

Committee of the Whole Meeting Agenda



April 14, 2026 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Posted: April 10, 2026

AGENDA

1. **CALL MEETING TO ORDER**
2. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
3. **APPROVAL OF MINUTES**
 - A. March 24, 2026, Committee of the Whole Meeting Minutes
4. **UTILITY & FINANCE**
 - A. Discussion and possible recommendation to the Common Council to approve the April 15, 2026, Water Utility claims in the amount of \$168,661.60, Sewer Utility claims in the amount of \$872,399.19, and General City claims in the amount of \$1,791,792.10, including a US Bank VISA EFT payment of \$26,028.70.
5. **MISCELLANEOUS**
 - A. Recommend to the Common Council approval of an increase to the City's ambulance billing fees, effective June 1, 2026, to include a \$300 increase to all base rates for non-resident Basic Life Support (BLS), Advanced Life Support (ALS), and Critical Care services, and a \$250 increase to all base rates for resident Basic Life Support (BLS), Advanced Life Support (ALS), and Critical Care services. Further, effective January 1, 2027, and January 1, 2028, all ambulance base rates shall increase by \$50 annually from the prior year's rates, as detailed in the fee schedule included in the agenda packet.
 - B. Recommend to the Common Council that a Public Hearing be set for May 4, 2026 at 6:01 pm to be held before the Plan Commission to rezone the properties located at 2445 S. 179th Street (Tax Key #: 1185.990), 2345 S. 179th Street (Tax Key #: 1185.994) & Tax Key #: 1185.991 from M-1/SPO, C-1 & C-2 to M-1/SPO & C-2 to remove the C-1 Zoning.
 - C. Recommend to Common Council that a joint public hearing be set for June 1, 2026, at 6:00 p.m. to be held before the Plan Commission to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 17 - Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, Chapter 18 – Neighborhood "H" Westridge & Moorland Road, and Chapter 10 - Land Use) from Business Park/Industrial & Urban Residential to Business Park/Industrial for the parcels located at:
 - 14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]
 - 14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]

D. Recommend to the Common Council that a joint public hearing be set for June 1, 2026, at 6:00 p.m. to be held before the Plan Commission to rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 for the parcels located at:

- 15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]
- Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]
- Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]
- 15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]
- 14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]
- 14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]
- Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]
- Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]
- Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]
- 15920 W College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]
- 5900 S Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

E. Recommend to the Common Council approval of an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District #6 in the amount of \$18,000, and recommend to the Common Council that a public hearing be set for June 1, 2026, at 6:01 PM to be held before the Plan Commission for the properties located at:

- 15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]
- Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]
- Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]
- 15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]
- 14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]
- 14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]
- Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]
- Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]
- Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]
- 15920 W College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]
- 5900 S Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]
- 5851 S Sunny Slope Road (Tax Key #: 1289.997.001) [City of New Berlin Park – 39.17 Acres - The city's park parcel to be part of the TIF boundary only to ensure the half mile project boundary would include the entire scope of public roadway projects.]

F. Discussion and possible recommendation to the Common Council to authorize the City of New Berlin Joint Review Board to conduct meetings by electronic means in lieu of in-person meetings.

6. ADJOURN

Additional Information

- The agenda packet, including supplemental information related to agenda items, is available online at www.NewBerlinWI.gov. Once finalized by the governing body, approved meeting minutes will also be posted online.
- Agenda items may be taken out of order at the governing body's discretion.
- Members, and possibly a quorum, of other municipal governmental bodies may attend this meeting to gather information. However, no action will be taken by any governmental body other than the one referenced in this notice.

- Accommodations will be provided under the Americans with Disabilities Act (ADA) to meet the needs of individuals with disabilities. If you require assistance or appropriate aids and services, please contact the Office of the City Clerk at (262) 786-8610 with reasonable notice.

Committee of the Whole MEETING MINUTES



March 24, 2026 - 6:00 PM
Zoom Meeting ID: 841 0836 9320
Via Zoom: <https://us02web.zoom.us/j/84108369320>

MINUTES

1. CALL MEETING TO ORDER

The City Clerk stated that the Common Council approved, at her request, holding the meeting via electronic means (Zoom) on December 9, 2025, due to in-person absentee voting being conducted in the Council Chambers and to ensure the security of election materials. The agenda included a direct link to the Zoom meeting and the meeting ID: 841 0836 9320.

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 Stribl, Alderperson Horbinski (6:05 p.m.), Alderperson Kroupa

Excused: Alderperson Dave Maxey

Staff Present: Mayor Dave Ament, City Attorney Mark Blum, 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. March 10, 2026, Committee of the Whole Meeting Minutes

MOTION: Motion to Approve

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

4. UTILITY & FINANCE

A. Discussion and possible recommendation to the Common Council to approve the March 25, 2026, Water Utility claims in the amount of \$15,714.08, Sewer Utility claims in the amount of \$317,776.83, and General City claims in the amount of \$679,777.43, including General City claims checks dated March 4, 2026, in the amount of

\$284,955.97, tax overpayment checks totaling \$12,617.81, and a We Energies EFT payment of \$97,672.76.

MOTION: Motion to Approve

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

5. MISCELLANEOUS

A. Department of Community Development Update

Greg Kessler, Director of the Community Development Department, provided an update. Katie Roth, Recreation Manager, and Eric Snodgrass, Assistant Recreation Manager, also provided an update on the Recreation Division.

- B.** Discussion and possible recommendation to the Common Council to approve Resolution No. 2026-03 authorizing the Emergency Management Manager, Jim Burns, Department of Community Development, to submit an application and supporting worksheets to the State of Wisconsin Disaster Fund (WDF) for potential reimbursement of eligible expenses incurred by the City during response and recovery efforts related to the August 2025 flood event.

MOTION: Motion to Approve

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

- C.** Discussion and possible recommendation to the Common Council to approve the 2026 Roadway Maintenance Joint and Crack Cleaning and Sealing Project contract with Thunder Road, LLC, and inspection services by Ruekert & Mielke, Inc., contingent upon receipt of a signed agreement and certificate of insurance.

MOTION: Motion to Approve

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

- D.** Discussion and possible recommendation to the Common Council to approve an agreement with CBS2 for inspection services associated with the 2026 Roadway Rehabilitation portion of the Greenridge Watermain Replacement Project, contingent upon receipt of a signed agreement and certificate of insurance.

MOTION: Motion to Approve

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

- E.** Discussion and possible recommendation to the Common Council to deny the base bid and Alternates 1 and 2, for a total of \$847,560, from Level Up Construction for the Live Fire Training Tower Rehabilitation Project, based on a determination that it is in the best interest of the City.

MOTION: Motion to Approve the denial of the base bid and alternates 1 & 2

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

- F.** Discussion and possible recommendation to the Common Council to approve a contract with Chrome Fireworks, in the amount of \$40,000, for the 4th of July fireworks display.

Ald. Stribl stated that all 4th of July festivities are funded through fundraising efforts and are not supported by taxpayer dollars.

MOTION: Motion to Approve

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

6. ADJOURN

MOTION: Motion to Adjourn at 6:48 PM

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

**Respectfully Submitted,
Rubina R. Medina, City Clerk**



REQUESTED ACTION STATEMENT

April 1, 2026

TO: Mayor Ament
Common Council

FROM: Chief Mark Polzin, Fire Department

ISSUE: The current ambulance fee schedule has been in place since 2023. After a review of the current fee schedule by EMS Medical Consultants, the Fire Department recommends to Council to increase ambulance billing fees.

REQUESTED:

Recommend Common Council increase existing ambulance billing fees effective June 1, 2026, \$300 increase for non-resident BLS, ALS and critical care. \$250 increase for resident BLS, ALS and critical care. Effective January 1, 2027 and January 1, 2028 all base rates will increase by \$50 from the previous year. See the following fee schedule:

Effective July 1, 2026:

Non Resident:		Current Rate	Proposed Rate
ALS	A0427	\$ 1,550.00	\$ 1,850.00
ALS 2	A0433	\$ 1,550.00	\$ 1,850.00
BLS	A0429	\$ 1,300.00	\$ 1,600.00
BLS NE	A0428	\$ 1,300.00	\$ 1,600.00
NO TRANSPORT	A0998	\$ 600.00	\$ 600.00
MILEAGE	A0425	\$ 24.00	\$ 24.00
MILEAGE ALS	A0390	\$ 24.00	\$ 24.00
MILEAGE BLS	A0380	\$ 24.00	\$ 24.00
SCT	A0434	\$ 1,900.00	\$ 2,200.00

Resident:		Current Rate	Proposed Rate
ALS	A0427	\$ 1,350.00	\$ 1,600.00
ALS 2	A0433	\$ 1,350.00	\$ 1,600.00
BLS	A0429	\$ 1,100.00	\$ 1,350.00
BLS NE	A0428	\$ 1,100.00	\$ 1,350.00
NO TRANSPORT	A0998	\$ 600.00	\$ 600.00
MILEAGE	A0425	\$ 24.00	\$ 24.00
MILEAGE ALS	A0390	\$ 24.00	\$ 24.00
MILEAGE BLS	A0380	\$ 24.00	\$ 24.00
SCT	A0434	\$ 1,600.00	\$ 1,850.00

Effective January 1, 2027:

Non Resident:		Current Rate	Proposed Rate
ALS	A0427	\$ 1,550.00	\$ 1,900.00
ALS 2	A0433	\$ 1,550.00	\$ 1,900.00
BLS	A0429	\$ 1,300.00	\$ 1,650.00

Resident:		Current Rate	Proposed Rate
ALS	A0427	\$ 1,350.00	\$ 1,650.00
ALS 2	A0433	\$ 1,350.00	\$ 1,650.00
BLS	A0429	\$ 1,100.00	\$ 1,400.00

BLS NE	A0428	\$ 1,300.00	\$ 1,650.00
NO TRANSPORT	A0998	\$ 600.00	\$ 600.00
MILEAGE	A0425	\$ 24.00	\$ 24.00
MILEAGE ALS	A0390	\$ 24.00	\$ 24.00
MILEAGE BLS	A0380	\$ 24.00	\$ 24.00
SCT	A0434	\$ 1,900.00	\$ 2,250.00

BLS NE	A0428	\$ 1,100.00	\$ 1,400.00
NO TRANSPORT	A0998	\$ 600.00	\$ 600.00
MILEAGE	A0425	\$ 24.00	\$ 24.00
MILEAGE ALS	A0390	\$ 24.00	\$ 24.00
MILEAGE BLS	A0380	\$ 24.00	\$ 24.00
SCT	A0434	\$ 1,600.00	\$ 1,900.00

Effective January 1, 2028:

Non Resident:		Current Rate	Proposed Rate
ALS	A0427	\$ 1,550.00	\$ 1,950.00
ALS 2	A0433	\$ 1,550.00	\$ 1,950.00
BLS	A0429	\$ 1,300.00	\$ 1,700.00
BLS NE	A0428	\$ 1,300.00	\$ 1,700.00
NO TRANSPORT	A0998	\$ 600.00	\$ 600.00
MILEAGE	A0425	\$ 24.00	\$ 24.00
MILEAGE ALS	A0390	\$ 24.00	\$ 24.00
MILEAGE BLS	A0380	\$ 24.00	\$ 24.00
SCT	A0434	\$ 1,900.00	\$ 2,300.00

Resident:		Current Rate	Proposed Rate
ALS	A0427	\$ 1,350.00	\$ 1,700.00
ALS 2	A0433	\$ 1,350.00	\$ 1,700.00
BLS	A0429	\$ 1,100.00	\$ 1,450.00
BLS NE	A0428	\$ 1,100.00	\$ 1,450.00
NO TRANSPORT	A0998	\$ 600.00	\$ 600.00
MILEAGE	A0425	\$ 24.00	\$ 24.00
MILEAGE ALS	A0390	\$ 24.00	\$ 24.00
MILEAGE BLS	A0380	\$ 24.00	\$ 24.00
SCT	A0434	\$ 1,600.00	\$ 1,950.00

FISCAL IMPACT:

Increasing the above ambulance fees will generate additional revenues. Approximately 70% of ambulance transports are reimbursed through Medicare. Under federal regulations, Medicare reimbursement rates are fixed and not directly influenced by local fee schedules. As a result, increases in the established fees will not significantly affect revenue collected from Medicare patients.

RATIONALE:

The increase in additional revenues can be used to offset the increase in Ambulance Supply Fees.



REQUESTED ACTION STATEMENT

MEMO TO: Mayor David Ament
Common Council

CC: Plan Commission (via email)

MEMO FROM: Greg Kessler, Director of Community Development

DATE: April 8, 2026

ISSUE: John Spitz with Western Contractors has filed a petition to rezone the properties located at 2445 S. 179th Street (Tax Key #: 1185.990), 2345 S. 179th Street (Tax Key #: 1185.994) & Tax Key #: 1185.991 from M-1/SPO, C-1 & C-2 to M-1/SPO & C-2 to remove the C-1 Zoning.

REQUESTED: Recommend to the Common Council that a Public Hearing be set for **May 4, 2026** at 6:01 pm to be held before the Plan Commission to rezone the properties located at 2445 S. 179th Street (Tax Key #: 1185.990), 2345 S. 179th Street (Tax Key #: 1185.994) & Tax Key #: 1185.991 from M-1/SPO, C-1 & C-2 to M-1/SPO & C-2 to remove the C-1 Zoning.

RATIONALE: Per Chapter 275-22 of the City's Zoning Code, this applicant has filed a completed application and petitioned the City to rezone this property. In addition, per State Statute 62.23(7), the Common Council may refer to the Plan Commission all petitions to rezone a property and require that a public hearing be held to obtain public input and that the Plan Commission formulate a recommendation. This recommendation shall be forwarded to the Common Council for final action.



REQUESTED ACTION STATEMENT

MEMO TO: Mayor David Ament
Common Council

CC: Plan Commission (via email)

MEMO FROM: Gregory W. Kessler, AICP - Director

DATE: April 7, 2026

ISSUE: Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. has filed a petition to amend the Future Land Use Map within the City’s Comprehensive Plan (Chapter 17 - Neighborhood “G” Sections 26 and 35 – South Moorland Road Corridor, Chapter 18 – Neighborhood “H” Westridge & Moorland Road, and Chapter 10 - Land Use) from Business Park/Industrial & Urban Residential to Business Park/Industrial and to rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 for the parcels located at:

15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]

Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]

Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]

15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]

14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]

14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]

Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]

Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]

Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]

15920 W College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]

5900 S Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

REQUESTED:

Recommend to Common Council that a joint public hearing be set for June 1, 2026 at 6:00 p.m. to be held before the Plan Commission to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 17 - Neighborhood "G" Sections 26 and 35 – South Moorland Road Corridor, Chapter 18 – Neighborhood "H" Westridge & Moorland Road, and Chapter 10 - Land Use) from Business Park/Industrial & Urban Residential to Business Park/Industrial for the parcels located at:

14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]

14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]

AND

Recommend to the Common Council that a joint public hearing be set for June 1, 2026 at 6:00 p.m. to be held before the Plan Commission to rezone from A-1, A-2, R-4, M-1, P-1, C-1 & C-2 to A-1, M-3/PUD, P-1, C-1, & C-2 for the parcels located at:

15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]

Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]

Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]

15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]

14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]

14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]

Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]

Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]

Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]

15920 W College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]

5900 S Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

RATIONALE:

Per Chapter 275-21.1 of the City's Zoning Code, this applicant has filed a completed application and petitioned the City to amend the Comprehensive Plan / Future Land Use Map for this property. Per this section, the applicant submits the application to the Common Council for initial review. DCD staff prepares a Requested Action Statement to refer the request to the Plan Commission to hold a public hearing and take action via a resolution. A report shall be forwarded to the Common Council for final action.

Per Chapter 275-22 of the City's Zoning Code, this applicant has filed a completed application and petitioned the City to rezone these properties. In addition, per State Statute 62.23(7), the Common Council may refer to the Plan Commission all petitions to rezone a property and require that a public hearing be held to obtain public input and that the Plan Commission formulate a recommendation. These recommendations shall be forwarded to the Common Council for final action.

Per Zoning Code Section 275-20I, the applicant has simultaneously filed a Land Division application.

Note: Staff is continuing to prepare the 2030 Comprehensive Plan Updates as time permits. Please note this request will include other basic changes to these chapters. This will represent a public hearing for the 2030 Comprehensive Plan updates. Additional public hearings will be set up to handle the remaining chapters at a future date.



REQUESTED ACTION STATEMENT

TO: Common Council
Mayor Dave Ament

FROM: Gregory Kessler, AICP – Director of Community Development

RE: Requested Action Statement for the approval of an agreement with Ehlers & Associates for \$18,000 for the preparation of a Tax Incremental Financing District (TID) Project Plan for TID #6 and setting a public hearing.

Authorization for the City of New Berlin Joint Review Board to convene all JRB meetings via electronic means for this request.

DATE: April 7, 2026

REQUESTED ACTION # 1: Recommend to Common Council approval of an agreement to hire Ehlers & Associates to prepare a TID Project Plan for Tax Incremental District #6 in the amount of \$18,000 and recommend to the Common Council that a public hearing be set for June 1, 2026 at 6:01 PM to be held before the Plan Commission for the properties located at:

15393 W. Grange Avenue (Tax Key #: 1290.998) [E. James Rausch, Marie A. Rausch A. May – 2 Acres]

Tax Key #: 1290.998.002 [E. James Rausch – 10.11 Acres]

Tax Key #: 1290.998.003 [E. James Rausch, Marie A. Rausch, Marie Rausch A. May – 7.92 Acres]

15301 W. Grange Avenue (Tax Key #: 1290.998.001) [E. James Rausch – 20.34 Acres]

14811 W. Grange Avenue (Tax Key #: 1290.999) [Loomis Farm, LLC – 80.22 Acres]

14655 W. Grange Avenue (Tax Key #: 1289.995) [Maureen E. Bosch Revocable Trust - 39.83 Acres]

Tax Key #: 1291.997 [Baas Farm, LLC - 24.49 Acres]

Tax Key #: 1291.986.001 [Baas Farm, LLC – 34.84 Acres]

Tax Key #: 1291.994 [Raymond E. Saltzmann, Marie L. Nielsen – 37.13 Acres]

15920 W College Avenue (Tax Key #: 1288.997) [Virgil A. Saltzmann, Raymond E. Saltzmann – 34.94 Acres]

5900 S Moorland Road (Tax Key #: 1288.999) [Virgil Saltzmann – 32.18 Acres]

5851 S Sunny Slope Road (Tax Key #: 1289.997.001) [City of New Berlin Park – 39.17 Acres - *The city's park parcel to be part of the TIF boundary only to ensure the half mile project boundary would include the entire scope of public roadway projects.*]

REQUESTED ACTION # 2: Discussion and possible recommendation to the Common Council to authorize the City of New Berlin Joint Review Board to convene meetings via electronic means rather than have a physical, in-place meeting.

FISCAL IMPACT: The services offered by Ehlers & Associates are outlined in the attached proposal. Based upon their “Scope”, the cost for their services would be \$18,000. Should additional analysis be required, their hourly rates are outlined in the attached agreement. The cost of this analysis is paid for by the applicants.

SOURCE OF FUNDS: TID #6 Account: TBD \$18,000

RATIONALE / BACKGROUND: Patrick Theodossiou with SunCap Property Group on behalf of Rockwell Automation, Inc. has made a request to the City for the creation of a TID which would be known as TID #6. The purpose of this TID would be to provide a funding mechanism for the reconstruction of public roadways to coincide with construction of the proposed development of the Rockwell Automation Inc. site. As with other established TID’s Ehlers and Associates would prepare and present their feasibility and project plan analysis at an upcoming Council meeting. Council action this evening would set the public hearing date on creating the TID at the June 1, 2026 Plan Commission meeting.

As presented by Patrick Theodossiou with SunCap Property Group, the proposed facility will be operated by Rockwell Automation, Inc. A Planned Unit Development Overlay will be prepared to accommodate an advanced manufacturing campus which may include manufacturing and assembly operations, warehousing and distribution functions, office, administrative and operational support uses. Phase I (South Building) will include ~ 770,000 sq. ft. of manufacturing and ~40,000 sq. ft. of office (Total for Phase I ~810,000 sq. ft.). Future expansion of Phase I could be an additional approximate 200,000 sq. ft.

Phase II (North Building along Grange Avenue) may be developed as light industrial at a future date. Traffic Study estimated a possible 425,000 sq. ft. building.

As cited in the application submittal, “To support this development, Rockwell Automation, with the City of New Berlin’s support, proposes the creation of a new Tax Increment District (TID 6) with a 15-year life. Consistent with City TIF policy, TID funds would be used exclusively to finance public infrastructure improvements necessary to support the project, including items such as water, sanitary sewer, stormwater management, and public roadway improvements. The City anticipates utilizing a portion of the increment for improvements to Grange Avenue, with the remaining increment available for other eligible public infrastructure investments. The proposed TIF assistance would be structured as pay as you go, meaning Rockwell Automation would finance the infrastructure improvements upfront and be reimbursed over time from the project generated increment.”

The projected development values and project costs will be analyzed as part of Ehlers’ project plan. Ehlers has proposed three phases to their work:

Phase I: Feasibility Analysis

Phase II: Project Plan Development and Approval (Tentative Timeline - Plan Commission Public Hearing & Approval on June 1, 2026 and Common Council Approval on June 9, 2026)

Phase III: State Submittal

Lastly, Ehlers will prepare and coordinate the creation of TID #6 and prepare & file the appropriate documents with the State. The fees charged by Ehlers are eligible project costs and reimbursable once the TID is created.

The City of New Berlin is required by Statute to hold a meeting of its Joint Review Board to review the status of the existing Tax Incremental Financing Districts in the City. Since this meeting includes representatives of Waukesha County, the New Berlin School District and the Waukesha County Technical College, it is helpful to be able to conduct the meeting via electronic means rather than have a physical, in-place meeting.

The City created Ordinance No. 2651 on June 21, 2021 to authorize virtual meetings. That Ordinance is codified in New Berlin Municipal Code Section 6-36. Subsection (c) of that Code Section provides other Boards and Commissions of the City, aside from the Committee of the Whole and the Common Council, may, upon the approval of the Council, conduct special meetings via electronic means.

Once a dates and times are determined when a quorum can be established, the required notices for public meetings will be published.

April 7, 2026

Greg Kessler, Community Development Director
City of New Berlin, Wisconsin
3805 S Casper Dr
New Berlin, WI 53151-0921

Re: Written Municipal Advisor Client Disclosure with the City of New Berlin (“Client”) for 2027 Tax Incremental Finance District #6 (“Project”) Pursuant to MSRB Rule G-42)

Dear Greg:

As a registered Municipal Advisor, we are required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon or promptly, after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. To establish our engagement as your Municipal Advisor, we must inform you that:

1. When providing advice, we are required to act in a fiduciary capacity, which includes a duty of loyalty and a duty of care. This means we are required to act solely in your best interest.
2. We have an obligation to fully and fairly disclose to you in writing all material actual or potential conflicts of interest that might impair our ability to render unbiased and competent advice to you. We are providing these and other required disclosures in [Appendix A](#) attached hereto.

As your Municipal Advisor, Ehlers shall provide this advice and service at such fees, as described within [Appendix B](#) attached hereto.

This documentation and all appendices hereto shall be effective as of its date unless otherwise terminated by either party upon 30 days written notice to the other party.

During the term of our municipal advisory relationship, this writing might be amended or supplemented to reflect any material change or additions.

We look forward to working with you on this Project.

Sincerely,

Ehlers & Associates

A handwritten signature in black ink, appearing to read 'Greg Johnson', written over a horizontal line.

Greg Johnson
Senior Municipal Advisor/Vice President

¹ This document is intended to satisfy the requirements of MSRB Rule G-42(b) and Rule G-42(c).

Appendix A

DISCLOSURE OF CONFLICTS OF INTEREST/OTHER REQUIRED INFORMATION

Actual/Potential Material Conflicts of Interest

Ehlers has no known actual or potential material conflicts of interest that might impair its ability either to render unbiased and competent advice or to fulfill its fiduciary duty to Client.

Other Engagements or Relationships Impairing Ability to Provide Advice

Ehlers is not aware of any other engagement or relationship Ehlers has that might impair Ehlers' ability to either render unbiased and competent advice to or to fulfill its fiduciary duty to Client.

Affiliated Entities

Ehlers offers related services through two affiliates of Ehlers, Bond Trust Service Corporation (BTSC) and Ehlers Investment Partners (EIP). BTSC provides paying agent services while Ehlers Investment Partners (EIP) provides investment related services and bidding agent service. Ehlers and these affiliates do not share fees. If either service is needed in conjunction with an Ehlers municipal advisory engagement, Client will be asked whether or not they wish to retain either affiliate to provide service. If BTSC or EIP are retained to provide service, a separate agreement with that affiliate will be provided for Client's consideration and approval.

Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers does not use solicitors to secure municipal engagements; nor does it make direct or indirect payments to obtain or retain Client business.

Payments from Third Parties

Ehlers does not receive any direct or indirect payments from third parties to enlist Ehlers recommendation to the Client of its services, any municipal securities transaction or any financial product.

Payments/Fee-splitting Arrangements

Ehlers does not share fees with any other parties and any provider of investments or services to the Client. However, within a joint proposal with other professional service providers, Ehlers could be the contracting party or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In such cases, the fee due Ehlers will be identified in a Municipal Advisor writing and no other fees will be paid to Ehlers from any of the other participating professionals in the joint proposal.

Municipal Advisor Registration

Ehlers is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

Material Legal or Disciplinary Events

Neither Ehlers nor any of its officers or municipal advisors have been involved in any legal or disciplinary events reported on Form MA or MA-I nor are there any other material legal or disciplinary events to be reported. Ehlers' application for permanent registration as a Municipal Advisor with the (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. It did not list any information on legal or disciplinary disclosures.

Client may access Ehlers' most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission's EDGAR system (currently available at <http://www.sec.gov/edgar/searchedgar/companysearch.html>) and searching under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available "Fast Search" function and entering our CIK number (0001604197).

Ehlers has not made any material changes to Form MA or Form MA-I since that date.

Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction

The forms of compensation for municipal advisors vary according to the nature of the engagement and requirements of the client. Compensation contingent on the size of the transaction presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue for the purpose of increasing the advisor's compensation. Compensation contingent on the closing of the transaction presents a conflict because the advisor may have an incentive to recommend unnecessary financings or recommend financings that are disadvantageous to the client. If the transaction is to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Any form of compensation due a Municipal Advisor will likely present specific conflict of interests with the Client. If a Client is concerned about the conflict arising from Municipal Advisor compensation contingent on size and/or closing of their transaction, Ehlers is willing to discuss and provide another form of Municipal Advisor compensation. The Client must notify Ehlers in writing of this request within 10 days of receipt of this Municipal Advisor writing.

MSRB Contact Information

The website address of the MSRB is www.msrb.org. Posted on the MSRB website is a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the financial regulatory authorities.

Appendix B

Scope of Service

Client has requested that Ehlers & Associates assist Client with creation of Tax Incremental Finance district No. 6 (“Project”). Ehlers & Associates proposes and agrees to provide the following scope of services:

Phase I – Feasibility Analysis

The purpose of Phase I is to determine whether the Project is a statutorily and economically feasible option to achieve the Client’s objectives. This phase begins upon your authorization of this engagement and ends on completion and delivery of a feasibility analysis report. As part of Phase I services, Ehlers & Associates will:

- Consult with appropriate Client officials to identify the Client’s objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the “but for” test.
- If the Project includes creation of or addition of territory to a district, identify preliminary boundaries and gather parcel data from Client. Determine compliance with the following statutory requirements as applicable:
 - Equalized Value test.
 - Purpose test (industrial, mixed use, blighted area, in need of rehabilitation or conservation, or environmental remediation).
- Prepare feasibility analysis report. The report will include the following information, as applicable:
 - Identification of the type or types of districts that may be created.
 - A description of the type, maximum life, expenditure period and other features corresponding to the type of district proposed.
 - A summary of the development assumptions used with respect to timing of construction and projected values.
 - Projections of tax increment revenue collections to include annual and cumulative present value calculations.

- Qualification of the district as a donor or recipient of shared increment, and projected impact of any allocations of shared increment.
- If debt financing is anticipated, a summary of the sizing, structure, and timing of proposed debt issues.
- A cash flow *pro forma* reflecting annual and cumulative district fund balances and projected year of closure.
- A draft timetable for the Project.
- Identification of how the creation date may affect the district's valuation date, the base value, compliance with the equalized value test, and the ability to capture current year construction values and changes in economic value.
- When warranted, evaluate, and compare options with respect to boundaries, type of district, project costs and development levels.
- Ehlers & Associates will provide guidance on district design within statutory limits to creatively achieve as many of the Client's objectives as possible and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.
- Present the results of the feasibility analysis to the Client's staff, Plan Commission, or governing body.

Phase II - Project Plan Development and Approval

If the Client elects to proceed following completion of the feasibility analysis, the Project will move to Phase II. This phase includes preparation of the Project Plan, and consideration by the Plan Commission¹, governing body, and the Joint Review Board. This phase begins after receiving notification from the Client to proceed and ends after the Joint Review Board acts on the Project. As part of Phase II services, Ehlers & Associates will:

- Based on the goals and objectives identified in Phase I, prepare a draft Project Plan that includes all statutorily required components.
- We will coordinate with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the district, a map showing existing uses and conditions of real property within the district, and a map showing proposed improvements and uses in the district.

¹If Client has created a Redevelopment Authority or a Community Development Authority, that body may fulfill the statutory requirements of the Plan Commission related to creation or amendment of the district.

- Submit to the Client an electronic version of the draft Project Plan for initial review and comment.
- Coordinate with Client staff to confirm dates and times for the meetings indicated within the table beginning on the following page. Ehlers & Associates will ensure that selected dates meet all statutory timing requirements and will provide documentation and notices as indicated.

Meeting	Ehlers & Associates Responsibility	Client Responsibility
Initial Joint Review Board	Prepare Notice of Meeting and transmit to Client’s designated paper. Mail meeting notice, informational materials, and draft Project Plan to overlapping taxing jurisdictions. Provide agenda language to Client. Attend meeting to present draft Project Plan.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law. Prepare meeting minutes. Designate Client Joint Review Board representative. Identify and recommend Public Joint Review Board representative for appointment.
Plan Commission Public Hearing	Prepare Notice of Public Hearing and transmit to Client’s designated paper.	Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.

Meeting	Ehlers & Associates Responsibility	Client Responsibility
Plan Commission Public Hearing	<p>For blighted area districts and in need of rehabilitation or conservation districts, provide a format for the required individual property owner notification letters.</p> <p>Attend hearing to present draft Project Plan.</p>	<p>Prepare and mail individual property owner notices (only for districts created as blighted area, or in need of rehabilitation or conservation).</p> <p>Prepare meeting minutes.</p>
Plan Commission	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for Plan Commission consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Distribute Project Plan & resolution to Plan Commission members in advance of meeting.</p> <p>Prepare meeting minutes.</p>
Governing Body Action	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for governing body consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Provide Project Plan & resolution to governing body members in advance of meeting.</p> <p>Prepare meeting minutes.</p>
Joint Review Board Action	<p>Mail meeting notice and copy of final Project Plan to overlapping taxing jurisdictions.</p> <p>Prepare Notice of Meeting and transmit to Client's designated paper.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present final Project Plan.</p> <p>Provide approval resolution for Joint Review Board consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p>

- Throughout the meeting process, provide drafts of the Project Plan and related documents in sufficient quantity for the Client’s staff, Plan Commission, governing body and Joint Review Board members.
- Provide advice and updated analysis on the impact of any changes made to the Project Plan throughout the approval process.

Phase III – State Submittal

This phase includes final review of all file documents, preparation of filing forms, and submission of the base year or amendment packet to the Department of Revenue. This phase begins following approval of the district by the Joint Review Board and ends with the submission of the base year or amendment packet. As part of Phase III services, Ehlers & Associates will:

- Coordinate with Client’s assessor and other staff as necessary to obtain parcel valuations, parcel data and other information needed for preparation of the State forms that must be filed as part of the base year or amendment packet.
- Assemble and submit to the Department of Revenue the required base year or amendment packet to include a final Project Plan document containing all required elements and information.
- Provide the Client with an electronic copy of the final Project Plan (and up to 15 bound hard copies if desired).
- Provide the municipal Clerk with a complete electronic and/or hard copy transcript of all materials as submitted to the Department of Revenue for certification.
- Act as a liaison between the Client and the Department of Revenue during the certification process in the event any questions or discrepancies arise.

Compensation - Flat Fee Portion of Engagement

In return for the services set forth in the “Scope of Service,” Client agrees to compensate Ehlers & Associates as follows:

Phase I	\$ 7,500
Phase II	\$ 8,000
Phase III	\$ 2,500
Total	\$ 18,000

- Phase I base fee includes up to five financial scenarios. Additional scenarios will be run as needed at a cost of \$750/scenario.
- In the event Client determines not to proceed with the Project once a Phase has been authorized, but prior to that Phase’s completion, the compensation due for that Phase will be prorated to reflect the percentage of the work completed.

Compensation – Hourly Services Portion of Engagement

Ehlers & Associates will bill Client on an hourly basis for services requested by Client in conjunction with the engagement that are not specifically identified in the Scope of Service set forth in this letter. Examples would include:

- Attendance at additional meetings beyond the four required for approval or amendment of the District (Organizational Joint Review Board, Plan Commission (or CDA), Governing Body and Final Joint Review Board).
- Review of development agreements related to the District’s Project Plan and participation in negotiations with developers.

Hourly services will be billed at a rate that is dependent upon the task/staff required to meet Client request at no less than \$175.00/hour and not to exceed \$400.00/ hour.

Payment for Services

For all compensation due to Ehlers & Associates, we will invoice Client for the amount due at the completion of each Phase. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and payable upon receipt by the Client.

