



VILLAGE OF MENOMONEE FALLS NOTICE OF PUBLIC MEETING

www.menomoneefalls.gov

BOARD OF TRUSTEES MEETING Menomonee Falls Village Hall, Room 2245 W156N8480 Pilgrim Road, Menomonee Falls, WI Monday, September 21, 2026, 6:30 p.m.

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

1. Call to Order

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

2. Pledge of Allegiance

3. Roll Call

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

- a. Application for an Unenclosed Premise Permit for Three Cellar's – Menomonee Falls, for Three Cellar's Oktoberfest. (Blocking off some area in our parking lot for an Oktoberfest event) For the licensing period of September 26th, 2026, from 12:00pm to 7:00pm. (No Planning or Police Concerns).
- b. Application for a Producer Full-Service Retail Sales Permit for Third Space Brewing, LLC, Dba Third Space Brewing for "Falls Harvest Fest" taking place at W164N9021 Water St. (Mill Pond Park) (The sales will occur in a pop-up beer garden during the Falls Harvest Fest in Mill Pond Park. Sales will take place under or near the park pavilion and alcohol consumption will be limited to the boundaries of the event within Mill Pond Park.) for the date and time of October 3rd, 2026, from 10:00am to 7:00pm.
- c. Approval of minutes from previous meetings held on February 16th, March 2nd, March 16th, April 6th, April 20th, May 4th, May 18th & June 1st, 2026.

5. Public Comment

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

6. Public Hearings: All persons interested in making comments about any of the public hearing items will be heard. Formal petitions and written comments regarding any of the public hearing items may be submitted tonight. During the public hearing(s), if you wish to be heard, the Village Board of Trustees asks that you begin by stating your name and address, speak for no more than three minutes and attempt to avoid duplication. Each person speaking at the public hearing must complete a Public Hearing Appearance form before speaking and hand it to the Village Clerk after they have spoken. Forms are available on the table located at the back of the room.
- a. A Public Hearing to consider the Plan Commission's recommendation regarding the request of Michelle and Brad Meinzer to rezone lands from the A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District located at N56W19653 Silver Spring Drive and identified by Tax Key Number 126.999.001.

Action Item:

Ordinance to rezone land located at N56W19653 Silver Spring Drive and identified by Tax Key Number 126.999.001 and create the Meinzer Planned Residential Development.

Committee and Commission Reports:

7. General Government Committee - Discussion and possible action on the following items:
- a. Ordinance to combine polling places for the Special Election held on December 15th, 2026 and the Special Primary, if needed, held on November 17th, 2026, for the County Executive Seat.
- b. Approval of the Garbage & Recycling Fund(215) — and a Special Charge for Refuse and Recycling Service for 2027.
8. Closed Session:

- a. Convene into Closed Session in the Village Board Room (#2245) with Village Staff for the following purposes:
 - To confer with legal counsel pursuant to Wis. Stat. § 19.85(1)(g) concerning the strategy to be adopted by the Village in respect to Waukesha County Case Number 2026CV001605.
 - To deliberate pursuant to Wis. Stat. § 19.85(1)(e) regarding the strategy to be adopted by the Village in negotiations over the terms of two possible easement agreements between the Village and American Transmission Company.
9. Reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2).
10. Adjournment

THIS AGENDA IS SUBJECT TO REVISION

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

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



Village Board - Regular

4. c.

Meeting Date: 09/21/2026
Topic: Approval of Meeting Minutes
From: Amy Dishinger, Village Clerk
Department: Clerk Services
Date of Village Board 09/21/2026
Action (if required):

Information

Subject:

Approval of minutes from previous meetings held on February 16th, March 2nd, March 16th, April 6th, April 20th, May 4th, May 18th & June 1st, 2026.

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of minutes from previous meetings held on February 16th, March 2nd, March 16th, April 6th, April 20th, May 4th, May 18th & June 1st, 2026.

Attachments

02-16-26 VB Minutes
03-02-26 COW Minutes
03-02-26 VB Minutes
03-16-26 VB Minutes
04-06-26 VB Minutes
04-20-26 VB Minutes
05-04-26 COW Minutes
05-04-26 VB Minutes
05-18-26 COW Minutes
05-18-26 VB Minutes
06-01-26 VB Minutes

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, February 16, 2026

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

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

Staff Present: Mark Fitzgerald, Village Manager; Mark Waters, Police Chief; Adam Koenings, Village Attorney; Joe Pulvermacher, Fire Chief

REPORTS AND PRESENTATIONS

Fire Department 2025 Year-end report

The presentation was given by Fire Chief Joe Pulvermacher.

CONSENT AGENDA

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

Bill Approval for January 2026 in the amount of \$2,104,302.44.

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT

Village President Walz opened the public comment portion of the meeting. The following individuals spoke. (The subject listed on the public comment form is stated after the name and address of the individual who spoke.

All individuals have Menomonee Falls addresses unless otherwise noted.)

Steve Taggart, N63W13355 Hummingbird Way - Subject: PC Appointment
Comments: Taggart spoke in favor of Sturge Taggart for a seat on the Plan Commission.

Sturges Taggart, N77W16209 Overlook Dr, - Subject: Plan Commission
Comments: Taggart thanked the board for giving him consideration to serve on the Plan Commission.

There was no one else wishing to speak. Public comment was closed at 7:04 p.m.

COMMITTEE AND COMMISSION REPORTS

GENERAL GOVERNMENT COMMITTEE

Resolution approving a Tax Incremental District Development Agreement between the Village of Menomonee Falls and Schwer, Pflicht, & Werkzeug Properties, LLC in TID No. 19

Motion by Trustee Paul Tadda, second by Trustee Ann Lessila to approve a Resolution approving a Tax Incremental District Development Agreement between the Village of Menomonee Falls and Schwer, Pflicht, & Werkzeug Properties, LLC in TID No. 19 (Resolution No. 1499-R-26)

Vote: 7 - 0 Motion Carried

Resolution approving the Amended and Restated Tax Incremental District Development Agreement between the Village of Menomonee Falls and Schwer, Pflicht & Werkzeug Properties, LLC in TID No. 10.

Motion by Trustee Paul Tadda, second by Trustee Ann Lessila to approve a Resolution approving the Amended and Restated Tax Incremental District Development Agreement between the Village of Menomonee Falls and Schwer, Pflicht & Werkzeug Properties, LLC in TID No. 10. (Resolution No. 1500-R-26)

Vote: 7 - 0 Motion Carried

NEW BUSINESS

Village President's appointment of Sturges Taggart to the Plan Commission to fill the existing vacant seat, term to expire in April 2028.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve the Village President's appointment of Sturges Taggart to the Plan Commission to fill the existing vacant seat, term to expire in April 2028.

Vote: 6 - 0 Motion Carried

Other: Trustee Brad Jubber (Abstain)

Abstained - Trustee Jubber

Approval of a Collective Bargaining Agreement for 2025-2027 between the Village of Menomonee Falls and the Menomonee Falls Police Association, Local 313.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve of a Collective Bargaining Agreement for 2025-2027 between the Village of Menomonee Falls and the Menomonee Falls Police Association, Local 313.

Vote: 7 - 0 Motion Carried

CLOSED SESSION

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

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

Vote: 7 - 0 Motion Carried

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

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to Reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2) and adjourn.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to adjourn.

Vote: 7 - 0 Motion Carried

The Village Board adjourned at 9:12 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk.
Minutes approved on _____, 20XX

DRAFT

Village of Menomonee Falls, Wisconsin

COMMITTEE OF THE WHOLE MEETING

MINUTES

Monday, March 2, 2026

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

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Ann Lessila; Trustee Matthew Hayes; Trustee Joel Stueland; Trustee Paul Tadda

Absent: Trustee Brad Jubber

Staff Present: Mark Fitzgerald, Village Manager; Adam Koenings, Village Attorney; Amy Dishinger, Village Clerk; Tom Hoffman, Assistant Village Manager/Director of Utilities and Public Works; Valerie Emrich, Finance Director

Presentation regarding the 2026 General Obligation Village Borrowing series

Harry Allen of Ehlers Inc. and Finance Director, Valerie Emrich presented the PowerPoint and outline of the 2026 General Obligation Borrowing.

ADJOURNMENT

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

Vote: 6 - 0 Motion Carried

Committee of the Whole adjourned at 5:22 pm.

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

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, March 2, 2026

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

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Ann Lessila; Trustee Matthew Hayes; Trustee Joel Stueland; Trustee Paul Tadda

Absent: Trustee Brad Jubber

Staff Present: Mark Fitzgerald, Village Manager; Adam Koenings, Village Attorney; Joe Pulvermacher, Fire Chief; Amy Dishinger, Village Clerk; Tom Hoffman, Director of Engineering and Development; Amy Bennett, Planning Manager/Zoning Administrator

REPORTS AND PRESENTATIONS

There were no reports or presentations.

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to approve the consent agenda as listed.

Approval of minutes from previous meetings held on January 19th and February 2nd, 2026.

Application for an Unenclosed Premise Permit for Menomonee Falls Angels Softball (In and near concession pavilions and in areas directly surrounding softball diamonds at Willowood Park) located at W151N5476 Badger Dr. for the licensing period of May 22nd to May 24th, 2026. (No Police Concerns or Planning Concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Angels Softball (In and near concession pavilions and in areas directly surrounding softball diamonds at Oakwood Park.) located W143N6889 Aspen Dr. for the licensing period of May 22nd to May 24th, 2026. (No Police Concerns or Planning Concerns)

Vote: 6 - 0 Motion Carried

PUBLIC COMMENT

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

PUBLIC HEARINGS

Public Hearing regarding the proposed vacation of an unnamed right-of-way (identified as "Outlot 1") adjacent to Hillview Drive, west of Lannon Road, directly adjacent to the parcels identified by Tax Key Numbers 24.007 and 24.008.

Planning Manager/ Zoning Administrator Amy Bennett presented the item to the board.

Village President Walz opened the public hearing for comment. The following individuals spoke.

Larry Brinkmann, N91W20980 Hillview Dr. - Subject: Hillview Drive Parcels
Comments: Brinkmann, the property owner to the west, thanked the Board and staff for moving the item forward.

There was no one else wishing to speak. The public hearing was closed at 6:35pm.

Action Item:

Resolution vacating an unnamed right-of-way (identified as "Outlot 1") adjacent to Hillview Drive, west of Lannon Road, directly adjacent to the parcels identified by Tax Key Numbers 24.007 and 24.008.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution vacating an unnamed right-of-way (identified as "Outlot 1") adjacent to Hillview Drive, west of Lannon Road, directly adjacent to the parcels identified by Tax Key Numbers 24.007 and 24.008.
(Resolution 1501-R-26)

Vote: 6 - 0 Motion Carried

A Public Hearing to consider the Plan Commission's recommendation regarding the request of Ben Lang, Veridian Homes, to rezone lands from the A-1 Agricultural District to the PRD Planned Residential District and SW Shoreland Wetlands and create the Hilltop Grove Planned Residential Development on lands owned by James and Cassandra Fomolo and Scott And Mary Merriman at W204N6793 Lannon Road and N64W20780 Mill Road on the parcels identified by Tax Key Numbers 76.993.001 and 76.995.

Planning Manager/Zoning Administrator Amy Bennet presented the item to the board.

Ben Lang, Veridian Homes LLC reviewed the proposed changes from their last submittal and the traffic safety study done for this project.

Village President Walz opened the public hearing for comment. The following individuals spoke.

James Q. Adams, W207N6870 Fairview Dr. - Subject: Veridian Homes Planned District
Comments: Adams stated that the land serves as a habitat for protected species, including

crawfish, bats, and bees, arguing that a precedent has already been established to protect them. Adams expressed concern that the land development will cause dangerous traffic levels. Adams concluded by stating that the current traffic study does not accurately reflect the real-world impact.

Bruce Ammel, N66W20291 High Point Ave. - Subject: Veridian Homes Hilltop Grove
Comments: Ammel stated he has spoken on this topic before and wants to bring up the traffic issues by adding 130 new homes and how much congestion there will be on the 2-lane road. Ammel stated he is worried about accidents with the elementary school at the bottom of the hill going into Lannon.

Peter Faresworth, W204N6441 Lannon Rd. - Subject: Hilltop Grove
Comments: Faresworth stated that he was interested in knowing what people were doing surveying around his property-line. Faresworth also spoke about putting a stop sign on Lannon Road that would cause issues for trucks that go through the area.

Troy Gemoll, N64W21040 Mill Rd. - Subject: Hilltop Grove
Comments: Gemoll asked the Board if a traffic study had been conducted for the end of Mill Road. Gemoll expressed concern regarding the potential traffic impacts on high school students commuting to school.

Scott O'Dwyer, N68W20781 Fair View Dr. - Subject: Hilltop Grove
Comments: O'Dwyer stated that there have been no changes to the application since the board turned down this item in October. O'Dwyer stated that this development does not benefit the community, only Veridian Homes. O'Dwyer noted that the houses near the north are too close to the tree line and are encroaching on neighboring properties. O'Dwyer feels that the community feels these lots are too small.

Anthony Pirelli, W205N6849 Woodward Ct. - Subject: Hilltop Grove
Comments: Pirelli stated he wanted to speak about two things: the loss of nature and a traffic study. Pirelli stated he moved here because of the nature and wildlife, which is disappearing. Pirelli spoke to the board regarding the Village losing the character of the Falls. Pirelli also spoke regarding the traffic study, questioning if it meets state requirements and if it took into account all the new subdivisions in the general area.

Kathleen Kerner, N89W21183 Fair View Dr. - Subject: Veridian Homes Hilltop Grove
Comments: Kerner stated that Fairview Drive has become a busy secondary corridor with heavy cut-through traffic, speeding vehicles, and unauthorized heavy trucks ignoring weight limits. Kerner expressed urgent safety concerns for neighborhood children at bus stops and pedestrians who face speeding traffic. Kerner noted that recent construction on a retention pond has destroyed local wildlife habitats, displacing deer, coyotes, and native birds due to tree removal. Kerner concluded by stating she feels that the development is forcing animals into residential yards and raising serious concerns about property flooding.

Rosemary Grueber, W211N6895 Pleasant Street - Subject: Veridian Subdivision
Comments: Deferred her time to James Q. Adams, W207N6870 Fairview Dr. Adams stated that the comprehensive plan calls for the preservation of secondary corridors rather than the proposed medium-density housing. Adams noted that the hill contains protected keystone species, including bumblebees, woodpeckers, bats, and crayfish. Adams mentioned that community members are actively rallying with signs against Veridian Homes to protect these species. Adams stated that the current design illegally places construction dirt directly on top of mapped wetlands. Adams concluded by citing the 1967 and 1990 municipal plans for preservation and urged the board to

review the information more closely.

Village President Walz allowed James Q. Adams another minute of time.

Donna Pirelli, W205N6849 Woodward Ct - Subject: Neighborhood Plan
Comments: Deferred her time to James Q. Adams, W207N6870 Fairview Dr. Adams feels that Menomonee Falls must consider preserving groundwater recharge zones, wetlands, prairie animals, public wellness, and safety, noting that environmental protections require much more diligence because these are protected areas.

There was no one else wishing to speak. The public hearing closed at 7:23 p.m.

Action Item:

Ordinance to rezone land located at W204N6793 Lannon Road and N64W20780 Mill Road on the parcels identified by Tax Key Numbers 76.993.001 and 76.995 and create the Hilltop Grove Planned Residential Development.

Veridian took questions from the Board members.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve Ordinance to rezone land located at W204N6793 Lannon Road and N64W20780 Mill Road on the parcels identified by Tax Key Numbers 76.993.001 and 76.995 and create the Hilltop Grove Planned Residential Development. (Ordinance 946-O-26)

Vote: 6 - 0 Motion Carried

COMMITTEE AND COMMISSION REPORTS

GENERAL GOVERNMENT COMMITTEE

Approval of an Operator's License Application - Tyler Sagat

Item was held in Committee.

Ordinance repealing and recreating Chapter 70 of the Municipal Code of the Village of Menomonee Falls relating to Solicitors and Mobile Food Vendors.

Motion by Trustee Paul Tadda, second by Trustee Ann Lessila to approve Ordinance repealing and recreating Chapter 70 of the Municipal Code of the Village of Menomonee Falls relating to Solicitors and Mobile Food Vendors.(Ordinance 947-O-26)

Vote: 6 - 0 Motion Carried

Resolution Revising the Clerk Services Fee Schedule sections for Park Permits, Liquor Licenses and General Licenses.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution Revising the Clerk Services Fee Schedule sections for Park Permits, Liquor Licenses and General Licenses. (Resolution 1502-R-26)

Vote: 6 - 0 Motion Carried

UTILITIES AND PUBLIC WORKS COMMITTEE

Approval of the Award of Contract for Well No. 11 - Phase 1 Well Drilling, Development and Testing Project No. 72091.

Motion by Trustee Katie Kress, second by Trustee Matthew Hayes to approve the Award of Contract for Well No. 11 - Phase 1 Well Drilling, Development and Testing Project No. 72091, in the amount of \$1,419,040.70.

Vote: 6 - 0 Motion Carried

Approval of a Professional Services Agreement for Design Services between Clark Dietz, Inc and the Village of Menomonee Falls for the Bella Vista Water Booster Station, Project No. 72104.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve of a Professional Services Agreement for Design Services between Clark Dietz, Inc and the Village of Menomonee Falls for the Bella Vista Water Booster Station, Project No. 72104.

Vote: 6 - 0 Motion Carried

NEW BUSINESS

Approval of Amendment to Library Coffee Shop Agreement between the Village, Library and Latitude Cafe LLC

Motion by Trustee Ann Lessila, second by Trustee Katie Kress to approve of an Amendment to Library Coffee Shop Agreement between the Village, Library and Latitude Cafe LLC

Vote: 6 - 0 Motion Carried

2026 Debt Issuance:

- **Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$28,695,000 General Obligation Promissory Notes, Series 2026**

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve a Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$28,695,000 General Obligation Promissory Notes, Series 2026A. (Resolution 1503-R-26)

Vote: 6 - 0 Motion Carried

ADJOURNMENT

Board of Trustees Meeting Minutes

March 2, 2026

Page 6

Motion by Trustee Ann Lessila, second by Trustee Katie Kress to adjourn.

Vote: 6 - 0 Motion Carried

Village Board adjourned at 7:59 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk

Minutes approved on , 20XX

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, March 16, 2026

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

Present: Village President Jeremy Walz; Trustee Ann Lessila; Trustee Matthew Hayes; Trustee Joel Stueland; Trustee Paul Tadda

Absent: Trustee Katie Kress; Trustee Brad Jubber

Staff Present: Mark Fitzgerald, Village Manager; Adam Koenings, Village Attorney; Tom Hoffman, Asst. Village Manager/Director of Engineering & Development; Kadie Butteris, Deputy Village Clerk; Tyler Zwagerman, Village Planner; Amy Bennett, Director of Planning & Development

REPORTS AND PRESENTATIONS

Presentation of the 2025 Development & Community Status Report by Village Planner Tyler Zwagerman.

Village Planner Tyler Zwagerman presented the 2025 Development & Community Status Report.

Department of Public Works Presentation regarding Brush Collection, Leaf Pickup, Bulk Item Collection, Falls River Cleanup and Arbor Day/Bird City Observance Event by Director of Public Works, Thomas Hoffman, PE.

Thomas Hoffman, Asst. Village Manager/Director of Engineering & Development, presented on a variety of Department of Public Works topics.

CONSENT AGENDA

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

Resolution Establishing April 24, 2026, as Arbor Day in the Village of Menomonee Falls.
(Resolution 1504-R-26)

Resolution Establishing April 24, 2026 as World Migratory Bird Day in the Village of Menomonee Falls. (Resolution 1505-R-26)

Bill Approval for February 2026 in the amount of \$2,404,775.01.

Application for an Unenclosed Premise Permit for All Saints Corporation Dba Knights of Columbus. Beer & Wine will be sold in the Mill Pond Park from Roosevelt to the North and go to Main Street on the South. The Festival on Main Street will be from Water Street to Appleton Ave. For the licensing period of May 23rd, 2026 from 10:00am to 10:00pm. (No Police or Planning Concerns)

Vote: 5 - 0 Motion Carried

PUBLIC COMMENT

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

Paul Schmidt, W143N6582 Aspen Drive - Subject: Mountain Bike Trails
Comments: Schmidt proposed creating mountain bike trails for the local middle and high school teams. Schmidt suggested Tower Park as a potential location, noting its alignment with the Village Comprehensive Plan. Schmidt requested the appropriate contact person to further investigate the project's feasibility. Schmidt offered "Northwest Area Park," a co-owned Village and School District property, as an alternative location. Schmidt highlighted that these youth development teams have been around for 11 years. Schmidt stated that purpose-built trails in Menomonee Falls would greatly benefit the program.

Chris Hiebert, N77W16173 Overlook Drive - Subject: Mountain Bike Trails
Comments: Hiebert spoke as the Head Coach of the High School Mountain Biking Team to praise the program's positive impact on student personal and physical growth. Hiebert stated that having dedicated home trails would highly benefit the team. Hiebert noted that the group has a "trail core" of volunteers ready and willing to build and maintain these trails. Hiebert concluded that this trail work would directly fulfill the team's internal volunteer requirements.

Haziel Hiebert, N77W16173 Overlook Drive - Subject: Mountain Bike Trails in Menomonee Falls
Comments: Hiebert spoke as a member of the High School Mountain Bike Team regarding the current 20-to-30-minute drive required to use trails in other communities. Hiebert stated that having local trails in Menomonee Falls would be highly beneficial for the team. Hiebert explained that the team belongs to the Team Trail Core organization, which actively helps build and maintain community mountain biking trails.

Louis Hindman, N91W16089, Apt 210 - Subject: Mountain Bike Trails in Menomonee Falls
Comments: Hindman spoke about moving to Menomonee Falls specifically for the mountain bike program, where he now serves as a coach for the high school team. Hindman shared that his professional role as an engineer grants him access to the heavy machinery required to construct

mountain biking trails. Hindman noted that he previously used this equipment to successfully build trails in Slinger. Hindman explained that operating machinery is a regular part of his duties, and he is fully willing to volunteer his time and equipment to build and maintain local trails.

Hannah Nygaard, W142N8291 Merrimac Drive - Subject: Mountain Bike Trails in Menomonee Falls

Comments: Nygaard spoke as a member of the mountain biking team to highlight the program's value. Nygaard emphasized that the proposed trails would provide significant benefits to both the team and the broader community.

There was no one else present to speak. Public comment was closed at 7:15 p.m.

COMMITTEE AND COMMISSION REPORTS:

GENERAL GOVERNMENT COMMITTEE

Trustee Hayes recused himself from discussion and voting on this agenda item.

Approval of an Operator's License Application - Tyler Sagat

Motion by Trustee Paul Tadda, second by Trustee Ann Lessila to approve an operator's license for Tyler Sagat subject to the condition that there be no additional criminal violations or convictions during the licensing period. The Police Department shall review the applicant's record every six months during the licensing period to determine compliance with this condition.

Vote: 4 - 0 Motion Carried

Trustee Hayes rejoined the meeting.

UTILITIES AND PUBLIC WORKS COMMITTEE

Approval of a Development Agreement between Custer Lane Condominiums LLC and the Village of Menomonee Falls for the Custer Lane Condominiums.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland for the approval of a Development Agreement between Custer Lane Condominiums LLC and the Village of Menomonee Falls for the Custer Lane Condominiums.

Vote: 5 - 0 Motion Carried

Approval of the Dedication and Acceptance of the public improvements for Tamarind Addn. No. 2 Subdivision, Project No. 00155.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland for the approval of the dedication and acceptance of the public improvements for Tamarind Addn. No. 2 Subdivision, Project No. 00155.

Vote: 5 - 0 Motion Carried

Approval of the Award of Contract for the 2026 Asphalt Paving Program, Project No 41264-3.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland for the award of contract for the 2026 Asphalt Paving Program, Project No 41264-3.

Vote: 5 - 0 Motion Carried

CLOSED SESSION — DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING ITEM:

Convene into Closed Session in the Village Board Room (Room #2245) under Wisconsin Statutes § 19.85(1)(e) to confer regarding the possible development and/or redevelopment of property in Tax Incremental District No. 6 and the negotiation strategy to be adopted by the Village with one or more owners of properties in Tax Incremental District No. 6 in regard to that same development and/or redevelopment.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to convene into Closed Session in the Village Board Room (Room #2245) under Wisconsin Statutes § 19.85(1)(e) to confer regarding the possible development and/or redevelopment of property in Tax Incremental District No. 6 and the negotiation strategy to be adopted by the Village with one or more owners of properties in Tax Incremental District No. 6 in regard to that same development and/or redevelopment.

Vote: 5 - 0 Motion Carried

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

Motion by Trustee Ann Lessila, second by Trustee Matthew Hayes to Reconvene into Open Session Pursuant to Wisconsin Statutes 19.85(2) and adjourn.

Vote: 5 - 0 Motion Carried

The Village Board adjourned at 8:37 p.m.

Minutes transcribed and submitted by Jack Busscher, Deputy Village Clerk
Minutes approved on _____, 20XX

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, April 6, 2026

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

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

Staff Present: Mark Fitzgerald, Village Manager; Mark Waters, Police Chief; Adam Koenings, Village Attorney; Amy Dishinger, Village Clerk; Tom Hoffman, Asst. Village Manager/Director of Engineering & Development

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to approve the Consent Agenda as listed

Application for an Unenclosed Premise Permit for All Saints Corporation Dba Knights of Columbus (Beer & Wine will be sold in the Mill Pond Park from Roosevelt to the North and go to Main Street on the South. The Festival on Main Street will be from Water Street to Appleton Ave.) for the licensing period of May 23rd, 2026 from 10:00am to 10:00pm. (No Police or Planning Concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Downtown, Inc Dba Menomonee Falls Events (Closure of Garfield Avenue from Optimist Way, West including parking lot for car show.) For the licensing period of May 23rd, 2026 from 6:00am to 5:00pm. (No Police or Planning Concerns)

Application for an Unenclosed Premise Permit for Friends of Old Falls Village Park, for Friends of Old Falls Village Revolutionary War Weekend. (At Old Falls Village Park, the Old Falls Biergarten area is defined outside of the parking lots and the green space to the creek, over the Sparrow and Koch house up to the Miller Davidson House. The Biergarten is in conjunction with reenactments and other events in the park.) For the licensing period of May 1st thru May 3rd, 2026 from 9:00am to 10:00pm. (No Police or Planning Concerns)

Application for a 2025-2026 Class "B" Fermented Malt Beverage and "Class B" Liquor License from Menomonee Falls 9319, Inc, John Hoffman, Agent, for Applebee's Grill & Bar & IHOP located at W180N9469 Premier Lane, (New Licensee) (No Police, Building or Planning Concerns)

Vote: 6 - 0 Motion Carried

PUBLIC COMMENT

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

Steve Bettwy, N75W24062 Overland Road - Subject: Menomonee River
Comments: Bettwy spoke as a whitewater kayaking instructor regarding the sport's presence in the Menomonee River. Bettwy stated that Menomonee Falls is well known within the paddling community for whitewater kayaking due to its unique geological features. Bettwy noted that the river becomes unnavigable at certain times of the year and following heavy storms. Bettwy requested to open a dialogue with the Village to ensure the river is properly maintained and cleared of safety hazards and debris.

There was no one else present to speak during public comment. Public comment was closed at 6:08 p.m.

COMMITTEE AND COMMISSION REPORTS:

UTILITIES AND PUBLIC WORKS COMMITTEE

Approval of a Proposal for Design Services and Construction Documents between Dan Beyer Architects and the Village of Menomonee Falls for the Centralized Public Works Facility - Utility Department Addition, Project No 40049.

Motion by Trustee Katie Kress, second by Trustee Matthew Hayes to approve of a Proposal for Design Services and Construction Documents between Dan Beyer Architects and the Village of Menomonee Falls for the Centralized Public Works Facility - Utility Department Addition, Project No 40049.

Vote: 7 - 0 Motion Carried

Approval of an Award of Contract for 2026 Curb, Gutter and Sidewalk Construction, Project No. 41261 & 41263.

Motion by Trustee Katie Kress, second by Trustee Matthew Hayes to approve of the award of Contract for 2026 Curb, Gutter and Sidewalk Construction, Project No. 41261 & 41263 to State Contractors in the amount of \$173,530.

Vote: 7 - 0 Motion Carried

Approval of the Award of Contract for the Dardis Avenue Storm Sewer and Street Reconstruction from Ann Avenue to Jacobson Drive, Project No. 41267.

Motion by Trustee Katie Kress, second by Trustee Matthew Hayes to approve of the Award of Contract for the Dardis Avenue Storm Sewer and Street Reconstruction from Ann Avenue to Jacobson Drive, Project No. 41267 to Stark Pavement in the amount of \$544,567.30.

Vote: 7 - 0 Motion Carried

Approval of the Award of Contract for the Fire Station No. 2 and Station No. 4 Structure Demolition, Project Nos. 22037 & 20023.

Motion by Trustee Katie Kress, second by Trustee Matthew Hayes to approve of the Award of Contract for the Fire Station No. 2 and Station No. 4 Structure Demolition, Project No's. 22037 & 20023 to HM Brandt, LLC in the amount of \$97,081.

Vote: 7 - 0 Motion Carried

CLOSED SESSION

Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statutes § 19.85(1)(e) to confer with Village staff regarding the Negotiations with the Menomonee Falls Historical Society regarding a possible lease agreement and the organization's future use of Old Falls Village located at N96W15791 County Line Road; and Negotiations with Waste Management of Wisconsin over the terms of a potential agreement for curbside refuse and recycling collection.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to Convene into Closed Session in the Village Board Room (#2245) under Wisconsin Statutes § 19.85(1)(e) to confer with Village staff regarding the Negotiations with the Menomonee Falls Historical Society regarding a possible lease agreement and the organization's future use of Old Falls Village located at N96W15791 County Line Road; and Negotiations with Waste Management of Wisconsin over the terms of a potential agreement for curbside refuse and recycling collection.

Vote: 7 - 0 Motion Carried

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

ADJOURNMENT

Motion by Trustee Ann Lessila, second by Trustee Katie Kress to adjourn.

Vote: 7 - 0 Motion Carried

Village Board adjourned at 8:06 p.m.

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, April 20, 2026

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

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

Staff Present: Mark Fitzgerald, Village Manager; Mark Waters, Police Chief; Adam Koenings, Village Attorney; Tom Hoffman, Asst. Village Manager/Director of Engineering & Development; Jack Busscher, Deputy Village Clerk

REPORTS AND PRESENTATIONS

The Police Department Quarterly Report was presented by Police Chief Mark Waters.

CONSENT AGENDA

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve the Consent Agenda as listed.

Bill Approval for March 2026 in the amount of \$2,109,766.79.

Vote: 7 - 0 Motion Carried

COMMITTEE AND COMMISSION REPORTS

PLAN COMMISSION

Resolution approving a Certified Survey Map requested by Custer Lane Condominiums, LLC, to create a new lot and outlot located at N80w18303 Custer Lane and identified by Tax Key Number 62.989.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution Certified Survey Map requested by Custer Lane Condominiums, LLC to create a new lot and outlot located at N80W18303 Custer Lane and identified by Tax Key Number 62.989. (Resolution 1506-R-26)

Vote: 7 - 0 Motion Carried

Utility Easement granted to the Wisconsin Electric Power Company over land owned by the Village of Menomonee Falls on subject lands identified by Tax Key Number 118.145.

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to approve the Utility Easement granted to the Wisconsin Electric Power Company over land owned by the Village of Menomonee Falls on subject lands identified by Tax Key Number 118.415.

Vote: 6 - 0 Motion Carried

GENERAL GOVERNMENT COMMITTEE

Resolution approving a Tax Incremental District Development Agreement between the Village of Menomonee Falls and North Boundary Investments LLC in TID No. 18.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve a Resolution approving a Tax Incremental District Development Agreement between the Village of Menomonee Falls and North Boundary Investments LLC in TID No.18. (Resolution 1507-R-26)

Vote: 7 - 0 Motion Carried

UTILITIES AND PUBLIC WORKS COMMITTEE

Approval of the Award of Contract for the Marshall Drive Water Main Relay, Storm Sewer And Street Reconstruction, Project No. 41266.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Award of Contract for the Marshall Drive Water Main Relay, Storm Sewer And Street Reconstruction, Project No. 41266 to Musson Bros, Inc. in the amount of \$698,287.

Vote: 7 - 0 Motion Carried

Approval of Engineering Services Proposal between Ruekert Mielke and the Village of Menomonee Falls for the Creation of the Village's 2050 Sanitary Sewer Collection System Facilities Plan.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Engineering Services Proposal between Ruekert Mielke and the Village of Menomonee Falls for the Creation of the Village's 2050 Sanitary Sewer Collection System Facilities Plan.

Vote: 7 - 0 Motion Carried

Approval of a Private Property Infiltration and Inflow Reduction Funding Agreement between the Village of Menomonee Falls and the Milwaukee Metropolitan Sewerage District (MF06) for Jacobson Drive from Ann Ave to Menomonee Ave, Project #72102.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Private Property Infiltration and Inflow Reduction Funding Agreement between the Village of Menomonee Falls and the Milwaukee Metropolitan Sewerage District (MF06) for Jacobson Drive from Ann Ave to Menomonee Ave, Project #72102.

Vote: 7 - 0 Motion Carried

Ordinance Repealing and Replacing Article IV of Chapter 82 of the Municipal Code of the Village of Menomonee Falls regarding Recycling Program.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve Ordinance Repealing and Replacing Article IV of Chapter 82 of the Municipal Code of the Village of Menomonee Falls regarding Recycling Program. (Ordinance 948-O-26)

Vote: 7 - 0 Motion Carried

NEW BUSINESS

2026 Ground Lease by and between the Village of Menomonee Falls and the Menomonee Falls Historical Society.

Motion by Trustee Matthew Hayes, second by Trustee Brad Jubber to approve 2026 Ground Lease by and between the Village of Menomonee Falls and the Menomonee Falls Historical Society.

Vote: 7 - 0 Motion Carried

Consideration of the Village President's appointment of Mark Fitzgerald to the Village of Menomonee Falls Board of Review for 2026 only to fill the seat vacated by Christopher Smolik.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve the Village President's appointment of Mark Fitzgerald to the Village of Menomonee Falls Board of Review for 2026 only to fill the seat vacated by Christopher Smolik.

Vote: 7 - 0 Motion Carried

Remarks and closing comments from outgoing Village Trustees at their final Village Board Meeting.

Outgoing trustees thanked the Village Board for the opportunity to serve the community.

ADJOURNAMENT

Board of Trustees Meeting Minutes

April 20, 2026

Page 4

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

Vote: 7 - 0 Motion Carried

Village Board adjourned at 7:00 p.m.

Minutes transcribed and submitted by Jack Busscher, Deputy Village Clerk

Minutes approved on , 20XX

DRAFT

Village of Menomonee Falls, Wisconsin

COMMITTEE OF THE WHOLE MEETING

MINUTES

Monday, May 4, 2026

Village President Jeremy Walz called the meeting to order at 6:00 p.m.

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Shaune Cook; Trustee Matt Lasowski; Trustee Matthew Hayes; Trustee Paul Tadda; Trustee Joel Stueland

Staff Present: Mark Fitzgerald, Village Manager; Adam Koenings, Village Attorney; Amy Dishinger, Village Clerk

Review and discussion regarding the Village President's Appointments of Trustees to the following Boards and Committees:

The Board reviewed the following:

- General Government Committee: Paul Tadda (Chair), Matthew Hayes and Shaune Cook
- Utilities and Public Works Committee: Katie Kress (Chair), Joel Stueland and Matt Lasowski
- Board of Review: Shaune Cook
- Business Improvement District Board: Katie Kress
- Community Development Authority: Joel Stueland and Matthew Hayes
- Library Board: Matthew Hayes

Review and discussion regarding the Village President's proposed re-appointments of citizen members to Village Boards and Commissions:

The Board reviewed the following:

- Re-Appointment of Mike Manke to Architectural Control Board; term to expire in April 2029
- Re-Appointment of Chris Rolenc to Architectural Control Board; term to expire in April 2029
- Re-Appointment of Layla Obregon to Business Improvement District Board; term to expire in December 2028
- Re-Appointment of Curt Kolell to Community Development Authority; term to expire in April 2030
- Re-Appointment of Frank Habib to Plan Commission; term to expire in April 2029

ADJOURNMENT

Committee of the Whole Minutes

May 4, 2026

Page 2

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

Vote: 7 - 0 Motion Carried

Committee of the Whole adjourned at 6:05 p.m.

Minutes transcribed by Amy Dishinger, Village Clerk

Minutes approved on (date)

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, May 4, 2026

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

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Matt Lasowski; Trustee Shaune Cook; Trustee Matthew Hayes; Trustee Joel Stueland; Trustee Paul Tadda

Staff Present: Mark Fitzgerald, Village Manager; Adam Koenings, Village Attorney; Amy Dishinger, Village Clerk; Joe Pulvermacher, Fire Chief

REPORTS AND PRESENTATIONS

Fire Department quarterly report

The report was given by Fire Chief Joe Pulvermacher.

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to approve the consent agenda as written.

Application for an Unenclosed Premise Permit for American Legion Post 382 (In our back lot of our American Legion Post, to include the closed portion of Church Street) For the licensing period of May 22nd to May 24th, 2026 (Police Comments: Event organizers to monitor the designated area to ensure compliance with the unenclosed premise permit. No Planning Concerns)

Application for an Unenclosed Premise Permit for American Legion Post 382 (In our back lot of our American Legion Post, to include the closed portion of Church Street) For the licensing period of July 16th to July 18th, 2026 (Police Comments: Event organizers to monitor the designated area to ensure compliance with the unenclosed premise permit. No Planning Concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Little League (Menomonee Falls Little League Complex, Address: N64W15020 Mill Rd. Concession/Viewing areas of complex, NOT to be consumed on ball fields or parking lot) For the licensing period of May 22nd/May 23rd & June 13th/June 14th, 2026 (Police Comments: Organizers to monitor areas to ensure compliance with the unenclosed premise permit areas. No Planning Concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society, See attached map) For the licensing period of May 16th and May 23rd, 2026 (Police Comments: Event organizers to monitor the designated area to ensure compliance with the unenclosed premise permit. No Planning Concerns)

Application for an Unenclosed Premise Permit for Friends of Old Falls Village Park, for Old Falls WWII Days. (At Old Falls Village Park, the Old Falls Biergarten area is defined outside of the parking lots and the green space to the creek, over the Sparrow and Koch house up to the Miller Davidson House. The Biergarten is in conjunction with reenactments and other events in the park.) For the licensing period of June 19th thru June 21st , 2026 from 9:00am to 10:00pm. (No Police or Planning Concerns)

Application for a Six-Month Class "B" Fermented Malt Beverage License for Menomonee Falls Baseball Group, Inc, Terry Fitzsimmons – Agent, at Trenary Field located at W156N8600 Pilgrim Road subject to Fire Department, Building Department, Planning Department & Health Department Approvals Approvals. (No Police Concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Baseball Group, Inc, (Trenary Field Grass area, Concessions and bleachers. W156N8600 Pilgrim Rd) For the licensing period of May 5th thru October 15th, 2026 (No Police or Planning Concerns)

Application for a 2025-2026 Class "B" Fermented Malt Beverage and "Class B" Liquor License from Menomonee Falls Downtown, Inc, Christopher Leffler - Agent, for Menomonee Falls Events located at N88W16447 Main St. Suite 300, subject to Fire Department, Building Department, Planning Department & Health Department Approvals. (New Licensee) (No Police Concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Downtown, Inc DbA Menomonee Falls Events (Village Park, special event area, exhibit c.) For the licensing period of May 19th thru June 30th, 2026 (No Police or Planning Concerns)

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT

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

Linda Fergusson, N85W14931 Mac Arthur Drive - Subject: Mac Arthur Drive Flooding
Comments: Ferguson stated that her neighborhood felt they were the hardest-hit flooding area,

experiencing four feet of water last year and ankle-deep water this past April. Ferguson noted that she previously discussed a mitigation project for this area with Mark Fitzgerald. Ferguson inquired if Tax Incremental District (TID) or Tax Increment Financing (TIF) funds could accelerate the project, emphasizing that residents cannot wait three years for relief. Ferguson requested information on interim steps the Village will take to address the flooding in the meantime.

There was no one else wishing to speak. Public comment was closed at 6:57 p.m.

NEW BUSINESS

Approval of the Village President's Appointments of Trustees to the following Boards and Committees:

Motion by Trustee Matthew Hayes, second by Trustee Katie Kress to approve the Village President's Appointments of Trustees to the following Boards and Committees:

- General Government Committee: Paul Tadda (Chair), Matthew Hayes, and Shaune Cook
- Utilities and Public Works Committee: Katie Kress (Chair), Joel Stueland, and Matt Lasowski
- Board of Review: Shaune Cook
- Business Improvement District Board: Katie Kress
- Community Development Authority: Joel Stueland and Matthew Hayes
- Library Board: Matthew Hayes

Vote: 7 - 0 Motion Carried

Approval of the Village President's proposed re-appointments of citizen members to Village Boards and Commissions:

Motion by Trustee Matthew Hayes, second by Trustee Katie Kress to approve the Village President's proposed re-appointments of citizen members to Village Boards and Commissions:

- Re-Appointment of Mike Manke to Architectural Control Board; term to expire in April 2029
- Re-Appointment of Chris Rolenc to Architectural Control Board; term to expire in April 2029
- Re-Appointment of Layla Obregon to Business Improvement District Board; term to expire in December 2028
- Re-Appointment of Curt Kolell to Community Development Authority; term to expire in April 2030
- Re-Appointment of Frank Habib to Plan Commission; term to expire in April 2029

Vote: 7 - 0 Motion Carried

Annual Election of Village Trustee to the Plan Commission

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to nominate Trustee Paul Tada to the Plan Commission.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Board of Trustees Meeting Minutes

May 4, 2026

Page 4

Motion by Trustee Shaune Cook, second by Trustee Matt Lasowski to adjourn.

Vote: 7 - 0 Motion Carried

Village Board adjourned at 7:00 p.m.

Minutes transcribed and submitted by Amy Dishinger, Village Clerk

Minutes approved on _____, 2026

DRAFT

Village of Menomonee Falls, Wisconsin

COMMITTEE OF THE WHOLE MEETING

MINUTES

Monday, May 18, 2026

Village President Jeremy Walz called the meeting to order at 7:00 pm.

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Matthew Hayes; Trustee Paul Tadda; Trustee Joel Stueland; Trustee Matthew Lasowski; Trustee Shaune Cook

Staff Present: Mark Fitzgerald, Village Manager; Adam Koenings, Village Attorney; Jack Busscher, Deputy Village Clerk; Tom Hoffman, Asst. Village Manager/Director of Engineering & Development; Amy Bennet, Planner / Zoning Administrator

Review and discussion regarding private property drainage and flooding concerns from storms in April 2026.

Village Manager Mark Fitzgerald spoke to the Committee introducing the issues regarding private property drainage and flooding concerns from storms in April 2026.

Asst. Village Manager/Director of Engineering & Development Tom Hoffman presented a PowerPoint that went over the specific significant rainfall events that have impacted the Village of Menomonee Falls during August 2025 & April 2026.

ADJOURNMENT

Motion by Trustee Matthew Lasowski, second by Trustee Shaune Cook to adjourn.

Vote: 7 - 0 Motion Carried

Committee of the Whole adjourned at 8:12 p.m.

Minutes transcribed by Jack Busscher, Deputy Village Clerk
Minutes approved on (date)

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, May 18, 2026

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

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Matthew Lasowski; Trustee Shaune Cook; Trustee Joel Stueland; Trustee Matthew Hayes; Trustee Paul Tadda

Staff Present: Mark Fitzgerald, Village Manager; Mark Waters, Police Chief; Adam Koenings, Village Attorney; Amy Bennett, Planner / Zoning Administrator; Tom Hoffman, Asst. Village Manager/Director of Engineering & Development; Jack Busscher, Deputy Village Clerk

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to approve the consent agenda items as listed

Bill Approval for April 2026 in the amount of \$5,824,058.36.

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of June 6th and June 13th, 2026, from 8am to 10pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of June 27th, 2026, from 12pm to 10pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of July 17th, July 18th & July 19th, 2026, from 8am to 10pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of July 25th, 2026, from 12pm to 10pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of August 8th, August 15th, August 22nd & August 29th, 2026, from 8am to 10pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of September 26th, 2026, from 8am to 10pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for Menomonee Falls Historical Society (Use of Old Falls Village Historical Park and Museum for events help by the Historical Society) For the licensing period of September 19th, 2026, from 8am to 10pm (No Police or Planning concerns)

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT

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

Mara Manchek, N94W16159 Cherokee Drive, Subject - Residential flooding:
Comments: Manchek addressed the Village Board regarding the ongoing, severe impact of the August 2025 and April 2026 floods on her property.

Matt Foust, N94W16067 Cherokee Drive, Subject - Cherokee Drive Flooding:
Comments: Foust addressed the Village Board regarding the widespread impact of the August 2025 and April 2026 floods on his property and neighboring homes.

Karen Ann Johnson, N66W13530 Crestwood Drive, Subject - Water Department:
Comments: Johnson addressed the Village Board regarding ongoing billing discrepancies and issues she experienced with the Water Utility department.

There was no one else wishing to speak. Public comment was closed at 6:40 p.m.

PLAN COMMISSION

Ordinance amending the land use component of the Comprehensive Plan from the Mixed Use Classification to the Industrial Land Use Classification for the parcel located at N88W13764 Main Street identified by Tax Key Number 39.77.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to approve Ordinance amending the land use component of the Comprehensive Plan from the Mixed Use Classification to the Industrial Land Use Classification for the parcel located at N88W13764 Main Street identified by Tax Key Number 39.77. (Ordinance 950-O-26)

Vote: 7 - 0 Motion Carried

PUBLIC HEARINGS

A Public Hearing to consider the Plan Commission's recommendation regarding the request of the Luther Group to rezone lands from the PDO-2 (PDD) Planned Development Overlay District to the I-1 Light Industrial District for development of a new industrial building on land owned by MVS Holdings, LLC at N88W13764 Main Street identified by Tax Key Number 39.77.

There was no one present who wished to speak at the public hearing. The public hearing was then closed at 6:44 p.m.

Action Item:

Adoption of an Ordinance to rezone land located at N88W13764 Main Street identified by Tax Key Number 39.77 for development of a new industrial building.

Motion by Trustee Paul Tadda, second by Trustee Joel Stueland to Adopt Ordinance to rezone land located at N88W13764 Main Street identified by Tax Key Number 39.77 for development of a new industrial building. (Ordinance 949-O-26)

Vote: 7 - 0 Motion Carried

COMMITTEE AND COMMISSION REPORTS

GENERAL GOVERNMENT COMMITTEE

Ordinance Amending Chapters 34 and 42 of the Municipal Code regarding False Alarm Fees.

Motion by Trustee Paul Tadda, second by Trustee Matthew Hayes to adopt Ordinance Amending Chapters 34 and 42 of the Municipal Code regarding False Alarm Fees. (Ordinance 951-O-26)

Vote: 7 - 0 Motion Carried

Approval of Operators License Application - Latrell Benford.

Motion by Trustee Paul Tadda, second by Trustee Matthew Hayes to deny an operators license for Latrell Benford pursuant to Section 6-29(f) of the Municipal Code based on the applicant's failure to appear at the General Government Committee meeting.

Vote: 7 - 0 Motion Carried

Approval of Operators License Application - Jenine Wynn.

Item held in Committee.

UTILITIES AND PUBLIC WORKS COMMITTEE

Approval of the Award of Contract for Arthur Ave MS4 Pond, Project No. 74024.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Award of Contract for Arthur Ave MS4 Pond, Project No. 74024 - Wil-Surge Electric, Inc. in the amount of \$383,180.50.

Vote: 7 - 0 Motion Carried

Approval of the Award of Contract for Duke Street Water Main Relay, Sanitary Lateral Replacement, Storm Sewer and Street Reconstruction – Melanie Lane to Queensway, Project No. 74021.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve of the Award of Contract for Duke Street Water Main Relay, Sanitary Lateral Replacement, Storm Sewer and Street Reconstruction – Melanie Lane to Queensway, Project No. 74021 - D.F. Tomasini Contractors, Inc. in the amount of \$1,510,435.50.

Vote: 7 - 0 Motion Carried

Approval of the Award of Contract for Hoyt Drive Water Main Relay, Project No. 72103.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve of the Award of Contract for Hoyt Drive Water Main Relay, Project No. 72103 - Mid City Corporation in the amount of \$228,645.00.

Vote: 7 - 0 Motion Carried

Approval of the Award of Contract for the 2026 Sealcoating and Flex patching Program, Project No. 41264-1.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Award of Contract for the 2026 Seal coating and Flex patching Program, Project No. 41264-1 - Fahrner Asphalt Sealers, LLC in the amount of \$340,900.80 and Alternate Bid Amount of \$78,558.72 for a total amount of \$419,459.52.

Vote: 7 - 0 Motion Carried

Approval of the Award of Contract for an Emergency Repair Valve Replacement at County Line Rd & STH 145.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Award of Contract for an Emergency Repair Valve Replacement at County Line Rd & STH 145 to D.F Tomasini in the amount of \$103,400.00.

Vote: 7 - 0 Motion Carried

Approval for the Award of Contract for the Abandonment of Wells No 5 & No 6.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve the Award of Contract for the Abandonment of Wells No 5 & No 6. to CTW Corporation in the amount of \$111,669.00.

Vote: 7 - 0 Motion Carried

Amendment to Ground Lease between the Village and AT&T for Space in Village Hall for Telecommunication Equipment.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve an Amendment to Ground Lease between the Village and AT&T for Space in Village Hall for Telecommunication Equipment.

Vote: 7 - 0 Motion Carried

NEW BUSINESS

Village President's new appointment of Michael Douglas to the Police and Fire Commission to fill the seat of Gerry Luisier, term to expire in April 2031.

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve the Village President's new appointment of Michael Douglas to the Police and Fire Commission to fill the seat of Gerry Luisier, term to expire in April 2031.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Shaune Cook, second by Trustee Matthew Lasowski to adjourn.

Vote: 7 - 0 Motion Carried

Village Board adjourned at 6:58 p.m.

Minutes transcribed and submitted by Jack Busscher, Deputy Village Clerk
Minutes approved on _____, 20XX

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, June 1, 2026

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

Present: Village President Jeremy Walz; Trustee Katie Kress; Trustee Matt Lasowski; Trustee Shaune Cook; Trustee Matthew Hayes; Trustee Joel Stueland; Trustee Paul Tadda

Staff Present: Mark Fitzgerald, Village Manager; Mark Waters, Police Chief; Adam Koenings, Village Attorney; Amy Dishinger, Village Clerk; Tom Hoffman, Asst. Village Manager/Director of Engineering & Development; Courtney Graber, Deputy Village Clerk

REPORTS AND PRESENTATIONS

CONSENT AGENDA

Motion by Trustee Joel Stueland, second by Trustee Matthew Hayes to approve the Consent Agenda as listed.

2026-2027 License Renewals for; Class A Combination Fermented Malt Beverage and Liquor, Class B Combination Fermented Malt Beverage and Liquor, Class B Fermented Malt Beverage, Class B Fermented Malt Beverage and Class C Wine. Renewals subject to Building Inspection, Health Inspection, Fire Inspection, Planning Department and Police Department approvals (Per list attached)

2026-2027 Renewals for Unenclosed Premises Permits, subject to Planning Department and Police Department approval. (Per list attached)

Application for a 2025-2026 "Class A" Fermented Malt Beverage and "Class A" Liquor License from Asia Harvest Supermarket, LLC, Nang Thao - Agent, for Asia Harvest Supermarket located at N84W15670 Appleton Avenue, subject to Fire Department, Building Department, Planning Department & Health Department Approvals. (New Licensee) (No Police Concerns)

Application for a 2025-2026 Class "B" Fermented Malt Beverage and "Class B" Liquor License from Kind Kitchen, LLC, Shachen Shah - Agent, for Odyssey Family Restaurant at located N82W15380 Appleton Avenue, (New Licensee) (No Police Concerns)

Application for an Unenclosed Premise Permit for Mr. Brews Taphouse (Will be using the parking lot directly across from our main entrance to the restaurant for a corn hole tournament. This will be a roped off area, Access only through an easy up tent, everyone will be carded and given a bracelet confirming 21 years or older. With out this bracelet you cannot purchase any alcohol) For the licensing period of July 18th, 2026, from 12pm to 8pm (No Police or Planning concerns)

Application for an Unenclosed Premise Permit for The Social Haus (The parking lot next to the outdoor bar) For the licensing period of June 12th, 2026 from 8pm to 10pm, June 19th, 2026 from 2pm to 10pm & June 25th, 2026 from 9pm to 10pm (Police Comments: Area needs to be clearly marked and/or barricaded/fenced)

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT

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

Heidi Romanshek, W156N8796 Pilgrim Road - Subject: Pilgrim Road Between Main St. & Menomonee Ave

Comments: Romanshek stated that last fall's water main project left Pilgrim Road north of Main and Menomonee heavily damaged with potholes and settling asphalt. Romanshek explained that heavy trucks up to 40 tons cause disruptive vibrations shaking homes deep in the neighborhood. Romanshek feels that the scheduled 2026 repaving will not solve the underlying issue of heavy traffic deteriorating the road. Romanshek requested the Village host a resident meeting to discuss long-term traffic solutions. Romanshek feels that she would stay after the meeting to converse since public comment limits back-and-forth dialogue.

There was no one else present wishing to speak. Public comment was closed at 6:37 p.m.

COMMITTEE AND COMMISSION REPORTS

GENERAL GOVERNMENT COMMITTEE

Approval of an Operator's License Application - Jenine Wynn

Item was held in Committee.

UTILITIES AND PUBLIC WORKS COMMITTEE

Approval of a Development Agreement between the Village of Menomonee Falls and Fox River Falls, LLC for Fox River Falls Addn. No. 4.

Motion by Trustee Katie Kress, second by Trustee Joel Stueland to approve of a Development Agreement between Fox River Falls, LLC and the Village of Menomonee Falls for the Fox River Falls Addn No.4 Subdivision with exhibits to be approved by the Director of Public Works.

Vote: 7 - 0 Motion Carried

NEW BUSINESS

Village President's appointment of Douglas Persich to the Community Development Authority to fill the seat of Megan Beatty, term to expire in April 2030.

Motion by Trustee Matthew Hayes, second by Trustee Katie Kress to approve the Village President's appointment of Douglas Persich to the Community Development Authority to fill the seat of Megan Beatty, term to expire in April 2030.

Vote: 7 - 0 Motion Carried

Discussion and possible action on the Village President's re-appointments to the Library Board:

- **Re-appointment of Nicole Barker to the Library Board, term to expire in June 2029.**
- **Re-appointment of Thomas Ewig to the Library Board, term to expire in June 2029.**
- **Re-appointment of David Muñoz to the Library Board as the representative of the School District of Menomonee Falls, term to expire in June 2027.**

Motion by Trustee Matthew Hayes, second by Trustee Joel Stueland to approve the Village President's re-appointments to the Library Board:

- Re-appointment of Nicole Barker to the Library Board, term to expire in June 2029.
- Re-appointment of Thomas Ewig to the Library Board, term to expire in June 2029.
- Re-appointment of David Muñoz to the Library Board as the representative of the School District of Menomonee Falls, term to expire in June 2027.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

Motion by Trustee Shaune Cook, second by Trustee Matt Lasowski to adjourn.

Vote: 7 - 0 Motion Carried

Village Board adjourned at 6:39 p.m.



Village Board - Regular

6. a.

Meeting Date: 09/21/2026

Topic: Meinzer PRD Rezoning

From: Amy Bennett, Director of Planning and Development

Department: Planning & Development Services

Information

Subject:

A Public Hearing to consider the Plan Commission's recommendation regarding the request of Michelle and Brad Meinzer to rezone lands from the A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District located at N56W19653 Silver Spring Drive and identified by Tax Key Number 126.999.001.

Action Item:

Ordinance to rezone land located at N56W19653 Silver Spring Drive and identified by Tax Key Number 126.999.001 and create the Meinzer Planned Residential Development.

Issues for Consideration/Background Information:

On August 25, 2026, the Architectural Control Board (ACB) unanimously recommended approval of the Planned Residential Development.

On August 4, 2026, the Plan Commission unanimously recommended the Village Board rezone all land on the subject parcel to the Planned Residential Development (PRD) District and create the Meinzer Planned Residential Development to allow for one additional single-family home on proposed Lot #2 served by a private onsite wastewater treatment system (POWTS) and private well.

Attachments

Plan Commission Staff Report and Exhibits 080426

ACB Draft Minutes 082526

PC Minutes 080426

Draft Ordinance



Plan Commission - Regular

5. h.

Meeting Date: 08/04/2026

Topic: Meinzer PRD Rezoning

From: Amy Bennett, Director of Planning and Development

Department: Planning & Development Services

Date of Village Board 09/21/2026

Action (if required):

Subject:

Consideration of a recommendation to the Village Board of Trustees to approve an ordinance rezoning lands from the A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District at the request of **MICHELLE AND BRAD MEINZER** to create two new lots located at **N56W19653 SILVER SPRING DRIVE** and identified by Tax Key Number 126.999.001.

Background Information:

The subject land consists of one parcel that is 9.943 acres on Silver Spring Drive, east of Lannon Road. The parcel is currently zoned A-2 Agriculture/Urban Fringe District. The land use is Medium Density Residential.

On September 15, 1997, the Village Board approved CSM 8373 that divided a 78-acre parcel into a 68-acre parcel and the subject 10-acre parcel identified by Tax Key 126.999.001 and rezoning of the 10-acre parcel to A-2 Agriculture/Urban Fringe which is its current zoning district.

In 1998, a second 10-acre parcel was rezoned from the A-1 Agricultural District to the A-2 Agriculture/Urban Fringe District along with a conditional use permit approved for a single-family home.

In 2004, municipal water became available to this area. The Planned Residential Development District (PRD) was approved along with CSM 9879 for the two adjacent lots (to the west).

Application Specifics:

The existing lot cannot be further divided under current zoning. The future land use is Medium Density Residential.

The proposed PRD zoning will accommodate the development of a new single-family dwelling (on a 1.67-acre lot) along Silver Spring Drive and future residential development that will be served by public water and sewer. A Certified Survey Map has been submitted for review as a

separate application. The applicant is requesting that the new single-family home be served by a private onsite wastewater treatment system (POWTS) and a private well. Sanitary sewer is available from the surrounding Evergreen Fields subdivision and would require a private lateral of significant length to reach the new home. Water is available from Silver Spring. The surrounding family lots have water service but are served by POWTS.

Under Section 122-69.(a) *Applicability*. The PRD district is intended to allow for greater development flexibility and greater design freedom, in areas served by municipal sewer and water facilities, consistent with the most advanced development techniques in use today. In keeping with current economic considerations and the utilization of condominium laws, the PRD district is specifically intended to allow a more efficient development, with a mix of residential lot sizes and residential building types that are beneficial to the general welfare and economic prosperity of the village. In exchange for this flexibility, development within this district shall adhere to the following:

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 Planning & Development, Public Works & Engineering, Fire, and Police departments. Staff comments:

1. Approval of the Planned Residential Development (PRD) by the Village Board.
2. Minimum lot width is 60' for PRD. Minimum setbacks are front 25', rear 25' and side 12.5'.
3. Maximum building height is 42' for PRD.
4. If a POWTS is approved, a sanitary permit from Waukesha County will be required.
5. A shared driveway will be required for the proposed 1.67-acre lot. Waukesha County will not approve a new driveway from CTH VV for proposed Lot #2.
6. A driveway access easement on proposed Lot 1 will be required for proposed Lot 2 and shown on CSM.
7. Any future residential development on the remaining site will require public utilities.
8. Architectural Control Board (ACB) approval is required for the Planned Residential District (PRD).
9. Existing water main is located along Silver Spring Drive. According to Village records, all the properties in their family compound are connected to the municipal water system. Any future home on this new lot must be connected to the municipal water system.
10. The sanitary sewer system is available from the Evergreen Field subdivision. Any home being built on this lot should be connected to the sewer system unless a POWTS is

approved by the Plan Commission and Village Board. This may require an easement from adjacent property owners within their compound.

11. All outstanding special assessments and all impact fees must be paid prior to any building permits being issued.

Requested Action by Commission/Committee/Board:

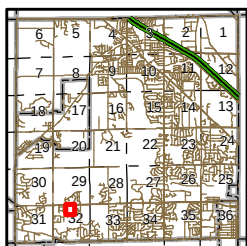
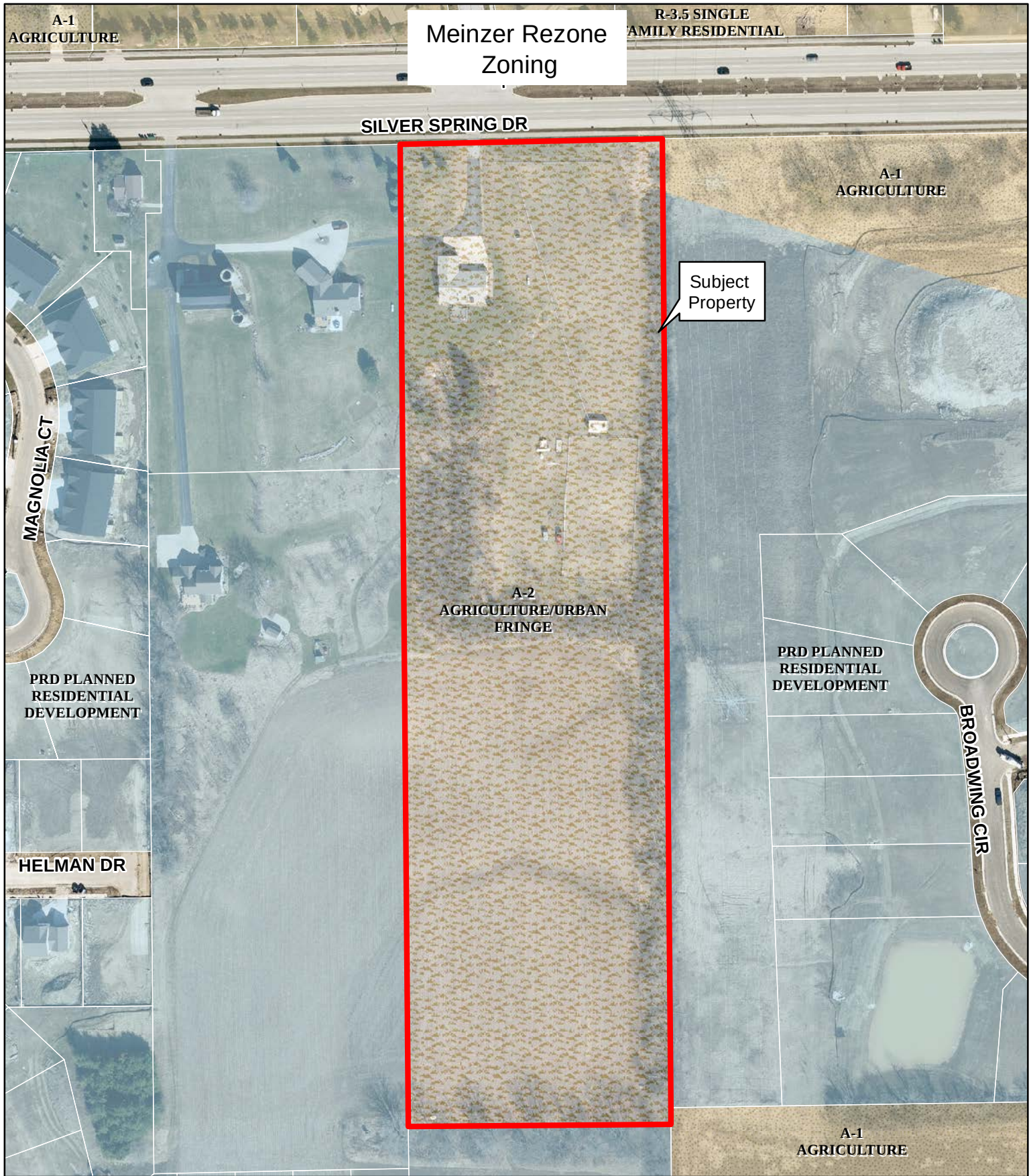
Since the subject rezoning is consistent with the Village's Comprehensive Plan, staff recommends the Plan Commission recommend to the Village Board of Trustees approval of an Ordinance rezoning all lands on the subject parcel from A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District to create the Meinzer Planned Residential Development. The public hearing will be scheduled for the September 21, 2026 Village Board meeting.

Location and Zoning Map

Land Use Map

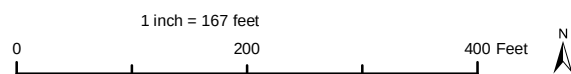
Applicant Letter

Proposed CSM



Meinzer Rezone

Tax Key #MNFV0126999001



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

Meinzer Rezone Land Use Plan

SILVER SPRING DR

Subject
Property

MEDIUM DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

MAGNOLIA CT

HELMAN DR

BROADWING CIR

Meinzer Rezone

Tax Key #MNFV0126999001

1 inch = 167 feet

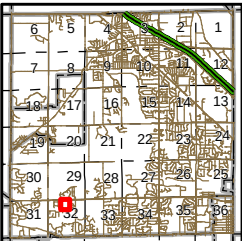
0 200 400 Feet



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**



6/29/26

Good day Village of Menomonee Falls,

My name is Michelle Meinzer. My husband Brad and I have been residents of Menomonee Falls for over 37 years. My family has lived in Menomonee Falls for over 85 years. We currently reside at N56W19653 Silver Spring Dr. Menomonee Falls. We currently own 10 acres. We are requesting to rezone our property from A1 1 to PRD. We live on what we call a "family compound". My parents Ken and Cookie Helman live next door. My sister and her family live behind them and my daughter and her family live in the family farmhouse next to my parents.

We are requesting the PRD to give my daughter and her family an acre of land to build their dream home on the "family compound". All 4 of the existing homes on the compound have septic systems and well water. We are asking for a variance for this lot for my daughter. The remaining land that we own will be used for future residential development and will be served by public utilities.

We know this out of the ordinary but if you would honor our request as we are a family that has dealt with many hardships. My parents gave us land 30 years ago here in the falls to build an accessible home for our son Ben who was born with spina bifida and needed an accessible home. My parents then built a home next to ours to help care for our son and our other two children. My son died 12 years ago unexpectedly. Since that time my mother has had cancer twice and my father has Alzheimer's. My husband had a stroke 5 years ago and is unable to work. My daughter helps out with caring for my ailing parents etc. This would be a dream come true for them to build their forever home. My son in law is an immigrant from a small poor town in Mexico and has always dreamt of having a new home for his family.

We thank you for taking time to review our rezoning for this lot so we expand our "family compound".

Sincerely,

Brad and Michelle Meinzer



DRAFT

Village of Menomonee Falls, Wisconsin

ARCHITECTURAL CONTROL BOARD

MINUTES

August 25, 2026

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

Present: Chairperson Mike Manke; Member Chris Rolenc; Member Patricia Stoller
Absent: Member William Carity; Member Jordan O'Connor; Member Ryan Shortridge; Member Dayton Aardema
Staff Present: Amy Bennett , Director of Planning & Development; Jarod Probelski , Planning Intern; Elijah McCoy , Planning Intern

Approval of minutes of the July 28th, 2026 Architectural Control Board Meeting with minor corrections related to members present and recused.

Motion by Member Chris Rolenc, second by Member Patricia Stoller

Vote: 3 - 0 Motion Carried

APPEARANCES

Consideration of a recommendation to the Village Board of Trustees to approve an ordinance rezoning lands from the A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District at the request of **MICHELLE AND BRAD MEINZER** to create two new lots located at **N56W19653 SILVER SPRING DRIVE** and identified by Tax Key number 0126999001.

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

1. That the proposed development is consistent with the spirit and intent of the Zoning Code 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.

And recommend the Village Board of Trustees approve an Ordinance rezoning all lands on the subject parcel from A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District to create the Meinzer Planned Residential Development on lands owned by MICHELLE AND BRAD MEINZER to create two new lots located at N56W19653 SILVER SPRING DRIVE and identified by Tax Key number 0126999001.

Vote: 3 - 0 Motion Carried

Consideration of a Site Plan and Façade Modification for **MOORE CONSTRUCTION SERVICES** on behalf of **HARVEY NEU** for the building and property owned by **PLOSS BUILDING LLC** and located at **N88W16475 MAIN STREET** and identified by Tax Key number 0011324.

Brian Deckow (Perspective Design, Inc.), Randy Buckner (JSD Professional Services, Inc.) and Nicole Davis (Neu's) described the project and answered questions.

Motion by Member Chris Rolenc, second by Chairperson Mike Manke to make the following four (4) findings:

1. The site plan is architecturally functional.
2. The exterior design proposed is not unsightly or obnoxious and is not disharmonious or so similar to existing neighboring developments that substantial depreciation of neighboring property or development will be caused by the applicant's proposal.
3. The potential public benefits of the proposed alteration outweigh potential adverse effect.
4. The proposed alteration provides greater public benefit than replacing with an identical project to the existing façade design.

And approve the proposed Site Plan and Façade Modification for **MOORE CONSTRUCTION SERVICES** on behalf of **HARVEY NEU** for the building and property owned by **PLOSS BUILDING LLC** and located at **N88W16475 MAIN STREET** and identified by Tax Key number 0011324 subject to:

1. Obtaining Village Board approval for a Parking and Landscaping Agreement, as needed, with the Village of Menomonee Falls for the proposed parking spaces and plantings which would encroach on public right of way and property.
2. The proposed accessible ramp shall be allowed as submitted based on precedent established by similar properties in the downtown district.
3. Submitting a revised Landscape Plan to staff for review and approval which:
 - Proposes plant sizes which meet the minimum requirements of Section 122-621 of the Zoning Code.
 - Specifies 2-inch deep hardwood mulch for all planting beds.
4. Compliance with all Engineering Department comments except as modified by the condition #2 above.

Vote: 3 - 0 Motion Carried

embankments, top and bottom of safety shelf, inlet and outlet pipe inverts, outlet structure and emergency spillway.

- 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.
- Developer is solely responsible for grading to the point of certification and acceptance until the Dedication and Acceptance of improvements is approved by the Village Board.
- All property lot corner pipes, perimeter pipes, and horizontal curve pipe shall be set by developer's surveyor.
- All disturbed areas shall be restored with topsoil, seed, fertilizer and mulch in accordance to Village erosion control ordinance and specifications.
- 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. All erosion control measures as shown on the approved erosion control plan shall be in place and in properly functioning condition.

Vote: 5 - 0 Motion Carried

Consideration of a recommendation to the Village Board of Trustees to approve an ordinance rezoning lands from the A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District at the request of **MICHELLE AND BRAD MEINZER** to create two new lots located at **N56W19653 SILVER SPRING DRIVE** and identified by Tax Key Number 126.999.001.

Michelle Meinzer addressed the Plan Commission with a prepared statement.

Motion by Commissioner Chris Rolenc, second by Commissioner Steve Bruskiwicz to recommend to the Village Board of Trustees approval of an Ordinance rezoning all lands on the subject parcel from A-2 Agriculture/Urban Fringe District to the Planned Residential Development (PRD) District to create the Meinzer Planned Residential Development, including one single-family home on proposed Lot 2 with a private onsite wastewater treatment system (POWTS) and private well, with the following comments:

1. Approval of the Planned Residential Development (PRD) by the Village Board.
2. Minimum lot width is 60' for PRD. Minimum setbacks are front 25', rear 25' and side 12.5'.
3. Maximum building height is 42' for PRD.
4. If a POWTS is approved, a sanitary permit from Waukesha County will be required.
5. A shared driveway will be required for the proposed 1.67-acre lot. Waukesha County will not approve a new driveway from CTH VV for proposed Lot #2.
6. A driveway access easement on proposed Lot 1 will be required for proposed Lot 2 and shown on CSM.
7. Any future residential development on the remaining site will require public utilities.
8. Architectural Control Board (ACB) approval is required for the Planned Residential District (PRD).
9. Existing water main is located along Silver Spring Drive. According to Village records, all the properties in their family compound are connected to the municipal water system. Any future home on this new lot must be connected to the municipal water system.
10. The sanitary sewer system is available from the Evergreen Field subdivision. Any home being built on this lot should be connected to the sewer system unless a POWTS is approved by the Plan Commission and Village Board. This may require an easement from adjacent property owners within their compound.

11. All outstanding special assessments and all impact fees must be paid prior to any building permits being issued.

The public hearing will be scheduled for the September 21, 2026 Village Board meeting.

Vote: 5 - 0 Motion Carried

Consideration of preliminary and final approval of a Certified Survey Map at the request of **MICHELLE AND BRAD MEINZER** to create two new lots located at **N56W19653 SILVER SPRING DRIVE** and identified by Tax Key Number 126.999.001.

Motion by Commissioner Chris Rolenc, second by Commissioner Steve Bruskievicz to grant preliminary and final approval of the CSM subject to the fifteen (15) conditions:

1. Approval of the Planned Residential Development (PRD) zoning by the Village Board.
2. Correct the Vicinity Map on Sheet 1 of the CSM.
3. Update sheet 3 of the CSM to remove Village Board Approval.
4. If the Certified Survey Map is approved, the applicant will need to record the approved Certified Survey Map with Waukesha County.
5. Minimum lot width is 60' for PRD. Minimum setbacks are front 25', rear 25' and side 12.5'.
6. Maximum building height is 42' for PRD.
7. If a POWTS is approved, a sanitary permit from Waukesha County will be required.
8. A shared driveway will be required for the proposed 1.67-acre lot. Waukesha County will not approve a new driveway from CTH VV for proposed Lot #2. .
9. A driveway access easement on proposed Lot 1 will be required for proposed Lot 2 and shown on CSM.
10. Any required building permits for the new home.
11. Any future residential development on the proposed Lot #1 will require public utilities.
12. Architectural Control Board (ACB) approval is required for the Planned Residential District (PRD).
13. Existing water main is located along Silver Spring Drive. According to Village records, all the properties in their family compound are connected to the municipal water system. Any future home on this new lot must be connected to the municipal water system.
14. The sanitary sewer system is available from the Evergreen Field subdivision. Any home being built on this lot should be connected to the sewer system unless a POWTS is approved by the Plan Commission and Village Board. This may require an easement from adjacent property owners within their compound.
15. All outstanding special assessments and all impact fees must be paid prior to any building permits being issued.

Vote: 5 - 0 Motion Carried

ADJOURNMENT

Motion by Commissioner Chris Rolenc, second by Commissioner Steve Bruskievicz to adjourn the meeting at 7:10pm.

Vote: 5 - 0 Motion Carried

VILLAGE OF MENOMONEE FALLS ORDINANCE NO. ____-O-26

**AN ORDINANCE CREATING THE MEINZER
PLANNED RESIDENTIAL DEVELOPMENT**

WHEREAS, MICHELLE AND BRAD MEINZER own land at N56W19653 SILVER SPRING DRIVE on the parcel identified by Tax Key Number 126.999.001; and

WHEREAS, the subject lands are legally described as:

PRCL 1 CSM #8373 VOL 73/197 REC AS DOC #2253614 PT NW1/4 SEC 32 T8N R20E
:: EX DOC# 3961353 and

WHEREAS, the subject lands contain 9.943 acres, and

WHEREAS, Michelle and Brad Meinzer propose a land division consisting of one (1) additional single-family lot on these lands; and

WHEREAS, Michelle and Brad Meinzer have requested this development be known as The Meinzer Planned Residential Development; and

WHEREAS, the Village Comprehensive Plan classifies the subject lands for “Low Density Residential” Development, allowing a maximum of 2 dwelling units per acre; and

WHEREAS, the requested densities are consistent with the Village Comprehensive Plan; and

WHEREAS, details concerning the general character, timetable for development, and organizational structure of the developer were submitted as part of this application; and

WHEREAS, the Meinzer Planned Residential Development is consistent with the spirit and intent of the Zoning Ordinance; and

WHEREAS, the Meinzer Planned Residential Development is in keeping with current economic and social considerations; and

WHEREAS, the Meinzer Planned Residential Development justifies the application of the Planned Residential Development District requirements; and

WHEREAS, the Meinzer Planned Residential Development will create an attractive and satisfying residential environment of sustained desirability and economic stability beneficial to the Village; and

WHEREAS, the Plan Commission, at its meeting of August 4, 2026 recommended the Meinzer Planned Residential Development be approved including one single-family

home on proposed Lot 2 with a private onsite wastewater treatment system (POWTS) and private well subject to the following conditions:

Planning:

1. Approval of the Planned Residential Development (PRD) by the Village Board.
2. Minimum lot width is 60' for PRD. Minimum setbacks are front 25', rear 25' and side 12.5'.
3. Maximum building height is 42' for PRD.
4. If a POWTS is approved, a sanitary permit from Waukesha County will be required.
5. A shared driveway will be required for the proposed 1.67-acre lot. Waukesha County will not approve a new driveway from CTH VV for proposed Lot #2.
6. A driveway access easement on proposed Lot 1 will be required for proposed Lot 2 and shown on CSM.
7. Any future residential development on the remaining site will require public utilities.
8. Architectural Control Board (ACB) approval is required for the Planned Residential District (PRD).
9. Existing water main is located along Silver Spring Drive. According to Village records, all the properties in their family compound are connected to the municipal water system. Any future home on this new lot must be connected to the municipal water system unless a private well is approved by the Plan Commission and Village Board.
10. The sanitary sewer system is available from the Evergreen Field subdivision. Any home being built on this lot should be connected to the sewer system unless a POWTS is approved by the Plan Commission and Village Board. This may require an easement from adjacent property owners within their compound.
11. All outstanding special assessments and all impact fees must be paid prior to any building permits being issued

WHEREAS, at its meeting on August 25, 2026, the Architectural Control Board recommended the Meinzer Planned Residential Development be approved with conditions;

1. That the proposed development is consistent with the spirit and intent of the Zoning Code 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.

WHEREAS, it is deemed to be in the best interest of the Village of Menomonee Falls that the Municipal Code of the Village of Menomonee Falls, be further modified and amended;

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

Section 1. The conditions and restrictions as recommended by the Plan Commission and Architectural Control Board hereinabove set forth be and the same are hereby adopted and approved as the conditions and restrictions for the construction, location and operation of the Reserve at Lannon Road Planned Residential Development.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and posting.

Adopted by the Village Board of Trustees of the Village of Menomonee Falls on the 21st day of September, 2026.

By: _____
Jeremy Walz, Village President

Date Posted: _____

Attest: _____
Amy Dishinger, Village Clerk



Village Board - Regular

7. a.

Meeting Date: 09/21/2026
Topic: Ordinance to combine polling places for the Special Election - County Executive
From: Amy Dishinger, Village Clerk
Department: Clerk Services
Date of Committee: 09/21/2026
Action (if required):
Date of Village Board: 09/21/2026
Action (if required):

Information

Subject:

Consideration of an Ordinance to combine polling places for the Special Election held on December 15th, 2026 and the Special Primary, if needed, held on November 17th, 2026, for the County Executive Seat.

Background Information:

Waukesha County called for a Special Election to fill the vacant seat of the County Executive, which covers all of Menomonee Falls 26 wards.

Current voting locations are as follows;

- Wards 1-4 & 25 votes at Good Shepherd Church (Approx. 4,526 voters)
- Wards 5-7 votes at Metro Harvest Church (Approx. 3,179 voters)
- Ward 8, 9 & 26 votes at Menomonee Falls Library (Approx. 2,180 voters)
- Ward 10-12 votes at Holy Cross Church (Approx. 3,450 voters)
- Ward 13-15 votes at Davian's Banquet Center (Approx. 3,537 Voters)
- Ward 16-18 votes at Davian's Banquet Center (Approx. 3,674 Voters)
- Wards 19-22 votes at Saint James Church (Approx. 4,478 Voters)
- Wards 23 & 24 votes at Gloria Dei Church (Approx. 2,616 Voters)

Village Staff is looking to combine all 26 Wards at the Menomonee Falls High School, Grey Gym.

To notify voters of this change Village staff will do the following; A posting will be placed at each of our regular polling locations and Village Hall doors notifying residents of the change in location for the Special Election. The information will be posted on our Village website and other media outlets. It will appear in MyVote and will be noted on our voter handouts at Village Hall.

Key Issues for Consideration:

Two out of our 8 polling locations, Davian's and the Library (9,391 Voters), are not available for the special election dates. In effort to save cost on facility rental, poll workers, in office work and lessen voter confusion, it would be in the best interest for the Village to move all wards into one location for the Special Election on December 15th, 2026 and Special Primary, if needed, on November 17, 2026.

Action By Committee or Village Board:

Consideration of an Ordinance to combine polling places for the Special Election held on December 15th, 2026, and the Special Primary, if needed, held on November 17th, 2026, for the County Executive Seat.

Attachments

Ordinance for 2026 Special Election - Polling Locations

**AN ORDINANCE CHANGING THE LOCATION OF
POLLING PLACES FOR THE 2026 SPECIAL ELECTION FOR THE COUNTY
EXECUTIVE**

WHEREAS, the 2026 Special Election for the County Executive is scheduled for December 15, 2026, with a primary held November 17th, if needed; and

WHEREAS, § 30-22 of the Village's Municipal Code identifies eight (8) different locations of polling places for the Village's 26 election wards; and

WHEREAS, on July 10, 2026, Waukesha County Clerk, Notice of Special Election, declared a special Election for the vacancy of the County Executive seat; and

WHEREAS, County Executive Seat includes all 26 of the Village of Menomonee Falls Wards; and

WHEREAS, the Village Clerk would like to combine polling locations to help with costs, staffing and election administration; and

WHEREAS, pursuant to Wis. Stat. § 5.25, the location of polling places shall be determined by the Board of Trustees at least 30 days before the election; and

WHEREAS, the Board of Trustees has determined that moving the location of polling places for the 2026 Special Election and Primary for the County Executive is deemed desirable in the best interest of the Village.

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

Section 1. For the 2026 Special Election for the County Executive Seat, all 26 wards will be combined and vote at the Menomonee Falls High School, Grey Gym in the Village of Menomonee Falls. This is a temporary measure due to the Special Election and shall not modify the locations of polling places in § 30-22 for any elections subsequent to the Special Election on December 15, 2026 and Special Primary on November 17, 2026, if needed.

Section 2. This ordinance shall take immediate effect and be in full force from and after its passage.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 21st day of September, 2026.

By: _____
Jeremy Walz, Village President

Attest: _____
Amy Dishinger, Village Clerk



Village Board - Regular

7. b.

Meeting Date: 09/21/2026
Topic: 2027 Garbage Special Charge
Department: Engineering Services
Date of Committee 09/21/2026
Action (if required):
Date of Village Board 09/21/2026
Action (if required):

Information

Subject:

Consideration for approval of the Garbage & Recycling Fund(215) - and a Special Charge for Refuse and Recycling Service for 2027.

Background Information:

In 2007, a Special Charge was created and set aside on the tax bills for Garbage and Recycling in the amount of \$85.00 per residential unit for all residential properties of up to 4 units in size. In 2009, the State of Wisconsin imposed new taxes on the disposal of the Village's solid waste for an increase of 120% and the Special Charge was adjusted to cover these cost increases. In August 19, 2019, the Village Board approved a seven-year Municipal Recycling and Waste Agreement with Waste Management, Inc. beginning in 2020 and the Village Board approved an increase in the special charge to residents for garbage and recycling services to cover the total cost for garbage and recycling collection services.

On August 31, 2026, the Village Board approved a new seven-year Municipal Recycling and Waste Agreement with Waste Management, Inc. for the years of 2027-2033. Per the new Agreement, the cost for collection services increased by 13.03% in the first year and will increase by a maximum of 4.5% over the life of the Agreement. Under the terms of our contract with Waste Management, the cost per residential unit for garbage and recycling for 2027 increases from \$14.51 to \$16.40 per month (13.03% increase over 2026).

Attached to this memo is a 2027 budget summary for the Garbage & Recycling Fund (215). We are recommending a Garbage and Recycling Special Charge in the amount of \$196.80 per residential unit, a 9.74% increase over 2026.

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of the Special Charge for 2027 Refuse & Recycling Services in the amount of \$196.80 per residential unit (9.74% increase over 2026) and authorize publication of the Notice of Special Charge for 2027 Refuse & Recycling Services

Attachments

Special Charge Memo 1

2027 Proposed Budget Fund 215 1

2027 Garbage & Recycling Notice 1

MEMO

To: Adam Koenings, Interim Village Manager
From: Thomas M. Hoffman, Director of Public Works
CC: Valerie Emrich, Director of Finance
Date: September 11, 2026
Re: Proposed 2027 Garbage & Recycling Fund (215) Budget and Special Charge

In 2007 and reauthorized in 2008, a Special Charge was set aside on the tax bills for garbage collection and disposal in the amount of \$85.00 per residential unit for all residential properties of up to 4 units in size. Also, in 2008, the Village created the special revenue fund known as the Solid Waste Collection Fund (215). In 2009, the special charge was increased to \$90.00 per residential unit.

In 2009, the State of Wisconsin imposed new taxes on disposal of the Village's solid waste. The solid waste disposal tax (or Generator Fee) went from \$5.90 per ton to \$13.00 per ton, an increase of 120%. To cover the cost increase, the special charge for refuse and recycling services increased to \$97.48 for 2010. In 2012, the base charge was increased by 3% to coincide with the 3% increase contained within our Contract with Waste Management for Refuse and Recycling so the 2012 Garbage Fee was set at \$100.12 per residential unit.

In 2013, the State enacted Act 20, which required that on or after July 2, 2013, to the extent a municipality adopts a new fee or an increase in an existing fee for garbage collection (which was partly or wholly funded by levy), the municipality must reduce the amount of its levy by the amount of the new fee or the increase in the existing fee. Due to the restrictions of State Act 20, we recommended no changes to the special charge for garbage for 2014 thru 2019.

On August 19, 2019, the Village Board approved a seven-year Municipal Recycling and Waste Agreement with Waste Management, Inc. Along with this new agreement, for the first time beginning in 2020, the Village Board authorized an increase in the special charge to residents for refuse and recycling services to cover the total cost for garbage and recycling collection services, eliminating the need for a subsidy transfer from the General Fund. The special charge for 2020 increased from \$100.12 to \$154.68 per residential unit. In addition, due to the restrictions of State Act 20, the Village also reduced the amount of the levy (one time only) by the amount of the fee adjustment that was levied in 2013. The special charge has been adjusted over the life of the contract to match the increases in the Contract. The final year of the contract being 2026 the WM rate was held at 0% but the Special Charge was increase by 3% in anticipation of the probable increase in the new contract that was being negotiated so the rate was approved at \$179.34 per residential unit.

On August 31, 2026, the Village Board approved a new seven-year Municipal Recycling and Waste Agreement with Waste Management, Inc. for the years of 2027-2033. Per the new Agreement, the cost for collection services increased by 13.03% in the first year and will increase by a maximum of 4.5% over the life of the Agreement. Under the terms of our contract with Waste Management, the cost per residential unit for garbage and recycling for 2027 increases from \$14.51 to \$16.40 per month (13.03% increase over 2026).

Attached to this memo is a 2027 budget summary for the Garbage & Recycling Fund (215). Based upon a special charge in the amount of \$196.80 per residential unit (9.74% increase over 2026, the projected costs in this fund will generally balance with projected revenues, once again eliminating the need for a tax levy subsidy from the General Fund.

Staff Recommendation:

Approval of the Special Charge for 2027 Refuse & Recycling Services in the amount of \$196.80 per residential unit (9.74% increase over 2026) and authorize publication of the attached Notice of Special Charge for 2027 Refuse & Recycling Services.

Fund 215 (Garbage & Recycling)

2024 ACTUAL	2025 ACTUAL	2026 BUDGET	2026 ESTIMATE	REVENUES	2027 BUDGET	% CHANGE
2,248,372	2,345,509	2,387,500	2,387,500	Refuse collection fee	2,675,100	12%
80,385	80,381	80,000	80,000	Recycling State aids	80,500	1%
11,068	13,982	10,500	10,500	Sales of recycling carts	11,000	5%
135,985	97,317	20,400	20,400	Interest Earnings	23,400	15%
2,475,810	2,537,189	2,498,400	2,498,400	Total revenues	2,790,000	12%

2024 ACTUAL	2025 ACTUAL	2026 BUDGET	2026 ESTIMATE	EXPENDITURES	2027 BUDGET	% CHANGE
1,636,498	1,699,688	1,705,000	1,705,000	Garbage collection contract	1,935,000	13%
1,636,498	1,699,688	1,705,000	1,705,000	Sub-total garbage collection	1,935,000	13%
619,279	644,073	650,000	650,000	Recycling collection contract	743,000	14%
60,354	42,919	50,000	50,000	Spring brush pick-up	25,000	(50%)
6,738	7,184	6,000	6,000	Household hazardous materials	6,500	8%
15,659	39,846	25,000	25,000	General administrative expense	25,000	-
702,030	734,022	731,000	731,000	Sub-total recycling	799,500	9%
2,338,528	2,433,710	2,436,000	2,436,000	Total expenditures	2,734,500	12%

137,282	103,479	62,400	62,400	Net income (expense)	55,500	
---------	---------	--------	--------	-----------------------------	---------------	--

220,262	357,544	461,023	461,023	Fund balance, beginning	523,423	
357,544	461,023	523,423	523,423	Fund balance, ending	578,923	

BUDGET NOTES:

The Garbage & Recycling Fund accounts for garbage collection and recycling activities for residential properties up to four units. In order to obtain the most efficient and cost effective means of obtaining solid waste collection services, the Village negotiates with Waste Management on behalf of Village constituents. A special charge is placed on the tax bill annually to cover the cost of the garbage and recycling services. Commercial, industrial and residential properties with more than four units must contract privately for garbage and recycling service and are not assessed the special charge.

The special charge of **\$196.80** will be placed on the 2026 tax bill for 2027 purposes for each residential unit (up to four units).

VILLAGE OF MENOMONEE FALLS

2027 GARBAGE & RECYCLING ON TAX ROLL

NOTICE OF SPECIAL CHARGE FOR 2027 GARBAGE AND RECYCLING SERVICES

PLEASE TAKE NOTICE that the annual payment for Garbage and Recycling is due as of October 15, 2026. NO INVOICE WILL BE SENT AT THIS TIME. Instead, the Village is publishing this notice pursuant to Section 66.0627(3)(a) of the Wisconsin Statutes as notice of this special charge. If you are the owner of a single-family home, condominium unit, or a multifamily residential property of four units or less serviced under the Village of Menomonee Falls Garbage and Recycling Collection Contract, this notice applies to you.

The charge for 2027 is established at \$196.80 per residential unit (9.74% increase from 2026). It is imposed on single-family homes, condominium units and multifamily residential properties of four units or less. The fee due for each of these residences is as follows:

<u>Type of Residence</u>	<u>Number of Units</u>	<u>Fee</u>
Single-Family Home or Condominium Unit	1	\$196.80 Total Charge
Duplex	2	\$393.60 Total Charge
Apartment-three units	3	\$590.40 Total Charge
Apartment-four units	4	\$787.20 Total Charge

The total charge is intended to cover the cost of providing garbage and recycling services to those Village residences for 2027. If this charge is not paid by **October 15, 2026**, it will be automatically added as a line item on your 2026 property tax bill as a "special charge" for services under Section 66.0627 of the Wisconsin Statutes.

Although the garbage and recycling charge will appear on your real estate tax bill, it may not be deductible on your federal income tax. Residents with questions concerning their own income taxes may wish to consult with an accountant, attorney, or other qualified tax preparation specialist to determine what may be deducted from your state or federal income tax.

If you have any questions regarding this notice, please call the Village Clerk Services Department at 262-532-4200.



Village Board - Regular

8. a.

Meeting Date: 09/21/2026

Topic: Closed Session

From: Adam Koenings, Village Attorney

Department: Legal

Information

Subject:

Convene into Closed Session in the Village Board Room (#2245) with Village Staff for the following purposes:

- To confer with legal counsel pursuant to Wis. Stat. § 19.85(1)(g) concerning the strategy to be adopted by the Village in respect to Waukesha County Case Number 2026CV001605.
- To deliberate pursuant to Wis. Stat. § 19.85(1)(e) regarding the strategy to be adopted by the Village in negotiations over the terms of two possible easement agreements between the Village and American Transmission Company.

Reconvene into Open Session pursuant to Wis. Stat. § 19.85(2).

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

No file(s) attached.
