VILLAGE OF MENOMONEE FALLS
NOTICE OF PUBLIC MEETING

www.menomonee-falls.org

BOARD OF TRUSTEES MEETING
Menomonee Falls Village Hall, Room 2245
W156N8480 Pilgrim Road, Menomonee Falls, WI
Monday, March 3, 2025, 6:30 p.m.

This meeting is being streamed live via the Village's website at www.menomonee-falls.org and broadcast on local cable station 25. The recorded version is available on the website and will be rebroadcast on channel 25 the following week on Wednesday, Friday and Sunday at 7:00 a.m., 12 noon, 7:00 p.m., and 12 midnight. The Village Hall Phone Number is 262.532.4200

1. Call to Order

   Announcement: Public Comment Forms must be submitted prior to the beginning of the Public Comment Period.

2. Pledge of Allegiance

3. Roll Call

4. Reports and Presentations

   a. Presentation and update regarding municipal parks security, rules and the process for adding surveillance cameras to Village Park.

5. Consent Agenda: Items listed under consent agenda will be approved in one motion without discussion unless any Board member requests that an item be removed for individual discussion. That item then can be considered at an appropriate time during the Board's regular order of business or under New Business.

   a. Approval of minutes from previous meetings held on November 4th and 18th, December 2nd, 2024, January 6th and 20th, February 3rd and 17th, 2025.

b. Application for an Unenclosed Premise Permit for AJ O'Brady's (Back Parking Lot in Tent) located at N88W16495 Main Street on March 13, 2025 through March 18, 2025. (No Police Concerns)

6. Public Comment

The Village Board of Trustees will hold a Public Comment period for the purpose of allowing the non-elected general public the opportunity to address the Board regarding any matter that involves the Village government or matters over which the Board of Trustees has authority to take action; and that is not the topic of a current or previous public hearing before the Village Board. Campaigning for elected office shall not be allowed during the Public Comment period. Public Comment is limited to persons who submit the Public Comment Form prior to the beginning of the Public Comment Period and have been called to the podium by the Village President. When called by the Village President, each person may speak from the podium for a maximum of 3 minutes. The Board will only receive comments during the Public Comment Period and Trustees shall not respond to or debate matters raised during the Public Comment Period. Personal attacks are prohibited and comments shall be directed to the entire Board. Clapping, booing, profanity, obscenity, and other disorderly behaviors are also prohibited.

7. Public Hearings: All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Village Board of Trustees asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must complete a Public Hearing Appearance form before speaking and hand it to the Village Clerk after they have spoken. Forms are available on the table located at the back of the room.

a. A Public Hearing to consider the Plan Commission's recommendation regarding the request of Steven Mccleary of R.A.Smith, Inc. for Discount Tire to rezone land located at N94W17842 Appleton Avenue, identified by Tax Key 13.996, from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

Action Item:

Ordinance rezoning the land located at N94W17842 Appleton Avenue, identified by Tax Key 13.996, from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

Committee and Commission Reports:

8. Utilities and Public Works Committee - Discussion and possible action on the following items:

   a. Award of Contract for Fiber Optic Construction - Village Park and Menomonee Falls - Project Nos 64078 & 72092

   b. Award of Contract for Grand Avenue Water Main Relay, Storm Sewer and Street Reconstruction - Woodlawn Drive to Bugline Trail, Project No. 41240.

   c. Award of Contract for the Theodore Avenue Water Main and Sewer Lateral Replacement Project from Jacobson Drive to Ann Avenue, Project No. 72085.

9. Adjournment

THIS AGENDA IS SUBJECT TO REVISION

Members of other Village committees, boards, commissions and authorities may attend and participate at this meeting, but will not take official action unless the notice so provides.

No qualified individual with a disability shall, by reason of that disability, be excluded from participation in or be denied benefits of the services, programs, or activities of the Village of Menomonee Falls, or be subject to discrimination by the Village. If you are disabled and require special accommodation, please advise the Village Clerk's Office at (262) 532-4200 no later than 5 days before the scheduled meeting or activity.

Village Board - Regular **4. a.**

Meeting Date: 03/03/2025

Topic: Update on Park Security and Rules Update

From: Josh Radomski, Director of Public Works and Utilities

Department: Public Works

Information

Subject:

Presentation and update regarding municipal parks security, rules and the process for adding surveillance cameras to Village Park.

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

No file(s) attached.

Village Board - Regular **5. a.**

Meeting Date: 03/03/2025
Topic: Approval of Meeting Minutes
From: Amy Dishinger, Village Clerk
Department: Clerk Services
Date of Village Board Action (if required): 03/03/2025

Information

Subject:

Approval of minutes from previous meetings held on November 4th and 18th, December 2nd, 2024, January 6th and 20th, February 3rd and 17th, 2025.

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of minutes from previous meetings held on November 4th and 18th, December 2nd, 2024, January 6th and 20th, February 3rd and 17th, 2025.

Attachments

COW 11.4.2024
COW 11.18.2025
VBS 11.18.2024
VB 11.18.2024
VB 12.2.2024
VB 01.06.2025
SVB 01.06.2025
VB 1.20.2025
VB 2.3.2025
VB 02.17.2025

D R A F T

Village of Menomonee Falls, Wisconsin

COMMITTEE OF THE WHOLE MEETING

MINUTES

Monday, November 4, 2024

Village President Jeremy Walz called the meeting to order at 6:30 p.m.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Steve Taggart; Trustee Paul Tadda; Trustee Joel Stueland
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger

Report and schedule for the fiber optic cable and surveillance camera project for Village Park
Report given by Director of Public Works and Utilities Josh Radomski.

Presentation regarding recommended ordinance amendments for fines and restitution requirements for damage to parks and public property
Presentation given by Village Attorney Adam Koenings.

Proposal for amended use fees and security deposits for group events and rentals at community parks
Proposal given by Director of Public Works and Utilities Josh Radomski.

Plan for additional parking at Willowood Park in the location of former Fire Station #2
Plan was given by Director of Public Works and Utilities Josh Radomski.

ADJOURNMENT

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to adjourn.

Vote: 7 - 0 Motion Carried

The Committee of the Whole meeting adjourned.

Minutes transcribed by Amy Dishinger, Village Clerk
Minutes approved on (date)

D R A F T

Village of Menomonee Falls, Wisconsin

COMMITTEE OF THE WHOLE MEETING

MINUTES

Monday, November 18, 2024

Village President Jeremy Walz called the meeting to order at 7:17 p.m.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Steve Taggart; Trustee Paul Tadda; Trustee Joel Stueland
Absent:	Trustee Ann Lessila
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Director of Engineering and Development Tom Hoffman; Tourism and Economics Director Matt Carran; Village Clerk Amy Dishinger

Presentation and Village Board discussion regarding regulations and distance separation requirements for Adult Family Homes in the Village of Menomonee Falls

Presentation was given by Village Attorney, Adam Koenigs.

ADJOURNMENT

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to adjourn.

Vote: 6 - 0 Motion Carried

The Committee of the Whole meeting adjourned at 8:20 p.m.

Minutes transcribed by Amy Dishinger, Village Clerk
Minutes approved on (date)

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES SPECIAL MEETING

MINUTES

Monday, November 18, 2024

Village President Jeremy Walz called the meeting to order at 8:20 p.m.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Absent:	Trustee Ann Lessila
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Director of Engineering and Development Tom Hoffman; Tourism and Economics Director Matt Carran

Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statute § 19.85(1)(e) to confer regarding the negotiation strategy to be adopted by the Village with regard to the following matters:

- **Negotiations with the Menomonee Falls Historical Society and the Friends of Old Falls Village over the terms of possible lease agreements for property located at N96W15791 County Line Road - Old Falls Village.**
- **Negotiations over the terms of a possible development agreement with one or more owners or potential developers of property located adjacent to the intersection of Appleton Avenue and Good Hope Road with a property address of N72W13048 Good Hope Road.**

Motion by Trustee Steve Taggart, second by Trustee Paul Tadda to Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statute § 19.85(1)(e) to confer regarding the negotiation strategy to be adopted by the Village with regard to the following matters:
Negotiations with the Menomonee Falls Historical Society and the Friends of Old Falls Village over the terms of possible lease agreements for property located at N96W15791 County Line Road - Old Falls Village.
Negotiations over the terms of a possible development agreement with one or more owners or potential developers of property located adjacent to the intersection of Appleton Avenue and Good Hope Road with a property address of N72W13048 Good Hope Road.

Vote: 6 - 0 Motion Carried

Reconvene into Open Session pursuant to Wisconsin Statute § 19.85(2) and adjourn.

Motion by Trustee Brad Jubber, second by Trustee Steve Taggart to Reconvene into Open Session pursuant to Wisconsin Statute § 19.85(2) and adjourn.

Vote: 6 - 0 Motion Carried

The Special Village Board adjourned at 9:27 p.m.

Minutes transcribed by Amy Dishinger, Village Clerk
Minutes approved on , 2024.

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, November 18, 2024

Village President Jeremy Walz called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Absent:	Trustee Ann Lessila
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Director of Engineering and Development Tom Hoffman; Police Chief Mark Waters; Library Director Jackie Rammer; Business Manager Ellen Rohr; Fire Chief Joe Pulvermacher; Tourism and Economics Director Matt Carran

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Brad Jubber to approve the consent agenda as written.

Bill Approval for October 2024 in the amount of $5,486,067.90.

Vote: 6 - 0 Motion Carried

PUBLIC COMMENT

Village President Walz opened the public comment portion of the meeting. The following individuals spoke. (The subject listed on the public comment form is stated after the name and address of the individual who spoke. All individuals have Menomonee Falls addresses unless otherwise noted.)

Ryan McGraw, N57W79 Elcamino Dr. - Subject: Adult Family Home
Comments: McGraw has some concerns about the facility located near his home. He stated there is an increase in traffic due to the facility staff. McGraw is concerned about the safety and value of the neighborhood by allowing these facilities in Menomonee Falls.

Erik Ulvog, N57W15050 Vista Ln., Address - Subject: Family homes

Comments: Ulvog has concerns about Adult Family Homes in the Village. He stated that 5-6 police incidents at this home near where he lives since they opened. Ulvog is asking that the board look into possible municipal licensing requirements, insurance expectations, disclosure notices, security protocols, registration of the property with Village officials, and police department liaison.

There was no one else wishing to speak. 6:40.

PUBLIC HEARINGS

A Public Hearing on the Proposed 2025 Operating Budget and Tax Levy

Village Manager, Mark Fitzgerald presented the summary and overview of the 2025 Operatign Budget and Tax Levy.

Village President Walz opened the public hearing for comment. There was no one present who wished to speak at the public hearing. The public hearing was closed at 6:44 p.m.

Action Item:
Discussion and possible action to adopt the ordinance approving the 2025 budget, related tax levy and garbage and recycling special charge.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve the proposed 2025 Operating Budget and Tax Levy (Ordinance No. 919-O-24)

Motion by Trustee Paul Tadda, second by Trustee Katie Kress Motion to table the motion on the floor.

Vote: 6 - 0 Motion Carried

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve the Library levy for 2,112,900 for 2025.

Motion by Trustee Steve Taggart, that the Library levy will be 1,862,900.

Motion by Trustee Steve Taggart, second by Trustee Brad Jubber to amend the overall Library levy to 1,862,900.

Vote: 2 - 4 Motion Failed

Aye: Trustee Brad Jubber
Trustee Steve Taggart

Motion by Trustee Steve Taggart, to amend the Library levy to 1,937,100.

A vote was taken to approve the library levy as presented in the previous motion.

Vote: 5 - 1 Motion Carried

Nay: Trustee Steve Taggart

Motion by Trustee Paul Tadda, second by Trustee Katie Kress to bring the original budget motion off the table.

Vote: 6 - 0 Motion Carried

A vote was taken to approve the original budget motion.

Vote: 5 - 1 Motion Carried

Nay: Trustee Steve Taggart

Vote: 6 - 0 Motion Carried

COMMITTEE AND COMMISSION REPORTS

GENERAL GOVERNMENT COMMITTEE

Resolution Authorizing and Directing the Village Manager to Convey Property to the Menomonee Falls School District for an Expansion of the Community Center

Motion by Trustee Paul Tadda, second by Trustee Brad Jubber to approve a Resolution Authorizing and Directing the Village Manager to Convey Property to the Menomonee Falls School District for an Expansion of the Community Center (Resolution No. 1462-R-2024)

Vote: 6 - 0 Motion Carried

Resolution Revising the Village of Menomonee Falls Clerk Services Fee Schedule Park Permits Section

Motion by Trustee Paul Tadda, second by Trustee Brad Jubber to approve a Resolution Revising the Village of Menomonee Falls Clerk Services Fee Schedule Park Permits Section (Resolution No. 1463-R-24)

Vote: 6 - 0 Motion Carried

Ordinance Amending Section 34-46 of the Municipal Code Regarding False Alarm Fees

Motion by Trustee Paul Tadda, second by Trustee Brad Jubber to approve an Ordinance Amending Section 34-46 of the Municipal Code Regarding False Alarm Fees (Ordinance No. 920-O-24)

Vote: 6 - 0 Motion Carried

UTILITIES AND PUBLIC WORKS COMMITTEE

Utility easement granted to Wisconsin Electric Power Company over land owned by the Village of Menomonee Falls and located at N67W21322 Bella Vista Drive on subject lands identified by Tax Key Number 74.087

Trustee Tadda recused himself.

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve an easement granted to Wisconsin Electric Power Company over land owned by the Village of Menomonee Falls and located at N67W21322 Bella Vista Drive on subject lands identified by Tax Key Number 74.087.

Vote: 6 - 0 Motion Carried

Trustee Tadda recused himself for this agenda item.

Tadda came back

Preliminary & Final Resolution for the 2024 Curb and Gutter Sidewalk Program, Project No. 41250 & 41251

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve the Preliminary and Final Resolution for the 2024 Curb, Gutter and Sidewalk Program, Project No. 41250 & 41251 (Resolution No. 1464-R-24)

Vote: 6 - 0 Motion Carried

NEW BUSINESS

Proclamation Declaring November 30, 2024, as Small Business Saturday
President Walz read the proclamation and proclaimed November 30, 2024, as Small Business Saturday.

ADJOURNMENT

Motion by Trustee Brad Jubber, second by Trustee Katie Kress to adjourn.

Vote: 6 - 0 Motion Carried

The Village Board adjourned at 7:15 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk
Minutes approved on , 2024

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, December 2, 2024

Village President Jeremy Walz called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Director of Engineering and Development Tom Hoffman; Planning/Zoning Manager Amy Bennett; Police Chief Mark Waters; Deputy Village Clerk Kim Chavie

REPORTS AND PRESENTATIONS

Presentation on the 2024-2025 Comprehensive Outdoor Recreation Plan (CORP) and Village Comprehensive Plan Updates by Amy Bennett, Planning/Zoning Manager
Planning/Zoning Manager Amy Bennett presented the plan.

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Brad Jubber to approve Consent Agenda items as written.

Approval of minutes from previous meetings held on May 6th, June 3rd and 17th, July 1st and 15th, 2024.

Pawnbrokers and Secondhand Article/Jewelry Dealers License application(s)

Application for a 2024-2025 Class “B” Fermented Malt Beverage and "Class B" Liquor License from El Jimador 3 LLC, Juan Fuentes - Agent, for El Jimador Bar and Grill located at N88W16632 Main St., subject to Health, Planning, Fire and Building Department Approvals. (New Licensee) (No Police Concerns)

Application for an Unenclosed Premise Permit for The American Legion Post 382, premise of the American Legion Back Parking Lot, Hanson Soft Water Back Parking Lot, The Alumni Club Tavern and Eatery Back Parking Lot, Poppy and Thyme parking lot, part of Church Street, the public parking lot next to Poppy and Thyme and Centennial Plaza, on December 14th, 2024. (No Police Concerns)

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT
Village President Walz opened the public hearing for comment. There was no one present to speak during public comment.

PLAN COMMISSION

Ordinance amending the land use component of the Comprehensive Plan from Institutional Land Use Classification to the Low Density Residential Land Use Classification, for the parcel located at N80W18303 Custer Lane identified by Tax Key 62.989

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland Ordinance amending the land use component of the Comprehensive Plan from Institutional Land Use Classification to the Low Density Residential Land Use Classification, for the parcel located at N80W18303 Custer Lane identified by Tax Key 62.989. (Ordinance No. 921-O-24)

Vote: 7 - 0 Motion Carried

Ordinance creating the Hawks View Planned Residential Development located at W180N7573 Town Hall Road (Tax Key #: 63.999) and lands being part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 16, Town 8N, Range 20E (Tax Key 62.983.004).
Planning/Zoning Manager spoke briefly regarding the public hearing.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve an Ordinance creating the Hawks View Planned Residential Development located at W180N7573 Town Hall Road (Tax Key #: 63.999) and lands being part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 16, Town 8N, Range 20E (Tax Key 62.983.004). (Ordinance No. 922-O-24)

Vote: 7 - 0 Motion Carried

PUBLIC HEARINGS

A Public Hearing to consider the Plan Commission's recommendation regarding the request of The Sanctuary at Good Hope, LLC, a Kolbeck Development Inc. Company to rezone lands from the A-1 Agricultural District to the PRD Planned Residential District and create the Custer Lane Planned Residential Development located at N80W18303 Custer Lane identified by Tax Key Number 62.989. Planning/Zoning Manager gave a brief overview of the public hearing.

Planning/Zoning Manager spoke briefly regarding the public hearing.

Village President Walz opened the public hearing for comment. There was no one present to speak during public comment.

Action Item:
Adoption of an Ordinance to rezone land located at N80W18303 Custer Lane identified by Tax Key Number 62.989 and create the Custer Lane Planned Residential Development.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to adopt an Ordinance to rezone land located at N80W18303 Custer Lane identified by Tax Key Number 62.989 and create the Custer Lane Planned Residential Development (Ordinance No. 923-O-24)

Vote: 7 - 0 Motion Carried

A Public Hearing to consider the Plan Commission's recommendation on the request of The Lawrence Event Center, LLC to grant a Conditional Use Permit to allow an event center to have outdoor dining past 10:00 p.m. at the intersection of Main Street and Executive Parkway and identified by Tax Key 46.996.025.
Village President Walz opened the public hearing for comment. The following individuals spoke.

Jennifer Ambrose, W136N8721 Esquire Road
Comments: Ambrose submitted a petition and letters from surrounding residents that oppose approving the conditional use permit which will interfere with the quiet enjoyment and values of their properties.

David Birler, W136N8704 Esquire Road
Comments: Birler expressed concerns regarding the dance hall location and the possible drainage problems with the parking lot.

Nanthan Ambrose, W136N87 Esquire Road
Comments: Ambrose spoke on behalf of a neighbor that moved into the subdivision because it was quiet. The neighbor has concerns regarding the noise from the venue.

Christopher Allen representing KSW Construction spoke briefly regarding the concerns from residents.

There was no one else wishing to speak. The public hearing was closed at 7:20 p.m.

Action Item:
Approve the Conditional Use Permit allowing The Lawrence Event Center, LLC to have outdoor dining past 10:00 p.m. at the intersection of Main Street and Executive Parkway and identified by Tax Key 46.996.025.

Motion by Trustee Paul Tadda, second by Trustee Steve Taggart to approve a Conditional Use Permit allowing The Lawrence Event Center, LLC to have outdoor dining past 10:00 p.m. at the intersection of Main Street and Executive Parkway and identified by Tax Key 46.996.025.

Motion by Trustee Paul Tadda, second by Trustee Katie Kress to amend the motion to eliminate the Thursday hours of operation for the patio past 10:00pm and add the condition that no amplification can be used any night of the week after 10:00pm on the patio.

Vote: 7 - 0 Motion Carried

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to amend the motion to have the conditional use permit expire one year after the date of occupancy.

Vote: 1 - 6 Motion Failed

Aye: Trustee Joel Stueland

A vote was taken on the original motion as amended.

Vote: 5 - 2 Motion Carried

Nay: Trustee Steve Taggart
Trustee Paul Tadda

COMMITTEE AND COMMISSION REPORTS

GENERAL GOVERNMENT COMMITTEE

Ordinance Amending Chapter 66 of the Municipal Code of the Village of Menomonee Falls Relating to Village Parks

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve an Ordinance Amending Chapter 66 of the Municipal Code of the Village of Menomonee Falls Relating to Village Parks (Ordinance No. 924-O-24)

Vote: 7 - 0 Motion Carried

Resolution Approving the Municipal Court Bond Schedule

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution Approving the Municipal Court Bond Schedule (Resolution No. 1465-R-24)

UTILITIES AND PUBLIC WORKS COMMITTEE

Second Revision to the State Municipal Agreement between the Wisconsin Department of Transportation and the Village for the Replacement of the Overview Drive Bridge Project No. 41248

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve a 2nd Revision to the State Municipal Agreement between the Wisconsin Department of Transportation and the Village for the Replacement of the Overview Drive Bridge Project No. 41248.

Vote: 7 - 0 Motion Carried

NEW BUSINESS

Resolution Directing the Village Manager and Village Attorney to Enforce the Restrictions on Community Living Arrangements in Section 122-430(4) of the Municipal Code

Motion by Trustee Steve Taggart, second by Trustee Brad Jubber to approve a Resolution Directing the Village Manager and Village Attorney to Enforce the Restrictions on Community Living Arrangements in Section 122-430(4) of the Municipal Code (Resolution No. 1466-R-24)

Vote: 7 - 0 Motion Carried

Motion to cancel the regular Village Board Meeting on Monday, December 16, 2024, due to the Christmas holiday

Motion by Trustee Steve Taggart, second by Trustee Brad Jubber to cancel the regular Village Board Meeting on Monday, December 16, 2024, due to the Christmas holiday.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Ann Lessila, second by Trustee Brad Jubber to adjourn.

Vote: 7 - 0 Motion Carried

The Village Board meeting adjourned at 8:08 p.m.

Minutes transcribed and submitted by Kim Chavie, Depty Village Clerk
Minutes approved on , 2025

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, January 6, 2025

Village President Jeremy Walz called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Director of Engineering and Development Tom Hoffman; Planning / Zoning Manager Amy Bennett; Deputy Village Clerk Kim Chavie

REPORTS AND PRESENTATIONS

Presentation on 2024 Capital Budget Projects by Thomas M. Hoffman, PE, Director of Engineering & Development
Director of Engineering & Development Thomas Hoffman gave the presentation.

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Ann Lessila to approve the consent agenda as written.

Bill Approval for November 2024 in the amount of $6,239,786.80

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT
Village President Walz opened the public hearing for comment. There was no one present to speak during public comment.

PUBLIC HEARINGS

A Public Hearing to consider the Plan Commission's recommendation regarding an Ordinance amending Section 122-66 (h)(2),(3) & (k)(1) - Standards and Revocation and Termination of Conditional Use Permits.
Planning/Zoning Manager Amy Bennett spoke briefly regarding the public hearing.

Village President Walz opened the public hearing for comment. There was no one present who wished to speak at the public hearing. The public hearing was closed.

Action Item:
Adoption of an Ordinance amending Section 122-66 (h)(2),(3) & (k)(1) - Standards and Revocation and Termination of Conditional Use Permits.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve an Ordinance amending Section 122-66 (h)(2),(3) & (k)(1) - Standards and Revocation and Termination of Conditional Use Permits. (Ordinance No. 925-O-25)

Vote: 7 - 0 Motion Carried

A Public Hearing to consider the Plan Commission's recommendation on the request of Ariel Anbar Of Andev Group, LLC for the Courtyard of Menomonee Falls to allow a community living arrangement for 16 or more people, within 2,500 feet of another facility and to exceed 1% of the Village's total population, located adjacent to and at N72W13247 Good Hope Road. The subject parcels are identified by Tax Keys 94.999.004 & 94.999.003.
Planning/Zoning Manager Amy Bennett spoke briefly regarding the public hearing.

Village President Walz opened the public comment portion of the meeting. The following individuals spoke:

David Glazer, 4607 N 109th St, Wauwatosa, WI 53225 - Subject: (7b) Andev Group Comments: Glazer spoke on behalf of the developer and is in favor of the change to the amendment.

Action Item:
Re-Approve and extend the term of a granted Conditional Use Permit allowing a community living arrangement for 16 or more people, within 2,500 feet of another facility and to exceed 1% of the Village's total population, located adjacent to and at N72W13247 Good Hope Road.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to Re-Approve and extend the term of a granted Conditional Use Permit allowing a community living arrangement for 16 or more people, within 2,500 feet of another facility and to exceed 1% of the Village's total population, located adjacent to and at N72W13247 Good Hope Road.

Vote: 7 - 0 Motion Carried

COMMITTEE AND COMMISSION REPORTS

PLAN COMMISSION

Resolution approving the Final Plat of Quietwood located between Marcy Road and One Mile Road, north of the Cranes Crossing Subdivision, on the parcel identified by Tax Key Number 128.999.018

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution approving the Final Plat of Quietwood located between Marcy Road and One Mile Road, north of the Cranes Crossing Subdivision, on the parcel identified by Tax Key Number 128.999.018. (Resolution No. 1467-R-25)

Vote: 7 - 0 Motion Carried

Resolution approving the Final Plat of Quietwood Addition No. 1 located between Marcy Road and One Mile Road, north of the Cranes Crossing Subdivision, on the parcel identified by Tax Key Number 128.999.018

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution approving the Final Plat of Quietwood Addition No. 1 located between Marcy Road and One Mile Road, north of the Cranes Crossing Subdivision, on the parcel identified by Tax Key Number 128.999.018 (Resolution No. 1468-R-25)

Vote: 7 - 0 Motion Carried

Ordinance amending the Fiduciary Villas Planned Residential Development located at N48W19272 Lisbon Road on the parcel identified by Tax Key Number 128.998.004

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve an Ordinance amending the Fiduciary Villas Planned Residential Development located at N48W19272 Lisbon Road on the parcel identified by Tax Key Number 128.998.004. (Ordinance No. 926-O-25)

Vote: 7 - 0 Motion Carried

UTILITIES AND PUBLIC WORKS COMMITTEE

Private Property Infiltration and Inflow Reduction Funding Agreement between the Village of Menomonee Falls and the Milwaukee Metropolitan Sewerage District (MF05)

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve a Private Property Infiltration and Inflow Reduction Funding Agreement between the Village of Menomonee Falls and the Milwaukee Metropolitan Sewerage District (MF05).

Vote: 7 - 0 Motion Carried

Development Agreement between VH Evergreen Fields LLC and the Village of Menomonee Falls for the Evergreen Fields Subdivision, Phase V

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve a Development Agreement between VH Evergreen Fields LLC and the Village of Menomonee Falls for the Evergreen Fields Subdivision, Phase V.

Vote: 7 - 0 Motion Carried

NEW BUSINESS

Approval of Village President's appointments as follows:

- **Appointment of Matthew Hayes to the Community Development Authority to fill the seat vacated by Cathy Hazzard, term to expire in April 2028.**
- **Reassignment of Chris Smolik from regular member to the first alternate member of the Zoning Board of Appeals, term to expire in April 2027.**
- **Appointment of David Heckman as the second alternate member of the Zoning Board of Appeals, term to expire in April 2027.**

Motion by Trustee Steve Taggart, second by Trustee Ann Lessila to approve an appointment of Matthew Hayes to the Community Development Authority to fill the seat vacated by Cathy Hazzard, term to expire in April 2028.

Vote: 7 - 0 Motion Carried

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to approve a reassignment of Chris Smolik from regular member to the first alternate member of the Zoning Board of Appeals, term to expire in April 2027.

Vote: 7 - 0 Motion Carried

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to approve an appointment of David Heckman as the second alternate member of the Zoning Board of Appeals, term to expire in April 2027.

Vote: 7 - 0 Motion Carried

Appointment of David Johnson of North Shore Environmental Construction to the Business Improvement District Board as an At Large Member to fill the seat vacated by Kristen Sobotka as recommended by the BID Board, term to expire on December 31, 2027.

Appointment of Nicholas Oliver of Redbird Security to the Business Improvement District Board as an Own or Occupy Member to fill the seat vacated by Tim Dunne as recommended by the BID Board, term to expire on December 31, 2027.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to approve an appointment of David Johnson of North Shore Environmental Construction to the Business Improvement District Board as an At Large Member to fill the seat vacated by Kristen Sobotka as recommended by the BID Board, term to expire on December 31, 2027.

Vote: 7 - 0 Motion Carried

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to approve an appointment of Nicholas Oliver of Redbird Security to the Business Improvement District Board as an Own or Occupy Member to fill the seat vacated by Tim Dunne as recommended by the BID Board, term to expire on December 31, 2027.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Ann Lessila, second by Trustee Steve Taggart to adjourn.

Vote: 7 - 0 Motion Carried

The Village Board meeting adjourned at 7:12 p.m.

Minutes transcribed and submitted by Kim Chavie, Village Deputy Clerk
Minutes approved on , 2025

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES SPECIAL MEETING

MINUTES

Monday, January 6, 2025

Village President Jeremy Walz called the meeting to order at 7:20 p.m..

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Finance Director Val Emrich; Director of Engineering & Develpment Tom Hoffman

Consideration and Possible Action regarding the 2025 Capital Budget

a. **Presentation of the 2025 Capital Budget and Projects by Thomas M. Hoffman, PE, Director of Engineering & Development.**
Thomas M. Hoffman, PE, Director of Engineering & Development gave the presentation.

b. **Presentation regarding Financing of the 2025 Capital Budget by Val Emrich, Director of Finance.**
Val Emrich, Director of Finance gave the 2025 Capital Budget presentation.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to approve 2025 Capital Budget and authorize the Village Manager to proceed with financing.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to adjourn.

Vote: 7 - 0 Motion Carried

The Special Village Board meeting adjourned at 8:19 p.m.

Minutes transcribed by Kim Chavie, Deputy Village Clerk
Minutes approved on , 2025

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, January 20, 2025

Village President Jeremy Walz called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda

Staff Present: Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Village Planner Tyler Zwagerman; Police Chief Mark Waters; Assistant Police Chief Eugene Neyhart; Police Captain Matthew Lewek; Director of Public Works and Utilities Josh Radmowski; Assistant Village Manager/Director of Engineering and Community Development Tom Hoffman

REPORTS AND PRESENTATIONS

Police Department Quarterly Report
The report was given by Mark Waters, Police Chief.

Presentation of the first draft review of the 2025-2030 Comprehensive Outdoor Recreation Plan (CORP).
Presentation was given by Brian Wiedenfeld of MSA Professional Services, Inc. related to the

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Brad Jubber to approve the consent agenda as written.

Bill Approval for December 2024 in the amount of $4,140,046.78.

Approval of the Waukesha County Joint Powers Agreement for 2025.

Application for Successor of Agent from Mega Marts, LLC, for Metro Market #892 located at N95W18351 County Line Rd., Brett Tague - New Agent for the 2024-2025 Class "A" Fermented Malt Beverage and "Class A" Liquor License.

Application for Successor of Agent from Mega Marts, LLC, for Pick ‘n Save Marketplace #889 located at N77W14435 Appleton Ave., Brittany Haim - New Agent for the 2024-2025 Class "A" Fermented Malt Beverage and "Class A" Liquor License.

Vote: 7 - 0 Motion Carried

COMMITTEE AND COMMISSION REPORTS

PLAN COMMISSION

Resolution approving a Certified Survey Map requested by Jeff Cegelski to create two lots at N88W15788 Park Boulevard and N89W15791 Main Street identified by Tax Key Numbers 12.105.001, 12.105.002 & 12.105.003.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution approving a Certified Survey Map requested by Jeff Cegelski to create two lots at N88W15788 Park Boulevard and N89W15791 Main Street identified by Tax Key Numbers 12.105.001, 12.105.002 & 12.105.003. (Resolution No. 1469-R-25)

Vote: 7 - 0 Motion Carried

GENERAL GOVERNMENT COMMITTEE

2025 Debt Issuance for the Capital Improvement Budget:

- **Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $18,180,000 General Obligation Promisssory Notes, Series 2025A**
- **Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $2,080,000 Taxable General Obligation Refunding Promissory Notes, Series 2025B**

Motion by Trustee Paul Tadda, second by Trustee Brad Jubber to approve of a Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $18,180,000 General Obligation Promisssory Notes, Series 2025A (Resolution No. 1470-R-25)

Vote: 7 - 0 Motion Carried

Motion by Trustee Paul Tadda, second by Trustee Brad Jubber to approve of a Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed $2,080,000 Taxable General Obligation Refunding Promissory Notes, Series 2025B (Resolution No. 1471-R25)

Vote: 7 - 0 Motion Carried

UTILITIES AND PUBLIC WORKS COMMITTEE

Award of Contract for Fiber Optic Construction - Phase II - Project No. 72093

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve of an Award of Contract for Fiber Optic Construction - Phase II - Project No. 72093 to Vision Telecommunications, Inc in the amount of $272,743.24 and an increase to the total funding for the project to $394,000 using $197,000 from both sanitary and water impact fees.

Vote: 7 - 0 Motion Carried

Consideration of a Cost Share Agreement between the Village of Menomonee Falls and the Town of Brookfield for the repaving of Weyer Road from Town Line Road to Lisbon Road.

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve a Cost Share Agreement between the Village of Menomonee Falls and the Town of Brookfield for the repaving of Weyer Road from Town Line Road to Lisbon Road.

Vote: 7 - 0 Motion Carried

Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statutes §19.85(1)(g) to confer with the Village Manager and Village Attorney concerning the strategy to be adopted by the Village in litigation likely to stem from Resolution 1446-R-24 and the enforcement of Section 122-430(4) of the Municipal Code.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statutes §19.85(1)(g) to confer with the Village Manager and Village Attorney concerning the strategy to be adopted by the Village in litigation likely to stem from Resolution 1446-R-24 and the enforcement of Section 122-430(4) of the Municipal Code.

Vote: 7 - 0 Motion Carried

Reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2) and adjourn.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2) and adjourn.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to adjourn.

Vote: 7 - 0 Motion Carried

The Village Board adjourned at 8:39 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk
Minutes approved on , 2024

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, February 3, 2025

Village President Jeremy Walz called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Fire Chief Joe Pulvermacher

REPORTS AND PRESENTATIONS

Fire Department 2024 year-end report
Report was given by Fire Chief Joe Pulvermacher

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Steve Taggart to approve the consent agenda as written.

Application for Successor of Agent from Su Casa Grande, LLC, for Su Casa Grande located at N84W15842 Appleton Ave., Berta Suarez - New Agent for the 2024-2025 Class "B" Fermented Malt Beverage and "Class B" Liquor License. (No Police Concerns)

Application for an Unenclosed Premise Permit for the American Legion Post 382 (Back Parking Lot/Part of Church Street) located at N88W16652 Main Street on May 24, 2025. (No Police Concerns)

Application for an Unenclosed Premise Permit for the American Legion Post 382 (Back Parking Lot/Part of Church Street) located at N88W16652 Main Street on August 23, 2025. (No Police Concerns)

Vote: 7 - 0 Motion Carried

Public Comment

Village President Walz opened the public comment portion of the meeting. There was no one wishing to be heard. The public comment period was closed.

GENERAL GOVERNMENT COMMITTEE

Resolution Providing Direction to the Village Manager regarding Section 122-430(4) of the Municipal Code, as Applied to Adult Family Homes

Motion by Trustee Paul Tadda, second by Trustee Brad Jubber to approve a Resolution Providing Direction to the Village Manager regarding Section 122-430(4) of the Municipal Code, as Applied to Adult Family Homes. (Resolution No. 1472-R-25)

Vote: 7 - 0 Motion Carried

Convene into Closed Session in the Village Board Room (#2245) with the Village Attorney and Village Manager pursuant to Wisconsin Statutes §19.85(1)(c) and (1)(g) for purposes of a performance review for the Village Attorney and to confer regarding legal strategies to be adopted by the Village Board with respect to any pending litigation.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to Convene into Closed Session in the Village Board Room (#2245) with the Village Attorney and Village Manager pursuant to Wisconsin Statutes §19.85(1)(c) and (1)(g) for purposes of a performance review for the Village Attorney and to confer regarding legal strategies to be adopted by the Village Board with respect to any pending litigation.

Vote: 7 - 0 Motion Carried

Reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2) and adjourn.

ADJOURNMENT

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland

Vote: 7 - 0 Motion Carried

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to adjourn.

Vote: 7 - 0 Motion Carried

The Village Board meeting adjourned at 8:35 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk
Minutes approved on , 2024

D R A F T

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, February 17, 2025

Village President Jeremy Walz called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

Present:	Village President Jeremy Walz; Trustee Katie Kress; Trustee Brad Jubber; Trustee Ann Lessila; Trustee Joel Stueland; Trustee Steve Taggart; Trustee Paul Tadda
Staff Present:	Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Director of Engineering and Development Tom Hoffman

REPORTS AND PRESENTATIONS

Brief status report regarding the 2025 Reconstruction of Menomonee Avenue from Town Hall Road to Appleton Avenue
Report was given by Director of Engineering and Development Thomas Hoffman, P.E.

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Ann Lessila to approve the consent agenda as written.

Bill Approval for January 2025 in the amount of $7,124,027.25.

Approval of minutes from previous meetings held on August 5th and 19th, September 3rd and 16th, October 7th, 15th and 21st, 2024.

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT

Village President Walz opened the public hearing for comment. There was no one present to speak during public comment.

COMMITTEE AND COMMISSION REPORTS

UTILITIES AND PUBLIC WORKS COMMITTEE

First Amendment to a Lease Agreement between the Village and Verizon Wireless for space at Village Hall and Authorize the Village Manager to Sign the Agreement

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve of a First Amendment to a Lease Agreement between the Village and Verizon Wireless for space at Village Hall and Authorize the Village Manager to Sign the Agreement.

Vote: 7 - 0 Motion Carried

WE Energies Utility Easement over land owned by the Village of Menomonee Falls, Tax Key Number 36.999 as part of the Menomonee Avenue Reconstruction Project
Trustee Tadda recused himself from this item.

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve of a WE Energies Utility Easement over land owned by the Village of Menomonee Falls, Tax Key Number 36.999 as part of the Menomonee Avenue Reconstruction Project.

Vote: 6 - 0 Motion Carried

Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statutes § 19.85(1) (c) with the Village Manager and Village Attorney for purposes of a performance review and goal setting for the Village Manager.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statutes § 19.85(1) (c) with the Village Manager and Village Attorney for purposes of a performance review and goal setting for the Village Manager.

Vote: 7 - 0 Motion Carried

Reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2) and adjourn.

ADJOURNMENT

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to adjourn.

Vote: 7 - 0 Motion Carried

The Village Board meeting was adjourned at 9:06 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk
Minutes approved on , 2024

VILLAGE OF Menomonee Falls

Village Board - Regular **7. a.**

Meeting Date: 03/03/2025

Topic: Discount Tire OC-5 Rezone

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Information

Subject:

A Public Hearing to consider the Plan Commission's recommendation regarding the request of Steven Mccleary of R.A.Smith, Inc. for Discount Tire to rezone land located at N94W17842 Appleton Avenue, identified by Tax Key 13.996, from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

Action Item:

Ordinance rezoning the land located at N94W17842 Appleton Avenue, identified by Tax Key 13.996, from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

Issues for Consideration/Background Information:

On February 4, 2025, the Plan Commission unanimously recommended the Village Board of Trustees rezone the subject land from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

Attachments

Plan Commission Staff Report and Exhibits

Plan Commission 020425 Draft Minutes

ACB 012825 Draft Minutes

Draft Ordinance

Neighbor Letter - Wittlin's Service

Letter to Trustees

Plan Commission - Regular **5. b.**

Meeting Date: 02/04/2025

Topic: Discount Tire OC-5 Rezone

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Consideration of a recommendation to the Village Board of Trustees on the request of **STEVEN MCCLEARY OF R.A.SMITH, INC.** for Discount Tire to rezone land located at N94W17842 Appleton Avenue, identified by Tax Key 13.996, from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

Background Information:

The applicant is proposing a new location for Discount Tire. The proposed 7,020 square foot building will include a tire showroom, six (6) installation bays and an indoor tire storage area. There will be no outdoor storage. Discount Tire sells, installs and services tires and wheels. This business does not provide automotive repair, oil changes or body work. See attached applicant narrative.

The site plan for this project was approved at the January 28, 2025 Architectural Control Board.

Application Specifics:

Section 122-437(a)(3)(a)(1) states "Service uses consisting of automobile, motorcycle, and truck sales/service establishments; automotive specialty establishments require the entire use to be located within the OC-5 Commercial Service Overlay District."

The legal description of the subject rezoning is described as follows:
PT NW1/4 OF NE1/4 SEC 4 T8N R20E; COM INTERS OF HWY CTRLI & E LI J SCHMIDT PROP; N 479.22 FT; W 168.57 FT; S 294.7 FT TO HWY CTRLI; ALG HWY CTRLI 250 FT TO BGN :: EX DOC #1560186

The site is 1.3479 acres.

Additional Information:

The project was reviewed by the Engineering and Development, Utilities, Police, and Fire Departments. The following are staff comments:

1. The OC-5 district requires principal structure setbacks of 30 feet from the street yard and side yard property lines and a setback of 50 feet from the rear yard property line. The building location in the submitted site plan meets the setback requirements.
2. The maximum impervious surface area in the OC-5 district is 70 percent. The site plan proposes just over 64 percent impervious surface, meeting the standard green space requirement.
3. Staff find that the proposed number of parking spaces is greater than the minimum number required by the Zoning Code.
4. The standard green space required for the subject property is 17,617 square feet (30 percent of the parcel) and the at-grade planting coverage minimum is 4,404.25 square feet. The submitted landscape plan satisfies both of these requirements.
5. The proposed landscape plan also provides the required minimum number of shade and ornamental trees (12) for the site.
6. Some proposed plantings do not meet the minimum size requirements of the Zoning Code. All shrubs shall be planted at a minimum of a five-gallon container or 18-inch balled and burlapped (BB) size. All perennials shall be planted at a minimum one-gallon container or six-inch pot size.
7. The submitted lighting plan appears to meet the design requirements of the Zoning Code, but the applicant should submit a revised plan to staff including the proposed setbacks of the light fixtures to confirm their proposed location.
8. The proposed building height and design meets the requirements of the Zoning Code.
9. Staff recommend that the design and / or material colors of the western facade of the building be revised to add more interest to that elevation.
10. The applicant shall submit design details for the proposed dumpster enclosure.
11. Color and material samples will be reviewed by the Architectural Control Board.
12. The stormwater management plan must be approved by the Village and MMSD.
13. A stormwater application and fee must be submitted.
14. A new sanitary lateral and sampling manhole will be required. The sampling manhole must be a flow through system with no flow direct changes in the manhole. Revised utility plans must be submitted.
15. The new water lateral will require two valves per code.
16. The proposed driveway does not meet Village requirements and must be redesigned to meet Village requirements.
17. All appropriate permits must be obtained.
18. The Engineering Department is in the process of reviewing the grading and site plans. The result of the review may require additional plan revisions.

The Engineering Division also noted that they are working with the developer on these issues.

The Utilities Department noted:

19. The project will need a second valve after the hydrant if a fireline is to be installed.
20. The old lateral is abandoned.
21. A sampling manhole is needed on the sanitary.

The Fire Department submitted the following comments/questions:

1. Where are the hydrants on the property?
2. Where is/are the FDC(s)?
3. Given the turning radius around the property, I would suggest mountable curbs on all

interior curbs (especially interior curbs).
4. Fire protection and standpipe information is needed.
5. Is there rack storage on property? How is the fire protection system incorporated into the rack storage?
6. Approximately how many tires are going to be stored on property?
7. One story? If not, please share elevator location for EMS operations.
8. Is the drive aisle intended to be two-way traffic around the property?

Requested Action by Commission/Committee/Board:

Staff recommends the Plan Commission waive the 30-day waiting period and recommend the Village Board of Trustees rezone the subject lands from the Zoning District to the I-1 Light Industrial Zoning District with the OC-5 Commercial Service Overlay District for a Tire Sales and Service Center. The public hearing will be scheduled for the March 3, 2025 Village Board meeting.

Location and Zoning Map

Land Use Map

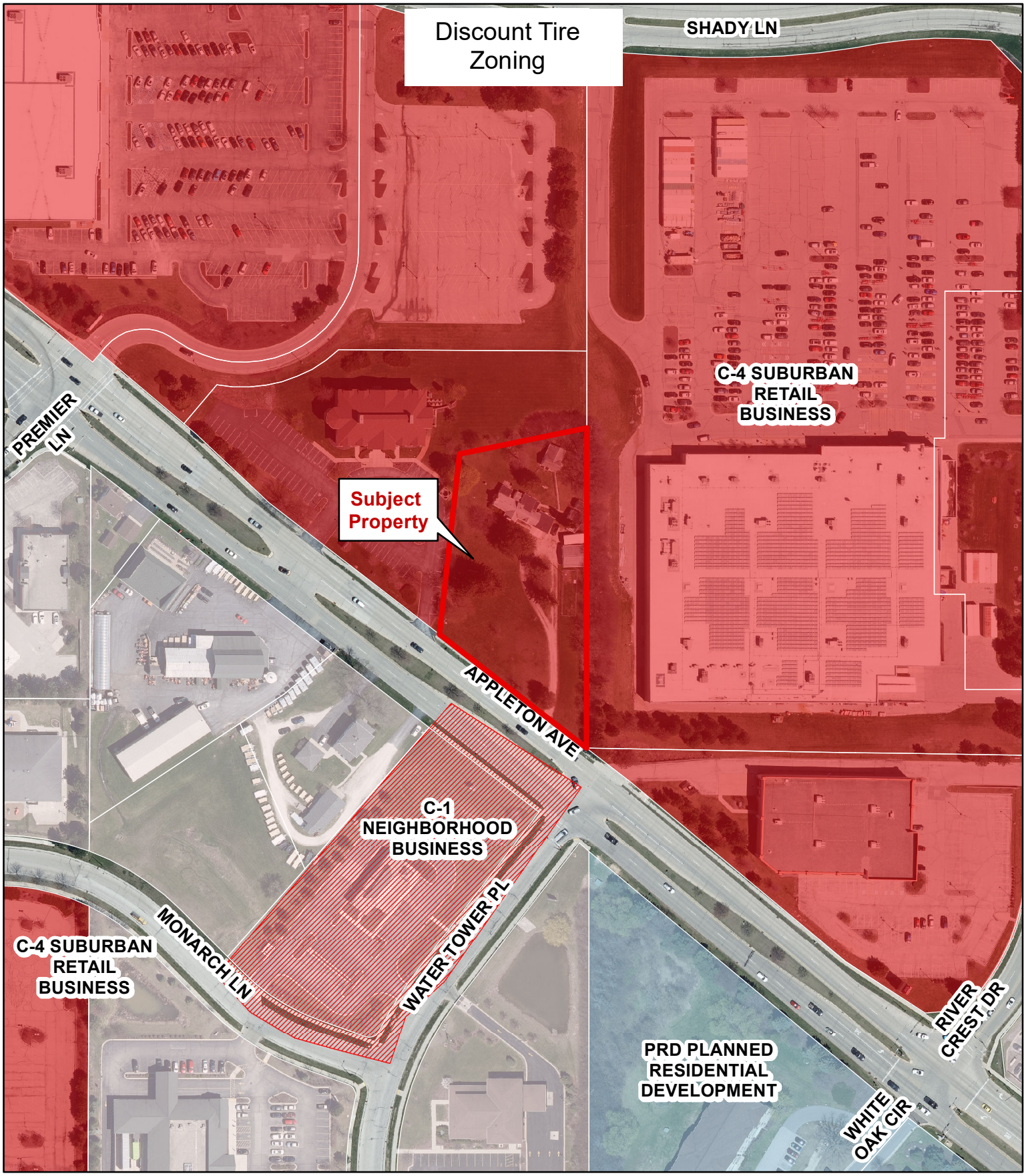
Applicant Narrative

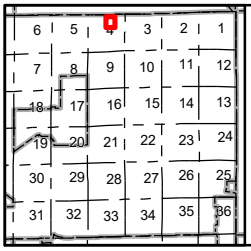
Plan of Operation

Elevations

Proposed Site Plan

Landscape Plan





Discount Tire

17842 Appleton Avenue

1 inch = 167 feet

0 50 100 Feet

N

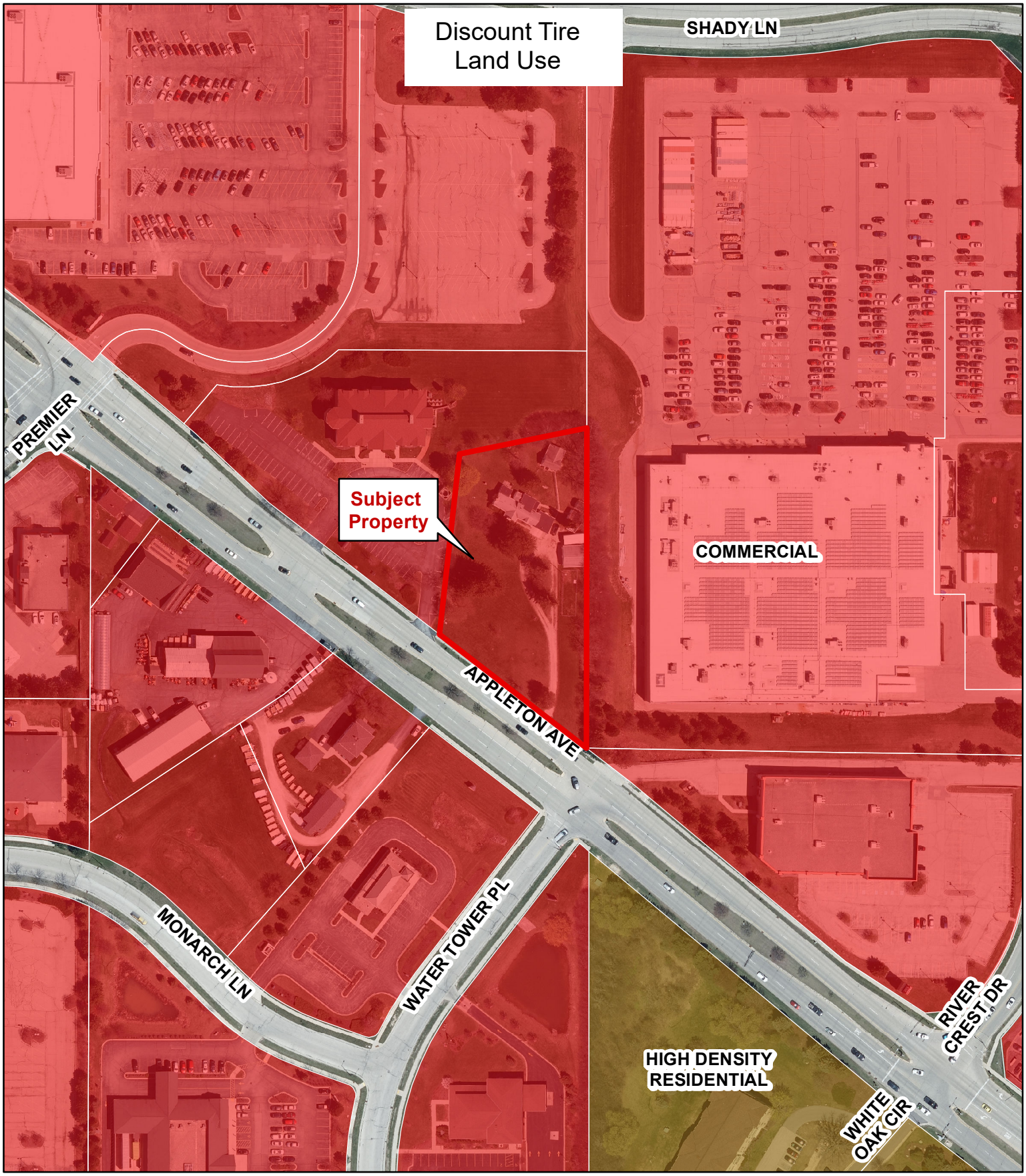
This map is intended for informational purposes only and does not replace the need for land or field survey. The Village of Menomonee Falls makes no representations regarding map accuracy or fitness for any use. This map does not represent an expressed or implied contract with the Village of Menomonee Falls. All parties must obtain the permission of the Village of Menomonee Falls before re-releasing this map or copies of the information displayed on or derived from it.

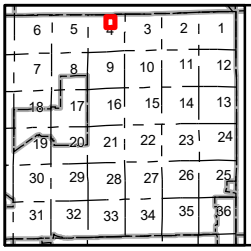
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





Discount Tire

17842 Appleton Avenue

1 inch = 167 feet

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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

raSmith
CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722 | rasmith.com

December 18, 2024

On behalf of Halle Properties, L.L.C., R.A. Smith, Inc. is pleased to present the attached material for a Discount store to be located at 17842 Appleton Avenue.

Physically the proposed building will be 7,020 square feet in size, 26' in height with a showroom facing Appleton Avenue, with three overhead doors facing southeast, behind which will be six (6) installation bays. New tire storage is indoors via a racking system adjacent to the service bays and in a mezzanine above the bays. Used tire storage is segregated in its own storage area and no tires are stored outside. Generally new tires are delivered twice a week via a WB67 tractor trailer, and used tires are removed twice a week by a local recycling contractor using a box truck.

Discount Tire sells, installs and services tires and wheels. No automotive repair, oil changes or body work is done at a Discount Tire location. The focus is on tires, wheels and world class customer service. As a benefit to the general public, the store will provide complimentary air checks for any driver who pulls in and requests the service.

The location on Appleton Avenue that Halle Properties has selected meets their internal site selection criteria and will be complimentary to nearby commercial developments. With limited business hours and low traffic volumes, open Monday to Friday from 8 AM to 6 PM and Saturday from 8 AM to 5 PM, it's anticipated that the proposed store will not have a negative impact on traffic.

Staffing for this store is typically 6-8 sales/managerial and 8-12 technicians, with the busiest shifts being on Friday and Saturday. The site is designed to accommodate employee vehicles as well as those of customers dropping their vehicles off for service and those who elect to wait to have their tires installed.

At your convenience, I will be more than happy to answer any questions or comments.

Respectfully,

Steven McCleary
Sitr Design Specialist

PLAN OF OPERATION CHECKLIST

- ☐ A general narrative of the nature of the business and the general operations of the business.

The following information must be included:

- ☐ Total Number of Employees

  Full Time 14-20
  Part Time TBD
  Number of Manufacturing Industrial Employees N/A
  Number of Office Employees N/A
  Number of Employees on shift with greatest number of employees 12

- ☐ Number of Manufacturing Shifts N/A

- ☐ Hours of Operation M-F 8AM to 6PM. Sat 8AM to 5PM closed Sunday

- ☐ Hours of Deliveries TBD once the store is operational

- ☐ Hours of Garbage Pick up TBD once the store is operational

- ☐ Hazardous Products/Chemicals N/A

  Type _____
  Location on property _____

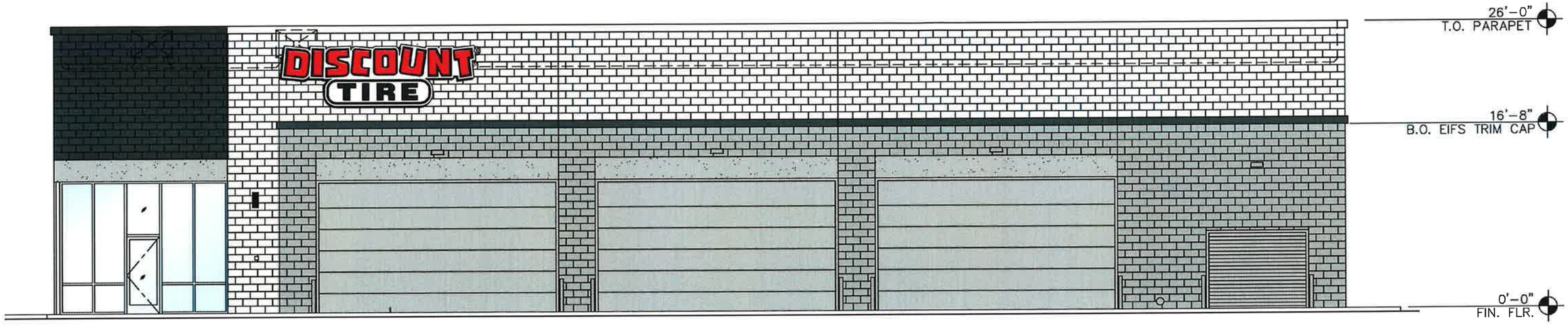
- ☐ Outside Storage N/A

  Location _____
  Type _____

- ☐ Fleet Vehicle Storage N/A

  Type _____
  Quantity _____

01 / EXTERIOR ELEVATIONS *Menomonee Falls, WI*



NORTH-EAST ELEVATION

SOUTH-EAST ELEVATION

SPLIT FACE CMU
SHERWIN WILLIAMS, SW7104
COTTON WHITE

SPLIT FACE CMU
SHERWIN WILLIAMS, SW6258
TRICORN BLACK

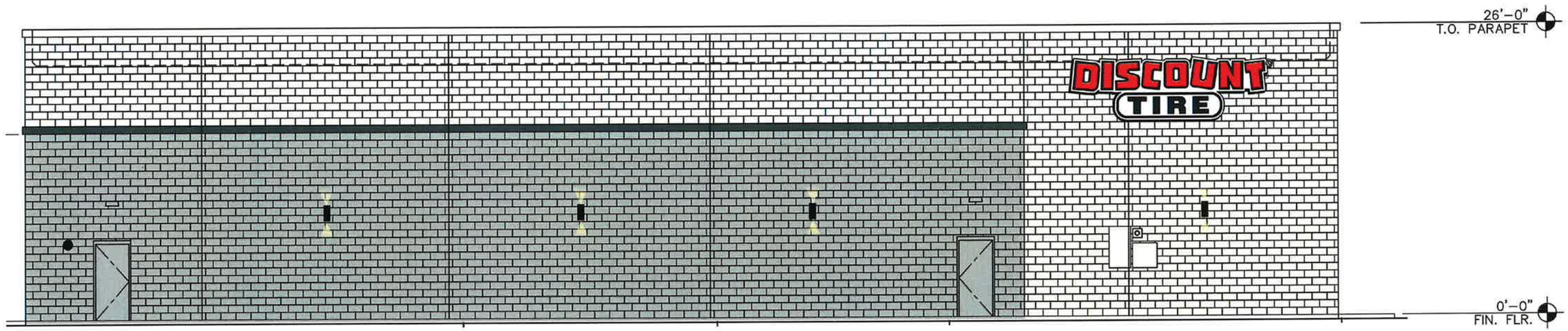
SPLIT FACE CMU
SHERWIN WILLIAMS, SW7650
ELLIE GRAY

EIFS
COLOR TO MATCH
RAL 7038

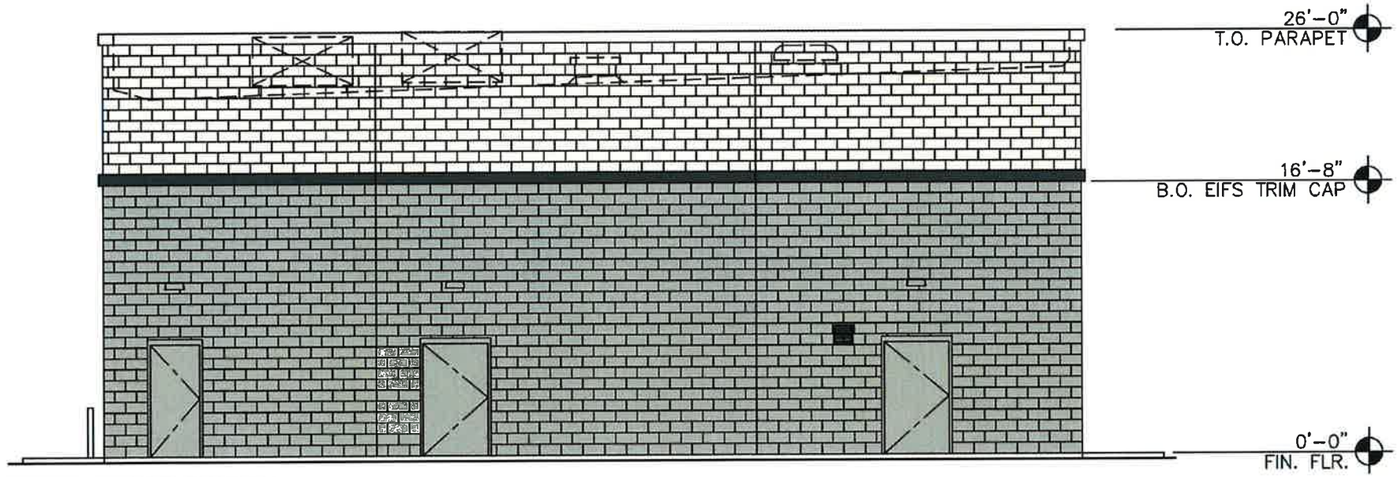
STOREFRONT
CLEAR ANODIZED
ALUMINUM

EXTERIOR WALL SCONCE
BLACK

01 / EXTERIOR ELEVATIONS *Menomonee Falls, WI*



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

SPLIT FACE CMU
SHERWIN WILLIAMS, SW7104
COTTON WHITE

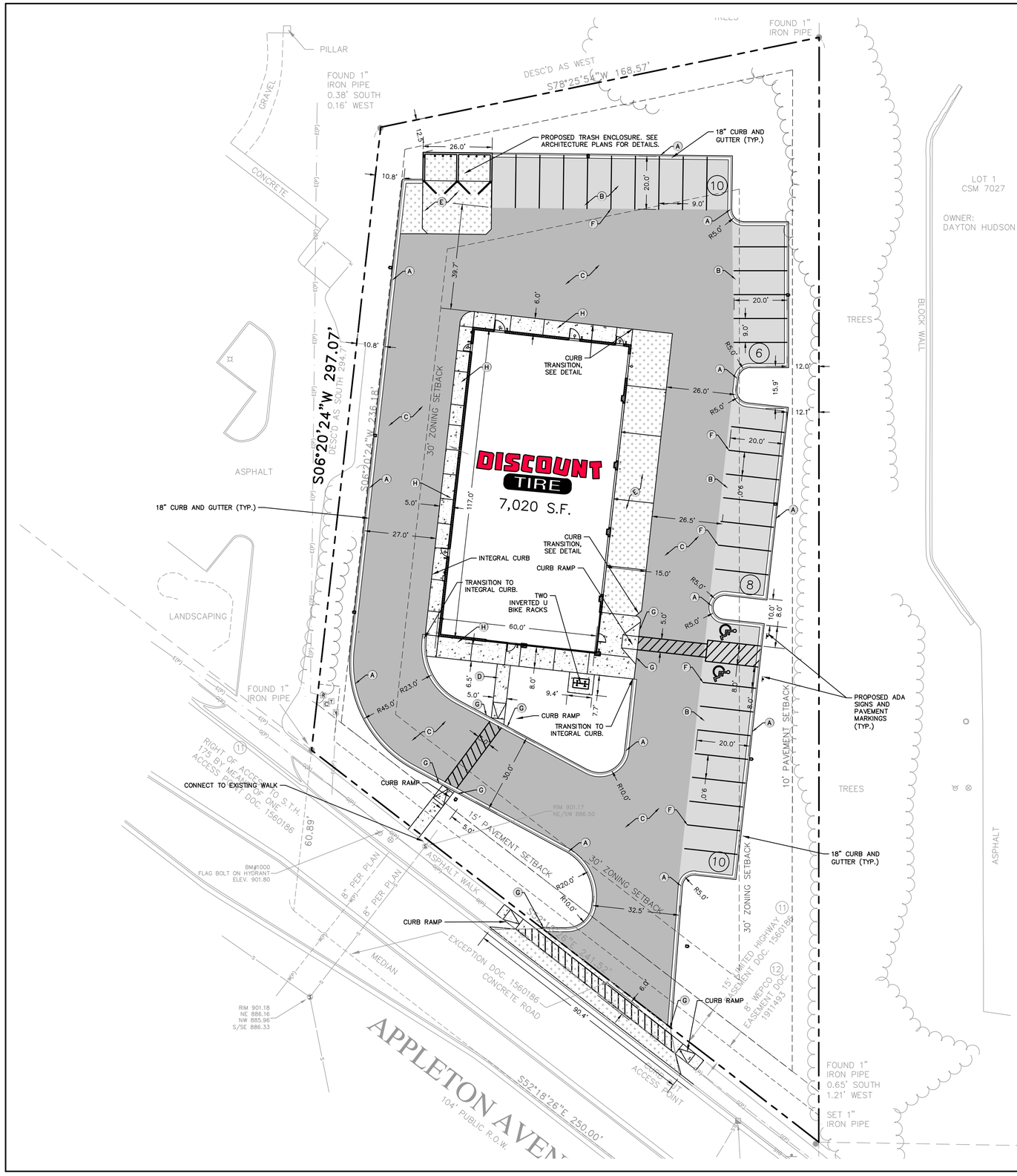
SPLIT FACE CMU
SHERWIN WILLIAMS, SW6258
TRICORN BLACK

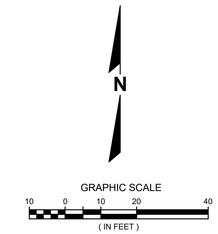
SPLIT FACE CMU
SHERWIN WILLIAMS, SW7650
ELLIE GRAY

EIFS
COLOR TO MATCH
RAL 7038

STOREFRONT
CLEAR ANODIZED
ALUMINUM

EXTERIOR WALL SCONCE
BLACK





KEY NOTES

- (A) CONCRETE CURB AND CUTTER
- (B) STANDARD DUTY ASPHALT
- (C) HEAVY DUTY ASPHALT
- (D) CONCRETE SIDEWALK
- (E) HEAVY DUTY CONCRETE
- (F) PARKING STRIPE
- (G) CURB TAPER
- (H) THICKENED EDGE SIDEWALK

LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED ADA PARKING SIGN
- PROPOSED LIGHT POLE

PARKING STATISTICS

MINIMUM OF 3 STALLS PER SERVICE BAY
3*6=12 STALLS

PROPOSED PARKING	
REGULAR STALLS	32
ADA STALLS	2
TOTAL	34

	SQ.FT.	ACRES	COVERAGE
TOTAL AREA	58,283	1.34	
EXISTING CONDITIONS			
PERVIOUS SPACE	48,539	1.11	83.28%
IMPERVIOUS SPACE	9,744	0.22	16.72%
PROPOSED CONDITIONS			
PERVIOUS SPACE*	20,677	0.47	35.48%
IMPERVIOUS SPACE	37,606	0.86	64.52%

CURRENT ZONING OF C-4 SUBURBAN RETAIL BUSINESS

DISCOUNT TIRE ALLOWED WITH OC-5 OVERLAY

*30% PERVIOUS SPACE REQUIRED FOR C4 ZONING

GENERAL NOTES:

EXISTING TOPOGRAPHY OBTAINED BY raSMITH, DATED 11/13/2024.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF MENOMONEE FALLS, WISCONSIN EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

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DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - WIE 13254
MENOMONEE FALLS, WISCONSIN

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

© COPYRIGHT 2024
R.A. Smith, Inc.

DATE: 12/17/2024

SCALE: 1" = 20'

JOB NO. 3240233

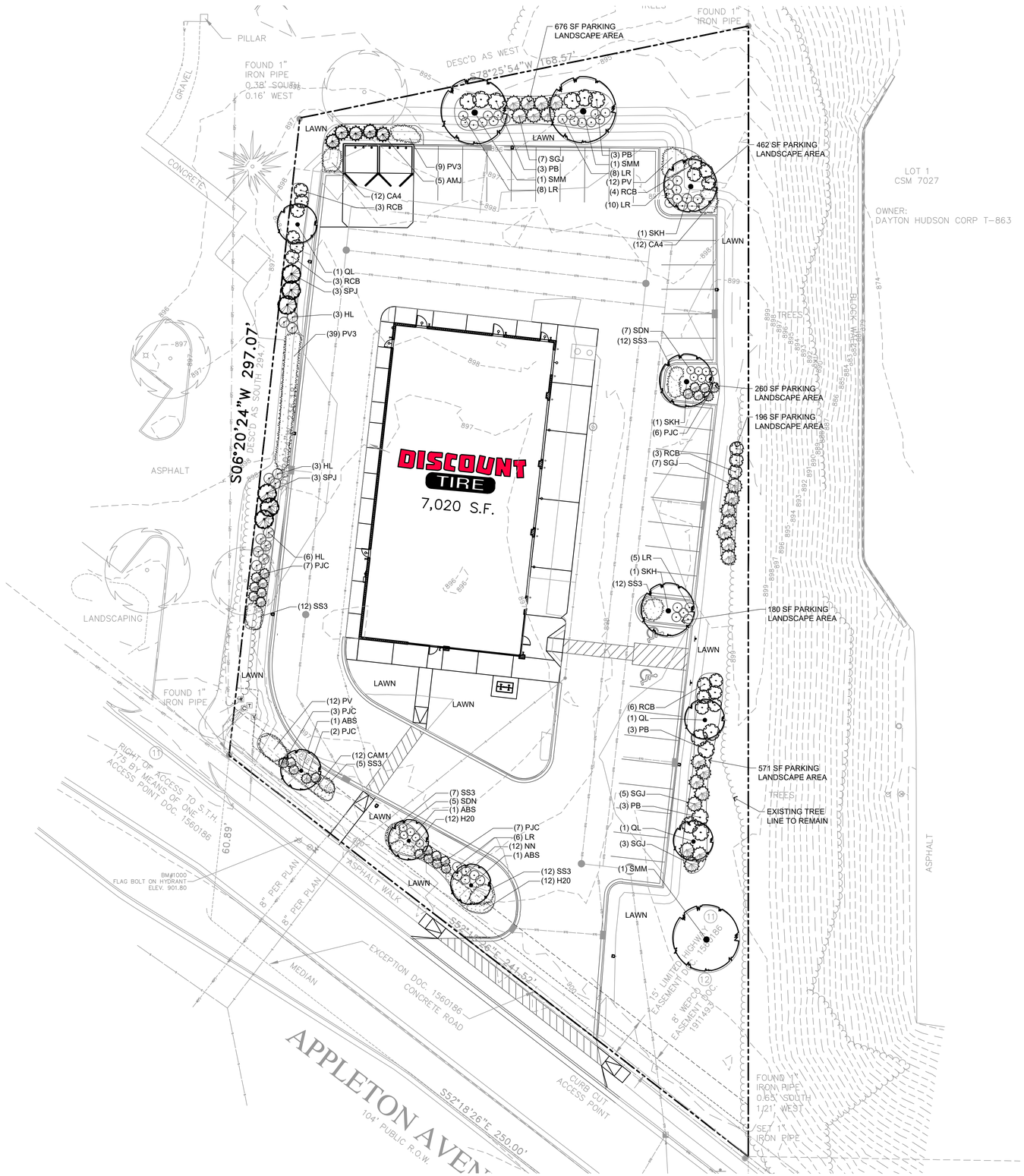
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.

DESIGNED BY: MAF

CHECKED BY: CBW

SHEET NUMBER

C200



N

GRAPHIC SCALE

10 0 10 20 40

(IN FEET)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
EVERGREEN TREES						
AMJ	5	Ames Juniper	Juniperus chinensis `Ames`	6' HT	B&B	Spacing as shown
SPJ	6	Star Power Juniper	Juniperus x `J.N. Select` Star Power TM	6' HT	B&B	Spacing as shown
SHADE TREES						
SMM	3	State Street Miyabe Maple	Acer miyabei `Morton` State Stree	2 1/2" CAL	B&B	Spacing as shown
SKH	3	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Spacing as shown
QL	3	Regal Prince® Oak	Quercus robur x bicolor 'Long'	2 1/2" CAL	CONT	Spacing as shown
ORNAMENTAL TREES						
ABS	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora `Autumn Brilliance`	2" CAL	B&B	Spacing as shown
LARGE DECIDUOUS SHRUBS						
RCB	19	Brilliant Red Chokeberry	Aronia arbutifolia `Brillianttissima`	24" HT	CONT	Spacing as shown
PB	12	Diabolo® Ninebark	Physocarpus opulifolius 'Monlo'	30" HT	CONT	Spacing as shown
MEDIUM DECIDUOUS SHRUBS						
HL	12	Little Quick Fire® Hydrangea	Hydrangea paniculata `SMHPLQF`	18" HT	CONT	Spacing as shown
MEDIUM EVERGREEN SHRUBS						
SGJ	22	Sea Green Juniper	Juniperus chinensis `Sea Green`	18" SPD	CONT	Spacing as shown
SMALL DECIDUOUS SHRUBS						
SDN	12	Nikko Slender Deutzia	Deutzia gracilis `Nikko`	15" HT	CONT	Spacing as shown
LR	37	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	15" HT	CONT	Spacing as shown
SMALL EVERGREEN SHRUBS						
PJC	25	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18" SPD	CONT	Spacing as shown
ORNAMENTAL GRASSES						
CA4	24	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`	1 GAL	CONT	24" Spacing
PV	24	Ruby Ribbons® Switch Grass	Panicum virgatum 'RR1'	1 GAL	CONT	30" Spacing
PV3	48	Heavy Metal Switch Grass	Panicum virgatum `Heavy Metal`	1 GAL	CONT	30" Spacing
SS3	60	Carousel Little Bluestem Grass	Schizachyrium scoparium `Carousel`	1 GAL	CONT	24" Spacing
PERENNIALS						
CAM1	12	Montrose White Calamint	Calamintha nepeta `Montrose White`	4 1/2"	POT	18" Spacing
H20	24	Rosy Returns Daylily	Hemerocallis x `Rosy Returns`	1 GAL	POT	18" Spacing
NN	12	Junior Walker™ Catmint	Nepeta x faassenii 'Novanepjun'	1 GAL	POT	24" Spacing

LANDSCAPE REQUIREMENTS

Sec 122-622 REQUIRES 30% GREENSPACE FOR C-4 and OC-5 ZONING

TOTAL SITE = 58,723 SQ. FT. = 17,617 SQ. FT. GREENSPACE REQUIRED
PROVIDED = 20,754 SQ. FT.

REQUIRES 1 SHADE TREE OR ORNAMENTAL PER 1,500 SQ. FT. STANDARD GREENSPACE
=12 SHADE TREES OR ORNAMENTAL TREES REQUIRED
PROVIDED = 12 TREES

REQUIRES 25% OF STANDARD GREENSPACE TO BE LANDSCAPED WITH PLANTS CREATING AT GRADE COVERAGE= 4,405 SQ. FT.
PROVIDED: (11) EVERGREEN TREES AT 75 SF = 825
(31) LARGE SHRUBS AT 38 SF = 1,178
(34) MEDIUM SHRUBS AT 20 SF = 680
(74) SMALL SHRUBS AT 12 SF = 888
(204) PERENNIALS AT 6 SF = 1,224
TOTAL =4,795

REQUIRES TOTAL NUMBER OF SHRUB TYPE PLANTS TO BE MIN. 25% AND MAX. 70%
PROVIDED = 34%

REQUIRES PARKING AREAS OVER 10,000 SQ. FT. TO HAVE MINIMUM 15% LANDSCAPED AREAS THAT CONSIST OF PARKING ISLANDS AND PERIMETER SCREENING. PARKING AREA = 15,614 SQ. FT. = 2,342 SQ. FT. LANDSCAPE AREAS
PROVIDED = 2,345 SQ. FT.

Sec 122-726 Screening of Parking - requires buffer per section 122-630 if abuts residential district -N/A

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DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - WIE 13254
MENOMONEE FALLS, WISCONSIN

SITE LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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R.A. Smith, Inc.

DATE: 12/17/2024

SCALE: 1" = 20'

JOB NO. 3240233

PROJECT MANAGER: CHRISTOPHER WHITE, P.E.

DESIGNED BY: REW

CHECKED BY: REW

SHEET NUMBER

L100

D R A F T

Village of Menomonee Falls, Wisconsin

PLAN COMMISSION
MINUTES

February 4, 2025

Chairperson Jeremy Walz called the meeting to order at 6:30 pm.

Present:	Jeremy Walz, Village President; Paul Tadda, Trustee; Frank Habib, Commissioner; Chris Rolenc, Commissioner; Paul Curtiss, Commissioner; Steve Bruskiewicz, Commissioner
Staff Present:	Planning Manager Amy Bennett; Planning Intern Gordy Russell

PLEDGE OF ALLEGIANCE

Approval of Minutes of the January 7, 2025 Plan Commission meeting.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve the minutes of the January 7, 2025 Plan Commission meeting.

Vote: 6 - 0 Motion Carried

APPEARANCES

Consideration of a request for a lighting exception allowing **BOUCHER FORD** to exceed the maximum height for light poles in their parking lot. The subject site is located at N81W12920 Leon Road on the parcel identified by Tax Key No. 48.996.007.

No action is required at this time as a public hearing will be scheduled for the March 4, 2024 Plan Commission meeting.

Commissioners briefly discussed whether the lighting code should be reviewed in light of recent lighting exception requests.

Consideration of a recommendation to the Village Board of Trustees on the request of **STEVEN MCCLEARY OF R.A.SMITH, INC.** for Discount Tire to rezone land located at N94W17842 Appleton Avenue, identified by Tax Key 13.996, from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire store.

The applicant Steven McCleary of R.A. Smith addressed the Plan Commission and

described the underground storm water plans for the site and the business ownership.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to waive the 30-day waiting period and recommend the Village Board of Trustees rezone the subject lands from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a Tire Sales and Service Center.

Vote: 6 - 0 Motion Carried

Plan Commission's annual review of the New Housing Fee Report required under Wis. Stat. § 66.10014(3)(b).

Ms. Bennett presented the report findings to the Commission.

Plan Commission's annual review of the Housing Affordability Analysis required under Wis. Stat. § 66.10013(2).

Ms. Bennett presented the report findings to the Commission.

ADJOURNMENT

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to adjourn the meeting at 7:03pm.

Vote: 6 - 0 Motion Carried

Submitted by Amy Bennett
Minutes transcribed by Amy Bennett
Minutes approved on

Village of Menomonee Falls, Wisconsin

ARCHITECTURAL CONTROL BOARD

MINUTES

January 28th, 2025

Chairperson Mike Manke called the meeting to order at 4:00 pm.

Present: Chairperson Mike Manke; Member Jordan O'Connor; Member Dayton Aardema; Member Patricia Stoller; Member Chris Rolenc;

Absent: Member Ryan Shortridge; Member William Carity

Staff Present: Planner Tyler Zwagerman, Management Assistant Abby Becker

Approval of Minutes of the December 17, 2024 meeting

Motion by Chairperson Mike Manke, second by Member Patricia Stoller to approve the minutes subject to the following changes:

1. Revise item number three for the Appleton Terrace Apartments to state, "An elevation of the street facing façade of the building shall be submitted to staff…"
2. Revise item number three for the Fiduciary Villas PRD to state, "Submitting a revised landscape plan to staff for review and approval…"
3. Revise "Pleasantview Drive" to "Pleasant View Drive".

Vote: 4-0 motion carried

APPEARANCES

Consideration of site plan approval at the request of STEVEN MCCLEARY of **R.A. SMITH INC. to construct a tire store and service center on land located at N94W17842 APPLETON AVE and identified by Tax Key number 0013996.**

Motion by Member Chris Rolenc, second by Member Patricia Stoller to make the following two findings:

1. The site plan is architecturally functional.
2. The exterior design proposed is not unsightly or obnoxious and is not disharmonious or so similar to existing neighboring developments that substantial depreciation of neighboring property or development will be caused by the applicant's proposal.

And approve the proposed site plan at the request of STEVEN MCCLEARY of R.A. SMITH INC. to construct a tire store and service center on land located at N94W17842 APPLETON AVE and identified by Tax Key number 0013996 subject to:

1. Submitting a revised Landscape Plan for staff review and approval with all plantings meeting the minimum size requirements of the Zoning Code.
2. Submitting a revised Lighting Plan for staff review and approval with the setback distances from all perimeter pole light fixtures to the property lines.
3. Submitting a revised design to add more interest to the western elevation of the building to staff for review and approval.
4. Compliance with Engineering Division comments.
5. Compliance with Utilities Department comments.
6. Compliance with Fire Department comments.

Vote: 4-0 Motion Carried

Consideration of site plan approval for a vehicle display lot expansion land which is owned by BOUCHER REAL ESTATE LLC and is located at N81W12920 LEON RD and identified by Tax Key Number 0048996007.

Motion by Member Chris Rolenc, second by Member Dayton Aardema to make the following two findings:

1. The site plan is architecturally functional.
2. The exterior design proposed is not unsightly or obnoxious and is not disharmonious or so similar to existing neighboring developments that substantial depreciation of neighboring property or development will be caused by the applicant's proposal.

And approve the proposed vehicle display lot expansion at N81W12920 LEON RD identified by Tax Key Number 0048996007 subject to:

1. Obtaining a Lighting Adjustment or submitting a Lighting Plan compliant with Section 122-641 of the Village of Menomonee Falls Municipal Code.
2. Compliance with Village of Menomonee Falls Engineering Division comments.

Vote: 4-0 motion carried

Consideration of a site plan approval at the request of ARIEL ANBAR OF ANDEV GROUP, LLC to construct a senior housing facility on lands located on the south side of Good Hope Road and identified by Tax Key numbers 0094999004 and 0094999003. The larger parcel is owned by HERBERT K GROSS AND PETER J GROSS and the smaller parcel is owned by SCOTT ELGER.

Member Jordan O' Connor arrived at 4:50pm

Motion by Member Chris Rolenc, second by Chairperson Mike Manke to make the following two findings:

Village of Menomonee Falls Ordinance No. ___-O-25

**AN ORDINANCE AMENDING CHAPTER 122, (ZONING)
OF THE MUNICIPAL CODE OF THE VILLAGE OF MENOMONEE FALLS, WISCONSIN
FOR A PORTION OF THE LANDS LOCATED AT N59W13500 APPLETON AVENUE,
ON THE PARCEL IDENTIFIED BY TAX KEY NUMBER 13.996**

WHEREAS, APPLETON REAL ESTATE, LLC initiated an amendment to the Village Zoning Map to Rezone lands located on a portion of land located at N94W17842 Appleton Avenue from the C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire retail and service center; and

WHEREAS, the subject land is a portion of the parcel identified by Tax Key Number 13.996; and

WHEREAS, the subject land is legally described as follows:

PT NW1/4 OF NE1/4 SEC 4 T8N R20E; COM INTERS OF HWY CTRLI & E LI J SCHMIDT PROP; N 479.22 FT; W 168.57 FT; S 294.7 FT TO HWY CTRLI; ALG HWY CTRLI 250 FT TO BGN :: EX DOC #1560186

WHEREAS, a Public Hearing was held on March 3, 2025 regarding the rezoning request, and

WHEREAS, it is deemed to be in the best interest of the Village of Menomonee Falls that the Municipal Code of the Village of Menomonee Falls, as heretofore amended, be further modified and amended in the manner hereinafter more particularly set forth:

NOW, THEREFORE, the Board of Trustees of the Village of Menomonee Falls do hereby ordain as follows:

Section 1. The Zoning Code be amended to Rezone the subject lands from C-4 Suburban Retail Business District to the C-4 Suburban Retail Business District with the OC-5 Commercial Service Overlay District for a tire retail and service center:

Section 2. Except as herein above specifically modified and amended, the Municipal Code of the Village of Menomonee Falls shall remain in full force and effect exactly as originally adopted and remain in full force and effect exactly as originally adopted and previously amended. All ordinances or part of the ordinances inconsistent with or in contravention of the provisions of this ordinance are hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage and posting.

Adopted by the Village Board of Trustees of the Village of Menomonee Falls on the 3rd day of March, 2025.

By:

_____
Jeremy Walz, Village President

Attest:

_____
Amy Dishinger, Village Clerk

Posted: _____

Village Board Members

I am writing to you to express my concerns with the proposed rezoning request by R.A Smith, Inc and the submitted design for Discount Tire. I understand that every site for potential development is unique but it is important to make sure that new construction sites compliment existing neighboring properties and their buildings match the recommendations of what neighbors were required to build.

The building they have proposed (flat roof and block box design) is not complimentary to the neighboring properties. The lots unique angle along Appleton Ave and its lack of width has the proposed building sitting sideways with the back of the building facing its neighbor to the north instead of the rear of the lot, which causes an eyesore for this neighbor and its tenants. Due to the lot layout and elevations, the unpleasant view of a concrete block wall and the proposed signage on the rear of the building, will be completely exposed to all cars traveling southbound along Appleton Ave as they enter Menomonee Falls from the north. Other new construction projects (IE Jilly's Car wash) have done an excellent job designing their buildings with architecture that complements neighbors and brings value to there surrounding area.

Before approving R.A. Smith, Inc.'s request for rezoning this land, I hope the board will recommend they come up with a different site layout, a building design that fits the lot aesthetically and compliments its neighbors, enhances surrounding property values and gives a more welcoming feel to people entering Menomonee Falls. Please hold this building and business to the same standards others had to meet in the area otherwise this type of building and lot design will become the new standard.

Max Wittlin

Wittlin's Service
262-251-4670
maxwittlin@yahoo.com

RIVERVIEW PARTNERSHIP LLP
≈≈≈≈
N94W17900 Appleton Avenue
Suite 200, P.O. Box 444
Menomonee Falls
WI 53051

February 26th, 2025

Dear Village Board Members,

Re: Discount Tire

We are partners and owners of Riverview Partnership LLP, the professional office building at N94 W17900 Appleton Avenue. Our property borders the proposed Discount Tire property on two of the four sides (west and north boundaries). One side is Appleton Avenue (south boundary).

When we designed and built our building in 1997, the Village told us that it would be, and would remain, "the standard for all development on Appleton Avenue in the future.". Now this application is a serious threat to that standard and to the value of all the property in our neighborhood.

Until the Notice of this Public Hearing was received, we had no notice whatsoever of this proposed development either from Discount Tire or from the Village. Now, before any input from the neighboring properties or in any factual investigation, the Plan Commission and the Architectural Control Board have made recommendations to the Village Board to rezone the property in a radical way, to OC-5 District. There is no evidence in the file of either the Plan Commission or the Architectural Control Board that this rezoning complies with Village, State and other legal requirements. Yet there are findings in the Minutes of the January 28th, 2025 Architectural Control Board Minutes as follows:

1. The site plan is architecturally functional.
2. The exterior design proposed is not unsightly or obnoxious and is not disharmonious or so similar to existing neighboring developments that substantial depreciation of neighboring property or development will be caused by the applicant's proposal.

The Plan Commission made no such finding.

Nothing in the Village file supports these findings. There is no evidence that anyone from the Architectural Control Board or the Plan Commission even looked at the neighborhood or viewed it in contrast to the proposed Discount Tire project. As a result, we plan to show that these findings are not only without evidence, but actually false. They are simply not true.

Zoning amendments are permitted when "public necessity, convenience, general welfare or good zoning practice require" such amendments. (Village Code, Sec. 122-68) The proposed automotive use is completely contrary to the general welfare and good zoning practice. In addition, the plans submitted fail in multiple respects to demonstrate not only that the use and proposed building are not only contrary to good zoning practice, they fail to meet the minimum requirements of the Village's zoning code. The filed materials in support of the application fall far short of providing the information necessary for the Village to assess the zoning request and potential impact on neighboring properties. For example, there has been no study or analysis as to the noise that will be generated by the tools proposed to be utilized at this site. Our office has professional tenants that expect a quiet environment within which to do their work. This site does not have a cut across Appleton Avenue for left turn access to and from the site. There has been no study as to the impact of the proposed rezoning/overlay on the safety of the existing roadway.

In support of our position, we have enclosed pictures of the following:

- Riverview Professional Building - N94W17900 Appleton Avenue
- Walschmidt & Sons Inc. - N94W17937 Appleton Avenue
- Dental Care of Menomonee Falls - W178N9379 Water Tower Place
- First Citizens Bank & Trust Company - W178N9358 Water Tower Place
- Wittlin's Service - N92W17387 Appleton Avenue (which has a large recent addition and improvement)
- Jilly's Car Wash - N79W14650 Appleton Ave which has been approved by the Village

The first four sites listed are in the immediate vicinity of the proposed Discount Tire operation. Each of these properties present unique architectural features which demonstrate that the addition of a split faced, colored concrete block rectangular building, with a flat roof and a site substantially covered by asphalt is not "harmonious" or "similar" to these proposed sites. In addition, the uses of these properties is entirely inconsistent with automotive uses. Such a use, in this area, is inconsistent with "good zoning practice" and is contrary to the general welfare.

The contrast of the proposed Discount Tire building to these other properties is stark. We believe it is a violation of the Village requirements and the plain facts. We strongly oppose this rezoning.

As a result, we are requesting that you table this rezoning proposal and send it back to the Planning Commission and the Architectural Control Board. We plan to present additional evidence at the Public Hearing on March 3rd.

Thank you very much for your consideration of our position.

Riverview Partnership LLP
John Niebler, Robert Pyzyk, James Carrig

Attachment to Correspondence of Riverview Partnership, LLP
Regarding Requested Rezoning of N94W17842 Appleton Avenue

1. Riverview Professional Building - N94W17900 Appleton Avenue

2. Walschmidt & Sons - N94W17937 Appleton Avenue

3. Dental Care of Menomonee Falls - W178N9379 Water Tower Place

4. First Citizens Bank & Trust Company - W178N9358 Water Tower Place

4. Wittlin's Service - N92W17387 Appleton Avenue

5. Jilly's Car Wash - N79W14650 Appleton Avenue

VILLAGE OF Menomonee Falls

Village Board - Regular **8. a.**

Meeting Date:	03/03/2025
Topic:	Consideration for the Award of Contract for Fiber Optic Construction - Village Park and Menomonee Falls - Project Nos 64078 & 72092
From:	Josh Radomski, Director of Public Works and Utilities
Department:	Public Works
Date of Committee Action (if required):	03/03/2025
Date of Village Board Action (if required):	03/03/2025

Information

Subject:

Consideration for the Award of Contract for Fiber Optic Construction - Village Park and Menomonee Falls - Project Nos 64078 & 72092

Background Information:

In the 2024 Capital Improvements Budget, funds were allocated to the Menomonee Avenue Fiber Extension and the Village Park Security Camera System projects.

The Menomonee Avenue project will bring fiber from our existing Fire Station #98 to Well #5 and our Lloyd Avenue and Sunset Ridge Drive Lift Stations with 48 strand fiber optic cable. This will allow us to communicate with the well and two lift stations through a more reliable fiber network as opposed to radio connections. This increases the security and operations of our sanitary sewer and water main networks.

The Village Park Security project brings 96 strand fiber optic cable to multiple locations within Village Park. From these locations, security cameras will be placed in order to provide improved security to the Village Park area. Cameras will be installed by a separate contractor after the Fiber Optic project is completed. In addition to connecting Village Park site, the Garfield Booster Station will be connected to the Village's fiber optic network. By installing the fiber optic project to Village Park, we are able to fully integrate the new camera system with our existing cameras and provide the ability to monitor these cameras through a secure network.

Key Issues for Consideration:

Bids for Fiber Optic Construction - Menomonee Avenue and Village Park were opened on February 26, 2025 with 7 contractors submitting bids. The low bid was submitted by Deluca and Tobin, Inc with a total base bid amount of $298,646.88. There was a minor addition error by the contractor which did not impact the low bidder. A copy of the bid tabulation is attached for your reference.

As there are two projects that were combined into one bid, there are separate funding sources for each project. The Menomonee Avenue project had $300,000 allocated to the project with $150,000 coming from both the sewer and water impact fees. Based on the bids recieved, the Menomonee Avenue project came in at $171,938.62. With engineering costs and a 20% contingency for potential rock, the total funding required is $241,000. The contingency funds will only be used if necessary due to site conditions or field alterations. This will be split equally between the water and sewer impact fees.

The second project is the Village Park Security Project. The Village Park project had $140,000 that was allocated in General Obligation debt as part of the 2024 Capital Improvement Program. Based on the bids received, the Village Park portion of the project is $126,708.26. We recommend a 20% contingency of $25,291.74 for a total construction cost of $152,000. In addition to the construction costs, there are costs associated with engineering and camera installation. The total costs associated with this project are:

Engineering - $34,500
Cameras - $85,000
Fiber Construction - $152,000
Total Cost - $271,500.

Due to the fact that the Menomonee Avenue project came in under budget and the Village Park project connects to the Garfield Booster Station, $30,000 of the total project costs can be allocated to Water Impact Fees. The remaining $231,500 will be funded through General Obligation Debt, which is an increase of $101,500 over the original project estimate.

The Engineer's Estimate for this project was $452,945.42, which did not include the engineering costs or camera installation.

Action By Committee or Village Board:

Village staff recommends that the Village Board award the contract for Fiber Optic Construction - Village Park and Menomonee Falls - Project Nos. 64078 & 72092 to De Luca & Tobin Cable Contractors in the amount of $298,646.88 and increase the total funding for the Village Park project to $261,500 with $30,000 coming from Water Impact Fees and $231,500 coming from General Obligation Debt.

Fiscal Impact

Fiscal Year:	2025
Funding Source:	Capital Projects
Project Number:	64078
Amount:	$512,500
Fiscal Information:	

Bids for Fiber Optic Construction - Menomonee Avenue and Village Park were opened on February 26, 2025 with 7 contractors submitting bids. The low bid was submitted by Deluca and Tobin, Inc with a total base bid amount of $298,646.88. There was a minor addition error by the contractor which did not impact the low bidder. A copy of the bid tabulation is attached for your reference.

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The Engineer's Estimate for this project was $452,945.42, which did not include the engineering costs or camera installation.

Attachments

Bid Tabs

P R O J E C T N O. 64078 & 72092

FIBER-OPTIC CONSTRUCTION, Village Park & Menomonee Ave.
BIDS ACCEPTED UNTIL: WEDNESDAY, February 26, 2025 @ 10:00 AM
BID OPENING : WEDNESDAY, February 26, 2025 @ 10:05 AM
ENGINEERING AND DEVELOPMENT CONFERENCE ROOM

				Bidder #1		Bidder #2		Bidder #3		Bidder #4		Bidder #5		Bidder #6		Bidder #7	
				De Luca & Tobin Cable Contractors W234S6650 Big Bend Dr. Waukesha, WI 53189		Underground Specialists, Inc. W188S8922 Creekside Ct. Muskego, WI 53150		Vision Telecommunications, Inc. N114W18937 Clinton Dr. Germantown, WI 53022		CableCom, LLC 6070 North Flint Rd. Glendale, WI 53209		Michels Underground Cable, Inc. 817 Main St. Brownsville, WI 53006		Holtger Bros, Inc. 950 West Main Avenue De Pere, WI 54115		Kramer Service Group LLC PO Box 71 Weyerhaeuser, WI 54895	
BID BOND				5%		5%		5%		5%		5%		5%		5%	
Total BASE BID						**$357,661.97**		**$333,401.68**		**$371,933.51**		**$408,921.83**		**$552,630.54**		**$429,114.69**	
ITEM	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**														
1	Concrete Polymer Vault F&I (24X36X36) Tier 15, F&I,	EA	18	$1,213.82	$21,848.76	$1,425.00	$25,650.00	$1,261.15	$22,700.70	$1,500.00	$27,000.00	$1,705.53	$30,699.54	$1,800.00	$32,400.00	$1,417.00	$25,506.00
2	Concrete Polymer Vault F&I (24X36X36) Tier 22, F&I,	EA	2	$1,213.82	$2,427.64	$1,425.00	$2,850.00	$1,261.15	$2,522.30	$1,500.00	$3,000.00	$1,705.53	$3,411.06	$1,950.00	$3,900.00	$1,547.00	$3,094.00
3	Concrete Polymer Vault F&I (11X18X12) Tier 22, F&I,	EA	1	$750.00	$750.00	$680.00	$680.00	$861.15	$861.15	$750.00	$750.00	$1,087.52	$1,087.52	$900.00	$900.00	$1,625.00	$1,625.00
4	Concrete Polymer Vault F&I (48X48X36) Tier 22, F&I,	EA	1	$1,750.00	$1,750.00	$1,850.00	$1,850.00	$1,621.45	$1,621.45	$3,000.00	$3,000.00	$3,477.27	$3,477.27	$2,800.00	$2,800.00	$2,112.50	$2,112.50
5	Flush-Mount Locate Access Point or Similar, F&I,	EA	17	$81.70	$1,388.90	$80.00	$1,360.00	$133.75	$2,273.75	$150.00	$2,550.00	$132.38	$2,250.46	$200.00	$3,400.00	$182.00	$3,094.00
6	Marker – Test Station, F&I,	EA	2	$71.70	$143.40	$80.00	$160.00	$91.88	$183.76	$120.00	$240.00	$142.72	$285.44	$150.00	$300.00	$221.00	$442.00
7	Ground Rod (8' X 5/8"), F&I,	EA	19	$49.00	$931.00	$83.00	$1,577.00	$37.69	$716.11	$100.00	$1,900.00	$120.94	$2,297.86	$80.00	$1,520.00	$84.50	$1,605.50
8	Tracer Wire, 12AWG Solid Copper,	LF	15944	$0.34	$5,420.96	$0.50	$7,972.00	$0.34	$5,420.96	$0.90	$14,349.60	$0.35	$5,580.40	$0.50	$7,972.00	$1.04	$16,581.76
9	1X1.25" HDPE Conduit, F&I, U.G., D. Bore,	LF	7263	$10.82	$78,585.66	$15.00	$108,945.00	$13.65	$99,139.95	$12.00	$87,156.00	$17.77	$129,063.51	$23.00	$167,049.00	$11.31	$82,144.53
10	1X1.25" HDPE Conduit, F&I, U.G., D. Bore, Moderate Rock	LF	753	$18.82	$14,171.46	$35.00	$26,355.00	$20.36	$15,331.08	$25.00	$18,825.00	$20.09	$15,127.77	$88.00	$66,264.00	$36.01	$27,115.53
11	2X1.25" HDPE Conduit, F&I, U.G., D. Bore,	LF	4789	$12.82	$61,394.98	$15.25	$73,032.25	$15.72	$75,283.08	$17.00	$81,413.00	$21.81	$104,448.09	$24.00	$114,936.00	$14.69	$70,350.41
12	4X1.25" HDPE Conduit, F&I, U.G., D. Bore,	LF	148	$24.82	$3,673.36	$18.25	$2,701.00	$19.36	$2,865.28	$25.00	$3,700.00	$28.20	$4,173.60	$45.00	$6,660.00	$17.55	$2,597.40
13	Paved Surface Restoration, Sq. Ft., Asphalt	SF	40	$40.00	$1,600.00	$30.00	$1,200.00	$40.00	$1,600.00	$26.40	$1,056.00	$54.00	$2,160.00	$45.00	$1,800.00	$80.60	$3,224.00
14	Paved Surface Restoration, Sq. Ft., Concrete	SF	85	$50.00	$4,250.00	$42.00	$3,570.00	$40.00	$3,400.00	$40.00	$3,400.00	$72.00	$6,120.00	$65.00	$5,525.00	$113.10	$9,613.50
15	96-Count Dielectric FO Cable (Including Loop),	LF	6419	$0.64	$4,108.16	$0.67	$4,300.73	$2.23	$14,314.37	$1.00	$6,419.00	$0.74	$4,750.06	$1.65	$10,591.35	$1.37	$8,794.03
16	48-Count Dielectric FO Cable (Including Loop),	LF	13293	$0.41	$5,450.13	$0.43	$5,715.99	$1.96	$26,054.28	$0.87	$11,564.91	$0.62	$8,241.66	$0.90	$11,963.70	$1.00	$13,293.00
17	Install Cable in New Conduit (Including Loop); OSP, Per Ft	LF	15293	$1.80	$27,527.40	$1.50	$22,939.50	$1.50	$22,939.50	$1.35	$20,645.55	$1.16	$17,739.88	$1.43	$21,868.99	$2.54	$38,844.22
18	Install Cable in Outdoor Camera Conduit and Steel Pipe Risers (Including Loop);, Per Ft	LF	98	$3.00	$294.00	$3.00	$294.00	$16.75	$1,641.50	$4.50	$441.00	$5.03	$492.94	$4.00	$392.00	$1.30	$127.40
19	Install Cable in Existing 3" Conduit (Including Loop); OSP, Per Ft	LF	3654	$2.80	$10,231.20	$1.85	$6,759.90	$1.50	$5,481.00	$1.00	$3,654.00	$2.46	$8,988.84	$2.25	$8,221.50	$2.60	$9,500.40
20	Install Cable in Interior (FO and Cat6 in EMT & Smurf Tube) (Including Loop), Per Ft	LF	127	$2.00	$254.00	$10.00	$1,270.00	$12.75	$1,619.25	$6.75	$857.25	$5.82	$739.14	$3.00	$381.00	$85.74	$10,888.98
21	Building Exterior – Steel Pipe Risers into Buildings or Pullboxes, F&I, Per Ft	LF	42	$90.00	$3,780.00	$45.00	$1,890.00	$21.75	$913.50	$300.00	$12,600.00	$103.67	$4,354.14	$60.00	$2,520.00	$165.10	$6,934.20
22	Steel Pullboxes (Exterior and Interior), F&I, Per Ft	LF	7	$765.50	$5,358.50	$400.00	$2,800.00	$200.00	$1,400.00	$155.00	$1,085.00	$842.04	$5,894.28	$450.00	$3,150.00	$1,339.00	$9,373.00
23	Outdoor Splice Enclosure (144 CT), F&I	EA	5	$945.00	$4,725.00	$2,480.00	$12,400.00	$628.25	$3,141.25	$800.00	$4,000.00	$790.05	$3,950.25	$890.00	$4,450.00	$832.00	$4,160.00
24	Outdoor Splice Enclosure (384 CT), F&I	EA	1	$945.00	$945.00	$870.00	$870.00	$788.05	$788.05	$1,000.00	$1,000.00	$790.05	$790.05	$1,200.00	$1,200.00	$442.00	$442.00
25	576 Ct Propel Panel P/N 760252004 PPL-4U (Fully Loaded), F&I Each	EA	1	$3,000.00	$3,000.00	$1,239.50	$1,239.50	$1,159.38	$1,159.38	$1,250.00	$1,250.00	$1,180.28	$1,180.28	$4,900.00	$4,900.00	$51.22	$51.22
26	96 Ct Propel Panel P/N 760253796 PPL-1U-HD-FX (Fully Loaded), F&I, Each	EA	1	$600.00	$600.00	$660.00	$660.00	$525.00	$525.00	$986.00	$986.00	$566.20	$566.20	$2,800.00	$2,800.00	$51.22	$51.22
27	Lynn 1U FO Termination Panel, Unloaded F&I	EA	9	$300.00	$2,700.00	$982.00	$8,838.00	$352.50	$3,172.50	$486.00	$4,374.00	$453.37	$4,080.33	$1,400.00	$12,600.00	$832.00	$7,488.00
28	LGX Compatible Adapter Plate with (x6) Duplex LC/UPC Blue Adapters	EA	9	$325.00	$2,925.00	$175.00	$1,575.00	$226.25	$2,036.25	$110.00	$990.00	$82.93	$746.37	$80.00	$720.00	$442.00	$3,978.00
29	FO Fusion Splicing (Includes Testing @ 1310 & 1550) 13+ Count,	EA	44	$55.00	$2,420.00	$93.00	$4,092.00	$34.00	$1,496.00	$30.00	$1,320.00	$50.40	$2,217.60	$83.00	$3,652.00	$51.22	$2,253.68
30	FO Fusion Splicing (Includes Testing @ 1310 & 1550) 1-12 Count,	EA	32	$60.00	$1,920.00	$93.00	$2,976.00	$38.00	$1,216.00	$38.00	$1,216.00	$50.40	$1,612.80	$83.00	$2,656.00	$51.22	$1,639.04
31	Panduit Cat6 Shielded Patch Panel, P/N CP24WSK6TGLGY, F&I	EA	9	$239.43	$2,154.87	$665.00	$5,985.00	$166.31	$1,496.79	$425.00	$3,825.00	$1,109.70	$9,987.30	$350.00	$3,150.00	$1,293.50	$11,641.50
32	Receptacle Box w/4 Port Cat6 Wall Plate, F&I	EA	4	$50.00	$200.00	$1.00	$4.00	$25.81	$103.24	$105.00	$420.00	$90.71	$362.84	$150.00	$600.00	$377.00	$1,508.00
33	F&I Terminated 568A (4) Cat6e STP Cables (Four Locations), Per Ft	LF	300	$5.50	$1,650.00	$6.40	$1,920.00	$2.20	$660.00	$4.50	$1,350.00	$6.81	$2,043.00	$4.00	$1,200.00	$2.08	$624.00
34	F&I Unterminated (2) Cat6e Outdoor-Rated Cables (One Location), Per Ft	LF	220	$5.50	$1,210.00	$4.00	$880.00	$1.50	$330.00	$5.50	$1,210.00	$6.81	$1,498.20	$5.00	$1,100.00	$1.43	$314.60
35	Engineering (New Build Stake-Out), Per Ft	LF	12953	$0.50	$6,476.50	$0.25	$3,238.25	$0.25	$3,238.25	$0.40	$5,181.20	$0.15	$1,942.95	$1.00	$12,953.00	$2.41	$31,216.73
36	Outdoor-Rated Conduits for Camera Locations, F&I, Per Ft	LF	48	$50.00	$2,400.00	$13.75	$660.00	$12.75	$612.00	$205.00	$9,840.00	$87.67	$4,208.16	$35.00	$1,680.00	$8.32	$399.36
37	Interior: Install EMT on Walls & Ceiling (FO & Cat6), F&I, Per Ft	LF	93	$30.00	$2,790.00	$45.00	$4,185.00	$16.75	$1,557.75	$105.00	$9,765.00	$29.69	$2,761.17	$85.00	$7,905.00	$3.97	$369.21
38	Interior: Install Smurf Tube in Ceiling (Fire Station), F&I, Per Ft	LF	20	$20.00	$400.00	$5.25	$105.00	$12.75	$255.00	$40.00	$800.00	$77.48	$1,549.60	$65.00	$1,300.00	$4.42	$88.40
39	Install Customer Supplied Utility Cabinet AP Utility AMW-322412-A	EA	2	$600.00	$1,200.00	$230.75	$461.50	$500.00	$1,000.00	$2,500.00	$5,000.00	$1,231.98	$2,463.96	$1,350.00	$2,700.00	$1,638.00	$3,276.00
40	Cust-Supplied AP Utility Aluminum Outdoor Enclosure, Part# AMW-14126-AF, F&I	EA	2	$400.00	$800.00	$230.75	$461.50	$150.00	$300.00	$2,500.00	$5,000.00	$985.58	$1,971.16	$850.00	$1,700.00	$1,495.00	$2,990.00
41	Cust-Supplied Wood Panel Preinstalled into Enclosure, Part# AMW-1412-WB	EA	2	$200.00	$400.00	$230.75	$461.50	$125.00	$250.00	$350.00	$700.00	$73.92	$147.84	$800.00	$1,600.00	$260.00	$520.00
42	Cust-Supplied Pole Mount Accessory for Enclosure, Part# AMW-PM, F&I	EA	2	$100.00	$200.00	$230.75	$461.50	$225.00	$450.00	$550.00	$1,100.00	$59.14	$118.28	$650.00	$1,300.00	$351.00	$702.00
43	Cust-Supplied Ground Bar for Enclosure, Part# AMW-GB, F&I	EA	2	$50.00	$100.00	$230.75	$461.50	$50.00	$100.00	$250.00	$500.00	$88.70	$177.40	$200.00	$400.00	$312.00	$624.00
44	Cust-Supplied DWSpace SNAP-12LC-SM Compact Fiber Optic Patch Panel, F&I: Part# SNAP-12LC-SM	EA	2	$300.00	$600.00	$230.75	$461.50	$150.00	$300.00	$250.00	$500.00	$300.00	$600.00	$850.00	$1,700.00	$578.50	$1,157.00
45	Install Cust-Supplied Steel Cabinet, No Model#, Camera #3 Location	EA	1	$800.00	$800.00	$230.75	$230.75	$200.00	$200.00	$1,500.00	$1,500.00	$1,231.98	$1,231.98	$1,350.00	$1,350.00	$325.00	$325.00
46	Cobra Access Point, F&I, Each	EA	9	$300.00	$2,700.00	$129.15	$1,162.35	$81.25	$731.25	$500.00	$4,500.00	$147.85	$1,330.65	$500.00	$4,500.00	$715.00	$6,435.00
			Total BASE BID		**$298,655.88**		**$357,662.22**		**$333,401.68**		**$371,933.51**		**$408,921.83**		**$552,630.54**		**$429,115.32**
			TOTAL BASE BID		**$298,646.88**		**$357,661.97**		**$333,401.68**		**$371,933.51**		**$408,921.83**		**$552,630.54**		**$429,114.69**

VILLAGE OF Menomonee Falls

Village Board - Regular **8. b.**

Meeting Date:	03/03/2025
Topic:	Award of Contract for Grand Avenue Water Main Relay, Storm Sewer and Street Reconstruction – Woodlawn Drive to Bugline Trail, Project No. 41240
From:	Tom Hoffman, Director of Engineering & Development
Department:	Engineering Services
Date of Committee Action (if required):	03/03/2025
Date of Village Board Action (if required):	03/03/2025

Information

Subject:

Consideration of the Award of Contract for Grand Avenue Water Main Relay, Storm Sewer and Street Reconstruction - Woodlawn Drive to Bugline Trail, Project No. 41240.

Background Information:

This project consists of the reconstruction of Grand Avenue from the Bugline Trail to Woodlawn Drive. The reconstruction will include relaying of the water main with appurtenances, adjusting of sanitary sewer manholes, sanitary lateral relay, removal and replacement of curb & gutter and driveway approaches, adding sidewalk and asphalt path along the parkway, upsizing of existing storm sewer, installation of additional storm sewer, construction of a bio infiltration basin and removal and replacement of the asphalt pavement.

This area also has experienced storm water problems and poor drainage. The Storm Sewer will also eliminate the poor drainage, sump pump icing, standing water and potential damage to the curb & gutter and asphalt pavement.

This project was included in the recent amendment to TID #8.

Key Issues for Consideration:

Bids for the Grand Avenue Water Main Relay, Storm Sewer and Street Reconstruction were opened on Friday, February 21st, 2025 with five contractors submitting bids. A copy of the bid tabulation is attached for your reference. The Engineering Department has reviewed the bids and the low bid was submitted by All-Ways Contractors Inc. The Total Base Bid submitted by All-Ways Contractors Inc was in the amount of $1,142,023.65. Engineers Estimate for the project was $1,460,757.75.

Action By Committee or Village Board:

Village Staff recommends that the Village Board approve the Award of Contract for the Grand Avenue Water Main Relay, Storm Sewer and Street Reconstruction - Woodlawn Drive to Bugline Trail, Project No. 41240 to All- Ways Contractors in the amount of $1,142,023.65.

Attachments

Bid Tab

PROJECT NO. 41240

GRAND AVENUE WATER MAIN RELAY, STORM SEWER AND STREET RECONSTRUCTION - WOODLAWN DRIVE TO BUGLINE TRAIL
BIDS ACCEPTED UNTIL: February 21, 2025 @ 10:00 a.m.
BID OPENING : February 21, 2025 @ 10:05 a.m.
MENOMONEE FALLS VILLAGE HALL - CONFERENCE ROOM 3338

				Bidder #1		Bidder #2		Bidder #3		Bidder #4		Bidder #5	
				All-Ways Contractors, Inc. P.O. Box 798 Elm Grove, WI 53122		Buteyn-Peterson Construction Co, Inc. N7337 Dairyland Drive Sheboygan, WI 53083		Vinton Construction Company 1322 33rd Street P.O. Box 137 Two Rivers, WI 54241		MJ Construction, Inc. 6000 N. 91st Street Milwaukee, WI 53225		Mid City Corporation 12930 W. Custer Ave. Butler, WI 53007	
BID BOND				5%		5%		5%		5%		5%	
TOTAL BASE BID				**$1,142,023.65**		**$1,212,411.00**		**$1,227,260.70**		**$1,381,797.00**		**$1,391,387.00**	
ITEM	**DESCRIPTION**	**UNIT**	**QUANTITY**										
A	**ROADWAY CONSTRUCTION**												
1	Asphalt Pavement Sawcutting (Asphalt Road Pavement, Path and Driveway Approaches)	LF	285	$2.40	$684.00	$2.00	$570.00	$4.00	$1,140.00	$2.00	$570.00	$2.00	$570.00
2	Concrete Sawcutting (Concrete Driveway Approaches and Curb & Gutter)	LF	330	$3.00	$990.00	$2.50	$825.00	$4.00	$1,320.00	$2.00	$660.00	$3.00	$990.00
3	Asphalt Roadway Pavement Removal	SY	8,310	$3.45	$28,669.50	$2.75	$22,852.50	$1.87	$15,539.70	$1.00	$8,310.00	$3.00	$24,930.00
4	Remove Concrete Driveway Approach and Sidewalk	SF	3,020	$0.90	$2,718.00	$1.00	$3,020.00	$1.03	$3,110.60	$4.00	$12,080.00	$2.50	$7,550.00
5	Remove Asphalt Driveway Approach and Path	SF	1,010	$0.90	$909.00	$1.00	$1,010.00	$0.84	$848.40	$8.00	$8,080.00	$2.25	$2,272.50
6	Remove Exist. Concrete Curb & Gutter	LF	4,300	$3.50	$15,050.00	$3.50	$15,050.00	$4.35	$18,705.00	$1.00	$4,300.00	$4.00	$17,200.00
7	Subgrade Repair (Includes Undercutting & 3-Inch Crushed Stone Backfill)	CY	400	$73.60	$29,440.00	$65.00	$26,000.00	$45.23	$18,092.00	$40.00	$16,000.00	$95.00	$38,000.00
8	Shaping and Grading of Roadway to Subgrade	LS	1	$80,325.00	$80,325.00	$94,000.00	$94,000.00	$64,450.00	$64,450.00	$69,250.00	$69,250.00	$95,000.00	$95,000.00
9	Finish Grading Terraces (Back of Curb to Slope Intercept)	LS	1	$14,300.00	$14,300.00	$23,000.00	$23,000.00	$25,900.00	$25,900.00	$16,620.00	$16,620.00	$10,000.00	$10,000.00
10	7-Inch Thickness Base Course - Base Aggregate Dense 1-1/4"	SY	8,120	$7.95	$64,554.00	$8.00	$64,960.00	$8.53	$69,263.60	$7.00	$56,840.00	$8.00	$64,960.00
11	2-Inch Thickness Base Course - Base Aggregate Dense 3/4"	SY	8,120	$3.25	$26,390.00	$2.50	$20,300.00	$2.96	$24,035.20	$7.00	$56,840.00	$3.00	$24,360.00
12	3-Inch Thickness of Asphalt Binder Course – 3 LT 58-28 S	SY	8,120	$10.71	$86,965.20	$11.40	$92,568.00	$10.40	$84,448.00	$10.50	$85,260.00	$11.00	$89,320.00
13	2-Inch Thickness of Asphalt Surface Course – 4 LT 58-28 S	SY	8,120	$8.31	$67,477.20	$8.00	$64,960.00	$8.00	$64,960.00	$8.50	$69,020.00	$8.40	$68,208.00
14	30-Inch Reinforced Concrete Curb & Gutter (Includes Base Course)	LF	4,230	$18.25	$77,197.50	$28.15	$119,074.50	$25.15	$106,384.50	$25.00	$105,750.00	$24.00	$101,520.00
15	4-Inch Concrete Sidewalk (Includes Base Course)	SF	2,150	$7.20	$15,480.00	$10.40	$22,360.00	$10.25	$22,037.50	$7.50	$16,125.00	$10.00	$21,500.00
16	5-Inch Concrete Curb Ramp (Includes Base Course)	SF	230	$7.70	$1,771.00	$15.25	$3,507.50	$11.80	$2,714.00	$10.00	$2,300.00	$11.00	$2,530.00
17	Detectable Warning Field - Cast Iron	SF	56	$30.00	$1,680.00	$55.00	$3,080.00	$50.00	$2,800.00	$35.00	$1,960.00	$30.00	$1,680.00
18	6-Inch Concrete Driveway Approach and Walk Section (Includes Base Course)	SF	2,900	$8.25	$23,925.00	$12.65	$36,685.00	$11.75	$34,075.00	$8.25	$23,925.00	$12.25	$35,525.00
19	8-Inch Reinf. Concrete Driveway Approach and Walk Section (Includes Base Course)	SF	265	$10.75	$2,848.75	$16.00	$4,240.00	$15.15	$4,014.75	$15.00	$3,975.00	$14.00	$3,710.00
20	3-Inch Asphalt Path and Driveway Approach - 4 LT 58-28 S (Includes Base Course)	SF	675	$4.70	$3,172.50	$7.70	$5,197.50	$6.20	$4,185.00	$15.00	$10,125.00	$6.50	$4,387.50
21	3" PVC Sleeve through Curb and Reconnection of Exist. Drainage Piping	EA	3	$100.00	$300.00	$250.00	$750.00	$500.00	$1,500.00	$125.00	$375.00	$1,000.00	$3,000.00
22	Pavement Marking, Hot Epoxy, 4-Inch Center Line, Solid Yellow	LF	1,500	$2.25	$3,375.00	$2.25	$3,375.00	$2.25	$3,375.00	$2.25	$3,375.00	$2.40	$3,600.00
23	Pavement Marking - Hot Epoxy, 6-Inch Cross Walk - Solid White	LF	50	$13.00	$650.00	$13.00	$650.00	$13.00	$650.00	$13.00	$650.00	$13.50	$675.00
24	Pavement Marking - Hot Epoxy, 18-Inch Stop Line - Solid White	LF	12	$21.00	$252.00	$21.00	$252.00	$21.00	$252.00	$21.00	$252.00	$22.00	$264.00
	ROADWAY CONSTRUCTION SUB-TOTAL				**$549,123.65**		**$628,287.00**		**$573,800.25**		**$572,642.00**		**$621,752.00**
B	**STORM SEWER**												
25	10" HDPE (ADS N-12 Dual Wall) Storm Sewer with Granular Backfill	LF	180	$67.40	$12,132.00	$57.00	$10,260.00	$58.25	$10,485.00	$159.00	$28,620.00	$120.00	$21,600.00
26	10" HDPE (ADS N-12 Dual Wall) Storm Sewer with Spoil Backfill	LF	310	$60.80	$18,848.00	$54.00	$16,740.00	$50.75	$15,732.50	$157.00	$48,670.00	$115.00	$35,650.00
27	12" RCP Class V Storm Sewer with Granular Backfill	LF	326	$85.00	$27,710.00	$81.00	$26,406.00	$75.50	$24,613.00	$172.00	$56,072.00	$130.00	$42,380.00
28	12" RCP Class V Storm Sewer with Spoil Backfill	LF	45	$81.00	$3,645.00	$75.00	$3,375.00	$72.90	$3,280.50	$170.00	$7,650.00	$125.00	$5,625.00
29	15" RCP Class IV Storm Sewer with Granular Backfill	LF	134	$91.00	$12,194.00	$101.00	$13,534.00	$79.00	$10,586.00	$177.00	$23,718.00	$135.00	$18,090.00
30	15" RCP Class IV Storm Sewer with Spoil Backfill	LF	10	$91.00	$910.00	$95.00	$950.00	$79.00	$790.00	$175.00	$1,750.00	$130.00	$1,300.00
31	18" RCP Class III Storm Sewer with Granular Backfill	LF	189	$109.00	$20,601.00	$100.00	$18,900.00	$97.00	$18,333.00	$180.00	$34,020.00	$150.00	$28,350.00
32	18" RCP Class III Storm Sewer with Spoil Backfill	LF	105	$105.00	$11,025.00	$68.00	$7,140.00	$82.00	$8,610.00	$178.00	$18,690.00	$145.00	$15,225.00
33	21" RCP Class III Storm Sewer with Granular Backfill	LF	200	$120.00	$24,000.00	$118.00	$23,600.00	$127.55	$25,510.00	$190.00	$38,000.00	$165.00	$33,000.00
34	21" RCP Class III Storm Sewer with Spoil Backfill	LF	20	$120.00	$2,400.00	$96.00	$1,920.00	$104.50	$2,090.00	$188.00	$3,760.00	$160.00	$3,200.00
35	19"x30" HE-RCP Class III Storm Sewer with Granular Backfill	LF	42	$191.00	$8,022.00	$200.00	$8,400.00	$175.20	$7,358.40	$275.00	$11,550.00	$400.00	$16,800.00
36	24"x38" HE-RCP Class III Storm Sewer with Granular Backfill	LF	24	$260.00	$6,240.00	$290.00	$6,960.00	$232.00	$5,568.00	$365.00	$8,760.00	$500.00	$12,000.00
37	4" PVC Storm Lateral Stub (3-ft.) with Cap	EA	9	$225.00	$2,025.00	$200.00	$1,800.00	$190.00	$1,710.00	$350.00	$3,150.00	$500.00	$4,500.00
38	Remove & Reinstall 12" Flared End Section	LS	1	$540.00	$540.00	$1,000.00	$1,000.00	$825.00	$825.00	$1,550.00	$1,550.00	$2,500.00	$2,500.00
39	18" Flared End Section w/ Galvanized Trash Guard	EA	1	$2,420.00	$2,420.00	$2,200.00	$2,200.00	$2,245.00	$2,245.00	$2,500.00	$2,500.00	$1,250.00	$1,250.00
40	21" Flared End Section w/ Galvanized Trash Guard	EA	1	$3,000.00	$3,000.00	$2,750.00	$2,750.00	$3,020.00	$3,020.00	$2,800.00	$2,800.00	$2,000.00	$2,000.00
41	96" Precast Reinforced Concrete Storm Manhole	EA	1	$18,725.00	$18,725.00	$21,595.00	$21,595.00	$17,205.00	$17,205.00	$13,000.00	$13,000.00	$32,500.00	$32,500.00
42	72" Precast Reinforced Concrete Storm Manhole	EA	1	$7,980.00	$7,980.00	$5,750.00	$5,750.00	$7,635.00	$7,635.00	$6,000.00	$6,000.00	$12,500.00	$12,500.00
43	60" Precast Reinforced Concrete Storm Manhole	EA	5	$4,460.00	$22,300.00	$5,035.00	$25,175.00	$5,870.00	$29,350.00	$5,500.00	$27,500.00	$9,500.00	$47,500.00
44	48" Precast Reinforced Concrete Storm Manhole	EA	4	$2,585.00	$10,340.00	$3,120.00	$12,480.00	$4,255.00	$17,020.00	$3,600.00	$14,400.00	$6,000.00	$24,000.00
45	2.5'x3' Catch Basin w/ 12" Sump	EA	23	$1,990.00	$45,770.00	$2,625.00	$60,375.00	$2,875.00	$66,125.00	$3,300.00	$75,900.00	$2,500.00	$57,500.00

46	2'x2' Precast Storm Inlet	EA	9	$1,320.00	$11,880.00	$1,650.00	$14,850.00	$2,095.00	$18,855.00	$2,800.00	$25,200.00	$2,250.00	$20,250.00
47	Storm Manhole Frame and Lid - Neenah R-1661 with R-1660-A Lid	EA	9	$1,050.00	$9,450.00	$865.00	$7,785.00	$1,020.00	$9,180.00	$1,100.00	$9,900.00	$750.00	$6,750.00
48	Storm Manhole Frame and Lid - Neenah R-1661-A with R-1660-A Lid (6" Frame Height)	EA	2	$1,050.00	$2,100.00	$865.00	$1,730.00	$950.00	$1,900.00	$1,100.00	$2,200.00	$800.00	$1,600.00
49	Curb Inlet Frame, Curb Box & Type C Grate - Neenah R-3246-A	EA	21	$1,250.00	$26,250.00	$1,050.00	$22,050.00	$1,078.00	$22,638.00	$1,350.00	$28,350.00	$1,150.00	$24,150.00
50	Inlet Frame & Grate - Neenah R-3210-A	EA	9	$870.00	$7,830.00	$750.00	$6,750.00	$750.00	$6,750.00	$950.00	$8,550.00	$850.00	$7,650.00
51	Remove Exist. Storm Sewer (6"-18" Dia.)	LF	615	$26.40	$16,236.00	$20.00	$12,300.00	$34.00	$20,910.00	$40.00	$24,600.00	$35.00	$21,525.00
52	Remove Exist. 42" RCP Storm Sewer	LF	20	$46.40	$928.00	$75.00	$1,500.00	$45.00	$900.00	$175.00	$3,500.00	$100.00	$2,000.00
53	Remove Exist. 6" Conc. End Section	EA	2	$50.00	$100.00	$150.00	$300.00	$135.00	$270.00	$250.00	$500.00	$500.00	$1,000.00
54	Remove Exist. Storm Structure	EA	18	$345.00	$6,210.00	$490.00	$8,820.00	$375.00	$6,750.00	$475.00	$8,550.00	$500.00	$9,000.00
55	Bulkhead Exist. Storm Sewer	EA	9	$350.00	$3,150.00	$350.00	$3,150.00	$650.00	$5,850.00	$500.00	$4,500.00	$650.00	$5,850.00
	STORM SEWER SUB-TOTAL				**$344,961.00**		**$350,545.00**		**$372,094.40**		**$543,910.00**		**$517,245.00**

				Bidder #1		Bidder #2		Bidder #3		Bidder #4		Bidder #5	
C	**WATER MAIN**												
56	8" PVC Water Main with Granular Backfill	LF	460	$160.00	$73,600.00	$154.00	$70,840.00	$149.05	$68,563.00	$160.00	$73,600.00	$170.00	$78,200.00
57	6" PVC Hydrant Lead with Granular Backfill	LF	27	$210.00	$5,670.00	$200.00	$5,400.00	$100.65	$2,717.55	$140.00	$3,780.00	$165.00	$4,455.00
58	8" Gate Valve with Valve Box	EA	3	$3,800.00	$11,400.00	$3,120.00	$9,360.00	$1,268.00	$3,804.00	$3,600.00	$10,800.00	$3,200.00	$9,600.00
59	6" Hydrant Gate Valve with Valve Box	EA	2	$2,800.00	$5,600.00	$2,250.00	$4,500.00	$2,495.00	$4,990.00	$2,800.00	$5,600.00	$2,800.00	$5,600.00
60	Hydrant	EA	2	$7,200.00	$14,400.00	$6,590.00	$13,180.00	$6,825.00	$13,650.00	$10,000.00	$20,000.00	$5,950.00	$11,900.00
61	1¼" Polyethylene Water Service Lateral with Granular Backfill	LF	55	$226.00	$12,430.00	$140.00	$7,700.00	$124.00	$6,820.00	$215.00	$11,825.00	$50.00	$2,750.00
62	1¼" Polyethylene Water Service Lateral with Spoil Backfill	LF	30	$195.00	$5,850.00	$100.00	$3,000.00	$92.15	$2,764.50	$210.00	$6,300.00	$50.00	$1,500.00
63	Curb Stop (1¼" Valve Size) and Box	EA	3	$1,150.00	$3,450.00	$2,450.00	$7,350.00	$1,268.00	$3,804.00	$1,000.00	$3,000.00	$3,000.00	$9,000.00
64	Adjust Existing Valve Box	EA	14	$760.00	$10,640.00	$300.00	$4,200.00	$357.00	$4,998.00	$350.00	$4,900.00	$250.00	$3,500.00
65	Abandon Existing Valve Box	EA	1	$600.00	$600.00	$750.00	$750.00	$430.00	$430.00	$400.00	$400.00	$300.00	$300.00
66	Remove Existing Valve & Valve Box	EA	3	$1,200.00	$3,600.00	$1,000.00	$3,000.00	$1,315.00	$3,945.00	$500.00	$1,500.00	$1,000.00	$3,000.00
67	Remove and Salvage Existing Hydrant	EA	1	$2,000.00	$2,000.00	$1,500.00	$1,500.00	$825.00	$825.00	$750.00	$750.00	$1,000.00	$1,000.00
68	Connection to Exist. 6" C.I. Water Main	EA	1	$5,150.00	$5,150.00	$4,150.00	$4,150.00	$3,415.00	$3,415.00	$11,000.00	$11,000.00	$6,500.00	$6,500.00
69	Connection to Exist. 8" PVC Water Main	EA	2	$5,150.00	$10,300.00	$4,150.00	$8,300.00	$3,440.00	$6,880.00	$11,100.00	$22,200.00	$7,500.00	$15,000.00
70	4" Polystyrene Insulation	SF	32	$5.00	$160.00	$15.00	$480.00	$4.70	$150.40	$25.00	$800.00	$5.00	$160.00
	WATER MAIN SUB-TOTAL				**$164,850.00**		**$143,710.00**		**$127,756.45**		**$176,455.00**		**$152,465.00**

D	**DITCH CHANNEL CONSTRUCTION**												
71	Grading of Ditch Channel	LS	1	$11,880.00	$11,880.00	$6,000.00	$6,000.00	$2,500.00	$2,500.00	$26,000.00	$26,000.00	$18,500.00	$18,500.00
72	Grass Restoration - 4" Topsoil, Seed, Fertilizer & DS150 Erosion Mat	SY	600	$6.85	$4,110.00	$11.00	$6,600.00	$8.97	$5,382.00	$8.50	$5,100.00	$8.00	$4,800.00
73	Remove Existing Rip Rap & Place Salvaged Rip Rap at Ditch Outfall	CY	10	$50.00	$500.00	$100.00	$1,000.00	$118.00	$1,180.00	$50.00	$500.00	$75.00	$750.00
	DITCH CHANNEL CONSTRUCTION SUB-TOTAL				**$16,490.00**		**$13,600.00**		**$9,062.00**		**$31,600.00**		**$24,050.00**

E	**MISCELLANEOUS**												
74	Adjust Exist. Storm Manhole	EA	2	$820.00	$1,640.00	$600.00	$1,200.00	$550.00	$1,100.00	$650.00	$1,300.00	$1,000.00	$2,000.00
75	Adjust Exist. Sanitary Manhole	EA	6	$1,190.00	$7,140.00	$750.00	$4,500.00	$575.00	$3,450.00	$675.00	$4,050.00	$1,250.00	$7,500.00
76	Sanitary Manhole Adaptor Seal	EA	6	$440.00	$2,640.00	$600.00	$3,600.00	$454.00	$2,724.00	$850.00	$5,100.00	$1,100.00	$6,600.00
77	Sanitary Manhole Frame and Lid - Neenah R-1661 w/ 1660 Lid	EA	6	$885.00	$5,310.00	$825.00	$4,950.00	$815.00	$4,890.00	$1,200.00	$7,200.00	$1,100.00	$6,600.00
78	Clearing and Grubbing	ID	43	$84.00	$3,612.00	$125.00	$5,375.00	$75.00	$3,225.00	$80.00	$3,440.00	$80.00	$3,440.00
79	Grass Restoration - 4" Topsoil, Seed, Fertilizer & Mulch	SY	2,800	$5.85	$16,380.00	$9.90	$27,720.00	$7.02	$19,656.00	$8.50	$23,800.00	$6.25	$17,500.00
80	Grass Restoration - Watering & Maintenance	LS	1	$2,890.00	$2,890.00	$8,250.00	$8,250.00	$1,000.00	$1,000.00	$500.00	$500.00	$3,000.00	$3,000.00
81	Silt Fence	LF	2,300	$1.65	$3,795.00	$1.88	$4,324.00	$2.15	$4,945.00	$3.00	$6,900.00	$1.65	$3,795.00
82	Inlet Protection - Type B	EA	9	$55.00	$495.00	$65.00	$585.00	$70.00	$630.00	$50.00	$450.00	$55.00	$495.00
83	Inlet Protection - Type C	EA	41	$65.00	$2,665.00	$65.00	$2,665.00	$70.00	$2,870.00	$50.00	$2,050.00	$65.00	$2,665.00
84	Temp. Ditch Check - Straw Waddle	LF	40	$6.80	$272.00	$15.00	$600.00	$8.00	$320.00	$15.00	$600.00	$7.00	$280.00
85	Rip Rap - Medium	CY	20	$123.00	$2,460.00	$125.00	$2,500.00	$136.88	$2,737.60	$85.00	$1,700.00	$100.00	$2,000.00
86	Traffic Control	LS	1	$17,300.00	$17,300.00	$10,000.00	$10,000.00	$97,000.00	$97,000.00	$100.00	$100.00	$20,000.00	$20,000.00
	MISCELLANEOUS SUB-TOTAL				**$66,599.00**		**$76,269.00**		**$144,547.60**		**$57,190.00**		**$75,875.00**

	TOTAL BASE BID				**$1,142,023.65**		**$1,212,411.00**		**$1,227,260.70**		**$1,381,797.00**		**$1,391,387.00**

VILLAGE OF Menomonee Falls

Village Board - Regular **8. c.**

Meeting Date:	03/03/2025
Topic:	Award of Contract for Theodore Avenue Water Main, Sanitary Sewer, and Lateral Reconstruction, Project No. 72085
From:	Tom Hoffman, Director of Engineering & Development
Department:	Engineering Services
Date of Committee Action (if required):	03/03/2025
Date of Village Board Action (if required):	03/03/2025

Information

Subject:

Consideration of the Award of Contract for the Theodore Avenue Water Main and Sewer Lateral Replacement Project from Jacobson Drive to Ann Avenue, Project No. 72085.

Background Information:

The project consists of the replacement of the existing water main with a new 8 inch water main, new laterals to the Right of way line and new hydrants and valves in Theodore Avenue from Jacobson to Ann Avenue. Also, as part of the project it was determined that all of the Sanitary Laterals that are eligible to be replaced as part of the MMSD's Private Property Infiltration and Inflow Reduction (PPII) Program. The work will consist of canvasing 24 residents along Theodore Ave to participate in the sanitary sewer lateral replacement program. Replacement will consist of full pipe replacement up to the home if the homeowner determines they would like to participate in the program. Otherwise, the laterals will be replaced from the main line to the lot line. This will reduce the infiltration into the Village's sanitary sewer system from leaky sanitary laterals.

Key Issues for Consideration:

Four contractors submitted bids for the project on February 12, 2025. A copy of the bid tabulation is attached for your reference. The low bid was submitted by MJ Construction. for a Total Base Bid of $775,953.00. There are two funding sources for the project, The water main portion was budget for as part of the 2025 Capital Budget and the sanitary work from the MMSD PPII Program. The MMSD funding agreement to replace the sanitary laterals was approved in fall 2024. The Village's construction budget for the projects is $1,142,000.

Action By Committee or Village Board:

Village Staff recommends that the Village Board approve the Award of Contract for the Theodore Avenue Water Main and Sewer Lateral Replacement Project from Jacobson Drive to Ann Avenue, Project No. 72085 to MJ Construction in the amount of $775,953.00.

Attachments

Theodore Ave Bid Tab

PROJECT NO. 72085

THEODORE WATERMAIN RELAY
BIDS ACCEPTED UNTIL: FEBRUARY 12, 2025 @ 10:15 AM
BID OPENING: FEBRUARY 12, 2025 @ 10:30 AM
MENOMONEE FALLS VILLAGE HALL CONFERENCE ROOM 3338

				Bidder #1		Bidder #2		Bidder #3		Bidder #4	
				MJ CONSTRUCTION 6000 N. 91ST STREET MILWAUKEE WI 53225		**MID CITY CORP 12930 W CUSTER AVE BUTLER WI 53007**		**GLOBE CONTRACTORS N50W23076 BETKER RD PEWAUKEE WI 53072**		**UPI, LLC 2180 S SPRINGDALE ROAD NEW BERLIN WI 53146**	
BID BOND				5%		5%		5%		5%	
TOTAL BASE BID				**$775,953.00**		**$831,679.50**		**$884,056.00**		**$1,360,230.00**	
ITEM	**DESCRIPTION**	**UNIT**	**ESTIMATED QUANTITY**								
I	**WATER MAIN**										
1	8" C900 PVC Water Main with T.B. Backfill	LF	1,052	$122.00	$128,344.00	$150.00	$157,800.00	$135.00	$142,020.00	$149.00	$156,748.00
2	8" Gate Valve with Valve Box	EA	2	$3,000.00	$6,000.00	$3,000.00	$6,000.00	$3,300.00	$6,600.00	$3,200.00	$6,400.00
3	6" Gate Valve with Valve Box	EA	2	$2,000.00	$4,000.00	$2,700.00	$5,400.00	$1,450.00	$2,900.00	$2,400.00	$4,800.00
4	Hydrant	EA	2	$6,700.00	$13,400.00	$5,850.00	$11,700.00	$6,400.00	$12,800.00	$7,485.00	$14,970.00
5	8"x8" Cross	EA	1	$1,050.00	$1,050.00	$1,350.00	$1,350.00	$1,750.00	$1,750.00	$1,015.00	$1,015.00
6	6" PVC Hydrant Lead	LF	53	$105.00	$5,565.00	$145.00	$7,685.00	$185.00	$9,805.00	$115.00	$6,095.00
7	1 1/4" Polyethylene Service Lateral	LF	834	$135.00	$112,590.00	$50.00	$41,700.00	$120.00	$100,080.00	$114.00	$95,076.00
8	Curb Stop (1 1/4" Valve Size), Tap, Fittings, and Box	EA	27	$600.00	$16,200.00	$2,000.00	$54,000.00	$980.00	$26,460.00	$2,775.00	$74,925.00
9	Water Main Connection	EA	2	$7,500.00	$15,000.00	$5,500.00	$11,000.00	$4,250.00	$8,500.00	$5,965.00	$11,930.00
10	Erosion Control (Inlet Protections)	EA	3	$50.00	$150.00	$80.00	$240.00	$70.00	$210.00	$65.00	$195.00
11	Traffic Control, Construction Staging & Detour	LS	1	$250.00	$250.00	$3,000.00	$3,000.00	$4,000.00	$4,000.00	$5,000.00	$5,000.00
			WATER MAIN SUB-TOTAL		**$302,549.00**		**$299,875.00**		**$315,125.00**		**$377,154.00**
II	**SANITARY SEWER**										
12	Relay Sanitary Lateral from Main to R/W (27)	LF	802	$215.00	$172,430.00	$218.00	$174,836.00	$200.00	$160,400.00	$342.00	$274,284.00
13	Relay Sanitary Lateral from R/W to 3 Feet from House - Contingent Bid Item (27)	LF	762	$225.00	$171,450.00	$165.00	$125,730.00	$140.00	$106,680.00	$282.00	$214,884.00
14	Contractor house inspections, pre- construction	EA	27	$250.00	$6,750.00	$1,000.00	$27,000.00	$1,600.00	$43,200.00	$782.00	$21,114.00
15	Sanitary Lateral Connection Inside Building with Cleanout - Contingent Bid Item	EA	20	$750.00	$15,000.00	$3,250.00	$65,000.00	$4,600.00	$92,000.00	$14,150.00	$283,000.00
16	Sanitary Lateral Connection Outside Building with Cleanout - Contingent Bid Item	EA	7	$850.00	$5,950.00	$3,250.00	$22,750.00	$1,550.00	$10,850.00	$2,465.00	$17,255.00
17	Finished Basement Restoration - Contingent Bid Item	EA	27	$100.00	$2,700.00	$1.00	$27.00	$1,000.00	$27,000.00	$1,525.00	$41,175.00
18	Post Sanitary Lateral Televising - Contingent Bid Item	EA	27	$50.00	$1,350.00	$150.00	$4,050.00	$600.00	$16,200.00	$430.00	$11,610.00
19	Trench Patching - 5" (Sanitary)	SY	157	$65.00	$10,205.00	$87.00	$13,659.00	$55.00	$8,635.00	$54.00	$8,478.00
20	Concrete Sidewalk (Sanitary)	SY	78	$68.00	$5,304.00	$50.00	$3,900.00	$100.00	$7,800.00	$160.00	$12,480.00
21	Concrete Curb & Gutter 30-Inch (Sanitary)	LF	131	$50.00	$6,550.00	$45.00	$5,895.00	$68.00	$8,908.00	$103.00	$13,493.00
22	Grass Restoration with 4" Topsoil, Hydro- Seed, and Watering (Sanitary)	SY	661	$10.00	$6,610.00	$5.00	$3,305.00	$13.00	$8,593.00	$13.00	$8,593.00
			SANITARY SEWER SUB-TOTAL		**$404,299.00**		**$446,152.00**		**$490,266.00**		**$906,366.00**
III	**REMOVALS**										
23	Sawcutting	LF	2,683	$2.00	$5,366.00	$1.50	$4,024.50	$2.00	$5,366.00	$1.00	$2,683.00
24	Asphalt Trench Removal	SY	904	$1.00	$904.00	$12.00	$10,848.00	$5.00	$4,520.00	$3.00	$2,712.00
25	Remove Hydrant and Valve Assembly	EA	2	$250.00	$500.00	$600.00	$1,200.00	$750.00	$1,500.00	$825.00	$1,650.00
26	Remove Concrete Sidewalk	SY	146	$1.00	$146.00	$5.00	$730.00	$5.00	$730.00	$6.00	$876.00
27	Remove Curb & Gutter	LF	280	$1.00	$280.00	$5.00	$1,400.00	$7.50	$2,100.00	$2.00	$560.00
			REMOVALS SUB-TOTAL		**$7,196.00**		**$18,202.50**		**$14,216.00**		**$8,481.00**
IV.	**PAVING & RESTORATION**										
28	Trench Patching - 5" (Water)	SY	747	$65.00	$48,555.00	$75.00	$56,025.00	$55.00	$41,085.00	$54.00	$40,338.00
29	Concrete Sidewalk (Water)	SY	68	$68.00	$4,624.00	$60.00	$4,080.00	$100.00	$6,800.00	$160.00	$10,880.00
30	Concrete Curb & Gutter 30-Inch (Water)	LF	149	$50.00	$7,450.00	$45.00	$6,705.00	$100.00	$14,900.00	$103.00	$15,347.00
31	Grass Restoration with 4" Topsoil, Hydro- Seed, and Watering (Water)	SY	128	$10.00	$1,280.00	$5.00	$640.00	$13.00	$1,664.00	$13.00	$1,664.00
			PAVING & RESTORATION SUB-TOTAL		**$61,909.00**		**$67,450.00**		**$64,449.00**		**$68,229.00**
			TOTAL BASE BID		**$775,953.00**		**$831,679.50**		**$884,056.00**		**$1,360,230.00**