



VILLAGE OF MENOMONEE FALLS NOTICE OF PUBLIC MEETING

www.menomonee-falls.org

Plan Commission meetings are being streamed live via the Village's website and broadcast on local cable station 25. The recorded version is available on the website and will be rebroadcast beginning next week Tuesday, Thursday and Saturday at 7:00 am, 12 noon, 7:00 pm and 12:00 midnight until the end of the month.

PLAN COMMISSION Menomonee Falls Village Hall, Room 2245 W156N8480 Pilgrim Road, Menomonee Falls, WI Tuesday, July 7, 2026, 6:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes of the June 2, 2026 Plan Commission Meeting.
5. Appearances
 - a. Consideration of a recommendation to the Village Board of Trustees regarding the Final Plat of the **EVERGREEN FIELDS PHASE 7** Subdivision, generally located 1/4 mile east of Lannon Road, and 1/4 mile south of Silver Spring Drive, on a portion of the parcel identified by Tax Key Number 126.197.
 - b. Consideration of a recommendation to the Village Board of Trustees to approve an Ordinance rezoning lands from the R-1 Single Family Residential to the Planned Residential Development (PRD) District and creating **THE RESERVE AT LANNON ROAD SUBDIVISION** located on lands owned by **HERBERT K GROSS** on the parcel identified by Tax Key Number 79.994.012.

- c. Consideration of the request of William Gentil, Home Path Financial Limited Partnership, to approve **THE RESERVE AT LANNON ROAD PRELIMINARY PLAT** proposed on the East side of Lannon Road, south of the Broadview Subdivision, approximately 400 feet North of Mill Road, on the parcel identified by Tax Key Number 79.994.012.
- 6. Adjournment

THIS AGENDA IS SUBJECT TO REVISION

Members of the Village Board and 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.



Plan Commission - Regular

4.

Meeting Date: 07/07/2026

Topic: Approval of Minutes of the June 2, 2026 Plan Commission Meeting

Department: Planning & Development Services

Subject:

Approval of Minutes of the June 2, 2026 Plan Commission Meeting.

Background Information:

Application Specifics:

Additional Information:

Requested Action by Commission/Committee/Board:

Approval of Minutes of the June 2, 2026 Plan Commission Meeting.

Plan Commission 060226 Draft Minutes

DRAFT

Village of Menomonee Falls, Wisconsin

PLAN COMMISSION MINUTES

June 2, 2026

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; Sturges Taggart

Staff Present: Amy Bennett, Director of Planning & Development; Jarod Probelski, Planning Intern; Elijah McCoy, Planning Intern

PLEDGE OF ALLEGIANCE

Approval of Minutes of the May 5, 2026 Plan Commission Meeting

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss Approval of Minutes of the May 5, 2026 Plan Commission Meeting

Vote: 7 - 0 Motion Carried

PUBLIC HEARINGS

Public hearing regarding a Sign Exception allowing **HOP YARD ALE WORKS** to install additional wall signage on the building located at **N88W16521 MAIN STREET** on the parcel identified by Tax Key Number 11.288.

Village President Walz opened the public hearing and no members of the public spoke. The public hearing was closed at 6:33pm.

ACTION ITEM

Consideration of a Sign Exception allowing **HOP YARD ALE WORKS** to install additional wall signage on the building located at **N88W16521 MAIN STREET** on the parcel identified by Tax Key Number 11.288.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to grant the requested sign exception allowing **HOP YARD ALE WORKS** to install additional wall signage on the building located at N88W16521 Main Street on the parcel identified by Tax Key Number 11.288 subject to:

1. Apply for any required sign permits.

Vote: 7 - 0 Motion Carried

Public hearing regarding the proposed amendment of the Project Plan and Boundaries of Tax Incremental District No. 9 (TID No. 9).

Harry Allen from Ehlers presented the item to the Plan Commission.

Village President Walz opened the public hearing.

Diane Mindt (W161N5851 Cheryln Dr) addressed the Plan Commission and asked questions.

The hearing was closed at 6:51 PM.

ACTION ITEM

Consideration and possible action of a Resolution approving an Amendment to the Project Plan and Boundaries for Tax Incremental District No. 9 (TID No. 9).

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve a Resolution recommending that the Village Board approve amending the Project Plan and Boundaries for Tax Incremental District No. 9. Based on the overall goal to effectively use the Tax Increment Financing tool, Staff recommends the Plan Commission:

1. Adopt the amended Project Plan dated June 2, 2026 and boundaries for Tax Incremental District No. 9.
2. Adopt the attached Resolution recommending the Village Board adopt the amended Project Plan dated June 2, 2026 and boundaries for Tax Incremental District No. 9.

Vote: 7 - 0 Motion Carried

Public hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 12 (TID No. 12).

Harry Allen from Ehlers presented the item to the Plan Commission.

Village President Walz opened the public hearing. No members of the public spoke. The hearing was closed at 6:55pm.

ACTION ITEM

Consideration and possible action of a Resolution approving an Amendment to the Project Plan for Tax Incremental District No. 12 (TID No. 12).

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve a Resolution recommending that the Village Board approve amending the Project Plan. Based on the overall goal to effectively use the Tax Increment Financing tool, Staff recommends the Plan Commission:

1. Adopt the amended Project Plan dated June 2, 2026 for Tax Incremental District No. 12.
2. Adopt the attached Resolution recommending the Village Board adopt the amended Project Plan dated June 2, 2026 for Tax Incremental District No. 12.

Vote: 7 - 0 Motion Carried

Public hearing regarding the proposed creation of Tax Incremental District No. 20 (TID No. 20), the proposed boundaries of the District, and the proposed Project Plan for the District.

Harry Allen from Ehlers presented the item to the Plan Commission.
Village President Walz opened the public hearing.
Thomas Jacobs (W161N5827 Cheryln Dr) addressed the Plan Commission.
Diane Mindt (W161N5851 Cheryln Dr) addressed the Plan Commission.
Cheryl Haese (W161N5841 Cheryln Dr) addressed the Plan Commission.
The public hearing was closed at 7:20 PM.

ACTION ITEM

Consideration and possible action of a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 20.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve a Resolution recommending the Village Board establish the boundaries of and approve the project plan for Tax Incremental District No. 20. Based on the overall goal to effectively use the Tax Increment Financing tool, Staff recommends the Plan Commission:

1. Recommend to the Village Board the creation of Tax Incremental District No.20;
2. Adopt the Project Plan for the Creation of Tax Incremental District No.20 dated June 2, 2026;
3. Adopt the attached Resolution recommending the Village Board adopt the Project Plan dated June 2, 2026 for the creation of Tax Incremental District No.20 be approved.

Vote: 7 - 0 Motion Carried

Public hearing regarding the proposed creation of Tax Incremental District No. 21 (TID No. 21), the proposed boundaries of the District, and the proposed Project Plan for the District.

Harry Allen from Ehlers presented the item to the Plan Commission.
Village President Walz opened the public hearing.
Linda Landers (N89W13764 Bonnie Ln) addressed the Plan Commission.
Michael Landers (N89W13764 Bonnie Ln) addressed the Plan Commission.
The public hearing was closed at 7:28 PM.

ACTION ITEM

Consideration and possible action of a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve a Resolution recommending the Village Board establish the boundaries of and approve the project plan for Tax Incremental District No. 21. Based on the overall goal to effectively use the Tax Increment Financing tool, Staff recommends the Plan Commission:

1. Recommend to the Village Board the creation of Tax Incremental District No.21;
2. Adopt the Project Plan for the Creation of Tax Incremental District No.21 dated June 2, 2026;
3. Adopt the attached Resolution recommending the Village Board adopt the Project Plan dated June 2, 2026 for the creation of Tax Incremental District No.21 be approved.

Vote: 7 - 0 Motion Carried

APPEARANCES

Consideration of a utility easement granted to the **WISCONSIN ELECTRIC POWER COMPANY** over land owned by the Village of Menomonee Falls. Located on land identified by Tax Key Numbers 105.997.003 & 105.997.004.

Trustee Tadda left the meeting at 7:30 PM.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to recommend the Village Board of Trustees approve the attached We Energies easement.

Vote: 6 - 0 Motion Carried

Consideration of a utility easement granted to the **WISCONSIN ELECTRIC POWER COMPANY** over land owned by the Village of Menomonee Falls in Village Park.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to recommend the Village Board of Trustees approve the attached We Energies easement.

Vote: 6 - 0 Motion Carried

Approval of the **FOX RIVER FALLS ADDITION NO 5. PRELIMINARY PLAT** proposed on the North Side of Silver Spring Drive, approximately 1/4 mile West of Lannon Road, on a portion of the parcel identified by Tax Key Number 120.145.

Trustee Tadda returned to the meeting at 7:32 PM.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to conditionally approve the Preliminary Plat of Fox River Falls subject to the 38 conditions noted from Staff, nine (9) conditions (there are seven (7) additional recommendations) from Waukesha County, and any other requirements from the Wisconsin Department of Administration.

1. Final Plat review and approval will be required.
2. The applicant shall pay the "Fee in Lieu of Dedication" in the amount of \$1,000 for every lot created in a Final Plat - prior to the recording of the Final Plat.
3. A 10' multi-use path shall be constructed along Lannon Road from Turnberry Lane to the south property line of the site with their Addn. No. 4 development. The path cannot be constructed north of Turnberry Lane to the RR tracks due to the wetlands.
4. Sidewalks shall be placed on one side of all non-cul de sac roads.
5. Submitting a landscape plan for any landscaped areas within the Fox River Falls Planned Residential Development to the Architectural Control Board for review and approval prior to the submittal of the Final Plat.
6. Permitting from the Waukesha County Department of Public Works is required for access onto Lannon Road (CTH "Y").
7. A permit from the Waukesha County Department of Public Works is required prior to any utility construction within the public road right-of-way of Lannon Road (CTH "Y").
8. Outlots are to be provided at the cul de sac islands and medians.
9. Stormwater management meeting the Village's stormwater ordinance must be provided for the development. The Stormwater Management Plan must be approved by the Village Engineering Department prior to starting construction.

10. Wisconsin DNR – NR 151 requirements must be met and a Notice of Intent (NOI) needs to be submitted to the Wisconsin DNR for NR 216 Permit Coverage. A copy of the DNR Certificate of Permit Coverage is to be forwarded to the Village Engineering Department prior to issuance of the Village Erosion Control Permit.
11. The site will need to be analyzed for stormwater infiltration per Wisconsin DNR Technical Standard 1002 of the NR 151 guidelines.
12. Wisconsin DNR NR 151 requirements must be met for water quality management. 80% Total Suspended Solid (TSS) removal is to be provided for this development.
13. A Wisconsin DNR Chapter 30 Permit is required prior to site grading and construction of the detention ponds along the intermittent stream.
14. A hydraulic HEC-RAS analysis is required for the culvert crossing of the intermittent stream.
15. A Village Stormwater Permit is required. The Stormwater Permit Application must be submitted with the permit review fee as required by the Village's stormwater ordinance.
16. A Village Erosion Control Permit is required prior to any land disturbing activities.
17. A wetland delineation is needed.
18. A geotechnical study will have to be done by a licensed soils engineer to determine the high seasonal groundwater elevations. Basement or lowest floor elevations will have to be kept at least 3 feet above the high seasonal groundwater elevations to comply with Village code.
19. All basement or lowest floor elevations must be at least 2 feet above the 100-year Flood Plain Elevation.
20. Any roadway or building pad areas where 5 feet or more of fill will be placed shall have the filling operations overseen by a geotechnical engineering firm to assure proper compaction to Village Specifications. Soil compaction reports are to be submitted to the Village Engineering Department.
21. All sewer, water main and laterals are to be kept out of the outlots for the cul de sac islands and boulevard median. The property lines of these outlots shall be at least 10 feet from any sewer or water main.
22. All sanitary sewer, water main, storm sewer, and street designs must follow the Village of Menomonee Falls Standards and Requirements for Development.
23. The trees along the west property line of the development site shall be preserved.
24. Landscaping within and around the stormwater detention ponds and any municipal sewer easements shall comply with the Village's Policy for Landscaping in and Around Infrastructure and Village Landscape Design Guidelines.
25. Street trees are to be kept out of the road right-of-way and placed within the front 10 feet of the private lots and outlots.
26. A Development Agreement will have to be entered into, approved by the Village Board, and signed prior to construction of any public utilities or improvements.
27. A Letter of Credit or other financial guarantee must be provided in accordance to the development agreement prior to construction of any public utilities or improvements.
28. Detailed utility, street, grading and stormwater management plans are required. Further engineering review is needed once these plans are submitted.
29. The facilities layout for electric, telephone, and cable shall conform to section 94-155 of the municipal code.

Fire department access roads shall:

30. Have an unobstructed width of not less than 20 ft.
31. Have unobstructed vertical clearance of not less than 13 ft 6 in.
32. Be designed and maintained to support the imposed loads of fire apparatus.
33. Have an unobstructed width of not less than 26 ft. for aerial apparatus access if the grade to the highest roof surface exceeds 30 ft.
34. Have an angle of approach and departure not exceed 1 ft drop in 20 ft.
35. Have turning radii that meet the WB-50 Template.
36. Dead-end fire department access roads in excess of 150 ft in length shall be provided with

approved provisions for the fire apparatus to turn around.

37. Landscaping and plantings must be installed/maintained so that it does not interfere with fire department access.

38. Fire Department access per NFPA 1 and fire lanes must be maintained throughout the project.

Vote: 7 - 0 Motion Carried

Consideration of a recommendation to the Village Board of Trustees on the request of **DEREK B. MCGREW, CELLUSITE, LLC**, to obtain a Conditional Use Permit allowing for the installation of a new wireless communication facility located at **N89W16785 APPLETON AVENUE** in the C-2 Community Business Zoning District with the OVC Village Centre Overlay. The subject site is identified by Tax Key Number 11.229.

Derek McGrew (Cellusite, LLC) addressed the Plan Commission and presented the item.
Rodney Carter (Husch Blackwell) addressed the Plan Commission.

Motion by Commissioner Paul Curtiss, second by Commissioner Chris Rolenc to recommend denial to the Village Board of the Conditional Use Permit allowing an 80' wireless communication facility located at N89W16785 Appleton Avenue in the C-2 Community Business Zoning District with the OVC Village Centre Overlay based on the following substantial evidence:

Under Section 122-433(a)(4)j.:

1. The proposed 80' tower is not a monopole structure, but described as an approximate 15' x 15' "stealth structure".
2. The proposed 80' tower will have potential impacts to historic or cultural resources listed, or eligible for listing, on the National Register of Historic Places including height and design theme inconsistencies along with affecting the character of the historic downtown area.
3. The proposed 80' tower will not be architecturally compatible and consistent with surrounding buildings and structures as it would be substantially taller than surrounding one and two-story buildings and would be visually dominant in the Village Centre Overlay District.
4. Equipment buildings shall be located, designed and screened to reduce visual impacts to the extent feasible considering the technological requirements of the proposed personal wireless services and the need to be compatible with neighboring residences and the character of the community. A landscape screening plan for the easement area was submitted the day of this meeting. No other site improvements are proposed.

Under Section 122-354(a):

5. Existing context and scale:

The surrounding area consists primarily of one and two-story buildings ranging from about 15' to 37' in height consistent with the Village Centre Overlay District Sec. 122-354(a) design theme.

6. Historic design theme:

The proposed 80' tower is not consistent with the historic architectural styles, forms or development patterns described in Sec. 122-354(a) which notes small scale, one or two-story structures, traditional building materials and minimal exterior appurtenances.

7. Height relative to Village Centre Overlay District standard:

The proposed 80' tower exceeds the height of adjacent structures by more than two to three times and exceeds the code limit under Section 122-354(b)(3) that buildings not be more than one story taller than adjacent structures.

8. Consistency with the purpose of the Village Centre Overlay District:

Approval of the 80' tower would be inconsistent with the stated purpose of the Village Centre Overlay District to preserve historic character and maintain a consistent visual image.

9. Visual Impact:

The proposed 80' tower would be visible from multiple viewpoints in the adjacent historic district as shown in the applicant's provided exhibits disrupting the established historic streetscape.

The public hearing is scheduled for the July 6, 2026 Village Board meeting.

Vote: 6 - 1 Motion Carried

Nay: Commissioner Steve Bruskievicz

ADJOURNMENT

Motion by Commissioner Paul Curtiss, second by Commissioner Chris Rolenc to adjourn the meeting at 8:41 pm.

Vote: 7 - 0 Motion Carried

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



Plan Commission - Regular

5. a.

Meeting Date: 07/07/2026

Topic: Evergreen Fields Phase 7 Final Plat

From: Amy Bennett, Director of Planning and Development

Department: Planning & Development Services

Date of Village Board 07/20/2026

Action (if required):

Subject:

Consideration of a recommendation to the Village Board of Trustees regarding the Final Plat of the **EVERGREEN FIELDS PHASE 7** Subdivision, generally located 1/4 mile east of Lannon Road, and 1/4 mile south of Silver Spring Drive, on a portion of the parcel identified by Tax Key Number 126.197.

Background Information:

The Village Board of Trustees adopted Ordinance No. 802-O-20 approving the Evergreen Fields Planned Residential Development on November 16, 2020. This Ordinance allowed 109 single family lots and 58 condominium dwelling units within 29 duplex buildings, creating a total of 167 dwelling units on 68.16 developable acres, and a density of 2.45 dwelling units per developable acre.

The Plan Commission conditionally approved the Preliminary Plat for the Evergreen Fields Subdivision on December 8, 2020, subject to 52 conditions. This preliminary plat proposed 109 single family lots ranging in size from 9,160 square feet to 31,637 square feet, with the average lot containing 12,671 square feet and the median lot containing 11,511 square feet. The Preliminary Plat and the conditions of approval are attached for reference.

On March 15, 2021, the Village Board adopted Ordinance 811-O-21 amending the Evergreen Fields Planned Residential Development allowing 13 single family homes to replace 10 duplex buildings (20 dwelling units), reducing the density to 2.35 dwelling units per developable acre (122 single family lots and 38 duplex dwelling units within 19 duplex condominium buildings).

On March 20, 2023, the Village Board adopted Ordinance 880-O-23 amending the Evergreen Fields Planned Residential Development allowing 7 single family lots to replace 5 duplex buildings (10 units), reducing the density to 2.30 dwelling units per developable acre (157 dwelling units comprised by 129 single family lots and 28 dwelling units within 14 duplexes, on 68.16 developable acres).

Application Specifics:

The Village received the complete application for Evergreen Fields Phase 7 Final Plat on May 20, 2026. The Final Plat, attached, would extend Kingair Drive East, Benjamin Court South, and Benjamin Lane North.

The Final Plat is comprised of sixteen (16) single-family lots ranging in size from 9,416 sq. ft. to 17,309 sq. ft.

The lot sizes contained in the submitted Final Plat are consistent with the lots within the first six phases of the Evergreen Fields development - as shown in the chart below:

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7
Average Lot	11,771	11,404	10,838	12,366	11,561	18,139	11,672
Median Lot	11,222	11,370	10,800	11,238	10,875	15,865	10,962
Largest Lot	21,648	15,340	12,636	26,366	18,393	31,637	17,309
Smallest Lot	9,007	9,250	9,600	9,360	9,160	12,416	9,416

Additional Information:

The proposed preliminary plat was forwarded to the Planning & Development, Public Works, Utilities & Engineering, Police and Fire Departments. The Staff comments are as follows:

1. The applicant will need to submit the "Fee in Lieu of Dedication" in the amount of \$16,000 (\$1,000 per lot) prior to the recording of the Subdivision.
2. The public improvements have not been completed as of the date of this review. All public utilities, curb, and roads must be installed prior to recording the final plat.
3. All easement documents and agreements must be signed and recorded with the final plat.
4. The final plat and easement documents must be resubmitted and reviewed before recording.
5. Metes and bounds legal descriptions and exhibits are needed for all public easements. Easement documents in Village format are to be recorded with the final plat.
6. A copy of the recorded final plat on mylar and digital (.pdf) format is to be provided to the Village prior to the issuance of building permits.
7. The Engineering Department has reviewed the proposed facilities layout from We Energies and found it to be in conformance with section 94-155 of the municipal code.
8. The following items in the development are required to be completed prior to the recording the final plat:
 - Complete installation of sanitary sewer, storm sewer, and water main; completion of punch list items; all tests for sanitary sewer, manholes, and water main passed and the safe water samples obtained.
 - Sanitary sewer, storm sewer and water main as-builts are to be completed by the developer's engineer and received by the Village.
 - Complete installation of concrete curb & gutter and binder course of asphalt pavement.
 - Certification and acceptance of grading for conformance with approved master grading plan:

1. As-built grades on lot lines and lot corners shall be within 0.25 ft. of the final grades shown on the approved master grading plan. The as-built grading plan shall show spot elevations along the side lot lines at the top of curb, front lot corners, front setback, back of building pad extended, any high points and grade breaks, and rear lot corners.
2. All drainage easements shall be fine graded to within 0.25 ft. of the final grades shown on the approved master grading plan and provide positive drainage. As-built grades of the swales shall be shown every 25 feet with the spot elevations taken at the flowline of the swale and 10 feet on either side of the flowline.
3. Building pad grades shall be between 0.0 ft. and 2.0 ft. lower than the final grades shown on the approved master grading plan. As-built grades are to be shown at the front and back of each building pad.
4. Stormwater detention ponds shall be certified and as-built. Elevations shall be taken at cross sections not exceeding 25 feet from top to bottom of the pond banks and embankments, top and bottom of safety shelf, inlet and outlet pipe inverts, outlet structure and emergency spillway.
5. All final grading must be within the above tolerance and provide positive drainage. Any areas not within tolerance or found to have insufficient drainage shall be regraded

9. Final Plat recorded with the Waukesha County Register of Deeds.

10. All municipal easements recorded with the Waukesha County Register of Deeds.

11. All property lot corner pipes, perimeter pipes, and horizontal curve pipe shall be set by developer's surveyor.

12. A storm water permit must be signed and recorded.

13. All disturbed areas shall be restored with topsoil, seed, fertilizer and mulch in accordance to Village erosion control ordinance and specifications.

14. All swales in drainage easements are to be fine graded and stabilized with topsoil, seed, fertilizer and erosion control blanket per Village specifications. Drainage easements are to be maintained by the developer until stabilized with grass.

15. All erosion control measures as shown on the approved erosion control plan shall be in place and in properly functioning condition.

16. A storm sewer easement is required in the outlot 23 behind lot 115 to cover the public storm sewer.

Waukesha County reviewed the submitted plat, and have issued their "Conditional Certification of No Objection" subject to one (1) condition. These conditions are attached to this Staff Report. It should be noted there are two additional recommendations from Waukesha County. The letter is attached. The Wisconsin Department of Administration is in the process of reviewing the submitted plat and may have changes. A copy of the letter will be provided at the meeting, if available.

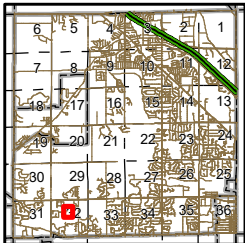
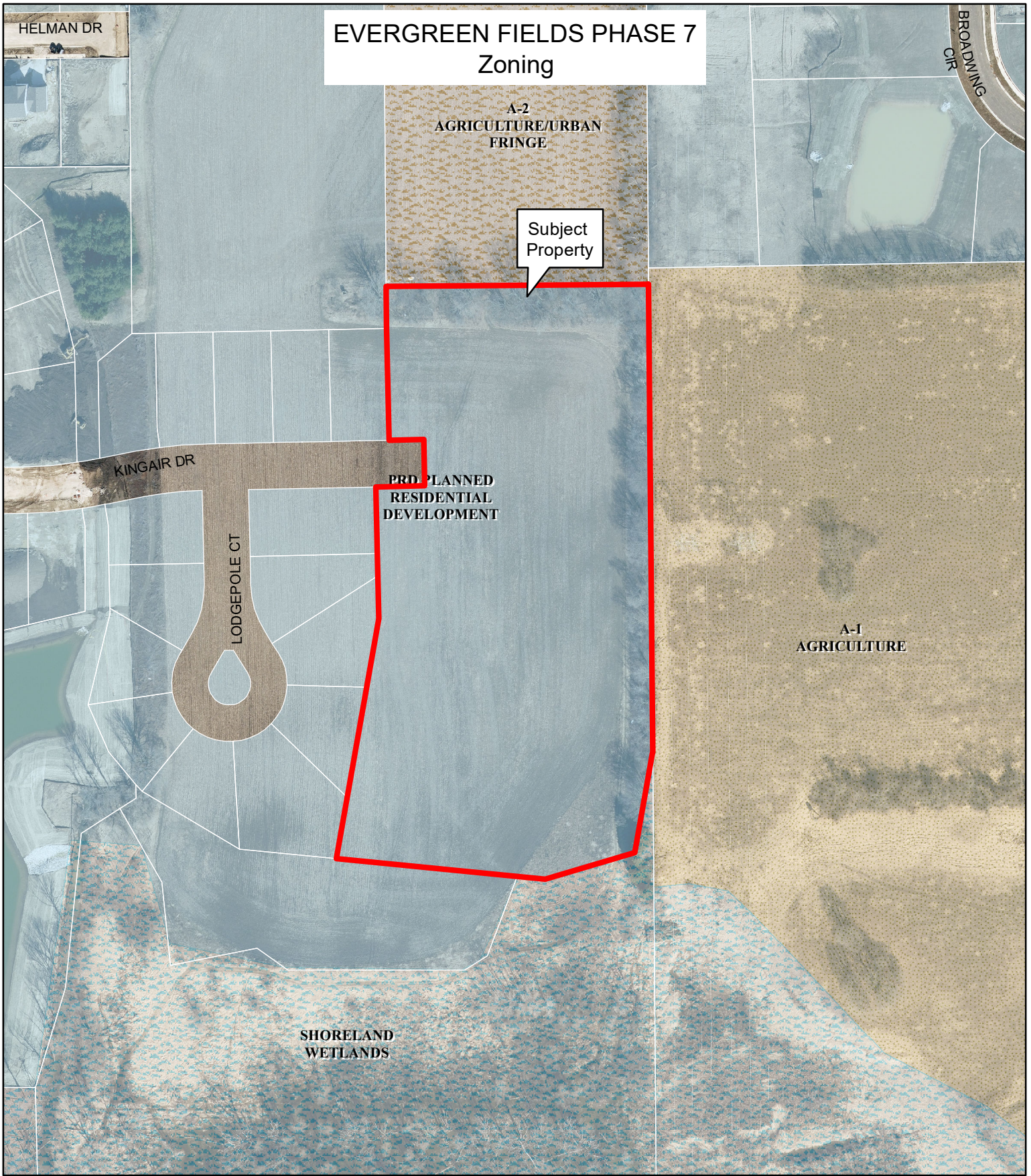
Requested Action by Commission/Committee/Board:

Since the proposed Subdivision is consistent with our Comprehensive Plan, and would be in conformance with the latest PRD Ordinance regulating the Evergreen Fields development, Staff recommends the Plan Commission recommend the Village Board of Trustees approve the Final Plat of Evergreen Fields Phase 6, subject to the 16 staff conditions listed in this report, the one (1) condition of Waukesha County (along with two recommendations) and any changes requested by the Wisconsin Department of Administration.

Land Use Map

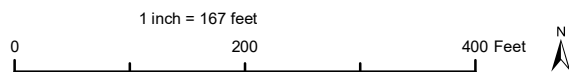
Final Plat

Waukesha County Letter



EVERGREEN FIELDS PHASE 7

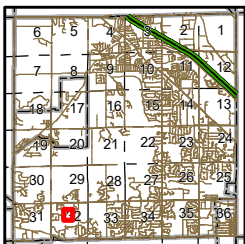
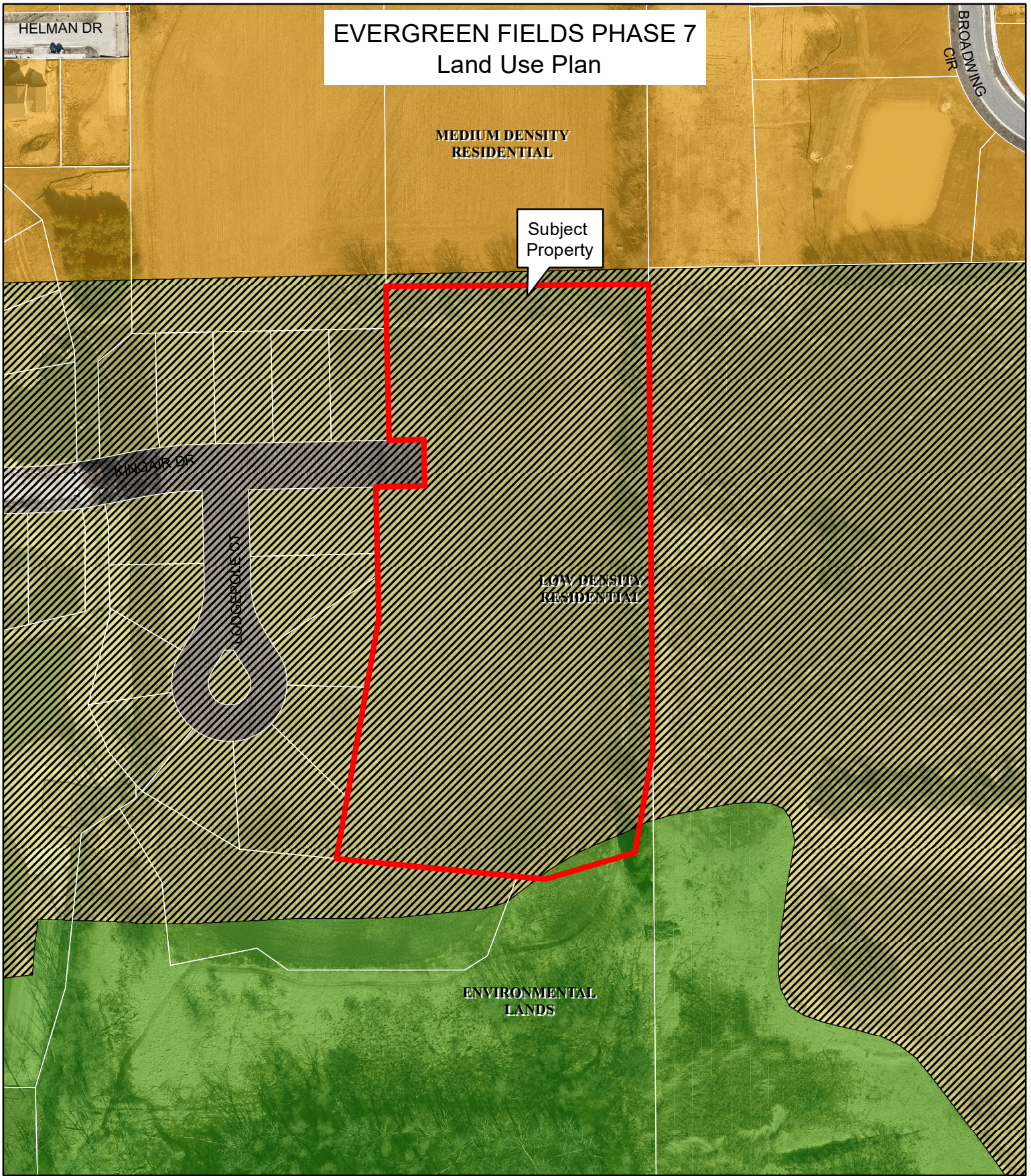
Tax Key #MNFV0126197



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.

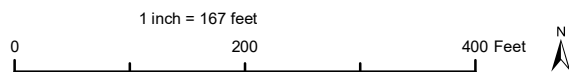
Map Accuracy: National Map Accuracy Standards
Coordinate System: State Plane Coordinate System
Datum: North American Datum, 1983

VILLAGE OF
**Menomonee
Falls**



EVERGREEN FIELDS PHASE 7

Tax Key #MNFV0126197



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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**

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

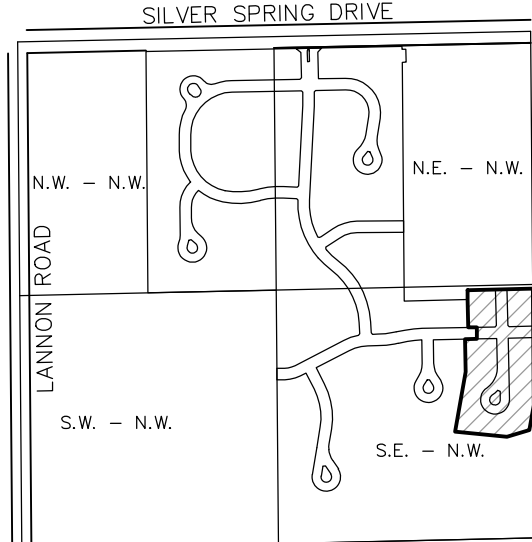
Certified _____, 20____



Department of Administration

ISSUED DATE: MAY 20, 2026

LOCATION MAP

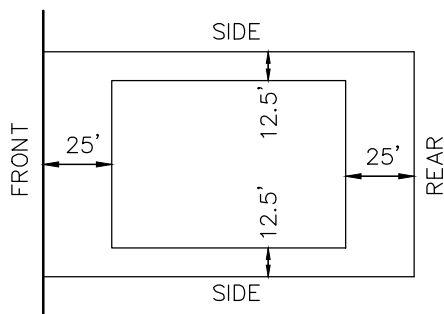


NW 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

SCALE: 1" = 1000'

= EVERGREEN FIELDS PHASE 7 SUBDIVISION

TYPICAL BUILDING SETBACK UNLESS OTHERWISE NOTED



Zoning: PRD-PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

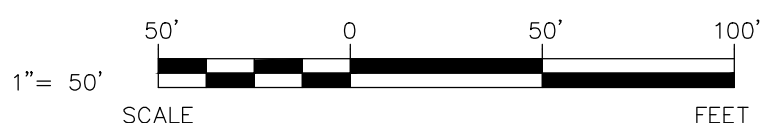
Building Setbacks:
Front: 25 feet
Side: 12.5 feet
Rear: 25 feet

TOTAL AREA
6.139 ACRES
267,419 SQ. FT.

LEGEND:

- 1-1/4" X 18" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- SECTION CORNER MONUMENT FOUND (CONCRETE MONUMENT W/ BRASS CAP)

ALL OTHER LOT CORNERS MARKED BY SET 3/4" X 18" REBAR WEIGHING 1.50 LB/FT.



EVERGREEN FIELDS PHASE 7

PART OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 12178, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE ON MAY 17, 2021 AS DOCUMENT NO. 4584652, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



Curve Table						
Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent
C1	310.78'	75.00'	S62°28'08"E	131.56'	237°25'16"	S56°14'30"W N01°10'47"W
C2	47.72'	75.00'	N17°02'46"E	46.91'	036°27'06"	N35°16'20"E N01°10'47"W
C3	55.51'	75.00'	N56°28'31"E	54.25'	042°24'23"	N77°40'43"E N35°16'20"E
C4	55.51'	75.00'	S81°07'04"E	54.25'	042°24'25"	S59°54'52"E N77°40'43"E
C5	55.51'	75.00'	S38°42'35"E	54.26'	042°24'34"	S17°30'17"E S59°54'52"E
C6	55.52'	75.00'	S03°42'01"W	54.26'	042°24'37"	S24°54'20"W S17°30'18"E
C7	41.02'	75.00'	S40°34'25"W	40.51'	031°20'10"	S56°14'30"W S24°54'20"W
C8	120.26'	120.00'	N27°31'52"E	115.29'	057°25'16"	N56°14'30"E N01°10'46"W
C9	78.46'	120.00'	S37°30'37"W	77.07'	037°27'46"	S18°46'43"W S56°14'30"W
C10	41.80'	120.00'	S08°47'59"W	41.59'	019°57'29"	S01°10'46"E S18°46'43"W
C11	113.95'	27.50'	S62°28'08"E	48.24'	237°25'16"	S56°14'30"W N01°10'47"W
C12	39.72'	167.50'	S49°26'54"W	39.63'	013°35'11"	S42°39'19"W S56°14'30"W

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 32 HAS A BEARING OF NORTH 00°-29'-28" WEST.

DRAFTED BY: JACOB MACH

ARCHITECTS • ENGINEERS • SURVEYORS

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Fond Du Lac, WI 54935
Phone: (920) 926-9800
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JOB NO. 250120300

NOTE:
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



ISSUED DATE: MAY 20, 2026

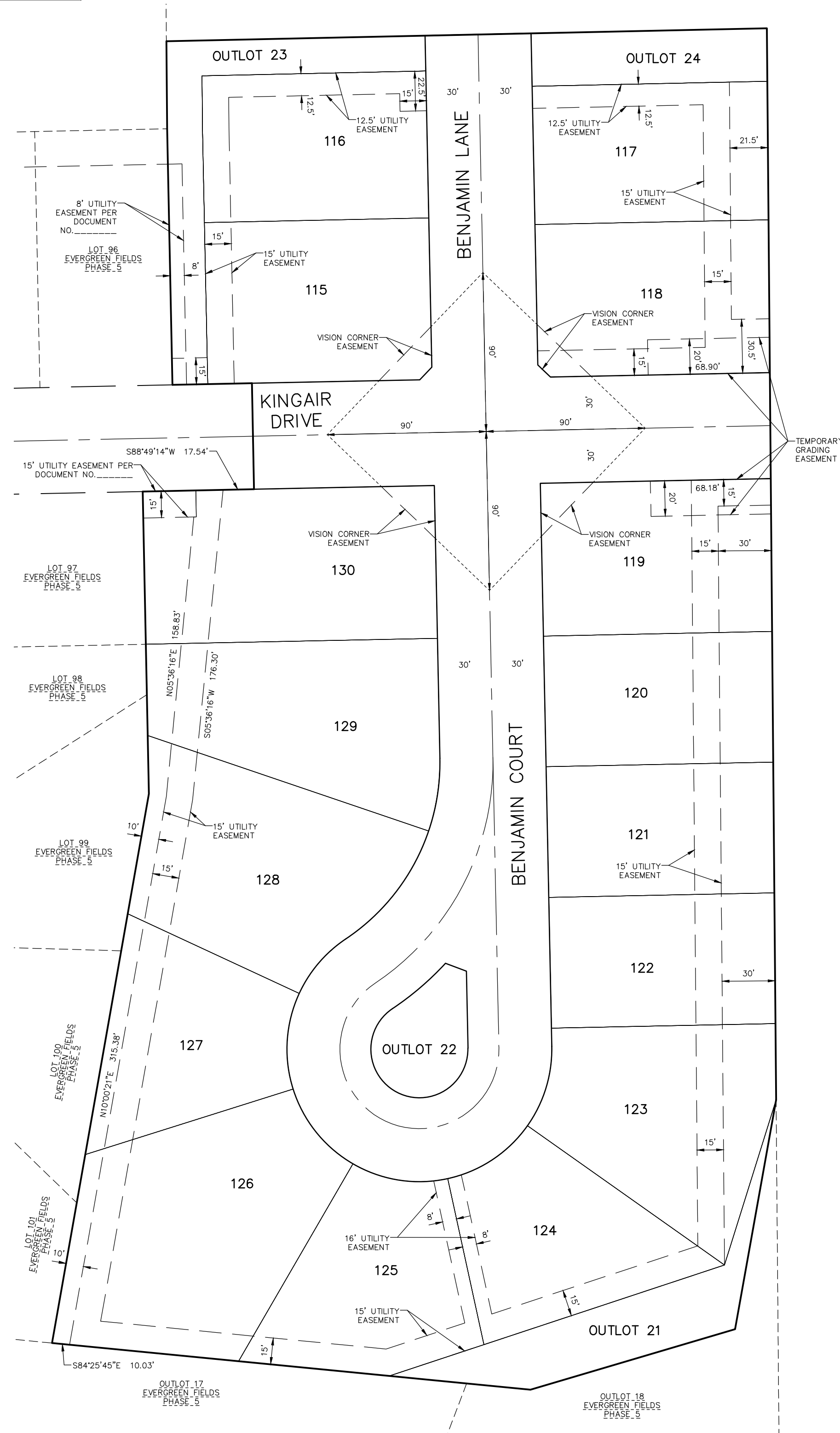
EVERGREEN FIELDS PHASE 7

PART OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 12178, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE ON MAY 17, 2021 AS DOCUMENT NO. 4584652, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

VOL.

PG.



EVERGREEN FIELDS PHASE 7

PART OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 12178, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE ON MAY 17, 2021 AS DOCUMENT NO. 4584652, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that under the direction of the owners listed below, I have surveyed, divided and mapped a parcel of land described hereon:

Part of Outlot 2 of Certified Survey Map No. 12178, recorded in the Waukesha County Register of Deeds Office on May 17, 2021 as Document No. 4584652, being part of the Southeast 1/4 of the Northwest 1/4 of Section 32, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 32; thence South 00°-29'-28" East along the East line of said Northwest 1/4, a distance of 1,341.09 feet to the Northeast corner of said Outlot 2, said point being the point of beginning; thence continuing South 00°-29'-28" East along said East line, a distance of 606.69 feet to the Northeast corner of Outlot 18 of Evergreen Fields Phase 5, recorded in the Waukesha County Register of Deeds Office as Document No. 4825842; thence South 10°-07'-27" West along a Northerly line of said Outlot 18, a distance of 131.86 feet; thence South 73°-31'-02" West along a Northerly line of said Outlot 18, a distance of 120.83 feet; thence North 84°-25'-45" West along a Northerly line of said Outlot 18, a distance of 272.15 feet; thence North 10°-00'-21" East along an Easterly line of said Evergreen Fields Phase 5, a distance of 315.77 feet; thence North 01°-10'-46" West along an East line of said Evergreen Fields Phase 5, a distance of 171.15 feet to the South right-of-way line of Kingair Drive; thence North 88°-49'-14" East along said South line, a distance of 63.07 feet; thence North 01°-10'-46" West, a distance of 60.00 feet to the North right-of-way line of Kingair Drive; thence South 88°-49'-14" West along said North line, a distance of 45.00 feet to the Southeast corner of Lot 96 of said Evergreen Fields Phase 5; thence North 01°-10'-46" West along the East line of said Lot 96, a distance of 145.00 feet to the Northeast corner of said Lot 96; thence North 00°-29'-28" West along a Northerly line of said Outlot 2, a distance of 49.56 feet; thence North 88°-45'-32" East along a North line of said Outlot 2, a distance of 340.02 feet to the point of beginning and containing 6.139 acres (267,419 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236, Wis. Stats. and the Subdivision Ordinance of Waukesha County and the Village of Menomonee Falls in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

ISSUED DATE: MAY 20, 2026

UTILITY EASEMENT PROVISIONS (PUBLIC)

An easement for electric, natural gas, and communications service is hereby granted by VH Evergreen Fields, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and **WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee,

SPECTRUM MID-AMERICA, LLC, Grantee, and

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

NOTES

- All electric, telephone and communication distribution lines and laterals including CATV cables, constructed after the recording of this Subdivision shall be placed underground.
- Outlots 21, 23 and 24 of Evergreen Fields Phase 7 Subdivision are to be used for stormwater drainage. Outlot 22 of Evergreen Fields Phase 7 Subdivision is to be used for landscape purposes.
- Outlots 21, 22, 23 and 24 of Evergreen Fields Phase 7 Subdivision will be owned jointly by all the lot owners within all phases of the Evergreen Fields Development.
- All owners of the lots in the subdivision have an equal and undivided fractional ownership of all the stormwater facilities within all phases of the Evergreen Fields Development.
- Stormwater & Storm Sewer Notes:
 - Private easements are established to provide for the unobstructed flow of stormwater runoff from adjacent and upstream properties. Owners of lots on which these easements exist shall be responsible for keeping these areas free from any obstruction that may restrict or divert this flow.
 - Public easements granted to the Village of Menomonee Falls.
- Stormwater Management Maintenance Agreement
 - The lot owner(s) or their successors and/or assigns (herein after referred to as the responsible parties) shall be responsible for maintenance of the stormwater management measures.
 - The responsible parties shall maintain the stormwater management measures in accordance with the approved stormwater management plan on file in the offices of the Village as required by the Village construction, site erosion control and stormwater management ordinance.
 - The Village is authorized to access the property to conduct inspections of stormwater practices as necessary to ascertain that the practices are being maintained and operated in accordance with the approved stormwater management plan.
 - The responsible party, on an annual basis, shall provide maintenance of stormwater management measure, including but not limited to, removal of debris, maintenance of vegetative areas, maintenance of structural stormwater management measures and sediment removal.
 - Upon notification of the responsible parties by the Village of maintenance problems which require correction, the specified corrective actions shall be taken within a reasonable time frame as set by the Village.
 - The Village is authorized to perform the corrective actions identified in the inspection report if the responsible parties do not make the required corrections in the specified time period. The costs and expenses shall be entered on the tax roll as a special assessment against the property and collected with any other taxes levied thereon for the year in which the work is completed.
- Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any lot or outlot in the subdivision by reason of tax delinquency.
- Public utility easements as herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- Basement Restriction - Groundwater

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to owner's special investigation prior to construction and no specific representation is made herein.
- Wetland/Isolated Natural Resource Area Preservation Restrictions

Those areas identified as Wetland or Isolated Natural Resource Area on Page 1 of this Subdivision Plat shall be subject to the following restrictions:

 - Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, dying or invasive vegetation may be removed, at the discretion of the landowner and with approval of the municipality in which the property is located within. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the the Village of Menomonee Falls shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/ Isolated Natural Resource Area Preservation Area and with approval from the Village of Menomonee Falls and, if applicable, the Waukesha County Department of Parks and Land Use.
 - Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland area and shall be discouraged to the greatest extent possible within the Isolated Natural Resource Area.
 - The introduction of plant material not indigenous to the existing environment is prohibited.
 - The construction of ponds is prohibited.
 - The construction of buildings is prohibited.

VILLAGE TREASURER'S CERTIFICATE

I, Valerie Emrich, being the duly appointed, qualified, and acting Treasurer of the Village of Menomonee Falls, Waukesha County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 20____, on any of the lands included in the plat of EVERGREEN FIELDS PHASE 7 SUBDIVISION.

Valerie Emrich, Village Treasurer, Village of Menomonee Falls

COUNTY TREASURER'S CERTIFICATE

I, Jennifer Grant, being the duly elected, qualified, and acting treasurer of the County of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 20____, affecting the land included in EVERGREEN FIELDS PHASE 7 SUBDIVISION.

Jennifer Grant, Treasurer, Waukesha County, Wisconsin

VILLAGE BOARD RESOLUTION

Resolved, that the revised plat of "EVERGREEN FIELDS PHASE 7", in the Village of Menomonee Falls is hereby approved and the dedications herein accepted by the Village Board of Trustees of the Village of Menomonee Falls, on this _____ day of _____, 20____.

Jeremy Walz, Village President

Date

I certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Menomonee Falls on this _____ day of _____, 20____.

Amy Dishinger, Village Clerk

Date

CONSENT OF CORPORATE MORTGAGEE

Capitol Bank, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above Owner's Certificate.

In witness whereof, the said Capitol Bank has caused these presents to be signed by Michael Johnston, its Senior Vice President/Commercial Lending, at _____, Wisconsin this _____ day of _____, 20____.

Capitol Bank

Michael Johnston, Senior Vice President/Commercial Lending

STATE OF _____)

COUNTY OF _____) S.S

Personally came before me this _____ day of _____, 20____, Michael Johnston of the above named banking association to me known to be the person who executed the foregoing instrument, and to me know to be such Senior Vice President/Commercial Lending of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, _____ County, ____

My Commission Expires: _____

OWNER'S CERTIFICATE OF DEDICATION

VH Evergreen Fields, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Evergreen Fields, LLC, does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

- Department of Administration
- Village of Menomonee Falls
- Waukesha County Parks and Land Use Department

In witness whereof, VH Evergreen Fields, LLC, has caused these presents to be signed by its official officer(s) of said limited liability company at Madison, Wisconsin this _____ day of _____, 20____.

VH Evergreen Fields, LLC

By: VH LDV Investments, LLC, Its Sole Member

By: _____

By: Forgewell Building Group, LLC, Its Sole Member

By: _____

STATE OF WISCONSIN)
COUNTY OF _____) S.S

Personally came before me this _____ day of _____, 20____, the above named officer(s) of the above named VH Evergreen Fields, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



OWNER / DEVELOPER:
VH EVERGREEN FIELDS, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800

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JOB NO. 250120300

Paul Farrow
County Executive



Dale R. Shaver
Director

Waukesha County
Department of Parks and Land Use

TO: Wisconsin Department of Administration – Plat Review

NOTICE OF: Conditional Certification of No Objection to Final Plat

DATE OF REVIEW: June 10, 2026

RE: Subdivision Plat known as: **Evergreen Fields Phase 7**
File No. 1932G

LOCATION: Part of the NW 1/4 of Section 32 T8N, R20E, Village of Menomonee Falls

SUBMITTED BY: Wisconsin Department of Administration – Plat Review

SURVEYOR: Ryan Wilgreen, PLS
Excel Engineering, Inc.
100 Camelot Dr.
Fond Du Lac, WI 54935

DATE RECEIVED: May 21, 2026

DATE OF PLAT: May 20, 2026

SUBDIVIDER: VH Evergreen Fields, LLC
6801 S. Towne Drive
Madison, WI 53713

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

REMARKS:

Conditional Certification of No Objection to this Final Plat is based on the following conditions being complied with prior to recordation:

1. The surveyor's seal, signature, and date must appear on all sheets of the Final Plat. The same revision date must be noted on all sheets of the Final Plat.

In addition, we recommend the following:

1. We recommend that the developer consult with the property owner as to the location and function of any drain tile that may be present on the property and how it may impact the development.
2. The Final Plat is located in an area with mapped soils that may have seasonal high groundwater. Some areas contain hydric soils (groundwater estimated to be one foot or less from the ground surface. Therefore, we recommend that soil testing be required for each lot and that minimum basement floor elevations be stated on the plat or a master grading plan. We recommend that basement floor elevations be set at least one (1) foot higher than the highest seasonal groundwater level.

SIGNED:

Jason Fruth

Jason Fruth, Planning and Zoning Manager

For information regarding this review, please contact Evan Hoier at (262) 896 8509 or ehoier@waukeshacounty.gov

cc: Village of Menomonee Falls Clerk (via email)
Village of Menomonee Falls Planner (via email)
VH Evergreen Fields, LLC, Developer (via email – mcudney@veridianhomes.com)
Ryan Wilgreen, Surveyor, Excel Engineering, Inc. (via email)
We Energies, Plat Review (via e-mail)
AT&T, Plat Review (via e-mail)
Waukesha County Register of Deeds (via email)
SEWRPC
DNR
File



Plan Commission - Regular

5. b.

Meeting Date: 07/07/2026

Topic: The Reserve at Lannon Road - PRD / Rezone

From: Amy Bennett, Director of Planning and Development

Department: Planning & Development Services

Date of Village Board 08/03/2026

Action (if required):

Subject:

Consideration of a recommendation to the Village Board of Trustees to approve an Ordinance rezoning lands from the R-1 Single Family Residential to the Planned Residential Development (PRD) District and creating **THE RESERVE AT LANNON ROAD SUBDIVISION** located on lands owned by **HERBERT K GROSS** on the parcel identified by Tax Key Number 79.994.012.

Background Information:

The subject land consists of one parcel totaling 40 acres at the northeast corner of the intersection of Lannon Road and Mill Road. The land has been primarily utilized for agricultural purposes, with approximately 7 acres left untilled in forest or natural meadows. The parcel is currently zoned R-1 Single Family Residential. The land use is Low Density Residential.

The subject parcel, as well as abutting lands to the North, South, and West are classified as Low Density Residential in the Village's Comprehensive Plan. To the East of the parcel is Tower Hill Park, and Environmental Lands in the Village's Comprehensive Plan. Adjacent parcels to the West are located in A-1 Agricultural and Planned Residential Development districts, R-3 Single Family district to the North, CV-1 Civic Park to the East, and R-3 Single Family district to the South.

On November 4, 2014, Plan Commission reviewed a conceptual plan for Herb Gross, for a proposed residential development. The concept proposed 13 single family lots in a development containing 40 acres. The average lot size in the development, according to the submitted plan, was 50,471 square feet (1.16 acres), with 21.67 acres preserved as open space, and another 0.25 acre landscaped as entry features and cul-de-sac islands. The 2014 concept plan had 3 acres of the development dedicated to right-of-way, 15.06 acres for single family lots, and 21.94 acres (54.85%) that would be utilized as common open space. The concept proposed density of the development would have been 0.33 dwelling units per acre. The 2014 concept plan followed the requirements of a Conservation Development District (CDD) since at the time sewer and water were not located near the parcel.

Application Specifics:

1. The proposed subdivision concept includes 52 single-family lots, open space, wetland and stormwater features. The development will have 16.95 acres of open space. Two stormwater ponds are located on the site. A homeowners' association will be established with an architectural control committee. The proposed single-family lots range in size from 12,058 sq. ft. to 24,326 sq. ft., with an average lot size of 14,694 sq. ft., and a median lot size of 13,280 sq. ft. The expected sales price of homes is between \$700,000 and \$950,000. See attached applicant narrative.

Total acreage: 40.00 gross acres

Net developable acres: 17.54 acres

Open space and ponds: 16.95 acres (42%)

Roads (ROW): 5.51 acres (14%)

Gross density: 1.3 units/acre

Net density: 2.96 lots / acre

Average lot size: 14,694 square feet

Median lot size: 13,280 square feet

The proposed subdivision will require a PRD rezoning along with preliminary and final plat approvals.

Under Section 122-69 (c)(2) A general development plan of the proposed project showing the following information or such additional information as may be required by the plan commission or the village board:

1. An accurate map of the project area including its relationship to surrounding properties and adjoining streets.
2. The size, arrangement and location of all lots, blocks and of all proposed buildings or building groups.
3. The pattern of public roads, driveways and parking facilities for all dwelling units, and the intended design standards for each.
4. The type, size, height and location of all structures.
5. Preliminary architectural drawings and sketches illustrating the design and character of all proposed structures.
6. The location of recreational and open space areas and areas reserved or dedicated for use by the residents.
7. General landscape treatment, with particular attention given to the treatment and creation of a buffer zone between the proposed PRD and any adjacent development whether residential or otherwise.
8. The location of sanitary sewer and water facilities.
9. Existing topography and storm drainage pattern and proposed storm drainage system showing basic topographic changes and proposed grading elevations.

(3) Basis for approval. The plan commission and the architectural control board, in making their recommendations, and the village board in making its determinations, shall give consideration to and be satisfied as to the following:

1. That the proposed development is consistent with the spirit and intent of this chapter and would not be contrary to the general welfare and economic prosperity of the village, but rather that the benefits derived utilizing the most modern residential development techniques, justifies the resultant increase in density that the PRD district requirements provide, and is in keeping with current economic and social considerations and justifies the application of the PRD district requirements.

2. That such development will create an attractive and satisfying residential environment of sustained desirability and economic stability beneficial to the village.
3. That the plan will result in the preservation of open land in a manner which will enhance the total environmental setting and desirability of the development, and that adequate guarantee is provided for permanent retention as "open space" of the residual open land areas resulting from the application of the regulations of this subdivision, either by private preservation as an enhancement to the development, or by dedication to the municipality as determined by the village board.
4. Ownership and tax liability of private open space reservation areas shall be established in a manner acceptable to the village board and made a part of the conditions of the specific plan approval.
5. If the plan commission or architectural control board recommend the village board deny a particular PRD petition, the plan commission and/or architectural control board shall enumerate in writing its reasons for denying the petition, and such listing of reasons shall accompany its recommendation to the village board.

PRD district requirements:

- a. That the proposed development is consistent with the spirit and intent of this chapter and would not be contrary to the general welfare and economic prosperity of the village, but rather that the benefits derived utilizing the most modern residential development techniques, justifies the resultant increase in density that the PRD district requirements provide, and is in keeping with current economic and social considerations and justifies the application of the PRD district requirements.
- b. That such development will create an attractive and satisfying residential environment of sustained desirability and economic stability beneficial to the village.
- c. That the plan will result in the preservation of open land in a manner which will enhance the total environmental setting and desirability of the development, and that adequate guarantee is provided for permanent retention as "open space" of the residual open land areas resulting from the application of the regulations of this subdivision, either by private preservation as an enhancement to the development, or by dedication to the municipality as determined by the village board.
- d. Ownership and tax liability of private open space reservation areas shall be established in a manner acceptable to the village board and made a part of the conditions of the specific plan approval.
- e. If the Plan Commission or Architectural Control Board recommend the Village Board deny a particular PRD petition, the plan commission and/or architectural control board shall enumerate in writing its reasons for denying the petition, and such listing of reasons shall accompany its recommendation to the Village Board.

Additional Information:

The request was reviewed by the Engineering & Development, Public Works, Fire, and Police departments. Staff comments:

1. Approval of the Planned Residential Development (PRD) by the Village Board.
2. Preliminary and Final Plat review and approval will be required.
3. The developer shall submit the \$52,000 (52 lots x \$1,000) Fee in Lieu of Dedication prior to recording the Final Plat of this subdivision.
4. Minimum lot width is 60' for PRD. Minimum setbacks are front 25', rear 25' and side 12.5'.
5. Maximum building height is 42' for PRD.
6. Architectural Control Board (ACB) approval required for the Planned Residential District (PRD), including any landscaping buffer zones along Lannon or any adjacent development (residential or otherwise) and any entry features.
7. Concrete sidewalk (5') will be required in the subdivision connecting to a 10' wide asphalt

multi-purpose trail along Lannon Road as recommended in the Village of Menomonee Falls Comprehensive Outdoor Recreation Plan (CORP) at the time of development.

8. Landscaping within and around the stormwater detention ponds and any municipal sewer easements shall comply with the Village's Policy for Landscaping in and around Infrastructure and Village Landscape Design Guidelines.

Stormwater

9. The site will need to be analyzed for stormwater infiltration under Wisconsin Department of Natural Resources NR 151 guidelines.
10. Pond designs must follow the Village of Menomonee Falls stormwater requirements.
11. The outlots identified on the preliminary plat are going to contain stormwater detention ponds, however, initial stormwater computations have not been submitted to the Engineering Department for review. It is uncertain if the outlot sizes will be able to contain the stormwater detention required for the site. These outlots sizes may require adjustments for the stormwater detention.
12. The developer must obtain a stormwater permit from the Village.
13. The buildings adjacent to the ponds must have the 1st floor elevation set 2 feet above the 100-year water elevation.
14. Any pond outfall, emergency overflow pipes, weirs, or swales draining ponds must be contained in an outlet and not in easements on private property.
15. The 100-year storm events must have overland routes to the ponds. If overland routes are not available, the storm sewer must be designed for the 100-year event.

Utilities

16. All existing septic systems and wells must be properly abandoned.
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20. Sewer computations and plan & profile sheets must be submitted and approved by the Village, Sussex, Lisbon and Wisconsin DNR.
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22. Easements will be required for water mains, sewer mains, and storm sewer pipes crossing private lots. The easement must be identified as Public Easements on the final plat.
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25. The 20-foot outlot between Lots 18 & 19 must be moved between Lots 21 & 20. The outlot must be enlarged to 30 feet wide and extend to the westerly property line. The water main must be installed in the outlot to the property line for a future connection and loop for water quality purposes. A paved pedestrian connection to Tower Hill Park should also be installed within this easement according to Village standards.

26. The Engineering will need to review the design of the sanitary and water main between Lots 35 & 36. The depths and slopes may prevent maintenance of the sanitary sewer and water main. Alternative routes may be evaluated and required to allow for access and maintenance of facilities.

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27. A traffic analysis will be required to determine the appropriate intersection design.
28. The roads within the subdivision must be designed to meet the turning radius of the Fire Departments new fire apparatus.
29. All cul-de-sacs must have islands per Village Code.
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31. Road "B" terminates at the north property line for a future connection. Future connections must terminate in a temporary hammerhead. The hammerhead must be large enough for plow trucks and fire apparatus to turn around.

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35. The subdivision design must follow the Village Standards and Requirements for Development.
36. The developer must complete soil borings to determine the seasonal high ground water so the basement floor elevations can be set 3 feet above it as required by Village Ordinance. The ground water elevations must be included in a geotechnical report which must be supplied to the Engineering Department.
37. All building pad garage elevations must be set 2 feet above highest lot corner of the street that the driveway entrance will be located.
38. All approvals for the development must be obtained from the appropriate regulatory agencies prior to construction.
39. All landscape islands must be covered under an agreement where the property owners will be ultimately responsible for the maintenance of the islands and landscaping within.

Fire:

40. Have an unobstructed width of not less than 20 ft.
41. Have unobstructed vertical clearance of not less than 13 ft 6 in.
42. Be designed and maintained to support the imposed loads of fire apparatus.
43. Have an unobstructed width of not less than 26 ft. for aerial apparatus access if grade to highest roof surface exceeds 30 ft.
44. Have an angle of approach and departure not exceed 1 ft drop in 20 ft.
45. Have turning radii that meet the WB-50 Template.
46. Dead-end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around.
47. Landscaping and plantings must be installed/maintained so that it does not interfere with fire department access.
48. Fire Department access per NFPA 1 and fire lanes must be maintained throughout project.

Requested Action by Commission/Committee/Board:

Since the subject rezoning is consistent with the Village's Comprehensive Plan, staff recommends the Plan Commission recommend to the Village Board of Trustees approval of an Ordinance rezoning all lands on the subject parcels to the Planned Residential Development (PRD) District and Shoreland Wetland and create the Reserve at Lannon Road Planned Residential Development. The public hearing will be scheduled for the August 3, 2026 Village Board meeting.

Location and Zoning Map

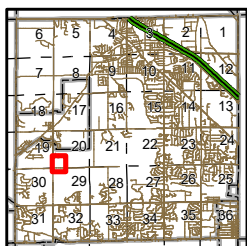
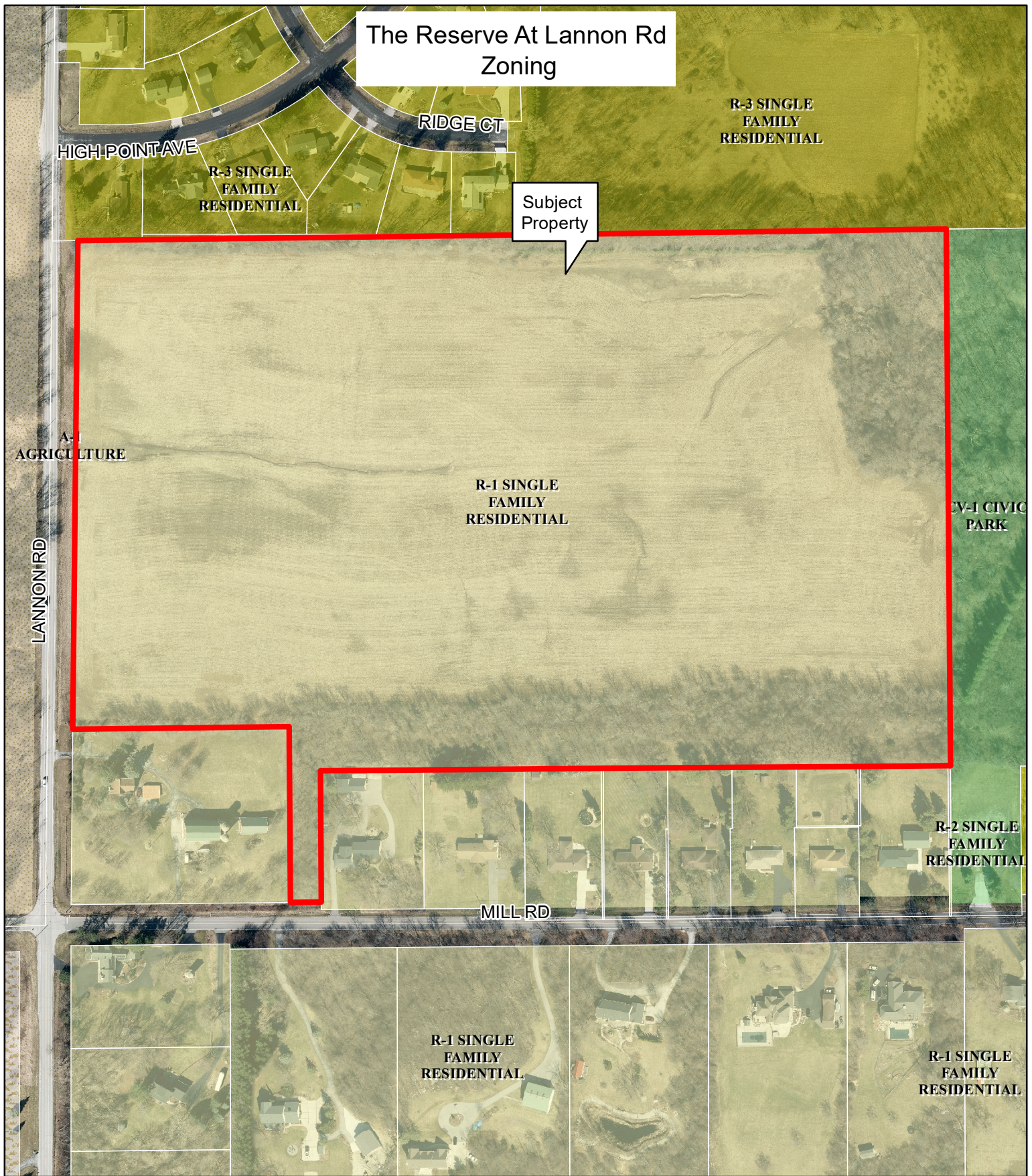
Land Use Map

Applicant Narrative

Proposed Preliminary Plat

Concept Landscape Plan

Proposed Renderings



The Reserve at Lannon Road

Tax Key #MNFV0079994012

1 inch = 250 feet

0 200 400 Feet



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VILLAGE OF
**Menomonee
Falls**

The Reserve At Lannon Rd Land Use Plan

HIGH POINT AVE

RIDGE CT

Subject
Property

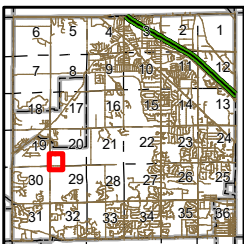
ENVIRONMENTAL
LANDS

LOW DENSITY
RESIDENTIAL

PARKS

LANNON RD

MILL RD



The Reserve at Lannon Road

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VILLAGE OF
**Menomonee
Falls**



The applicant, Home Path Financial Limited Partnership, petitions for a PRD zoning for parcel number MNFV0079994012, a 40.00-acre parcel.

Overview:

The Reserve at Lannon Road Subdivision will consist of 52 single-family homes, which Home Path expects to sell for between \$700,000 and \$950,000. The development will be built on a total of 40.0 acres of land.

The average single-family home of the 52 proposed homes will be situated on a 14,694-square foot lot. With an anticipated sale price of \$700,000 to \$950,000, which will be additive to the Menomonee Falls community at large and is over 55% higher than the Village of Menomonee Falls' current median home value of \$449,775 according to Redfin data through January 2026.

The Reserve at Lannon Road Development will be in harmony with the environment providing a pastoral atmosphere for residents and preserving open space and the integrity of the wetland and wooded areas. This will protect drainage for the greater area. The development will have 16.95 acres of open space.

The development is not expected to materially impact the Sussex Hamilton School District. Sussex Hamilton High School enrollment has declined since reaching its high-water mark in the 2015-2016 school year. With declining birth rates and an aging population, this development will be able to build a durable property tax base, while also not creating substantial incremental educational costs. Said another way, any incremental school-aged population will not require additional fixed education infrastructure; all additional population will provide additional property tax base.

Development Timetable:

. The timeline for development is to process all municipal approval between now and Spring 2027, with an anticipated land development start date in May of 2027.



Company Overview:

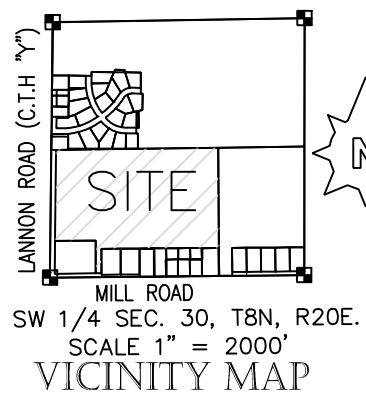
Home Path Financial LP is a Waukesha County-based real estate investment firm which builds over 150 attractive and quality homes each year, working with municipalities to sustainably develop homes that are attractive community assets, providing incremental tax revenue for the communities. Home Path Financial is dedicated to a business model that brings quality homes to buyers, sustainable development for neighborhoods, work for contractors, and dynamic employment opportunities. As much as anything, Home Path Financial takes pride in improving people's lives.

Team Overview:

Leading the Home Path Financial LP development team is Ken Frank, who has over 25 years of experience in residential development. Additionally, key members of the team are Chris D. Hitch, P.E.; Dan Mazurkiewicz, P.E.; Tim Pykett, Project Manager; and Widdy Gentil, Land Acquisition Specialist.

Organizational Structure:

Home Constructing would be anticipated to begin in fall of 2027 and projected build out of 24 months. There will be a homeowner's association and architectural control board to ensure common aesthetic and maintenance standards run with the community for the long-term, in order to maintain an additive, attractive community.



PRELIMINARY PLAT OF THE RESERVE AT LANNON ROAD

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4658, LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

DEVELOPER:
HOME PATH FINANCIAL, LP
5116 N 126TH ST
BUTLER, WI 53007
Phone: (262) 749-5467

ENGINEER/SURVEYOR:
FOTH INFRASTRUCTURE &
ENVIRONMENT, LLC
7044 S. BALLPARK DR. STE 200
FRANKLIN, WI 53132
Phone: (414) 336-7900

DEVELOPMENT SUMMARY:

1. Subdivision contains approximately 40,000 Acres.
2. Subdivision contains 52 Lots and 3 Outlots.
3. All lots to be served by Sanitary Sewer and Watermain.
4. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
5. All lots to have Underground Telephone, Electric, and Gas Service.
6. Proposed Zoning = "PRD" (Planned Residential District).
7. Outlots 1, 2 and 3 contain open space. The owners of all the Lots within this Subdivision shall each own an equal undivided fraction interest in Outlots 1, 2, and 3 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
8. Outlots 2 & 3 contains a Wetland and Primary Environmental Conservancy Area and open space.
9. Outlots 2 and 3 contain Stormwater Management Facilities and open space, stormwater Management Facilities are located on Outlots 2 and 3 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
10. Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon are a preliminary field delineation by Hey and Associates, Inc. on March 31, 2026 and provided to Foth, in digital format. A final delineation is planned.

FLOODPLAIN BOUNDARY NOTE:

The subject property lies in Zone "X" as designated on the Flood Insurance Rate Map: Community Panel No. 55133C0093H, effective date October 19, 2023.

VISION CORNER EASEMENT: (V.C.E.)

Lots 8, 15, 31, 32, 43, and 46 and Outlots 1 and 3 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83), in which the West line of the S.W. 1/4 of Section 30, Town 8 North, Range 20 East, bears North 00°36'02" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum (NGVD88) of 1988. Contours/Elevations shown on this Preliminary Plat is a ground survey performed by Foth.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- Village of Menomonee Falls

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Menomonee Falls.

Date: 5-13-2026



Ted R. Indermuehle
Ted R. Indermuehle, P.L.S.
Professional Land Surveyor S-3119

VILLAGE OF MENOMONEE FALLS

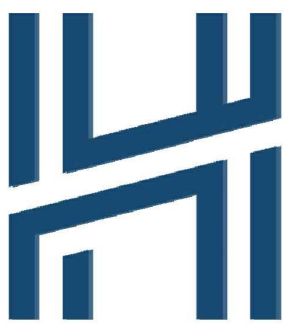
THE RESERVE AT LANNON ROAD

SCALE 0 80 160		PROJECT ID: 0026H004.00	
DATE: 05/13/2026	PREPARED BY: TRI		SHEET 1 OF 1
CHECKED BY: AJM			

- EASEMENT LEGEND:**
- (A) - 30' WIDE PUBLIC UTILITY EASEMENT
 - (B) - 20' WIDE PUBLIC STORM SEWER EASEMENT
 - (C) - 20' WIDE PRIVATE DRAINAGE EASEMENT
 - (D) - VARIABLE WIDTH PUBLIC ACCESS EASEMENT

- LEGEND**
- INDICATES FOUND IRON PIPE MONUMENT (SEE PLAN)
 - INDICATES SOIL BORING LOCATION
 - UTILITY/POWER POLE
 - GUYWIRE
 - SEPTIC VENT
 - SEPTIC CLEAN OUT
 - GAS MAIN - BURIED
 - ELECTRIC - BURIED
 - OVERHEAD WIRES
 - TELEPHONE-BURIED

- PROPOSED IMPROVEMENTS**
- SAN - PROPOSED SANITARY SEWER
 - STM - PROPOSED STORM SEWER
 - W - PROPOSED WATER MAIN
 - PROPOSED CURB AND GUTTER



HARWOOD

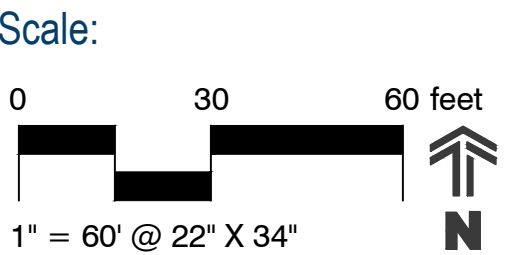
civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
The Reserve at Lannon
Menomonee Falls, WI

Client:
HOME PATH
FINANCIAL

Issuance:



Date: 06-12-2026

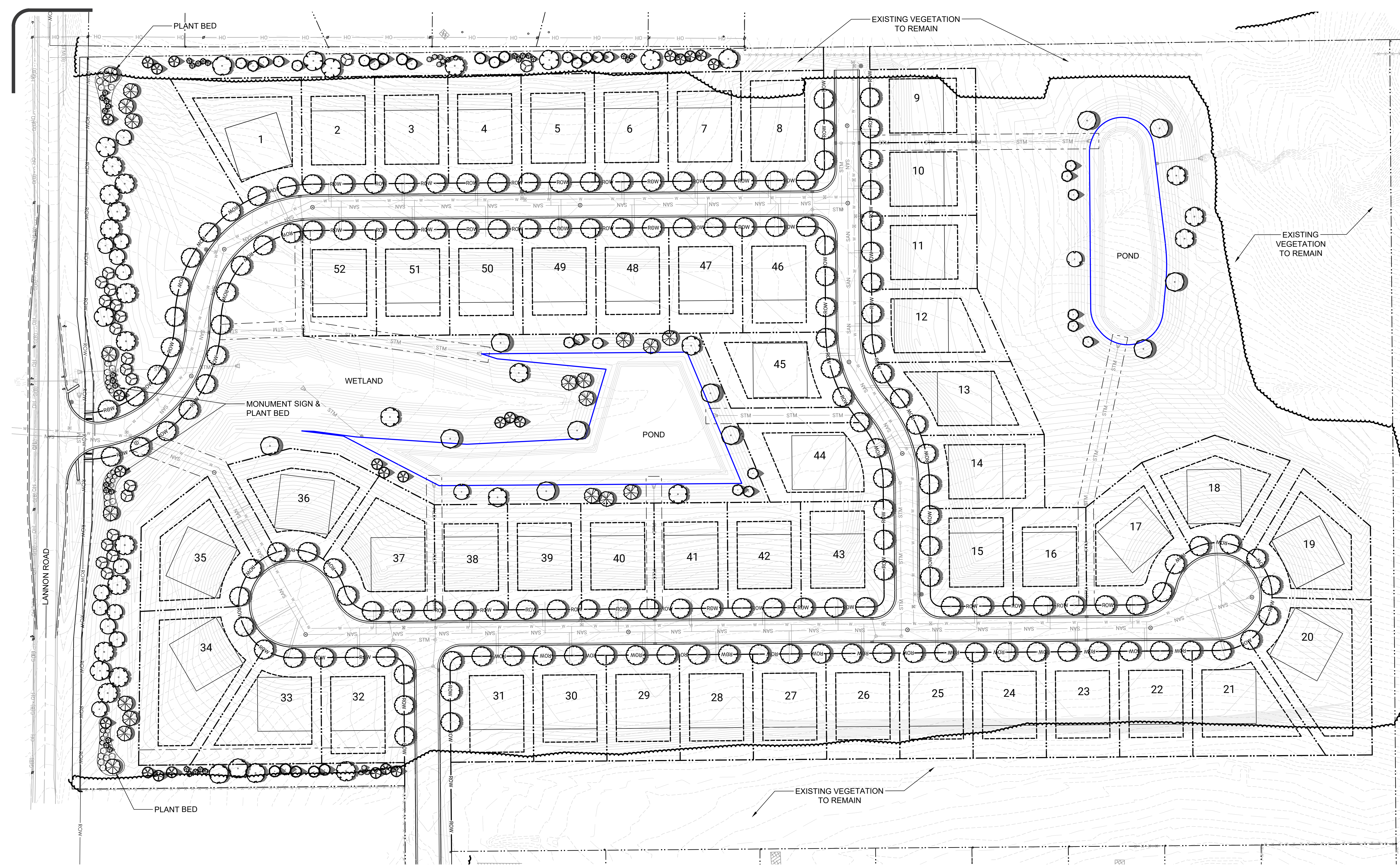
Project Number:

Sheet Name:

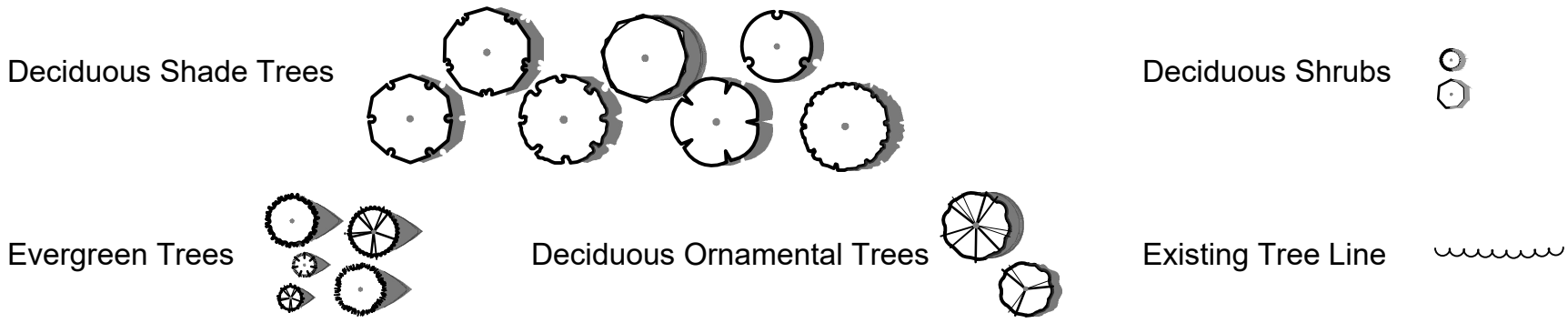
CONCEPTUAL
LANDSCAPE PLAN

Sheet Number:

L1.00



LANDSCAPE KEY



GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds to receive a 2-3" deep layer of shredded hardwood mulch.
- Tree mulch circles, create a 3" deep, 4 ft. diameter ring of shredded hardwood mulch, reduced to a depth of 1" on top of root ball. Form mulch into a low saucer shape a little higher at the outer edge to help contain water.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

LANDSCAPE REQUIREMENTS

Code Category	Measurement	Ratio	Requirement	Provided
Street Frontage (Filtering Buffer)	898 LF	3 Canopy Trees / 100 LF 3 Ornamental Trees / 100 LF 2 Evergreen Trees / 100 LF 7 Shrubs / 100 LF	26.94 Trees 26.94 Trees 17.96 Trees 62.86 Shrubs	27 Canopy Trees 27 Ornamental Trees 18 Evergreen Trees TBD on Detailed Plans
Street Trees	6,513 LF	1 Canopy Tree / 40 LF	162.82 Trees	163 Trees
Detention Ponds	2,354 LF	2 Trees / 100 LF 10 Shrubs / 100 LF	47.08 Trees 164.78 Shrubs	48 Trees TBD on Detailed Plans

Home Product Offering-Flagship





Plan Commission - Regular

5. c.

Meeting Date: 07/07/2026

Topic: The Reserve at Lannon Road - Preliminary Plat

From: Amy Bennett, Director of Planning and Development

Department: Planning & Development Services

Subject:

Consideration of the request of William Gentil, Home Path Financial Limited Partnership, to approve **THE RESERVE AT LANNON ROAD PRELIMINARY PLAT** proposed on the East side of Lannon Road, south of the Broadview Subdivision, approximately 400 feet North of Mill Road, on the parcel identified by Tax Key Number 79.994.012.

Background Information:

The subject land consists of one parcel totaling 40 acres at the northeast corner of the intersection of Lannon Road and Mill Road. The land has been primarily utilized for agricultural purposes, with approximately 7 acres left untilled in forest or natural meadows. The parcel is currently zoned R-1 Single Family Residential.

The subject parcel, as well as abutting lands to the North, South, and West are classified as Low Density Residential in the Village's Comprehensive Plan. To the East of the parcel is Tower Hill Park, and Environmental Lands in the Village's Comprehensive Plan. Adjacent parcels to the West are located in A-1 Agricultural and Planned Residential Development districts, R-3 Single Family district to the North, CV-1 Civic Park to the East, and R-3 Single Family district to the South.

The Plan Commission reviewed a concept plan for the Gross Subdivision at the November 4, 2014 meeting for 13 single-family lots on 40 acres. The 2014 concept plan had 3 acres of the development dedicated to right-of-way, 15.06 acres for single family lots, and 21.94 acres (54.85%) that would be utilized as common open space. The concept proposed a density of 0.33 dwelling units per acre. The 2014 concept plan followed the requirements of a Conservation Development District (CDD) since at the time sewer and water were not located near the parcel.

Application Specifics:

The submitted preliminary plat is consistent with the Village Comprehensive Plan but would require a rezoning from R-1 Single Family Residential to a Planned Residential Development Zoning District. A rezone application has been submitted.

The submitted preliminary plat (attached) proposes 52 single-family residential lots and 3 outlots on 40 acres. The proposed density of the preliminary plat is 1.3 dwellings per acre.

The 52 proposed single-family lots range in size from 12,058 sq. ft. to 24,326 sq. ft., with an average lot size of 14,694 sq. ft., and a median lot size of 13,280 sq. ft.

Total acreage: 40.00 gross acres

Net developable acres: 17.54 acres

Open space and ponds: 16.95 acres (42%)

Roads (ROW): 5.51 acres (14%)

Gross density: 1.3 units / acre

Net density: 2.96 units / acre

Average lot size: 14,694 square feet

Median lot size: 13,280 square feet

Additional Information:

The proposed preliminary plat was forwarded and reviewed by the Planning & Development, Public Works and Engineering, Fire, and Police departments. Staff comments:

1. Approval of the Planned Residential Development (PRD) by the Village Board.
2. Preliminary and Final Plat review and approval will be required.
3. The developer shall submit the \$52,000 (52 lots x \$1,000) Fee in Lieu of Dedication prior to recording the Final Plat of this subdivision.
4. Minimum lot width is 60' for PRD. Minimum setbacks are front 25', rear 25' and side 12.5'.
5. Maximum building height is 42' for PRD.
6. Architectural Control Board (ACB) approval required for the Planned Residential District (PRD), including any landscaping buffer zones along Lannon or any adjacent development (residential or otherwise) and any entry features.
7. Concrete sidewalk (5') will be required in the subdivision connecting to a 10' wide asphalt multi-purpose trail along Lannon Road as recommended in the Village of Menomonee Falls Comprehensive Outdoor Recreation Plan (CORP) at the time of development.
8. Landscaping within and around the stormwater detention ponds and any municipal sewer easements shall comply with the Village's Policy for Landscaping in and around Infrastructure and Village Landscape Design Guidelines.

Stormwater

9. The site will need to be analyzed for stormwater infiltration under Wisconsin Department of Natural Resources NR 151 guidelines.
10. Pond designs must follow the Village of Menomonee Falls stormwater requirements.
11. The outlots identified on the preliminary plat are going to contain stormwater detention ponds, however, initial stormwater computations have not been submitted to the Engineering Department for review. It is uncertain if the outlot sizes will be able to contain the stormwater detention required for the site. These outlots sizes may require adjustments for the stormwater detention.
12. The developer must obtain a stormwater permit from the Village.
13. The buildings adjacent to the ponds must have the 1st floor elevation set 2 feet above the 100-year water elevation.
14. Any pond outfall, emergency overflow pipes, wiers, or swales draining ponds must be contained in an outlet and not in easements on private property.
15. The 100-year storm events must have overland routes to the ponds. If overland routes are not available, the storm sewer must be designed for the 100-year event.

Utilities

16. All existing septic systems and wells must be properly abandoned.
17. There is currently no sewer service to the property. The developer's proposed sewer

connection for Reverse at Lannon Road in the Hilltop Grove Subdivision is unfeasible due to the absence of an existing connection at that location and the closest available connection in Hilltop Grove is higher than needed for Reserve at Lannon Road. The sewer connection must run down Lannon Road to Mill Road to the proposed lift station for Hilltop Grove.

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47. Landscaping and plantings must be installed/maintained so that it does not interfere with fire department access.
48. Fire Department access per NFPA 1 and fire lanes must be maintained throughout project.

Requested Action by Commission/Committee/Board:

Since the preliminary plat is consistent with the Comprehensive Plan, complies with the proposed Planned Residential Development Zoning District, and will be consistent with draft Ordinance relating to the Hilltop Grove Planned Residential Development, if approved, and conditions are complied with, Staff recommends the Plan Commission conditionally approve the Preliminary Plat of Hilltop Grove subject to the 48 conditions noted from Staff, all eight (8) conditions from both Waukesha County Parks and Land Use (with eleven (11) recommendations) and Waukesha County DPW, and any changes required by the Wisconsin Department of Administration. The public hearing for the PRD rezoning will be at August 3, 2026 Village Board meeting.

Location and Zoning Map

Land Use Map

Applicant Narrative

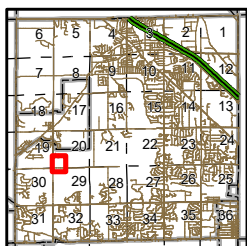
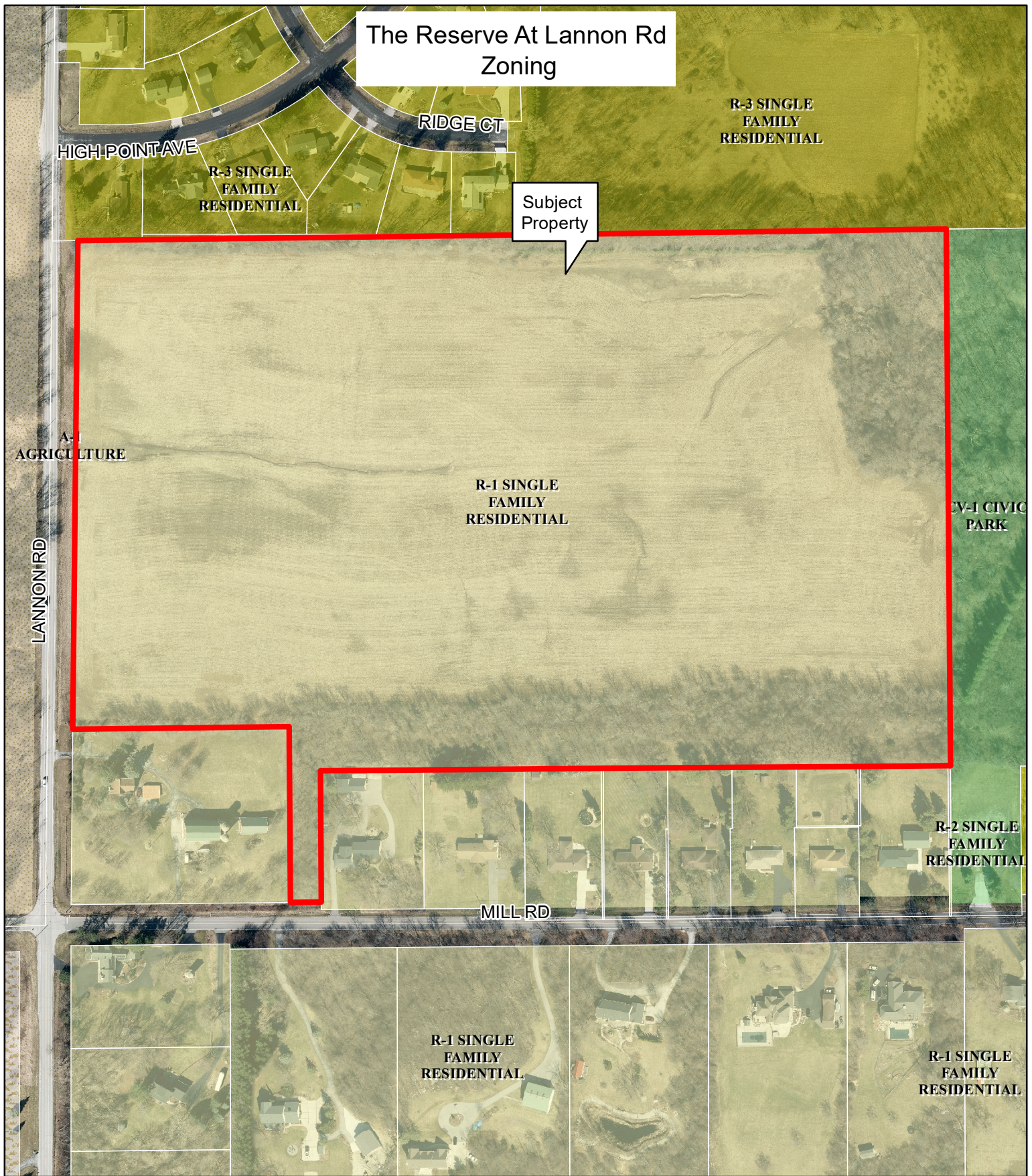
Proposed Preliminary Plat

Waukesha County Letter

Waukesha County DPW Letter

Department of Administration Letter

Wetland Exhibit



The Reserve at Lannon Road

Tax Key #MNFV0079994012

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0 200 400 Feet



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VILLAGE OF
**Menomonee
Falls**

The Reserve At Lannon Rd Land Use Plan

HIGH POINT AVE

RIDGE CT

Subject
Property

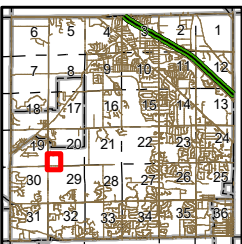
ENVIRONMENTAL
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LANNON RD

MILL RD



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Overview:

The Reserve at Lannon Road Subdivision will consist of 52 single-family homes, which Home Path expects to sell for between \$700,000 and \$950,000. The development will be built on a total of 40.0 acres of land.

The average single-family home of the 52 proposed homes will be situated on a 14,694-square foot lot. With an anticipated sale price of \$700,000 to \$950,000, which will be additive to the Menomonee Falls community at large and is over 55% higher than the Village of Menomonee Falls' current median home value of \$449,775 according to Redfin data through January 2026.

The Reserve at Lannon Road Development will be in harmony with the environment providing a pastoral atmosphere for residents and preserving open space and the integrity of the wetland and wooded areas. This will protect drainage for the greater area. The development will have 16.95 acres of open space.

The development is not expected to materially impact the Sussex Hamilton School District. Sussex Hamilton High School enrollment has declined since reaching its high-water mark in the 2015-2016 school year. With declining birth rates and an aging population, this development will be able to build a durable property tax base, while also not creating substantial incremental educational costs. Said another way, any incremental school-aged population will not require additional fixed education infrastructure; all additional population will provide additional property tax base.

Development Timetable:

. The timeline for development is to process all municipal approval between now and Spring 2027, with an anticipated land development start date in May of 2027.



Company Overview:

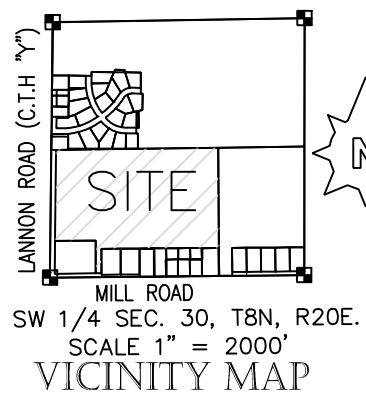
Home Path Financial LP is a Waukesha County-based real estate investment firm which builds over 150 attractive and quality homes each year, working with municipalities to sustainably develop homes that are attractive community assets, providing incremental tax revenue for the communities. Home Path Financial is dedicated to a business model that brings quality homes to buyers, sustainable development for neighborhoods, work for contractors, and dynamic employment opportunities. As much as anything, Home Path Financial takes pride in improving people's lives.

Team Overview:

Leading the Home Path Financial LP development team is Ken Frank, who has over 25 years of experience in residential development. Additionally, key members of the team are Chris D. Hitch, P.E.; Dan Mazurkiewicz, P.E.; Tim Pykett, Project Manager; and Widdy Gentil, Land Acquisition Specialist.

Organizational Structure:

Home Constructing would be anticipated to begin in fall of 2027 and projected build out of 24 months. There will be a homeowner's association and architectural control board to ensure common aesthetic and maintenance standards run with the community for the long-term, in order to maintain an additive, attractive community.



PRELIMINARY PLAT OF THE RESERVE AT LANNON ROAD

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4658, LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

RECEIVED
By the Department of Parks & Land Use at 4:17 pm, May 18, 2026

DEVELOPER:
HOME PATH FINANCIAL, LP
5116 N 126TH ST
BUTLER, WI 53007
Phone: (262) 749-5467

ENGINEER/SURVEYOR:
FOTH INFRASTRUCTURE &
ENVIRONMENT, LLC
7044 S. BALLPARK DR. STE 200
FRANKLIN, WI 53132
Phone: (414) 336-7900

DEVELOPMENT SUMMARY:

1. Subdivision contains approximately 40,000 Acres.
2. Subdivision contains 52 Lots and 3 Outlots.
3. All lots to be served by Sanitary Sewer and Watermain.
4. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
5. All lots to have Underground Telephone, Electric, and Gas Service.
6. Proposed Zoning = "PRD" (Planned Residential District).
7. Outlots 1, 2 and 3 contain open space. The owners of all the Lots within this Subdivision shall each own an equal undivided fraction interest in Outlots 1, 2, and 3 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
8. Outlots 2 & 3 contains a Wetland and Primary Environmental Conservancy Area and open space.
9. Outlots 2 and 3 contain Stormwater Management Facilities and open space, stormwater Management Facilities are located on Outlots 2 and 3 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
10. Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow.

WETLAND DELINEATION NOTE:

Wetland boundaries shown hereon are a preliminary field delineation by Hey and Associates, Inc. on March 31, 2026 and provided to Foth, in digital format. A final delineation is planned.

FLOODPLAIN BOUNDARY NOTE:

The subject property lies in Zone "X" as designated on the Flood Insurance Rate Map: Community Panel No. 55133C0093H, effective date October 19, 2023.

VISION CORNER EASEMENT: (V.C.E.)

Lots 8, 15, 31, 32, 43, and 46 and Outlots 1 and 3 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83), in which the West line of the S.W. 1/4 of Section 30, Town 8 North, Range 20 East, bears North 00°36'02" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum (NGVD88) of 1988. Contours/Elevations shown on this Preliminary Plat is a ground survey performed by Foth.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- Village of Menomonee Falls

CONDITIONAL CERTIFICATION OF NO OBJECTION
CERTIFIED THIS 5 DAY OF June 20 26

Dale Shaver

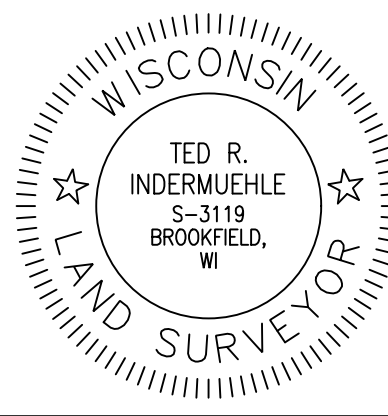
DIRECTOR

WAUKESHA COUNTY DEPT OF PARKS & LAND USE

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Menomonee Falls.

Date: 5-13-2026



Ted R. Indermuehle
Ted R. Indermuehle, P.L.S.
Professional Land Surveyor S-3119

VILLAGE OF MENOMONEE FALLS

THE RESERVE AT LANNON ROAD

SCALE

0 80 160

PROJECT ID: 0026H004.00

DATE: 05/13/2026

PREPARED BY: TRI

CHECKED BY: AJM



SHEET

1 OF 1

- EASEMENT LEGEND:**
- (A) - 30' WIDE PUBLIC UTILITY EASEMENT
 - (B) - 20' WIDE PUBLIC STORM SEWER EASEMENT
 - (C) - 20' WIDE PRIVATE DRAINAGE EASEMENT
 - (D) - VARIABLE WIDTH PUBLIC ACCESS EASEMENT

LEGEND

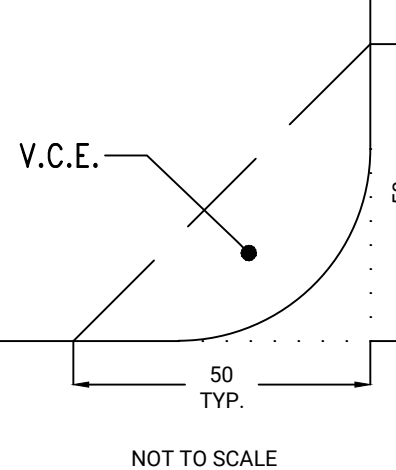
- INDICATES FOUND IRON PIPE MONUMENT (SEE PLAN)
- INDICATES SOIL BORING LOCATION
- UTILITY/POWER POLE
- GUYWIRE
- SEPTIC VENT
- SEPTIC CLEAN OUT
- GAS MAIN - BURIED
- ELECTRIC - BURIED
- OVERHEAD WIRES
- TELEPHONE-BURIED

PROPOSED IMPROVEMENTS

- SAN - PROPOSED SANITARY SEWER
- STM - PROPOSED STORM SEWER
- W - PROPOSED WATER MAIN
- PROPOSED CURB AND GUTTER



VISION CORNER EASEMENT DETAIL



UNPLATTED LANDS
OWNER: VILLAGE OF MENOMONEE FALLS

W. LINE OF THE SW 1/4 SECTION 20-8-20
(NAD83/2011) 201' 33"

SW CORNER OF THE SW 1/4
SECTION 20-8-20, FND. CONC. MON.
WITH BRASS CAP (NAD83/2011)
N. 418,590.38
E. 2,458,411.45

SE CORNER OF THE SW 1/4
SECTION 20-8-20, FND. CONC. MON.
WITH BRASS CAP (NAD83/2011)
N. 418,617.61
E. 2,461,032.47

MILL ROAD
VARIABLE WIDTH PUBLIC R.O.W.

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County
Department of Parks and Land Use

TO: Wisconsin Department of Administration – Plat Review

NOTICE OF: Conditional Certification of No Objection to Preliminary Plat

DATE OF REVIEW: June 1, 2026

RE: Subdivision Plat known as: **The Reserve at Lannon Road**
File No. 2117

LOCATION: Part of the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, T8N, R20E, Village of Menomonee Falls, Waukesha County, Wisconsin

SUBMITTED BY: Wisconsin Department of Administration – Plat Review

SURVEYOR: Ted Indermuehle, PLS
Foth Infrastructure & Environment, LLC
7044 S. Ballpark Drive STE 200
Franklin, WI 53132

DATE RECEIVED: May 18, 2026

SUBDIVIDER: Home Path Financial, LP
5116 N 126th Street
Buter, WI 53007

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

REMARKS:

Conditional Certification of No Objection to this Preliminary Plat is based on the following conditions being complied with prior to submittal of the Final Plat:

1. All conditions of the enclosed Waukesha County Department of Public Works (DPW) letter dated June 2, 2026, shall be complied with including a visual representation of no direct access to CTH Y, providing vision corners along CTH Y and Street "A", and dedicating an additional 5' of right-of-way for CTH Y. The letter advises that the northbound site distance does not meet county standards. Please contact Jason Mayer of DPW at 262-548-7740 to discuss CTH Y access.
2. The Waukesha County Street and Highway Width Map designates the established road right-of-way of Lannon Road as 110 feet wide. Therefore, additional right-of-way of 5 feet shall be dedicated to the public for road purposes, which would equate to 55 feet from the centerline of the platted road right-of-way along Lannon Road. This dedication must be reflected on the face of the Certified Survey Map as "Dedicated to the Public for Road Purposes."
3. The Waukesha County Street and Highway Width Map designates the established road right-of-way of Mill Road as 100 feet wide. Therefore, additional right-of-way of 10 feet shall be dedicated to the public for road purposes, which would equate to 50 feet from the centerline of the platted road right-of-way along Mill Road. This dedication must be reflected on the face of the Certified Survey Map as "Dedicated to the Public for Road Purposes."
4. All proposed roads dedicated within the subdivision shall be given names unique to the Village of Menomonee Falls. Road names shall be shown on the Final Plat.
5. A north arrow shall be shown on the Final Plat.
6. All easements, such as proposed or existing drainage ways, access, sanitary sewer and utilities shall be shown on the plat. Any related recorded documents numbers shall also be noted on the plat.
7. If there is an outstanding mortgage on the property, a Signature Certificate for the mortgage holder must be added to the Final Plat.
8. Documentation must be presented to the Waukesha County Planning and Zoning Division confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development. A letter shall also be submitted from the Village of Menomonee Falls indicating that they are willing to extend sewer to the subdivision.

In addition, we recommend the following:

9. It is recommended that the floodplain note be removed from the plat, as no floodplain exists on the property.

10. Please submit the wetland delineation report and the DNR approval for wetland fill for Road A to our office so that we can maintain the Waukesha County GIS site. The name of the delineator should be added to the plat.
11. Any Village or WDNR wetland setback requirements should be noted on the face of the plat.
12. We recommend that the developer consult with the property owner of the location and function of any drain tile that may be present on the property and how it may impact the development.
13. All buildings on site and on the adjacent lots that are located within 50 ft. of the exterior boundary of this plat should be shown and labeled as to their use. It appears there is one structure on the lot to the west of Road D that must be shown.
14. According to the soil survey of Milwaukee and Waukesha Counties, lots in this subdivision may contain soils with seasonal high groundwater located less than 3 ft. below ground surface. We recommend that minimum basement floor elevations be stated on the plat for lots containing hydric inclusions. Basement elevations should be located a minimum of one foot above the seasonal high groundwater elevation. Alternatively, if minimum basement elevations will not be stated on the plat, we recommend that a basement restriction statement, similar to below, be added to the plat:

BASEMENT RESTRICTION – GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

15. It is recommended that "Wetland and Primary Environmental Corridor Preservation Area Restrictions", as enclosed, be added to the final plat. The Village may wish to make modifications to them based on their ordinances.
16. It should be referenced on Sheet 1 of the plat that those areas within the Primary Environmental Corridor and Wetland are subject to the PEC/Wetland Preservation Restrictions noted on Sheet ____.
17. We recommend that a temporary cul de sac easement be provided at the northern stub of Road B.
18. We recommend constructing sidewalks on at least one side of the streets in accordance with "SEWRPC's Recommendations for Provision of Sidewalks in Areas of Existing or Planned Urban Development".

19. We recommend that a Master Grading Plan be reviewed and approved by the Village if significant grading is required to accommodate basement separation to the seasonal high groundwater table.



SIGNED:

Jason Fruth, Planning and Zoning Division Manager

For information regarding this review, please
contact Kassie Slotty at kslotty@waukeshacounty.gov.

cc: Village of Menomonee Falls Clerk, Amy Dishinger ADishinger@menomonee-falls.org (via email)
Village of Menomonee Falls Planning Manager, Amy Bennett abennett@menomonee-falls.org (via email)
Home Path Financial, LP/Ken Frank, Developer, kfrank@myhomepath.com (via email)
Ted Indermuehle, PLS, Surveyor, ted.indermuehle@foth.com (via email)
WE Energies, Plat Review (via e-mail)
AT&T, Plat Review, BR9817@att.com (via e-mail)
Jason Mayer, Waukesha County DPW (via email)
File

N:\PRKANDLU\Subdivision Files\PLATS\Villages\Menomonee Falls\2117 The Reserve at Lannon Road\Conditional Cert of No Objection to Preliminary Plat 6 3 26.docx

**SAMPLE: WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA
RESTRICTIONS**

Those areas of land identified as Wetland/Primary Environmental Corridor Preservation Area on Page ____ of ____ of this Subdivision Plat shall be subject to the following restrictions:

1. Grading, filling, removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the local municipality, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the local municipality. Silvicultural thinning, upon the recommendation of a forester or

naturalist and with approval from the local municipality, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland Preservation Area and with approval from the local municipality.

3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
4. The introduction of plant material not indigenous to the existing environment of the Conservancy/Wetland Preservation Area is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the local municipality, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS
262 548-7740

Date: 6-2-2026

Subdivision Name: The Reserve at Lannon Road

Location: Part of the Southwest ¼ of Section 30-8-20, Village of Menomonee Falls

C.T.H. "Y"

Intersecting Roads: Road "A"

1. **C.T.H. "Y"** right of way corresponds to width shown on the Established Street and Highway Width Map. **This is not shown correctly on the plat at 55 feet. An additional 5 feet will need to be dedicated to the public.**
2. Provide vision corner triangles measuring 150 feet along the centerline of **C.T.H. "Y"** and 100 feet along the centerline of **Road "A"**. **This is shown on the plat, but without dimensions, dimension should be added to verify.**
3. Provide a deed or plat restriction for each vision corner limiting the height of plantings, berms, fences, signs, and any other structures to 24 inches above the intersection elevation. **This is shown on the plat for village streets which is not the same as county height restrictions.**
4. No direct access to **C.T.H. "Y"** from **any** lots or outlots of the proposed subdivision shall be permitted. No access to any roadway shall be permitted over the vision corner from the adjacent lots. All access restrictions must be made a part of the final plat. **This is not stated or shown correctly on the plat.**
5. **A Type "A" intersection shall be constructed at the intersection of CTH Y and Road "A"**. All construction within the right of way of **C.T.H. "Y"** shall be a minimum of 6 inches of asphalt concrete pavement on a base of 12 inches of crushed aggregate base course.
6. The sight distance that is required for the **40 M.P.H.** speed limit on **C.T.H. "Y"** is feet according to A.A.S.H.T.O. guidelines and Waukesha County ordinance. The sight distance, as measured in the field, is as follows:

Name of Road: Road "A"

From **Road "A"** (North and South bound) **580 feet required.**

Northbound sight distance measured at 515 feet

Southbound sight distance measured at 800 feet

Northbound sight distance does not meet our standards.

The exact location of the proposed roadway was not marked in the field. The location was determined from the submitted plat and measurements based off of the GIS mapping system. It is recommended the proposed roadway be moved further north to obtained the most amount of sight lines in both directions. There are vertical crests both north and south of the proposed roadway. Engineered plans are preferred for preliminary approval.

The Waukesha County Department of Public Works reserves the right to check the sight distance at such time as the proposed intersection is at finished subgrade level in order to verify that the sight distance requirements are met. Should the inspection indicate that the available sight distance does not meet the

required criteria, the owner or developer will be required to take such remedial action as is necessary to comply with the criteria.

Intersections not meeting the required criteria shall remain closed to all traffic until such time as compliance with the sight distance criteria is achieved.

7. A drainage plan for the proposed subdivision providing the quantity of storm water draining to the proposed intersection(s) and the size of the culvert(s) needed at the intersecting subdivision road(s) is required. The sizing of the culvert(s) shall be based on a **25-year** storm design interval and shall include the flow from the total drainage area served by the culvert(s). The drainage study shall further address the downstream effects of the development on the existing drainage system adjacent to the county trunk highway. Should the existing system be incapable of conveying the projected storm water runoff from the development without overflowing the roadway surface, the developer shall be required to provide on-site retention. The on site retention shall be of a capacity equal to the increase in volume of flow so that no additional runoff enters the existing drainage system of the county trunk highway. Should this method not be desirable, the developer will be required to reconstruct the existing ditch system and related culverts or structures in order to provide the necessary capacity to properly convey the storm water runoff.
8. All engineering, plans, grading, drainage, utility relocation, paving, landscaping, and other materials and/or labor required to complete the work as listed above is the responsibility of the owner or developer. All plans to be submitted to the Waukesha County Department of Public Works for intersection or other approval shall be drawn as follows:

Intersection plans (proposed intersection with C.T.H.):	1" = 20'
Reconstruction plans for C.T.H.'s (when necessary or required):	1" = 50' (Min.)
Cross sections within the work limits:	1" = 5' Horizontal
	1" = 2' Vertical
Related drawings (grading, storm sewer, erosion control, etc. plans):	1" = 50' (Min.)

These requirements do not constitute a permit to construct an entrance to the proposed subdivision from **C.T.H. "Y"**. A permit to work within the highway right of way to construct the proposed intersection(s) will only be issued after the Waukesha County Department of Public Works has reviewed and approved the final engineering plans and drawings for the proposed intersection. The plans shall include cross sections, final drainage plans, final landscaping plans for the intersection(s), and the access permit fees have been received.

Jason Mayer
Senior Engineering Tech.

cc: Kassie Slotty, Waukesha County Parks and Land Use (via email)



TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Plat Review
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
<https://doa.wi.gov/platreview>

June 18, 2026

Ted Indermuehle
Foth
ted.indermuehle@foth.com

FILE NO. 122526
The Reserve at Lannon Road
Village of Menomonee Falls, Waukesha County

Dear Ted Indermuehle:

You have submitted the preliminary plat of The Reserve at Lannon Road for review. The Department of Administration does not object to this preliminary plat and certifies it as complying with the requirements of: s. 236.16, and s. 236.20 Wis. Stats. and Waukesha County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that, with the exceptions noted below, this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

s. 236.20 (3) (a) On the final plat, the section references under the plat name and in the Vicinity Map must be changed to "Section **20**".

COUNTY PLANNING AGENCY:

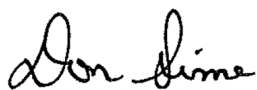
The Waukesha County Planning Agency is an objecting agency on this plat. On 05/18/2026 we transmitted copies to them for review. On 06/05/2026, we were notified that they do not object to this plat with conditions for the final plat.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office as listed above.

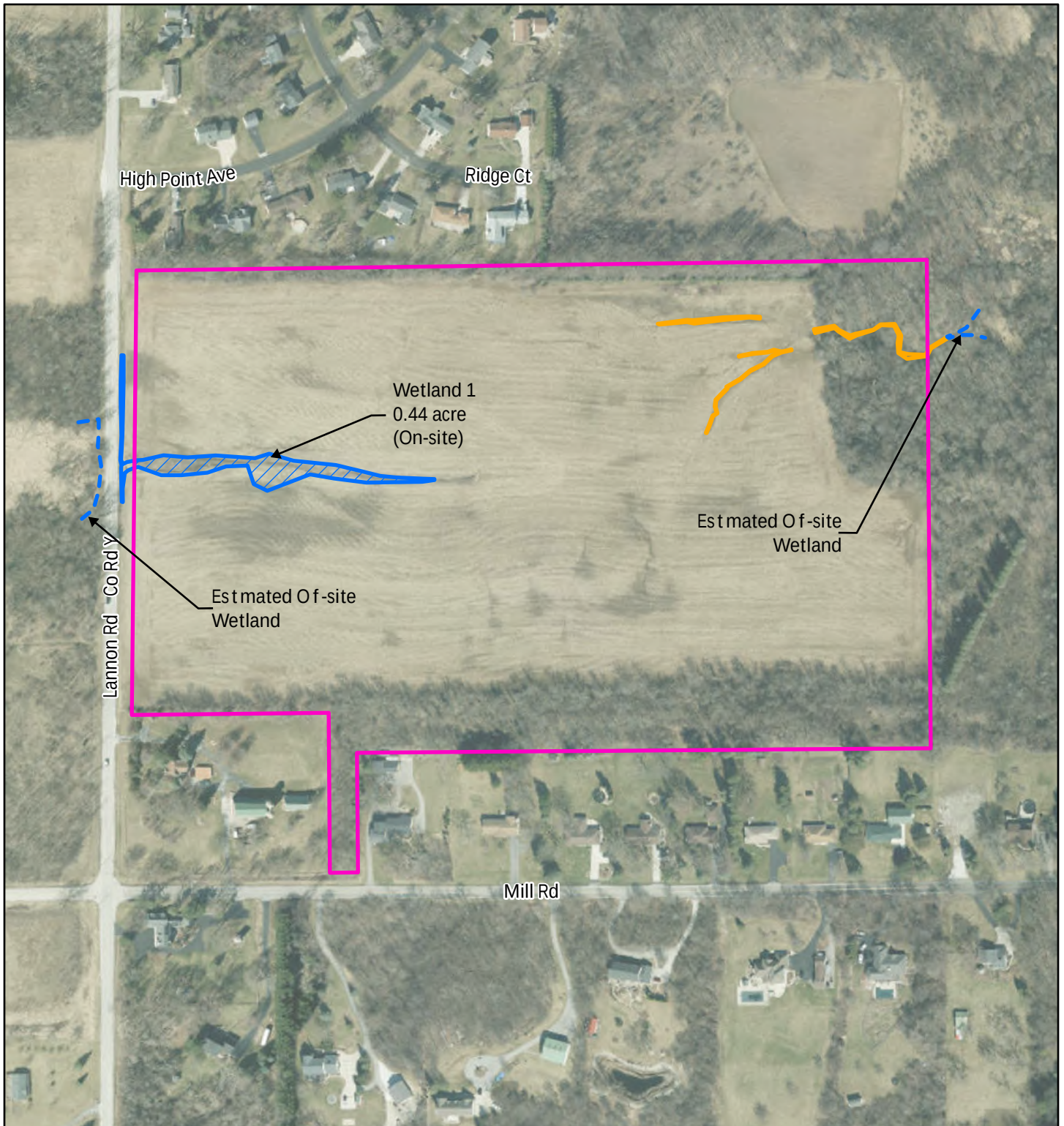
Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is written in a cursive, flowing style.

Don Sime
Plat Review

cc: Home Path Financial, LP, Owner
Clerk, Village of Menomonee Falls
Waukesha County Planning Agency

PLAT RECEIVED FROM SURVEYOR ON 05/18/2026; REVIEWED ON 06/18/2026



Scale:

0 300
Feet

Project Number: 26-0037

Prepared by:

Orientation:



Date: 5/13/2026

Legend:

- Project Boundary
- Surveyed Wetland Boundary
- Of-site Surveyed Wetland Boundary
- Estimated Of-Site Wetland Boundary
- Surveyed Upland Conveyance Feature
- Surveyed Of-site Upland Conveyance Feature

Project Name:

Lannon Road - Menomonee Falls

Prepared for:

Home Path Financial, LP

Aerial Date:

2024

Exhibit Title:

Surveyed Wetland Boundary

Exhibit:

7