VILLAGE OF MENOMONEE FALLS

NOTICE OF PUBLIC MEETING

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GOVERNMENT COMMITTEE
Menomonee Falls Village Hall, Room 2245
W156N8480 Pilgrim Road, Menomonee Falls, WI
Monday, October 19, 2026 6:15 p.m.

Note: Committee Chairpersons are asked to enter the date in which each item is to go before the Village Board (V.B.) when applicable.

1. Consideration of an Ordinance amending Chapters 18 and 42 of the Municipal Code pertaining to building permit fees and approval of a Resolution adopting the plan review and permit fee schedule with an adjustment to the fee for Residential: one-family, two-family and additions thereto, and attached garages.

   V.B. Action 10/15/2026 V.B. Report 10/15/2026 Hold in Committee

2. Consideration of the 2027 Business Improvement District Operating Plan

   V.B. Action 10/19/2026 V.B. Report 10/19/2026 Hold in Committee

3. 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.

General Government Committee **1.**

Meeting Date: 10/19/2026
Topic: Building Permit Fees
From: Amy Bennett, Director of Planning and Development
Department: Planning & Development Services
Date of Village Board Action (if required): 10/19/2026

Information

Subject:
Consideration of an Ordinance amending Chapters 18 and 42 of the Municipal Code pertaining to building permit fees and approval of a Resolution adopting the plan review and permit fee schedule with an adjustment to the fee for Residential: one-family, two-family and additions thereto, and attached garages.

Background Information:
The general fee structure for various permits and applications within the Village are currently contained in Chapter 42 of the municipal code. Chapter 18 of the municipal code deals with buildings and building regulations.

Chapter 18 regulates the permits needed for building permits, electrical permits, plumbing permits, holding tanks, and required cash deposits for residential construction. These areas also refer to chapter 42 to obtain the fee for each of these permits or building regulations. The purpose of this ordinance is to remove the fee structure from the municipal code and have it adopted by Resolution. The village board will still formally adopt any changes to the fee structure, but the process will be by Resolution, instead of by ordinance.

The building permit fees were last updated in 2022. After learning about a 5% increase for SAFEbuilt contracted inspections services for 2027 and 2028, Staff reviewed surrounding communities for their current building fees (fee per square foot) for Residential: one-family, two-family and additions thereto, and attached garages and made a comparison. Please see attached sheet.

After compiling the data, the recommended change is to increase to $0.44 per square foot for Residential: one-family, two-family and additions thereto, and attached garages. This will better align with surrounding communities. The $65 minimum fee would remain the same. Other building permits are generally in line with surrounding communities. No fee adjustments are proposed for commercial or industrial permits.

Key Issues for Consideration:
The proposed building permit fee change is to have our fees at, or very close to the average of the peer communities and to support a 5% contract increase for inspection services.

Action By Committee or Village Board:
Recommend the Village Board of Trustees adopt the ordinance to remove the fee structure from the municipal code and have it adopted by Resolution and approve the Resolution adjusting the fee for Residential: one-family, two-family and additions thereto, and attached garages.

Attachments

Draft Ordinance Building Permit Fees

Permit Fee Comparison
Comparison Table
Draft Resoltion with Fee Schedule

Village of Menomonee Falls Ordinance No. ____-O-26

AN ORDINANCE AMENDING CHAPTERS 18 AND 42 OF THE MUNICIPAL CODE OF THE VILLAGE OF MENOMONEE FALLS RELATING TO CERTAIN BUILDING PERMIT FEES

WHEREAS, it is deemed to be in the best interests of the Village of Menomonee Falls that the Municipal Code of the Village of Menomonee Falls 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 does hereby ordain as follows:

Section 1. Section 18-46 of the Municipal Code of the Village of Menomonee Falls [Required] is amended to add the double underlined language and to remove the crossed out language as follows::

> No development shall occur, nor any structure or building be enlarged, nor added to, moved, improved, altered, extended, demolished or removed, unless a permit therefor shall first be obtained by the owner or his agent from the village manager or designee. Permits are also required for all uses prescribed in the permit fee schedule ~~of this Code~~ **established by resolution pursuant to section 42-18**. **Failure to obtain a permit in compliance with this provision shall result in the permit fee being doubled.** Compliance with the provisions of this chapter does not relieve the owner from compliance with rules established in other related codes. Construction or erection of fences, walls or other architectural screening devices, which extend 4½ feet or more above the adjacent grade level, shall require a building permit.

Section 2. Section 18-65 of the Municipal Code of the Village of Menomonee Falls [Permit fees] is repealed and recreated as follows:

> Sec. 18-65. Permit fees.
>
> Before receiving a building permit, the owner or the owner's agent shall pay the fee as established by resolution pursuant to section 42-18. In respect to new work, existing buildings, alterations or repairs, the physical value of the work shall be determined by the village manager or designee on the basis of current costs, or as otherwise provided by ordinance.

Section 3. Section 18-66 of the Municipal Code of the Village of Menomonee Falls [Cash Deposit] is amended to add the double underlined language and to remove the crossed out language as follows:

> (a) A cash deposit in the amount established **by resolution pursuant to** ~~in~~ section 42-18~~(a)(2)~~ shall be required upon the issuance of a building permit for a principal building or structure or an addition thereto. Subject to the village manager or designee's approval, minor alterations and residential accessory structures may be exempted from the deposit.

***

(e) The full deposit fee shall be maintained **and shall not be refunded until the village manager or his designee determines that the amount of work completed is sufficiently completed so as to eliminate the risk that the Village be required to utilize the deposit amount to complete work pursuant to subsection (c) or** until final approval or issuance of an occupancy permit**, whichever is later**.

Section 4. Section 18-169 of the Municipal Code of the Village of Menomonee Falls [Fees] is amended to add the double underlined language and to remove the crossed out language as follows:

Sec. 18-169. Fees.

The fees to be paid to the village for permits required by this subdivision shall be as established **by resolution pursuant to** ~~in~~ section 42-18~~(b)(2)~~.

Section 5. Section 18-275 of the Municipal Code of the Village of Menomonee Falls [Permit required; fees] is amended to add the double underlined language and to remove the crossed out language as follows:

Sec. 18-275. Permit required; fees.

(c) The fees to be paid to the village for plumbing permits shall be as established **by resolution pursuant to** ~~in~~ section 42-18~~(c)(1)~~.

Section 6. Section 18-331 of the Municipal Code of the Village of Menomonee Falls [Private sewage disposal systems] is amended to add the double underlined language and to remove the crossed out language as follows:

Sec. 18-331. Private sewage disposal systems.

(b) *Holding tanks.* Where the owner of real estate is permitted to install a sewage holding tank under the provisions of Wis. Admin. Code § Comm 83.18, the owner shall deposit and maintain a cash bond with the village in the amount **set forth in the fee schedule adopted by resolution pursuant to** ~~established in~~ section 42-18~~(c)(2)~~ to reimburse the village for any expenses incurred by it if the owner fails to maintain the holding tank in a healthful, sanitary and safe condition. Such cash bond shall be deposited in an escrow account maintained by the village. Any income derived therefrom shall be deposited in the village general funds in payment of the expense of maintaining and handling such escrow. Nothing contained in this section shall prevent the village from recovering any expense it may incur with respect to the maintenance and operation of such tank by any other course of action available to it.

Section 7. Section 42-18 of the Municipal Code of the Village of Menomonee Falls [Buildings and building regulations] is repealed and recreated to read as follows:

Sec. 42-18. Building and building regulations

Building permit fees shall be set by resolution of the Village Board.

Section 8. Section 42-38 of the Municipal Code of the Village of Menomonee Falls [Environment] is amended to add the double underlined language and to remove the crossed out language as follows:

(b) Wells

(2) Well abandonment permit. The fee for the plumbing permit issued to close a well being abandoned pursuant to article III, chapter 38 of this Code shall be ~~$100.00~~ **established by resolution pursuant to section 42-18.**

Section 9. Section 42-46 of the Municipal Code of the Village of Menomonee Falls [Fire prevention and protection] is hereby repealed and recreated to read as follows:

Sec. 42-46. Fire prevention and protection

Fire inspection permit fees shall be set by resolution of the Village Board.

Section 10. Except as specifically modified and amended by this ordinance, the Municipal Code of the Village of Menomonee Falls shall remain in force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this ordinance are hereby repealed.

Section 11. This ordinance shall take effect and be in full force from and after its passage and publication.

Section 12. SEVERABILITY. If a court of competent jurisdiction adjudges any section, clause, provision or portion of this ordinance unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 2nd day of November, 2026.

Date Posted: _____

By: _____

Jeremy Walz, Village President

Attest: _____

Amy Dishinger, Village Clerk

Menomonee Falls

- Plumbing - $60
- HVAC - $65
- Electrical - $60
- Residential Building - $65 min / .35 cents per square foot of project area
- Office Building - $100 min / .33 cents per square foot
- Industrial Building $100 min / .27 cents per square foot
- Reroof/reside (commercial/industrial) - $100 min, plus $12 per $1,000
- Early Start (commercial/industrial) - $500

Brookfield

- Plumbing -$80
- HVAC - $80
- Electrical - $80
- Residential Building - $80 / alterations and remodels they charge .47 cents per square foot
- Office Building - $80 / alterations and remodels they charge .42 cents per square foot
- Industrial Building - $80 / alterations and remodels they charge .37 cents per square foot
- Reroof/reside (commercial/industrial) - $80
- Early Start (commercial/industrial) - $336?

Germantown – They have a 4.23 tech fee added to all permits

- Plumbing - $68.77
- HVAC - $68.77
- Electrical - $68.77
- Residential Building – $68.77 / .44 cents per square foot
- Office Building $68.77 / .44 cents per square foot
- Industrial Building $68.77 / .38 cents per square foot
- Reroof/reside (commercial/industrial) - $10.58 per $1,000 w/$500 maximum
- Early Start (commercial/industrial) - $370.24

Mequon

- Plumbing - $65
- HVAC - $65
- Electrical - $65
- Residential Building – $65 / .40 cents per square foot
- Office Building - $65 / .40 cents per square foot
- Industrial Building - $65 / .35 cents per square foot
- Reroof/reside (commercial/industrial) - $14 per $1,000
- Early Start (commercial/industrial) - $350

Pewaukee

- Residential Plumbing, HVAC, Electrical - $70
- Commercial Plumbing, HVAC, Electrical - $110
- Residential Building - $275 / .45 cents per square foot for New Building and Additions (Remodel / Alteration base fee is $150 plus $11 per $1,000 of Project Cost)
- Non-Res Building - $400 / .40 cents per square foot for New Buildings and Additions (Remodel / Alteration base fee is $250 plus $11 per $1,000 of project cost)
- Reroof/reside (commercial/industrial) - $70 min, plus $11 per $1,000
- Early Start (commercial/industrial) - $300

Sussex– They have a $5 tech fee added to all building permits

- Plumbing - $50
- HVAC - $50
- Electrical - $50
- Residential Building - $50 / .34 cents per square foot
- Office Building - $50 / .30 cents per square foot
- Industrial Building - $50 / .30 cents per square foot
- Reroof/reside (commercial/industrial) - $50 min, plus $10 per $1,000
- Early Start (commercial/industrial) - $225

New Berlin +$7 Technology fee to all listed prices

- Plumbing - $60
- HVAC - $65
- Electrical - $80 for itemized items, $60 for one of Dishwasher, Disposal, Water Heater Radon fan, or sump pump
- Residential Building - $160 / .44 cents per square foot
- Office Building - $65 / .42 cents per square foot
- Industrial building - $65 / .36 cents per square foot
- Reroof/reside (commercial/industrial) - $15 per $1,000 w/$330 maximum
- Early Start (commercial/industrial) - $330

PERMIT TYPE	RESIDENTIAL 1-2 Family							RESIDENTIAL 3+ Family						
	Menomonee Falls	Brookfield	Germantown	Mequon	Pewaukee	Sussex	New Berlin	Menomonee Falls	Brookfield	Germantown	Mequon	Pewaukee	Sussex	New Berlin
PLUMBING	$60	$80	$73	$65	$70	$50	$65	$60	$80	$73	$65	$70	$50	$65
ELECTRICAL	$60	$80	$73	$65	$70	50*	$65	$60	$80	$73	$65	$70	50*	$65
HVAC	$65	$80	$73	$65	$70	$50	$65	$65	$80	$73	$65	$70	$50	$65
BUILDING														
NEW CONST							$160 + $0.44							$65 + $0.46
ADDITION	$0.35 SF $65 min	$80 + $0.47	$73 + $0.44	$65 + $0.40	$250 + $0.45	$50 + $0.34	$65 + $0.44	$0.35 SF $100 min	$80 + $0.37	$73 + $0.44	$65 + $0.40	$400 + $0.40	$50 + $0.30	$65 + $0.44
RENOVATION			$73 + $0.40*		$150 + $11/1k							$250 + $11/1k		
	OFFICE							INDUSTRIAL						
PLUMBING	$60	$80	$73	$65	$110	$50	$65	$60	$80	$73	$65	$110	$50	$65
ELECTRICAL	$60	$80	$73	$65	$110	50*	$65	$60	$80	$73	$65	$110	50*	$65
HVAC	$65	$80	$73	$65	$110	$50	$65	$65	$80	$73	$65	$110	$50	$65
BUILDING														
NEW CONST							$65 + $0.42							$65 + $0.36
ADDITION	$0.33 SF $100 min	$80 + $0.42	$73 + $0.44	$65 + $0.40	$400 + $0.40	$50 + $0.30	$65 + $0.42	$0.27 SF $100 min	$80 + $0.37	$73 + $0.38	$65 + $0.35	$400 + $0.40	$50 + $0.30	$65 + $0.36
RENOVATION					$250 + $11/1k							$250 + $11/1k		

NOTES:

***$0.40 - Signifies "MAJOR" Remodel. For "MINOR" Remodel its $0.27**

***$50 - Signifies the base permit fee. However For new construction there is an additional fee of $0.05 per SF**

Village of Menomonee Falls Resolution No. _____-R-26

A RESOLUTION
ADOPTING THE VILLAGE OF MENOMONEE FALLS
PLAN REVIEW AND PERMIT FEE SCHEDULE

WHEREAS, the Municipal Code of the Village of Menomonee Falls requires that the Village Board of Trustees adopt a fee schedule for matters pertaining to building permits, and;

WHEREAS, it is recognized that the public in general benefits from plan review and inspection, and, at the same time, it is fair that the applicants and developers share a portion of the costs generated by staff and inspection, and;

WHEREAS, attached to this Resolution is a Plan Review and Permit Fee Schedule, and;

WHEREAS, the Board of Trustees finds that it is in the best interests of the Village to adopt the attached Plan Review and Permit Fee Schedule.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Menomonee Falls as follows:

Section 1. The attached Plan Review and Permit Fee Schedule is hereby approved and shall take effect and be in full force for all applications submitted on and after January, 1, 2027.

Section 2. SEVERIBILITY. If a court of competent jurisdiction adjudges any section, clause, provision or portion of this resolution unconstitutional or invalid, the remainder of this resolution shall not be affected thereby.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 19th day of October, 2026.

By: _____ By: _____
Jeremy Walz, Village President Amy Dishinger, Village Clerk

Village of Menomonee Falls
Planning & Development
W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051-3140
Telephone: 262.532.4200 Fax: 262.532.4289
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VILLAGE OF MENOMONEE FALLS
PLAN REVIEW & PERMIT FEE SCHEDULE

I. PLAN REVIEW FEES

Residential Plan Review Fees	
Residence: one-family and two-family and additions thereto, and attached garages	$225.00; $95.00 for addition or interior remodel
Residential: three-family, row housing, apartment, multiple-family housing	$250.00 plus $25.00 per unit new; $95.00 plus $25.00 per unit for addition or interior remodel
Non-Residential	$285.00 for new; $125.00 for addition or interior remodel
Decks, porches, pools, detached garages, sheds, agricultural buildings, or other similar accessory buildings	$50.00
Commercial Plan Review Fees	
Building/HVAC plan	See Chapter SPS 302 of Wisconsin Administrative Code
Plumbing plan	See Chapter SPS 302 of Wisconsin Administrative Code
Fire Alarm and/or Sprinkler plan	See Chapter SPS 302 of Wisconsin Administrative Code

II. PERMIT FEES

Building Permit Fees	
Residential: one-family, two-family and additions thereto, and attached garages	$0.44 per square foot, based on the total living area + the total basement area + the total garage area; $65.00 minimum
Residential: three-family, row housing, apartments, multi-family housing	$0.35 per square foot; $100.00 minimum

Local business, institutional, church, schools, office buildings, canopies or additions thereto	$0.33 per square foot; $100.00 minimum
Manufacturing and industrial buildings, warehouses with incidental offices, or additions thereto. Office and finished room areas shall be charged at the office building rate (item (c) above)	$0.27 per square foot; $100.00 minimum
Detached garages, sheds, agricultural buildings, or other similar accessory buildings	$0.32 per square foot; $65.00 minimum
Remodel of structures where square footage cannot be calculated such as towers and windmills	$11.50 per $1,000.00 value; $100.00 minimum
Foundation repair	$60.00 per inspection
Residential remodeling or repairing	$0.35 per square foot; $65.00 minimum
Reside or reroof	$60.00 Residential; All other $12.00 per $1,000.00 of value with a $100.00 minimum
Wisconsin Uniform Building Code Seal	$50
Wrecking, razing (under condemnation, fee may be waived), or interior demolition	$80.00 plus $0.10 per square foot; maximum of $800.00 per building
Moving buildings over public ways	$220.00 per building plus $0.12 per square foot
Fuel tank installation or removal	$50.00 per tank
Non-residential temporary structures (tents) and parking lots	$100.00
Heating, including ductwork or piping (for combined heating and A/C units, count each as a separate unit (one heating and one A/C))	$60.00 per unit, up to and including 150,000 input BTUs. Additional fee of $16.00/each 50,000 BTU or fraction thereof.
Commercial/industrial exhaust hoods and exhaust systems	$140.00 per unit
Miscellaneous heating and ventilating equipment, including manufactured fireplaces, garage heaters, wood burning stoves, incinerators, space heating units, electric and infrared heaters	$50.00 per unit
Ductwork for heating and air conditioning distribution systems	$1.68 per 100 square feet of conditioned area; $50.00 minimum

Cooling towers, process chillers, walk-in coolers/freezers, etc.	$50.00 each
Air conditioning: other than wall units (for combined heating and A/C units, count each as a separate unit (one heating and one A/C))	$55.00 per unit, up to and including three tons or 36,000 BTUs. Additional fee of $10.00 for each additional ton or 12,000 BTUs or fraction thereof.
Air conditioning wall units, exhaust fans, dust collectors, individual refrigeration units	$15.00 per unit
Permit to start construction of footings and foundations for multi-family, commercial and industrial; construction of one- and two-family structures may not start until the building permit is issued	$500.00
Occupancy permit: per new residential unit	$60.00
Occupancy permit: per new residential addition	$70.00
Occupancy permit: per new office, industrial or commercial buildings	$180.00
Occupancy permit: per addition to office, industrial or commercial buildings	$200.00
Occupancy permit: to occupy existing office, industrial or commercial space	$175.00
Special inspection request	$150.00 per hour
Reinspection fee or code corrections	$75.00 per inspection
Special report and letter request	$150.00 per hour based on the time needed to prepare
Minimum building permit fee (non-refundable)	$65.00 for residential; $100.00 for non-residential
Failure to obtain a permit prior to commencing work	Double the regular fees charged
Failure to call for required inspection	$75.00
Other remodel, repair, or alteration of structures where square footage contents cannot be calculated	$11.00 per $1,000.00 of project value
Gas piping per fixture	$50.00 per fixture
Fire/Smoke Dampers	$10.00 per unit
Decks, Gazebos, Porches	$85.00
Swimming Pools	$100.00

Electrical Permit Fees	
Outlets for fixtures, switches, receptacles, and similar devices	$0.80 each
Fixtures—Incandescent	$0.70 each
Tubular lamps—Fluorescent, cold cathode, lumiline, mercury vapor	$0.75 per tube
Strip lighting, plug-in strip, etc.	$0.70 per foot
Exhaust and ventilation fan	$6.00 each
Garbage disposal, dishwasher, food processor	$9.00 each
Outlet over 150 volts	$8.00 each
Clothes dryer, range, microwave, support appliance	$9.00 each
Water heater or softener	$10.00 each
Energy conservation device (per enclosure)	$6.00 each
Electric furnaces	$11.25 each
Baseboard or wall-mounted electric heater	$10.00 each
Automatic heating equipment: gas, oil, coal	$10.50 each
Miscellaneous heating devices or HVAC controls	$7.50 each
Refrigerating and air conditioning units, including window units with special outlet	$15.00 per compressor
GFCI device, dimmer switch, time switch, motion detectors, smoke detectors, carbon monoxide detectors, photo electric switch, exit, egress	$4.00 each
Signs—Neon, fluorescent or incandescent (wiring to)	$40.00 each
Sign wiring (shop or field inspection)	$30.00 each
Spotlights or floodlights over 150 watts	$4.50 per lamp
Motor (over one-eighth hp)	$0.70 per HP
Standby or emergency power unit (battery and charger)	$10.00 each

Generators, rectifiers, reactors, transformers, capacitors, convertors, welders, etc.	$1.00 per kW
Feeders or subfeeders #10 AWG or larger, transfer switch, panel board, sub-panel	$20.00 each
Wireways, busways, auxiliary gutters or cable trays	$0.75 per foot
Services: 0 to 200 ampere	$50.00 each
Services: Larger than 200 ampere	$50.00 plus $10.00 per 100 ampere greater than 200
Temporary service, etc. (90-day limit)	$100.00 each
Wiring for swimming pools, spas, whirlpools, or hot tubs	$50.00 above-ground; $75.00 in-ground
Well pump or outside sanitary pumping system	$50.00 each
Fuel dispensing pumps or units	$10.00 each
X-ray machines, CAT scan and MRI units, motion picture machines	$15.00 each
Underground circuit conductors	$0.04 per foot
Security/fire alarms	10.00 each
Minimum electrical permit fee (non-refundable)	$60.00 each
Special inspection request	$150.00 per hour
Reinspection fee or code corrections	$75.00 per inspection
Failure to obtain permit before commencing work	Double permit fee
Failure to call for required inspections	$75.00
Low-voltage Devices	$1.00 per device
Elevators and lifts	$25.00 each
Air handler or commercial hood	$75.00 each
Outdoor light	$10.00 residential; $18.00 commercial
Energy conservation device or panel	$100.00 each
Indoor whirlpool or jetted tub	$25.00 each

Plumbing Permit Fees	
Fixtures, as follows: sinks, water closets, baths (any description), washbasins, laundry trays, wash machine connection, urinals, floor drains, bar and soda fountains, ice makers, drinking fountains, in-line coffee machine, water treatment devices, catch basins, sump pits and ejectors, water heaters, food waste disposals, dishwashers, shower stalls, hose bibbs, sprinkling meters, water softeners or filters, receptors (all types), pressure reducing valves, backflow preventers, air admittance valves, grease interceptors, conductors, manholes, sprinkling/deduct meter, equipment connections, etc.,	$12.00 each
Building sanitary or storm sewers from main or lateral to building	$55.00 first 100 feet or part thereof. $0.35 each foot over 100 feet
Water service (a water meter pit is required for all laterals longer than 300 feet)	$55.00 first 100 feet or part thereof. $0.35 each foot over 100 feet
Private well or well pump	$50.00 each
Well abandonment	$100.00 each
Special inspection request	$150.00 per hour
Reinspection fee or code violations	$75.00 per inspection
Minimum plumbing permit fee(non-refundable): plumbing	$60.00
Failure to take out permit before commencing work	Double fee
Failure to call for required inspections	$70.00
Gas piping per fixture	$12.00
Miscellaneous repair or replacement of interior piping	$50.00
Water heater or softener	$12.00 each
Holding tank cash bond per 18-331(b)	$0.02 per gallon of capacity
Fire Permit Fees	
Hood and Duct Extinguishing Systems	
Acceptance testing	$75.00

Retest	$75.00
Failure to obtain a permit before work has started	Double fee
Fire Sprinkler Systems	
Acceptance testing: 1—10 heads	$50.00
Acceptance testing: 11 heads and up (each)	$0.25
Hose valves	$50.00 each fee
Retest	Same as acceptance testing fee
Failure to obtain a permit before work has started	Double fee
Private Hydrants	
Acceptance testing	$50.00
Fire Alarms	
Acceptance testing: 1—10 heads	$50.00
Acceptance testing: 11 heads and up (each)	$2.00
Retest	Same as acceptance testing fee
Failure to obtain a permit before work has started	Double fee
Dry Chemical Extinguishing Systems	
Acceptance testing	$100.00
Retest	$100.00
Failure to obtain a permit before work has started	Double fee

General Government Committee **2.**

Meeting Date: 10/19/2026
Topic: 2027 BID Operating Plan
From: Matt Carran, Director of Economic Development & Tourism
Department: Administration
Presenter: Matt Carran
Date of Committee Action (if required): 10/19/2026
Date of Village Board Action (if required): 10/19/2026

Information

Subject:
Consideration of the 2027 Business Improvement District Operating Plan

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

2027 BID Operating Plan

2027 Operating Plan

MENOMONEE FALLS DOWNTOWN

BUSINESS IMPROVEMENT DISTRICT

Menomonee Falls, Wisconsin

MENOMONEE FALLS
DOWNTOWN
wheremain&appletonmeet

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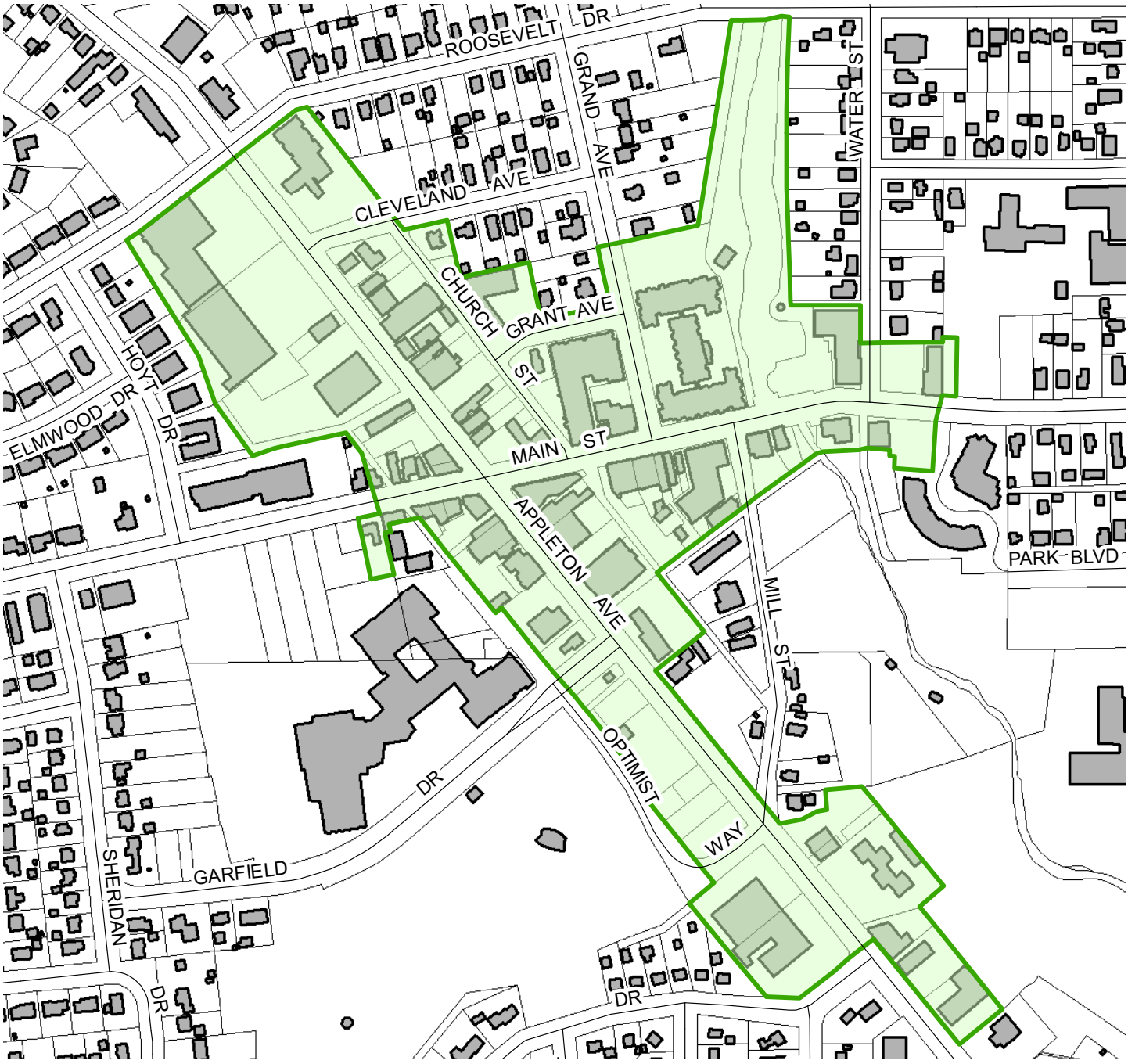
Exhibit B. 2027 Calendar of Events
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I. INTRODUCTION

The following represents the Operating Plan for the Business Improvement District (BID) in the Village of Menomonee Falls, Wisconsin ("Village") for the calendar year 2027. The Operating Plan has been prepared to define the activities of this Business Improvement District. This Operating Plan complies with the requirements of §66.1109, Wis. Stats., ("BID Statute") which enables the creation and continuation of Business Improvement Districts. It provides a mechanism to assess property owners in the designated area to develop, manage and promote such district. The fiscal year for the BID coincides with the calendar year. The Business Improvement District is shown on the map below entitled **Exhibit A**.

EXHIBIT A

Business Improvement District Boundary



II. PURPOSE

The purpose of this Business Improvement District Operating Plan ("BID Plan") is to promote the development, redevelopment, maintenance, operation, and promotion of the BID, for the economic benefit of all businesses and property owners within the BID.

The BID was created, and the BID Plan adopted, as a private sector initiative for implementing business recruitment and redevelopment opportunities, to promote the orderly development of the Village, and to carry out the economic development strategies in the Land Use and Transportation System Plan For the Village of Menomonee Falls: 2010 adopted by the Plan Commission on September 27, 1989; and in the Overall Economic Development Program Plan adopted by the Village Board on April 20, 1987; and subsequent amendments, and in the Village Centre Master Plan adopted by the Village Board on October 15, 1990. The goals in the 2027 BID Operating Plan align with the recommendations of the 2010 Village Centre Master Plan and support the community-wide vision adopted in the Village's 2025 Comprehensive Plan Update.

Carrying out this purpose, and the goals set forth below, shall assist in the overall economic development strategy of the Village as identified in such plans. Revitalization and redevelopment in the BID are key components to the overall master planning and development of the Village.

The property owners advocating for the continuation of the BID view it as a method to build on work previously done in the community to improve the downtown. These property and business owners and the board of directors of the BID have pledged to work cooperatively together and with Menomonee Falls Events, the Village of Menomonee Falls, and other organizations to enhance the vibrancy of downtown Menomonee Falls.

Chocolate Walk



III. MISSION STATEMENT (adopted May 10, 2017)

The Menomonee Falls Business Improvement District will enhance and promote the Downtown as a vibrant business and entertainment destination for the economic benefit of all businesses and owners and for the satisfaction and enjoyment of the greater community.

IV. 2026 ACCOMPLISHMENTS

The BID improved the economic vitality of Menomonee Falls Downtown through a variety of programs, projects, and strategies. In 2026, the BID played a leading role in promoting Menomonee Falls Downtown as an ideal location to live, work and play. Several noteworthy projects and outcomes are summarized below.

- Continued focus on tourism through partnership with local hotels and advertising statewide
- BID events continued to increase attendance with greater profitability
- Developed relationships with building owners to minimize vacancies and enhance the current business mix
- Landscaping/enhancements to Lime Kiln Park
- Deepened relationships between BID and strategic partners including Falls Cable Access
- Achieved social media milestone of 16.5k Facebook followers and 2,600 Instagram followers
- Implemented online business portal
- Developed a fresh sponsorship program

Lavender Fest



V. 2027 GOALS & OBJECTIVES

1. **Goal:** Maintain an ongoing business recruitment program, actively work to attract new businesses to the area, and provide support to them.

   Key Objective: *Enhance the current business mix, attract new Downtown retail and restaurant occupants, minimize vacancies, and implement BID business information portal.*

2. **Goal:** Continue to implement downtown enhancements.

   Key Objective: *Improve Menomonee Falls Downtown as an inviting destination that draws visitors and consumers.*

3. **Goal:** Increase event revenue.

   Key Objective: *Maintain self-sustainable events and strive for greater profitability through sponsorships, vendor participation and ticketed activities.*

4. **Goal:** Hold special events designed to improve community awareness, attract residents and visitors, and highlight downtown businesses.

   Key Objective: *Draw visitors to the downtown district and increase attendance and income for downtown businesses. Continue to reach outside the immediate local area to bring new shoppers and diners to the area.*

5. **Goal:** Promote Menomonee Falls Downtown as an excellent place to visit, shop, and do business.

   Key Objective: *Increase the use of the Menomonee Falls Downtown District website and social media platforms to promote our downtown offering.*

Downtown Pub Crawl



VI. METHOD OF FINANCING & ASSESSMENT

Funding Overview

The projects proposed in the BID Operating Plan will be funded during the calendar year 2027 by:

a. The remainder of the budgeted amount shown below, by the special assessment process defined in the BID Statute, as applied below.

b. The application of any contributions received by the BID Board, and the proceeds of any special grants, or special financing discovered by the BID Board.

c. A sponsorship program and event revenue.

BID Special Assessment for 2027

The BID assessment is hereby levied by the Village, which shall be a lien against each of the tax parcels of real property contained in the BID, unless exempted as identified herein, under the power of §66.1109, Wis. Stats, calculated by multiplying the assessed value of the real property, as shown in the official records of the Village Assessor as of the adoption of the plan, by $2.39 per one thousand dollars ($1,000.00) of assessed valuation, as adjusted for the Cap formula that follows. If the calculation of the special assessment using this formula would result in an assessment of more than $3,100.00 ("Cap") for any one tax key number, then the assessment for such tax key number shall be $3,100.00. If more than one tax key number is owned by the identical entity or person, and is used as one functional unit, such parcels are effectively one economic unit, and the Cap formula shall apply to such parcels as if they were one tax key number.

This Cap is imposed because it is difficult to apportion the benefits of the BID's activities to each property within the BID. The benefits accruing to BID members from the expenditure of these funds cannot be precisely quantified. Therefore, it is assumed that the burdens and benefits are shared equally be each member up to the level of the Cap.

Falls Harvest Fest



The assessments for 2027 are shown in **Exhibit C**, attached. Such special assessments are hereby levied by the Village by adoption of this BID Plan. Beginning in 1995, and for any future years of the BID District, the amount of the assessment shall be given to the Village 60 days before the commencement of the year for which the new BID Plan is adopted, and the Village shall insert the amount of special assessment on the tax bill for each tax parcel in the BID. The assessment shall then be due with the first installment of real estate taxes and shall carry the same penalties and interest if not so paid.

The Village shall collect such BID assessments and release them to the BID Board by end of February 2027. While the Village is holding such assessments, they shall be held in a segregated account. The BID funds will be maintained and controlled by the BID Board which has all powers necessary to implement this BID Operating Plan.

Special assessments will be levied against all parcels of real property in the BID, except that tax exempt properties, identified as EXEMPT in **Exhibit C**, shall be excluded from the BID, and except that property used exclusively for residential purposes shall not be assessed. Property used exclusively for manufacturing purposes will not be subject to BID assessments.

Voluntary Contributions & Associate BID Members

The BID will accept and solicit contributions, including contributions from private property owners and from property owners and organizations outside of the BID.

Owners of non-commercial property within the BID, and property owners and organizations not located within the BID may become associate members of the BID. Associate members shall be assessed a membership fee of $100 for businesses, $75 for non-profits, and $50 for home-based businesses. Invoices will be sent dated January 1, 2027, and must be paid by January 30, 2027 to qualify for 2027 membership privileges. Associated members joining mid-year will be pro-rated using a 12-month calculation and have 30 days to pay.

Downtown Trick or Treat



VII. 2027 BUDGET

The expenditures proposed in this 2027 BID Operating Plan, all of which will occur in 2027 and in, or for the benefit of the BID, are:

Income

	BID Assessment	$82,835
	Associate BID Membership	$2,900
	Interest	$700
	Village Tourism Funds	$45,000
	Flower Program	$3,625
	Sponsorship and Event Net Income	$90,250
Total Income		**$225,310**

Expenses

Administrative		
	Contract Services (BID Director)	$54,000
	Contract Services (Social Media Manager)	$25,000
	Contract Services (Bookkeeper)	$3,500
	Dues, Subscriptions, Conferences	$14,750
	Internet, Phone, Postage	$1,750
	Legal and Professional Fees	$8,050
	Insurance	$1,200
	Office Supplies & Printing	$2,000
	Rent, Maintenance	$23,000
	Total Administrative	**$133,250**
Environment		
	Flowers/watering & beautification	$10,000
	Total Environment	**$10,000**
Marketing		
	BID Downtown Events	$77,860
	Gifts, Gift Certificates	$2,500
	Web Hosting & Updates	$1,700
	Total Marketing	**$82,060**
Total Expenses		**$225,310**

These expenditures will cover the following types of costs:

1. Retaining necessary staff or outside contractors to undertake and perform specific activities and functions as determined by the BID Board to carry out this BID Plan.
2. Maintain BID office space to carry out these functions, and perform other requirements as dictated by the BID Statute.
3. Implement the goals as detailed in this 2027 BID Operating Plan and budgeted for in the 2027 BID Budget.

VIII. GENERAL

Legal opinion is shown in **Exhibit D** verifying that State statutes have been followed in preparation of this plan.

The BID is within the Village and is composed of contiguous parcels subject to general real estate taxes. Parcels of property located within the boundaries of the BID as shown on **Exhibit A**, but not subject to general real estate taxes, on the date the BID Plan for each year is adopted by the Village Board, are hereby excluded from the BID, by definition, and are not assessed.

The BID Board shall prepare and present to the Village each year, as required by the BID Statute, an accounting of funds previously expended, recommendations for any seats on the BID Board becoming vacant, and a proposed budget and Plan for the following calendar year, containing such amendments as they feel are proper.

The Village Manager should continue to designate a Village employee to record the meetings of the Board of Directors of the BID.

IX. BOARD OF DIRECTORS

General Authority

As authorized by Wisconsin Statue Section 66.1109(3)(d), the Board of Directors of the BID shall have all powers necessary or convenient to implement the operating plan, including the authority to contract.

Officers

- Gus Straub, President *Bank Five Nine*
- Layla Obregon, Vice President, *Poppy & Thyme*
- Maxx Forti, Treasurer, *The McLario Firm*

Board Members

- Katie Kress, *Village Board Trustee*
- Jeff Kaus, *Community Development Authority*
- Christina Falkowski-Kraemer, *Midvintec*
- David Johnson, *North Shore Environmental Construction*
- Vacant
- Vacant

Christkindl Market





EXHIBIT B

2027 BID Calendar of Events

First Quarter

- Downtown Chocolate Walk
- Downtown Beer Crawl

Second Quarter

- Make & Take Week

Third Quarter

- Falls Lavender Week- Shop, Sip & Stroll
- Falls Lavender Fest
- Ladies Night
- Paint the District

Fourth Quarter

- Downtown Scarecrow Contest
- Falls Harvest Fest
- Downtown Trick or Treat
- Christmas in the Falls
  - Small Business Saturday
  - Downtown Cookie Crawl
  - Falls Christkindl Market



EXHIBIT C

2027 BID Assessment (Based on 2026 Property Assessments)

Tax Key	Owner	Location	Land	Improvements	Total	Class	Final BID Cap at $3,100
0011098	BURTON N BRODY	N89W16667 GRANT AVE	92400	166300	$ 258,700.00	A	$ -
0011107	SCOTT PROELL REAL ESTATE LLC	N89W16745 CLEVELAND AVE	89200	85500	$ 174,700.00	A	$ -
0011354004	GERALD SPREDEMANN	W164N8925 WATER ST - UNIT 301	32600	165200	$ 197,800.00	A	$ -
0011354005	TIMOTHY T CORKUM	W164N8925 WATER ST	32600	202000	$ 234,600.00	A	$ -
0011354006	PARKS LIVING TRUST	W164N8925 WATER ST - #303	32600	151900	$ 184,500.00	A	$ -
0011354007	JOSEPH J CADRETTE	W164N8925 WATER ST - 304	32600	171400	$ 204,000.00	A	$ -
0011354008	BRANDEN CHOBOT	W164N8925 WATER ST - 305	32600	153000	$ 185,600.00	A	$ -
0011354009	CHRISTIN M CAREY	W164N8925 WATER ST - 306	32600	163100	$ 195,700.00	A	$ -
0011354010	JAMES DELUHERY	W164N8925 WATER ST - #307	32600	149800	$ 182,400.00	A	$ -
0011354011	SCOTT E NELSON	W164N8925 WATER ST - #308	32600	181200	$ 213,800.00	A	$ -
0011354012	RED ELEPHANT LEGACY LLC	W164N8925 WATER ST - 309	32600	156700	$ 189,300.00	A	$ -
0011354013	JUDITH E HAAS	W164N8925 WATER ST - 310	32600	175600	$ 208,200.00	A	$ -
0011354014	KELLIE WOLBER	W164N8925 WATER ST - 401	32600	185100	$ 217,700.00	A	$ -
0011354015	KIRK J BEHRENDT SR	W164N8925 WATER ST - 402	32600	198900	$ 231,500.00	A	$ -
0011354016	BRENDA A CLINE	W164N8925 WATER ST - 503	32600	151900	$ 184,500.00	A	$ -
0011354017	AUSTIN STADLER	W164N8925 WATER ST - 404	32600	171400	$ 204,000.00	A	$ -
0011354018	THADDEUS J DOWNS	W164N8925 WATER ST #405	32600	153000	$ 185,600.00	A	$ -
0011354019	JEFFREY MINTON	W164N8925 WATER ST #406	32600	163100	$ 195,700.00	A	$ -
0011354020	JUDITH E WOLFGRAM	W164N8925 WATER ST - 407	32600	150500	$ 183,100.00	A	$ -
0011354021	BERNHARD SCHMIDT	W164N8925 WATER ST - 408	32600	181200	$ 213,800.00	A	$ -
0011354022	RONALD D WHITT	W164N8925 WATER ST - 409	32600	180100	$ 212,700.00	A	$ -
0011354023	RAY AND CAROLE ANDERSON TRUST	W164N8925 WATER ST #410	32600	181200	$ 213,800.00	A	$ -
0011354024	JULIUS AND LAURA RUFF 2006 REVOCABLE	W164N8925 WATER ST - 501	32600	295000	$ 327,600.00	A	$ -
0011354025	ERIC PAPENTHIEN	W164N8925 WATER ST - #502	32600	208200	$ 240,800.00	A	$ -
0011354026	THOMAS C CROATT	W164N8925 WATER ST UNIT 503	32600	349900	$ 382,500.00	A	$ -
0011354027	MARK A AND MARY L WILKE REVOCABLE TRUST	W164N8925 WATER ST #504	32600	273200	$ 305,800.00	A	$ -
0011354028	BEHROOZ DAVAZDAHEMAMI	W164N8925 WATER ST - 505	32600	327600	$ 360,200.00	A	$ -
0011095	SHAMROCK HOLDINGS LLC	N88W16606 MAIN ST	14300	113300	$ 127,600.00	B	$ 304.96
0011106	J&L NELESSEN LLC	N89W16688 GRANT AVE	176400	606300	$ 782,700.00	B	$ 1,870.65
0011207	MCMAIN STREET LLC	N88W16662 MAIN ST	60200	145100	$ 205,300.00	B	$ 490.67
0011209	HANSON WATER WORKS INC	N88W16712 APPLETON AVE	72800	202300	$ 275,100.00	B	$ 657.49
0011210	HARVEY A FRIESS	N88W16718 & 16716 APPLETON AVE	81500	324500	$ 406,000.00	B	$ 970.34
0011211	MIREDA LLC	N88W16726 APPLETON AVE	70000	358800	$ 428,800.00	B	$ 1,024.83
0011213	MANNAT LLC	N89W16744 APPLETON AVE	131500	675900	$ 807,400.00	B	$ 1,929.69
0011214	APPLETON AVENUE MOY FAMILY LLC	N89W16754 APPLETON AVE	72600	284500	$ 357,100.00	B	$ 853.47
0011215	N89 W16764 APPLETON AVENUE LLC	N89W16764 APPLETON AVE	120000	383300	$ 503,300.00	B	$ 1,202.89
0011216	SCOTT PROELL REAL ESTATE LLC	N89W16776 APPLETON AVE	148000	255200	$ 403,200.00	B	$ 963.65
0011217	DUNNE COMMERCIAL PROPERTIES LLC	N89W16790 APPLETON AVE	125800	126100	$ 251,900.00	B	$ 602.04
0011218	PEACE YOGA STUDIO LLC	N89W16800 APPLETON AVE	83800	92700	$ 176,500.00	B	$ 421.84
0011219	ABDUL HAQ	N89W16812 APPLETON AVE	186000	392700	$ 578,700.00	B	$ 1,383.09
0011228	DUNNE COMMERCIAL PROPERTIES L.L.C.	N89W16811 APPLETON AVE	87400	150500	$ 237,900.00	B	$ 568.58
0011229	FPOC LLC	N89W16785 APPLETON AVE	594100	920100	$ 1,514,200.00	B	$ 3,100.00
0011233	LJB INVESTMENTS LLC	N88W16761 APPLETON AVE	82900	261000	$ 343,900.00	B	$ 821.92
0011234	BRADLEY PROPERTY HOLDINGS II LLC	N88W16747 APPLETON AVE	105400	0	$ 105,400.00	B	$ 251.91
0011235	BRADLEY PROPERTY HOLDINGS LLC	N88W16731-33 APPLETON AVE	39900	360700	$ 400,600.00	B	$ 957.43
0011236	CW FRASER BUILDING LLC	N88W16723 APPLETON AVE	26800	336800	$ 363,600.00	B	$ 869.00
0011238	KATHLEEN V PAPE	N88W16784 MAIN ST	23400	46400	$ 69,800.00	B	$ 166.82
0011260	FALLS MAIN STREET PROPERTY LLC	N88W16791 MAIN ST	61400	122600	$ 184,000.00	B	$ 439.76
0011262	MBG PROPERTY LLC	N88W16749 MAIN ST	40300	103700	$ 144,000.00	B	$ 344.16
0011263	BONNIE L HANRAHAN	N88W16739 MAIN ST	37600	114500	$ 152,100.00	B	$ 363.52
0011264	BRIAN W MOHR	N88W16733 MAIN ST	32100	158200	$ 190,300.00	B	$ 454.82
0011265	SAL N DAQUISTO	N88W16697 APPLETON AVE	124000	376000	$ 500,000.00	B	$ 1,195.00
0011266	WILD RICE RIVER LLC	N88W16691 APPLETON AVE	41800	76600	$ 118,400.00	B	$ 282.98
0011274	MARCY REAL ESTATE LLC	N88W16621 APPLETON AVE	95900	443300	$ 539,200.00	B	$ 1,288.69
0011287	JBJRESIDENTIAL LIMITED PARTNERSHIP	W164N8859 MILL ST	43700	11000	$ 54,700.00	B	$ 130.73
0011288	JBJRESIDENTIAL LIMITED PARTNERSHIP	N88W16521 MAIN ST	313200	2149900	$ 2,463,100.00	B	$ 3,100.00
0011290	JBJRESIDENTIAL LIMITED PARTNERSHIP	N88W16551 MAIN ST	26800	190000	$ 216,800.00	B	$ 518.15
0011291	JBJRESIDENTIAL LIMITED PARTNERSHIP	N88W16557 MAIN ST	40900	196200	$ 237,100.00	B	$ 566.67
0011292	JBJRESIDENTIAL LIMITED PARTNERSHIP	N88W16567 MAIN ST	66800	164300	$ 231,100.00	B	$ 552.33
0011293	JBJRESIDENTIAL LIMITED PARTNERSHIP	N88W16573 MAIN ST	103000	427400	$ 530,400.00	B	$ 1,267.66
0011295	JBJRESIDENTIAL LTD PARTNERSHIP	N88W16593 MAIN ST	93100	542800	$ 635,900.00	B	$ 1,519.80
0011296	TONY SGROI	N88W16683 MAIN ST	99800	8100	$ 107,900.00	B	$ 257.88
0011297	JBJ RESIDENTIAL LTD PTNRSHP	N88W16597 MAIN ST	14700	17600	$ 32,300.00	B	$ 77.20
0011302	SHEPARD INVESTMENT PROPERTIES LLC	N88W16683 MAIN ST	112000	535800	$ 647,800.00	B	$ 1,548.24
0011305	KAL LIMITED PARTNERSHIP	N88W16644 APPLETON AVE	170600	374000	$ 544,600.00	B	$ 1,301.59
0011307	LEAP PROPERTIES LLC	N88W16624 APPLETON AVE	260000	570400	$ 830,400.00	B	$ 1,984.66
0011308	PNC BANK NATIONAL ASSOCIATION	N88W16586 APPLETON AVE	401000	460500	$ 861,500.00	B	$ 2,058.99
0011323	VEJC MILL FALLS RENTALS LLC	N88W16447 MAIN ST	99300	854400	$ 953,700.00	B	$ 2,279.34
0011324	KAREN A SUNDQUIST	N88W16475 MAIN ST	68500	200100	$ 268,600.00	B	$ 641.95
0011325	WISCO PUB REALTY LLC	N88W16495 MAIN ST	120500	255100	$ 375,600.00	B	$ 897.68

Tax Key	Owner	Location	Land	Improvements	Total	Class	Final BID Cap at $3,100
0011326	B&B SEIDER PROPERTIES, LLC	N89W16370 MAIN ST	152600	0	$ 152,600.00	B	$ 364.71
0011327	B&B SEIDER PROPERTIES, LLC	N89W16342 MAIN ST	73900	477600	$ 551,500.00	B	$ 1,318.09
0011332	B&B SEIDER PROPERTIES, LLC	N89W16340 MAIN ST	30200	0	$ 30,200.00	B	$ 72.18
0037976	DFMF, LLC	N86W16340 APPLETON AVE	234900	278200	$ 513,100.00	B	$ 1,226.31
0037981	DFMF, LLC	N86W16370 APPLETON AVE	206100	511800	$ 717,900.00	B	$ 1,715.78
0037982	SPIN-KOM LLC	N86W16392 APPLETON AVE	187700	272000	$ 459,700.00	B	$ 1,098.68
0038992	RALPH N & SUSAN C KRUEGER LIVING TRUST	N87W16471 APPLETON AVE	431100	530900	$ 962,000.00	B	$ 2,299.18
0038994	LAMBRIGHT TRANSIT LLC	N87W16458 APPLETON AVE	49100	227400	$ 276,500.00	B	$ 660.84
0038995	MFAH, INC.	N87W16464 APPLETON AVE	172800	182300	$ 355,100.00	B	$ 848.69
0011065008	COLONIAL APPLETON AVENUE LLC	N89W16895 APPLETON AVE	512200	4595900	$ 5,108,100.00	B	$ 3,100.00
0011065009	MILLER FIVE LLC	N89W16895 APPLETON AVE	590300	3959900	$ 4,550,200.00	B	$ 3,100.00
0011093001	ACRE ON MAIN LLC	N88W16586 MAIN ST	156700	1092400	$ 1,249,100.00	B	$ 2,985.35
0011096001	RIVERWALK ON THE FALLS II LLC	W167N8921 GRAND AVE	530000	11603887	$ 12,133,887.00	B	$ 3,100.00
0011107001	SCOTT PROELL REAL ESTATE LLC	W167N8950 CHURCH ST	7000	5200	$ 12,200.00	B	$ 29.16
0011133003	RIVERWALK ON THE FALLS LLC	W165N8910 GRAND AVE/N88W16498 MAIN ST	1966900	16506400	$ 18,473,300.00	B	$ 3,100.00
0011237001	STERLING ESTATES LLC	N88W16750-56 MAIN ST	101300	206900	$ 308,200.00	B	$ 736.60
0011237002	STERLING ESTATES LLC	N88W16748 MAIN ST	18900	73500	$ 92,400.00	B	$ 220.84
0011261001	WILD RICE RIVER LLC	N88W16783 MAIN ST	32300	255500	$ 287,800.00	B	$ 687.84
0011269004	SHEPARD INVESTMENT PROPERTIES LLC	N88W16683 APPLETON AVE	81000	392100	$ 473,100.00	B	$ 1,130.71
0011269005	ATT HOSPITALITY LLC	N88W16669-61-53 APPLETON AVE	97800	610700	$ 708,500.00	B	$ 1,693.32
0011269007	APPLETON 175, LLC	N88W16631 APPLETON AVE	274100	1789200	$ 2,063,300.00	B	$ 3,100.00
0011321001	DIGGIE RUGGER LLC	N89W16389 MAIN ST	213200	348500	$ 561,700.00	B	$ 1,342.46
0011354002	MAIN ST LLC	N89W16416 MAIN ST - 101	40600	197000	$ 237,600.00	B	$ 567.86
0011354003	JAENDO FALLS PROPERTY MANAGEMENT, LLC	N89W16424 MAIN ST - 201	40600	163500	$ 204,100.00	B	$ 487.80
0038992001	DJK71 INVESTMENTS LLC	N86W16451 APPLETON AVE	530400	395300	$ 925,700.00	B	$ 2,212.42
0038993001	RAD IN THE FALLS, LLC	N87W16432 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993002	RAD IN THE FALLS, LLC	N87W16430 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993003	AG REAL ESTATE LLC	N87W16422 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993004	AG REAL ESTATE LLC	N87W16420 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993005	AMMAR MADANLY	N87W16412 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993006	AG REAL ESTATE LLC	N87W16410 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993007	VIP SALON LLC	N87W16402 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0038993008	VIP SALON LLC	N87W16400 APPLETON AVE	63300	101700	$ 165,000.00	B	$ 394.35
0011304	HOCK LLC	N88W16654 APPLETON AVE	0	0	$ -	C	
0011205	VILLAGE OF MENO FALLS	N88W16688 MAIN ST	0	0	$ -	EXEMPT	
0011208	FRED HENRIZI POST 382 AMERICAN LEGION	N88W16652 MAIN ST	0	0	$ -	EXEMPT	
0011212	VILLAGE OF MENOMONEE FALLS	N88W16734 APPLETON AVE	0	0	$ -	EXEMPT	
0011276	VILLAGE OF MENOMONEE FALLS	N87W16599 APPLETON AVE	0	0	$ -	EXEMPT	
0011277	VILLAGE OF MENOMONEE FALLS	N87W16585 APPLETON AVE	0	0	$ -	EXEMPT	
0011278	VILLAGE OF MENOMONEE FALLS	N87W16555 APPLETON AVE	0	0	$ -	EXEMPT	
0011306	VILLAGE OF MENOMONEE FALLS	N88W16634 APPLETON AVE	0	0	$ -	EXEMPT	
0011133004	VILLAGE OF MENOMONEE FALLS	ROOSEVELT DR	0	0	$ -	EXEMPT	
0011133005	VILLAGE OF MENOMONEE FALLS	ROOSEVELT DR	0	0	$ -	EXEMPT	
0011133006	VILLAGE OF MENOMONEE FALLS	ROOSEVELT DR	0	0	$ -	EXEMPT	
0011220002	ST PAULS UNITED CHURCH OF CHRIST	N89W16856 APPLETON AVE	0	0	$ -	EXEMPT	
0011280011	VILLAGE OF MENOMONEE FALLS	N87W16531 APPLETON AVE	0	0	$ -	EXEMPT	
0011280012	VILLAGE OF MENOMONEE FALLS	N87W16521 APPLETON AVE	0	0	$ -	EXEMPT	
0011280013	VILLAGE OF MENOMONEE FALLS	N87W16505 APPLETON AVE	0	0	$ -	EXEMPT	
0011280014	VILLAGE OF MENOMONEE FALLS	N87W16543-5 MILL ST	0	0	$ -	EXEMPT	
				TOTAL ASSESSMENT	$ 77,743,800.00		$ 82,836.68

EXHIBIT D
Legal Opinion

VILLAGE OF Menomonee Falls

Office of the Village Attorney

October 6, 2026

Paul DeBuff, Village Manager
Village of Menomonee Falls
W156N8480 Pilgrim Road
Menomonee Falls, WI 53051

Re: Review of 2027 Operating Plan of the Business Improvement District as Required by Wis. Stats. § 66.1109(1)(f)5

Mr. DeBuff:

I reviewed the draft 2027 Operating Plan of the Menomonee Falls Business Improvement District (BID) for the downtown area. I understand the BID Board will review this draft on October 14, 2026, and the Village Board will review and consider approval of the 2027 Operating Plan on October 19, 2026. The plan I reviewed contains the information required by state law in compliance with Wis. Stats. §66.1109(1)(f)1-4.

A copy of this letter will be attached to the 2027 Operating Plan as Exhibit D.

Very truly yours,

VILLAGE OF MENOMONEE FALLS



Adam C. Koenings
Village Attorney