



Common Council Meeting Agenda

October 28, 2025 - 6:10 PM
(Following the Committee of the Whole Meeting)
City Hall Council Chambers

Amended: 10/27/25 @ 4:40 PM

Published: 10/24/25

AGENDA

1. PRIVILEGE OF THE FLOOR

Each speaker will be limited to three (3) minutes. The Privilege of the Floor session shall not exceed a total of thirty (30) minutes, unless extended by the Common Council.

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

4. APPROVAL OF MINUTES

A. October 14, 2025, Common Council Meeting Minutes

5. REPORTS

A. City Clerk

B. Council President

C. Mayor

6. COMMUNICATIONS

7. PARKS, BUILDINGS & GROUNDS COMMISSION

A. Discussion and possible recommendation to Common Council the approval of the Temporary Easement request WI-WK-002.200 for use of the Stigler Nature Preserve.

8. RECREATION COMMISSION

A. Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Matthew Taken to provide Adult Enrichment programming.

B. Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Jenny Postma to provide Adult Enrichment programming.

C. Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Jason Jordan to provide Adult Fitness programming.

D. Requested Action Statement for the recommendation of approval to the Common Council of the services agreement with Wisconsin Basketball Officials Association.

E. Requested Action Statement for the recommendation of approval to the Common Council of the services agreement with Spring Sport LLC, to provide youth sport programs.

- F. Requested Action Statement for the recommendation of approval to the Common Council of the Small Meeting Room Policy & Procedures for the New Berlin Activity & Recreation Center (ARC) and Hickory Grove.

9. WATER RESOURCE MANAGEMENT

- A. Discussion and possible action to recommend to Common Council the 2026 Water Resource Management Operating Budget

10. MAYORAL APPOINTMENTS

- A. Discussion and Possible Action to approve the Mayoral Appointments per the list as presented

11. DEFERRED, REFERRED & TABLED ITEMS

12. ITEMS REMOVED FROM CONSENT AGENDA, if any

13. CONSENT AGENDA-----

Items under the Consent Agenda have passed unanimously by the Committee of the Whole. Items not passed by a unanimous vote will be removed from consent agenda and will be considered separately.

14. MINUTES

- A. October 14, 2025, Committee of the Whole Meeting Minutes

15. UTILITY & FINANCE

- A. Discussion and possible recommendation to the Common Council to approve the October 29, 2025, Water Utility claims in the amount of \$511,287.14, Sewer Utility claims in the amount of \$53,655.04, and General City claims in the amount of \$749,202.28, including a US Bank VISA EFT of \$29,217.89

16. LICENSES & PERMITS

- A. Discussion and possible action to approve a "Class B" Combination Alcohol License for Moorland Road Golf Center, LLC, doing business as Moorland Road Golf Center, located at 5900 S. Moorland Road, with Michael Vance as agent, for the current license year ending June 30, 2026, contingent upon the applicant meeting all City requirements.
- B. Discussion and possible recommendation to the Common Council to approve a Change of Agent for Cleveland Pub & Grill, located at 14000 W Cleveland Ave, to Susan Griesse for the licensing period ending June 30, 2026

17. MISCELLANEOUS

- A. Update and Possible Discussion on Final Numbers for the Self-Funding Health Insurance Plan
- B. Discussion and possible recommendation to the Common Council to approve entering into a contract with Robinson Brothers Environmental, the lowest responsive and responsible bidder, for asbestos and lead abatement at the former New Berlin Community Center located at 14750 W. Cleveland Avenue, in the amount of \$54,500.00, subject to review and approval by the City Attorney
- C. Discussion and possible recommendation to the Common Council to authorize the donation of the New Berlin Fire Department's oldest decommissioned ambulance to Waukesha County Technical College (WCTC) for instructional purposes, as outlined in the RAS.
- D. Discussion and possible recommendation to the Common Council to adopt Resolution No. 2025-21, a Resolution sponsored by Council President Harenda, requesting FEMA

and President Donald J. Trump reconsider the denial of federal public assistance funding for public entities impacted by the historic August 2025 flooding.

18. END CONSENT AGENDA-----

19. CLOSED SESSION

- A. *The Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g) to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted with respect to litigation or potential litigation in which the City is or is likely to become involved, specifically regarding:*
- B. Mediation update and possible settlement approval regarding Circuit Court action pertaining to 13685 W. Pleasant View Drive
- C. Compliance update and potential litigation approval regarding tree removal violations at Biwer Park, initiated by the property owner at 13365 W. Kirkwood Drive
- D. Litigation update regarding 6035 Karrington Lane

20. RECONVENE TO OPEN SESSION

- A. Discussion and possible action re: Mediation and possible settlement approval regarding Circuit Court action pertaining to 13685 W. Pleasant View Drive
- B. Discussion and possible action re: Compliance and potential litigation approval regarding tree removal violations at Biwer Park, initiated by the property owner at 13365 W. Kirkwood Drive
- C. Discussion and possible action re: Litigation regarding 6035 Karrington Lane

21. ADJOURN

Additional Information

- The agenda packet with supplemental information related to the agenda items is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes are also posted online.
- The governing body may consider agenda items out of order
- Members, and potentially a quorum of other governmental bodies of the municipality, may be present at the meeting to gather information. No action will be taken by any governmental body other than the one referenced in this notice.
- With reasonable notice, accommodations will be provided under the Americans with Disabilities Act to meet the needs of individuals with disabilities through appropriate aids and services. For more information or to request assistance, please contact the Office of the City Clerk at (262) 786-8610.



Common Council MEETING MINUTES

October 14, 2025 - 6:10 PM
City Hall Council Chambers

MINUTES

1. PRIVILEGE OF THE FLOOR

Each speaker will be limited to three (3) minutes. The Privilege of the Floor session shall not exceed a total of thirty (30) minutes, unless extended by the Common Council.

No members of the public (or attendees) spoke during this portion of the meeting.

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the meeting to order at 6:14 PM and led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:

Present: Alderperson Hopkins, Alderperson Maxey (appeared at 6:17 PM), Alderperson La Fever, Alderperson Harenda, Alderperson Horbinski, Alderperson Kroupa

Excused: Alderperson Joseph Stribl

Staff Present: Mayor Dave Ament, City Attorney Thomas Schmitzer, City Clerk Rubina R. Medina

The City Clerk confirmed that a quorum was present and that the meeting was properly posted in compliance with the open meetings law.

4. APPROVAL OF MINUTES

A. September 23, 2025, Common Council Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Horbinski
Motion Passed 5-0

5. REPORTS

A. City Clerk

Congratulations to the New Berlin Food Pantry for being recognized as the Organization of the Month! Due to our extensive flood coverage, we're taking the opportunity to highlight this organization in October. The feature video was produced by the City and showcases the incredible work the Food Pantry continues to do for residents in need right here in New Berlin. If you haven't seen it yet, please take a moment to watch the video—it's on TV-25, and available on the City's website and social media platforms.

The FEMA Disaster Survivor Assistance Team will be at the New Berlin Community Center

at Hickory Grove, located at 2600 South Sunnyslope Road, in the Sunflower Room (Room 104). They'll be available starting tomorrow, on October 15th and 16th, from 10 a.m. to 6 p.m., and again next week, on October 22nd and 23rd, from 10 am to 6 pm. The team will assist residents who were impacted by the August flooding with applying for financial assistance and can also answer questions about applications that have already been submitted. For more information, residents can visit the City of New Berlin's Flood Resource webpage or check our social media accounts for updates.

Lastly, a reminder that the City of New Berlin Trick-or-Treat is Saturday, October 25th, from 4pm to 7pm.

End of Report.

Ald. Maxey arrived at 6:17 PM.

B. Council President

No Report.

C. Mayor

No Report.

6. COMMUNICATIONS

7. PLAN COMMISSION

- A.** Discussion and possible recommendation to the Common Council to approve Ordinance # 2714, an ordinance to rezone from A-1 to R-1/R-2, as outlined in the staff report (7) KH RZ-2501137 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) (Public Hearing 8/13/2025)

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Harenda
Motion Passed 6-0

- B.** Discussion and possible recommendation to the Common Council to approve (7) KH LD-2501138 John Jewell - Tax Key #: 1213.9964 (northeast of the intersection at Coffee Road and Woelfel Road) - 3-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Kroupa
Motion Passed 6-0

- C.** Discussion and possible action to recommend to Common Council approval of (1) KH LD-2501457 Yoni Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - 2-Lot Certified Survey Map.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Maxey
Motion Passed 6-0

8. UTILITY COMMITTEE

- A.** UT 14-25 Recommend to the Common Council the approval of a Professional Services Contract Revision to Clark Dietz, Inc. for the additional construction engineering and inspection services not to exceed \$83,900.00. Total cost not to exceed \$165,700.00 for Professional Services for the entire project.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Kroupa
Motion Passed 6-0

- B.** UT 15-25 Recommend to the Common Council the awarding of a Professional Services Agreement to Clark Dietz, Inc. for consulting services related to plan design, bidding and construction phases of sanitary sewer lining. Project not to exceed \$54,700.00.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Kroupa
Motion Passed 6-0

9. PARKS, BUILDINGS & GROUNDS COMMISSION

- A.** Discussion and possible recommendation to Common Council, the award of project BG-2025-05 New Berlin Public Library Chiller Replacement Project to the most responsive and responsible bidder, J&H Heating, Inc., in the amount of \$340,900.00. The total project cost, including contingencies, is not to exceed \$409,000.00.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson La Fever
Second by: Alderperson Harenda
Motion Passed 6-0

10. SAFETY COMMISSION

- A.** Discussion and possible action to approve the installation of a “No Left Turn” sign with wording consistent with the other regulatory signs on Sunny Slope Road (“No Left Turn, Mon – Fri, 8 AM – 9 AM, 3 PM – 4 PM”) at the middle driveway on the north side of Orchard Lane Elementary School

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Maxey
Motion Passed 6-0

11. MAYORAL APPOINTMENTS

- A.** Discussion and Possible Action to approve the Mayoral Appointments per the list as presented

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Kroupa
Motion Passed 6-0

12. DEFERRED, REFERRED & TABLED ITEMS

13. ITEMS REMOVED FROM CONSENT AGENDA, if any

14. CONSENT AGENDA-----

Items under the Consent Agenda have passed unanimously by the Committee of the Whole. Items not passed by a unanimous vote will be removed from consent agenda and will be considered separately.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Horbinski
Motion Passed 6-0

15. MINUTES

- A.** September 23, 2025, Committee of the Whole Meeting Minutes

- B.** October 8, 2025, Committee of the Whole Budget Workshop Meeting Minutes

16. UTILITY & FINANCE

- A.** Discussion and possible recommendation to the Common Council to approve the October 15, 2025, Water Utility claims in the amount of \$169,111.90, Sewer Utility claims in the amount of \$822,038.62, and General City claims in the amount of \$914,365.11, including checks dated September 25, 2025, for General City claims in the amount of \$79,938.59.

17. MISCELLANEOUS

- A.** Discussion and possible action to recommend to the Common Council approval of granting a permanent underground distribution easement to We Energies, as outlined in the Requested Action Statement

- B. Discussion and possible recommendation to the Common Council to approve the 2026 Operating Budget and set a public hearing date

18. END CONSENT AGENDA-----

19. CLOSED SESSION

City Clerk Medina read the statutory basis for entering into closed session.

MOTION: Motion to Enter Closed Session at 6:27 PM

ROLL CALL Motion by: Alderperson Horbinski

VOTE: Second by: Alderperson Kroupa

Motion Passed 6-0

- A. *The Common Council may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g) to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted with respect to litigation or potential litigation in which the City is or is likely to become involved, specifically regarding:*

- B. Wirth Claim

20. RECONVENE TO OPEN SESSION

MOTION: Motion to Return to open session 6:44 PM

ROLL CALL Motion by: Alderperson Kroupa

VOTE: Second by: Alderperson Maxey

Motion Passed 6-0

- A. Discussion and possible action re: Wirth Claim

No Action

21. ADJOURN

MOTION: Motion to Adjourn at 6:45 PM

VOTE: Motion by: Alderperson Kroupa

Second by: Alderperson La Fever

Motion Passed 6-0

Respectfully Submitted,
Rubina R. Medina, City Clerk



MOTION SHEET

TO: Common Council
Mayor Ament
Ald. La Fever

FROM: Parks, Buildings & Grounds

DATE: October 28, 2025

RE: October 13, 2025 PB&G items requiring Common Council action

A.	Recommend to Common Council the approval of the Temporary Easement request WI-WK-002.200 for use of the Stigler Nature Preserve.
<u>Council Motion:</u>	
	This item was considered at the PB&G meeting on October 13, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve the Temporary Easement request WI-WK-002.200 for use of the Stigler Nature Preserve as presented.

REQUESTED ACTION STATEMENT

DATE: October 7, 2025

TO: Mayor
Common Council
Parks, Buildings and Grounds Commission

FROM: Tamara M. Simonson, P.E. – City Engineer

ISSUE: TC Energy/ANR Pipeline Company Pipe Replacement, Temporary Easement Request (REVISED)

REQUESTED:

Recommend to the Common Council the approval of the Temporary Easement request WI-WK-002.200 for use of the Stigler Nature Preserve.

FISCAL IMPACT: N/A

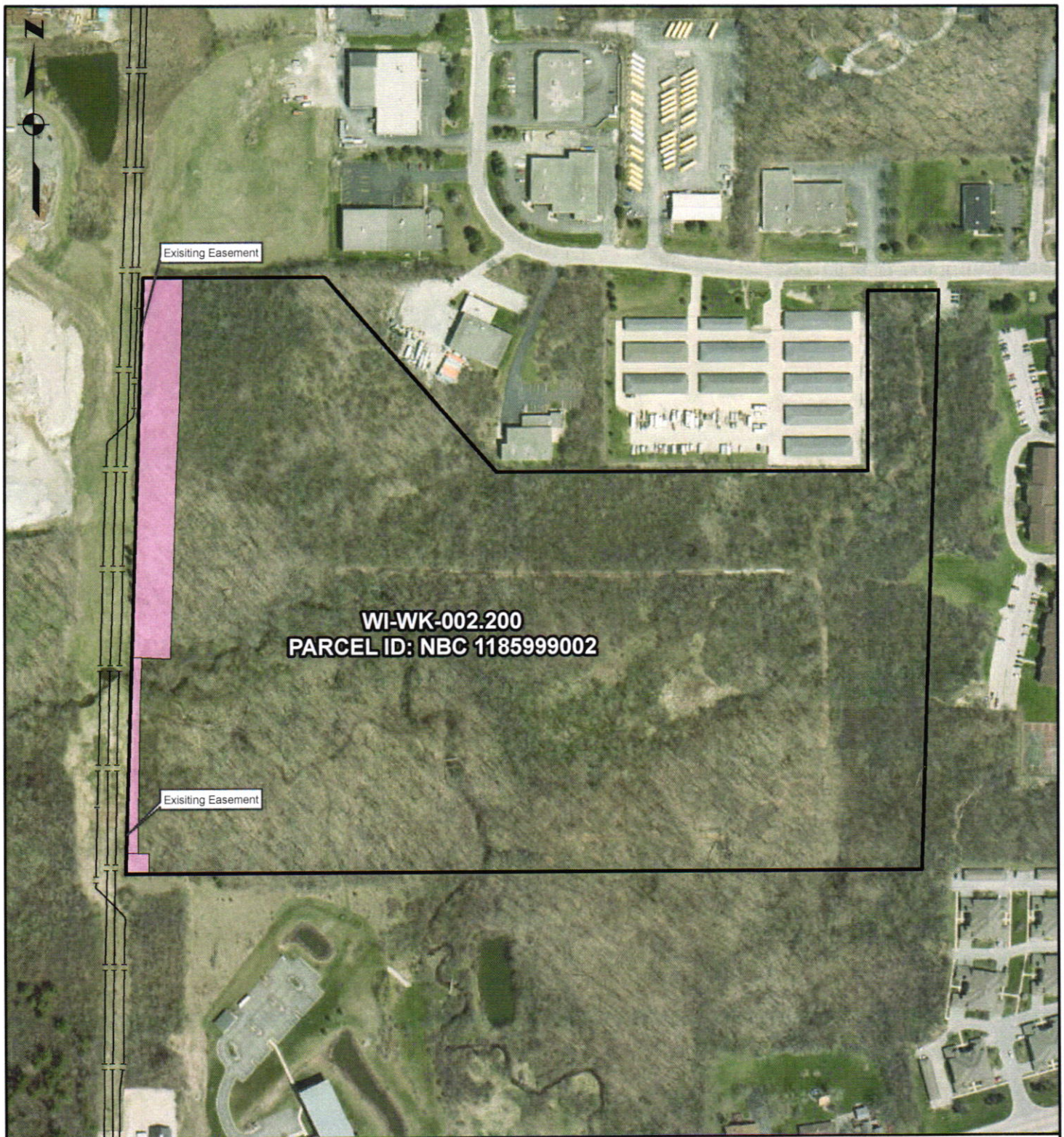
HISTORY:

3/10/25 – PB&G recommended to the Common Council (CC) to deny the Temporary Easement request based on the boundary shown in Exhibit A.
3/25/25 – CC denied the Temporary Easement request.

FINDINGS:

1. Project includes replacement of 1.4 miles of existing 18-inch and 22-inch diameter Line 301 pipe with 30—inch diameter pipe.
2. Construction is expected to begin in August 2026 for any clearing. Mainline construction in the Spring of 2027.
3. Exhibit A shows the area of the Temporary Easement denied by the CC. This area contains high quality, old growth, trees which this nature preserve was established to protect.
4. The area shown in Exhibit B is the revised limits needed for the temporary workspace to minimize the impact on the nature preserve.
5. TC Energy has agreed to pay a tree fee per the City's Tree Policy for the trees removed as outlined in Exhibit B and documented in the Tree Survey.

6. If the City does not agree with the revised limits as shown in Exhibit B, then TC Energy will pursue Eminent Domain process through the Federal Energy Regulatory Commission (FERC) for the limits shown in Exhibit A.



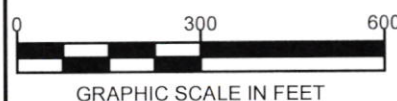
LEGEND

—	PROPOSED PIPELINE	0 FT
	TEMPORARY ACCESS ROAD	0 AC
	EXISTING EASEMENT	0.005 AC
	TEMPORARY WORKSPACE	0 AC
	ADDL TEMP WORKSPACE	2.009 AC
	PROPOSED FENCE	0 AC
	PROPERTY BOUNDARY	
—+—	EXISTING PIPELINES	

NOTES

1. EXHIBIT PROVIDED FOR GENERAL DISCUSSION PURPOSES ONLY AND IS NOT ISSUED FOR RECORDING.
2. EXHIBIT IS NOT A SURVEY PRODUCT
3. EXHIBIT SHOULD NOT BE USED FOR AUTHORITATIVE DEFINITION OF LEGAL BOUNDARY OR PROPERTY TITLE

Exhibit A



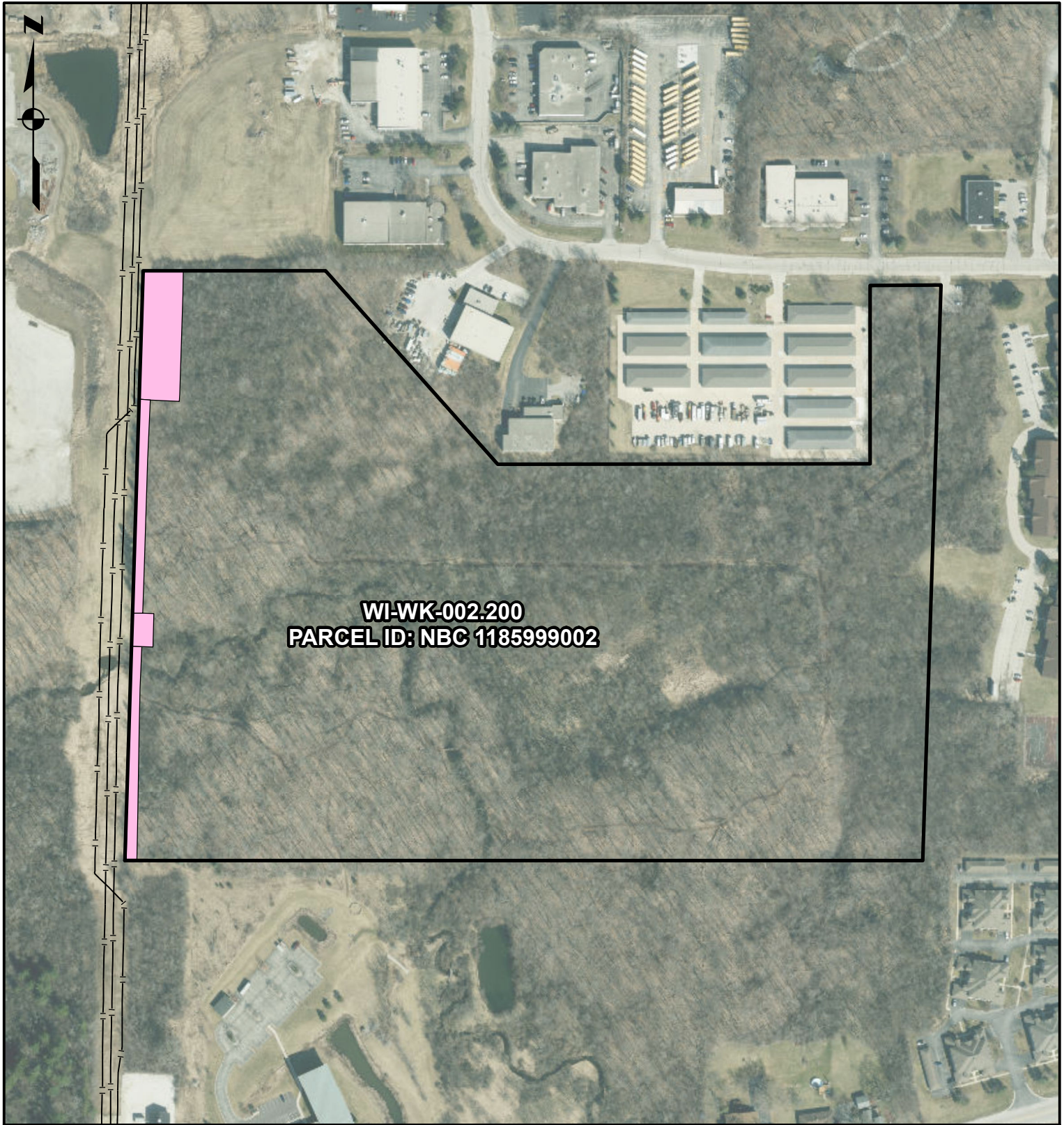
ANR PIPELINE COMPANY

WI-WK-002.200

PARCEL ID: NBC 1185999002

WAUKESHA COUNTY, WISCONSIN

DRAWN BY: TRC	11/20/2024	SCALE:	REV NO.
CHECKED BY: JEW	11/18/2024	1" = 300'	A
DRAWING NUMBER			SHEET
M.002443-AHP-TRC-A-EXBT-0353			01 of 01



LEGEND PROPOSED 0 FT TEMPORARY ACCESS 0 AC EXISTING 0.005 AC TEMPORARY 0 AC ADDL TEMP 1.202 AC PROPOSED 0 AC PROPERTY EXISTING	NOTES 1. EXHIBIT PROVIDED FOR GENERAL DISCUSSION PURPOSES ONLY AND IS NOT ISSUED FOR RECORDING. 2. EXHIBIT IS NOT A SURVEY PRODUCT 3. EXHIBIT SHOULD NOT BE USED FOR AUTHORITATIVE DEFINITION OF LEGAL BOUNDARY OR PROPERTY TITLE 0 300 600 GRAPHIC SCALE IN FEET	ANR PIPELINE COMPANY WI-WK-002.200 PARCEL ID: NBC 1185999002 WAUKESHA COUNTY, WISCONSIN <table border="1"> <tr> <td>DRAWN BY: TRC 7/16/2025</td> <td>SCALE: 1" = 300'</td> <td>REV NO. B</td> </tr> <tr> <td>CHECKED BY: JEW 7/16/2025</td> <td colspan="2"></td> </tr> <tr> <td colspan="2">DRAWING NUMBER M.002443-AHP-TRC-A-EXBT-0353</td> <td>SHEET 01 of 01</td> </tr> </table>	DRAWN BY: TRC 7/16/2025	SCALE: 1" = 300'	REV NO. B	CHECKED BY: JEW 7/16/2025			DRAWING NUMBER M.002443-AHP-TRC-A-EXBT-0353		SHEET 01 of 01
DRAWN BY: TRC 7/16/2025	SCALE: 1" = 300'	REV NO. B									
CHECKED BY: JEW 7/16/2025											
DRAWING NUMBER M.002443-AHP-TRC-A-EXBT-0353		SHEET 01 of 01									



August 19, 2025

Paul Lehman
Merjent, Inc.
N3764 Uni Drive
Freedom, WI 54130
Re: Tree Assessment

Paul-

Thank you for contacting The Response Growth Collective to assist you with this forestry survey for the City of New Berlin, Wisconsin. We were contacted several weeks ago concerning a tree survey which had been undertaken on a forthcoming development in New Berlin, Wisconsin.

Tree data such as location, size, and species had been collected recently for this site. However, there were several pieces of information the City required in addition to this information, namely a condition rating as well as a description of each tree species as being either native, desirable, etc. as it pertains to timber value.

My assignment was to use the existing species and trunk diameter data, as provided by Merjent, and visit the site to add 3 attributes to each tree point, those being condition rating, form rating, and native status. I visited the site and accomplished this task on Saturday, August 2nd 2025 from approximately 8a-1p per the terms of our contract. A second visit was necessary on 8/13 to add additional trees in the southern portion of the site per the update site boundary. A 3rd update to the site boundary received 8/17/25 prompted a 3rd revision as of this writing.

What follows is a brief site analysis to accompany the data I have sent to Merjent with the additional tree attribute information as requested. We thank you for contacting The Response Growth Collective for this matter, and look forward to serving you in the future as your expert Arboricultural and Urban Forestry Consultant.

Respectfully,

Steve Lane
Consulting Arborist / Owner
The Response Growth Collective, Inc.
ISA Board Certified Master Arborist #IL-4565-B
TRAQ Qualified / TRAQ Instructor
Member – American Society of Consulting Arborists



Data Collection Parameters

Below is a summary of the additional data collected:

1-5 Condition Rating

Condition ratings are based on a normal standard distribution. Much like in academic circles, we expect the greatest number of trees in the average category (3), fewer trees in the good and poor categories (2 and 4, respectively), and the fewest number of trees in the excellent and very poor categories (1 and 5, respectively). Condition is a summary number that takes into account the tree's overall health and vigor (see table below)

Condition 1	Specimen – Tree has no observable defects, wounds, diseases. In addition, since young trees have a tendency to be trouble free, a condition 1 tree must by definition be greater than 16" DBH. These are legacy trees, and as such are rare.
Condition 2	Good – Tree may have a small amount of deadwood, or a very limited number of minor defects. These trees should also be larger than 8" DBH for the reason listed above. Often the difference between condition 2 and 3 is form or growth habit.
Condition 3	Average – Tree has moderate but acceptable amounts of deadwood, wounds, or other defects, but is generally healthy.
Condition 4	Poor – Tree has defects, deadwood, wounds, disease, etc. that have to the potential to cause a need for removal.
Condition 5	Very Poor – Tree must be removed. Physical or Health defects are too far gone for the tree to be reasonably saved. Like condition 1 trees, these are relatively rare, as generally trees that are getting to this level are removed before they can get there.

1-5 Form Rating

Same as with Condition Rating above, this follows a standard distribution, with the most trees appearing in the Average (3) category. This is a summary number which describes the tree's overall form and architecture, and is rated based on consistency with the expected form and architecture for the species, as trees have different ideal architectures based on species.

Form 1	Excellent – Tree has perfect form for the species consistent with expected architecture. Excellent quality saw logs if timber is being appraised. Size rating apply for all forms same as above, so the 16" threshold applies.
Form 2	Good – The overall form of the tree must be good, and consistent for the species in question. 8" threshold applies. Good quality sawlogs.
Form 3	Average – A wide variety of forms is acceptable for this group, which is meant to define the middle ground around which better or worse trees can be defined and identified. No diameter threshold. A portion of the bole may be suitable for sawlogs, but large portions are not
Form 4	Poor – Generally poor form and architecture, with highly phototropic, broken, or generally misshapen limbs, and form inconsistent for the species. Typically unsuitable for sawlogs.
Form 5	Very Poor – Severe storm damaged, topped, or otherwise extremely poor form. No saw logs.

Native Status

A description of whether or not the tree is native to the area, as well as a description of whether it is generally a species which is welcome in the woodland, as well as if it has timber value.

Native-Desirable	Tree species is native to upper midwest and is an important component of the woodland, and generally valuable for timber production
Naturalized	Tree is not technically native of the upper midwest, but has been naturalized and is still considered an important component of the woodland, and may be valuable for timber production
Non-Native	Tree is not native of the area, and generally not considered an important component of the woodland, and may or may not be valuable for timber.
Native-Aggressive	Tree is native of the area but shows aggressive tendencies, particularly after disturbance. Outcompetes more desirable natives, typically has very little timber value, though some species such as Black Cherry may be acceptable species.
Invasive	Tree is not native and invasive to the woodland, and is not valuable for timber production. Removal is typically recommended.

It should be noted here that the existing data for the original survey was:

- Species Common and Latin names
- Trunk Diameter
- If tree was single stem or multiple stemmed
- X and Y Coordinates

I did not alter these values from the condition they were delivered to me.

Site Analysis and Data Summary

The site is a long north-south facing corridor of approximately 1,300 ft long with somewhat irregular east west boundaries. See exhibit A for site overview map. The exact nature of the project is unknown to me at this time, in terms of exact type and specifications regarding disturbance to the site, so my comments below are not influenced by any design decisions.

The woodland exhibits several different forest composition types. The very far southern portion, added on 8/13/25, is a low-quality degraded floodplain forest comprised almost entirely of European Buckthorn, dead Ash (*Fraxinus*) trees, and American Elm (*Ulmus americana*)

The southern central portions are a transitional growth mixed hardwood forest. There is significant difference in elevation and soil moisture, and a combination of floodplain forest and mixed mesic woodland are present. Dominant species are Basswood (*Tilia americana*) and Sugar Maple (*Acer saccharum*), with some Black Cherry and Swamp White Oak as well as Red Oak mixed in.

The Sugar Maple are typical natural forest grown trees, with spacing indicating a natural regeneration instead of having been planted for silvicultural or timber purposes. Spacing is very tight, with less than 15' between trees being common. There are also mature and overmature trees which have been shading this area for quite some time, leading to tall narrowly branched trees with a high Height to Diameter ratio which is not conducive to timber production. While on they are slightly better than average (condition and form rating less than 3) by the numbers, these trees are also too small for timber production, with an average DBH of 10", hardly large enough to pull merchantable timber from even in the best of conditions.

The Basswood trees tend to be in fine condition overall, but due to previous failures, phototropism, and densely overcrowded growing conditions, many have developed poor form and architecture overall. There have also been failures of larger trees and dead Ash trees which have impacted limbs of existing trees, causing them to have poor form as well. While Basswood is a good native, and decent timber species, here these trees are very unsuitable for timber production.

The Black Cherry are largely in the same condition and form as the Basswoods, with very poor architecture, and unsuitable for timber production. They also exhibit a significant amount of decay and black knot fungus as well, and their overall health is very poor. There are several Red Oaks of significant size on site which are fair condition with fair form, but they are densely clustered in one area to the west central portion of the impact area, and not enough in number to be of any consequence in terms of timber production.

Finally, on paper, there are a number of Swamp White Oaks in the south central, and a single Bur Oak in the very southern portion. However, reviewing the summary data below it can be seen that they are very small and younger trees. Generally they are growing in dense shade and have developed poor health and form as well, and therefore while ecologically it is positive to see them, they are of very little consequence to the site overall.

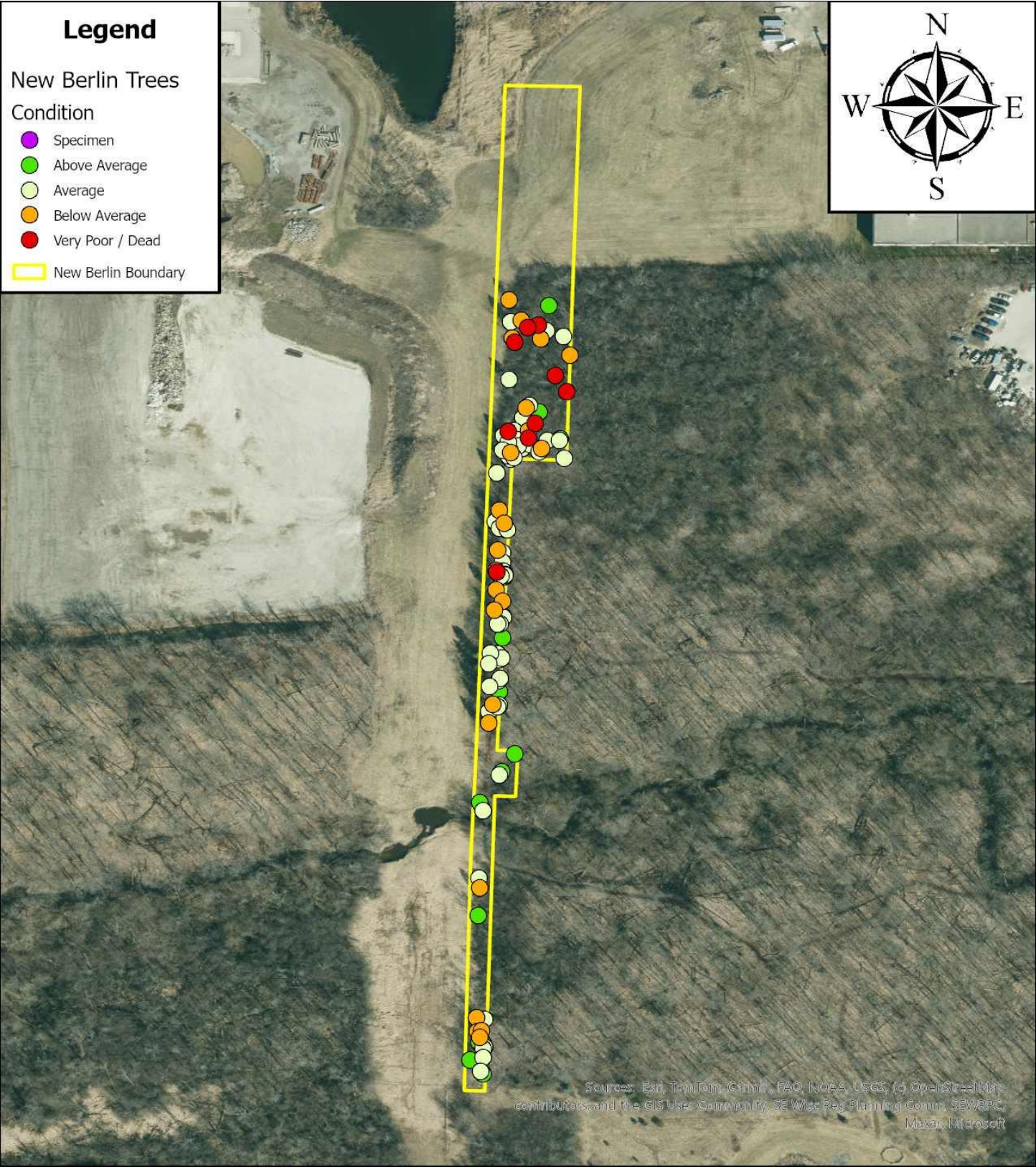
The area to the far north of the site is what I would describe as "Scrub Shrub". It is an older floodplain forest dominated by European Buckthorn, as well as standing dead Ash trees, and Red and American Elm, likely hybridized naturally as is common in stands such as this. Very similar to the southernmost portion. The Elms also exhibit a fair amount of Dutch Elm Disease presence. While Ash was at one point in time a valued bottomland species for timber, these trees have all been killed by Emerald Ash Borer, and whatever wood is left is brittle and unsuitable for timber. Elm is a poor timber species. See the summary table below.

COMMON NAME	COUNT	AVG DBH	AVG CONDIT	AVG FORM	NATIVE STATUS
Sugar maple	24	9.04	2.71	2.71	Native-Desirable
Basswood	20	11.35	3.15	3.65	Native-Desirable
White spruce	18	9.67	3.50	3.28	Native-Desirable
Swamp white oak	11	3.18	2.91	3.36	Native-Desirable
Green ash	10	7.30	4.90	3.40	Native-Aggressive
Black cherry	9	8.67	3.44	3.78	Native-Aggressive
American elm	3	10.33	3.33	2.67	Native-Aggressive
Eastern black walnut	3	10.67	2.33	2.67	Native-Desirable
Boxelder	2	10.00	3.50	4.00	Native-Aggressive
Red oak	2	16.00	2.50	3.00	Native-Desirable
Slippery elm	2	8.50	3.50	2.50	Native-Aggressive
American hophornbeam	1	9.00	2.00	3.00	Native-Desirable
Apple species	1	7.00	4.00	4.00	Naturalized
Eastern cottonwood	1	16.00	2.00	4.00	Native-Aggressive
TOTALS	107	9.05"	3.24 (below avg)	3.25 (below avg)	N/A

Conclusion

This mixed hardwood forest is a successional woodland with species typical for the region. They are all growing in high density, with most trees showing poor architecture. There is also invasive European Buckthorn present, as well as evidence of both Emerald Ash Borer and Dutch Elm Disease. The woodland itself is of moderate quality, but unremarkable for the region and certainly not a high quality ecological or silvicultural resource.

Appendix A - Site Map



	The Response Growth Collective Elmhurst, IL response-growth.net	Tree Condition New Berlin, WI Merjent Study	04080 160 240 320 Feet 1 inch equals 200 feet Created By: Stephen D. Lane Created On: 8/19/2025
--	--	--	--

TEMPORARY EASEMENT
Tract Number: WI-WK-002.200

THIS TEMPORARY EASEMENT (this “**Agreement**”), is made as of this _____ day of _____, 20____, by and between **City of New Berlin, a municipal corporation**, whose address is 3805 S CASPER DR, New Berlin, WI 53151 (whether one or more, the “**Grantor**”), and **ANR Pipeline Company**, a Delaware corporation, whose address is 700 Louisiana Street, Ste. 700, Houston, Texas 77002 (the “**Grantee**”). Grantor and Grantee are hereinafter sometimes referred to individually as a “**Party**” and collectively as the “**Parties.**”

WHEREAS, Grantor is the present owner of certain real property being described in that certain Guardian's Deed, dated 6/21/1994, from Thomas Stigler, as Guardian of Harold Stigler to City of New Berlin, a municipal corporation recorded in the Register of Deeds Office for Waukesha County, Wisconsin in Document No. 1974622, Warranty Deed, dated 6/21/1994, from Mildred Leair, Dorothy Casper, Lawrence Stigler, Regina Honeyager, Isabelle Honeyager, Frederick Stigler, Thomas Stigler, Donald Stigler, Anthony Stigler, Richard Stigler and James Stigler to City of New Berlin, a municipal corporation recorded in the Register of Deeds Office for Waukesha County, Wisconsin in Document No. 1974623, identified as parcel number NBC 1185999002, being more particularly described as Parcel A: That part of the Northeast 1/4 of Section 9, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows, to-wit: Commencing at the Northeast corner of said 1/4 Section; running thence South on the Section line 84.60 rods; thence West 75.65 rods; thence North 84.60 rods; thence East 75.65 rods to the place of beginning. EXCEPTING THEREFROM that part thereof conveyed to Orrin W. Barker and Rachel L. Barker, his wife, by Warranty Deed dated May 15, 1941 and recorded May 19, 1941 in Volume 303 of Deeds, Page 565, as Document No. 240732. ALSO EXCEPTING THEREFROM that part conveyed to Ory Defferding and Irma Defferding, his wife, or the survivor, by Warranty Deed dated July 5, 1941 and recorded July 14, 1941 in Volume 306 of Deeds, Page 544, as Document No. 242050. ALSO EXCEPTING THEREFROM that part conveyed to City of New Berlin, a Municipal Corporation, by Warranty Deed dated June 15, 1968 and recorded June 21, 1968 in Volume 1126 of Deeds, Page 600, as Document No. 715923. ALSO EXCEPTING THEREFROM that part thereof conveyed to the City of New Berlin, a Municipal Corporation, by Warranty Deed dated October 3, 1970 and recorded December 14, 1970 in Volume 1213 of Deeds, Page 87, as Document 774948. PARCEL B: That fractional part of the Northeast 1/4 of Section 9, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence North on the West line of said 1/4 Section 81 rods and 3 feet; thence East 80 rods and 7 feet; thence South 5-1/5 rods; thence East 76.65 rods more or less to the East line of said Section; thence South on the East line of said 1/4 Section 75 rods and 12 feet, more or less to the South line of said Section; thence West on the South line of said 1/4 Section to the place of beginning. EXCEPTING THEREFROM those lands described as: Certified Survey Map recorded November 20, 1968 in Volume 6 of Certified Survey Maps on Pages 109, 110, and 111, as Document No. 727219, being part of the Northeast 1/4 of Section 9, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin. ALSO EXCEPTING THEREFROM that part thereof conveyed to City of New Berlin, a Municipal Corporation, by Warranty Deed dated June 15, 1968 and recorded June 21, 1968 in Volume 1126 of Deeds, Page 600, as Document No. 715923. ALSO EXCEPTING THEREFROM those lands described a Certified Survey Map recorded December 6, 1989 in Volume 49 of Certified Survey Maps on Pages 280, 281, and 282, as Document No. 1568206, being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and being a Redivision of Outlot 1 of Certified Survey Map No. 5350, all in Section 9, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin. ALSO EXCEPTING THEREFROM

After recording return to:
Ohio Valley Acquisition, LLC
210 N. Walkup Ave.
Crystal Lake, IL 60014

Parcel No. NBC 1185999002

those lands described in Certified Survey Map No. 6227, being a redivision of Lot 3 in Certified Survey Map No. 6045, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 9, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, WI. ALSO EXCEPTING FROM PARCELS A AND B the following Parcels: All those lands described in Certified Survey Map No. 4365, recorded July 21, 1983 in Volume 34 of Certified Survey Maps on Pages 295, 296, and 297, as Document No. 1222083. ALSO EXCEPTING all of Certified Survey Map No. 4715, recorded May 15, 1985 in Volume 38 of Certified Survey Maps on Pages 87, 88, and 89, as Document No. 1396063. ALSO EXCEPTING those lands conveyed in Personal Representative's Deed dated February 11, 1988 and recorded April 7, 1988 in Reel 987, Image 900, as Document No. 1473741. (the "**Property**"); and

WHEREAS, Grantee desires the right to use that certain Temporary Easement Area (as defined below) in connection with the construction on, over, under, across and/or through Grantor's Property (the "**Project**"), in the area more particularly described in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and promises contained herein, the Parties hereto, intending to be legally bound, hereby promise and agree as follows:

1. **Grant of Temporary Easement.** Grantor, for itself, its heirs, executors, administrators, successors and assigns, hereby grants, sells and conveys to Grantee, for itself, its employees, agents, contractors, subcontractors, successors and assigns the exclusive right, liberty, privilege and easement to use that portion of Grantor's Property described and/or depicted in Exhibit A as "Temporary Workspace", "Additional Temporary Workspace" and/or "Staging Area" (collectively, the "**Temporary Easement Area**") for all purposes associated with the original construction of the Project, including, without limitation, preparation for, construction of, and Grantee's reclamation, mitigation and restoration activities related to, the Project. Grantor hereby agrees that Grantee's rights hereunder include, without limitation, the right to move, park and store vehicles, materials, supplies, equipment, and construction spoil within the Temporary Easement Area. Grantee shall also have all rights and privileges necessary or convenient for the full use of the rights herein granted, including, without limitation reasonably necessary rights of access, ingress and egress to the Temporary Easement Area over and across the Grantor's Property and any adjoining land owned by Grantor, and Grantor hereby agrees that Grantee's rights hereunder include, without limitation, the right to open, construct, improve, repair, maintain and use a new and/or existing road for ingress and egress. This is an easement only and not a conveyance as defined by sec. 77.21(1), Wis. Stats.

2. **Restoration.** At such time as Grantee no longer requires the use of the Temporary Easement Area for the purposes set forth herein, Grantee shall restore the area disturbed by Grantee's construction activities as near as practicable to its condition immediately prior to Grantee's use. In the instance of any claims of damage to Grantor's land or property, Grantor agrees to provide reasonable access to Grantee so that necessary repair, reclamation, or restoration work can be performed.

3. **Location.** Grantor and Grantee acknowledge that the actual location of the Temporary Easement Area may change because of engineering and/or other site or construction related factors. In such event, Grantor agrees to execute and deliver to Grantee any additional documents needed to correct the legal description of the Temporary Easement Area to conform to the actual location of the Temporary Easement Area. If such documents are required, they will be prepared by Grantee at Grantee's expense.

4. **Term.** This Temporary Easement shall commence on the date of this Agreement and terminate upon completion of the original construction of the Project, including, without limitation, completion of Grantee's reclamation, mitigation, and/or construction activities for the Project.

5. **Further Assurances.** Grantor shall execute and deliver such further instruments and take such other actions as may be reasonably requested by Grantee from time to time to effectuate, confirm or perfect the terms and intent of this Agreement and the rights granted to Grantee hereunder, including but not limited to joining in the execution of any and all governmental applications, authorizations, licenses, documents and title curative instruments.

6. **Additional Rights.** In addition to the rights granted herein, should restoration be required on the Property outside the easement granted herein as a result of Grantee's use of the Temporary Easement Area, Grantee shall have the right to take all actions necessary to complete such restoration and such actions shall not constitute a trespass. Unless already covered by a mutually agreed upon Supplemental Agreement and/or Release, Grantee shall pay Grantor the same price per acre that Grantee paid Grantor for the Temporary Easement Area.

7. **Successors and Assigns.** This Agreement and the covenants and agreements contained herein are covenants running with the land, shall be assignable in whole or in part, and shall be binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, executors, administrators, and legal representatives. In the event Grantor intends to sell or transfer the Property prior to the termination of this Agreement, Grantor shall make any such transaction subject to this Agreement. Grantor agrees that Grantee shall have the right, but not the obligation, to record this Agreement at Grantee's sole cost and expense.

8. **Severability.** In the event any provision or any portion of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision or portion thereof shall be considered to be deleted, and the remainder of this Agreement shall constitute the agreement between the Parties hereto covering the subject matter hereof.

9. **Entire Agreement; Modification.** This Agreement and any exhibits attached hereto, and incorporating any mutually agreed upon Supplemental Agreement and/or Release, constitutes the full and entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous verbal or written agreements, representations or understandings pertaining thereto. This Agreement may be modified or amended only by a written agreement signed by each of the Parties hereto.

10. **Governing Law.** This Agreement shall be governed by the laws of the State in which the Property is located, without regard to conflicts laws or choice of law rules thereof.

11. **Arbitration.** Any dispute or claim arising out of or relating to this Agreement, or any Supplemental Agreement and/or Release, or the breach thereof, shall be resolved by three disinterested arbitrators, one to be appointed by the Grantor, one by the Grantee, and the third by the two so appointed, and the award of such three persons shall be final and conclusive. The cost of such arbitration will be borne equally by the parties.

12. **Joint Efforts.** The Parties stipulate and agree that this Agreement shall be deemed and considered for all purposes as prepared through the joint effort of the Parties and shall not be construed against one or the other as a result of the preparation, submittal, recording, or other event of negotiation, drafting or execution hereof.

13. **Authority.** Each Party and signatory to this Agreement represents and warrants to the other Party that it has full power, authority and legal rights, and has obtained all approvals necessary, to execute, deliver and perform this Agreement. Grantor binds itself, its heirs, successors, assigns, executors, administrators, and legal representatives to warrant and forever defend the interests and rights conveyed

herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claims the same or any part thereof.

14. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which shall constitute but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

WITNESS: _____

GRANTEE:

ANR Pipeline Company,
a Delaware corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT OF GRANTEE

STATE OF _____,

COUNTY OF _____, to-wit:

Before me, the undersigned officer, personally appeared _____, who acknowledged themselves to be the _____ of **ANR Pipeline Company**, a Delaware corporation, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the company.

Given under my hand and official seal this _____ day of _____, 20__.

[SEAL]

Notary Public

Print Name: _____

My Commission Expires: _____

WITNESS: _____

GRANTEE:

ANR Pipeline Company,
a Delaware corporation

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT OF GRANTEE

STATE OF _____,

COUNTY OF _____, to-wit:

Before me, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ of **ANR Pipeline Company**, a Delaware corporation, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the company.

Given under my hand and official seal this _____ day of _____, 20____.

[SEAL]

Notary Public

Print Name: _____

My Commission Expires: _____

This instrument was prepared by:
Shana Sutter
Ohio Valley Acquisition, LLC
210 N. Walkup Ave.
Crystal Lake, IL 60014

CONFIDENTIAL
ANR'S HEARTLAND PROJECT (AHP)

LANDOWNER RELEASE AND PAYMENT SUMMARY

Tract: WI-WK-002.200

Landowner Name: City of New Berlin, a municipal corporation

Landowner Address: 3805 S Casper Drive, New Berlin, WI 53151

Company: ANR Pipeline Company, a Delaware Corporation

Check No: _____

Project Name: AHP

LO Phone Number: _____

PERMANENT EASEMENT AND TEMPORARY WORKSPACE

	LENGTH	WIDTH	ACREAGE	PRICE/ACRE	EASEMENT TOTAL
Permanent Easement			0.000		\$0.00
Surface Site Easement			0.000		\$0.00
Temporary Workspace			0.000		\$0.00
Additional Temporary Workspace			1.202	\$5,000.00	\$6,010.00
Staging Area			0.000		\$0.00
Permanent Access Road			0.000		\$0.00
Temporary Access Road			0.000		\$0.00
Total Consideration for Permanent and Temporary Workspace Acreage					\$6,010.00

CROP DAMAGES

CROP TYPE	UNIT PRICE	YIELD	ACREAGE	PERCENTAGE	TOTAL
1ST YR				100%	\$0.00
2ND YR				75%	\$0.00
3RD YR				50%	\$0.00
Total Consideration for Crop Damages					\$0.00

GENERAL DAMAGES/OTHER

DAMAGES/OTHER	DAMAGES/OTHER DESCRIPTION	AMOUNT
Assessed Tree removal fee		\$32,100.00
Total Consideration for General Damages		\$32,100.00

Total Consideration	\$38,110.00
Percent Ownership	100%
Amount Paid	\$38,110.00
Amount Owed	\$38,110.00

LANDOWNER SIGNATURE:	DATE:
LAND AGENT SIGNATURE:	DATE:

In consideration of the Payment, the receipt and sufficiency of which are hereby acknowledged, the undersigned Landowner, its successors and assigns, hereby forever releases and discharges Company, its successors, assigns, affiliates, agents, contractors and subcontractors, from all claims and damages arising from, related to, or caused by the laying and/or construction of Company's facilities on the Property, including any restoration activities, the exercise of the right to ingress or egress, any use of the surface agreed upon by Landowner and Company, any permanent and/or temporary access roads, or any other exercise of Company's rights involving the Property relating to the laying and/or construction of Company's facilities.

Landowner agrees that the Payment constitutes and shall be deemed to be full satisfaction of and consideration for the release of the above claims, and the Company is hereby released from any damages related thereto. Landowner further acknowledges that execution of this Release and the actions taken pursuant to this Release shall not be construed to be an admission of fault or liability on the part of any party with respect to the claims and damages set forth above. Landowner acknowledges and warrants that Landowner is the lawful owner of the Property and has authority and capacity to execute this Release and receive the Payment.



MOTION SHEET

TO: Common Council
Mayor Ament

FROM: Alderman Harenda on behalf of Recreation Commission

DATE: October 28, 2025

RE: October 20, 2025 Recreation Commission items requiring Common Council action

A.	Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Matthew Taken to provide Adult Enrichment programming.
<u>Council Motion:</u>	
	This item was considered at the Recreation Commission meeting on October 20, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve item as presented.
B.	Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Jenny Postma to provide Adult Enrichment programming.
<u>Council Motion:</u>	
	This item was considered at the Recreation Commission meeting on October 20, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve item as presented.
C.	Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Jason Jordan to provide Adult Fitness programming.
<u>Council Motion:</u>	
	This item was considered at the Recreation Commission meeting on October 20, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve item as presented.



D.	Requested Action Statement for the recommendation of approval to the Common Council of the services agreement with Wisconsin Basketball Officials Association.
Council Motion:	
	This item was considered at the Recreation Commission meeting on October 20, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve item as presented.

E.	Requested Action Statement for the recommendation of approval to the Common Council of the services agreement with Spring Sport LLC, to provide youth sport programs.
Council Motion:	
	This item was considered at the Recreation Commission meeting on October 20, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve item as presented.

F.	Requested Action Statement for the recommendation of approval to the Common Council of the Small Meeting Room Policy & Procedures for the New Berlin Activity & Recreation Center (ARC) and Hickory Grove.
Council Motion:	
	This item was considered at the Recreation Commission meeting on October 20, 2025. It was recommended to the Common Council by a unanimous vote. I do hereby make a motion to approve item as presented.



REQUESTED ACTION STATEMENT

TO: Recreation Commission
Common Council
Mayor Dave Ament

FROM: Katie Roth, Recreation Manager

RE: Requested Action Statement for the approval of Matthew Taken from Edward Jones.

DATE: September 30, 2025

REQUESTED ACTION: Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreements with Matthew Taken to provide Adult Enrichment programming.

FISCAL IMPACT: The City will receive 25% of each participant fee.

RATIONALE/BACKGROUND: The Recreation Department would like to partner with Matthew Taken of Edward Jones to offer a series of financial wellness seminars at the New Berlin Activity and Recreation Center (ARC). These sessions are designed to help participants gain confidence in managing their personal finances, including budgeting, saving, and investing for the future. By adding financial education to our existing fitness and wellness programs, this partnership would help residents take a balanced approach to overall well-being and support a stronger, more informed community.

SERVICES AGREEMENT



This Services Agreement (“Agreement”) is made and entered into this _____ day of _____, 2025 by and between the CITY OF NEW BERLIN, a Wisconsin municipal corporation, with its principal office located at 3805 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the “City”) and Matthew Taken from Edward Jones (hereinafter referred to as “Instructor”).

WHEREAS, the City offers recreational classes to the public; and

WHEREAS, Instructor provides financial and wellbeing instruction classes; and

WHEREAS, the parties are desirous of establishing the relationship where Instructor provides classes to the City during 2025.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. Instructors holds themselves out as being qualified to provide Adult Enrichment instructional services. The City does hereby retain the Instructor to perform financial and wellbeing class instruction as provided for hereunder.

2. All classes are to be held at the New Berlin Activity and Recreation Center, surrounding parks in the City of New Berlin in a space to be assigned by the City. Instructor agrees to work with the City to develop class offerings and scheduling to be advertised in each New Berlin Activity Guide. A sampling of class offerings is attached to this document, and subject to change seasonally.

3. Instructor agrees to provide City with a rate they would like to collect per participant before seasonal activity guides are finalized. City may then charge participants any amount at or above what Instructor receives. The Instructor agrees all non-residents will be charged at the resident rate and the City keeps the non-resident fees. The Instructor will provide City with an invoice after classes. Payment of services shall follow City Finance Department policies. The Instructor agrees to provide the City with a signed IRS W9 form.

4. City will provide Instructor with a class participant list. City acknowledges if participant has registered for the designated classes before the class has begun, but they are not on the class participant list, then that participant may present a receipt at the class as proof of registration.

5. The Instructor is solely responsible for and shall have sole control of the performance of the services. The parties acknowledge that the Instructor is not an employee of the City of New Berlin and is responsible to determine the instruction methods and performance of the instruction provided for in this Agreement.

6. Instructor acknowledges that neither they, nor their employees, are employees of the City for purposes of income tax retirement system or social security withholding.

7. Instructor accepts liability for damage to participant's equipment that occurs from Instructor's instruction during class. City acknowledges Instructor is only responsible for the area of the building the class is programmed in during the time the class advertised. Instructor will check the building area upon leaving, turn off lights, and restore the room to previous set-up. Instructor is not liable for damage to building after the class has ended and participants have left.

8. Either party may terminate this contract, in whole or in part, for the convenience of the parties at such time as either party determines that the continuation of the work is not in the best interests of said party upon thirty (30) days written notice to the other.

9. Instructor will defend and hold harmless the City as and against any and all claims, demands, actions or causes of action brought by a third party for damages or losses arising out of the Instructor's performance of the work under this Agreement. Said indemnification shall include the City's actual attorney fees. Notwithstanding the foregoing, the obligation to indemnify shall not exist to the extent of the City's gross negligence or intentional conduct. The Instructor's obligation to indemnify shall include her employees and/or agents.

10. This Agreement represents the complete understanding of the parties with respect to the subject matter herein, and may only be modified in a subsequent agreement executed by each party.

11. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

CITY:

City of New Berlin

By: _____

INSTRUCTOR:

MATTHEW TAKEN

By: _____

Bio: Matthew Taken is a Financial Advisor at Edward Jones. He is looking to use his expertise and experience to put on programs to support the community and understand their needs.

Programs:

Rules of the Road

Our 10 rules of the road for investing will help you learn the fundamental concepts of investing and potential strategies to help build your wealth.

Date: TBD

Time: 40mins

Location: New Berlin ARC, Willow Room

Fee: FREE

The Four Pillars of the New Retirement

This seminar provides an in-depth look at the four pillars of health, family, purpose and finances. You'll have an opportunity to think through your own circumstances, goals and challenges so you can take action today that can impact your quality of life in retirement.

Date: TBD

Time: 30mins

Location: New Berlin ARC, Willow Room

Fee: FREE

Health Care and Your Retirement

This seminar addresses the steps you can take to prepare for health care costs (including Medicare and long-term care costs) to help ensure your retirement savings stay healthy.

Date: TBD

Time: 45mins

Location: New Berlin ARC, Willow Room

Fee: FREE

SERVICES AGREEMENT



This Services Agreement (“Agreement”) is made and entered into this _____ day of _____, 2025 by and between the CITY OF NEW BERLIN, a Wisconsin municipal corporation, with its principal office located at 3805 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the “City”) and JENNY POSTMA (hereinafter referred to as “Instructor”).

WHEREAS, the City offers recreational classes to the public; and

WHEREAS, Instructor provides fitness and wellness instruction classes; and

WHEREAS, the parties are desirous of establishing the relationship where Instructor provides classes to the City during 2025.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. Instructor holds themselves out as being qualified to provide Adult Enrichment instructional services. The City does hereby retain the Instructor to perform fitness and wellness class instruction as provided for hereunder.

2. All classes are to be held at the New Berlin Activity and Recreation Center, surrounding parks in the City of New Berlin in a space to be assigned by the City. Instructor agrees to work with the City to develop class offerings and scheduling to be advertised in each New Berlin Activity Guide. A sampling of class offerings is attached to this document, and subject to change seasonally.

3. Instructor agrees to provide City with a rate they would like to collect per participant before seasonal activity guides are finalized. City may then charge participants any amount at or above what Instructor receives. The Instructor agrees all non-residents will be charged at the resident rate and the City keeps the non-resident fees. The Instructor will provide City with an invoice after classes. Payment of services shall follow City Finance Department policies. The Instructor agrees to provide the City with a signed IRS W9 form.

4. City will provide Instructor with a class participant list. City acknowledges if participant has registered for the designated classes before the class has begun, but they are not on the class participant list, then that participant may present a receipt at the class as proof of registration.

5. That Instructor agrees to carry comprehensive general liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate, which insurance coverage shall provide that the City is named as an Additional Insured on a primary and non-contributory basis.

6. The Instructor is solely responsible for and shall have sole control of the performance of the services. The parties acknowledge that the Instructor is not an employee of the City of New Berlin and is responsible to determine the instruction methods and performance of the instruction provided for in this Agreement.

7. Instructor acknowledges that neither they, nor their employees, are employees of the City for purposes of income tax retirement system or social security withholding.

8. Instructor accepts liability for damage to participant's equipment that occurs from Instructor's instruction during class. City acknowledges Instructor is only responsible for the area of the building the class is programmed in during the time the class advertised. Instructor will check the building area upon leaving, turn off lights, and restore the room to previous set-up. Instructor is not liable for damage to building after the class has ended and participants have left.

9. Either party may terminate this contract, in whole or in part, for the convenience of the parties at such time as either party determines that the continuation of the work is not in the best interests of said party upon thirty (30) days written notice to the other.

10. Instructor will defend and hold harmless the City as and against any and all claims, demands, actions or causes of action brought by a third party for damages or losses arising out of the Instructor's performance of the work under this Agreement. Said indemnification shall include the City's actual attorney fees. Notwithstanding the foregoing, the obligation to indemnify shall not exist to the extent of the City's gross negligence or intentional conduct. The Instructor's obligation to indemnify shall include her employees and/or agents.

11. This Agreement represents the complete understanding of the parties with respect to the subject matter herein, and may only be modified in a subsequent agreement executed by each party.

12. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

CITY:

City of New Berlin

By: _____

INSTRUCTOR:

JENNY POSTMA

By: _____

INSTRUCTOR BIO: My Name is Jenny Postma, and I am the Owner of Jenny's Crafty Corner. I have 2 beautiful daughters (4 and 6 years old) and my husband Nate supporting me. I created my company several years ago as a way to do something that I really enjoyed and to share those creations with others. Crafting has been proven to help with stress relief, boosts mood, memory support, fine motor skills and so much more. So, I combined my love of crafting and my Laser cutting machine to offer Sign Painting classes. This way I can help others have a good time and give them all those amazing benefits as well. Right now, I am offering parties for kids through Senior's citizens. They range from custom name signs to nursery wall decor to every season or theme you can think of. You name it I could most likely come up with a sign for it.



Paint Party
Girls night out

Come on out for a fun night of painting an interchangeable truck welcome sign. It comes with 8 attachments for switching out throughout the holidays and seasons. .

All Supplies & Snacks Included
\$50 per person

DATE : TBD
@Jennyscraftycorner



REQUESTED ACTION STATEMENT

TO: Recreation Commission
Common Council
Mayor Dave Ament

FROM: Katie Roth, Recreation Manager
Parker Dorothy- Recreation Specialist

RE: Requested Action Statement for the approval of Jenny's Crafty Corner from Jenny Postma.

DATE: September 22, 2025

REQUESTED ACTION: Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Jenny Postma to provide Adult Enrichment programming.

FISCAL IMPACT: The City will receive 25% of each participant fee.

RATIONALE/BACKGROUND: To ensure the continued success and growth of our recreational fitness and wellness programs, the Recreation Department is actively seeking a strategic partnership with Jenny Postma. This collaboration will complement the programs offered at the New Berlin Activity and Recreation Center (ARC), providing unique fitness and wellness programs. By utilizing Jenny Postma, we aim to expand our program offerings, accommodate a broader range of activities, and increase community engagement. This partnership will support a sustainable model for the future of recreational fitness and wellness in our community.

SERVICES AGREEMENT



This Services Agreement (“Agreement”) is made and entered into this _____ day of _____, 2025 by and between the CITY OF NEW BERLIN, a Wisconsin municipal corporation, with its principal office located at 3805 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the “City”) and JASON JORDAN (hereinafter referred to as “Instructor”).

WHEREAS, the City offers recreational classes to the public; and

WHEREAS, Instructor provides fitness and wellness instruction classes; and

WHEREAS, the parties are desirous of establishing the relationship where Instructor provides classes to the City during 2025.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. Instructor holds themselves out as being qualified to provide Adult Fitness instructional services. The City does hereby retain the Instructor to perform fitness and wellness class instruction as provided for hereunder.

2. All classes are to be held at the New Berlin Activity and Recreation Center, surrounding parks in the City of New Berlin in a space to be assigned by the City. Instructor agrees to work with the City to develop class offerings and scheduling to be advertised in each New Berlin Activity Guide. A sampling of class offerings is attached to this document, and subject to change seasonally.

3. Instructor agrees to provide City with a rate they would like to collect per participant before seasonal activity guides are finalized. City may then charge participants any amount at or above what Instructor receives. The Instructor agrees all non-residents will be charged at the resident rate and the City keeps the non-resident fees. The Instructor will provide City with an invoice after classes. Payment of services shall follow City Finance Department policies. The Instructor agrees to provide the City with a signed IRS W9 form.

4. City will provide Instructor with a class participant list. City acknowledges if participant has registered for the designated classes before the class has begun, but they are not on the class participant list, then that participant may present a receipt at the class as proof of registration.

5. That Instructor agrees to carry comprehensive general liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate, which insurance coverage shall provide that the City is named as an Additional Insured on a primary and non-contributory basis.

6. The Instructor is solely responsible for and shall have sole control of the performance of the services. The parties acknowledge that the Instructor is not an employee of the City of New Berlin and is responsible to determine the instruction methods and performance of the instruction provided for in this Agreement.

7. Instructor acknowledges that neither they, nor their employees, are employees of the City for purposes of income tax retirement system or social security withholding.

8. Instructor accepts liability for damage to participant's equipment that occurs from Instructor's instruction during class. City acknowledges Instructor is only responsible for the area of the building the class is programmed in during the time the class advertised. Instructor will check the building area upon leaving, turn off lights, and restore the room to previous set-up. Instructor is not liable for damage to building after the class has ended and participants have left.

9. Either party may terminate this contract, in whole or in part, for the convenience of the parties at such time as either party determines that the continuation of the work is not in the best interests of said party upon thirty (30) days written notice to the other.

10. Instructor will defend and hold harmless the City as and against any and all claims, demands, actions or causes of action brought by a third party for damages or losses arising out of the Instructor's performance of the work under this Agreement. Said indemnification shall include the City's actual attorney fees. Notwithstanding the foregoing, the obligation to indemnify shall not exist to the extent of the City's gross negligence or intentional conduct. The Instructor's obligation to indemnify shall include her employees and/or agents.

11. This Agreement represents the complete understanding of the parties with respect to the subject matter herein, and may only be modified in a subsequent agreement executed by each party.

12. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

CITY:

City of New Berlin

INSTRUCTOR:

JASON JORDAN

By: _____

By: _____

INSTRUCTOR BIO:

I have several years of experience teaching dance, taekwondo and a variety of sports. I also worked for 15 years in education from middle school to university level. I love teaching skills that build confidence and improve fitness, while participants also having a great time. I always aim to create a welcoming, fun and encouraging atmosphere to laugh and improve together.

PROGRAM SAMPLE DESCRIPTION:

Line Dance Dojo:

Train to step and stomp through the honky tonk. We will learn, laugh, and make new friends as we practice popular line dances. This class is beginner level; boots and cowboy hats are optional.

FUTURE PROGRAM OPTIONS:

Latin Dance (official name is TBD):

During the session participants will learn the ins & outs of multiple Latin style dances.



REQUESTED ACTION STATEMENT

TO: Recreation Commission
Common Council
Mayor Dave Ament

FROM: Katie Roth, Recreation Manager
Parker Dorothy- Recreation Specialist

RE: Requested Action Statement for the approval of Jason Jordan.

DATE: September 22, 2025

REQUESTED ACTION: Requested Action Statement for the recommendation of approval to the Common Council of the vendor agreement with Jason Jordan to provide Adult Fitness programming.

FISCAL IMPACT: The City will receive 25% of each participant fee.

RATIONALE/BACKGROUND: To ensure the continued success and growth of our recreational fitness and wellness programs, the Recreation Department is actively seeking a strategic partnership with Jason Jordan. This collaboration will complement the programs offered at the New Berlin Activity and Recreation Center (ARC), providing unique fitness and wellness programs. By utilizing Jason Jordan, we aim to expand our program offerings, accommodate a broader range of activities, and increase community engagement. This partnership will support a sustainable model for the future of recreational fitness and wellness in our community.



REQUESTED ACTION STATEMENT

TO: Recreation Commission
Common Council
Mayor Dave Ament

FROM: Kelsey Stoufffer, Recreation Specialist – Youth Sports
Katie Roth, Recreation Manager

RE: Requested Action Statement for the approval of the services agreement with the Wisconsin Basketball Officials Association.

DATE: September 24, 2025

REQUESTED ACTION: Requested Action Statement for the recommendation of approval to the Common Council of the services agreement with Wisconsin Basketball Officials Association.

RATIONALE/BACKGROUND: To provide qualified basketball officials for our New Berlin Youth Basketball League, the Recreation Department seeks to partner with the Wisconsin Basketball Officials Association (WBOA). We partnered with WBOA in 2024-2025, our first year with New Berlin Youth Athletics, and had a positive experience so we would like to work with them again for the 2025-2026 season. This partnership will help ensure we have high-quality, experienced officials for our league games. The WBOA has a strong track record of recruiting and training top officiating talent, supporting our commitment to delivering a positive and professional experience for our youth participants.

SERVICES AGREEMENT



This Services Agreement (“Agreement”) is made and entered into this _____ day of _____, 2025 by and between the CITY OF NEW BERLIN, a Wisconsin municipal corporation, with its principal office located at 3805 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the “City”) and Wisconsin Basketball Officials Association (hereinafter referred to as “Instructor”).

WHEREAS, the City offers recreational classes to the public; and

WHEREAS, Instructor provides Basketball Officials for the New Berlin Youth Athletics Basketball League; and

WHEREAS, the parties are desirous of establishing the relationship where Instructor provides officials to the City during the 2025-2026 Basketball League Season.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. Instructor holds themselves out as being qualified to provide basketball officials. The City does hereby retain the Instructor to hire, schedule, and supervise basketball officials for the New Berlin Youth Athletics Basketball League as provided for hereunder.

2. All games are to be held at the New Berlin Activity and Recreation Center, Ronald Reagan Elementary School, and Elmwood Elementary School in the City of New Berlin in a space to be assigned by the City. The specific referee schedule shall be established, occurring once per month, by the parties.

3. The Instructor agrees to provide basketball referees at a rate of \$35 per game, plus a \$200 scheduling charge per season. After the end of the season, the Instructor will submit an invoice to the City, and payment for services will follow the City Finance Department policies. The Instructor agrees to provide the City with a signed IRS W9 form.

4. City will provide Instructor with a class participant list and game schedule.

5. Instructor agrees to provide such staff as may be necessary to referee the basketball games and understands that it is a requirement of the City that, when games are offered to minors, there shall be not less than two (2) adults present during the instruction time. The City acknowledges that, if parents and/or spectators are present during an instruction time, this would satisfy the foregoing requirement for that particular instruction time. The Instructor agrees to maintain supervision of minor class participants at all times until such minors are picked up by a parent, guardian or authorized adult. Except when minor class participants are accompanied by a

parent, guardian or other authorized adult, Instructor shall not permit minor class participants to exit the facility or leave the gymnasium area unsupervised.

6. That Instructor agrees to carry comprehensive general liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate, which insurance coverage shall provide that the City is named as an Additional Insured on a primary and non-contributory basis.

7. The Instructor is solely responsible for, and shall have sole control of, the performance of the services. The parties acknowledge that the Instructor is not an employee of the City of New Berlin and Instructor is solely responsible to determine the instruction methods and performance of the instruction provided for in this Agreement.

8. Instructor acknowledges that neither they, nor their employees, are employees of the City for purposes of income tax retirement system or social security withholding.

9. Instructor accepts liability for any damage to a participant's equipment that occurs as a result of Instructor's services and which damage occurs during a scheduled class. City acknowledges that Instructor is only responsible for the area of the building utilized during the scheduled class. Instructor will check the building area upon leaving, turn off lights, and restore the gym to previous set-up. Instructor is not liable for damage to building that occurs after the class has ended and participants have left.

10. Either party may terminate this contract, in whole or in part, for the convenience of the parties at such time as either party determines that the continuation of the work is not in the best interests of said party upon thirty (30) days written notice to the other.

11. Instructor will defend and hold harmless the City as and against any and all claims, demands, actions or causes of action brought by a third party for damages or losses arising out of the Instructor's performance of the work under this Agreement. Said indemnification shall include the City's actual attorney fees. Notwithstanding the foregoing, the obligation to indemnify shall not exist to the extent of the City's gross negligence or intentional conduct. The Instructor's obligation to indemnify shall include its employees and/or agents.

12. This Agreement represents the complete understanding of the parties with respect to the subject matter herein, and may only be modified in a subsequent agreement executed by each party.

13. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

CITY:

City of New Berlin

By: _____

INSTRUCTOR:

Wisconsin Basketball Officials Association

By: _____

REQUESTED ACTION STATEMENT

TO: Recreation Commission

FROM: Kelsey Stouffer, Recreation Specialist
Katie Roth, Recreation Manager

RE: Requested Action Statement for the approval of the Spring Sports LLC Instructor Services Agreement.

DATE: September 18, 2025

REQUESTED ACTION: Requested Action Statement for the recommendation of approval to the Common Council of the services agreement with Spring Sport LLC, to provide youth sport programs.

FISCAL IMPACT: The City will receive 25% of each participant's fee.

RATIONALE/BACKGROUND: To support the continued growth and success of recreational enrichment initiatives, the Recreation Department is seeking to establish a partnership with Spring Sports LLC to introduce Youth Ninja Warrior classes. This collaboration aligns with the Department's commitment to expanding athletic offerings by incorporating unique, high-energy programming.

SERVICES AGREEMENT

This Services Agreement (“Agreement”) is made and entered into this 15th day of September, 2025 by and between the CITY OF NEW BERLIN, a Wisconsin municipal corporation, with its principal office located at 3805 South Casper Drive, New Berlin, Wisconsin, 53151 (hereinafter referred to as the “City”) and Spring Sports, LLC (hereinafter referred to as “Instructor”).

WHEREAS, the City offers recreational classes to the public; and

WHEREAS, Instructor provides Ninja Warrior Classes; and

WHEREAS, the parties are desirous of establishing the relationship where Instructor provides classes to the City during 2025 - 2026.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

1. Instructor holds themselves out as being qualified to provide Ninja Warrior instructional services. The City does hereby retain the Instructor to perform Ninja Warrior instruction as provided for hereunder.
2. All classes are to be held at the New Berlin Activity and Recreation Center in the City of New Berlin in a space to be assigned by the City. Instructor agrees to work with the City to develop class offerings and scheduling to be advertised in each New Berlin Activity Guide. A sampling of class offerings is attached to this document, and subject to change seasonally.
3. Instructor agrees to provide City with a rate they would like to collect per participant before seasonal activity guides are finalized. City may then charge participants any amount at or above what Instructor receives. The Instructor agrees all non-residents will be charged at the resident rate and the City keeps the non-resident fees. The Instructor will provide City with an invoice after classes. Payment of services shall follow City Finance Department policies. The Instructor agrees to provide the City with a signed IRS W9 form.
4. City will provide Instructor with a class participant list. City acknowledges if participant has registered for the designated classes before the class has begun, but they are not on the class participant list, then that participant may present a receipt at the class as proof of registration.
5. Instructor agrees to provide such staff as may be necessary to supervise the class and understands that it is a requirement of the City that when classes are offered to minors that there shall be not less than two (2) adults present during the instruction time. The City acknowledges that if the door to the classroom remains open and parents are allowed to wait

and observe from the hall, that this would satisfy this requirement in this instance. The Instructor agrees to maintain supervision of class participants who are minors until the minor is picked up by a parent, guardian or authorized adult. The Instructor agrees not to permit minor class participants to wander about the ARC outside of the class schedule.

6. That Instructor agrees to carry comprehensive general liability insurance with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate, which insurance coverage shall provide that the City is named as an Additional Insured on a primary and non-contributory basis.

7. The Instructor is solely responsible for and shall have sole control of the performance of the services. The parties acknowledge that the Instructor is not an employee of the City of New Berlin and is responsible to determine the instruction methods and performance of the instruction provided for in this Agreement.

8. Instructor acknowledges that neither they, nor their employees, are employees of the City for purposes of income tax retirement system or social security withholding.

9. Instructor accepts liability for damage to participant's equipment that occurs from Instructor's instruction during class. City acknowledges Instructor is only responsible for the area of the building the class is programmed in during the time the class advertised. Instructor will check the building area upon leaving, turn off lights, and restore the room to previous set-up. Instructor is not liable for damage to building after the class has ended and participants have left.

10. Either party may terminate this contract, in whole or in part, for the convenience of the parties at such time as either party determines that the continuation of the work is not in the best interests of said party upon thirty (30) days written notice to the other.

11. Instructor will defend and hold harmless the City as and against any and all claims, demands, actions or causes of action brought by a third party for damages or losses arising out of the Instructor's performance of the work under this Agreement. Said indemnification shall include the City's actual attorney fees. Notwithstanding the foregoing, the obligation to indemnify shall not exist to the extent of the City's gross negligence or intentional conduct. The Instructor's obligation to indemnify shall include her employees and/or agents.

12. This Agreement represents the complete understanding of the parties with respect to the subject matter herein, and may only be modified in a subsequent agreement executed by each party.

13. This Agreement shall be governed and construed in accordance with the laws of the State of Wisconsin.

CITY:

City of New Berlin

By: _____

INSTRUCTOR:

Spring Sports, LLC

By: _____

Ninja Games Class Description:

A high-energy class where Pre-stars (ages 3-4), Kinder-stars (5-7), and Prep-stars (8-10) master ninja fundamentals—jumping, tumbling, running, and compound movements—using fun games and backyard-style obstacles. Build skills each week and see if you’ve got what it takes to become the next ultimate Backyard Ninja. Join the adventure today!



REQUESTED ACTION STATEMENT

TO: Recreation Commission
Common Council
Mayor Dave Ament

FROM: Eric Snodgrass, Ast. Recreation Manager
Katie Roth, Recreation Manager

DATE: October, 14, 2025

REQUESTED ACTION: Requested Action Statement for the recommendation of approval to the Common Council of the Small Meeting Room Policy & Procedures for the New Berlin Activity & Recreation Center (ARC) and Hickory Grove.

FISCAL IMPACT: The Small Meeting Room Policy establishes standardized rental fees for community use of meeting spaces at the ARC and Hickory Grove. Rental fees are set at \$25 for small rooms and \$50 for large rooms for a two-hour reservation. These fees are intended to offset facility operations, custodial services, and staff time associated with room setup, takedown, and oversight.

**RATIONALE/
BACKGROUND:** The Recreation Department developed the Small Meeting Room Policy & Procedures to create consistency, transparency, and operational efficiency for community use of meeting spaces within City facilities.

The policy clearly defines:

- Eligibility and reservation priority for civic, educational, and community-service groups.
- Fee structure for meeting rooms, including guidelines for extended use and events beyond standard meetings.
- Application process, reservation timeline, and cancellation requirements.
- Facility expectations related to setup, takedown, cleaning, and check-in procedures.

The policy also aligns meeting room availability with the department's three Activity Guide publication periods (Fall, Winter/Spring, and Summer) to ensure public access once Recreation programming has been scheduled.

This policy provides a clear and consistent framework for managing facility use while ensuring that City and departmental needs remain the top scheduling priority.

New Berlin Recreation

Small Meeting Room Policy & Procedures



Purpose

When rooms at the New Berlin Activity and Recreation Center and Hickory Grove are available and not scheduled for Recreation Department or other City use, they may be reserved for civic, educational, cultural, intellectual, or community-service activities that align with the goals of the Recreation Department. Meeting room reservations are intended for group meetings. Any use beyond this allowance will require an additional rental application and approval.

Applicability & Oversight

- Use of a meeting room requires a reservation application, reviewed and approved by Recreation Department staff.
- Reservations are permitted only during the building's open hours, unless otherwise authorized by the Recreation Manager or Ast. Manager.
- Applications are processed on a first-come, first-served basis; no group has exclusive rights to any room.
- City-sponsored programs and events receive priority scheduling over all outside reservations.
- Availability is determined by the Recreation Department's three Activity Guide schedules: Fall (September–December), Winter/Spring (January–May), and Summer (June–August). Once an Activity Guide is published, community groups may submit meeting room reservation requests for dates within that season.

Eligibility & Use

Eligible Groups (In order of Priority):

- City of New Berlin Recreation Programs & other City of New Berlin Departments
- [New Berlin School District](#)
- Nonprofit organizations (based in New Berlin)
- City of New Berlin or New Berlin neighborhood associations, clubs, and community groups
- Nonprofit organizations (based in Waukesha County) serving New Berlin Residents
- Other groups, subject to approval by the Recreation Department and payment of applicable non-resident fees

Use Restrictions:

- Activities must not produce financial gain for the reserving group, except for Department-sponsored events.
- The facility may not be used for fundraising, commercial enterprise, or unrelated sales.
- No activities that violate laws, safety codes, or building regulations.
- Groups may be required to provide proof of insurance or liability coverage.
- Use is contingent on compliance with ADA access and staff safety protocols.

Reservation & Application

- Reservation requests must be submitted at least 14 business days prior to the event.
- The applicant must be an adult (21+), responsible for behavior, liabilities, and any damages.

- Residents may not rent facilities for non-residents.
- Application must be completed by going to <https://forms.cloud.microsoft/g/XHZt8rdvBC>
- Proof of non-profit or group status will be requested.
- It is understood that city's need for meeting room(s) will have first-priority in room use.
- Rental requests are subject to facility operating hours and staffing availability.

Fees & Charges

- A \$25 fee applies for each two-hour reservation in a smaller meeting room, and a \$50 fee applies for each two-hour reservation in a larger meeting room. Any use exceeding two hours, or reservations that begin to resemble a social gathering, party, or special event rather than a standard meeting, will be assessed at a different rate determined by the Recreation Department based on the nature and duration of the request. This includes all time required for setup, takedown, custodial needs, and any additional services provided.
- Payment is due in full at the time of booking. Cancellations must be made at least 2 weeks prior to the reservation date to receive a refund. Late cancellations or no-shows may result in forfeiture of fees and potential suspension of future reservation privileges.
- Additional fees may be assessed if cleaning or damage occurs, or if the room is not vacated on time.

Location & Rooms

Available Locations:

1. New Berlin Activity and Recreation Center, 15321 W. National Ave. New Berlin, WI 53151
2. Hickory Grove, 2600 S. Sunny Slope Rd. New Berlin, WI 53151

Location	Room Name	Capacity	Equipment	New Berlin Fees	Non-Resident Fees
ARC	Willow	24	Projector, Whiteboard	\$50	\$75
ARC	Hemlock	12	TV w/HDML, Whiteboard	\$25	\$37.50 45
ARC	Oak	10	TV w/HDML, Whiteboard	\$25	\$37.50 45
Hickory Grove	Sunflower	30	TV w/HDML	\$50	\$75
Hickory Grove	Lilly	30	None	\$50	\$75
Hickory Grove	Tulip	10	None	\$25	\$37.50 45

Equipment, Setup & Use Guidelines

- Equipment requests (projector, TV, sound system, microphones, etc.) must be submitted in advance on the reservation application and are not available in all meeting rooms.
- Equipment setup and testing should be scheduled with staff at least 48 hours before event.
- No adhesives, nails, or damage to walls or fixtures.
- Chairs, tables, and furnishings must be cleaned and returned to original arrangement.
- Food and nonalcoholic beverages are permitted unless prohibited.
- No open flame or candles unless expressly permitted.
- Items may not be stored before or after; the facility is not responsible for lost items.

-Groups are expected to leave the room in the same condition as found. Failure to do so may result in additional cleaning fees or denial of future reservations.

Arrival / Check-In / Check-Out

- Groups should check in with Recreation Department staff or as designated.
- At Hickory Grove, doors will unlock 15 minutes prior to meeting.
- At the ARC, groups should check in with Recreation Staff at the front desk and they will escort you to your room. You must also check out with Recreation Staff.
- Meetings must start and end at scheduled times.
- Rooms must be vacated and reset promptly; penalty fee may apply if late or unclean.

Cancellations & No-Shows

- Cancellations must be made at least 2 weeks in advance for a full refund (if applicable).
- Repeated cancellations or no-shows may result in suspension of privileges.

Department Rights & Policy Enforcement

- The Department reserves the right to cancel or reschedule for internal programming needs.
- Staff may attend any meeting.
- Facility rules apply.
- Reservations may be canceled due to severe weather or emergencies.
- Denied reservations may be appealed to the Recreation Commission.

Liability & Indemnification

By submitting a reservation, the applicant waives claims against the City of New Berlin and the Recreation Department for personal injury or property damage during facility use and agrees to indemnify and hold harmless the City, its officers, employees, and agents.

Contact

Eric Snodgrass
Assistant Recreation Manager
esnodgrass@newberlin.org
262-797-2443

Policy Effective Date

10-20-25

This policy is subject to periodic review by the Recreation Department and may be updated as necessary to ensure alignment with department operations and community needs.



MOTION SHEET

TO: Common Council
Mayor Ament
Ald. Harenda

FROM: Water Resource Mgt/Rubina Medina

DATE: October 28, 2025

RE: October 14, 2025, WRM items requiring Common Council action

A.	Discussion and possible action to recommend to Common Council the 2026 Water Resource Management Operating Budget
Council Motion:	
	I move to recommend approval to the Common Council as unanimously approved by the Water Resource Management Commission on October 14, 2025.

Department of Community Development

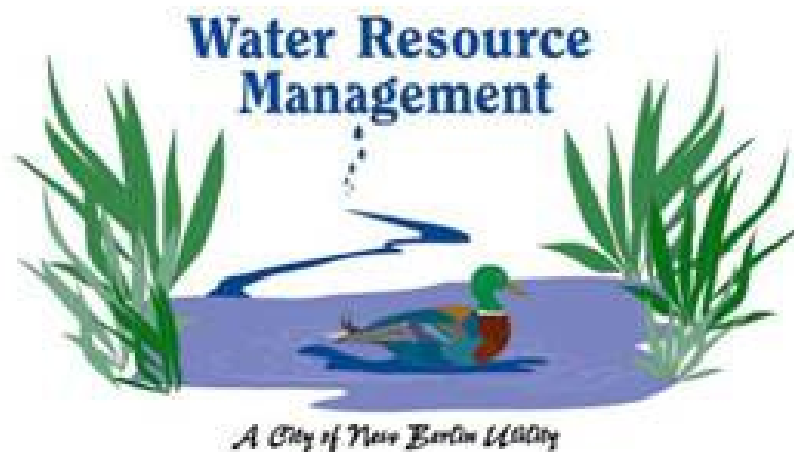
Engineering Services Division

GIS/LIS Services Division

Inspection Services Division

Planning Services Division

Water Resource Management Utility



2026 WATER RESOURCE MANAGEMENT OPERATING BUDGET

Submitted to the Water Resource Management Committee October 14, 2025

Prepared for:

*Mayor David Ament &
Common Council, City of New Berlin*

By:

*Nicole Hewitt, P.E.
Division Engineer, Water Resources
October 14, 2025*

*Greg Kessler, Director
Department of Community Development*

2026 DEPARTMENT PERSONNEL

Gregory W. Kessler, AICP	Director of Community Development
Nicole Hewitt, P.E.	Water Resources Utility Manager
Joseph Bevington	Water Resources Utility Assistant Manager
Dan Hogan	Code Compliance Specialist (Inspection)
Lucas Pichler, P.E.	Director of Public Works
Michael Eder	Assistant Director of Public Works
Jason Bednarz	Streets Supervisor
Cynthia Tesch	Streets/Stormwater Administration
Jim Burns	Emergency Management Manager
Tamara Simonson, P.E.	City Engineer

Vision Statement

Promote a Three-Dimensional approach to efficiently and effectively manage storm water and to protect the water resource needs of the City of New Berlin.

Mission Statement

Dedicated to the management, construction, maintenance, protections, control, regulation, use, and enhancement of storm & surface water systems, flood protection, water quality, and groundwater recharge through education, coordination, development, maintenance and management of projects & programs in concert with other community development programming in an efficient and cost effective manner that considers the needs for protection of public health, private property, the natural environment, and economic development.

Responsibilities

The Utility was established by City Ordinance No. 2147. The activities of the Utility are guided by a comprehensive Storm Water Management Master Plan (SWMMP) completed in 2000 (updated by addendum in 2009), the City of New Berlin 2020 Comprehensive Plan, and by the Water Resources Management Committee.

As part of the 2020 Comprehensive Plan, the SWMMP was updated by addendum. The addendum to the SWMMP updates the Water Resources Management Utility's overall Vision, Mission, Goals and Objectives. The addendum also refocuses the Utility for the next ten (10) years. The following contributed to the necessity of refocusing: new regulatory requirements, the resolution of historical flooding issues, the further degradation of drainage systems, and an increase in reports of localized drainage issues. The objectives of the Water Resource Utility as identified in the SWMMP are as follows:

1. Provide water quality suitable to support the designated potential recreational and biological uses of the streams;
2. Provide storm water drainage and flood control facilities to prevent flood damages to property, prevent health and safety hazards, and prevent drainage-related nuisance and inconvenience;
3. Develop a storm water management system that effectively serves both existing and anticipated future land uses at the lowest practicable cost;
4. Reduce erosion and sedimentation from construction of new development and agricultural activities; and
5. Protect environmentally sensitive areas that provide significant surface water quantity or quality benefits.

2025 Department Achievements

Agency Submittals

- Annual report to MMSD for Chapter 13
- Annual Report to WDNR for WPDES Permit
 - Public Education Partnership for WPDES Education Requirements
 - Illicit Discharge Outfall Screening
- NFIP-CRS Audit

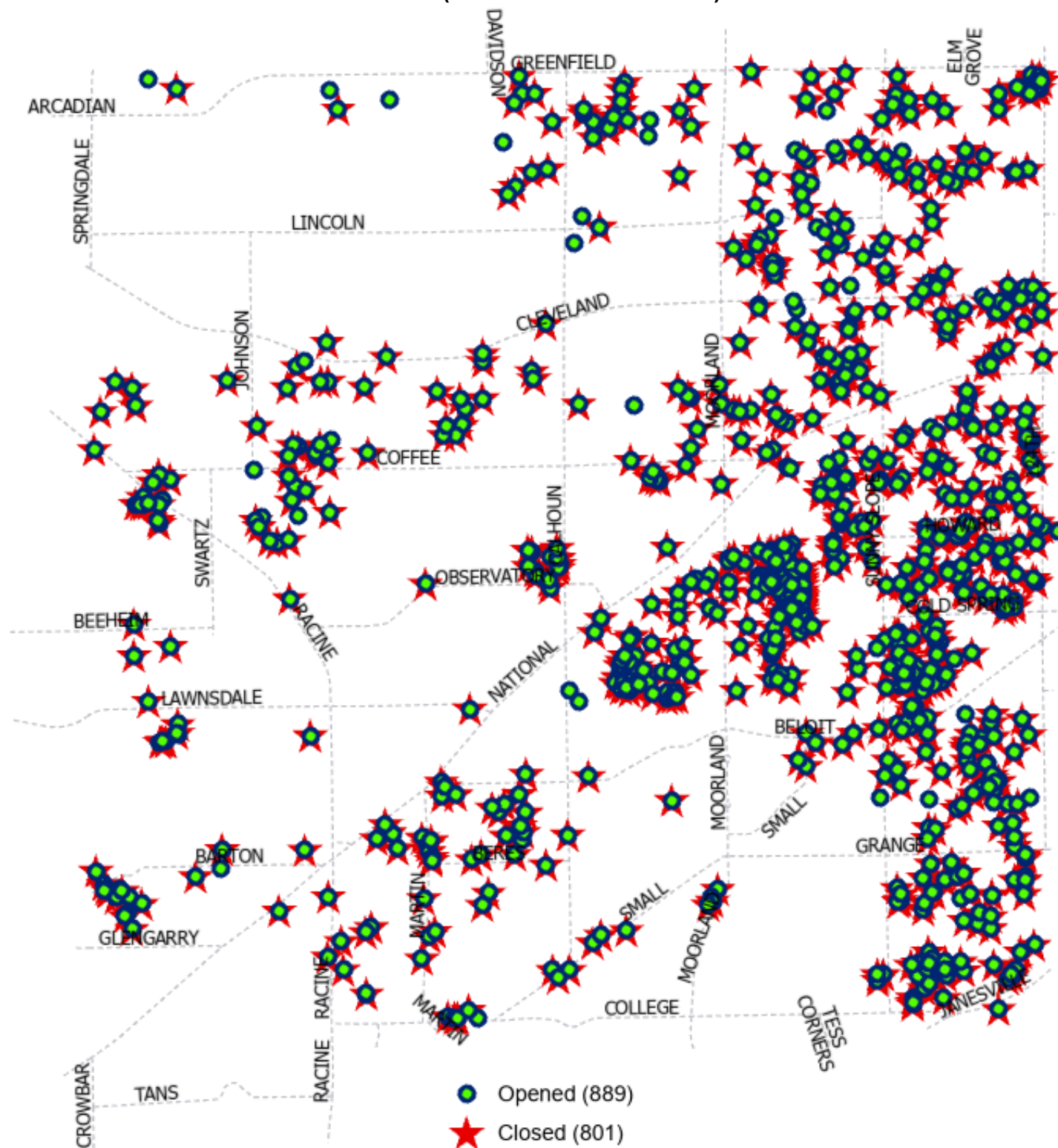
Drainage Projects – Contracted Out

- 130th/Cleveland Road at Culvert Repair (due to August Storm)

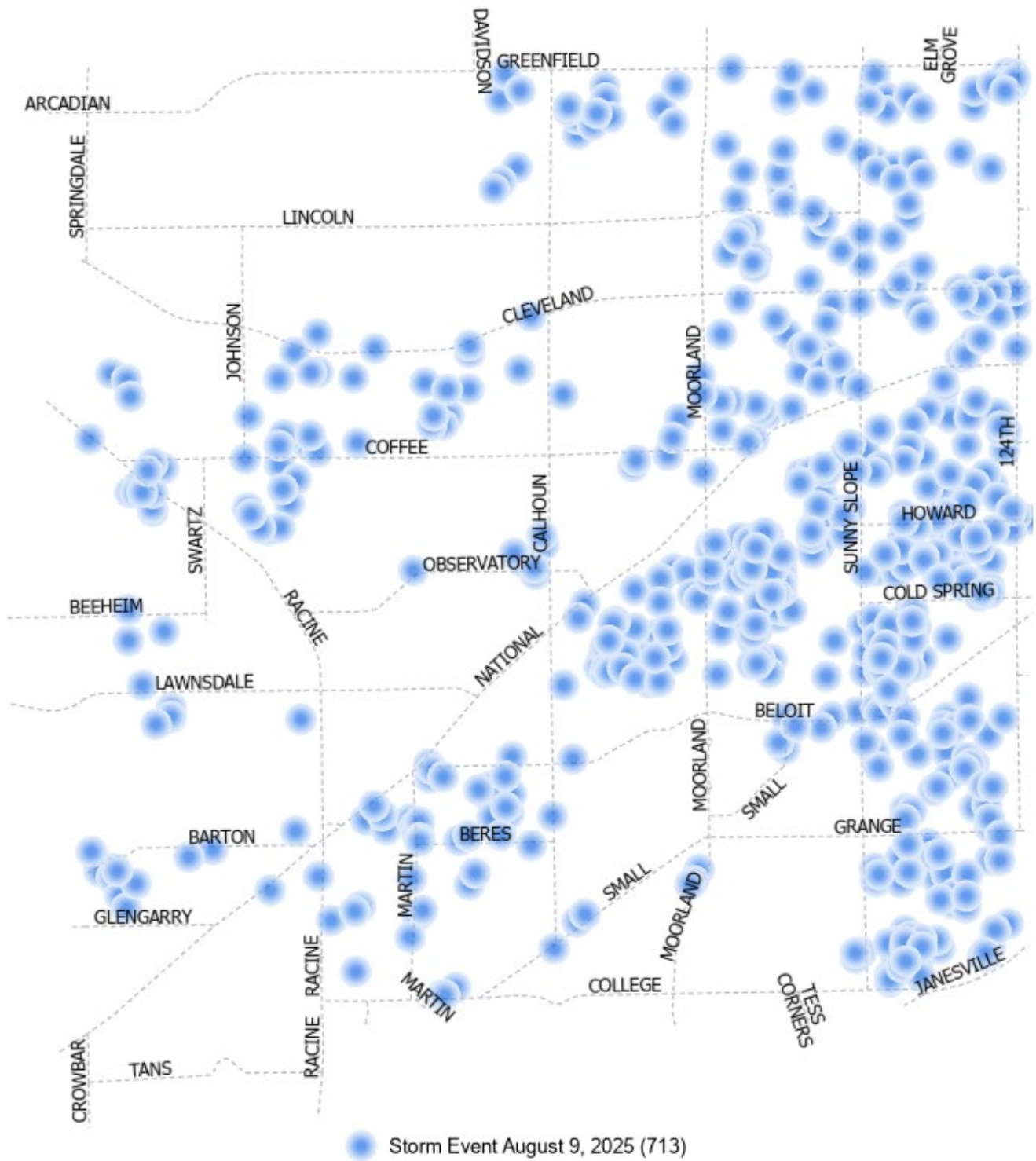
Engineering Design Work

Survey	Design
Brookland Rd	159th St
Calhoun Service Dr	Brookland Rd
Coffee Rd	Churchview Dr
Crestview Dr	Clover Knoll Pl
Glendale Dr	Coffee Rd
Hansen Dr	Crestview Dr
Pickford Ct	Glendale Dr
Rogers Dr	Lincoln Ave
Steven Ct	
Sunny Crest Dr	
Westbrooke Pkwy	

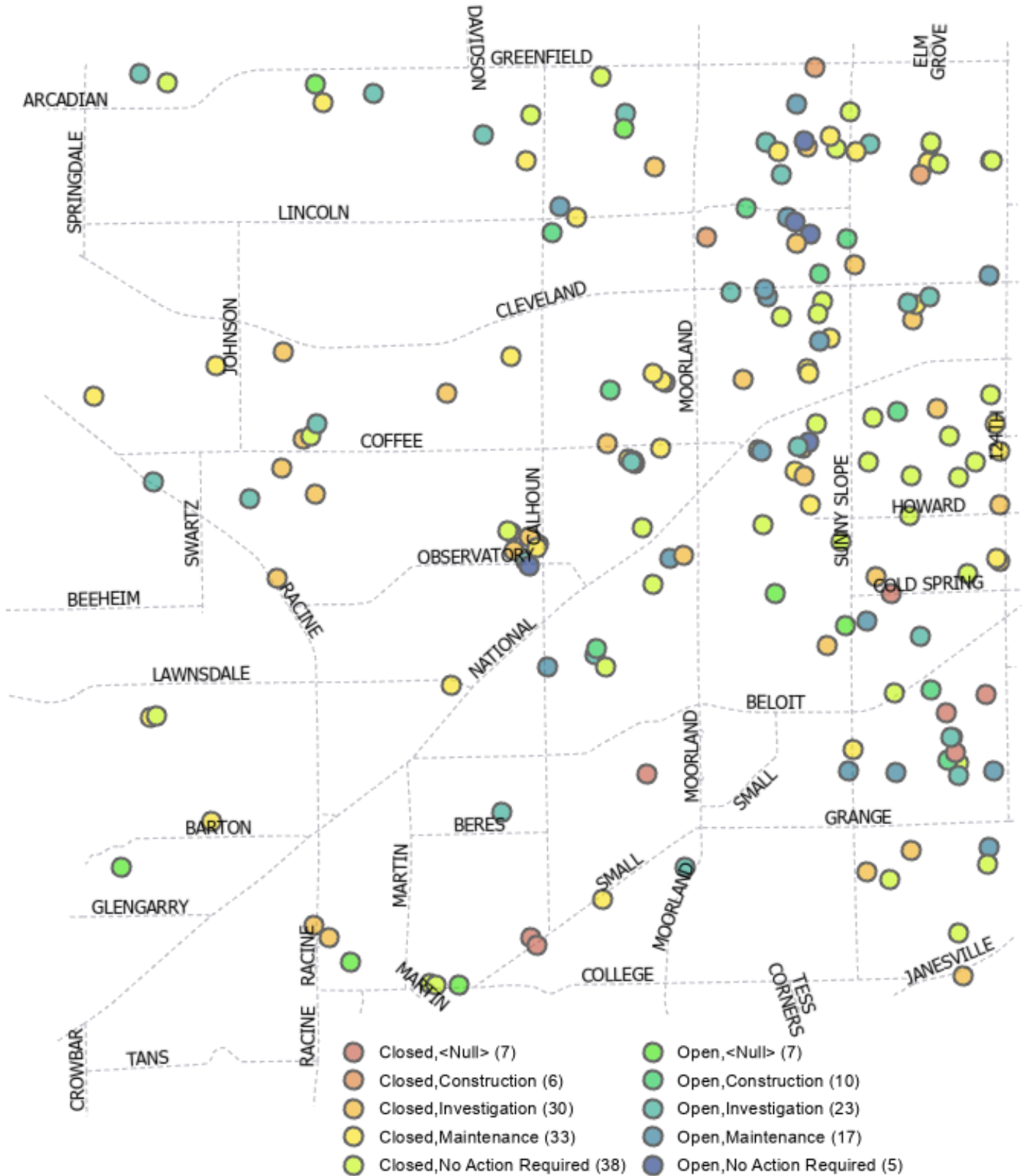
Drainage Requests (10/01/2024 – 09/30/2025)



**Drainage Requests Related to the
August 9-10, 2025 Storm Event**



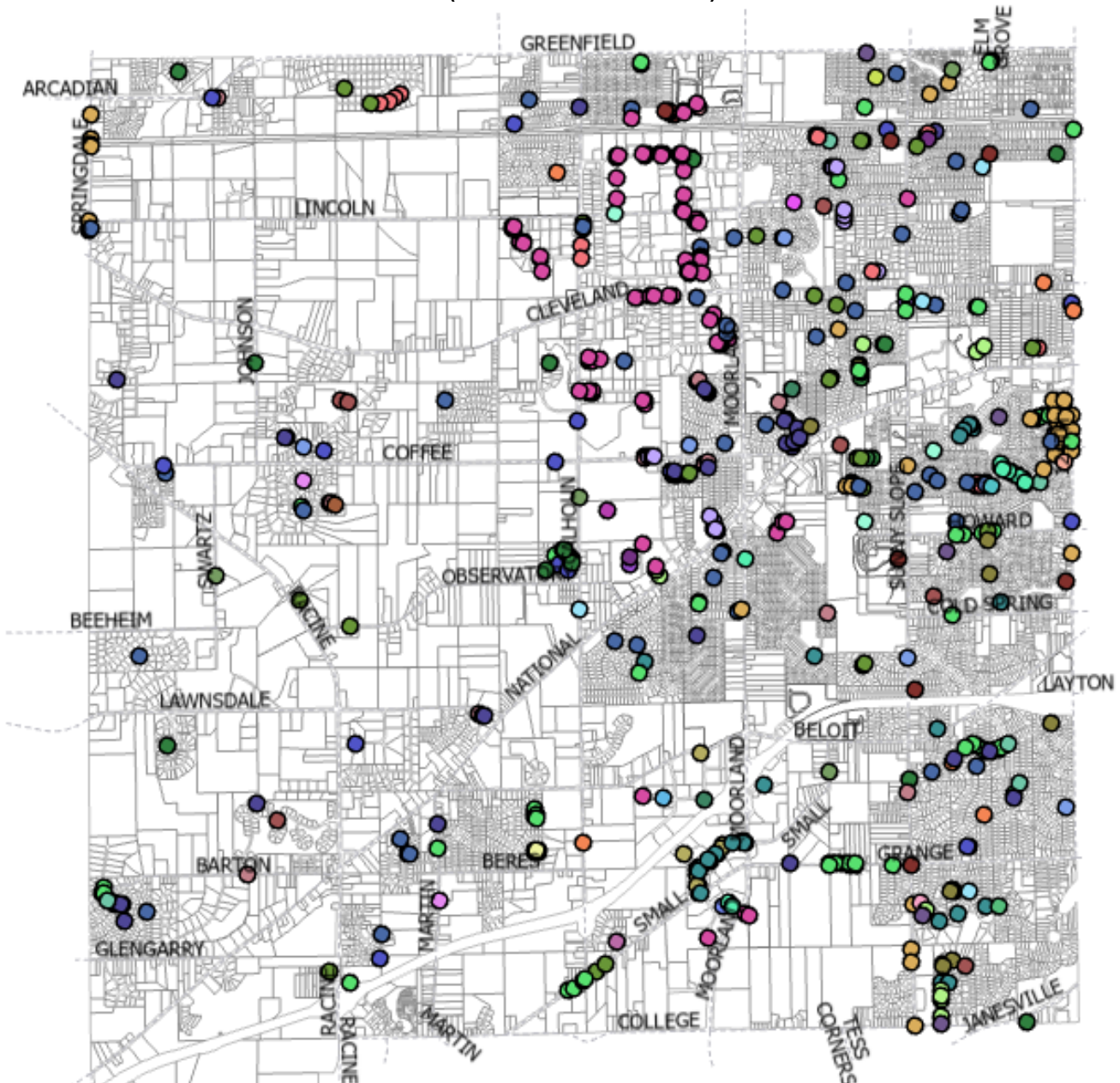
Drainage Requests Not related to the Storm Event



Storm Tasks Completed

Activity	#	Activity	#
Cartograph Inspection Storm Culvert	38	Maintain Storm Inlet	1
Cartograph Inspection Storm Inlet	7	Maintain Storm Pipe	1
Cartograph Inspection Storm Outlet	85	Rebuild (Partial) Storm Inlet	51
Clean Storm Channel	71	Rebuild (Partial) Storm Manhole	1
Clean Storm Culvert	30	Remove - Debris Storm Basin	1
Clean Storm Inlet	16	Remove - Debris Storm Channel	18
Clean Storm Manhole	2	Remove Storm Culvert	1
Clean Storm Pipe	3	Repair - Patch Storm Culvert	5
Curb Storm Channel	1	Repair - Patch Storm Inlet	49
Drainage Engineering Design Storm Channel	16	Repair - Turf Restoration Storm Culvert	6
Drainage Engineering Design Storm Culvert	1	Repair - Turf Restoration Storm Inlet	13
Drainage Engineering Design Storm Pipe	1	Repair Storm Channel	33
Drainage Engineering Survey Storm Channel	48	Repair Storm Culvert	11
Drainage Engineering Survey Storm Culvert	1	Repair Storm Inlet	10
Drainage Engineering Survey Storm Pipe	8	Repair Storm Manhole	5
Grade Ditch Storm Channel	32	Repair Storm Pipe	5
Inspect Storm Culvert	52	Replace - Endwall Storm Culvert	5
Inspect Storm Inlet	1	Replace - Lid Storm Manhole	1
Install Storm Culvert	2	Replace Storm Channel	5
Install Storm Inlet	1	Replace Storm Culvert	8
Install Storm Pipe	2	Replace Storm Inlet	3
Maintain - Vegetation Management Storm Channel	1	Steam Frozen Culvert Storm Culvert	22
Maintain Storm Basin	1	Televis Storm Pipe	18
Maintain Storm Channel	4	Tuckpoint Storm Inlet	13
Maintain Storm Culvert	2		
TOTAL = 712			

Completed Storm Tasks (10/01/2024 – 09/30/2025)



- | | | |
|---|---|--|
| ● Cartograph Inspection, Storm Culvert (38) | ● Inspect, Storm Inlet (1) | ● Repair, Storm Inlet (10) |
| ● Cartograph Inspection, Storm Inlet (7) | ● Install, Storm Culvert (1) | ● Repair, Storm Manhole (5) |
| ● Cartograph Inspection, Storm Outlet (85) | ● Install, Storm Inlet (1) | ● Repair, Storm Pipe (5) |
| ● Clean, Storm Channel (71) | ● Install, Storm Pipe (1) | ● Repair - Patch, Storm Culvert (5) |
| ● Clean, Storm Culvert (30) | ● Maintain, Storm Basin (1) | ● Repair - Patch, Storm Inlet (49) |
| ● Clean, Storm Inlet (16) | ● Maintain, Storm Channel (4) | ● Repair - Turf Restoration, Storm Culvert (6) |
| ● Clean, Storm Manhole (1) | ● Maintain, Storm Culvert (1) | ● Repair - Turf Restoration, Storm Inlet (13) |
| ● Clean, Storm Pipe (3) | ● Maintain, Storm Inlet (1) | ● Replace, Storm Channel (5) |
| ● Curb, Storm Channel (1) | ● Maintain, Storm Pipe (1) | ● Replace, Storm Culvert (8) |
| ● Drainage Engineering Design, Storm Channel (16) | ● Maintain - Vegetation Management, Storm Channel (1) | ● Replace, Storm Inlet (3) |
| ● Drainage Engineering Design, Storm Culvert (1) | ● Rebuild (Partial), Storm Inlet (51) | ● Replace - Endwall, Storm Culvert (5) |
| ● Drainage Engineering Design, Storm Pipe (1) | ● Rebuild (Partial), Storm Manhole (1) | ● Replace - Lid, Storm Manhole (1) |
| ● Drainage Engineering Survey, Storm Channel (48) | ● Remove, Storm Culvert (1) | ● Steam Frozen Culvert, Storm Culvert (11) |
| ● Drainage Engineering Survey, Storm Culvert (1) | ● Remove - Debris, Storm Basin (1) | ● Televis, Storm Pipe (18) |
| ● Drainage Engineering Survey, Storm Pipe (8) | ● Remove - Debris, Storm Channel (18) | ● Tuckpoint, Storm Inlet (13) |
| ● Grade Ditch, Storm Channel (32) | ● Repair, Storm Channel (33) | |
| ● Inspect, Storm Culvert (51) | ● Repair, Storm Culvert (11) | |

System Maintenance and Repair

- System maintenance is scheduled and completed in coordination with the City Engineer and the City's 5-year Road Work Plan and the Department of Public Works. See below for current schedule of events.

Road Work	Storm Maintenance	Storm Inspections
2026	2025	2024
2027	2026	2025
2028	2027	2026

Street Sweeping

- 300 Miles of Street Sweeping Completed

Permit Processing

- Driveway Culverts Permits – 87 (Set grades for contractors and inspected)

Code Compliance

- Construction BMP Inspections (Erosion Control) - 24 initial inspections. Sites are inspected at least once a month until completion.
- Post-Construction BMP Inspections

Utility Fee Investigations

- Quarterly Reviews of Fee Changes

Building Permit Reviews

- Nicole 114
- Joe 44

Development Review

- 41 Planning Reviews

Christian Brothers

Hawthorne Hills Farm

Jewell Homes - 3 Lot Csm

National Avenue Multi-Tenant Building

New Berlin Fabrication Building

On Time Promo & Apparel

Overland Trail Industrial Building

Shorewest

The Conservancy-Multi-Use Neighborhood

Trustone

Departmental Overview

The Water Resources Management Division works, under the oversight of the Water Resource Management Committee, with the management of surface water runoff from urban and rural lands. This Division completes and coordinates design and engineering work for large-scale storm water projects and assists the Transportation Division with the storm water components of road projects.

Several of the projects that were completed in 2024/2025 included:

- construction of drainage improvements along Calhoun Rd
- redesign of concrete invert at Pheasant Run
- design and construction of Malone Park drainage improvements.

In 2025/2026, the Division is designing and reconstructing:

- Wilbur Dr Storm Sewer Extension
- Clover Knoll Storm Sewer Replacement.

The Division also tracks flooding and storm water issues throughout the City and provides construction direction and oversight for City crews. The Division also assists residents with floodplain questions, tracks storm and flood data, and applies and administers state and federal storm water and flood control regulations.

The Division administers the City's WPDES permit for storm water discharges which includes responsibilities for pollution prevention, illicit discharge screening, public education and outreach, construction site pollutant control and post-construction storm water management and represents the City in the Clean Water Network. The Division also performs experimental work with new technologies and natural methods and practices, and promotes Low Impact and Green Development with the goal of eliminating development impact on the environment.



ENVIRONMENTAL SCAN

Departmental Strengths

Management Principles and Practice. Management is committed to purposeful quality improvement and opportunities it offers to improve efficiency, reduce costs, and provide customer-focused service.

Knowledgeable and Dedicated Employees. Employees in the Water Resource's Utility are dedicated professionals with a high level of integrity and technical knowledge. Staff often respond to storm water situations at a moments notice during rain events. Staff meet with other professionals in the field and attend courses to remain up to date on regulations, practices and technologies to better serve the community and the environment.

Technology. The WRM relies on advanced technology to assess infrastructure deficiencies, log drainage complaints, investigate drainage issues and to design solutions. Staff rely on current new technologies when designing projects and working with new development projects.

Departmental Weaknesses

Aging Systems. The City's drainage systems continue to be in need of maintenance. Over the years, drainageways have been overtaken by debris, brush and sediment deposits. As we focus on drainage list (complaint driven) projects, these systems continue to deteriorate and increase the drainage issues that the community experiences. We are continuing to shift to a more purposeful, system wide maintenance program.

Weather Dependent. The majority of projects require dry weather for construction. Any rain event could delay a project from a day to a week and beyond. 2014 was a very wet season preventing quick progress.

Initiatives for 2026

- Coordination with the Utility Department to televise storm pipes 2 years ahead of Road Projects.
- Continue to Complete drainage list projects to maintain overall backlog of no more than 2 years.
- Potential for contracting out City-wide BMP Inspection and Maintenance for WDNR WPDES permit compliance.
- Evaluation of Lincoln Avenue Bioswales.
- Continued implementation of a drainage system tracking and maintenance program.

Revenue Enhancements

- Continue to verify billing accuracies and to track and evaluate new development in order to maintain current and equitable storm water fee charges for all customers.

IDENTIFIED PRIORITIZED BUDGET ISSUES (including CIP)

ISSUE – WPDES Permit Compliance

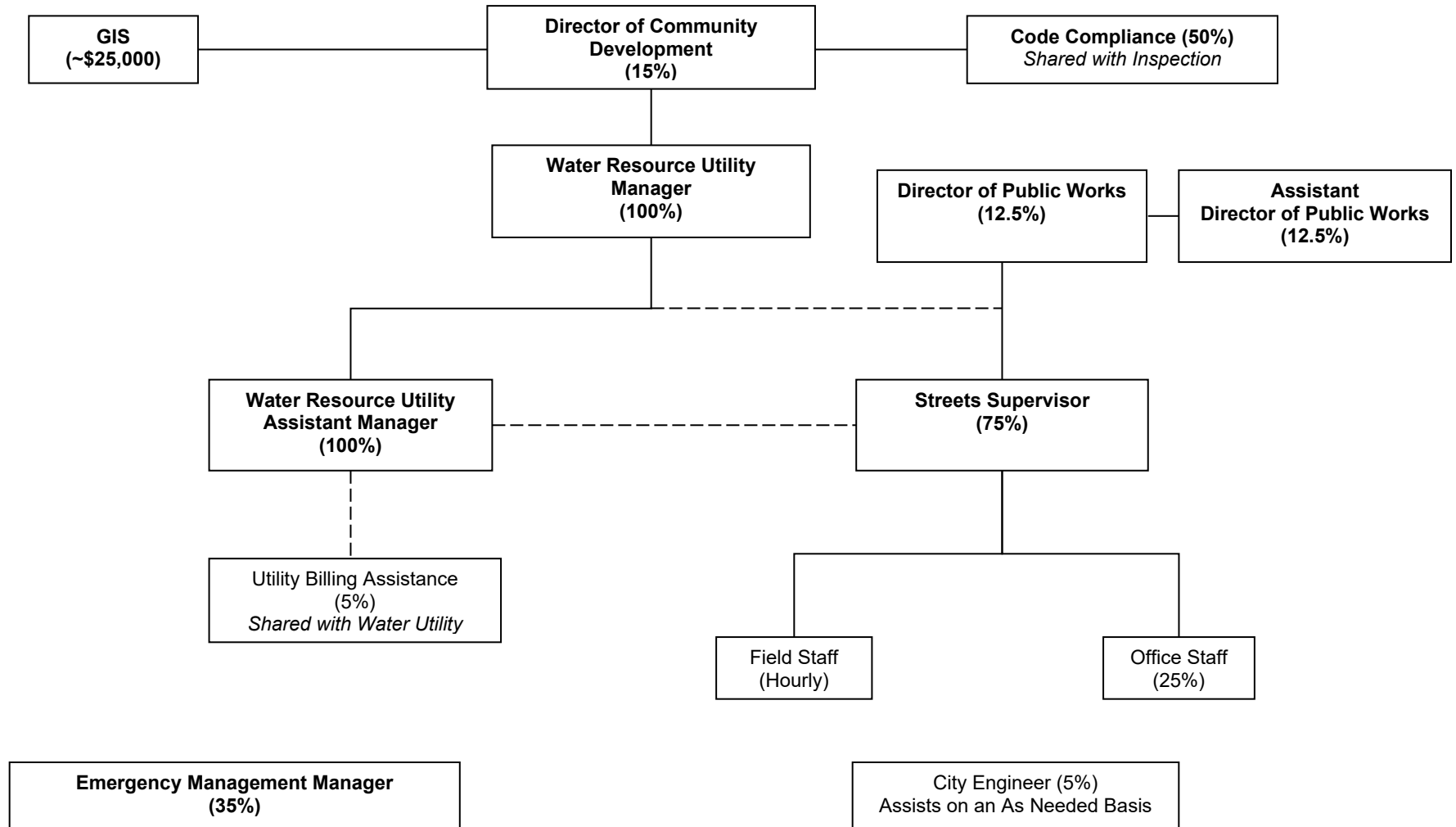
As we move forward with completing drainage and storm water projects, there is the goal of adding a water quality element to each project. The objective being to avoid the need for a large independent project directed solely at water quality.

Total Maximum Daily Loads (TMDL) will be the next permit compliance hurdle. To date we have not had to tackle this, but it will be coming shortly. At this time, we should continue to look for opportunities to improve water quality in every project.

ISSUE – Focus on Preventative Maintenance and System Inspection Increase

The focus will be on completing inspections and required maintenance in coordination with road work projects so that they are completed before the road work occurs. The plan currently is to contract out only those projects that are needed so that, at the same time, we can begin to complete inspection of all storm water system components, and repair or replacement of defects in the system the year before road construction is scheduled. Some of this work may need to be contracted out, depending upon the availability of Streets Department crews. Documentation of these activities are monitored in GIS/Cartegraph with the future intent of having preventative maintenance scheduled once a base line is established.

**2026
WATER RESOURCE MANAGEMENT
DEPARTMENTAL ORGANIZATION CHART**



**EXECUTIVE BUDGET SUMMARY
YEAR 2026
OFFICE OF THE WATER RESOURCE MANAGEMENT UTILITY**

REVENUES										
ORG	Object		2023 ACTUAL	2024 ACTUAL	2025 ADOPTED	2025 6 MONTHS	2025 EST TOTAL	2026 PROPOSED	COMMITTEE CHANGES	2026 ADOPTED
		OPERATING REVENUES:								
70710000	46110	RESIDENTIAL	759,248	760,615	762,000	380,789	762,000	762,500		762,500
70710000	46120	COMMERCIAL	739,545	744,601	745,000	373,046	746,000	750,000		750,000
70710000	46130	INDUSTRIAL	187,938	193,764	195,000	96,945	193,900	194,000		194,000
70710000	46140	PUBLIC	86,604	85,898	86,000	42,960	85,950	86,000		86,000
70710000	46200	PENALTIES	17,845	17,468	16,500	3,438	17,500	17,500		17,500
70710000	46301	CONTRACT WORK	-	1,260	-	-	-	-		-
70710000	46302	WATER QUALITY FEE	-	-		-				
			-----	-----	-----	-----	-----	-----	-----	-----
		SUBTOTAL-OPERATING REVENUES	1,791,180	1,803,605	1,804,500	897,178	1,805,350	1,810,000	-	1,810,000
		NON-OPERATING REVENUES:								
70711000	41000	GRANTS-FEDERAL			-		-	-		-
70711000	41010	GRANTS-STATE			-	5,600	5,600	-		-
70711000	41020	GRANTS-LOCAL			-		-	-		-
70711000	44062	CLAIM SETTLEMENT	17,414	-						
70711000	47000	INTEREST INCOME	192,958	232,910	180,000	118,201	230,000	200,000		200,000
70713000	42400	CAPITAL CONTRIBUTION	1,500,957	-		-				-
			-----	-----	-----	-----	-----	-----	-----	-----
		SUBTOTAL-NON-OPERATING REVENUES	1,711,329	232,910	180,000	123,801	235,600	200,000		200,000
		TOTAL REVENUES	3,502,509	2,036,515	1,984,500	1,020,979	2,040,950	2,010,000		2,010,000

**EXECUTIVE BUDGET SUMMARY
YEAR 2026
OFFICE OF THE WATER RESOURCE MANAGEMENT UTILITY**

EXPENSES										
			2023	2024	2025	2025	2025	2026	COMMITTEE	2026
			ACTUAL	ACTUAL	ADOPTED	6 MONTHS	EST TOTAL	PROPOSED	CHANGES	ADOPTED
		OPERATING EXPENSES:								
70710710	50010	SALARY-FULLTIME	296,657	214,495	381,883	113,847	381,883	401,295		401,295
70710710	50020	SALARY-PARTTIME			-		-	-		-
70710710	51010	RETIREMENT	27,578	13,770	26,541	7,912	26,541	28,892		28,892
70710710	51020	FICA	21,222	15,976	29,215	8,434	29,215	30,699		30,699
70710710	51030	HEALTH INSURANCE	65,198	43,277	87,966	15,784	87,966	73,337		73,337
70710710	51060	LONG TERM DISABILITY	226	133	270	44	270	212		212
70710710	51065	VISION/DENTAL INS	1,293	884	1,605	367	1,605	1,849		1,849
70710710	51070	LIFE INSURANCE	543	376	749	210	749	788		788
70710710	52070	PRE-EMPLOYMENT TEST			-		-	-		-
70710710	52080	AUDIT FEES	2,000	2,000			-			
70710710	52110	ADMIN CHARGE-UTILITY	22,650	21,000	22,650	-	22,650	22,650		22,650
70710710	52130	ADMIN CHARGE-STREETS LABOR	383,510	290,770	309,500	117,100	309,500	309,500		309,500
70710710	52130	ADMIN CHARGE-STREETS EQUIP	65,500	65,500	65,500	32,750	65,500	65,500		65,500
70710710	52030	CONTRACTED SERVICES/GIS/CARTE	22,849	29,766	45,000	36,373	45,000	55,000		55,000
70710710	53040	TELEPHONE/CELL PHONE	1,087	1,095	3,000	370	3,000	3,000		3,000
70710710	54020	R&M VEHICLES	5,989	3,191	15,000	3,342	15,000	15,000		15,000
70710710	54060	PRINTING/ADVERTISING		-	1,000		1,000	1,000		1,000
70710710	54120	OFFICE SUPPLIES	2,428	1,877	2,000	894	2,000	2,000		2,000
70710710	54170	POSTAGE	17,120	18,697	18,000	9,603	18,000	18,000		18,000
70710710	54190	GAS, OIL LUBRICANTS	1,486	3,967	12,000	6,280	12,000	12,000		12,000
70710710	54275	CITY CENTER HOA		-	5,300	-	5,300	5,300		5,300
70710710	54300	CONFERENCE/TRAINING/MEETING	640	296	6,000	1,095	6,000	6,000		6,000
70710710	54320	MILEAGE	68	-	500	-	500	500		500
70710710	54350	PROMOTION/RELATIONS		6,984	7,000	13,485	7,000	7,000		7,000
70710710	54420	LANDSCAPING	14,071	12,221	17,000	6,519	17,000	17,000		17,000
70710710	54440	STONE	2,605	10,177	15,000	2,471	15,000	15,000		15,000
70710710	54480	CULVERTS/DRAINTILE	195,951	123,723	90,000	46,539	90,000	90,000		90,000
70710710	53030	SPOILS DISPOSAL	3,847	9,357	10,000	1,973	10,000	10,000		10,000
70710710	59021	STREAMBANK STABILIZATION			-		-	-		-
70710710	59010	EQUIPMENT	1,325		-		-	-		-
70710710	59060	DRAINAGE	27,213	26,819	117,000	6,403	117,000	117,000		117,000
70710710	56190	BAD DEBT			0			-		-
		SUBTOTAL-OPERATING EXPENSES	1,183,056	916,351	1,289,679	431,795	1,289,679	1,308,522		1,308,522
		NON-OPERATING EXPENSES:								
70710711	58010	DEPRECIATION	561,679	575,584	565,000	94,167	562,000	565,000		565,000
70710711	57015	LOSS ON DISPOSAL		-	-	-	-	-		-
70711000	52050	GRANT PROJECTS			-	-	-	-		-
70711714	58040	AMORTIZATION	-	-	-	-	-	-		-
70711713	57010	INTEREST EXPENSE	3,162	1,513	-	0	-	-		-
70711713	60001	ARBITRAGE EXPENSE	-	-	-	-	-	-		-
		SUBTOTAL-NON-OPERATING EXPENSES	564,841	577,097	565,000	94,167	562,000	565,000		565,000
		TOTAL EXPENSES	1,747,897	1,493,448	1,854,679	525,962	1,851,679	1,873,522		1,873,522

2026 Budget Overview

BUDGET SUMMARY

	2023 ACTUAL	2024 ACTUAL	2025 ADOPTED	2025 6 MONTHS	2025 EST TOTAL	2026 PROPOSED
SUBTOTAL-OPERATING REVENUES	1,791,180	1,803,605	1,804,500	897,178	1,805,350	1,810,000
SUBTOTAL-NON-OPERATING REVENUES	1,711,329	232,910	180,000	123,801	235,600	200,000
TOTAL REVENUES	3,502,509	2,036,515	1,984,500	1,020,979	2,040,950	2,010,000
SUBTOTAL-OPERATING EXPENSES	1,183,056	916,351	1,289,679	431,795	1,289,679	1,308,522
SUBTOTAL-NON-OPERATING EXPENSES	564,841	577,097	565,000	94,167	562,000	565,000
TOTAL EXPENSES	1,747,897	1,493,448	1,854,679	525,962	1,851,679	1,873,522
TOTAL REV-EXP	1,754,612	543,067	129,821	495,017	189,271	136,478

SALARY & FRINGES SUMMARY

	Item	2025 ADOPTED	2025 EST TOTAL	2026 PROPOSED	+/-
50010	SALARY-FULLTIME	381,883	381,883	401,295	19,412
50020	SALARY-PARTTIME	-	-	-	-
51010	RETIREMENT	26,541	26,541	28,892	2,351
51020	FICA	29,215	29,215	30,699	1,484
51030	HEALTH INSURANCE	87,966	87,966	73,337	(14,629)
51060	LONG TERM DISABILITY	270	270	212	(58)
51065	VISION/DENTAL INS	1,605	1,605	1,849	244
51070	LIFE INSURANCE	749	749	788	39
52070	PRE-EMPLOYMENT TEST	-	-	-	-
52110	ADMIN CHARGE-UTILITY	309,500	22,650	22,650	-
52130	ADMIN CHARGE-STREETS LABOR	65,500	309,500	309,500	-
52131	ADMIN CHARGE-STREETS EQUIP	45,000	65,500	65,500	-
	TOTAL	948,229	925,879	934,722	8,843

STAFFING LEVELS

Position	2023 Actual	2024 Actual	2025 Budget	2026 Proposed
DCD Director	15%	15%	15%	15%
Administrative	25%	25%	25%	25%
DPW Director	12.5%	12.5%	12.5%	12.5%
Assistant DPW Director	37.5%	37.5%	12.5%	12.5%
Emergency Management Manager	0.0%	0.0%	35%	35%
Streets Manager	50%	50%	75%	75%
Code Compliance	50%	50%	50%	50%
Division Engineer	75%	75%	100%	100%
Water Resource Engineer	100%	100%	100%	100%
Land & Water Resource Specialist	0%	0%	0%	0%
City Engineer	5%	5%	5%	5%
Total	3.7	3.7	4.3	4.3

52030
Contracted Services

This is the amount to cover anticipated and unanticipated professional services from other City Departments and outside sources associated with design and policy as related to storm water issues. Includes GIS and Cartegraph for ~\$45,000.

- Contracted Services \$10,000
- Cartegraph \$10,000
- GIS \$35,000
- Total \$55,000**

52110
Administration Charge Utility

This is the amount the Water Utility would be reimbursed for the billing clerk processing the Water Resource Management Utility charges on the Water Utility bill and the amount reimbursed to the Utility for storm system Utility locates.

- 5% of Part time Billing Clerk Salary and Fringe \$ 2,650
- Utility Locate Reimbursement \$ 20,000
- Total \$ 22,650**

52130
Administration Charge City Streets

Labor costs associated with Water Resource Utility projects.

- Streets Department Labor and fringe \$271,120
- 50% Operator Position \$ 38,380
- Total \$ 309,500**

52130
Equipment Maintenance/Replacement

This is the amount the City Street Department would be reimbursed for their equipment and machinery usage.

- Equipment and machinery usage \$ 65,500

53030
SPOILS DISPOSAL

This account will be used to pay for disposal of spoil material from ditching projects and street sweeping operations.

2025 REQUEST	\$	10,000
2026 REQUEST	\$	10,000
+/-	\$	-

53040
Telephone/Cell Phone

This is the for Telephone/Cell Phone expenses.

- Telephone/Cell Phone \$3,000

**54020
R&M VEHICLES**

Street Sweeper & Hydroseeder Maintenance and Supplies.

2025 REQUEST	\$ 15,000
2026 REQUEST	\$ 15,000
+/-	\$ -

**54060
PRINTING & ADVERTISING**

This is the amount for publication of legal notices and printing of contract documents.

2025 REQUEST	\$ 1,000
2026 REQUEST	\$ 1,000
+/-	\$ -

**54120
OFFICE SUPPLIES**

This amount is for the typical supplies such as paper, envelopes, ink, glue, pencils, scissors, paper clips, stapler and staples, etc. that will be used in the billing and operations of the Storm Water Utility.

2025 REQUEST	\$ 2,000
2026 REQUEST	\$ 2,000
+/-	\$ -

**54170
POSTAGE**

This is the amount for printing quarterly Water Resource Utility bills, and for the additional postage necessary for sending bills to the customers who are not currently on the Water Utility billing system.

2025 REQUEST	\$ 18,000
2026 REQUEST	\$ 18,000
+/-	\$ -

**54190
GAS, OIL, AND LUBRICANTS**

Supplies are for the Street Sweeper & Hydroseeder.

2025 REQUEST	\$ 12,000
2026 REQUEST	\$ 12,000
+/-	\$ -

**54275
CITY CENTER HOA**

This is the City's share for taxes and stormwater management for the City Center Association which we are a member due to lands we own in City Center.

2025 REQUEST	\$	5,300
2026 REQUEST	\$	5,300
+/-	\$	-

**54300
CONFERENCES/TRAINING/MEETING**

This amount is to update staff on code regulations and new technology including a National Conference on system design & modeling/StormCon.

2025 REQUEST	\$	6,000
2026 REQUEST	\$	6,000
+/-	\$	-

**54320
MILEAGE**

This amount is for reimbursement of mileage.

2025 REQUEST	\$	500
2026 REQUEST	\$	500
+/-	\$	-

**54350
PROMOTIONS/RELATIONS**

The promotion fund is for the educational requirements of the WPDES Permit and any additional information in storm water notices. Currently contracted with RootPikeWIN

2025 REQUEST	\$	7,000
2026 REQUEST	\$	7,000
+/-	\$	-

**54420
LANDSCAPING MATERIALS**

This account will pay for the landscaping of storm water related projects (i.e. sod, seed, mulch, fertilizer, riprap, new technology for stabilization etc.).

2025 REQUEST	\$	17,000
2026 REQUEST	\$	17,000
+/-	\$	-

**54440
STONE**

This account will pay for backfill material used in the replacement or repair of culvert pipes and storm sewers.

2025 REQUEST	\$ 15,000
2026 REQUEST	\$ 15,000
+/-	\$ -

**54480
CULVERTS/DRAIN TILE**

This account will be used to pay for material costs of culvert pipe, drain tile, flared end sections, replacement grates, masonry endwalls and other materials used in the replacement and repair of storm sewers and culvert pipes.

2025 REQUEST	\$ 90,000
2026 REQUEST	\$ 90,000
+/-	\$ -

**59060
DRAINAGE**

- Illicit Discharge Screening \$ 10,000
- City Wide Storm Water Permit Fee \$ 7,000
- Contracted Drainage List Projects and System Inspection..... \$ 100,000
- Total..... \$ 117,000**

2025 REQUEST	\$ 117,000
2026 REQUEST	\$ 117,000
+/-	\$ -

**58010
DEPRECIATION**

Depreciation of Fixed Assets.

2025 REQUEST	\$ 565,000
2026 REQUEST	\$ 565,000
+/-	\$ -

**58040
AMORITIZATION**

Allocation of Bond Issue Costs.

2025 REQUEST	\$ -
2026 REQUEST	\$ -
+/-	\$ -

**57010
INTEREST EXPENSE**

Interest of Borrowing for Storm Water CIP Projects.

2025 REQUEST	\$ -
2026 REQUEST	\$ -
+/-	\$ -



DATE: October 23, 2025

TO: Rubina Medina
City Clerk

FR: Mayor Dave Ament

RE: Mayoral Appointments for the October 28, 2025 Common Council Mtg

Safety Commission

James (Jim) Oldham
4187 South Regal Ct.
New Berlin, WI 53151
drumguy@wi.rr.com
262-894-2477

(New Appointment)

(Taking over from Ann St. John stepping down)

(Currently on the Board of Appeals & Sex Offender Residency Appeal Board)

Expiration Date

4/30/2027

For Office Purposes Only						
T	Em	We	Provo	Lt	Ethc	H
T	I	b	x	r	s	B

Tourism Commission

Tom O'Loughlin
New Berlin, WI 53151
toloughlin@thgproperties.com
262-785-2707

(Re-Appointment)

Expiration Date

11/14/2026

For Office Purposes Only						
T	Em	We	Provo	Lt	Ethc	H
T	I	b	x	r	s	B

Tourism Commission

John Rocco
3645 S Brentwood Road
New Berlin, WI 53151
414-640-6706

johngrocco@gmail.com

(Re-Appointment)

Expiration Date

11/14/2026

For Office Purposes Only						
T	Em	We	Provo	Lt	Ethc	H
T	I	b	x	r	s	B

Tourism Commission

Gary Szpara
4380 S. Deerwood Drive
New Berlin, WI 53151
414-943-9312

garyszparabanker@gmail.com

(Re-Appointment)

Expiration Date

11/14/2026

For Office Purposes Only						
T	Em	We	Provo	Lt	Ethc	H
T	I	b	x	r	s	B



Committee of the Whole MEETING MINUTES

October 14, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

MINUTES

1. CALL MEETING TO ORDER

Mayor Ament called the meeting to order at 6:03 PM.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

City Clerk Rubina R. Medina took the roll call as follows:

Present: Alderperson Hopkins, Alderperson La Fever, Alderperson Harenda, Alderperson Horbinski, Alderperson Kroupa

Excused: Alderperson Joseph Stribl, Alderperson Maxey

Staff Present: Mayor Dave Ament, City Attorney Thomas Schmitzer, City Clerk Rubina R. Medina

The City Clerk confirmed that a quorum was present and that the meeting was properly posted in compliance with the open meetings law.

3. APPROVAL OF MINUTES

A. September 23, 2025, Committee of the Whole Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Horbinski
Second by: Alderperson La Fever
Motion Passed 5-0

B. October 8, 2025, Committee of the Whole Budget Workshop Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Hopkins
Second by: Alderperson Kroupa
Motion Passed 5-0

4. UTILITY & FINANCE

- A.** Discussion and possible recommendation to the Common Council to approve the October 15, 2025, Water Utility claims in the amount of \$169,111.90, Sewer Utility claims in the amount of \$822,038.62, and General City claims in the amount of \$914,365.11, including checks dated September 25, 2025, for General City claims in the amount of \$79,938.59.

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Kroupa
Second by: Alderperson Hopkins
Motion Passed 5-0

5. MISCELLANEOUS

- A.** Discussion and possible action to recommend to the Common Council approval of granting a permanent underground distribution easement to We Energies, as outlined in the Requested Action Statement

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Horbinski
Motion Passed 5-0

- B.** Discussion and possible recommendation to the Common Council to approve the 2026 Operating Budget and set a public hearing date

MOTION: Motion to Approve and set a public hearing date of November 18, 2025, at 6:00 PM

VOTE: Motion by: Alderperson Horbinski
Second by: Alderperson Harenda
Motion Passed 5-0

6. ADJOURN

MOTION: Motion to Adjourn at 6:10 PM

VOTE: Motion by: Alderperson Harenda
Second by: Alderperson Kroupa
Motion Passed 5-0

Respectfully Submitted,
Rubina R. Medina, City Clerk

Form
AB-200

Alcohol Beverage License
Application

PAID
OCT 16 2025
Treasurer - City of New Berlin

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____ ☐ Class "B" Beer \$ _____
- ☐ "Class A" Liquor \$ _____ ☒ "Class B" Liquor \$ **500**
- ☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ 500 375.00
Background Check Fee	\$
Publication Fee	\$
Total Fees	\$ 375.00

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) MOORLAND ROAD GOLF CENTER, LLC.			
2. Business Trade Name or DBA MOORLAND ROAD GOLF CENTER			
3. FEIN 39-1981402		4. Wisconsin Seller's Permit Number 456-0000357485-02	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization			
6. State of Organization WI		7. Date of Organization	
8. Wisconsin DFI Registration Number M051761			
9. Premises Address 5900 S MOORLAND ROAD			
10. City NEW BERLIN		11. State WI	
12. Zip Code 53151			
13. County WAUKESHA		14. Governing Municipality: ☒ City ☐ Town ☐ Village of: NEW BERLIN	
15. Aldermanic District			
16. Premises Phone 262-784-7552		17. Premises Email moorlandroadgc@gmail.com	
18. Website moorlandroadgolfcenter.com			
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Beverages are only sold within the clubhouse and skybox on our property. Everything is stored either within our front beverage cooler or our stock room in the back of the clubhouse.			
20. Mailing Address (if different from premises address) SAME AS ABOVE			
21. City		22. State	
23. Zip Code			

Part B: Questions			
1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No If yes, list the details of violation below. Attach additional sheets if necessary.			
Law/Ordinance Violated		Location	
Trial Date			
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated		Location	
Trial Date			
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol or beverages. ☐ Yes ☒ No
If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
VANCE	MICHAEL	AGENT	(414) 699-7066
ACCOLA	MARION	(PRESIDENT) OWNER	(262) 442-2752
VAN RUDEN	BETHANY	MANAGER	(414) 510-0255

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

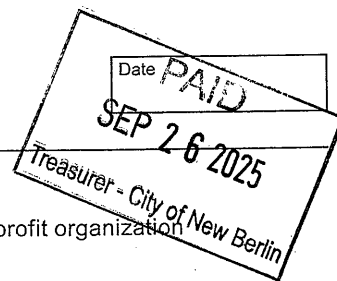
Last Name ACCOLA		First Name MARION		M.I. C
Title OWNER		Email moorlandroadgc@gmail.com	Phone (262) 442-2752	
Signature <i>Marion Accola</i>		Date 10/16/2025		

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Form
AB-100

Alcohol Beverage
Individual Questionnaire



All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)	Cleveland Pub Inc
2. Business Trade Name or DBA	Cleveland Pub & Grill
3. Entity Type (check one)	
☐ Sole Proprietor	☐ Partnership
☐ Limited Liability Company	☒ Corporation
☐ Nonprofit Organization	

Part B: Individual Information

1. Last Name	Griese	2. First Name	Susan	3. M.I.	H
4. Relationship to Business (Title)	President	5. Email	grieses@wi.rr.com	6. Phone	414-708-0288
7. Home Address	14560 W. Fairfield Ct				
8. City	New Berlin	9. State	WI	10. Zip Code	53151
11. Date of Birth		6-27-56			
12. Drivers License/State ID Number	G620-1885-6727-09	13. Drivers License/State ID State of Issuance			
		Wisconsin			

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY) 05/1996

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Waukesha	IL	DuPage				
IL	Cook	WI	Dane				

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature <i>Susan H. Griese</i>	Date <i>9/26/25</i>
----------------------------------	---------------------

Alcohol Beverage
Appointment of Agent

Date

Agent Type (check one)

- ☐
- Original (no fee)
- ☒
- Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Cleveland Pub Inc.

2. Business Trade Name or DBA

Cleveland Pub + Grill

3. Entity Type (check one)

- ☐
- Limited Liability Company
- ☒
- Corporation
- ☐
- Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- ☒
- Municipal Retail License
- ☐
- State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Death of previous agent

Part B: Agent Information

1. Last Name

Griese

2. First Name

Susan

3. M.I.

H

4. Email

grieses@wi.rr.com

5. Phone

414-708-0288

6. Home Address

14560 W. Fairfield Ct.

7. City

New Berlin

8. State

WI

9. Zip Code

53151

10. Date of Birth

06/27/1956

11. Drivers License/State ID Number

G620-7885-6727-09

12. Drivers License/State ID State of Issuance

Wisconsin

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.
2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or
Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Griese</i>		First Name <i>Susan</i>	M.I. <i>H</i>
Title <i>President</i>	Email <i>grieses@wi.rr.com</i>	Phone <i>414-708-0288</i>	
Signature <i>Susan H. Griese</i>		Date <i>9/26/25</i>	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Griese</i>		First Name <i>Susan</i>	M.I. <i>H</i>
Signature <i>Susan H. Griese</i>		Date <i>9/26/25</i>	



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Susan Herman Griese

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
09/26/2025



Expiration Date
09/26/2027



Certificate #
WI-00643324



Official Signature

This certificate is non-transferable and represents the successful completion of an approved

Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

PAYMENT SUMMARY RECEIPT

CITY OF NEW BERLIN
3805 S CASPER DR

DATE: 09/26/25 CUSTOMER#:
TIME: 15:09:05
CLERK: 9740ktic

RECPT#: 2089799 PREV BAL: 17.00
TP/YR: P/2025 AMT PAID: 17.00
BILL: 2089799 ADJSTMNT: .00
EFF DT: 09/26/25 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 17.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 20.00
AMT APPLIED: 17.00
CHANGE: -3.00

PAID BY: SUSAN GRIESE
PAYMENT METH: CASH
PAYMENT REF:

TOT PREV BAL DUE: 17.00
TOT BAL DUE NOW : .00

	2025	2026 Renewal	2026 - Plan Alt. 2
Funding Arrangement	Fully Insured	Fully Insured	2026
Stop Loss Carrier	N/A	N/A	Self Funded
Third Party Administrator	UHC	UHC	SunLife
Pharmacy Benefit Manager	Optum	Optum	UMR
Network	UHC CH+	UHC CH+	ServeYou / SHARx
Contract Basis	N/A	N/A	UHC CH+
Specific Deductible	N/A	N/A	12/12
Additional Option	N/A	N/A	\$125,000
Covered Benefits	Med/Rx	Med/Rx	NNLC 50%
			Med/Rx
Medical Admin + Broker Fee	Included in FI Premium	Included in FI Premium	\$239,747
FI Premium / Stop Loss Premium	\$3,412,8558.3%	\$4,774,58539.9%	\$686,860
Aggregate Premium			\$37,323
Rx Admin Fees (ServeYou / ShaRx)			\$89,798
Outside Organ Transplant Premium			\$37,099
Gene Therapy Premium (19 Therapies)			\$15,419
Budgeted HRA Funding	\$646,000	\$684,760	\$0
Total Fixed Costs	\$3,908,8554.3%	\$5,459,34539.7%	\$1,106,245-71.7%
HSA Contributions	\$516,6005.8%	\$484,500-6.2%	\$97,675-81.1%
Total Claims	\$3,402,132	\$3,819,66812.3%	\$3,186,797-6.3%
Net Laser Liability (included in Total Claims)			\$85,000
Fully Insured Premium + HRA Contributions	\$3,908,8554.3%	\$5,459,34539.7%	Laser included in total claims
+ HSA Contributions	\$4,425,4554.4%	\$5,943,84534.3%	
	*'FI Premium' considers full 12 months of premium.		
	*The FI Premium Holiday of \$150k is deducted from 'Total Fixed Costs'.		
	*CNB budgeted for 50% of max HRA liability.		
	*'HSA Contributions' considers an additional \$32,100 for CNB's the one time lump sum contribution to EE's HSA's in February of \$100 Single / \$200 Family.		
	CENSUS AS OF July 2025		
	EE Only78		
	ES15		
	EC18		
	Family88		
	TOTAL200		
	Total Members		
	516		
		Self Funded Costs	\$4,293,0429.8%
		+ HSA Contributions	\$4,390,717-0.8%
		*'FI Premium' considers full 12 months of premium.	
		*Budgeted HRA Funding' considers CNB budgeting 53% of max HRA liability.	
		*'HSA Contributions' considers no changes to contributions other than there is no additional lump sum contribution made by CNB.	
			*PLAN DESIGN: loss of the HRA / plan design of \$2,000/\$4,000 NON-embedded deductible / 100% Coins. & HSA contributions to changing to \$300 single and \$600 Family annually
			SunLife's Firm Final Quote at \$125k Spec. NNLC 50% cap with a \$210k (gross) laser
			Organ Transplant is with TMHCC
			receiving 1 Rx rebate

Former New Berlin Community Center Abatement Bid Results

Contractor	Pre Qual	Bid Bond	Amount
Lane Brothers	X	X	\$ 131,000.00
Robinson Brothers	X	X	\$ 54,500.00
MDR	X	X	\$ 57,900.00
Integrity	None	X	Disqualified

10/21/2025 @ 10am

BID FORM
Former City of New Berlin Community Center Asbestos & Lead Abatement
New Berlin, WI

Company Name: Robinson Brothers Environmental, Inc.

Contact(s): Ryan Tydrich, ryant@robinsonbros.com; Ezequiel Cortes-Cruz, ecruz@robinsonbros.com
(Name and E-mail Address)

Addendum(s) Acknowledged: _____ through _____.

Base Bid Amount: State the amount to provide all labor and materials to furnish and install the work described herein, exclusive of sales tax per State law. The lump sum cost below included any allowances, materials and equipment provided by the bidders.

Base Bid Amount: Fity Four Thousand Five Hundred Dollars
(Amount in Words)

(Repeat in Figures) \$ 54,500.00

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the effects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no effect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

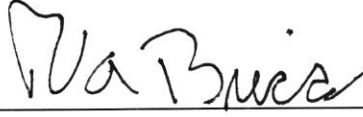
1.2 SCHEDULE OF ALTERNATES

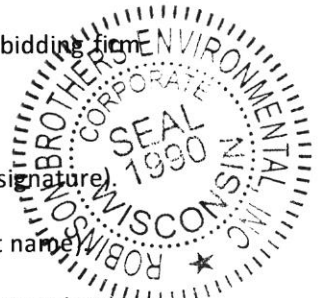
- A. No Alternates for this project.

Statement of Bidder

1. I have examined and carefully prepared this bid from the Drawings, Project Manual and other Contract documents and have checked the same in detailed before submitting this proposal.
2. I am financially able and have under my jurisdiction, the organization and the personnel to complete the work as shown and specified in strict accordance with the terms of the Contract Documents.
3. This bid is based upon, and conforms to all requirements shown on the bid documents prepared by The City of New Berlin and all addenda acknowledged herein.
4. This statement is hereby made a part of the foregoing bid.

SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this 21st day of October, 2025.
- B. Submitted By: Robinson Brothers Environmental, Inc. (Insert name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature)
- D. Signed By: Mike Bricco (Type or print name)
- E. Title: President (Owner/Partner/President/Vice President).
- F. Contact Phone Number: 608-849-6980



Company Address: 6116 Darlin Dr, Dane, WI 53529

CORPORATE RESOLUTION

Pursuant to a Board of Directors meeting, it is resolved:

Robinson Brothers Environmental, Inc., incorporated in the State of Wisconsin in December 1990, authorizes the following individuals to sign contracts on the behalf of the corporation.

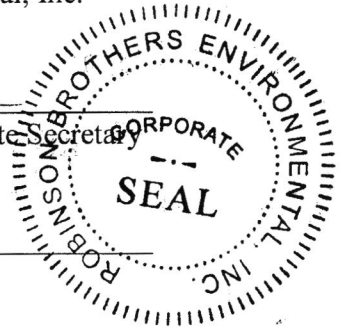
Michael A Bricco, President, Treasurer

Mike Robinson Jr, Vice President, Secretary

Robinson Brothers Environmental, Inc.


By: Mike Robinson Jr, Corporate Secretary

Date: 7.01.16



Bond No. Bid Bond

BID BOND

The American Institute of Architects,
AIA Document No. A310 (February, 1970 Edition)

KNOW ALL MEN BY THESE PRESENTS, that we Robinson Brothers Environmental, Inc.

as Principal hereinafter called the Principal, and The Hanover Insurance Company
a corporation duly organized under the laws of the state of New Hampshire as Surety, hereinafter called the Surety,
are held and firmly bound unto City of New Berlin

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of the Amount Bid

Dollars (\$ 5% of Amount Bid), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for Former New Berlin Community Center Asbestos & Lead Abatement

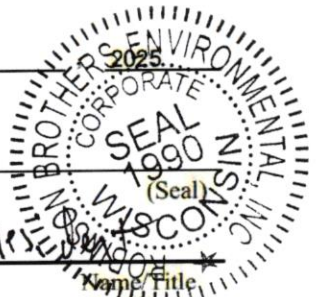
NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 21st day of October

[Signature]
Witness

Robinson Brothers Environmental, Inc.
Principal

By: [Signature] President
Name Title



[Signature]
Witness

The Hanover Insurance Company
Surety

By: [Signature]
Jo Ann R Smith, Attorney-in-Fact



THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Beth Fedyn, Roger Taylor, Jo Ann R Smith, Sara Grace Ferraro and/or Samantha Curl

Of **Robertson-Ryan and Associates of Waukesha, WI** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Ten Million and No/100 (\$10,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **22nd** day of **April 2025**



The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

) ss.

On this **22nd** day of **April, 2025** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

KATHLEEN M. SIRARD
Notary Public
Commonwealth of Massachusetts

Kath
mv.com

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 21st day of October 2025.

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President



- Indoor Air Quality
- Mold & Allergens
- Bacteria & Chemicals
- Asbestos & Lead

Indoor Air Quality Diagnostics, Inc.

September 22, 2025

Project #: A.0040986.0825

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Limited Destructive **Asbestos and Lead-Based Paint Sampling**

(Pre-Demolition Survey - 14750 Cleveland Ave in New Berlin, Wisconsin)

At the request of United Engineering Consultants, Inc. ('CLIENT'), and with Tim Anderson's authorization, Indoor Air Quality Diagnostics, Inc. ('IAQ Diagnostics') performed *limited destructive asbestos sampling* and *limited lead-based paint sampling* associated with the proposed demolition of the New Berlin Food Pantry/Senior Center Building located at 14750 Cleveland Avenue in New Berlin (Waukesha County County), Wisconsin ('SITE'). The findings from that sampling are outlined in this report.

Background

SITE is a one-story slab on grade municipal building constructed in the 1960's. Prior to the demolition of the building, CLIENT contracted IAQ Diagnostics to perform a *limited destructive asbestos and lead-based paint assessment* to identify and sample suspect asbestos containing materials ('ACMs') and lead-based paint ('LBP').

Limited Destructive Asbestos Sampling

The asbestos sampling was conducted on August 21 & 27 and September 19, 2025, by WDHS Certified Asbestos Inspector Bret Berglund (AII #1560). In all, one hundred twelve (112) samples [total of two hundred fifty (250) layers analyzed] of forty-six (46) homogenous suspect ACMs were collected at SITE and analyzed for the presence of asbestos. A Figure showing sample locations is presented as Appendix A. Photographs of sampled materials are presented as Appendix B.

IAQ Diagnostics sampled accessible building materials for asbestos as part of the demolition. The sampling was conducted in accordance with Environmental Protection Agency, National Emissions Standards for Hazardous Air Pollutant ('NESHAPS'); Asbestos NESHAP revision Final Rule I the Federal

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Register, Volume 55, Number 224, dated November 20, 1990. In Wisconsin, the asbestos NESHAP is enforced by the Wisconsin Department of Natural Resources ('WDNR') under NR Chapter 447.

The Wisconsin Chapter NR 447 rule dictates that all friable ACMs and non-friable ACMs that would become friable during demolition projects are removed from a building prior to their disturbance. A friable ACM is defined as "any material that contains asbestos in the amount greater than (>) one (1) percent and can be crumbled to powder by hand pressure." Category II non-friable ACM, typically linoleum and transite or "slate" panels, are generally considered to "become friable" if impacted by demolition activities and must also be removed from the building prior to demolition.

The WDNR, Wisconsin Department of Health Services ('WDHS'), and the Environmental Protection Agency ('EPA') define ACM as a material which contains greater than (>) one (1) percent asbestos by qualitative or quantitative analysis techniques.

The initial bulk samples of suspect ACMs were sent overnight express to Environmental Microbiology Laboratory, Inc. ('EMLAB') in Phoenix, Arizona. The samples of suspect ACMs were analyzed using polarized light microscopy ('PLM') with dispersion staining techniques in accordance with EPA/600-R-93/116. The lab was instructed to 'test until positive.' EMLAB is a member of the National Laboratory Accreditation Program ('NVLAP') (Lab Code: 500061-0).

Additional bulk samples of suspect ACMs were analyzed by IAQ Diagnostics using polarized light microscopy ('PLM') with dispersion staining techniques in accordance with EPA/600-R-93/116. IAQ Diagnostics is an accredited IHLAP laboratory through the American Industrial Hygiene Associations ('AIHA') Bulk Asbestos Proficiency Analytical Testing Program ('BAPAT') (Lab ID: 224579).

Additional information regarding the samples is presented in TABLE 1.0. Refer to the attached laboratory chain-of-custody forms and laboratory analytical reports.

Asbestos Laboratory Results

According to the laboratory results, analysis of the bulk samples showed asbestos was detected in thirteen (13) of the ninety-nine (99) samples analyzed. None (0) of the thirteen (13) samples containing asbestos were found to be less than (<) one (1) percent asbestos by point count analysis. Thirteen (13) samples were not analyzed due to the test until positive request (see TABLE 1.0).

TABLE 1.0 Asbestos PLM Results (14750 Cleveland Ave in New Berlin, Wisconsin)₁

Sample #:	Material	Samples		
		Locations	Layer of Material	Asbestos Content (%)
NB-1A	Drywall Systems	Room 227	White Compound with Paint	ND
			Cream Tape	ND
			White Joint Compound	ND
			White Drywall with Brown Paper	ND
NB-1B	Drywall Systems	Room 114	White Compound with Paint	ND
			Cream Tape	ND
			White Joint Compound	ND
			White Drywall with Brown Paper	ND
NB-1C	Drywall Systems	Room 119	White Compound with Paint	ND
			Cream Tape	ND
			White Joint Compound	ND
			White Drywall with Brown Paper	ND
NB-2A	Carpet Adhesive	Room 116	Tan Mastic	ND
			White Compound	ND
NB-2B	Carpet Adhesive	Corridor 101	Tan Mastic	ND
NB-2C	Carpet Adhesive	Room 114	Tan Mastic	ND
NB-3A	2' by 4' Textured with Pinholed Ceiling Panel	Room 101	Gray Ceiling Tile with White Surface	ND
NB-3B	2' by 4' Textured with Pinholed Ceiling Panel	Room 107	Gray Ceiling Tile with White Surface	ND

Sample #:	Material	Samples		
		Locations	Layer of Material	Asbestos Content (%)
NB-3C	2' by 4' Textured with Pinholed Ceiling Panel	Room 119	Gray Ceiling Tile with White Surface	ND
NB-4A	2' by 4' Light Textured with Pinholed Ceiling Panel	Room 119	Gray Ceiling Tile with White Surface	ND
NB-4B	2' by 4' Light Textured with Pinholed Ceiling Panel	Room 115	Gray Ceiling Tile with White Surface	ND
NB-4C	2' by 4' Light Textured with Pinholed Ceiling Panel	Room 100	Gray Ceiling Tile with White Surface	ND
NB-5A	2' by 4' Fissured with Pinholed Ceiling Panel	Corridor 125	Gray Ceiling Tile with White Surface	ND
NB-5B	2' by 4' Fissured with Pinholed Ceiling Panel	Room 119	Gray Ceiling Tile with White Surface	ND
NB-5C	2' by 4' Fissured with Pinholed Ceiling Panel	Room 113	Gray Ceiling Tile with White Surface	ND
NB-6A	Knocked Down Wall Texture	Room 116	White Texture with Paint	ND
			White Texture with Paint 2	ND
			White Drywall with Brown Paper	ND
NB-6B	Knocked Down Wall Texture	Room 102	White Texture with Paint	ND
NB-6C	Knocked Down Wall Texture	Room 109	White Drywall with Brown Paper	ND
			White Texture with Paint	ND
NB-7A	4" Black Vinyl Base & Adhesive	Lobby 100	White Drywall with Brown Paper	ND
			Black Cove Base	ND
NB-7B	4" Black Vinyl Base & Adhesive	Lobby 100	Off-White Adhesive	ND
			Black Cove Base	ND
			Off-White Adhesive	ND
			Off-White Compound	2% Chrysotile (asbestos)
NB-7C	4" Black Vinyl Base & Adhesive	Lobby 100	4" Black Vinyl Base & Adhesive	PS
NB-8A	4" Grey Vinyl Base & Adhesive	Room 126	Off-White Mastic	ND
			Gray Cove Base	ND
			White Compound with Paint	ND
NB-8B	4" Grey Vinyl Base & Adhesive	Room 113	Off-White Mastic	ND
			Gray Cove Base	ND
			White Compound with Paint	ND
NB-8C	4" Grey Vinyl Base & Adhesive	Room 114	Off-White Mastic	ND
			Gray Cove Base	ND
			White Compound with Paint	ND
NB-9A	2' by 4' Perforated with Pinholes Ceiling Panels	Room 115	Gray Ceiling Tile with White Surface	ND
NB-9B	2' by 4' Perforated with Pinholes Ceiling Panels	Room 106	Gray Ceiling Tile with White Surface	ND
NB-9C	2' by 4' Perforated with Pinholes Ceiling Panels	Room 113	Gray Ceiling Tile with White Surface	ND
NB-10A	12" by 12" Blue Mottled Floor Tile with Mastic	Room 119	Blue Floor Tile	ND
			Tan Mastic	ND
NB-10B	12" by 12" Blue Mottled Floor Tile with Mastic	Room 122	Blue Floor Tile	ND
			Tan Mastic	ND
			Black Mastic	ND
			Black Mastic	8% Chrysotile
NB-10C	12" by 12" Blue Mottled Floor Tile with Mastic	Room 116	12" by 12" Blue Mottled Floor Tile with Mastic	PS
NB-11A	12" by 12" Eroded Ceiling Tile (Interlocking)	Room 119	Gray Ceiling Tile with White Surface	ND
NB-11B	12" by 12" Eroded Ceiling Tile (Interlocking)	Room 109	Gray Ceiling Tile with White Surface	ND
NB-11C	12" by 12" Eroded Ceiling Tile (Interlocking)	Room 116	Gray Ceiling Tile with White Surface	ND
NB-12A	12" by 12" Tan with Brown Floor Tile with Mastic	Room 112	Tan Floor Tile	ND
			Black Mastic	ND

Sample #:	Material	Samples		
		Locations	Layer of Material	Asbestos Content (%)
NB-12B	12" by 12" Tan with Brown Floor Tile with Mastic	Room 105	Tan Floor Tile	ND
			Black Mastic	ND
NB-12C	12" by 12" Tan with Brown Floor Tile with Mastic	Room 104	Tan Floor Tile	ND
			Black Mastic	ND
NB-13A	1" by 1" Ceramic Floor Tile/Grout/Mortar	Room 120	Brown Ceramic Tile	ND
			Brown Grout	ND
			White Adhesive	ND
			Gray Mortar	ND
NB-13B	1" by 1" Ceramic Floor Tile/Grout/Mortar	Room 120	Brown Ceramic Tile	ND
			Brown Grout	ND
			White Adhesive	ND
			Gray Mortar	ND
NB-13C	1" by 1" Ceramic Floor Tile/Grout/Mortar	Room 121	Brown Ceramic Tile	ND
			Brown Grout	ND
			White Adhesive	ND
			Gray Mortar	ND
NB-14A	6" by 6" Ceramic Base/Grout/Adhesive	Room 120	Brown Ceramic Tile	ND
			White Grout	ND
			Tan Mastic	ND
NB-14B	6" by 6" Ceramic Base/Grout/Adhesive	Room 120 PC	Brown Ceramic Tile	ND
			White Grout	ND
			Gray Thinset	ND
NB-14C	6" by 6" Ceramic Base/Grout/Adhesive	Room 121	Brown Ceramic Tile	ND
			White Grout	ND
			Tan Mastic	ND
			White Compound	ND
NB-15A	4" Beige Vinyl Base & Adhesive	Room 115	Beige Cove Base	ND
			Off-White Mastic	ND
			White Compound	ND
NB-15B	4" Beige Vinyl Base & Adhesive	Room 127	Beige Cove Base	ND
			Off-White Mastic	ND
NB-15C	4" Beige Vinyl Base & Adhesive	Room 112	Beige Cove Base	ND
			Off-White Mastic	ND
			White Compound	ND
NB-16A	6' by 8' Ceramic Wall Tile/Grout/Mortar	Room 113 NC	White Ceramic Tile	ND
			Pink Grout	ND
			Tan Mastic	ND
NB-16B	6' by 8' Ceramic Wall Tile/Grout/Mortar	Room 113 NE	White Ceramic Tile	ND
			Pink Grout	ND
			Tan Mastic	ND
			Beige Wallpaper	ND
			White Compound	ND
			Brown Fibrous Material	ND
NB-17A	Pink Sink Coating	Room 115	Pink Sink Undercoating	7% Chrysotile
NB-18A	Wall Carpet Adhesive	Room 115	Multicolored Carpet	ND
			Yellow Mastic	ND
NB-18B	Wall Carpet Adhesive	Room 119	Beige Carpet	ND
			Yellow Mastic	ND
NB-19A	White Mottled Floor Tile & Mastic	Room 127	Tan Mastic	ND
			White Floor Tile	5% Chrysotile
			Black Mastic	7% Chrysotile
NB-19B	White Mottled Floor Tile & Mastic	Room 127	White Mottled Floor Tile & Mastic	PS
NB-19C	White Mottled Floor Tile & Mastic	Room 127	White Mottled Floor Tile & Mastic	PS
NB-20A	Grey Window Glazing on Interior Windows	Room 113	Gray Window Glazing	4% Chrysotile
NB-21A	Caulk on Inside Windows	Room 115	Brown Caulk	ND
NB-22A	Fiberglass Pipe Insulation	Room 127	Silver Insulation Backing	ND

Sample #:	Material	Samples		
		Locations	Layer of Material	Asbestos Content (%)
			Black Mastic	ND
			Yellow Pipe Insulation	ND
NB-22B	Fiberglass Pipe Insulation	Room 126	Silver Insulation Backing	ND
			Black Mastic	ND
			Yellow Pipe Insulation	ND
NB-22C	Fiberglass Pipe Insulation	Lobby 100	Silver Insulation Backing	ND
			Black Mastic	ND
			Yellow Pipe Insulation	ND
NB-23A	Fitting Associated with Fiberglass Pipe Insulation	Room 127	White Wrap White Pipe Insulation	ND 3% Amosite (asbestos) 2% Chrysotile
NB-23B	Fitting Associated with Fiberglass Pipe Insulation	Room 126	Fitting Associated with Fiberglass Pipe Insulation	PS
NB-23C	Fitting Associated with Fiberglass Pipe Insulation	Lobby 100	Fitting Associated with Fiberglass Pipe Insulation	PS
NB-24A	Aluminum Faced Fiberglass Duct Insulation	Room 127	Silver Non-Fibrous Material	ND
			Yellow Insulation	ND
NB-24B	Aluminum Faced Fiberglass Duct Insulation	Room 126	Silver Non-Fibrous Material	ND
			Yellow Insulation	ND
NB-24C	Aluminum Faced Fiberglass Duct Insulation	Room 122	Silver Non-Fibrous Material	ND
			Yellow Insulation	ND
NB-25A	Kraft Faced Fiberglass Insulation	Room 126	Brown Insulation Backing	ND
			Black Mastic	ND
			Brown Insulation	ND
NB-25B	Kraft Faced Fiberglass Insulation	Room 127	Brown Insulation Backing	ND
			Black Mastic	ND
			Brown Insulation	ND
NB-25C	Kraft Faced Fiberglass Insulation	Lobby 100	Dark Brown Insulation Backing	ND
			Black Mastic	ND
			Yellow Insulation	ND
NB-26A	Black Foam with Paint	Lobby 115 Closet	Black Foam with Paint	ND
NB-26B	Black Foam with Paint	Lobby 100	Black Foam	ND
NB-27A	Red Rubber Flooring	Lobby 115 Closet	Red Flooring	ND
			Tan Mastic	ND
			White Compound	ND
NB-27B	Red Rubber Flooring	Lobby 100	Black/White Non-Fibrous Material	ND
			Red Flooring	ND
			Tan Mastic	ND
			Green Mastic	ND
			Yellow Mastic	ND
			Gray Leveling Compound	ND
NB-27C	Red Rubber Flooring	Lobby 100	Black/White Non-Fibrous Material	ND
			Red Flooring	ND
			Tan Mastic	ND
			Green Mastic	ND
			Yellow Mastic	ND
			Gray Leveling Compound	ND
NB-28A	Carpet Tile Adhesive	Lobby 100	Cream Adhesive	ND
NB-28B	Carpet Tile Adhesive	Lobby 100	Green Mastic	ND
			Yellow Mastic	ND
			Gray Leveling Compound	ND
NB-28C	Carpet Tile Adhesive	Lobby 100	Semi-Transparent Adhesive with Paint	ND
NB-29A	Door Frame Caulk on Interior Doors	Corridor 125	Gray Caulk	ND
NB-29B	Door Frame Caulk on Interior Doors	Room 126	Dark Brown Caulk	ND
NB-29C	Door Frame Caulk on Interior Doors	Lobby 100	Gray Caulk	8% Chrysotile
NB-30A	Wall Plaster	Lobby 100	White Plaster with Paint	ND
			White Plaster with Paint2	ND
			White Plaster with Paint3	ND

Sample #:	Material	Samples		
		Locations	Layer of Material	Asbestos Content (%)
NB-30B	Wall Plaster	Lobby 100	White Plaster with Paint	ND
			White Plaster with Paint2	ND
			Brown Fibrous Material	ND
NB-30C	Wall Plaster	Room 122	White Plaster with Paint	ND
			Light Gray Plaster	ND
NB-31A	Brick & Mortar	Lobby 100	Red Brick	ND
			Gray Mortar	ND
NB-32A	Stone Vineer over Transite	Exterior South Wall	Gray/White Semi-Fibrous Material (Stone/Transite)	7% Chrysotile
NB-32B	Stone Vineer over Transite	Exterior North Wall	Gray/White Semi-Fibrous Material (Stone/Transite)	PS
NB-32C	Stone Vineer over Transite	Exterior West Wall	Gray/White Semi-Fibrous Material (Stone/Transite)	PS
NB-33A	Window Caulk	Exterior South Side	Gray Caulk	ND
NB-33B	Window Caulk	Exterior East Side	Gray Caulk	ND
NB-33C	Window Caulk	Exterior North Side	Gray Caulk	8% Chrysotile
NB-34A	Window Glazing	Exterior South Side	Brown Window Glazing	3% Chrysotile
NB-34B	Window Glazing	Exterior East Side	Brown Window Glazing	PS
NB-34C	Window Glazing	Exterior North Side	Brown Window Glazing	PS
NB-35A	Door Caulk	Exterior East side	Gray Caulk	ND
NB-35B	Door Caulk	Exterior West Side	Gray Caulk	ND
			Brown Caulk	ND
			Dark Gray Caulk	ND
NB-36A	Seam Caulk	Exterior East Side	Gray Caulk	8% Chrysotile
NB-36B	Seam Caulk	Exterior West Side	Gray Caulk	PS
NB-37A	Roof Shingle	Southeast Roof	Gray Roofing Shingle	ND
			Black Roofing Tar and Felt	ND
			Black Non-Fibrous Material	ND
NB-37B	Roof Shingle	Southwest Roof	Gray Roofing Shingle	ND
			Black Roofing Tar and Felt	ND
NB-37C	Roof Shingle	Northeast Roof	Gray Roofing Shingle	ND
			Black Roofing Tar and Felt	ND
NB-38A	Built Up Roof	East Flat Roof	Gray/Black Roofing Mastic	8% Chrysotile
			Black Roofing Tar and Felt with Rocks	ND
			Brown Fibrous Material	ND
NB-38B	Built Up Roof	Southwest Flat Roof	Built Up Roof	PS
NB-38C	Built Up Roof	Northwest Flat Roof	Built Up Roof	PS
NB-39A	Rubber Roof	West Center Roof	Black Roofing Material	ND
			Brown/Black Adhesive	ND
NB-39B	Rubber Roof	West Center Roof	Black Roofing Material	ND
			Tan Mastic	ND
			Brown Adhesive	ND
NB-39C	Rubber Roof	Center Roof	Black Roofing Material	ND
			Brown Adhesive	ND
			Brown Fibrous Material	ND
			Yellow Foam	ND
NB-40A	Brown Flashing Caulk	Center Flat Roof	Brown Caulk	ND
NB-40B	White Flashing Caulk	East Flat Roof	White Caulk	ND
NB-41A	Skylight Caulk	Roof Skylight	Silver Caulk	5% Chrysotile
			Black Non-Fibrous Material	ND
NB-42A	Skylight Glazing	Roof Skylight	Black Non-Fibrous Material	ND
NB-43A	Plaster Coating over Ductwork	Attic	White/Grey Plaster	ND
NB-44A	Cooler Gasket Material	Cooler	Grey Gasket	ND
NB-45A	Cooler Wall Insulation	Cooler	Yellow Foam Insulation	ND
NB-46A	Cooler Caulk	Cooler	Grey/Silver Caulk	ND

Data provided by EmLab P & K and IAQ Diagnostics

ND = none detected

PS = positive stop

1 For complete results, see Asbestos PLM Report (see Attachment C)

Limited Non-Destructive LBP Sampling

The LBP sampling was conducted on August 21, 2025, by Lead Risk Assessor Bret Berglund (Lead Risk Assessor #LRA-1560). Suspect LBP was tested on a limited basis by IAQ Diagnostics using a Thermo Scientific Niton XLp 300 XRF Analyzer (serial #87763). The Thermo Scientific Niton XLp 300 XRF Analyzer is a field portable x-ray fluorescence ('XRF') spectrum analyzer capable of identifying lead concentrations in paint which is expressed in milligrams per centimeter squared (mg/cm²). The XRF is calibrated as per manufacturer recommendations before and after use.

The WDNr and WDHS define LBP as a coating with greater than (>) 1.0 mg/cm² lead by XRF analysis.

XRF Results

According to the XRF results of the coated surfaces evaluated, five (5) of sixteen (16) samples contained lead. One (1) of these surfaces were considered to be LBP (> 1.0 mg/cm²) (see TABLE 2.0)

TABLE 2.0 Lead-Based Paint Results (14750 Cleveland Ave in New Berlin, Wisconsin)

Sample #	Location	Component	Substrate	Side ₁	Color	XRF Results
						mg/cm ²
116	---	---	Pre-Calibration ₂	---	---	1.0
117	---	---	Pre-Calibration	---	---	<0.02
118	---	---	Pre-Calibration	---	---	<0.02
135	---	---	Post-Calibration ₂	---	---	1.0
136	---	---	Post-Calibration	---	---	<0.02
137	---	---	Post-Calibration	---	---	<0.02
119	Men's Bathroom	Floor	Ceramic	---	Brown	<0.02
120	Men's Bathroom	Baseboard	Ceramic	C	Brown	0.04
121	Men's Bathroom	Wall	Cinderblock	C	White	<0.02
122	Janitors Closet	Wall	Ceramic	A	Light Green	9.0
123	Women's Restroom	Floor	Ceramic	---	Brown	<0.02
124	Women's Restroom	Baseboard	Ceramic	A	Brown	0.04
125	Women's Restroom	Wall	Cinderblock	A	White	<0.02
126	Room 113	Wall	Ceramic	C	White	0.60
127	Corridor 125	Wall	Cinderblock	C	White	<0.02
128	Exterior	Gutter	Metal	A	Brown	0.08
129	Exterior	Soffit	Wood	A	Brown	<0.02
130	Roof	Parapet Fence	Wood	A	Brown	<0.02
131	Roof	Parapet Fence	Wood	B	Brown	<0.02
132	Roof	Parapet Fence	Wood	C	Brown	<0.02
133	Roof	Parapet Fence	Wood	D	Brown	<0.02
134	Roof	Flashing	Metal	C	Brown	<0.02

₁ The "A" side is the street side. The "B", "C" and "D" sides move clockwise around the room or area

₂ Within the manufacturer's calibration check limit of 0.8 to 1.2 mg/cm²

Findings

Asbestos

Samples of the following materials did not contain asbestos:

- Drywall Systems
- Carpet Adhesive
- 2' by 4' Textured with Pinholed Ceiling Panel
- 2' by 4' Light Textured with Pinholed Ceiling Panel
- 2' by 4' Fissured with Pinholed Ceiling Panel
- Knocked Down Wall Texture
- 4" Grey Vinyl Base & Adhesive
- 2' by 4' Perforated with Pinholes Ceiling Panels
- 12" by 12" Blue Mottled Floor Tile with Tan Mastic
- 12" by 12" Eroded Ceiling Tile (Interlocking)
- 12" by 12" Tan with Brown Floor Tile with Mastic
- 1" by 1" Ceramic Floor Tile/Grout/Mortar
- 6" by 6" Ceramic Base/Grout/Adhesive
- 4" Beige Vinyl Base & Adhesive
- 6' by 8' Ceramic Wall Tile/Grout/Mortar
- Wall Carpet Adhesive
- Caulk on Inside Windows
- Aluminum Faced Fiberglass Duct Insulation
- Kraft Faced Fiberglass Insulation
- Black Foam Pipe Insulation with Paint
- Carpet Tile Adhesive
- Wall Plaster
- Brick & Mortar
- Door Caulk
- Roof Shingle
- Rubber Roof
- Brown Flashing Caulk
- White Flashing Caulk
- Skylight Glazing
- Plaster Coating over Ductwork
- Cooler Gasket Material
- Cooler Wall Insulation
- Cooler Caulk

Samples of the following materials contained less than (<) 1% asbestos verified in accordance with WDNR by PLM point count methodologies:

- None Sampled

Again, an ACM is defined as a material that contains greater than (>) 1% asbestos by laboratory PLM analysis. According to the WDNR and WDHS materials containing 1% asbestos or less by standard PLM must be verified by PLM point count analysis.

Materials containing less than (<) 1% asbestos may not be regulated (either the removal or waste disposal) by the WDNR or WDHS. However, at least portions of the OSHA Asbestos in Construction Standard (1926.1101) still apply when these materials are disturbed.

Samples of the following friable materials contained greater than (>) 1% asbestos (or were assumed to contain asbestos):

- White Compound (Filler) Behind 4" Black Vinyl Base & Adhesive – Approximately forty-two (42) feet in Lobby 100
- Fitting Associated with Fiberglass Pipe Insulation – Approximately two hundred seventy-five (275) fittings throughout the Building (including hidden above ceilings and within walls.
- Fire Rated Door (assumed) – Approximately eleven (11) fire rated doors were identified in the Building

Samples of the following Category II non-friable materials contained greater than (>) 1% asbestos (or were assumed to contain asbestos):

- Pink Sink Coating – Approximately five (5) square feet (1 sink) in Room 116
- Grey Window Glazing on Interior Windows - Approximately twenty (20) square feet in Rooms 104, 113, 116 and Lobby 100.
- Transite Associated with Stone Vincer – Approximately two thousand eight hundred (2,800) square feet on the exterior of the building

- Window Glazing on Exterior Windows – Approximately two-hundred sixty (260) square feet associated with exterior windows.
- Electrical Components (assumed) – Not Quantified

Samples of the following Category I non-friable materials contained greater than (>) 1% asbestos (or were assumed to contain asbestos):

- Black Mastic Beneath some of the non-ACM 12” by 12” Blue Mottled Floor Tile – Approximately one thousand five hundred fifty (1,550) square feet in Corridor 125 and Rooms 122, 124, 125 & 126
- 12” by 12” White Mottled Floor Tile & Mastic – Approximately seven hundred fifty-five (755) square feet associated with Room 127.
- Door Frame Caulk on Interior Doors – Approximately thirty (30) square feet associated with twenty-five (25) doors
- Exterior Window Caulk Approximately two-hundred sixty (260) square feet associated with exterior windows.
- Exterior Seam Caulk – Approximately twenty (20) square feet associated with exterior siding seams
- Built Up Roof System – Approximately four thousand two hundred square feet of flat built up roofing
- Skylight Caulk – Approximately eight (8) square feet associated with skylights

Friable and Category II non-friable ACMs must be removed from the building prior to demolition.

Category I non-friable ACMs (e.g. roofing, caulks, and floor tiles/mastics) must be removed from the buildings prior to demolition if the demolition activities render these materials friable, or if the substrate materials to which the ACM is applied is to be recycled.

Currently, the WDNR and WDHS allows vermiculite infill to remain in buildings slated for demolition and for the disposal of those building materials which contain vermiculite to be disposed of in a C & D landfill (construction and demolition debris), provided the vermiculite contains less than (<) 1% asbestos and the buildings are mechanically demolished in accordance with NR 447. If the buildings are going to be manually deconstructed, the WDHS requires the vermiculite be removed by a WDHS licensed asbestos abatement contractor.

Building demolition requires a WDNR permit prior to the start of the building demolition. Information regarding this requirement is found at <https://dnr.wi.gov/topic/Demo/Asbestos.html>.

Lead

One of the building coatings sampled were found to be lead-based paint.

Currently the WDNR allows the disposal of building materials bearing LBP in C & D landfills provided the LBP is intact and securely affixed to the substrate to which it was applied. Deteriorated LBP should be removed and/or stabilized (encapsulated) prior to being impacted by demolition activities. Removed paint wastes should be profiled (for potentially hazardous waste disposal requirements) and properly disposed of if they are to be impacted by demolition activities.

If building materials bearing LBP are going to be recycled or used as “clean” fill (such as the ceramic tiles in the bathrooms) the lead coatings must be removed prior to recycling or their use as “clean” fill.

Hazardous/Special Wastes

The inventory of Hazardous/Special Wastes was limited to items that were attached to the buildings. Standalone items were not inventoried as IAQ Diagnostics understood that such items would be removed prior to the demolition of the building.

IAQ Diagnostics identified and inventoried the following potentially hazardous/special wastes during the Assessment:

- IAQ Diagnostics counted approximately two hundred forty-four (244) light fixtures containing four hundred forty-two (442) ballasts within throughout the Building. Unless labeled as “Non-PCB” the ballasts should be assumed to contain PCBs and be disposed of as hazardous waste.

- IAQ Diagnostics counted approximately eight hundred eighty-four (884) fluorescent light bulbs of various sizes throughout the Building. Fluorescent light bulbs contain mercury.
- IAQ Diagnostics counted approximately thirty-three (33) non-fluorescent light bulbs of various sizes throughout the Building. Non-fluorescent light bulbs can contain heavy metals.
- IAQ Diagnostics counted approximately six (6) mercury containing devices throughout the Building. These items include uninspected thermostat boxes and switches.
- IAQ Diagnostics counted approximately twenty (20) miscellaneous electronic items (appliances & other items with circuit boards) throughout the Building that may contain heavy metals.
- IAQ Diagnostics counted approximately twenty-three (23) emergency lights/exit lights throughout the Building that may contain heavy metals.
- IAQ Diagnostics counted approximately one (1) gallons of hydraulic oils throughout the Building. These oils may contain PCBs and should be tested for PCB content and properly disposed of prior to the demolition of the Fieldhouse.
- IAQ Diagnostics counted approximately thirteen (13) item that may contain ozone depleting compounds ('ODCs') throughout the Building. These items include air conditioners, dehumidifiers, chilled water fountains, coolers, freezers etc.
- IAQ Diagnostics counted approximately seven (7) fire extinguishers that may contain compressed gas throughout the Fieldhouse.
- IAQ Diagnostics counted approximately sixty gallons of paint, cleaners and other miscellaneous liquid items throughout the Building. Liquid waste cannot be disposed of in C & D landfills.

Remarks & Limitations

Please note that this sampling event was not part of an asbestos inspection (either limited or comprehensive) of SITE. No other suspected asbestos containing building materials were sampled. Building materials other than wood, glass, metal or fiberglass that were not sampled by IAQ Diagnostics should be presumed to contain asbestos.

Inspections, assessments, and testing performed by IAQ Diagnostics are often non-invasive; therefore, IAQ Diagnostics cannot be held responsible for hidden ACMs.

Activities conducted for the assessment are not intended to be demolition and may result in IAQ Diagnostics not being able to view all areas associated with SITE. Therefore, ACM may be concealed in areas that are not discoverable without demolition; therefore, IAQ Diagnostics cannot be held responsible for hidden ACMs. It is expected that the abatement contractor will need perform additional demolition to located and remove identified ACMs.

The WDHS regulates the removal of ACM or suspect ACM (per WDHS asbestos rule, DHS 159, Wis. Adm. Code). If your work disturbs or removes more ACM or suspect ACM than would fit in a properly sealed waste bag no larger than 60"x60", you must be a certified asbestos abatement company and use certified individuals or subcontract with a certified company who uses certified individuals. Homeowners are exempt from certification if disturbing ACM in their own, self-occupied single-family property. Additionally, the WDNR may also regulate the removal of ACM or suspect ACM (per WDNR asbestos rule, NR447, Wis. Adm. Code) if the amount of ACM or suspect ACM disturbed or removed exceeds more than one-hundred sixty (160) square feet or two-hundred sixty (260) linear feet.

Additionally, it should be noted that undamaged LBP may be present on untested building materials and that further testing of these surfaces may be necessary based on demolition techniques and potential lead exposures. In accordance with OSHA regulations, sampling results should be provided to the contractor completing activities that will disturb any paint or other coated surfaces potentially containing lead so potential lead exposure assessment can be completed. Where lead is present, it should be assumed that workers will be exposed to lead above the action level and personal protective measures should be implemented until an exposure assessment is completed in accordance with OSHA regulation 29 CFR 1926.62.

The findings documented in this report are only valid at the time of its design.

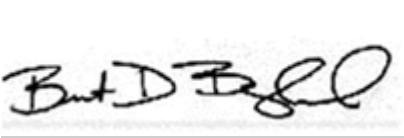
IAQ Diagnostics may have used information supplied by CLIENT, SITE staff, etc. for the design of this report; therefore, IAQ Diagnostics cannot be held responsible for any damages (indirect or consequential) as

a result of that misinformation or omissions of information.

No warranty is either expressed or implied in this document.

Please see attached sampling and certification data. Feel free to contact me at 262.227.3722 if you should have questions.

Submitted by:



Bret D. Berglund
Asbestos Inspector AII-1560
IAQ Diagnostics Asbestos Company DHS-CAP 1020120
Lead Risk Assessor LRA-1560
IAQ Diagnostics Lead Company DHS-1020120

Attachments: Figure
Photographs
Laboratory Report (Asbestos PLM Report)
Copies of WDHS Asbestos Inspector and Lead Risk Assessor Certification Cards



ATTACHMENT A

FIGURE

WP - WEATHER PROOF
W - WALL MOUNT
CA - CANTILEVER
NS - NON-SHIELD
CS - CANTILEVER
ECL - END OF THE RESIDUAL

2	SOUNDER BASE W/
3	SMOKE DETECTOR
4	BEAM SMOKE DETECTOR TRANSMITTER
5	BEAM SMOKE DETECTOR RECEIVER
6	120VAC SMOKE/HORN/STROBE COMBO
7	120VAC SMOKE/HORN/STROBE CARBON COMBO
8	120VAC SMOKE DETECTOR
9	120VAC CARBON DIOXIDE/ SMOKE DETECTOR
10	Existing Pull Station
11	Existing Horn
12	Existing Smoke Detector
13	Existing Horn/ Strobe
14	Existing Flow Switch
15	Existing Tamper Switch
16	Existing Heat Detector
17	Manual Fire Alarm Pull Station
18	Coiling Mount 75 candella Horn/Stroke
19	Wall Mount 15 candella Strobe
20	Coiling Mount 15 candella Strobe
21	Photoelectric Smoke Detector w/ Rate-of-Rise Thermal
22	Smoke Detector
23	Remain Test Switch for Duct Smoke Detector
24	Sprinkler Riser Flow Switch
25	Sprinkler Valve Tamper Switch
26	Fire Alarm Notification Device Power Supply
27	Fire Alarm Control Panel
28	Fire Alarm Keypad/Annunciator
29	Protective Panel
30	Bell
31	MONITORING MODULE
32	RELAY
33	DUCT DETECTOR
34	HEAT DETECTOR
35	DOOR HOLDER

- 122 AVG (non-shielded) fire alarm cable
- 182 AVG (non-shielded) fire alarm cable
- 18.4 AVG (non-shielded) fire alarm cable
- 142 AVG (non-shielded) fire alarm cable
- 18.5 AVG (non-shielded) fire alarm cable

NOTE:
1. ALL SMOKE DETECTORS MUST BE NO LESS THAN THREE FEET FROM AN AIR DUCT. NOTIFICATION DEVICES AND SMOKE DETECTORS SHOULD BE INSTALLED AT THE FOLLOWING LOCATIONS:
2. ALL PULL STATIONS TO BE AT 4' TO CENTER.
3. SYMBOL LOCATION IS NOT ACTUAL LOCATION FOR INSTALLATION IN THE FIELD. REFER TO NOTES 1 AND 2 FOR ADDITIONAL INFORMATION.
4. HORN STROBE OR BELL TO BE LOCATED AT THE ACTUAL FIRE DEPARTMENT CONNECTION FIELD VERIFY LOCATION WITH SPRINKLER CONTRACTOR.

DRAWING INDEX
1. F-1-0
2. F-1-1

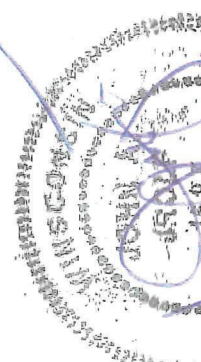
ELECTRICAL SHOP DRAWINGS

REVISIONS SCHEDULE	
26.	
25.	
24.	
23.	
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4.	
3.	
2.	
1.	
Rev.	Revision
Date	

GIRAFFE Electric

GIRAFFE ELECTRIC II, INC.
2025 S WEST AVENUE
WATKINSIA, WI
262-549-6500
262-549-6503
PROJECT ADDRESS:
NEW BERLIN
COMMUNITY CENTER
14750 W CLEVELAND AVE
NEW BERLIN, WI 53151
DATE: 7/20/20
DRAWN BY: JDG
REVISIONS:
DATE:
SHEET NUMBER:

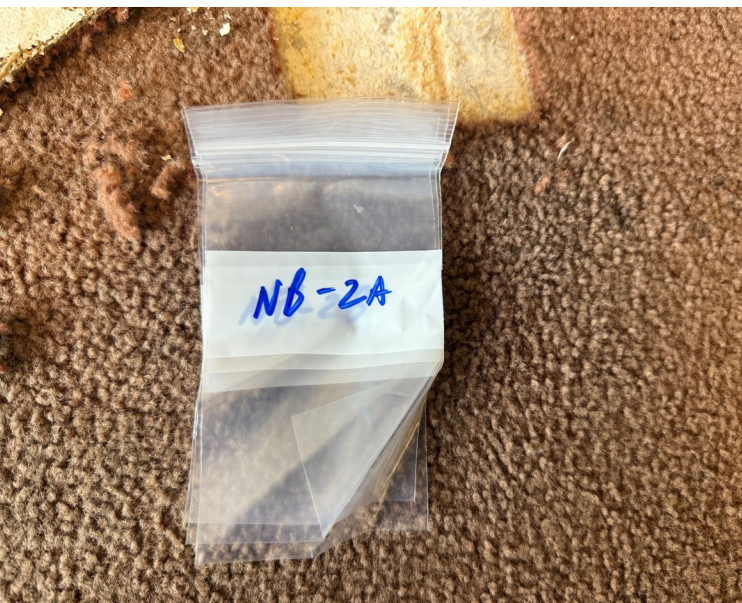
* FORD AMEL AMIDUSWITZ
NEW BERLIN
CONDITIONALLY APPROVED
Date: 7/20/20
Steve M. Korn
City of New Berlin Fire Department

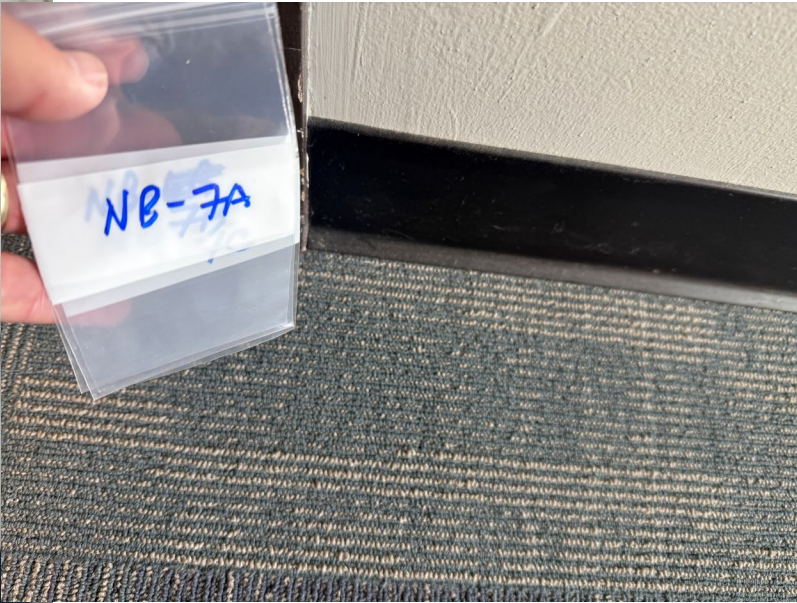


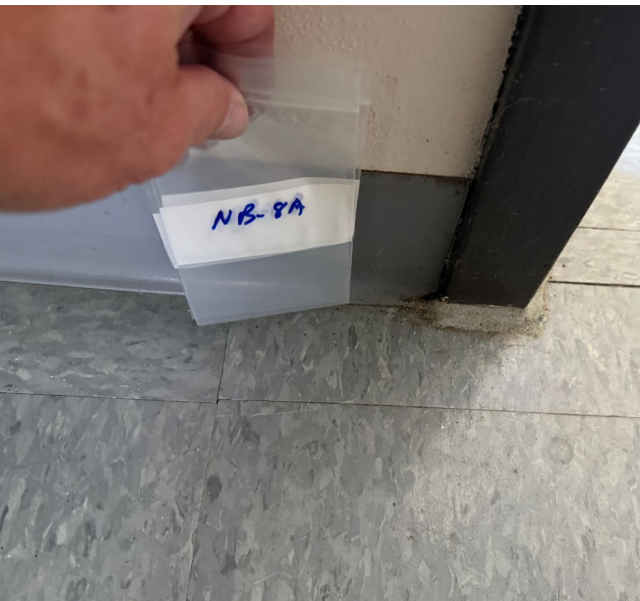
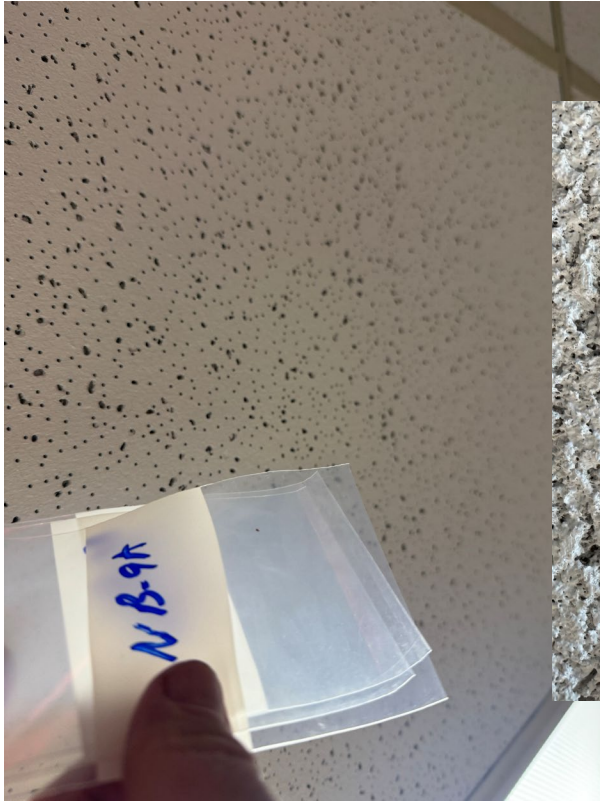
7/20/20

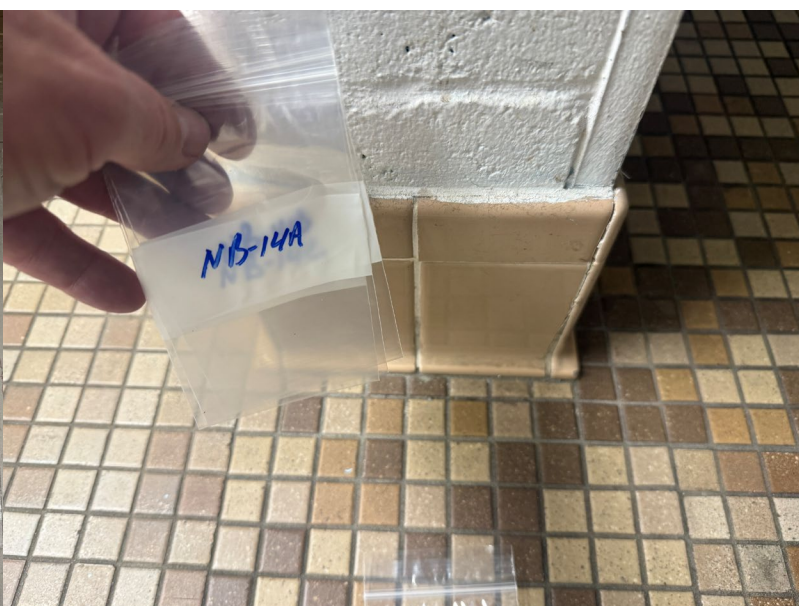
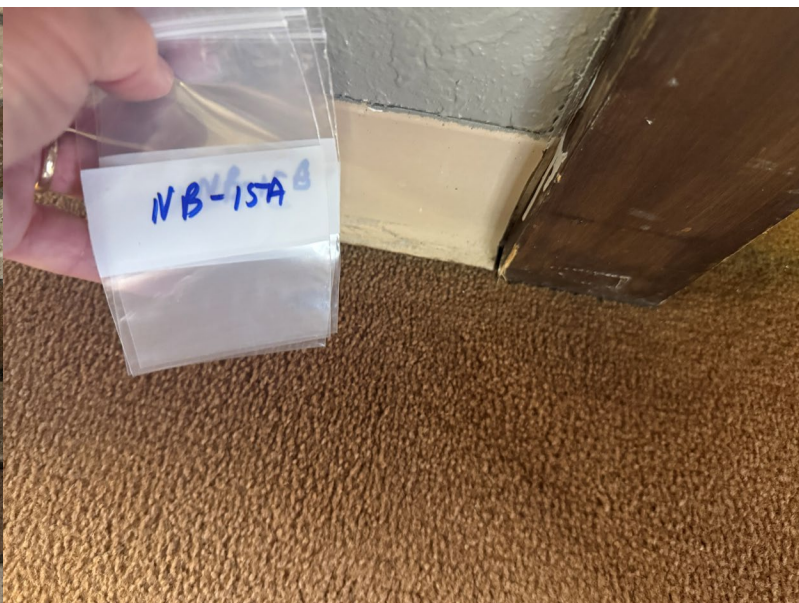
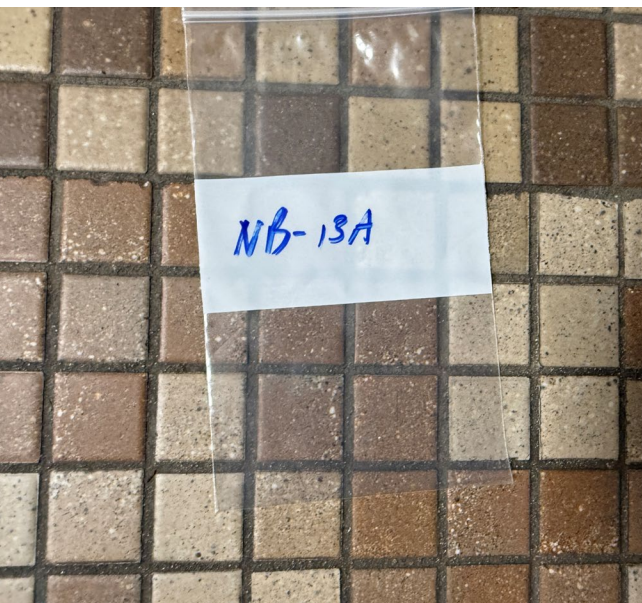
ATTACHMENT B

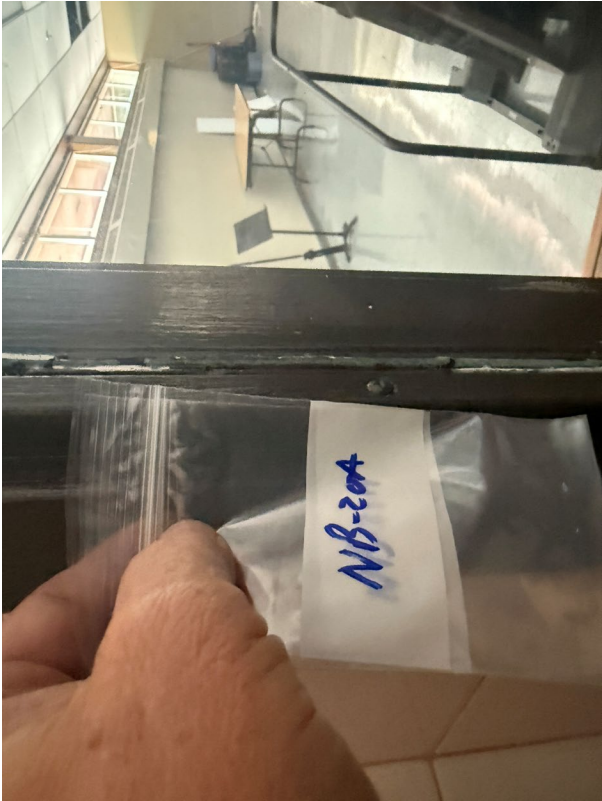
SAMPLE PHOTOS



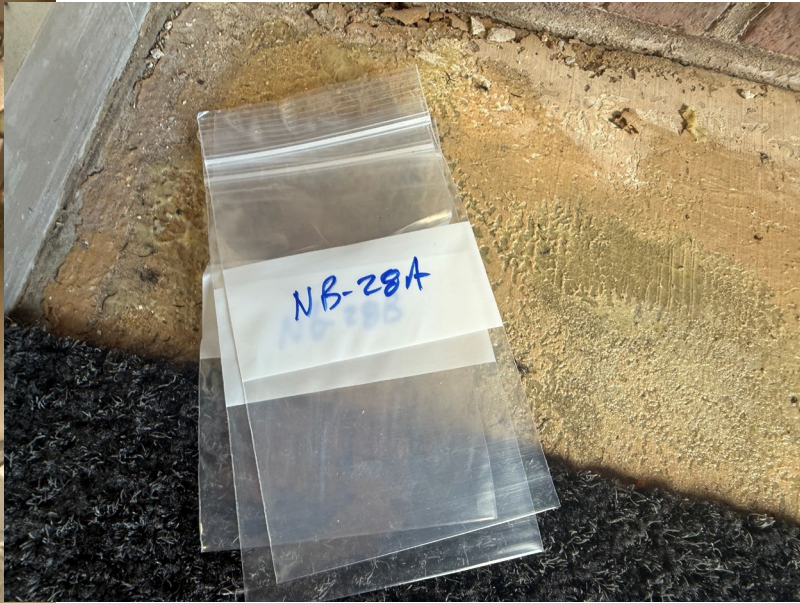
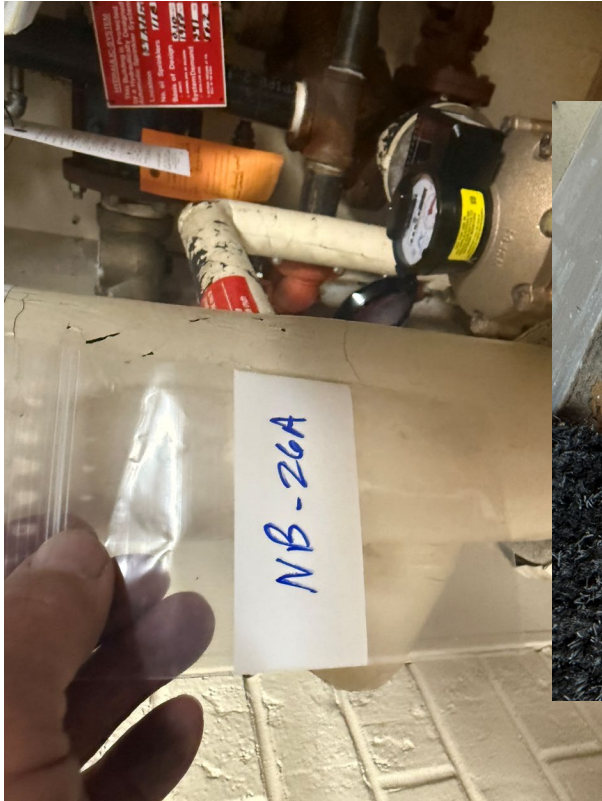


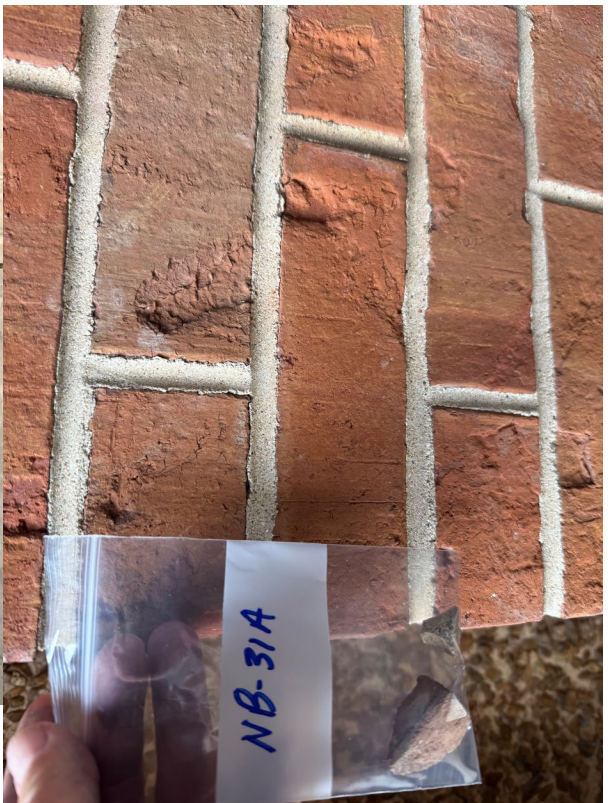
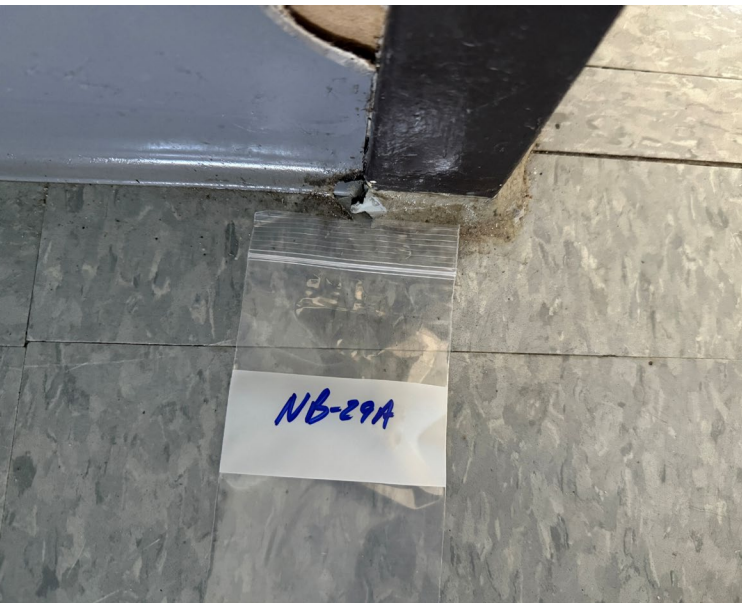








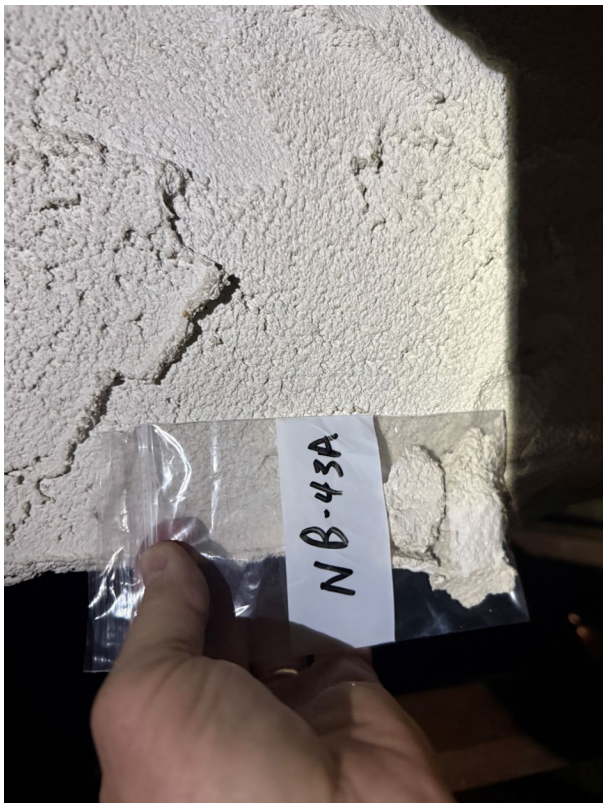












ATTACHMENT C
LABORATORY RESULTS

Report for:

Bret Berglund
Indoor Air Quality Diagnostics, Inc.
11611 West North Ave Suite 203
Wauwatosa, WI 53226

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: B.0040986.0825; 14750 Cleveland Ave
EML ID: 4198471

Approved by:

Dates of Analysis:
Asbestos PLM: 08-22-2025



Approved Signatory
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EB-AS-S-1267)
NVLAP Lab Code 500031-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Total Samples Submitted: 108
Total Samples Analyzed: 95
Total Samples with Layer Asbestos Content > 1%: 13

Location: NB-1A, Drywall System

Lab ID-Version‡: 20985750-1

Sample Layers	Asbestos Content
White Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-1B, Drywall System

Lab ID-Version‡: 20985751-1

Sample Layers	Asbestos Content
White Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-1C, Drywall System

Lab ID-Version‡: 20985752-1

Sample Layers	Asbestos Content
White Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-2A, Carpet Adhesive

Lab ID-Version‡: 20985753-1

Sample Layers	Asbestos Content
Tan Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Moderate

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C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-2B, Carpet Adhesive

Lab ID-Version‡: 20985754-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: NB-2C, Carpet Adhesive

Lab ID-Version‡: 20985755-1

Sample Layers	Asbestos Content
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: NB-3A, Textured with pinholed panel

Lab ID-Version‡: 20985756-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-3B, Textured with pinholed panel

Lab ID-Version‡: 20985757-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-3C, Textured with pinholed panel

Lab ID-Version‡: 20985758-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-4A, 2'x4' Light Textured with Pinholed Panel

Lab ID-Version‡: 20985759-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-4B, 2'x4' Light Textured with Pinholed Panel

Lab ID-Version‡: 20985760-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-4C, 2'x4' Light Textured with Pinholed Panel

Lab ID-Version‡: 20985761-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-5A, 2'x4' Fissured with Pinholed Panel

Lab ID-Version‡: 20985762-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-5B, 2'x4' Fissured with Pinholed Panel

Lab ID-Version‡: 20985763-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-5C, 2'x4' Fissured with Pinholed Panel

Lab ID-Version‡: 20985764-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-6A, Knock Down Wall Texture

Lab ID-Version‡: 20985765-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Texture with Paint 2	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

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 C/O: Bret Berglund
 Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
 Date of Receipt: 08-22-2025
 Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-6B, Knock Down Wall Texture

Lab ID-Version‡: 20985766-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: NB-6C, Knock Down Wall Texture

Lab ID-Version‡: 20985767-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: NB-7A, 4" Black Vinyl Base + Adhesive

Lab ID-Version‡: 20985768-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Off-White Adhesive	ND
Sample Composite Homogeneity:	Moderate

Location: NB-7B, 4" Black Vinyl Base + Adhesive

Lab ID-Version‡: 20985769-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Off-White Adhesive	ND
Off-White Compound	2% Chrysotile
Sample Composite Homogeneity:	Poor

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 C/O: Bret Berglund
 Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
 Date of Receipt: 08-22-2025
 Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-8A, 4" Grey Rm/Base + Adhesive

Lab ID-Version‡: 20985771-1

Sample Layers	Asbestos Content
Off-White Mastic	ND
Gray Cove Base	ND
White Compound with Paint	ND
Sample Composite Homogeneity: Poor	

Location: NB-8B, 4" Grey Rm/Base + Adhesive

Lab ID-Version‡: 20985772-1

Sample Layers	Asbestos Content
Off-White Mastic	ND
Gray Cove Base	ND
White Compound with Paint	ND
Sample Composite Homogeneity: Poor	

Location: NB-8C, 4" Grey Rm/Base + Adhesive

Lab ID-Version‡: 20985773-1

Sample Layers	Asbestos Content
Off-White Mastic	ND
Gray Cove Base	ND
White Compound with Paint	ND
Sample Composite Homogeneity: Poor	

Location: NB-9A, 2'x4' Perforated with Pinhold Panel

Lab ID-Version‡: 20985774-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity: Good	

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Client: Indoor Air Quality Diagnostics, Inc.
 C/O: Bret Berglund
 Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
 Date of Receipt: 08-22-2025
 Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-9B, 2'x4' Perforated with Pinholed Panel

Lab ID-Version‡: 20985775-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-9C, 2'x4' Perforated with Pinholed Panel

Lab ID-Version‡: 20985776-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	40% Cellulose 40% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-10A, 12"x12" Blue Mettled Floor Tile

Lab ID-Version‡: 20985777-1

Sample Layers	Asbestos Content
Blue Floor Tile	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: NB-10B, 12"x12" Blue Mettled Floor Tile

Lab ID-Version‡: 20985778-1

Sample Layers	Asbestos Content
Blue Floor Tile	ND
Tan Mastic	ND
Black Mastic	8% Chrysotile
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: NB-11A, 12"x12" Eroded Ceiling Tile

Lab ID-Version‡: 20985780-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-11B, 12"x12" Eroded Ceiling Tile

Lab ID-Version‡: 20985781-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-11C, 12"x12" Eroded Ceiling Tile

Lab ID-Version‡: 20985782-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Good

Location: NB-12A, 12"x12" Tan with Brown Floor Tile/Adhesive

Lab ID-Version‡: 20985783-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Black Mastic	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: NB-12B, 12"x12" Tan with Brown Floor Tile/Adhesive

Lab ID-Version‡: 20985784-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Black Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: NB-12C, 12"x12" Tan with Brown Floor Tile/Adhesive

Lab ID-Version‡: 20985785-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Black Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: NB-13A, 1'x1' Ceramic Floor Tile/Grout/Mortar

Lab ID-Version‡: 20985786-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
Brown Grout	ND
White Adhesive	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Poor

Location: NB-13B, 1'x1' Ceramic Floor Tile/Grout/Mortar

Lab ID-Version‡: 20985787-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
Brown Grout	ND
White Adhesive	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: NB-13C, 1'x1' Ceramic Floor Tile/Grout/Mortar

Lab ID-Version#: 20985788-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
Brown Grout	ND
White Adhesive	ND
Gray Mortar	ND
Sample Composite Homogeneity: Poor	

Location: NB-14A, 6''x6'' Ceramic Base + Adhesive

Lab ID-Version#: 20985789-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
White Grout	ND
Tan Mastic	ND
Sample Composite Homogeneity: Poor	

Location: NB-14B, 6''x6'' Ceramic Base + Adhesive

Lab ID-Version#: 20985790-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
White Grout	ND
Gray Thinset	ND
Sample Composite Homogeneity: Poor	

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ASBESTOS PLM REPORT

Location: NB-14C, 6"x6" Ceramic Base + Adhesive

Lab ID-Version‡: 20985791-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
White Grout	ND
Tan Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: NB-15A, 4" Beige Vinyl Base + Adhesive

Lab ID-Version‡: 20985792-1

Sample Layers	Asbestos Content
Beige Cove Base	ND
Off-White Mastic	ND
White Compound	ND
Sample Composite Homogeneity: Poor	

Location: NB-15B, 4" Beige Vinyl Base + Adhesive

Lab ID-Version‡: 20985793-1

Sample Layers	Asbestos Content
Beige Cove Base	ND
Off-White Mastic	ND
White Compound	ND
Sample Composite Homogeneity: Poor	

Location: NB-15C, 4" Beige Vinyl Base + Adhesive

Lab ID-Version‡: 20985794-1

Sample Layers	Asbestos Content
Beige Cove Base	ND
Off-White Mastic	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content: 2% Cellulose	
Sample Composite Homogeneity: Poor	

Location: NB-16A, 6"x8" Ceramic Wall Tile / Grout / Mortar

Lab ID-Version‡: 20985795-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Pink Grout	ND
Tan Mastic	ND
Sample Composite Homogeneity: Poor	

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ASBESTOS PLM REPORT

Location: NB-16B, 6"x8" Ceramic Wall Tile / Grout / Mortar

Lab ID-Version‡: 20985796-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Pink Grout	ND
Tan Mastic	ND
Beige Wallpaper	ND
White Compound	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose < 1% Synthetic Fibers
Sample Composite Homogeneity:	Poor

Location: NB-17A, Pink Sink Coating

Lab ID-Version‡: 20985797-1

Sample Layers	Asbestos Content
Pink Sink Undercoating	7% Chrysotile
Sample Composite Homogeneity:	Good

Location: NB-18A, Wall Carpet Adhesive

Lab ID-Version‡: 20985798-1

Sample Layers	Asbestos Content
Multicolored Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	70% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: NB-18B, Wall Carpet Adhesive

Lab ID-Version‡: 20985799-1

Sample Layers	Asbestos Content
Beige Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	70% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: NB-19A, 12"x12" White Mottled Floor Tile/Adhesive

Lab ID-Version‡: 20985800-1

Sample Layers	Asbestos Content
Tan Mastic	ND
White Floor Tile	5% Chrysotile
Black Mastic	7% Chrysotile
Sample Composite Homogeneity: Poor	

Location: NB-20A, Interior Window Glaze

Lab ID-Version‡: 20985803-1

Sample Layers	Asbestos Content
Gray Window Glazing	4% Chrysotile
Composite Non-Asbestos Content: < 1% Cellulose	
Sample Composite Homogeneity: Good	

Location: NB-21A, Caulk on Inside Windows

Lab ID-Version‡: 20985804-1

Sample Layers	Asbestos Content
Brown Caulk	ND
Sample Composite Homogeneity: Good	

Location: NB-22A, Fiberglass Pipe Insulation

Lab ID-Version‡: 20985805-1

Sample Layers	Asbestos Content
Silver Insulation Backing	ND
Black Mastic	ND
Yellow Pipe Insulation	ND
Composite Non-Asbestos Content: 65% Glass Fibers 10% Cellulose	
Sample Composite Homogeneity: Poor	

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ASBESTOS PLM REPORT

Location: NB-22B, Fiberglass Pipe Insulation

Lab ID-Version‡: 20985806-1

Sample Layers	Asbestos Content
Silver Insulation Backing with Paint	ND
Black Mastic	ND
Yellow Pipe Insulation	ND
Composite Non-Asbestos Content:	65% Glass Fibers 10% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-22C, Fiberglass Pipe Insulation

Lab ID-Version‡: 20985807-1

Sample Layers	Asbestos Content
Silver Insulation Backing	ND
Black Mastic	ND
Yellow Pipe Insulation	ND
Composite Non-Asbestos Content:	50% Glass Fibers 15% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-23A, Pipe Material Associated With FGIP

Lab ID-Version‡: 20985808-1

Sample Layers	Asbestos Content
White Wrap	ND
White Pipe Insulation	3% Amosite 2% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: NB-24A, Aluminum Faced Fiberglass Duct Insulation

Lab ID-Version‡: 20985811-1

Sample Layers	Asbestos Content
Silver Non-Fibrous Material	ND
Yellow Insulation	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: NB-24B, Aluminum Faced Fiberglass Duct Insulation

Lab ID-Version#: 20985812-1

Sample Layers	Asbestos Content
Silver Non-Fibrous Material	ND
Yellow Insulation	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: NB-24C, Aluminum Faced Fiberglass Duct Insulation

Lab ID-Version#: 20985813-1

Sample Layers	Asbestos Content
Silver Non-Fibrous Material	ND
Yellow Insulation	ND
Composite Non-Asbestos Content:	70% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: NB-25A, Faced Fiberglass Insulate

Lab ID-Version#: 20985814-1

Sample Layers	Asbestos Content
Brown Insulation Backing	ND
Black Mastic	ND
Brown Insulation	ND
Composite Non-Asbestos Content:	60% Glass Fibers 25% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-25B, Faced Fiberglass Insulate

Lab ID-Version#: 20985815-1

Sample Layers	Asbestos Content
Brown Insulation Backing	ND
Black Mastic	ND
Brown Insulation	ND
Composite Non-Asbestos Content:	60% Glass Fibers 25% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: NB-25C, Faced Fiberglass Insulate

Lab ID-Version‡: 20985816-1

Sample Layers	Asbestos Content
Dark Brown Insulation Backing	ND
Black Mastic	ND
Yellow Insulation	ND
Composite Non-Asbestos Content:	50% Glass Fibers 30% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-26A, Black Foam Pipe Insulation

Lab ID-Version‡: 20985817-1

Sample Layers	Asbestos Content
Black Foam with Paint	ND
Sample Composite Homogeneity:	Good

Location: NB-26B, Black Foam Pipe Insulation

Lab ID-Version‡: 20985818-1

Sample Layers	Asbestos Content
Black Foam	ND
Sample Composite Homogeneity:	Good

Location: NB-27A, Red Rubber Flooring

Lab ID-Version‡: 20985819-1

Sample Layers	Asbestos Content
Red Flooring	ND
Tan Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: NB-27B, Red Rubber Flooring

Lab ID-Version‡: 20985820-1

Sample Layers	Asbestos Content
Black/White Non-Fibrous Material	ND
Red Flooring	ND
Tan Mastic	ND
Green Mastic	ND
Yellow Mastic	ND
Gray Leveling Compound	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-27C, Red Rubber Flooring

Lab ID-Version‡: 20985821-1

Sample Layers	Asbestos Content
Black/White Non-Fibrous Material	ND
Red Flooring	ND
Tan Mastic	ND
Green Mastic	ND
Yellow Mastic	ND
Gray Leveling Compound	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-28A, Carpet Tile Adhesive

Lab ID-Version‡: 20985822-1

Sample Layers	Asbestos Content
Cream Adhesive	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: NB-28B, Carpet Tile Adhesive

Lab ID-Version‡: 20985823-1

Sample Layers	Asbestos Content
Green Mastic	ND
Yellow Mastic	ND
Gray Leveling Compound	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-28C, Carpet Tile Adhesive

Lab ID-Version‡: 20985824-1

Sample Layers	Asbestos Content
Semi-Transparent Adhesive with Paint	ND
Sample Composite Homogeneity: Good	

Location: NB-29A, Door Frame Caulk - Interior Doors

Lab ID-Version‡: 20985825-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Sample Composite Homogeneity: Good	

Location: NB-29B, Door Frame Caulk - Interior Doors

Lab ID-Version‡: 20985826-1

Sample Layers	Asbestos Content
Dark Brown Caulk	ND
Sample Composite Homogeneity: Good	

Location: NB-29C, Door Frame Caulk - Interior Doors

Lab ID-Version‡: 20985827-1

Sample Layers	Asbestos Content
Gray Caulk	8% Chrysotile
Sample Composite Homogeneity: Good	

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Date of Sampling: 08-21-2025
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 Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-30A, Plaster (Wall)

Lab ID-Version‡: 20985828-1

Sample Layers	Asbestos Content
White Plaster with Paint	ND
White Plaster with Paint 2	ND
White Plaster with Paint 3	ND
Sample Composite Homogeneity:	Poor

Location: NB-30B, Plaster (Wall)

Lab ID-Version‡: 20985829-1

Sample Layers	Asbestos Content
White Plaster with Paint	ND
White Plaster with Paint 2	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-30C, Plaster (Wall)

Lab ID-Version‡: 20985830-1

Sample Layers	Asbestos Content
White Plaster with Paint	ND
Light Gray Plaster	ND
Sample Composite Homogeneity:	Moderate

Location: NB-31A, Brick / Mortar

Lab ID-Version‡: 20985831-1

Sample Layers	Asbestos Content
Red Brick	ND
Gray Mortar	ND
Sample Composite Homogeneity:	Moderate

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Date of Sampling: 08-21-2025
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 Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-32A, Stone Vineer Over Transite

Lab ID-Version‡: 20985832-1

Sample Layers	Asbestos Content
Gray/White Semi-Fibrous Material (Stone/Transite)	7% Chrysotile
Sample Composite Homogeneity: Moderate	

Comments: Sample layers inseparable without cross contamination.

Location: NB-33A, Window Caulk

Lab ID-Version‡: 20985835-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Sample Composite Homogeneity: Good	

Location: NB-33B, Window Caulk

Lab ID-Version‡: 20985836-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Sample Composite Homogeneity: Good	

Location: NB-33C, Window Caulk

Lab ID-Version‡: 20985837-1

Sample Layers	Asbestos Content
Gray Caulk	8% Chrysotile
Sample Composite Homogeneity: Good	

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Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
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Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Location: NB-34A, Window Glaze

Lab ID-Version‡: 20985838-1

Sample Layers	Asbestos Content
Brown Window Glazing	3% Chrysotile
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

Location: NB-35A, Door Caulk

Lab ID-Version‡: 20985841-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Sample Composite Homogeneity:	Good

Location: NB-35B, Door Caulk

Lab ID-Version‡: 20985842-1

Sample Layers	Asbestos Content
Gray Caulk	ND
Brown Caulk	ND
Dark Gray Caulk	ND
Sample Composite Homogeneity:	Poor

Location: NB-36A, Seam Caulk

Lab ID-Version‡: 20985843-1

Sample Layers	Asbestos Content
Gray Caulk	8% Chrysotile
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: NB-37A, Roof Shingle

Lab ID-Version‡: 20985845-1

Sample Layers	Asbestos Content
Gray Roofing Shingle	ND
Black Roofing Tar and Felt	ND
Black Non-Fibrous Material	ND
Composite Non-Asbestos Content:	7% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: NB-37B, Roof Shingle

Lab ID-Version‡: 20985846-1

Sample Layers	Asbestos Content
Gray Roofing Shingle	ND
Black Roofing Tar and Felt	ND
Composite Non-Asbestos Content:	10% Cellulose 3% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: NB-37C, Roof Shingle

Lab ID-Version‡: 20985847-1

Sample Layers	Asbestos Content
Gray Roofing Shingle	ND
Black Roofing Tar and Felt	ND
Composite Non-Asbestos Content:	15% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: NB-38A, Built Up Roof

Lab ID-Version‡: 20985848-1

Sample Layers	Asbestos Content
Gray/Black Roofing Mastic	8% Chrysotile
Black Roofing Tar and Felt with Rocks	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: NB-39A, Rubber Roof

Lab ID-Version‡: 20985851-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Brown/Black Adhesive	ND
Sample Composite Homogeneity:	Moderate

Location: NB-39B, Rubber Roof

Lab ID-Version‡: 20985852-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Tan Mastic	ND
Brown Adhesive	ND
Sample Composite Homogeneity:	Poor

Location: NB-39C, Rubber Roof

Lab ID-Version‡: 20985853-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Brown Adhesive	ND
Brown Fibrous Material	ND
Yellow Foam	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: NB-40A, Brown Roof Caulk

Lab ID-Version‡: 20985854-1

Sample Layers	Asbestos Content
Brown Caulk	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: NB-40B, Brown Roof Caulk

Lab ID-Version‡: 20985855-1

Sample Layers	Asbestos Content
White Caulk	ND
Sample Composite Homogeneity: Good	

Location: NB-41A, Caulk

Lab ID-Version‡: 20985856-1

Sample Layers	Asbestos Content
Silver Caulk	5% Chrysotile
Sample Composite Homogeneity: Good	

Location: NB-42A, Glazing Material

Lab ID-Version‡: 20985857-1

Sample Layers	Asbestos Content
Black Non-Fibrous Material	ND
Sample Composite Homogeneity: Good	

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Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
Date of Report: 08-22-2025

ASBESTOS PLM REPORT

Total Samples Submitted:	108
Total Samples Analyzed:	95
Total Samples Not Analyzed:	13

NB-38B, Built Up Roof

Lab ID-Version‡: 20985849-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-38C, Built Up Roof

Lab ID-Version‡: 20985850-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-34C, Window Glaze

Lab ID-Version‡: 20985840-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-36B, Seam Caulk

Lab ID-Version‡: 20985844-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-32C, Stone Vineer Over Transite

Lab ID-Version‡: 20985834-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-34B, Window Glaze

Lab ID-Version‡: 20985839-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-32B, Stone Vineer Over Transite

Lab ID-Version‡: 20985833-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-23C, Pipe Material Associated With FGIP

Lab ID-Version‡: 20985810-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

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Sample results described as "Positive Stop" were not analyzed because the previous sample layer(s) contained asbestos >1%. Sample results described as "Sample Bag Empty" were not analyzed because while the sample bag was submitted it did not contain a discernible sample. Sample results described as "No Sample Submitted" were not analyzed because the sample bag was not submitted with the project. Sample results described as "Insufficient Sample" were not analyzed because while the sample was submitted for analysis, there was insufficient material present to analyze the sample confidently. Sample results described as "Per Client Request" were submitted to the laboratory but not analyzed because the laboratory was requested to hold the sample.

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ASBESTOS PLM REPORT

Total Samples Submitted:	108
Total Samples Analyzed:	95
Total Samples Not Analyzed:	13

NB-23B, Pipe Material Associated With FGIP

Lab ID-Version‡: 20985809-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-19B, 12"x12" White Mottled Floor Tile/Adhesive

Lab ID-Version‡: 20985801-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-19C, 12"x12" White Mottled Floor Tile/Adhesive

Lab ID-Version‡: 20985802-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-10C, 12"x12" Blue Mettled Floor Tile

Lab ID-Version‡: 20985779-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

NB-7C, 4" Black Vinyl Base + Adhesive

Lab ID-Version‡: 20985770-0

NOT ANALYZED	POSITIVE STOP
--------------	---------------

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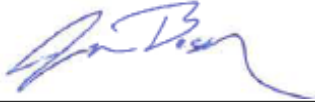
Client: Indoor Air Quality Diagnostics, Inc.
C/O: Bret Berglund
Re: B.0040986.0825; 14750 Cleveland Ave

Date of Sampling: 08-21-2025
Date of Receipt: 08-22-2025
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ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Jason Bosse



Analyst: Renee Luna-Trepczynski

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Level		Weather				
		Fog	Rain	Snow	Wind	C.
None	☐	☐	☐	☐	☐	
Light	☐	☐	☐	☐	☐	
Moderate	☐	☐	☐	☐	☐	
Heavy	☐	☐	☐	☐	☐	

004198471



ien, SAS, Swab
Contact Plates

Other Requests

[illegible]

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Doc. #11102 Rev 27 Posted 6/13/2012 Page 1 of 1, DA



INDOOR AIR QUALITY DIAGNOSTICS



004198471

Study Record

11611 W. North Ave ♦ Suite 203 ♦ Wauwatosa, WI 53226
(414) 766-0740 Fax: (414) 766-0751

Berglund

Page 7 of

Project #:

Client Name:

Project Name:

Verbal Results To: Bret Berglund

262-227-3722

Email To: bret@iaqdiagnostics.com

☐ Regular Turnaround☐ RUSH, Needed by: (Next Day) (Same Day) (Weekend/Holiday)

Samplers Signature:

*See Attached*Sample Type: ☐ Air ☐ BulkAnalysis: ☐ PCM ☐ TEM ☐ PLMPore Size: ☐ .45:um ☐ .80:um ☐ Other

Method

Sample#	Date	Location	Description	Volume	Comments
NB-1A		Room 127	Drywall System		
1B		Room 114	↓		
1C		Room 119			
2A		Room 116	Carpet Adhesive		
2B		Corridor 101	↓		
2C		Room 114			
3A		Lobby 100	2'x4' Textured w/tear		Pin holes Only found
3B		Room 107	↓		
3C		Room 119			
4A		Room 119	2'x4' Light textured w/tear		Pin holes Only found
4B		Lobby 115	↓		
4C		Lobby 100			
5A		Corridor 125	2'x4' Fissured w/tear		Pin holes Only found
5B		Room 119	↓		
5C		Room 113			
6A		Room 116	Knock Down wall texture		
6B		Storage 102	↓		
6C		Room 109			
7A		Lobby 100	4" Black Vinyl Base + Adhesive		
7B		↓	↓		
7C					
8A		Room 124	4" Gray vinyl Based Adhesive		
8B		Room 113	↓		
8C		Room 114			
9A		Lobby 115	2'x4' Textured w/tear		Pin holes Only found
9B		Room 104			

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:

Remarks:

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:



INDOOR AIR QUALITY DIAGNOSTICS

body Record



004198471

11611 W. North Ave • Suite 203 • Wauwatosa, WI 53226
(414) 766-0740 Fax: (414) 766-0751

Page 3 of 3

Project #:

Client Name:

Project Name:

Verbal Results To: Bret Berglund
262-227-3722

Email To: bret@iaqdiagnostics.com

☐ Regular Turnaround☐ RUSH, Needed by: (Next Day)(Same Day)(Weekend/Holiday)

Samplers Signature:

Sample Type: ☐ Air ☐ BulkAnalysis: ☐ PCM ☐ TEM ☐ PLMPore Size: ☐ .45:m ☐ .80:m ☐ Other

Method

Sample#	Date	Location	Description	Volume	Comments
NB 9C		Room 113	2'x4' Perforated with finished ceiling panel		
NB-10A		Room 119	12"x12" Blue mottled floor tile / Adhesive		
10B		Room 122			
10C		Room 113			
11A		Room 119	12"x12" Etched Ceiling tile		
11B		Room 109			
11C		Room 116			
12A		Room 112	12"x12" tan with Brown floor tile / Adhesive		
12B		Room 105			
12C		Room 104			
13A		Room 120	1"x1" Ceramic floor tile / grout / mortar		
13B		Room 120			
13C		Room 121			
14A		Room 120	6"x6" Ceramic base + Adhesive		
14B		Room 120 PC			
14C		Room 121			
15A		Room 115	4" Brown vinyl base + Adhesive		
15B		Room 127			
15C		Room 112			
16A		Room 113 NE	6"x8" Ceramic wall tile / grout / mortar		
14B		NE	Pink Sink Caulk		
17A		Room 115	Wall Carpet Adhesive		
18A		Room 119			
18B		Room 119			
19A		Room 127	12"x12" White mottled floor tile / Adhesive		
19B					

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:

Remarks:

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:



INDOOR AIR QUALITY DIAGNOSTICS

body Record

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Project #:

Client Name:

Project Name:

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Email To: bret@iaqdiagnostics.com

☐ Regular Turnaround
☐ RUSH, Needed by: (Next Day) (Same Day) (Weekend/Holiday)

Samplers Signature:

Sample Type: ☐ Air ☐ BulkAnalysis: ☐ PCM ☐ TEM ☐ PLMPore Size: ☐ .45:m ☐ .80:m ☐ Other

Method

Sample#	Date	Location	Description	Volume	Comments
NB-19C		Room 127	12"x12" White Matted floor tile/Adhesive		
NB-20A		Room 113	Window Interior Window Glazing		
NB-21A		Room 115	Caulk on inside windows		
NB-22A		Room 127	Fiberglass pipe insulator with sub layer		
NB-22B		Room 126			
NB-22C		Lobby 100			
NB-23A		Room 127	Pipe fitting material associated with FBIP		
NB-23B		Room 126			
NB-23C		Lobby 100			
NB-24A		Room 127	Aluminum faced Fiberglass Duct Insulation		
NB-24B		Room 126			
NB-24C		Room 122			
NB-25A		Room 126	Acoust faced fiberglass insulation		
NB-25B		Lobby 100 Room 127			
NB-25C		Lobby 100 Room 127			
NB-26A		Lobby 115 closet	Black foam pipe insulator		
NB-26B		Lobby 100			
NB-27A		Lobby 115 closet	Red rubber floor		
27B		Lobby 100			
27C					
28A			Carpet tile Adhesive		
28B					
28C					
29A		Corridor 125	Poor frame Caulk - Exterior Doors		
29B		Room 126			
29C		Lobby 100	Interior Window Glazing		

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:

Remarks:

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:



INDOOR AIR QUALITY DIAGNOSTICS

Today Record

11611 W. North Ave ♦ Suite 203 ♦ Wauwatosa, WI 53226
(414) 766-0740 Fax: (414) 766-0751

004198471

Page 4 of

Project #:

Client Name:

Project Name:

Verbal Results To: Bret Berglund
262-227-3722Email To: bret@iaqdiagnostics.com
☐ Regular Turnaround
☐ RUSH, Needed by: (Next Day)/(Same Day)/(Weekend/Holiday)

Samplers Signature:

Sample Type: ☐ Air ☐ BulkAnalysis: ☐ PCM ☐ TEM ☐ PLMPore Size: ☐ .45:μ ☐ .80:μ ☐ Other

Method

Sample#	Date	Location	Description	Volume	Comments
NB30A		Lobby -100	Plaster (wall)		
30B		↓	Plaster (wall)		
30C		Room 122	Plaster (wall)		
31A		Lobby 100	Brick/Mortar		
32A		Exterior So wall	Stone Veneer after	Trans. side	
32B		Exterior N wall	↓		
32C		Exterior W wall			
33A		Exterior So Side	Window Can k		
33B		Exterior E Side	↓		
33C		Exterior N Side			
34A		Exterior So Side	Window Glazing		
34B		Exterior E Side	↓		
34C		Exterior N Side			
35A		Exterior East Side	Door Can k		
35B		Exterior West Side	↓		
36A		Exterior East Side	Scam Can k		
36B		Exterior West Side	↓		
37A		SE Roof	Roof Shingle		
37B		SW Roof	↓		
37C		NW Roof			
38A		East Roof (Flat)	Built up roof		
38B		SW Roof (Flat)	↓		
38C		NW Roof (Flat)			
39A		West Center Roof	Rubber Roof		
39B		West Center Roof	↓		
39C		Center Roof			

Relinquished by (Signature):

Date:

Time:

Received by (Signature):

Date:

Time:

Remarks:

Relinquished by (Signature):

Date:

Time:

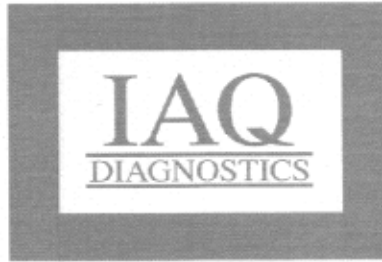
Received by (Signature):

Date:

Time:



004198471



- Indoor Air Quality
- Mold & Allergens
- Bacteria & Chemicals
- Asbestos & Lead
- Water-Loss Consulting
- Thermal Imaging
- Industrial Hygiene

Indoor Air Quality Diagnostics, Inc.

Supplemental Asbestos Chain of Custody

Project Number ~~A-0040781-0425~~ *B-0090986-0824*

- ✓ **PLM: Bulk Asbestos Building Materials EPA 600 R-93/116, 1993**
- ✓ **PLM: Point Counting; via ELAP 198.1 if material contains 1% or less**
 - ✓ Point count composite for Drywall Systems (or drywall with joint compound) if composite analysis contains 1% or less
- ✓ **PLM: Instructions for Multi-Layered Samples**
 - ✓ Analyze and Report All Distinct Separable Layers per EPA 600
 - ✓ Report Composite for Drywall Systems (or drywall with joint compound) per NESHAP
 - ✓ Report All Layers and Composite Where Applicable
 - Only Analyze and Report Specifically Noted Layer
- ✓ **PLM: Analyze Until Positive (Positive Stop)**
 - ✓ **Analyze Until Positive (AUP): by Homogenous Area as Noted**
 - Discontinue analysis of homogeneous material upon determining that the material contains greater than 1% asbestos content. If the homogeneous material contains multiple layers continue the analysis of each layer until all samples/layers have been analyzed or it has been determined that the layer contains greater than one percent asbestos content. See below for flooring system and Drywall Systems (or drywall with joint compound) Positive Stop instructions
 - Flooring systems (including floor tile systems, vinyl flooring systems, laminate floor systems & stair tread systems): Conduct analysis of mastic first. If the analysis of the mastic is greater than 1 percent asbestos content, discontinue the analysis of the mastic layers and do not analyze the flooring material.
 - Drywall Systems (or drywall with joint compound): If joint compound contains asbestos analyze the composite of the Drywall Systems (or drywall with joint compound). If composite contains greater than 1% asbestos discontinue analysis. If composite is 1% asbestos or less proceed to point count the composite of the Drywall Systems (or drywall with joint compound).
 - AUP: by Material Type as Noted
 - Discontinue analysis of material type upon determining that the material contains greater than 1% asbestos content. If the material type contains multiple layers continue the analysis of each layer until all samples/layers have been analyzed or it has been determined that the layer contains greater than one percent asbestos content. See below for flooring system and Drywall Systems (or drywall with joint compound) Positive Stop instructions
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jc 8122125



Indoor Air Quality Diagnostics, Inc.

IAQD Project #:

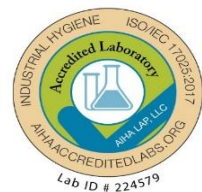
S.12208-0925-1

Client: United Engineering
Contact: Tim Anderson

Project: 14750 Cleveland Ave, New Berlin, WI
Project #: A.0040986-0825

Analyzed by:

Alexander Maxinoski, Senior Analyst



11611 W. North Ave; Suite 201
Wauwatosa, WI 53226

www.iaqdiagnostics.com

Office: 414-766-0740
info@iaqdiagnostics.com

Sample analysis was conducted in accordance with US EPA 600/R-93/116 by Polarized Light Microscopy. IAQ Diagnostics reserves the right to dispose of all samples after a period of thirty (30) days according to all state and federal guidelines, unless otherwise specified. This report shall not be reproduced except in full, without written approval of IAQ Diagnostics. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested. IAQ Diagnostics is an accredited IHLAP laboratory through the American Industrial Hygiene Association's ('AIHA') Bulk Asbestos Proficiency Analytical Testing Program (BAPAT) (Lab ID: (224579). This report shall not be reproduced except in full, without written approval of IAQ Diagnostics. All sampling data is provided by the client and laboratory results are reflected on the samples submitted by the client. IAQ Diagnostics has a reporting limit of 0.25% asbestos for asbestos analysis in bulk building materials. Revision 1.4.



Indoor Air Quality Diagnostics, Inc.

11611 W. North Ave; Suite 201
Wauwatosa, WI 53226
Telephone: 414-766-0740
Email: lab@iaqdiagnostics.com

Asbestos PLM Bulk Sampling Report

Client:	United Engineering	Date Received :	9/22/2025
C/O:	Tim Anderson	Date Reported:	9/22/2025
Client Address: 16237 W. Ryerson Road - New Berlin, WI 53151			
Project Name:	14750 Cleveland Ave, New Berlin, WI	IAQD Project #:	S.12208-0925-1
Project #:	A.0040986-0825	Date Analyzed:	9/22/2025

Laboratory Results

EPA-600/M4-82-020 & EPA Method 600/R-93-116

ND = none detected

PC = point counted

PS = positive stopped

Total Samples Submitted: 4

Total Samples Analyzed: 4

Total Samples Containing Asbestos: 0

Total Samples Containing Asbestos >1%: 0

Location: Attic

Lab ID #: 59077

Client Sample #	Sample Description	Sample Layers	Non Asbestos Fibers	Asbestos Content
NB-43A	Plaster Coating on Ductwork	White/Grey Plaster	ND	ND

Location: Cooler

Lab ID #: 59078

Client Sample #	Sample Description	Sample Layers	Non Asbestos Fibers	Asbestos Content
NB-44A	Cooler Gasket Material	Grey Gasket	ND	ND

Location: Cooler

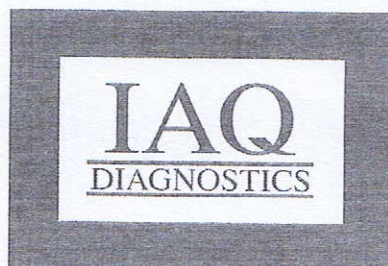
Lab ID #: 59079

Client Sample #	Sample Description	Sample Layers	Non Asbestos Fibers	Asbestos Content
NB-45A	Cooler Wall Insulation	Yellow Foam Insulation	ND	ND

Location: Cooler

Lab ID #: 59080

Client Sample #	Sample Description	Sample Layers	Non Asbestos Fibers	Asbestos Content
NB-46A	Cooler Caulk	Grey/Silver Caulk	ND	ND



- Indoor Air Quality
- Mold & Allergens
- Bacteria & Chemicals
- Asbestos & Lead
- Water-Loss Consulting
- Thermal Imaging
- Industrial Hygiene

Indoor Air Quality Diagnostics, Inc.

Supplemental Asbestos Chain of Custody
Project Number A-0040986-0825

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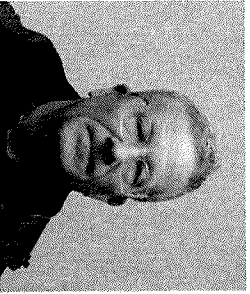
ATTACHMENT D

Copies of WDHS Asbestos Inspector and Lead Risk
Assessor Certification Cards

Milwaukee Lead/Asbestos Information Center, Inc.

A Division of Midwest Certified Training, Inc.

3495 North 124th Street, Brookfield, WI 53005 Phone: 414-481-9070



Bret David Berglund

Has successfully completed a course and passed the examination on February 19, 2025 with a minimum score of 70 percent, that meets all criteria for the State of Illinois and the State of Wisconsin Recertification as an

Asbestos Inspector Refresher Course - English

Date of Course: February 19, 2025

Date Issued: February 19, 2025

Date of Expiration: February 19, 2026

Certification Number: AIR25021972557

Location: Milwaukee Lead/Asbestos Information Center, 3495 North 124th Street, Brookfield, WI 53005

Rocky Everly

*Rocky Everly, Director of Milwaukee Lead/Asbestos Information Center, Inc.
3495 North 124th Street
Brookfield, WI 53005
414-481-9070*

This training course complies with the requirements of TSCA Title II and is accredited by the State of Illinois Department of Health and is accredited by the State of Wisconsin Department of Health Services under ch. DHS 159, Wis. Admin. Code.

Tony Evers
Governor



DIVISION OF PUBLIC HEALTH

SOUTHERN REGIONAL OFFICE
1 WEST WILSON STREET ROOM 250
MADISON WI 53703-3445

Karen E. Timberlake
Secretary

State of Wisconsin
Department of Health Services

Fax: 608-267-2832
TTY: 711 or 800-947-3529

Congratulations! Your new certification card is enclosed. ¡Felicidades! Se incluye su nueva tarjeta de certificación.

Keep your card (or a copy of it) with you on job sites. This may be a digital copy, like a photo on your phone.



Mantenga su tarjeta (o una copia de ésta) con usted en los lugares de trabajo. Ésta puede ser una copia digital, como una foto en su teléfono.

Work safely using the methods you learned in class.



Trabaje de manera segura utilizando los métodos que aprendió en clase.

Work for a certified company. Both company and individual certification are required.



Trabaje para una empresa certificada. Se requiere tanto la certificación de la empresa como la individual.

Don't do regulated work after your card expires.



No haga trabajos regulados después de que su tarjeta caduque.

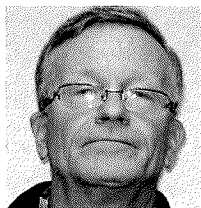
Contact us with questions. Contacte con nosotros si tiene preguntas.

Lead and Asbestos Certification Program
DHSAstbestosLead@wi.gov
www.dhs.wi.gov/asbestos
www.dhs.wi.gov/lead
(608) 261-6876

We recommend taking a clear photo of your card and keeping it stored on your phone as back-up proof of on-site certification.



Le recomendamos que tome una foto clara de su tarjeta y la guarde en su teléfono como prueba de respaldo de la certificación en el sitio.



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Bret David Berglund
W140n8060 Lilly Rd
Menomonee FIs WI 53051-3940

		155 lbs	5' 06"
AII-1560	Exp: 04/13/2026	02/08/1964	

Training due by: 04/13/2026

Milwaukee Lead/Asbestos Information Center

A division of Midwest Certified Training, Inc.
3495 North 124th Street, Brookfield, WI 53005 Phone: 414-481-9070



Bret David Berglund

*has successfully passed the required course test and completed all other requirements
for the 8-hour*

Lead Risk Assessor Refresher Course

On February 5, 2024 *in* Milwaukee Lead/Asbestos Information Center, 3495 North 124th
Street, Brookfield, WI 53005

Course Test Date: February 5, 2024

Date Course Certificate Issued: February 5, 2024

Course Certificate #: LRAR24020569682

DCQ Course ID #: 10965

Rocky Everly, Training Manager MLAIIC

*This training course complies with the requirements of and is accredited by the State of Wisconsin, Department of Health Services
under ch. DHS 163, WI. Admin. Code.*

Tony Evers
Governor



DIVISION OF PUBLIC HEALTH
SOUTHERN REGIONAL OFFICE
1 WEST WILSON STREET ROOM 250
MADISON WI 53703-3445

Karen E. Timberlake
Secretary

State of Wisconsin
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Fax: 608-267-2832
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Mantenga su tarjeta (o una copia de ésta) con usted en los lugares de trabajo. Ésta puede ser una copia digital, como una foto en su teléfono.

Work safely using the methods you learned in class.



Trabaje de manera segura utilizando los métodos que aprendió en clase.

Work for a certified company. Both company and individual certification are required.



Trabaje para una empresa certificada. Se requiere tanto la certificación de la empresa como la individual.

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No haga trabajos regulados después de que su tarjeta caduque.

Contact us with questions. Contacte con nosotros si tiene preguntas.

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LEAD(PB) RISK ASSESSOR

Issued By

STATE OF WISCONSIN
Dept. of Health Services

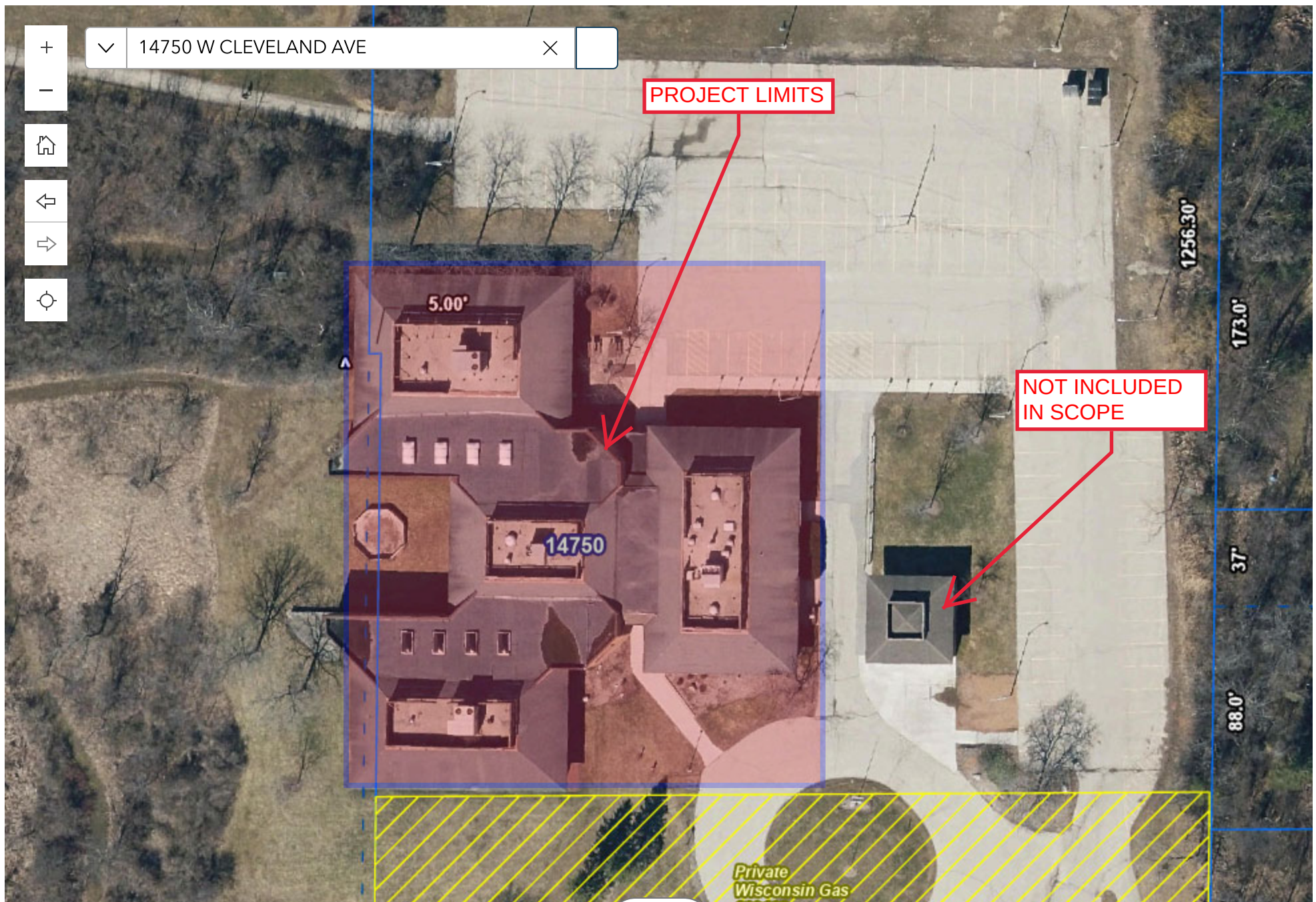
Bret David Berglund
W140n8060 Lilly Rd
Menomonee Falls WI 53051-3940

		155 lbs	5' 06"
LRA-1560	Exp: 02/08/2026	02/08/1964	

Training due by: 02/08/2026



New Berlin Property Viewer (NEW)





REQUESTED ACTION STATEMENT

October 21, 2025

TO: Mayor Ament
Common Council

FROM: Assistant Chief Scott Gillard, Fire Department

ISSUE: Recommend Council give permission to donate our oldest ambulance that is being decommissioned. It is a 2014 Lifeline ambulance and has already been stripped of equipment and radios.

REQUESTED:

Recommend Council give permission for the NBFD to donate a 2014 ambulance to WCTC for teaching purposes.

FISCAL IMPACT:

The ambulance fleet is currently in a cycle of replacement every two years due to the demands and heavy use on Wisconsin roads. Resale of used Fire Department vehicles rarely yields any significant returns.

RATIONALE:

NBFD sends almost all our staff through the Waukesha County Technical College for its Emergency Medical Services and Fire Training certifications as well. WCTC's current training ambulance is over 25 years old and does not run or reflect a conducive training platform. It is old, small and outdated. This would allow all the students in Waukesha County and especially our future Paramedics to visualize a well-thought-out design. It can comfortably seat six students and Instructor inside the back of the ambulance with the cot mounted directly in the middle. The ambulance is currently sitting in cold storage at Warehouse B.

Additionally, WCTC would waive their usage fee of their on-campus training facility to NBFD for a period of five years. This agreement would benefit the training of fire department members to include live fire training during recruit classes.



**Donation Agreement
Between New Berlin Fire Department
and
Waukesha County Technical College**

This Agreement is entered into by and between the New Berlin Fire Department (“NBFD”) and Waukesha County Technical College (“WCTC”) for the purpose of memorializing the donation of equipment and outlining the reciprocal benefits provided in exchange for that donation.

1. Donation

NBFD has graciously donated to WCTC the following:

- One (1) 2015 Ford F550 ambulance; and
- One (1) Stryker Power Load system with power cot.

This donation shall become the property of WCTC and will be used in support of the Fire and Emergency Medical Services (EMS) training programs.

2. WCTC Commitments

In recognition of this generous donation, WCTC agrees to provide NBFD the following benefits:

a. Annual Fee Waiver

- WCTC shall provide NBFD with an annual training fee waiver for use of the fire training grounds for a period of five (5) consecutive years.
- This waiver period shall conclude at the end of the calendar year 2030.

b. Live Fire Packages

- WCTC shall provide NBFD with three (3) Live Fire 8-hour training packages per calendar year through 2030.
- Package details are outlined in the attached *Enclosure A*.
- Fire ground usage is subject to scheduling availability.
- Use of fire ground and live fire packages under this Agreement shall be for the sole benefit of NBFD and may not be shared, transferred, or extended to other municipalities or agencies.

3. Facilities Use Agreement

Notwithstanding the waiver of fees described in this Agreement, NBFD shall be required to execute the College’s standard annual Facility Use Agreement for each year of use during the five (5) year fee-waiver period. The fee waiver applies only to the facility use charges referenced



in Sections 2(a) and (b) above; all other terms, conditions, responsibilities, and obligations contained in the College's standard Facility Use Agreement remain in full force and effect and shall govern NBFD's use of the training facilities.

4. Term

This Agreement shall remain in effect from the date of the final signature until December 31, 2030, unless otherwise amended in writing and agreed upon by both parties.

5. Entire Agreement

This document, along with *Enclosure A*, constitutes the entire understanding between NBFD and WCTC regarding the donation and related commitments. Any modifications must be made in writing and signed by authorized representatives of both parties.

Authorized Signatures

For New Berlin Fire Department

Name: _____

Title: _____

Date: _____

For Waukesha County Technical College

Name: _____

Title: _____

Date: _____



Enclosure A: Live Fire Package Details

Agreements and Annual Fee

Waukesha County Fire/EMS agencies will be able to access the WCTC Fire Training Grounds for an annual fee of \$500.

- Splashboard for ladder training
- 5-story tower for special operations (RIT, high rise, S&R)
- Extrication area (gravel area)
- Burn Buildings (non-burning evolutions only; burn packages charged separately)
 - 2-story container burn building
 - 2-story concrete burn building
 - Future: 4-story mixed use container burn building
- EVOC and driving track (cones not included)
- Other props available for additional cost (forcible entry prop; garage cutting; chop block; gas props; car fire; etc)

Per Diem Rental Fee Structure (not included in NBFD agreement)

Itemized Non-Live Fire Training	4 hr	8 hr
Manikins (family)	\$50	\$100
Smoke Machines (x2)	\$80	\$160
Force Entry Door (1 prop)	\$100	\$200
Car Fire Prop (includes liaison)	\$250	\$500
Gas fire props (includes liaison)	\$250	\$500
All Gas Fire Props (car and other gas props; 1 liaison)	\$340	\$680
Compressor for filling bottles	\$50	\$100

Live Fire Package (includes instructor liaison, pallets/excelsior, smoke machines, manikins)	4 hr (3-4 burns)	8 hr (6-8 burns)
Total	\$500	\$950

REQUESTED ACTION STATEMENT

DATE: October 27, 2025

TO: Mayor Ament
Fellow Aldermen and Alderwoman

FROM: Kenneth A. Harenda II
District #4 Alderman
Common Council President

ISSUE: REQUEST COMMON COUNCIL SUPPORT RESOLUTION 2025-21

REQUESTED ACTION: Request that the New Berlin Common Council approve and support Resolution 2025-21, “Request reconsideration from FEMA and President Trump for federal public assistance funding for public entities as a result of the historic August 2025 flooding.

FISCAL IMPACT: None at this time.

RATIONALE: The federal government (FEMA) has denied the State of Wisconsin’s request for federal public assistance funding for public entities and non-profits. More than \$26.5 million in damage to roads, bridges, schools, and utilities occurred during the August 2025 flooding throughout southeastern Wisconsin. Federal funding is essential in needed repairs and cost recovery to public infrastructure from flood damage. Damages and repairs required that occurred during the flooding are not routine and highly unusual and the assistance from federal government would be essential in our local needs.

RESOLUTION NO. 2025-21**RESOLUTION TO SUPPORT STATE OF WISCONSIN'S APPEAL OF FEMA DENIAL
OF PUBLIC ASSISTANCE PROGRAM UNDER FEMA-4892-DR**

WHEREAS, the State of Wisconsin made application to FEMA for Public Assistance for Door, Grant, Milwaukee, Ozaukee, Washington, and Waukesha counties after severe storms and flooding caused severe damage to their public infrastructure in August 2025; and

WHEREAS, the City of New Berlin was one of the municipalities in Waukesha County that suffered damage to its public infrastructure as a result these historic storms; and

WHEREAS, the City of New Berlin provided Waukesha County with its costs related to damages caused by these storms as part of the State of Wisconsin's application to FEMA for Public Assistance; and

WHEREAS, in a letter to Wisconsin Governor Tony Evers, dated October 23, 2025, FEMA denied the State's request for Public Assistance under FEMA-4892-DR; and

WHEREAS, pursuant to FEMA's denial letter, the State has thirty (30) days from the date of that letter to appeal FEMA's denial; and

WHEREAS, in a press release, dated October 24, 2025, Governor Evers announced that he will be filing an appeal with FEMA to ensure that these six Wisconsin counties receive the support they need to rebuild, recover, and address more than \$26.5 million in disaster costs incurred as a result of the August 2025 storms and flooding.

NOW, THEREFORE, the Common Council of the City of New Berlin hereby resolves as follows:

BE IT RESOLVED, that the Common Council of the City of New Berlin respectfully requests that Governor Tony Evers appeal FEMA's denial of Public Assistance as set forth in FEMA's letter, dated October 23, 2025.

BE IT FURTHER RESOLVED that the Common Council of the City of New Berlin hereby pledges the City's support with respect to this appeal and that, to the greatest extent possible, it will provide additional information to Waukesha County regarding the City's costs and other impacts resulting from the August 2025 storms and flooding.

BE IT FURTHER RESOLVED that the City Clerk is directed to submit a copy of this Resolution to Governor Evers, Congressman Scott Fitzgerald, and Senators Ron Johnson and Tammy Baldwin.

Dated at New Berlin, Wisconsin this 28th day of October, 2025.

APPROVED:

David Ament, Mayor

Countersigned:

Rubina R. Medina, City Clerk