Berlin Veterans War Memorial in Riverside Park from approximately 9-11AM on May 26, 2025.
14. Creation of Tax Increment District #17, including Resolution #25-03 Creation of Tax Increment District #17, TID #17 Project Plan and TID #17 Boundary. RECOMMENDATION: Approve Resolution #25-03 for the Creation of Tax Increment District #17, approve the TID #17 Project Plan and approve the TID #17 Boundary.
15. TID Building Improvement Program Application for matching grant funds by Wingate Barraclough of Fox River Property Management. RECOMMENDATION: Review application submitted by Fox River Property Management for matching funds to complete interior building improvements at 106-108 E Huron Street in TID #15 and take action as appropriate.
16. TID Building Improvement Program Application for matching grant funds by Kevin Resop of Four Reel Sports and More LLC. RECOMMENDATION: Review application submitted by Four Reel Sports and more LLC for matching funds to complete interior building improvements at 208 Broadway Street in TID #15 and take action as appropriate.
17. Memorandum of Understanding (MOU) and Grant Agreement for Wisconsin STARS: Simulation Training to Advance Rural Services for Children (EMS grant). RECOMMENDATION: Approve Berlin EMS involvement in the Wisconsin STARS training program and authorize staff to sign the MOU and Grant Agreement.
18. *Amend Special Covenant Settlement Agreement with Northern Express Bus Services LLC. RECOMMENDATION: Amend the Special Covenant Settlement Agreement with Northern Express Bus Services LLC to allow Mr. Walker to retain one acre of the parcel, adjacent to his property that houses the Northern Express Bus Services Building; the City to receive the remaining portion of the parcel at no cost. All costs associated with the preparation of necessary documents for the property division, closing and covenant amendment to be the responsibility of Mr. Walker.
19. Discussion of City Pool Facility. RECOMMENDATION: Listen to staff presentation and provide direction as to needed information and potential next steps.
20. Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.)
21. New Business (To be used to request items of new business be put on a future agenda)
22. Motion to convene into closed session pursuant to *Wis. Stats. 19.85 (1) (c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.*

AND Wis. Stats. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Police Union Contract Negotiations.

23. Reconvene into open session and take appropriate action as a result of closed session discussion.

24. Adjourn.

Note: In adherence to the City of Berlin Public Meeting Participation Policy, public participation will be allowed under each agenda item at the discretion of the presiding officer, with the exception of the Consent Agenda. Attendees must register their intention to participate on either a general comments section or a specific agenda item prior to the meeting by filling out a Registration Card, which can be obtained from the Internet, City Clerk's office or in the City Hall Council Chambers at the podium. Registration Cards should be turned in prior to the meeting to either the presiding officer or City Clerk.

*Revised – Item added to agenda

City of Berlin WI

A/P Distribution from 3/01/2025 to 3/31/2025

Account	Vendor	Invoice Date	Invoice	A/P Due Date	Description	A/P Owed
100-10-51415-320 City Administrator Publication Fees [BIN] BERLIN JOURNAL		3/13/2025	189706 100-10-51415-320 City Administrator Publication Fees Total	4/12/2025	Committee of the Whole	201.00 201.00
100-10-51415-340 City Administrator Operating Supplies [0110] Thiel, Debra L [04-00005058-00-2] UNITED STATES POSTAL SERVICE		3/28/2025 3/28/2025	032825 032825 100-10-51415-340 City Administrator Operating Supplies Total	4/27/2025 4/27/2025	Pick up and drop off ballots PO Box Fee	491.43 175.00 666.43
100-10-51415-510 City Administrator Insurance Premiums [Unemployment] Unemployment Insurance		3/01/2025	032825 100-10-51415-510 City Administrator Insurance Premiums Total	3/31/2025	Benefit Charges for	56.23 56.23
100-10-51510-210 Independent Auditing Professional Services [HACPA] HAWKINS ASH CPAS		3/25/2025	3226050 100-10-51510-210 Independent Auditing Professional Services Total	4/24/2025	Professional Services through 3/25/2025	3,573.00 3,573.00
100-10-51530-210 Assessment Professional Services [AAC] Associated Appraisal Consultants		3/01/2025	179016 100-10-51530-210 Assessment Professional Services Total	3/31/2025	March 2025 Service	2,000.00 2,000.00
100-10-52232-220 Hydrant Rental Utilities [BH20] Berlin Water & Sewer Department		3/28/2025	032825 100-10-52232-220 Hydrant Rental Utilities Total	4/27/2025	March Water & Sewer	20,647.00 20,647.00
100-10-52400-210 Sealer of Weights & Measures Professional Services [City of Appleton] City Of Appleton		3/03/2025	16680 100-10-52400-210 Sealer of Weights & Measures Professional Services Total	4/02/2025	March 2025 Weights & Measures	575.00 575.00
100-12-51440-340 Elections Operating Supplies [Andrew Barton] Andrew Barton [0110] Thiel, Debra L		3/28/2025 3/28/2025	032825 100-12-51440-340 Elections Operating Supplies Total	4/27/2025 4/27/2025	Mileage for Election Materials Pick up and drop off ballots	11.62 127.24 138.86
100-12-51450-210 Central Duplicating Professional Services [MOUNTAINEER] MOUNTAINEER COMPUTER SYSTEMS, INC.		3/06/2025	28902 100-12-51450-210 Central Duplicating Professional Services Total	4/05/2025	Assistance with payroll adjustment	528.75 528.75
100-12-51450-221 Central Duplicating Phone/Data [BRIGHT] Brightspeed		3/09/2025	301579974 (2) 100-12-51450-221 Central Duplicating Phone/Data Total	4/08/2025	service 3-9/4-8 2025	451.37 451.37
100-12-51450-340 Central Duplicating Operating Supplies [GFCOM] Gordon Flesch		3/12/2025	15063530 100-12-51450-340 Central Duplicating Operating Supplies Total	4/11/2025		394.14 394.14
100-12-51450-400 Central Duplicating Computer Software & Hardware [Corp net] Corporate Network Solutions, Inc		3/27/2025	78879 100-12-51450-400 Central Duplicating Computer Software & Hardware Total	4/26/2025	Barracuda Network -Barracuda Essentials -	507.00 507.00
100-20-52100-110 Police Department Salaries [WI SCTF] WI SCTF		3/03/2025	030325 Garnishment - Child Support	4/02/2025		333.69

City of Berlin WI

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[WI SCTF] WI SCTF		3/28/2025	032825	4/27/2025	Garnishment - Child Support	222.46
100-20-52100-210 Police Department Professional Services			100-20-52100-110 Police Department Salaries Total			556.15
[vonBRIESEN & ROPER, s.c.] vonBRIESEN & ROPER, s.c.		3/12/2025	486979	4/11/2025	2025 Police Negotiations	1,020.50
100-20-52100-221 Police Department Phone/Data			100-20-52100-210 Police Department Professional Services Total			1,020.50
[GFCOM] Gordon Flesch		3/16/2025	IN15085053	4/15/2025	Police	19.00
100-22-48500-000 Donations to Fire Dept			100-20-52100-221 Police Department Phone/Data Total			19.00
[Graphic Sign] Graphic Sign & Letter Co., Inc.		3/08/2025	030825	4/07/2025	Sign for UTV	59.82
100-22-48500-000 Donations to Fire Dept			100-22-48500-000 Donations to Fire Dept Total			59.82
100-22-52200-340 Fire Department Operating Supplies		3/20/2025	032025	4/19/2025	Laundry Detergent for FD	16.82
[Kyle Boeck] Kyle Boeck			100-22-52200-340 Fire Department Operating Supplies Total			16.82
100-22-52200-651 Fire Department Fire Dept Service Awards		3/06/2025	2025-059	4/05/2025	2024 Per Participant/Account Fee	882.00
[PENFLEX] PENFLEX ACTUARIAL SERVICES, LLC			100-22-52200-651 Fire Department Fire Dept Service Awards Total			882.00
100-30-51600-340 Municipal Building Operating Supplies		3/04/2025	0000515461	4/03/2025	Supplies	389.09
[Belson] Belson Company			100-30-51600-340 Municipal Building Operating Supplies Total			389.09
100-30-51610-220 Buildings & Grounds Utilities		3/28/2025	032825	4/27/2025	March Water & Sewer	391.36
[BH20] Berlin Water & Sewer Department			100-30-51610-220 Buildings & Grounds Utilities Total			391.36
100-30-53311-220 Public Works General Streets Utilities		3/28/2025	032825	4/27/2025	March Water & Sewer	221.54
[BH20] Berlin Water & Sewer Department			100-30-53311-220 Public Works General Streets Utilities Total			221.54
100-30-53311-340 Public Works General Streets Operating Supplies		3/02/2025	15667	4/01/2025	Hose	101.14
[ED'S TRACTOR REPAIR, LLC] ED'S TRACTOR REPAIR, LLC		3/03/2025	23474	4/02/2025	Shop	649.61
[MGD INDUSTRIAL CORP] MGD INDUSTRIAL CORP			100-30-53311-340 Public Works General Streets Operating Supplies Total			750.75
100-30-53620-290 Garbage & Refuse Other Contractual Services		3/03/2025	0030579-0414-0	4/02/2025	February 2025 Service	20,338.28
[WM] WASTE MANAGEMENT			100-30-53620-290 Garbage & Refuse Other Contractual Services Total			20,338.28
100-30-53635-290 Recycling Other Contractual Services		3/03/2025	0030579-0414-0	4/02/2025	February 2025 Service	12,425.82
[WM] WASTE MANAGEMENT			100-30-53635-290 Recycling Other Contractual Services Total			12,425.82
100-30-55420-220 Swimming Pool Utilities		3/28/2025	032825	4/27/2025	March Water & Sewer	443.19
[BH20] Berlin Water & Sewer Department		3/07/2025	171718801030725	4/06/2025	Pool 2/13-3/12/2025 and	340.96
[CHCOMM - POOL] Charter Communication			100-30-55420-220 Swimming Pool Utilities Total			784.15

City of Berlin WI

A/P Distribution from 3/01/2025 to 3/31/2025

Account	Vendor	Invoice Date	Invoice	A/P Due Date	Description	A/P Owed
100-40-54600-220 Senior Center Utilities						
[BH20] Berlin Water & Sewer Department		3/28/2025	032825	4/27/2025	March Water & Sewer	94.38
			100-40-54600-220 Senior Center Utilities Total			94.38
100-40-54600-221 Senior Center Phone/Data						
[BRIGHT] Brightspeed		3/09/2025	301579974 (2)	4/08/2025	service 3-9/4-8 2025	26.50
			100-40-54600-221 Senior Center Phone/Data Total			26.50
100-50-55110-220 Library Utilities						
[BH20] Berlin Water & Sewer Department		3/28/2025	032825	4/27/2025	March Water & Sewer	92.52
			100-50-55110-220 Library Utilities Total			92.52
100-50-55110-221 Library Phone/Data						
[BRIGHT] Brightspeed		3/09/2025	301579974 (2)	4/08/2025	service 3-9/4-8 2025	78.98
			100-50-55110-221 Library Phone/Data Total			78.98
100-50-55110-290 Library Other Contractual Services						
[GFCOM] Gordon Flasch		3/12/2025	15063523	4/11/2025	Images over base amount	68.39
[01-00002113-02-8] OBRIST, LISA		3/06/2025	2025-02	4/05/2025	Cleaning Services	547.50
[Unique] Unique Management Services, Inc.		3/01/2025	6136794	3/31/2025	Placements	34.95
			100-50-55110-290 Library Other Contractual Services Total			650.84
100-50-55110-340 Library Operating Supplies						
[Baker & Taylor] Baker & Taylor		3/07/2025	215782	4/06/2025	2025 Baker & Taylor Date Range 02/01/2025	1,486.70
			100-50-55110-340 Library Operating Supplies Total			1,486.70
100-52-55200-220 Parks Utilities						
[BH20] Berlin Water & Sewer Department		3/28/2025	032825	4/27/2025	March Water & Sewer	736.98
			100-52-55200-220 Parks Utilities Total			736.98
200-00-51400-210 ARPA FundProfessional Services						
[CP2 Consulting] CP2 Consulting, Inc.		3/24/2025	233	4/23/2025	Initial Deposit	3,125.00
			200-00-51400-210 ARPA FundProfessional Services Total			3,125.00
200-00-57620-300 ARPA FundEquip Replacement/General						
[Ramaker & Associates Inc.] Ramaker & Associates Inc		3/03/2025	131508 (1)	4/02/2025	Berlin Aquatic Center Improvements Service	4,180.00
			200-00-57620-300 ARPA FundEquip Replacement/General Total			4,180.00
315-00-56600-390 Miscellaneous						
[Fox River Property] Fox River Property Management LLC		3/20/2025	03202025	4/19/2025	TID Bldg Improvement	5,000.00
[Fungi Fusion] Fungi Fusion		3/20/2025	032025	4/19/2025	TID Grant (Payment 3)	1,918.59
			315-00-56600-390 Miscellaneous Total			6,918.59
400-30-57332-820 State Highway Outlay (Broadway/Huron)						
[WI Department of Transportation] WI Department of		3/03/2025	395-0000386753	4/02/2025	Connecting Hwy	1,456.81
[WIDOT-Huron] Wisconsin Department of Transportation		3/03/2025	395-0000386763	4/02/2025	Connecting Hwy	2,059.18
			400-30-57332-820 State Highway Outlay (Broadway/Huron) Total			3,515.99
600-00-46230-000 Ambulance Fees						
[WIDOT-Huron] Wisconsin Department of Transportation		3/24/2025	03.24.25	4/23/2025	Replace License Plate	4.00
			600-00-46230-000 Ambulance Fees Total			4.00

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Account	Vendor	Invoice Date	Invoice	A/P Due Date	Description	A/P Owed
600-00-52300-110 Salaries						
	[Kasey Koch] Kasey Koch	3/19/2025	0	4/18/2025	Workers Comp Pay	2,526.62
	[Kasey Koch] Kasey Koch	3/05/2025	030525	4/04/2025	Workers Comp Pay	626.67
			600-00-52300-110 Salaries Total			3,153.29
600-00-52300-220 Utilities						
	[Princeton] Princeton Utilities	3/04/2025	25059	4/03/2025	Utilities	174.55
			600-00-52300-220 Utilities Total			174.55
600-00-52300-290 Other Contractual Services						
	[CVK] Cvikota MBS	3/03/2025	031925	4/02/2025	Berlin & Princeton Collections	9,441.66
	[CLIA] CLIA Laboratory Program	3/04/2025	25061	4/03/2025	CLIA Waiver	248.00
			600-00-52300-290 Other Contractual Services Total			9,689.66
600-00-52300-330 Conferences and Training						
	[Life-Assist] Life-Assist, Inc.	3/04/2025	25058	4/03/2025	Glucometers	499.81
			600-00-52300-330 Conferences and Training Total			499.81
600-00-52300-345 Property Services - Vehicles						
	[RENNERT'S] RENNERT'S FIRE EQUIP SERVICE	3/04/2025	3754	4/03/2025	Unit 90 Service	1,289.48
			600-00-52300-345 Property Services - Vehicles Total			1,289.48
600-00-52300-380 Equipment & Structures						
	[NIELSON] NIELSON COMMUNICATION	3/04/2025	25062	4/03/2025	Pryme Bone Conduction Headset	218.95
			600-00-52300-380 Equipment & Structures Total			218.95
600-00-52300-530 Lease Payment & Rent						
	[ZP-RENTAL] ZIETLOW PROPERTIES, LLC	3/19/2025		4/18/2025	December 2024, Jan, Feb, March 2025 Rent	3,600.00
			600-00-52300-530 Lease Payment & Rent Total			3,600.00
601-00-21514-000 SOCIAL SECURITY						
	[BCT1015] Berlin City Treasurer 1015	3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	4,193.02
			601-00-21514-000 SOCIAL SECURITY Total			4,193.02
601-00-21515-000 FEDERAL WITHHOLDING						
	[BCT1015] Berlin City Treasurer 1015	3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	2,845.00
			601-00-21515-000 FEDERAL WITHHOLDING Total			2,845.00
601-00-21516-000 STATE WITHHOLDING						
	[BCT1015] Berlin City Treasurer 1015	3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	1,423.17
			601-00-21516-000 STATE WITHHOLDING Total			1,423.17
601-00-21517-000 DEFERRED COMPENSATION						
	[BCT1015] Berlin City Treasurer 1015	3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	440.00
			601-00-21517-000 DEFERRED COMPENSATION Total			440.00
601-00-21518-000 MEDICARE						
	[BCT1015] Berlin City Treasurer 1015	3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	980.62
			601-00-21518-000 MEDICARE Total			980.62
601-00-21525-000 GROUP LIFE INSURANCE						
	[BCT1015] Berlin City Treasurer 1015	3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	108.03
			601-00-21525-000 GROUP LIFE INSURANCE Total			108.03

City of Berlin WI

A/P Distribution from 3/01/2025 to 3/31/2025

Account	Vendor	Invoice Date	Invoice	A/P Due Date	Description	A/P Owed
601-00-21527-000 HSA Empl Deduction [BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	1,692.30
			601-00-21527-000 HSA Empl Deduction Total			1,692.30
601-00-53610-843 Phosphorus Removal Chemical [HACH] HACH COMPANY [NCL] NORTH CENTRAL LABORATORIES		3/11/2025	14408601	4/10/2025	AMMONIA CYANURATE RGT PP	47.60
		3/24/2025	517443	4/23/2025	AMMONIA SALICYLATE REAGENT	196.56
			601-00-53610-843 Phosphorus Removal Chemical Total			244.16
601-00-53610-845 OTHER SUPPLY-OPERATION EXPENSE [FIRE SERVICES] FIRE SERVICES PLUS LLC [US CELL] U S CELLULAR [CIN] CINTAS [AMERICAN] AMERICAN MESSAGING [GFL] GFL Solid Waste		3/05/2025	02062721	4/04/2025	ANNUAL INSPECTION/6 YEAR	133.25
		3/16/2025	0717671413	4/15/2025	MONTHLY SERVICE CHARGES	212.03
		3/06/2025	4223299803	4/05/2025	MOP & PARTS/MATS	80.35
		3/01/2025	U1850068ZC	3/31/2025	SERVICE FROM 3/1/25 TO 2/28/25	35.73
		3/20/2025	U40000110253	4/19/2025	STANDARD TRASH/RECYCLING	177.95
			601-00-53610-845 OTHER SUPPLY-OPERATION EXPENSE Total			639.31
601-00-53610-896 MATERIALS-TRANSPORTATION EXP [JOHN KRINGS] JOHN KRINGS & SONS WELDING LLC		3/19/2025	3175	4/18/2025	DUMP TRUCK BOX REPAIR	235.23
			601-00-53610-896 MATERIALS-TRANSPORTATION EXP Total			235.23
601-00-53611-881 MATERIALS-MAINT EXP-SR COL SYS [FERGUSON] FERGUSON WATERWORKS		3/21/2025	0439651	4/20/2025	HD NON ROCKM/HOLE FRM & LID	3,078.00
			601-00-53611-881 MATERIALS-MAINT EXP-SR COL SYS Total			3,078.00
601-00-53612-824 Supply Exp-Cust Accts Meters [USPSU010] US POSTAL OFFICE- POST MASTER [USPSU010] US POSTAL OFFICE- POST MASTER [USPSU010] US POSTAL OFFICE- POST MASTER		3/06/2025		4/05/2025	JANUARY 2025 BILLING	465.62
		3/03/2025	(30)	4/02/2025	JANUARY 2025 BILLING	461.61
		3/03/2025	(30)	4/02/2025	JANUARY 2025 BILLING	-461.61
			601-00-53612-824 Supply Exp-Cust Accts Meters Total			465.62
601-00-53613-650 WRF 600 [BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	4,986.40
			601-00-53613-650 WRF 600 Total			4,986.40
601-00-53613-742 EMPL PENS & BENEFITS HEALTH IN [BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	6,908.85
			601-00-53613-742 EMPL PENS & BENEFITS HEALTH IN Total			6,908.85
601-00-53613-745 EMPL PENS & BENEFITS LIFE INS [BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	55.67
			601-00-53613-745 EMPL PENS & BENEFITS LIFE INS Total			55.67
601-00-53613-816 Outside Serv Empl(testing) [BAD] Badger Laboratories, Inc. [MOUNTAINEER] MOUNTAINEER COMPUTER SYSTEMS, INC.		3/07/2025	25-003675	4/06/2025	BOD/SS/PHOSPHORUS	1,700.40
		3/13/2025	28927	4/12/2025	BUDGET/TRIAL BALANCE/BANK	881.25
			601-00-53613-816 Outside Serv Empl(testing) Total			2,581.65
601-00-53613-821 Office Supplies & Exp [BJN] BERLIN JOURNAL		3/04/2025	189308	4/03/2025	EMAIL BILLING AD	35.00

City of Berlin WI

A/P Distribution from 3/01/2025 to 3/31/2025

Account	Vendor	Invoice Date	Invoice	A/P Due Date	Description	A/P Owed
[BRIGHT] Brightspeed		3/09/2025	3/9/2025	4/08/2025	LOCAL SERVICE	34.02
			601-00-53613-821 Office Supplies & Exp Total			69.02
601-00-57000-325 Misc Pumping Equipment						
[STR] STRAND ASSOCIATES, INC		3/12/2025	0222625	4/11/2025	DIGESTER MIXING & PIPING CONSTRUCTION	8,200.00
[AUGUST WINTER & SONS, INC.] AUGUST WINTER & SONS, INC.		3/28/2025	2/20/25	4/27/2025	DIGESTER MIXING & PIPING	147,726.27
[AUGUST WINTER & SONS, INC.] AUGUST WINTER & SONS, INC.		3/25/2025	3/25/25	4/27/2025	DIGESTER MIXING & PIPING	69,172.50
			601-00-57000-325 Misc Pumping Equipment Total			225,098.77
602-00-48900-000 MISC NON-OPERATING INCOME						
[BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	32.12
			602-00-48900-000 MISC NON-OPERATING INCOME Total			32.12
602-00-53612-824 Supply Exp-Cust Accts Meters						
[USPSU010] US POSTAL OFFICE- POST MASTER		3/06/2025		4/05/2025	JANUARY 2025 BILLING	465.61
[USPSU010] US POSTAL OFFICE- POST MASTER		3/03/2025	(30)	4/02/2025	JANUARY 2025 BILLING	461.61
[USPSU010] US POSTAL OFFICE- POST MASTER		3/03/2025	(30)	4/02/2025	JANUARY 2025 BILLING	-461.61
			602-00-53612-824 Supply Exp-Cust Accts Meters Total			465.61
602-00-53613-742 EMPL PENS & BENEFITS HEALTH IN						
[BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	6,908.85
			602-00-53613-742 EMPL PENS & BENEFITS HEALTH IN Total			6,908.85
602-00-53613-745 EMPL PENS & BENEFITS LIFE INS						
[BCT1015] Berlin City Treasurer 1015		3/28/2025	3/28/25	4/27/2025	PAYROLL & BENEFITS FOR MARCH 2025	55.67
			602-00-53613-745 EMPL PENS & BENEFITS LIFE INS Total			55.67
602-00-53613-816 Outside Serv Empl(testing)						
[BAD] Badger Laboratories, Inc.		3/05/2025	25-005241	4/04/2025	TOTAL COLIFORM BACTERIA	81.00
[MOUNTAINEER] MOUNTAINEER COMPUTER SYSTEMS, INC.		3/02/2025	28868	4/01/2025	EMAIL BILLS & FORMAT/REVIEW OF	881.25
[MOUNTAINEER] MOUNTAINEER COMPUTER SYSTEMS, INC.		3/13/2025	28927	4/12/2025	BUDGET/TRIAL BALANCE/BANK	881.25
			602-00-53613-816 Outside Serv Empl(testing) Total			1,843.50
602-00-53613-821 Office Supplies & Exp						
[BIN] BERLIN JOURNAL		3/04/2025	189308	4/03/2025	EMAIL BILLING AD	35.00
[BRIGHT] Brightspeed		3/09/2025	3/9/2025	4/08/2025	LOCAL SERVICE	34.03
			602-00-53613-821 Office Supplies & Exp Total			69.03
602-00-53613-822 Misc Gen Admin Exp						
[WRWA] WISCONSIN RURAL WATER ASSOCIATION		3/28/2025	3/28/25	4/27/2025	WW EPIDEMIOLOGY & PFAS CYCLING IN OUR	110.00
			602-00-53613-822 Misc Gen Admin Exp Total			110.00
602-00-53704-851 SUPPLY/EXP-TRANS DIST SYS-OPER						
[FIRE SERVICES] FIRE SERVICES PLUS LLC		3/05/2025	02062721	4/04/2025	ANNUAL INSPECTION/6 YEAR	133.25
[US CEL] U S CELLULAR		3/16/2025	0717671413	4/15/2025	MONTHLY SERVICE CHARGES	212.03
[CIN] CINTAS		3/06/2025	4223299803	4/05/2025	MOP & PARTS/MATS	80.34
[AMERICAN] AMERICAN MESSAGING		3/01/2025	U1850068ZC	3/31/2025	SERVICE FROM 3/1/25 TO 2/28/25	35.72
[GFL] GFL Solid Waste		3/20/2025	U40000110253	4/19/2025	STANDARD TRASH/RECYCLING	177.95
			602-00-53704-851 SUPPLY/EXP-TRANS DIST SYS-OPER Total			639.29

City of Berlin WI
A/P Distribution from 3/01/2025 to 3/31/2025

Account	Vendor	Invoice Date	Invoice	A/P Due Date	Description	A/P Owed
602-00-53707-897 MATERIALS-TRANSPORTATION EXP [JOHN KRINGS] JOHN KRINGS & SONS WELDING LLC		3/19/2025	3175	4/18/2025	DUMP TRUCK BOX REPAIR	235.22
			602-00-53707-897 MATERIALS-TRANSPORTATION EXP Total			235.22
700-00-51490-131 Health Insurance [LaBuda] Dave LaBuda		3/28/2025	700-00-51490-131 Health Insurance Total	4/27/2025	Retiree Health Insurance	721.62
						721.62
700-00-51490-210 Professional Services [TASC] TASC		3/01/2025	IN3387407	3/31/2025	Cobra Administration Fee	100.00
			700-00-51490-210 Professional Services Total			100.00
					Report Total	374,356.01

CITY OF BERLIN									
PAYROLL FOR MARCH - 2024									
Net Payroll									
PAYDATE	Payroll #	PAYROLL TITLE	GENERAL CITY	AMBULANCE	UTILITY				
3/14/2025	6	General City	55051.20						
3/14/2025	6	Ambulance City		40165.80					
3/14/2025	6	Utility			11,799.14				
3/15/2024	7	General City	61,519.82						
3/15/2024	7	Utility			12,119.18				
3/15/2024	7	Ambulance		40,498.33					
		TOTAL MONTHLY PAYROLL	\$116,571.02	\$80,664.13	\$23,918.32				

COMMON COUNCIL MEETING MINUTES
TUESDAY, MARCH 11, 2025 AT 7PM
COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR

1. Call to order by Mayor Bruessel at 7PM. Roll Call: Alderpersons Boeck, Nigbor, Przybyl and Stobbe – Present; Alderpersons Burgess and Durtschi – Absent/Excused.
2. Seat Virtual Attendees - none
3. General Public Comments. Registration card required (located at podium in Council Chamber). – none.

CONSENT AGENDA: The Consent Agenda contains items which staff considers to be routine and have already been discussed and recommended by a committee, board or commission at a previous meeting. Staff recommends that Council act on all of these items on a single roll call vote. If any member of Council wishes to have any item removed from the Consent Agenda and discussed, the Council member may request that item be removed from the Consent Agenda prior to the adoption. *Motion by Alderperson Nigbor to approve the Consent Agenda as presented. Motion seconded by Alderperson Przybyl. Roll call - Alderpersons Boeck, Nigbor, Przybyl and Stobbe – Aye (4); No (0); Alderpersons Burgess and Durtschi – Absent/Excused (2).*

4. Waive the reading of ordinances and resolutions.
5. Written reports from the City Clerk, Treasurer, and Building Inspector.
RECOMMENDATION: Receive and place on file the written reports from the City Clerk, Treasurer, and Building Inspector.
6. Bills List. RECOMMENDATION: Approve the list of bills for payment.
7. Minutes from February 4, 2025 Special Common Council Meeting and the February 11, 2025 Common Council meeting. RECOMMENDATION: Approve the Common Council and Special Common Council meeting minutes.
8. Plan Commission recommendation of Comprehensive Plan request for proposals.
RECOMMENDATION: Accept the recommendation of the Plan Commission and issue the Comprehensive Plan request for proposals.
9. Ordinance 05-25 An Ordinance Rezoning A Parcel of Land From B-2 and A-1 (split zoning) Districts to A-1 (Agricultural) District City of Berlin. RECOMMENDATION: Approve Ordinance 05-25 to rezone LOT 1 CERTIFIED SURVEY MAP 2668 V13 Parcel # 206-01664-0000, City of Berlin, Green Lake County from B-2 and A-1 to A-1 as recommended by the Plan Commission
10. Ordinance 06-25 An Ordinance Creating RR-1 Rural Residential Zoning District.
RECOMMENDATION: Approve Ordinance 06-25 to create RR-1 Rural Residential Zoning District as recommended by the Plan Commission.
11. Capital Improvement Plan Development proposal – Approve the General Consulting Services Agreement with Robert. W. Baird & Co. Incorporated. RECOMMENDATION: Approve the General Consulting Services Agreement with Robert. W. Baird & Co. Incorporated for development of a Capital Improvement Plan for the City utilizing ARPA funds.

12. Approve Dissemination Agent Services Agreement with Robert. W. Baird & Co. Incorporated. RECOMMENDATION: Approve the Dissemination Agent Services Agreement with Robert. W. Baird & Co. Incorporated.
13. Approve General Accounting Engagement with Robert. W. Baird & Co. Incorporated. RECOMMENDATION: Approve the General Accounting Engagement Agreement with Robert. W. Baird & Co. Incorporated.
14. Approve Strategic Plan Development proposal from CP2 Consulting. RECOMMENDATION: Approve the Strategic Plan Development services proposal from CP2 Consulting utilizing ARPA funds.
15. Approve Resolution #2025-02 Adopting Waushara County Hazard Mitigation Plan. RECOMMENDATION: Approve Resolution #2025-02 Adopting Waushara County Hazard Mitigation Plan.
16. Approve the Application Process and Permit Form establishment for Child Safety Zone Exception Permit. RECOMMENDATION: Approve the application process and permit form for the Child Safety Zone Exception Permit per Ordinance Section 46-173(9).

END OF CONSENT AGENDA

17. 2025 Standardized Special Assessment Schedule. RECOMMENDATION: Accept the City Engineer's recommendation on the updated 2025 Standard Special Assessment Schedule. *Motion by Alderperson Nigbor to accept and approve the City Engineer's recommendation on the updated 2025 Standard Special Assessment Schedule. Motion seconded by Alderperson Stobbe. Motion carried (pass 4-0).*
18. Paramedic Training Agreement. RECOMMENDATION: Approve the agreement between the City of Berlin and EMT employees for payment of Paramedic Training Tuition. *Discussion: the agreement was reviewed and revised by the City Attorney for clarity. Motion by Alderperson Boeck to approve the agreement between the City of Berlin EMT employees to allow the City to pay the tuition of Paramedic Interns under the employment of the City. Motion seconded by Alderperson Stobbe. Motion carried (pass 4-0).*
19. Submit Ambulance Request to Green Lake County EMS Committee. RECOMMENDATION: Approve submittal of a letter requesting/recommending purchase of an ambulance to the Green Lake County EMS Committee. *Motion by Alderperson Przybyl to approve the submittal of a letter requesting/recommending the purchase of an ambulance to the Green Lake County EMS Committee. Motion Seconded by Alderperson Nigbor. Motion carried (pass 4-0).*
20. Mayoral appointment of the Fire Chief or his/her designee(s) to the Emergency Management Director position. RECOMMENDATION: Approve Mayoral appointment. *Motion by Alderperson Stobbe to approve the Mayor's appointment of the Fire Chief or his/her designee(s) as the Emergency Management Director. Motion seconded by Alderperson Boeck. Motion carried (pass 4-0).*
21. Municipal Vehicle Registration Fee (Wheel Tax) Ordinance. RECOMMENDATION: Listen to staff presentation and determine next steps as appropriate. *Discussion: Administrator*

Balcom noted that several communities have implemented a Municipal Vehicle Registration Fee. It would take three or more months after adoption to be implemented by the DMV. Transportation aids are based on the amount spent on transportation, and have been decreasing due to inability to budget for roads. Council noted that the City needs to focus on balancing the budget and looking for other options. Council will continue to review when the full Council is present.

22. TID#15 Building Improvement & Façade Improvement Application from Four Reel Sports and More, LLC. RECOMMENDATION: Listen to presentation with discussion and action as appropriate. *Presentation by Tim Ludolph, Planning and Development Director. Motion by Alderperson Nigbor to approve the grant application contingent upon the source of the matching funds (BCDC revolving loan or other matching funds) being approved. Motion seconded by Alderperson Boeck. Motion carried (pass 4-0).*
23. Update on Creation of TID#17. RECOMMENDATION: Listen to staff presentation. *Discussion: Administrator Balcom noted that the TID #17 Project Plan was included in the agenda packet. The Joint Review Board met on February 20, 2025 and the Plan Commission held a public hearing and recommended approval by Resolution on February 25, 2025. It is anticipated the TID will come to the Common Council for approval in April.*
24. Old Business (To be used to request items of old business be put on a future agenda for further discussion or action; or used to make a motion for reconsideration of an item from the current meeting or immediately previous meeting; or to make a motion to take items off the table which were laid on the table only during the current meeting.) – *none.*
25. New Business (To be used to request items of new business be put on a future agenda) – *none.*
26. Motion to convene into closed session pursuant to *Wis. Stats. 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.* Potential Development Agreement within TID#16. – *No motion made; no closed session held.*
27. Reconvene into open session and take appropriate action as a result of closed session discussion. *No closed session held.*
28. Adjourn. *Motion by Alderperson Nigbor to adjourn. Motion seconded by Alderperson Przybyl. Motion carried (pass 4-0.) Meeting adjourned at 7:23PM.*

Respectfully submitted by Jessi Balcom, City Administrator/Clerk/Treasurer

Cloud Based Evidence & Squad Camera Proposal

For the past few years, the Berlin Police Department has been researching and considering the implementation of cloud-based evidence storage for digital evidence files. Digital evidence comes in many forms such as audio recordings, video recordings, business security footage, and squad car footage. It is the current practice of the department to store these files on CD's, DVD's and USB keys. These "hard copies" must then be entered into evidence and additional copies are made if a case is provided to the District Attorney's office. These additional copies are then hand delivered to the Green Lake County DA's office.

This current process is time consuming to individual officers and takes up space in our already limited evidence storage area at the department. Compounding this issue are technological problems associated with this process. For example, the evidence does not always copy properly to the CD/DVD's, or the DA's office is unable to play or make additional copies of the evidence. This failure to play or copy, requires the submitting officer to make additional copies which need to be provided back to the DA.

Law enforcement agencies are recognizing this inefficiency and are using technologies to enhance capabilities in processing, storing, and sharing digital evidence. Many agencies have incorporated Body Worn Cameras. Usage of this technology has "forced the hand" in using advancing technology. In return, these agencies have witnessed an increased efficiency. For example, Green Lake Counties' transition to Body-Worn Cameras (BWCs) punctuates this efficiency.

While the Berlin Police Department does not currently have body worn cameras, we have been working with a company called Advatech. Advatech offers cloud-based evidence management, squad cameras, and body worn cameras. Below is an outline of costs associated with products of interest offered by Advatech:

One in-vehicle Axis in-car video system: \$6,529.62

One 4 Terabyte on premise server: \$7,576.74

WASABI cloud evidence management system: \$196 per terabyte, per year + a one-time setup/programming fee of \$2,100 = \$2,296 (FY25)

24/7 Remote Support and Service: \$2,300 annually.

Total cost for 2025: \$18,702.36

It is the intent of the department to install an Axis in-car video system with each new squad build (every two years) instead of replacing all current in-car systems at once. This is to assist with future budgeting and will also mirror the past practice of purchasing a new Panasonic camera system for previous squad builds. To note, the last Panasonic camera system purchased for our 2023 squad build cost \$5,571.00.

The on-premise server is required by Advatech for use of their in-car and body worn camera systems. These recording systems communicate with the server to wirelessly upload and store video footage. The footage stored on this server can then be transferred into the cloud evidence management system for

long term storage. The on-premise server also allows for the addition of body worn cameras when desired. It is our anticipation that this server will last a minimum of 5 years.

Regarding the cloud storage, Advatech has worked with myself to develop cloud-based evidence management through the company "WASABI" that meets our department needs. WASABI is CJIS compliant, can store various different file types, and allows for "case sharing" to other government entities such as the Green Lake County DA's office and City Attorney. The storage and sharing of files in this system will eliminate the need for "hard copy" evidence to be created, physically stored, or physically provided to the DA's office.

WASABI charges for their service on a "per terabyte" basis, at a cost of \$196 per terabyte, per year. This storage can be expanded anytime to meet our needs and they do not charge "user fees" for individual officers. It is the intent of the department to start with one terabyte of storage until we have a better grasp on how much storage is being utilized. The anticipated addition of body-worn cameras may result in greater storage requirements. As noted, each terabyte will cost an additional \$196 per year.

The **base** annual cost following 2025 is anticipated to be \$2,496 a year (\$2,300 remote service agreement fee + \$196 cloud storage fee). As noted, this yearly annual cost will most likely increase with the addition of body worn cameras and as the need for more cloud storage is evaluated.

In conclusion, we feel this system is the most cost-effective option for the Department and will lay the foundation for the implementation of body worn cameras. A \$1,500 grant was awarded to the department to assist with the development of our digital evidence and body worn camera program. This amount will be applied to the total above, bringing the total amount requested to **\$17,202.36**.

I propose this expenditure be approved and forwarded to the Common Council with the recommendation to use "roll-over" Fund 15 money. The current balance in Fund 15 is approximately \$103,000.

Proposal approved by Police and Fire Commission on 04/02/2025.

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Class "B" (Picnic) License for Bugle Mouth Bass Tournament
MEETING DATE: April 8, 2025

BACKGROUND

Joe Formiller has applied for a Picnic License to allow fermented malt beverages to be sold by the Berlin Bugle Mouth Bass Foundation Inc at the Bugle Mouth Bass Fishing Tournament on July 26, 2025.

The Fishing Tournament has been an annual event for many years. The application has been reviewed by the Police Chief and no issues or changes were noted.

SUGGESTED MOTION

Motion to approve a Temporary Class "B" License for the Berlin Bugle Mouth Bass Foundation Inc to allow the sale of fermented malt beverages at the Bugle Mouth Bass Fishing Tournament at 455 River Drive in Berlin on July 26, 2025.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 1-31-2025

☐ Town ☐ Village ☒ City of Berlin

County of Green Lake

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 12:AM and ending 5:PM and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) → ☒ Bona fide Club ☐ Church ☐ Lodge/Society
☐ Veteran's Organization ☐ Fair Association or Agricultural Society
☐ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Berlin Bogle Mouth Bass Foundation INC

(b) Address W4490 Chappa Rd Berlin WI 54923
(Street) ☒ Town ☐ Village ☐ City

(c) Date organized 1974

(d) If corporation, give date of incorporation 5-17-2011

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Eric Berndt 123 N Pearl St Berlin WI 54923

Vice President Greg Blaskowski W 2677 Fox River Shores E Berlin WI 54923

Secretary Chad Martin 209 S. Washington St. Berlin WI 54923

Treasurer Joe Formiller W4490 Chappa Rd Berlin WI 54923

(g) Name and address of manager or person in charge of affair: Eric Berndt
123 N Pearl St. Berlin WI 54923

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 455 River Dr Berlin WI 54923

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Berlin Bogle Mouth Bass Foundation Fishing Tournament

(b) Dates of event 7-26-2025

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Joe Formiller
(Signature / Date)

Berlin Bogle Mouth Bass Foundation
(Name of Organization)

Date Filed with Clerk 2/24/2025

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Additional Information

May be Granted and Issued only to (secs. 125.26(6), and 125.51(10), Wis. Stats.):

- (1) Bona fide clubs.
- (2) State, county, or local fair associations, or agricultural societies.
- (3) Churches, lodges, or societies that have been in existence for at least 6 months prior to the date of application.
- (4) Posts of veterans organizations.
- (5) Chambers of commerce or similar civic or trade organizations organized under ch. 181, Wis. Stats.

Application:

- (1) Filing: In writing, for each event, on Form AT-315.
- (2) The local licensing authority may act on application or authorize an official or body of the municipality to issue the license. (secs. 125.26(1) and 125.51(10), Wis. Stats.)
- (3) The written application shall be filed with the clerk of the municipality in which premises are located:

Class "B" (Beer):

- a. The governing body shall establish any waiting period before granting of a license for events lasting less than 4 days (sec. 125.04(3)(f), Wis. Stats.)
- b. At least 15 days prior to the granting of the license for events lasting 4 or more days.

"Class B" (Wine):

The application shall be filed with the clerk of the local municipality in which the event will be held at least 15 days prior to the granting of the license.

- (4) Seller's Permit: (sec. 77.54 (7m), Wis. Stats.), provides an exemption from Wisconsin sales and use taxes relating to certain sales by a nonprofit organization. Check the box if your organization qualifies for the exemption and therefore is not required to hold a seller's permit.
- (5) Publication: Not required. (sec. 125.04(3)(g), Wis. Stats.)

Fee: Determined by the municipality, but may not exceed \$10. (Exception: No additional fee may be charged if organization is applying for both a Temporary Class "B" and a Temporary "Class B" license for the same event.) (secs. 125.26(6) and 125.51(10), Wis. Stats.)

Duration: The day, or consecutive days, that the specified event is in progress. A municipality may issue up to 20 licenses to the same licensee for a single event, if each license is issued for the same date and time. (sec. 125.51(10)(b), Wis. Stats.)

Restrictions:

- (1) License may not be issued to individuals. (secs. 125.02 (14), 125.26(6), 125.51(10), Wis. Stats.)
- (2) Licenses to organizations, other than ex-servicemen's organizations, can be issued only for a picnic or similar gathering. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (3) License may cover either a specified area or the entire picnic grounds. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (4) License issued to a county or district fair must cover the entire fairgrounds (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (5) No license to clubs having any indebtedness to any wholesaler for more than 15 days for beer (sec. 125.33(7), Wis. Stats.) and 30 days for wine (s. 125.69(4)(b), Wis. Stats.)
- (6) Licensed operator(s) must be present at all times (secs. 125.17, 125.26(6), 125.32(2) - Beer; 125.17, 125.51(10), 125.68(2) - Wine; Wis. Stats.)
- (7) The licensed club, club members, or any other persons are not permitted to possess intoxicating liquor on licensed premises on the Temporary Class "B"/"Class B" licensed picnic area. (sec. 125.32(6), Wis. Stats.)
- (8) Not more than 2 wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society, chamber of commerce or similar civic or trade organization or veterans' post in any 12 month period. A municipality may issue up to 20 wine licenses to the same licensee if: 1) each license is issued for the same date and times, 2) the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, 3) an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol beverages at the event, and 4) within the immediately preceding 12-month period, the municipality has issued these multiple licenses for fewer than 2 events. In addition, each event for which multiple licenses are issued shall count as one license toward the 2-license limit. (sec. 125.51(10), Wis. Stats.)
- (9) Licensed organizations must purchase their alcohol beverages only from permitted Wisconsin wholesalers, breweries and brewpubs. (secs. 125.33(6), and 125.69(6), Wis. Stats.)



City of Berlin
Office of the City Clerk

108 North Capron Street • P.O. Box 272
Berlin, WI 54923
920-361-5400 Phone • 920-361-5454 Fax

I, Joe Formiller as one of the applicants

applying for a Special Picnic License from the City of Berlin for the following event:

Berlin Bugle Mouth Bass Fishing Tournament

on the dates (s) of 7 - 26, 20 25, hereby

understand and assure the City of Berlin that we will have bartender holding a current

license issued from the City of Berlin on duty at all times at the above mentioned

function.

Dated this 24th day of February, 20 25.

Joe Formiller
Signature of applicant

Debra Thiel
Signature of witness

Signature of witness



City of Berlin
108 North Capron Street P.O. Box 272
Berlin, WI 54923
920-361-5400 Phone 920-361-5454 Fax

Indemnification, Defense, and Hold Harmless Agreement

The undersigned, as an applicant for a permit from the City of Berlin, hereby agrees to indemnify, defend, and hold harmless the City of Berlin and its employees and agents against all claims, liabilities, loss, damages, or expenses against or incurred by the City of Berlin on account of any injury to or death of any person, or any damage to property, caused by or resulting from the activities for which the permit was granted.

Specifically this Agreement applies to the following event:

Fishing Tournament North Shelter House #1
455 River Dr Berlin, WI 54923
(Description and location of event)

On: 7-26-2025
(Date(s) of event)

By: Joe Formiller (Treasurer) Joe Formiller
(Name of applicant)

OR On Behalf of:

Berlin Bugle Mouth Bass Foundation, Inc
(Name of Organization and Title if applicable)

If signing on behalf of an organization, you must have authority from the organization to sign an agreement like this. By signing this agreement, you are warranting to the City of Berlin that you have such authority.

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Fire Department Request to Sell Beer at Car Show
MEETING DATE: April 8, 2025

BACKGROUND

Interim Chief Doug Dewhurst has requested that the Fire Department be allowed to sell alcohol at the Car Show in Riverside Park on August 10, 2025.

Per WI Statute §125.06(6) PUBLIC PARKS. The sale of fermented malt beverages in any public park operated by a county or municipality. Fermented malt beverages shall be sold by officers or employees of the county or municipality under an ordinance, resolution, rule or regulation enacted by the governing body.

And Resolution #13-21 A Resolution Adopting Policy Allowing Employees & Volunteers To Sell Fermented Beverages At Community Events.

The Fire Department may sell beer (fermented malt beverages) at Riverside Park (out of the south shelter house) under policy of the Common Council.

SUGGESTED MOTION

Motion to approve the Fire Department's request to sell beer (fermented malt beverages) at the 2025 Car Show as permitted under State Statute §125.06(6) and Resolution #13-21.

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom
AGENDA ITEM: Class "B" (Picnic) and "Class B" License for ABC Group
MEETING DATE: April 8, 2025

BACKGROUND

Susan Trampf has applied for a Picnic License to allow fermented malt beverages and wine to be sold by the Achieving a Better Community, Inc (ABC Group) at the Let Freedom Ring event on July 23, 2025.

The Let Freedom Ring event has been an annual event for many years. The application has been reviewed by the Police Chief and no issues or changes were noted.

SUGGESTED MOTION

Motion to approve a Temporary Class "B" and "Class B" License for the ABC Group Inc to allow the sale of fermented malt beverages and wine at the Let Freedom Ring event at 455 River Drive on July 3, 2025.

Application for Temporary Class "B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 20

Application Date: 3-31-25

☐ Town ☐ Village ☒ City of Berlin

County of Green Lake

The named organization applies for: (check appropriate box(es).)

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning July 3 and ending July 3 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

☐ Bona fide Club

☐ Church

☐ Lodge/Society

☐ Veteran's Organization

☐ Fair Association or Agricultural Society

☒ Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Achieving a Better Community, Inc.

(b) Address 412 Elm St Berlin WI
(Street)

☐ Town ☐ Village ☒ City

(c) Date organized 2016

(d) If corporation, give date of incorporation 2018

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Harry Kundzinski 1110 City Rd D Berlin

Vice President Vicky Pawlak 43713 City Rd F Redgranite

Secretary Deb Dower 42607 Fox River Shores Berlin

Treasurer Wendy Swansby 19672 Wildflower Lane Berlin

(g) Name and address of manager or person in charge of affair: Chair of BOD

Sue Trampf 412 Elm St Berlin

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 455 River Road Berlin North Shelter House

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? ALL

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

3. Name of Event

(a) List name of the event Let Freedom Ring

(b) Dates of event July 3, 2025

DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Office Susan Trampf 3-31-25
(Signature/Date)

Achieving a Better Community, Inc
(Name of Organization) (ABC GROUP)

Date Filed with Clerk 3/31/2025

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Additional Information

May be Granted and Issued only to (secs. 125.26(6), and 125.51(10), Wis. Stats.):

- (1) Bona fide clubs.
- (2) State, county, or local fair associations, or agricultural societies.
- (3) Churches, lodges, or societies that have been in existence for at least 6 months prior to the date of application.
- (4) Posts of veterans organizations.
- (5) Chambers of commerce or similar civic or trade organizations organized under ch. 181, Wis. Stats.

Application:

- (1) Filing: In writing, for each event, on Form AT-315.
- (2) The local licensing authority may act on application or authorize an official or body of the municipality to issue the license. (secs. 125.26(1) and 125.51(10), Wis. Stats.)
- (3) The written application shall be filed with the clerk of the municipality in which premises are located:

Class "B" (Beer):

- a. The governing body shall establish any waiting period before granting of a license for events lasting less than 4 days (sec. 125.04(3)(f), Wis. Stats.)
- b. At least 15 days prior to the granting of the license for events lasting 4 or more days.

"Class B" (Wine):

The application shall be filed with the clerk of the local municipality in which the event will be held at least 15 days prior to the granting of the license.

- (4) Seller's Permit: (sec. 77.54 (7m), Wis. Stats.), provides an exemption from Wisconsin sales and use taxes relating to certain sales by a nonprofit organization. Check the box if your organization qualifies for the exemption and therefore is not required to hold a seller's permit.
- (5) Publication: Not required. (sec. 125.04(3)(g), Wis. Stats.)

Fee: Determined by the municipality, but may not exceed \$10. (Exception: No additional fee may be charged if organization is applying for both a Temporary Class "B" and a Temporary "Class B" license for the same event.) (secs. 125.26(6) and 125.51(10), Wis. Stats.)

Duration: The day, or consecutive days, that the specified event is in progress. A municipality may issue up to 20 licenses to the same licensee for a single event, if each license is issued for the same date and time. (sec. 125.51(10)(b), Wis. Stats.)

Restrictions:

- (1) License may not be issued to individuals. (secs. 125.02 (14), 125.26(6), 125.51(10), Wis. Stats.)
- (2) Licenses to organizations, other than ex-servicemen's organizations, can be issued only for a picnic or similar gathering. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (3) License may cover either a specified area or the entire picnic grounds. (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (4) License issued to a county or district fair must cover the entire fairgrounds (secs. 125.26(6) and 125.51(10), Wis. Stats.)
- (5) No license to clubs having any indebtedness to any wholesaler for more than 15 days for beer (sec. 125.33(7), Wis. Stats.) and 30 days for wine (s. 125.69(4)(b), Wis. Stats.)
- (6) Licensed operator(s) must be present at all times (secs. 125.17, 125.26(6), 125.32(2) - Beer; 125.17, 125.51(10), 125.68(2) - Wine; Wis. Stats.)
- (7) The licensed club, club members, or any other persons are not permitted to possess intoxicating liquor on licensed premises on the Temporary Class "B"/"Class B" licensed picnic area. (sec. 125.32(6), Wis. Stats.)
- (8) Not more than 2 wine licenses may be issued to any club, county or local fair association, agricultural association, church, lodge, society, chamber of commerce or similar civic or trade organization or veterans' post in any 12 month period. A municipality may issue up to 20 wine licenses to the same licensee if: 1) each license is issued for the same date and times, 2) the licensee is the sponsor of an event held at multiple locations within the municipality on this date and at these times, 3) an admission fee is charged for participation in the event and no additional fee is charged for service of alcohol beverages at the event, and 4) within the immediately preceding 12-month period, the municipality has issued these multiple licenses for fewer than 2 events. In addition, each event for which multiple licenses are issued shall count as one license toward the 2-license limit. (sec. 125.51(10), Wis. Stats.)
- (9) Licensed organizations must purchase their alcohol beverages only from permitted Wisconsin wholesalers, breweries and brewpubs. (secs. 125.33(6), and 125.69(6), Wis. Stats.)



City of Berlin
Office of the City Clerk

108 North Capron Street • P.O. Box 272
Berlin, WI 54923
920-361-5400 Phone • 920-361-5454 Fax

I, Susan Trampf as one of the applicants

applying for a Special Picnic License from the City of Berlin for the following event:

Let Freedom Ring

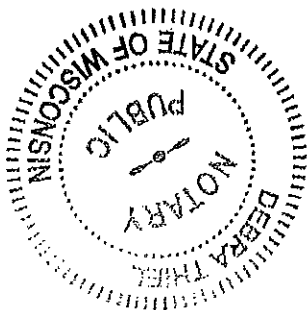
on the dates (s) of July 3, 2025, hereby

understand and assure the City of Berlin that we will have bartender holding a current

license issued from the City of Berlin on duty at all times at the above mentioned

function.

Dated this 31 day of March, 2025.



Susan Trampf
Signature of applicant

Debra Thiel
Signature of witness

Signature of witness



City of Berlin

108 North Capron Street P.O. Box 272
Berlin, WI 54923
920-361-5400 Phone 920-361-5454 Fax

Indemnification, Defense, and Hold Harmless Agreement

The undersigned, as an applicant for a permit from the City of Berlin, hereby agrees to indemnify, defend, and hold harmless the City of Berlin and its employees and agents against all claims, liabilities, loss, damages, or expenses against or incurred by the City of Berlin on account of any injury to or death of any person, or any damage to property, caused by or resulting from the activities for which the permit was granted.

Specifically this Agreement applies to the following event:

Let Freedom Ring

(Description and location of event)

On: July 3, 2025

(Date(s) of event)

By: Susan Trampf

(Name of applicant)

OR On Behalf of:

(Name of Organization and Title if applicable)

If signing on behalf of an organization, you must have authority from the organization to sign an agreement like this. By signing this agreement, you are warranting to the City of Berlin that you have such authority.

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom
AGENDA ITEM: Temporary Street Privilege Permit request by Stacy Zeitlow
MEETING DATE: April 8, 2025

BACKGROUND

Stacy Zeitlow has requested that Pearl Street be closed between the alley and Park Avenue to allow pedestrian traffic to flow between Bucky's and Berlin Lanes from noon to 6PM on May 3, 2025 during a Celebration of Life event. No alcohol would be served or consumed outside or in the street. Both the Police Chief and Street Superintendent reviewed the application and have recommended approval.

SUGGESTED MOTION

Motion to approve the Temporary Street Privilege permit to close Pearl Street between the alley and Park Avenue from noon to 6PM on May 3, 2025



City of Berlin
108 North Capron Street P.O. Box 272
Berlin, WI 54923
920-361-5400 Phone 920-361-5454 Fax

Indemnification, Defense, and Hold Harmless Agreement

The undersigned, as an applicant for a permit from the City of Berlin, hereby agrees to indemnify, defend, and hold harmless the City of Berlin and its employees and agents against all claims, liabilities, loss, damages, or expenses against or incurred by the City of Berlin on account of any injury to or death of any person, or any damage to property, caused by or resulting from the activities for which the permit was granted.

Specifically this Agreement applies to the following event:

Celebration of life co host Bucks + Berlin Lanes
(Description and location of event)

On: May 3rd
(Date(s) of event)

By: Deey Zietlow Stacy Zietlow
(Sign and Print Name)

OR On Behalf of:

(Name of Organization and Title if applicable)

If signing on behalf of an organization, you must have authority from the organization to sign an agreement like this. By signing this agreement, you are warranting to the City of Berlin that you have such authority.

CITY OF BERLIN PERMIT APPLICATION

Temporary Street Privilege Per Temporary Ordinance 06-20

APPLICANT INFORMATION:

Name: Stacy Zietlow Date: 3-28-25
Phone: 920-229-5922 Email: wesnersta@yahoo.com
Address: W1162 cty Rd X Berlin WI 54923

OWNER INFORMATION:

Name: Stacy Zietlow
Phone: 920-229-3453 Email: wesnersta@yahoo.com
Owner Signature: Stacy Zietlow
Type of Business: Bar

ALCOHOL LICENSE:

Do you have an existing liquor license? YES ☒ NO ☐ If yes, do you intend to serve alcoholic beverages outside? YES ☐ NO ☒

ACTIVITY OR EVENT DETAILS:

(For extended details, attach sketch(es) or drawing(s) of the proposed sidewalk use. See example.)

Street address and/ or parcel number(s) of site: Pearl St between Alley + Park
Description of proposed use: Celebration of life
Proposed dates/hours of use: Sat May 3rd Noon - 6pm
Number of tables: _____ Number of seats: _____
Other obstructions: _____

Applicant or Applicant's Agent's Signature: Stacy Zietlow
Name of Person Signing (please print): Stacy Zietlow
Title of person signing (if applicant is organization): _____

For Office Use Only:

Included with Application: ☐ \$20 Fee ☐ Indemnification Form ☐ Liability Insurance

Reviewed by (initials): JS Chief of Police RECOMMENDATION: APPROVE ☒ DENY: ☐

 Street Supt. RECOMMENDATION: APPROVE ☒ DENY: ☐

APPLICATION STATUS:

____ City Clerk APPROVED ☐ DENIED: ☐ DATE: _____

Conditions for Approval/Reasons for Denial:

[illegible]

**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Special Events on Streets, Highways and Municipal Parking Lots – American Legion Memorial Day Procession
MEETING DATE: April 8, 2025

BACKGROUND

The O'Connor-Chiers American Legion Post 340 has requested a permit for the Memorial Day Procession on May 26, 2025. Both the Police Chief and Street Superintendent have reviewed the permit and noted no concerns and no changes from previous years' plans.

SUGGESTED MOTION

Motion to approve the Special Events on Streets, Highways and Municipal Parking Lots permit to the O'Connor- Chiers American Legion Post 340 for the Memorial Day Procession on May 26, 2025.



City of Berlin

P.O. Box 272 108 North Capron Street
Berlin, WI 54923

920-361-5400 Phone 920-361-5454 Fax

Indemnification, Defense, and Hold Harmless Agreement

The undersigned, as an applicant for a permit from the City of Berlin, hereby agrees to indemnify, defend, and hold harmless the City of Berlin and its employees and agents against all claims, liabilities, loss, damages, or expenses against or incurred by the City of Berlin on account of any injury to or death of any person, or any damage to property, caused by or resulting from the activities for which the permit was granted.

Specifically this Agreement applies to:

Memorial Day Procession

(Description of Event)

On: Monday, May 26, 2025

(Date(s) of Event)

By: Steven J. Kiika / [Signature]

(Name of Applicant)

On Behalf Of: O'Connor - Chiers American Legion Post 390

(Name of Organization and Title if applicable)

Steven J. Kiika [Signature] Commander

If signing on behalf of an organization, you must have authority from the organization to sign an agreement like this. By signing this agreement, you are warranting to the City of Berlin that you have such authority.

CITY OF BERLIN PERMIT APPLICATION

Special Events on Streets, Highways, and Municipal Parking Lots

(Provisions of SEC. 18-331 thru SEC.18-337 Municipal Code Apply)

If you need additional space for any answers, attach additional sheets as necessary

☒ 18-333 Event On Street/Highway ☒ 18-333 Parade ☐ 18-333 Event on Municipal Parking Lot
Applicant's Name: O'Connor - Chiefs American Legion Post 340 Date of Application: March 12, 2025
Applicant's Telephone Number: 920-229-1001 Applicant's DOB/Organized: 02-15-1965
Applicant's Address: 420 North Wisconsin St., Berlin WI
Purpose of Application Request: Memorial Day Procession

If applicant is an organization, provide the name(s), title(s) or position(s), address(es), and telephone number(s) of authorizing official(s) (for corporations, all officers and directors; for LLC's, all members and managers; for partnerships, all partners; for trusts, all trustees):

Name, Title, and Address	Telephone Number
<u>Steven J. Klika, Commander</u> <u>464 River Dr., Berlin, WI 54923</u>	<u>920-229-1001</u>
<u>Dawn Putzke, 2nd Vice Commander</u> <u>W2202 Puchyan Rd, Berlin, WI 54923</u>	<u>920-229-2325</u>

If applicant is NOT an organization (corporation, LLC, partnership, trust, etc), provide the name(s), title(s), or position(s), address(es), and telephone number(s) of person(s) responsible for this request:

Name, Title, and Address	Telephone Number
_____	_____
_____	_____
_____	_____

Details of Event: (For extended details, use the back of this form and include drawings of proposed event or route).

What: Memorial Day Procession
When: May 26, 2025 Start Time and Duration: Line-up @ 9:00 AM; Procession @ 9:30 AM
Where: S. Capron to Riverside If Parade, Assembly Area: S. Capron St.
Estimated number of units (if parade) or persons attending (if other event): 10 - 15
Ends approx. 10:30 AM

Does applicant claim exemption from liability insurance as a government agency, religious, fraternal, veterans, charitable, or service organization per Sec. 18-333(b)(2) and or (4). ☒ Yes ☐ No

If yes, explain: _____

(Also submit any supporting documentation for this claim of exemption)

Applicant or Applicant's Agent's Name Signature: Steven J. Klika

Name of Person Signing (please print): Steven J. Klika

Title of Person Signing (if applicant is an organization): Commander

For Office Use Only Include with Application:

_____ Fee Paid (or) Exempt from fee (governmental procession) ☐ Yes ☐ No

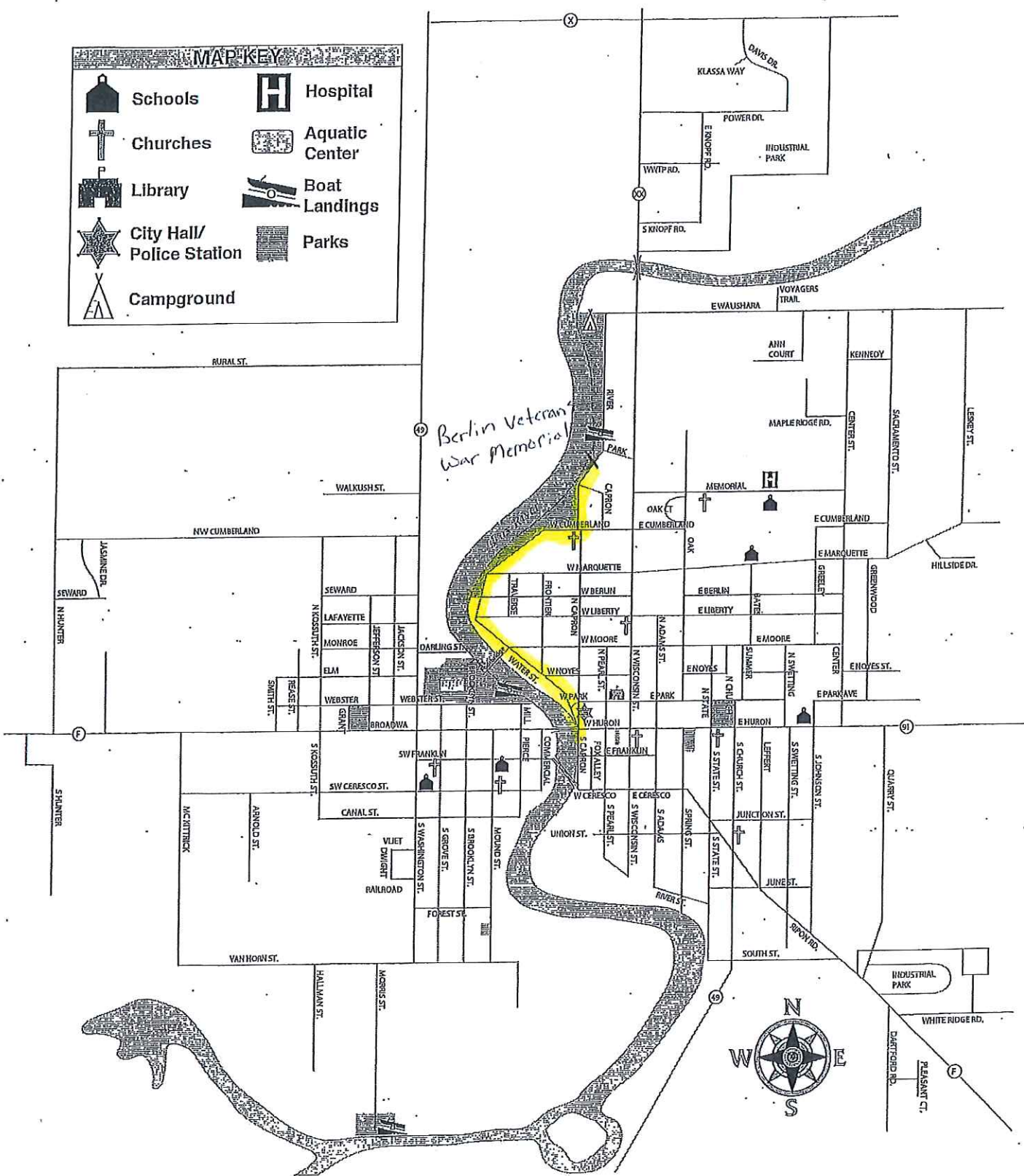
_____ Neighboring Consent Form (or) _____ Not Applicable _____ Indemnification Form

_____ Liability Insurance (or) _____ Applicant is exempt and approved by City Attorney

Reviewed by: _____ City Attorney [Signature] Chief of Police [Signature] Street Superintendent

Common Council approval: _____ Yes _____ No _____ NA (Recurring)

Recommendation: Conditions for Approval or Reasons for Denial: _____



**CITY OF BERLIN
COMMON COUNCIL MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Creation of Tax Increment District #17
MEETING DATE: April 8, 2025

BACKGROUND

Enclosed please find the Tax Increment District No. 17 Creation Resolution #25-03, Project Plan & District Boundary document, Plan Commission Resolution #2025-01, and minutes from the 2.20.2025 Joint Review Board organizational meeting.

The Joint Review Board held their Organizational Meeting on February 20, 2025. At this meeting the Project Plan was discussed and the other taxing jurisdictions had an opportunity to ask questions regarding the proposed TID.

The Plan Commission held a public hearing regarding the creation of TID #17 and adopted the Project Plan on February 25, 2025.

The next step in the TID creation process is for the Common Council to review and approve the project plan and district boundary and adopt Resolution #25-03.

SUGGESTED MOTION

Motion to approve the Creation of Tax Increment District #17, including the adoption of Resolution #25-03 Creation of Tax Increment District #17 and approval of the Tax Increment District #17 Project Plan and Boundary.

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 17

RESOLUTION #25-03
A RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING
THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 17,
CITY OF BERLIN, GREEN LAKE COUNTY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Berlin has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 17 (“the district”) is proposed to be created as a “mixed-use district” where not less than fifty percent (50%) by area, of the real property within the district is suitable for industrial, commercial, residential development. and

WHEREAS, a Project Plan for Tax Incremental District No. 17 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-project costs.
11. A section for the eventual insertion of an Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 25, 2025, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district; and

WHEREAS, after said public hearing, the Plan Commission adopted a resolution, and recommended to the Common Council that it create the district.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Berlin that:

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 17

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established as legally described in Exhibit A attached and incorporated herein by reference.
3. The Project Plan, prepared by Robert W. Baird & Co. dated April 8, 2025, which is incorporated herein in its entirety by reference, is approved.
4. The City of Berlin designates the name of this district to be Tax Incremental District number 17 and assign each following district the next consecutive number.
5. The city hereby creates a tax incremental district on April 8, 2025, effective as of January 1, 2025.
6. The City Council finds and declares that:
 - a. At least fifty percent (50%), by area, of the real property within the district is suitable for industrial, commercial, residential development within the meaning of Section §66.1105(2)(cm) of the Wisconsin Statutes.
 - b. Based upon the findings, as stated in (a) above, the district is declared to be a mixed-use development district based on the identification and classification of the property included within the district.
 - c. The project costs relate directly to promoting mixed-use development in the district consistent with the purpose for which the district is created.
 - d. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - e. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
 - f. The project plan is feasible and in conformity with the City of Berlin's master plan.
 - g. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - h. The City estimates less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
 - i. Confirms that the boundaries of the district do not include any annexed territory that was not within the boundaries of the City on January 1, 2004.
 - j. Confirms less than 35 percent (35%) of the district is land proposed for newly platted residential development. Residential housing density is at least three unit per acre.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2025, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 17

of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 8th day of April 2025

City of Berlin

By _____
Joel Bruessel., Mayor

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Common Council
of the City of Berlin on the 8th day of April 2025.

Jessi Balcom
City of Berlin
City Administrator/Clerk/Treasurer

Project Plan & District Boundary
Tax Incremental District No. 17
in the
CITY OF BERLIN, WISCONSIN



April 8, 2025

(Approved Actions)

Organizational Joint Review Board Meeting Held	February 20, 2025
Public Hearing Held	February 25, 2025
Adopted by Planning Commission	February 25, 2025
Adopted by City Council	April 8, 2025
Adopted by Joint Review Board	April 10, 2025

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

City of Berlin
TID #17 Project Plan & District Boundary

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Section 1: City of Berlin Officials

City Council

Joel Bruessel	Mayor
Terry Przybyl	Alderpersion Ward 1 and Ward 7
Emmett Durtschi	Alderpersion Ward 2
Kristina Boeck	Alderpersion Ward 3
Samantha Stobbe	Alderpersion Ward 4
Joshua Nigbor	Alderpersion Ward 5
Catrina Burgess	Alderpersion Ward 6

City Staff

Jessi Balcom	City Administrator
Debra Thiel	Deputy Clerk-Treasurer
Tim Ludolph	Planning & Development Director

Planning Commission

Joel Bruessel-Mayor	Mary Kubiak
Vacant	Paul Hanan
Carol Hughes	Victoria Hill
Terry Przybyl	

Joint Review Board

Jessi Balcom	City Representative- Chairperson
Nina Krenz	Green Lake County
Tara Wendt	Moraine Park Technical College
Tricia Polakowski	Berlin Area School District
Susan Thom	Public Member

Section 2: Introduction and Description of District

The City of Berlin ("city") plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the city. The city works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and potential debt financing.

Tax Increment District ("TID") No. 17 contains approximately 35.58 acres on the parcels adjacent to Canal Street, South Washington Street, and Van Horn Street. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed to assist in the completion of Phase 1 of the district which is proposed for a 3-10 duplex development directly off Canal Street which will serve as a mix of condo and rental units. Tax Incremental financing is also being proposed for the completion of Phase 2 of the district which incorporates the remaining lots within the Ruddock's subdivision located adjacent to Canal Street, South Washington Street, and Van Horn Street. Lastly tax incremental financing is being proposed to assist within Phase 2 for the future development of a parcel that could serve as either a major subdivision or additional multi-family housing. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #17 also include the planned future expansion of water and sewer utility enhancements, storm sewer and road extensions/improvements, regional lift station, regional stormwater facility, and possible future park and recreational amenity additions. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The city anticipates various public improvement project cost expenditures of approximately \$12,785,895 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants, utilities

City of Berlin
TID #17 Project Plan & District Boundary

improvements, street improvements and amenities, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the city projects a preliminary and conservative cash flow analysis indicating \$17,224,831 in tax increment over the two phases of development. The TID increment will primarily be used to pay for any debt service costs of the TID, and project development incentives. The increment will also be used for potential future public improvement projects. The city projects land and improvement values (construction incremental value) of approximately \$4,250,000 will be created in Phase 1 of the TID by the end of 2030. The city projects land and improvement values (construction incremental value) of approximately \$61,000,000 will be created in Phase 2 of the TID by the end of 2036. This additional value will be a result of the improvements made, and projects undertaken within the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Section 3: Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city. In making this determination, the city has considered the following information:

- Development within the TID has not occurred at the pace anticipated by the city. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the city has concluded that public investment will be required to fully achieve the city’s objectives for this area.
- To achieve its objectives, the city has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the city, and benefit not only the city, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.

City of Berlin
TID #17 Project Plan & District Boundary

- To make the area included within the TID suitable for development, the city will need to make a substantial investment to pay costs of some or all the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. Due to the public investment that is required, the city has determined that development of the area will not occur at the pace or levels desired solely because of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the city has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected, and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the city reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the city surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the city.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the city.
7. The city estimates that 15% of the territory within the district will be devoted to retail business at the end of the district's maximum

City of Berlin
TID #17 Project Plan & District Boundary

expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).

8. The city confirms 31.76% percent of the district is land proposed for newly platted residential development adhering to the statute compliance requirement in sec.66.1105(2)(f)(3) of being less than 35%. Residential housing density is at least three units per acre.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Current Zoning	Future Proposed Uses
7	N/A	206-01836-0000	Timothy & Kristine Johnson	8.30	23.33%	Agriculture	Newly Platted Residential
25	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01457-0000	Timothy & Kristine Johnson	1.6	4.50%	Agriculture	Newly Platted Residential
29	Ruddocks Add Lots 2,3,4,5,6,7 & BLK 7	206-01468-0000	Timothy & Kristine Johnson	1.4	3.93%	Agriculture	Newly Platted Residential

31.76%	Newly Platted Residential Percentage
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9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

City of Berlin
TID #17 Project Plan & District Boundary

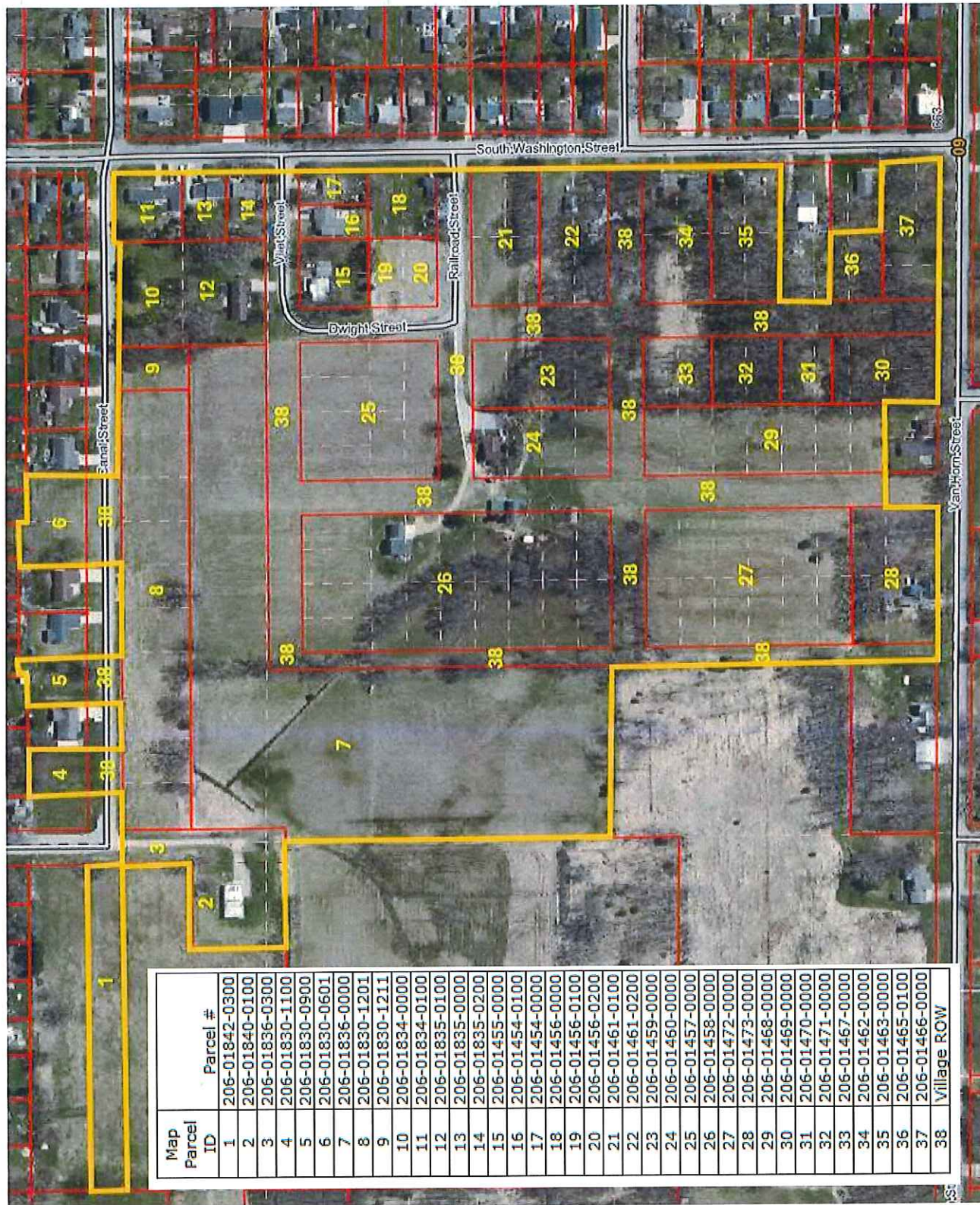
Section 4: Map of Proposed District Boundary

The below Map is reflective of the 01/01/2025 parcel list.

City of Berlin TID # 17 Proposed Boundary Map

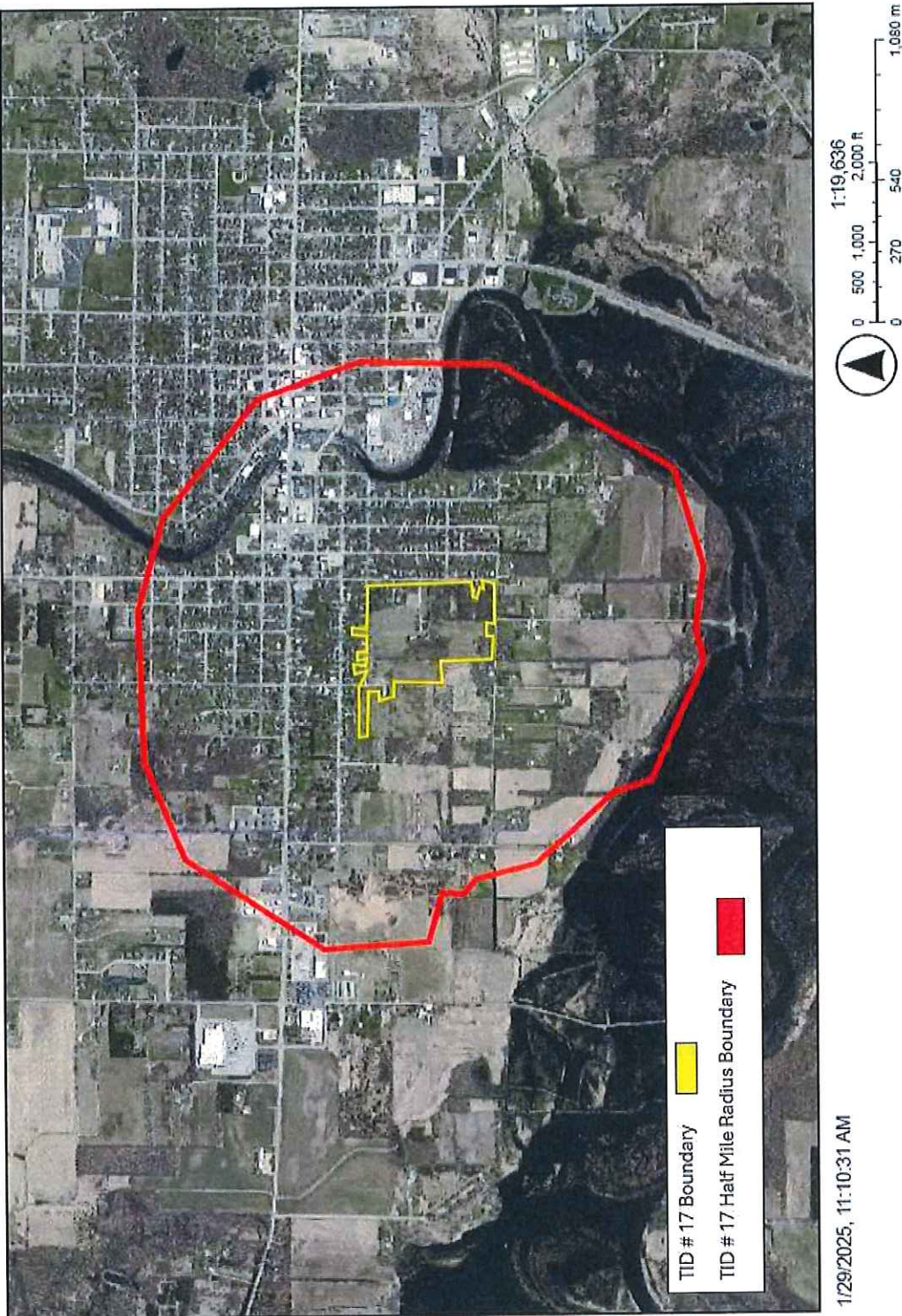


City of Berlin
TID #17 Project Plan & District Boundary



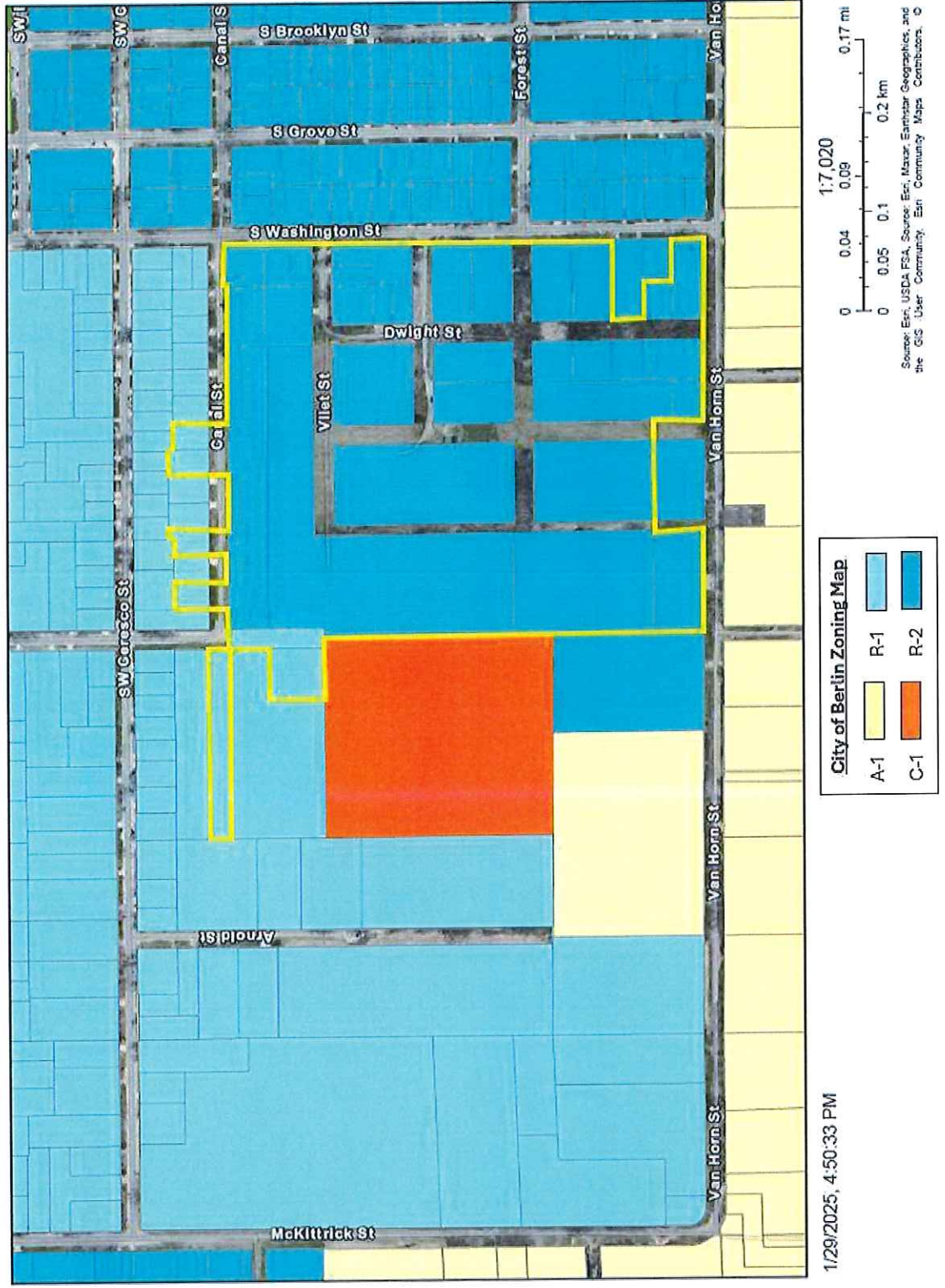
Section 5: One Half Mile Radius Map of Proposed District Boundary

City of Berlin TID # 17 1/2 Mile Radius Map



Section 6: Map Showing Existing Uses and Conditions

TID # 17 Existing Zoning Uses and Conditions Map



City of Berlin
TID #17 Project Plan & District Boundary

Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2025 parcel list.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Current Zoning	Future Proposed Uses	Land	Improvements	Total Assessed Valuation	Total Estimated Equalized Valuation
1	Lot 1 CSM 795 V3 SEC 9	206-01842-0300	City of Berlin	0.952	2.68%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
2	209 S Kossuth Street	206-01840-0100	City of Berlin	0.688	1.93%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
3	Lot 2 CSM Map 795 V3 SEC 9	206-01836-0300	City of Berlin	0.475	1.33%	City/Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
4	Holt's Add Lot 1 of BLK 1	206-01830-1100	Merrifield Revocable Trust	0.237	0.67%	Residential	Residential	\$ 22,000.00	\$ 252,500.00	\$ 274,500.00	\$ 257,600.00
5	Holt's Add Lot 3 BLK 1	206-01830-0900	William Mc Monical	0.248	0.70%	Residential	Residential	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 10,300.00
6	Holt's Add Lot 6 & 7 BLK 1	206-01830-0601	William Mc Monical	0.51	1.43%	Residential	Residential	\$ 22,000.00	\$ -	\$ 22,000.00	\$ 20,600.00
7	N/A	206-01836-0000	Timothy & Kristine Johnson	8.30	23.33%	Agriculture	Newly Platted Residential	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,400.00
8	Holt's ADD Lot 1-10 BLK 2	206-01830-1201	William Mc Monical	2.546	7.15%	Residential	Residential	\$ 800.00	\$ -	\$ 800.00	\$ -
9	372/376 Canal Street	206-01830-1211	Adam Ewald	0.25	0.71%	Residential	Residential	\$ 800.00	\$ -	\$ 800.00	\$ -
10	Lot 1 CSM 2496 V12 SEC 9	206-01834-0000	Kailee Soberni & Myron Bongert	0.56	1.57%	Residential	Residential	\$ 23,500.00	\$ 161,000.00	\$ 184,500.00	\$ 173,200.00
11	193 S Washington Street	206-01834-0100	Jill A Brisky	0.39	1.10%	Residential	Residential	\$ 21,500.00	\$ 225,500.00	\$ 247,000.00	\$ 231,900.00
12	355 Vilet Street	206-01835-0000	Kailee Soberni & Myron Bongert	0.743	2.09%	Residential	Residential	\$ 22,000.00	\$ 194,500.00	\$ 216,500.00	\$ 203,200.00
13	201 S Washington Street	206-01835-0100	Brandon L Johnson	0.3	0.84%	Residential	Residential	\$ 21,500.00	\$ 169,000.00	\$ 190,500.00	\$ 178,800.00
14	209 S Washington Street	206-01835-0200	Chad & Jessica Martin	0.227	0.64%	Residential	Residential	\$ 23,500.00	\$ 96,000.00	\$ 119,500.00	\$ 112,200.00
15	358 Vilet Street	206-01455-0000	Keith & Mason Willhite	0.404	1.14%	Residential	Residential	\$ 20,500.00	\$ 246,000.00	\$ 266,500.00	\$ 250,100.00
16	346 Vilet Street	206-01454-0100	Ryan & Haley Reitz	0.202	0.57%	Residential	Residential	\$ 20,500.00	\$ 151,500.00	\$ 172,000.00	\$ 161,400.00
17	227 S Washington Street	206-01456-0000	Victor & Diana Shrock	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ 54,000.00	\$ 77,500.00	\$ 72,800.00
18	243 S Washington Street	206-01456-0100	Habitat for Humanity	0.2	0.56%	Residential	Residential	\$ 20,500.00	\$ -	\$ 20,500.00	\$ 19,200.00
19	Ruddocks Add Lot 4 BLK 1	206-01456-0200	Habitat for Humanity	0.2	0.56%	Residential	Residential	\$ 20,500.00	\$ -	\$ 20,500.00	\$ 19,200.00
20	Ruddocks Add Lot 5 BLK 1	206-01461-0100	Peggy L Mortensen	0.807	2.27%	Residential	Residential	\$ 27,500.00	\$ 13,500.00	\$ 41,000.00	\$ 38,500.00
21	265 S Washington Street	206-01461-0200	Gregory G Gimenez	0.808	2.27%	Residential	Residential	\$ 27,500.00	\$ -	\$ 27,500.00	\$ 25,800.00
22	Ruddocks Add Lots 1, 4, 5, 8 BLK 4	206-01459-0000	Adam Salemo	0.807	2.27%	Residential	Residential	\$ 27,500.00	\$ 110,000.00	\$ 137,500.00	\$ 129,000.00
23	386 Railroad Street	206-01460-0000	Timothy & Kristine Johnson	0.81	2.27%	Commercial	Commercial	\$ 27,500.00	\$ -	\$ 27,500.00	\$ 25,800.00
24	Ruddocks Add Lots 1 Thru 8 BLK 2	206-01457-0000	Timothy & Kristine Johnson	1.6	4.50%	Agriculture	Newly Platted Residential	\$ 400.00	\$ -	\$ 400.00	\$ -
25	Ruddocks Add Lots 1 Thru 18 BLK 3	206-01458-0000	Timothy & Kristine Johnson	3.6	10.12%	Residential	Residential	\$ 48,000.00	\$ 228,000.00	\$ 276,000.00	\$ 259,100.00
26	Ruddocks Add Lots 1 Thru 18 BLK 3	206-01458-0000	Timothy & Kristine Johnson	3.6	10.12%	Residential	Residential	\$ 48,000.00	\$ 228,000.00	\$ 276,000.00	\$ 259,101.00
27	Ruddocks Add Lots 1 Thru 7 & Lots 14 Thru 18 BLK 8	206-01472-0000	Gerald & Alice Resop	2.401	6.75%	Residential	Residential	\$ 48,000.00	\$ 115,000.00	\$ 163,000.00	\$ 149,800.00
28	417 Van Horn Street	206-01473-0000	Alan L Resop	1.001	2.81%	Residential	Residential	\$ 35,000.00	\$ -	\$ 35,000.00	\$ 33,000.00
29	Ruddocks Add Lots 2, 3, 4, 5, 6, 7 & BLK 7	206-01468-0000	Timothy & Kristine Johnson	1.4	3.93%	Agriculture	Newly Platted Residential	\$ 300.00	\$ -	\$ 300.00	\$ -
30	Ruddocks Add Lots 11, 12, 13 & S1/2 of Lot 14 BLK 7	206-01469-0000	Michael & Patti Horn	0.622	1.75%	Residential	Residential	\$ 25,500.00	\$ -	\$ 25,500.00	\$ 23,900.00
31	Ruddocks Add N1/2 of Lot 14 & All of Lot 15 BLK 7	206-01470-0000	City of Berlin	0.302	0.85%	Exempt	City/Exempt	\$ -	\$ -	\$ -	\$ -
32	Ruddocks Add Lots 16 & 17 BLK 7	206-01471-0000	Liz Botello	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ -	\$ 23,500.00	\$ 22,100.00
33	Ruddocks Add Lots 1 & 18 BLK 7	206-01467-0000	Gloria Barrera	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ -	\$ 23,500.00	\$ 22,100.00
34	Ruddocks Add Lots 1 & 18 BLK 7	206-01467-0000	Gloria Barrera	0.403	1.13%	Residential	Residential	\$ 23,500.00	\$ 178,500.00	\$ 202,000.00	\$ 193,300.00
35	297 S Washington Street	206-01462-0000	Gloria Barrera	0.806	2.27%	Residential	Residential	\$ 27,500.00	\$ 61,000.00	\$ 88,500.00	\$ 83,100.00
36	Ruddocks Add Lot 8 & THE S1/2 of Lot 7 BLK 6	206-01463-0000	Liz Botello	0.806	2.27%	Residential	Residential	\$ 27,500.00	\$ -	\$ 27,500.00	\$ 25,800.00
37	Ruddocks Add Lot 8 & THE S1/2 of Lot 7 BLK 6	206-01465-0100	Donald F Johnson Survivors Tru	0.303	0.85%	Residential	Residential	\$ 26,000.00	\$ -	\$ 26,000.00	\$ 24,400.00
38	Ruddocks Add Lots 9, 10, 11, 12, BLK 6	206-01466-0000	Raymond H Stumpner	0.667	1.87%	Residential	Residential	\$ 26,000.00	\$ -	\$ 26,000.00	\$ 24,400.00
Total Acreage				35.58	100.0%	Village ROW					
						S712,700.00 \$2,484,000.00 \$3,196,700.00 \$2,998,401.00					

31.76% Newly Platted Residential Percentage

Section 8: Equalized Valuation Test

The following calculations demonstrate that the city is following s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the city. With TID #17, the value increment of all existing Tax Increment Districts will be approximately 5.14%.

Valuation Test Compliance Calculation

2024 Projected Equalized Valuation (TID IN)	\$ 428,483,600
Limit for 12% Test	\$ 51,418,032
Increment Value of Existing TIDs	\$ 18,825,700
Projected Base Value of New TID	<u>\$ 3,196,700</u>
Total Value Subject to Test	\$ 22,022,400
Compliance (\$22,022,400 < \$51,418,032)	Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The city expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. VLIET STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Vliet Street from S. Washington to Juila Street

TOTAL: \$767,280

DESCRIPTION: Improvements to Vliet Street from S. Washington to Juila Street consisting of approximately 960 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

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2. RAILROAD STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Railroad Street from S. Washington to Chase Street

TOTAL: \$479,550

DESCRIPTION: Improvements to Railroad Street from S. Washington to Chase Street consisting of approximately 600 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

3. FOREST STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Forest Street from S. Washington to Julia Street

TOTAL: \$755,550

DESCRIPTION: Improvements to Forest Street from S. Washington to Julia Street consisting of approximately 960 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

4. DWIGHT STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Dwight Street from Vliet to Van Horn Street

TOTAL: \$927,130

DESCRIPTION: Improvements to Dwight Street from Vliet to Van Horn Street consisting of approximately 1,160 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

5. CHASE STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Chase Street from Vliet to Forest Street

TOTAL: \$495,535

DESCRIPTION: Improvements to Chase Street from Vliet to Forest Street consisting of approximately 620 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

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6. JULIA STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Julia Street from Vliet to Van Horn Street

TOTAL: \$1,127,575

DESCRIPTION: Improvements to Julia Street from Vliet to Van Horn Street consisting of approximately 1,160 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

7. CANAL STREET/INFRASTRUCTURE IMPROVEMENTS

LOCATION: Canal Street from S. Kossuth to Pierce Street

TOTAL: \$2,631,200

DESCRIPTION: Improvements to Canal Street from S. Kossuth to Pierce Street consisting of approximately 2,600 LF. Improvements include engineering, sanitary sewer, storm water, street, and watermain repair/replacement/installation.

8. REGIONAL LIFT STATION FACILITY IMPROVEMENTS

LOCATION: Entire TID, ½ mile radius

TOTAL: \$474,950

DESCRIPTION: Creation of new regional lift station to include force main, electricity & SCADA/Telemetry upgrades and improvements for boundary and within half mile radius.

9. REGIONAL STORM WATER FACILITY IMPROVEMENTS

LOCATION: Entire TID, ½ mile radius

TOTAL: \$227,125

DESCRIPTION: Creation of new regional storm water facility to serve storm water runoff for new development within district and to align with runoff within half mile radius.

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10. DEVELOPER INCENTIVES

LOCATION: Entire TID, ½ mile radius

TOTAL: \$4,400,000

DESCRIPTION: Developer is proposing to build 3-10 duplexes consisting of a mix of condos and rental units. Each unit is estimated to be a mix of 2- and 3-bedroom units. Developer is requesting \$20,000 per unit to help offset costs and reach a more marketable price point. Developer Incentives are also being proposed to assist in the completion of the remaining lots within the Ruddock's subdivision located adjacent to Canal Street, South Washington Street, and Van Horn Street. Lastly developer incentives are proposed to assist with the future development of a parcel within the district that could serve as either a major subdivision or additional multi-family housing.

11. PARK AND RECREATIONAL TRAIL IMPROVEMENTS

LOCATION: Entire TID, ½ mile radius

TOTAL: \$450,000

DESCRIPTION: Future road/trail improvements to Longcroft Park, Forsyth Park, and West Park with added recreational amenities such as playgrounds, exercise equipment, playing fields, etc. due to additional single/multi-family residential developments.

12. ADMINISTRATIVE / FINANCE COSTS/ORGANIZATIONAL FEES

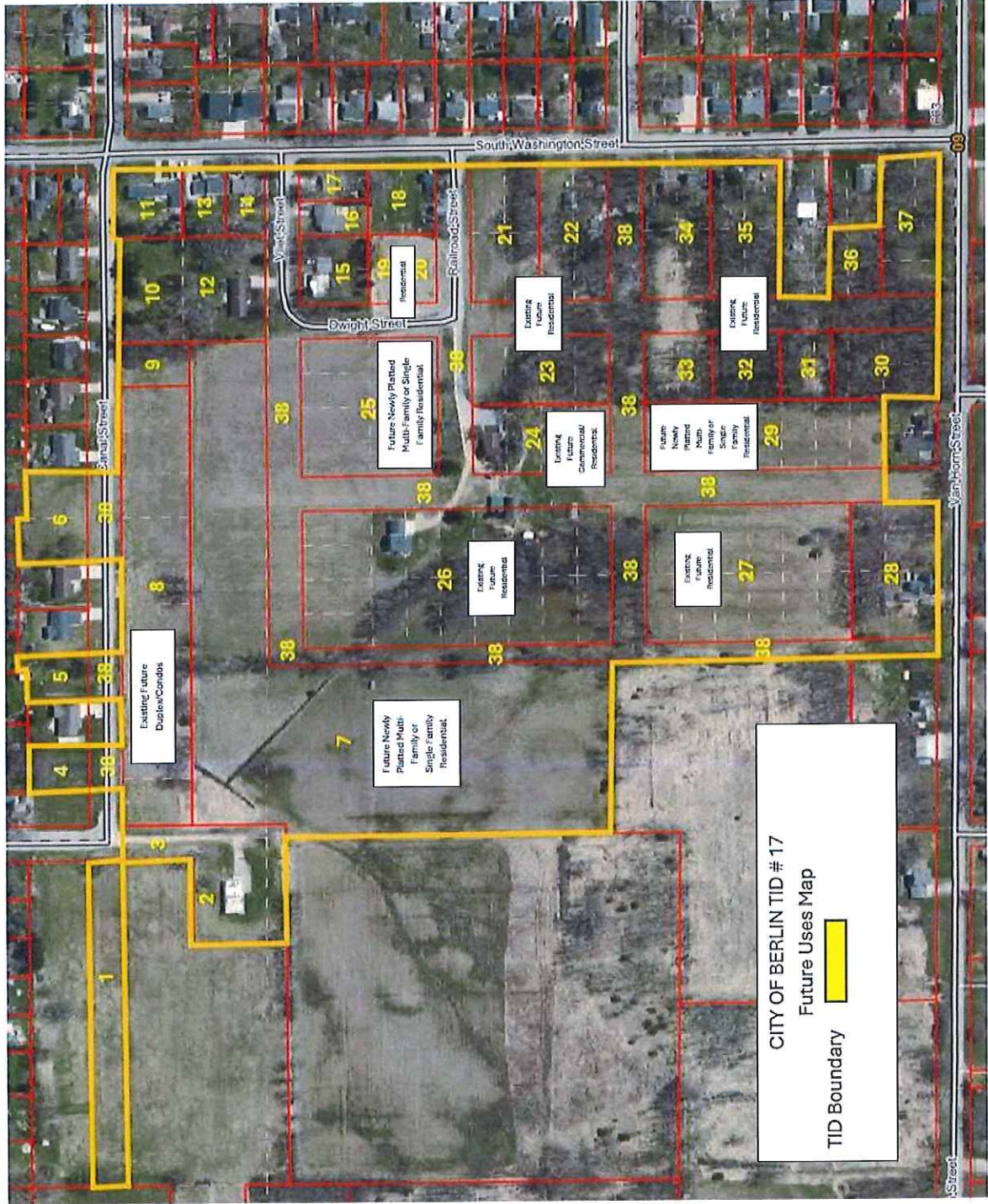
LOCATION: Entire TID, ½ mile radius

TOTAL: \$50,000

DESCRIPTION: **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the district, and the undertaking of the projects contained within this plan, are eligible project costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the district and the implementation of the Plan.

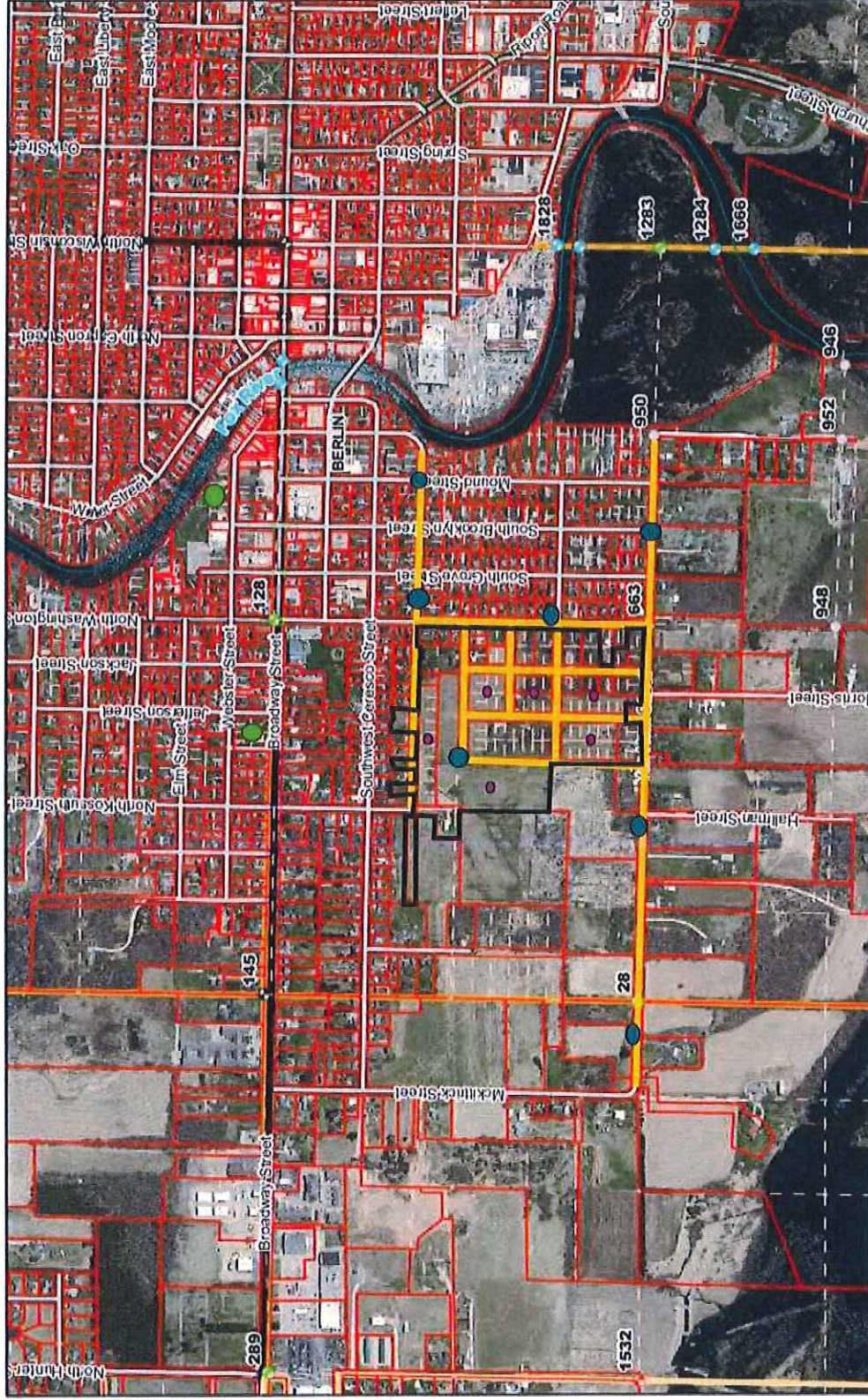
ADMINISTRATIVE COSTS. The city may charge to the district as eligible project costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by city employees in connection with the implementation of the plan.

Section 10: Maps Showing Proposed Improvements and Future Uses



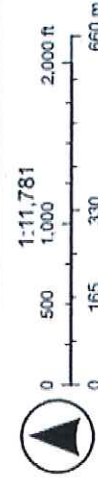
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City of Berlin TID # 17 Proposed Project Improvements



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- TID # 17 Boundary Line
- Proposed Developer Incentives
- Proposed Park Improvements
- Proposed Street/Infrastructure Improvements
- Proposed Stormwater/Infrastructure Improvements



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Section 11: Detailed List of Project Costs

1. VLIET STREET/INFRASTRUCTURE IMPROVEMENTS	\$767,280
2. RAILROAD STREET/INFRASTRUCTURE IMPROVEMENTS	\$479,550
3. FOREST STREET/INFRASTRUCTURE IMPROVEMENTS	\$755,550
4. DWIGHT STREET/INFRASTRUCTURE IMPROVEMENTS	\$927,130
5. CHASE STREET/INFRASTRUCTURE IMPROVEMENTS	\$495,535
6. JULIA STREET/INFRASTRUCTURE IMPROVEMENTS	\$1,127,575
7. CANAL STREET/INFRASTRUCTURE IMPROVEMENTS	\$2,631,200
8. REGIONAL LIFT STATION FACILITY IMPROVEMENTS	\$474,950
9. REGIONAL STORM WATER FACILITY IMPROVEMENTS	\$227,125
10. DEVELOPER INCENTIVES	\$4,400,000
11. PARK AND RECREATIONAL TRAIL IMPROVEMENTS	\$450,000
12. ADMINISTRATIVE / FINANCE COSTS/ORGANIZATIONAL FEES	\$50,000
ESTIMATED TOTAL	\$12,785,895

The project cost is based on current prices and preliminary estimates. The city reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the plan are estimates based on the best information available. The city retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the plan.

City of Berlin
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The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The city has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur over two phases, 2) a projection of tax increments to be collected resulting from the phases developments and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs with the phased developments.

To evaluate the economic feasibility of TID #17 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a phased proforma analysis of TID #17. The phased proforma analyzes expenses based on project plan costs of TID #17 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #17 tax increments will be used to fund project costs and implementation of this plan will also require that the city issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2046, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The city plans to fund project costs with cash received from future TID #17 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the city may choose to utilize.

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General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The city may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the city may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the city and therefore do not count against the city's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The city has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the city and therefore do not count against the cities' borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The city can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the city that represent service of the system to the city. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the city must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the city utilizes utility revenues other than tax increments to repay a portion of the bonds, the city must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

City of Berlin
TID #17 Project Plan & District Boundary

The city may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds/Incentive Issued to Developers ("Pay as You Go" Financing)

The city may issue a bond or incentive to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or incentive are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation or incentive over the life of the district, the city's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the city and therefore do not count against the city's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the city at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The city anticipates making total project expenditures of approximately \$12,785,895 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the creation resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The city reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal

City of Berlin
TID #17 Project Plan & District Boundary

interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved, and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the city reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the city on or after January 1, 2005.

Section 15: Proposed Changes in Zoning Ordinances

The city is in the process of reviewing and updating their comprehensive plan which may intern result in updates or changes to the zoning ordinances. Although at this time the city does not anticipate any zoning changes to the parcels within the district any changes in zoning that may take place throughout the life of the TID will be consistent with the city's updated Comprehensive Land Use Plan-Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and City Ordinances

The city is in the process of reviewing and updating its comprehensive plan. The city at the time of creating this project plan does not anticipate that the TID will require any major changes in the master plan, building codes, map and city ordinances to implement this project plan. If there are changes to the master plan, building code, map and city ordinances the proposed developments and uses will be consistent with the updated Berlin Comprehensive Plan.

Section 17: Relocation

The city does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the

implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the city to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the city.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The city does not anticipate any non-project costs for the TID currently.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the city attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

City of Berlin
TID #17 Project Plan & District Boundary

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

TID 17 Hypo Status Phase 1

City of Berlin
Hypothetical Tax Increment District
Hypothetical Cash Flow Proforma Analysis - TID # 17 Phase 1

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value).....	\$17.42
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues				Expenditures					TID Status		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
	TIF District Valuation (January 1) Base Value	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Total Revenues	Tax Revenues Available for Developer 85%	Payment to Developers	Recreational Improvements	Infrastructure Improvements	Admin/ Legal Costs	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
2025	\$3,196,700	\$31,967	\$0	\$31,967	\$17.42	\$0	\$0	\$0					\$0	\$0	\$0	\$0	
2026	\$3,228,667	\$32,287	\$850,000	\$914,254	\$17.42	\$57	\$0	\$0					\$2,500	\$2,500	(\$2,500)	(\$2,500)	
2027	\$4,110,954	\$41,110	\$850,000	\$1,805,363	\$17.42	\$557	\$557	\$473					\$2,500	\$2,500	(\$1,943)	(\$4,443)	
2028	\$5,002,063	\$50,021	\$850,000	\$2,705,384	\$17.42	\$15,926	\$15,926	\$13,537	\$12,506				\$2,500	\$2,500	\$840	\$3,603	
2029	\$5,902,084	\$59,021	\$850,000	\$3,614,405	\$17.42	\$31,449	\$31,449	\$26,732	\$25,298				\$2,500	\$2,500	\$48	\$48	
2030	\$6,811,105	\$68,111		\$4,532,516	\$17.42	\$47,128	\$47,128	\$40,059	\$38,137				\$2,500	\$2,500	\$1,491	\$1,539	
2031	\$7,729,216	\$77,292		\$5,469,808	\$17.42	\$62,963	\$62,963	\$53,518	\$51,105	\$5,000			\$2,500	\$2,500	\$4,358	\$5,897	
2032	\$8,659,508	\$86,595		\$6,409,873	\$17.42	\$78,956	\$78,956	\$67,113	\$64,202	\$5,000			\$2,500	\$2,500	\$8,152	\$8,152	
2033	\$9,606,573	\$96,065		\$7,366,719	\$17.42	\$95,030	\$95,030	\$81,663	\$78,844	\$10,000			\$2,500	\$2,500	\$2,959	\$11,111	
2034	\$10,684,419	\$106,844		\$8,346,353	\$17.42	\$111,663	\$111,663	\$95,492	\$92,592	\$10,000			\$2,500	\$2,500	\$3,670	\$14,781	
2035	\$11,803,053	\$118,030		\$9,366,783	\$17.42	\$129,036	\$129,036	\$109,581	\$106,147	\$10,000			\$2,500	\$2,500	\$4,389	\$19,170	
2036	\$13,063,718	\$130,637		\$10,437,521	\$17.42	\$147,240	\$147,240	\$125,825	\$122,188	\$10,000			\$2,500	\$2,500	\$5,735	\$28,905	
2037	\$14,478,863	\$144,788		\$11,572,309	\$17.42	\$166,369	\$166,369	\$142,914	\$139,000	\$10,000			\$2,500	\$2,500	\$7,325	\$36,230	
2038	\$16,063,633	\$160,636		\$12,782,945	\$17.42	\$186,469	\$186,669	\$160,399	\$156,154	\$10,000			\$2,500	\$2,500	\$9,740	\$46,969	
2039	\$17,848,325	\$178,483		\$14,061,428	\$17.42	\$207,669	\$207,669	\$179,219	\$174,500	\$10,000			\$2,500	\$2,500	\$12,169	\$59,138	
2040	\$19,853,325	\$198,533		\$15,426,541	\$17.42	\$230,112	\$230,112	\$198,596	\$193,043	\$10,000			\$2,500	\$2,500	\$15,612	\$74,751	
2041	\$22,118,863	\$221,188		\$16,897,729	\$17.42	\$254,570	\$254,570	\$217,835	\$211,770	\$10,000			\$2,500	\$2,500	\$19,070	\$93,821	
2042	\$24,683,241	\$246,832		\$18,484,561	\$17.42	\$280,043	\$280,043	\$240,087	\$233,087	\$10,000			\$2,500	\$2,500	\$23,364	\$117,185	
2043	\$27,597,474	\$275,974		\$20,190,535	\$17.42	\$307,530	\$307,530	\$265,351	\$257,351	\$10,000			\$2,500	\$2,500	\$27,030	\$144,215	
2044	\$30,916,568	\$309,165		\$22,029,700	\$17.42	\$337,033	\$337,033	\$292,628	\$283,628	\$10,000			\$2,500	\$2,500	\$31,533	\$175,748	
2045	\$34,804,534	\$348,045		\$24,001,745	\$17.42	\$368,550	\$368,550	\$319,871	\$310,871	\$10,000			\$2,500	\$2,500	\$36,966	\$212,714	
2046			\$4,250,000	\$28,251,745	\$17.42	\$99,082	\$99,082	\$82,917	\$80,058	\$10,000			\$2,500	\$2,500	\$42,977	\$255,691	
						\$1,490,039	\$1,490,059	\$1,182,330	\$400,000	\$100,000	\$94,058	\$50,000	\$1,490,058		(\$50,976)	\$1	Expenditures Recovered

Type of TID: Mixed-Use
2025 TID Inception
2040 Final Year to Incur TIF Related Costs
2045 Maximum Legal Life of TID (20 Years)
2046 Final Tax Collection Year

(1) Per City estimate
Per Developer Estimate of \$425,000 per duplex, 2 per year for 10 total.
Estimated 15% PAYGO Incentive.

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City of Berlin
TID #17 Project Plan & District Boundary

TID 17 Hypo Status Phase 2

City of Berlin
Hypothetical Tax Increment District
Hypothetical Cash Flow Proforma Analysis - TID # 17 Phase 2

Assumptions	
Annual Inflation During Life of TID	1.00%
2024 Gross Tax Rate (per \$1000 Equalized Value)	\$17.42
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%
Data above dashed line are actual	

Background Data					
(a)	(b)	(c)	(d)	(e)	
TIF District Valuation (January 1)	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	
Base Value \$3,196,700					
2025	\$3,196,700	\$31,967	\$31,967	\$17.42	
2026	\$3,228,667	\$32,287	\$64,254	\$17.42	
2027	\$3,260,954	\$32,610	\$96,863	\$17.42	
2028	\$3,293,563	\$32,936	\$129,799	\$17.42	
2029	\$12,076,499	\$120,765	\$17,750,564	\$17.42	
2030	\$20,947,264	\$209,473	\$26,710,036	\$17.42	
2031	\$29,906,736	\$299,067	\$36,009,104	\$17.42	
2032	\$39,205,804	\$392,058	\$45,401,162	\$17.42	
2033	\$48,397,862	\$483,979	\$49,887,140	\$17.42	
2034	\$57,083,840	\$570,838	\$54,667,979	\$17.42	
2035	\$65,647,679	\$656,477	\$59,496,626	\$17.42	
2036	\$74,093,326	\$740,933	\$64,373,559	\$17.42	
2037	\$82,425,962	\$824,259	\$69,200,262	\$17.42	
2038	\$90,648,421	\$906,484	\$73,971,721	\$17.42	
2039	\$98,761,705	\$987,617	\$78,699,284	\$17.42	
2040	\$106,767,031	\$1,067,670	\$83,386,954	\$17.42	
2041	\$114,661,170	\$1,146,611	\$88,035,565	\$17.42	
2042	\$122,451,021	\$1,224,510	\$92,649,076	\$17.42	
2043	\$130,134,793	\$1,301,348	\$97,220,424	\$17.42	
2044	\$137,719,586	\$1,377,196	\$101,747,681	\$17.42	
2045	\$145,203,400	\$1,452,034	\$106,219,715	\$17.42	
2046	\$152,585,145	\$1,525,851	\$110,645,566	\$17.42	

Revenues					
(f)	(g)	(h)	Expenditures		
Tax Revenue	Total Revenues	Tax Revenues Available for Developer 85%	(i) Future Infrastructure Debt Service (1)	(j) Payment to Developers (1)	(k) Recreational Improvements
\$0	\$0	\$0			
\$0	\$0	\$0			
\$557	\$557	\$473			
\$1,119	\$1,119	\$951			
\$1,687	\$1,687	\$1,434			
\$154,686	\$154,686	\$131,483	\$631,914	\$300,000	\$2,500
\$309,215	\$309,215	\$262,833	\$631,914	\$300,000	\$2,500
\$465,289	\$465,289	\$395,496	\$631,914	\$300,000	\$2,500
\$627,279	\$627,279	\$533,187	\$631,914	\$300,000	\$2,500
\$780,888	\$780,888	\$663,255	\$631,914	\$300,000	\$2,500
\$869,034	\$869,034	\$738,679	\$631,914	\$300,000	\$2,500
\$952,316	\$952,316	\$809,469	\$631,914	\$300,000	\$2,500
\$1,036,431	\$1,036,431	\$880,967	\$631,914	\$300,000	\$2,500
\$1,121,387	\$1,121,387	\$953,179	\$631,914	\$300,000	\$2,500
\$1,133,158	\$1,133,158	\$963,184	\$631,914	\$300,000	\$2,500
\$1,145,047	\$1,145,047	\$973,290	\$631,914	\$300,000	\$2,500
\$1,157,054	\$1,157,054	\$983,496	\$631,914	\$300,000	\$2,500
\$1,169,181	\$1,169,181	\$993,804	\$631,914	\$300,000	\$2,500
\$1,181,430	\$1,181,430	\$1,004,215	\$631,914	\$300,000	\$2,500
\$1,193,801	\$1,193,801	\$1,014,731	\$631,914	\$300,000	\$2,500
\$1,206,296	\$1,206,296	\$1,025,352		\$300,000	\$2,500
\$1,218,916	\$1,218,916	\$1,038,478		\$300,000	\$2,500
\$15,734,772	\$15,734,772	\$13,368,478	\$9,478,708	\$4,000,000	\$50,000
					\$13,878,708

TID Status			
(o)	(p)	(q)	
Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
\$0	\$0		
(\$2,500)	(\$2,500)		
(\$1,943)	(\$4,443)		
(\$1,381)	(\$5,824)		
(\$632,727)	(\$638,550)		
(\$479,728)	(\$1,118,278)		
(\$335,199)	(\$1,453,477)		
(\$189,125)	(\$1,642,602)		
(\$7,135)	(\$1,649,737)		
\$156,474	(\$1,493,263)		
\$234,620	(\$1,258,643)		
\$317,902	(\$940,741)		
\$402,017	(\$538,723)		
\$486,974	(\$51,750)		
\$53,744	\$1,995		
\$35,633	\$37,627		
\$22,640	\$60,267		
\$34,767	\$95,035		
\$47,016	\$142,051		
\$191,301	\$333,352		
\$303,796	\$637,148		
\$1,218,916	\$1,856,064		
		Expenditures recovered	

Type of TID: Mixed-Use
2025 TID Inception
2040 Final Year to Incur TIF Related Costs
2045 Maximum Legal Life of TID (20 Years)
2046 Final Tax Collection Year

(1) Per City estimate.

Per Development estimate of 30 Lots valued at \$375,000, 30 Lots valued at \$400,000, and 30 Lots valued at \$425,000. Second development valued at \$25,000,000.

Estimating \$7 Million Infrastructure Borrowing at 4.25% for 15 years.

PAYGO Figure is estimated of what could be given to potential developers in addition to infrastructure but infrastructure would be included in PAYGO calculation.

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SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

City of Berlin - TID # 17						
Calculation of the Growth of Estimated Tax Increments by Taxing Entity						
Revenue	Projected Increment	County	City	School District	Technical College	
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ 1,113.73	\$ 303	\$ 379	\$ 396	\$ 35	\$ 35
2028	\$ 17,045.60	\$ 4,644	\$ 5,799	\$ 6,065	\$ 539	\$ 539
2029	\$ 33,136.78	\$ 9,027	\$ 11,273	\$ 11,789	\$ 1,047	\$ 1,047
2030	\$ 201,813.88	\$ 54,979	\$ 68,655	\$ 71,802	\$ 6,379	\$ 6,379
2031	\$ 372,177.75	\$ 101,390	\$ 126,611	\$ 132,414	\$ 11,763	\$ 11,763
2032	\$ 544,245.26	\$ 148,265	\$ 185,146	\$ 193,632	\$ 17,202	\$ 17,202
2033	\$ 707,581.44	\$ 192,761	\$ 240,711	\$ 251,744	\$ 22,365	\$ 22,365
2034	\$ 872,550.99	\$ 237,703	\$ 296,832	\$ 310,437	\$ 27,579	\$ 27,579
2035	\$ 952,070.23	\$ 259,365	\$ 323,884	\$ 338,729	\$ 30,092	\$ 30,092
2036	\$ 1,036,739.66	\$ 282,431	\$ 352,687	\$ 368,853	\$ 32,768	\$ 32,768
2037	\$ 1,122,255.79	\$ 305,728	\$ 381,779	\$ 399,278	\$ 35,471	\$ 35,471
2038	\$ 1,208,627.07	\$ 329,257	\$ 411,162	\$ 430,007	\$ 38,201	\$ 38,201
2039	\$ 1,221,827.08	\$ 332,853	\$ 415,652	\$ 434,703	\$ 38,618	\$ 38,618
2040	\$ 1,235,159.08	\$ 336,485	\$ 420,187	\$ 439,447	\$ 39,040	\$ 39,040
2041	\$ 1,248,624.40	\$ 340,154	\$ 424,768	\$ 444,237	\$ 39,465	\$ 39,465
2042	\$ 1,262,224.37	\$ 343,859	\$ 429,395	\$ 449,076	\$ 39,895	\$ 39,895
2043	\$ 1,275,960.35	\$ 347,600	\$ 434,068	\$ 453,963	\$ 40,329	\$ 40,329
2044	\$ 1,289,833.68	\$ 351,380	\$ 438,787	\$ 458,899	\$ 40,768	\$ 40,768
2045	\$ 1,303,845.75	\$ 355,197	\$ 443,554	\$ 463,884	\$ 41,211	\$ 41,211
2046	\$ 1,317,997.93	\$ 359,052	\$ 448,368	\$ 468,919	\$ 41,658	\$ 41,658
TOTALS	\$ 17,224,831	\$ 4,692,434	\$ 5,859,697	\$ 6,128,275	\$ 544,425	\$ 544,425

City of Berlin
TID #17 Project Plan & District Boundary

SECTION 22: EXHIBIT B CITY ATTORNEY OPINION

ENTER ATTORNEY OPINION

SECTION 23: EXHIBIT C TID # 17 BOUNDARY LEGAL DESCRIPTION

City of Berlin, WI
TID #17 Boundary Description

February 21, 2025



KUNKEL ENGINEERING GROUP

107 Parallel Street

Beaver Dam, WI 53916

Phone (920) 356-9447 / Fax (920) 356-9454

City of Berlin – TID #17 Boundary Description

Situated in Northwest 1/4 of Sections 9, Township 17 North, Range 13 East, in the City of Berlin, Green Lake County, Wisconsin and more particularly described as follows:

Commencing at the North 1/4 corner of Said Section Corner 9; Thence Southerly along the east line of the Northwest 1/4 of said Section 9 to a point of intersection of a easterly projection of the north lot line of Lot 2 of CSM #2496 on Record with the Green Lake County Register of Deeds Office In Volume 12 of Page 2496 or as Document #97299; Thence Westerly along the easterly projection of the north lot line of said Lot 2 to the northeast corner of Lot 2 of said CSM #2496 said northeast corner of Lot 2 is also the intersection of the south right of way line of Canal Street and the west right of way line of South Washington Street and Point of Beginning of the description;

1. Thence Southerly along the west right of way line of South Washington Street to a point of intersection with the north right of way line of Vliet Street, said intersection is also the southeast corner of Lot 2 of CSM #1038 on Record with the Green Lake County Register of Deeds Office in Volume 4 on Page 1038;
2. Thence Southerly across the Vliet Street intersection to the intersection of the south right of way line of Vliet Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 1 of Ruddocks Addition Plat;
3. Thence Southerly along the west right of way line of South Washington Street to the intersection of the north right of way on Railroad Street and the west right of way line of South Washington Street, said corner is also the southeast corner of Lot 6 of Block 1 of said Ruddocks Addition Plat;
4. Thence Southerly across the Railroad Street right of way to an intersection of the south right of way line of Railroad Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 5 of said Ruddocks Addition Plat;
5. Thence Southerly along the west right of way of South Washington Street to a intersection of the north right of way line of the undeveloped Forest Street and the west right of way line of South Washington Street, said intersection

City of Berlin
TID #17 Project Plan & District Boundary

City of Berlin, WI
TID #17 Boundary Description

February 21, 2025

- is also the southeast corner of Lot 8 of Block 5 of said Ruddocks Addition Plat;
6. Thence Southerly across the undeveloped Forest Street right of way to the intersection of the south right of way line of Forrest Street and the west right of way line of South Washington Street, said intersection is also the northeast corner of Lot 1 of Block 6 of said Ruddocks Addition Plat;
 7. Thence Southerly along the west right of way line of South Washington Street to the southeast corner of Lot 16 of Block 6 of said Ruddocks Addition Plat;
 8. Thence Westerly along the south lot line of said Lot 16 and Lot 5 of Block 6 of said Ruddocks Addition Plat to the southwest corner of said Lot 5, said point is on the east right of way line of undeveloped Dwight Street;
 9. Thence Southerly along the west lot lines of Lot 6 and Lot 7 to the midpoint of the west lot line of Lot 7 of Block 6 of said Ruddocks Addition Plat;
 10. Thence Easterly along the south line of the north half of Lot 7 to the midpoint of the east lot line of said Lot 7;
 11. Thence Southerly along the east lot line of Lot 7 and of Lot 8 to the southeast corner of Lot 8 of Block 6 of said Ruddocks Addition Plat, said lot corner is also the northwest corner of Lot 12 of Block 6 of said Ruddocks Addition Plat;
 12. Thence Easterly along the north lot line of Lot 12 to the west right of way line of South Washington Street and the northeast corner of said Lot 12;
 13. Thence Southerly along the west right of way line of South Washington Street to a point of intersection with the north right of way line of Van Horn Street, said intersection is also the southeast corner of Lot 11 of Block 6 of said Ruddocks Addition Plat;
 14. Thence Westerly along the north right of way line of Van Horn Street to an intersection with the east right of way line of the undeveloped Dwight Street, said intersection is also the southwest corner of Lot 9 of Block 6 of said Ruddocks Addition Plat;
 15. Thence Westerly across the undeveloped Dwight Street right of way to the intersection of the north right of way line of Van Horn Street and the west right of way line of the Dwight Street right of way, said intersection is also the southeast corner of Lot 12 of Block 7 of said Ruddocks Addition Plat;
 16. Thence Westerly along the north right of way line of Van Horn Road to the southwest corner of Lot 11 of Block 7 of said Ruddocks Addition Plat;
 17. Thence Northerly along the west lot line of Lot 11 to the northwest corner of said Lot 11, said corner is also the southeast corner of Lot 8 of Block 7 of said Ruddocks Addition Plat;
 18. Thence Westerly along the south lot line of Lot 8 to the southwest corner of said Lot 8, said corner is also on the east right of way line of the undeveloped Chase Street;

City of Berlin
TID #17 Project Plan & District Boundary

City of Berlin, WI
TID #17 Boundary Description

February 21, 2025

19. Thence Westerly across the said Chase Street right of way to a point on the west right of way line for the undeveloped Chase Street, said point also being the northeast corner of Lot 12 of Block 8 of said Ruddocks Addition Plat;
20. Thence Southerly along the west right of way of said Chase Street to an intersection of said right of way line and the north right of way line of Van Horn Street, said intersection is also the southeast corner of Lot 12 of Block 8 of said Ruddocks Addition Plat;
21. Thence Westerly along the north right of way line of Van Horn Street to the intersection of said right of way line and the east right of way line of undeveloped Julia Street, said intersection is also the southwest corner of Lot 9 of Block 8 of said Ruddocks Addition Plat;
22. Thence westerly across the Julia Street intersection to the intersection of the north right of way line of Van Horn Street and the west right of way line of Julia Street;
23. Thence Northerly along the west right of way line of the undeveloped Julia Street to a point on the west right of way line, said point is the southeast corner of lands described in Warranty Deed #183080 that is recorded with the Green Lake County Register of Deeds Office;
24. Thence Westerly along the lot line of lands described in said deed to the southwest corner of said lands;
25. Thence Northerly along the west lot line of said lands to a point the west lot line of said lands meets the south lot line of Lot 2 of CSM #795 that is recorded with the Green Lake County Register of Deeds Office;
26. Thence Westerly along the south lot line of Lot 2 and Lot 3 of CSM #795 to the southwest corner of said Lot 3;
27. Thence Northerly along the west lot line of Lot 3 to the northwest corner of said Lot 3;
28. Thence Easterly along the north lot line of Lot 3 to the northeast corner of said Lot 3, said corner is also on the west lot line of Lot 2 of CSM #795;
29. Thence Northerly along the west lot line of Lot 2 to the northwest corner of said Lot 2, said corner also being southeast corner of Lot 1 of CSM #795 and the intersection point of the south right of way line of Canal Street and the west right of way line of South Kossuth Street;
30. Thence Westerly along the south lot line of Lot 1 to the southwest corner of said Lot 1;
31. Thence Northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1;
32. Thence Easterly along the north lot line of Lot 1 the northeast corner of said Lot 1, said corner also being a point on the west right of way line of South Kossuth Street;
33. Thence Southerly along the west right of way line of South Kossuth Street to the intersection point of the south right of way line of Canal Street, said point also being the southeast corner of Lot 1 of CSM #795;

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34. Thence Easterly along the south right of way line of Canal Street to the point of intersection of a southerly projection of the west lot line of Lot 1 of Block 1 of Holt's Addition Plat which is on record with the Green Lake County Register of Deeds Office;
35. Thence northerly along said southerly projection to the southwest corner of Lot 1 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
36. Thence northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1;
37. Thence Easterly along the north lot line of Lot 1 to the northeast corner of said Lot 1;
38. Thence Southerly along the east lot line of Lot 1 to the southeast corner of said Lot 1, said corner also being on the north right of way line of Canal Street;
39. Thence Southerly along a southerly projection of the east lot line of Lot 1 to a point of intersection on the south right of way line of Canal Street;
40. Thence Easterly along the south right of way line of Canal Street to a point of intersection of a southerly projection of the west lot line of Lot 3 of Block 1 of Holt's Addition Plat meets;
41. Thence Northerly along said southerly projection to the southwest corner of Lot 3 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
42. Thence Northerly along the west lot line of Lot 3 to the northwest corner of said Lot 3;
43. Thence Easterly along the north lot line of Lot 3 to the southerly north corner of said Lot 3;
44. Thence Northerly along the north lot line of Lot 3 to the northerly north corner of said Lot 3;
45. Thence Easterly along the north lot line of Lot 3 to the northeast corner of said Lot 3;
46. Thence Southerly along the east lot line of Lot 3 to the southeast corner of said Lot 3, said corner also being on the north right of way line of Canal Street;
47. Thence Southerly along a southerly projection of the east lot line of said Lot 3 to a point of intersection on the south right of way line of Canal Street;
48. Thence Easterly along the south right of way line of Canal Street to a point of intersection of the southerly projection of the west lot line of Lot 6 of Block 1 of Holt's Addition Plat meets;
49. Thence Northerly along said southerly projection to the southwest corner of Lot 6 of Block 1 of Holt's Addition Plat, said corner also being on the north right of way line of Canal Street;
50. Thence Northerly along the west lot line of Lot 6 of Block 1 of Holt's Addition Plat to the northwest corner of said Lot 6;

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51. Thence Easterly along the north lot line of Lot 6 to the northeast corner of said Lot 6;
52. Thence Southerly along the east lot line of Lot 6 to the northwest corner of Lot 7 of Block 1 of Holt's Addition Plat;
53. Thence Easterly along the north lot line of Lot 7 to the northeast lot corner of said Lot 7;
54. Thence Southerly along the east lot line of Lot 7 to the southeast corner of said Lot 7, said corner also being on the north right of way line of Canal Street;
55. Thence Southerly along a southerly projection of the east lot line of said Lot 7 to a point of intersection on the south right of way line of Canal Street;
56. Thence Easterly along the south right of way line of Canal Street to the northeast corner of Lot 1 of said CSM #2496, said corner also being on the west lot line of Lot 2 of CSM #2496;
57. Thence northerly along the west lot line of Lot 1 to the northwest corner of said Lot 1, said corner also being on the south right of way line of Canal Street;
58. Thence Easterly along the north lot line of Lot 1 and the south right of way line of Canal Street to the northeast corner of said Lot 1 and the Point of Beginning

End of Description

SECTION 24: DISCLAIMER TEXT

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

PLANNING COMMISSION RESOLUTION #2025-01

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 17

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 17 CITY OF BERLIN, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Berlin has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 17 (“the district”) is proposed to be created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the tax increment district in compliance with Wisconsin Statutes 66.1105(2)(k)1 and 66.1105(4)(gm).

WHEREAS, a Project Plan for Tax Incremental District No. 17 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-projects costs.
11. A section for the Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f).
12. A section for the legal description of the proposed boundary prepared by the City’s engineering firm; and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Berlin, Green Lake County, the Berlin Area School District, and Moraine Park Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 25, 2025, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested

PLANNING COMMISSION RESOLUTION #2025-01

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 17

parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

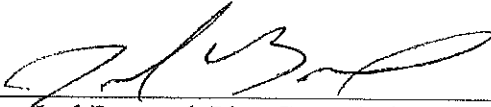
NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Berlin that:

1. It recommends to the Common Council that Tax Incremental District No. 17, City of Berlin, be created with boundaries that include whole parcels and are contiguous as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated February 25, 2025, which is incorporated herein in its entirety by reference, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the city; and
4. That the City Clerk is hereby directed to provide the Common Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 25th day of February 2025

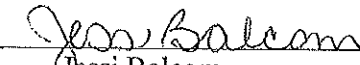
City of Berlin

By


Mayor Joel Bruessel, Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Berlin on the 25th day of February 2025.


Jessi Balcom,
City of Berlin
City Administrator, Clerk-
Treasurer

CITY OF BERLIN
JOINT REVIEW BOARD ORGANIZATIONAL MEETING
MINUTES

Thursday, February 20, 2025 at 1PM
Council Chambers, City Hall
108 N. Capron Street, Berlin WI

Call to Order. The meeting was called to order at 1:02PM by Adam Ruechel of Robert W. Baird & Co.

Roll Call. Present: Nina Krenz, Green Lake County Representative; Tara Wendt, Moraine Park Technical College Representative; Tricia Polakowski, Berlin Area School District Representative; Susan Thom, Public Member; Jessi Balcom, City Representative.

Appointment of Chairperson: Motion by Tricia Polakowski to appoint Jessi Balcom as Chairperson, seconded by Nina Krenz. Motion carried.

Appointment of Public Member: Motion by Tricia Polakowski to appoint Susan Thom as the Public Member, seconded by Nina Krenz. Motion carried.

Discussion of the Role of the Joint Review Board held.

Discussion on overview of purpose and description of the Tax Incremental District No. 17 being created. Two phases of development are projected within the project plan. Phase 1 is anticipated to include duplex development along Canal Street. Phase 2 is anticipated to include development within Ruddock's subdivision.

The next meeting of the Joint Review Board for formal review and action on the Tax Incremental District No. 17 was set for Thursday, April 10, 2025 at 1PM.

Adjourn. Motion to adjourn made by Nina Krenz, seconded by Tricia Polakowski. Motion carried. Meeting adjourned at 1:41PM.

Respectfully submitted by Jessi Balcom, Chairperson/City Representative.