

COMMITTEE OF THE WHOLE MEETING AGENDA

July 7, 2026 7:00PM

COUNCIL CHAMBERS, BERLIN CITY HALL, 2ND FLOOR

MEETING IS OPEN TO THE PUBLIC AND 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. Pledge of Allegiance
4. General Public Comments. Registration card required (located at podium in Council Chambers). Comments will be limited to **3 minutes** per registrant.
5. Approval of Minutes. RECOMMENDATION: Approve the minutes of the 6.2.2026 Committee of the Whole meeting.
6. League of Wisconsin Municipalities Mutual Insurance Renewal. RECOMMENDATION: Listen to presentation by Baer Insurance Services (representing LWMMI) regarding renewal and proposed increased coverages for the City of Berlin (liability, property, crime, auto, workers compensation, cyber liability coverages) and recommend renewal of insurance coverages to the Common Council.
7. Bicycles, Electric Bicycles and Electric Scooters - proposed amendment to Chapter 70 Article III of Code of Ordinances. RECOMMENDATION: Review proposed ordinance amendment and take action as appropriate.
8. Proposal for Real Estate Services for WIS 91, WIS 49 South to Berlin (Project I.D. 6540-01-03) RECOMMENDATION: Review and recommend approval of the proposal and authorize the contract with Corre Inc. for Real Estate Service for the WIS 91 Connecting Communities road project.
9. Capital Equipment Bids for Capital Borrowing Projects. RECOMMENDATION: Review and recommend approval of the bids for the projects set forth in the Capital Borrowing plan including Library elevator, Public Works Dump Truck, Loader mounted 2 stage snowblower and mower for Oakwood Cemetery.
10. No Mow May discussion. RECOMMENDATION: Discussion and action as appropriate.
11. Recycling Fee Implementation process. RECOMMENDATION: Discussion and action as appropriate.
12. WisDOT STH 49 Project Coordination and Update. RECOMMENDATION: Discussions and action as appropriate.
13. Residency Requirements of Committee, Board, and Commission Members. RECOMMENDATION: Review and action as appropriate.
14. Strategic Plan adoption. RECOMMENDATION: Review and recommend adoption of the City of Berlin Strategic Plan.
15. Employee Handbook. RECOMMENDATION: Review and recommend approval of the amended Employee Handbook section.

16. State and Local Fiscal Recovery Funds (SLFRF – ARPA funds grant) closeout.
RECOMMENDATION: Receive notice that City has submitted for closeout of the SLFRF grant.
17. 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.

Please note, upon reasonable notice, efforts will be made to accommodate the needs of the disabled individuals through appropriate aids and services. For additional information to request services, contact the municipal Clerk at 920-361-5400.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information: no action will be taken by any other governmental body except by the governing body notified above.

COMMITTEE OF THE WHOLE MEETING MINUTES

JUNE 2, 2026 7:00PM

1. Call to order/Roll Call – *Committee of the Whole Meeting called to order at 7:00pm. The following were present: Alderpersons Przybyl, Hill, Cauley, Stobbe, Klawitter and Sorenson. Staff present: City Administrator Balcom, Deputy Clerk Treasurer Thiel, EMS Director Evan Vandenlangenberg and Berlin Senior Center & Recreation Facilities Director Kiener*
2. Seat Virtual Attendees (if necessary) - *None*
3. Pledge of Allegiance
4. General Public Comments - *None*
5. Approval of Minutes. RECOMMENDATION: Approve the minutes from the 5.5.2026 Committee of the Whole meeting. *Aldersperson Przybyl made a motion to approve the minutes from the 5.5.2026 Committee of the Whole Meeting with a second made by Aldersperson Sorenson. Motion passed unanimously.*
6. BEMS Policies and Procedures. RECOMMENDATION: Recommend update to page 46 of the Berlin EMS Policies and Procedures to align the document with the requirements of the DEA regarding narcotics - *EMS Director Vandenlangenberg explained what the new requirement of the DEA, which is that all units need to be locked at all times when unoccupied outside of the station. Aldersperson Przybyl made a motion to approve this recommendation with a second by Aldersperson Stobbe. Motion passed unanimously.*
7. City of Berlin \$2,000,000 General Obligation Promissory Notes Final Pricing Summary, Final Notes Pricing, Final Official Statement dated May 20, 2026, Approving Certificate, and Scope of Engagement with Quarles & Brady LLP. RECOMMENDATION: Receive the documentation for the General Obligation Promissory Notes sale pricing on 5.20.2026 (\$2M City borrowing for capital improvements) - *City Administrator Balcom confirmed the money will be in the bank on June 10, 2026. No action needed.*
8. Development Agreement – TID 17 Incentive Program with Adam Ewald for Parcel No. 206-01830-1209 (future address of 388 & 392 Canal Street) for a duplex development. RECOMMENDATION: Discussion and recommendation to Common Council as appropriate - *City Administrator Balcom gave an update on this and how it will work. Aldersperson Hill made a motion to recommend to the Common Council approval of a development agreement with Adam Ewald for parcel no. 206-01830-1209 in TID 17, with a second by Aldersperson Cauley. Motion passed unanimously.*
9. Green Lake County Elderly Nutrition Program Bid and Potential Staffing Need Changes. RECOMMENDATION: Discussion and action as appropriate - *City Administrator Balcom gave an update on the bidding process. If they go to bid and win the bid a part-time cook is recommended to be hired to help the head cook. This will help during times when the head cook is not available for an extended period of time. This past year the Senior Center was unable to fulfill their obligations for preparing food when the head cook was out. Green Lake County helped out by finding a third party to cater the food, but it was not an ideal situation. The other option is to not bid, but still have the Senior Center as the meal site. If this happens, we would no longer have the cook position to make meals. Berlin Senior Center & Recreation Facilities Director Kiener stated that her main focus is to maintain the Senior Center as a meal site for her*

Seniors. There are no guarantees either way. There may be no one who bids and then they will need to come back to the Council for other options. The Council gave Kiener and Balcom direction not to bid.

10. Online Tax Bill Payment Processing. RECOMMENDATION: Listen to presentation. Review and recommend implementation of online tax bill payments - *City Administrator Balcom presented on the City of Berlin accepting online tax payments for the 2026-2027 tax year. Waushara County and Green Lake County use the same system, TTech, so we would be able to use the same system for all tax payments. The cost would be \$350 to cover both counties. There is a 2.29% ACH fee on any Credit Card payments and a \$2.00 flat fee for any e-check payments. Alderperson Hill made a motion to approve this recommendation with a second by Alderperson Przybyl. Motion passed unanimously.*
11. Pool Request for Proposals process. RECOMMENDATION: Discussion and action as appropriate - *City Administrator Balcom brought this Request for Proposals back with a paragraph taken out per the City Attorney. The part regarding the insurance, bonds and legal was removed because we are not going to bid, we are looking for options on what could be done with the area. This will be posted June 15, 2026.*
12. Adjourn. *Alderperson Sorenson made a motion to adjourn the meeting at 7:40pm, with a second by Alderperson Stobbe. Motion passed unanimously.*

Respectfully submitted by Debra Thiel, Deputy Clerk Treasurer

**CITY OF BERLIN
COMMITTEE OF THE WHOLE MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Insurance renewal with League of Wisconsin Municipalities Mutual Insurance – Worker’s Compensation, Liability, Property Coverage, Crime Coverage and Cyber Liability
MEETING DATE: July 7, 2026

BACKGROUND

Ryan Burns of Baer Insurance Services, Inc will present the insurance renewal proposal for the City of Berlin with the League of Wisconsin Municipalities Mutual Insurance. The City has insurance coverage with the League for many types of coverage (Worker’s Compensation, Liability, Property Coverage, Crime Coverage and Cyber Liability). The premiums for July 23, 2025 – July 23, 2026 were \$209,318.

The City has asked for a quote to increase the Cyber Liability coverage, as currently the plan has a maximum coverage of \$25,000. \$1,000,000 would be a more appropriate level of coverage. There are several premium and deductible options offered at the \$1M level. (Shown on page 12 of proposal.)

Cyber Limit:	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
Deductible:	\$2,500	\$2,500	\$2,500	\$5,000	\$5,000	\$5,000	\$10,000	\$10,000	\$10,000
Effective Date:	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026
Operating Expenditures:	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998
Premium:	\$2,135	\$2,384	\$2,799	\$2,083	\$2,332	\$2,747	\$2,062	\$2,311	\$2,726

Coverage	Company	Expiring Premium	Renewal Premium
General Liability	League Mutual Insurance	\$15,918	\$15,771
Governmental & Police Professional Liability	League Mutual Insurance	\$11,680	\$12,912
Police FTE		12	13
Public Official Liability	League Mutual Insurance	\$21,637	\$21,484
Automobile Liability	League Mutual Insurance	\$12,293	\$13,419
Auto Physical Damage	League Mutual Insurance	\$18,232	\$19,985
Number of Autos		56	60
Crime	League Mutual Insurance	\$1,352	\$1,291
Liability & Auto Total		\$81,112	\$84,862
Workers Compensation	League Mutual Insurance	\$53,952	\$57,276
Experience Modification Factor		.76	.89
Property	Municipal Property Insurance Company	\$74,254	\$77,667
Total Premium		\$209,318	\$219,805
Option to change 4 EMS vehicles to Agreed Value			+\$2,107
Option to increase Cyber Liability coverage limit			See attached quote options



City of Berlin

108 N. Capron Street
PO Box 272
Berlin, WI 54923

Ryan Burns

Baer Insurance Services, Inc.
9701 Brader Way, Suite 101
Middleton, WI 53562

Information contained in this proposal is intended to provide you with a brief overview of the coverages provided for reference purposes only. It is not intended to provide you with all policy exclusions, limitations, and conditions. The precise coverage afforded is subject to the terms, conditions, and exclusions of the policies issued.

YOUR LEAGUE INSURANCE TEAM

LEAGUE INSURANCE

316 W. Washington Avenue
Suite 600
Madison, WI 53703
(608) 833-9595

Matt Becker
Chief Executive Officer
matt@lwmmi.org

Craig Sherven
Public Safety Specialist
csherven@lwmmi.org

BAER INSURANCE SERVICES

PO Box 46490
Madison, WI 53744
(608) 830-5800

Ryan Burns
ryanb@baerinsurance.com
(608) 830-5833

Municipalities
Municipalities@baerinsurance.com
(608) 830-5800

WORKERS COMPENSATION CLAIMS ADMINISTRATOR

United Heartland
PO Box 3026
Milwaukee, WI 53201-3026
(800) 258-2667
UHAdminSVC@unitedheartland.com

Denise Kawczynski
Senior Claims Representative
denise.kawczynski@unitedheartland.com
(262) 787-7646

LIABILITY CLAIMS ADMINISTRATOR

Statewide Services, Inc.
PO Box 5555
Madison, WI 53705
(800) 858-1536
StatewideClaimsReporting@Statewidesvcs.com

Dan Lowndes
Managing Attorney
dlowndes@statewidesvcs.com
(608) 828-5687

MUNICIPAL PROPERTY INSURANCE COMPANY

9701 Brader Way, Suite 301
Middleton, WI 53562
(608) 821-6303
brogacki@mpicwi.com

Claims@mpicwi.com
policy@mpicwi.com

LEAGUE INSURANCE – COVERAGE HIGHLIGHTS

COVERAGE PROVIDED FOR:

- Elected/Appointed Officials
- Departments
- Mutual Aid Assistance
- Commissions
- Employees
- Volunteers

COMPREHENSIVE COVERAGE INCLUDES:

- Auto Liability
- Crime
- Employee Benefits Liability
- General Liability
- Public Officials
- Self-Insured Retention Workers’ Compensation
- Auto Physical Damage
- Cyber Liability
- Employment Practices Liability
- Law Enforcement
- Workers’ Compensation

ADDITIONAL COVERAGE ENHANCEMENTS:

Liability:

- Airports
- Back Wages in Employment Claims
- Breach of Contract
- Care, Custody, & Control
- Communicable Disease
- Contractual Liability
- Cyber
- Damages to Rented Premises
- Dams
- Defense Costs in Addition to Limit
- Discrimination
- Drones
- EEOC actions
- Failure to Supply
- Land Use, Permits, & Zoning Claims
- Medical Payments
- No Fault Sewer Backup Optional Coverage
- Non-monetary Claims
- Occurrence Based
 - Pollution
- Sexual Harassment/Abuse Coverage
- Special Events Included
- Tax Assessment Claims
- Volunteers
- Watercraft
- Wrongful Termination

Auto:

- Automatic New Auto Coverage
- Autos of Others in Your Care, Custody, or Control
- Commandeered Autos
- Hired Auto Physical Damage
- Hired/Non-owned
- Lease Gap
- Personal Auto Physical Damage Deductible Reimbursement
- Temporary Transportation Expense
- Towing Expense
- Uninsured/Underinsured

Member Services

HUMAN RESOURCES ASSISTANCE

League Insurance has partnered with *Stafford Rosenbaum LLP* to provide the following human resources services:

- HR Hotline – phone assistance with HR-related issues.
- Talent Management – support with recruitment, hiring, background screening, onboarding, performance management, coaching, feedback, disciplinary counseling, termination management, and organizational and staff development.
- Employment Law Compliance – WI and Federal Fair Employment, wage & hour, safety, FMLA, I-9 Employment Verification, and more.
- Documents – development/review of job descriptions, handbooks, policies, procedures, and forms customized for the municipality.
- Compliance and HR practices assessments and development of remedial plans.
- Workplace Training – related to compliance and HR-related topics for supervisors and/or employees.
- Workplace investigations.
- Sample handbooks, toolkits addressing various HR subjects and best practices, and online harassment and discrimination training webinars.

EMPLOYEE SAFETY & RISK MANAGEMENT

With loss control resources provided by United Heartland, we can analyze loss trends and municipal operations to **customize a safety program for your community**. Included are comprehensive safety manuals, job site analysis, newsletters, webinars, and information on many topics including:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Confined Space • Excavating/Trenching • Hearing Conservation • Ladder Safety/Fall Protection • Lawn Care/Mowers/Trimming/Landscaping • Lockout Tagout/Electrical Arc Flash • Motor Vehicle & Construction Equipment Safety • Outside Contractor Qualification | <ul style="list-style-type: none"> • Power Platforms/Aerial Lifts • Respiratory Protection • Rigging/Slings/Hoists • Tools – Hand Tools/Power Tools • Tree Trimming/Chainsaw Safety • Water Hazards – Pools, Ponds, Lakes • Welding, Cutting, or Brazing • Work Zone Safety/Traffic Control |
|--|---|

LAW ENFORCEMENT POLICIES/PROCEDURES ASSISTANCE

League Insurance members are **eligible to receive reimbursement** for updating law enforcement and fire department manuals through an accredited policy manual service provider, as well as reimbursement for law enforcement accreditation.

LEAGUE INSURANCE UNIVERSITY

League Insurance has partnered with *Lexipol* to provide self-paced online courses *written specifically* for local government and public safety professionals. Courses are available on demand from any computer or mobile device with internet access, 24/7.

- League Insurance University offers all employees access to over **200 online training topics** including HR & Management, Safety, Public Works, Law Enforcement, and much more.
- For Water and Wastewater, League Insurance University courses can be used to fulfill annual training hours requirements. Wastewater professionals will simply need to submit their certificate of course completion directly to the DNR for training approval.
- For law enforcement, League Insurance Police University can be used to fulfill 8 of the 24 hours of annual training requirements with Department level approval.

CYBER UNIVERSITY

League Insurance is partnered with leading cyber insurance provider, *Tokio Marine HCC*. With cyber liability coverage from League Insurance, you have **access to state-of-the-art cyber coverage and resources** including:

- Training courses on many topics including ransomware, phishing emails, network security, and more.
- Sample policies and procedures for best practices and breach response plans.
- Cyber security advisors for technical information and scenario planning.

REBOUND RETURN TO WORK PROGRAM

League Insurance has contracted with *Rebound*, a company which specializes in rehabilitation of injured municipal employees. The program gets your employees seen by top specialists quickly, and with better outcomes. This helps employees recover and saves departments money. Under the *Rebound* program, members are **100% reimbursed** by League Insurance for Rebound expenses incurred.

NURSE TRIAGE & TELEHEALTH

League Insurance is partnered with *CorVel* to provide nurse triage and telehealth services. CorVel's proactive healthcare solution offers injured workers the following medical services:

- Nurse Triage – **24-7 access to registered nurse hotline** to evaluate injuries to determine immediate medical needs.
- Telehealth – Provides immediate referral to medical physicians when needed via computer, tablet, or phone.

Proposal

LWMMI Liability - Coverage/Limits Summary

Coverage	Limit
Bodily Injury and Property Damage Liability	\$6,000,000
Personal and Advertising Injury and Law Enforcement Liability	\$6,000,000
Premises Medical Payments	\$10,000
Public Officials Errors & Omissions	\$6,000,000
Employee Benefits Liability	\$6,000,000
Automobile Liability – Symbol 1 – Any Auto	\$6,000,000
Automobile Medical Payments Coverage – Symbol 2 - Owned Autos Only	\$10,000
Damage to Premises Rented to You	\$500,000
Wisconsin Uninsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Person	\$25,000
Wisconsin Uninsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Occurrence	\$50,000
Wisconsin Underinsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Person	\$50,000
Wisconsin Underinsured Motorists Coverage – Symbol 2 – Owned Autos Only – Per Occurrence	\$100,000
Workers Compensation / Employers Liability Part B Increased Limits	\$2,000,000
Prior Acts Coverage (Employee Benefits Liability)	Included
Prior Errors & Omissions Coverage (Public Officials E&O)	Included
Auto Physical Damage Deductible	\$500
Cyber Liability – Subject to a \$2,500 deductible	\$25,000
Sewer Backup Extended Coverage – Per Occurrence/Annual Aggregate	Optional Coverage

Workers Compensation – Coverage/Payroll Information

Description	Limit
Employers Liability: Each Accident	\$100,000
Employers Liability: Disease – Policy Limit	\$500,000
Employers Liability: Disease – Each Employee	\$100,000
Workers Compensation: Statutory Benefit	Included
Part 1 States	WI
Part 3 Other States	All non-monopolistic States

Class Codes

Loc	St	Code	Description	Estimated Annual Payroll	Base Rate	Estimated Annual Premium
1	108 N. Capron Street PO Box 272, Berlin, WI 54923					
	WI	7520	Waterworks Operations	\$327,000	2.59	\$8,469
	WI	7710	Ems & Drivers	\$1,077,000	2.73	\$29,402
	WI	7720	Police Officers	\$662,000	2.14	\$14,167
	WI	8810	Clerical Office Employees	\$608,000	0.16	\$973
	WI	9412	Municipal Operations - City	\$493,000	2.50	\$12,325
	WI	7709	Fire Department - Volunteer	\$9,000		\$4,065

Premium Calculations

Description	Factor	Factored Premium
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State of Wisconsin		
Total Factored Premium		\$69,401
Experience or Merit Modification	0.89	-\$7,634
Premium Discount		-\$4,711
Expense Constant		\$220
Total Estimated Annual Premium for Wisconsin		\$57,276

MPIC Property – Coverage/Limits Summary

Coverage	Deductible	Expiring Insured Value	Renewal Insured Value
Buildings, Personal Property & Property in the Open – Replacement Cost	\$1,000	\$73,415,400	\$75,838,282
Contractors Equipment – New Replacement Cost	\$1,000	\$1,890,700	\$2,166,025
Contractors Equipment valued under \$25,000	\$1,000	\$329,840	\$241,542
Equipment Breakdown with Sewer, Water for Municipality or Other Entity	\$1,000	\$73,415,400	\$75,838,282
Specific Limit – Clock Tower	\$1,000	\$330,000	\$330,000
Money & Securities	\$500	\$40,000	\$40,000
Utility Meters	\$1,000	\$982,100	\$982,100
Inland Lakes and Rivers Pier and Wharf - Limited Coverage	\$1,000	\$40,900	\$42,127

Crime - Coverage/Limits Summary

Coverage	Deductible	Single Loss Limit of Insurance
Employee Theft	\$2,500	\$250,000
Forgery or Alteration	\$2,500	\$250,000
On Premises	\$2,500	\$250,000
In Transit	\$2,500	\$250,000
Computer Fraud	\$2,500	\$250,000
Funds Transfer Fraud	\$2,500	\$250,000

PREMIUM SUMMARY

Coverage	Company	Expiring Premium	Renewal Premium
General Liability	League Mutual Insurance	\$15,918	\$15,771
Governmental & Police Professional Liability	League Mutual Insurance	\$11,680	\$12,912
Police FTE		12	13
Public Official Liability	League Mutual Insurance	\$21,637	\$21,484
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Total Premium		\$209,318	\$219,805
Option to change 4 EMS vehicles to Agreed Value			+\$2,107
Option to increase Cyber Liability coverage limit			See attached quote options

Custom Resources Just For You

HUMAN RESOURCES ASSISTANCE

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- ☑ Employment Law Compliance – WI and Federal Fair Employment, wage & hour, safety, FMLA, I-9 Employment Verification, and more.
- ☑ Documents – development/review of job descriptions, **handbooks, policies, procedures**, and forms customized for the municipality.
- ☑ Compliance and HR practices assessments and development of remedial plans.
- ☑ Workplace Training – related to compliance and HR-related topics for supervisors and/or employees.
- ☑ Workplace investigations.
- ☑ Sample handbooks, toolkits addressing various HR subjects and best practices, and online harassment and discrimination training webinars.

EMPLOYEE SAFETY & RISK MANAGEMENT

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- | | |
|---|---|
| ☑ Confined Space | ☑ Power Platforms/Aerial Lifts |
| ☑ Excavating/Trenching | ☑ Respiratory Protection |
| ☑ Hearing Conservation | ☑ Rigging/Slings/Hoists |
| ☑ Ladder Safety/Fall Protection | ☑ Tools – Hand Tools/Power Tools |
| ☑ Lawn Care/Mowers/Trimming/Landscaping | ☑ Tree Trimming/Chainsaw & Chipper Safety |
| ☑ Lockout Tagout/Electrical Arc Flash | ☑ Water Hazards – Pools, Ponds, Lakes |
| ☑ Motor Vehicle & Construction Equipment Safety | ☑ Welding, Cutting, or Brazing |
| ☑ Outside Contractor Qualification | ☑ Work Zone Safety/Traffic Control |

LEAGUE INSURANCE UNIVERSITY

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- ☑ League Insurance University offers all employees access to over **200 online training topics** including HR & Management, Safety, Public Works, Law Enforcement, and much more.
- ☑ For Water and Wastewater, League Insurance University courses can be used to fulfill annual training hours requirements. Wastewater professionals will simply need to submit their certificate of course completion directly to the DNR for training approval.
- ☑ For law enforcement, League Insurance Police University can be used to fulfill 8 of the 24 hours of annual training requirements with Department level approval.

CYBER UNIVERSITY

League Insurance is partnered with leading cyber insurance provider, *Tokio Marine HCC*. With cyber liability coverage from League Insurance you have **access to state-of-the-art cyber coverage and resources** including:

- ☑ Training courses on many topics including ransomware, phishing emails, network security, and more.
- ☑ Sample policies and procedures for best practices and breach response plans.
- ☑ Cyber security advisors for technical information and scenario planning.

LAW ENFORCEMENT POLICIES/PROCEDURES ASSISTANCE

League Insurance members are **eligible to receive reimbursement** for updating law enforcement and fire department manuals through an accredited policy manual service provider, as well as reimbursement for law enforcement accreditation.

REBOUND RETURN TO WORK PROGRAM

League Insurance has contracted with *Rebound*, a company which specializes in rehabilitation of injured municipal employees. The program gets your employees seen by top specialists quickly, and with better outcomes. This helps employees recover and saves departments money. Under the *Rebound* program, members are **100% reimbursed** by League Insurance for Rebound expenses incurred.

NURSE TRIAGE & TELEHEALTH

League Insurance is partnered with *CorVel* to provide nurse triage and telehealth services. CorVel's proactive healthcare solution offers injured workers the following medical services:

- ☑ Nurse Triage – **24-7 access to registered nurse hotline** to evaluate injuries to determine immediate medical needs.
- ☑ Telehealth – Provides immediate referral to medical physicians when needed via computer, tablet, or phone.



Cyber Quote for the City of Berlin

Cyber Limit:	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
Deductible:	\$2,500	\$2,500	\$2,500	\$5,000	\$5,000	\$5,000	\$10,000	\$10,000	\$10,000
Effective Date:	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026	7/23/2026
Operating Expenditures:	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998	\$6,473,998
Premium:	\$2,135	\$2,384	\$2,799	\$2,083	\$2,332	\$2,747	\$2,062	\$2,311	\$2,726
Third Party Liability Insuring Agreements:									
Multimedia Liability	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
Security and Privacy Liability	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
Privacy Regulatory Defense & Penalties	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
PCI DSS Liability	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
TCPA Defense	\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000
First Party Insuring Agreements:									
Breach Events Costs	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
BrandGuard®	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
System Failure	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
Cyber Extortion	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000
Cyber Crime	\$50,000	\$100,000	\$250,000	\$50,000	\$100,000	\$250,000	\$50,000	\$100,000	\$250,000
Reward Expenses	\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000
Court Attendance Costs	\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000	\$25,000	\$50,000	\$100,000
Aggregate Limit of Liability	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000	\$250,000	\$500,000	\$1,000,000

Thank you for your continued support of the League of Wisconsin Municipalities Mutual Insurance!

Strohm Ballweg, LLP
 Administrator for League of Wisconsin Municipalities Mutual Insurance

League Insurance – Auto Schedule

Municipality: Berlin, City of & Berlin Emergency Medical Services

Effective Date: 7/23/2026

Expiration Date: 7/23/2027

Auto Liability Deductible: 0

Year	Make	Model	Vehicle Type	VIN #	Dept. (optional)	Zip Code (Garaged at Night)	Parked Inside (i) or Outside (o)	Is Garage Location in a Flood Zone?	APD Total Value	Is APD Coverage Requested?	APD Deductible	APD Coverage Type (Actual Cash Value, Agreed Value or Replacement Cost)
1987	IHC	TRUCK	Pickup	1HTLDWPM2HH494715	PW	54923	Inside	No	30,152.00	Yes	\$500	Actual Cash Value
1989	IHC	TRUCK 1754	Dump Truck	1HTLCCFP3KH678338	PW	54923	Inside	No	27,000.00	Yes	\$500	Actual Cash Value
1990	FORD	AMBULANCE	Rescue	1FDKE30M9LHA66529	EG	54923	Inside	No	28,500.00	Yes	\$500	Actual Cash Value
1991	IHC	TRUCK	Dump Truck	1HTSDNUR8MH365541	PW	54923	Inside	No	37,413.00	Yes	\$500	Actual Cash Value
1991	INTERNATIONAL	TRUCK	Dump Truck	1HTSCNDM5MH339714	PW	54923	Inside	No	29,303.00	Yes	\$500	Actual Cash Value
1993	INTERNATIONAL	4700	Dump Truck	1HTSCPEM6PH536230	PW	54923	Inside	No	35,489.00	Yes	\$500	Actual Cash Value
1993	IHC	TRACTOR	Dump Truck	1HTSDPPR5PH499998	PW	54923	Inside	No	53,448.00	Yes	\$500	Actual Cash Value
1994	INTERNATIONAL	4700	Dump Truck	1HTSCACM6RH582322	PW	54923	Inside	No	37,216.00	Yes	\$500	Actual Cash Value
1995	IHC	TRUCK	Dump Truck	1HTSCAAM1SH627708	PW	54923	Inside	No	40,111.00	Yes	\$500	Actual Cash Value
1995	FORD	DARLY PUMPER	Fire Other	1FDY82E8SVA76022	FIRE	54923	Inside	No	46,500.00	Yes	\$500	Actual Cash Value
1995	FORD	DARLY PUMPER	Fire Other	1FDY82E8SVA76021	FIRE	54923	Inside	No	55,000.00	Yes	\$500	Actual Cash Value
1995	INTERNATIONAL	4900 DUMP	Dump Truck	1HTSDAAN5SH650818	S&W	54923	Inside	No	47,928.00	Yes	\$500	Actual Cash Value
1997	GMC	3/4 TON PU	Pickup	1GTGC24R6VZ552048	PW	54923	Inside	No	18,338.00	Yes	\$500	Actual Cash Value
1997	GMC	1/2 TON	Pickup	1GTEC14M7VZ543283	S&W	54923	Inside	No	16,326.00	Yes	\$500	Actual Cash Value
1997	CHEVROLET	K2500	Pickup	1GCGK24R7V2114500		54923	Inside	No	10,000.00	Yes	\$500	Actual Cash Value
1998	GMC	TRUCK	Police	1GTDT19X2W8542628	PD	54923	Inside	No	19,773.00	Yes	\$500	Actual Cash Value
1999	INTERNATIONAL	TRUCK	Dump Truck	1HTSCAAM7XH680727	PW	54923	Inside	No	34,142.00	Yes	\$500	Actual Cash Value
2000	INTERNATIONAL	4900	Dump Truck	1HTSHAAR2YH316374	S&W	54923	Inside	No	55,135.00	Yes	\$500	Actual Cash Value
2001	INTERNATIONAL	4700 TRUCK W/PLOW	Dump Truck	1HTSCAAR81H406603	PW	54923	Inside	No	58,861.00	Yes	\$500	Actual Cash Value
2001	IHC	DARLEY COMMAND	Rescue	1HTSDADN41H359348	EG	54923	Inside	No	156,000.00	Yes	\$500	Actual Cash Value
2002	CHEVROLET	SILVERADO	Pickup	1GBJC34U22E168534		54923	Inside	No	26,242.00	Yes	\$500	Actual Cash Value
2002	CHEVROLET	SILVERADO	Pickup	1GCHC24U62Z254586	S&W	54923	Inside	No	22,852.00	Yes	\$500	Actual Cash Value
2002	CORNPRO	TRAILER	Trailer	4MJUB18282E032447	PW	54923	Inside	No	12,000.00	Yes	\$500	Actual Cash Value
2002	FORD	F350 W/EQUIP ATTACHED	Fire Other	1FDSF35F22EB89788	FIRE	54923	Inside	No	15,000.00	Yes	\$500	Actual Cash Value
2002	FORD	F350 W/EQUIP ATTACHED	Fire Other	1FDWF37F22EC83670	FIRE	54923	Inside	No	35,000.00	Yes	\$500	Actual Cash Value

2003	CHEVROLET	S10	Pickup	1GCCS14X638260140	S&W	54923	Inside	No	41,370.00	Yes	\$500	Actual Cash Value
2003	PIERCE	DASH FIRE TRUCK	Fire Other	4P1CT02H53A003070	FIRE	54923	Inside	No	310,000.00	Yes	\$500	Actual Cash Value
2004	CGMAT	FIRE TRAILER	Fire Other	5NHUCMX204N045971	FIRE	54923	Inside	No	15,000.00	Yes	\$500	Actual Cash Value
2004	IHC	4300	Dump Truck	1HTMMAAN54H670983	PW	54923	Inside	No	66,750.00	Yes	\$500	Actual Cash Value
2006	INTERNATIONAL	7400 4X2	Dump Truck	1HTWCAZR36J318578	S&W	54923	Inside	No	59,373.00	Yes	\$500	Actual Cash Value
2007	CHEVROLET	3/4 TON	Pickup	1GCHK24U07E109559	W&S	54923	Inside	No	24,955.00	Yes	\$500	Actual Cash Value
2007	CHEVROLET	C34 DUMP TRUCK	Dump Truck	1GBJC34D87E194384	PARKS	54923	Inside	No	25,249.00	Yes	\$500	Actual Cash Value
2008	FORD	F250	Pickup	1FTNF20598EE35951	PW	54923	Inside	No	22,380.00	Yes	\$500	Actual Cash Value
2008	FORD	SUPERCAB	Pickup	1FTNF20568EE40301	PW	54923	Inside	No	22,380.00	Yes	\$500	Actual Cash Value
2008	CHEVROLET	1/2 TON	Pickup	1GCEC14038Z214338	W&S	54923	Inside	No	17,070.00	Yes	\$500	Actual Cash Value
2008	CHEVROLET	UPLANDER	Passenger	1GBDV12W98D115780	SENIOR VAN	54923	Inside	No	23,775.00	Yes	\$500	Actual Cash Value
2011	Ford	Explorer	Passenger	1FMHK7D86BGA60392		54923	Inside	No	10,000.00	Yes	\$500	Actual Cash Value
2012	FORD	E450 CUTAWAY AMBULANCE	Rescue	1FDXE4FS0CDA59171	AMB	54923	Inside	No	91,500.00	Yes	\$500	Actual Cash Value
2013	FORD	AMBULANCE	Rescue	1FDXE4FS4DDA58560	AMB	54923	Inside	No	114,500.00	Yes	\$500	Actual Cash Value
2015	CHEVROLET	PU Dually with Utility box	Pickup	1GD3CYG8FZ541074	W&S	54923	Inside	No	35,000.00	Yes	\$500	Actual Cash Value
2015	SPARTAN	DARLEY PUMPER	Fire Other	4S7CU2D9XFC079513	FIRE	54923	Inside	No	425,000.00	Yes	\$500	Actual Cash Value
2016	FORD	F150	Pickup	1FTMF1EP3GKE34097	PW	54923	Inside	No	33,795.00	Yes	\$500	Actual Cash Value
2017	FORD	EXPLORER	Police	1FM5K8AR9HGC24765	PD	54923	Inside	No	36,605.00	Yes	\$500	Actual Cash Value
2018	FORD	EXPLORER	Rescue	1FM5K8AT2JGB33953	AMB	54923	Inside	No	34,240.00	Yes	\$500	Actual Cash Value
2019	FORD	E450SD AMBULANCE	Rescue	1FDXE4FS7KDC17794	AMB	54923	Inside	No	153,664.00	Yes	\$500	Replacement Cost
2019	FORD	EXPLORER	Police	1FM5K8AR6KGB45383	PD	54923	Inside	No	46,920.00	Yes	\$500	Actual Cash Value
2020	CHEVROLET	SILVERADO	Pickup	3GCNYAEF7LG257814	S&W	54923	Inside	No	34,295.00	Yes	\$500	Actual Cash Value
2021	FORD	EXPLORER	Police	1FM5K8AB8MGB18692	PD	54923	Inside	No	58,744.00	Yes	\$500	Actual Cash Value
2022	GMC/CHEVROLET	3500HD	Passenger	2133	SENIOR VAN	54923	Inside	No	54,000.00	Yes	\$500	Replacement Cost
2022	Chevrolet	PU Dually w/Utility Box	Pickup	1GB3Y5E79NF222133	DPW	54923	Inside	No	54,000.00	Yes	\$500	Replacement Cost
2023	Western Star	Plow/Salt Truck	Dump Truck	5KKAAVFE1PPUK1114	PW	54923	Inside	No	75,000.00	Yes	\$500	Replacement Cost
2023	Ford	Explorer	Police	1FM5K8AB1PGA81232		54923	Inside	No	66,955.00	Yes	\$500	Replacement Cost
2024	Ford	F250	Pickup	1FTBFZBA3RED54295		54923	Inside	No	47,000.00	Yes	\$500	Replacement Cost
2024	Ford	F250	Pickup	1FTBF2BA7RED72718		54923	Inside	No	47,000.00	Yes	\$500	Replacement Cost
2024	Ford	F350	Pickup	1FDRF3FN7FEE03754		54923	Inside	No	51,234.00	Yes	\$500	Replacement Cost
2024	Ford	Ambulance	Rescue	1FDXE4FN1RDD25994		54923	Inside	No	265,500.00	Yes	\$500	Replacement Cost
2024	Western Star//Vactor	Vactor	Dump Truck	5KKHBPFE4RLDV0230	DPW	54923	Inside	No	560,000.00	Yes	\$500	Replacement Cost
2025	WesternStar	47x	Dump Truck	5KKABPFEOSLWA8381	DPW	5923	Inside	No	180,000.00	Yes	\$500	Replacement Cost

2025	Dodge	Durango	Police	1C4RDJFGXSC518107	Police	54923	Inside	No	75,000.00	Yes	\$500	Replacement Cost
2025	Western Star	47X	Dump Truck	5KKABPFE2SWA8382		54923	Inside	No	180,000.00	Yes	\$500	Replacement Cost
2025	Western Star	47X Dump Truck	Dump Truck	5KKABPFE9SLWA8380	PW	54923	Inside	No	180,000.00	Yes	\$500	Replacement Cost

Number of Vehicles with Auto Liability: 60

APD Total Value: \$4,485,983

Number of Vehicles with APD: 61

(1) "APD Value" is determined by Original Cost New (OCN – retail cost the original purchaser paid for the vehicle) or by Appraisal Value for certain older Fire/Rescue vehicles. Insured value may differ from "APD Value" based on coverage type selected.

(2) APD Coverage Type is determined by underwriting and is based on the vehicle age and value.

* Trailers do not impact auto liability premiums.

DECLARATIONS
MUNICIPAL PROPERTY INSURANCE COMPANY
Variable Coverage Schedules

Monies and Securities

Monies & Securities	\$40,000
Total	\$40,000

Pier and Wharf

Berlin Lock and Dam - Lock Piers	\$42,127
Total	\$42,127

Specific Limit

Clock Tower and Structure (Portion above 2nd Story Only) at 155A W. Huron St., Berlin WI	\$330,000
Total	\$330,000

Utility Meter

Water Distribution Meters (2,413)	\$982,100
Total	\$982,100

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
001		<i>Berlin City Acquatic Center</i>					
	001	BATH HOUSE 255 WEBSTER STREET, BERLIN,WI 54923	1994	1.0	3,562	\$900,735	\$72,718
	002	Ice Rink Warming House 255 Webster Street, Berlin,WI 54923	1960	1.0	576	\$65,817	\$5,768
	003	Pool Mechanical Building 255 Webster Street, Berlin,WI 54923		1.0	924	\$253,586	\$2,060
	004	SWIMMING POOL 255 WEBSTER STREET, BERLIN,WI 54923	1994	1.0	11,864	\$2,192,664	\$0
		Property in the Open					\$63,860
		Berlin City Acquatic Center (001) Total				\$3,412,802	\$144,406
002		<i>Mortuary Chapel</i>					
	001	GRIFFITH MEMORIAL CHAPEL 455 EAST HURON STREET, BERLIN,WI 54923	1923	1.0	4,045	\$1,756,871	\$78,898
	002	Tool Shed 455 East Huron Street, Berlin,WI 54923	1923	1.0	192	\$43,466	\$2,163
		Property in the Open					\$210,532
		Mortuary Chapel (002) Total				\$1,800,337	\$291,593

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
003	<i>Shelter House Klein & North Diamonds</i>						
	001	Concession Stand/Pressbox 503 River Drive, Berlin,WI 54923	1985	2.0	444	\$70,349	\$0
	002	Restroom/Shelter 503 River Drive, Berlin,WI 54923	1985	1.0	880	\$120,716	\$0
	003	Shelter 501 River Drive, Berlin,WI 54923	1995	1.0	360	\$20,806	\$0
	004	Shelterhouse 1 455 River Drive, Berlin,WI 54923	1985	1.0	5,600	\$518,399	\$2,575
	005	Veteran's Gazebo 414 River Drive, Berlin,WI 54923	2011	1.0	440	\$50,882	\$1,545
	006	Baseball Storage Building 503 River Drive, Berlin,WI 54923		1.0	120	\$8,343	\$0
		Property in the Open					\$8,446
		Shelter House Klein & North Diamonds (003) Total				\$789,495	\$12,566

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
004		<i>Riverside Park South</i>					
	001	Cooking Shelter 217 West Cumberland Street, Berlin,WI 54923	1998	1.0	360	\$21,424	\$0
	002	CUMBERLAND STREET LIFT STATION 195 WEST CUMBERLAND STREET, BERLIN,WI 54923	1980	1.0	1,210	\$1,724,838	\$515
	003	SHELTERHOUSE 2 217 WEST CUMBERLAND STREET, BERLIN,WI 54923	1983	1.0	4,168	\$355,247	\$15,141
	004	Pump House W Cumberland St, Berlin,WI 54923		1.0	0	\$0	\$0
	005	WELL HOUSE #4 195 WEST CUMBERLAND STREET, BERLIN,WI 54923	1962	1.0	2,824	\$2,831,676	\$4,326
		Property in the Open					\$15,759
		Riverside Park South (004) Total				\$4,933,185	\$35,741
005		<i>Water Street Ballfield</i>					
	001	Restroom Water Street, Berlin,WI 54923	1983	1.0	240	\$78,177	\$0
	002	Scorebooth South Water Street, Berlin,WI 54923	1983	2.0	128	\$13,493	\$1,133
		Property in the Open					\$28,531
		Water Street Ballfield (005) Total				\$91,670	\$29,664

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
006		Water Tower					
	001	WATER TOWER 748 EAST KNOFF ROAD, BERLIN,WI 54923	2004	1.0	0	\$3,087,631	\$0
	002	Water Tower 748 E Knopf Rd, Berlin,WI 54923		1.0	0	\$0	\$0
		Property in the Open					\$10,506
		Water Tower (006) Total				\$3,087,631	\$10,506
007		Cemetery Garage					
	001	Cemetery Garage 481 East Huron Street, Berlin,WI 54923	1982	1.0	588	\$55,208	\$5,047
		Property in the Open					\$21,012
		Cemetery Garage (007) Total				\$55,208	\$26,059
008		Maintenance-Storage					
	001	Maintenance/Storage Building West Marquette Street/Water Street, Berlin,WI 54923	1983	1.0	448	\$37,183	\$5,253
		Property in the Open					\$10,506
		Maintenance-Storage (008) Total				\$37,183	\$15,759
009		Safety Building					
	001	SAFETY BUILDING 226 SPRING STREET, BERLIN,WI 54923	1981	3.0	10,539	\$2,750,821	\$429,922
	002	Storage Shed 1 226 Spring Street, Berlin,WI 54923	1999	1.0	396	\$34,196	\$0
	003	Storage Shed 2 226 Spring Street, Berlin,WI 54923		1.0	72	\$7,519	\$0
		Property in the Open					\$10,506
		Safety Building (009) Total				\$2,792,536	\$440,428

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
010		Salt Storage					
	001	Salt Storage Shed 256 South Adams Avenue, Berlin,WI 54923	1971	1.0	2,300	\$202,704	\$10,506
	002	Police Storage Building 256 South Adams Avenue, Berlin,WI 54923	2000	1.0	1,200	\$113,609	\$26,162
	003	Storage Shed 256 South Adams Avenue, Berlin,WI 54923		1.0	120	\$12,257	\$0
		Salt Storage (010) Total				\$328,570	\$36,668
011		Storage					
	001	COLD STORAGE BUILDING 730 NORTH WISCONSIN STREET, BERLIN,WI 54923	1955	1.0	2,880	\$256,676	\$109,077
		Property in the Open					\$10,506
		Storage (011) Total				\$256,676	\$119,583
012		City Hall					
	001	CITY HALL 108 NORTH CAPRON STREET, BERLIN,WI 54923	1928	3.0	21,916	\$5,764,601	\$1,291,105
		Property in the Open					\$47,792
		City Hall (012) Total				\$5,764,601	\$1,338,897
013		City Garage					
	001	CITY GARAGE 241 SPRING STREET, BERLIN,WI 54923	1940	1.0	12,818	\$1,706,092	\$280,469
	002	STORAGE BUILDING 241 SPRING STREET, BERLIN,WI 54923	1995	1.0	5,000	\$404,069	\$54,075
		Property in the Open					\$26,368
		City Garage (013) Total				\$2,110,161	\$360,912

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
014		<i>Library</i>					
	001	LIBRARY 121 WEST PARK AVENUE, BERLIN,WI 54923	1903	2.0	15,048	\$4,418,185	\$3,127,492
		Library (014) Total				\$4,418,185	\$3,127,492
015		<i>Pump House</i>					
	001	WELL HOUSE #5 209 SOUTH KOSSUTH STREET, BERLIN,WI 54923	1978	1.0	2,142	\$1,807,547	\$3,090
		Pump House (015) Total				\$1,807,547	\$3,090

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
016		<i>Wastewater Treatment Plant</i>					
	001	MAIN BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	5,782	\$2,171,652	\$173,040
	002	CHLORINATION/BLOWER BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	1,862	\$1,491,852	\$5,047
	003	DIGESTER COMPLEX 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	5,342	\$5,531,924	\$41,200
	004	STORAGE GARAGE 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1998	1.0	3,024	\$431,364	\$162,019
	005	GRIT PROCESSING BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	340	\$874,882	\$0
	006	INFLUENT PUMP STATION 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	1,504	\$2,574,382	\$0
	007	UV BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	1,067	\$981,384	\$10,300
	008	PROCESSING BLDG - STATIONARY EQUIP 770 NORTH WISCONSIN STREET, BERLIN,WI 54923		.0	0	\$0	\$0
	009	AERATION TANKS 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	7,934	\$2,905,836	\$0
	010	SLUDGE THICKENER BUILDING 770 NORTH WISCONSIN STREET,	1981	1.0	2,145	\$1,830,207	\$0

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
		BERLIN,WI 54923					
011		PRIMARY SETTLING TANKS 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	2,321	\$1,146,287	\$0
012		FINAL CLARIFIER 1 (WEST) 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	2,097	\$778,680	\$0
013		FINAL CLARIFIER 2 (EAST) 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	2,097	\$778,680	\$0
014		SEPTAGE RECEIVING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	28	\$69,628	\$0
015		RAS PARSHALL FLUME 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	61	\$84,769	\$0
016		MIXED LIQUOR SPLITTER BOX/CHANNEL 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1981	1.0	435	\$199,923	\$0
017		INFLUENT SAMPLER BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1990	1.0	25	\$21,012	\$0
018		EFFLUENT SAMPLER BUILDING 770 NORTH WISCONSIN STREET, BERLIN,WI 54923	1990	1.0	25	\$19,570	\$0
		Property in the Open					\$36,874
		Wastewater Treatment Plant (016) Total				\$21,892,032	\$428,480

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
017		<i>Berlin Lock and Dam</i>					
	001	Restroom Building 300 Morris Street, Berlin,WI 54923		1.0	72	\$33,990	\$0
		Property in the Open					\$68,495
		Berlin Lock and Dam (017) Total				\$33,990	\$68,495
018		<i>Maintenance Building - Parks</i>					
	001	Maintenance Building/Park Restrooms 160 West Waushara Street, Berlin,WI 54923	1945	1.0	3,100	\$584,834	\$15,656
	002	New Restrooms W Waushara St, Berlin,WI 54923		1.0	0	\$0	\$0
		Property in the Open					\$10,506
		Maintenance Building - Parks (018) Total				\$584,834	\$26,162
019		<i>Forsythe Park</i>					
		Property in the Open					\$17,922
		Forsythe Park (019) Total				\$0	\$17,922
020		<i>Fireman's Park</i>					
		Property in the Open					\$93,936
		Fireman's Park (020) Total				\$0	\$93,936
021		<i>Garage</i>					
	001	WATER DEPARTMENT BUILDING 768 NORTH WISCONSIN STREET, BERLIN,WI 54923	2001	1.0	8,100	\$1,121,361	\$187,357
		Property in the Open					\$10,506
		Garage (021) Total				\$1,121,361	\$197,863

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
022		Well House #6					
	001	WELL HOUSE #6 518 NORTH WISCONSIN STREET, BERLIN,WI 54923	1996	1.0	2,283	\$2,107,483	\$73,233
		Well House #6 (022) Total				\$2,107,483	\$73,233
023		Riverside Park 2					
		Property in the Open					\$263,886
		Riverside Park 2 (023) Total				\$0	\$263,886
024		Clay School					
		Property in the Open					\$20,600
		Clay School (024) Total				\$0	\$20,600
025		Mound Street Park					
		Property in the Open					\$21,424
		Mound Street Park (025) Total				\$0	\$21,424
026		High School					
		Property in the Open					\$110,622
		High School (026) Total				\$0	\$110,622
027		Mall One Siren Building					
		Property in the Open					\$7,107
		Mall One Siren Building (027) Total				\$0	\$7,107
028		Screamer Siren					
		Property in the Open					\$22,969
		Screamer Siren (028) Total				\$0	\$22,969

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC	
029		Johnson Street Package Lift Station						
	001	LIFT STATION 180 SOUTH JOHNSON STREET, BERLIN,WI 54923	1975	1.0	28	\$117,626	\$0	
		Johnson Street Package Lift Station (029) Total				\$117,626	\$0	
030		Broadway Package Lift Station						
	001	LIFT STATION 822 BROADWAY STREET, BERLIN,WI 54923	1985	1.0	35	\$212,489	\$0	
		Broadway Package Lift Station (030) Total				\$212,489	\$0	
031		N Washington Package Lift Station						
	001	LIFT STATION 504 NORTH WASHINGTON STREET, BERLIN,WI 54923	1995	1.0	113	\$269,139	\$0	
		N Washington Package Lift Station (031) Total				\$269,139	\$0	
032		PITO Throughout the Village						
		Property in the Open					\$4,207,035	
		PITO Throughout the Village (032) Total				\$0	\$4,207,035	
033		New Senior Center						
	001	SENIOR CENTER 142 WATER STREET, BERLIN,WI 54923	1970	1.0	6,331	\$1,314,486	\$121,231	
		Property in the Open					\$10,506	
		New Senior Center (033) Total				\$1,314,486	\$131,737	

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
034							
<i>Water Street Lift Station 1</i>							
	001	LIFT STATION 251 WEBSTER STREET, BERLIN,WI 54923	1980	1.0	790	\$918,863	\$6,901
		Water Street Lift Station 1 (034) Total				\$918,863	\$6,901
035							
<i>Quarry Street Lift Station</i>							
	001	LIFT STATION SOUTH QUARRY STREET, BERLIN,WI 54923	1985	1.0	35	\$212,489	\$0
		Quarry Street Lift Station (035) Total				\$212,489	\$0
036							
<i>Hunters Pond Lift Station</i>							
	001	LIFT STATION 290 NORTH HUNTER STREET, BERLIN,WI 54923	1998	1.0	38	\$196,936	\$0
		Hunters Pond Lift Station (036) Total				\$196,936	\$0
037							
<i>S Wisconsin Lift Station</i>							
	001	LIFT STATION 228 SOUTH WISCONSIN STREET, BERLIN,WI 54923	1980	1.0	790	\$957,694	\$515
		S Wisconsin Lift Station (037) Total				\$957,694	\$515
038							
<i>Water Street Lift Station 2</i>							
	001	LIFT STATION 100 WATER STREET, BERLIN,WI 54923	1980	1.0	790	\$934,725	\$515
		Water Street Lift Station 2 (038) Total				\$934,725	\$515

STATEMENT OF VALUES

MUNICIPAL PROPERTY INSURANCE COMPANY

Coverage Amount - \$75,838,282

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
039		<i>Oakwood Water Tower</i>					
	001	RESERVOIR 455 EAST HURON STREET, BERLIN,WI 54923	1963	1.0	1,963	\$984,474	\$0
		Oakwood Water Tower (039) Total				\$984,474	\$0
040		<i>Nathan Strong Park</i>					
	001	Gazebo 204 East Huron Street, Berlin,WI 54923	1895	1.0	272	\$44,908	\$0
	002	Bathrooms E Huron St, Berlin,WI 54923	2025	1.0	184	\$61,800	\$0
		Property in the Open					\$263,165
		Nathan Strong Park (040) Total				\$106,708	\$263,165
041		<i>Bus Shelter at Boys & Girls Club</i>					
	001	Bus Shelter 344 Broadway Street, Berlin,WI 54923		1.0	73	\$10,815	\$0
		Bus Shelter at Boys & Girls Club (041) Total				\$10,815	\$0
042		<i>24/7 EMS Department</i>					
	001	24/7 EMS Department 169 Ripon Road, Berlin,WI 54923				\$195,700	\$24,720
		24/7 EMS Department (042) Total				\$195,700	\$24,720
Building Subtotal							\$63,857,631
Contents Subtotal							\$6,350,774
Property in the Open Subtotal							\$5,629,877
Building, Contents and PITO Total							\$75,838,282

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
001	<i>Berlin City Acquatic Center</i>		
	Fence		\$26,368
	Light		\$37,492
	Berlin City Acquatic Center (001) Total		\$63,860
002	<i>Mortuary Chapel</i>		
	Granite Fence		\$210,532
	Mortuary Chapel (002) Total		\$210,532
003	<i>Shelter House Klein & North Diamonds</i>		
	Scoreboard		\$8,446
	Shelter House Klein & North Diamonds (003) Total		\$8,446
004	<i>Riverside Park South</i>		
	Fence and Playground Equipment		\$15,759
	Riverside Park South (004) Total		\$15,759
005	<i>Water Street Ballfield</i>		
	Fence		\$15,759
	Playground Equipment		\$4,326
	Scoreboard		\$8,446
	Water Street Ballfield (005) Total		\$28,531
006	<i>Water Tower</i>		
	Fence		\$10,506
	Water Tower (006) Total		\$10,506
007	<i>Cemetary Garage</i>		
	PITO		\$21,012
	Cemetary Garage (007) Total		\$21,012
008	<i>Maintenance-Storage</i>		
	Fence		\$10,506
	Maintenance-Storage (008) Total		\$10,506
009	<i>Safety Building</i>		
	Fence		\$10,506
	Safety Building (009) Total		\$10,506
011	<i>Storage</i>		
	Fence		\$10,506

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
	Storage (011) Total		\$10,506
012 City Hall			
	City Hall PITO		\$9,167
	Radio/TV Antenna		\$38,625
	City Hall (012) Total		\$47,792
013 City Garage			
	Fence		\$26,368
	City Garage (013) Total		\$26,368
016 Wastewater Treatment Plant			
	Fence		\$26,368
	Fence		\$10,506
	Wastewater Treatment Plant (016) Total		\$36,874
017 Berlin Lock and Dam			
	Kiosk & Deck		\$26,368
	Lock Piers		\$42,127
	Berlin Lock and Dam (017) Total		\$68,495
018 Maintenance Building - Parks			
	Fence		\$10,506
	Maintenance Building - Parks (018) Total		\$10,506
019 Forsythe Park			
	Forsyth Park PITO		\$17,922
	Forsythe Park (019) Total		\$17,922
020 Fireman's Park			
	Fence		\$10,506
	Fireman's Park PITO		\$83,430
	Fireman's Park (020) Total		\$93,936
021 Garage			
	Fence		\$10,506
	Garage (021) Total		\$10,506
023 Riverside Park 2			
	Fence		\$48,513
	Riverside Park PITO		\$215,373

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
	Riverside Park 2 (023) Total		\$263,886
024	<i>Clay School</i>		
	Clay School PITO		\$10,094
	Fence		\$10,506
	Clay School (024) Total		\$20,600
025	<i>Mound Street Park</i>		
	Mound Street Park PITO		\$21,424
	Mound Street Park (025) Total		\$21,424
026	<i>High School</i>		
	Fence		\$26,368
	High School PITO		\$84,254
	High School (026) Total		\$110,622
027	<i>Mall One Siren Building</i>		
	Fence		\$1,030
	PITO		\$6,077
	Mall One Siren Building (027) Total		\$7,107
028	<i>Screamer Siren</i>		
	Fence		\$10,506
	Screamer Siren		\$12,463
	Screamer Siren (028) Total		\$22,969
032	<i>PITO Throughout the Village</i>		
	Fire Hydrants (335)		\$1,746,571
	Flushing Hydrants (2)		\$7,828
	PITO		\$669,191
	Street Lighting (150)		\$1,783,445
	PITO Throughout the Village (032) Total		\$4,207,035
033	<i>New Senior Center</i>		
	Fence		\$10,506
	New Senior Center (033) Total		\$10,506
040	<i>Nathan Strong Park</i>		
	PITO		\$263,165
	Nathan Strong Park (040) Total		\$263,165

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
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PROPERTY IN THE OPEN TOTAL			\$5,629,877
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CONTRACTORS EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
1974 CH&E 6 TRASH PUMP GREEN		\$26,040
1987 BALDERSON 9V1795 JIB LIFT		\$5,250
1990 INGERSOLL AIR COMPRESSOR 185 ID:187431 U90 329		\$22,470
1991 SNOG MP3D SNOW BLOWER		\$57,750
1993 JOHN DEERE 6400 TRACTOR		\$82,635
1993 MORBARK WOOD CHIPPER 17 ID: 1802		\$47,250
1994 ODB LO7600CNSP LEAF SUCKER ID:1671		\$44,100
1995 HAUL MARK TRAILER ID NO. 16HPB142XSH02650		\$5,250
1998 BOMAG BW100 PAVING ROLLER		\$27,195
1998 JOHN DEERE GATOR UTILITY VEHICLE 6X4 ID:W006X4X028792		\$17,850
1998 MELROSE BOBCAT 753 SKIDLOADER ID:51581445		\$54,075
1998 NEW HOLLAND UTILITY TRACTOR 1925 ID:G007412		\$34,335
1998 ONAN PORTABLE GENERATOR SET 35DGBB ID 1K9KT1229W1157209		\$26,250
1999 VOLVO L-90 WHEEL LOADER ID:7UPM36721		\$315,000
1999/2003 CLIPPER SELF PROPELLED CONC. SAWMOD/C205P REP LINCON SER N0.6041025		\$5,145
2000 DYMAX 2046D1 PALLET FORKS ID:144091		\$3,045
2000 DYMAX 2047D1 GRAPPLE BUCKET ID:144092		\$6,090
2000 MILLER TRAILER 8.5 X 18 ID NO. 1M9TF1522YB174001		\$2,625
2001 ALLIED 8700C HO-PAC COMPACTOR ID:8740		\$7,875
2001 ALLIED AS380 HYD. HAMMER ID: 546		\$15,750
2001 HELAC POWER TILT -TT07-64983 TILTING BUCKET COUPLER ID:T71762		\$8,190
2001 JOHN DEERE 310SG T.L.B. ID T0310SG898449		\$157,500
2002 MAGNUM GENERATOR 35 KW ID NO. M/MMG25 \$/001406		\$26,250
2003 USCG POLICE TRAILER #4X4UUS42X3W012052		\$2,625
2004 4 FLYGT SUB PUMP FLOOD 3127.180- 1269 491 ID 3127.180- 0420070		\$4,095
2004 MAGNUM GENERATOR 180 KW ID NO. MMG230 SN/043206		\$52,710
2004 MILLER BIG 40 WELDER MODEL TM 20 SPEC. 4644 1996 ID:93120961ENG K KE554779		\$6,300
2005 TURFCAT LAWN TRACTOR BODY 2068		\$20,790
2008 GRASSHOPPER MOWER		\$14,490
2008 JOHN DEERE RIDING MOWER		\$17,640
2008 ODB LCT 600 LEAF		\$44,100
2008 WAUSAU PLOW WING MODEL		\$26,250
2009 CLASSIC AR02082TEL TRAILER #10WAR20249W045426		\$8,925
2017 CAT BACK/HOE MODEL 420F2 IT		\$183,750
2017 GOODWIN CD150 DRY PRIME 6" PUMP		\$49,875
2020 NEW HOLLAND WORKMASTER 75 MODEL 550LU TRACTOR		\$45,000
2021 JOHN DEERE MOWER		\$60,900
2022 LIUGONG CLG2025G FORK LIFT		\$39,375
2024 286-9300 GRAPPLE BUCKET FOR CAT TRACK LOADER		\$4,935
2024 A41 SSL AUGER DRIVE ID# 24W00217 FOR CAT TRACK LOADER		\$4,515
2024 BA118C BROOM ID# 23W00872 FOR CAT TRACK LOADER		\$10,500
2024 PR118 HARLEY RAKE FOR CAT TRACK LOADER		\$13,125
2024 SE318 SNOW BLOWER FOR CAT TRACK LOADER		\$10,290
2024 CATERPILLAR 259D3 C3H3 COMPACT TRACK LOADER ID# 23M05371		\$81,900
2024 ELGIN PELICAN SWEEPER		\$314,475
2024 ROYER SHREDDER MODEL 182		\$44,835
2024 VERMEER STUMP CUTTER MODEL 3624VP		\$30,975
2025 FERRIS 5902162 LAWN MOWER		\$31,000

**CONTRACTORS EQUIPMENT
MUNICIPAL PROPERTY INSURANCE COMPANY**

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
2025 GRASSHOPPER 900D 1.3L 18 TRACTOR MOWER S/N:7511396		\$23,772
CATERPILLAR 930H		\$262,500
CONTRACTOR'S EQUIPMENT ≥ \$25,000		\$2,166,025
CONTRACTOR'S EQUIPMENT < \$25,000		\$241,542
CONTRACTOR'S EQUIPMENT TOTAL		\$2,407,567

League Insurance – Auto Schedule

Municipality: Berlin, City of & Berlin Emergency Medical Services

Effective Date: 7/23/2026

Expiration Date: 7/23/2027

Auto Liability Deductible: 0

Year	Make	Model	Vehicle Type	VIN #	Dept. (optional)	Zip Code (Garaged at Night)	Parked Inside (i) or Outside (o)	Is Garage Location in a Flood Zone?	APD Total Value	Is APD Coverage Requested?	APD Deductible	APD Coverage Type (Actual Cash Value, Agreed Value or Replacement Cost)
1987	IHC	TRUCK	Pickup	1HTLDWPM2HH494715	PW	54923	Inside	No	30,152.00	Yes	\$500	Actual Cash Value
1989	IHC	TRUCK 1754	Dump Truck	1HTLCCFP3KH678338	PW	54923	Inside	No	27,000.00	Yes	\$500	Actual Cash Value
1990	FORD	AMBULANCE	Rescue	1FDKE30M9LHA66529	EG	54923	Inside	No	61,010.00	Yes	\$500	Agreed Value
1991	IHC	TRUCK	Dump Truck	1HTSDNUR8MH365541	PW	54923	Inside	No	37,413.00	Yes	\$500	Actual Cash Value
1991	INTERNATIONAL	TRUCK	Dump Truck	1HTSCNDM5MH339714	PW	54923	Inside	No	29,303.00	Yes	\$500	Actual Cash Value
1993	INTERNATIONAL	4700	Dump Truck	1HTSCPEM6PH536230	PW	54923	Inside	No	35,489.00	Yes	\$500	Actual Cash Value
1993	IHC	TRACTOR	Dump Truck	1HTSDPPR5PH499998	PW	54923	Inside	No	53,448.00	Yes	\$500	Actual Cash Value
1994	INTERNATIONAL	4700	Dump Truck	1HTSCACM6RH582322	PW	54923	Inside	No	37,216.00	Yes	\$500	Actual Cash Value
1995	INTERNATIONAL	4900 DUMP	Dump Truck	1HTSDAAN5SH650818	S&W	54923	Inside	No	47,928.00	Yes	\$500	Actual Cash Value
1995	IHC	TRUCK	Dump Truck	1HTSCAAM1SH627708	PW	54923	Inside	No	40,111.00	Yes	\$500	Actual Cash Value
1995	FORD	DARLY PUMPER	Fire Other	1FDY82E8SVA76022	FIRE	54923	Inside	No	46,500.00	Yes	\$500	Actual Cash Value
1995	FORD	DARLY PUMPER	Fire Other	1FDY82E8SVA76021	FIRE	54923	Inside	No	55,000.00	Yes	\$500	Actual Cash Value
1997	GMC	1/2 TON	Pickup	1GTEC14M7VZ543283	S&W	54923	Inside	No	16,326.00	Yes	\$500	Actual Cash Value
1997	CHEVROLET	K2500	Pickup	1GCGK24R7V2114500		54923	Inside	No	10,000.00	Yes	\$500	Actual Cash Value
1997	GMC	3/4 TON PU	Pickup	1GTGC24R6VZ552048	PW	54923	Inside	No	18,338.00	Yes	\$500	Actual Cash Value
1998	GMC	TRUCK	Police	1GTD19X2W8542628	PD	54923	Inside	No	19,773.00	Yes	\$500	Actual Cash Value
1999	INTERNATIONAL	TRUCK	Dump Truck	1HTSCAAM7XH680727	PW	54923	Inside	No	34,142.00	Yes	\$500	Actual Cash Value
2000	INTERNATIONAL	4900	Dump Truck	1HTSHAAR2YH316374	S&W	54923	Inside	No	55,135.00	Yes	\$500	Actual Cash Value
2001	INTERNATIONAL	4700 TRUCK W/PLOW	Dump Truck	1HTSCAAR81H406603	PW	54923	Inside	No	58,861.00	Yes	\$500	Actual Cash Value
2001	IHC	DARLEY COMMAND	Rescue	1HTSDADN41H359348	EG	54923	Inside	No	156,000.00	Yes	\$500	Actual Cash Value
2002	CORNPRO	TRAILER	Trailer	4MJUB18282E032447	PW	54923	Inside	No	12,000.00	Yes	\$500	Actual Cash Value
2002	CHEVROLET	SILVERADO	Pickup	1GBJC34U22E168534		54923	Inside	No	26,242.00	Yes	\$500	Actual Cash Value
2002	CHEVROLET	SILVERADO	Pickup	1GCHC24U62Z254586	S&W	54923	Inside	No	22,852.00	Yes	\$500	Actual Cash Value
2002	FORD	F350 W/EQUIP ATTACHED	Fire Other	1FDSF35F22EB89788	FIRE	54923	Inside	No	15,000.00	Yes	\$500	Actual Cash Value
2002	FORD	F350 W/EQUIP ATTACHED	Fire Other	1FDWF37F22EC83670	FIRE	54923	Inside	No	35,000.00	Yes	\$500	Actual Cash Value

2003	PIERCE	DASH FIRE TRUCK	Fire Other	4P1CT02H53A003070	FIRE	54923	Inside	No	310,000.00	Yes	\$500	Actual Cash Value
2003	CHEVROLET	S10	Pickup	1GCCS14X638260140	S&W	54923	Inside	No	41,370.00	Yes	\$500	Actual Cash Value
2004	CGMAT	FIRE TRAILER	Fire Other	5NHUCMX204N045971	FIRE	54923	Inside	No	15,000.00	Yes	\$500	Actual Cash Value
2004	IHC	4300	Dump Truck	1HTMMAAN54H670983	PW	54923	Inside	No	66,750.00	Yes	\$500	Actual Cash Value
2006	INTERNATIONAL	7400 4X2	Dump Truck	1HTWCAZR36J318578	S&W	54923	Inside	No	59,373.00	Yes	\$500	Actual Cash Value
2007	CHEVROLET	C34 DUMP TRUCK	Dump Truck	1GBJC34D87E194384	PARKS	54923	Inside	No	25,249.00	Yes	\$500	Actual Cash Value
2007	CHEVROLET	3/4 TON	Pickup	1GCHK24U07E109559	W&S	54923	Inside	No	24,955.00	Yes	\$500	Actual Cash Value
2008	FORD	F250	Pickup	1FTNF20598EE35951	PW	54923	Inside	No	22,380.00	Yes	\$500	Actual Cash Value
2008	FORD	SUPERCAB	Pickup	1FTNF20568EE40301	PW	54923	Inside	No	22,380.00	Yes	\$500	Actual Cash Value
2008	CHEVROLET	1/2 TON	Pickup	1GCEC14038Z214338	W&S	54923	Inside	No	17,070.00	Yes	\$500	Actual Cash Value
2008	CHEVROLET	UPLANDER	Passenger	1GBDV12W98D115780	SENIOR VAN	54923	Inside	No	23,775.00	Yes	\$500	Actual Cash Value
2011	Ford	Explorer	Passenger	1FMHK7D86BGA60392		54923	Inside	No	10,000.00	Yes	\$500	Actual Cash Value
2012	FORD	E450 CUTAWAY AMBULANCE	Rescue	1FDXE4FS0CDA59171	AMB	54923	Inside	No	147,300.00	Yes	\$500	Agreed Value
2013	FORD	AMBULANCE	Rescue	1FDXE4FS4DDA58560	AMB	54923	Inside	No	149,870.00	Yes	\$500	Agreed Value
2015	CHEVROLET	PU Dually with Utility box	Pickup	1GD3CYCG8FZ541074	W&S	54923	Inside	No	35,000.00	Yes	\$500	Actual Cash Value
2015	SPARTAN	DARLEY PUMPER	Fire Other	4S7CU2D9XFC079513	FIRE	54923	Inside	No	425,000.00	Yes	\$500	Actual Cash Value
2016	FORD	F150	Pickup	1FTMF1EP3GKE34097	PW	54923	Inside	No	33,795.00	Yes	\$500	Actual Cash Value
2017	FORD	EXPLORER	Police	1FM5K8AR9HGC24765	PD	54923	Inside	No	36,605.00	Yes	\$500	Actual Cash Value
2018	FORD	EXPLORER	Rescue	1FM5K8AT2JGB33953	AMB	54923	Inside	No	34,240.00	Yes	\$500	Agreed Value
2019	FORD	E450SD AMBULANCE	Rescue	1FDXE4FS7KDC17794	AMB	54923	Inside	No	153,664.00	Yes	\$500	Replacement Cost
2019	FORD	EXPLORER	Police	1FM5K8AR6KGB45383	PD	54923	Inside	No	46,920.00	Yes	\$500	Actual Cash Value
2020	CHEVROLET	SILVERADO	Pickup	3GCNYAEF7LG257814	S&W	54923	Inside	No	34,295.00	Yes	\$500	Actual Cash Value
2021	FORD	EXPLORER	Police	1FM5K8AB8MGB18692	PD	54923	Inside	No	58,744.00	Yes	\$500	Actual Cash Value
2022	Chevrolet	PU Dually w/Utility Box	Pickup	1GB3Y5E79NF222133	DPW	54923	Inside	No	54,000.00	Yes	\$500	Replacement Cost
2022	GMC/CHEVROLET	3500HD	Passenger	2133	SENIOR VAN	54923	Inside	No	54,000.00	Yes	\$500	Replacement Cost
2023	Western Star	Plow/Salt Truck	Dump Truck	5KKAAVFE1PPUK1114	PW	54923	Inside	No	75,000.00	Yes	\$500	Replacement Cost
2023	Ford	Explorer	Police	1FM5K8AB1PGA81232		54923	Inside	No	66,955.00	Yes	\$500	Replacement Cost
2024	Ford	Ambulance	Rescue	1FDXE4FN1RDD25994		54923	Inside	No	265,500.00	Yes	\$500	Replacement Cost
2024	Ford	F250	Pickup	1FTBF2BA3RED54295		54923	Inside	No	47,000.00	Yes	\$500	Replacement Cost
2024	Ford	F250	Pickup	1FTBF2BA7RED72718		54923	Inside	No	47,000.00	Yes	\$500	Replacement Cost
2024	Ford	F350	Pickup	1FDRF3FN7FEE03754		54923	Inside	No	51,234.00	Yes	\$500	Replacement Cost
2024	Western Star//Vactor	Vactor	Dump Truck	5KKHBPFE4RLDV0230	DPW	54923	Inside	No	560,000.00	Yes	\$500	Replacement Cost
2025	Western Star	47X	Dump Truck	5KKABPFE2SWA8382		54923	Inside	No	180,000.00	Yes	\$500	Replacement Cost

2025	Western Star	47X Dump Truck	Dump Truck	5KKABPFE9SLWA8380	PW	54923	Inside	No	180,000.00	Yes	\$500	Replacement Cost
2025	WesternStar	47x	Dump Truck	5KKABPFEOSLWA8381	DPW	5923	Inside	No	180,000.00	Yes	\$500	Replacement Cost
2025	Dodge	Durango	Police	1C4RDJFGXSC518107	Police	54923	Inside	No	75,000.00	Yes	\$500	Replacement Cost

Number of Vehicles with Auto Liability: 60

APD Total Value: \$4,609,663

Number of Vehicles with APD: 61

(1) "APD Value" is determined by Original Cost New (OCN – retail cost the original purchaser paid for the vehicle) or by Appraisal Value for certain older Fire/Rescue vehicles. Insured value may differ from "APD Value" based on coverage type selected.

(2) APD Coverage Type is determined by underwriting and is based on the vehicle age and value.

* Trailers do not impact auto liability premiums.

**CITY OF BERLIN
COMMITTEE OF THE WHOLE MEEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Bicycles, Electric Bicycles and Electric Scooters
MEETING DATE: July 7, 2026

BACKGROUND

The City's Municipal Code does not address the use of electric bicycles and scooters. Many communities are working to address this issue as people of all ages are utilizing these devices. It is important the City update the code to improve public safety, encourage responsible use of shared space, and communicate rules and expectations.

Much of the proposed language comes from the ordinance recently passed in the City of Neenah (Chapter 16 ARTICLE IV Street Operations of Bicycles and Electric Shooters), which is attached for your information. Staff also reviewed codes from Ashwaubenon and Sparta Wisconsin.

The proposed language would require the use of a helmet for riders under the age of 16.

SUGGESTED MOTION

Motion to direct staff to send the proposed ordinance to the City Attorney for review and preparation for consideration of adoption by the City Council.

ARTICLE III. BICYCLES AND PLAY VEHICLES

DIVISION 1. GENERALLY

Secs. 70-96

The purpose of this ordinance is to promote the safe and enjoyable use of sidewalks, trails, and bicycle ways within the City of Berlin by restricting the use and prohibiting reckless or unsafe operation of bicycles, electric bicycles, electric scooters, inline skates and play vehicles.

Secs. 70-97—70-112. Reserved.

DIVISION 2. BICYCLES, ELECTRIC BICYCLES (E-BIKES), AND ELECTRIC SCOOTERS (E-SCOOTERS)

Sec. 70-113. Definitions

As used in this chapter:

- (1) "Bicycle" means every device propelled by feet or hands acting upon pedals or cranks and having wheels, any two of which are not less than 14 inches in diameter.
- (2) "Electric bicycle" (e-bike), as defined by **WI S.S. 340.01(15ph)** means a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts (1 horsepower) or less and that meets the requirements of any of the following classifications:
 1. "Class 1 e-bike" is an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.
 2. "Class 2 e-bike" is an electric bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.
 3. "Class 3 e-bike" is an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.
- (3) "Electric scooter" (e-scooter), as defined by **WI S.S. 340.01(15ps)** means a device weighing fewer than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not greater than 20 miles per hour on a paved level surface when powered solely by the electric motor. "Electric scooter" does not include an electric personal assistive mobility device, motorcycle, motor bicycle, electric bicycle, or moped.

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DIVISION 2. BICYCLES

- (4) “Helmet” means a properly fitted and fastened protective head covering designed for bicycle safety that meets or exceeds the impact standards set by the American National Standards Institute (ANSI) or the Snell Memorial Foundation.

Sec. 70-114. Regulations

- (a) State laws applicable. Every person using a bicycle, e-bike or e-scooter upon a public roadway shall be subject to the provisions of all ordinances and state laws applicable to the operator of any vehicle, except the provisions thereof applicable to the equipment of vehicles and other provisions that, by their nature and context, would have no application.
- (b) Where prohibited and Restricted. No bicycles, e-bikes or e-scooters shall be operated on any public sidewalks, in any roadway, trail, path or property where a sign is erected indicating that bicycles and/or e-bikes and/or e-scooters are prohibited or otherwise restricted.
- (c) Riding on roadway. Every person using a bicycle, e-bike or e-scooter upon a two-way public street shall ride as near as practicable to within five feet of the right curb or edge of the roadway, except when passing another vehicle or making a left-hand turn; and when riding in groups, users shall ride in single file, except on residential streets which are not divided by painted or other marked extra lines where they may ride two abreast. On one-way roads, the user may ride as near as practicable to within five feet of the left-hand or right-hand curbs or edges of the roadway.
- (d) Bicycle ways. Operation of bicycles, e-bikes and e-scooters shall be permitted on any ways, lanes, trails, paths, or other property designated for the use and operation of bicycles.
- (e) Observance of traffic regulations and speed limits. Every person using a bicycle, e-bike or e-scooter upon a public roadway shall obey all the instructions of official traffic-control devices, signs, and signals applicable to motor vehicles and shall not operate a bicycle, e-bike or e-scooter at a speed greater than the posted or otherwise applicable speed limit.
- (f) Yielding to traffic. The operator of a vehicle shall yield the right-of-way to a person using a bicycle, e-bike or e-scooter in the same manner as bicyclists and pedestrians. When using a bicycle, e-bike or e-scooter, every person shall, upon entering a public roadway, yield the right-of-way to motor vehicles, except to a person using a bicycle, e-bike or e-scooter shall be subject to the same regulations as bicyclists and pedestrians. Operators of e-bikes or e-scooters shall offer the right-of-way to bicycles in bike lanes, ways, trails, and on bike paths.
- (g) Age limits. No person less than eight years of age shall operate an e-bike or e-scooter on City roadways, except those persons six or seven years of age may do so during daylight hours if accompanied by an adult capable of remaining close enough to ensure the safe operation of the e-bike or e-scooter by the six- or seven-year-old rider, such as by walking or running alongside, using their own bicycle, e-bike or e-scooter, or engaging in similar proximal activity. This subsection is intended to permit usage of e-bikes and e-scooters by families and intentional groups of riders.

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DIVISION 2. BICYCLES

- (h) Equipment regulations; lamps and reflectors. Every person using a bicycle, e-bike or e-scooter between one-half hour after sunset and one-half hour before sunrise shall be equipped with a lamp firmly attached to the front of such electric scooter exhibiting a white light to the front, and with a reflector or lamp mounted on the rear of the vehicle visible at a distance of 500 feet. The reflector shall not be less than two inches in diameter.
- (i) Special events regulations. By the authority of the Berlin Police Department, or the Senior Center and Recreational Facilities Director or the Street Superintendent, any area of the City whereupon a special event is present, signage may be temporarily placed to further restrict or prohibit bicycles, e-bikes and/or e-scooters from being ridden, operated or present in such designated areas for reasonable periods of time before, during or after such special events.
- (j) Operation of gas-powered bicycles and scooters is prohibited in and throughout the City of Berlin.

Sec. 70-115. Mandatory Helmet Use for Persons Under 16 Years of Age

The purpose of this section is to promote public safety, reduce the risk of head injuries, and establish clear guidelines for mandatory use of helmets by individuals under the age of 16 who are involved in the operation of bicycles, e-bikes, e-scooters, inline skates and play vehicles under the jurisdiction and control of the City of Berlin.

- (a) Helmet required. Any person less than 16 years of age operating or riding on a bicycle, e-bike, e-scooter, inline skates or play vehicle on a public roadway, public sidewalk, public bicycle path, trail, public bicycle way, public park or any other public right-of-way under the jurisdiction and control of the City of Berlin shall wear a properly fitted and securely fastened helmet.
- (b) Responsibility of Parent or Guardian. No parent or guardian of any child shall authorize or knowingly permit such child to violate any of the provisions of this section.
- (c) Enforcement. This section shall be enforced by the City of Berlin Police Department. Enforcement shall emphasize education and awareness in addition to violations.
 - (1) Except as provided herein, violation of this section is punishable by a forfeiture as set forth in the fee schedule adopted by the Common Council on file in the City Clerk-Treasurer's office.
 - (1) The court may waive any forfeiture for such person found guilty of violating the provisions of this section if the person supplies the court with proof that between the date of the violation and the appearance date for such violation the person purchased or otherwise obtained a helmet that meets the requirements of this ordinance.

Sec. 70-116. ~~Trick riding.~~ Unsafe Operation

No person shall **unsafely** operate a bicycle, e-bike or e-scooter within the city. **Unsafe operation includes but is not limited to:** ~~in any manner which necessitates the element of unusual extraordinary skill, and involves~~

unnecessary risk. As used in this section, "trick riding" may include, but shall not be limited to, any of the following bicycle operations:

- ~~(1) Operating a bicycle without manual steering control of the handlebars;~~
 - ~~(2) Operating a bicycle without manual control of the hand or foot braking system;~~
 - ~~(3) Operating a bicycle without manual control of the foot pedals;~~
 - ~~(4) Operating a bicycle in any manner which causes either wheel to leave the ground; and~~
 - ~~(5) Any unnecessary weaving or jumping of any curb, ramp or other object.~~
- (a) Clinging to other vehicles. No person using a bicycle, e-bike or e-scooter shall cling to, attach themselves to, or in any manner permit themselves to be pulled or towed by any moving vehicle.
 - (b) Towing of persons, vehicles, trailers. No person using a bicycle, e-bike or e-scooter shall tow, drag, or cause to be drawn behind the bicycle, e-bike or e-scooter any coaster wagon, sled, toy vehicle or any similar vehicle, trailer, person on in-line or roller skates, or any other type of conveyance.
 - (c) Contests with other electric devices or vehicles. No person using a bicycle, e-bike or e-scooter shall participate in any race, speed or endurance contest with any other e-scooter or e-bike or moving vehicle on city roadway.
 - (d) Stunt riding. No person using a bicycle, e-bike or e-scooter shall practice any fancy or acrobatic riding, wheelies, or other stunts, while operating such bicycle, e-bike or e-scooter.
 - (e) Trick riding. No person shall operate a bicycle, e-bike or e-scooter without having manual control of the handlebars, hand or foot braking system, and foot pedals. Operation which necessitates the element of unusual extraordinary skill and/or involves unnecessary risk is prohibited.
 - (f) Carrying of passengers. No person shall operate a bicycle, e-bike or e-scooter with another person upon said bicycle, e-bike or e-scooter unless the bicycle, e-bike or e-scooter is so designed and equipped to carry more than one person.
 - (g) Speed. No person shall operate a bicycle, e-bike or e-scooter at a speed greater than 20 MPH within city limits or that is reasonable and prudent under existing conditions or in excess of any posted speed limit.

(Code 1989, § 10-2-5(b))

Sec. 70-117. Parking.

No person shall leave a bicycle, e-bike or e-scooter at a place or in such a way as to create a hazard to pedestrians, automobile operators or to another person. Bicycles, e-bikes and e-scooters shall be parked either upon the roadway against the curb, in bicycle racks or, if parked on the sidewalk, in such a manner as to afford the least obstruction to pedestrian traffic, and not in such a manner as to obstruct the ingress and egress to buildings used by the public. If there is no bicycle rack or other facility intended to be used for the parking of bicycles in the vicinity, the operator of the bicycle, e-bike or e-scooter may park the bicycle on the sidewalk in an upright position, parallel to, and within 24 inches of, the curb.

(Code 1989, § 10-2-3)

Sec. 70-118. Inspection and registration.

- (a) *Registration required.* No person shall operate a bicycle, e-bike or e-scooter customarily kept within the city upon any street, sidewalk, public property, including the city school district grounds, bicycle pathway or public highway within the city unless the bicycle, e-bike or e-scooter shall first have been properly registered under the terms of this section, and an identification tag is attached as provided in subsection (b)(2) of this section.
- (b) *Form of registration.*
- (1) *Application.* Applications for registration of bicycles, e-bikes, and e-scooters shall be in such form as the police department shall adopt. Such application form shall include the name, address and telephone number of the applicant, the name of the owner of the bicycle, e-bike and e-scooter and the serial number of the bicycle, e-bike or e-scooter. The owner of a bicycle, e-bike or e-scooter which does not have a serial number stamped upon it shall cause such a number to be stamped on the bicycle, e-bike or e-scooter prior to filing the application for registration. The application fee shall be as set forth in the fee schedule adopted by the common council on file in the city clerk-treasurer's office, and shall be the maximum rate allowed by state statutes.
 - (2) *License plate or tag.* On receipt of payment of the bicycle, e-bike or e-scooter registration fee as provided in subsection (b)(1) of this section, the police department shall provide a suitable identifying license decal tag or plate, serially numbered to correspond with the registration number of the bicycle, e-bike or e-scooter. The bicycle owner shall affix the license decal or plate to a location as specified by the police department on the frame of the bicycle, e-bike or e-scooter for which the license decal or plate is issued.
 - (3) *Term of registration.* Once a bicycle, e-bike or e-scooter is registered, such registration shall not expire, except upon transfer of ownership as set forth in subsection (e) of this section. Further, if a registered owner changes his or her address or telephone number, or makes any substantial modifications to the bicycle, e-bike, or e-scooter, including but not limited to a color change, the registered owner shall be required to notify the police department of such change, within five days of the change, and such change shall be made to the bicycle registration by the police department for no additional fee.
- (c) *Records and transmittal fees.*
- (1) The police department shall keep at its office a suitable book and duplicate record of bicycle, e-bike and e-scooter applications and registrations.
 - (2) A complete report shall be made to the clerk-treasurer by the chief of police of funds received for bicycle, e-bikes and e-scooters registration fees, and all such fees shall be paid to the clerk-treasurer for deposit as city revenues.
- (d) *Bicycles, e-bikes and e-scooters to be kept in safe condition.* No bicycle, e-bike or e-scooter shall be registered in the city which is in an unsafe mechanical condition. Before any bicycle, e-bike or e-scooter shall be registered, the mechanical condition of such bicycle, e-bike or e-scooter shall be examined by the police department. If the police department finds such bicycle, e-bike or e-scooter to be in an unsafe mechanical condition, the police department may refuse to issue such license until such bicycle, e-bike or e-scooter is placed in a proper mechanical condition. The chief of police shall have authority to suspend the registration of and remove the identification tag from any bicycle, e-bike or e-scooter, or to impound any bicycle, e-bike or e-scooter operated contrary to law or ordinance, or which is being operated in an unsafe mechanical condition. The registration shall not be reinstated or such identification tag replaced while such bicycle, e-bike or e-scooter is in an unsafe condition. Such suspension and removal shall be in addition to other penalties provided in this division.

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- (e) *Change of ownership.* Within ten days after a bicycle, e-bike or e-scooter registered under this section shall have changed ownership or been dismantled and taken out of operation, such information shall be reported to the police department by the person in whose name the bicycle, e-bike or e-scooter was registered. In the event of the sale or other transfer of a bicycle, e-bike or e-scooter which is registered in the city, the new owner of the bicycle shall, within five days after the sale or transfer of such bicycle, e-bike or e-scooter, make application for registration, and a new registration and tag shall be issued for the bicycle, e-bike or e-scooter. The fee for such change of ownership and registration shall be as set forth in the fee schedule adopted by the common council on file in the city clerk-treasurer's office.
- (f) *Registration to be displayed.* The identification tag issued under this section shall be affixed to the registered bicycle, e-bike or e-scooter in such a manner as to be plainly seen and read, and shall remain affixed in such manner until it is ordered to be removed by the police department, for cause, or until expiration of the registration. In the case of theft or loss of the bicycle, e-bike or e-scooter, a replacement tag shall be issued upon payment of a fee, which shall be as set forth in the fee schedule adopted by the common council on file in the city clerk-treasurer's office.
- (g) *Exemption from registration.* A nonresident may operate a bicycle, e-bike or e-scooter which is duly registered in any municipality without obtaining local registration if a valid identification tag is attached to such bicycle, e-bike or e-scooter.
- (h) *Removal and alteration of identification tags.*
- (1) No person shall remove an identification tag from a bicycle, e-bike or e-scooter during the period for which such tag is issued except upon a transfer of ownership of the bicycle, or when the bicycle, e-bike or e-scooter is dismantled and no longer operated upon any highway within the city.
 - (2) No person shall alter or counterfeit a bicycle, e-bike or e-scooter identification tag.

(Code 1989, § 10-2-7; Ord. No. 12-06, 5-9-2006)

Sec. 70-119. Violation; penalties.

- (a) *Forfeiture penalty.* The penalty for violation of any provision of this division shall be a forfeiture as provided in this subsection, together with all applicable court costs, fees, penalty assessments and driver improvement surcharges as prescribed by state statutes. Failure to pay forfeitures, and applicable court costs, fees, penalty assessments and driver improvement surcharges, shall be subject to penalties provided by the state statutes and particularly, but not limited to, Wis. Stats. ch. 345.
- (b) *Forfeitures for violation of uniform moving traffic regulations.* Forfeitures for violations of any moving traffic regulation set forth in a statute adopted by reference in section 70-2 shall conform to the forfeiture penalty permitted to be imposed for violations of the comparable statute, including any variations or increases for subsequent offenses.
- (c) *Non-statutory adoption provisions.* The penalty for a violation of any non-statutory adoption provision of this division shall be as provided in section 70-20(d). The enforcement procedure for the provisions of this division shall be as provided for in section 70-19.

(Code 1989, § 10-2-8)

Secs. 70-120—70-150. Reserved.

DIVISION 3. INLINE SKATES

Sec. 70-151. State laws applicable.

Each person using inline skates upon a public roadway within the city shall be subject to the provision of all ordinances and laws applicable to the operator of a vehicle, except those provisions with reference to equipment of vehicles and those provisions which, by their nature, would have no application.

(Code 1989, § 10-2-10(a))

Sec. 70-152. Sidewalks or walkways.

Each person using inline skates upon a sidewalk or walkway within the city shall yield the right-of-way to any pedestrian, and shall exercise due care when passing any other person proceeding in the same direction.

(Code 1989, § 10-2-10(b))

Cross reference(s)—Streets, sidewalks and other public places, ch. 58.

Sec. 70-153. Cling to moving vehicles.

It shall be unlawful for any person using inline skates within the city to cling or attach to any bicycle, e-bike, e-scooter, play vehicle or other moving vehicle upon a public roadway.

(Code 1989, § 10-2-10(d))

Sec. 70-154. Skating two abreast.

Each person when using in-line skates upon a public roadway within the city shall proceed in single file only.

(Code 1989, § 10-2-10(g))

Sec. 70-155. Yielding to traffic.

The operator of a vehicle shall yield the right-of-way to a user of inline skates within the city in the same manner as for bicyclists and pedestrians as set forth in Wis. Stats. §§ 346.23, 346.24, 346.37 and 346.38. When using inline skates, each person shall, upon entering a public roadway, yield the right-of-way to motor vehicles, except that a person using inline skates shall be subject to the same regulations as bicyclists and pedestrians as set forth in Wis. Stats. §§ 346.23, 346.24, 346.37 and 346.38.

(Code 1989, § 10-2-10(h))

Sec. 70-156. Violation; penalty; enforcement.

The penalty for a violation of any provision of this division shall be as provided in section 70-20(d). The enforcement procedure for the provisions of this division shall be as provided for in section 70-19.

(Code 1989, § 10-2-10(i))

Secs. 70-157—70-180. Reserved.

DIVISION 4. PLAY VEHICLES

Sec. 70-181. Where prohibited.

- (a) *Sidewalks.* No person shall operate or make use of a play vehicle on any sidewalk in the city in a block where a business, industry, church, school, library, swimming pool or park is located.
- (b) *Public areas.* No person shall operate or make use of a play vehicle upon any public parking lot, city school district grounds, private parking lot held out for public use, or private driveway or private property, without the owner's consent.

(Code 1989, § 10-2-6(b),(c))

Sec. 70-182. Operation.

Except on private property with the owner's consent, operation of play vehicles within the city shall be during daylight hours.

(Code 1989, § 10-2-6(d))

Sec. 70-183. Violation; penalties.

- (a) *Forfeiture penalty.* The penalty for violation of any provision of this division shall be a forfeiture as provided in this subsection, together with all applicable court costs, fees, penalty assessments and driver improvement surcharges as prescribed by state statutes. Failure to pay forfeitures, and applicable court costs, fees, penalty assessments and driver improvement surcharges, shall be subject to penalties provided by the state statutes and particularly, but not limited to, Wis. Stats. ch. 345.
- (b) *Forfeitures for violation of uniform moving traffic regulations.* Forfeitures for violations of any moving traffic regulation set forth in a statute adopted by reference in section 70-2 shall conform to the forfeiture penalty permitted to be imposed for violations of the comparable statute, including any variations or increases for subsequent offenses.
- (c) *Non-statutory adoption provisions.* The penalty for a violation of any non-statutory adoption provision of this division shall be as provided in section 70-20(d). The enforcement procedure for the provisions of this division shall be as provided for in section 70-19.

(Code 1989, § 10-2-9)

Secs. 70-184—70-215. Reserved.



AN ORDINANCE: Public Services and Safety
Re: Repealing and Replacing Chapter 16 Article IV
Operation of Bicycles and Electric Scooters and
Bicycles.

ORDINANCE NO. 2026-07
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, does ordain as follows:

Section 1. Chapter 16 ARTICLE IV STREET Operations of Bicycles and Electric Scooters, of the Code of Ordinances of the City of Neenah are repealed and replaced in its entirety.

ARTICLE IV. Operation of Bicycles and Electric Scooters and Bicycles.

Sec. 16-160 Electric scooter, electric bicycle and bicycle regulations.

(a) *Purpose.* The purpose of this ordinance is to promote the safe and enjoyable use of sidewalks, trails, and bicycle ways within the City of Neenah by restricting the use and prohibiting reckless or unsafe operation of bicycles, electric bicycles, and electric scooters.

(b) *Definitions.*

As used in this chapter:

- (1) "Bicycle" means every device propelled by feet or hands acting upon pedals or cranks and having wheels, any two of which are not less than 14 inches in diameter.
- (2) "Electric bicycle" (e-bike) means a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts (1 horsepower) or less and that meets the requirements of any of the following classifications:
 - 1. "Class 1 e-bike" is an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.
 - 2. "Class 2 e-bike" is an electric bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.
 - 3. "Class 3 e-bike" is an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.

- (3) "Electric scooter" (e-scooter) means a device weighing fewer than 100 pounds that has handlebars and an electric motor, is powered solely by the electric motor and human power, and has a maximum speed of not greater than 20 miles per hour on a paved level surface when powered solely by the electric motor. "Electric scooter" does not include an electric personal assistive mobility device, motorcycle, motor bicycle, electric bicycle, or moped.
- (c) *State laws applicable.* Every person using an e-scooter or e-bike upon a public roadway shall be subject to the provisions of all ordinances and state laws applicable to the operator of any vehicle, except the provisions thereof applicable to the equipment of vehicles and other provisions that, by their nature and context, would have no application.
- (d) *Where prohibited and Restricted.* No e-scooters or e-bikes shall be operated on any public sidewalks, any City-owned parking ramps, or any roadway, trail, path, or property where a sign is erected indicating that bicycles and/or e-scooters and/or e-bikes are prohibited or otherwise restricted. **Notwithstanding the provisions of subsection "f" hereof, at the locations indicated below, in subsections (1) and (2) hereof, e-scooters and e-bikes must be walked, with the rider off the device, guiding it along by hand while walking along side.**
- (1) **Main Street and Wisconsin Avenue from W. Doty Avenue to S. Commercial Street.**
- (2) **Any other bicycle way, location or place where regulatory signage so indicates.**
- (e) *Riding on roadway.*
- (1) Every person using an e-scooter or e-bike upon a two-way public street shall ride as near as practicable to within five feet of the right curb or edge of the roadway, except when passing another vehicle or making a left-hand turn; and when riding in groups, users of e-scooters or e-bikes shall ride in single file, except on residential streets which are not divided by painted or other marked extra lines where they may ride two abreast. On one-way roads, the user may ride as near as practicable to within five feet of the left-hand or right-hand curbs or edges of the roadway.
- (2) Persons using e-scooters or e-bikes shall not impede the normal movement of motor vehicle traffic.
- (f) *Bicycle ways.* Operation of e-scooters or e-bikes shall be permitted on any ways, lanes, trails, paths, or other property designated for the use and operation of bicycles.
- (g) *Unsafe operation.* No person shall unsafely operate an e-scooter or e-bike in the City of Neenah. Unsafe operation includes but is not limited to the following:
- (1) Clinging to other vehicles. No person using an e-scooter or e-bike shall cling to, attach themselves to, or in any manner permit themselves to be pulled or towed by any moving vehicle.
- (2) Towing of persons, vehicles, trailers. No person using an e-scooter or e-bike shall tow, drag, or cause to be drawn behind the e-scooter or e-bike any coaster wagon, sled, toy vehicle or any similar vehicle, trailer, person on in-line or roller skates, or any other type of conveyance.
- (3) Contests with other electric devices or vehicles. No person using an e-scooter or e-bike shall participate in any race, speed, or endurance contest with any other e-scooter or e-bike or moving vehicle on a city roadway.
- (4) Stunt riding. No person using an e-scooter or e-bike shall practice any fancy or acrobatic riding, wheelies, or other stunts, while operating such e-scooter or e-bike.

- (5) Trick riding. No person shall operate an e-scooter or e-bike without having manual control of the handlebars or in any other manner which necessitates the element of unusual extraordinary skill and involves unnecessary risk.
- (6) Carrying of passengers. No person shall operate an e-scooter or e-bike with another person upon said e-scooter or e-bike unless such e-scooter or e-bike is so designed and equipped to carry more than one person.
- (7) Speed. No person shall operate an e-scooter or e-bike at a speed greater than is reasonable and prudent under existing conditions or in excess of any posted speed limit.
- (h) *Observance of traffic regulations and speed limits.* Every person using an e-scooter or e-bike upon a public roadway shall obey all the instructions of official traffic-control devices, signs, and signals applicable to motor vehicles and shall not operate an e-scooter or e-bike at a speed greater than the posted or otherwise applicable speed limit.
- (i) *Yielding to traffic.* The operator of a vehicle shall yield the right-of-way to a person using an e-scooter or e-bike in the same manner as for bicyclists and pedestrians. When using an e-scooter or e-bike, every person shall, upon entering a public roadway, yield the right-of-way to motor vehicles, except a person using an e-scooter or e-bike shall be subject to the same regulations as bicyclists and pedestrians. Operators of e-scooters or e-bikes shall offer the right-of-way to bicycles in bike lanes, ways, trails, and on bike paths.
- (j) *Age limits.* No person less than eight years of age shall operate an e-scooter or e-bike on City roadways, except that persons six or seven years of age may do so during daylight hours if accompanied by an adult capable of remaining close enough to ensure the safe operation of the scooter by the six- or seven-year-old rider, such as by walking or running alongside, using their own e-scooter, e-bike, or bicycle, or engaging in similar proximal activity. This subsection is intended to permit usage of e-scooters and e-bikes by families and intentional groups of riders.
- (k) *Equipment regulations; lamps and reflectors.* Every person using e-scooters or e-bikes between one-half hour after sunset and one-half hour before sunrise shall be equipped with a lamp firmly attached to the front of such electric scooter exhibiting a white light to the front, and with a reflector or lamp mounted on the rear of the vehicle visible at a distance of 500 feet. The reflector shall not be less than two inches in diameter.
- (l) *Special Events regulations.* In addition to the restrictions of subsection (d) hereof, by the authority of the Neenah Police Department or the Director of Parks and Recreation, any area of the City whereupon a special event is present, signage may be temporarily placed to further restrict or prohibit e-scooters and e-bikes from being ridden, operated or present in such designated areas for reasonable periods of time before, during or after such special events.
- (m) *Penalties.* For a violation of any provision of this section the offender shall pay a forfeiture, exclusive of court costs, in the amount \$50 for a first offense, and \$100 for any second and subsequent violations.

Sec. 16-161 Mandatory Helmet Use for Persons Under 16 Years of Age

- (a) *Purpose.* The purpose of this ordinance is to promote public safety, reduce the risk of head injuries, and establish clear guidelines for the mandatory use of helmets by individuals under the age of 16 who are involved in the operation of bicycles, electric bicycles (e-bikes) or electric scooters (e-scooters) under the jurisdiction and control of the City of Neenah.
- (b) *Definitions.*
- As used in this section:
- (1) "Helmet" means a properly fitted and fastened protective head covering designed for bicycle safety that meets or exceeds the impact standards set by the American National Standards Institute (ANSI) or the Snell Memorial Foundation.
 - (2) "Bicycle" means every device propelled by feet or hands acting upon pedals or cranks and having wheels, any two of which are not less than 14 inches in diameter.
 - (3) "Electric bicycle" (e-bike) means a bicycle that is equipped with fully operative pedals for propulsion by human power and an electric motor of 750 watts (1 horsepower) or less and that meets the requirements of any of the following classifications:
 1. Class 1 e-bike is an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.
 2. Class 2 e-bike is an electric bicycle that may be powered solely by the motor and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour.
 3. Class 3 e-bike is an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour.
 - (4) "Scooter" means a device powered by human effort or by an electric motor, having a handlebar, deck, and wheels, that is designed to be stood upon or sat upon by the operator.
- (c) *Helmet required.* Any person less than 16 years of age operating or riding on an e-bike or scooter on a public roadway, public sidewalk, public bicycle path, trail, bicycle way, or any other public right-of-way under the jurisdiction and control of the City of Neenah shall wear a properly fitted and securely fastened helmet.
- (1) A person under 16 years of age shall not operate a bicycle, unicycle, skateboard, or scooter, nor shall any person wear in-line or roller skates, nor ride upon a bicycle, unicycle, skateboard, scooter, in-line or roller skates as a passenger, at a public skate park under the jurisdiction and control of the City of Neenah unless that person is wearing a properly fitted and fastened protective helmet.
- (d) *Responsibility of Parent or Guardian.* No parent or guardian of any child shall authorize or knowingly permit such child to violate any of the provisions of this section.
- (e) *Enforcement.* This ordinance shall be enforced by the City of Neenah Police Department. Enforcement shall emphasize education and awareness in addition to violations.
- (f) *Penalty.* Except as provided herein, violation of this section is punishable by a forfeiture of not more than \$50. The parent or legal guardian having control or custody of the minor whose conduct violates this section shall be jointly and severally liable with the minor for the amount of a forfeiture imposed pursuant to this subsection.

(g) The court may waive any forfeiture for such person found guilty of violating the provisions of this section if the person supplies the court with proof that between the date of the violation and the appearance date for such violation the person purchased or otherwise obtained a helmet that meets the requirements of section 16-161(b)(1).

Section 2. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 3. Repeal and Replaced and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Moved by: _____

Adopted: _____

Approved: _____

Published: _____

Approved:

Brian D. Borchardt, Mayor

Attest:

Charlotte Nagel, City Clerk

THIS INSTRUMENT WAS DRAFTED BY:
City Attorney David C. Rashid
211 Walnut Street
Neenah, WI 54956
State Bar No. 1056542

**CITY OF BERLIN
COMMITTEE OF THE WHOLE MEEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Proposal for Real Estate Services for WIS 91, WIS 49 South to Berlin (Project I.D. 6540-01-03)
MEETING DATE: July 7, 2026

BACKGROUND

Staff reviewed 10 proposals received in regard to the RFP issued on April 21, 2026 and due May 29, 2026.

Staff is recommending moving forward with the proposal received from CORRE Inc. Staff has confirmed the pricing structure and reached out to references that provided positive feedback about their experiences working with Corre Inc and specifically Heather Dresel and Megan Beer-Pemberton.

The costs of the real estate contract and acquisitions are reimbursable by the State for the HWY 91 project, as long as the contractor has been approved by the DOT and all aspects of the work are within the contract.

Following Council approval, staff would then reach out to the DOT to ensure that the contractor is an approved entity. Then a contract would be drafted and reviewed by the City Attorney and DOT that would clarify the terms of the real estate services for the WIS 91 project.

SUGGESTED MOTION

Motion to approve the agreement to be drafted with Corre Inc, at a cost not to exceed \$63,900 plus \$4300 per parcel for parcels requiring appraisal and appraisal review for real estate acquisition services for the WIS 91, WIS 49 South to Berlin, Green Lake County road project, terms as set out in the Proposal submitted by Corre Inc on May 28, 2026. This approval is contingent upon the approval of the contractor and agreement by the Wisconsin Department of Transportation.

CORRE



PROPOSAL FOR
PROFESSIONAL REAL ESTATE SERVICES

**STH 91, E HURON STREET
CITY OF BERLIN, GREEN LAKE COUNTY
ID 6540-01-03**

City of Berlin
May 29 , 2026

Submitted to:
Jessi Balcom, City Administrator
City of Berlin
108 N Capron St
Berlin, WI 54923

Submitted by:
CORRE, INC.
1802 Warden Street
Eau Claire, WI 54703
608.828.1011 P
correinc.com

May 29, 2026

City of Berlin
Attn: Jessi Balcom, City Administrator
108 N Capron St
Berlin, WI 54923

Proposal for Professional Real Estate Services
STH 91, E Huron St
City of Berlin, Green Lake County
ID 6540-01-03

Dear Ms. Balcom and Selection Committee:

CORRE, a full-service transportation engineering firm offering an unmatched combination of specialty services, is pleased to submit this response to the City's Local Public Agency (LPA) Request for Proposal for Professional Real Estate Services associated with acquisition for the STH 91 project in Green Lake County.

CORRE is licensed to provide engineering services in the State of Wisconsin and is known throughout the state for providing turn key real estate services. There are several key elements that separate us from the other qualified real estate firms for this project:

- ✓ We are a full-service firm with real estate and engineering experts serving the entire State of Wisconsin.
- ✓ Our team includes appraisers well-versed and experienced in sales studies, project data books, and eminent domain appraisals.
- ✓ Our team includes real estate specialists well-versed and experienced in eminent domain and property owner negotiations for right of way acquisition, including Fee, PLE, TLE, highway easements, and utility release of rights.
- ✓ Our key staff are all WisDOT-approved LPA certified, which assures a smooth and timely project delivery.
- ✓ Our full-service team also offers in-house survey and plat preparation services.
- ✓ Our proposed team is located in our Madison, Eau Claire, and Wausau offices and our ability to work seamlessly between locations enables us to handle any unforeseen project hurdles efficiently.
- ✓ Our employees' cumulative years of experience assure the success of every project no matter how large or small.

Thank you for inviting us to participate in this RFP. We look forward to the opportunity to work with you on this important project!

Sincerely,

CORRE, INC.



Heather Dresel
Director of Real Estate Services
715.900.2965
hdresel@correinc.com



Blatnik Bridge Real Estate Services, Douglas County

1 | COMPANY OVERVIEW

Organization Capabilities

CORRE is a full-service engineering firm offering an unmatched combination of specialty services. Since beginning operations in 2005, we have grown rapidly and attracted industry-recognized professionals, including professional engineers and environmental and real estate specialists. Our real estate team includes three LPA certified general appraisers, two appraisers-in-training, three LPA certified real estate specialists, and three support staff members. By having the ability to complete a wide variety of services in-house, we are able to provide a cost-effective, high-quality real estate services.

Our Locations & Services

Your project will be serviced by our Eau Claire and Wausau offices. Our professionals routinely work seamlessly between all six offices to provide the following professional services:

- Transportation Engineering
- Structural Engineering
- Construction Engineering
- Environmental Services
- Cultural Resources
- Utility Coordination
- **Real Estate Services**
- Right of Way Plats
- Survey
- Public Outreach
- Grant Administration
- Bi-annual Bridge Inspections

Our Real Estate Professionals

CORRE routinely assists local, county, and state agencies in meeting the real estate needs associated with their transportation improvement projects. Our staff offers a turnkey real estate solution, including project management, valuation, acquisition, documentation, and coordination. CORRE is qualified to provide these services seamlessly through our experienced in-house team. We have delivered projects throughout the state and offer expertise in the following:

- Sales Studies and Market Studies
- Nominal, Standard Abbreviated, and Before & After Appraisals
- Acquisition/negotiation services for state, federal, and locally funded projects
- Relocation services for state, federal, and locally funded projects
- State, federal, and local real estate guidelines
- WisDOT LPA Real Estate Program Manual
- WisDOT LPA real estate procedures and approvals
- Local government approvals
- Agency coordination

CORRE

Large-firm capabilities with small-firm attitude.



founded
2005

115+  **PROFESSIONALS**

2 | KEY STAFF QUALIFICATIONS

CORRE has assembled a comprehensive team of highly qualified and readily-available real estate professionals skilled in transportation engineering projects and tailored to your project. **A detailed resume follows for our proposed Project Manager.**

Heather Dresel | Project Manager

Ms. Dresel will serve as the Real Estate Project Manager. Ms. Dresel joined CORRE's real estate team with extensive experience from her tenure at WisDOT, where she served in multiple roles including Real Estate Specialist, Lead Worker, and Transportation Specialist Supervisor. She brings a comprehensive skill set in real estate practices related to eminent domain, with expertise in project management, staff and team development, acquisition and negotiation, appraisal review, easement valuation, land titles, surplus land disposition, and utility coordination.

Heather is also highly effective in property owner communication and has received training in tribal coordination, adding an important dimension to her capabilities. She actively contributed to several WisDOT user groups, including the Litigation User Group and the Utility Coordination Technical Committee, where she helped shape policy and share best practices.



Years of Experience: 16

Areas of Expertise

- Eminent domain
- Public relations
- Real estate property management
- Real estate project management
- Right of way acquisition
- WisDOT processes and procedures

Education

Coursework: Aviation

Professional Licenses/Certifications

- WisDOT LPA Approved RE Specialist
- WisDOT LPA Approved Relocation Agent
- WI Notary Public

Megan Beer-Pemberton | Acquisition Agent

Ms. Beer-Pemberton will provide acquisition/negotiation services. Megan offers extensive experience in acquisition, relocation, and property management. She is well-versed in State Statute Chapter 32, Wisconsin Department of Administration Chapter 92, and the Federal Uniform Act requirements.

Megan is fluent in the negotiation and acquisition of property required for highway projects. She has served as a project manager and lead acquisition agent for WisDOT, LPA, and local projects throughout Wisconsin assisting clients in property owner negotiations for their roadway corridors. In addition, Megan has been involved with relocation activities on residential and business properties for WisDOT and local projects throughout the state.

In addition, Megan was an in-house property management specialist for WisDOT's NW Region responsible for routing excess land requests and managing lease agreements. She also offers experience as an in-house real estate specialist for the NW Region where she was responsible for reviewing title work, auditing real estate project files, managing data in READS, and assisting in the acquisition of parcels as needed.



Years of Experience: 16

Areas of Expertise

- Property management
- Project management
- WisDOT processes and procedures
- Eminent domain
- Real estate acquisition
- Real estate relocation
- Utility coordination

Education

MA: Public History
BA: History and Secondary Education

Professional Licenses/Certifications

- WisDOT LPA Approved RE Specialist
- WisDOT LPA Approved Relocation Agent
- WI Notary Public

Cheri Swanson, SR/WA | Acquisition Agent

Ms. Swanson will provide acquisition/negotiation services. Cheri brings extensive experience in real estate acquisitions and negotiations for transportation projects with Local Sponsors and WisDOT. She has successfully managed multiple projects at CORRE and is recognized as a skilled negotiator who works effectively with property owners and stakeholders. In addition to her transportation background, Cheri has overseen the real estate components of major utility projects, providing her with a strong foundation in handling complex acquisitions.



Years of Experience: 16

Areas of Expertise

- Property management
- Project management
- WisDOT processes and procedures
- Eminent domain
- Real estate acquisition
- Real estate relocation
- Utility coordination

Education

Coursework: Physical Therapy

Professional Licenses/Certifications

- Senior Right of Way Agent (SR/WA)
- WisDOT LPA Approved RE Specialist
- Real Estate Salesperson: WI
- WI Notary Public

Logan Bates | Acquisition Agent

Ms. Bates offers extensive experience working in customer-centered administrative positions. She is detail oriented and client-focused with expertise in correspondence, database administration, quality assurance, research, and serving as a client-liaison. Her recent work includes real estate services on the \$14M project on STH 38 in Milwaukee County.



Years of Experience: 4

Areas of Expertise
WisDOT processes and procedures
Public relations

Education

Coursework: Fox Valley Technical College

Marshall Black | Acquisition Agent

Mr. Black will provide acquisition/negotiation services. Marshall's recent experience includes right of way services on a variety of local, County, and WisDOT projects, including the \$14M project on STH 38 in Milwaukee County. Prior to joining **CORRE**, Marshall served in various capacities for both municipal and county governments, including as Compliance Technician for the Barron County Department of Land Services where he performed zoning inspections, reviewed permits, and worked with the zoning administrator to ensure compliance with land use ordinances. Marshall is skilled in public relations and technical report compilation. He also has experience with field documentation, GPS survey, and the Land Survey System. His diverse municipal experience gives him a unique understanding of our client's needs.



Years of Experience: 11

Areas of Expertise
WisDOT processes and procedures
Public relations
Zoning codes

Education

BS: Resource Management
AS: Wilderness Management

Vanessa Helland, CGA | Appraiser

Ms. Helland will serve as an Appraiser providing both appraisal and Sales Study services. Vanessa is a Certified General Appraiser with previous experience providing appraisal services at a private firm valuing commercial, industrial, and multi-family properties. Her experience includes both appraisal and mass appraisal and she is able to work on multiple projects and project types simultaneously while still meeting deadlines.



Years of Experience: 12

Areas of Expertise
Appraisal
Public record research
Eminent Domain
Sales Studies
Building & zoning codes
WisDOT processes & procedures

Education

BA: Geography
Coursework: Appraisal Institute

Professional Licenses/Certifications

Certified General Appraiser (CGA): WI
WisDOT LPA Approved Appraiser
WisDOT LPA Approved Review Appraiser
Assessor II: WI

Kayla Foulk, CGA | Appraiser

Ms. Foulk will serve as an Appraiser providing both appraisal and Sales Study services. She has experience with right of way appraisal services for public projects, including transmission lines, pipelines, and roadway projects. She also has experience with asset management, conservation, trail easements, and floodplain easements.

Since joining **CORRE**, she has worked on numerous projects throughout Wisconsin. Kayla is a member of IRWA Chapter 17 and is an education coordinator on the Education Committee.



Years of Experience: 7

Areas of Expertise

Real estate appraisal
Eminent domain appraisal
Sales Studies
Market research
WisDOT processes and procedures

Education

BS: Environmental Science
Coursework: Appraisal Studies

Professional Licenses/Certifications

Certified General Appraiser (CGA): WI
WisDOT LPA Approved Appraiser
Appraisal Institute Practicing Affiliate

Rebekah Borges | Appraisal Support

Ms. Borges will provide support to our appraisal team. Rebekah is an Appraiser-in-Training at **CORRE** and is skilled at drafting appraisals and supporting senior appraisers with research, data collection, and valuation analysis. Rebekah's attention to detail and strong technical foundation allows her to prepare high-quality work that streamlines the appraisal process and ensures consistency with state and federal standards.



Years of Experience: 3

Areas of Expertise

Real estate appraisal
Market research
WisDOT processes & procedures

Education

BS: Education

John Deneen | Appraisal Support

Mr. Deneen will provide support to our appraisal team. John offer skills in client communication, organization and administration, and training and mentoring. His recent experience includes assisting on a variety of acquisition and appraisal projects for WisDOT and local government. John has also completed a variety of real estate appraisal coursework and has a strong working knowledge of the appraisal process. Prior to joining **CORRE** he gained experience assessing properties for the City of Eau Claire.



Years of Experience: 6

Areas of Expertise

Appraisal review
Eminent domain appraisal
Expert witness testimony
Real estate appraisal
WisDOT policies and procedures

Education

MA: Special Education
BS: Education

Professional Licenses/Certifications

Assessor II: WI

Alicia Pitsch | Acquisition Support

Mrs. Pitsch will provide admin support to our real estate team. Alicia offers extensive experience in a wide variety of administrative positions. She is detail oriented and client-focused with skills in correspondence, database administration, claims processing, research, and serving as a client-liaison. She brings experience from accounting, medical, and insurance backgrounds where she handled complex scheduling and worked as a team player in fast-paced environments.



Years of Experience: 2

Areas of Expertise

File management

Education

Coursework: Respiratory Therapy



16 YEARS OF EXPERIENCE

HEATHER DRESEL

Project Manager

SKILLS

- Acquisition/negotiation
- Appraisal
- Appraisal review
- Easement valuation
- Land titles
- Real estate project management
- Staff and team development
- Surplus lands
- Utility coordination

PROJECT EXPERIENCE

Real Estate Project Management/Supervisor Experience

- Blatnik Bridge Real Estate Services, Douglas County ID 1199-00-20
- CTH C & CTH TT Roundabout, Real Estate Services, Sheboygan County
- STH 38 & 4 Mile Rd Roundabout, V Caledonia, Racine County, ID 2290-25-20
- CTH V Real Estate, Snowy Owl Court to CTH N, Dane County
- STH 38 & 5 Mile Rd Intersection, V Caledonia, Racine County, ID 2290-26-20
- STH 38/Howell Ave, Oakwood Rd to Grange Ave, Milwaukee County, ID 2060-20-00
- STH 76 Real Estate Services, Vg of Greenville, Outagamie County ID 6517-16-21
- CTH M Real Estate Services, Lineville Rd, Belmont Rd to USH 41, Brown County
- STH 22 Real Estate Services, C Gillett, Oconto County, ID 9180-35-21
- CTH GV Reconstruction, Brown County
- CTH A & J, Real Estate, Racine County, ID 2814-03-70
- CTH F over Big Eau Pleine River Bridge, Marathon County, ID 6669-00-00
- North Interceptor Real Estate Services, MMSD
- Various WisDOT Projects

Pre-CORRE Experience

- Wisconsin Department of Transportation, Division of Transportation Systems Development – NW Region:
 - Transportation Specialist Supervisor
 - Advanced Real Estate Specialist – Lead worker
 - Real Estate Specialist
 - Real Estate Program Associate – Advanced

EDUCATION

Coursework: Air Traffic Control, Anoka Ramsey Community College and Anoka Hennepin Technical College

PROFESSIONAL LICENSES/ CERTIFICATIONS

LPA Approved Acquisition Agent, WisDOT
Notary Public: WI

PROFESSIONAL AFFILIATIONS

IRWA International Right of Way Association, Badger Chapter 17

CONTINUING EDUCATION

- WisDOT Leadership Development Program, 2018-2019
- Principles of Land Acquisition, IRWA
- Ethics and the Right of Way Profession, IRWA
- Introduction to the Income Capitalization Approach, IRWA
- Easement Valuation, IRWA
- Reviewing Appraisal in Eminent Domain, IRWA
- The Valuation of Partial Acquisitions, IRWA
- Land Titles, IRWA
- Eminent Domain Law Basics for ROW Professionals, IRWA
- Principles of Real Estate Engineering, IRWA
- Perceptive Communications
- Tribal Culture Sensitivity
- Sales Adjustment Strategies for the Current Market, Appraisal Education Academy

3 | CAPACITY & AVAILABILITY

Key Staff Availability & Current Commitments

CORRE's team of readily-available real estate professionals and support staff will be ready to hit the ground running on your project upon selection. Below is a list of our current commitments and percent availability beginning in June of 2026.

Staff Role	Current Commitments	% Availability
Heather Dresel Project Manager	<ul style="list-style-type: none"> Blatnik Bridge, Douglas County STH 32, C DePere CTH W, Ozaukee County CTH C, Sheboygan County Project Management, Various Acquisition and Appraisal Contracts 	60% 06/2026 and forward
Megan Beer-Pemberton Acquisition Agent	<ul style="list-style-type: none"> Blatnik Bridge, Douglas County STH 38, Howell Ave, C Milwaukee CTH E, Sawyer County Real Estate Acquisition, Various Projects 	50% 06/2026 and forward
Cheri Swanson, SR/WA Acquisition Agent	<ul style="list-style-type: none"> CTH MM, Dane County CTH R, Chippewa County 5th St Detention Basin, C Sheboygan Falls STH 60, Ozaukee County 	75% 06/2026 and forward
Logan Bates Acquisition Agent	<ul style="list-style-type: none"> STH 38, Howell Ave, C Milwaukee STH 32, C DePere W Green Bay St, C Shawano 	60% 06/2026 and forward
Marshall Black Acquisition Agent	<ul style="list-style-type: none"> STH 38, Howell Ave, C Milwaukee N Dousman Trail, V Summit CTH E, Sawyer County 	80% 06/2026 and forward
Kayla Foulk Appraiser	<ul style="list-style-type: none"> N-S Bus Rapid Transit (BRT), C Madison CTH MM, Dane County 5th St Detention Basin, C Sheboygan Falls CTH W, Ozaukee County CTH KP, Dane County 	50% 06/2026 and forward
Vanessa Helland, CGA Appraiser	<ul style="list-style-type: none"> STH 27, Chippewa County CTH E, Sawyer County STH 32, City of DePere N-S Bus Rapid Transit (BRT), C Madison 	60% 06/2026 and forward
Rebekah Borges Appraisal Support	<ul style="list-style-type: none"> Appraisal Support Services, Various Projects 5 Mile Rd/STH 38, V Caledonia STH 38, Howell Ave, C Milwaukee Blatnik Bridge, Douglas County 	60% 06/2026 and forward
Alicia Pitsch Administrative Support	<ul style="list-style-type: none"> Support Service, Various Projects 	80% 06/2026 and forward

4 | EXPERIENCE & REFERENCES

Relevant Project Experience Matrix

Our key staff has extensive experience providing real estate services and managing successful projects similar to yours. The table below shows current and completed projects, noting the similar elements involved. Full profiles follow for the highlighted projects.

	Project Management	Appraisals	Project Data Book/Sales Study	Acquisitions/Negotiations	Relocations	Property Management	Billboards	Utility Coordination	Access Issues	Connecting Highway	WisDOT Local Program	Railroad Coordination	Litigation
ATC Transmission Line Easements, Kenosha and Walworth Counties				✓				✓					
Belknap/USH 2 Real Estate Services, Douglas County, ID 8680-00-21		✓	✓				✓		✓	✓	✓		
Blatnik Bridge Real Estate Services, Douglas County, ID 1199-00-20	✓	✓		✓		✓	✓	✓				✓	✓
Blue Ramp Relocation, City of Appleton, Outagamie County	✓	✓		✓	✓								
WisDOT Real Estate Master Contract, WO#2 – College Ave, Outagamie County	✓	✓		✓									
CTH A Real Estate Services, STH 76 to STH 47, Outagamie County	✓	✓	✓									✓	
CTH B (North) Improvements, I-94 to Packer Drive, Dunn County, ID 1009-48-70	✓	✓		✓				✓				✓	
CTH B (South) Improvements, USH 12 to EB I-94 Ramps, Dunn County, ID 7996-00-4	✓	✓		✓				✓			✓		
CTH B Real Estate Services, Town of Presque Isle, Vilas County, ID 9494-00-00		✓	✓	✓				✓			✓		
CTH C Roundabout, Real Estate Services, Sheboygan County, Locally Funded	✓	✓	✓	✓				✓					
CTH C Shared-Use Path Real Estate Services, Kenosha County, ID 3736-06-00		✓											
CTH D Real Estate Services, Trempealeau County			✓	✓				✓			✓		
CTH E Real Estate Services, St. Croix County, ID 8939-08-06		✓	✓	✓				✓			✓		
CTH G Reconstruction, CTH E to Spur Rd, Marinette County, ID 9029-02-71	✓	✓		✓							✓		
CTH HH Acquisitions, I-94 to CTH K North, Eau Claire County	✓	✓	✓	✓				✓					
CTH H Improvements, CTH HH to CTH M, Dunn County, ID 7880-07-03	✓	✓	✓	✓				✓			✓		
CTH I Real Estate Services, Ozaukee County	✓	✓		✓				✓			✓		
CTH I Real Estate Services, Waupaca County	✓	✓	✓	✓				✓			✓		
CTH KK Acquisitions, CTH HH to CTH V, Eau Claire County	✓	✓	✓	✓				✓					
CTH M (Lineville Rd), Brown County, Locally Funded	✓	✓	✓	✓				✓	✓			✓	
CTH M (W. North Ave) Real Estate Services, Waukesha County, ID 2759-03-00	✓	✓		✓	✓								
CTH M over Milwaukee River Real Estate Services, Washington County	✓			✓									
CTH N, CTH T to Brasch Road, Township of Little Wolf, Waupaca County, Locally Funded	✓	✓	✓	✓				✓					
CTH T Acquisitions, USH 53 to STH 108, La Crosse County	✓	✓	✓	✓							✓		
CTH T over Turton Creek Real Estate Services, Trempealeau County, ID 7178-00-00		✓	✓	✓				✓			✓		
E. Division St/STH 91 Real Estate Services, Iowa County, ID 5953-04-20	✓	✓	✓	✓						✓	✓		
CTH Q & W Improvements, Dunn County, ID D6561-001	✓	✓		✓									
E. 5th St and Washburn Street Real Estate Services, City of Shawano, ID 6997-03-00	✓	✓		✓									
Green Bay St/STH 22 Real Estate Services, City of Shawano	✓	✓	✓	✓						✓	✓		
Hughes Place Storm Sewer Project Appraisals, Dane County		✓											
I-39 Corridor Expansion Real Estate Services, South/Central/North Segments, WisDOT	✓	✓	✓	✓			✓	✓	✓				✓
McKee Rd/CTH PD Appraisals, Dane County, ID 5992-09-30		✓									✓		
N. Harrison Hollow Rd Real Estate Services, Vernon County	✓			✓				✓			✓		
Public Safety Communications Tower Real Estate Services, Kenosha County	✓	✓		✓							✓		
STH 23 Real Estate Services, USH 151 to ECL, Fond du Lac to Plymouth, ID 1440-15-22					✓								
STH 38 Curb Ramp Improvements, Howell Ave, Milwaukee County, ID 2060-20-200	✓	✓	✓	✓									
STH 38 Roundabout, 4 Mile Rd Intersection, V Caledonia, Racine County, ID 2290-25-20	✓	✓		✓									
STH 50, Vg of Pleasant Prairie/C of Kenosha, Kenosha County, ID 1310-10-24		✓	✓										
STH 50 Access Roads Appraisals and Acquisition, Kenosha County, ID 1310-10-23		✓	✓	✓							✓		
STH 50 Mainline Appraisals, Kenosha County, ID 1310-10-20		✓	✓										
STH 76 Real Estate Services, Village of Greenville, Outagamie County ID 6517-16-21	✓	✓	✓	✓				✓					
STH 96 (Green Bay Road) Acquisition, Outagamie County, ID 4075-33-00	✓	✓		✓							✓		
USH 53/63 Trego Interchange Real Estate Services, Washburn County, ID 1197-00-20	✓	✓		✓									
WPS, Chilton to Plymouth Natural Gas Pipeline, Manitowoc/Calumet/Sheboygan Counties	✓	✓		✓									

1 | COMPANY OVERVIEW

2 | KEY STAFF QUALIFICATIONS

3 | CAPACITY & AVAILABILITY

4 | EXPERIENCE & REFERENCES

5 | APPROACH & SCHEDULE

6 | COST FORM



Blatnik Bridge Replacement

Douglas County, ID 1199-00-20

Appraisal, Acquisition, and Property Management Services

This high-profile project will replace the Blatnik Bridge, which connects Wisconsin and Minnesota, and involves both complex acquisitions and relocations.

CORRE is providing appraisals, acquisition/negotiation, property management, and project management services. **CORRE** will also work closely with the relocation consultant to assist with four relocations.

The project includes eight early acquisitions and approximately 60 additional partial acquisitions. Appraisals include a variety of large manufacturing facilities and commercial properties, as well as some residential properties.

Project management includes coordinating with multiple levels and players within WisDOT in addition to consultant relocation staff, appraisers, and owners to ensure the fast-tracked timeline can be met.

CLIENT
WisDOT NW Region

REFERENCE
Judy Srp, WisDOT PM
judith.srp@dot.wi.gov
715.836.3904

SERVICE DATES
09/2023-12/2029

STAFF MEMBERS AND SERVICES PERFORMED
Heather Dresel: Real Estate PM
Megan Beer-Pemberton: Real Estate PM/Acquisition
Kayla Foulk: Appraisal
Vanessa Helland: Appraisal
Rebekah Borges: Appraisal Support



CTH N, Waupaca County

CTH N Real Estate Services, CTH T to Brasch Rd

Town of Little Wolf, Waupaca County, Locally Funded

Sales Study, Acquisition, Utility Release of Rights

This Waupaca County road improvement project consisted of improving approximately 2.3 miles of CTH N. A full reconstruction and asphalt replacement will begin in 2025, with the final asphalt layer in 2027.

KEY CHALLENGES, SOLUTIONS, & SIMILARITIES

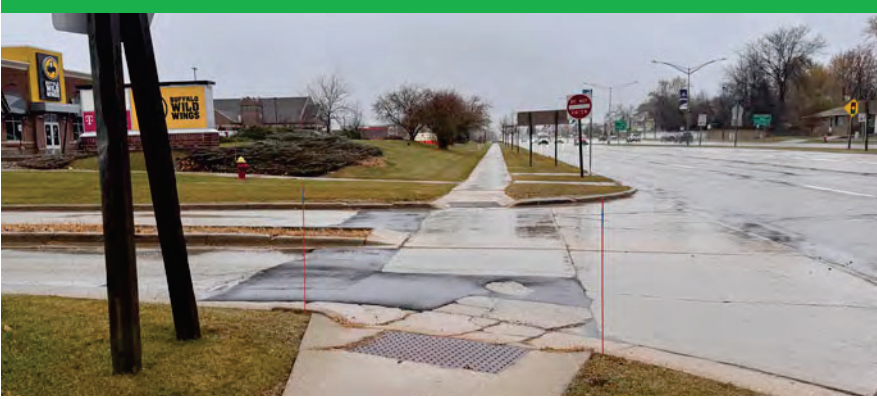
- Acquisition of 28 parcels with FEE and TLE interests, and three utility release of rights
- Initial offers for 28 parcels followed the nominal waiver of appraisal process
- Required close coordination with Waupaca County
- County Corporate Council is working with a landowner (2 parcels) regarding delinquent real estate taxes and pending foreclosure; all other parcels are acquired

CLIENT
Waupaca County

REFERENCE
Casey Beyersdorf, Highway Commissioner
casey.beyersdorf@co.waupaca.wi.us
715.258.7152

SERVICE DATES
03/2024-07/2025

KEY STAFF
Cheri Barna: Acquisition



STH 38 Curb Ramp Improvements

Howell Ave, Milwaukee County, ID 2060-20-20

Appraisal and Acquisition Services

CORRE is providing acquisition, negotiation, and valuation services for this WisDOT curb ramp improvement project. As part of the project, CORRE prepared a Sales Study and completed appraisals for 20 of the parcels.

The project includes the acquisition of 69 parcels, consisting of both residential and commercial properties. Appraisal services were provided as needed, either due to property owner request or because condemnation was necessary.

CLIENT

WisDOT SE Region

REFERENCE

Nicole Mauch, WisDOT PM
nicole.mauch@dot.wi.gov
262.521.5295

SERVICE DATES

05/2024-05/2026

STAFF MEMBERS AND SERVICES PERFORMED

Heather Dresel: Real Estate PM
Logan Bates: Acquisition Agent
Marshall Black: Acquisition Agent
Kayla Foulk: Appraiser
Rebekah Borges: Appraisal Support

Reference List

As shown above, the CORRE team proposed for your projects has provided similar services for the clients listed below. We encourage you to contact them to hear first-hand about the quality product and services we deliver.

WisDOT NW Region

Judy Srp, WisDOT PM
W7102 Green Valley Rd
Spooner, WI 54801
judith.srp@dot.wi.gov
715.836.3904

Waupaca County

Casey Beyersdorf, Highway Commissioner
2670 County Road A
Waupaca, WI 54981
casey.beyersdorf@co.waupaca.wi.us
715.258.7152

WisDOT SE Region

Nicole Mauch, Real Estate Specialist
141 NW Barstow St
Waukesha, WI 53188
nicole.mauch@dot.wi.gov
262.521.5295

5 | APPROACH

Project Understanding

The City requires comprehensive real estate services to support acquisition activities for approximately 31 parcels, consisting of Temporary Limited Easements (TLEs). This is a connecting highway project requiring:

- Adherence to WisDOT processes and REPM
- Coordination with WisDOT, City staff, utilities, and design consultants
- Completion in time to meet the May 1, 2028 PS&E date

CORRE understands that this is a turnkey contract requiring:

- Full project management
- Public involvement and property owner coordination
- READS compliance and full parcel documentation
- Delivery of final ROW certification

Project Task List

Based on our extensive experience with the real estate acquisition process for both State and local projects and our project understanding outlined above, we propose the following scope of services to successfully complete the STH 91 project.

1. Project Preparation

- Review project plat and verify parcel boundaries
- Coordinate with design staff on impacted improvements (signage, landscaping, fencing, etc.) for accurate documentation on the Statement to Construction Engineer
- Develop acquisition strategy and schedule to align with project milestones
- Coordinate project kickoff meeting

2. Title Review

- Review title reports for each parcel
- Identify and confirm all parties of interest (owners, mortgage holders, lienholders, tenants, utilities)
- Ensure accurate documentation of interests in READS

3. Property Owner Contact

- Prepare and mail introduction letters to affected property owners
- Explain project scope, anticipated impacts, the acquisition process, and landowner rights in Wisconsin
- Maintain a negotiation diary for all contacts with owners

4. Valuation & Offer Preparation

- Determine the appropriate valuation method:
 - Waiver valuation (Nominal Payment Parcel Report) prepared in accordance with the WisDOT Real Estate Program Manual (REPM) requirements and submitted to sponsor for written approval prior to offer. Including compensation for impacted improvements (signage, landscaping, fencing, etc.)
 - Appraisal
- Prepare and submit Sales Study and Nominal Payment Parcel Report and/or Appraisals with Offering Price Reports to the sponsor for approval
- Prepare offer packets in compliance with Wisconsin Statutes (Ch. 32) and the WisDOT REPM
- Prepare conveyance documents (Warranty Deeds, Easements, Temporary Limited Easements)
- Coordinate execution and notarization of documents

5. Negotiation

- Present written offer to purchase to property owners in person or via Certified Mail
- Explain valuation, answer questions, and negotiate in good faith
- Document all communications and owner responses in READS

6. Utility Coordination

- Identify affected utilities and obtain necessary releases of rights
- Document final releases of rights in READS

7. Closing & Documentation

- Prepare payment requests and submit with supporting documentation to the sponsor for check issuance
- Process mortgage/lien satisfactions and partial releases, if needed
- Mail checks to the property owners
- Record executed conveyances with the Register of Deeds
- Prepare closing statements and ensure proper disbursement of compensation

8. Condemnation Support (if required)

- If negotiations are unsuccessful, prepare Jurisdictional Offers and Award of Damages packages for sponsor signature
- Prepare Jurisdictional Offer in accordance with Wis. Stat. § 32.05
- Prepare Award of Damages following expiration of statutory acceptance period

9. Project Closeout

- Prepare form LPA 3028 Certificate of Right of Way
- Upload all acquisition documentation into READS
- Verify files are complete and compliant with WisDOT requirements
- Provide final reports and updates to the client

Project Implementation Approach

CORRE implements real estate acquisition services through a structured, milestone-driven process designed to ensure compliance with the WisDOT REPM, Wisconsin Statutes Chapter 32, and Sponsor requirements.

- Project Kickoff & Strategy:** Upon authorization, CORRE conducts an internal project kick-off meeting to review the relocation order, plat, and design impacts. CORRE staff then attend the WisDOT coordinated kick-off meeting to meet the rest of the project team and ask any questions we discovered internally. A parcel tracking spreadsheet and schedule are developed to align acquisition milestones with project letting and certification deadlines.
- Dedicated Project Management:** A designated Project Manager (Heather Dresel) serves as the contact for the Sponsor and coordinates all acquisition staff. Weekly internal status check-ins are conducted to monitor progress, identify risks, and adjust timelines as needed.
- Documentation & Compliance Controls:** All parcel documentation is entered and maintained in READS in real time. CORRE utilizes internal file checklists consistent with REPM requirements to ensure completeness prior to certification. This includes all interests identified during title review.
- Owner Communication Protocol:** Property owners are contacted promptly following title review. All communications are documented in a negotiation diary. Offers are presented in accordance with statutory requirements, and owners are provided clear explanations of valuation and acquisition procedures.
- Quality Assurance:** Valuation documents (Sales Studies, Waiver Reports, Appraisals) are reviewed internally prior to Sponsor submission. Condemnation documents are prepared using standardized templates from READS to ensure compliance with Wis. Stat. § 32.05.
- Risk Mitigation:** Early identification of complex title issues, mortgage interests, utility conflicts, or potential condemnation parcels allows proactive coordination with the Sponsor to prevent project delays.



Task/Milestone	Date
Real Estate Project Start Date	06/01/2026
DSR Approved	07/07/2026
Plat Recorded	07/21/2026
Start Up Meeting	08/04/2026
Staking	09/15/2026
Sales Study Submitted for Review	10/18/2026
Sales Study Approved	10/25/2026
NPPR Submitted for Review	11/08/2026
NPPR Approved	11/29/2026
Nominal Offers Out	12/20/2026
Flip Remaining Nominals	01/19/2027
Appraisal Submitted for Review	03/05/2027
Appraisal Approved	05/05/2027
Appraisal Offer Packet to Owner	05/19/2027
Owner's Appraisal Due (if applicable)	07/19/2027
Finalize Agreed Negotiations	08/03/2027
Last Date to JO	08/17/2027
Order Checks	08/23/2027
JO Expiration Date	09/06/2027
Owner Paid	09/13/2027
Signed Conveyance Recorded	09/20/2027
Award Recorded	09/20/2027
Target Acquisition Date/Utility Date	10/01/2027
Documents Submitted for Review	04/03/2028
PS&E	05/01/2028

Project Timeline

CORRE is very interested in providing real estate services to the City and we are confident in our ability to deliver this project. As part of our effort in preparing this proposal, we have analyzed, reviewed, and outlined all potential deliverables for a project of this size and type. As with all projects we pursue, we evaluate our available resources, then lay out a schedule for the project to ensure successful delivery. The CORRE team proposed for this project has immediate availability to start work on this project upon selection.

COST FORM

Project: Real Estate Services

City of Berlin, Green Lake and Waushara Counties, Wisconsin
Wisconsin Department of Transportation Highway Project **6540-01-03**

Deadline: May 29, 2026 - 4:30pm

To: City of Berlin

We CORRE, INC. (name of consultant) acknowledge that we have received the RFP documents. We hereby agree to provide all services required to complete the work in strict accordance with this Request for Proposal and contract documents for the following stated amounts:

Utility Release of Rights \$ 1,000

Appraisal parcel fees \$ 6,000.00

Negotiation parcel fees \$ 1,900.00

(due to additional title reports needed Parcels 19 & 34 = \$2,300/each parcel 28 = \$3,100)

In the event a Nominal Waiver of Appraisal changes to an Appraisal, the Appraisal fee will be \$ \$4,300. The negotiation fee shall remain the same.

(\$3,500 appraisal + \$800 appraisal review)

Time of Completion: The undersigned agrees, if awarded the contract, to supply deliverables by the dates specified. Failure to complete work will result in liquidated damages of \$100 per calendar day thereafter until work is completed.

Warranty: By act of submitting a proposal for the proposed work, the consultant warrants that:

- 1) Consultant and its subcontractors have carefully and thoroughly reviewed the RFP documents and have found them complete, free of ambiguities, and sufficient for the purposes intended; and
- 2) Consultant and all workers, employees, and subcontractors are skilled and experienced in the type of work represented by the RFP documents; and
- 3) Proposal is based solely upon the RFP documents and properly issued addenda and not upon any other representation; and
- 4) Neither the consultant nor its employees, agents, or subcontractors have relied upon any verbal representations allegedly authorized from the City, its employees or agents, in assembling the proposal.
- *5) **CORRE is willing/able to provide insurance per RFP requirements**

FW: CORRE bid



Neitzel, Donald <dneitzel@geo-logic.com>
To City Administrator

Subject: CORRE bid

This message is for Don Neitzel - please pass along to him.

This is what I had come up with for our bid numbers per unit.

PROJECT COST

Unit costs for completing the real estate services for this project are outlined below:

Task / Item	Quantity	Unit Price	Total Cost
Title Reports	*36	\$400	\$14,400
Sales Study	1	\$5,000	\$5,000
Sales Study Review	1	\$800	\$800
Appraisal	0	\$3,500	\$0
Appraisal Review	0	\$800	\$0
Negotiation/Acquisition	31	\$1,300	\$40,300
Project Management	1	\$400	\$400
Utility Releases of Rights	3	\$1,000	\$3,000
		Total	\$63,900

*Parcels 19, 28 and 34 are made up of more than one tax id, requiring additional title reports.

Thanks,

CORRE



715.514.5445

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

This email message, including any attachments, is intended only for the use of the recipient(s) and may contain privileged and confidential information.

Heather Dresel

Director of Real Estate Services

1802 Warden Street, Eau Claire, WI 54703

[715.900.2965](tel:715.900.2965)

Teams

DATE: 6/16/2026

TO: Mayor and City Council Members

FROM: Scott Zabel

RE: CAPITAL EQUIPMENT

BACKGROUND: During budget discussions for the 2026-27 borrowing, the following equipment was approved for replacement. Each line will have the equipment item with the estimated replacement cost followed by the actual replacement cost based on the bids provided by the vendor.

1. Library elevator - \$225,000 - \$164,900, Metro Elevator. There will be additional work to be performed by others with an estimated cost of \$25,000 (\$189,900).
2. Public Works Dump Truck - \$190,000 - \$188,970, Quality Truck Oshkosh/ Monroe Truck.
3. Loader mounted 2 stage snowblower - \$225,000 - \$229,850, Macqueen.
4. Oakwood cemetery mower - \$10,000 - \$13,350 – Modern Rental Ripon. This item is a 50-50 cost share between the city and the Oakwood cemetery. The cemetery board approved their 50% of cemetery funds to purchase the mower at the May 2026 meeting. The cost share is \$6,675.00 each.

Estimated replacement cost = \$650,000.00

Actual replacement cost = \$615,395.00

Difference = \$34,605.00

RECOMMENDATION: Approve the purchase of capital equipment as presented.

**CITY OF BERLIN
COMMITTEE OF THE WHOLE MEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: No Mow May
MEETING DATE: July 7, 2026

BACKGROUND

In May of 2025 the Council voted to suspend enforcement of Ordinance 78-4 from May 1 to May 30 annually, to allow resident participation in No Mow May. This annual Ordinance suspension will be in place until or unless superseded by a new motion approved by Council.

For the past few years the City has allowed residents to participate in No Mow May by not enforcing the ordinance that requires lawns to be maintained at a grass height not to exceed 8 inches until June 1.

Staff is looking for guidance as to whether or not the Council would like to continue this procedure in the future. Should the Council wish to continue to allow/recognize/participate in No Mow May, no further action is needed at this time. If Council does not wish to continue to allow participation in No Mow May, the Council could vote to discontinue the annual suspension of the Ordinance, and direct staff to enforce the ordinance year-round.

Sec. 78-4. - Length of lawn and grasses.

(a)*Purpose.* Due to the unique nature of the problems associated with lawns, grasses and noxious weeds being allowed to grow to excessive length in the city the provisions of this section are adopted. This section shall not be applicable to lands zoned agricultural, or to lots in subdivisions/plats where less than 50 percent of the lots are developed.

(b)*Public nuisance declared.* The common council finds that lawns, grasses and noxious weeds which exceed eight inches in height located on lots or parcels of land within the city adversely affect the health and safety of the public because they tend to emit pollen and other discomforting bits of plants, constitute a fire and safety hazard because debris may be hidden in the grass, interfere with the public convenience and adversely affect property values of other land within the city. For those reason, any lawns, grasses or weeds which exceed eight inches in height which are located on a lot or other parcel of land within the city are declared to be a public nuisance, except for property located in a designated floodplain and/or wetland area, or where the lawns, grasses or weeds are part of a natural lawn approved pursuant to [section 74-3](#).

(c)*Nuisances prohibited.* No person shall permit any public nuisance as defined in subsection (b) of this section to remain on any premises owned or controlled by such person within the city.

(d)*Inspection.* The weed commissioner or his designee shall inspect, or cause to be inspected, all premises and places within the city to determine whether any public nuisance as defined in subsection (b) of this section exists.

(e)*Abatement of nuisance.*

(1)*First offense.* If the weed commissioner shall determine that a public nuisance as defined in subsection (b) of this section exists on private premises, the weed commissioner, or the weed commissioner's designee, shall serve notice on the person causing or maintaining such nuisance to abate the nuisance within five days from the date of service. If such nuisance is not abated within such five-day period, the weed commissioner, or the weed commissioner's designee, shall cause the nuisance to be abated so as to conform with the provisions of this section and [section 78-2](#). Service of notice hereunder may be made by personal service or U.S. First Class Mail to the person's last known address. For property owners, the owner's address listed in the county tax records department may be utilized for serving notice.

(2)*Second and subsequent offenses.* If a public nuisance as defined in subsection (b) of this section reoccurs on the same private premises during the same calendar year as a previous nuisance for which notice and abatement by the city has already occurred pursuant to subparagraph (e)(1) above, then the weed commissioner, or the weed commissioner's designee, may, without further notice, immediately cause the nuisance to be abated so as to conform with the provisions of this section and [section 78-2](#).

(f)In addition to any other penalty imposed by this article, the cost of abating a public nuisance as defined under subsection (b) of this section by the city shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance. The rates charged for such city abatement shall be at the rates set forth on the fee schedule on file in the city clerk-treasurer's office, if applicable, but shall otherwise be at actual cost. The charges shall be set forth in a statement to the clerk-treasurer who, in turn, shall mail the statement to the owner, occupant or person in charge of the premises. If the statement is not paid in full within 30 days thereafter, such cost of abatement shall be assessed against the real estate as a special charge pursuant to Wis. Stats. § 66.0627.

SUGGESTED MOTION

To continue to suspend ordinance annually – no motion/action needed.

To discontinue the observance of No Mow May and reinstate the ordinance year round - Motion to recommend to the Common Council to discontinue the suspension of enforcement of Ordinance 78-4 from May 1 to May 30 annually.

**CITY OF BERLIN
COMMITTEE OF THE WHOLE MEEETING
STAFF REPORT**

TO: Common Council
FROM: Jessi Balcom, City Administrator
AGENDA ITEM: Recycling Fee Implementation
MEETING DATE: July 7, 2026

BACKGROUND

Due to the City's inability (because of limitations imposed by State statutes) to raise the levy to support the costs/expenditures of the City, staff has recommended shifting the cost of recycling collection for residential properties off of the tax levy. The cost of recycling collection (approximately \$156,000) would be collected as a special charge to all property owners of residential properties (addresses that have 4 or less residential units) on the property tax bill (of approximately \$70.80 per unit). This shift will allow the City to collect the funds needed to pay for recycling services, while freeing up dollars collected through the levy for other City needs/expenses.

The special charge will be identified on the tax bill as "Recycling Fee" or something similar.

Staff is currently working to ensure that all properties will be properly charged for this fee. To do so, staff is going through the list of properties that the City is charged for recycling collection on the Waste Management bill. Per the City's ordinance (and State Statute) all residential properties (structures) of 4 units or less are provided recycling by the City. Each of these properties will be billed on their tax bill for the number of eligible units on the parcel they own. Anyone who is currently receiving garbage and recycling collection on the City's contract that is not eligible to receive these services (commercial properties and multifamily structures of 5 or more units) will be notified that they are not eligible for these services and will need to hire a waste hauler of their choice for these services starting January 1.

In order to move forward with this special charge the Council updated the Municipal Ordinances and noted that recycling will be provided by special charge (January 13, 2026) and updated the fee schedule to identify this fee. Staff will need to enter the special charge into the Green Lake County and Waushara County tax systems.



City of Berlin

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

Phone: 920-361-5400 Website: www.cityofberlin.net

Date

Name
Address
Address

RE: Garbage and Recycling Collection by the City of Berlin to be discontinued to your property at XXXXXXXX (Parcel No. XXXXXXXXXXXXXXXXXXXX) on January 1, 2027

Dear Property Owner,

The City of Berlin, by Ordinance (see excerpts below) and State Statute, collects garbage and recycling (through a contract with Waste Management) for residential properties which are not multiple-family dwellings. All other properties within the City (non-residential such as commercial/business, agriculture, and manufacturing properties and residential properties with 5 or more units on the parcel), are responsible for their own garbage and recycling disposal.

Sec. 54-15. Post-consumer waste collection.

Post-consumer waste shall be collected by the city, or a city contracted collecting and transporting service, once per week from all residential properties which are not multiple-family dwellings, provided that such waste is properly handled, prepared, contained, stored, and located in conformance with this article and rules and regulations established and publicized by the solid waste and recycling coordinator.....

Sec. 54-16. Recyclable materials collection.

Recyclable materials specified under Wis. Stats. § 287.07(3) to (4), shall be collected by the city, or a city contracted collecting and transporting service, once per week for all residential properties which are not multiple-family dwellings, provided that such materials are properly separated, handled, prepared, contained, stored, and located in conformance with this article and rules and regulations established and publicized by the solid waste and recycling coordinator.....

In reviewing the City's waste hauling contract and billing, it appears that your property may be receiving garbage and recycling services through the City's contract, but does not qualify for these services by Ordinance. The City is now in the process of making sure that all properties that do not qualify for these services are notified to ensure that they have an opportunity to get service in place for the future. As of January 1, 2027, the City will no longer provide garbage and recycling collection service to your property. If you are not contracting for your garbage and recycling collection services, please make arrangements with the hauler of your choice to begin garbage and recycling collection service to your property on or before January 1, 2027.

Regards,

Jessi Balcom
City Administrator
City of Berlin