Village of Menomonee Falls, Wisconsin

PLAN COMMISSION
MINUTES

April 8, 2025

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

Present: Jeremy Walz, Village President; Paul Tadda, Trustee; Frank Habib, Commissioner; Chris Rolenc, Commissioner; Paul Curtiss, Commissioner; Steve Bruskiewicz, Commissioner

Staff Present: Planning Manager Amy Bennett

PLEDGE OF ALLEGIANCE

Approval of Minutes of the March 4, 2025 Plan Commission meeting.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve the minutes of the March 4, 2025 Plan Commission meeting.

Vote: 6 - 0 Motion Carried

APPEARANCES

Motion by Trustee Paul Tadda, second by Commissioner Chris Rolenc to move up item 5.e. on the agenda ahead of 5.a.

Vote: 6 - 0 Motion Carried

Conceptual review on the request of **BEN LANG OF VERIDIAN HOMES** for a proposed planned residential development (PRD) 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.

No action on this item, concept review only.

Ben Lang from Veridian and Brian Munson from Vandewalle & Associates, Inc. presented the concept subdivision to the Plan Commission. There was a discussion related to proposed lot sizes, layout, safety on Lannon and Mill Roads and preservation of wetland and wooded areas.

Consideration of preliminary and final approval of a land division and a recommendation to the Village Board of Trustees regarding a Certified Survey Map at the request of **ARIEL ANBAR OF ANDEV GROUP, LLC** for the Courtyard at Menomonee Falls to combine two parcels located adjacent to and at N72W13247 Good Hope Road. The subject parcels are identified by Tax Keys 94.999.004 & 94.999.003.

Motion by Commissioner Paul Curtiss, second by Commissioner Chris Rolenc to grant preliminary and final approval of the land division and recommend the Village Board approve the submitted Certified Survey Map, subject to six (6) conditions:

1. Waukesha County review of CSM may be required.
2. The “140’ Residential Access” along Good Hope Road (CTH ”W”) is to be removed and changed to “No Access”.
3. Road right-of-way needs to be dedicated to the Village at the end of Mary Dale Drive to accommodate the permanent turnaround.
4. Village Board approval certificate should be added to the signature page of the CSM.
5. The recordable document must be on legal sized paper conforming with Section 236.34 of the Wisconsin Statutes, including the surveyor's seal and signature.
6. If the Certified Survey Map is approved, the applicant will need to record the approved Certified Survey Map with Waukesha County.

Vote: 6 - 0 Motion Carried

Conceptual review on the request of **ANDREW NIEBLER OF DEWITT LLP** for proposed outdoor storage of plumbing materials in the I-1 Light Industrial District at W156N9305 Tipp Street on the parcel identified by Tax Key Number 99.850.012.

This item was withdrawn by the applicant.

Consideration of a recommendation to the Village Board of Trustees on the request of **CORBIN TERLIP OF MILBREW HOLDINGS** for 7 Brew Coffee Shop to rezone land located at N82W15449 Appleton Avenue, identified by Tax Keys 004.3996 and 004.3996.007, from the C-1 Neighborhood Business District to the C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay District for a coffee shop.

Eric Drazkowski from Excel Engineering and Tom Pennington from 7 Brew addressed the Plan Commission and answered questions. Some of the Commissioners expressed concern about the proposed architecture.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to waive the 30-day waiting period and recommend the Village Board of Trustees rezone the subject lands from the C-1 Neighborhood Business District to the C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay District for a drive-thru coffee shop. The public hearing will be scheduled for the May 5, 2025 Village Board meeting.

Vote: 5 - 1 Motion Carried

Nay: Trustee Paul Tadda

Consideration of a shared use parking agreement for 7 Brew located at N82W15449 Appleton Avenue on the parcels identified by Tax Key Numbers 004.3996 and 004.3996.007.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve the parking agreement subject to:

1. Recording the agreement at Waukesha County Register of Deeds.

Vote: 6 - 0 Motion Carried

Presentation by Brian Wiedenfeld of MSA Professional Services, Inc. regarding the Village Comprehensive Plan update and review of draft chapters including: Housing, Economic Development, Intergovernmental Cooperation and Transportation.

Brian Wiedenfeld of MSA Professional Services, Inc. presented the draft chapters to the Plan Commission and answered questions. No action was taken on this item, discussion only.

Presentation of the 2025-2030 Comprehensive Outdoor Recreation Plan (CORP)

Amy Bennett presented this item. No action was taken, informational only.

Presentation of the 2024 Development & Community Status Report

Amy Bennett presented this item. No action was taken, informational only.

ADJOURNMENT

Motion by Commissioner Paul Curtiss, second by Commissioner Chris Rolenc to adjourn the meeting at 9:34 PM.

Vote: 6 - 0 Motion Carried

Submitted by Amy Bennett
Minutes transcribed by Amy Bennett
Minutes approved on 5/6/25

Plan Commission - Regular **4.**

Meeting Date: 04/08/2025

Topic: Approval of Minutes of the March 4, 2025 Plan Commission meeting

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Approval of Minutes of the March 4, 2025 Plan Commission meeting.

Background Information:

Application Specifics:

Additional Information:

Requested Action by Commission/Committee/Board:

Approval of Minutes of the March 4, 2025 Plan Commission meeting.

Draft Minutes

D R A F T

Village of Menomonee Falls, Wisconsin

PLAN COMMISSION
MINUTES

March 4, 2025

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

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

PLEDGE OF ALLEGIANCE

Approval of Minutes of the February 4, 2025 Plan Commission meeting.

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to approve the minutes of the February 4, 2025 Plan Commission meeting.

Vote: 6 - 0 Motion Carried

PUBLIC HEARINGS

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

No one from the public spoke at the public hearing. The hearing was closed.

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

Motion by Commissioner Chris Rolenc, second by Commissioner Paul Curtiss to grant the following lighting exceptions:

- Nine (9) pole mounted lights located at 15.5 feet from the Leon Road (southwest) property line, which according to the municipal code would only allow poles with a maximum height of 8.2 feet - the proposed lights would be 11.8 feet taller than allowed.
- One (1) pole mounted light located 45.2 feet from the eastern property line, which according to the municipal code would only allow poles with a maximum height of 18.1 feet - the proposed light would be 1.9 feet taller than allowed.

Vote: 6 - 0 Motion Carried

Public hearing on the consideration of adoption of a Resolution concerning the proposed creation of Tax Incremental District No.19 (TID No.19), the proposed boundaries of the district, and the proposed project plan for the district, located in the northeast and southeast1/4 of Section 13.

Commissioner Rolenc recused himself and left the room.

Several members of the public spoke at the public hearing including:

Scott Griffith (W127N7845 Riverview Lane) indicated he is a new resident in the Village and appreciates the view from his condo and expressed concern for the impact to the wetland and creek with the proposed development.
James Lenahan (N78W13065 Countrry Club Court) expressed concern for the development impact on the value of neighboring homes. He indicated the immediate area behind the homes should kept as wildlife sanctuary.
Jeffrey Stewart (N78W12579 Fond du Lac Avenue) expressed concern for increased traffic on Fond du Lac caused by the future plans.
Mathilde Racette (N78W12533 Fond du Lac Avenue) expressed concern for the impact of industrial development on wildlife and the river. She indicated increased noise may become a nuisance to neighbors.

The public hearing was closed.

ACTION ITEM
Consideration and possible action on a Resolution concerning the creation of proposed Tax Incremental District No.19 (TID No.19), the boundaries of the district, and the proposed project plan for the district, located in the northeast and southeast 1/4 of Section 13.

Motion by Commissioner Paul Curtiss, second by Commissioner Steve Bruskiewicz to approve a Resolution recommending the Village Board approve the project plan. Based on the overall goal to effectively use the Tax Increment Financing tool, the Plan Commission:

1. Recommends to the Village Board the creation of Tax Incremental District No.19;
2. Adopt the Project Plan for the Creation of Tax Incremental District No.19 dated March 4, 2025;
3. And adopt the attached Resolution recommending the Village Board adopt the Project Plan dated March 4, 2025 for the creation of Tax Incremental District No.19 be approved.

Vote: 5 - 0 Motion Carried

ADJOURNMENT

Motion by Commissioner Paul Curtiss, second by Commissioner Frank Habib to adjourn the meeting at 7:14 PM.

Vote: 5 - 0 Motion Carried

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

Plan Commission - Regular **5. e.**

Meeting Date: 04/08/2025

Topic: Hilltop Grove Subdivision - Conceptual Review

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Conceptual review on the request of **BEN LANG OF VERIDIAN HOMES** for a proposed planned residential development (PRD) 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.

Background Information:

The subject land consists of two parcels totaling 72.51 acres at the north-west corner of Lannon Road and Mill Road, currently home to the Formolo and Merriman families. The Comprehensive Plan designates both properties as Low Density Residential, and both are currently zoned A-1 Agriculture District.

Application Specifics:

The proposed subdivision concept includes 132 single-family lots, wooded open space, wetland and storm water features.

Total acreage: 72.51 acres
Open space and ponds: 24.19 acres (33%)
Open space: 21.37 acres (29%)
Gross density: 1.72 units/acre
Net density: 2 units/acre
Average lot size: 12,590 square feet.

Breakdown of Lot Types:
Super Estate - 95' wide (3)
Estate - 84' wide (14)
Manor - 80' wide (49)
Terrace - 74' wide (66)

The proposed subdivision will require a rezoning along with preliminary and final plat approvals. The project is proposed to be constructed in 25-30 home phases.

Additional Information:

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

Planning:

- Rezoning application for Planned Residential Development along with a development plan will be required.
- Preliminary and Final Plat review will be required.
- Architectural Control Board (ACB) approval required for the Planned Residential District (PRD), including any landscaping buffer zones along Lannon and Mill Roads or any adjacent development (residential or otherwise) and any entry features.
- Minimum lot width is 60' for PRD. Minimum setbacks generally are front 25', rear 25' and side 12.5'. The concept plan does not include proposed setback information.
- Maximum building height is 42' for PRD.
- Landscaping within and around the stormwater detention ponds and any municipal sewer easements shall comply with the Village's Policy for Landscaping in and Around Infrastructure and Village Landscape Design Guidelines.

Stormwater:

- This site will need to be analyzed for stormwater infiltration under Wisconsin Department of Natural Resources NR 151 guidelines.
- Pond designs must follow the Village of Menomonee Falls stormwater requirements.
- The Developer must obtain a stormwater permit from the Village.
- The buildings 1st floor elevation must be set 2 feet above the anticipated 100-year high water elevation of the ponds.
- Stormwater ponds outfall structures must discharge in public ROW to prevent runoff from draining across private property and negatively impacting private property.

Utilities:

- All existing septic systems and wells must be properly abandoned.
- Municipal sanitary sewer does not serve the parcel. The Developer must install a sanitary lift station with a natural gas-powered backup generator. The design and specification must be reviewed and approved by the Village.
- Sewer computations and plan & profile sheets must be submitted and approved by the Village, Sussex, Lisbon, and Wisconsin DNR.
- The water supply must be analyzed to ensure proper water pressures are met for the subdivision. Water computations and plan & profile sheets must be submitted and approved by the Village and Wisconsin DNR.
- Easements will be required for water mains, sewer mains, and storm sewer pipes crossing private lots.
- Storm sewer computations and plan & profile sheets must be submitted and approved by the Village.

Roads:

- The Developer shall complete a traffic impact analysis for the Lannon road connection to determine if improvements such as signals are required. At a minimum, acceleration,

deceleration, and bypass lanes will be required on Lannon Road at the road connection.
- All cul-de-sacs must have islands as required by Village code.
- All curves in the subdivision must have a minimum radius of 150 feet to the centerline of the road to provide for adequate site stopping distance as provided in AASTHO guidelines.
- There is a stub road to the north called Flora Drive that was meant to connect a future development on the property. The proposed design does not connect Flora Drive. If Flora Drive is not to be connected, a cul-de-sac or turn around must be constructed to allow for emergency vehicles to adequately maneuver and turn around.

Misc.:

- A Letter of Credit must be in place before utility installation.
- Grading plans must be submitted and approved by the Village.
- All improvements for the subdivision must be completed under a development agreement. The agreement must be approved by the Village and signed by the Developer before construction.
- The subdivision design must follow the new Village Design Guidelines.
- The developer must complete soil borings to determine the seasonal high ground water so the basement floor elevations can be set 3 feet above it as required by Village Ordinance. The ground water elevations must be included in a geotechnical report which must be supplied to the Engineering Department. The boring location and ground water elevation must also be included on the final grading plan.
- All approvals for the development must be obtained from the appropriate regulatory agencies prior to construction.
- The Village of Menomonee Falls Comprehensive Outdoor Recreation Plan recommends installing a 10-foot-wide asphalt multi-use trail along Lannon and Mill Roads along the property to the limits determined by staff.
- Five-foot-wide concrete sidewalks will be required inside the subdivision and must connect to the asphalt multi-use trails. All sidewalks must be installed as part of the subdivision improvements.
- Parcels need to be added to Sanitary Sewer Service Area by SEWRPC.
- Install asphalt paths along Mill and Lannon Roads with the development of the subdivision.

Fire:
Fire department access roads shall:

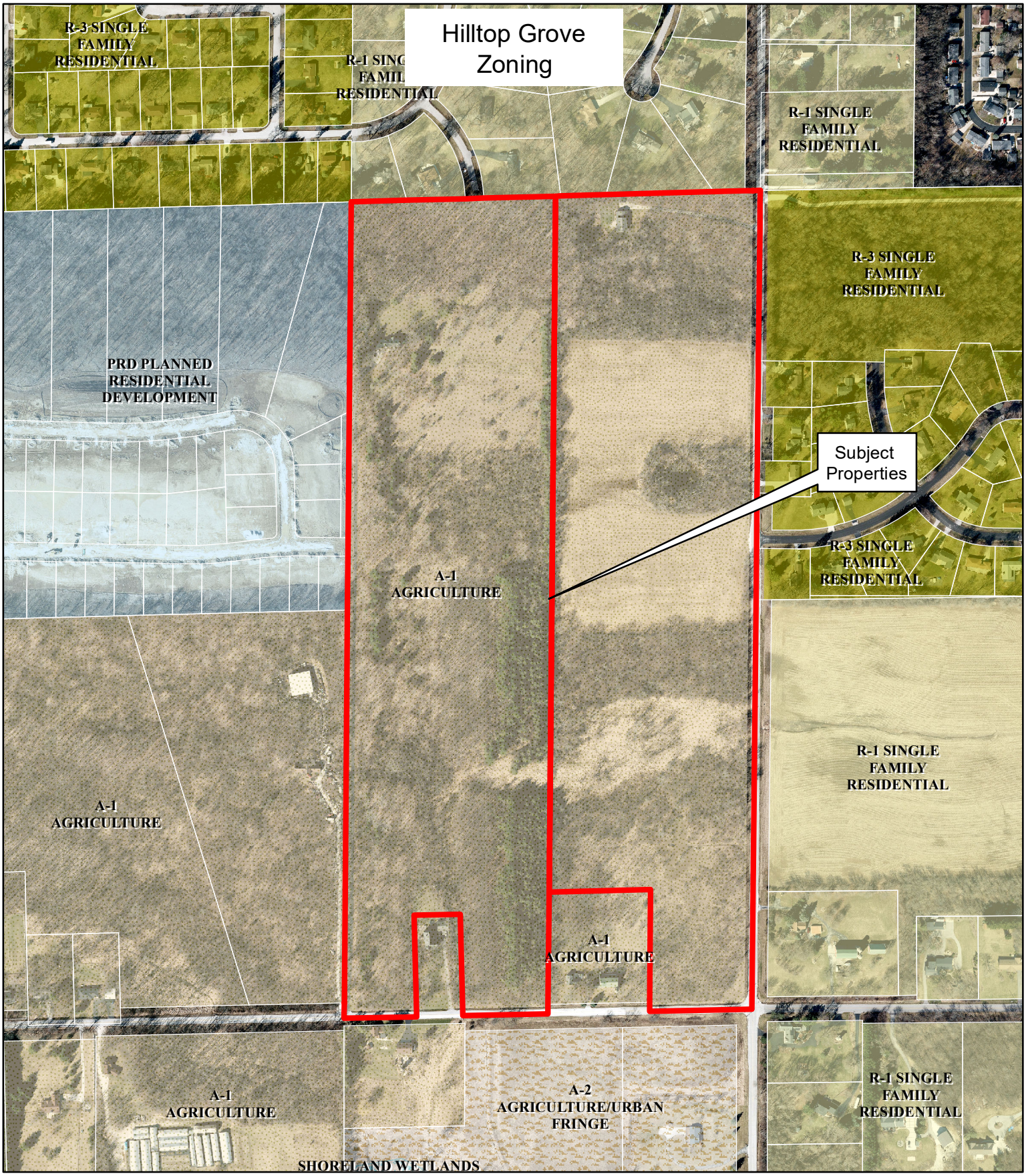
- Have an unobstructed width of not less than 20 ft.
- Have unobstructed vertical clearance of not less than 13 ft 6 in.
- Be designed and maintained to support the imposed loads of fire apparatus.
- Have an unobstructed width of not less than 26 ft. for aerial apparatus access if grade to highest roof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

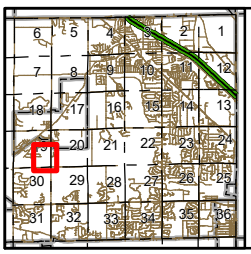
project.

Requested Action by Commission/Committee/Board:

No action required. Staff recommends the Plan Commission discuss the issues within the Staff Report and provide the applicant direction.

Location and Zoning Map
Land Use Map
Applicant Narrative
Concept Plan
Character Imagery
Vicinity Map





Hilltop Grove

W204N6793 Lannon Road / N64W20780 Mill Road

1 inch = 417 feet

0 200 400 Feet

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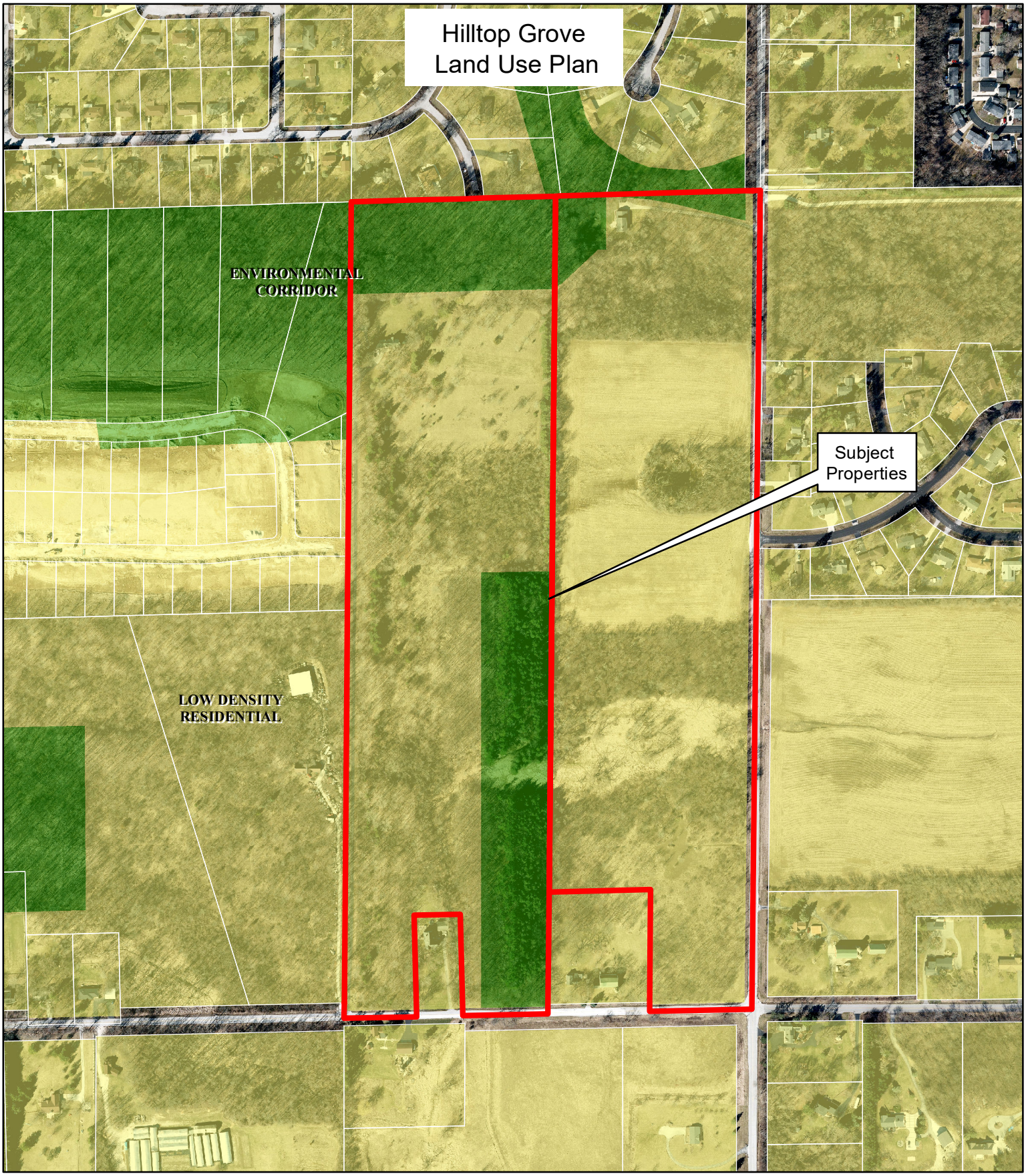
This map is intended for informational purposes only and does not replace the need for land or field survey. The Village of Menomonee Falls makes no representations regarding map accuracy or fitness for any use. This map does not represent an expressed or implied contract with the Village of Menomonee 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.

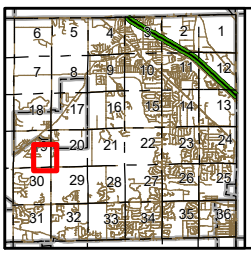
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





Hilltop Grove

W204N6793 Lannon Road / N64W20780 Mill Road

1 inch = 417 feet

0 200 400 Feet

N

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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

VERIDIAN
HOMES
Dream. Build. Live.

CONCEPTUAL PRD NARRATIVE: HILLTOP GROVE

Veridian Homes is pleased to present the proposed conceptual PRD for the Planning Commission's consideration and feedback. We view this proposal for Hilltop Grove as an extension of our Silver Spring Estates and Evergreen Fields neighborhoods. The subject property includes two parcels at the north-west corner of Lannon Road and Mill Road, currently home to the Formolo and Merriman families. The Comprehensive Plan designates both properties as Low Density Residential, and both are currently zoned as agricultural.

The proposed PRD zoning is consistent with Veridian's existing Silver Spring Estates and Evergreen Fields in addition to many similar recently approved/under construction neighborhoods in the Southwest Planning area. The net density of 2.0 homes per acre is compliant with the current Comprehensive Plan designation of low density residential.

GENERAL SITE DATA

Total Acreage	72.51 acres
*Open Space and Ponds	24.19 acres (33%)
*Open Space (no Ponds)	21.37 acres (29%)
Gross Density	1.72 units/acre
Net Density	2.00 units/acre (Low Density residential up to 2 units/acre)
Detached Single Family	132 homes
Duplex Condominiums	0 (0 homes)
Total Homes	132 homes
Average Lot Size	12,590 sf (.29 acres)

**Calculated open space includes open areas outside of proposed single-family lots – it does not include potential open spaces within the required front, side, or rear yards of the single family lots.*

VERIDIAN HOMES

Dream. Build. Live.

ECONOMIC AND MARKET ANALYSIS

The build out of 132 homes will generate Impact fees of about $1.63 million based on Village Code Chapter 42 and the 2025 Impact Fee Schedule. The Village will receive additional payments for building permit fees and the various other plumbing, electrical and associated building and inspection fees. Building the infrastructure and homes in the Village will also create (and maintain) a significant number of jobs for the life of the neighborhood construction.

IMPACT FEES		
Number of Homes	*per home*	132
Sewer Fee	$ 2,857	$ 377,124
Park Fee	$ 4,511	$ 595,452
Water Fee	$ 2,840	$ 374,880
Fire Fee	$ 2,166	$ 285,912
Total	$ 12,374	$ 1,633,368

In addition to the one-time payment of impact fees, the neighborhood will continue to generate tax dollars annually. At full build out, the Village will receive approximately $320,000 in taxes while the school district will receive about $615,000. This is based on the mill rates of the 2024 tax bill and will fluctuate over time.

TAX BILL		*Annual Amount*
Number of Homes	132	
Average Assessed Value	$630,000	
Menomonee Falls Village Rate	3.8692222	$321,182.38
Hamilton Schools (net)	7.4018484	$615,537.71

The neighborhood will include a variety of ranch and 2-story detached single family homes ranging in size from 1,500sf to >3,000sf. The current estimated average starting sales price of homes in the neighborhood is $630,000 which will generate more than $83,000,000 in assessed value in the Village. The proposed variety in home size and style is consistent with the goals set forth in the Comprehensive Plan.

Veridian Homes has built and sold nearly 250 homes in the Village since 2015, providing about 10-years of operating experience in the community. The realized absorption of those homes has been and continues to be strong as we move into 2025. Further, the following data points indicate continued demand for new single family housing construction in the Village:

1. The Village has been growing at a rate of +/- 1% per year, equating to an additional 397 new residents or 164 new households per year. This growth is projected to continue at a similar rate through 2035 according to US Census Bureau data and projections.
2. Further the Village's Housing study projects a need for 3,714 new housing units between 2010 and 2030, or the addition of 185 new homes per year on average.
3. Although area builders set a new peak in housing permits in 2024, builders in the Village previously averaged actual construction of (86) new single-family homes per year from 2020-2023 and (80) homes per year from 2010-2023 according to data in the Village's 2023 housing study.

4. As of 2022, the Village's housing mix consisted of ~70% Single Family. If this mix is to be maintained, 114-130 single family homes must be introduced per year to serve new household formations, indicating a minor shortcoming of required single family starts to maintain the ~70% mix since 2010. This does not include the potential demand created due to the replacement of obsolete housing units.
5. The proposed project is planned to be constructed in 25-30 home phases – representing 20-26% of the required 114-130 new homes per year. This metered introduction will allow for the gradual absorption of these homes without creating an oversupply in the market in any given year.

Given historic operating experience, and the data shared above, Veridian is confident that demand for new single-family homes will remain strong for the foreseeable future.

IMPACT UPON MUNICIPAL SERVICES

According to preliminary review by Village Engineering, there is adequate sanitary sewer capacity, however a temporary lift station will be required to serve the property until a broader interceptor extension is completed to serve the vicinity. Water will be extended from Bella Vista Estates through the proposed neighborhood and an internal loop will be provided until connection is made to a future main within Lannon Road.

Hilltop Grove will provide roadway connections to both Lannon and Mill roads, as well as a cross connection to Bella Vista Estates via Sagebrush Drive. A traffic study will be completed prior to a formal application to identify impact on existing roadways.

As engineering is progressed for a preliminary plat, Veridian and its civil engineer will continue to coordinate with the engineering department to refine infrastructure layout and design.

PROPOSED TIMEFRAME

Following a conceptual review with the Planning Commission, Veridian anticipates submitting a PRD and Preliminary Plat application in Spring of 2025. Pending approval of PRD zoning and preliminary plat, it is anticipated that the first phase of the project would break ground in Spring of 2026 with first residents taking occupancy in Spring of 2027. The project is currently proposed to include 5 to 6 phases, which would commence each year following the first phase, with a final build out in 2031.

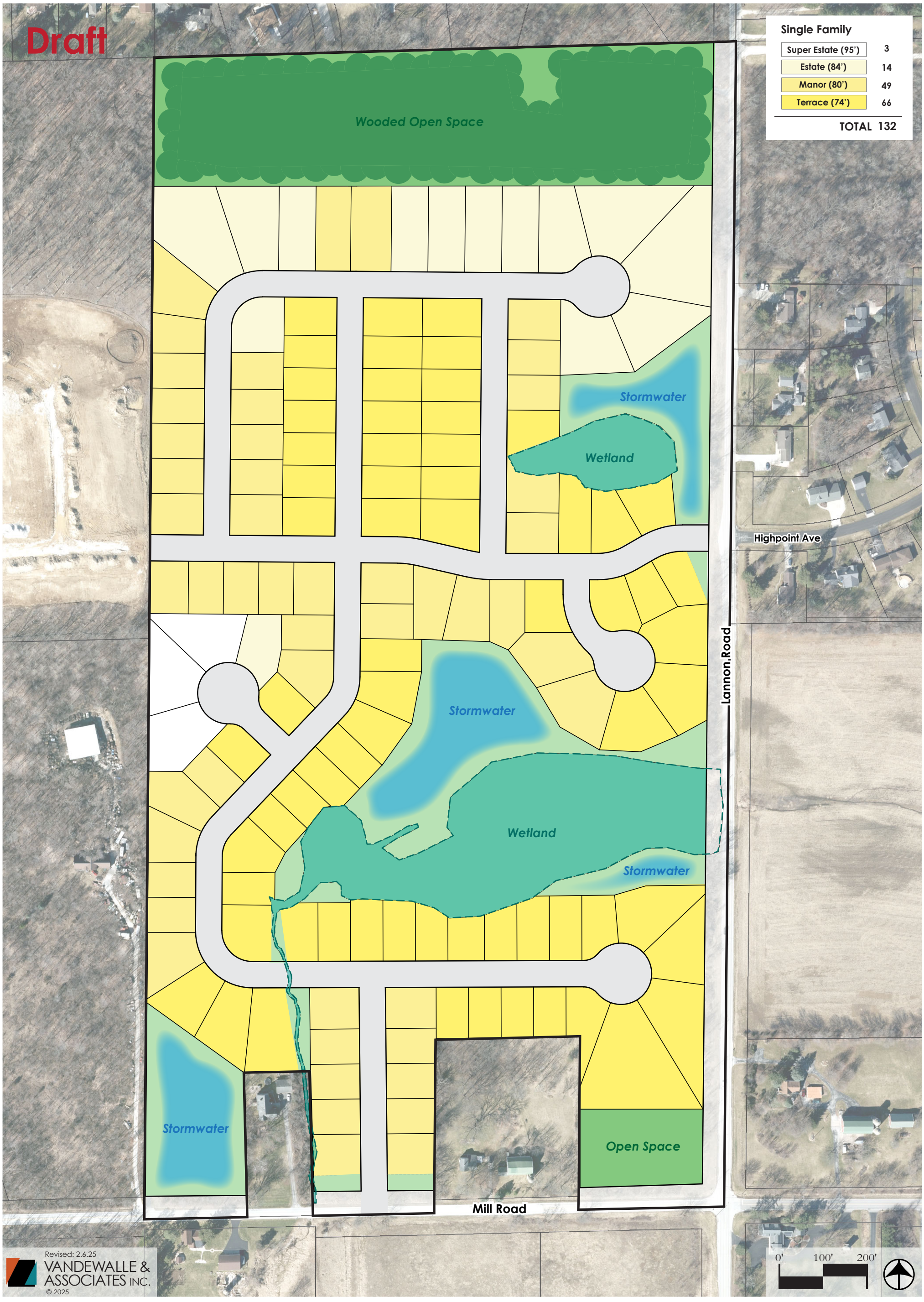
NAMES OF THE PRINCIPAL OFFICERS

Chris Ehlers is the authorized officer of Veridian Homes, LLC.

ORGANIZATIONAL STRUCTURE OF THE PROPERTY OWNER'S ASSOCIATION

A Homeowners Association like those established at Silver Spring Estates and Evergreen Fields will be created to enforce the by-laws of the organization. The HOA will be required to hire a professional manager to ensure long-term maintenance obligations for out lots and common spaces are met. Architecture plans will have to adhere to the guidelines established by an Architectural Control Committee and the detailed Conditions, Covenants and Restrictions which will be established for the neighborhood. A character imagery package, presenting a sample of existing Veridian Communities, has been submitted and is similar to the Architecture seen in the Silver Spring Estates and Evergreen Fields subdivisions.

Draft



Single Family

Super Estate (95')	3
Estate (84')	14
Manor (80')	49
Terrace (74')	66
TOTAL	132

CONCEPT PLAN

HILLTOP GROVE NEIGHBORHOOD

Menomonee Falls, Wisconsin

VERIDIAN HOMES













VERIDIAN HOMES

Character Imagery

Neighborhoods













VERIDIAN HOMES

Character Imagery



VICINITY MAP

HILLTOP GROVE NEIGHBORHOOD

Menomonee Falls, Wisconsin

VERIDIAN HOMES

Plan Commission - Regular **5. a.**

Meeting Date: 04/08/2025

Topic: The Courtyard of Menomonee Falls Certified Survey Map (CSM)

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Consideration of preliminary and final approval of a land division and a recommendation to the Village Board of Trustees regarding a Certified Survey Map at the request of **ARIEL ANBAR OF ANDEV GROUP, LLC** for the Courtyard at Menomonee Falls to combine two parcels located adjacent to and at N72W13247 Good Hope Road. The subject parcels are identified by Tax Keys 94.999.004 & 94.999.003.

Background Information:

The proposed CSM will allow the development of an 118-unit senior living facility to be operated as a Community Based Residential Facility (CBRF) and Residential Care Apartment Complex (RCAC) by Encore Senior Living. The property has an approved comprehensive plan amendment (land use designation changed to Institutional) and a rezoning to CV-2 Civic Institutional approved October 7, 2024. A conditional use was approved by the Village Board on January 6, 2025 to allow a community living arrangement for 16 or more people, within 2,500 feet of another facility and to exceed 1% of the Village's total population. The proposed site plan was reviewed and approved by the Architectural Control Board on January 28, 2025.

Application Specifics:

The proposed CSM to combine two lots includes a 4,848 sq. ft. right-of-way dedication (Mary Dale Drive). Village Board approval is required. Under Sec. 94-73(a), the final certified survey map shall be submitted according to the procedure designated for a subdivision under section 94-52, except that no state or county agency actions are required. If the certified survey map does not involve dedications, reservations or public easements, only the approval of the plan commission shall be required.

Proposed Lot 1: 408,203 square feet or 9.3710 acres
Zoning: CV-2 Civic Institutional with minimum lot area of 40,00 square feet and lot width of 200'

Additional Information:

The Certified Survey Map was reviewed by the Engineering and Development, Utilities, Police, and Fire Departments. The Staff comments are as follows:

1. Waukesha County Review may be required because Good Hope Road is CTH "W".
2. The “140’ Residential Access” along Good Hope Road (CTH ”W”) is to be removed and changed to “No Access”.
3. Road right-of-way needs to be dedicated to the Village at the end of Mary Dale Drive to accommodate the permanent turnaround.
4. Village Board approval certificate should be added to the signature page of the CSM.
5. The recordable document must be on legal sized paper conforming with Section 236.34 of the Wisconsin Statutes, including the surveyor's seal and signature.
6. If the Certified Survey Map is approved, the applicant will need to record the approved Certified Survey Map with Waukesha County.

Requested Action by Commission/Committee/Board:

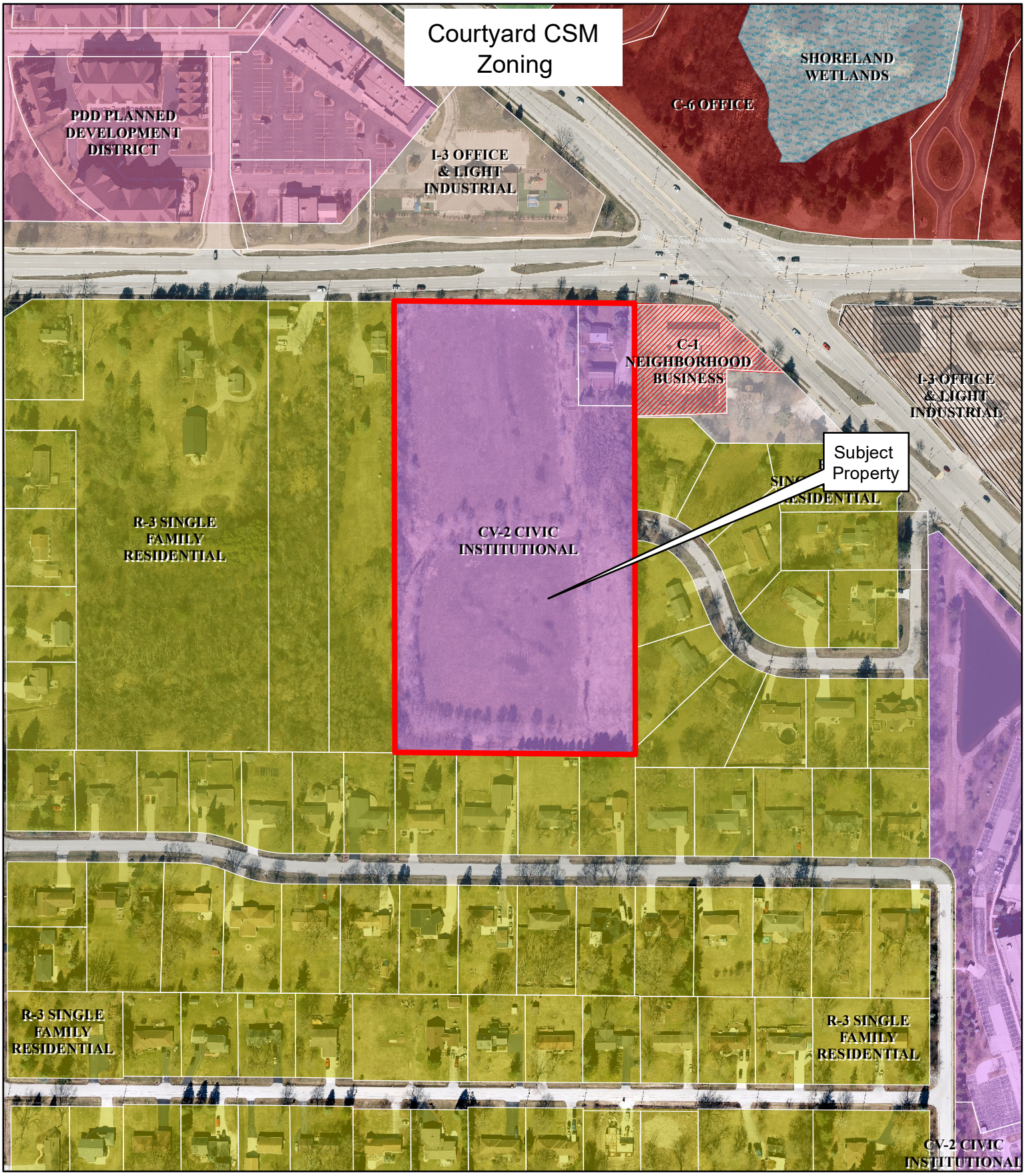
Since the proposed Certified Survey Map is consistent with the Village Comprehensive Plan and conforms with the Zoning Code, Staff recommends the Plan Commission grant preliminary and final approval of the land division and recommend the Village Board approve the submitted Certified Survey Map, subject to six (6) conditions:

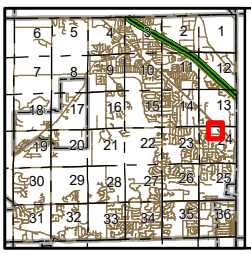
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3. Road right-of-way needs to be dedicated to the Village at the end of Mary Dale Drive to accommodate the permanent turnaround.
4. Village Board approval certificate should be added to the signature page of the CSM.
5. The recordable document must be on legal sized paper conforming with Section 236.34 of the Wisconsin Statutes, including the surveyor's seal and signature.
6. If the Certified Survey Map is approved, the applicant will need to record the approved Certified Survey Map with Waukesha County.

Location and Zoning Map

Land Use Map

Proposed CSM





Courtyard CSM

N72W13247 GOOD HOPE RD

1 inch = 250 feet

0 200 400 Feet

N

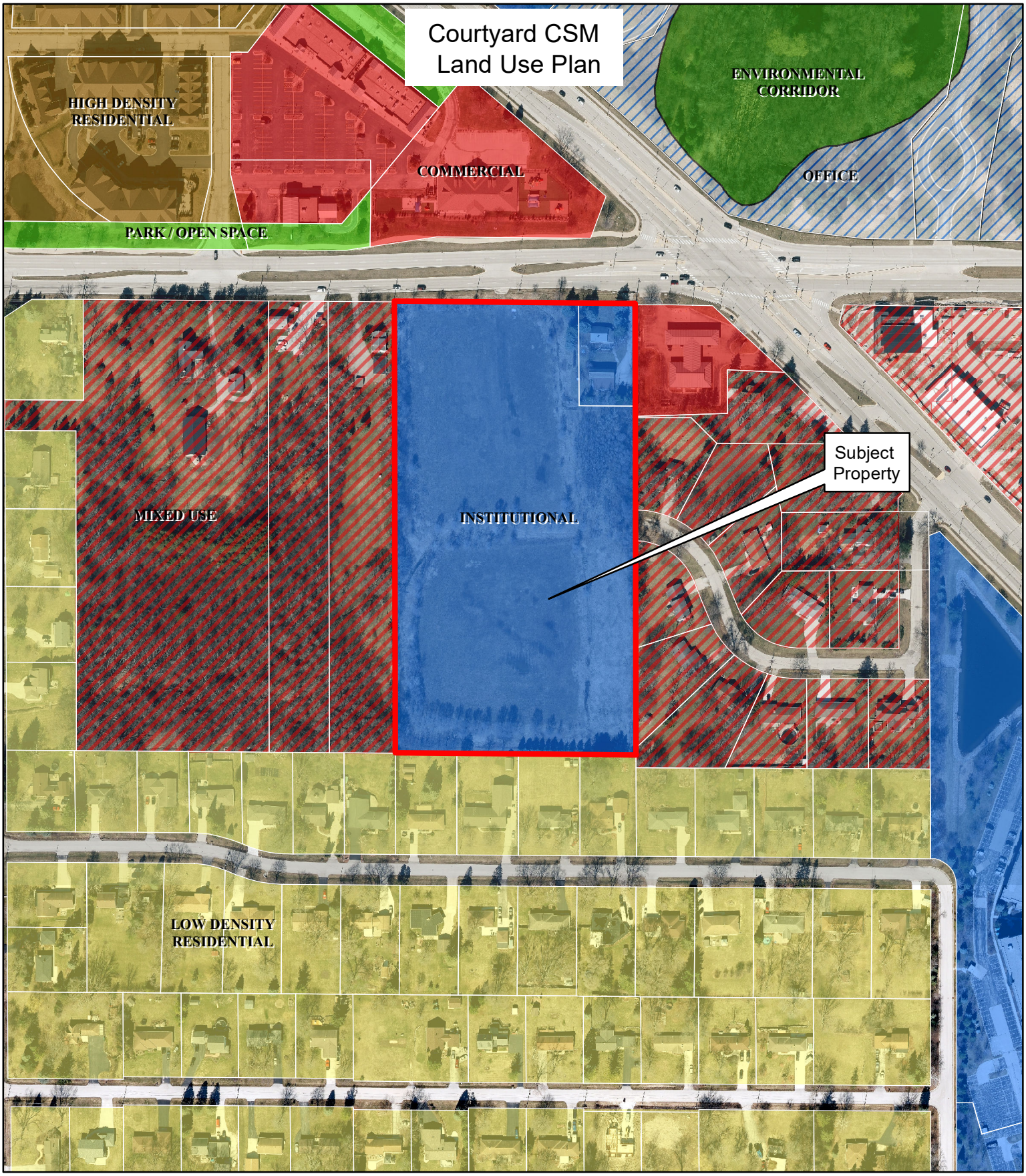
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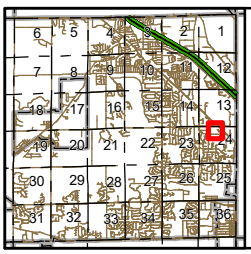
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





Courtyard CSM

N72W13247 GOOD HOPE RD

1 inch = 250 feet

0 200 400 Feet

N

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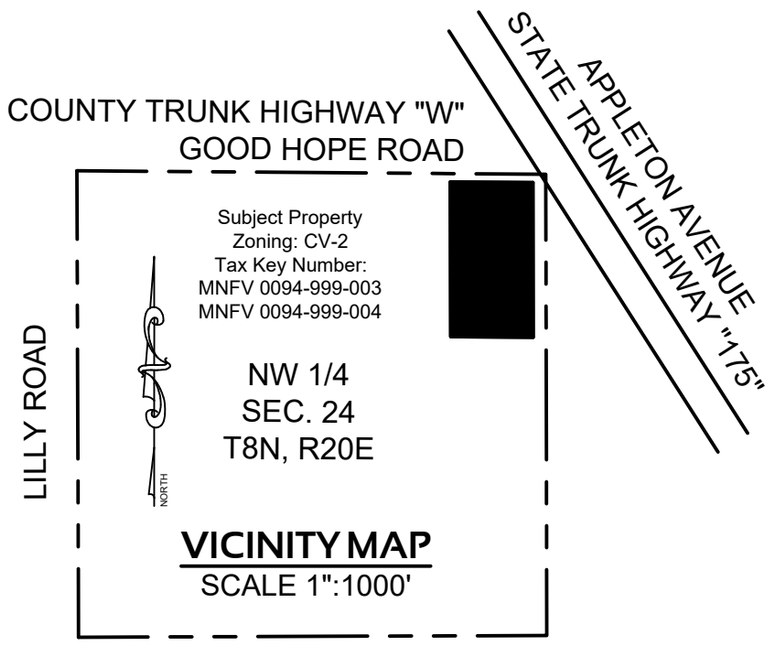
Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 and 2 of Certified Survey Map No. 8077, in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin



VICINITY MAP
SCALE 1":1000'

Prepared for:
Good Hope Road Property, LLC
3529 Heards Ferry Drive
Tampa, FL 33618

NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northwest 1/4 of Section 24, Township 8 North, Range 20 East which has a bearing of N89°33'37"W.
- Wetlands delineated by HEY AND ASSOCIATES, INC on OCTOBER 24, 2024.
- All electric, telephone and communication distribution lines and laterals including CATV cables, constructed after the recording of this Certified Survey Map shall be placed underground

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT
WI
LAND SURVEYOR

DRAFT

MARCH 21, 2025

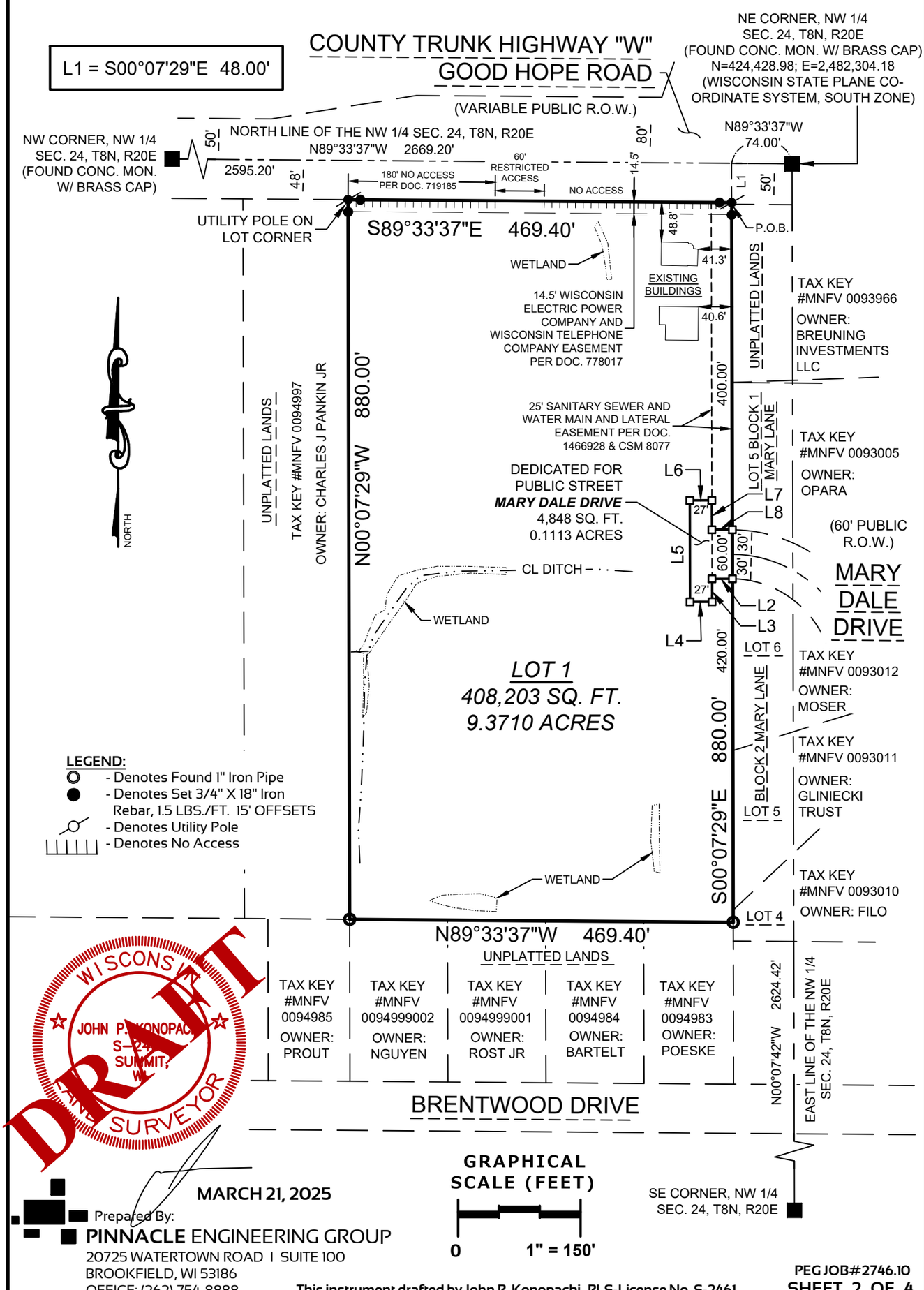
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST
PEG JOB#2746.10

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 and 2 of Certified Survey Map No. 8077, in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin



MARCH 21, 2025

Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2746.10

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 and 2 of Certified Survey Map No. 8077, in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lots 1 and 2 of Certified Survey Map No. 8077, as recorded in the Register of Deeds office for Waukesha County as Document No. 2144494, in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 24; thence North 89°33'37" West along the north line of said Northwest 1/4, 74.00 feet; thence South 00°07'29" East, 48.00 feet to the south right of way line of Good Hope Road - County Trunk Highway "W" and the Point of Beginning;

Thence continuing South 00°07'29" East and along the west line of Mary Lane, a recorded subdivision, 880.00 feet;
Thence North 89°33'37" West, 469.40 feet;
Thence North 00°07'29" West, 880.00 feet to the aforesaid south right of way line of Good Hope Road;
Thence South 89°33'37" East along said south right of way line, 469.40 feet to the Point of Beginning.

Dedicating that portion as graphically shown for public street.

Containing 413,051 Square Feet (9.4823 Acres) of land Gross, and 408,203 Square Feet (9.3710 Acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of GOOD HOPE ROAD PROPERTY LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Menomonee Falls Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: MARCH 21, 2025

John P. Konopacki
Professional Land Surveyor S-2461



MENOMONEE FALLS PLANNING COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Menomonee Falls on this _____ day of _____ , 20____.

_____
Date

_____
Plan Commission Secretary

DEDICATION LINE TABLE		
LINE NO.	BEARING	DISTANCE
L2	S89°52'31"W	25.00'
L3	S00°07'29"E	28.00'
L4	S89°52'31"W	27.00'
L5	N00°07'29"W	124.00'
L6	N89°52'31"E	27.00'
L7	S00°07'29"E	36.00'
L8	N89°52'31"E	25.00'

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Part of Lots 1 and 2 of Certified Survey Map No. 8077, in the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

GOOD HOPE ROAD PROPERTY LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

GOOD HOPE ROAD PROPERTY LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Menomonee Falls

IN WITNESS WHEREOF, the said GOOD HOPE ROAD PROPERTY LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, State of _____, on this _____ day of _____ , 20____.

In the presence of: GOOD HOPE ROAD PROPERTY LLC

_____
Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20____, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 20____.

_____ _____
Date Name - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20____, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of _____
My Commission Expires: _____

WISCONSIN
JOHN P. KONOPACKI
S-2461
WI
LAND SURVEYOR

DRAFT

MARCH 21, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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

Meeting Date: 04/08/2025

Topic: Able Distributing - Outdoor Storage in I-1 District

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Conceptual review on the request of **ANDREW NIEBLER OF DEWITT LLP** for proposed outdoor storage of plumbing materials in the I-1 Light Industrial District at W156N9305 Tipp Street on the parcel identified by Tax Key Number 99.850.012.

Background Information:

A new plumbing wholesale location called Able Distributing is proposed and will include a customer will-call, warehousing and outdoor storage to serve plumbing, HVAC and mechanical contractors throughout southeast WI. There is a similar facility located in the City of West Bend. The proposed business expects 5-10 deliveries per day and 30-40 pick ups or will-calls per day.

Section 122-451(e) Outdoor storage. Permanent outdoor storage of goods not typically housed or sold indoors, such as large-scale materials and landscape supplies.
(1)When noted as permitted with conditions (PwC) in figure 122-441.1, table of accessory uses, the following regulations apply:
a.Outdoor storage areas shall be located in the rear or side yard and setback a minimum of ten feet from these property lines. When the outside storage abuts a residential use or district, its setback shall be increased to 100 feet from the property line.
b.Loose materials shall, at a minimum, be stored in a three-sided shelter.
c.Loose materials shall not be stacked higher than the three-sided shelter.
d.All outdoor storage areas shall be screened from view of adjacent parcels and street rights-of-way using the requirements of subsection 122-632(b).
e.All outdoor storage located in the FF floodfringe district shall comply with subsections 122-942(b)(3), (4) and (5).

Application Specifics:

The property is 3.6 acres and zoned I-1 Light Industrial District. Under Section 122-435(a)(1)c., outdoor storage of materials or equipment, is prohibited in the I-1 light industrial district unless specifically approved by the plan commission as part of the site plan review. Any outside storage approved by the plan commission shall meet the requirements of subsection 122-451(e).

This district allows for a maximum impervious surface area of 85 percent. The submitted site plan identifies a proposed impervious surface area of 52.9 percent. The proposed storage area is 24,885 square feet. The site plan shows the designated storage area but does not show how the materials will be organized or provide any details on size or shape of the materials.

Additional Information:

The application was reviewed by the Engineering and Development, Utilities, Police, and Fire Departments with the following comments:

1. All outdoor storage in the I-1 Industrial district, if approved by the Plan Commission, shall be screened from view from the public right of way and adjacent properties.
2. The proposed paved area shall be set back at least 10 feet from the street yard property line and at least 3 feet from the side yard property line.
3. The 10 foot setback area between the street line and the storage area shall be maintained as greenspace, and may include vegetated stormwater control measures.
4. Loose materials shall, at a minimum, be stored in a three-sided shelter. Detail required.
5. Loose materials shall not be stacked higher than the three-sided shelter.
6. Staff recommends the applicant install plantings east and north of the designated area to provide screening of the storage area.
7. Planting sizes should meet the minimum standards identified in Sec. 122-621 of the Zoning Code.
8. All outdoor storage areas shall be screened from view of adjacent parcels and street rights-of-way.
9. Details about the type and size of materials to be stored are required.
10. A detail of the proposed fencing and any lighting is required.
11. Architectural Control Board (ACB) review required to review proposed site plan and landscaping.
12. Minimum parking requirements should be met for new business.
13. A zoning and occupancy permit along with a fire inspection will be required for the new business.
14. The design of proposed parking areas shall conform to the requirements of the Zoning Code.
15. Some of the dumpster locations are identified for a proposed parking area in the Site Plan. Dumpster location and enclosure design details should be submitted.
16. A detailed grading plan should be submitted for the site.
17. A will-call pick-up area and door are proposed for an area that currently serves as a loading dock with a trash compactor. Building elevations should be submitted if there are any proposed changes to the façades of the building.
18. Sign Permits are required for all new wall signs, monument signs, and directional signs.

Requested Action by Commission/Committee/Board:

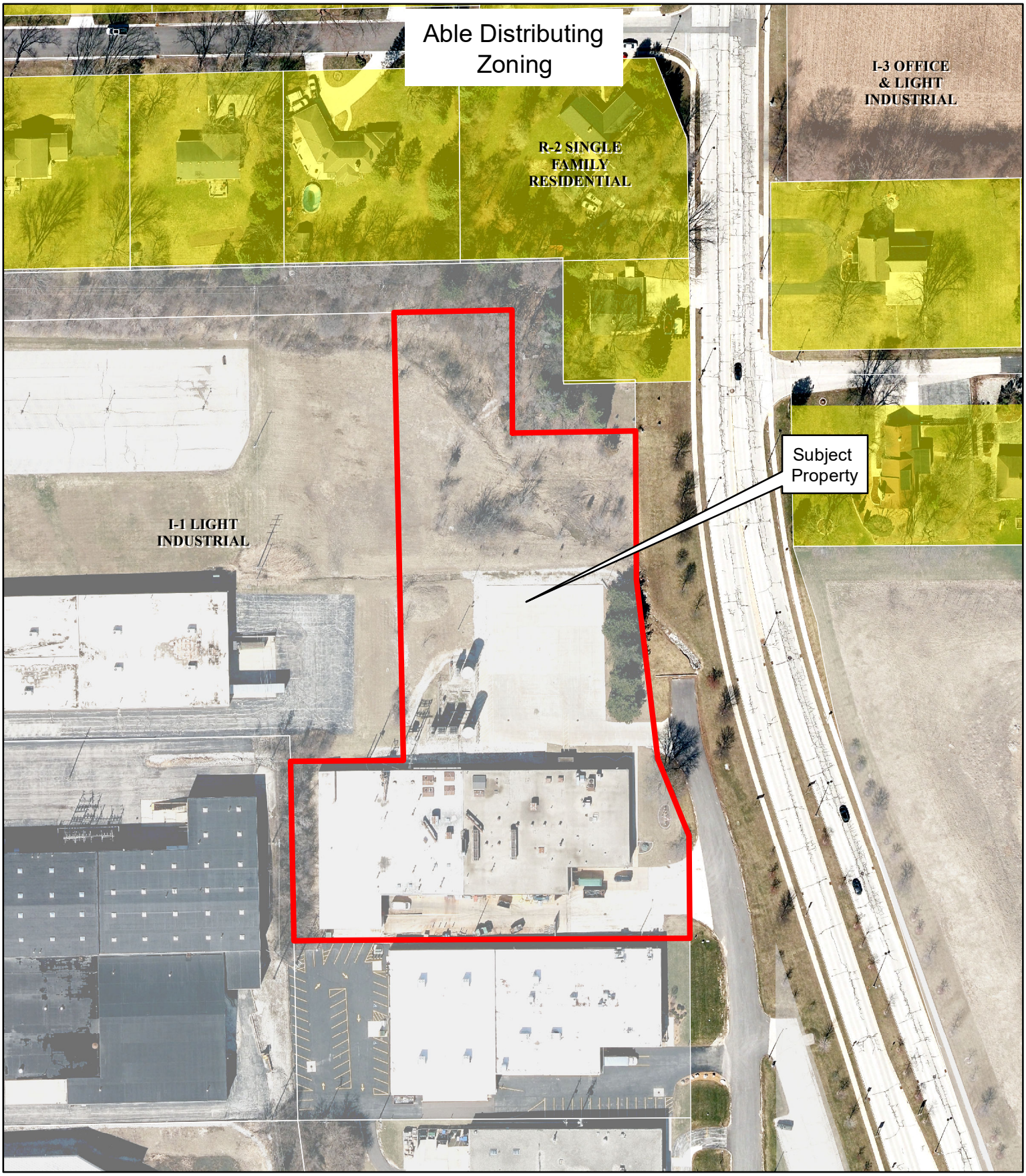
Discussion only. No action required for a conceptual review. Further details about the materials to be stored and screening measures are needed.

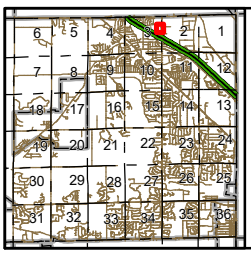
Location and Zoning Map

Land Use Map

Applicant Narrative

Proposed Site Plan





Able Distributing

W156N9305 Tipp St

1 inch = 125 feet

0 200 400 Feet

N

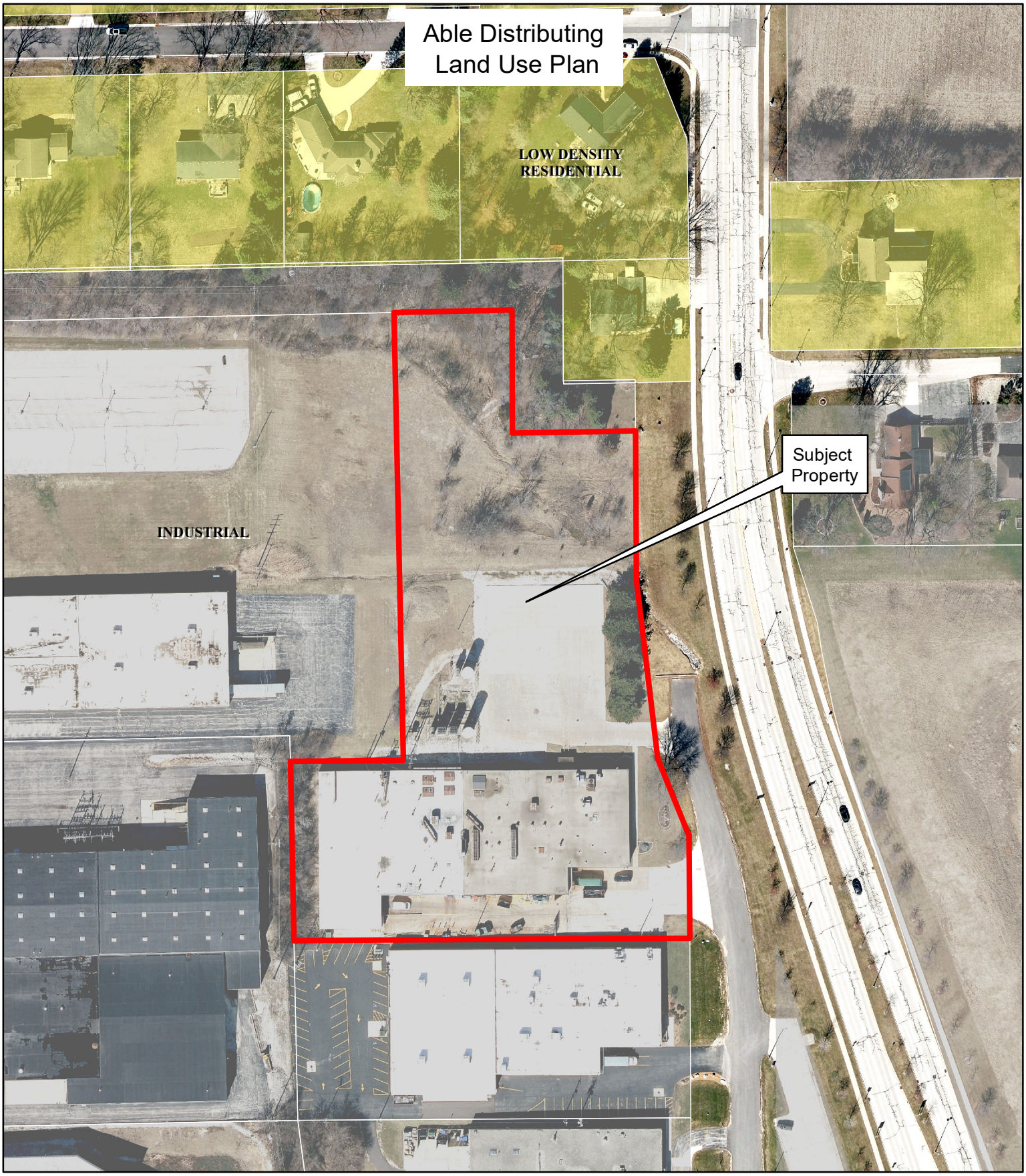
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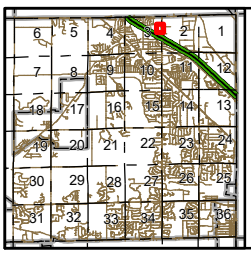
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





Able Distributing

W156N9305 Tipp St

1 inch = 125 feet

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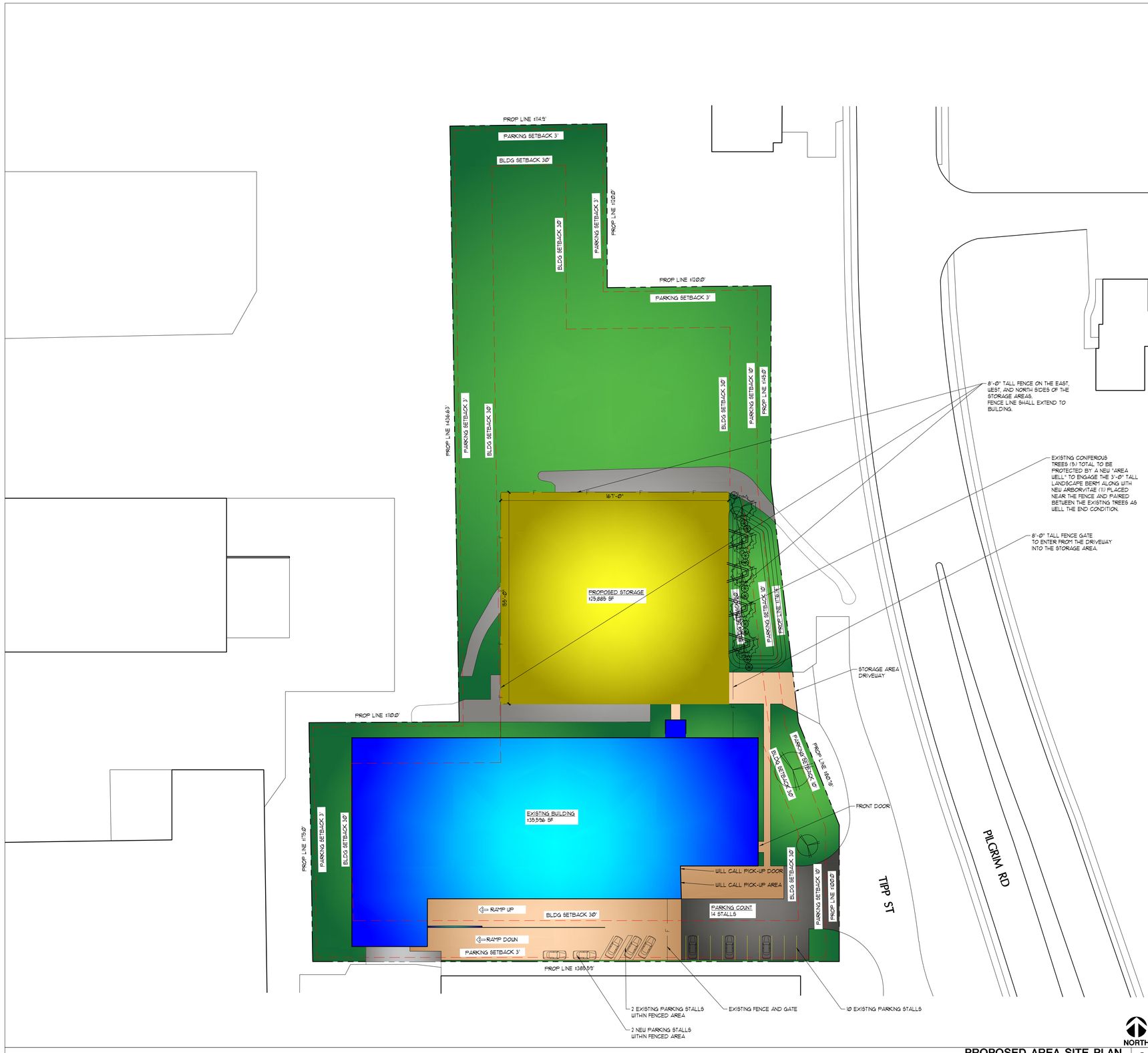
Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

Print Form

Address of premises	W156N9305 Tipp St, Menomonee Falls, WI
Name of business	Able Distributing
Type of business	Plumbing and HVAC Wholesaler
Detailed description of the proposed operation *This description should explain, in detail, how the proposed use will be operated. The description should state what activities are to occur on site.*	We're proposing a new Able Distributing plumbing wholesale location in Menomonee Falls composed of a customer Will Call, warehousing and outdoor storage. This facility would operate similar to our Able West Bend location per the following link: https://ablewi.com/locations/west-bend/.
Hours and days of operation	Monday through Friday - 6:30 AM to 4:30 PM
Number of employees	4-7
Does your location provide on-site parking? a. If yes, how many parking spaces are available to customers and employees? b. Where is the on-site parking located?	Yes 00014 South side of building
Will you receive at your location vehicles that make deliveries or pick-ups? a. How many deliveries and/or pick-ups do you anticipate each day? b. Where will deliveries, pick-ups, loading and unloading activities occur?	Yes Deliveries (freight and small parcel): 5-10 Pickups (customer will calls): 30-40 All deliveries to loading dock(s) Most pickups through customer will call entrance

Describe the land uses next to the property and on the same block. *This description should explain what businesses and/or uses are located in the area around your proposed location.*	
Describe who your business will serve. a. For churches, please provide the number of members *This description should explain who your business will serve and where your customers, clients, or congregants come from.*	Plumbing and wholesale distribution serving plumbing, HVAC and mechanical contractors throughout southeast Wisconsin.



PROPOSED AREA SITE PLAN 2

SCALE: 1" = 30'

HATCH KEY:

- = EXISTING ASPHALT
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING GRASS
- = EXISTING GRAVEL
- = PROPOSED STORAGE AREA (±29,885 SQFT.)

SITE INFORMATION:

AREAS:

	AREA	% OF SITE
BUILDING AREA:	±35,596 SQ. FT.	22.90%
ASPHALT/CONCRETE:	±35,885 SQ. FT.	23.09%
GRAVEL :	±10,692 SQ. FT.	6.88%
TOTAL IMPERVIOUS (SUBTOTAL):	±82,173 SQ. FT.	52.87%
GREEN SPACE (PERVIOUS)	±73,226.5 SQ. FT.	47.13%
OVERALL LOT AREA (TOTAL):	±155,4395 SQ. FT. / ±3.5684 ACRES	100%
MAXIMUM IMPERVIOUS SURFACE ALLOWED:		85%
ACTUAL IMPERVIOUS SURFACE:		52.87%



IMAGE OF 8'-0" HIGH AMERICAN WESTERN RED CEDAR DOG-EAR FENCE PICKET

SITE NOTES 1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. BY

Project:

Site Improvement For:

Able Distributing Menomonee Falls

W156N9306 Tipp St
Menomonee Falls, WI 53051

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: PROPOSED AREA SITE PLAN

THIS BOX IS 3" x 4"

DATE: 02/19/25
SCALE: AS NOTED
DRAWN: WHC
JOB: -
SHEET: SP1.1

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FILE NAME: P:_PROJECTS\ORD - WI STORAGE\SP1.01 WI STORAGE.DWG
PLOT DATE: 2/19/2025
ALL SITE PLANS - 30' = 1" SCALE

VILLAGE OF Menomonee Falls

Plan Commission - Regular **5. c.**

Meeting Date: 04/08/2025
Topic: 7 Brew - OC-5 Rezone
From: Amy Bennett, Planner/Zoning Administrator
Department: Community Development

Subject:

Consideration of a recommendation to the Village Board of Trustees on the request of **CORBIN TERLIP OF MILBREW HOLDINGS** for 7 Brew Coffee Shop to rezone land located at N82W15449 Appleton Avenue, identified by Tax Keys 004.3996 and 004.3996.007, from the C-1 Neighborhood Business District to the C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay District for a coffee shop.

Background Information:

The applicant is proposing a new location for 7 Brew quick-serve, drive-thru coffee shop. 7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. 7 Brew does not provide any hot food service. The proposed project will include a 250 square foot stand-alone cooler building and a 530 square foot coffee shop with outdoor patio. There will be a double drive-thru to serve customers. Orders are taken with iPad technology, not with a speaker system. See attached applicant narrative.

Hours of Operation:
Sunday - Thursday 5:30am to 10pm
Friday / Saturday 5:30am to 11pm

The site plan for this project will be reviewed at the April 22, 2025 Architectural Control Board (ACB).

Application Specifics:

Section 122-451(a)(1)(a) states " All drive-through facilities require the subject site to be located in the OC-5 commercial service overlay district following the procedures of Section 122-68."

The OC-5 district requires principal structure setbacks of 30 feet from the street yard and side yard property lines and a setback of 50 feet from the rear yard property line. The building location in the submitted site plan meets the setback requirements.

The maximum impervious surface area in the OC-5 district is 70 percent. The site plan proposes 69.7% impervious on Lot 1 and 68.4% on Lot 2, which meets the standard green space requirement when averaged across both lots.

The OC-5 Overlay requires a minimum landscape buffer adjacent to single-family residential districts of 15'. The submitted plan meets this requirement.

The subject land is identified by Tax Key Numbers 43.996 & 43.996.007 and the legal description of the subject rezoning is described as follows:
THAT PT OF LOT 1 CSM #12607 VOL 131/260 REC AS DOC #4787098 BEING ALL OF LOT 1 & LOT 2 CSM #1880 PT NW1/4 OF SW1/4 SEC 11 T8N R20E
The site is 0.82 acres (both parcels).

Additional Information:

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

- The reconstructed driveway across from the median opening is not in conformance with Village code and must be modified. The design engineer was made aware of the driveway requirements by the Engineering Department in earlier project discussions. The driveway must be redesigned in accordance with the requirements outlined in those previous meetings.
- The median opening in Appleton Avenue must be modified to line up with the driveway entrance.
- Striped island delineations for private medians cannot encroach on sidewalks or Village ROW.
- The pavement in Appleton Avenue consists of concrete with an asphalt overlay. The new left turn lane must match the existing pavement cross-section. Doweling and baskets will be required in accordance with WisDOT specifications. Details must be included in the plans.
- A sampling manhole will be required for the sanitary lateral at the ROW. Sampling manholes can not have any direction changes in them. The sewer lateral must be redesigned.
- A water valve will be required at the property line.
- The proposed water lateral must be 1 ¼ inch diameter. The plan indicates 1 inch diameter and must be changed.
- A driveway permit will be required.
- An erosion control permit will be required for grading.
- Utility permits will be required to install the laterals.
- Storm sewer computation will be required.
- Existing trees within the median will need to be removed to install the left turn lane on Appleton Avenue. Any trees removed shall be replaced at locations determined by the Village along Appleton Ave. The species of the trees shall be approved by the DPW.
- The Engineering Department must review all plan revisions prior to issuance of a building permit.

Requested Action by Commission/Committee/Board:

Staff recommends the Plan Commission waive the 30-day waiting period and recommend the Village Board of Trustees rezone the subject lands from the C-1 Neighborhood Business District to the C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay District for a drive-thru coffee shop. The public hearing will be scheduled for the May 5, 2025 Village Board meeting.

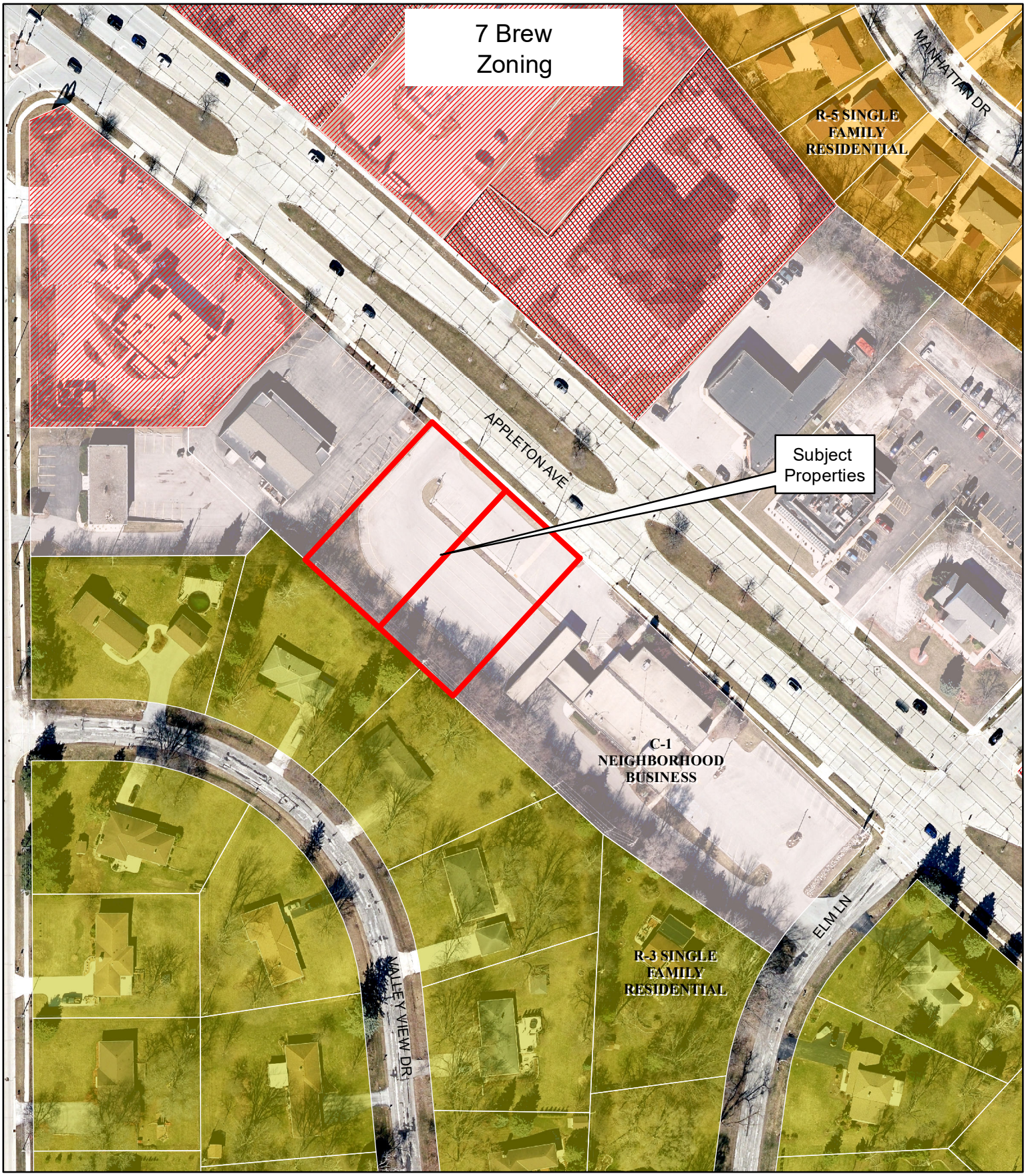
Location and Zoning Map

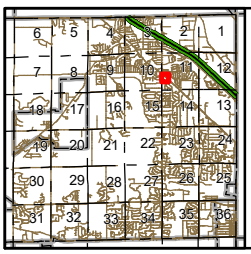
Land Use Map

Applicant Narrative

Plans

Elevations





7 Brew Rezone

N8215449 Appleton Ave

1 inch = 125 feet

0 200 400 Feet

N

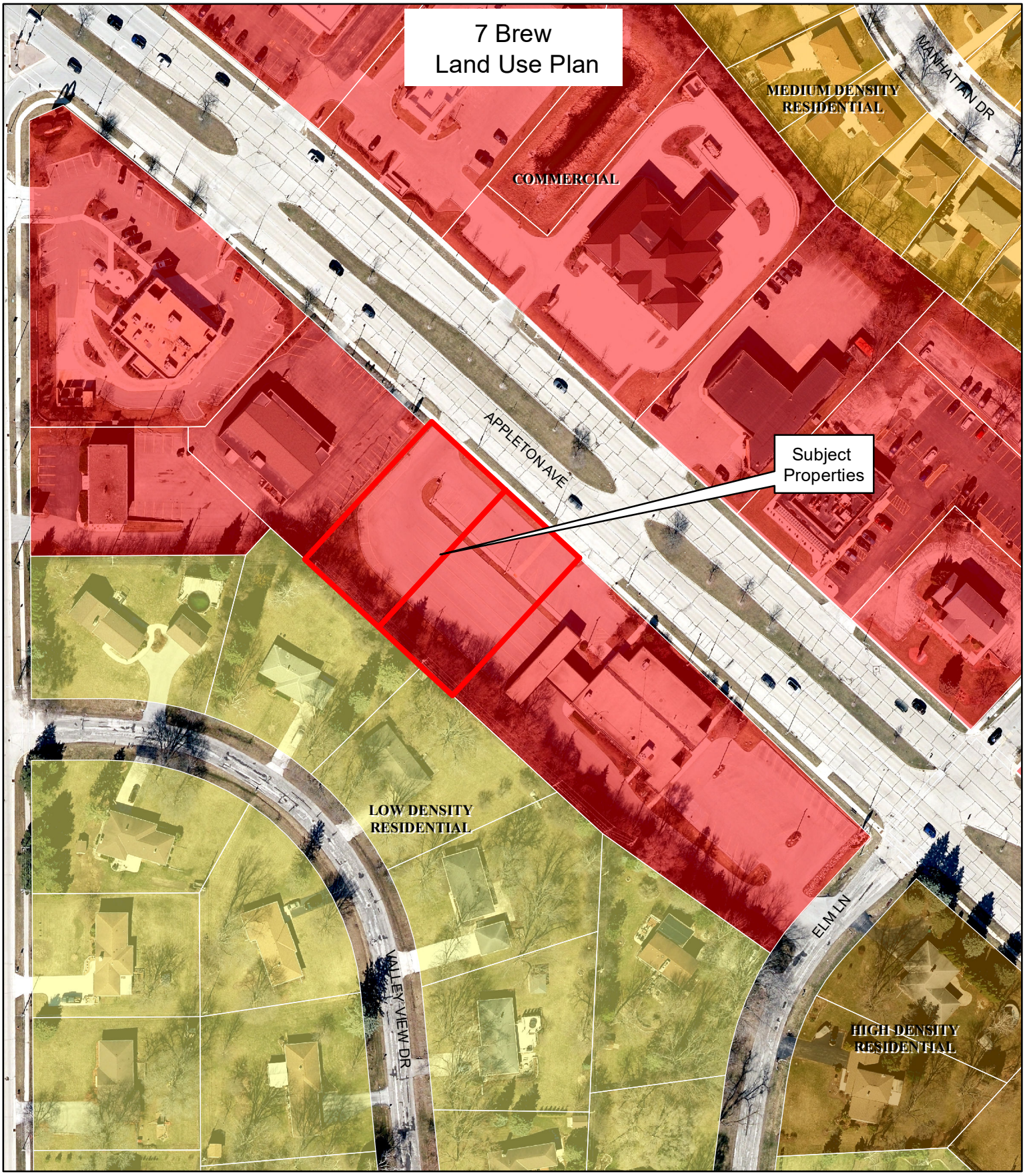
This map is intended for informational purposes only and does not replace the need for land or field survey. The Village of Menomonee Falls makes no representations regarding map accuracy or fitness for any use. This map does not represent an expressed or implied contract with the Village of Menomonee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

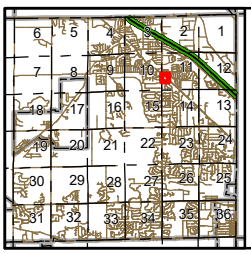
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





7 Brew Rezone

N8215449 Appleton Ave

1 inch = 125 feet

0 200 400 Feet

N

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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

February 19, 2025

Project Narrative

Project: 7 Brew
N8215449 Appleton Ave
Menomonee Falls, WI 53051

MilBrew Holdings is requesting rezone and site plan/architectural review and approval for a new 7 Brew quick serve drive-thru coffee and beverage stand located at N82W15449 Appleton Ave in the Village of Menomonee Falls (parcels EMNFV0043996 & MNFV0043996007). 7 Brew has been providing services since 2017. The property is currently a parking lot. The existing drive through that was servicing the bank will shrink and will remain open to its users. The parcels are currently zoned C-1 Neighborhood Business and rezoning is proposed to C-1 Neighborhood Business with OC-5 Commercial Survey Overlay to allow for the drive-thru. The overall property area is 0.81 acres.

The proposed project will include a 530 square feet coffee shop with outdoor patio, 250 square foot stand-alone cooler building, (2) drive-thru lanes and waste enclosure. 7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. 7 Brew does not provide any hot food service. A double drive-thru design will be utilized to quickly and efficiently service customers. 7 Brew staff will take orders from each car individually utilizing iPad technology. They do not utilize a speaker system menu board. Orders will be hand delivered by staff at both lanes. The establishment hours of operation are: Sunday-Thursday 5:30am-10:00pm, Friday/Saturday 5:30am-11:00pm.

The (3) existing access points from Appleton Ave will remain in the same locations, but will be modified for the proposed development. The westernmost access will be ingress/egress and the (2) easternmost access will be combined into one access point with one ingress lane and (2) egress lanes. The proposed development will drain to (2) proposed storm inlets and (1) existing storm inlet, that will drain stormwater to the existing stormwater system. Sanitary sewer is proposed to connect to the existing lateral on-site. Water is proposed to connect to the existing watermain located in Appleton Ave.

The proposed development will fit into this existing commercial corridor, while meeting building setbacks on the lot. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles near the rear residential properties and are directed inward towards the development.

100 Camelot Drive | Fond du Lac, WI 54935
920.926.9800 | excelengineer.com

PROPOSED COFFEE SHOP FOR:

7-BREW MENOMONEE FALLS

MENOMONEE FALLS, WI

PROJECT INFORMATION

SITE INFORMATION:

OVERALL PROPERTY AREA: 35,307 S.F. (0.81 ACRES).

EXISTING ZONING: C-1 NEIGHBORHOOD BUSINESS

PROPOSED ZONING: C-1 NEIGHBORHOOD BUSINESS W/ OC-5 COMMERCIAL OVERLAY

PROPOSED USE (LOT 2): COFFEE SHOP W/ DRIVE-THRU

AREA OF SITE DISTURBANCE: ± 27,782 S.F. (0.64 ACRES)

SETBACKS:
BUILDING: FRONT(NE) = 30'
SIDE(NW/SE) = 30'
REAR(SW) = 100'
PAVEMENT: FRONT(NE) = 10'
SIDE(NW/SE) = 3'
REAR(SW) = 15'

BUFFERYARDS:
FRONT(NE) = 5'
SIDE(NW/SE) = 0'
REAR(SW) = 15'

PROPOSED BUILDING HEIGHT: 19'-10" (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1 SPACE PER 3 PEOPLE BASED ON MAX CAPACITY & 2 SPACES PER 3 EMPLOYEES OF LARGEST SHIFT (10 SPACES REQ.)

PARKING PROVIDED : 16 SPACES (10 OFFSITE SPACES W/ PARKING AGREEMENT)
(1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

STACKING REQUIRED: 6 STACKING SPACES PER DRIVE UP LANE BEHIND ORDERING STATION

STACKING PROVIDED: LANE 1 = 9 SPACES
LANE 2 = 12 SPACES

BICYCLE PARKING REQUIREMENTS: 1 PER 20 SPACES (1 RACK REQUIRED)

BICYCLE PARKING PROVIDED: 1 BICYCLE RACK

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%
MAXIMUM IMPERVIOUS SURFACE: 75% (LOT 1 = 71.7% ; LOT2 = 68.4%)

EXISTING SITE DATA

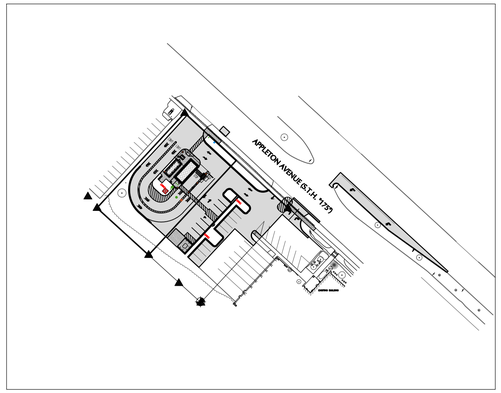
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.57	25,028	70.9%
TOTAL IMPERVIOUS	0.57	25,028	70.9%
LANDSCAPE/ OPEN SPACE	0.24	10,279	29.1%
PROJECT SITE	0.81	35,307	100.0%

PROPOSED SITE DATA (LOT 1)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.28	12,328	69.7%
TOTAL IMPERVIOUS	0.28	12,328	69.7%
LANDSCAPE/ OPEN SPACE	0.12	5,360	30.3%
PROJECT SITE	0.41	17,688	100.0%

PROPOSED SITE DATA (LOT 2)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	740	4.2%
PAVEMENT (ASP. & CONC.)	0.26	11,359	64.2%
TOTAL IMPERVIOUS	0.28	12,099	68.4%
LANDSCAPE/ OPEN SPACE	0.13	5,520	31.2%
PROJECT SITE	0.40	17,619	100.0%



SITE PLAN OVERVIEW
SCALE: 1"= 100'
NORTH
100' 0 100' 200'

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE	T	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE	E	EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET	T	EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN	C	EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

PROJECT CONTACTS

OWNER INFORMATION:
Milbrew Holdings
Corbin Terlip
P.O. Box 780226
Witchita KS 67278
Phone: (620) 249-9079
Email: cterlip@7brewmke.com

CIVIL:
EOR: Eric Drazkowski, P.E.
Contact: Casey Scholz
Phone: (920) 926-3226
E-mail: casey.scholz@excelengineer.com

CITY PLANNER:
Amy Bennett
Phone: (262) 532-4408
E-mail: Abennett@menomonee-falls.org

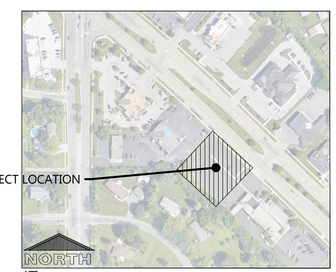
CITY ENGINEER:
Thomas M. Hoffman, P.E.
Phone: (262) 532-4400
E-mail: thoffman@menomonee-falls.org

CITY BUILDING INSPECTOR:
Tom Depies
Phone: (262) 532-4282
E-mail: TDepies@safebuilt.com

CITY DIRECTIOR OF PUBLIC WORKS:
Josh Radomski
Phone: (262) 532-4700

LOCATION MAP





NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. PRIOR TO OFFSITE CONSTRUCTION WORK, OBTAIN WRITTEN PERMISSION FROM PROPERTY OWNER FOR SCOPE OF OFFSITE WORK.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MENOMONEE FALLS
N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL
WISCONSIN
ERIC DRAZKOWSKI
E-00401127-006
FOND DU LAC
WISCONSIN
PROFESSIONAL ENGINEER

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

SHEET NUMBER
C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY: **TBD.**
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE (5 LT 58-28S)	1-1/2" SURFACE COURSE (5 LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	2-1/2" BINDER COURSE (4 LT 58-28S)
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.0% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. SEE SHEET C1.1B FOR STRIPING PLAN OF PAVEMENT AREAS.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD/APRON CONCRETE - 10" OF CONCRETE WITH #4 BARS @ 10" O.C. EACH WAY, OVER 4" GRAVEL BASE, OVER UNDISTURBED EARTH.
      a. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
H. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
I. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING
C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
D. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
E. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
F. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
G. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
H. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
I. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
J. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
K. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
L. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

1. 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
   - HOT MIX ASPHALT SPECIFICATIONS
   - AGGREGATE BASE
2. 32.20.00-CONCRETE AND AGGREGATE BASE
   - DESIGN MIX
   - AGGREGATE BASE
3. 33.10.00 - SITE UTILITIES
   - SANITARY AND STORM MANHOLES
   - SANITARY PIPING MATERIALS
   - GREASE INTERCEPTOR SHOP DRAWINGS
   - WATER PIPING MATERIALS
   - WATER FITTINGS & APPURTENANCES
   - STORM PIPING MATERIALS

CIVIL SPECIFICATIONS

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MENOMONEE FALLS
N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

SHEET NUMBER
C0.2

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20250501331, 20250501344 AND 20250501365 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS PLAN IS IN NO WAY A SUBSTITUTE FOR UTILITY LOCATING AT THE TIME OF EXCAVATION.

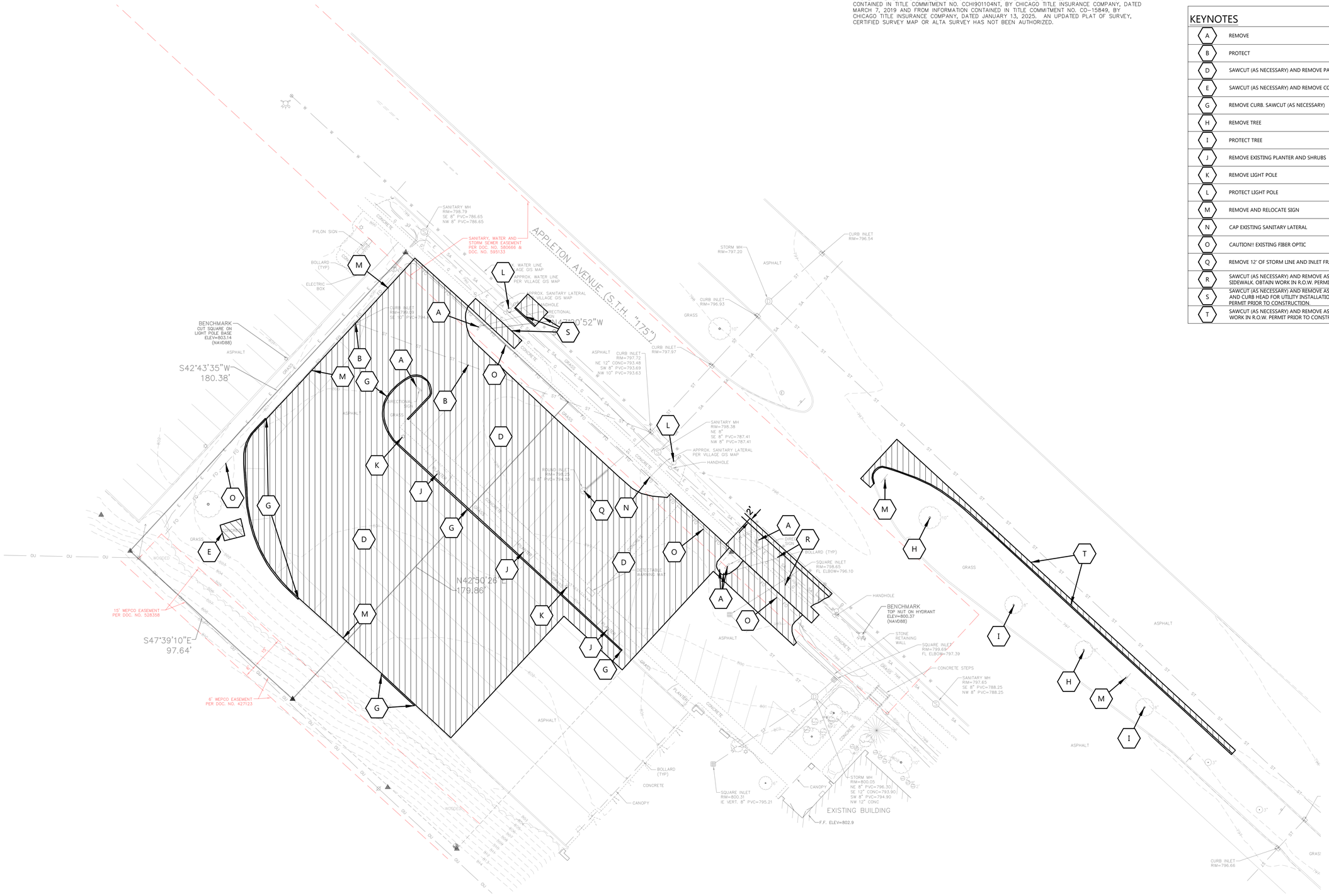
NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CCHI901104NT, BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 7, 2019 AND FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CO-15849, BY CHICAGO TITLE INSURANCE COMPANY, DATED JANUARY 13, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- PRIVATE LOCATE TO BE COMPLETED, EXISTING UTILITIES FIELD VERIFIED, AND INFORMATION PROVIDED TO ENGINEER PRIOR TO CONSTRUCTION. DOWNSTREAM UTILITY CONNECTIONS **MUST** BE VERIFIED PRIOR TO CONSTRUCTION AND PROVIDED TO ENGINEER.

KEYNOTES

A	REMOVE
B	PROTECT
D	SAWCUT (AS NECESSARY) AND REMOVE PAVEMENT
E	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND BASE
G	REMOVE CURB. SAWCUT (AS NECESSARY)
H	REMOVE TREE
I	PROTECT TREE
J	REMOVE EXISTING PLANTER AND SHRUBS
K	REMOVE LIGHT POLE
L	PROTECT LIGHT POLE
M	REMOVE AND RELOCATE SIGN
N	CAP EXISTING SANITARY LATERAL
O	CAUTION!! EXISTING FIBER OPTIC
Q	REMOVE 12' OF STORM LINE AND INLET FRAME & GRATE
R	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND CONCRETE SIDEWALK. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.
S	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT, CONCRETE SIDEWALK, AND CURB HEAD FOR UTILITY INSTALLATION. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.
T	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND CURB HEAD. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION;.



SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

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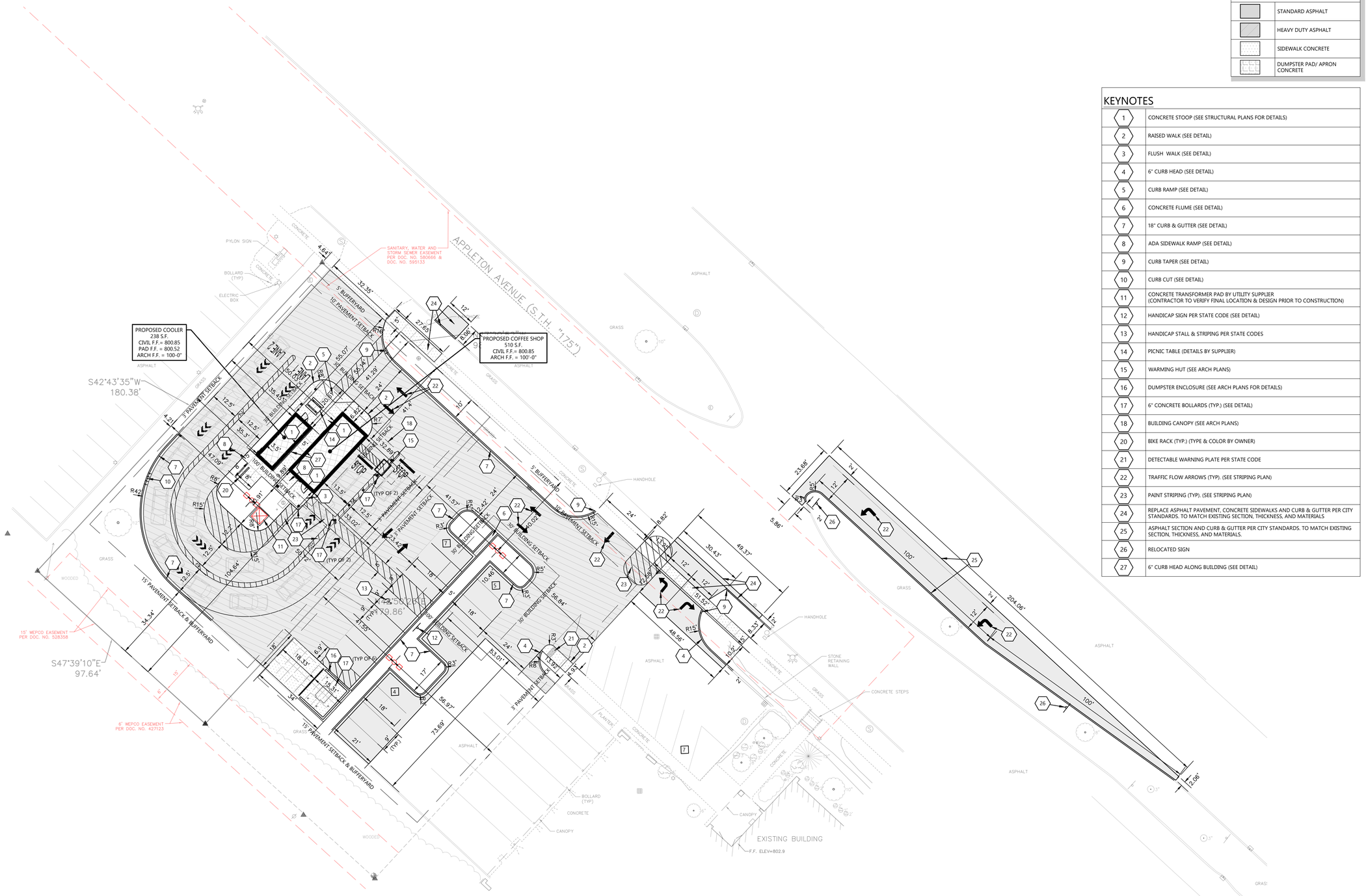
PROFESSIONAL SEAL

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FEB. 28, 2025

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240351800

SHEET NUMBER
C1.0



LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	DUMPSTER PAD/ APRON CONCRETE

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	6" CURB HEAD (SEE DETAIL)
5	CURB RAMP (SEE DETAIL)
6	CONCRETE FLUME (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	ADA SIDEWALK RAMP (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PICNIC TABLE (DETAILS BY SUPPLIER)
15	WARMING HUT (SEE ARCH PLANS)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAIL)
18	BUILDING CANOPY (SEE ARCH PLANS)
20	BIKE RACK (TYP.) (TYPE & COLOR BY OWNER)
21	DETECTABLE WARNING PLATE PER STATE CODE
22	TRAFFIC FLOW ARROWS (TYP). (SEE STRIPING PLAN)
23	PAINT STRIPING (TYP). (SEE STRIPING PLAN)
24	REPLACE ASPHALT PAVEMENT, CONCRETE SIDEWALKS AND CURB & GUTTER PER CITY STANDARDS. TO MATCH EXISTING SECTION, THICKNESS, AND MATERIALS
25	ASPHALT SECTION AND CURB & GUTTER PER CITY STANDARDS. TO MATCH EXISTING SECTION, THICKNESS, AND MATERIALS.
26	RELOCATED SIGN
27	6" CURB HEAD ALONG BUILDING (SEE DETAIL)

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SITE PLAN

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

7-BREW MENOMONEE FALLS

N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

PRELIMINARY DATES

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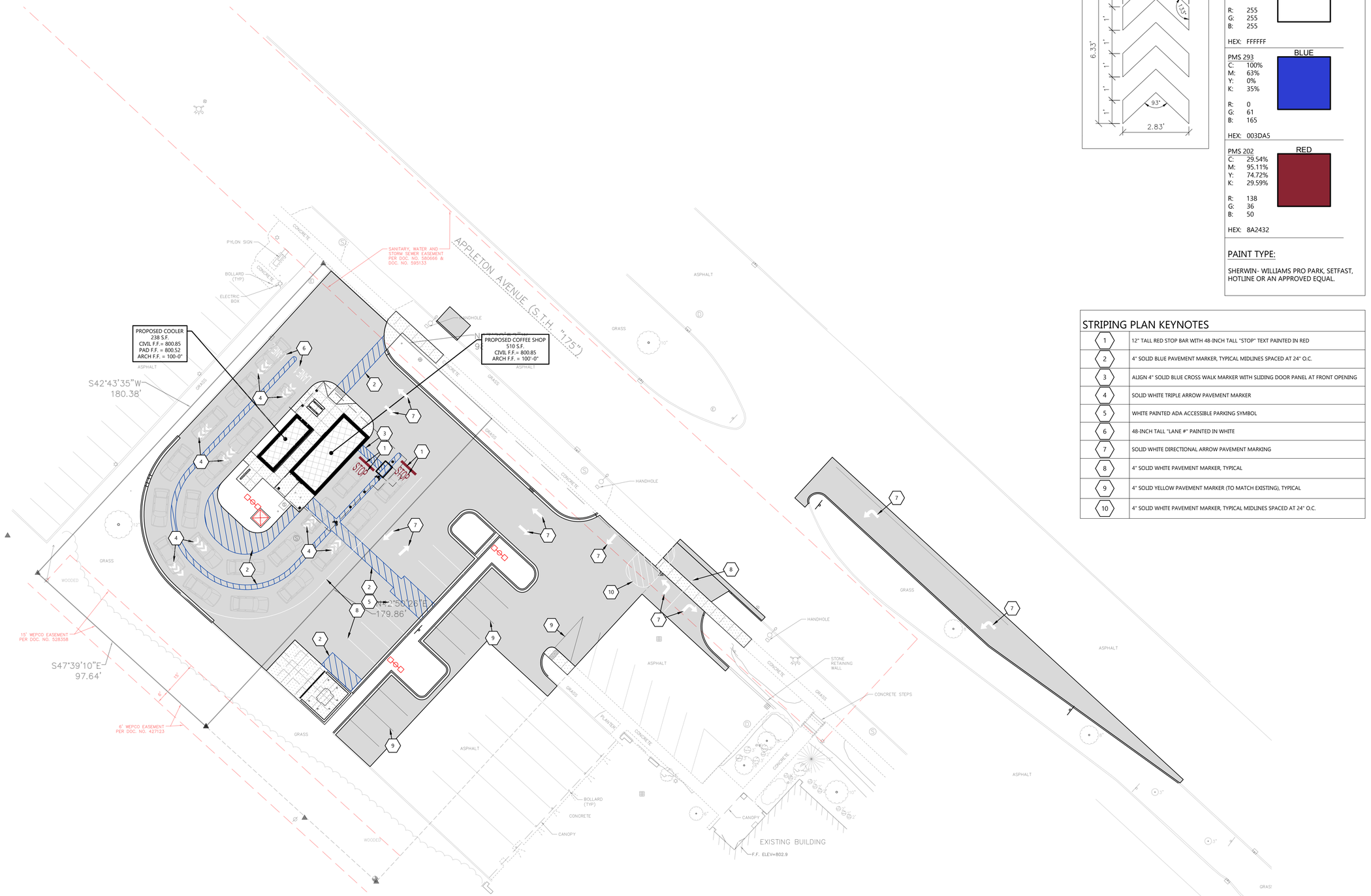
NOT FOR CONSTRUCTION

JOB NUMBER

240351800

SHEET NUMBER

C1.1A



SCALE: 1"= 20'

NORTH

20' 0 20' 40'

CIVIL STRIPING PLAN

7 BREW ARROW TEMPLATE

STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

WHITE

PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: FFFFFF

BLUE

PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

R: 0
G: 61
B: 165

HEX: 003DA5

RED

PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

HEX: 8A2432

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

STRIPING PLAN KEYNOTES

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24" O.C.
3	ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER
5	WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE #" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING
8	4" SOLID WHITE PAVEMENT MARKER, TYPICAL
9	4" SOLID YELLOW PAVEMENT MARKER (TO MATCH EXISTING), TYPICAL
10	4" SOLID WHITE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24" O.C.

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PROJECT INFORMATION

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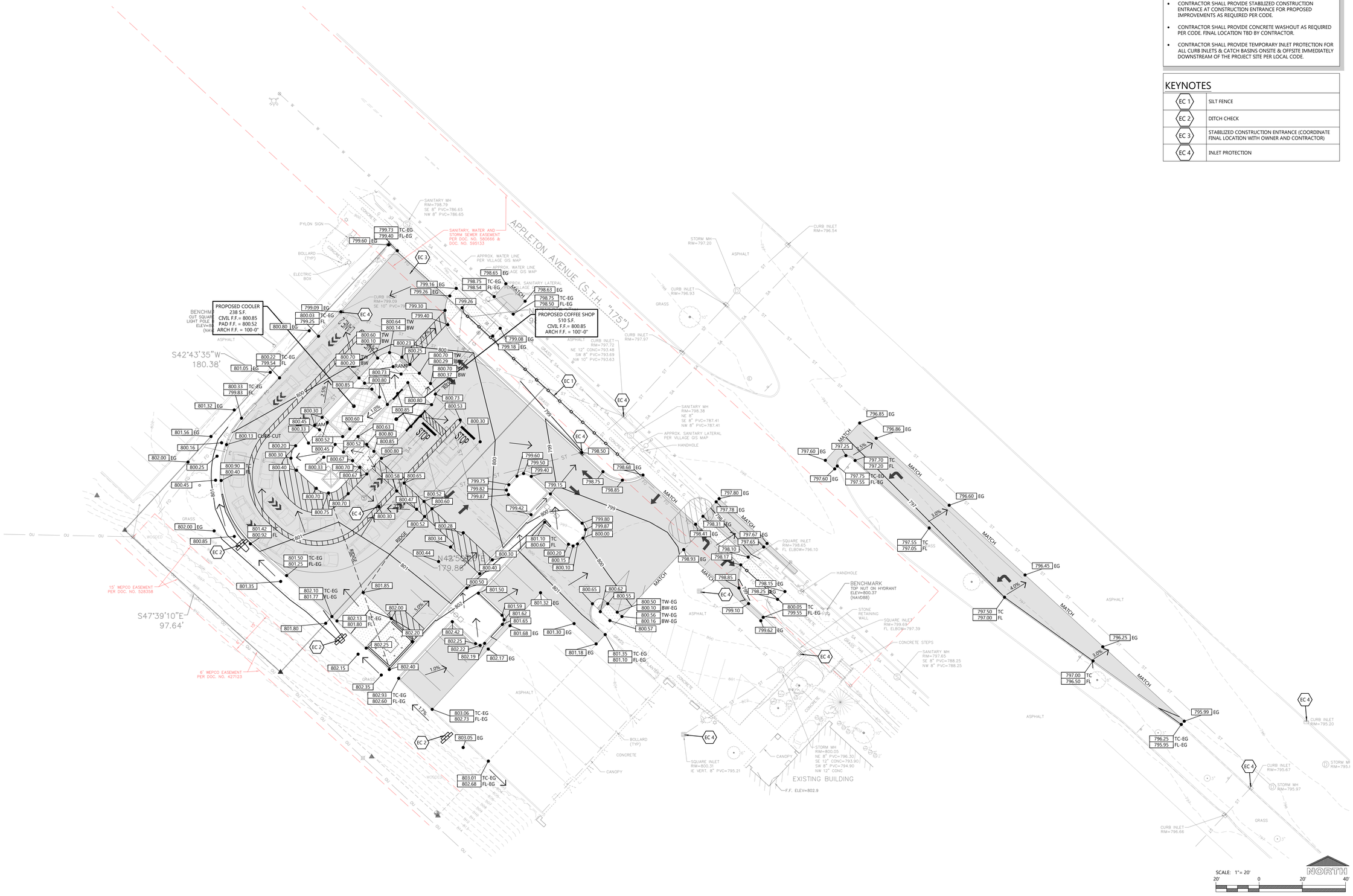
C1.1B

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE (COORDINATE FINAL LOCATION WITH OWNER AND CONTRACTOR)
EC 4	INLET PROTECTION



CIVIL GRADING AND EROSION CONTROL PLAN

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

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PROFESSIONAL SEAL

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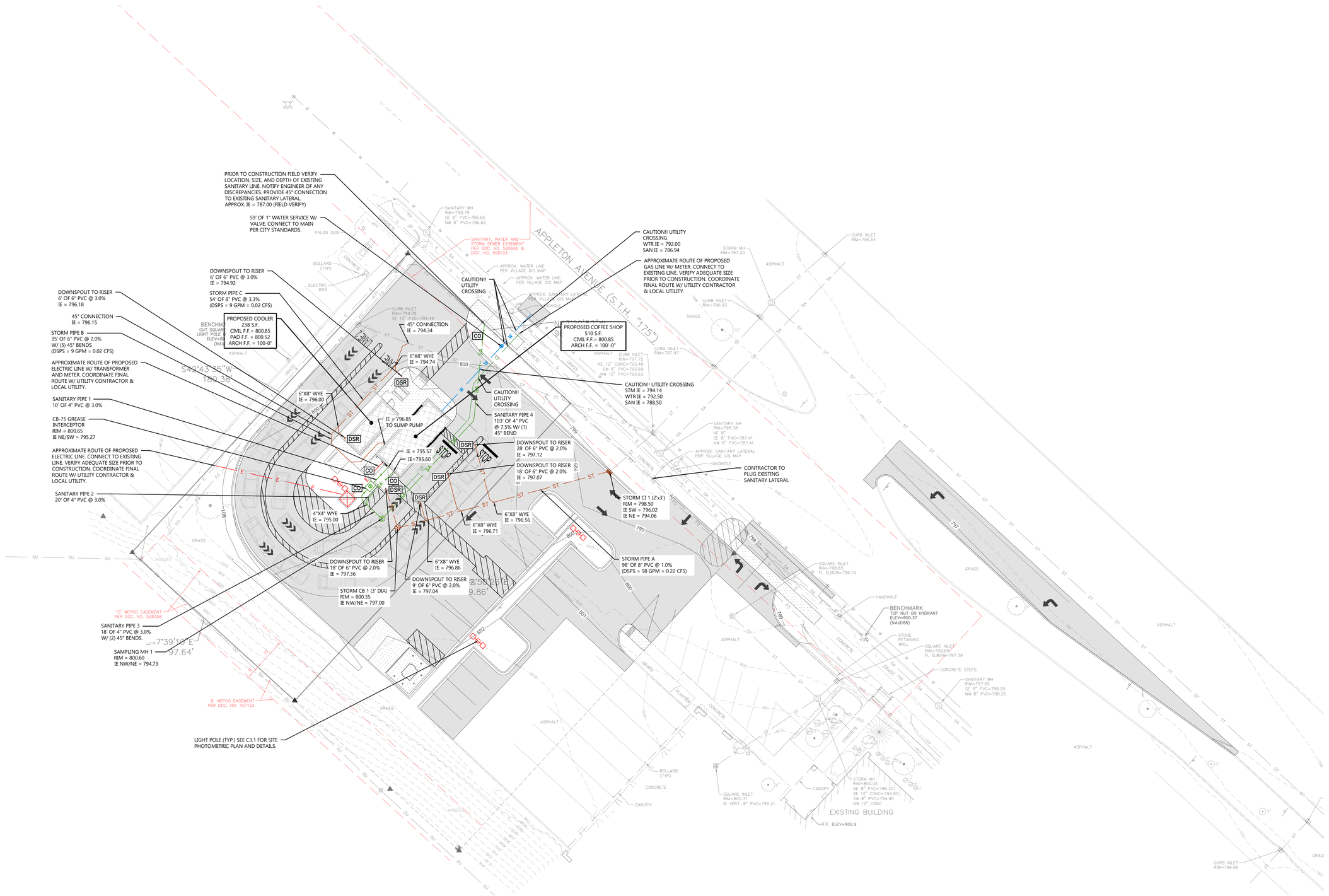
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SHEET NUMBER

C1.2

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- PRIVATE LOCATE TO BE COMPLETED, EXISTING UTILITIES FIELD VERIFIED, AND INFORMATION PROVIDED TO ENGINEER PRIOR TO CONSTRUCTION. DOWNSTREAM UTILITY CONNECTIONS **MUST** BE VERIFIED PRIOR TO CONSTRUCTION AND PROVIDED TO ENGINEER.



CIVIL UTILITY PLAN

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

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PROFESSIONAL SEAL

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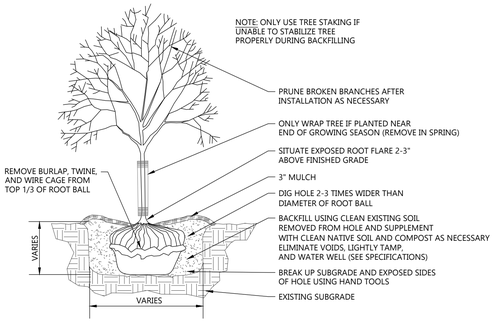
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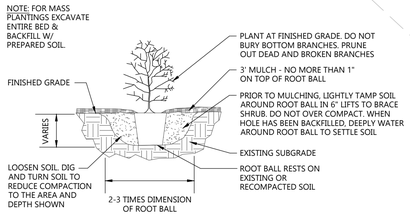
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C1.3



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE AND RESTORATION PLAN

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
DECIDUOUS TREES					
	Armstrong maple	Acer x freemanii 'Armstrong'	2	2 1/2" CAL.	B&B
	Autumn Gold Gingko	Gingko biloba 'Autumn Gold'	2	2 1/2" CAL.	B&B
	Street Keeper Honeylocust	Gleditsia triacanthos 'Draves'	1	2 1/2" CAL.	B&B
	Sweet Street Linden	Tilia americana 'Kromm'	2	2 1/2" CAL.	B&B
EVERGREEN TREES					
	Trautman Chinese Juniper	Juniperus chinensis 'Trautman'	9	6' HT.	B&B
SMALL DECIDUOUS SHRUBS					
	Double Play Doozie Spirea	Spiraea x 'NCSX2'	8	18" HT.	CONT.
MEDIUM DECIDUOUS SHRUBS					
	Iroquois Beauty Black Chokeberry	Aronia Melanocarpa 'Morton'	8	18" HT.	CONT.
	Bobo Hydrangea	Hydrangea paniculata 'ILVOBO'	6	18" HT.	CONT.
	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	6	18" HT.	CONT.
LARGE DECIDUOUS SHRUBS					
	Meadowlark Forsythia	Forsythia x 'Meadowlark'	6	36" HT.	CONT.
	Dream Cloud Lilac	Syringa patula 'KLMone'	6	36" HT.	CONT.
	Blue Muffin Viburnum	Viburnum dentatum 'Christom'	7	36" HT.	CONT.
SMALL EVERGREEN SHRUBS					
	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	8	18" HT.	CONT.
MEDIUM EVERGREEN SHRUBS					
	Sea of Gold Juniper	Juniperus chinensis 'Monsan'	6	18" HT.	CONT.
LARGE EVERGREEN SHRUBS					
	Sea Green Juniper	Juniperus chinensis 'Sea Green'	10	36" HT.	B&B
PERENNIALS					
	Montrose White Calamint	Calamintha nepeta 'Montrose White'	13	1 GAL.	POT
	Pardon Me Daylily	Hemerocallis 'Pardon Me'	14	1 GAL.	POT
ORNAMENTAL GRASSES					
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	28	1 GAL.	POT

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING	1 TREE PLUS PLANTINGS TO COVER ENTIRE ISLAND 15% OF PARKING AREA (17,796 SF) 17,796 x .15 = 2,669 SF / 2 TREES 25% OF PLANTINGS TO BE EVERGREEN	3 TREES 2,815 SF LANDSCAPED AREA (SEE CALCULATION BELOW) 1,271 OF 2,795 SF TO BE EVERGREEN = 45%
GREEN SPACE / AT GRADE COVERAGE	10,880 GREEN SPACE / 35,307 TOTAL AREA = 30.8% 1 ORNAMENTAL / SHADE TREE PER 1,500 SF (10,880 / 1,500 = 7.25 TREES) 25% OF GREENSPACE TO BE LANDSCAPED WITH PLANT MATERIALS OTHER THAN TURF 25% x 10,880 = 2,720 SF / 7.25 TREES	7 DECIDUOUS TREES (4 BUFFER / 3 PARKING ISLANDS) 9 EVERGREEN TREES = 675 SF 29 LARGE SHRUBS (23 FROM REAR BUFFER) = 1,102 SF 26 MEDIUM SHRUBS = 520 SF 14 SMALL SHRUBS = 168 SF 55 PERENNIALS = 330 SF TOTAL AT GRADE COVERAGE = 2,795 SF
REAR BUFFER / SCREENING	1 SHADE TREE PER 40' (160' / 40' = 4 TREES) CONTINOUS DOUBLE ROW HEDGE (15' WIDE / 6' TALL)	4 SHADE TREES 23 LARGE SHRUBS (13 DECIDUOUS / 10 EVERGREEN) 874 SF OF LANDSCAPE SCREENING

EXISTING TREES TO REMAIN LIST

PLANT TYPE	SIZE	QUANTITY
DECIDUOUS TREE (IN RIGHT OF WAY)	3" DIA.	1
DECIDUOUS TREE (IN RIGHT OF WAY)	8" DIA.	2
DECIDUOUS TREE (ON-SITE)	12" DIA.	1

EXISTING TREES TO REMOVE LIST

PLANT TYPE	SIZE	QUANTITY
DECIDUOUS TREE (IN RIGHT OF WAY)	8" DIA.	1
DECIDUOUS TREE (IN RIGHT OF WAY)	10" DIA.	1

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH
	SEEDED LAWN

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

7-BREW MENOMONEE FALLS

N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

WISCONSIN
ETHAN REED MORROW
LA-1020-14
MILWAUKEE
LANDSCAPE ARCHITECT

PRELIMINARY DATES

DEC. 13, 2024
FEB. 19, 2025
FEB. 28, 2025

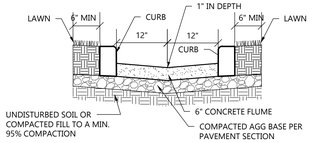
NOT FOR CONSTRUCTION

JOB NUMBER

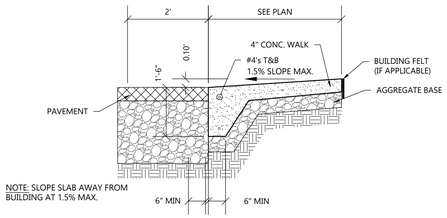
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SHEET NUMBER

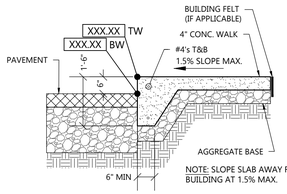
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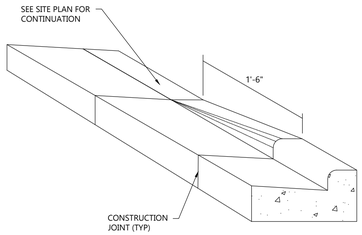
CONCRETE FLUME DETAIL
NOT TO SCALE



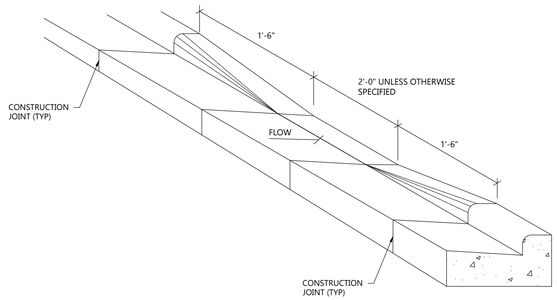
FLUSH WALK DETAIL
NOT TO SCALE



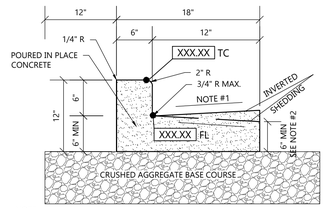
RAISED WALK DETAIL
NOT TO SCALE



CURB TAPER DETAIL
NOT TO SCALE

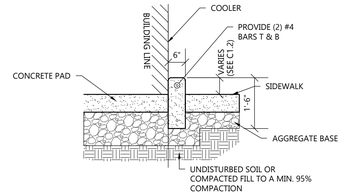


CURB CUT DETAIL
NOT TO SCALE

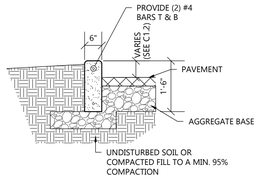


NOTE:
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

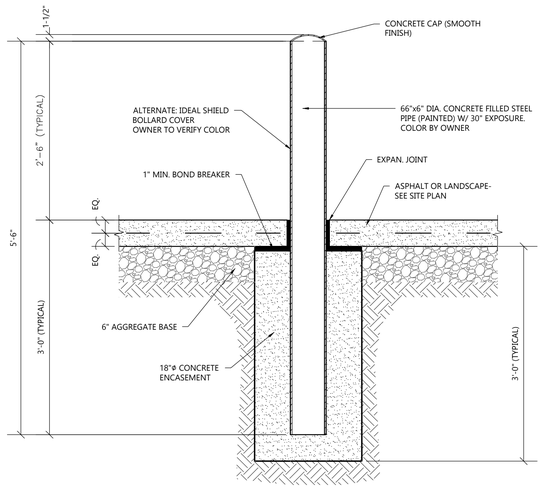
18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



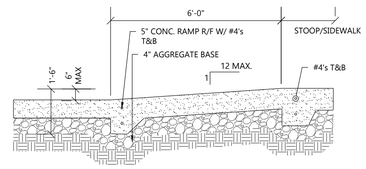
6" CURB HEAD ALONG BUILDING DETAIL
NOT TO SCALE



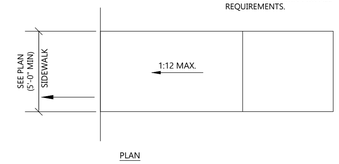
6" CURB HEAD DETAIL
NOT TO SCALE



6" PIPE BOLLARD DETAIL
NOT TO SCALE



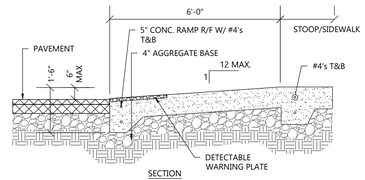
SECTION



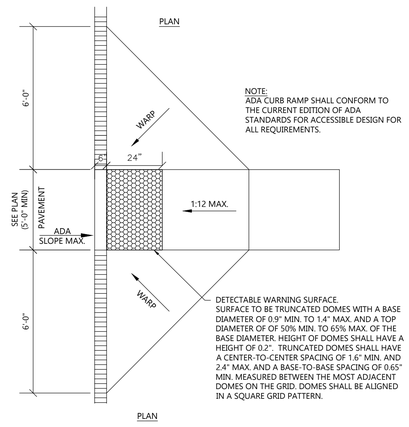
PLAN

NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

ADA SIDEWALK RAMP DETAIL
NOT TO SCALE



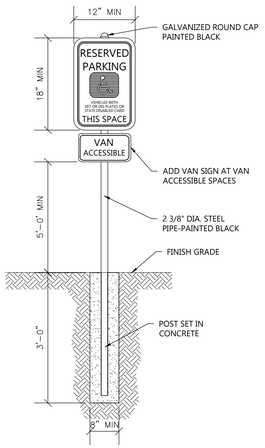
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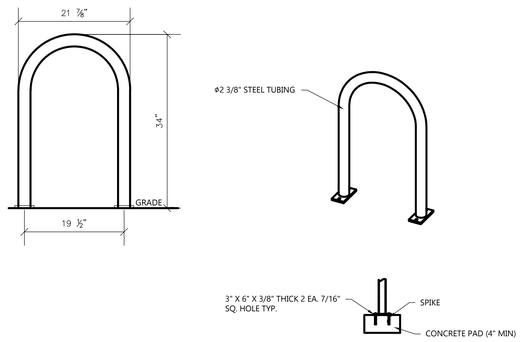
PLAN

NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

CURB RAMP DETAIL
NOT TO SCALE



HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. OWNER SHALL SELECT COLOR & FINISH
3. SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
4. MANUFACTURED BY MADRAX; PRODUCT: U238-IG (SF); 'U' BIKE RACK 2 BIKE

SINGLE LOOP BIKE RACK
NOT TO SCALE

CIVIL DETAILS

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MENOMONEE FALLS
N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

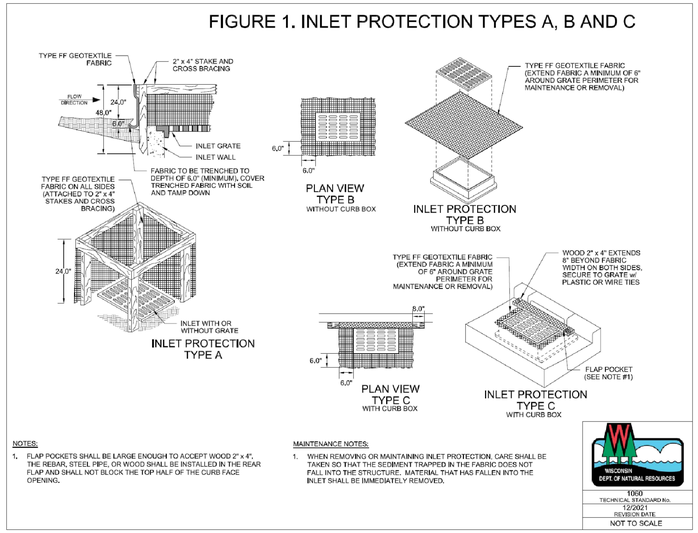
PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

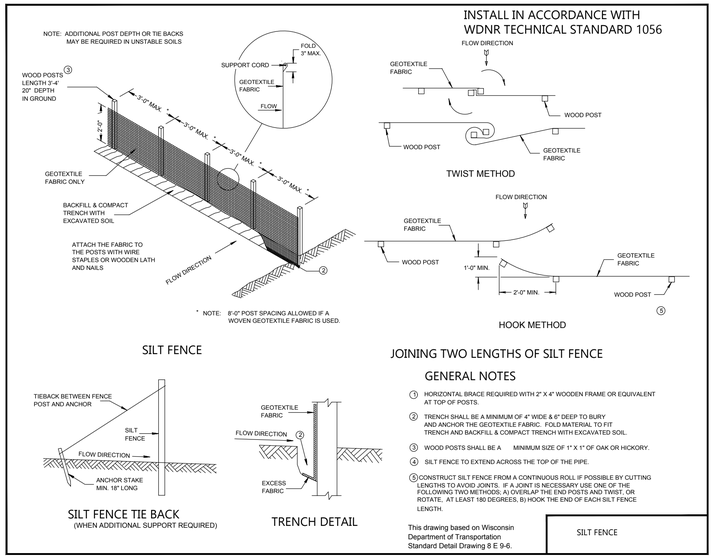
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JOB NUMBER
240351800

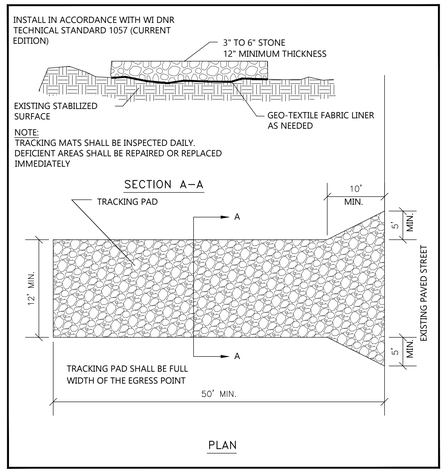
SHEET NUMBER
C2.0



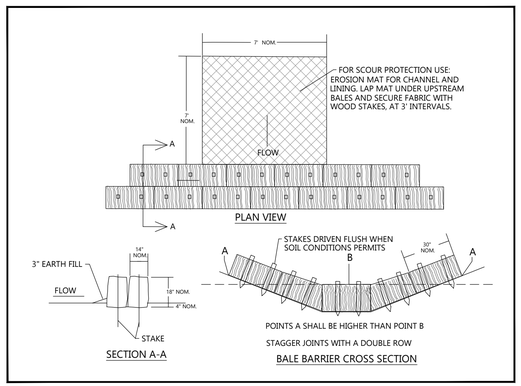
INLET PROTECTION DETAIL
NOT TO SCALE



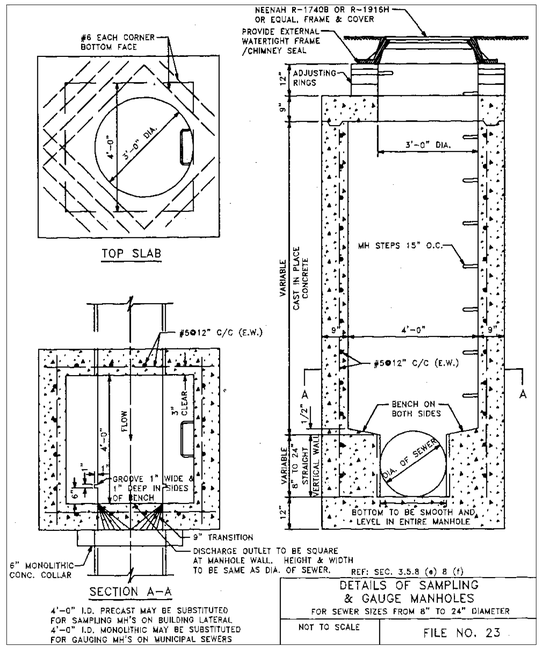
SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE



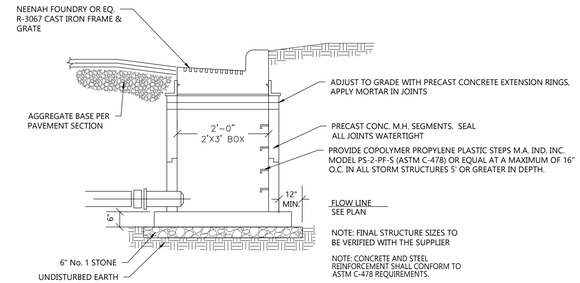
TRACKPAD DETAILS
NOT TO SCALE



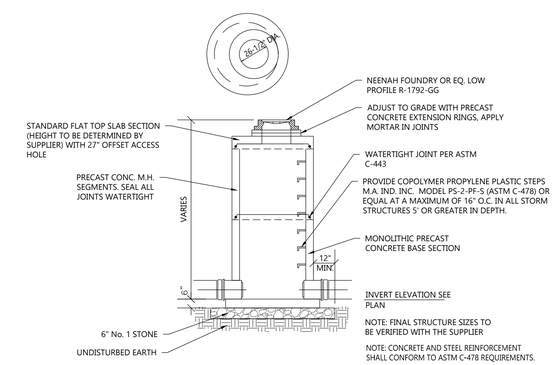
HAY OR STRAW BALE DITCH CHECK
NO SCALE



SANITARY SAMPLING MANHOLE
NOT TO SCALE



STORM CURB INLET DETAIL
NOT TO SCALE



STORM CATCH BASIN DETAIL
NOT TO SCALE

CIVIL DETAILS

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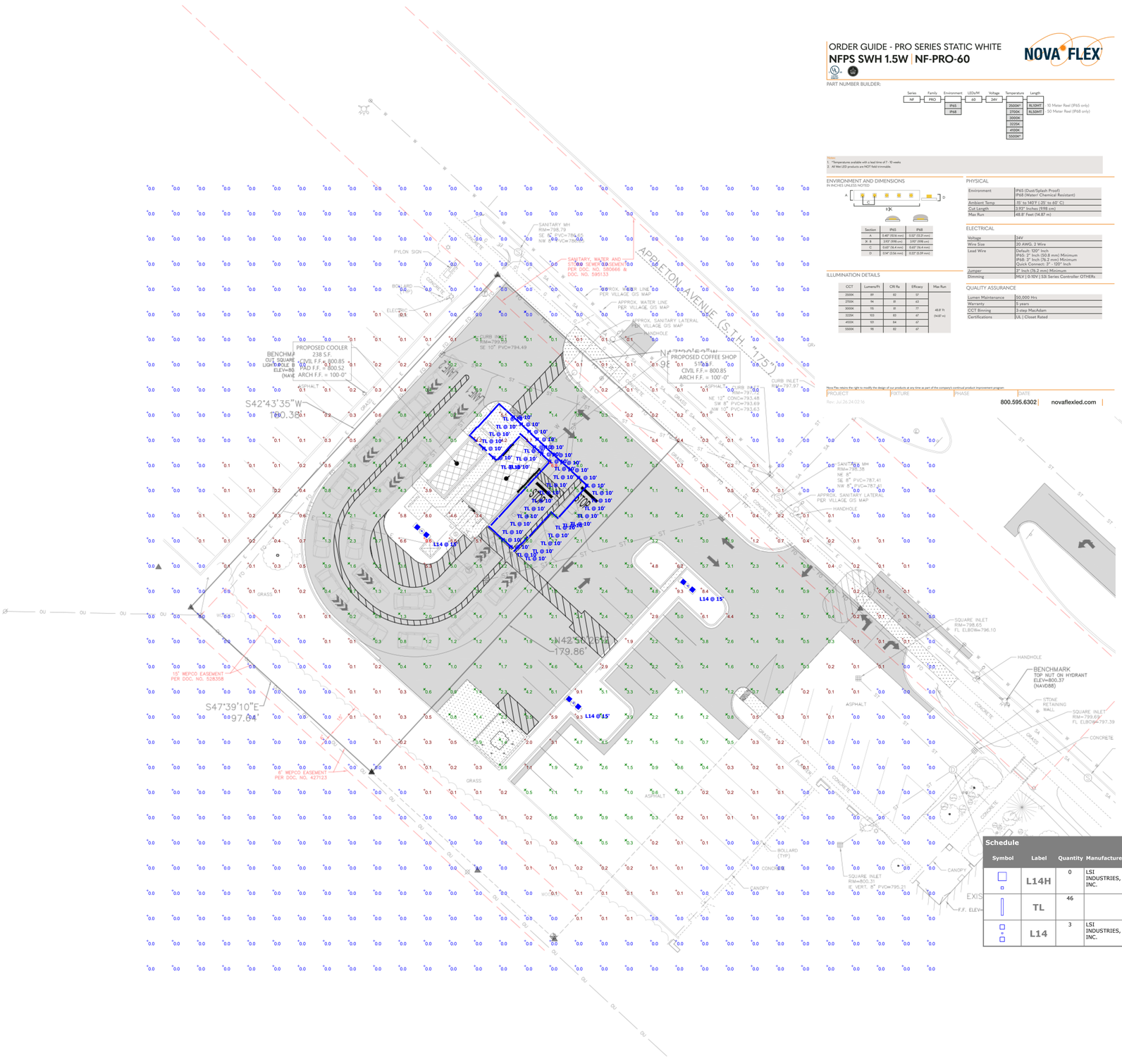
PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
FEB. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240351800

SHEET NUMBER
C2.1



ORDER GUIDE - PRO SERIES STATIC WHITE

NFPS SWH 1.5W | NF-PRO-60

NOVA FLEX

PART NUMBER BUILDER:

Series	Family	Environment	LEDs/M	Voltage	Temperature	Length
NF	PRO	IP65	60	24V	3500K	XL10MT
		IP68			2700K	XL50MT
					3000K	
					3250K	
					4000K	
					5500K	

10 Meter Reel (IP65 only)
50 Meter Reel (IP68 only)

Notes:
1. *Temperatures available with a lead time of 7 - 10 weeks
2. All Wet LED products are NOT field trimmable.

ENVIRONMENT AND DIMENSIONS

IN INCHES UNLESS NOTED

Section	IP65	IP68
A	0.40" (10.16 mm)	0.52" (13.21 mm)
W, B	3.93" (99.8 mm)	3.93" (99.8 mm)
C	0.65" (16.4 mm)	0.65" (16.4 mm)
D	0.94" (23.86 mm)	0.53" (13.39 mm)

PHYSICAL

Environment	IP65 (Dust/Splash Proof) IP68 (Water/ Chemical Resistant)
Ambient Temp	35° to 140°F (-2° to 60° C)
Cut Length	3.93" Inches (99.8 cm)
Max Run	46.8' Feet (14.87 m)

ELECTRICAL

Voltage	24V
Wire Size	20 AWG, 2 Wire
Lead Wire	Default: 120" Inch IP65: 2" Inch (50.8 mm) Minimum IP68: 3" Inch (76.2 mm) Minimum Quick Connect: 3" -120" Inch
Jumper	3" Inch (75.2 mm) Minimum
Dimming	MLV [0-10V] 53i Series Controller OTHERs

ILLUMINATION DETAILS

CCT	Lumens/Ft	CRI Ra	Efficacy	Max Run
2500K	89	82	57	46.8' ft (14.87 m)
2700K	91	82	63	
3000K	115	81	77	
3225K	103	83	67	
4500K	101	84	67	
5500K	98	82	67	

QUALITY ASSURANCE

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	3-step MacAdam
Certifications	UL	Closet Rated

Nova Flex retains the right to modify the design of our products at any time as part of the company's continual product improvement program.

PROJECT | FIXTURE | PHASE | DATE

Rev: Jul.26.24:02:16

800.595.6302 | novaflexled.com

Catalog #: _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Mirada Medium (MRM)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, SW, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth® motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

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Page 3/11 Rev: 07/31/24
SPEC-1020.B-0422

LIGHT POLE DETAIL

NO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	L14H	0	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-30-70CRI-IL		1	6327	0.9	62	
	TL	46				1	400	0.8	2.97786	
	L14	3	LSI INDUSTRIES, INC.	MRM-LED-09L-SIL-FT-30-70CRI		1	9860	0.9	124	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.9 fc	6.9 fc	0.0 fc	N/A	N/A
Calc Zone #1	+	0.6 fc	9.6 fc	0.0 fc	N/A	N/A

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MENOMONEE FALLS
N82W15449 APPLETON AVE ● MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 19, 2025
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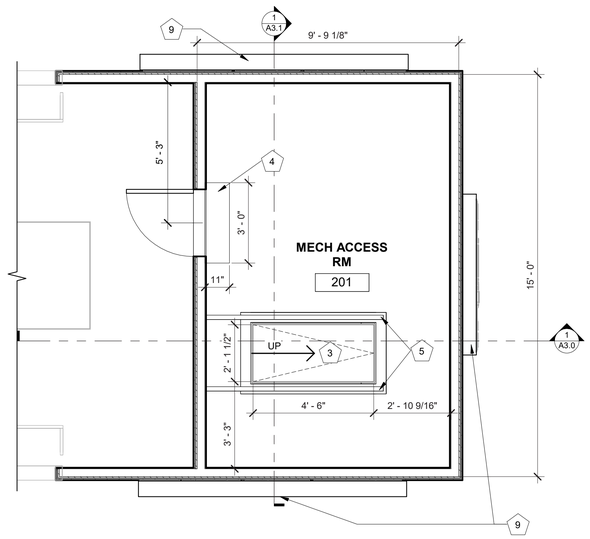
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JOB NUMBER
240351800

SHEET NUMBER
C3.1

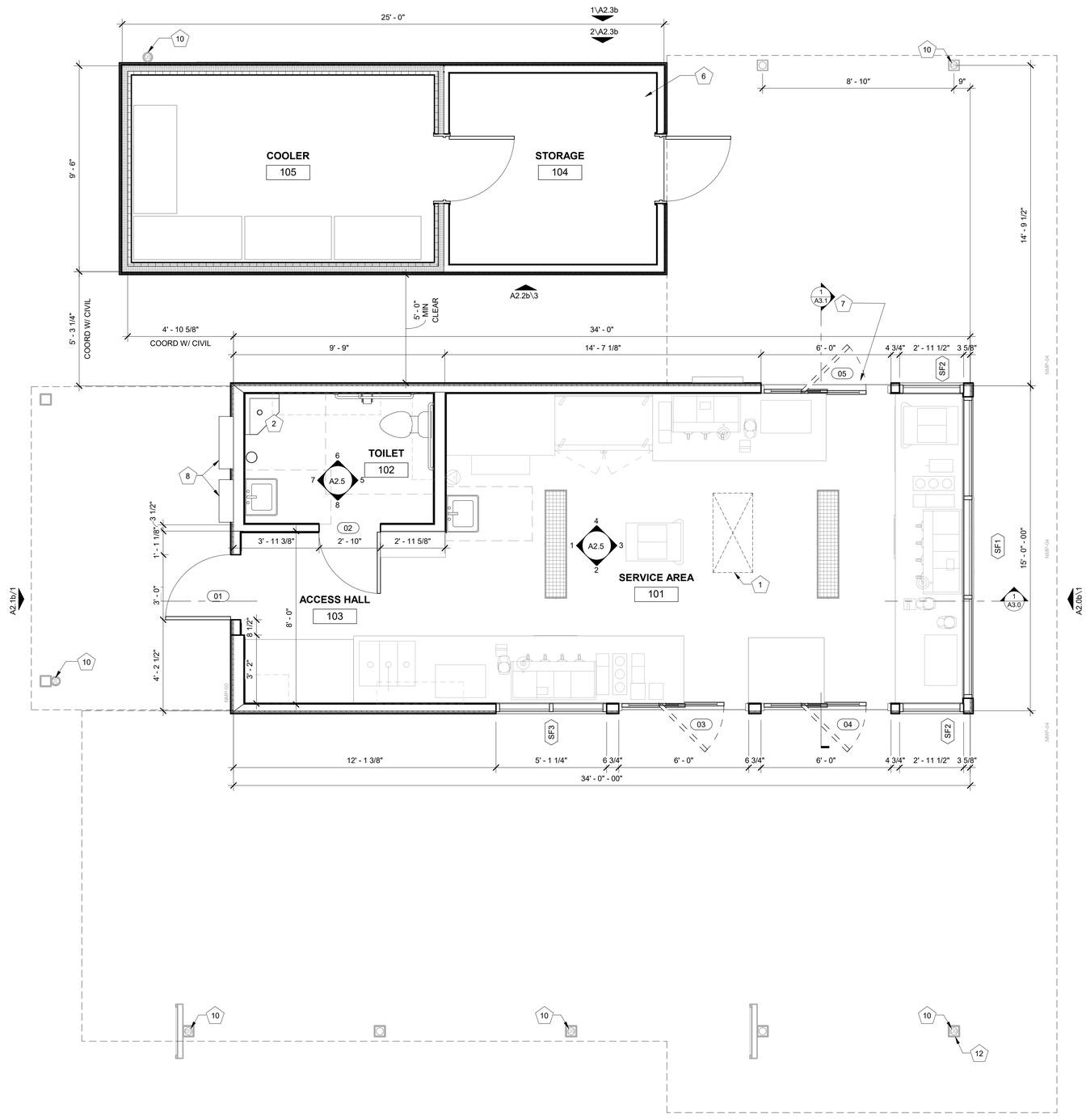
FLOOR PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.



2 MECH ACCESS RM

3/8" = 1'-0"



1 FLOOR PLAN

3/8" = 1'-0"

NORTH

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7 Brew Template V3.0

2022-11-20_LAYOUT V04

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consulting engineer:

7 BREW DRIVE THRU - APPLETON, WI - BUCHANAN

MILBREW HOLDINGS, LLC

3226 EAST CALUMET STREET, APPLETON, WI 54915

REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

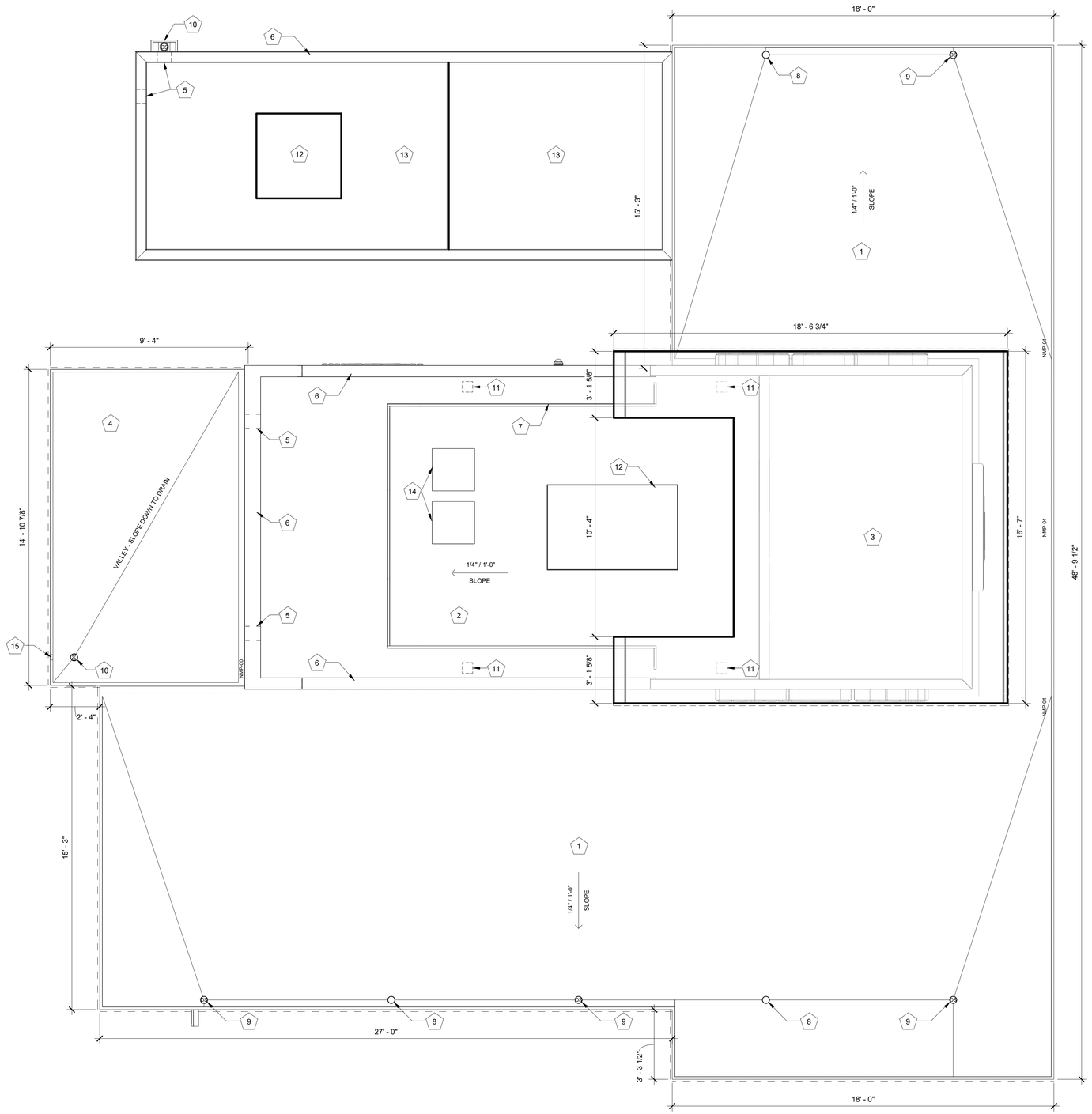
project no.: 22.23.08

sheet contents: FLOOR PLAN

sheet no.: A1.2

ROOF PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL
8	OVERFLOW ROOF DRAIN
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
15	OVERFLOW SCUPPER TO GRADE



1 ROOF PLAN
3/8" = 1'-0"

NORTH

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consulting engineer:

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MILBREW HOLDINGS, LLC

3226 EAST CALUMET STREET, APPLETON, WI 54915

REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

project no.: 22.23.08

sheet contents: ROOF PLAN

sheet no.: A1.6

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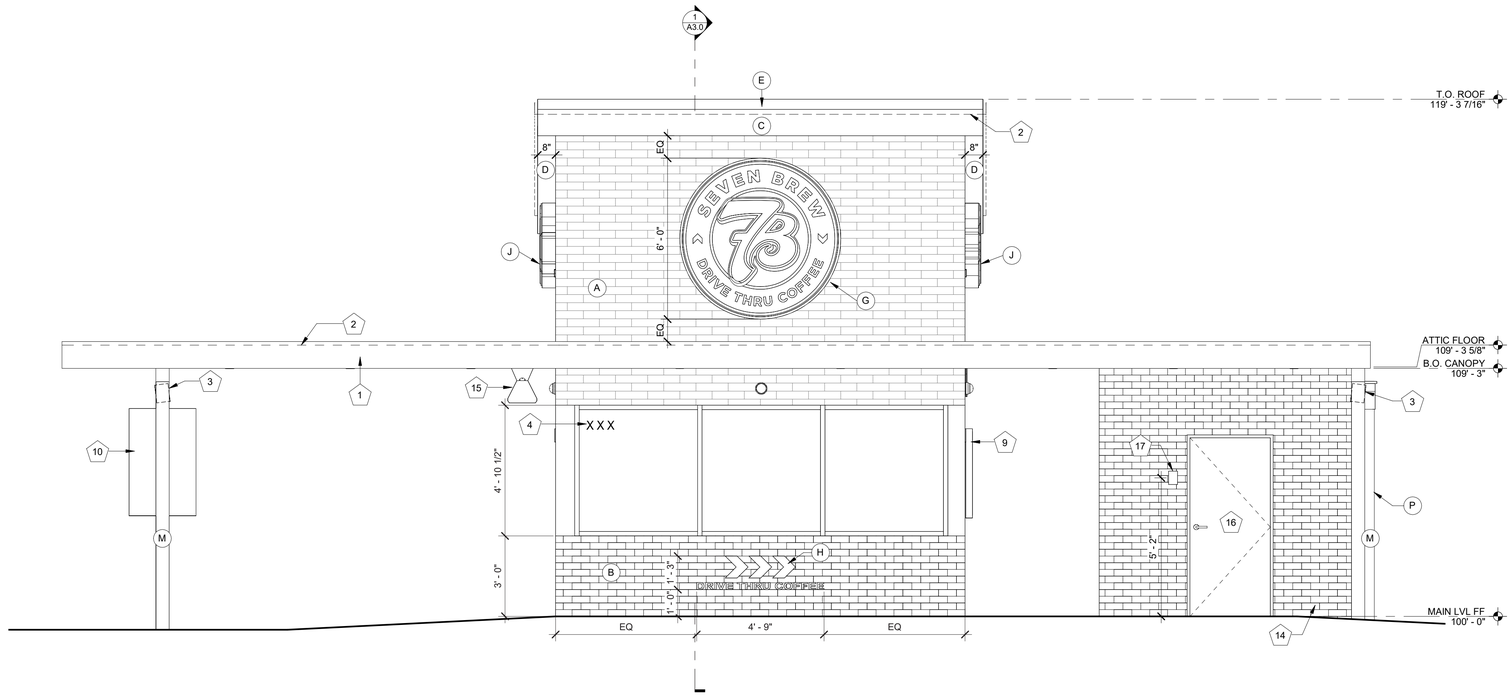
7 Brew Template V3.0

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
P	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL



1 EXTERIOR ELEVATION - SOUTH

3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

project no.: 22.23.08

sheet contents: EXTERIOR ELEVATIONS

sheet no.: A2.0

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
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3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025
project no.: 22.23.08
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.0b

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3/8" = 1'-0"

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REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

project no.: 22.23.08

sheet contents: EXTERIOR ELEVATIONS

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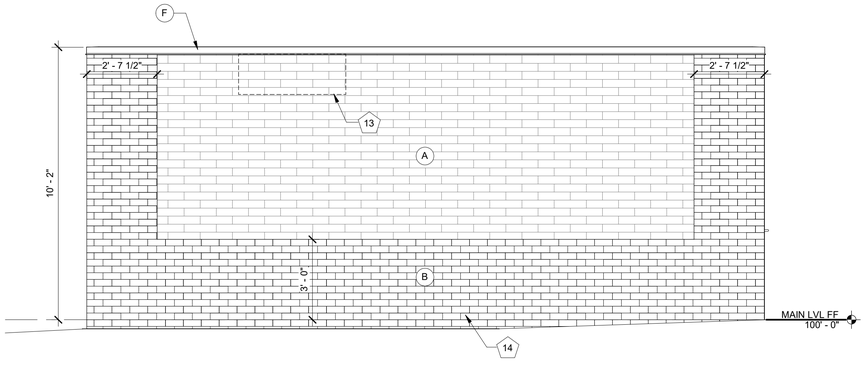
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EXTERIOR ELEVATIONS

sheet no.:
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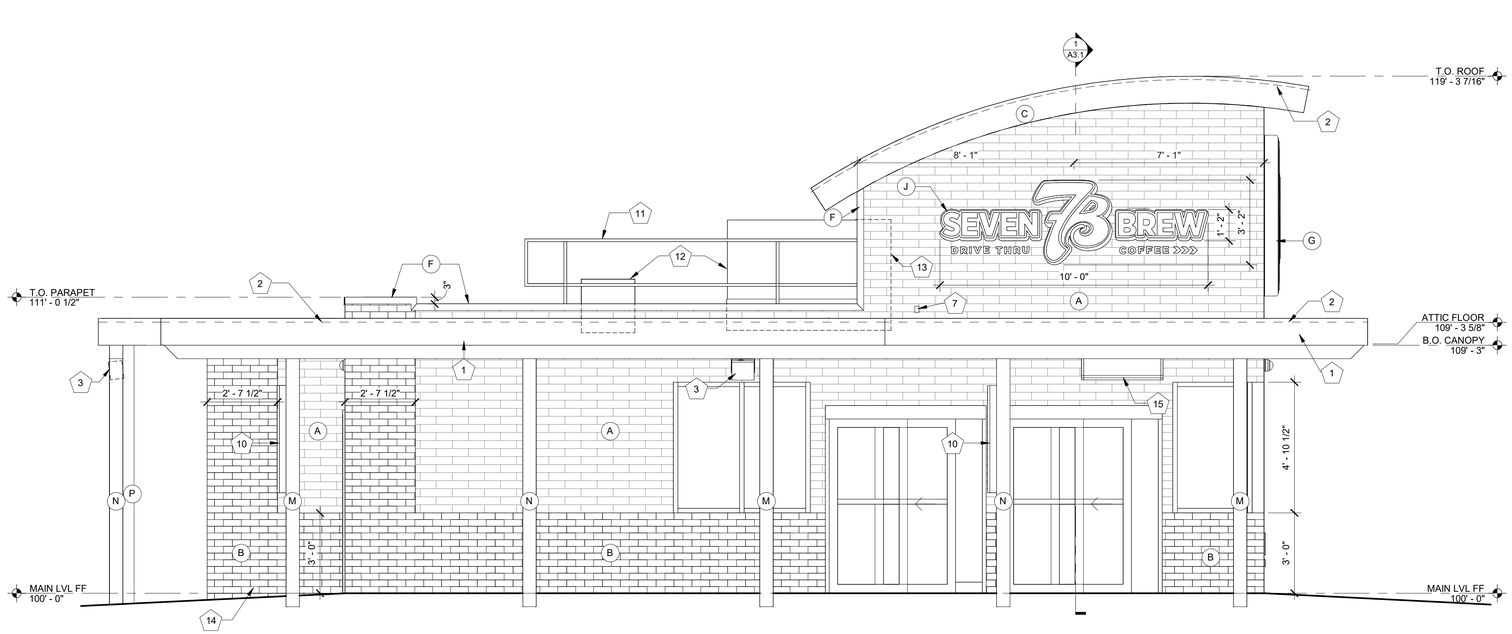
3 **COOLER ELEVATION - WEST**
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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EXTERIOR ELEVATION MATERIALS LEGEND

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1 **EXTERIOR ELEVATION - WEST**
3/8" = 1'-0"

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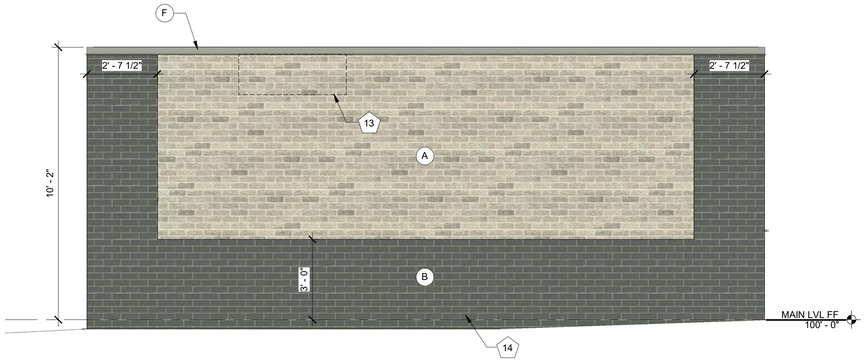
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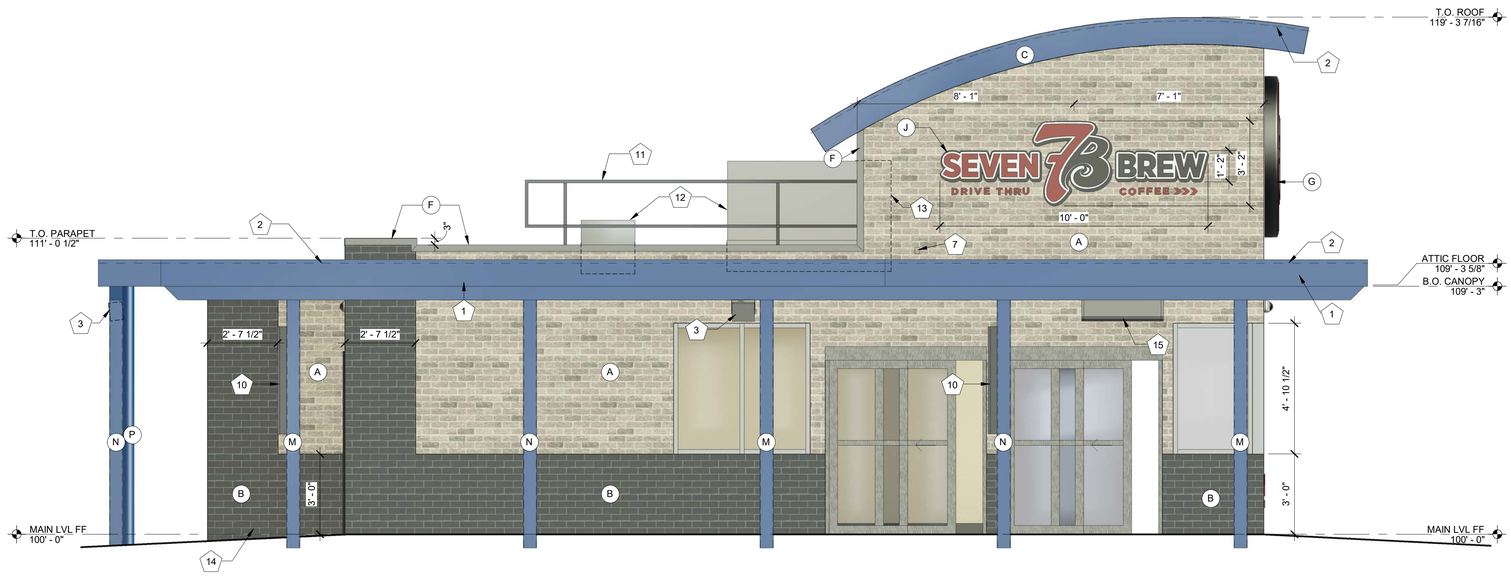
project no.:
22.23.08

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:
A2.2



3 **COOLER ELEVATION - WEST**
3/8" = 1'-0"



1 **EXTERIOR ELEVATION - WEST**
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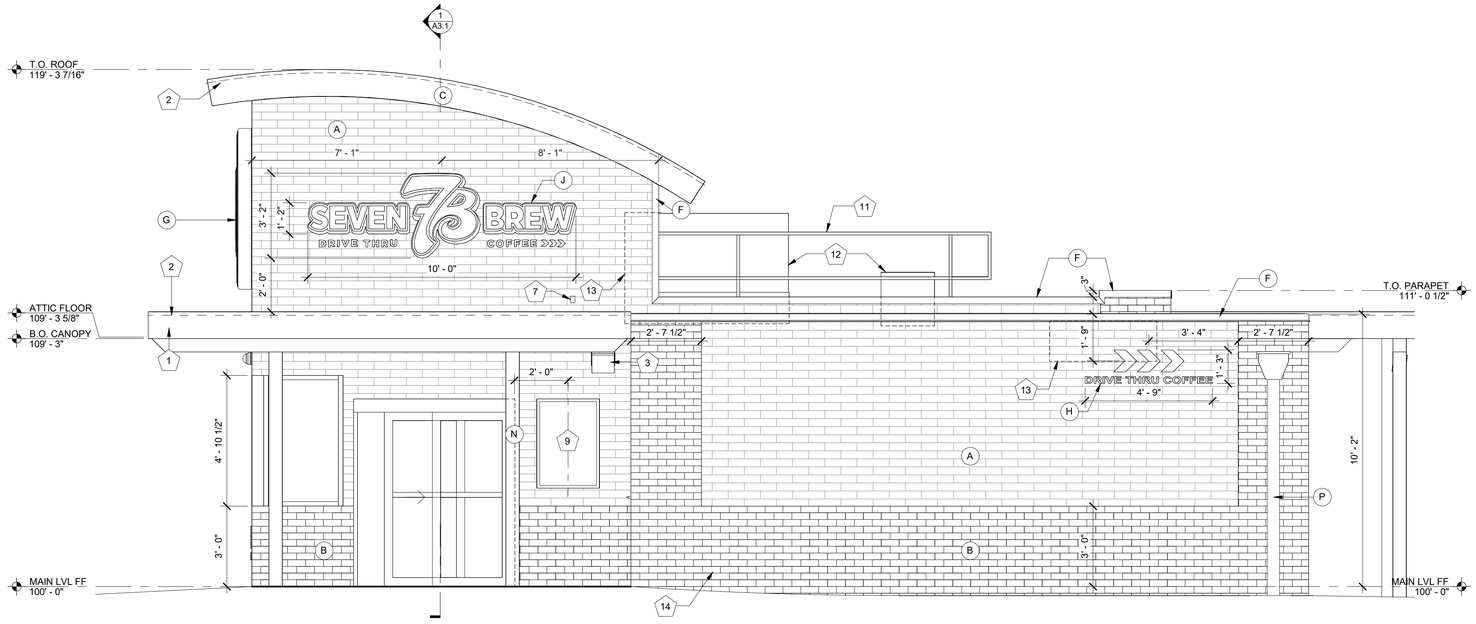
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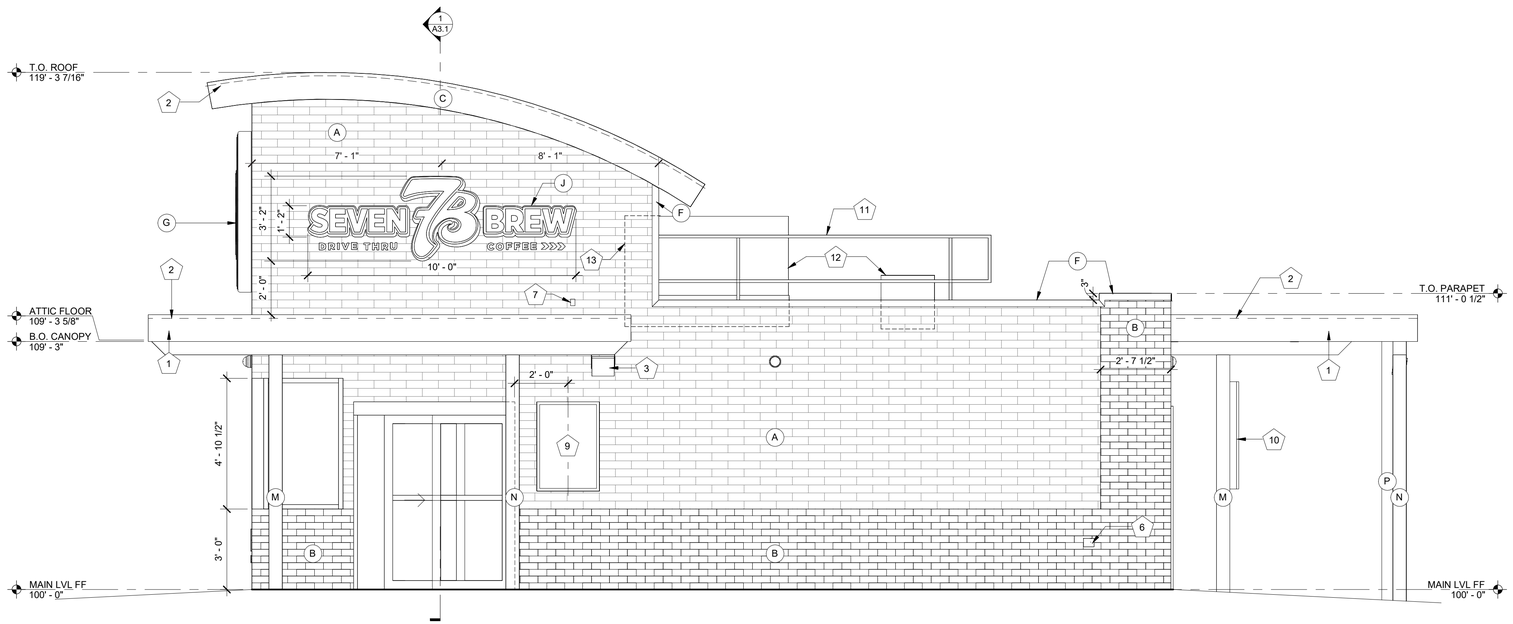
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2 EXTERIOR ELEVATION - EAST W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

3/8" = 1'-0"

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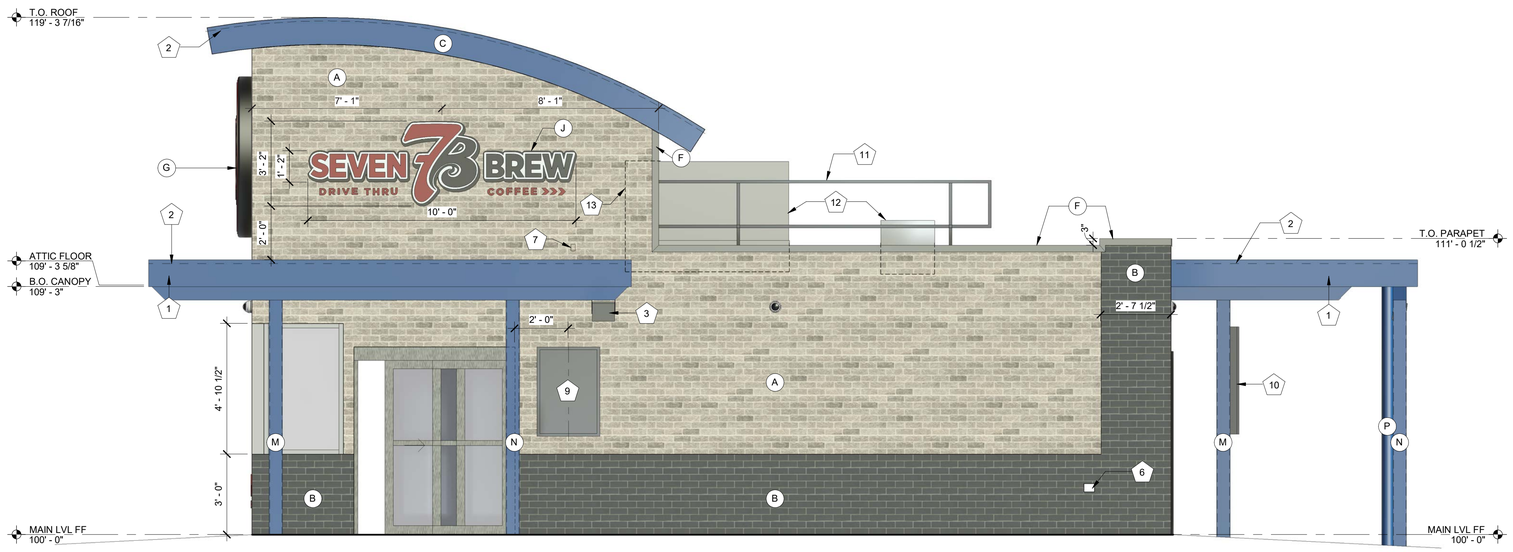
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2 EXTERIOR ELEVATION - EAST W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

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1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
P	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

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consulting engineer:

7 BREW DRIVE THRU - APPLETON, WI - BUCHANAN

MILBREW HOLDINGS, LLC

3226 EAST CALUMET STREET, APPLETON, WI 54915

REVISIONS

No.	Description	Date

sheet issue date: 02/13/2025

project no.: 22.23.08

sheet contents: EXTERIOR ELEVATIONS

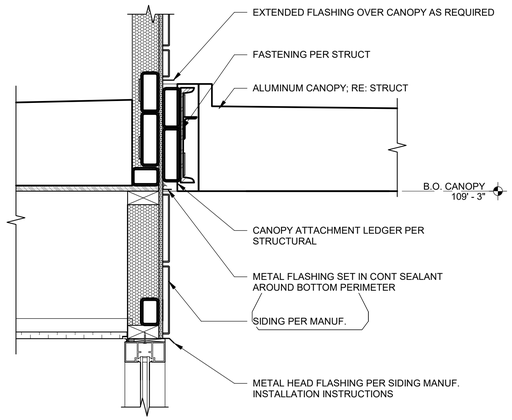
sheet no.: A2.3b

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7 Brew Template V3.0

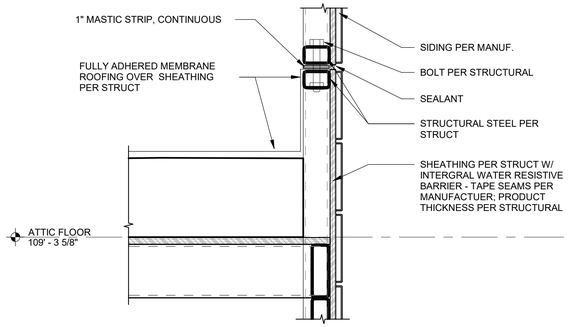
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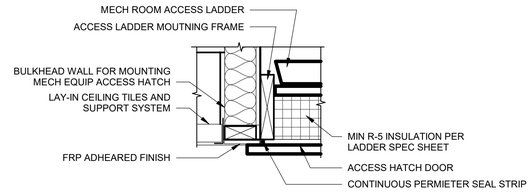
7 Brew Template V3.0



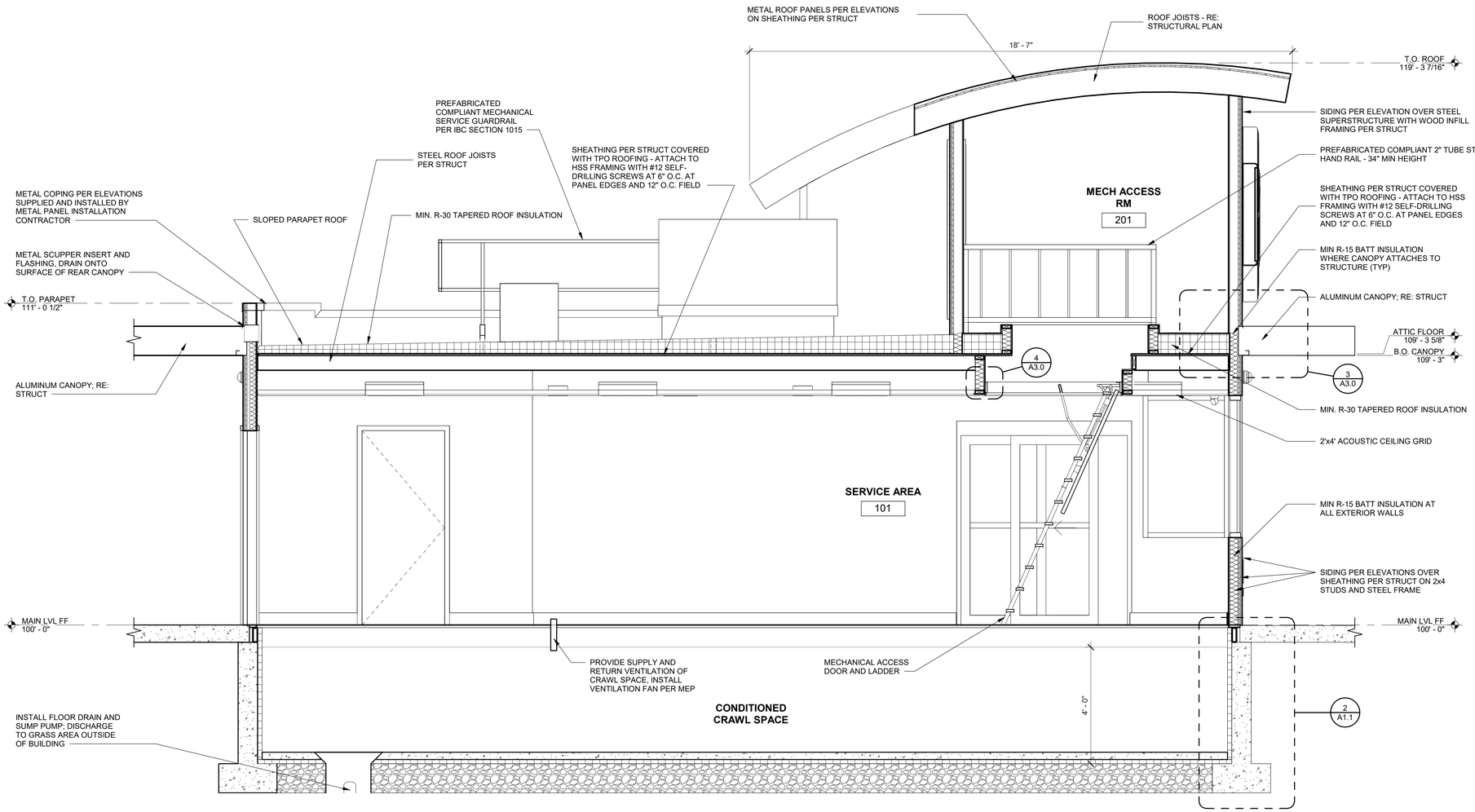
2 CANOPY CONNECTION
1 1/2" = 1'-0"



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

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consulting engineer:

7 BREW DRIVE THRU - APPLETON, WI - BUCHANAN

MILBREW HOLDINGS, LLC

3226 EAST CALUMET STREET, APPLETON, WI 54915

REVISIONS

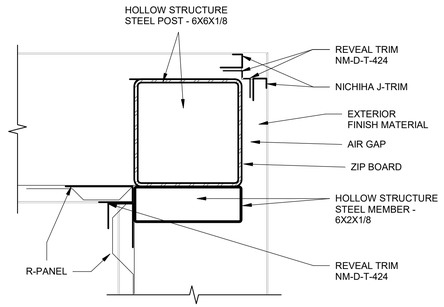
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sheet issue date: 02/13/2025

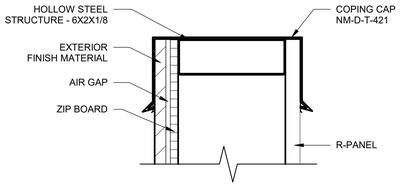
project no.: 22.23.08

sheet contents: BUILDING SECTION

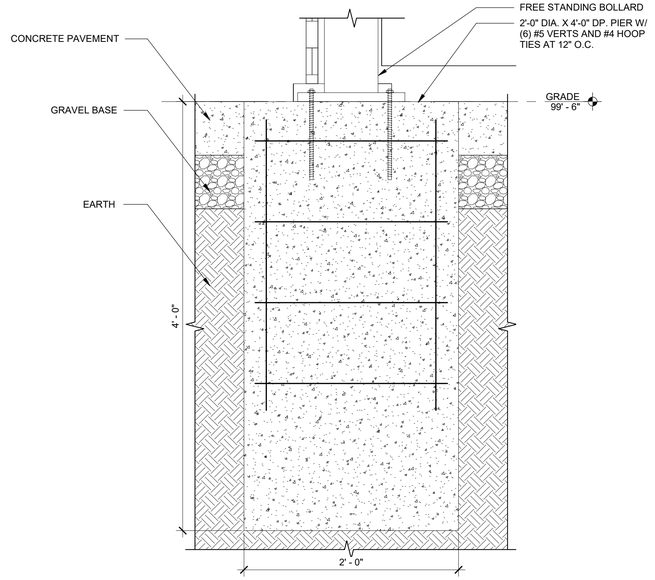
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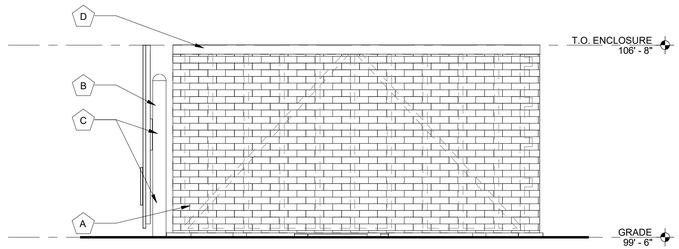
8 CORNER DETAIL
3" = 1'-0"



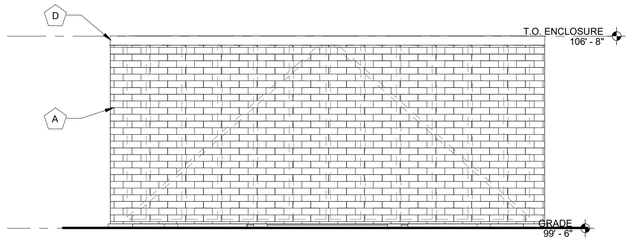
7 TOP COPING DETAIL
3" = 1'-0"



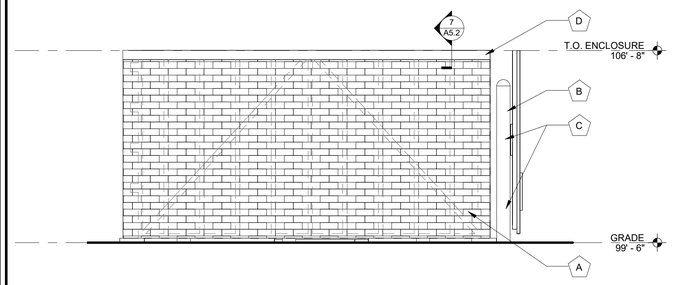
6 FREESTANDING BOLLARD FOUNDATION DETAIL
1 1/2" = 1'-0"



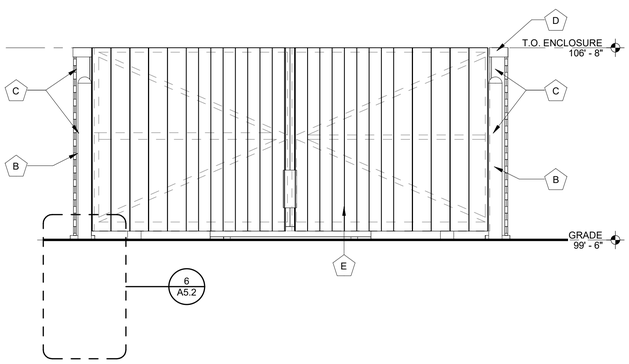
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



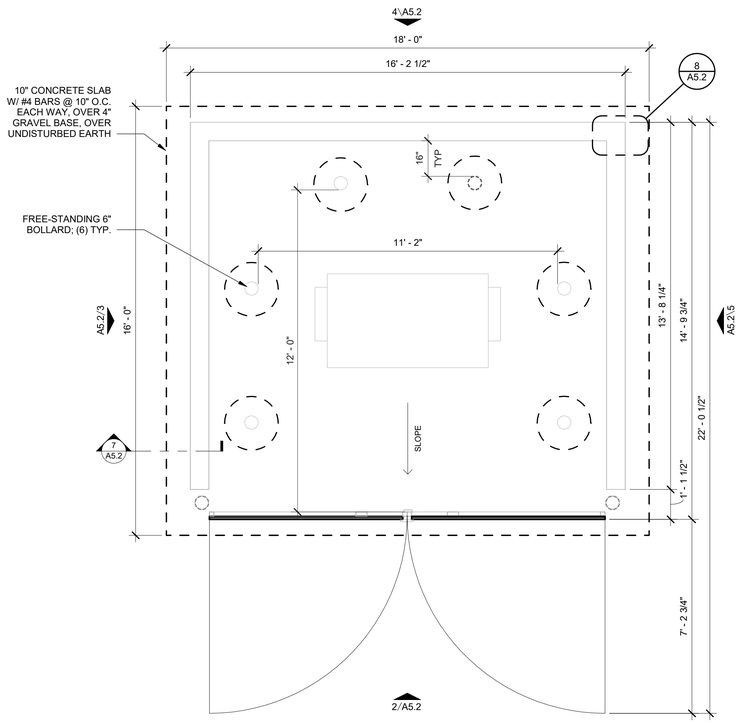
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

DUMPSTER ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

a. SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
c. STRUCTURE DASHED BEYOND FOR REFERENCE.

NATIONAL MODULAR MFG.

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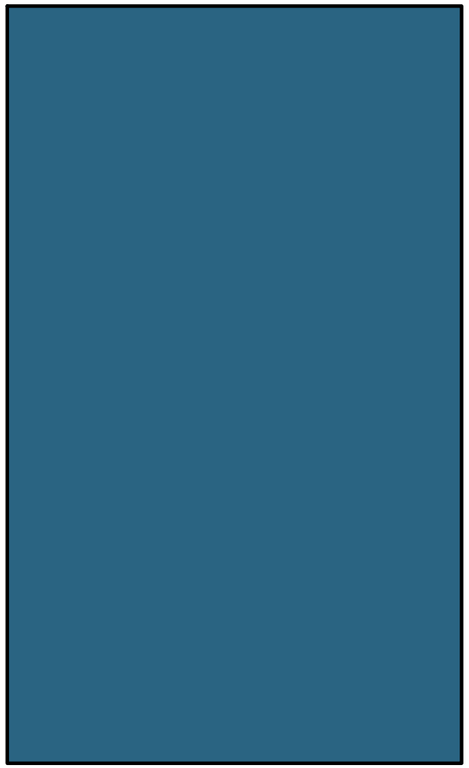
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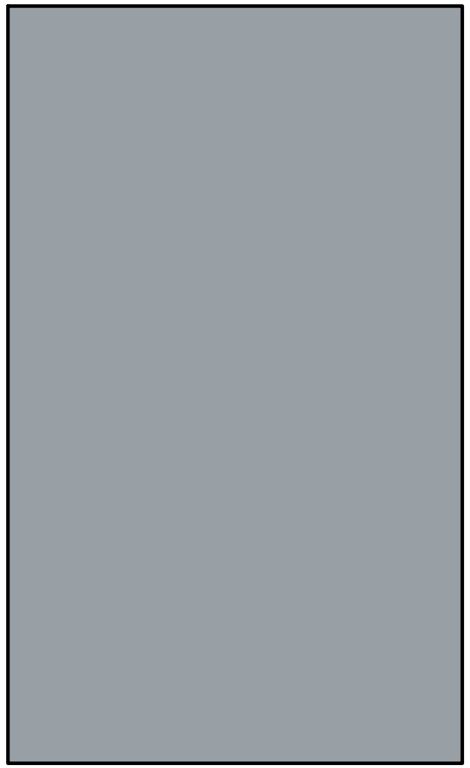
No.	Description	Date

sheet issue date: 02/13/2025
project no.: 22.23.08
sheet contents: TRASH ENCLOSURE
sheet no.: A5.2

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BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.23.08
7 BREW DRIVE THRU - APPLETON, WI - BUCHANAN
02/13/2025

MATERIAL COLOR BOARD





22.23.08
7 BREW DRIVE THRU - APPLETON, WI - BUCHANAN
02/13/2025

RENDERINGS

Plan Commission - Regular **5. d.**

Meeting Date: 04/08/2025

Topic: 7 Brew Parking Agreement

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Consideration of a shared use parking agreement for 7 Brew located at N82W15449 Appleton Avenue on the parcels identified by Tax Key Numbers 004.3996 and 004.3996.007.

Background Information:

Under Section 122-724, parking stalls shall be located on the same lot as the principal use. When the required parking use is provided on a lot or parcel separated from the principal use, the parcel designated for parking must be restricted by means of a recorded easement, enforceable by the village and the owners of all lands adjacent to either parcel. The easement shall state the parcel is to be used solely for parking and shall be in such form as the Plan Commission may prescribe or approve.

In addition, under Section 122-727, parking lots shall not be located closer than ten feet from the existing street line in all non-residential zoning districts. Parking lots shall not be located closer than five feet from the existing street line in all residential zoning districts. Parking lots shall not be located closer than three feet from any side or rear lot line in any district, except when access or parking easements are worked out jointly by the abutting properties.

With the parking agreement, the parking lot can be closer than three (3) feet to the interior lot line.

Application Specifics:

The applicant is proposing a new location for 7 Brew quick-serve, drive-thru coffee shop. 7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. 7 Brew does not provide any hot food service. The proposed project will include a 250 square foot stand-alone cooler building and a 530 square foot coffee shop with outdoor patio. There will be a double drive-thru to serve customers. Orders are taken with iPad technology, not with a speaker system. See attached applicant narrative.

The two parcels cannot be combined at this time due to one of the parcels being in TID District #9. Waukesha County Register of Deeds will not record a CSM to combine lots when one of

the original lots is in an active TID.

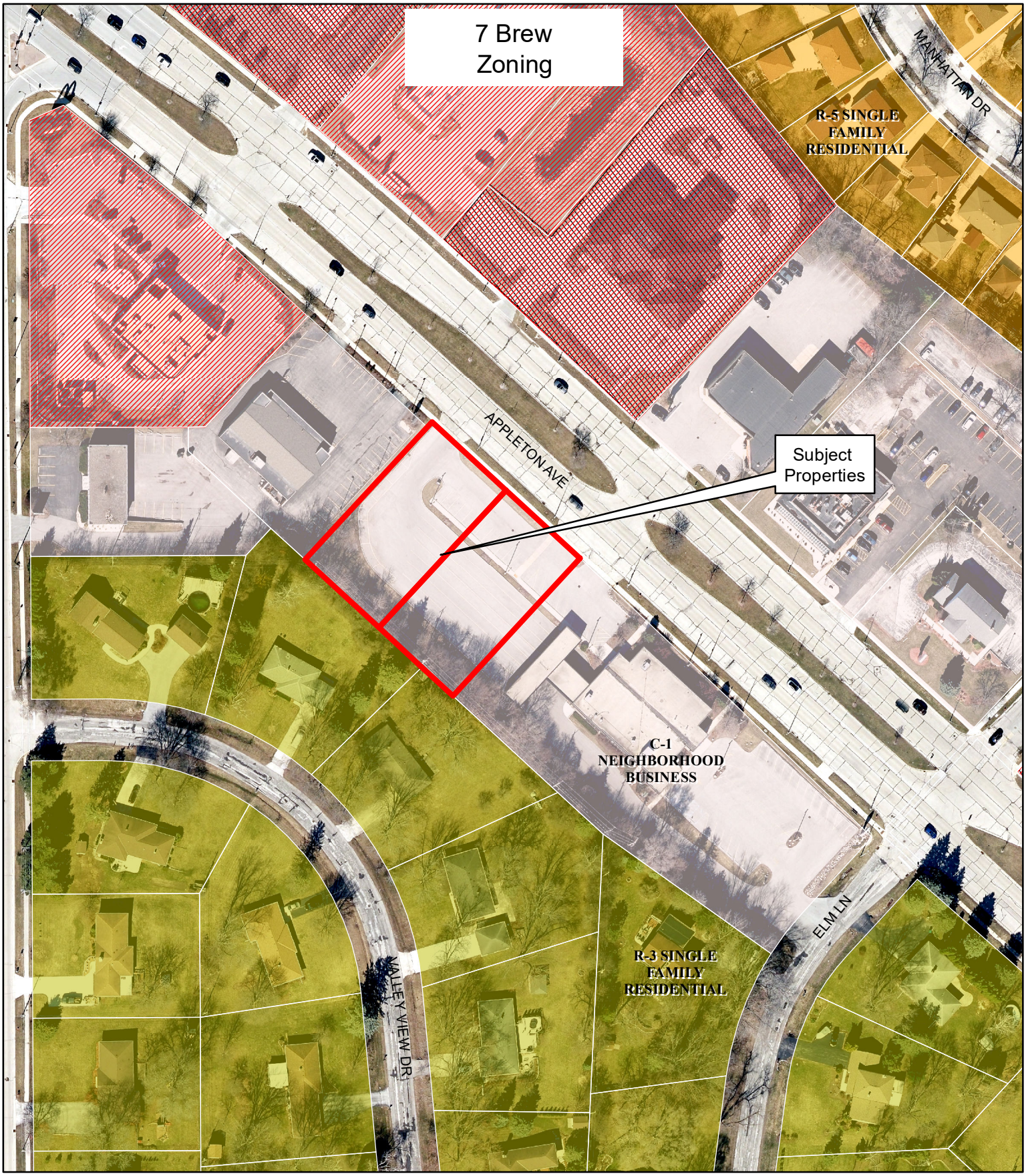
Additional Information:
The project was reviewed by the Engineering and Development, Utilities, Police, and Fire Departments. The following are staff comments:

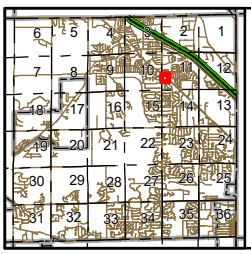
1. Recording the agreement at Waukesha County Register of Deeds.

Requested Action by Commission/Committee/Board:
Staff recommends the Plan Commission approve the parking agreement subject to:

1. Recording the agreement at Waukesha County Register of Deeds.

Location and Zoning Map
Land Use Map
Draft Parking Agreement
Exhibit





7 Brew Rezone

N8215449 Appleton Ave

1 inch = 125 feet

0 200 400 Feet

N

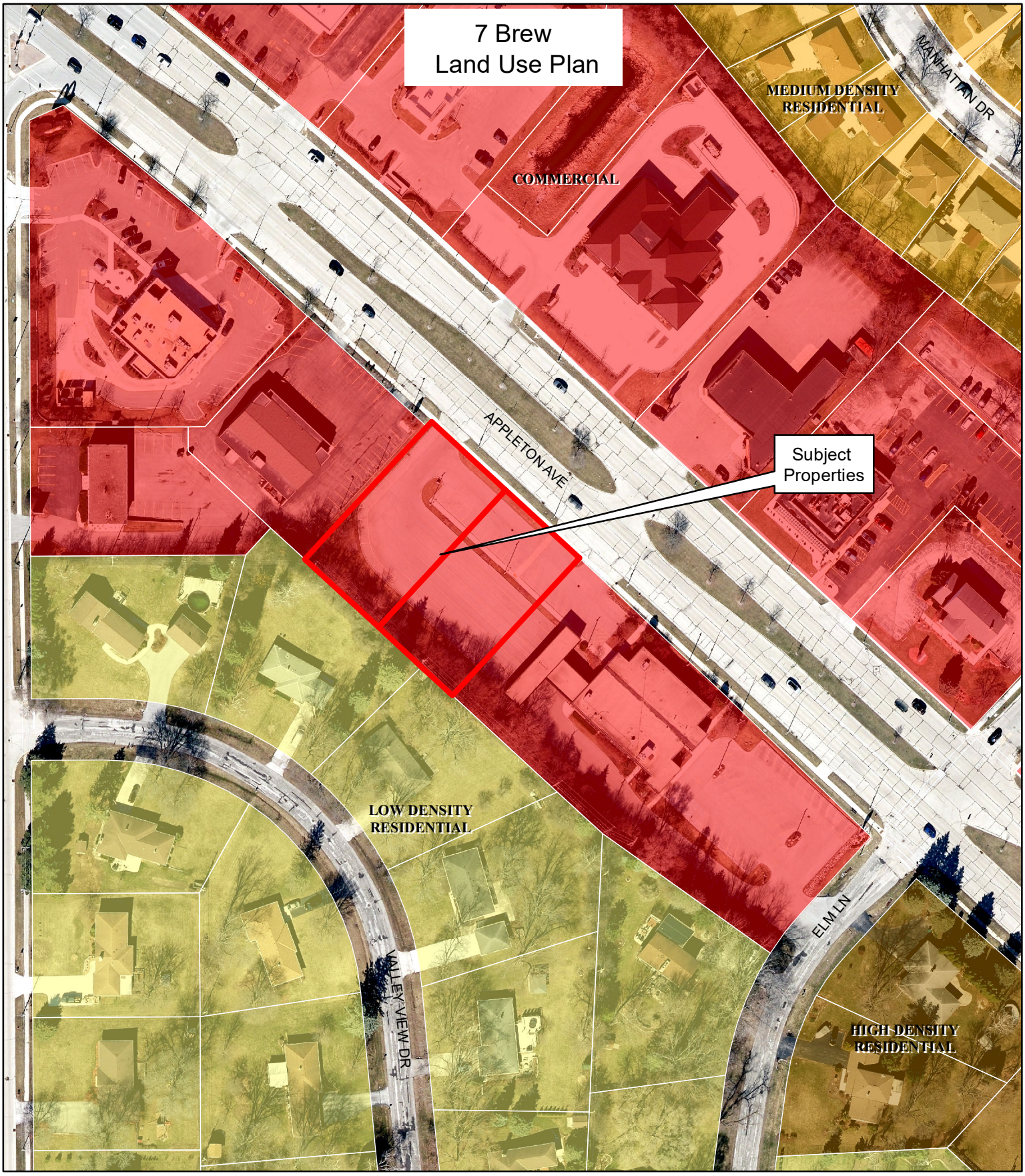
This map is intended for informational purposes only and does not replace the need for land or field survey. The Village of Menomonee Falls makes no representations regarding map accuracy or fitness for any use. This map does not represent an expressed or implied contract with the Village of Menomonee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

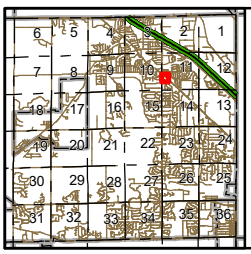
Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls





7 Brew Rezone

N8215449 Appleton Ave

1 inch = 125 feet

0 200 400 Feet

N

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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

	DECLARATION OF RECIPROCAL EASEMENT AGREEMENT	
Document Number	Document Title	

Recording Area

Name and Return Address:

Amundsen Davis, LLC
Attn: Ryan M. Spott, Esq.
111 E. Kilbourn Ave., Suite 1400
Milwaukee, WI 53202

See Exhibit A
Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE

Drafted by:
Amundsen Davis, LLC
Ryan M. Spott, Esq.
111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202

DECLARATION OF RECIPROCAL EASEMENT AGREEMENT

THIS DECLARATION OF RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is made this _____ day of _____, 2025, by I-MENOMONEE FALLS LLC ("Declarant").

RECITALS

A. Declarant is the owner of that certain real property situated in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (as set forth on Exhibit A, "Parcel A," "Parcel B," and "Parcel C").

B. Pursuant and subject to the terms of this Agreement, Declarant desires to impose certain easements upon the Parcels for the mutual and reciprocal benefit and complement of the Parcels and the present and future Owners and occupants thereof.

C. Declarant desires to establish certain covenants, conditions and restrictions encumbering the Parcels.

NOW, THEREFORE, in consideration of the foregoing, the Declarant hereby declares that the Parcels shall be held, sold and conveyed subject to the following easements, rights, obligations and conditions:

1. **Definitions**. For purposes hereof:

1.1. The term "Critical Access Drives" shall mean those driveways and driveway improvements, paving, curbing, entrances and exits, between the Parcels and to and from the adjacent public streets and other driveway areas as shown or otherwise marked on Exhibit B attached hereto and incorporated herein by reference.

1.2. The term "Owner" or "Owners" shall mean the Parcel A Owner (as to Parcel A), the Parcel B Owner (as to Parcel B), and the Parcel C Owner (as to Parcel C) and any and all successors or assigns of such persons as the owner or owners of fee simple title to all or any portion of the real property covered hereby, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such real property.

1.3. The term "Parcel" or "Parcels" shall mean each separately identified parcel of real property now constituting a part of the real property subjected to this Agreement as described on Exhibit A, that is, Parcel A, Parcel B, and Parcel C.

1.4. The term "Permittees" shall mean the tenant(s) or occupant(s) of a Parcel, and the respective employees, agents, contractors, customers, invitees and licensees of (i) the Owner of such Parcel, and/or (ii) such tenant(s) or occupant(s) (including, without limitation BMO [as defined below]).

1.5. The term "Site Plan" shall mean that site plan of the Parcels attached hereto as Exhibit B and by reference made a part hereof. Except as may be otherwise provided in this Agreement, the Site Plan is for identification purposes only.

2. **Purpose of Easement and Conditions**. The purpose of the easements granted herein is to provide the Declarant and subsequent Owners of the Parcels and their Permittees and guests with non-exclusive access to and from public roadways through the Parcels and for related maintenance, repair, and improvement obligations.

3. **Easements**.

3.1. Grant of Easements. Subject to any express conditions, limitations or reservations contained herein, Declarant hereby grants, establishes, covenants and agrees that the specified Parcels, and all Owners and Permittees of the specified Parcels, shall be benefited and burdened by the following nonexclusive, perpetual easements appurtenant to the Parcels, which are hereby imposed upon the specified Parcels and all present and future Owner's and Permittees of the Parcels:

3.1.1. Ingress and Egress. An easement for reasonable vehicular and pedestrian ingress and egress over all driveways, roadways, and walkways (pedestrian ingress and egress only) as presently or hereafter constructed, including, without limitation, the Critical Access Drives so as to provide for the safe passage and maneuvering of motor vehicles and pedestrians over and between all portions of the Parcels intended for such purposes, and to and from all abutting streets or rights of way furnishing access to such Parcels; limited, however, to those portions of each Parcel which are improved by the Owner thereof from time to time for vehicular traffic and pedestrian walkways or made available by such Owner for general use, which portions may be reasonably relocated from time to time by each such Owner in accordance with this Agreement and so long as there is no material adverse effect on the Critical Access Drives.

3.1.2. Parking Easements. Nonexclusive easements in and to the parking areas located on the respective Parcels, inclusive of access to and the use for vehicular parking purposes; provided, however, this easement does not apply to the area identified on Exhibit B as "Parcel C Parking", which parking area is for the sole benefit of Parcel C. Parking shall be done only in designated parking stalls. Subject to Section 5.1, below, the Owners reserve the right to alter, modify, reconfigure, relocate and/or remove the parking or to designate assigned parking spaces for its benefit and for the benefit of the other Parcels provided that such Owner shall ensure that there are a sufficient number of parking stalls to allow the Parcels to be compliant with the Village of Menomonee Falls minimum parking requirements, if any.

3.1.3. Storm Water Drainage. Nonexclusive easements for the purpose of allowing storm water flow over and across the Parcels as well as maintenance and repair of all stormwater drainage and retention and detention facilities in favor of the municipality, the Owners, Permittees, and their respective agents, employees, representatives and contractors located on a Parcel. Each Owner shall construct and maintain the lines, conduits, pipes and other facilities serving such Owner's Parcel and connecting to the water detention and drainage facilities. Such

system shall be located so as not to materially adversely affect any Parcel or the intended development thereon. Each Owner shall and hereby grants easements or licenses to any other Owner's agents for inspection, maintenance, repair, replacement and restoration of any private drainage system, or any part thereof, located on a Parcel.

3.1.4. Emergency Access. Nonexclusive easements for the purpose of emergency access by the local fire department, police department and any other emergency service agency, and for any other municipal access required by any governing authority for so long an emergency exists.

3.2. Indemnification. Each Owner having rights with respect to an easement granted hereunder shall indemnify and hold the Owner whose Parcel is subject to the easement harmless from and against all claims, liabilities and expenses (including reasonable attorneys' fees) relating to accidents, injuries, loss, or damage of or to any person or property caused by the negligent, intentional or willful acts or omissions of such Owner or its Permittees arising out of the exercise of the easement rights set forth in this Agreement.

3.3. Reasonable Use of Easements.

3.3.1. The easements herein above granted shall be used and enjoyed by each Owner and its Permittees in such a manner so as not to unreasonably interfere with, obstruct or delay the conduct and operations of the business of any other Owner or its Permittees at any time conducted on its Parcel, including, without limitation, public access to and from said business, and the receipt or delivery of merchandise in connection therewith.

3.3.2. Once commenced, any construction undertaken in reliance upon an easement granted herein shall be diligently prosecuted to completion, so as to minimize any interference with the business of any other Owner and its Permittees. Except in cases of emergency, the right of any Owner to enter upon a Parcel of another Owner for the exercise of any right pursuant to the easements set forth, or to prosecute work on such Owner's own Parcel if the same interferes with utility or drainage easements or easements of ingress, egress or access to or in favor of another Owner's Parcel, shall be undertaken only in such a manner so as to not prohibit or prevent access and to minimize any interference with the business of the other Owner and its Permittees. In such case, no affirmative monetary obligation shall be imposed upon the other Owner, and the Owner undertaking such work shall with due diligence repair at its sole cost and expense any and all damage caused by such work and restore the affected portion of the Parcel upon which such work is performed to a condition which is equal to or better than the condition which existed prior to the commencement of such work; provided, however, that under no circumstances shall any construction unreasonably prohibit or prevent access to the banking drive-through lanes, or the branch bank, as the same are currently located on Parcel C. In addition, the Owner undertaking such work shall pay all costs and expenses associated therewith.

3.4. Easement Protections.

3.4.1. The opening(s) and access point(s) contemplated for the Critical Access Drives for access between the Parcels as depicted on Exhibit B are hereinafter called the

"Access Openings." Except as provided in Section 3.5, below, the Access Openings shall in no event be blocked, closed, altered, changed or removed and shall at all times remain in place once constructed. Except with respect to the Access Openings, each Owner shall be permitted to maintain curbing, landscaping or other improvements along the boundary line of its Parcel.

3.4.2. Neither the Declarant nor any Owner shall alter, relocate, close, or otherwise impair ingress and egress to a Parcel from any public right-of-way or a Parcel via the Critical Access Drives without obtaining the prior written consent of all of the Owners. Declarant intends for the Critical Access Drives and Access Openings on the respective Parcels to be open and unobstructed at all times after such areas are installed if not currently existing, for their intended purposes. Accordingly, no Owner of the Parcel(s) shall alter, construct curbs, barriers, fences, dividers, or other obstructions on or across all or any portion of the Critical Access Drives or Access Openings that prevents, prohibits, or discourages the free and uninterrupted flow of vehicular and pedestrian traffic or allow any of its tenants, subtenants, licensees, contractors, concessionaires, suppliers, agents, employees, customers, and invitees to do any of the foregoing; provided however, that each party reserves the right to use its Parcel in any manner and for any purpose that does not unreasonably frustrate the purposes intended hereby. Notwithstanding anything herein to the contrary, the parties hereto acknowledge that the flow and passage of vehicular and pedestrian traffic to and from the Parcels and Access Openings may be disrupted for limited periods of time for periods of repair, maintenance, restoration, reconstruction, or to prevent a public taking through condemnation or other means of public acquisition. Any such disruption of pedestrian and vehicular ingress and egress shall be for the shortest time practicable and shall not unreasonably limit in any material way any Owner's or Permittee's access to and use of its Parcel.

3.4.3. Except as expressly provided in this Agreement, in the event vehicular access to any Parcel is obstructed due to an obstruction on another Parcel (including, but not limited to, the Critical Access Drives) or an activity (each such event, a "Obstruction Default") of another Owner or such Owner's Permittee(s) (an "Obstructing Party"), an Owner or Permittee who is not committing the Obstruction Default (a "Non-Obstructing Party"), may notify such Obstructing Party by any means reasonable under the circumstances, including electronic mail or telephone, of the Obstruction Default and demand that the Obstruction Default be remedied. If, after 24 hours after such notice has been provided, such Obstructing Party has not (i) remedied the Obstruction Default or (ii) commenced to remedy the Obstruction Default and thereafter remedied such Obstruction Default within 24 hours or such longer time period as reasonably necessary to promptly remedy such Obstruction Default, the Non-Obstructing Party shall have the right (but not the obligation) to remedy the Obstruction Default (including the right to enter upon the Parcel of the Obstructing Party) and shall be reimbursed by the Obstructing Party for the reasonable costs for such remedy in accordance with the provisions of Section 11 below.

3.4.4. Except as otherwise set forth in this Agreement, if any Parcel is hereafter subdivided or combined into one or more separate parcels, the terms of this Agreement shall be deemed to continue to apply to and benefit and burden the subparcels, or any one or more of them, and to create the same rights, easements, and obligations as between and among such subparcels as are herein created with respect to the Parcels.

3.5. Development of Parcels A and B; Revisions to Site Plan. The Declarant, Owners, and their respective Permittees acknowledge that the Declarant or its Permittee intends to redevelop and reconfigure Parcel A and Parcel B in substantially the configuration depicted on Exhibit B attached hereto and incorporated herein, and such redevelopment and reconfiguration is hereby approved. In the event the redevelopment and reconfiguration of Parcel A and Parcel B is materially different than as depicted on Exhibit B, prior to commencing any development or redevelopment on or about Parcel A or Parcel B, the Declarant (or then current Owner of Parcel A or Parcel B, as the case may be) ("***Developer***") shall deliver written notice to the other Owners (and during the term of the Bank Lease [as it may be extended or renewed], BMO), which written notice shall include the new size and configuration of the fully developed Parcel A and Parcel B (the "***Development Notice***"), including a revised Site Plan depicting the same. Developer shall prepare an amendment to this Agreement to update the Site Plan depicting the new configuration of the fully developed Parcel A and Parcel B and the relocation of the Critical Access Drives and Access Openings as may be reasonably necessary for the development of Parcel A and Parcel B; provided, however, the development or redevelopment of Parcel A and Parcel B shall not alter the configuration of the Critical Access Drives or Access Openings in a manner that would materially interrupt the flow and passage of vehicular and pedestrian traffic to and from the Parcels. Developer shall deliver a draft of the amendment to all Owners (and BMO, if applicable). The Owners (and BMO, if applicable) shall have ten (10) days from receipt of the amendment to deliver written notice to Developer detailing any reasonable objections to the amendment and updated Site Plan. If Developer does not receive any response from the other Owners (or BMO, if applicable) within such ten (10) day period, Developer shall have the right to record the amendment against the Parcels without further consent from any Owner (or BMO, if applicable), any Owner's mortgagee or any other party. If Developer receives reasonable comments from any Owner (or BMO, if applicable), Developer shall correct the amendment and deliver an updated copy to the Owners, who shall then have five (5) business days from delivery of the updated amendment to send any updated revisions. The preceding process shall continue until such time as Developer does not receive any valid comments or the Owners (and BMO, if applicable) have approved the amendment, at which time Developer shall have the right to record the amendment against the Parcels without further consent from any Owner (or BMO, if applicable), any Owner's mortgagee or any other party.

4. **Maintenance**.

4.1. Buildings and Appurtenances Thereto. Each Owner covenants to keep and maintain, at its sole cost and expense, its Parcel and every part thereof, including, without limitation, the building(s), signs, landscaping and sidewalks, and any other improvements located from time to time on its respective Parcel in good order, condition and repair, pursuant to all applicable laws and ordinances and consistent with first-class retail development facilities in the county in which the Parcels are located. Such maintenance includes, without limitation: (i) maintenance, repair and replacement of the surface and subsurface materials originally constructed thereon or such other materials as may be required to maintain the Parcel and Critical Access Drives; (ii) removal of papers, debris, ice, snow, refuse and other hazards; (iii) such painting or sealing as may be required to maintain the Critical Access Drive areas in high quality condition; and (iv) landscaping including, without limitation, mowing of grass and trimming of trees. Once constructed, in the event of any damage to or destruction to a Parcel or of a building on any Parcel,

the Owner of such Parcel shall, at its sole cost and expense, with due diligence either (a) repair, restore and rebuild its Parcel to the condition prior to such damage or destruction (or with such changes as shall not conflict with this Agreement), or (b) within 60 days after such damage or destruction (or such longer time period as necessary for a formal police investigation to be completed and a reasonable period thereafter to), demolish and remove all portions of such damaged or destroyed building then remaining, including the debris resulting therefrom, and otherwise clean and restore the area affected by such casualty to a level, graded condition, and either pave or seed the affected area. Nothing contained in this Section 4.1 shall be deemed to allow an Owner or Permittee to avoid a more stringent obligation for repair, restoration and rebuilding contained in a lease or other written agreement between an Owner and such Owner's Permittee.

4.2. Utilities. Each Owner shall at all times during the term hereof construct, operate and maintain or cause to be constructed, operated and maintained, in good order, condition and repair, at its sole expense, any utility or other installations serving the Parcel of such Owner and from time to time existing on the Parcel of another Owner pursuant to an easement described herein.

5. **Restrictions**.

5.1. Parking Restrictions and Use.

5.1.1. Declarant intends that Parcels A and B will be developed as depicted on Exhibit B (as such plans may be modified from time to time and approved by the Village of Menomonee Falls), with the principal structure for the use of Parcel A and Parcel B located on Parcel A. Pursuant to Section 122-724 of the Village of Menomonee Falls Municipal Ordinances (as the same may be amended from time to time), for so long as the primary structure for the principal use of Parcel A and Parcel B is located on Parcel A and the required parking spaces for the principal use are provided on Parcel B, which is a lot or parcel separated from the principal use of Parcel A, Parcel B shall be primarily used for parking for the benefit of Parcel A and for no other use, subject to Section 3.1.2, above ("Restricted Parking Spaces").

5.1.2. This Section 5.1 shall run with the land and shall remain in full force and effect, unless terminated in accordance with this Section. This Section 5.1 shall automatically terminate and be of no further force and effect without the need for the recording of any instrument upon the occurrence of any of the following: (i) the primary structure for the principal use of Parcels A and B is no longer located on Parcel A; (ii) other parking spaces become available to replace the Restricted Parking Spaces and such replacement parking spaces satisfy the Village's then existing off-street parking requirements applicable to the current or proposed use of Parcel A or Parcel B; or (iii) the proposed use of Parcel A and Parcel B will no longer require that the Restricted Parking Spaces be provided. Thereafter, Parcel B shall no longer be subject to the restrictions contained in this Section 5.1 and Parcel B may be used for any legal use, subject to the terms and conditions of this Agreement.

5.2. Parcel A and B Use Restrictions. Declarant, as landlord, and BMO Bank N.A., and its successors and assigns ("BMO"), as tenant, have entered into that certain Appleton

– Menomonee Falls Lease Agreement dated June 13, 2019 (as the same may be amended from time to time and together with such amendments, the "Bank Lease"), pursuant to which Declarant leased Parcel C to BMO. For so long as Parcel C is leased to BMO, Parcel A and Parcel B shall not be leased, used or occupied, in whole or in part, as a Financial Services Institution. As used in this Agreement, the term "Financial Services Institution" means any person or entity engaged in one or more of the following activities: (i) retail or wholesale banking operations (including a state bank, national bank, savings and loan association, savings bank, credit union, investment, or stock brokerage firm), or ATMs; (ii) receiving deposits of money, (iii) offering checking accounts, (iv) operating a finance company, mortgage company or mortgage broker, credit union or any other institution that lends money, (v) issuing credit and/or debit cards, (vi) operating a stock brokerage firm (including, but not limited to, selling securities (i.e., stocks and mutual funds)); (vii) operating an investment banking firm; (viii) operating a private banking firm; (ix) offering wealth management services; and (x) operating an insurance brokerage company. The foregoing restriction shall not prevent any other party from maintaining automated teller machines as an ancillary use for a business, so long as such ATM is stand-alone, and is not an exterior walk-up or drive-up ATM.

6. **Insurance and Subrogation**. Each Owner (or through its respective Permittees) shall separately maintain in effect at all times a policy of commercial general liability insurance (or obtain an endorsement to a currently existing policy in place) naming the other Owners as an additional insured, to insure against injury to persons or loss of life or damage to property arising out of the other parties' use, occupancy, or maintenance of the easement areas, with a deductible and limits of coverage that are at levels customarily maintained by businesses in the community in which the Parcels are located. Insurance required of the Owners under this Agreement shall be written by companies duly qualified to do business in the State of Wisconsin. Each Owner shall provide an enforceable certificate of insurance to the other Owner(s) promptly upon request. No Owner shall be responsible or liable to the other Owner(s) for any event, act, or omission to the extent the same is covered by insurance required to be obtained and maintained by such Owner under this Agreement with respect to the easement areas and the use thereof. Each Owner shall cause its policy or policies of insurance to contain effective waivers of subrogation for the benefit of the other Owner(s); provided, however, this provision shall be void if such waiver of subrogation herein voids the required insurance policies pursuant to the terms thereof.

7. **Taxes and Assessments**. Each Owner shall pay all taxes, assessments, or charges or any type levied or made by any governmental body or agency with respect to its Parcel.

8. **No Rights in Public; No Implied Easements**. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of Parcel A, Parcel B, or Parcel C. Notwithstanding anything to the contrary contained herein, the Owners shall have the right to temporarily close the Critical Access Drives for as long as reasonably necessary, but no longer, to prevent the general public from acquiring any rights in the same. No easements, except those expressly set forth in Section 3 shall be implied by this Agreement.

9. **Compliance with Law**. Each Owner and its Permittee(s) shall comply at all times with all applicable codes and ordinances, including, without limitation, any and all municipal and

zoning ordinances, signage restrictions, laws, rules, regulations and guidelines of any local, state, or federal governmental authority or agency thereof, and shall be responsible for any violation of the same arising out of its ownership or occupancy of its Parcel. Each Owner and its Permittee(s) shall use and occupy its Parcel at all times in compliance with all local, state and federal environmental laws and shall not permit the storage, disposal, generation, or discharge of any hazardous substance in violation of any environmental law.

10. **Nature of Easements and Rights Granted**. All the terms of this Agreement, including the benefits and burdens, shall run with the land in perpetuity and shall be binding upon and inure to the benefit of and be enforceable by the Owners of the Parcels and their respective successors and assigns. The easements, rights, and obligations herein are appurtenant to the Parcels and may not be transferred separately from, or severed from, title to the Parcels. Each and all of the easements, covenants, restrictions and provisions contained in this Agreement: (i) are made for the direct, mutual and reciprocal benefit of the Owners of the Parcels and their Permittees; (ii) create mutual equitable servitudes upon each Parcel in favor of the other Parcels; and (iii) shall bind every person or entity having any fee, leasehold or other interest in any portion of the Parcels during the term. With respect to the exercise by the Owners of any easement rights granted herein which are not specific as to location within a Parcel as of the date of the recording of this Agreement or thereafter, any such exercise shall be in a manner so as to not unreasonably adversely affect the use of existing improvements on a Parcel. Any damage directly caused by the exercise of such rights shall be repaired or restored at the sole cost and expense of the party exercising any such easement rights.

11. **Remedies and Enforcement**.

11.1. All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any Owner or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) and such Owner(s)'s Permittees shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance, and/or injunctive relief.

11.2. Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a defaulting Owner to cure a breach of this Agreement within thirty (30) days following receipt of written notice thereof by an Owner, or such Owner's Permittees (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Owner commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), any Owner, or such Owner's Permittees, shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Owner and be reimbursed by such defaulting Owner upon demand for the reasonable costs thereof (which such written demand shall include reasonable supporting documentation of such costs) together with interest at the rate of ten percent (10%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency or (ii) blockage or material impairment of the easement rights relating to the Critical Access Drives not expressly permitted by this Agreement, an Owner, or such Owner's Permittees, may immediately cure the same and be reimbursed by the other Owner upon demand for the reasonable cost thereof together

with interest at the rate of ten percent (10%) (not to exceed the maximum rate of interest allowed by law), as above described.

11.3. Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner in enforcing any payment in any suit or proceeding under this Agreement shall be assessed against the defaulting Owner in favor of the prevailing party and shall constitute a lien ("Assessment Lien") against the Parcel of the defaulting Owner until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the Register of Deeds of Waukesha County, Wisconsin; provided, however, that any such Assessment Lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the Register of Deeds of Waukesha County, Wisconsin prior to the date of recordation of said notice of lien, and (iii) all leases entered into (including, without limitation, the Bank Lease), whether or not recorded, prior to the date of recordation of said notice of lien. All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. Upon the timely curing by the defaulting Owner of any default for which a notice of lien was recorded, the party recording same shall record an appropriate release of such notice of lien and Assessment Lien. Notwithstanding anything to the contrary set forth in this Agreement, any and all Assessments Liens shall automatically be subject and subordinate to any current or future mortgage (or similar security instrument) recorded against any of the Parcels, and, although not necessary for subordination, the Parcel Owners shall nonetheless execute, upon request, documentation evidencing and confirming the subordination of the Assessment Lien.

11.4. Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

11.5. No Termination for Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any Owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

11.6. Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of Sections 3 and/or 5 of this Agreement, each Owner agrees that such violation or threat thereof shall cause the nondefaulting Owner and/or its Permittees to suffer irreparable harm and such nondefaulting Owner and its Permittees shall have no adequate remedy at law. As a result, in the event of a violation or threat thereof of any of the provisions of Sections 3 and/or 5 of this Agreement, the non-defaulting Owner (and, during the term of the Bank Lease [and any extensions or renewals thereof], BMO Harris), in addition to all remedies available at law or otherwise under this Agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of Sections 3 and/or 5 of this Agreement.

12. **Consent of Mortgagee**. As Mortgagee of the Parcels, Greenwoods State Bank executes this Agreement for acknowledgement and consent purposes.

13. **Term**. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Register of Deeds for Waukesha County, Wisconsin and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, canceled or terminated by the written consent of all then record Owners of the Parcels; provided, however, that for so long as the Bank Lease remains in effect, no such modification, amendment, cancellation or termination shall materially adversely affect the rights of BMO, as Permittee, as set forth herein, and BMO shall be considered an intended third-party beneficiary of this Agreement.

14. **Miscellaneous**.

14.1. Recitals. The parties acknowledge and agree that the Recitals above are true and accurate and are incorporated herein by reference.

14.2. Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.

14.3. Amendment. The parties agree that the provisions of this Agreement may be modified or amended, in whole or in part, or terminated, only by the written consent of all record Owners of all Parcels and evidenced by a document that has been fully executed and acknowledged by all such record Owners and recorded in the official records of the Office of the Register of Deeds of Waukesha County, Wisconsin.

14.4. Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld, conditioned, or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the paragraph hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of an Owner under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing.

14.5. No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default. A waiver by any of the parties hereto of any of the covenants, conditions or agreements hereof to be performed by another, shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement contained herein.

14.6. No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

14.7. Grantee's Acceptance. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof,

whether from an original party or from a subsequent owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

14.8. Separability. Each provision of this Agreement and the application thereof to the Parcels are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared. Ownership of both Parcels by the same person or entity shall not terminate this Agreement, by merger of title or otherwise, nor in any manner affect or impair the validity or enforceability of this Agreement.

14.9. Time of Essence. Time is of the essence of this Agreement.

14.10. Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

14.11. Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each Owner may change from time to time their respective address for notice hereunder by like notice to the other parties. The notice addresses of the Declarant (as current Owner of all Parcels) is as follows:

Declarant: I-Menomonee Falls LLC
Attn: Daniel Jeserig
1830 Hubbard Street, Suite 700
Milwaukee, WI 53212

With a copy to:

Amundsen Davis, LLC
Attn: Ryan M. Spott, Esq.
111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202

14.12. Governing Law. The laws of the State of Wisconsin, without regard to its choice of law rules, shall govern the interpretation, validity, performance, and enforcement of this Agreement.

14.13. Estoppel Certificates. Each Owner, within fifteen (15) day of its receipt of a written request from the other Owner(s), shall from time to time provide the requesting Owner, a certificate binding upon such Owner stating: (a) to the best of such Owner's knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

14.14. Bankruptcy. In the event of any bankruptcy affecting any Owner or occupant of any Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

14.15. Extension of Time. It is hereby agreed that the terms set forth in this Agreement are to be extended beyond the applicable time period set forth in the Sections 706.09 and 893.33 of the Wisconsin Statutes. Any party hereto, any successor or assign of any Owner, and/or any subsequent owner of the Parcels may, from time to time, file of record the proper instrument for the purpose of extending the terms stated herein beyond the statutory period so that such easements and conditions are not terminated.

14.16. Third-Party Beneficiaries. The parties hereby designate the Village of Menomonee Falls as a third-party beneficiary of Section 5.1 of this Agreement, having the right to enforce Section 5.1 for so long as Section 5.1 remains in effect. Except as set forth in the preceding sentence and in Section 13, the parties do not confer any rights or remedies upon any person other than the parties to this Agreement and their respective successors and permitted assigns.

14.17. Execution in Counterparts. This Agreement may be executed in counterparts which shall be considered a valid original when all signature pages are consolidated.

[*Signatures Appear on the Following Pages*]

IN WITNESS WHEREOF, this Agreement has been executed as of the date and year first above written.

I-MENOMONEE FALLS LLC
a Wisconsin limited liability company

By:_____
Name:_____
Title:_____

STATE OF _____)
) SS
_____ COUNTY)

Personally came before me this ___ day of _____, 2025, the above-named _____ and acknowledged that he executed the foregoing instrument as the Agreement on behalf of said limited liability company.

_____
Notary Public, State of _____
My Commission:_____

CONSENT OF MORTGAGEE

The undersigned, being the holder of that certain Mortgage dated as of June 13, 2019, and filed for record on June 19, 2019, with the Waukesha County Register of Deeds Office as Document Number 4403029 ("Mortgage"), hereby consents to the execution and recording of this Agreement, to which this Consent of Mortgagee is attached and agrees that said Mortgage is subject thereto.

IN WITNESS WHEREOF, Mortgagee has caused this Consent of Mortgagee to be signed by its duly authorized officer on its behalf on this ____ day of _____, 2025.

_____

By:_____
Name:_____
Title:_____

STATE OF _____)
) SS
_____ COUNTY)

Personally came before me this ___ day of _____, 2025, the above-named _____ and acknowledged that he executed the foregoing instrument as the Agreement on behalf of said Mortgagee, for the uses and purposes therein set forth.

_____
Notary Public, State of _____
My Commission:_____

EXHIBIT A

Legal Description
(Parcel A)

PARCEL A:

Tax Key No.: MNFV 0043.996
Address: N82 W15449 Appleton Avenue

Lot Two (2) of Certified Survey Map No. 1880, recorded in the office of the Register of Deeds for Waukesha County, WI on July 12, 1973 in Volume 13 of Certified Survey Maps, pages 73 and 74, as Document No. 856720, being a part of the Southwest One-quarter (1/4) of Section Eleven (11), Township Eight (8) North, Range Twenty (20) East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

EXHIBIT A (CONTINUED)

Legal Description
(Parcel B)

PARCEL B:

Tax Key No.: MNFV 0043.996.007
Address: N82 W15425 Appleton Avenue

Lot One (1) of Certified Survey Map No. 1880, recorded in the office of the Register of Deeds for Waukesha County, WI on July 12, 1973 in Volume 13 of Certified Survey Maps, pages 73 and 74, as Document No. 856720, being a part of the Southwest One-quarter (1/4) of Section Eleven (11), Township Eight (8) North, Range Twenty (20) East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

EXHIBIT A (CONTINUED)

Legal Description
(Parcel C)

PARCEL C:

Tax Key No: MNFV 0043.073
Address: N82 W15415 APPLETON AVENUE

PARCEL 1:
That part of the Southwest ¼ of Section 11, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the West ¼ corner of Section 11, Town 8 North, Range 20 East, thence South along the West line of the Southwest ¼, 260.78 feet; thence South 46° 58' East along the center line of S.T.H. 175, 715.50 feet; thence continuing along the center line of the aforesaid highway South 47° 18' East 133.79 feet to the point of beginning; thence continuing South 47° 18' East 100.00 feet; thence South 42° 57' West 234.56 feet; thence North 47° 03' West 100.00 feet; thence North 42° 57' East 234.13 feet to the point of beginning.

PARCEL 2:
That part of the Southwest ¼ of Section 11, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the West ¼ corner of Section 11, Town 8 North, Range 20 East, thence South along the West line of the Southwest ¼, 260.78 feet; thence South 46° 58' East along the center line of S.T.H. 175, 715.50 feet; thence continuing along the aforesaid center line of Highway South 47° 18' East 233.79 feet to the point of beginning; thence continuing South 47° 18' East 100.00 feet; thence South 42° 57' West 235.00 feet; thence North 47° 03' West 100.00 feet; thence North 42° 57' East 234.56 feet to the point of beginning.

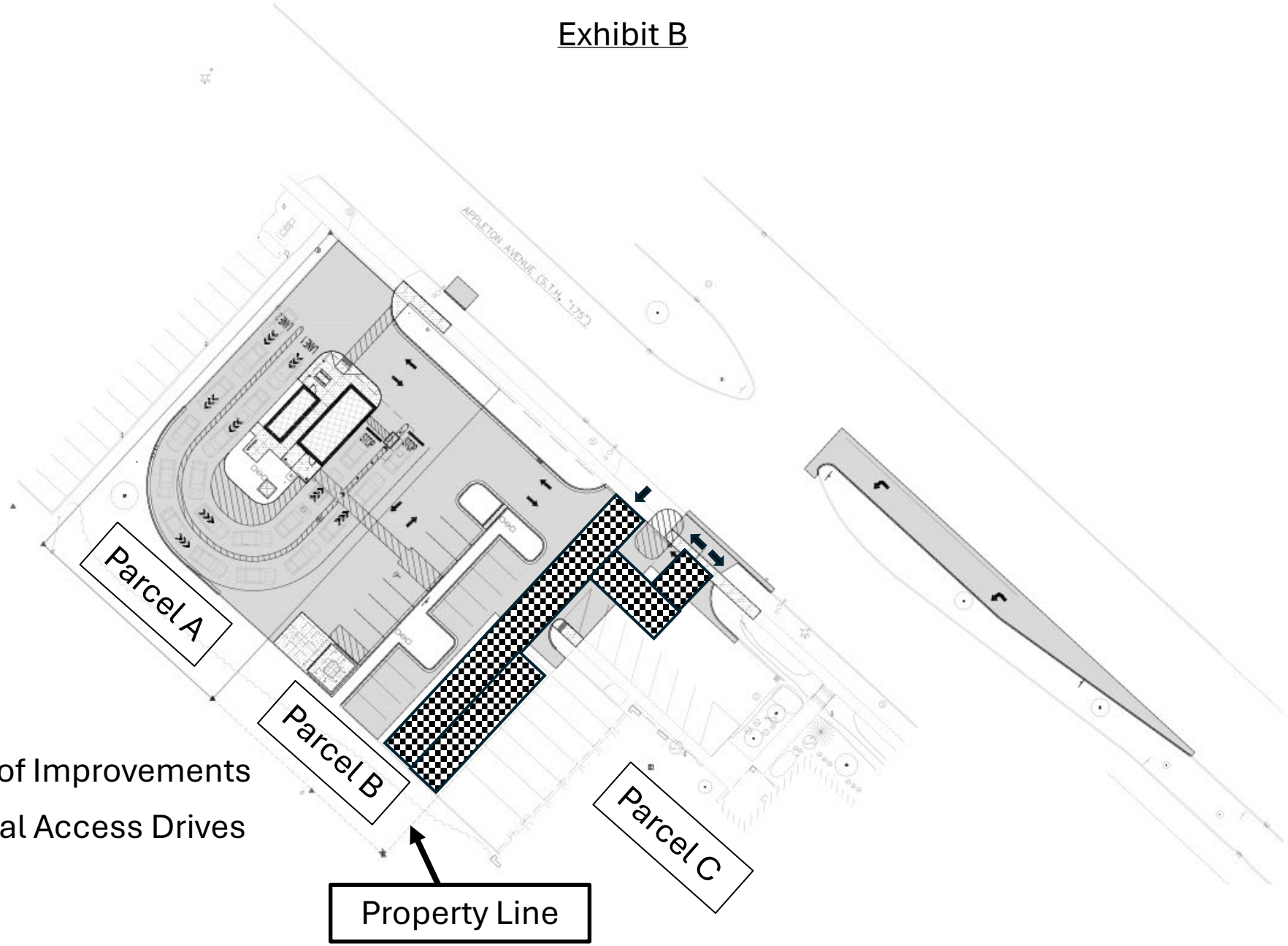
PARCEL 3:
Lot 10, in Block 6, in Menomonee View No. 2, in the Northwest ¼ and Southwest ¼ and Southeast ¼ of the Southwest ¼ of Section 11, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, according to the recorded plat thereof. EXCEPTING THEREFROM that part described as "fee title" in Award of Damages recorded as Document No. 761206 and that part conveyed by Warranty Deed recorded as Document No. 575031.

EXHIBIT B

Site Plan

(See Attached)

Exhibit B


Parcel A
Parcel B
Parcel C
Property Line
Area of Improvements
Critical Access Drives

Plan Commission - Regular **5. f.**

Meeting Date: 04/08/2025

Topic: Comprehensive Plan Update Draft Chapters Housing, Economic Development, Intergovernmental Cooperation and Transportation

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Presentation by Brian Wiedenfeld of MSA Professional Services, Inc. regarding the Village Comprehensive Plan update and review of draft chapters including: Housing, Economic Development, Intergovernmental Cooperation and Transportation.

Background Information:

The Engineering and Development Department is updating the 2015 Village of Menomonee Falls Comprehensive Plan beginning in 2024 and completing the efforts in 2025. MSA Professional Services, Inc. is the local planning consultant that was selected to assist with the development of the plans.

The Village's Comprehensive Plan is a long-term planning document that outlines the community's vision to guide future growth and development over the next 20 years. The Wisconsin "Smart Growth" law enacted in 1999 provides the framework for the development and adoption of comprehensive plans, including public participation. Section 66.1001 of the Wisconsin Statutes describes the nine required elements including:

- Issues and Opportunities (Reviewed January 7, 2025)
- Housing
- Transportation
- Utilities and Community Facilities (Reviewed January 7, 2025)
- Agricultural, Natural and Cultural Resources (Reviewed January 7, 2025)
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

Comprehensive plan law requires adopted plans to be reviewed and updated at least once every 10 years. The Plan Commission can guide the development of the comprehensive plan update including holding the final public hearing and providing a recommendation by resolution to the Village Board. Final adoption by the Village Board will be required by an ordinance. Once adopted, zoning, subdivision and official mapping ordinances should be consistent with the comprehensive plan.

Project scope:

- Project management and communications strategy
- Public outreach and engagement plan
- Plan Commission meetings (6+/-)
- Plan document design
- Adoption

Approximate project timeline:

- Summer - online community survey live
- Late Summer / Fall - Comp Plan kick-off, visioning workshop / open house
- Winter - stakeholder interviews, plan development
- Summer - Comp Plan draft review
- Late Summer / Fall - Comp Plan public hearing and adoption

The Public Participation Plan for the Comprehensive Plan Update was adopted by resolution by the Village Board on August 5, 2024. It outlines public engagement that will take place throughout the plan update process, including:

- Public Participation Plan (adopted by Village Board)
- Community-wide online survey
- Pop Up events (Farmer's Markets, Kids Fest, etc.)
- Public open houses
- Stakeholder interviews
- Focus group meetings
- Public hearings

Application Specifics:

MSA will introduce draft chapters for review and comments. Each element will include goals and strategies along with snapshots of the community.

For reference, the 2015 Village Comprehensive Plan Update can be viewed here: https://www.menomonee-falls.org/DocumentCenter/View/7812/2015-Comprehensive-Plan-Update

Additional Information:

The 2025 Village Comprehensive Plan update will have a new "lean" format.

Requested Action by Commission/Committee/Board:

For discussion purposes only.

The next draft chapter (Land Use) will be reviewed at the July 8, 2025 Plan Commission meeting.

Draft Chapters 5-8

Draft Housing Assessment

Draft Maps

Chapter 5: Economic Development

Introduction

The Economic Development chapter focuses on fostering a vibrant local economy. It outlines strategies to support entrepreneurship, attract investments, and create a favorable business environment. The Village aims to stimulate economic growth, job creation, and enhance residents' well-being through targeted initiatives and collaboration with stakeholders.

Issues and Opportunities

- **Business Advantages:** Close proximity to the City of Milwaukee and excellent access to Interstate 41/ US 45, Interstate 94 and Interstate 43, position Menomonee Falls as a major regional job center.
- **Labor Force:** Population growth and a high level of educational attainment represent a growing pool of skilled workers capable of supporting highly technical fields.
- **Balanced Change:** Balancing economic needs for young families with the needs of those aging-in-place in the Village.

Voices from the Community

- Almost **53%** of survey respondents indicated that the Village needs more full-service restaurant options, with comments showing preference for locally owned and operated establishments.
- Programs such as the Façade improvement Program in the Downtown Business Improvement District (BID) have improved the appearance of downtown retailers.
- Respondents also indicated that the community would like to see additional specialty grocery, entertainment, and retail offerings.

Economic Development Goals and Strategies

***** Indicate a strategy that relates to community health and safety

In Menomonee Falls, we envision…

Goal #1: A stable, growing, and diversified local economy including residential, commercial, industrial and institutional sectors.

Strategies

1. Increase communication between Village staff, local businesses, The Chamber (Greater Menomonee Falls and Sussex), and other groups to promote business retention and expansion.
2. Collaborate with local, regional, and state agencies for economic development.
3. Develop a marketing strategy for attracting investment to available properties throughout the Village.
4. Complete a review of Village ordinances to ensure the code does not cause unnecessary burden to business growth and development.

5. Continue to enforce property maintenance ordinances to ensure aesthetically pleasing business corridors and commercial areas.
6. Promote and encourage a mixture of housing options to attract a variety of businesses and ensure there is sufficient housing to support the workforce.
7. Promote the clusters of manufacturing, industrial, business, and healthcare related companies already located within the Village.
8. Explore financing options, including loans, grants, or partnerships, to support potential development projects and reduce risk.

Goal #2: A quality of life that nurtures a vibrant, family-friendly community to attract and retain residents and businesses.

Strategies

1. Preserve historically significant sites and structures within the Village as practicable.
2. Encourage the redevelopment of underutilized parcels within aging commercial corridors.
3. Promote walkable destinations (i.e. coffee shops, restaurants, local retail, parks) and mixed-use projects in redevelopment corridors. *
4. Identify and promote the places that make Menomonee Falls a great place to live, work, play, and do business.
5. Review directional and wayfinding signage and consider possible improvements to connect residents and visitors to local areas of interest.
6. Utilize TIF (tax increment financing) to spur redevelopment of underutilized parcels into better uses.
7. Identify potentially contaminated sites in the Village and encourage the use of state and federal grants to move brownfield lands back into productive use. *

Goal #3: A healthy business mix in the Downtown Area.

Strategies

1. Update to the 2010 Village Centre Master Plan in coordination with the Downtown BID to identify key priorities and establish a vision to guide the future of the Downtown area.
2. Partner with the Downtown BID to recruit l businesses that align with the needs of Village residents not currently being met. Continue to engage with community members to understand their needs and concerns.
3. Continue to coordinate the downtown Façade Improvement Program in partnership with the Downtown BID.
4. Consider streetscaping and wayfinding improvements.
5. Continue monthly meetings between Economic Development Director and Business Improvement District.

Goal #4: The promotion of the Village as a tourist destination.

Strategies

1. Collaborate with The Chamber, the Downtown BID, local businesses, Travel Wisconsin, and other stakeholders to provide consistent and cohesive marketing material for attracting tourists.

2. Actively support festivals, recreational, and community events that attract visitors and spending at local businesses.
3. Promote and enhance the Village's natural, cultural, and historical amenities to generate tourist spending and business attraction within the region. *
4. Develop and maintain a "Visitors" page to promote local destinations and tourism on the Village's website.

Snapshot: Economic Development

Economic development activities play a key role in the quality of life of the community and the long-term viability of the Village. This economic development snapshot explores the Village's current environment, and inventories efforts that support economic development in the community.

Village Employment by Industry

Industry	2018 Jobs	2023 Jobs	Change in Jobs
Manufacturing	5,891	5,775	(115)
Health Care and Social Assistance	3,901	4,086	185
Management of Companies and Enterprises	3,020	3,237	217
Retail Trade	1,971	2,143	172
Construction	2,052	2,099	47
Wholesale Trade	1,484	1,530	46
Accommodation and Food Services	1,404	1,393	(11)
Administrative and Support and Waste Management and Remediation Services	1,881	1,325	(556)
Professional, Scientific, and Technical Services	1,209	1,180	(29)
Finance and Insurance	1,238	898	(340)
Other Services (except Public Administration)	430	567	137
Educational Services	739	550	(188)
Transportation and Warehousing	315	537	222
Government*	39	390	350
Arts, Entertainment, and Recreation	325	356	31
Real Estate and Rental and Leasing	190	219	29
Agriculture, Forestry, Fishing and Hunting	84	111	27
Information	838	59	(779)
Utilities	35	35	(0)

**Note: Available ACS data + existing Village market conditions suggests that there is an error in the data which is inflating the 2023 jobs under Government. As a result, this category will be excluded from the top growth industries.*

Top 5 Growth Industries in Employment (2018-2023)

Industry	Change in Jobs	% Change in Jobs
Transportation and Warehousing	222	71%
Management of Companies and Enterprises	217	7%
Health Care and Social Assistance	185	5%
Retail Trade	172	9%
Other Services (except Public Administration)	137	32%

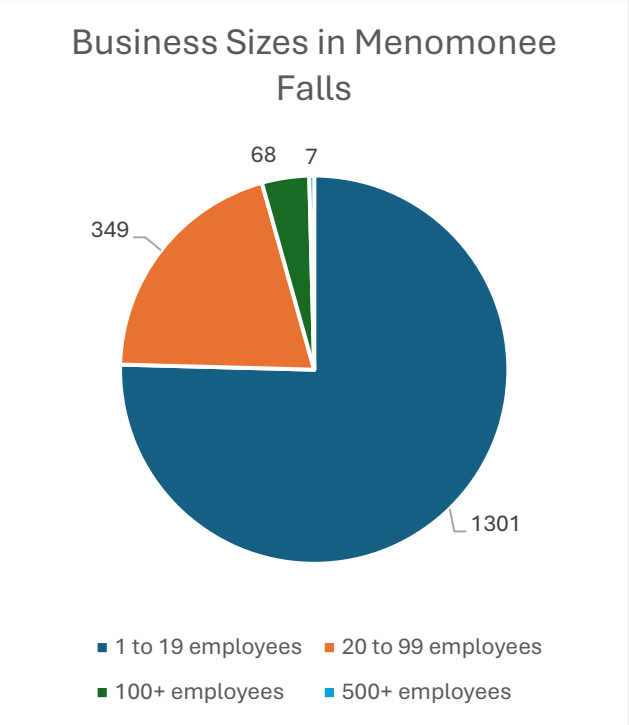
Source: Southeastern Wisconsin Regional Planning Commission, Lightcast 2025, Economy Overview

The top industries within the Village include Manufacturing, Health Care and Social Assistance, and Management of Companies and Enterprises. From 2018 to 2023, the industries that added the most jobs included Transportation and Warehousing (222 new jobs), and Management of Companies and Enterprise (217 new jobs). These top industries are representative of the concentration of industrial, business, and healthcare companies that are present in the community. Overall, employment dropped by approximately 550 jobs from 2018-2023.

Top Employers and Employers by Size

Major Employers	Employee Numbers
Kohl's Corporation	1,000+
Froedtert ThedaCare Health, Inc	1,000+
Harley-Davidson	500-999
Leonardo DRS	500-999
Arandell Corp	500-999
Fed Ex	500-999
Milwaukee Tool	500-999
Wacker Neuson Corp	500-999
Bradley Corp	500-999
Alto-Shaam Inc	500-999
School District of Menomonee Falls	500-999

Source: WiscEconomy, 2020



Source: Southeastern Wisconsin Regional Planning Commission, Lightcast 2025, Economy Overview

Earnings by Common Occupations

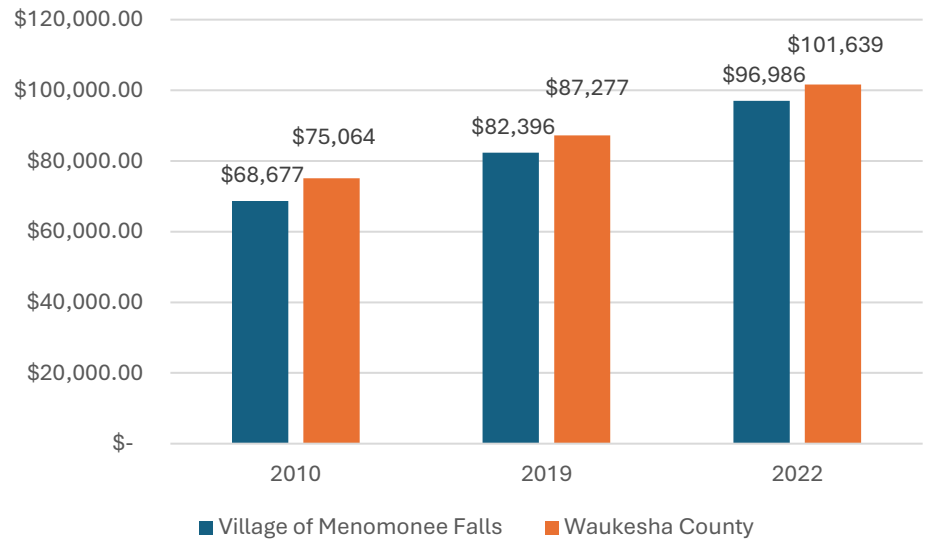
Occupation	2023 Median Hourly Earnings	Annual Earnings
Production	$23.33	$48,524.07
Office and Administrative Support	$21.69	$45,109.19
Sales and Related	$21.75	$45,249.86
Business and Financial Operations	$35.85	$74,567.83
Transportation and Material Moving	$20.60	$42,842.05
Management	$56.28	$117,056.81
Healthcare Practitioners and Technical	$38.41	$79,897.95
Food Preparation and Serving Related	$14.27	$29,684.23
Construction and Extraction	$31.58	$65,683.90
Healthcare Support	$18.84	$39,194.79

Source: Southeastern Wisconsin Regional Planning Commission, Lightcast 2025, Economy Overview

Menomonee Falls is home to 19 businesses that employ 250 or more people with the largest of them being Kohl's Corporation, Froedtert ThedaCare Health, Inc, and Harley-Davidson. The most

common occupations within the Village reflect the types of jobs and industries that these largest employers represent. Annual earnings can range from $30,000 to $117,000. The typical family of four with two parents working would need to each earn at least $28.74 hourly or $59,779 annually ($119,558 annual household income) to afford to live in Menomonee Falls per MIT's Living Wage Calculator.

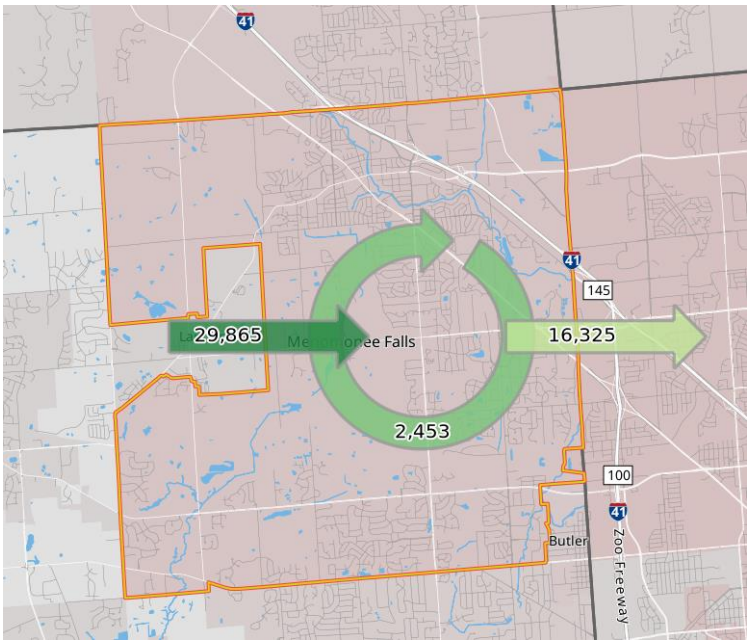
Median Household Income 2010-2022



Source: U.S. Census Bureau ACS 5-Year Estimates, 2010, 2019, 2022

Median household income has grown 41.2% within the Village between 2010 and 2022, reaching $100,000. This has outpaced the County median household income growth of 35.4% over the same period. Nationally, there has been 51.3% growth in median household income during that period. While the increase appears significant, it's important to consider the impact that inflation has had on the purchasing power of that income in recent years.

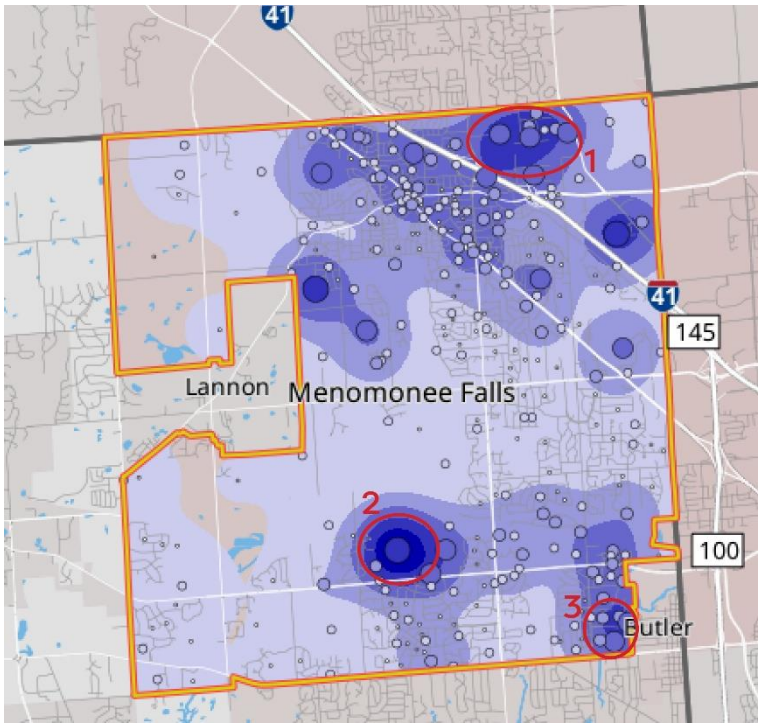
Commuting Patterns



Source: OntheMap Inflow/Outflow Job Counts (All Jobs), 2022

29,865 people work in Menomonee Falls but live outside of Menomonee Falls.
2,453 people work and live in Menomonee Falls.
16,325 people live in Menomonee Falls but work outside of Menomonee Falls.

Employment Density



Source: OnTheMap Total All Jobs, 2022

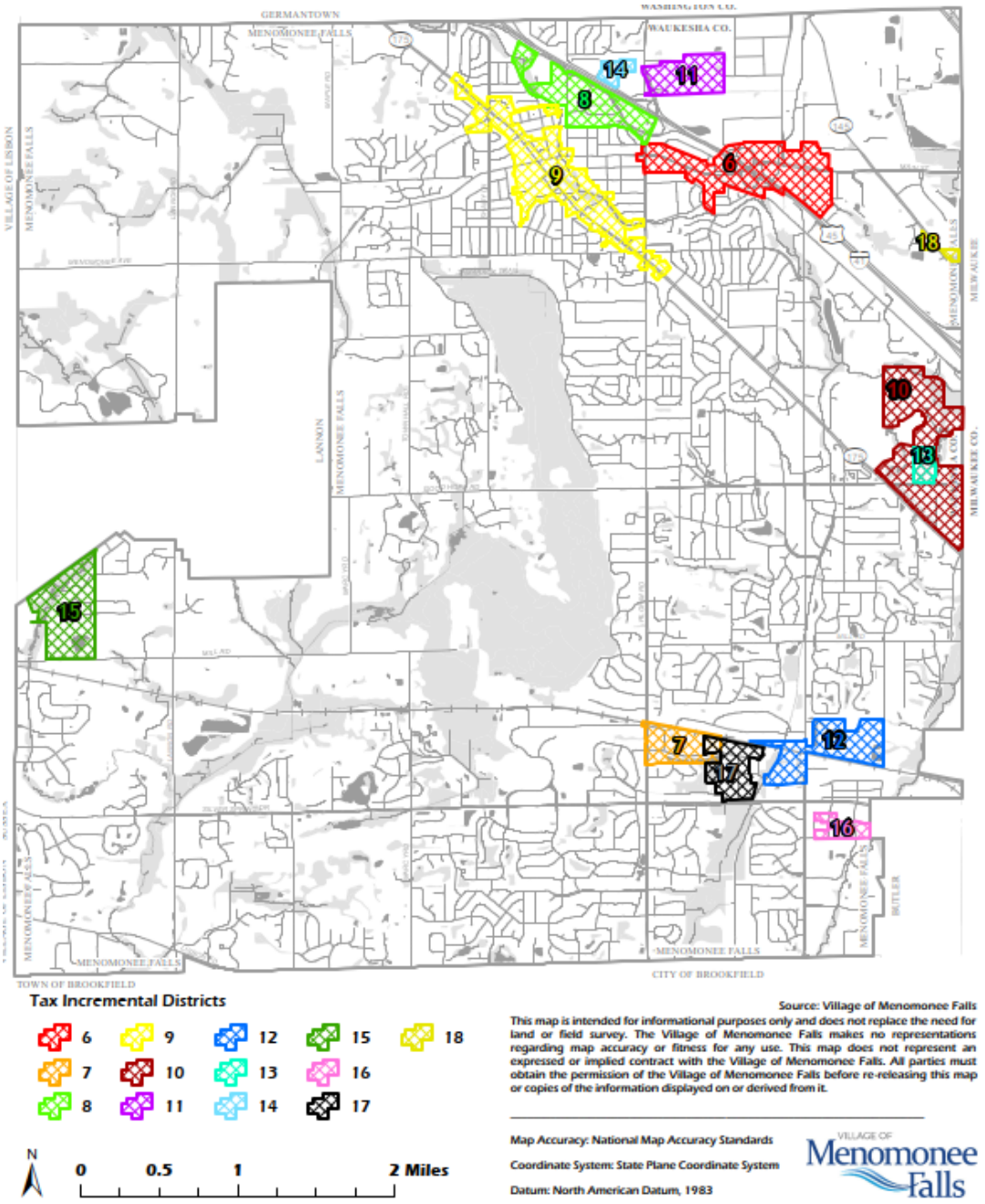
Major Business Parks
1. Nor-X-Way Industrial Park I, II, III
2. Silver Spring Corporate Park/Technology Center
3. Falls Business Park

The employment density within the Village roughly corresponds to the location of industrial and business park locations. There are nine total industrial or business parks within the Village covering 1,300 acres. The largest of which is the Nor-X-Way Industrial Park (314 acres).

Menomonee Falls Local and Regional Economic Development Groups

- Menomonee Falls Downtown BID
- The Chamber (Greater Menomonee Falls and Sussex)
- Menomonee Falls Community Development Authority (CDA)
- Milwaukee 7
- Wisconsin Economic Development Corporation (WEDC)
- Wisconsin Economic Development Association (WEDA)
- Wisconsin Women's Business Initiative Corporation (WWBIC)

TIF Districts



The Village currently has thirteen active TIF (Tax Incremental Financing) districts. TID #6, created in 2006, aims to redevelop Main Street and is set to close in 2036. TID #8, created in 2008, has a current increment value of over $150 million and is estimated to close in 2038. TID #9, created in 2010, promotes mixed used development in the downtown area running north and south along Appleton Ave and is set to close by 2030. TID #10, created in 2011, aims to re-ignite office development and is set to close in 2037. TID #17 and TID #18, created in 2024, focus on redeveloping underutilized industrial sites and are estimated to close by 2044.

As of 2024, the equalized property value and value increment of parcels in existing TIDs was at 7% of the Village's total equalized property value. State statue does not allow a municipality to create or expand TIDs once this value reaches the 12% value limit. Village officials and financial consultants should use conservative project valuations and increments to help determine the length of time (15-17 years) a TID needs to remain open in order to remain under the 12% valuation test. With a conservative approach to TID based on: life, payback, community outcomes, and need, it will remain one of the most useful tools the Village has to ensure continued growth in residential, retail, office, and industrial uses.

Chapter 6: Housing

Introduction

The Housing chapter focuses on ensuring accessible and diverse housing options for Village residents. It addresses challenges and strategies to promote affordability, availability, and quality. By encouraging a range of housing types and revitalizing older properties, the Village aims to meet the needs of its residents while preserving its unique character. Through partnerships and community engagement, the Village seeks to create a vibrant and sustainable housing environment for all.

Issues and Opportunities

- **Diverse Housing Stock:** Single family homes account for roughly 70 percent of all units, but the housing stock in the Village also includes a growing number of apartments and senior housing facilities at a variety of price points.
- **Population Growth:** Menomonee Falls is expected to add over 130 households annually, placing additional demand on housing stock.
- **Balance the Changes:** There is a need to balance the housing and services required of Menomonee Falls' aging population while attracting new families to the Village.

Voices from the Community

- Respondents identified neighborhood character (**77%**) and access to parks/trails as the greatest strengths of Village residential areas.
- For additional future households in the Village, respondents preferred conservation subdivisions, single-family homes, cottage clusters, and a mix of housing types.
- **74%** of respondents would consider a single-family home for their next form of residence, with **25%** saying they would consider a condominium, and **14%** would consider a retirement community**.**

Housing Goals and Strategies

In the Village of Menomonee Falls, we envision…

Goal #1: Housing located in a safe, attractive and convenient living environment that includes access to transportation networks (i.e., roads, walkways, bike paths, trails), public recreation facilities and private facilities and services

Strategies

1. Encourage multi-family housing to be designed in a manner which integrates attached housing units into a neighborhood setting that promotes a Village character.
2. Promote residential neighborhoods designed as a cohesive part of the larger community. – Complete neighborhoods should contain a variety of housing types, natural open space, parks, schools, community facilities and other uses to support the daily activities of residents.

3. Encourage neighborhood development to include a mix of housing sizes, structure types, and lot sizes which contribute to an overall density that is desirable to a Village residential atmosphere.
4. Provide opportunities for housing—particularly in the medium and high-density range—within a variety of mixed-use settings.
5. Designate agricultural holding areas to preserve larger tracts of open space or farmland (35 acres or more) where municipal water and sanitary sewer services are presently not available.
6. Permit the use of conservation subdivision design concepts to preserve natural features and view corridors in rural settings where adverse impacts to the surrounding environment can be avoided.
7. Ensure developments are carefully designed to accommodate traffic and stormwater management.
8. Review and update zoning and land use regulations to accommodate a range of housing options.
9. Continue to assess housing needs and issues within the community, including the potential need for workforce housing.
10. Infill development should respect the scale, proportion, and architectural style of nearby homes to a reasonable extent.

Goal #2: A variety of opportunities for high-quality living environments

Strategies

1. Promote a range of housing types, locations, and price points within the Village to assure equal housing opportunity.
2. Maintain and enforce property upkeep and building codes.
3. Develop strategies (branding, enhancement of public amenities less restrictive zoning regulations, etc.) for making aging residential neighborhoods more appealing to first-time homebuyers.
4. Develop and share resources on design and rehabilitation strategies in conjunction with the permit process.
5. Update the Village website to promote local, neighborhood level events in support of neighborhood groups.

Snapshot: Housing

The following numbers illustrate the conditions in Menomonee Falls most relevant to the formation of housing goals and policies for the next 10 years.

18,846 - The total number of housing units as of 2024.

67% - The percentage of units that are single-family detached housing.

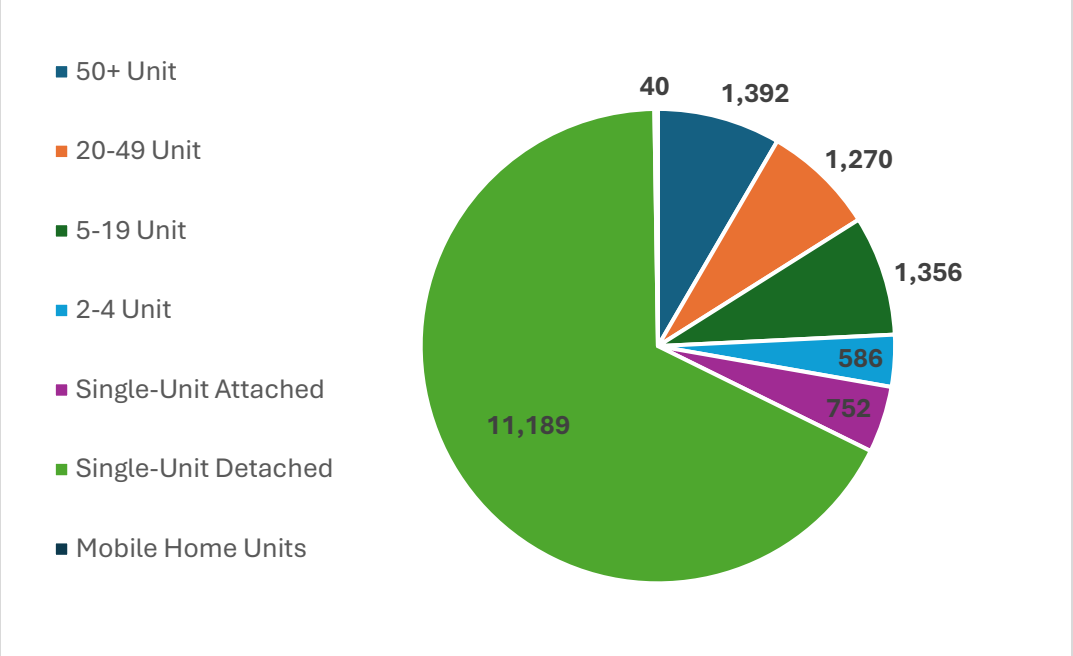
75% - The percentage of all units that are owner-occupied, based on the American Community Survey (ACS).

32% - The percentage of all units that are attached or part of a multi-unit structure (e.g. townhomes, apartments).

4.6% - The rental vacancy rate in 2025. This is slightly below a "healthy" vacancy rate of 5-7%, which allows for movement and reduced pressure on the rental market.

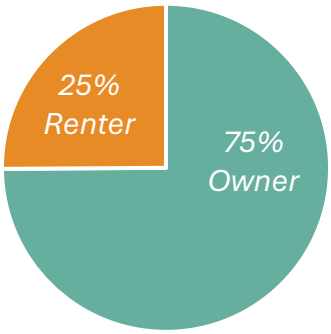
47% - The percentage of renters who are spending more than 30% of their income on housing costs as of 2022 ACS data. Only 15% of owners are spending more than 30% of their monthly income on housing costs.

Total Number of Units by Structure



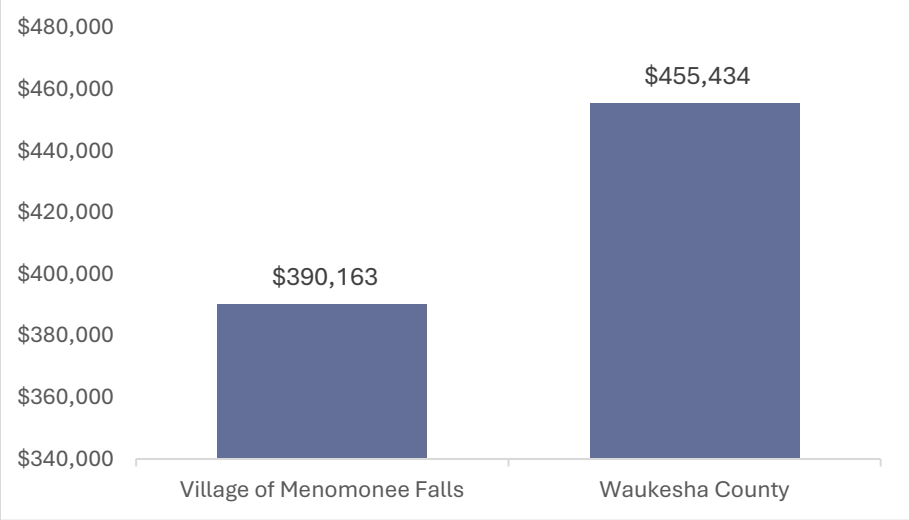
Source: US Census Bureau ACS, 2022 5-year Estimate

Households by Tenure



Source: US Census Bureau ACS, 2023 5-year Estimate

Median Home Value



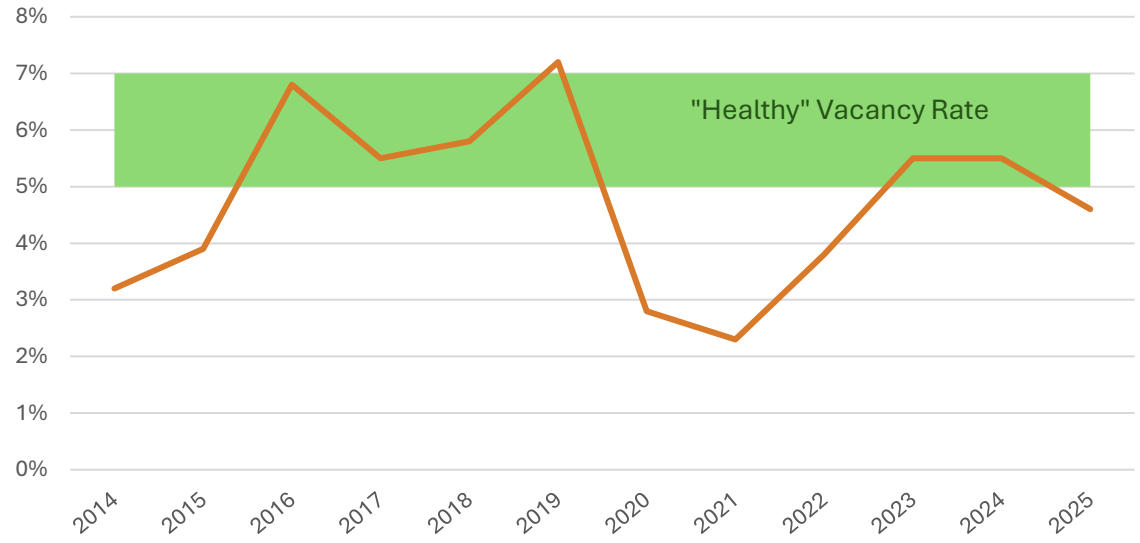
Source: Zillow, 2025

Median Home Value (Owner-occupied) by Year Built

Year Built	Median Value	# of Units
2020 or later	$ 889,300	149
2010 to 2019	$ 596,100	802
2000 to 2009	$ 467,500	1,619
1990 to 1999	$ 425,000	2,328
1980 to 1989	$ 348,800	688
1970 to 1979	$ 279,700	624
1960 to 1969	$ 271,000	2,649
1950 to 1959	$ 254,100	2,440
1940 to 1949	$ 260,300	255
1939 or Earlier	$ 313,600	542

Source: US Census Bureau ACS, 2022 5-year Estimate

Rental Vacancy Rate



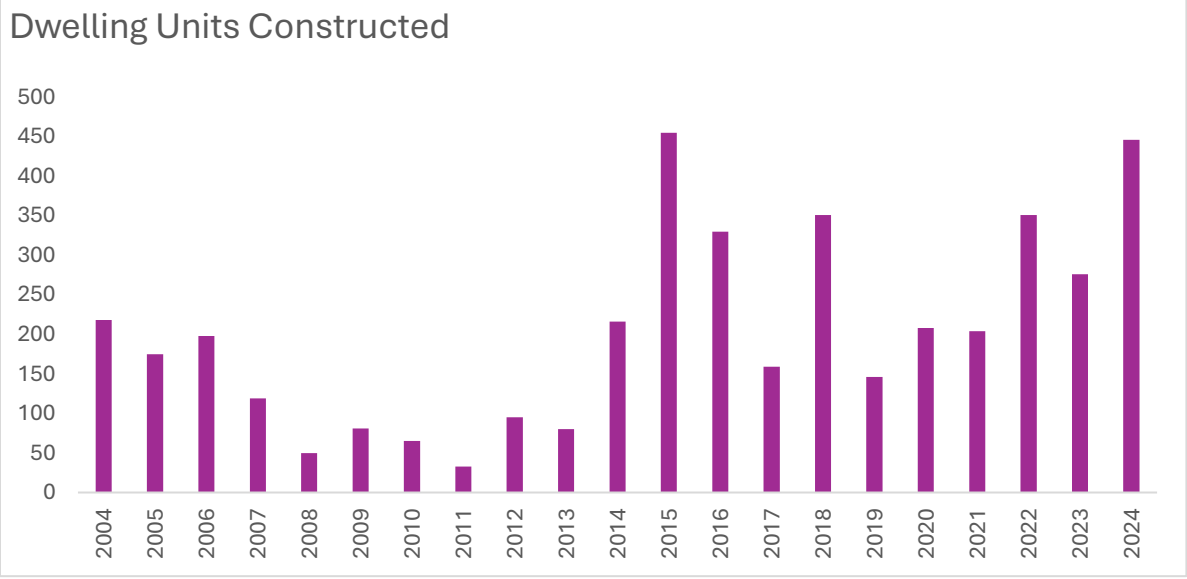
Source: CoStar, 2025

Monthly Rental Estimate, 2025

Village of Menomonee Falls	$1,683.00
City of Brookfield	$1,801.00
Village of Germantown	$1,462.00
Village of Sussex	$1,307.00
Waukesha County	$1,557.00

Source: CoStar, 2025

Dwelling Units Constructed in Menomonee Falls



Source: Village of Menomonee Falls, 2025

Chapter 7: Mobility & Transportation

Introduction

The Mobility & Transportation chapter focuses on the importance in having a safe, accessible, and cost-effective transportation system in the Village of Menomonee Falls for residents and visitors.

Issues and Opportunities

- **Commuting Methods:** Less than 1% of residents walked or biked to work in 2022, down from 1.5% in 2013, while 77% of workers drove alone to work. 15% residents worked from home.
- **Regional Connections:** Menomonee Falls benefits from its proximity and connectivity to the Greater Milwaukee region by car.
- **Transit Options:** Menomonee Falls has seen reduced public transit options in recent years. Several Milwaukee County Transit System (MCTS) bus routes have been eliminated throughout the Village since 2022 due to the lack of a sustainable funding source. Waukesha Metro Transit also does not serve the Village with existing routes.

Voices from the Community

- Street repair and maintenance is the top priority in Village investment for **34%** of respondents.
- **27%** of respondents rate the bike routes as unsatisfactory or poor. Many residents are supportive of new bike and pedestrian facilities.
- *"Shuttle services or partnerships with local transportation providers could help bridge the gap for those who face transportation barriers. The Village could play a key role in facilitating these connections by working with transportation agencies or funding programs that ensure individuals have access to the resources they need to thrive."*

Mobility & Transportation Goals and Strategies

***** Indicate a strategy that relates to community health and safety

In Menomonee Falls, we envision…

Goal #1: A safe, well-maintained, and cost-effective transportation network which provides for motor vehicles, pedestrians, and bicycles.

Strategies

1. Design cohesive transportation systems that work together with land use planning and infrastructure in order to: *
    a. Minimize conflicts between different forms of transportation.
    b. Encourage the use of alternative modes of transportation such as walking and bicycling.
    c. Provide a transportation system that is safe for all users.
    d. Link trails and paths throughout the Village.
    e. Provide adequate arterial and collector road corridors for future traffic requirements.

2. Ensure that additional traffic generated by non-residential development does not directly connect into the middle of residential areas.
3. Encourage the use of traffic calming design elements within neighborhoods and upon collector, sub-collector, and access roads to discourage speeding on local-serving streets.
4. Ensure that streets safely and effectively serve the needs of all users. *
5. Coordinate transportation planning with state (WisDOT), regional (SEWRPC), and County highway plans.
6. Improve streets to provide access to those areas recommended for development in the Comprehensive Plan.
7. Ensure that newly constructed streets or transportation systems will address any needed improvements to surrounding streets.
8. Establish arterial road rights-of-way that will allow for the accommodation of pedestrians and bicycles as well as automobiles where possible. *
9. Evaluate all existing major transportation facilities and services prior to making improvements to facilities and services to avoid undue costs.
10. Routinely evaluate parking needs for the Downtown area.

Goal 2: An integrated and accessible mobility system that connects various transportation options and promotes active recreation throughout the Village.

Strategies

1. Support regional public transit connections from population centers to major hospitals and medical centers, major retail hubs, major employers (more than 500 employees at one site), and major industrial/office parks.*
2. Promote residential developments with efficient street layouts and convenient pedestrian and bicycle connections within the neighborhood and to the wider community.
3. Collaborate with the Menomonee Falls School District and Hamilton School District on safe transportation for students, including walking, biking, and busing, both in neighborhoods and near the school sites. Consider applying for Safe Routes to School and TAP grant funding sources through WisDOT. *
4. Periodically review the Village's off-street parking requirements to evaluate their efficiency in utilizing land for vehicle parking. When feasible, consider reducing minimum requirements and implementing maximum limits to prevent the creation of excess parking spaces.
5. Participate in regional park/trail planning initiatives, including those led by Waukesha County, the Wisconsin Department of Transportation, Wisconsin Department of Natural Resources, and the Wisconsin Bike Federation.
6. Continue to work with FlexRide Milwaukee to provide shuttle service to major employers in the Village.

Goal 3: Promote biking as a tourist activity.

Strategies

1. Connect Village, Waukesha, Milwaukee, Washington and Ozaukee trails.

2. Work with hotels to market the hundreds of miles of bike trails connecting Lake County, Lake Michigan and the Kettle Moraine Forest.
3. Consider using tourism funds to maintain existing trails.
4. Consider bike impact fee to fund future trail connections.

Snapshot: Transportation

Regional Transportation Network

Regional Highway System: Interstate 41/ US 45 is a limited access arterial that bisects the northeastern quarter of the Village of Menomonee Falls and includes interchanges with County Line Road, Pilgrim Road, Main Street and 124th Street. The interchanges at Good Hope Road, State Highway 175 (Appleton Avenue) Silver Spring Drive and Hampton Road are just east of the Village limits. Primary arterials within the community that are under State jurisdiction include State Highway 175 (Appleton Avenue), State Highway 74/100 (Main Street) and State Highway 145 (Fond du Lac Avenue/124th Street).

Local Roads System: Local roads are owned and maintained by the Village of Menomonee Falls.

Airport: Menomonee Falls has no active air transportation infrastructure. Commercial, corporate, and cargo flights depart from nearby General Mitchell International in Milwaukee and additional cargo and corporate service is provided by Waukesha County Airport/Crites Field in Waukesha, Capitol Airport in Brookfield, and Lawrence J. Timmerman Airport in Milwaukee.

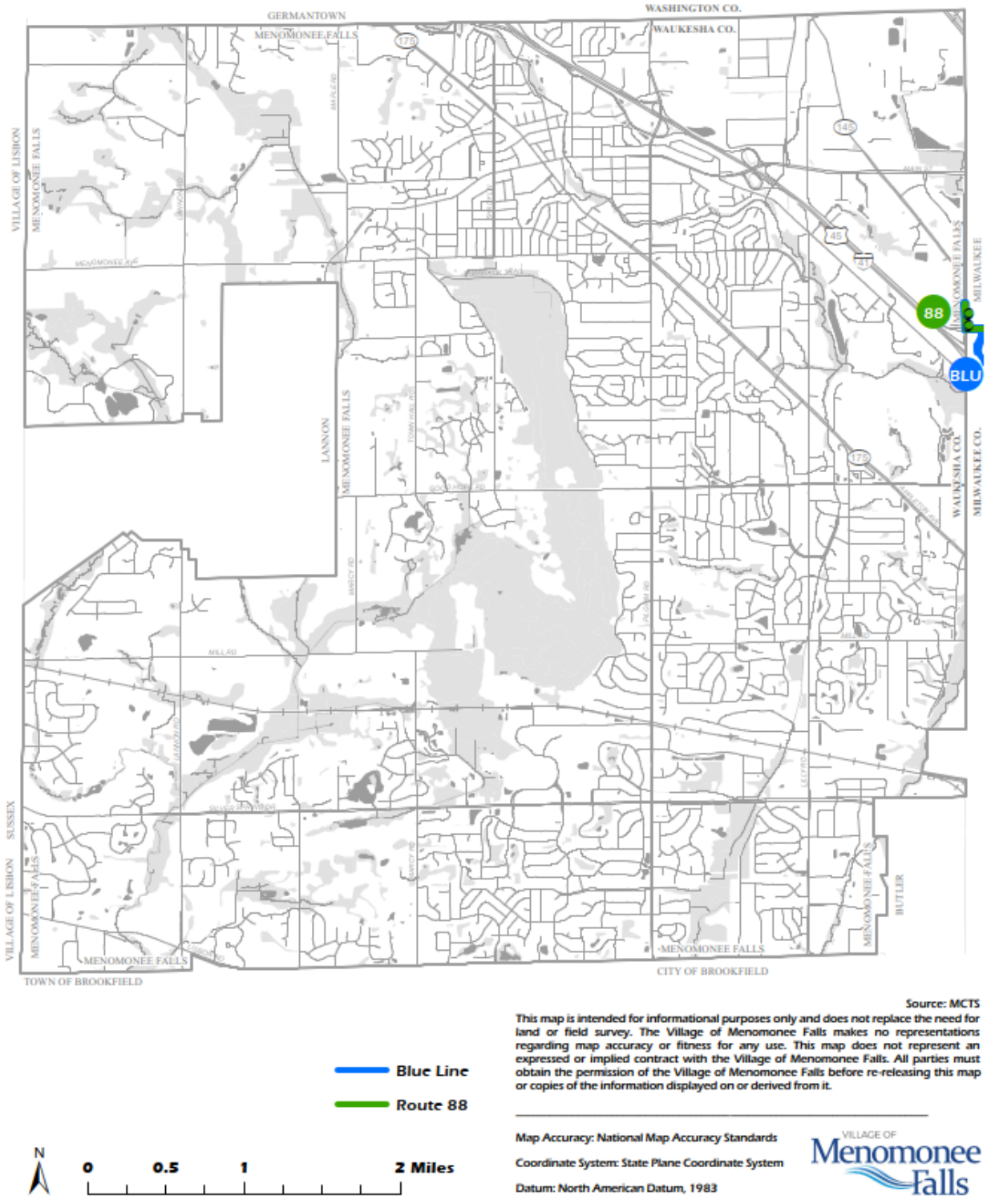
Public Transit: Public Transit is limited within the Village to two Milwaukee County Transit System (MCTS) bus routes, the Blue Line and Route 88, that terminate at the Village boundaries along 124th St. MCTS service was reduced throughout Menomonee Falls in 2022 due to the lack of a sustainable funding source for bus lines.

The Aging and Disability Resource Center of Waukesha County (ADRC) sponsors subsidized transportation services for ambulatory, non/limited-driving older adults 60 years of age and older, and for individuals with disabilities age 18-59 through a shared taxi service and Ride Line program. Users must fill out an application form to confirm eligibility. Additionally, Seniors 60 years of age and older are eligible to a curb-to-curb shuttle service.

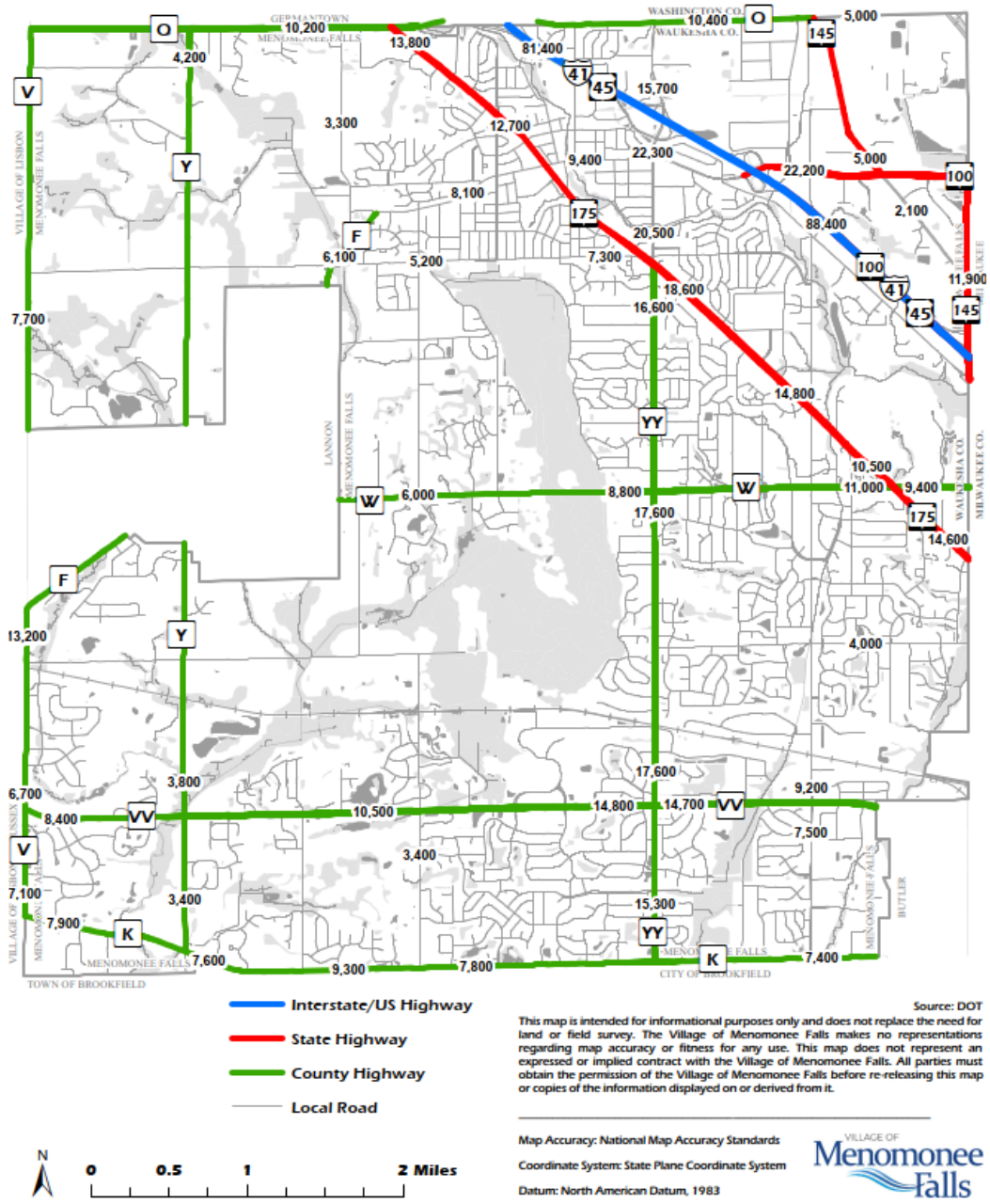
FlexRide Milwaukee provides a convenient and affordable transportation service. The app-based program provides on-demand taxi service connection for Milwaukee area residents to businesses in Menomonee Falls. FlexRide is not a for-profit service and does not have a permanent funding source, as such service is not guaranteed to run through 2045.

Rail: The Village has rail infrastructure, with an active freight rail line running through the southern portion of the Village. This freight line is owned and operated by the Union Pacific Railroad. The passenger rail corridor between Milwaukee and Minneapolis is located just outside of Menomonee Falls. The closest Amtrak station is located in downtown Milwaukee.

Bus Routes


GERMANTOWN
MENOMONEE FALLS
WASHINGTON CO.
WAUKESHA CO.
VILLAGE OF LISBON
MENOMONEE FALLS
LANNON
MENOMONEE FALLS
MILWAUKEE
MENOMONEE FALLS
WAUKESHA CO.
MILWAUKEE CO.
88
BLU
VILLAGE OF LISBON
SUSSEX
MENOMONEE FALLS
MENOMONEE FALLS
TOWN OF BROOKFIELD
MENOMONEE FALLS
CITY OF BROOKFIELD
MENOMONEE FALLS
BUTLER
Blue Line
Route 88
N
0
0.5
1
2 Miles
Source: MCTS
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

Road Jurisdictions



Bicycle & Pedestrian Network

The Village of Menomonee Falls has approximately 23.8 miles of multi-use paved paths and over 13.5 miles of wide paved shoulders along major streets. Recent multi-use trail projects along arterial streets include the completion of a trail along those near the Aero Park, Tamarind, Brookdale Estates, and Bella Vista Estates subdivisions. The Village also maintains roughly 8.2 miles of multi-use asphalt trails within park lands. Multi-use trails range from 3 feet to 10 feet wide, depending on conditions and location. The Village maintains the trails but does not plow snow on the trails in winter and does not require adjoining properties to perform any maintenance. Bicycle facilities are limited to the existing multi-use trails and corridors with shoulder improvements. The Village's existing sidewalk network is centered in the neighborhoods near the historic core of the communities as well as in new subdivisions and near school sites.

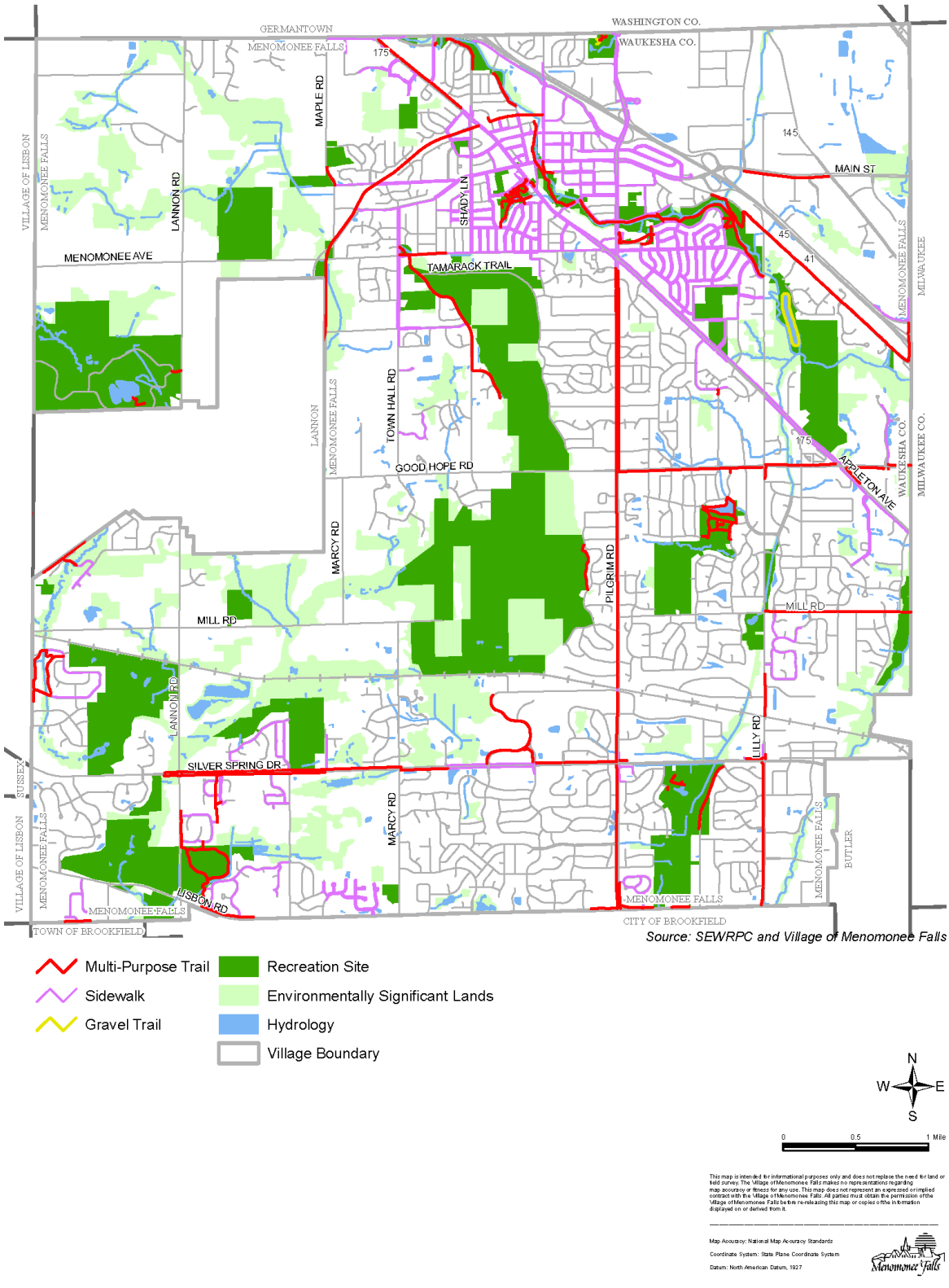
The Bugline Trail: The Village is served by Waukesha County's 16.4-mile Bugline Trail, an eight-foot-wide paved recreational trail that follows the corridor of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way. Expansion plans call for extensions to Monches Park to the north and Milwaukee County's Oak Leaf Trail to the east.

Oak Leaf Trail System: Menomonee Falls is situated near Milwaukee County's 118-mile-long Oak Leaf Trail System, and the multi-use trail along Fond du Lac Avenue in the Village connects the Menomonee River Trail to this trail system.

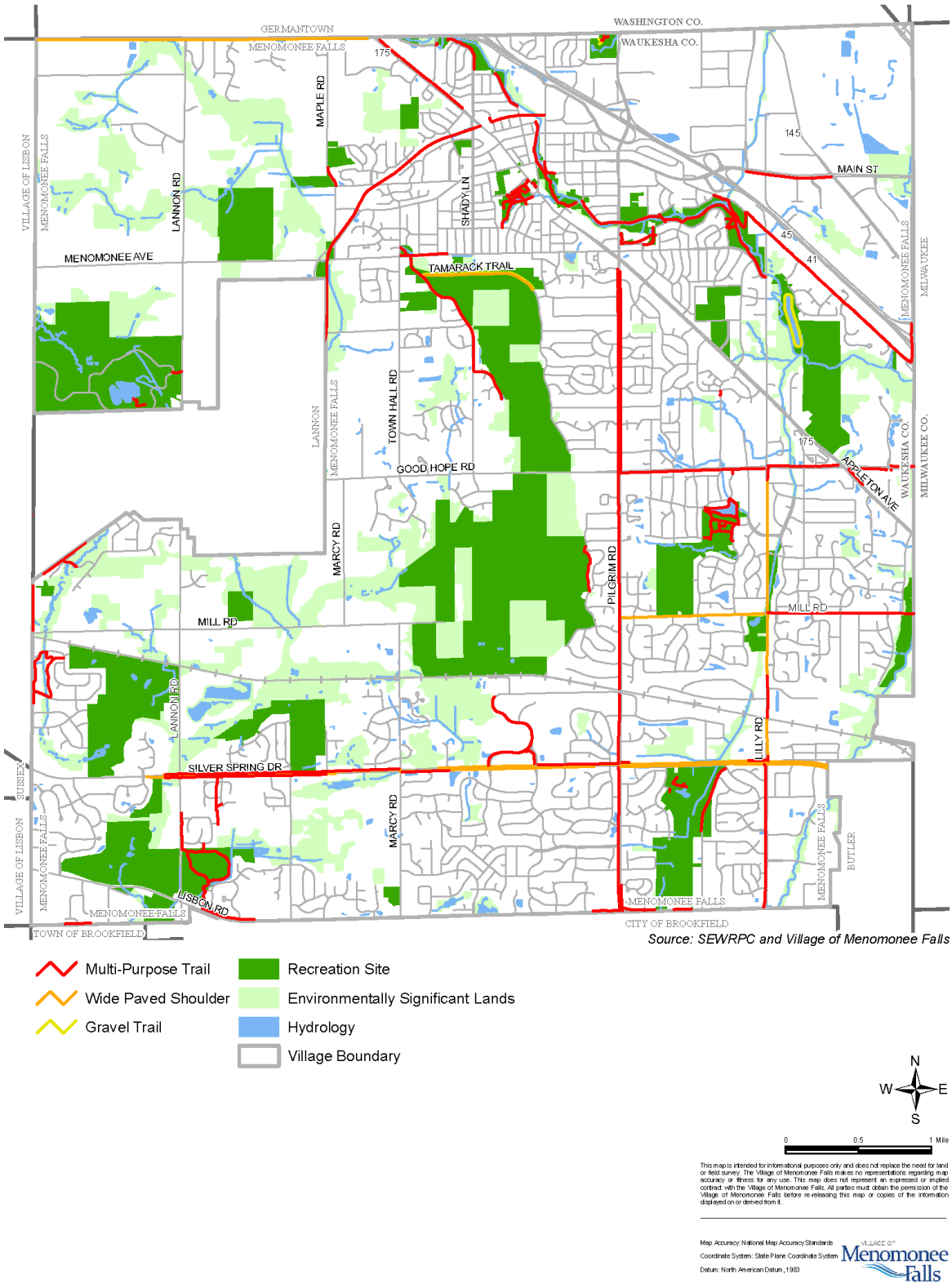
Menomonee River Parkway Trail: This multi-use paved trail includes four segments and stretches from Shady Lane to Lilly Road, a length of about 3 miles. The trail follows the Menomonee River through parkland and natural areas.

Other Trails: Various multi-use trails are located along the important transportation corridors of Silver Spring Dr, Pilgrim Rd, Lilly Rd, Good Hope Ave, and Fond du Lac Ave.

Existing Pedestrian Ways



Existing Bikeways



Source: SEWRPC and Village of Menomonee Falls

Chapter 8: Intergovernmental Cooperation

Introduction

This chapter emphasizes the vital role of collaboration and partnership between the Village of Menomonee Falls and other government entities. By fostering effective intergovernmental relationships with neighboring municipalities, county agencies, and state authorities, the Village aims to maximize resources, coordinate planning efforts, and pursue shared goals.

Issues and Opportunities

- **Neighboring Jurisdictions:** The Village's proximity to Metropolitan Milwaukee ensures access to quality public services and amenities across the region.
- **School Districts:** The Hamilton School District, as well as the Menomonee Falls School District continue to attract new families to the community. It is important that the Village stay involved in conversations with both school districts in facility planning and support for their students.

Voices from the Community

- **42%** of survey respondents say they choose to live in Menomonee Falls because of the school districts.
- Stakeholders included in the interviews and focus groups noted additional collaboration on key issues like transportation, childcare and healthcare access, regulatory changes that impact the local economy, community infrastructure, and sustainable funding sources is needed between the Village and applicable entities.

Intergovernmental Cooperation Goals and Strategies

***** Indicate a strategy that relates to community health and safety

In Menomonee Falls, we envision…

Goal #1: Enhanced coordination and collaboration with local, regional and statewide governmental organizations to promote Village interests.

Strategies

1. Enforce, abide by, and maintain existing intergovernmental/cooperative agreements with neighboring jurisdictions to provide predictability for property owners, avoid municipal boundary disputes, and plan for efficient provision of public facilities and services.
2. Convene with neighboring officials to discuss intersecting community development goals, intergovernmental boundaries, and future cooperation on planning efforts.
3. Work closely with the Menomonee Falls School District and Hamilton School District, and other community stakeholders to foster communication, relationships, and knowledge about facility planning and other activities/efforts that impact Menomonee Falls residents.
4. Work with other governmental entities (e.g. Waukesha County, SWERPC, Wisconsin Department of Transportation, and Department of Natural Resources, etc.) to advance Village interests as identified in Village plans.

5. Evaluate options for providing reliable workforce transportation to Village employers from Milwaukee County through FlexRide, MCTS, or other transportation providers.
6. Coordinate with all adjoining jurisdictions during outdoor recreation planning to identify complementary recreation investments where service areas overlap and work to avoid duplication of unique amenities. *
7. Work with neighboring jurisdictions to identify and resolve conflicts and inconsistencies between local plans and resolve key countywide issues affecting the Village.
8. Ensure information access to residents and potential residents and businesses regarding community events, engagement opportunities, and other Village developments.

Snapshot: Intergovernmental Cooperation

Local Jurisdictions
Town of Brookfield
City of Brookfield
Village of Butler
Village of Germantown
Village of Lannon
Village of Lisbon
City of Mequon
City of Milwaukee
City of Pewaukee
Village of Richfield
Village of Sussex

School Districts
Menomonee Falls School District
Hamilton School District

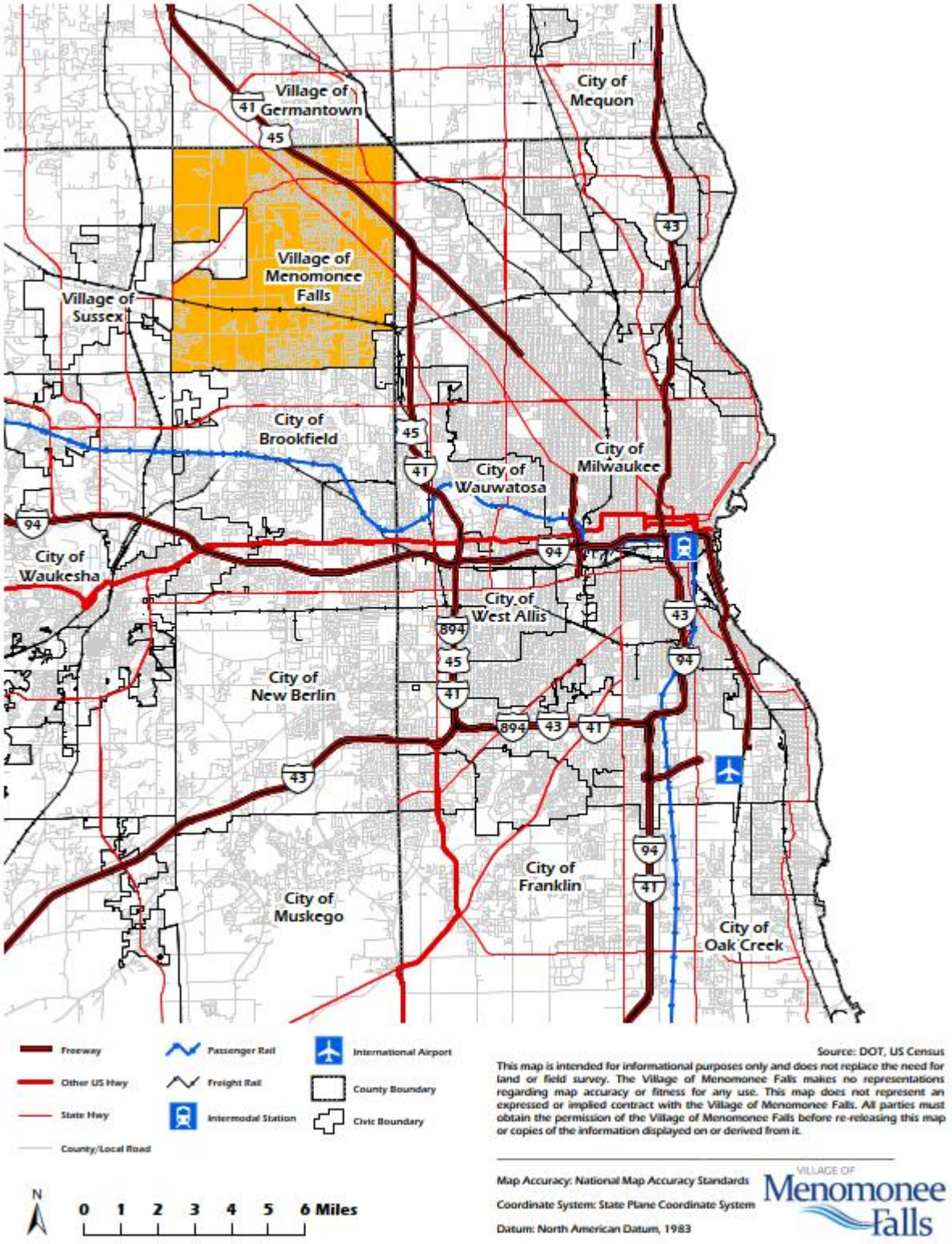
County Jurisdictions
Waukesha County
Milwaukee County
Washington County
Ozaukee County

Regional Jurisdictions
Southeastern Wisconsin Regional Planning Commission (SEWRPC)
Milwaukee County Transit System
Waukesha Metro Transit
Milwaukee Metropolitan Sewage District (MMSD)
Milwaukee 7
Fox River Sewage District

Menomonee Falls participates in several joint initiatives with other governmental entities. A partial list of these includes:

- Mutual aid agreements for fire protection with most communities in Waukesha, Washington, Ozaukee, and Milwaukee counties
- Consolidated fire service with the Village of Lannon
- Automatic aid agreements for fire protection with the Village of Butler
- Hazardous materials response agreements with service provided by the City of Waukesha
- Property tax collection services provided by Waukesha county
- Mutual aid agreements for police protection with most surrounding communities
- Police participation in regional activities such as the Metro Drug Task Force and regional dispatch systems
- Snow and ice removal services provided by Menomonee Falls by contract to the Village of Lannon
- Provision of water service to portions of the City of Mequon
- Wastewater treatment provided by a shared plant in the Village of Sussex

Regional Context Map



Menomonee Falls Housing Assessment

This section serves as a more detailed overview of the housing market conditions within the Village of Menomonee Falls. The information below describes existing conditions for both ownership and rental housing markets, as well as projected need for additional housing units over the next ten years in Menomonee Falls. This Housing Assessment should be taken into consideration when reviewing residential development proposals, plans, and other decisions affecting housing in the Village of Menomonee Falls. However, it is important to note that the findings of this report are a snippet in time and reflect the existing conditions and market conditions of the Menomonee Falls housing market as of Spring 2025.

Data for this section is sourced from the US Census American Community Survey (ACS), the US Department of Housing and Urban Development (HUD), Zillow, CoStar, and the Village of Menomonee Falls.

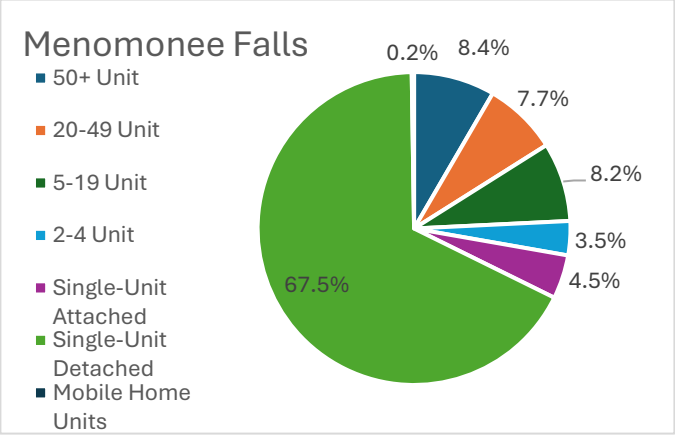
Overall Housing Themes

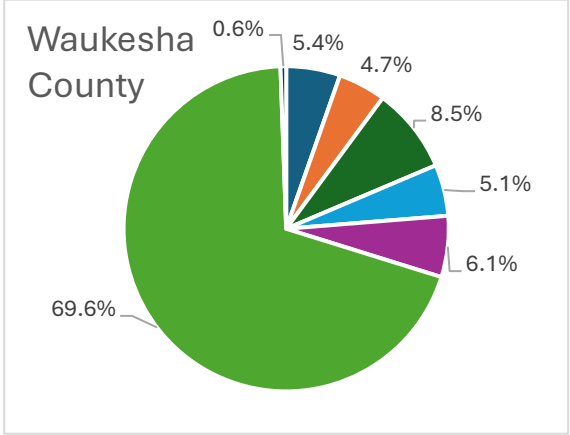
Balanced in housing mix, but leaning towards larger multi-unit structures

The most common housing structure type in Menomonee Falls, Waukesha County, and statewide are detached, single-unit homes. Menomonee Falls has a total of 11,189 detached, single-unit housing units, which makes up 67.5% of the total housing stock. This percentage is slightly below the County as whole, which is 69.6% of the housing stock.

Providing a variety of housing types is essential to allow residents choice within a housing market. Roughly a quarter of the housing stock is split between 50+ unit buildings (8.4%), 5–19-unit buildings (8.2%), and -20-49 unit buildings (7.7%). This makeup is slightly skewed to larger buildings as compared to both the State and County, which includes a greater percentage of smaller scale multi-unit buildings. Notably within Waukesha County, lack of access to utilities often prevents larger multi-family units from being built. Statewide, 10% of the housing stock is in 2–4-unit buildings. In Menomonee Falls, additional single-family home, duplex, and attached condo development could align with current market demands.

Since 2015, single-unit homes have only accounted for 40% of homes built, while duplexes, multi-family homes, and senior living making up the remaining 60%. This community's recent 40/60 mix should be tracked to consider potential impacts to a healthy mix of unit types.





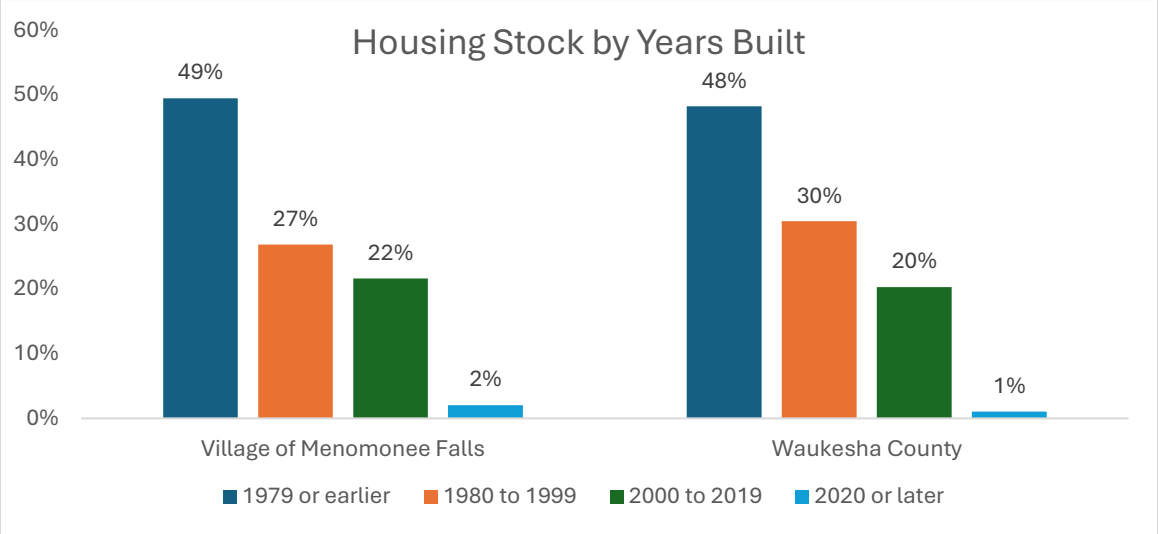
Source: US Census Bureau ACS, 2022 5-year Estimate

An aging housing stock with uptick in newer housing production post Great Recession

Nearly half of all housing units in Menomonee Falls were built before 1980, which is similar to Waukesha County's housing stock. These older homes can lack amenities that current buyers are interested in, often require rehabilitation, and tend to have higher maintenance costs. While it will be important to see consistent home repair and updates to maintain home values and neighborhood character, older homes provide for naturally occurring affordable housing (NOAH).

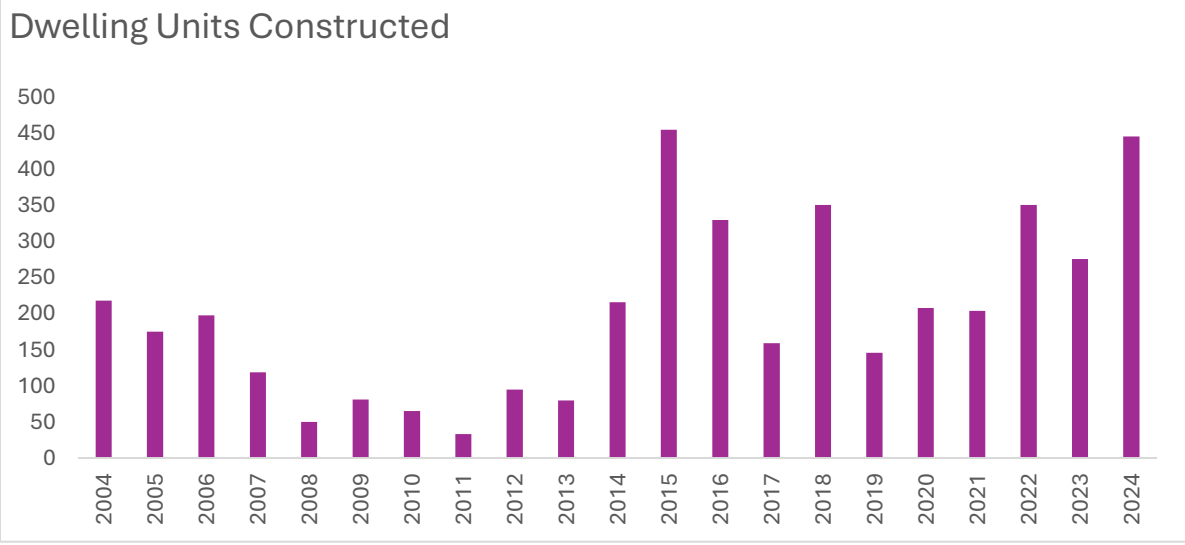
WHAT IS NOAH?

Naturally Occurring Affordable Housing, or NOAH, refers to rental or owner units that are affordable because of low market values. According to Harvard's Joint Center for Housing Studies, 75% of affordable rental units across the country do not receive any government subsidy.



Source: US Census Bureau ACS, 2022 5-year Estimate

Permit data from the Village of Menomonee Falls indicates strong residential growth in the years after the Great Recession. From 2015-2024, nearly 3,000 units were constructed. This growth mirrors the housing construction boom in early periods seen in 1990-1999, as well as 1950-1970.



Source: Village of Menomonee Falls, 2025

Household incomes are keeping up with cost of living

Since 2019, the median household income of Menomonee Falls has risen from $82,396 to $98,460 in 2023. This represents an increase of 19.5%, as compared to 19.2% in the County.

Overall, the Village has seen a decrease in number of lowest income households (< $50K) and an increase in highest income households (> $100K). During that same time period, average rents and home prices have increased 15% and 24%, respectively. Based on the data, wages have generally been keeping up with the rising cost of housing in Menomonee Falls.

Village of Menomonee Falls Change in Household Income Levels

Household Income Level	Less than $50,000	$50,000 to $99,999	$100,000 to $149,999	$150,000 or more
2019 Estimate	4,487	4,809	2,787	3,231
2023 Estimate	3,841	4,309	3,469	4,486
Change	**-14%**	**-10%**	**+24%**	**+39%**

Source: US Census Bureau ACS, 2023 5-year Estimate

Housing stock growth at the current rate is needed to meet 2040 demand

In order to mitigate market pressure causing an increase in housing costs, the Village should continue to increase housing supply as demand increases. The Village added 2,776 housing units from 2013 through 2023, which outpaced the estimated 1,518 households that moved to the community in that same period according to the US Census American Community Survey. The Village will need to continue at the current rate of construction to meet the Village's projected increase of 2,448 households through 2040.

Home Affordability vastly different between Homeowner and Renter

Menomonee Falls has generally maintained a household split of 75% ownership households and 25% renter households for last ten years. While the Villages' median owner household income is $120,000, renter household median income is $53,000. This discrepancy (i.e., more than twice as much) leads to vastly different housing affordability outcomes for each group.

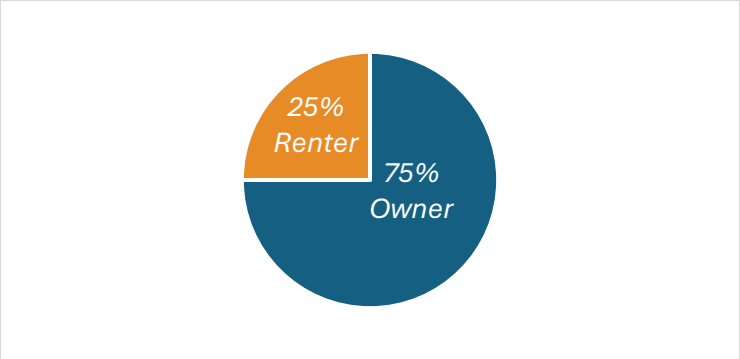
Median Owner Household Income

$120,086

For reference, the median owner household could afford up to a $400,000 home. The existing median starter home is selling for $317,000. Meanwhile, the median renter household could afford to rent a home for $1,300 while the average rental rate in Menomonee Falls is currently $1,700/month.

Median Renter Household Income

$52,624



Source: US Census Bureau ACS, 2023 5-year Estimate

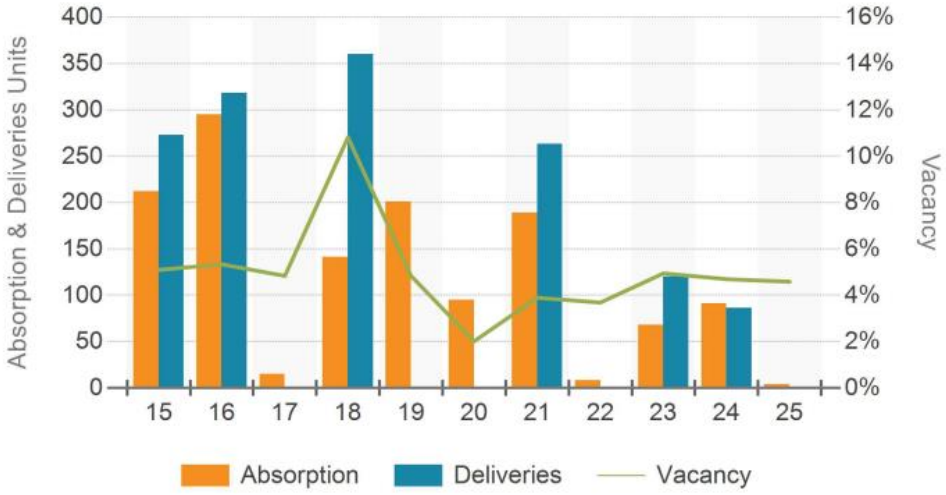
Rental Market

Rental Unit Absorption, Deliveries, and Vacancy

From 2014-2024, 1,845 senior units and multi-family units (in buildings of > 3 units) were constructed according to Village permit records. The greatest span of multi-family development took place in the last three years, delivering 711 units from 2022-2024, slightly more than the 2016-2018 span (662 units). This contrasted with post-recession multi-family deliveries of only 30 units built between 2008-2013. Pent-up demand from the recession and recent market conditions are contributors to this boom in the rental market.

Outside of the rental housing delivery in 2018, the units were absorbed within the first year of construction. Over the last few years, the rental deliveries have generally outpaced the pre-pandemic boom. This can, in part, be contributed to rising construction costs and cost living imbalance regionally.

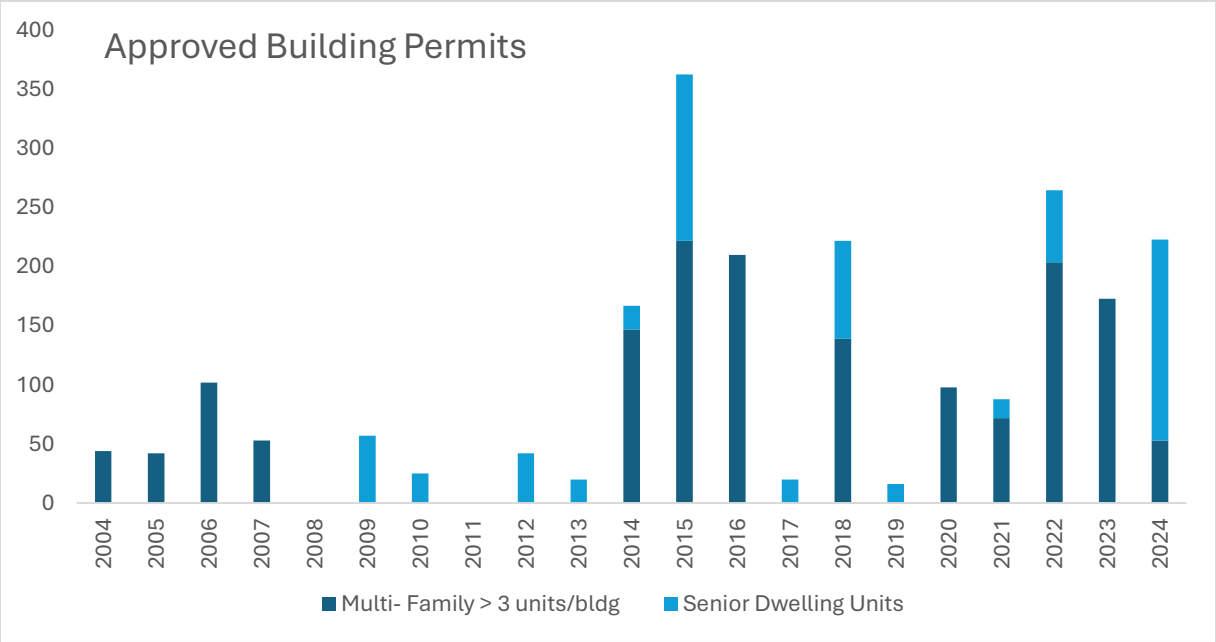
The Village currently has a rental vacancy rate of 4.6% and has averaged 4.7% over the last decade. This percentage is slightly below the healthy range of 5-7%, making it harder for renters to find units and less likely for renters to experience modest rental rate increases. The Village's vacancy rate and areawide housing demand suggests there is still opportunity for more rental unit development.



Avg. Annual Multi-Fam Units Constructed 2014-2024

146 units/yr

Source: CoStar, 2025



Source: Village of Menomonee Falls, 2025

Housing Affordability

Area Median Income or AMI: The median household income of a given area (in Menomonee Falls the AMI is $98,460).

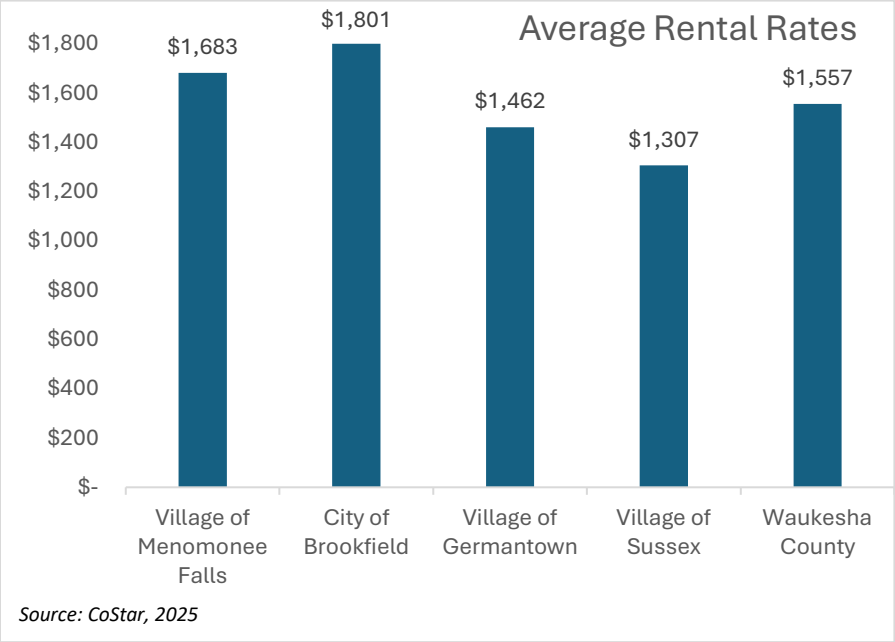
Rent is generally affordable to households earning over 80% of the Area Median Income or about $79,000 annually. The table below shows the monthly rent a household could afford, by household size, at various income levels as a percentage of the Area Median Income (AMI). Using HUD methodology, the median household income of $98,460 is used to calculate the maximum amount a median household of four could spend on monthly rent for it to be considered affordable is $2,462. In comparison, the average monthly rent in 2025 was approximately $1,700 in Menomonee Falls, meaning households earning over 80% AMI can generally afford rent, but households falling below that income level may be cost burdened. The median renter household earns $53,000 annually which equates to an affordable monthly rent of $1,300.

Maximum Monthly Affordable Rent for Median Household of 4	Income Limit Category	Persons in Household					
		1	2	3	4	5	6
$2,462	Extremely Low Income (30% AMI)	$517	$591	$665	$738	$798	$857
	Very Low Income (50% AMI)	$862	$985	$1,108	$1,231	$1,329	$1,428
	Low Income (80% AMI)	$1,378	$1,575	$1,772	$1,969	$2,127	$2,284
	Median Income (100% AMI)	$1,723	$1,969	$2,215	$2,462	$2,658	$2,855

Source: US Census Bureau ACS, 2023 5-year Estimate

Rental Rates

Among peer communities, Menomonee Falls generally sees slightly higher than average rents for units of all sizes. Median rent as of 2025 ($1,683) in the Village is just above the County average of $1,557 but below the national average of $2,000.

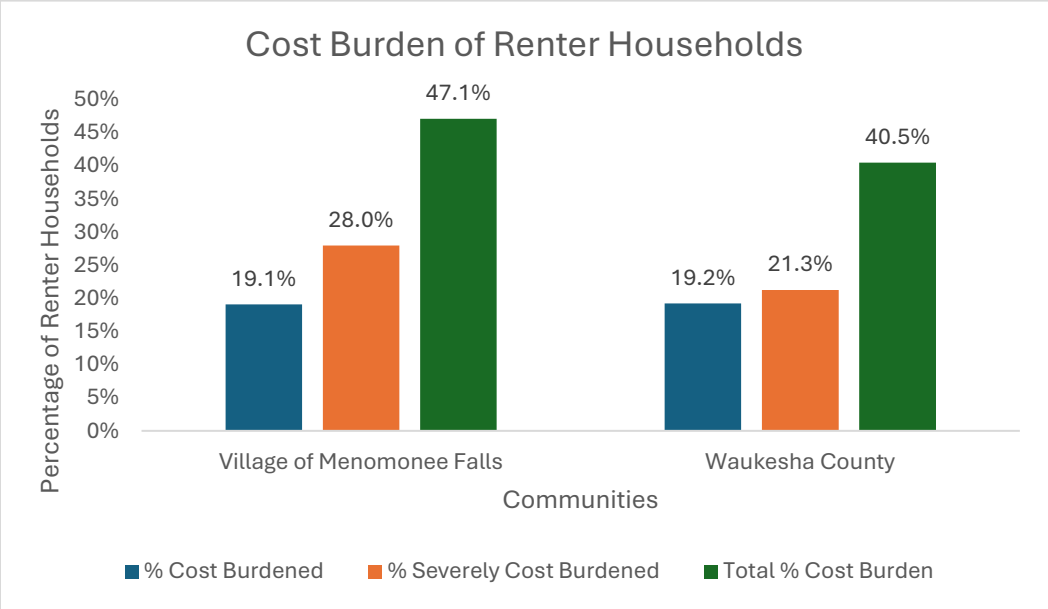


Source: CoStar, 2025

Housing Cost Burden

According to the Comprehensive Housing Affordability Statistics (CHAS) from HUD, 28% of renter households in Menomonee Falls (1,100 households) are severely cost burdened (spending more than 50% of their income on housing costs). This is occurring at a higher rate than the county level.

Cost burden amongst Menomonee Falls residents exists primarily with renter households at or below 50% of the area median income.



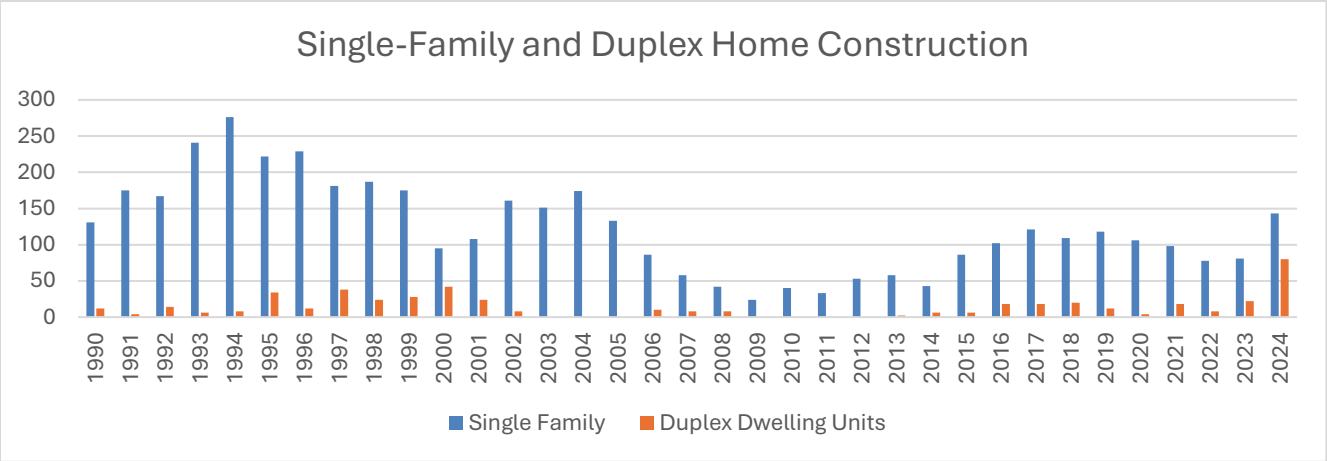
Source: US HUD CHAS, 2017-2021 Estimates

Ownership Market

Single-Family and Duplex Home Construction

Home construction has picked up but is still below pre-Great Recession levels for single-family homes. Since 2014, an average of 98 single family homes were constructed annually. For comparison of recent historical building trends, in 2004, 174 homes were constructed and home construction peaked at 276 homes built in 1994.

Meanwhile, duplex home construction has increased in recent years with 80 duplexes constructed in 2024. Duplexes are often more affordable than a single-family home, providing a lower barrier entry for families to attain home ownership.



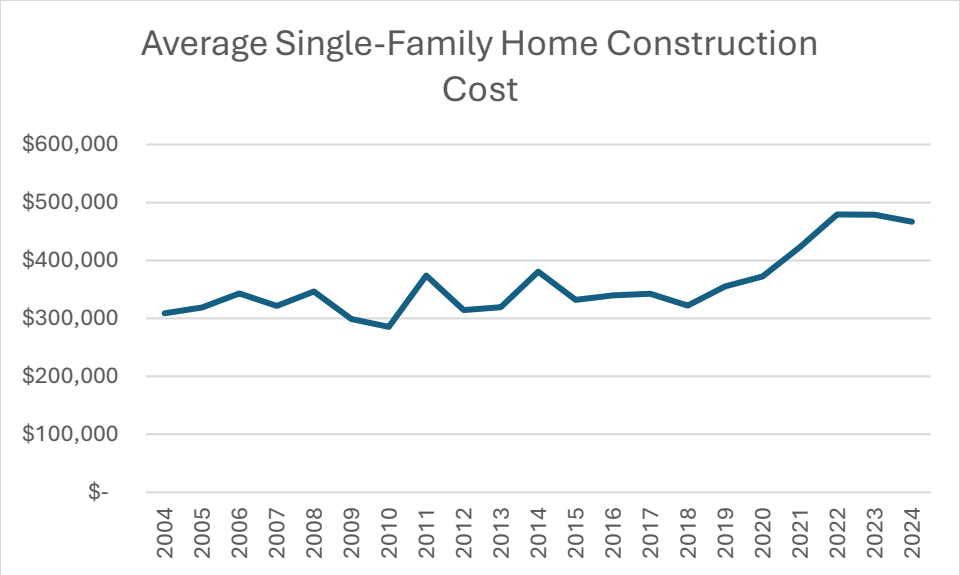
Source: Village of Menomonee Falls, 2025

Ownership Vacancy Rate

The vacancy rate of owner-occupied units in Menomonee Falls was 0.6% in 2023 according to US Census ACS estimates. Typically, a healthy vacancy rate for the ownership market is about 2-3%. This allows for there to be ample supply of homes to meet demand and reduces market competition over a limited supply that causes home prices to spike.

Single-Family Home Construction Cost

A major factor in the recent rise in housing costs has been the growing cost to build homes. The average cost to construct a single-family home in Menomonee Falls has increased by 51% (from $308,000 to $466,000) since 2004. After the large jump in the construction costs during the Covid-19 pandemic, costs have plateaued yet remain much higher than pre-pandemic years. The rising construction costs during the pandemic era can be attributed to global supply chain disruptions, inflation and interest rate hikes, rising insurance premiums, and labor shortages. Nationally, stricter zoning codes, pro-longed development review process, and development costs such as impact fees and infrastructure implementation have been cited as barriers to producing housing that is more affordable.



Source: Village of Menomonee Falls, 2025

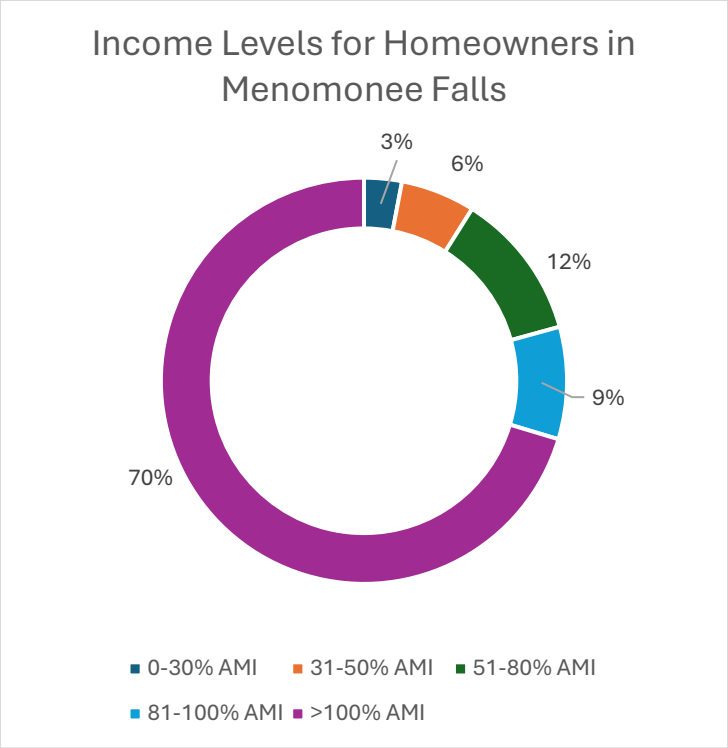
Affordability and Owner Income Levels

The table below demonstrates the purchase price a household could afford at various income levels and household sizes, without being cost burdened (paying more than 30% of gross income paid towards housing). Most of these price points are a challenge for developers to build at due to the increasing costs of labor and supplies.

70% of the Village's owner-occupied households earn an income that is 100% or more of the area median income indicating these owner households are capable of purchasing a home at or above $330,000. Based on the existing median starter home value of $317,000 (based on Zillow), most households earning below 100% of the area median income ($98,000) would not be able to afford home ownership.

Maximum Affordable Home for Median Household of 4	Income Limit Category	Persons in Household					
		1	2	3	4	5	6
$330,826	Extremely Low Income (30% AMI)	$69,473	$79,398	$89,323	$99,248	$107,187	$115,127
	Very Low Income (50% AMI)	$115,789	$132,330	$148,872	$165,413	$178,646	$191,879
	Low Income (80% AMI)	$185,262	$211,728	$238,194	$264,660	$285,833	$307,006
	Median Income (100% AMI)	$231,578	$264,660	$297,743	$330,826	$357,292	$383,758

Source: US Census Bureau ACS, 2023 5-year Estimate



Source: US HUD CHAS, 2017-2021 Estimates

Median and Starter Home Prices

The median home value in Menomonee Falls has seen persistent growth in the post-pandemic era. The current estimate for median home value is $390,000, up from $291,500 in February 2019. The median home price has risen by 25% in the past six years in Menomonee Falls.

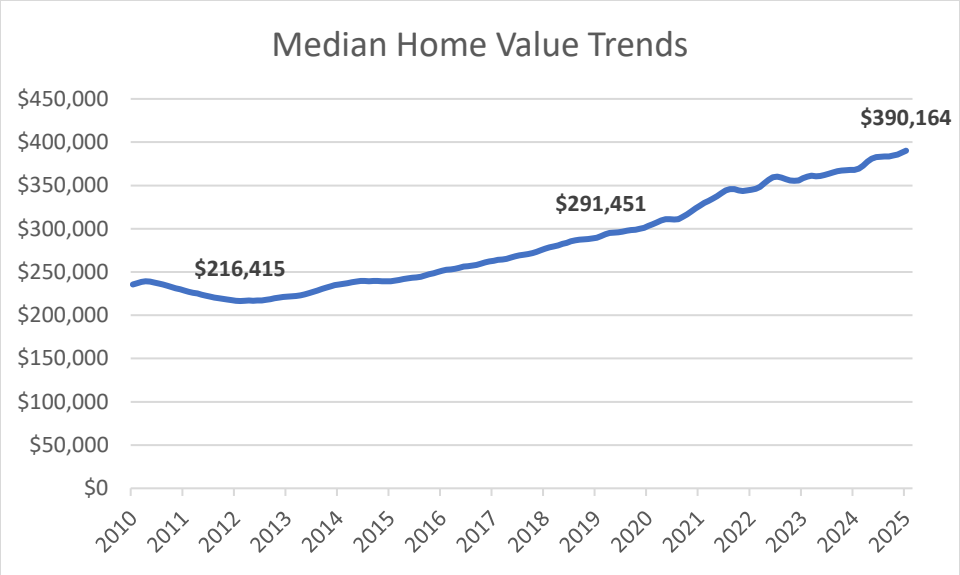
Based on the Zillow Bottom-Tier Home Value Index range of 5-35% percentile of home value on the market, existing median starter home value is $317,000 in Menomonee Falls. Typically, these homes are older and require increased maintenance costs than newer homes. New homes are generally priced between $550,0000-$700,000 in Menomonee Falls. Additional homes are needed that are affordable for households earning 80% or above the area median income to relieve demand pressure. These homes may be priced at $300,000-$350,000, which in this market, will likely require subsidies to provide this home value.

WHAT IS A STARTER HOME?

A "starter home" typically refers to a smaller, more affordable dwelling, often serving as a first home purchase for young families or individuals and is usually in the lower third of home values in a given region.



Menomonee Falls Starter Home - $340,000
Built in 1957, 4 bed/1 bath
Source: Zillow



Median Home Value (2025)

$390,164

Median Starter Home Value (2025)

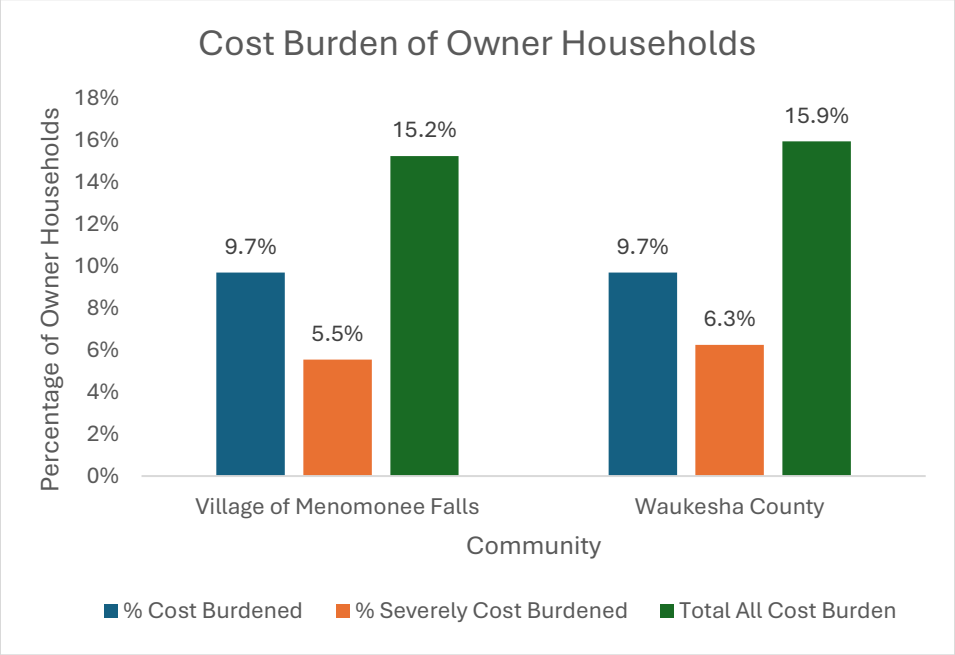
$317,129

Source: Zillow, 2025

Housing Cost Burden

Ownership households within the Village and County are experiencing cost burden at much lower rates than renters. Still, 15% of household owners in Menomonee Falls are spending more than 30% of their income on housing costs.

When the housing market is "tight" or competitive, this drives up costs for consumers through higher monthly mortgage payments, especially for households without down payment savings. Newer units are needed to relieve market demand pressure of higher earner buyers competing with lower income households for more affordable homes.



Source: US HUD CHAS, 2017-2021 Estimates

Housing Need and Development Opportunities

This study projects the need for new net housing of rental and ownership units from 2025 to 2035, including units to accommodate new household growth and units to restore healthy vacancy rates. Two growth scenarios are offered:

- **Moderate Growth** demand estimate follows the 2013 WI DOA Population and Household Projections for Menomonee Falls, adjusted for the 2020 Census results. The modified DOA projections estimate household growth of 0.76% each year totaling 1,302 new additional households from 2025-2035.
- **High Growth** demand estimate assumes the 2000-2020 average of 11% household growth per decade (1.1% annually) for 2025-2035, totaling 2,066 net additional households from 2025-2035.

Methodology

1. *Demand from Household Growth 2025-2035:*
    - Net additional households added to the community are calculated for 2025-2035. Projections utilize the growth scenarios outlined above.
    - Households are separated to account for the ownership and renter mix. The current owner vs renter tenure mix (75/25) is assumed for future projections.
    - Additional units are added to reach a healthy vacancy rate of 6% for rental units and 2% for ownership units.
2. *Units Needed to Restore Target Vacancy:*
    - 2025 ownership and renter households are sourced from Village data.
    - 2023/25 vacancy rates are sourced from ACS data and CoStar when applicable. Additional units are added to reach a healthy vacancy rate of 6% for rental units and 2% for ownership units.
3. *Total Additional Units by 2035:*
    - Estimated units from new Household Growth and Units Needed to Restore Target Vacancy are totaled for final calculation and broken down into annual need.

Rental Housing Need

Based on estimates, the Village would need to produce 420-620 additional rental housing units in the next 10 years to meet demand and restore vacancy rates. The recent high absorption rates of new rental housing may suggest additional units on top of this estimate will be needed.

Menomonee Falls Renter Housing Demand to 2035 - Moderate Growth			
Demand from Household Growth 2025-2035		% Renter	Growth
Net Additional Households	1,302	25%	326
Additional Units for 6% Vacancy			20
Subtotal Units - Demand from Household Growth	**1,322**		**346**
Units Needed to Restore Target Vacancy			
2024 Renter Households			5,414
2025 Renter Vacancy Rate - CoStar Estimate			4.6%
Additional Vacancy to Achieve 6%			1.4%
Subtotal - Units to Restore Target Vacancy			**76**
Total Additional Rental Units by 2035:			**422**
Units Needed per Year			**42**

Menomonee Falls Renter Housing Demand to 2035 - High Growth			
Demand from Household Growth 2025-2035		% Renter	Growth
Net Additional Households	2,066	25%	517
Additional Units for 6% Vacancy			31
Subtotal Units - Demand from Household Growth	**2,097**		**548**
Units Needed to Restore Target Vacancy			
2024 Renter Households			5,414
2025 Renter Vacancy Rate - CoStar Estimate			4.6%
Additional Vacancy to Achieve 6%			1.4%
Subtotal - Units to Restore Target Vacancy			**76**
Total Additional Rental Units by 2035:			**624**
Units Needed per Year			**62**

Ownership Housing Need

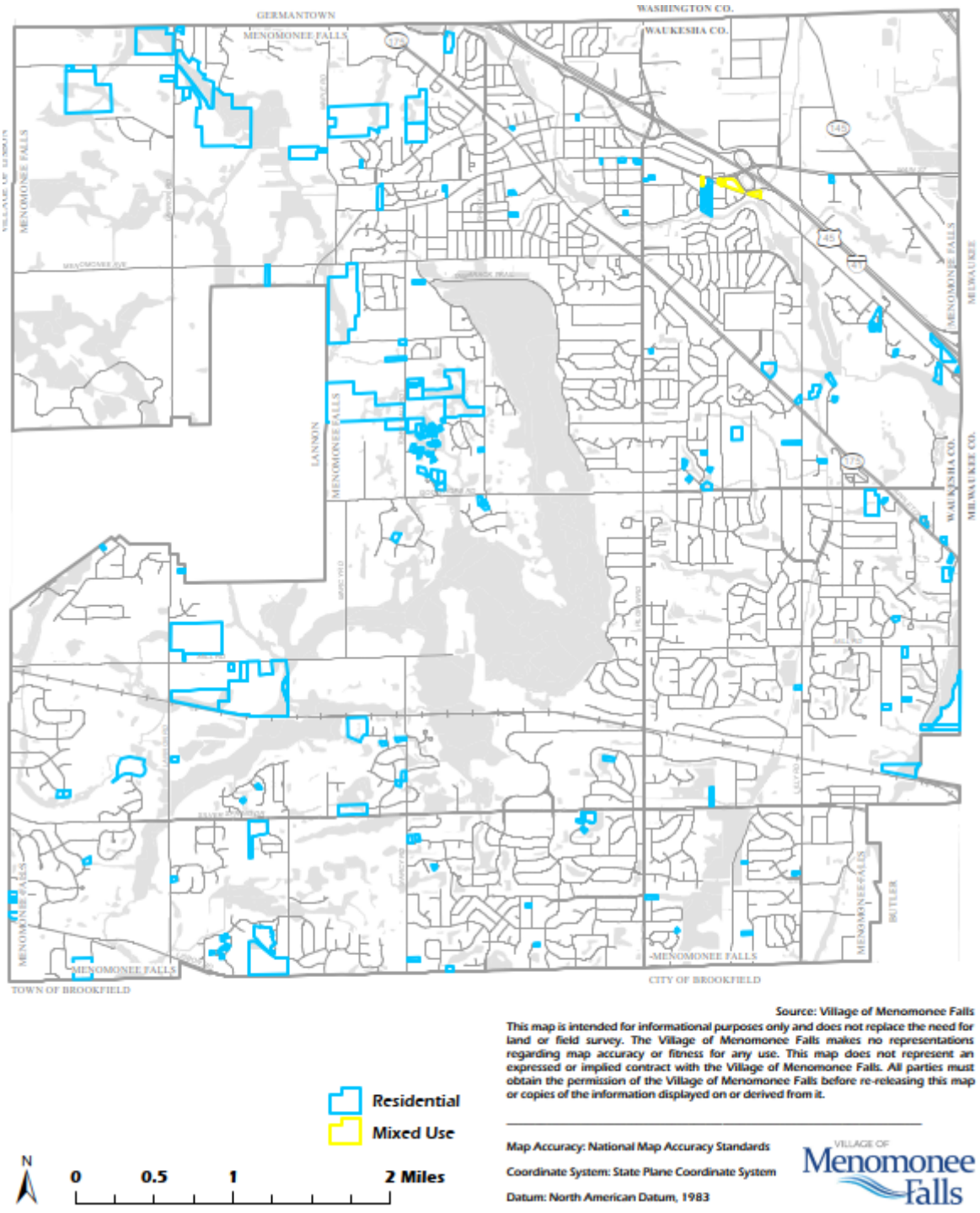
Based on estimates, the Village would need to produce 1,185-1,770 additional rental housing units in the next 10 years to meet demand and restore vacancy rates. This would require the Village to return to pre-Great Recession levels of construction when an average of 175 single-family homes were being built annually between 1990-2005.

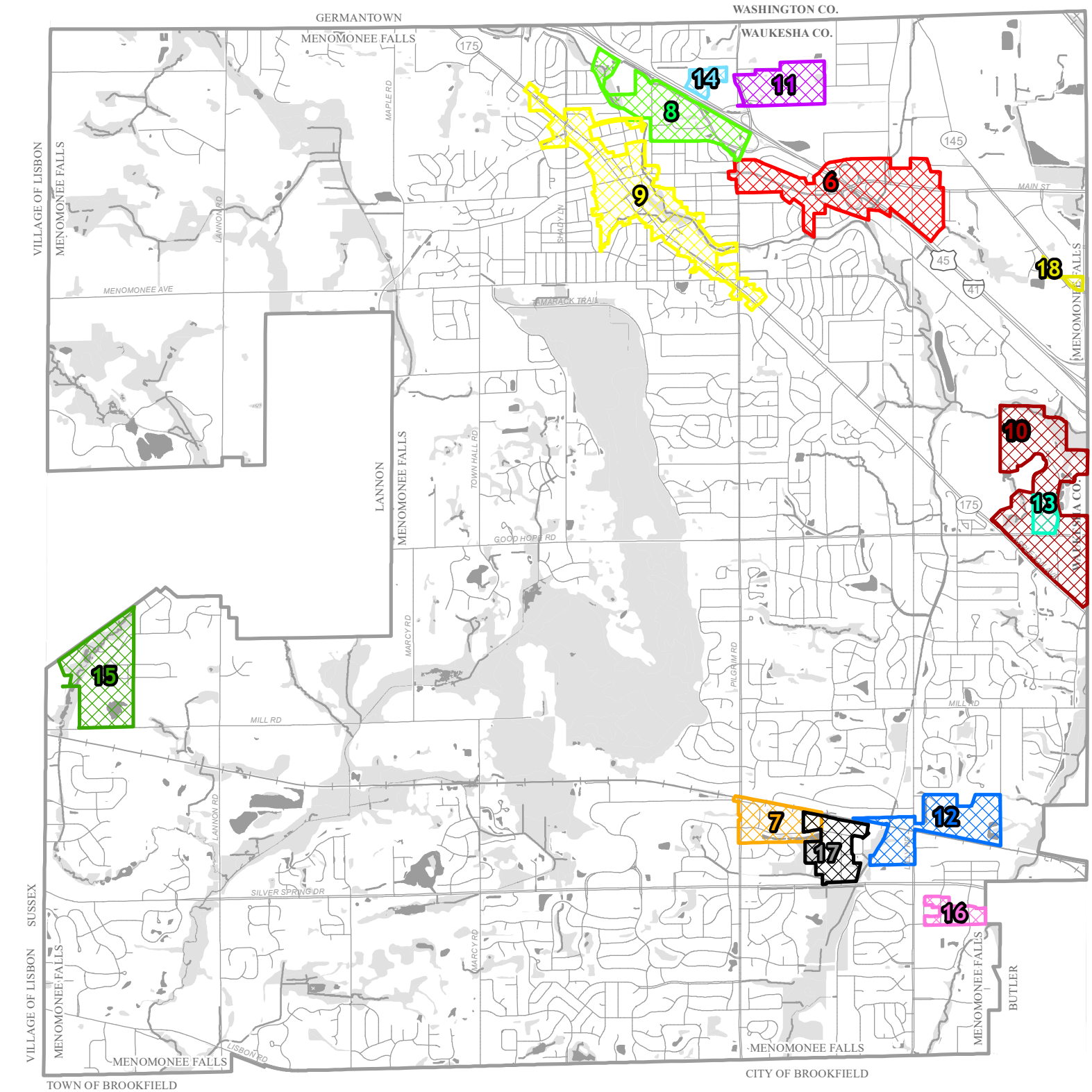
Menomonee Falls Ownership Housing Demand to 2035 - Moderate Growth			
Demand from Household Growth 2025-2035		% Owner	Growth
Net Additional Households	1,302	75%	977
Additional Units for 2% Vacancy			20
Subtotal Units - Demand from Household Growth	**1,322**		**997**
Units Needed to Restore Target Vacancy			
2024 Ownership Households			13,432
2023 Ownership Vacancy Rate - ACS Estimate			0.6%
Additional Vacancy to Achieve 2%			1.4%
Subtotal - Units to Restore Target Vacancy			**188**
Total Additional Ownership Units by 2035:			**1,185**
Units Needed per Year			**119**

Menomonee Falls Ownership Housing Demand to 2035 - High Growth			
Demand from Household Growth 2025-2035		% Owner	Growth
Net Additional Households	2,066	75%	1,550
Additional Units for 2% Vacancy			31
Subtotal Units - Demand from Household Growth	**2,097**		**1,581**
7Units Needed to Restore Target Vacancy			
2024 Ownership Households			13,432
2023 Ownership Vacancy Rate - ACS Estimate			0.6%
Additional Vacancy to Achieve 2%			1.4%
Subtotal - Units to Restore Target Vacancy			**188**
Total Additional Ownership Units by 2035:			**1,769**
Units Needed per Year			**177**

Housing Opportunity Areas

The map below indicates undeveloped parcels in the Village of Menomonee Falls that are currently zoned for residential or mixed-use housing. In total, there are 762 acres of available land that allow for housing to be built. Notably, not all of this land is accessible to municipal water and sewer facilities. Additional infrastructure investment would be needed to extend utilities to these parcels to develop in an efficient and sustainable fashion.





Tax Incremental Districts

6	9	12	15	18
7	10	13	16	
8	11	14	17	

N

0 0.5 1 2 Miles

Source: Village of Menomonee Falls

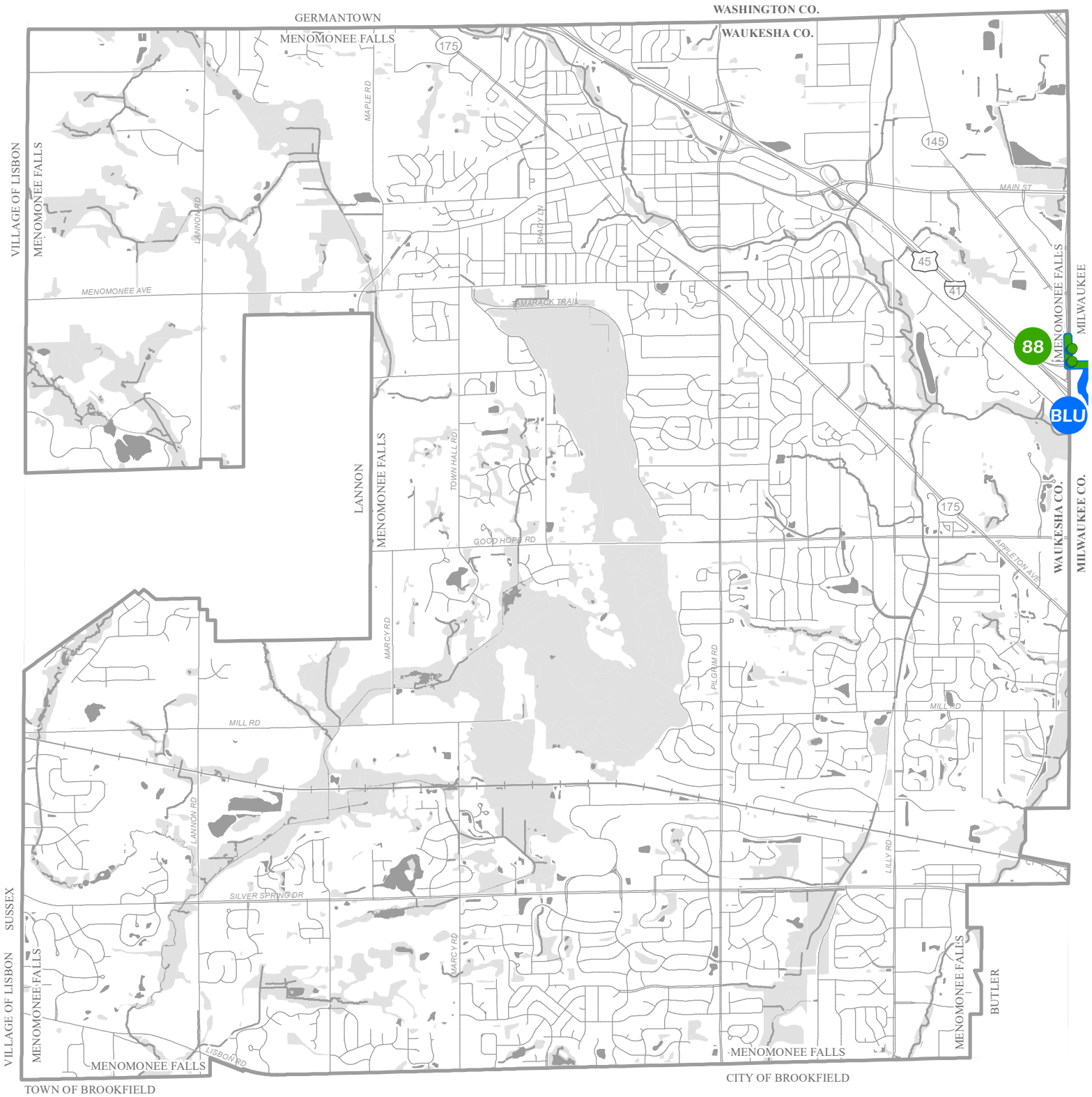
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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls



Blue Line

Route 88

N

0 0.5 1 2 Miles

Source: MCTS

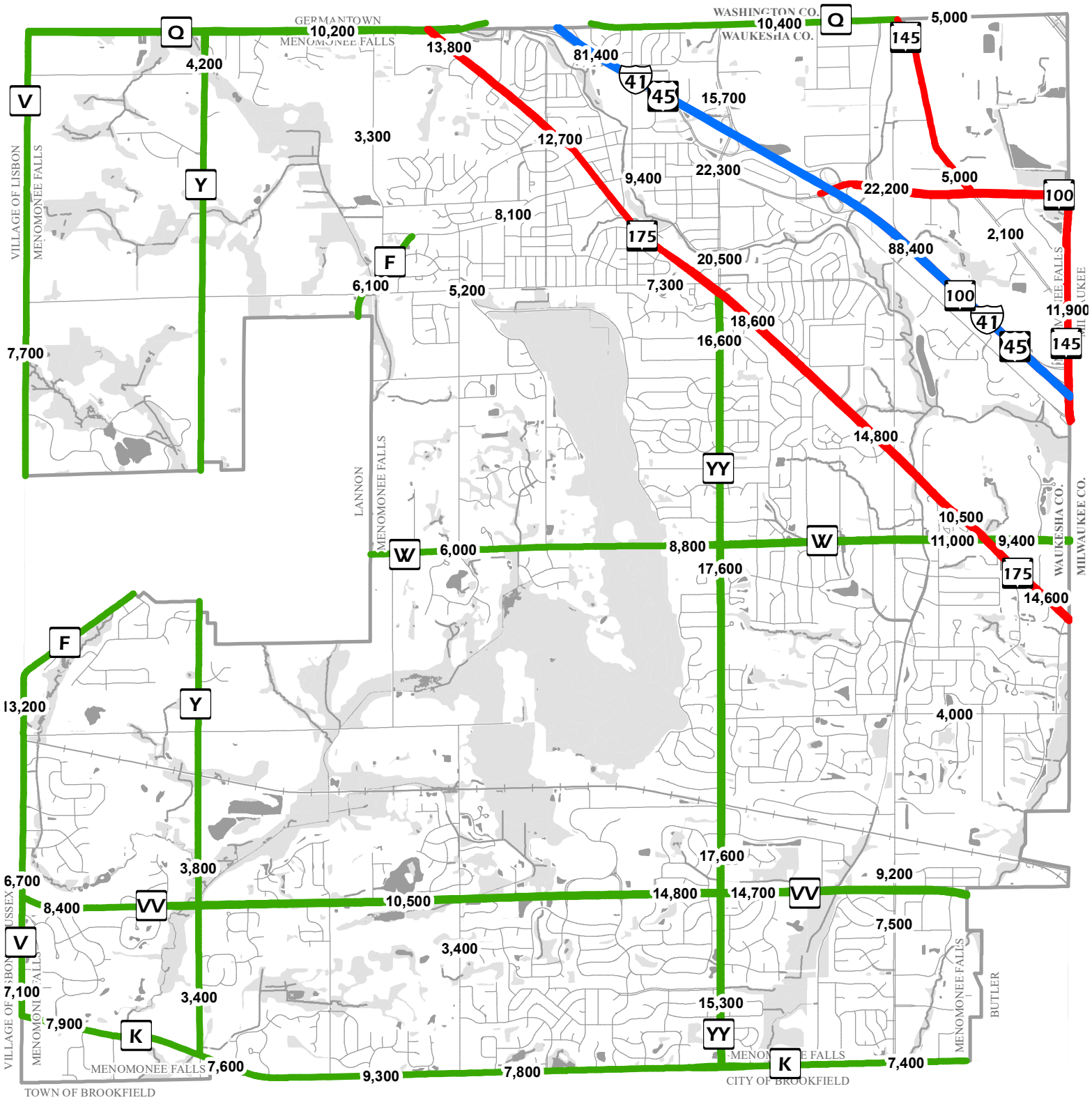
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VILLAGE OF Menomonee Falls



Interstate/US Highway

State Highway

County Highway

Local Road

N

0 0.5 1 2 Miles

Source: DOT

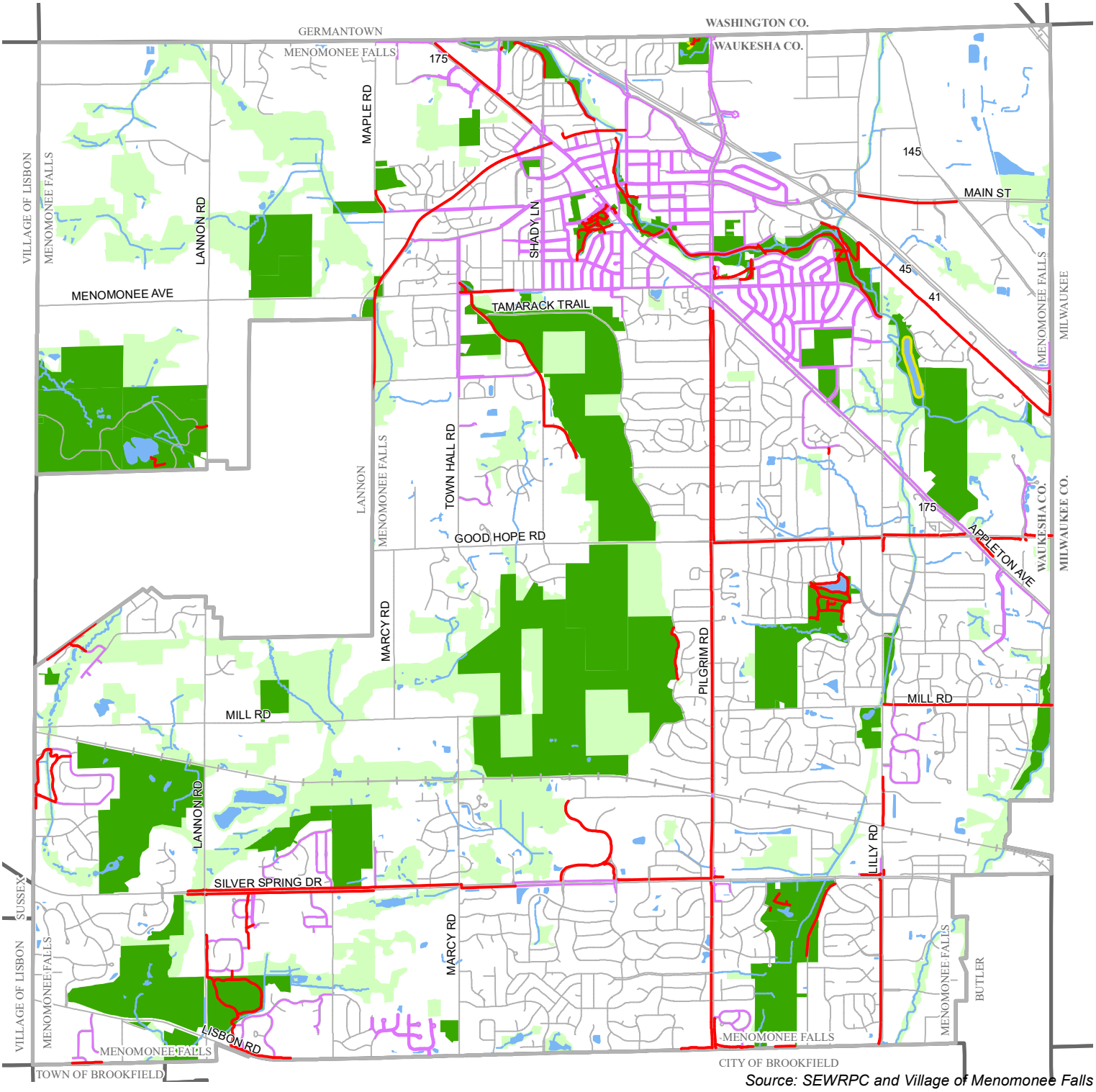
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Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls



Source: SEWRPC and Village of Menomonee Falls

- Multi-Purpose Trail
- Sidewalk
- Gravel Trail
- Recreation Site
- Environmentally Significant Lands
- Hydrology
- Village Boundary

N
W E
S

0 0.5 1 Mile

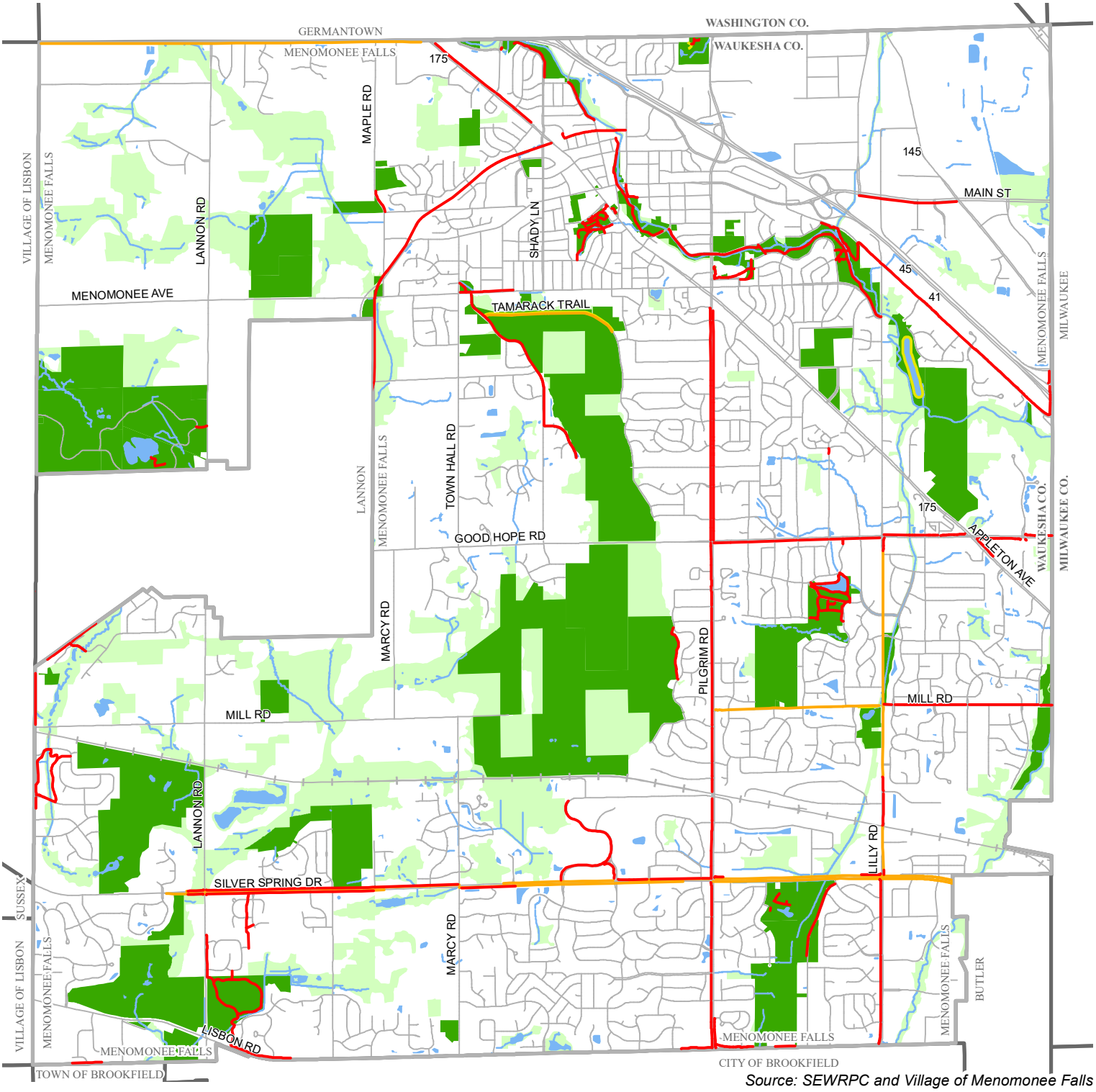
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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1927

Menomonee Falls



Source: SEWRPC and Village of Menomonee Falls

- Multi-Purpose Trail
- Wide Paved Shoulder
- Gravel Trail
- Recreation Site
- Environmentally Significant Lands
- Hydrology
- Village Boundary

N
W E
S

0 0.5 1 Mile

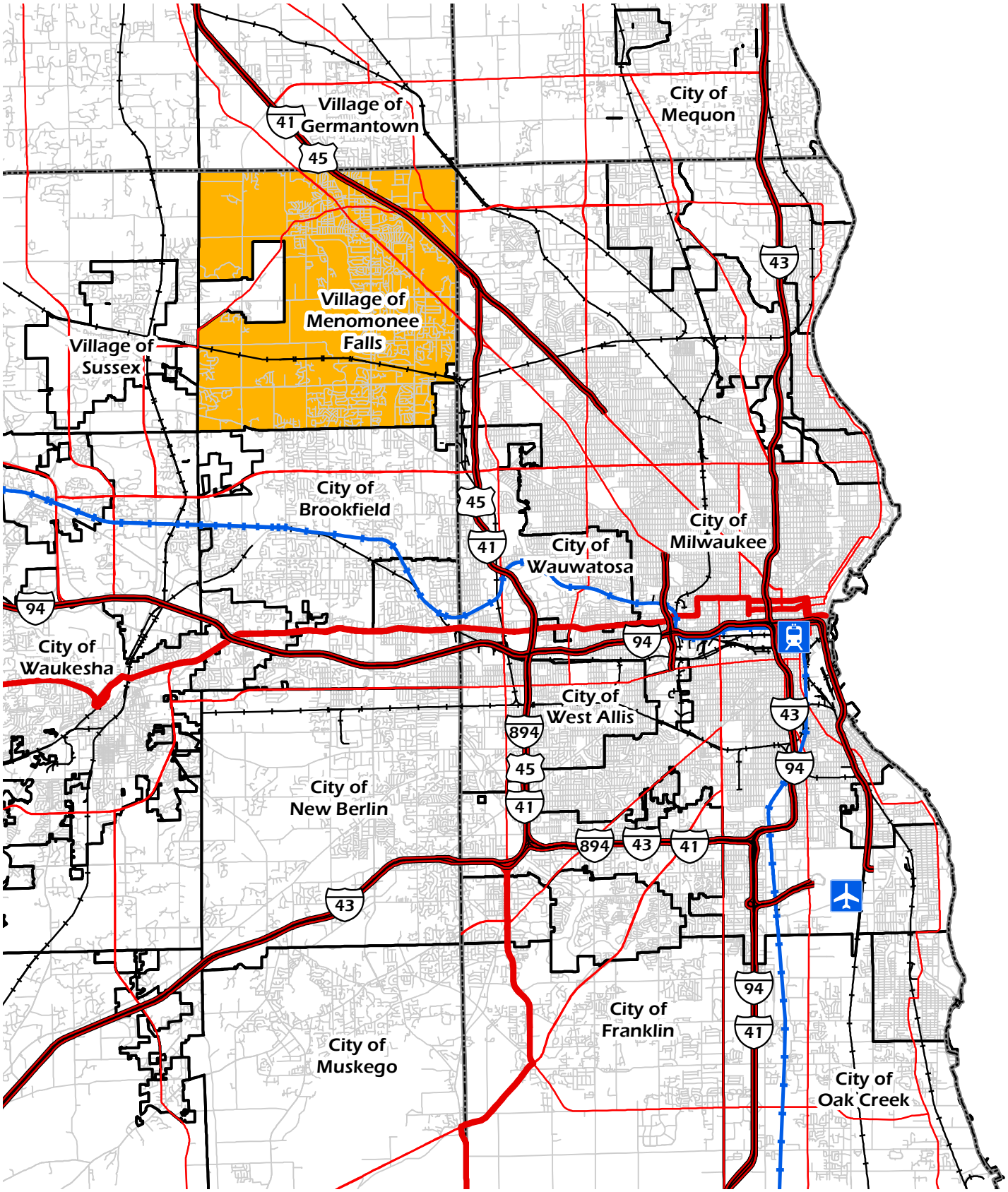
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Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls



Freeway
Other US Hwy
State Hwy
County/Local Road
Passenger Rail
Freight Rail
Intermodal Station
International Airport
County Boundary
Civic Boundary

N

0 1 2 3 4 5 6 Miles

Source: DOT, US Census

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Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF Menomonee Falls

Plan Commission - Regular **5. g.**

Meeting Date: 04/08/2025

Topic: 2025-2030 Comprehensive Outdoor Recreation Plan

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Presentation of the 2025-2030 Comprehensive Outdoor Recreation Plan (CORP)

Background Information:

The CORP provides direction for future outdoor recreational improvements to ensure that the Village offers quality recreational opportunities for residents and visitors in the future. This plan is a prerequisite for participation in the outdoor recreation grant programs as required under Chapter NR 50 of the WI Administrative Code. The last Village update was in 2018. Wisconsin Stewardship grant applications (including federal grants administered by the State) are due May 1 each year and require an updated CORP (within 5 years).

The Village Board adopted the CORP update March 17, 2025.

Application Specifics:

Additional Information:

The CORP update includes:

Community profile and demographic trends
Park inventory
Recreational trail inventory
Park and Open Space Plan
Trail recommendations
Implementation

Requested Action by Commission/Committee/Board:

No action necessary, for information only.

2025-2030 CORP Final







Village of Menomonee Falls
Comprehensive Outdoor Recreation Plan
2025-2030

Prepared by the Menomonee Falls Department of Engineering & Development

Adopted March 17, 2025

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Chapter 1: Introduction

Menomonee Falls' parks, trails and open spaces provide recreational opportunities, support biodiversity, maintain property values and contribute to the Village's overall character. As Menomonee Falls grows, the development of park and open space areas will continue to be a Village priority. The Village has consistently recognized the provision of adequate and accessible park, recreation and open space facilities as a core community goal.

Purpose of the Plan

The Comprehensive Outdoor Recreation Plan (hereafter "CORP") will guide recreation management and development of Village parks, trails and other outdoor public spaces over the next five years. The CORP directs outdoor recreation system improvements to ensure that the Village offers quality recreational opportunities for all residents and visitors. The updated CORP also provides the Village with a five-year period of eligibility for a variety of grant and funding opportunities from the Wisconsin DNR and other state agencies. This CORP is the sixth generation of park and open space plans and will be in effect for the 2025-2030 term. The CORP as designed:

- Evaluates existing parks, park facilities and recreational trail networks
- Identifies appropriate level of service standards for park lands and recreation facilities
- Recommends active and passive park improvements to meet the needs of all residents
- Recommends improvements to the Village's network of sidewalks and recreational trails



Planning Context

This Plan represents an update of the 2016-2020 CORP, recognizing improvements since its adoption and incorporating stakeholder input to determine outdoor recreation needs. The CORP also includes information from other plans prepared by the Village, Waukesha County, Southeastern Wisconsin Regional Planning Commission (SEWRPC) and the State of Wisconsin. The following section identifies related plans which have addressed parks and recreation systems and lists recreation goals and recommendations from the *2015 Comprehensive Plan Update*. Summaries of all related plans are found in Appendix A.

Village Plans

- *Village of Menomonee Falls 2015 Comprehensive Plan Update,* 2016
- *Master Plan for Village Park*, 2016
- *2016-2020 Village of Menomonee Falls Comprehensive Outdoor Recreation,* updated in 2018
- *Village Centre Master Plan*, 2010

Regional and County Plans

- *Vision 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin*, 2020
- *A Comprehensive Development Plan for Waukesha County*, 2009
- *Waukesha County Park and Open Space Plan,* 2023

State Plans

- *2019-2023 Statewide Comprehensive Outdoor Recreation Plan,* 2019
- *2003 Wisconsin State Trails Network Plan,* Interactive Trail Network Plan Map updated in 2023



The CORP supports the following outdoor recreation goals and recommendations adopted in the *2015 Comprehensive Plan Update*:

Community Resources Goal #3: Adequate and accessible park, recreation and open space facilities*

- To develop the park and open space system in conformance with the adopted Comprehensive Outdoor Recreation Plan.
- To provide well-defined public or private squares and parks and other civic-like places for informal social, civic, pedestrian and recreation activity.
- To designate outdoor recreation sites in a manner that provides ready access by the resident population.
- To use drainage corridors and other natural open space areas as a framework for enhancing other land uses, linking all parks and open spaces to the maximum extent possible.

Health & Safety Goal #1: A community that encourages physical activity and healthy interactions for all ages*

- To consider a variety of approaches to support year-round physical activity including:
    - Joint-use agreements to increase public access to recreational facilities
    - Development of nature-based recreation opportunities in natural areas like the Tamarack Preserve
    - Improvement of outdoor lighting in Village Parks and along Village Trails
- To review existing snow removal policies for multi-use trails and sidewalks.
- To strive for vibrant public places with features and events that encourage people to gather, play and interact.
- To review park activity areas and programing to ensure that recreational opportunities appeal to all age groups.

Community Resources Goal #2: A land use pattern which maintains biodiversity and results in the preservation and wise use of natural resources*

- To preserve primary environmental corridors including, but not limited to, areas of the Menomonee River, Fox River and Tamarack Preserve, in natural, open uses to the extent practicable.
- To preserve secondary environmental corridors and isolated natural resource areas in natural, open uses to the extent practicable.

Transportation Goal #1: A safe, well-maintained and cost-effective transportation network which provides for motor vehicles, pedestrians and bicycles*

- To link trails and paths throughout the Village.

Economic Development Goal #2: A quality of life that nurtures a vibrant, family-friendly community to attract and retain residents and businesses*

- To identify and promote the places that make Menomonee Falls a great place to live, work, play and do business.
- To review directional signage and consider possible improvements in order to connect residents and visitors to local areas of interest.

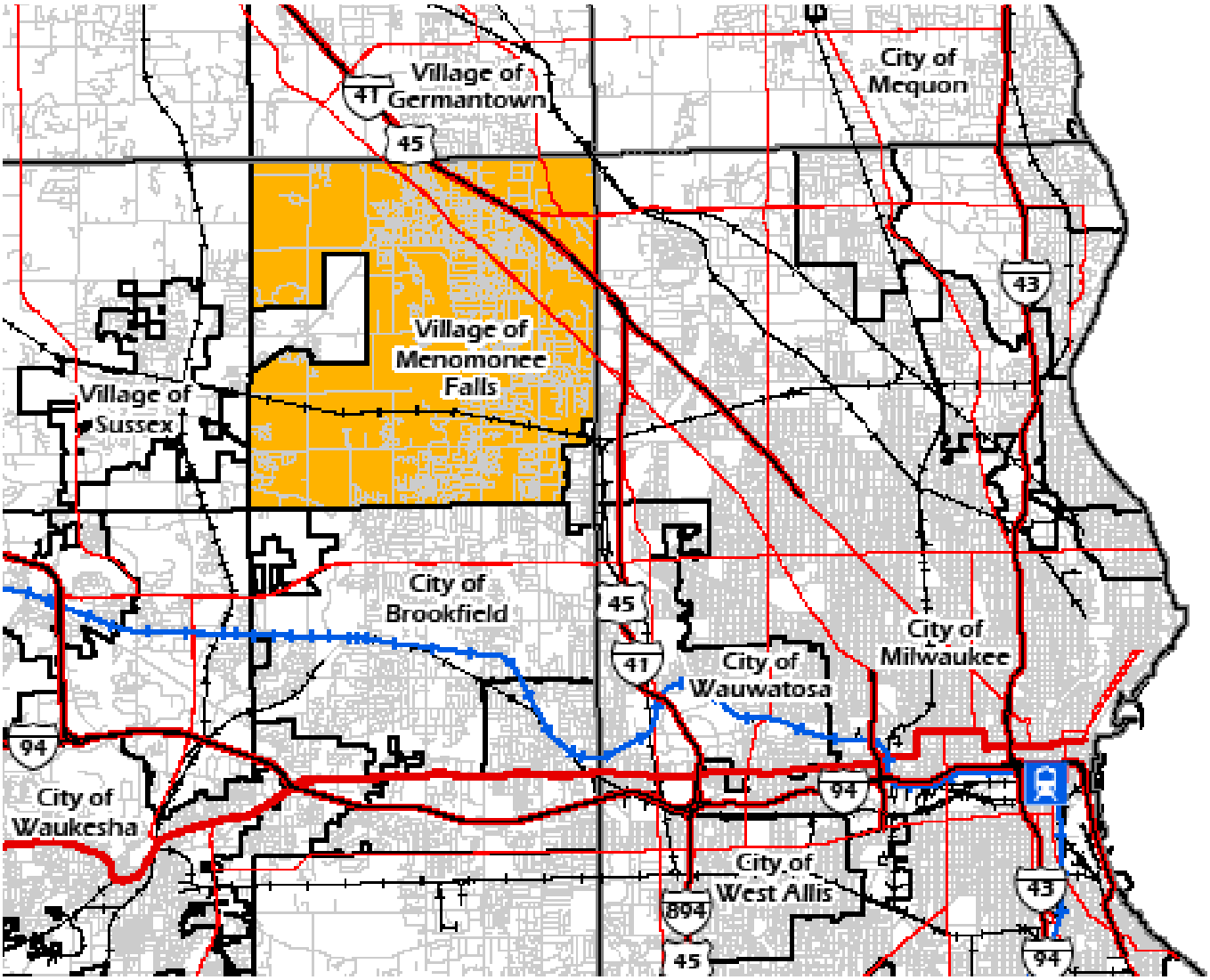
*** The Village of Menomonee Falls is in the process of updating the Comprehensive Plan. The update is expected to be adopted before the end of 2025.**

Chapter 2: Village Overview

Community Profile

The Village of Menomonee Falls is located in the northeastern corner of Waukesha County, adjacent to Milwaukee County to the east and Washington County to the north. The Village abuts the Village of Germantown to the north, Milwaukee to the east, the City of Brookfield to the south and the Village of Lisbon to the west. Menomonee Falls also surrounds the Village of Lannon on three sides and the Village of Butler on two sides.

The Village was originally settled near Mill Pond in the middle of the 19th century and experienced growth near the "Four Corners" commercial district in the area now known as Downtown. The Village of Menomonee Falls was incorporated in 1892 and was expanded substantially in 1958 with the annexation of the Town of Menomonee. Much of the Village's housing and park system was developed in the 1950s and 1960s, when Menomonee Falls had one of the highest growth rates in the state of Wisconsin. Today, growth has slowed to a more manageable rate. The Village covers an area of approximately 33 square miles and is home to roughly 40,000 residents.



Natural Setting

The Menomonee River flows through the northeastern section of the Village. The Village's older neighborhoods, historic downtown and many of its parklands are located within one mile of the Menomonee River. The Fox River begins in Menomonee Falls and flows north to south in the western section of the Village. The subcontinental divide represents an important hydrological feature for the Village with water on the east side of the divide flowing through the Menomonee River toward Lake Michigan and water on the west side of the divide flowing through the Fox River toward the Mississippi River.

Menomonee Falls' topography is characterized by a mix of hills, plains and lowland areas. Soils in the Village vary from poorly drained organic soils in and around the Tamarack Preserve to well-drained sandy and clay soils in the eastern and western sections of the Village. Poorly drained and flood-prone areas present potential locations for parkland as they are generally not suited for development. Flood prone areas, which are often located near streams in the Village, make up the bulk of environmental corridors and natural areas in Menomonee Falls.

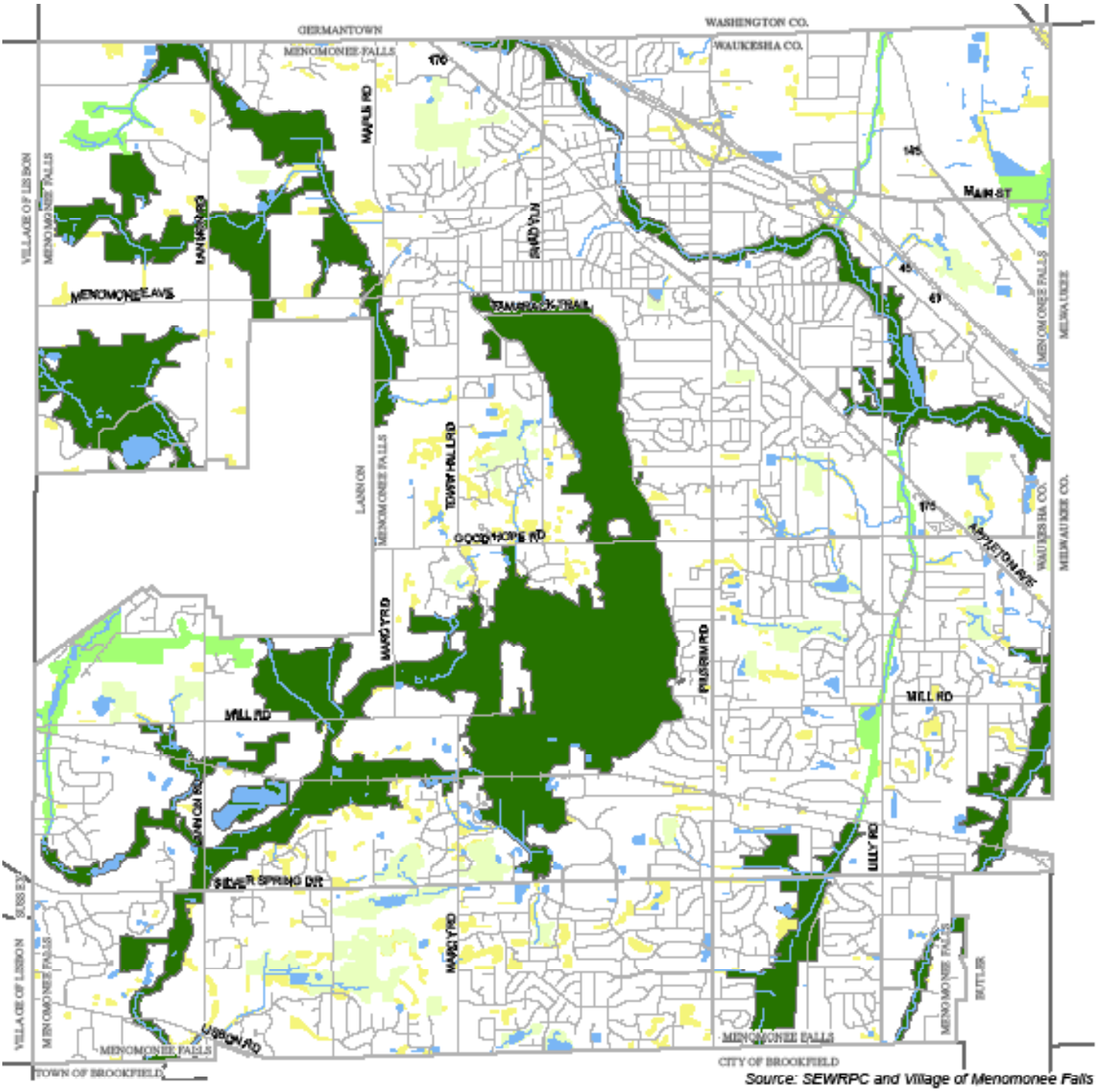
Environmentally Significant Lands

In total, Southeastern Wisconsin Regional Planning Commission (SEWRPC) and the Wisconsin Department of Natural Resources (DNR) have identified 3,495 acres of primary environmental corridors and 289 acres of secondary environmental corridors in Menomonee Falls. Primary environmental corridors generally lie along major stream valleys and contain almost all of the best remaining wetlands, woodlands and wildlife habitat areas, as well as most of the water bodies and streams associated with floodlands. According to SEWRPC, these corridors contain many of the best remaining potential park sites. Secondary environmental corridors are located along small perennial and intermittent streams. Secondary environmental corridors facilitate surface water drainage and maintain pockets of natural resource features. Environmental corridors and the Village's estimated 479 acres of isolated resource areas are identified in **Map 1**.

SEWRPC has also designated natural areas and critical species habitat within the environmental corridors (see **Map 2**). Natural areas are defined as tracts of land or water that contain intact native plant and animal populations representative of the pre-European-settlement landscape. Critical species habitats are defined as tracts of land or water which support endangered, threatened or rare plant or animal species. Class I Natural Areas (NA-1) are areas of statewide or greater significance, Class II (NA-2) are areas of county-wide or regional significance and Class III (NA-3) are natural areas of local significance.



Map 1: Environmentally Significant Lands

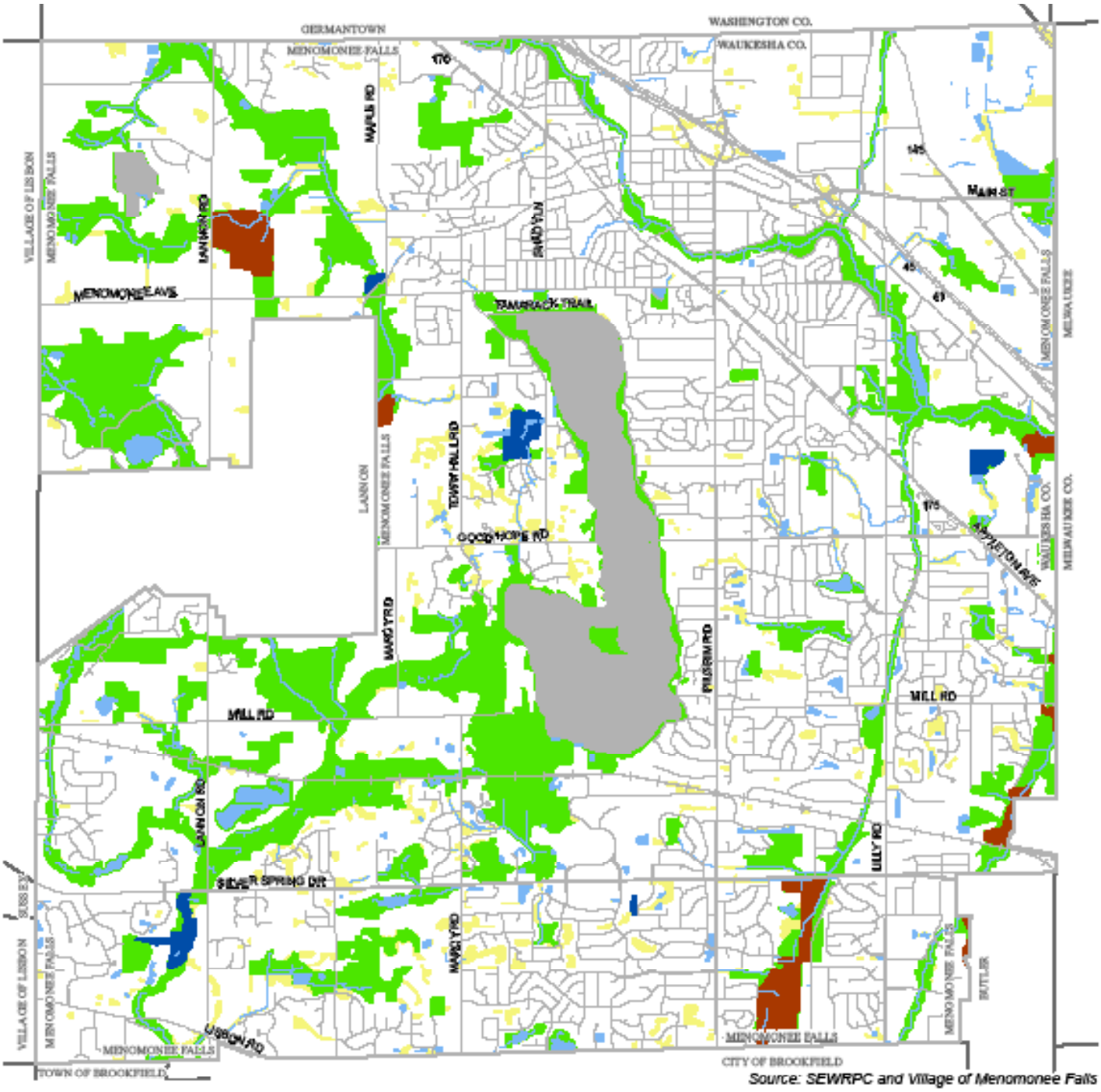


Source: SEWRPC and Village of Menomonee Falls

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- SEWRPC Delineated Wetlands Outside of Corridors
- Hydrology
- Village Boundary

See page 6 for an explanation of environmental corridors.

Map 2: Natural Areas and Critical Species Habitat



See page 6 for an explanation of natural areas and critical species habitat.

Park History

The local park and trail system has been assembled over the course of several decades as a result of Village leadership, generous private donations, and creative partnerships.

Table 1: Summary of Menomonee Falls Park Development History

Site	Acquisition Details	History
Lime Kiln Park	Purchase	Lime kilns on the west bank of the Menomonee River were abandoned in the 1890s and developed as the beginnings of the local park system
Village Park	Purchase	Acquired as the "Bernstein Woods Property" in 1935 in order to develop the land as a park via the New Deal WPA program, expanded and redeveloped starting in 2019
Mill Pond Park and Plaza	Purchase	Milling operations utilized water power from the pond starting in the 1840s. Following the removal of the mills, the area was acquired for park use by the mid-20th century and redeveloped in the 1990s
Riverside Park	Purchase	Established in the mid-1950s, Riverside Park has a baseball diamond named after Village President Horace Trenary who presided over the growth of the Village from 3 square miles to 33 square miles
Menomonee River Parkway	Dedication	Developed to offer recreational opportunities to new residents as subdivisions turned farm lands into home sites in the 1950s and 1960s
Rotary Park	Donation	Donated by the Walter Diehnelt family in 1962, Rotary Park was developed along the Menomonee River with help from the Rotary Club
Willowood Park	Purchase	Purchased from Sid Dwyer & Associates in March of 1962, development of the site as an active use park began in 1968
Old Falls Village	Purchase	The Miller-Davidson House is at the core of this special use park which was acquired by the Village in 1965 and has been operated and improved by the Menomonee Falls Historical Society since 1966. The park was formalized in 1972. Since 2023, Friends of Old Falls Village, Inc. has been co-managing the park in conjunction with the Menomonee Falls Historical Society.
Rivers Edge Park	Donation	Donated to the Village by Mr. and Mrs. Donald Stroh in 1968, the area was formerly known as Parkview Lagoon
Library Park (formerly Municipal Park)	Purchase	Acquired as property for the Municipal Complex in the late 1960s, this site was set aside for park development in the 1970s and includes the Farrenkopf Plaza (dedicated in 2007). The park increased in size in 2013 when the Village bought an adjoining parcel
Kiwanis Park	Partnership	Acquired and developed in the 1970s through a partnership between the Village and the Kiwanis Club
John Taylor Park	Dedication	Named in memory of Menomonee Falls police officer John Taylor, who was killed in the line of duty in 1977, the park was dedicated in 1982
Centennial Plaza	Purchase	Developed in the early 1990's on the corner of Appleton Ave. and Main St on a parcel that had been occupied by a fast food restaurant, renovated in 2024
Oakwood Park	Purchase	Formerly the Winter Farm, purchased by the Village in 1995 from Herbert Gross and was developed starting in 1996
Aero Park	Purchase	Acquired in 2012 in southwest Menomonee Falls, Aero Park is being developed as a community park with passive uses, court sports, picnic areas and play structures
Little League Complex	Land Transfer	Approximately 80 acres in size, transfered to Village from the School District of Menomonee Falls in 2022

Menomonee Falls has also acquired an inventory of undeveloped park and open space lands. These areas represent important opportunities for future expansion and improvement of the park and trail system. Undeveloped park and open space areas include:

- **Lilly Creek Parkway** – 29 acres, located in southeast Menomonee Falls, envisioned as a designated parkway with a multi-use trail
- **Maple Road Park** – 13 acres, located in northwest Menomonee Falls, envisioned as a natural area with trails
- **Maple Road Preserve** – 13 acres, located in northwest Menomonee Falls, envisioned as a natural area that may provide a trail link to the proposed Northwest Area Park from Maple Road
- **Menomonee River Preserve** – 32 acres, located in southeast Menomonee Falls, envisioned as a natural area that may provide for passive uses like hiking or wildlife viewing
- **Northwest Area Park** – 71 acres, located in northwest Menomonee Falls, acquired for potential development as a community park
- **River Road Park** – 2 acres, located in southwest Menomonee Falls, envisioned as a wayside park with a picnic area and paddle sport launch
- **Tamarack Preserve** – 719 acres, located in central Menomonee Falls, envisioned as a passive use park with trails, boardwalks and educational signage
- **Tower Hill Park** – 22 acres, located in southwest Menomonee Falls, envisioned as a passive use park with hiking trails and a picnic area
- **Willowood Community Forest** – 141 acres, envisioned as a passive use natural area with a network of marked nature trails

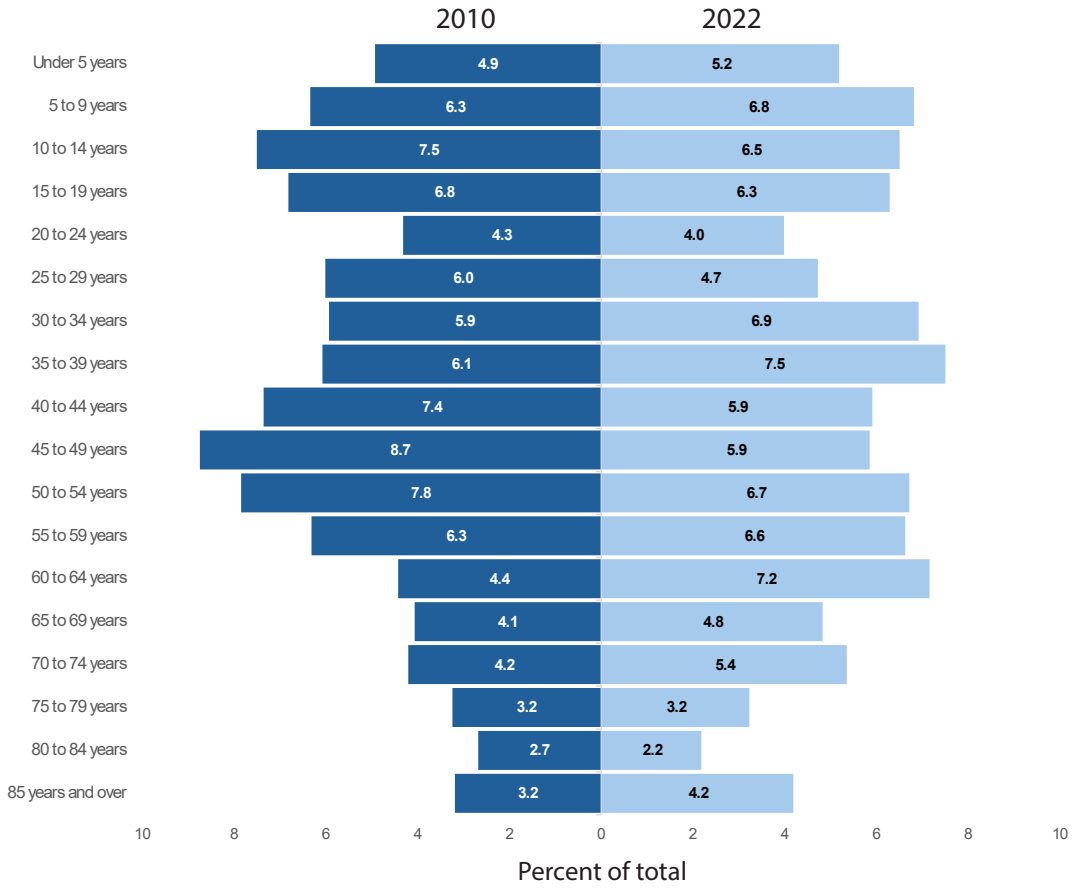


Demographic Trends

The population of Menomonee Falls continues to change in size and composition. Understanding of recent and anticipated population trends is crucial for evaluating outdoor recreational needs because demand for recreational facilities is influenced by the demographics of the population being served. The following section provides an overview of relevant demographic trends and characteristics of Village residents. The population of the Village was estimated to be 40,099 by the Wisconsin Department of Administration (WDOA) in 2024 which indicates a 4 percent increase from the 2020 Census.

In addition to accommodating the demands of a growing population, the Village's park and trail system should adequately serve the needs of residents of all ages. Menomonee Falls' median age remained relatively constant between the 2010 (43.3 years) and 2020 (43.2 years) U.S. Censuses, though it should be noted that the median age recorded in the 2022 American Community Survey (ACS) decreased to 41.9. Since 2010, the Village has seen significant population increases in age groups 35-39, 60-64, and 70-74, while the largest decreases were in the 40-44 and 45-49 age groups. The graph below shows the change in age structure since the year 2010.

Figure 1: Age Distribution



The US Census Bureau documented 16,271 occupied housing units in Menomonee Falls in 2020; this aligns with WDOA projections, which estimate that the Village will grow to over 18,500 households by 2035. The WDOA projections also suggest that the number of households will increase at a faster rate than the Village's population as households get smaller. Smaller households are driving residents' demand for a mix of housing types. The recent residential development pattern in Menomonee Falls reflects changing housing preferences with the construction of apartments, mixed-used projects, and senior living facilities along with single family homes.

Implications of Population Trends

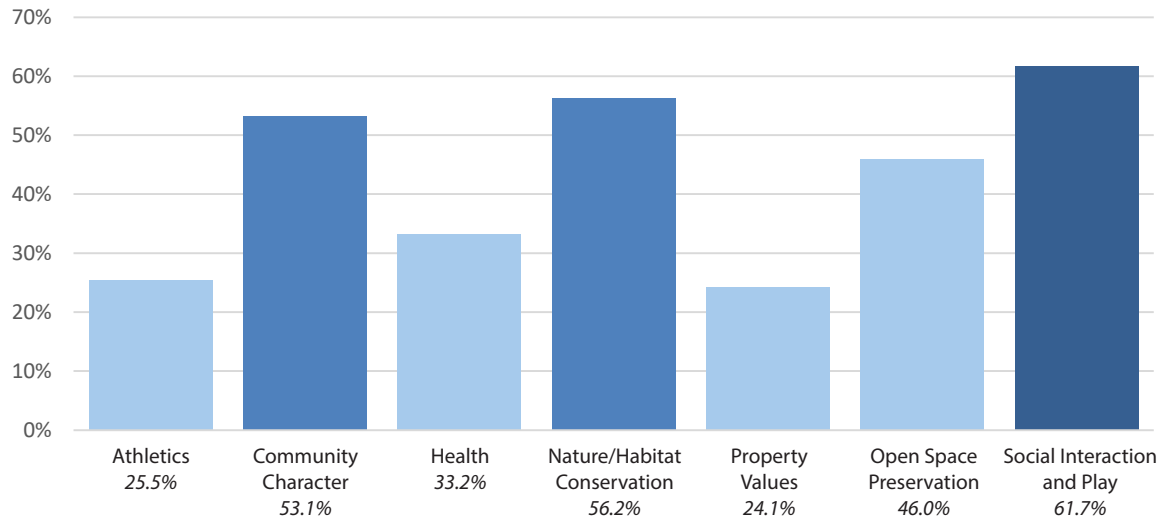
- The projected increase of approximately 3,000 residents between 2022 and 2035 will increase the use of and demand for parks, trails, and open spaces.
- Menomonee Falls has traditionally been a community of young families with children. The Village continues to attract young families, with the largest ten-year cohort now being the 30-39 year age group; however, the distribution among all age groups has become more balanced as residents live longer and the Village's housing stock continues to turn over. These trends suggest increased demand for recreational activities that appeal to young adults, older adults, and children.
- Between 2010 and 2022, the Village's population of residents over 80 years old increased 20 percent from 2,000 to 2,400. This age group accounted for 5.9 percent of the population in 2010 and 6.4 percent of the (larger) population in 2022. This data suggests some need for recreation facilities which serve the Village's aging population. Facilities and activities that are ADA compliant and encourage walking and passive recreational pursuits should be considered for this group.
- Residents under the age of 10 made up 12.0 percent of the population in 2022 compared to 11.2 percent of the population in 2010. By the numbers, there were nearly 700 more young children in Menomonee Falls in 2022 compared to 2010. This represents a change from the 2016-2020 version of this plan, which projected a decline in the adolescent population over the coming decade.
- Recent and projected increases in residential development are likely to create housing that is attractive to households and families across all age groups in the years ahead. The increased development of multi-family housing and the trend of smaller lot sizes for new single-family housing are both likely to increase demand for parks, trails and other outdoor public spaces.

2024 Community Survey

The Village collected 2,745 survey responses as part of the 2025 Comprehensive Plan Update process. Overall, those surveyed reported satisfaction with the Village's parks and recreational facilities and provided recommendations for future improvement. **Figure 2** highlights survey responses to the question, "What are the top three benefits of parks and outdoor recreation in Menomonee Falls?"

Figure 2: Benefits of Menomonee Falls Parks & Outdoor Recreation

Respondents selected up to three benefits, answers categorized as "Other" comprised 1% of responses.



Seventy-four percent (74%) of survey respondents stated that they currently use the Village's parks and/or recreational facilities. The 637 respondents who reported that they do not use parks or facilities cited reasons including distance from home (19%), safety concerns (18%), and parks lacking desirable features (17%). **Table 2** describes how respondents rated parks and recreation amenities in Menomonee Falls— the Village's Parks scored highly, with 96% of responses reporting "excellent" or "satisfactory" ratings.

Table 2: Public Satisfaction with Parks & Recreation

	Excellent	Satisfactory	Poor	No Opinion
Village Parks	**60.3%**	36.0%	2.7%	1.1%
Recreational Opportunities	38.4%	**51.8%**	5.8%	4.0%
Safe Walking Routes	38.6%	**45.9%**	12.2%	3.3%
Safe Biking Routes	29.0%	**39.6%**	18.1%	13.3%

The 2024 survey provided an opportunity for respondents to rate recent improvements to Village Park, which 58% of respondents ranked as one of their top three favorite parks in Menomonee Falls. Amenities with the highest percentages of "satisfactory" ratings included Park Maintenance (81%), the Play Area (76%), Concerts (72%), and Festivals (70%). Survey responses indicate that some amenities still "need improvement," including Parking Availability (32%), Restroom Access (28%), and Multi-Use Trails (27%).

The survey also polled respondents about their typical modes of transportation to common destinations like places of work, essential services, shopping and parks. Fifty-six percent (56%) recorded walking as a regular mode of transportation; thirty-one percent (31%) reported frequent bicycle use.

Selected trends and recommendations from community survey responses:

- Some parks may benefit from additional signage and branding.
- Park events and programming are highly supported, and many would like to see even more.
- Open comments indicate a strong demand for more bike and pedestrian infrastructure throughout the Village; considering that distance from parks was the most cited reason for those who do not use park facilities, expanding the trail network with focus on connections to parks could increase access.
- Some comments about Village Park suggest a need for amenities intended for different youth age groups; sports fields, spaces for older youth/teenagers, and water features were requested for various parks.

Top Responses to Parks Survey Questions

Favorite Parks / Facilities

1. Village Park (58%)
2. Bugline Trail (48%)
3. Menomonee Park (39%)
4. Oakwood Park (26%)
5. Rotary Park (25%)

Desirable Park Amenities

1. Multi-Use Paved Trails (39%)
2. Restrooms (33%)
3. Natural Surface Trails (25%)
4. Water/Splash Features (24%)
5. Canoe/Kayak Facilities (24%)

Trail Improvements

1. Expanding trail network (40%)
2. Connecting to neighboring communities (36%)
3. Installing lighting along more trails (28%)
4. Parkway trail connections (26%)

Pop-Up Events

The project team set up booths at community events to garner additional public input. The first pop-up was hosted on July 31, 2024 at the Farmer's Market in Village Park. Community members were asked to vote for their "three highest park priorities". The results included:

New programming for existing parks - 11 votes
Installing new amenities at existing parks - 10 votes
Developing / acquiring new parks - 10 votes
Maintaining existing parks - 7 votes
Enhancing park ecosystems - 6 votes



The second pop-up was hosted on August 8, 2024 during the Menomonee Falls Kids Festival in Village Park. Over 250 attendees, primarily kids, were asked the question, "What is your favorite thing to do at the Village's parks?" and allowed to vote for up to three amenities. The results included the following categories:

Playgrounds - 165 votes (22%)
Events / Concerts - 151 votes (20%)
Walking / Biking Trails - 123 votes (16%)
Baseball - 91 votes (12%)
Pickleball - 74 votes (10%)
Picnics - 72 votes (9%)
*Other - 86 votes (11%)**

*Some of the amenities identified in the "Other" category included Soccer, the Splash Pad, Football, Tennis, Volleyball, Basketball, and Movies in the Park.



Public Input Map

The Public Input Map was available online from September 18th, 2024 to November 15th, 2024 and received 625 comments providing key insight into the Village's existing conditions and opportunities for growth.

Community Assets

Input Map comments expressed significant appreciation for the Village's park system, highlighting Village Park, Aero Park, and Lime Kiln Park; Old Falls Village was also highly rated for its historical significance and educational opportunities. The library is one of the most valued community assets for its wide range of events, programming, and resources. Many comments provided positive feedback about community spaces and supported more art installations and public facilities (with frequent mentions of community gardens).

Park / Landscaping / Trail Network Improvements

Input Map comments align with comments from the Community Survey in requests for more walking and biking trails with connections to parks and wayfinding signage. Future extensions of the pedestrian

trail network should prioritize routes to schools, connections between parks, gaps in the Bugline and Menomonee River parkway trails, and points of interest. Respondents also identified opportunities for future parks and desirable amenities including sports fields, tennis and pickleball courts, and playgrounds in neighborhoods that are not within walking distance of larger parks. The former site of Jefferson Middle School was frequently mentioned as an ideal location for a future neighborhood park.

Preserve Use / Natural Areas

Many comments emphasize the importance of preserving natural spaces for wildlife, including wetlands, old growth forests, and wooded areas; there is also support for prairie restoration projects and nature trails with overlooks in designated park preserves.

Focus Groups

Interviews related to the parks and recreation facilities included Village Community Education and Recreation staff, representatives from local recreation leagues and organizations, and the athletic directors for Menomonee Falls High School and Hamilton High School.

- **Strengths –** Stakeholders report that the Village's outdoor recreation facilities are well maintained. The Village provides a good variety of programming and events for the community and fosters strong partnerships with local organizations.
- **Challenges –** There are currently not enough baseball fields to meet the youth program's current demand. Limited indoor facilities restrict available recreational activities during winter months. Some facilities, like the Little League Complex, are in need of larger-scale repairs and improvements.
- **Opportunities –** There are opportunities to improve accessibility in the Village's parks with wheelchair-friendly paths and adaptive sports/playground equipment. Pickleball, soccer, and inclusive fitness programming are increasing in popularity. New facilities and improvements to existing ones could attract more tournaments and visitors, building community and supporting the local economy.
- **Recommendations –** The Village should collaborate with local organizations and school districts to address facility needs, especially those that prioritize accessibility and year-round indoor uses. New parks and recreational facilities should reflect public demand (popular sports and events) and implement inclusive design strategies.



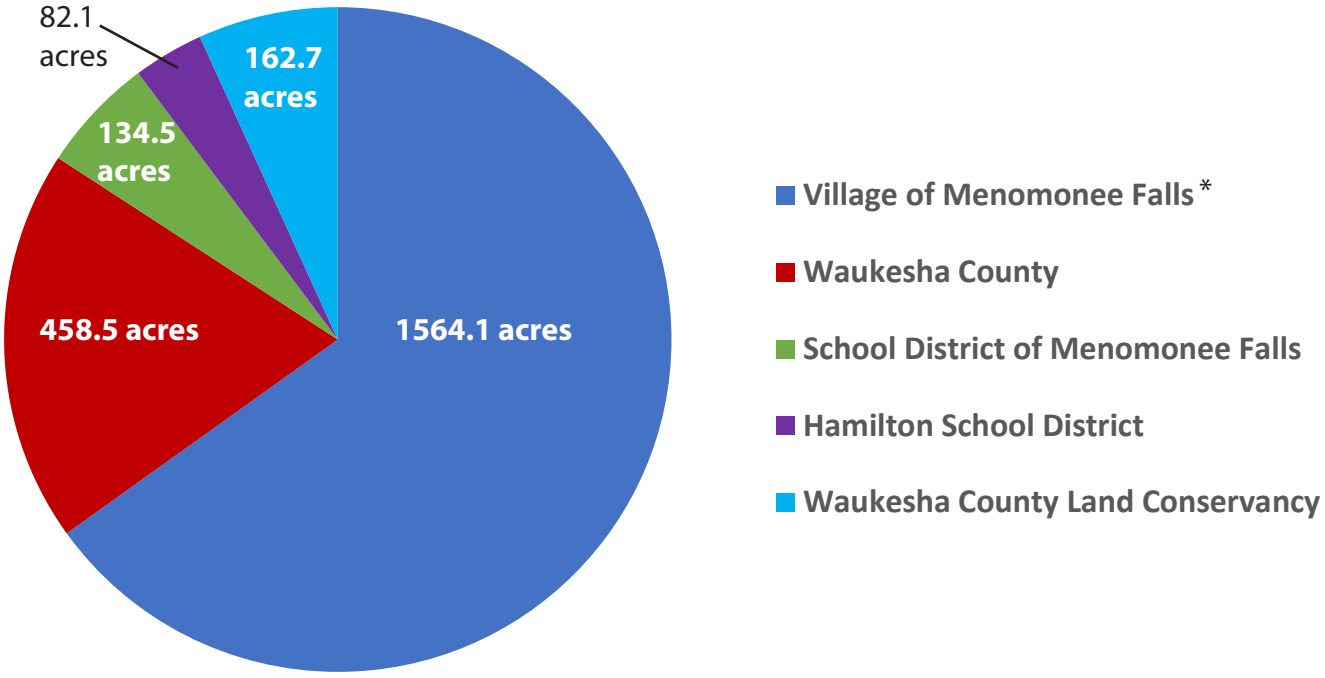
Chapter 3: Park & Open Space Inventory

Menomonee Falls manages fifteen developed parks, one developed parkway and one trail corridor segment providing 370 acres of accessible recreational space. The Village also owns 930 acres in two designated natural preserves, a 79-acre Little League complex (managed by the Menomonee Falls Little League), and 183 acres in seven other undeveloped/potential park sites for a total of 1,562 acres of open space and recreational sites. Recreational areas at nine public school sites provide about 217 acres of additional recreational space. Menomonee Park, which is operated by Waukesha County, is a large, natural resource-oriented park located along the western boundary of the Village. The County also maintains the Bugline Trail within Menomonee Falls. Three golf courses are located in the Village— Silver Spring Country Club and Wanaki Golf Course are privately operated and open to the public; North Hills Country Club is a members-only course.

Parklands, School Grounds, and other Public Outdoor Recreation Areas

There are over 2,400 acres of public outdoor recreation and open space within the Village of Menomonee Falls. Five organizations own and manage publicly accessible recreation areas in the Village. Ownership and acreage of local recreation areas are summarized in **Figure 3** and **Table 3**.

Figure 3: Public Park and Open Space Acres by Agency



* Village Parks and Parkways

The following section provides existing conditions summaries for outdoor recreation sites managed by the Village. The summaries describe the site/existing facilities and identify site issues related to site design, amenities and conditions. Issues identified in these summaries are comprised of unresolved concerns identified in the 2016-2020 CORP, concerns raised by Village staff who maintain the parks, and maintenance issues identified by staff who walked through each location in preparation for this plan.

Table 3: Public Park and Open Space Areas in Menomonee Falls

Facility	Park Classification	Acres	Percent of Total Space
Village of Menomonee Falls		**1,564.1**	**65.5%**
Aero Park	Community Park	80.0	3.3%
Bugline Trail	Trail Corridor	2.3	0.1%
Centennial Plaza	Mini Park	0.2	0.008%
Heron Alley	Mini Park	0.1	0.004%
John Taylor Park	Mini Park	0.8	0.03%
Kiwanis Park	Neighborhood Park	3.3	0.1%
Library Park	Neighborhood Park	10.8	0.5%
Lilly Creek Parkway (undeveloped)	Urban Green Space	29.3	1.2%
Lime Kiln Park	Urban Green Space	19.1	0.8%
Little League Complex	Special Purpose Park	79.4	3.3%
Maple Road Park (undeveloped)	Natural Area	13.2	0.6%
Maple Road Preserve (undeveloped)	Natural Area	13.1	0.5%
Menomonee River Parkway	Urban Green Space	55.1	2.3%
Menomonee River Preserve (undeveloped)	Natural Area	32.3	1.3%
Mill Pond Park and Plaza	Special Purpose Park	2.5	0.1%
Northwest Area Park (undeveloped)	Community Park	70.9	3.0%
Oakwood Park	Community Park	53.6	2.2%
Old Falls Village Park	Special Purpose Park	19.7	0.7%
River Road Park (undeveloped)	Urban Green Space	1.6	0.1%
Rivers Edge Park	Urban Green Space	32.1	1.3%
Riverside Park	Community Park	10.3	0.4%
Rotary Park	Community Park	36.5	1.5%
Tamarack Preserve (undeveloped)	Natural Area	788.4	32.9%
Tower Hill Park (undeveloped)	Urban Green Space	22.4	0.9%
Village Park	Community Park	18.3	0.8%
Willowood Community Forest (undeveloped)	Natural Area	141.9	5.9%
Willowood Park	Community Park	26.9	1.1%
Waukesha County		**458.5**	**19.1%**
Bugline Trail	Trail Corridor	13.2	0.6%
Fox River Parkway (undeveloped)	Urban Green Space	54.1	2.3%
Menomonee Park	Regional Park	391.2	16.3%
School District of Menomonee Falls		**134.5**	**5.6%**
High School / Ben Franklin Elementary	Community Park	39.6	1.7%
Menomonee Avenue Open Land (undeveloped)	Urban Green Space	45.0	1.9%
North Middle School	Neighborhood Park	5.8	0.2%
Riverside Elementary	Neighborhood Park	3.1	0.1%
Shady Lane Elementary	Neighborhood Park	4.3	0.2%
Thomas Jefferson Site	Neighborhood Park	19.4	0.8%
Valley View Elementary	Neighborhood Park	17.3	0.7%
Hamilton School District		**82.1**	**3.4%**
Marcy Elementary	Neighborhood Park	7.3	0.3%
Silver Spring Open Land (undeveloped)	Urban Green Space	70.5	2.9%
Willow Springs Learning Center	Neighborhood Park	4.3	0.2%
Waukesha County Land Conservancy		**162.7**	**6.8%**
Tamarack Swamp Preserve (undeveloped)	Natural Area	148.1	6.2%
North Property	Natural Area	14.6	0.6%
TOTAL		**2,401.9**	

Aero Park

Park Description

Location & History

Aero Park is an 80 acre community park which is under development on a site located east of Lannon Road and north of Lisbon Road in the southwest area of Menomonee Falls.

The Aero Park property was used for an air strip from 1948 to 2004. In 2012, the property was acquired by the Village, and the first phase of construction for the park (grading and installation of an asphalt trail loop boardwalk) was completed in 2023. The Village is planning for a second phase of construction in 2025.



Existing Conditions Analysis

Current Conditions

- Site is graded for park development; in 2023, the Village built an asphalt trail loop connecting to subdivisions and installed trees, wetland vegetation, and prairie plantings.
- The eastern side of the site is predominantly classified as wetlands. Large areas of wetland and woodland vegetation will remain undisturbed within the park project.

Issues

- Lack of a park driveway and parking area
- Play area, sport courts, restrooms, and shelters still need to be constructed
- Project completion will likely take several years, and many neighboring residents would like a faster timeline

Anticipated Programming and Site Use

Programs & Events

- Pickleball leagues
- Basketball programs
- Nature-based recreation
- Fit in the Parks
- Community events (beer gardens, pop-up movie nights, etc)

Primary Recreational Uses (anticipated)

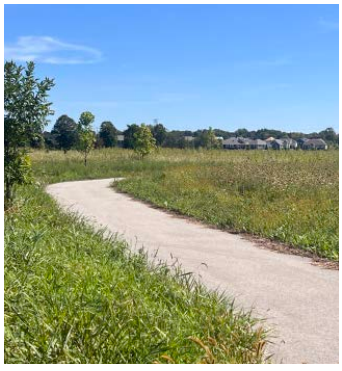
- Leisure resting
- Walking, running
- Picnicking
- Pickleball
- Tennis
- Basketball
- Children's Play
- Biking
- Birding/nature viewing
- Special Events

Site Photos









Bugline Trail

Park Description

Location & History

The Village-maintained portion of the Bugline Trail runs through a 0.8 acre property between Grand Avenue and the Menomonee River, and a public access easement extending east to Water Street in the north area of Menomonee Falls.

This former railroad right-of-way was established in the 1890s and redeveloped as an asphalt multi-use trail in 2016. Waukesha County maintains the Bugline Trail to the west of this site.



Existing Conditions Analysis

Current Conditions

- This asphalt path is 10 feet wide and this section of the Bugline Trail includes a steel bridge at the Menomonee River
- The Village installed a bike/pedestrian wayfinding sign at the eastern end of the trail in 2022.

Issues

- There is no trail connection between the Bugline Trail and the Menomonee River Parkway trail to the north or the Mill Pond Park trail to the south
- Public parking access is limited at Water Street and the street is signed for 2-hour parking which limits trip time for trail users

Programing and Site Use

Programs & Events

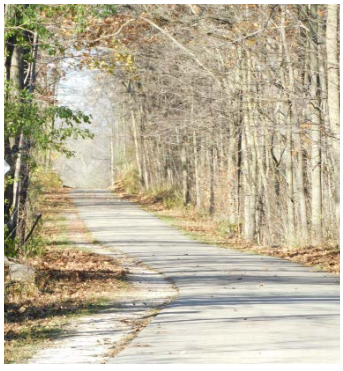
- Biking and running clubs
- Annual Menomonee River Clean-up

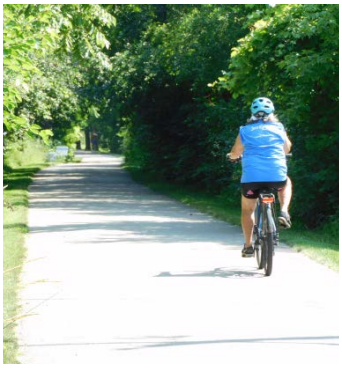
Primary Recreational Uses

- Walking, running
- Biking
- Birding/nature viewing
- Fishing
- Other modes of non-motorized transportation

Site Photos









Centennial Plaza

Park Description

Location & History

Centennial Plaza is a 0.2 acre park located on the northeast corner of Main Street and Appleton Avenue in the downtown area. The plaza was developed in the early 1990s on a parcel that had been occupied by a fast-food restaurant.

This space is being redeveloped in 2024 to support downtown events with a new concrete vendor area, shade structures, updated seating, lighting installations, a flagpole, and refreshed landscaping. This project is anticipated to be completed in November 2024.



Existing Conditions Analysis

Facilities

- Concrete event space
- Shade structures
- Raised landscape beds with wall seating
- Picnic tables and movable seating
- Raised platform for performers/ announcements
- Ornamental clock
- Donor recognition wall
- Little free library

Issues

- Immediately adjacent to a busy intersection
- No immediately adjacent retail or restaurant uses to draw the public to the space

Programing and Site Use

Programs & Events

- Falls Memorial Fest
- Maxwell Street Days
- Downtown Trick or Treat
- Falls Christkindl Market

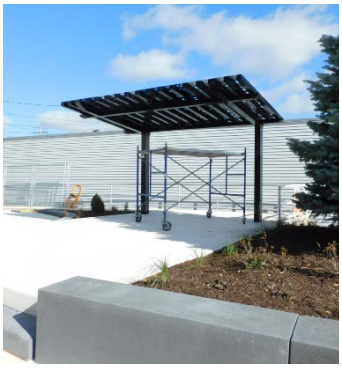
Primary Recreational Uses

- Picnicking
- Public art appreciation
- Community gathering space

Site Photos









Heron Alley

Park Description

Location & History

Heron Alley is a 0.1 acre park located on the west side of Appleton Avenue south of Main Street in the downtown area.

Heron Alley was developed in 2013 and 2014 through a combination of public dollars and grant funding. The mural and mini park at Heron Alley replaced a blighted building and created an attractive connection to a new public parking lot.



Existing Conditions Analysis

Facilities

- Paved pathway
- Landscape beds
- Mural
- Lawn open space
- Storm water retention feature
- Bench

Issues

- Lack of a park sign
- Landscaping is starting to outgrow the space

Programing and Site Use

Programs & Events

- Mural walk stop

Primary Recreational Uses

- Leisure resting
- Public art appreciation
- Walking (connecting to parking/other destinations)

Site Photos









John Taylor Park

Park Description

Location & History

John Taylor Park is a 0.8 acre park located on the east side of Appleton Avenue to west of Mill Street in the downtown area. John Taylor Park was dedicated in 1982 and named in honor of a Village police officer who was killed in the line of duty in 1977.

A 2017 project added a new pathway, bench, landscape beds, memorial marker, flag poles and a brick gathering space.



Existing Conditions Analysis

Facilities

- Lawn open space
- Landscape beds
- Flag poles with lighting
- Park / Downtown signage
- Bench
- Memorial plaque and brick gathering space

Issues

- Lack of directional signage to Downtown parks and sites
- Lack of pedestrian crossing to public parking area and Village Park across Appleton Avenue

Programing and Site Use

Programs & Events

- Police memorial ceremonies

Primary Recreational Uses

- Leisure resting
- Memorial site
- Entry feature to downtown

Site Photos









Kiwanis Park

Park Description

Location & History

Kiwanis Park is a 3.3 acre park located on the northeast corner of Menomonee Avenue and Town Hall Road in the northwest portion of the Village.

Kiwanis Park was acquired and developed in the 1970s through a partnership between the Village and the Kiwanis Club. The park was originally named Village Green Park. The play area was installed at Kiwanis Park in 2017.



Existing Conditions Analysis

Facilities

- Asphalt trail
- Lawn open space
- Play structure
- Park signage
- Flagpole with lighting
- Benches
- Dedication plaques
- Picnic tables
- Grills
- Shoulder parking

Issues

- Lack of access to/ lack of activities in the north area of park
- Parking area is not clearly designated, no bicycle parking
- Lack of shade trees and drinking fountain near the playground

Programing and Site Use

Programs & Events

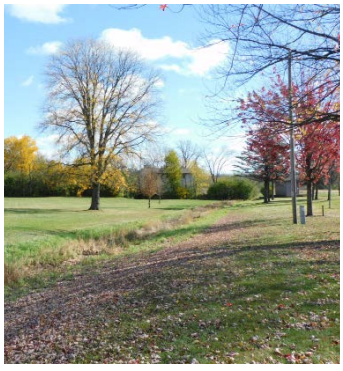
- Annual Menomonee River Clean-up

Primary Recreational Uses

- Leisure resting
- Walking
- Children's play (play structure)
- Picnicking
- Unstructured field play
- Grilling

Site Photos









Library Park

Park Description

Location & History

Library Park (formerly Municipal Park) is a 10.8 acre park located east of the Menomonee Falls municipal offices and the Village Public Library.

Library Park was created in the late 1960s and early 1970s from farmlands. The Village acquired an adjacent residential property (to the north) in 2013 expanding the park boundaries into the wooded area along the Menomonee River. The Library Friends native Wisconsin trees were planted in the park during a 2024 community event.



Existing Conditions Analysis

Facilities

- Asphalt trail
- Lawn open space
- Retention pond
- Playground equipment
- Benches
- Pergola with stone seating
- Farrenkopf Plaza (event space)
- Picnic tables
- Future storywalk

Issues

- Lack of clearly marked connection to Men. River Parkway
- Northeast parking area not striped, no bicycle parking
- Lack of park sign
- Limited shade near playground equipment
- Worn "nature" paths are not formalized/maintained
- River access could be improved on north side of the park

Programing and Site Use

Programs & Events

- Annual Menomonee River Clean-up
- Library Truck Day event and other library programming
- Outdoor Storytime (summer)

Primary Recreational Uses

- Leisure resting
- Unstructured field play
- Picnicking
- Children's play (playground)
- Walking, running
- Nature viewing
- Bicycling
- Recess (for school next door)

Site Photos









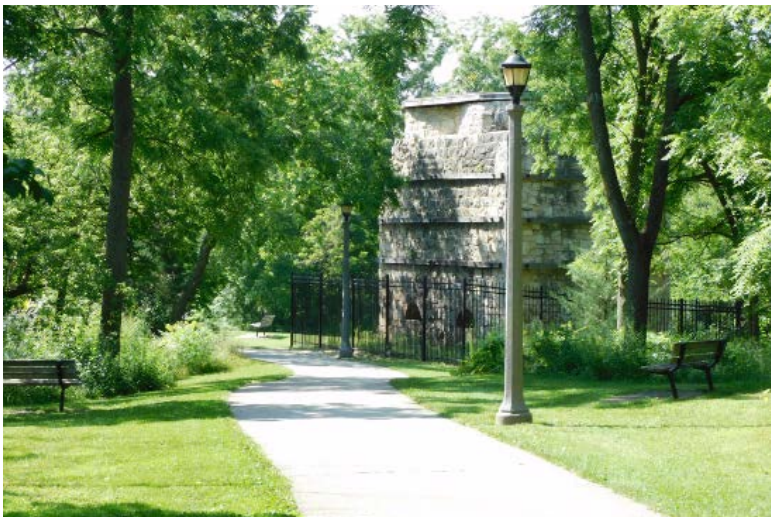
Lime Kiln Park

Park Description

Location & History

Lime Kiln Park is a 19.1 acre park located along both sides of the Menomonee River in the downtown area. The Menomonee River Trail runs from north to south through the park.

In the late 19th century, lime kilns operated on the west side of the river and a limestone quarry was located on the east side of the river. Operations were abandoned before the turn of the century, and the area became the Village's first park.



Existing Conditions Analysis

Facilities

- Historic lime kilns
- Asphalt trails
- Pedestrian bridge
- Interpretive plaques
- Benches
- Bike rack
- Trail lighting
- Two parking areas
- River access
- Nature trails
- Dog bag stations

Issues

- Pedestrian bridge needs immediate replacement (2025)
- Inconsistent benches, bollards, railings and light poles
- Interpretive signage located at knee level on boulders
- River view/access is obscured by vegetation overgrowth
- Lacks a direct pedestrian connection to Village Park

Programing and Site Use

Programs & Events

- Annual Menomonee River Clean-up
- Operation Finally Home 5k

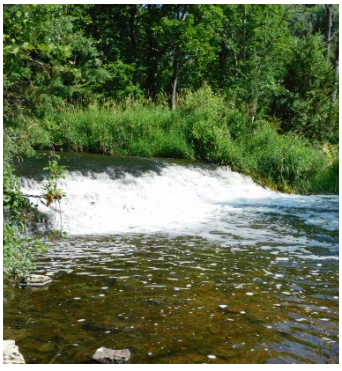
Primary Recreational Uses

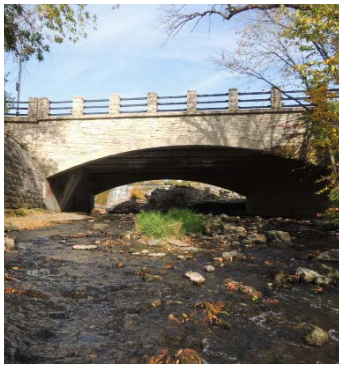
- Leisure resting
- Nature viewing
- History appreciation
- Walking, Bicycling
- Picnicking
- Photography
- Fishing

Site Photos









Little League Complex

Park Description

Location & History

This baseball and softball complex is located on a 80.2 acre site on the north side of Mill Road between Pilgrim Road and Ash Drive.

The complex of baseball, softball, and t-ball fields was developed in the late 1990s and early 2000s and is leased and maintained by the Menomonee Falls Little League organization. Ownership of the site was transferred from the School District of Menomonee Falls to the Village in 2022.



Existing Conditions Analysis

Facilities

- Four "traditional" baseball diamonds (one without an enclosed dugout)
- 2 softball diamonds
- 1 t-ball diamond
- Two "senior" baseball diamonds (enclosed dugouts)
- Parking areas
- Concessions / restroom buildings
- Playground

Issues

- Lack of a formal trail connection to Oakwood Park / subdivision to north
- Wide shoulder on Mill Road may not feel safe for parents/children to ride bikes or walk to the complex
- Drive access and parking is closed to public in the off season

Programing and Site Use

Programming & Site Use

- Little League t-ball
- Little League baseball
- Little League softball

Primary Recreational Uses

- T-ball
- Baseball
- Softball
- Children's play
- Walking, running
- Restrooms

Site Photos









Menomonee River Parkway & Trail

Park Description

Location & History

Menomonee River Parkway is a 55.1 acre open space area located along the Menomonee River between Shady Lane (on the west) and Rotary Park (on the east). The Menomonee River Trail follows the river and parkway for approximately 2.6 miles before continuing into Rotary Park.

The parkway was developed in the late 1950s and early 1960s as surrounding neighborhoods were being built.



Existing Conditions Analysis

Facilities

- Asphalt trail
- Lawn open space
- Natural areas
- Park signage
- Lighting (some areas)
- Ball diamond
- Sledding hill
- Soccer fields
- Foot bridge
- Picnic tables
- River access

Issues

- Bike/ped wayfinding signs not installed beyond downtown
- Lack of trail lighting may deter evening/winter use
- Trail gaps limit connectivity in north area
- Lack of bicycle parking near activity areas
- Varying width and condition of asphalt trail
- River access needs to be improved in some areas

Programing and Site Use

Programs & Events

- Annual Menomonee River Clean-up
- Youth soccer
- SDMF Cross Country meets

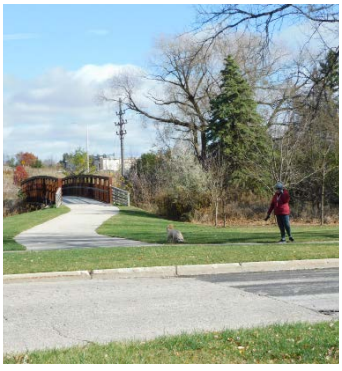
Primary Recreational Uses

- Nature viewing
- Picnicking
- Walking, running
- Bicycling
- Unstructured field play
- Fishing
- Soccer
- Softball, tee-ball

Site Photos









Mill Pond Park & Plaza

Park Description

Location & History

Mill Pond Park and Plaza is a 2.5 acre park located along both sides of the mill pond in the downtown area.

Mill Pond Park was acquired by the Village in the late 1940s and early 1950s along the banks of a pond which was created in the 1800s to power milling operations. The plaza multipurpose area was developed in 1996 as part of the Mill Pond beautification project. The park was expanded and a new parking area was constructed in 2017.



Existing Conditions Analysis

Facilities

- Small amphitheater
- Gazebo
- Asphalt trail
- River access
- Picnic tables
- Shelter with restrooms, kitchen and large grill
- Benches
- Angled parking & parking lot
- Drinking fountain

Issues

- Lack of a direct connection to Lime Kiln Park
- Varying condition of benches and picnic tables
- River access could be improved on the west side of the Mill Pond

Programing and Site Use

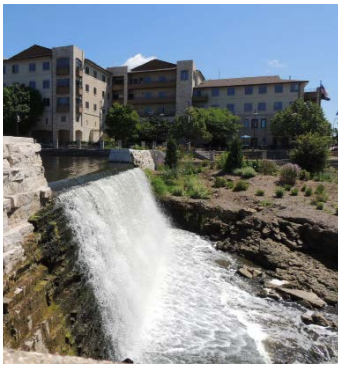
Programs & Events

- Kids Fishing Derby
- Falls Memorial Fest / Lucky Ducky Derby
- Picnic on the Plaza
- Annual Men. River Clean-up
- Falls Harvest Festival

Primary Recreational Uses

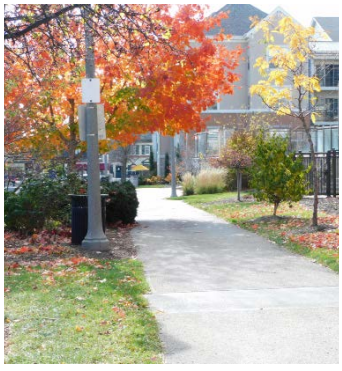
- Leisure resting
- Walking, running
- Bicycling
- Fishing
- Picnicking
- Photography
- Special events

Site Photos









Oakwood Park

Park Description

Location & History

Oakwood Park is a 53.6 acre multi-purpose park located west of Lilly Road in the southeast area of the Village.

Oakwood Park was developed on the site of the former Winter Farm. The park property was purchased by the Village in 1995 from Herbert Gross and the development of the park started in 1996 using Willowood Park as a model.



Existing Conditions Analysis

Facilities

- Sand volleyball
- Picnic shelters
- Asphalt trails
- Pond, fishing pier
- Lawn open space
- Concession area
- Restrooms
- Softball fields
- Basketball, Tennis/ Pickleball courts
- Playground
- Soccer fields

Issues

- Lack of a formal trail connection to Little League Complex
- Underutilized wooded area at south end of park
- Lack of directional signage to park from Mill Road
- Limited ADA accessible parking stalls, no bicycle parking
- Lack of shade trees near playground equipment

Programing and Site Use

Programs & Events

- Softball leagues
- Summer tennis programs
- Summer soccer camps
- Pickleball leagues

Primary Recreational Uses

- Leisure resting
- Walking, running
- Bicycling
- Fishing
- Picnicking
- Tennis
- Restrooms
- Soccer
- Softball
- Basketball
- Pickleball
- Children's Play

Site Photos









Old Falls Village Park

Park Description

Location & History

Old Falls Village is a 19.7 acre park located on the northern boundary of Menomonee Falls at the intersection of County-Line Road and Pilgrim Road.

The Village purchased the grounds (which originally included the Miller-Davidson farmstead) in 1965. The Menomonee Falls Historical Society was formed in 1966 to develop and operate the area as a historic park and museum. The park was formalized in 1972. Since 2023, Friends of Old Falls Village, Inc. has been co-managing the park in conjunction with the Menomonee Falls Historical Society.



Existing Conditions Analysis

Facilities

- 9 historic buildings
- Lawn open space
- Picnic areas
- Gazebo, flag pole
- Restrooms
- Asphalt/gravel trails
- Drinking fountain
- Parking lot
- Picnic shelter
- Performance stage
- Historic caboose
- Fire pit

Issues

- Inconsistent trail surfaces, lack of bicycle parking
- Under-utilized wooded area at south end of property
- Lack of navigational signage within the park
- Lack of a formal trail connection to Cheyenne Drive
- Lack of directional signage to other Village destinations, way-finding lacking from Water Street pedestrian bridge

Programing and Site Use

Programs & Events (selected)

- Civil War Encampment
- Revolutionary War Days
- WW II Days
- Classic Car Show
- Beer gardens
- Oktoberfest

Primary Recreational Uses

- History reenactments
- Picnicking
- Walking, hiking
- Nature viewing
- Special events
- School tours
- Photography (with fees)
- Beer gardens
- Reservable event spaces

Site Photos









Rivers Edge Park

Park Description

Location & History

Rivers Edge Park is a 32.1 acre park located on the east side of the Menomonee River with access from Fond Du Lac Avenue via Parkview Drive.

This area was formerly called Parkview Lagoon and was part of the Village's wastewater treatment facility. The land for the park was donated by Mr. and Mrs. Donald Stroh in 1968.



Existing Conditions Analysis

Facilities

- Lawn open space
- Crushed limestone trail
- Benches
- Pond
- Parking lot
- Nature trails
- Dog bag station

Issues

- Lack of an ADA accessible entrance from River Park Drive
- Lack of a trail connection to Rotary Park
- Limited river access with overgrown grass and old fencing discouraging users from venturing off the pond loop
- Worn "nature" paths are not formalized/maintained
- Limited parking space

Programing and Site Use

Programs & Events

- Annual Menomonee River Clean-up

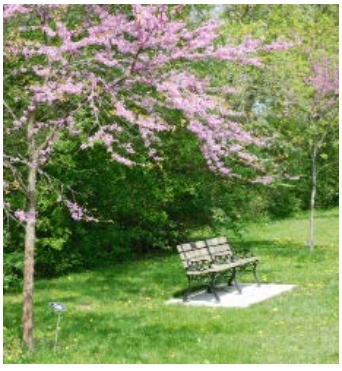
Primary Recreational Uses

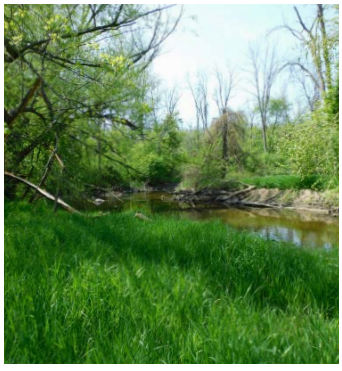
- Leisure resting
- Walking, running
- Bicycling
- Fishing
- Picnicking
- Unstructured field play
- Nature viewing
- Hiking

Site Photos









Riverside Park

Park Description

Location & History

Riverside Park is a 10.3 acre park located on the northeast corner of Pilgrim Road and Menomonee River Parkway in the northern part of the Village.

Riverside Park was donated by the William Rothermel family and developed in the late 1950s. The park's baseball diamond is named after Village President Horace Trenary who presided over the growth of the Village from 3 miles^2 to 33 miles^2.



Existing Conditions Analysis

Facilities

- Baseball diamond
- Grandstand
- Concession stand
- Lawn open space
- Picnic tables
- Flagpole with lighting
- Parking lots
- Scoreboard
- Falls Area Food Pantry

Issues

- Lack of striping for crosswalks to Menomonee River Trail
- Lack of a park sign, activity area east of ball diamond
- Parking area in need of re-striping, no bicycle parking
- Restrooms are not open for year-round public use (off-season and trail users are not accommodated)
- No signage for the paddle launch ramp (installed in 2018)

Programing and Site Use

Programs & Events

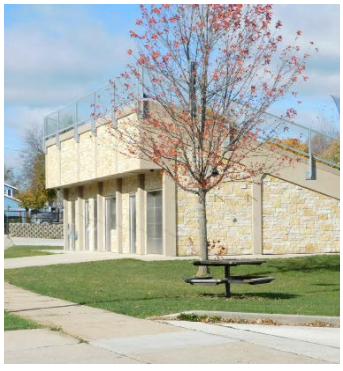
- SDMF baseball
- Menomonee Falls Lakers baseball
- Menomonee Falls Little League baseball

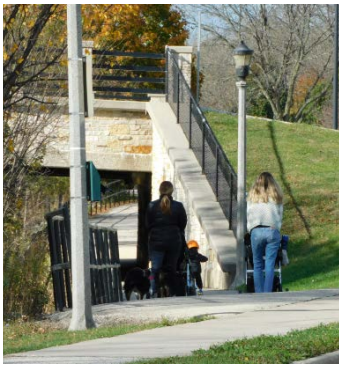
Primary Recreational Uses

- Baseball
- Picnicking
- Leisure resting
- Paddling
- Fishing

Site Photos









Rotary Park

Park Description

Location & History

Rotary Park is a 36.5 acre park located on both sides of the Menomonee River with parking access from Mac Arthur Drive and Fond Du Lac Avenue.

The property that became Rotary Park was donated by the Walter Dienhalt family in 1962. The Menomonee Falls Rotary Club donated two picnic shelters for the park, one on each side of the Menomonee River.



Existing Conditions Analysis

Facilities

- Lawn open space
- Asphalt trails
- Pedestrian bridge
- Picnic shelters
- Sand volleyball
- Playground
- Barbecue pit
- Fireplace
- Horseshoe pits
- Parking lots
- Restrooms
- River access

Issues

- Entrance off Fond Du Lac Avenue is difficult to see
- Lack of way-finding signage to other Village destinations
- Inconsistent trail width and condition, no bicycle parking
- Lack of a direct connection between Fond Du Lac multi-use trail and Menomonee River Trail
- River access could be improved

Programing and Site Use

Programs & Events

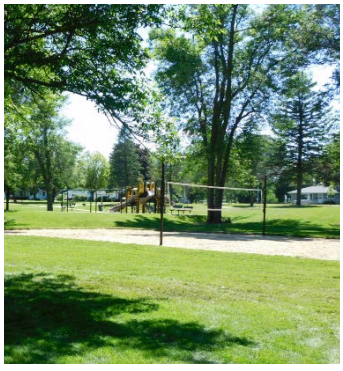
- Annual Menomonee River Clean-up
- SDMF cross country meets

Primary Recreational Uses

- Leisure resting
- Nature viewing
- Picnicking, special events
- Walking, running, bicycling
- Unstructured field play
- Fishing
- Children's play (playground)
- Volleyball, softball

Site Photos









Village Park

Park Description

Location & History

Village Park is a 18.3 acre community park located near the intersection of Appleton Avenue and Garfield Drive in the downtown area. The park was purchased in 1935 from the Bernstein family and originally known as the Bernstein Woods property. The Village Park band stand was constructed in the late 1930s as a Works Progress Administration project.

Major renovations since 2020 transformed the park into a community event space and added a multi-use plaza, performance amphitheater, accessible play/ splash pad area, and more.



Existing Conditions Analysis

Facilities

- Asphalt trails
- Restrooms
- Play structure
- Band stand, lawn
- Flag pole / memorial
- Multi-use plaza
- Performance stage
- Great lawn
- All-children's play area
- Splash pad
- Picnic shelters
- Pickleball/tennis courts
- Beer garden

Issues

- Restroom capacity during major events
- Lack of permanent serving structure for the beer garden
- Condition / width of asphalt trails on the park's south end
- Long-term maintenance for historic bandstand
- Poor road condition and lack of sidewalk along Optimist Way
- Concerns with middle school students interfering with family enjoyment of the play area
- Vandalism

Programing and Site Use

Programs & Events

- Summer Concert Series
- Farmers Market
- Family Movie Nights
- Beer garden
- Falls Lavender Fest
- Kids Fest
- National Night Out

Primary Recreational Uses

- Leisure resting
- Picnicking
- Walking, running
- Children's play
- Nature viewing
- Special events
- Pickleball / tennis
- Community gathering
- Farmers markets / vendor fairs
- Reservable event space

Site Photos









Willowood Park

Park Description

Location & History

Willowood Park is a 26.9 acre park located near Silver Spring Drive and Badger Drive in the southeastern area of the Village. The park adjoins to the undeveloped lands of the Willowood Community Forest.

The Willowood Park and Community Forest property was purchased by the Village from Sid Dwyer & Associated in 1962 and development of the park began in 1968. The ball fields and shelters were constructed by Village staff.



Existing Conditions Analysis

Facilities

- Lawn open space
- Soccer fields
- Sand volleyball
- Softball fields
- Tennis/Pickleball courts
- Basketball court
- Asphalt trails
- Parking lots
- Playground
- Wheel-sport area
- Picnic shelters
- Horseshoe pits

Issues

- Horseshoe pits are weedy
- Lack of trail connection to Aberdeen subdivisions
- Some benches and picnic tables in need of maintenance

Programing and Site Use

Programs & Events

- Softball leagues
- Annual Menomonee River Clean-up
- Youth soccer

Primary Recreational Uses

- Walking, leisure resting
- Picnicking, special events
- Unstructured play
- Sand volleyball
- Soccer
- Softball
- Tennis
- Wheel-sports
- Horseshoes
- Fishing
- Children's play (playground)

Site Photos









Lilly Creek Parkway (undeveloped)

Park Description

Location & History

The proposed Lilly Creek Parkway is a 29.3 acre park space located near Lilly Road and Mill Road in Southeast Menomonee Falls. The proposed parkway is adjacent to Lilly Creek and includes a large retention pond near the intersection of Mill Road and Lilly Road.

The parkway area was acquired by the Village of Menomonee Falls in the 1990s as the surrounding neighborhoods were built.



Existing Conditions Analysis

Current Conditions

- North of Mill Road, the parkway extends for about 0.5 miles with grass open areas along Lilly Creek
- South of Mill Road, an open area includes a detention pond (often used for fishing) with a mowed perimeter, a picnic table, and a refuse container

Issues

- Lack of park sign(s) to designate this area is a public park site
- Existing parking area (gavel shoulder) along Mill Road is limited and is not formally dedicated
- The wetland area on the parkway's southern end could present challenges for access/trail building

Access and Potential Facilities

Site Access

- Shoulder parking along Mill Road west of Lilly Road
- Wide shoulder/bike lane along Lilly Road
- Multi-use trail along Mill Road (east)

Potential Facilities (future)

- Nature trails
- Fishing pier
- Benches
- Designated parking area
- Interpretive signage
- Mowed trails and woodchip trails

Site Photos









Maple Road Park (undeveloped)

Park Description

Location & History

Maple Road Park is a 13.2 acre potential park site located along Maple Road, north of Chistman Road in the northwest area of Menomonee Falls.

The Maple Road Park property was acquired by the Village of Menomonee Falls in the 1960s as the subdivision to the east was constructed. The property was formerly planned to be Kiwanis Park until the early 1990s when Village Green Park was renamed Kiwanis Park.



Existing Conditions Analysis

Current Conditions

- A mix of grass open space, shrubs and trees grow on the site
- The majority of the site is level, but the southern end of the property slopes to a lower elevation
- Informal trails wind through the site created by visitors and deer

Issues

- Dumping and storage of private property on these Village-owned lands has been a problem in the past

Access and Potential Facilities

Site Access

- Existing gravel drive from Maple Road
- Proximity to Maryhill Drive, Christman Road, and the Bugline multi-use trail

Potential Facilities (future)

- Trail connection to Maryhill Drive and the Bug Line Trail
- Nature trails

Site Photos









Maple Road Preserve (undeveloped)

Park Description

Location & History

Maple Road Preserve is a 13.1 acre potential nature preserve and trail corridor site located west of Maple Road, near Chistman Road in the northwest area of Menomonee Falls.

The Maple Road Preserve property was acquired by the Village of Menomonee Falls in 2014 for the development of a storm water retention pond. The site had been utilized for agricultural purposes for several decades.



Existing Conditions Analysis

Current Conditions

- A grassland open space, retention pond, tree line and a stream (Fox River) are located on the site
- The retention pond occupies roughly a third of the site. The pond and adjacent plants provide abundant habitat for birds

Issues

- Lacks a preserve sign and a designated parking area
- Possible future trail connection to the Northwest Area park site will require a boardwalk through a wetland area and an easement through the private property to the west

Access and Potential Facilities

Site Access

- Gravel shoulder along Maple Road
- Proximity to Christman Road and the Bug Line multi-use trail

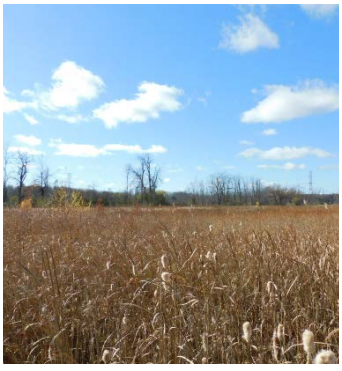
Potential Facilities (future)

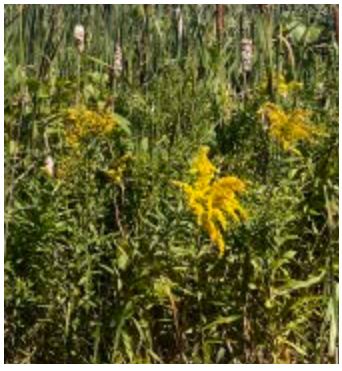
- Trail connections to Northwest Area park site and the Bugline Trail
- Designated shoulder parking area
- Picnic area, birding/wildlife interpretive sign

Site Photos









Menomonee River Preserve (undeveloped)

Park Description

Location & History

The proposed Menomonee River Preserve is a 32.3 acre area located along the Menomonee River to the east of Parkway Drive, near Mill Road in the southeast area of the Village.

The area was once drained and used for agriculture, but the property has been preserved as a wetland for several decades. The Village acquired this area as housing developed to the west in the early 2000s.



Existing Conditions Analysis

Current Conditions

- The site remains in natural wetland conditions and includes a mix of grass, emergent plant species and trees
- The preserve is designated as a primary environmental corridor and provides habitat a wide variety of animals

Issues

- Lacks preserve sign to designate this area as a public open space site
- This wetland area presents challenges for public access/trail construction

Access and Potential Facilities

Site Access

- Street access from Parkway Drive and Mill Road
- Multi-use trail along Mill Road

Potential Facilities (future)

- River access
- Hiking trails
- Designated parking (shoulder)
- Boardwalks
- Interpretive signage

Site Photos









Northwest Area Park (undeveloped)

Park Description

Location & History

Northwest Area Park is a 70.9 acre future park site located on the north side of Menomonee Avenue between Lannon Road and Maple Road in the northwest area of Menomonee Falls. The site was acquired by the Village in 2011, fulfilling a recommendation by the 2011- 2015 CORP to acquire land for a community park in the northwest area of the Village.

A portion of this future park site was transferred to the School District of Menomonee Falls in 2022.



Existing Conditions Analysis

Current Conditions

- This large area is relatively flat and includes fields, woodlands and a farmstead site

Issues

- Northwest Area Park is not officially named and lacks park sign(s) to designate this area as a public open space site
- There is no proposed timeline for park development
- The site is located outside of the Village's sewer service area, so development of restrooms could be challenging

Access and Potential Facilities

Site Access

- Existing gravel driveway from Menomonee Avenue to farmstead area
- Proximity to Maple Road Park and the Bugline Trail

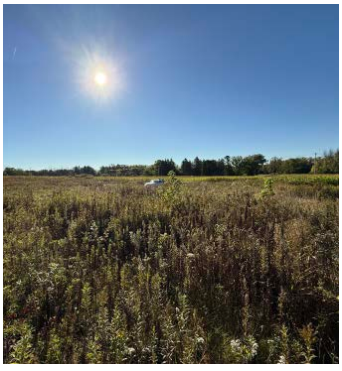
Potential Facilities (future)

- There are no existing adopted recommendations for this site, it was acquired following adoption of the 2011-2015 CORP
- This site has space for a wide variety of active and passive uses to be determined in a future park master plan.

Site Photos









River Road Park (undeveloped)

Park Description

Location & History

This 1.6 acre proposed wayside park site is located along the Fox River on the south side of Lisbon Road (across from Wanaki Golf Course) in the southwest area of Menomonee Falls.

The Village acquired this site in 2006 for the purpose of constructing a pumping station. The 2016-2020 CORP called for the establishment of a passive use park at the River Road site.



Existing Conditions Analysis

Current Conditions

- This site is located along both sides of the Fox River and currently includes a structurally deficient bridge which is slated for demolition
- The majority of the site is wooded and the remainder is an open lawn space

Issues

- Lacks park sign(s) to designate this area as a public open space site
- Park development may need to wait until after the bridge demolition
- Public parking and river access would need to be considered as part of the park development plan

Programing and Site Use

Site Access

- River Road provides access to the park site from Lisbon Road
- Bridge removal may hinder access to the north side of the river

Potential Facilities (future)

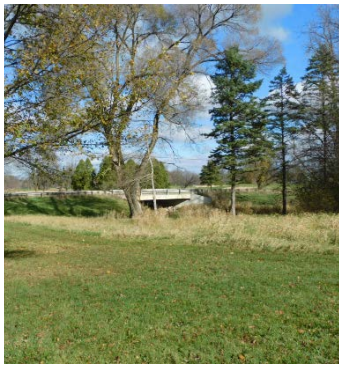
- Picnic area an/or benches
- Paddle launch
- Designated parking area
- Interpretive signage (noting the headwaters of the Fox River)

Site Photos









Tamarack Preserve (undeveloped)

Park Description

Location & History

At 788.4 acres, the Tamarack Preserve is by far the largest public open space in the Village, accounting for over half the Village's park and open space property. The Tamarack Preserve is the heart of an environmental corridor stretching from Menomonee Avenue to Silver Spring Drive.

Portions of this wetland and woodland area have been owned by the Village for decades, and the area has been designated as public recreational land since 1994.



Existing Conditions Analysis

Current Conditions

- Village owned portions of the Tamarack Preserve include contiguous wetland properties located both to the north and south of Good Hope Road.
- Many areas of the preserve are relatively dry and suitable for passive recreation

Issues

- Despite the Tamarack's dedication as a public preserve, the recreational opportunities in and around the preserve are limited to a stretch of multi-use trail and an information kiosk
- Trail and amenity development will require boardwalks in low-lying areas of the Tamarack Preserve
- Recreational use should be balanced with nature preservation

Programing and Site Use

Site Access

- Paved parking area off of Shady Lane
- Gravel access drive from Good Hope
- Paved turnaround and gravel driveway access from Mill Road

Potential Facilities (future)

- Nature trail connection between Overlook Trail and Edelweiss Lane (boardwalk would be necessary for some areas)
- Birding/nature viewing platform, interpretive signage
- Formalize access and parking at Good Hope Road

Site Photos









Tower Hill Park (undeveloped)

Park Description

Location & History

Tower Hill Park is a 22.4 acre potential park site located on a hilltop on the north side of Mill Road in the southwest area of Menomonee Falls.

The Tower Hill property has been owned by the Village and identified as a public park site since at least 1973 when it was included in the Village's first adopted Master Plan. A radio tower and small service building are located on the property.



Existing Conditions Analysis

Current Conditions

- The Tower Hill site includes a lawn open space and gravel parking area overlooking a mix of grass, brush and trees along the downslope to the north.
- Spruce trees grow on the hill and a grove of broad leaf trees grows at the hill's base

Issues

- Lacks park sign(s) to designate this area as a public open space
- Development of a sledding area has potential, but will require vegetation clearing and a separated route to walk uphill
- The park is located in an area outside of anticipated public sewer service areas, so development as a traditional neighborhood park may not be appropriate

Programing and Site Use

Site Access

- The paved driveway from Mill Road terminates at a gravel parking area
- Future trail connections to the Fox River would require easements over private lands

Potential Facilities (future)

- Nature trails, picnic tables
- Parking lot improvements
- Interpretive signage

Site Photos









Willowood Community Forest (undeveloped)

Park Description

Location & History

This 141.9 acre site is located south and east of Willowood Park between Silver Spring Drive and Lisbon Road in southeast Menomonee Falls.

Many of the properties in the Willowood Community Forest have been owned by the Village for decades. In accordance with past CORP recommendations, adjacent private properties have been acquired over time.



Existing Conditions Analysis

Current Conditions

- Willowood Forest includes upland and lowland (often wet) areas with vegetation ranging from grass and brush to mature trees
- Deer paths and other informal trails are found throughout the preserve
- Intermittent streams flow north to Lilly Creek

Issues

- Despite Willowood Community Forest's designation as a public open space, recreational opportunities are limited to a few informal access trails
- Lacks a park sign(s), and littering is an issue in the new area immediately south of Willowood Park
- Recreational use should be balanced with nature preservation

Programing and Site Use

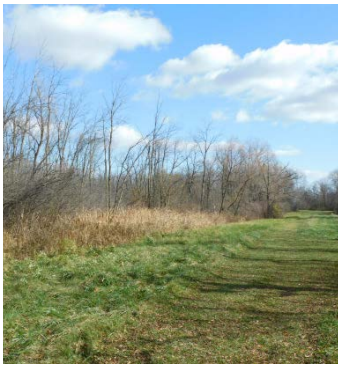
Site Access

- There is an informal public trail access at the south end of Willowood Park
- A grass trail is bisects the preserve between El Rio Drive and Dolphin Drive

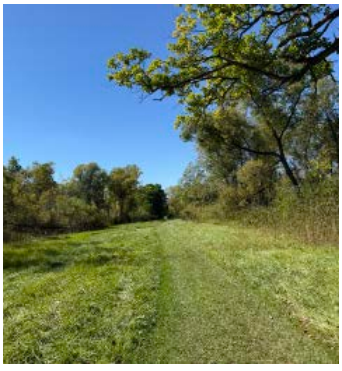
Potential Facilities (future)

- Formalized nature trail loops
- Signage for the existing grass trail between El Rio Drive and Dolphin Drive
- Birding/nature interpretive signage

Site Photos









School District Recreation Areas

School grounds provide a variety of recreational facilities and are usually open to the public. Public schools in the Village are in both the Menomonee Falls and Hamilton school districts. Recreational amenities include open lawn space, playground equipment and sports fields/courts. The estimated combined recreation space on school sites totals approximately 242 acres.

School District of Menomonee Falls

Menomonee Falls Community Center

The Community Center is located on Margaret Street and is connected to Riverside Elementary School. The Community Center is run by the Menomonee Falls School District and houses a teen center, a senior center, and the Recreation Department. The Community Center provides meeting space for other community groups and has a gymnasium for recreation.

The School District of Menomonee Falls has approved a renovation and expansion of the Community Center to be constructed in 2025 which will include a new gymnasium, fitness center, and more classrooms for CE & Recreation programs.

Menomonee Falls High School/ Benjamin Franklin Elementary

This site consists of nearly 40 acres on Franklin Drive and Merrimac Drive in the northeastern portion of the Village. The site features a football field/stadium and concession stand, a running track, tennis courts, an indoor pool, 3 soccer fields, 1 baseball and 1 softball diamond, basketball courts and two practice football fields.

North Middle School

This 5.8-acre recreation area is located near the corner of Appleton Avenue and Main Street adjacent to Village Park. The site includes an indoor pool, a running track, a football practice field, and areas for basketball and soccer.

Riverside Elementary School

This area contains 3.1 acres of recreational space on Margaret Road near the Menomonee Falls Municipal Complex. The site features a modular playground, basketball hoops, a nature area with a bench grouping for teaching, a small bridge, and other benches. The site also includes a soccer field, an open play field and a large concrete play area.

Shady Lane School

This 4.3-acre recreation area is located on Shady Lane just northwest of Downtown. It features playground equipment, a softball diamond, a basketball hoop, benches and picnic tables.

Thomas Jefferson Site

This 19.3-acre recreational area is located on LaVergne Avenue adjacent to the Tamarack Preserve. The site features open green space, a baseball diamond, and a gravel parking area.

Valley View Elementary School

This area contains 17.3 acres of recreational space on Town Hall Road just south of Menomonee Avenue. It includes playground equipment, a softball diamond, areas for soccer and basketball and a nature area.

Hamilton School District

Marcy Elementary School

This 7.3-acre site on the corner of Lisbon Road and Marcy Road in the far southern portion of Menomonee Falls contains playground equipment, basketball hoops, and soccer fields.

Silver Spring Open Space Site

The Hamilton School District owns a 70.5-acre site near the intersection of Silver Spring Drive and Clover Lane in the southern portion of Menomonee Falls. The site is currently being utilized as an agricultural field.

Willow Springs Learning Center

This 4.3-acre site is located on Town Line Road in the far west portion of Menomonee Falls. The site features playground equipment and paved areas for basketball.

Waukesha County Recreation Areas

Waukesha County owns and operates two recreational sites in Menomonee Falls. These areas offer unique recreational amenities including an archery range, swimming beach, and a regional multi-use trail. In recent years, Waukesha County has been acquiring land along the Fox River supporting the long-term goal of developing a greenway that will extend from the Bug Line trail south into Brookfield.

Bugline Trail

Waukesha County maintains 2.1 miles of the Bugline Trail in Menomonee Falls. The Bugline Trail is a ten-foot-wide paved recreational trail that follows the corridor of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way for 16 miles from Menomonee Falls to the Village of Merton.

Menomonee Park

This county-owned park includes approximately 464 acres on Town Line Road within the Village of Menomonee Falls and the Village of Lannon. The park features camping with seven reservable group campsites and 30 non-reservable family campsites. The park contains picnic areas, including three picnic shelters with grills, tables, pit toilets, and sand volleyball, with the recent addition of a fenced-in dog exercise area. Another feature is 4.5 miles of nature trails allowing hiking and biking and cross-country skiing and snowshoeing in the winter. Also included is a section of the Bugline Recreation Trail, and a bridle trail that connects with the multi-use Bugline Trail. The park offers several other activities including archery and sledding.

The park includes a 16-acre quarry lake with a swimming beach, a rentable beach house that can hold up to 40 people, a concession stand, and an accessible fishing pier. The park's beach house recently added a Tap Yard beer garden location, partnering with local breweries to host family-friendly events. Boat rentals (non-motorized or electric motors only) and a carry-in watercraft launch site are also available. Scuba diving in the lake is permitted with a permit and release form.

The Camp Pow Wow Lodge is a unique area in Menomonee Park specifically for physically and mentally challenged citizens of Waukesha County. This summer camp is operated by the Waukesha County Association for the Rights of Citizens with Handicaps (ARCH), which organizes outdoor recreational programs and learning experiences. The lodge is available for rent when the camp is not in session (September through May) and can accommodate 150 people, has restrooms, a kitchen, fireplace, and patio. The Recreation Center can also be rented and can accommodate 100 people during the day and can sleep 40 people. It has a kitchen and a meeting room.

Other Recreation Areas

North Hills Country Club

This 18-hole private golf course is located on the Menomonee River near the intersection of Good Hope Road and Appleton Avenue. The site is approximately 135 acres.

Silver Spring Country Club

Open to the public and located in the southwest quadrant of Menomonee Falls between Silver Spring Drive and Mill Road, this 18-hole course offers a club house, banquet facilities, a restaurant, and a pro shop. The golf course is situated on approximately 213 acres of land which has been approved for a future planned residential development with single family and two-family homes.

Wanaki Golf Course

Formerly operated by Waukesha County, this golf course is located on a 148-acre property near the intersection of Lisbon Road and Lannon Road, and has been in private ownership since 2020. The clubhouse has been renovated to include a bar/restaurant, and it is being expanded in 2024 to add indoor golf simulators.

Waukesha Land Conservancy

Waukesha Land Conservancy, a non-profit group, owns a 148-acre parcel adjacent to the Tamarack Preserve and a 15-acre parcel in northern Menomonee Falls. These parcels are set aside for preservation and used for passive recreation.

Tri – County YMCA

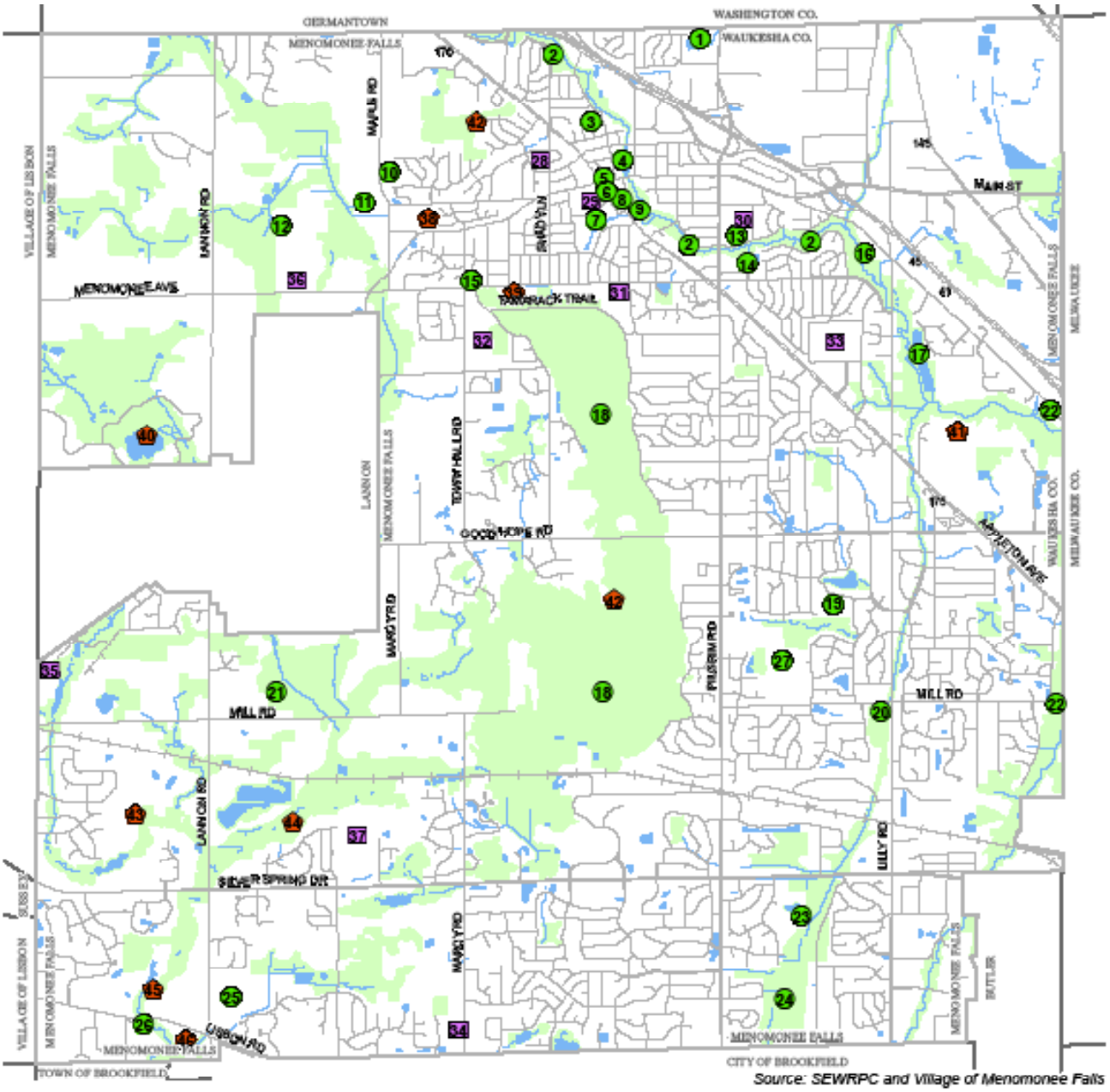
The Tri-County YMCA serves people of all ages in Menomonee Falls, Germantown, Sussex, and the other communities in the northwestern area of the Milwaukee region. The YMCA site includes approximately 2.7 acres of outdoor recreation space including multipurpose athletic fields, a picnic shelter and a vegetable garden.

Horse Stables

Norberg Farm is a private horse stable located in the Village near the intersection of Lisbon Road and Lannon Road. This stable offers horse riding lessons, boarding, and training.



Map 3: Park and Open Space Locations



Village Park/Preserve
School Property
Other Recreation Area
Hydrology
SEWRPC Env. Corridors

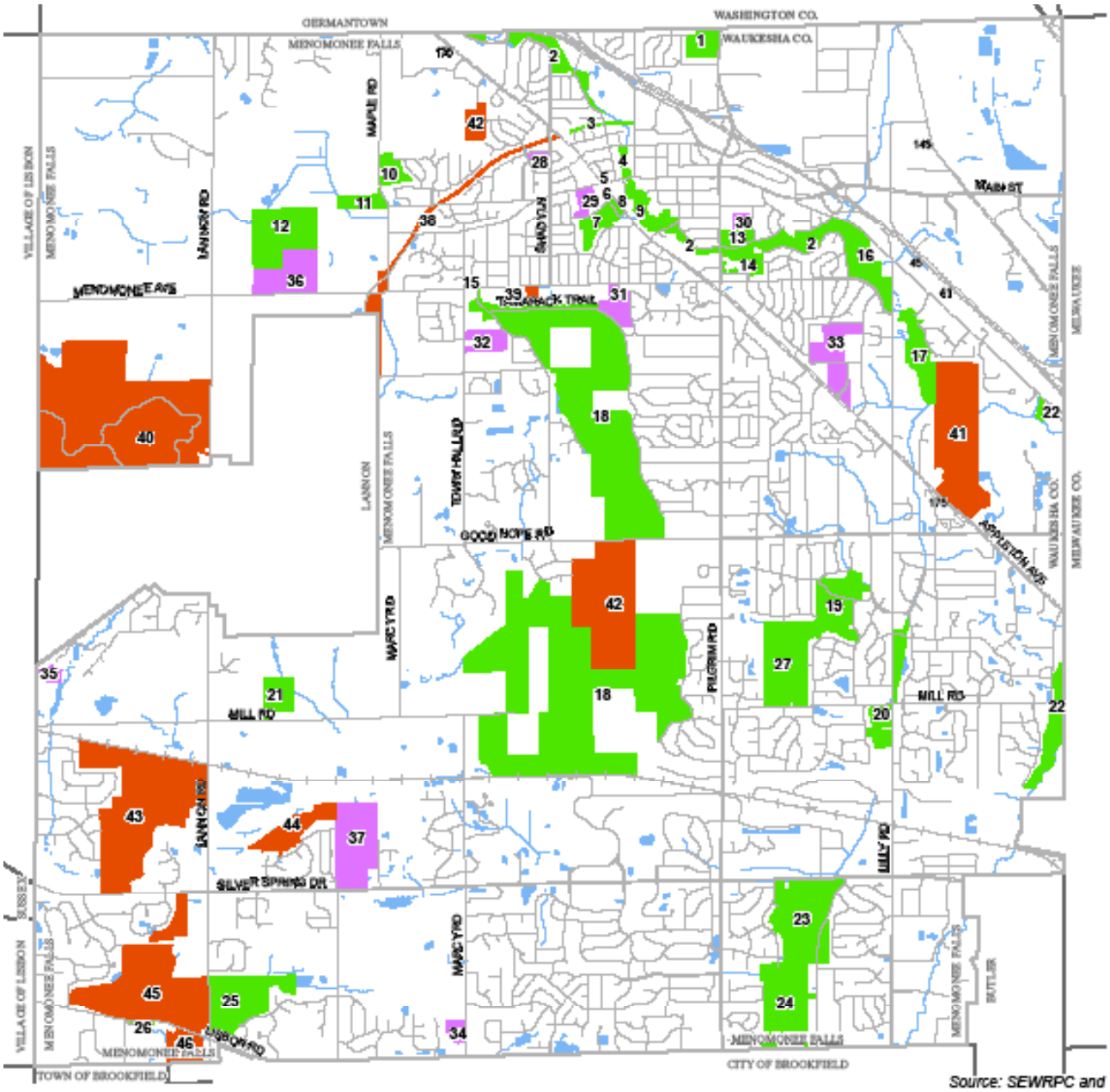
VILLAGE PROPERTY
1-Old Falls Village Park
2-Menomonee River Parkway
3-Bugline Trail
4-Hill Pond Park & Plaza
5-Centennial Plaza
6-Heroes Alley
7-Village Park
8-John Taylor Park
9-Lions Rille Park
10-Maple Road Park
11-Maple Road Preserve
12-Northwest Area Park
13-Riverside Park
14-Municipal Park
15-Shenk Park
16-Valley Park
17-River's Edge Park
18-Tamarack Preserve
19-Oakwood Park
20-Lilly Creek Parkway
21-Tower Hill Park
22-Menomonee River Preserve
23-Hillcrest Park
24-Hillcrest Community Forest
25-Aero Park
26-River Road Park
27-Little League Complex

SCHOOL PROPERTY
28-Hardy Lane Elementary School
29-North Middle School
30-Riverside Elementary School
31-Menomonee Ave Site
32-Valley View Elementary School
33-Menomonee Falls High/Eastside Franklin Complex
34-Harry Elementary School
35-Willow Springs 4K School
36-Northwest Site
37-Silver Spring Site

OTHER RECREATION AREAS
38-Bugline Trail
39-Tri-County YMCA
40-Menomonee Park
41-North Hills Country Club
42-Nashotah Land Conservancy
43-Silver Spring Country Club
44-Fox River Parkway
45-Donald Golf Course
46-Hartung Farm

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Map 4: Park and Open Space Areas



Source: SEWRPC and Village of Menomonee Falls

Village Park/Preserve
School Property
Other Recreation Area
Hydrology

VILLAGE PROPERTY

1-Old Falls Village Park
2-Menomonee River Parkway
3-Bugline Trail
4-Hill Pond Park & Plaza
5-Centennial Plaza
6-Haven Alley
7-Village Park
8-John Taylor Park
9-Lime Kiln Park
10-Maple Road Park
11-Maple Road Preserve
12-Northwest Area Park
13-Riverside Park
14-Municipal Park
15-Rivenic Park
16-Rotary Park
17-River's Edge Park
18-Tamarack Preserve
19-Oakwood Park
20-Lilly Creek Parkway
21-Tower Hill Park
22-Menomonee River Preserve
23-Willowood Park
24-Willowood Community Forest
25-Aura Park
26-River Road Park
27-Little League Complex

SCHOOL PROPERTY

28-Shady Lane Elementary School
29-Davis Middle School
30-Riverside Elementary School
31-Menomonee Arts Site
32-Valley View Elementary School
33-Menomonee Falls High/Englemann Franklin Complex
34-Marcy Elementary School
35-Silver Springs 4K School
36-Northwest Site
37-Silver Spring Site

OTHER RECREATION AREAS

38-Bugline Trail
39-YM-County YMCA
40-Menomonee Park
41-Davis Hills Country Club
42-Woodside Land Conservancy
43-Silver Spring Country Club
44-Fox River Parkway
45-Donald Golf Course
46-Sterling Farm

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Menomonee Falls

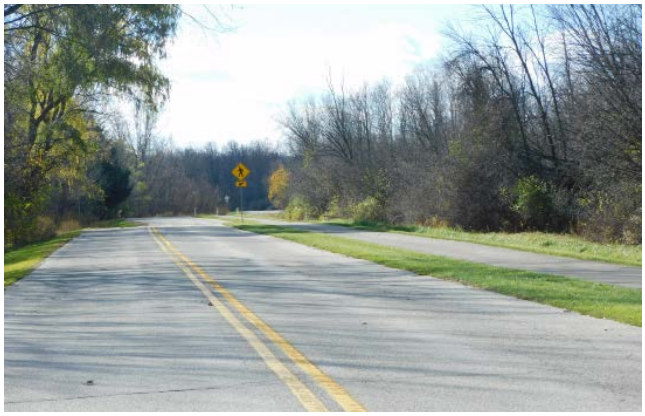
Chapter 4: Recreational Trail Inventory

Village Multi-use Trails and Bicycle Facilities

The Village of Menomonee Falls has approximately 23.8 miles of multi-use paved paths and over 13.5 miles of wide paved shoulders along major streets. Recent multi-use trail projects along arterial streets include the completion of a trail along those near the Aero Park, Tamarind, Brookdale Estates, and Bella Vista Estates subdivisions. The Village also maintains roughly 8.2 miles of multi-use asphalt trails within park lands. Multi-use trails range from 3 feet to 10 feet wide, depending on conditions and location. The Village maintains the trails but does not plow snow on the trails in winter and does not require adjoining properties to perform any maintenance. Additionally, much of the Village is connected by sidewalks, especially in the northeastern quadrant.

Dolphin Drive Trail

This 0.5 mile multi-use paved trail is located along the west side of Dolphin Drive between Van Buren Drive and the El Rio Drive path in the Willowood Preserve. Dolphin Drive Trail connects to two marked crosswalks which lead to the nearby Aberdeen subdivisions. Two designated parking areas are also located immediately adjacent to the trail.



East Main Street Trail

This 0.6 mile multi-use off-road trail runs along the south side of Main Street between Stanley Drive and Old Orchard Road. The eight-foot-wide asphalt trail was completed in 2014 and includes ramps with detectable warning surfaces.



Fond Du Lac Trail

This 1.5 mile road-separated asphalt trail extends from 124th Street to Rotary Park along Fond Du Lac Avenue in northeast Menomonee Falls. The trail was installed in 2014 in accordance with recommendations in the 2011-2015 CORP. The Fond Du Lac Trail links users to Dretzka Park and the Oak Leaf Trail system in Milwaukee County.

Good Hope Road Trail

This trail is a multi-purpose, road-separated paved trail that travels on alternating sides of Good Hope Road from 124th Street to Pilgrim Road stretching approximately 2 miles. The North Hills Neighborhood portion of the trail is landscaped with turnouts, benches, and plantings.



Lilly Road Trail

A 1 mile off-road trail is located along the west side of Lilly Road between Hampton Avenue and Silver Spring Drive. Between Silver Spring Drive and Good Hope Road, a nearly 2 mile bike lane continues on the east side of Lilly Road and a nearly 0.3 mile stretch of road-separated multi-purpose trail was constructed near Manhardt Drive in 2019.



Lisbon Road / Tamarind Way Trail

A nearly 0.5 mile multi-purpose asphalt trail runs along Lisbon Road between Lannon Road and the Highlands at Aero Park senior living community. This trail was constructed between 2018 and 2021 and it connects to the multi-use trail loop in Aero Park and the sidewalks in the adjacent residential subdivisions.



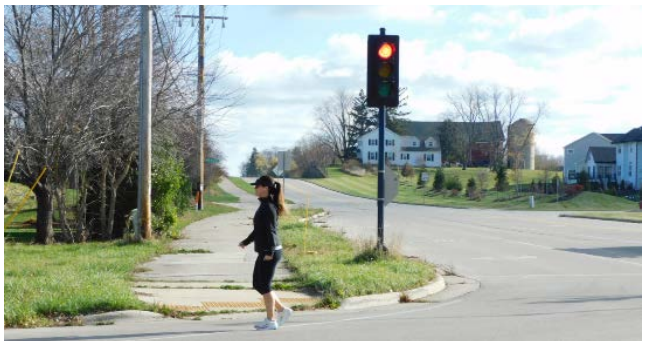
Menomonee River Parkway Trail

This multi-use paved trail includes four segments and stretches from Shady Lane to Lilly Road, a length of about 3 miles. The trail follows the Menomonee River through parkland and natural areas. The majority of the trail is five feet wide, but 8-foot wide portions are located near Shady Lane, and in Mill Pond Park, Lime Kiln Park, and the west end of Rotary Park. The longest continuous trail segment is 2.2 miles and stretches from Lime Kiln Park to Rotary Park. A trail segment including the Village's first boardwalk project was completed between Shady Lane and River Crest Drive in 2018.



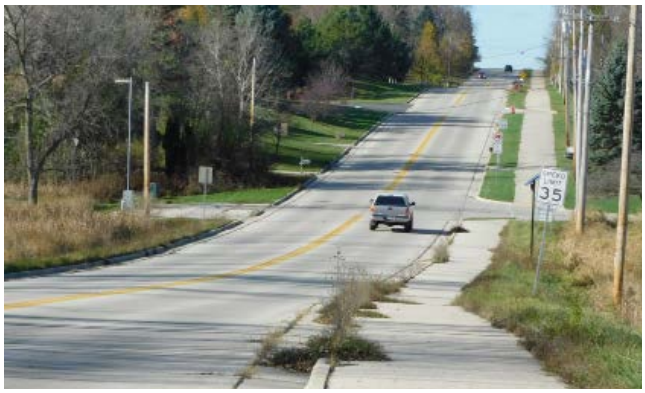
Mill Road Trail

A 0.9 mile multi-use trail was constructed in 2015 along the north side of Mill Road between Lilly Road and Parkway Drive. This asphalt trail is eight feet wide and extends almost all the way to the Menomonee River. In 2016, a bike lane was marked along the repaved shoulder on the north side of Mill Road between Lilly Road and Aspen Drive.



Pilgrim Road Trail

This multi-use, road-separated trail runs along Pilgrim Road from Lisbon Road to Appleton Avenue, for a total length of about 4.5 miles. The asphalt trail is located on the west side of Pilgrim Road between Lisbon Road and Good Hope Road and is located on both sides of the road between Good Hope Road and Appleton Avenue. Sidewalks continue north to County Line Road for about



another 1.5 miles. A new 0.2 mile trail segment was constructed along the east side of Pilgrim Road near the Brookdale Estates subdivision in 2018.

Ridgewood Drive Trail

This 0.9 mile multi-use paved trail runs along the west side of Ridgewood Drive in the Kohl's Corporate Campus. This trail connects to a 0.1 mile multi-use segment along Continental Parkway and the trail and sidewalk segments along Silver Spring Drive.

Silver Spring Trail

A total of 3.5 miles of paved multi-use trails are located along Silver Spring Road from the Fox River to Pilgrim Road. Most of this eight-foot-wide asphalt trail was constructed as Silver Spring Road was redesigned and resurfaced between 2014 and 2015. The Silver Spring Trail combined with existing sidewalks to provide a continuous east-west route of over 2 miles in length.

Silver Spring Estates Trail

A nearly 0.9 mile asphalt multi-purpose trail loop was developed starting in 2016 on the west side of the Silver Spring Estates subdivision near Hamilton High School. This loop includes ten-foot-wide segments and six-foot-wide segments and it ties into the sidewalks of the adjacent neighborhood and the crosswalk at Town Line Road which leads to Hamilton High School.

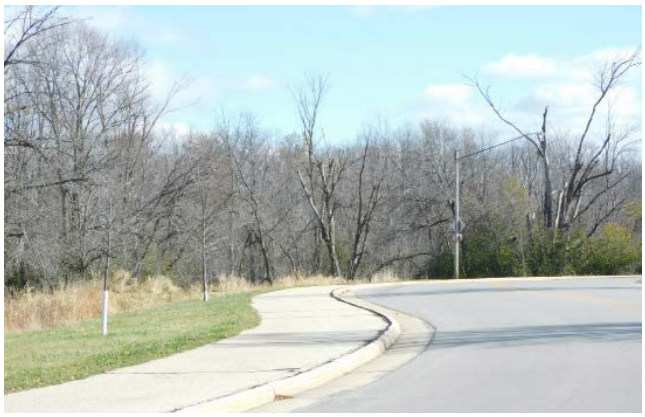
Tamarack Trail

The 1.3 mile road-separated portion of the trail is located along Shady Lane from Menomonee Avenue to Overlook Trail, where it continues to the end of the Overlook Subdivision. The 0.8 mile shoulder portion of the trail proceeds east from Shady Lane along the north side of the Tamarack Preserve to LaVergne Avenue along Tamarack Trail. One parking lot on Shady Lane serves the trail and the Tamarack Preserve. The 2016-2020 CORP called for continued construction of multi-use trail segments around the Preserve.









Park Multi-use Trails

The Village maintains an additional 4.5 miles of paved trails with parks. Sites with significant trail systems include Oakwood Park (1.5 miles), Aero Park (1.0 miles), Rotary Park (0.6 miles not including the Menomonee River Parkway Trail) and Village Park (0.9 miles). Rivers Edge Park includes a ten-foot-wide, 0.8 mile, crushed limestone loop around the park's pond. The Village park system also includes miles of informal trails and deer paths. Many future trail projects proposed in the 2016-2020 CORP focused on formalizing these trails by improving surfaces and adding directional signage.

Other Trails

Bugline Trail

This 16.4 mile multi-purpose trail was largely built in 1983 on the Chicago, Milwaukee, St. Paul, and Pacific Railroad right-of-way. It stretches from Appleton Avenue in Menomonee Falls to Main Street in Merton. The trail travels through wooded sections and past quarries. Expansion plans call for extensions to Monches Park to the north and Milwaukee County's Oak Leaf Trail to the east. The trail is eight feet wide for recreational use. A four-foot-wide bridle trail travels alongside it for 2.5 miles from south from Menomonee Avenue to Menomonee Park where it connects with bridle trails in the park. The trail allows for pedestrian, bicycle and snowmobile use (on marked sections). The Village of Menomonee Falls maintains a 0.4 mile segment of the trail extending west from Water Street to Apple Tree Court. The most recent portion of the trail was constructed over the Menomonee River in 2016.

Menomonee County Park

This park includes a network of 4.5 miles of nature trails allowing dog walking, cross-country skiing and snow-shoeing in the winter. Menomonee Park includes a section of the Bugline Trail, and a bridle trail that connects with the Bugline Trail.

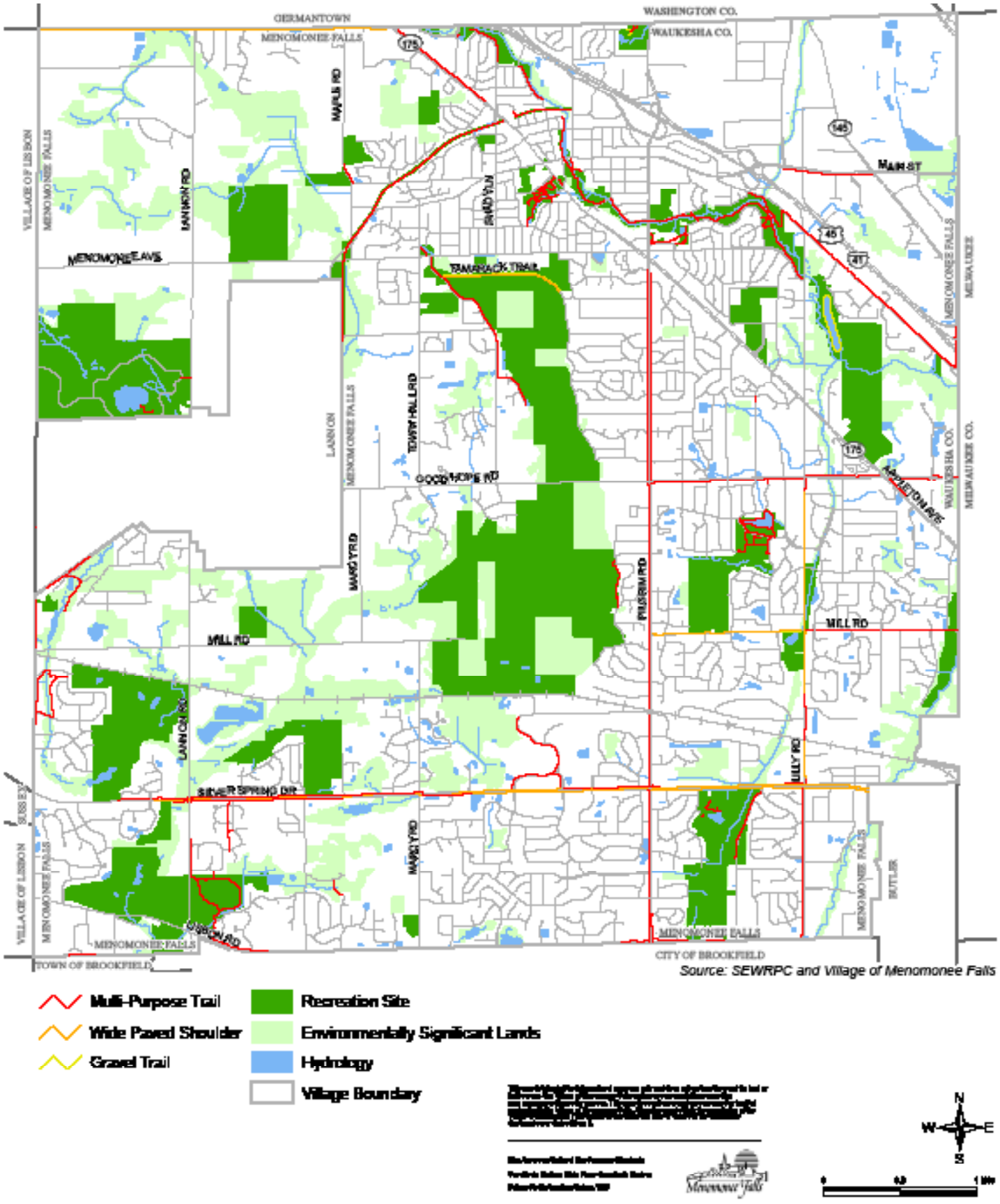
School District Trails

Menomonee Falls High School has a rubberized 0.25 mile track that is open to public use when not being utilized by school functions. The North Middle School grounds include a 0.2 mile asphalt walking loop. The Valley View Elementary School grounds include nature trails that meander through the site's wooded area.

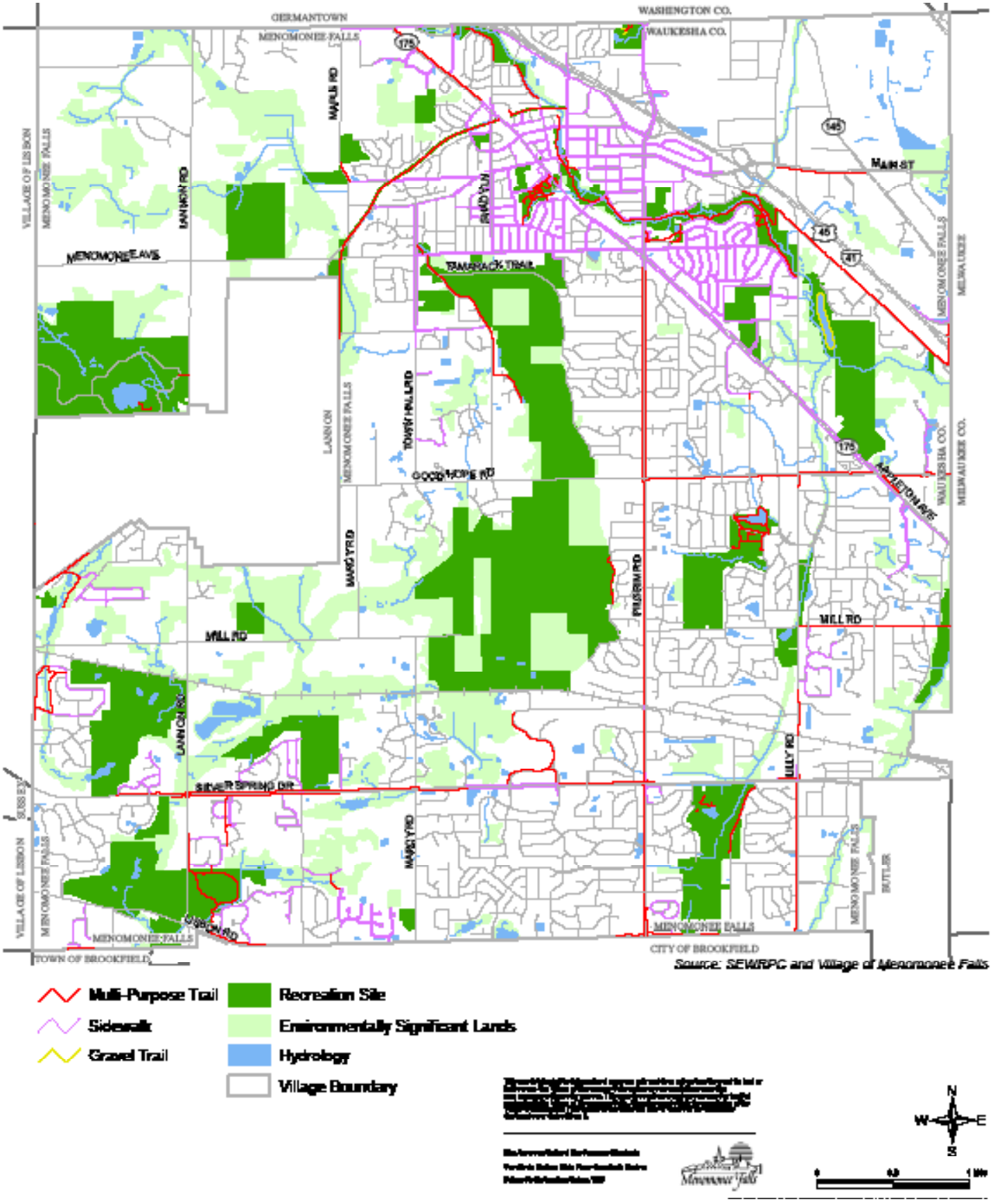
Maps

Maps 5 and 6 show the existing trail network in Menomonee Falls. **Map 5** shows the existing bikeways. Bikeways are made up of multi-purpose trails, bike lanes, and on-street routes marked by signage. **Map 6** shows existing pedestrian ways, which include multi-purpose trails and sidewalks.

Map 5: Existing Bikeways



Map 6: Existing Pedestrian Ways



Chapter 5: Park Classification, Standards & Needs

Classification and Standards

The Village of Menomonee Falls uses standards created by the National Recreation & Park Association (NRPA) to help determine whether the park system facilities meet the needs of our current and projected resident populations. These standards enable a community to determine how well its existing recreational facilities meet the needs of its residents at the present time, as well as to project the future need for such facilities. Typically, these standards are expressed as a population ratio (minimum number of acres recommended per 1,000 people). NRPA suggests that a community's park system, at a minimum, be composed of a "core" system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. According to this standard the Village should have between 250 and 420 acres of developed open space. It should also be noted that these standards can be modified to reflect the specific needs and assets of the Village. The following section describes each typical park system component and provides examples of each in the Menomonee Falls system.

Mini Parks

These small parks focus on limited, unique or isolated recreational needs.

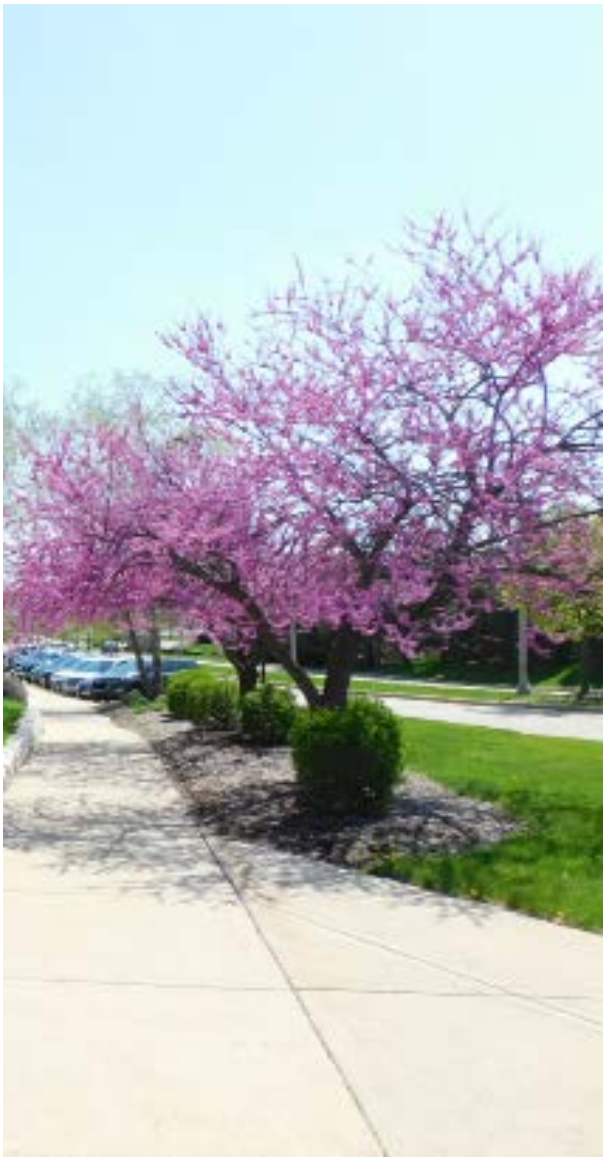
General Use:	• These parks are specialized facilities that serve a concentration or limited population or specific group such as small children or senior citizens.
Service Area:	• Less than ¼ - mile radius
Desired Size:	• 1 acre or less
Acres per 1,000 Population:	• 0.25 to 0.5 acres
Desired Site Characteristics:	• These parks should be situated within neighborhoods and in close proximity to apartment complexes, townhouse development and/ or housing for the elderly. • Users should be able to see the opposite end of a mini-park.
Menomonee Falls Mini-Parks:	• Centennial Plaza • Heron Alley • John Taylor Park



Neighborhood Parks

Small and large neighborhood parks offer similar recreation opportunities; however, the larger neighborhood parks generally range between 5 and 10 acres in size. This is a modification of the NRPA standard for neighborhood parks that calls for 1 to 2 acres of parkland per 1,000 people.

General Use:	• Small and large neighborhood parks can provide both passive and active recreation. In general, they feature areas for intense recreational activities, such as ball field games, court games, crafts, playground equipment, skating, picnicking and more. Undeveloped natural areas are also desirable in these parks.
Service Area:	• ¼ to ½ mile radius
Desired Size:	
- Small:	• 1 to 5 acres
- Large:	• 5 to 10 acres
Acres per 1,000 Population:	• 1.0 to 2.0 acres
Desired Site Characteristics:	• These parks should be suited for intense development and be easily accessible to the neighborhood. Ideally, they should be geographically centered with safe walking and bike access. These parks can be developed as school – park facilities.
Menomonee Falls Small Neighborhood Parks:	• Kiwanis Park • Marcy Elementary School • North Middle School • Riverside Elementary School • Shady Lane Elementary School • Willow Springs Learning Center
Menomonee Falls Large Neighborhood Parks:	• Library Park • Riverside Park • Thomas Jefferson Site • Valley View Elementary



Community Parks

These large parks focus on serving community-wide outdoor recreational needs.

General Use:	• These parks have areas of diverse environmental quality. They may include areas for intense recreational facilities, such as athletic complexes for organized sports, large group picnicking and community gatherings. They may also feature areas of natural quality for activities such as walking, biking and nature viewing that are supported by trail systems.
Service Area:	• Several neighborhoods. 1 to 2 mile radius
Desired Size:	• 30 to 50 acres
Acres per 1,000 Population:	• 5.0 to 8.0 acres
Desired Site Characteristics:	• These parks should be easily accessible to the neighborhoods that are served and include areas for intense outdoor recreational development. Other desirable components include natural features such as water bodies.
Menomonee Falls Community Parks	• Aero Park • Menomonee Falls High School / Ben Franklin Elementary School • Menomonee Park • Oakwood Park • Rotary Park • Village Park (western 14.6 acres to remain Community Park in COR Plan recommendations) • Willowood Park



Special Purpose Parks

These parks focus on a single use, such as historic preservation or downtown community gathering spaces. The NRPA has no specific standards for special purpose parks as they are unique to each community.

General Use:	• These parks are centered on a specific purpose, environmental feature, historical event or setting, and offer a unique place that assists in creating a sense of place in the community.
Service Area:	• No applicable standard
Desired Size:	• Varies
Acres per 1,000 Population:	• Varies
Desired Site Characteristics:	• These parks cater to cultural, historic or social recreational needs. They are often recognized as destinations and should offer spaces and amenities with community-wide benefits.
Menomonee Falls Special Purpose Parks	• Menomonee Falls Little League Complex • Mill Pond Park and Plaza • Old Falls Village • Village Park (eastern 5.0 acres to be designated as Special Purpose Park in CORP recommendations)



Urban Green Space

These park system components are typically made up of lands set aside for preserving drainage corridors, wetlands, or other significant community natural resource areas. The NRPA has no specific standards for these areas.

General Use:	• These spaces are generally open to the public, but usually do not contain many facilities beyond access points and trail systems.
Service Area:	• No applicable standard
Desired Size:	• Varies
Acres per 1,000 Population:	• Varies
Desired Site	• Site characteristics vary based on the resource being conserved or protected. Typically, these areas should have nature-based, low impact recreational facilities.
Menomonee Falls Urban Green Spaces	• Lilly Creek Parkway • Lime Kiln Park • Menomonee River Parkway • River's Edge Park • Tamarack Preserve • Willowood Preserve



Existing Park and Open Space Needs

Table 4 illustrates how the existing park system serves the Village's current population based on NRPA standards. Existing acreage does not include park and open space areas which are not yet open for public use. **Map 7** shows the extent to which the Village has access to the park system by showing a 0.5 mile radius around the existing developed parks and school sites. Menomonee County Park and the Bugline Trail are also given a service radius in this map. **Map 8** shows the extent of areas that will be served (within 0.5 miles) if 9 additional Village park and preserve sites are developed in accordance with the recommendations of the 2016-2020 CORP.

Table 4: Standards and Needs for Parks in 2024

Park Type	Existing Acreage	NRPA Min. Standard (acres/1,000 people)	Min. Acres Required 2024 (POP. 40,099)	Surplus or Deficit Acreage 2024
Mini-Park	1.2	0.25	10.0	-8.8
Small Neighborhood Park	23.9	1.0	40.1	-16.2
Large Neighborhood Park	46.4	1.0	40.1	6.3
Community Park	251.7	5.0	200.5	51.2
Special Purpose Park	102.3	No Standard	N/A	N/A
Urban Green Space	994.4	No Standard	N/A	N/A
Total Developed Open Space	512.5	7.25	290.7	221.8

***Note:** Some urban green spaces (Lime Kiln Park, Menomonee River Parkway and Rivers Edge Park) are included in total developed space, while others (Tamarack Preserve and Willowood Preserve) are not. Waukesha County outdoor recreation sites were not included in this table as they are not compatible with the given NRPA classification standards. **Source:** Village of Menomonee Falls

2030 Park and Open Space Needs

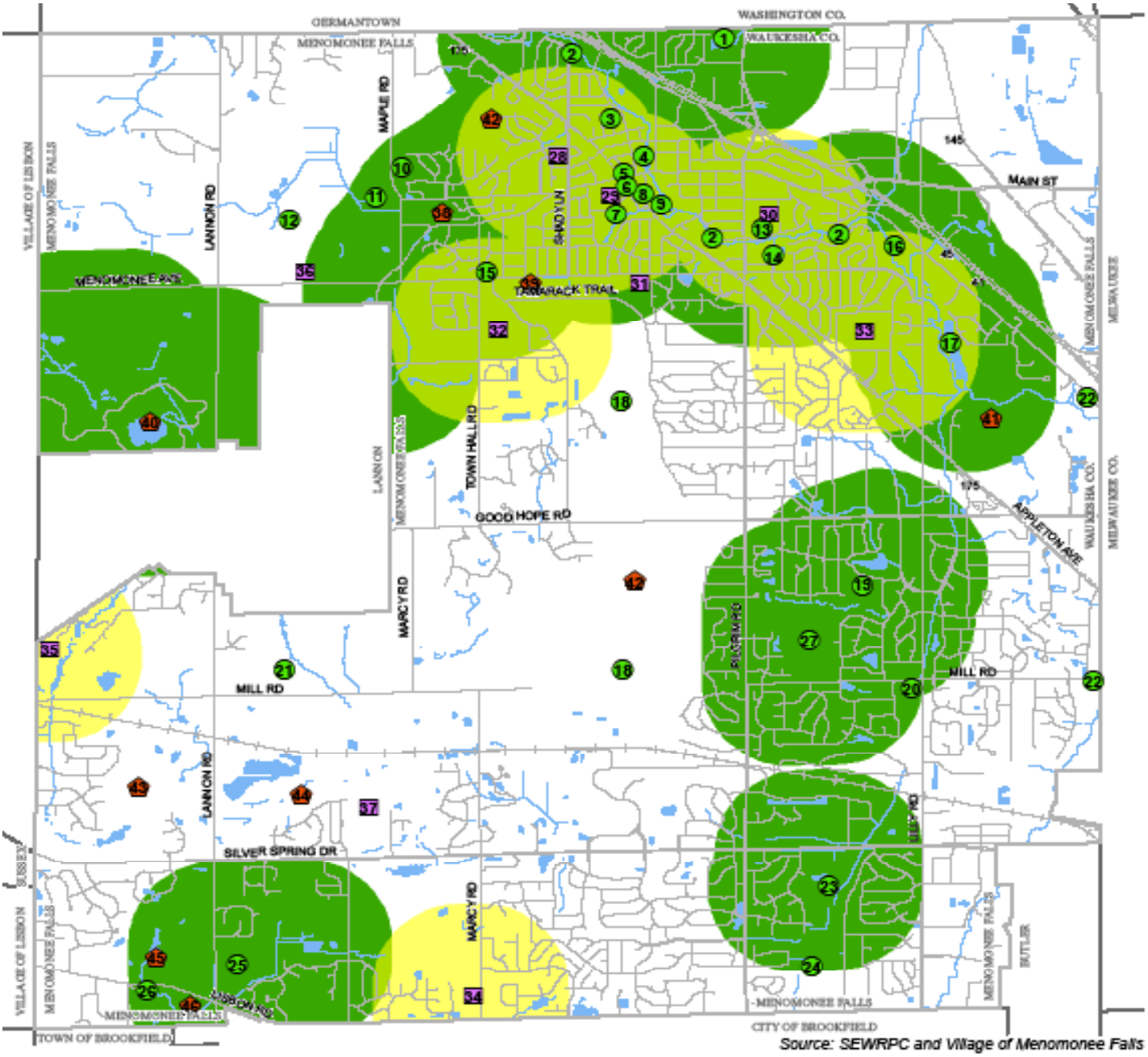
Using the Wisconsin Department of Administration population projections, the Village of Menomonee Falls is expected to have a population of 41,510 in 2030. **Table 5** illustrates how the existing park system will serve the projected 2030 population.

Table 5: Standards and Needs for Parks in 2030

Park Type	Existing Acreage	NRPA Min. Standard (acres/1,000 people)	Min. Acres Required 2030 (pop. 41,510)	Surplus or Deficit Acreage 2030
Mini-Park	1.2	0.25	10.4	-9.2
Small Neighborhood Park	23.9	1.0	41.5	-17.6
Large Neighborhood Park	46.4	1.0	41.5	4.9
Community Park	251.7	5.0	207.6	44.1
Special Purpose Park	102.3	No Standard	N/A	N/A
Urban Green Space	994.4	No Standard	N/A	N/A
Total Developed Open Space	512.5	7.25	301	211.5

***Note:** Some urban green spaces (Lime Kiln Park, Menomonee River Parkway and Rivers Edge Park) are included in total developed space, while others (Tamarack Preserve and Willowood Preserve) are not. Waukesha County outdoor recreation sites were not included in this table as they are not compatible with the given NRPA classification standards. **Source:** Village of Menomonee Falls

Map 7: Areas Served by Existing Park System and School Sites



Source: SEWRPC and Village of Menomonee Falls

- Village Park/Preserve
- School Property
- Other Recreation Area
- School Property (0.5 Mi Radius)
- Park Property (0.5 Mi Radius)
- Area Served By School & Park
- Hydrology

SCHOOL PROPERTY

OTHER RECREATION AREAS

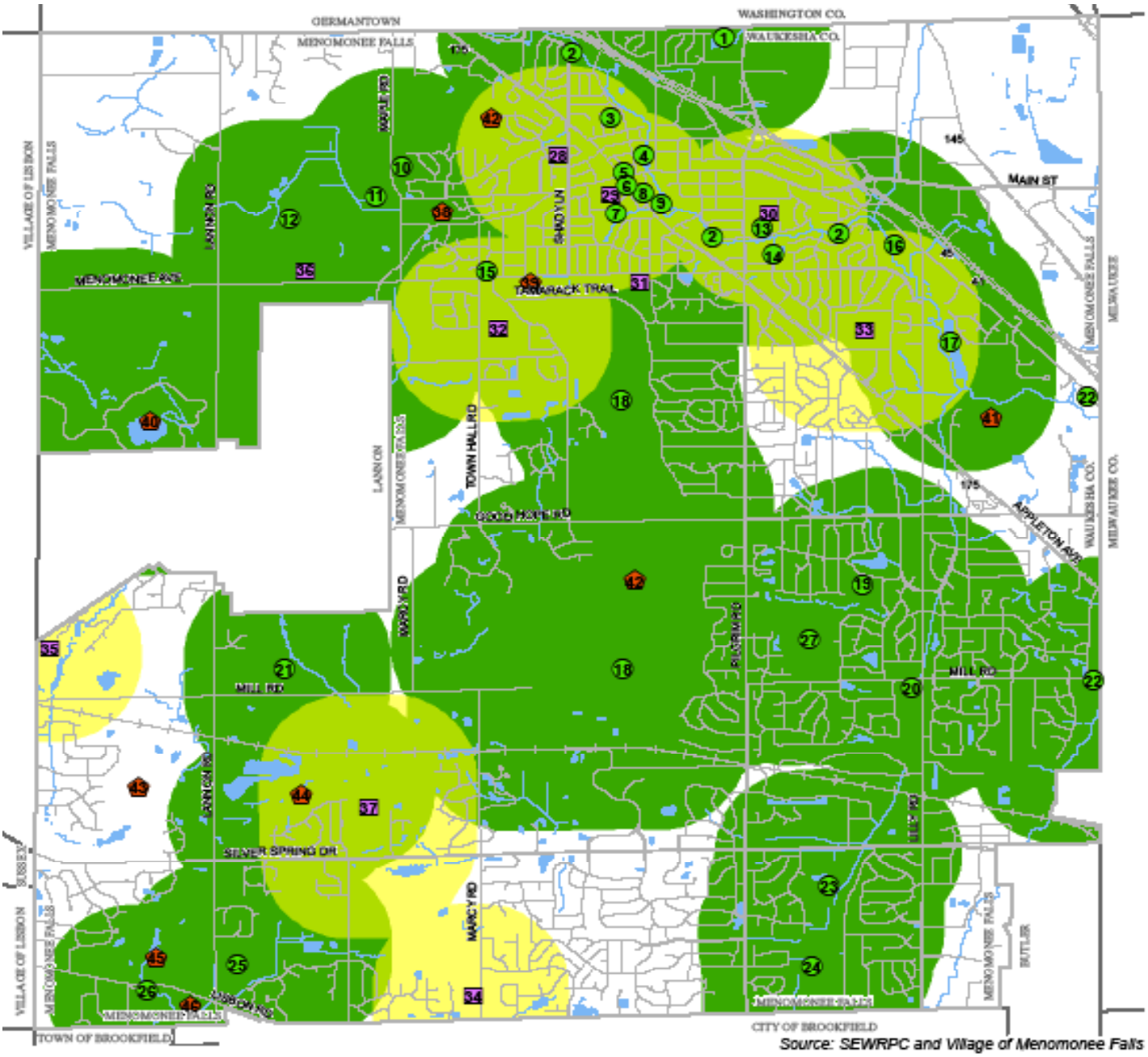
VILLAGE PROPERTY

1-Old Falls Village Park
2-Menomonee River Parkway
3-Bugline Trail
4-Mill Pond Park & Plaza
5-Continental Plaza
6-Heron Alley
7-Village Park
8-John Taylor Park
9-Lion Kite Park
10-Maple Road Park
11-Maple Road Preserve
12-Northwest Area Park
13-Riverside Park
14-Municipal Park
15-Kiwanis Park
16-Rotary Park
17-River's Edge Park
18-Tamarack Preserve
19-Oakwood Park
20-Lilly Creek Parkway
21-Tower Hill Park
22-Menomonee River Preserve
23-Willowood Park
24-Willowood Community Forest
25-Aura Park
26-River Bend Park
27-Little League Complex

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Menomonee Falls

Map 8: Areas Served by Recommended Park System and School Sites



Source: SEWRPC and Village of Menomonee Falls

- Village Park/Preserve
- School Property
- Other Recreation Area
- School Property (0.5 Mi Radius)
- Park Property (0.5 Mi Radius)
- Area Served By School & Park
- Hydrology

VILLAGE PROPERTY

1-Old Falls Village Park
2-Menomonee River Parkway
3-Bugline Trail
4-Mill Pond Park & Plaza
5-Continental Plaza
6-Heron Alley
7-Village Park
8-John Taylor Park
9-Lion Kite Park
10-Maple Road Park
11-Maple Road Preserve
12-Northwest Area Park
13-Riverdale Park
14-Municipal Park
15-Rivenik Park
16-Raftery Park
17-River's Edge Park
18-Tamarack Preserve
19-Oakwood Park
20-Lilly Creek Parkway
21-Tower Hill Park
22-Menomonee River Preserve
23-Willowood Park
24-Willowood Community Forest
25-Aura Park
26-River Bend Park
27-Little League Complex

SCHOOL PROPERTY

28-Shady Lane Elementary School
29-Hartle Middle School
30-Riverside Elementary School
31-Menomonee Ave Site
32-Valley View Elementary School
33-Menomonee Falls High/Recreation Franklin Complex
34-Stony Elementary School
35-Silver Springs 4K School
36-Northwood Site
37-Silver Spring Site

OTHER RECREATION AREAS

38-Bugline Trail
39-Tri-County YMCA
40-Menomonee Park
41-Hartle Hills Country Club
42-Riverside Land Conservancy
43-Silver Spring Country Club
44-Fox River Parkway
45-Ronald Reagan Center
46-Barberg Farm

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Menomonee Falls

Park and Open Space Needs Summary

The Village of Menomonee Falls has abundant developed open space, urban green space and large neighborhood parks; however, the deficiencies shown in **Table 4 and 5** indicate a need for more small neighborhood parks and mini-parks. **Map 7** shows that there are areas in the northwest, eastern, and southern portions of the Village that lack convenient access to park and school sites. Since 2011, the Village has taken steps to address these deficiencies by acquiring and planning for park development in these areas. The 2016-2020 CORP recommends creation of recreational facilities at 9 Village-owned sites which are currently undeveloped and lack public access. **Map 8** reveals how much more of the community will be located within one half-mile of park sites once the 2016-2020 CORP is implemented. Chapter 7 contains detailed recommendations for all of the Village's developed and undeveloped park and preserve sites.

While NRPA acreage standards have traditionally served as a benchmark to analyze deficiencies in Menomonee Falls' park system, a more realistic measure of park quality and future need should consider factors like demand for community gathering spaces, diversity of offerings, intensity of uses and recreational trends. These factors are discussed in Chapter 6.



Chapter 6: Recreational Facility Standards & Needs

Recreation Facility Standards and Current Needs

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) provides a guide to the accepted level of service standards for recreation related park improvements. **Table 6** shows the existing facilities and current facility needs for the Village's estimated 2024 population of 40,099. **Table 7** shows the existing facilities and the Village's needs for the 2030 projected population of 41,510. Recreation facilities are evaluated on a per capita basis only, as it is generally not feasible to provide uniform access to all recreation types. **Table 8**, at the end of the chapter, is a list of other existing facilities that have not been included in the SEWRPC standards.

Table 6: Standards and Needs for Recreational Facilities 2024

Facility	Total Facilities in Parks	Total Facilities at School Sites	Total Facilities	SEWRPC Facilities Standard per 1,000 Residents	Required to Meet Standard in 2024	2024 Surplus/ Deficit
Baseball Diamonds	1	3	4	0.09	4	0
Basketball Hoops	6	27	33	0.91	36	-3
Ice Skating Rinks	0	0	0	0.15	6	-6
Play Equipment	7	9	16	0.35	14	2
Multi-use Trails	8.2 miles	0	8.2 miles	0.16 miles	6.4 miles	2.5 miles
Nature Trail (formal)	0	0	0	0.02 miles	0.8 miles	-0.8 miles
Nature Center	0	0	0	1/region	1	-1
Open Play Fields	16	8	24	0.39	16	8
Soccer Fields	4	8	12	0.69	28	-16
Softball Diamonds	5	2	7	0.53	21	-14
Swimming Pools	0	2	2	0.015	1	+1
Tennis Courts	8	8	16	0.5	20	-4

***Note:** Recreational needs calculated based on WDOA 2024 population estimate of 40,099

Source: Village of Menomonee Falls



Recreation Facility Needs for the Year 2030

Under the Wisconsin Department of Administration population projections, the Village of Menomonee Falls is expected to have a population of 41,510 persons in 2030. **Table 7** illustrates how the existing Village recreation facilities will serve the increased population in 2030.

Table 7: Standards and Needs for Recreational Facilities 2030

Facility	Total Facilities in Parks	Total Facilities at School Sites	Total Facilities	SEWRPC Facilities Standard per 1,000 Residents	Required to Meet Standard in 2030	2030 Surplus/ Deficit
Baseball Diamonds	1	3	4	0.09	4	0
Basketball Hoops	6	27	33	0.91	38	-5
Ice Skating Rinks	0	0	0	0.15	6	-6
Play Equipment	7	9	16	0.35	15	1
Multi-use Trails	8.2 miles	0	8.2 miles	0.16 miles	6.6 miles	1.6 miles
Nature Trail (formal)	0	0	0	0.02 miles	0.8 miles	-0.8 miles
Nature Center	0	0	0	1/region	1	-1
Open Play Fields	17	8	25	0.39	16	9
Soccer Fields	4	8	12	0.69	29	-17
Softball Diamonds	5	2	7	0.53	22	-15
Swimming Pools	0	2	2	0.015	1	+1
Tennis Courts	6	8	14	0.5	21	-7

*__Note:__ Recreational needs calculated based on WDOA 2030 population projection of 41,510

__Source:__ Village of Menomonee Falls

The Village of Menomonee Falls has many recreation facilities. However, the deficits shown in Tables 6 and 7 indicate a need for more of the following facilities:

- Basketball Hoops
- Ice Skating Rinks
- Nature Center
- Nature Trails
- Soccer Fields
- Softball Diamonds
- Tennis Courts

Village parks and school grounds also contain a number of facilities which are not included in the SEWRPC level of service standards. These recreation facilities are summarized in **Table 8**.



Table 8: Additional Park and School Recreational Facilities

Facility	Total Facilities in Parks	Total Facilities at School Sites	Total Facilities
Little League Diamonds	9	2	11
Sand Volleyball Courts	3	0	3
Football Fields	0	4	4
Running Tracks	0	2	2
Sledding Hills	2	0	2
Horseshoe Pits	2	0	2
Fishing Piers	1	0	1
Historic / Cultural Sites	3	0	3
Outdoor Concession Area / Kitchen	5	1	6
Picnic Shelters	10	0	10
Gazebo/Pergolas	7	0	7
Restrooms	10	2	12
Pickleball Courts	6	0	6
Community Event / Gathering Space	1	0	1
Farmers Market Plaza	1	0	1
Splash Pad	1	0	1
Outdoor Performance Stage	1	0	1

Source: Village of Menomonee Falls

Special Purpose Parks as Community Destinations

NRPA and SEWRPC standards apply to most park categories and recreational facilities, but there is no formula to quantify the need for special purpose parks and amenities in the Village. These parks highlight and preserve valuable points of interest in the Village, and they have potential to better serve the Village's growing population (Menomonee Falls has added an estimated 4,473 residents since 2010 according to the Wisconsin Department of Administration) through key investments which will transform these sites into community destinations.

Parks which are designed to serve as community gathering spaces provide opportunities for people of all ages and backgrounds to connect with one another through unique amenities, programing and special events. Parks offering a wide variety of dynamic activities contribute to the development of great places. Studies have shown that great public places attract new residents (across age groups), draw visitors, spur neighborhood investment, and support existing businesses.

The continued development of special purpose parks (like Village Park and Old Falls Village) should be prioritized in order to support community events and provide welcoming spaces that celebrate the character of the community and promote social interaction.

For existing special purpose parks, the aim of becoming a community-wide destination would be supported by public access and programing improvements to activate these sites and make them more convenient to visit. Recent parking improvements and added events along Main Street have modeled how strategic investments in these areas can bring new life into a public space.

Outdoor Recreation Trends

An overview of current and projected participation levels in outdoor recreation activities can further help the Village anticipate demand for recreational activities. Recent trends suggest demand for fitness activities (walking, running, and bicycling), nature-based activities (hiking and wildlife viewing), and social spaces (picnic areas, plazas, dog parks) is likely to remain strong for many years to come. **Table 9** summarizes the most popular outdoor activities in 2021 in the United States as identified by the Outdoor Foundation's annual *Outdoor Participation Trends Report*.

Table 9: Top Outdoor Activities in the United States by Annual Participation (Age 6+)

1.	Walking for Exercise	115.8 million
2.	Hiking	58.7 million
3.	Running / Jogging	49.0 million
4.	Bicycling (Paved Surface)	42.3 million
5.	Fishing	40.9 million
6.	Camping	36.0 million
7.	Tennis	22.6 million
8.	Wildlife Viewing / Birding	20.5 million

***Source:** *2022 Outdoor Participation Trends Report,* Outdoor Foundation

According to the Outdoor Foundation, outdoor activities that have grown in popularity in recent years include hiking, camping, bird watching, trail running, pickleball, and skateboarding. Outdoor activities with declining popularity include softball, volleyball, hunting/shooting, paintball, and ultimate frisbee.

At the local level, staff from the Menomonee Falls Community Education and Recreation Department reported strong engagement across various age groups and activities. The community benefits from a wide range of programs, including health and wellness, adult education, youth activities, and sports. The redevelopment of Village Park, with its splash pad and special events, has been particularly successful in bringing the community together. Staff emphasized that collaboration with local government and other stakeholders is essential to the continued improvement and maintenance of park facilities and programming. Considering opportunities for better park promotion, utilizing the quarterly newsletter and increasing use of social media is recommended to increase community participation and support.

Community Education and Recreation staff also reported a need for additional soccer fields, baseball fields, a skateboard park, and a dedicated pickleball complex. CE & Rec. staff also suggested the development of the following enhancements for existing parks and trails:

- Additional restrooms at Village Park
- Additional parking at Village Park – maybe the grassy area that slopes down towards Krueger's
- A restroom / shelter at Kiwanis Park
- Seasonal skating facility
- Warming shelter / restroom at the sledding hill
- Mile markers on trails

Chapter 7: Park & Open Space Plan

This chapter includes a summary of the recommendations contained in this Plan. General recommendations for the entire park and open space system are discussed first, followed by specific recommendations for the Village's recreational sites and facilities.

General Recommendations

The following recommendations are applicable for the entire park and open space system. These recommendations should be considered in decisions regarding the Village's recreation facilities and policies.

Consistent Design

Adopt a common design theme for Village parks, trails and nature preserves. Existing parks differ in their signage, benches and lighting. A consistent style will provide continuity between the diverse open space offerings in the Village and provide a unified brand for the Menomonee Falls Park System. While the design elements do not need to be exactly the same in every location, a common theme and character should be found throughout the park system. As park identification signage and amenities (benches, lighting, trash cans, bike racks, etc.) are installed or replaced in Village parks or along Village trails they should be designed in a consistent fashion to support a consistent image for the park and trail system.

Connectivity

Develop connections between parks, preserves and trails throughout the Village. Gaps in the trail network should be addressed, and wayfinding signage should be installed to ease access between the dozens of public recreation sites in the Village. Trail connections and new signage will increase the visibility of and the access to parks, preserves and multi-use trails. Fulfillment of this recommendation will help ensure that residents and visitors view recreation sites and facilities as part of a park system rather than isolated sites. A connected park and trail system will also promote active transportation (walking, running and bicycle riding) between sites and raise the profile of lesser-known parks and preserves.



A missing trail connection at the north end of the Menomonee River Parkway

The large number of recreation destinations in Downtown Menomonee Falls make the area ideal for installation of a wayfinding signage system. Downtown sites such as Mill Pond Park, Centennial Park, Village Park and Lime Kiln Park are adjacent to each other, but there is no clearly marked connection between them. Site recommendations in the CORP provide appropriate locations where park and trail connections should be made and where signage and information kiosks could be installed to ease the flow of users through the area.

Connectivity gaps between recreation sites should also be addressed throughout the Village as many parks operate in relative isolation. New trail segments and wayfinding signage with directions and distances to other sites will link recreation destinations across the Village. Development of cleared nature paths and boardwalks through woods and natural areas will further increase connectivity and improve access to undeveloped park sites. In many cases, formal nature trails could be cleared in places where residents are already making their own informal paths. In creating and maintaining these paths, care should be taken to minimize intrusive cutting and clearing.

Park and Trail Acquisitions

1. Trail Connection Acquisitions:

   As described in Chapter 8, the Village should consider acquiring key stretches of land that are missing links to making a continuous trail system. The northern end of the Village includes priority locations for trail acquisitions where the Menomonee River Parkway Trail and the Waukesha County Bug Line Trail could be connected through a few strategic trail segment extensions. Also, as discussed as far back as 1980, the Village should look to link Rivers Edge Park to Rotary Park with a trail along the Menomonee River.

2. Parkland Acquisitions:

   The acquisition of sites for the future Aero Park and Northwest Area Park satisfied 2006-2010 CORP recommendations for additional park land in accordance with level of service standards, population projections and existing park land distribution. The acquisition of these properties prior to escalating development pressure helped ensure adequate park and open space in areas of the Village that are expected to experience growth in the future. These two parks should be developed as warranted by the continued growth in their respective areas. When these parks are developed, they should be designed with passive and active recreational uses that will address the Village's recreation facility deficiencies.

   Additional parklands should be considered as residential growth continues, creating a demand for supplementary outdoor recreation areas. A possible location is the Village-owned former municipal landfill on Mill Road. The Village could seek to acquire additional lands adjacent to the property and link the site to the proposed County Greenway trail system. The Village would need to work closely with the Department of Natural Resources to develop facilities on this site, however, given its history as a landfill.

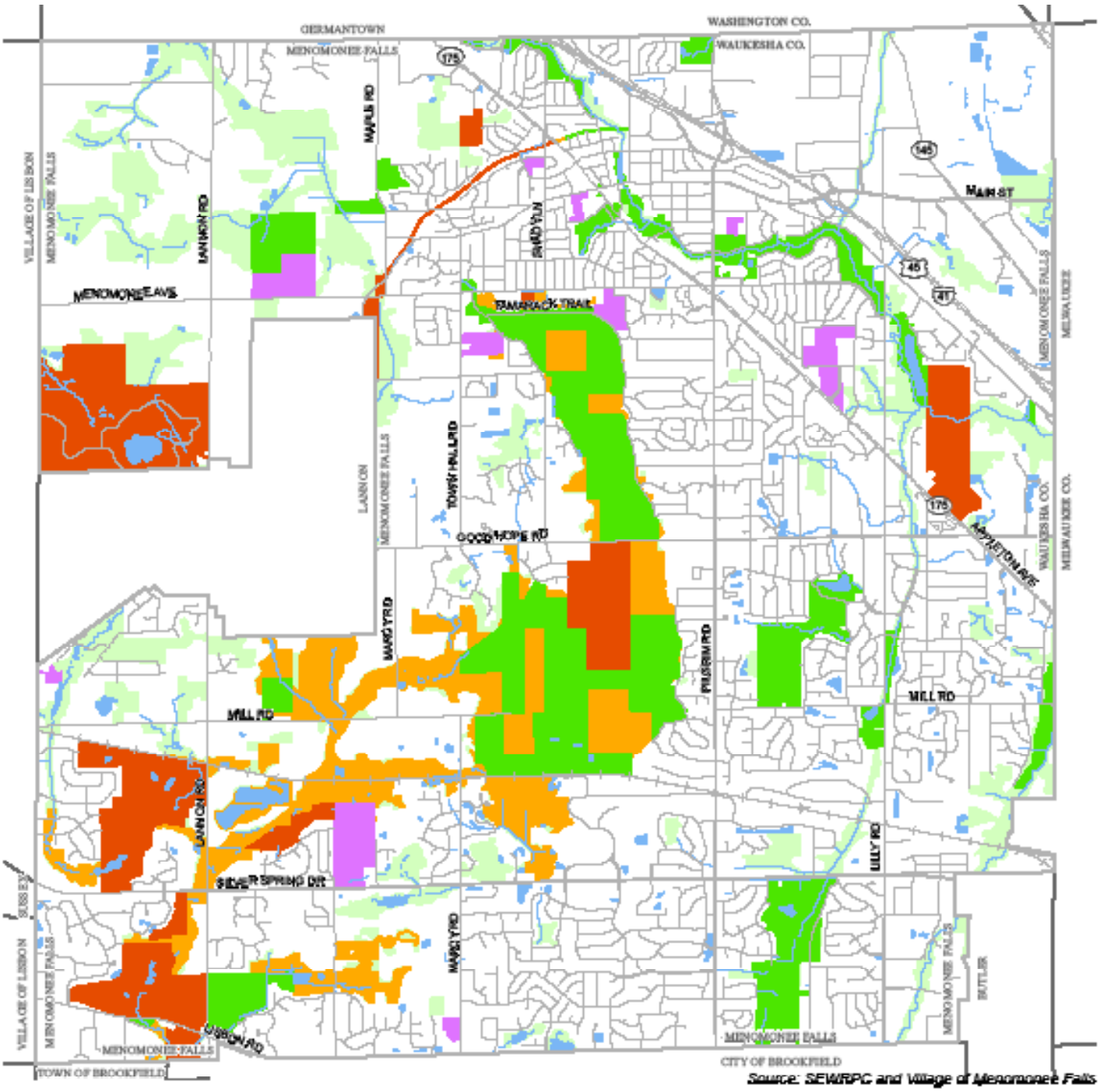
   Given the Village's deficiencies in small neighborhood parks and mini-parks, the Village should also consider strategic locations within existing neighborhoods and in future neighborhoods for the development of small parks. In accordance with the Village's Comprehensive Plan, new neighborhood parks should be developed with facilities that promote social interaction and physical activity for residents of all ages. New small parks could include features like playground equipment, court sports, benches or walking paths. The Village is aware of the costs associated with maintenance of additional small parks and should seek partnerships with neighborhood organizations willing to maintain new public facilities. The Village should also continue to promote the development of private neighborhood parks in new residential subdivisions. Private parks and facilities can be found in the Weyerhaven, Spencer's Pass and Harmony Hills subdivisions, among others.

Environmental Preservation

1. Environmental Corridor Acquisitions:

   The lands included in SEWRPC environmental corridors, especially around the Tamarack Preserve and those lands that are "holes" in the Preserve, should be acquired by the Village or other conservation organizations when possible. Additionally, lands within the environmental corridors along the Fox River north of Menomonee Avenue and south of the Village of Lannon should be acquired as they become available. Acquisition efforts in these areas should focus on connecting Menomonee Park to the proposed County Greenway system and new Village parks in the southwestern and northwestern portions of the Village. These areas are depicted in **Map 9**. Environmental areas not acquired should be protected through zoning regulations.

Map 9: Recommended Acquisitions for Open Space Preservation



2. Education:

The Village should partner with local organizations to develop informational kiosks, interpretive signage and other learning experiences in Village parks and nature preserves. Signage, maps and printed/electronic educational materials could promote environmental awareness and highlight the unique history of Menomonee Falls. The Tamarack Preserve and sites adjacent to the Menomonee and Fox Rivers are ideal locations for interpretive signage due to their prominent ecological roles. The Downtown area offers a combination of noteworthy historical sites, geological formations and natural habitats. The addition of informational kiosks, wayfinding and new interpretive signage would raise the public profile of Downtown's unique assets. The CORP also recommends interpretive signage to add an educational component to proposed improvements at Willowood Community Forest and Lilly Creek Parkway.



Existing interpretive signage in Lime Kiln Park discusses geology

3. Restoration:

Streams and ponds in environmental corridors should be enhanced to perform more of their natural functions. The addition of native plants and the restoration of stream banks along the Menomonee River, Fox River, Lilly Creek and retention ponds will help infiltrate stormwater and attenuate flooding problems. Shoreline plantings will also prevent geese from exiting the water (where they may become a nuisance) and will increase the number of other birds and butterflies.

Land management plans may be utilized to restore natural functions and promote healthy ecosystems in local parks and preserves. Land management plans create a system and schedule to remove invasive species, establish native plantings, restore stream banks and maintain park woodlands in balance with facility development. Park sites that would benefit most from a land management plan include: Aero Park, Tamarack Preserve, Willowood Community Forest, Menomonee River Parkway, Tower Hill Park and Oakwood Park (specifically the wooded/wetland area in the southern portion of the park).

Promoting the Park & Trail System

The Village should develop a strategy to publicize existing parks and trails to promote awareness and increase use of facilities. The dozens of public recreation sites within the boundaries of the Village include rail-to-trail corridors, riverside picnic areas, active sports complexes and expansive natural areas. The Village should make a concerted effort to ensure that residents and visitors know about these recreational sites and can easily access information about them.

As part of a park and trail system promotion strategy, the Village should create an updated park and trail system map in both electronic and print formats. The Village should partner with local organizations to widely distribute the map. The Village should also make an effort to update the Village website to highlight existing recreation opportunities, explain ongoing park/trail projects and to invite the public to explore new facilities as they are developed in the years ahead.

Partnering for Public Access to Existing Facilities

There are opportunities for the Village to partner with schools and non-profit organizations increase access to facilities in support of year-round recreation activities. New joint-use partnerships have potential to activate local recreational spaces and increase physical activity for residents during off-peak seasons, after hours, or on weekends.

The Village, the School District of Menomonee Falls, Hamilton School District, Tri-County YMCA, Menomonee Falls Little League, Waukesha County Land Conservancy and other non-profits maintain numerous indoor and outdoor spaces for physical activity. Coordination between these organizations has potential to increase public awareness for and use of local facilities.

Opportunities for increased public access include community open-gym sessions, public use of school running tracks/athletic fields, shared access to fitness equipment, winter indoor walking programs, public access to indoor pools, and expanded recreational programs in Village parks (e.g. Fit in the Parks).

The Village should work with the school districts to explore opportunities for public access to running tracks, sports fields, and indoor recreational spaces. The Village should also work with Menomonee Falls Little League to identify opportunities for public access to their Village-owned site.

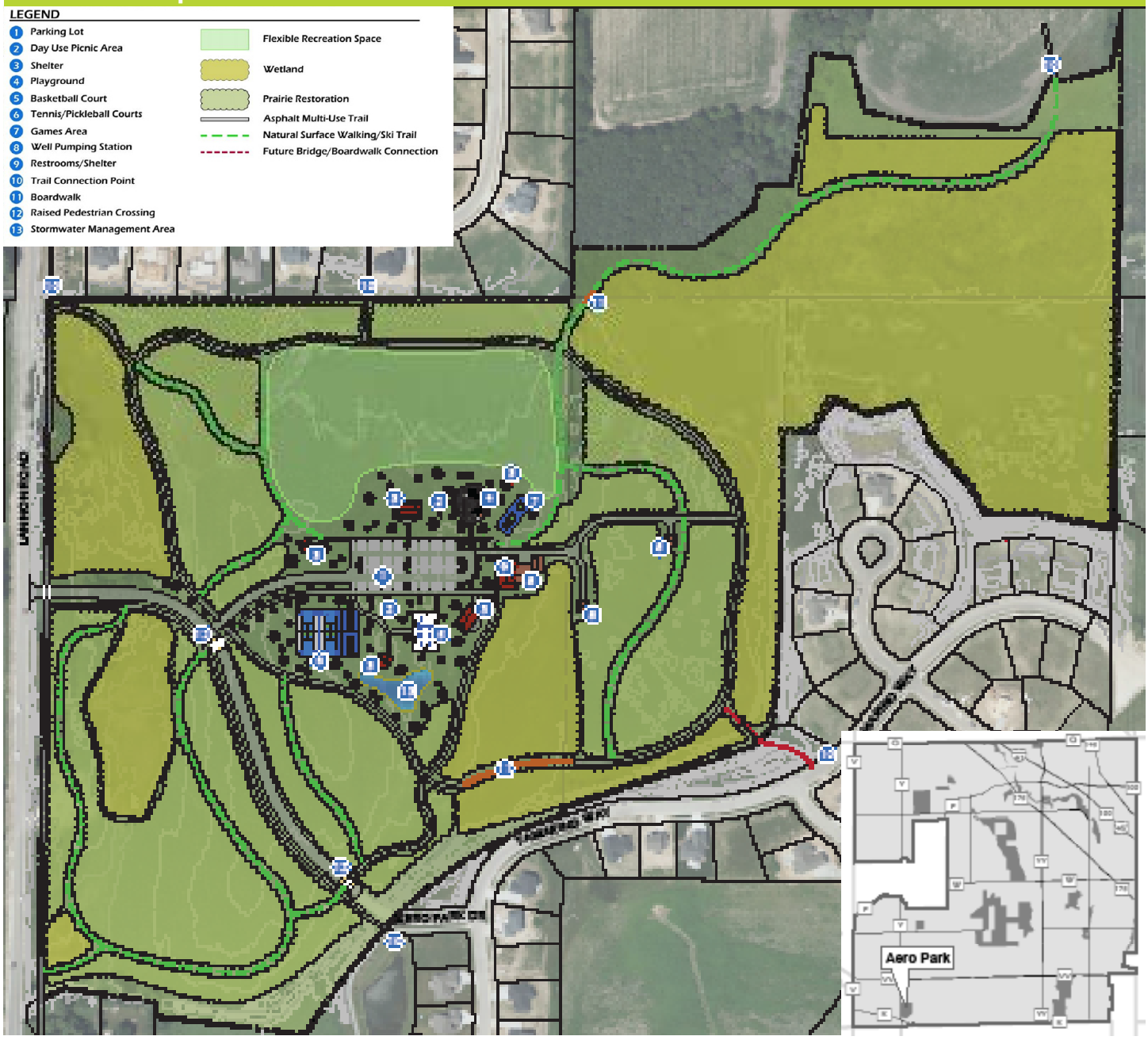
Improvement Recommendations for Developed Parks

The following maps identify recommendations for each of the 16 developed Village parks and parkways. The park recommendations are also summarized in **Table 10** at the end of this section. The table indicates the anticipated time-frame for completing park projects as "short-term", "long-term" or "ongoing". These time-frame designations are explained in greater detail in **Chapter 9** (page 118).

Aero Park

Map 10

Master Plan Map



Recommendations Summary: Aero Park will be developed as a community park with a combination of passive and active recreation amenities. The plan includes a parking area and activity hub (play area, sport courts, picnic shelters) at the center of the park and a network of paved and natural surface trails through the restored prairie and wetland portions of the 80 acre site.


Prairie Restoration


Nature-themed play area

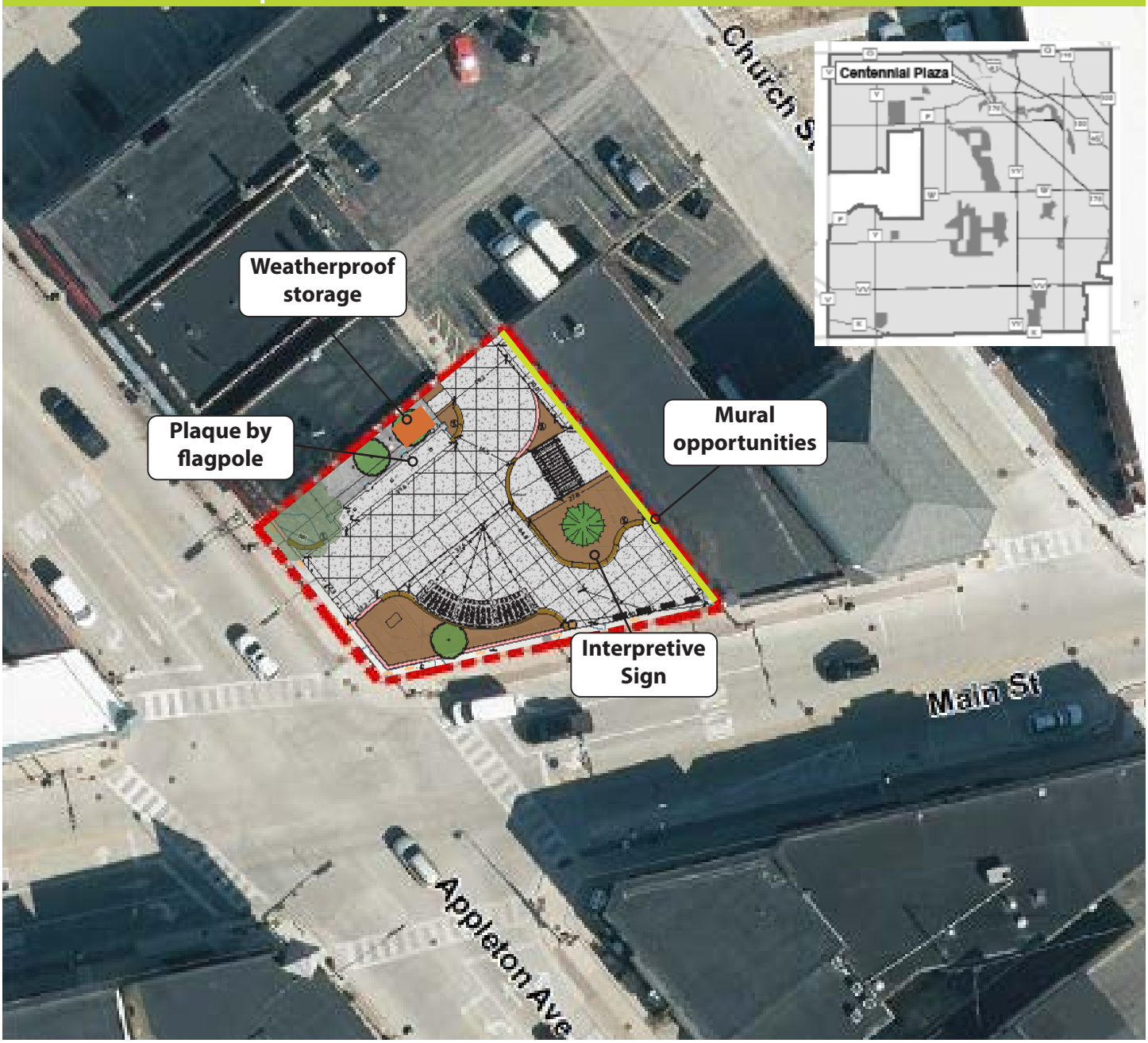




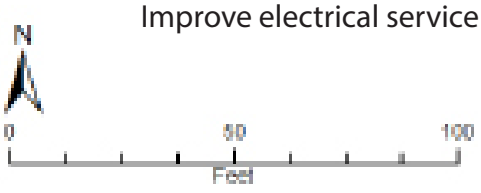
Centennial Plaza

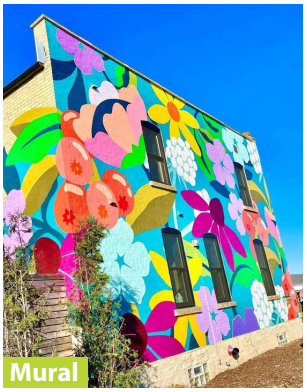
Map 11

Recommendations Map



Recommendations Summary: Partner with adjacent property owner to install new murals, including one that identifies the space as Centennial Plaza. Install signs to commemorate history of plaza and donor plaques. Work with Downtown BID to install weatherproof storage and to activate the space with amenities and programming. Improve electrical service for food trucks.




Mural


Interpretive Signage

Recommendations Map



Recommendations Summary: Trim overgrown vegetation to ensure clear pedestrian path and install directional sign to public parking.



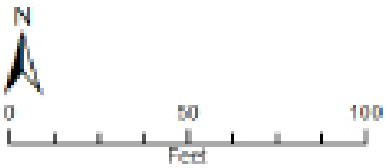
Directional Signage

Recommendations Map

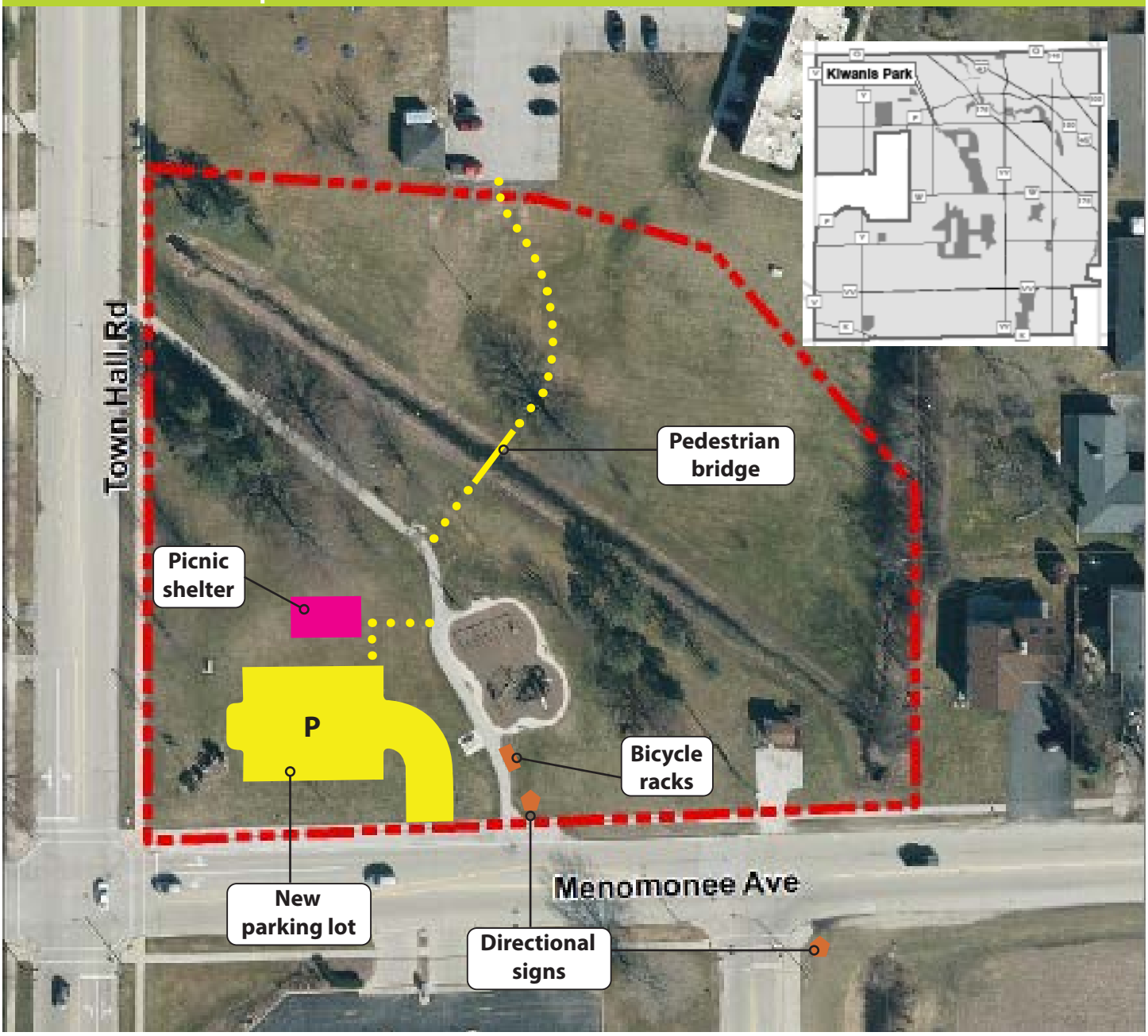


Recommendations Summary: Plant shade trees along the northeastern edge of the park and the alley.

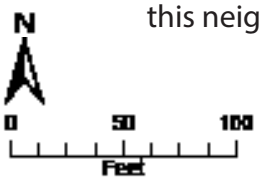

Tree Planting

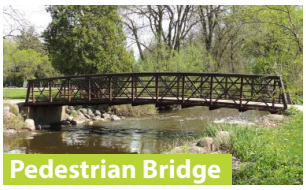


Recommendations Map



Recommendations Summary: The installation of a new parking lot is underway. New bicycle racks, directional signs, and a trail to the neighboring apartment complex will increase public access to this neighborhood park. Construction of a picnic shelter and pedestrian bridge will increase opportunities for recreational activities in this neighborhood park.



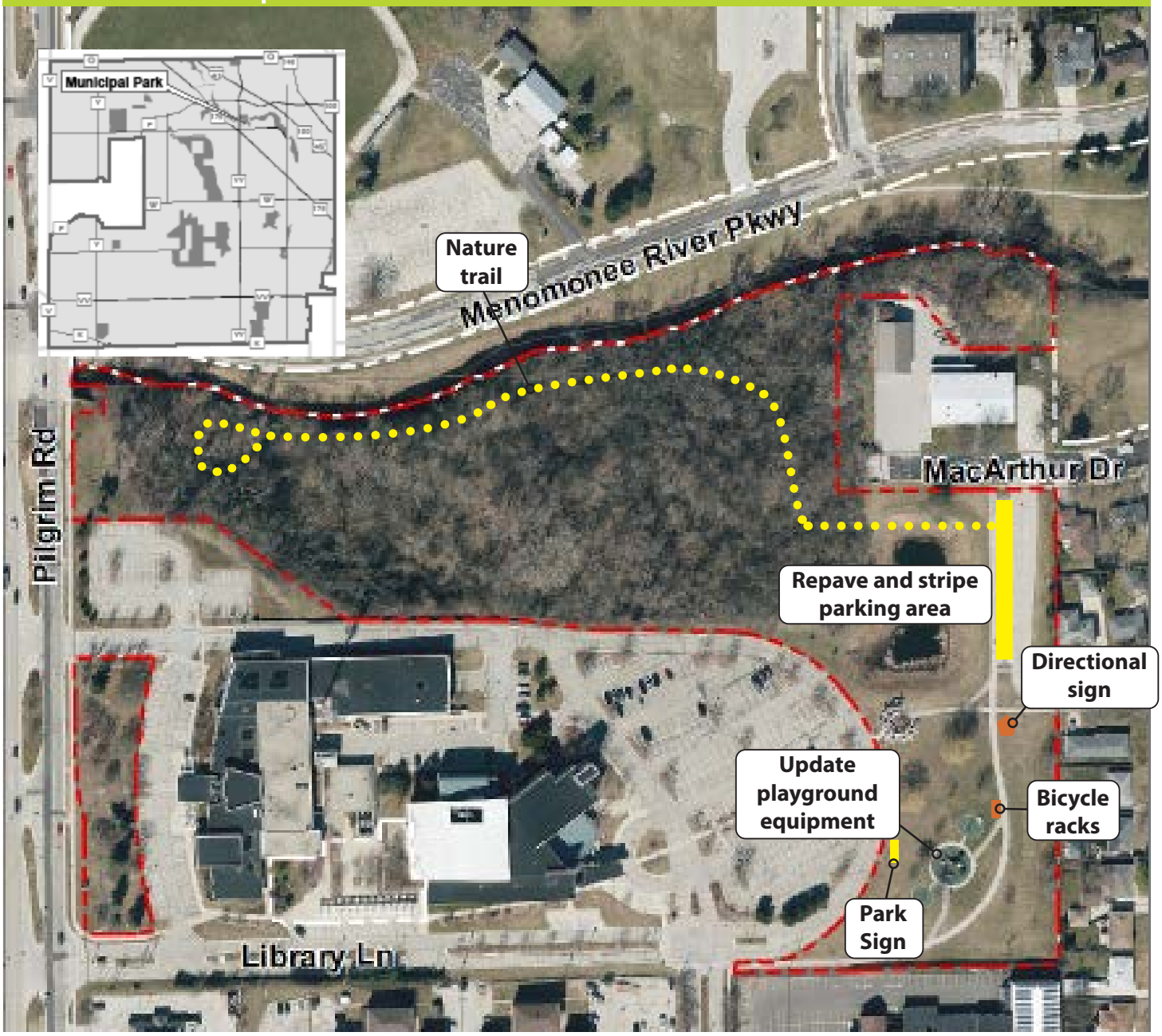

Pedestrian Bridge


Directional Signage

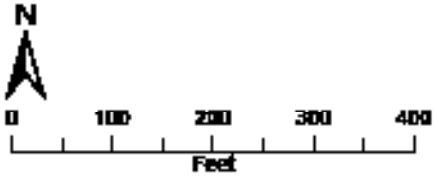

Picnic Shelter


Bicycle Racks

Recommendations Map



Recommendations Summary: Identify this park as Library Park with a freestanding sign. Create a nature trail in the woods north of Village Hall, leaving adequate space for a planned Police Department addition. Updated playground equipment and a directional sign connecting the site to other parks and trails will attract new users.




Formal Nature Trail

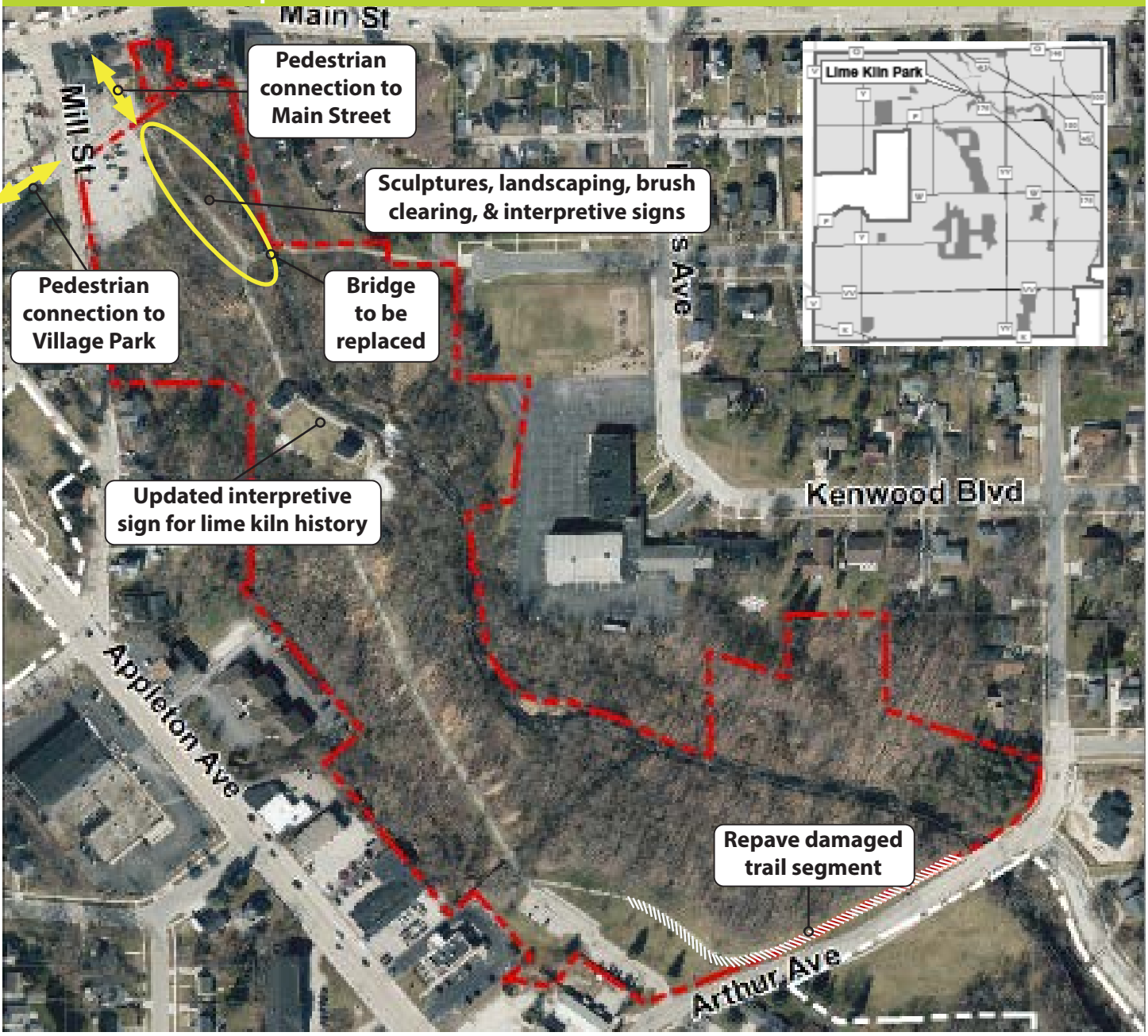


Park Sign

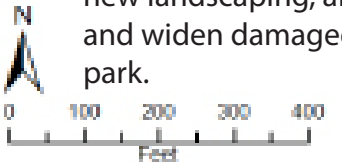

Playground Equipment


Directional Signage

Recommendations Map



Recommendations Summary: Partner with adjacent property owners to create a direct pedestrian connection from the multi-use trail to Main Street and Village Park. Partner with Downtown BID and Waste Management to the enhance the trail corridor from the north parking area. Clear invasive brush, removed downed trees, install new landscaping, and interpretive signs. Resurface and widen damaged trails on the south side of the park.




Interpretive Signage

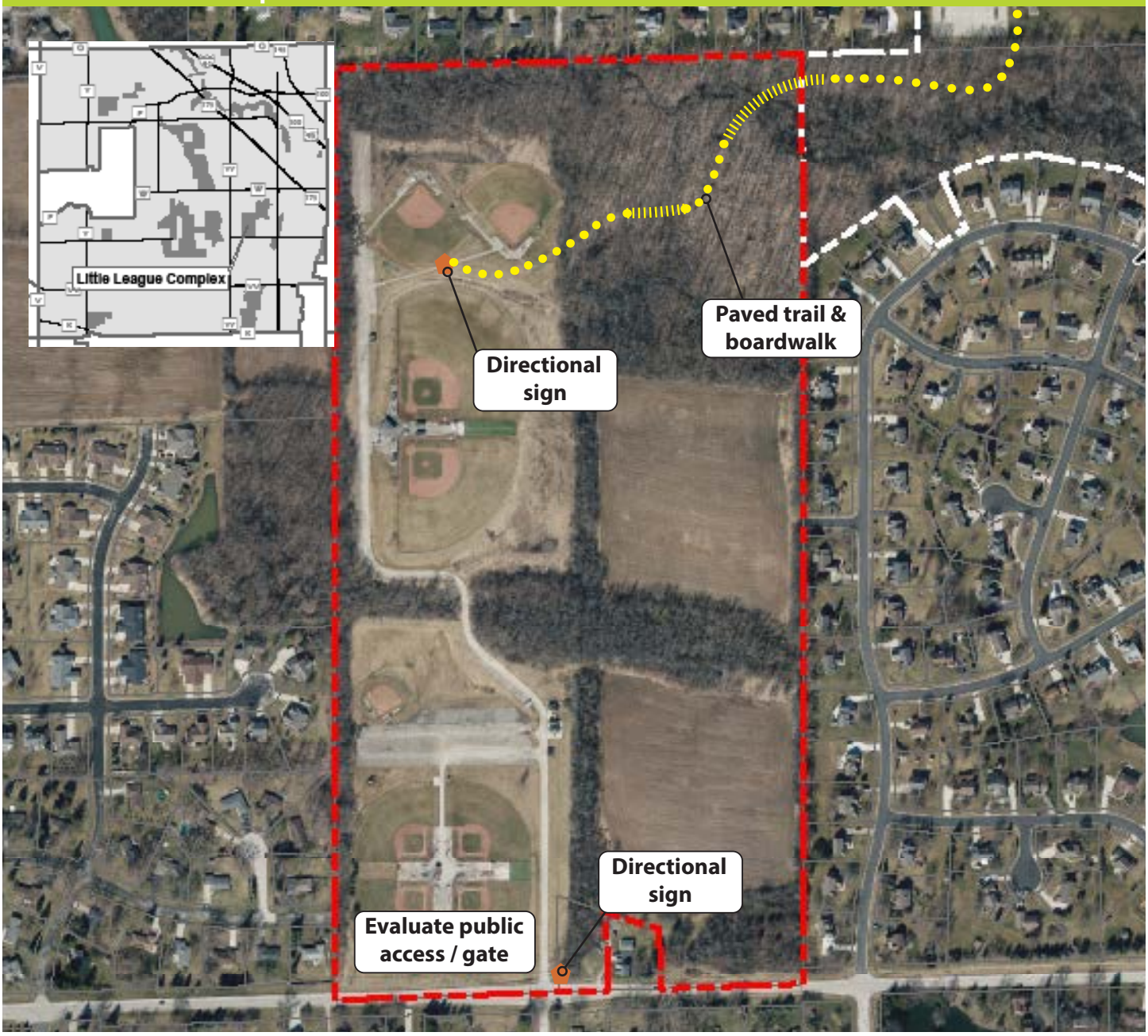

Trail Resurfacing


Alley Connection

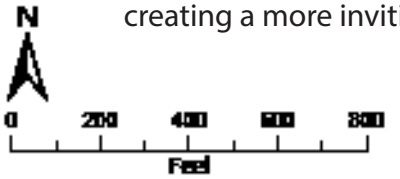
Little League Complex

Map 17

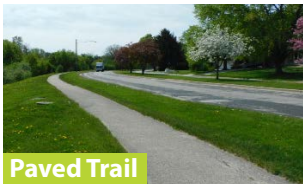
Recommendations Map

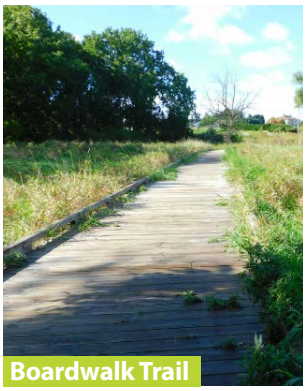


Recommendations Summary: Creating a paved trail and boardwalk connection between the Menomonee Falls Little League Complex and Oakwood Park will make a direct connection for pedestrians between these two public park sites. Access to the Little League Complex could be improved by establishing trail connections and creating a more inviting public entrance.




Directional Signage

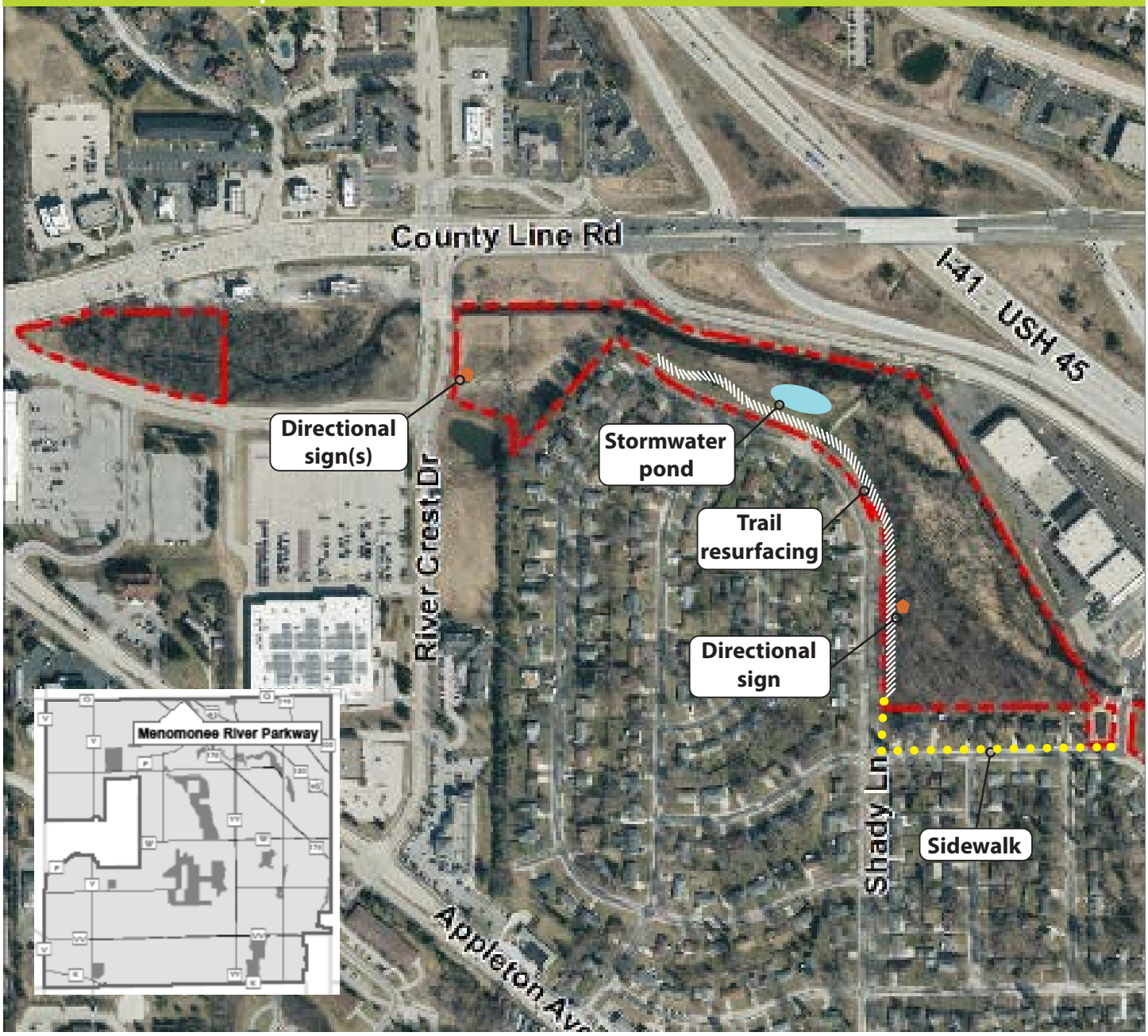

Paved Trail


Boardwalk Trail

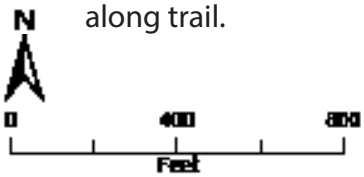
Menomonee River Parkway - Shady Lane Segment

Map 18

Recommendations Map



Recommendations Summary: Install wayfinding signs for pedestrians and bicycle riders with distances to other parks, trails, and destinations. Fill connectivity gaps by installing sidewalk along Grand Avenue and Shady Lane and resurface damaged and narrow trail segments. A stormwater retention pond is planned for the open space along trail.




Directional Signage


Trail Resurfacing

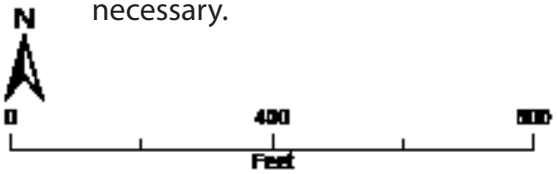

Sidewalk


Stormwater Pond

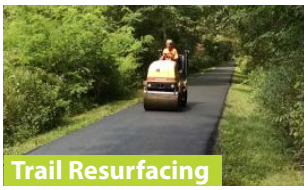
Recommendations Map



Recommendations Summary: Install wayfinding signs for pedestrians and bicycle riders with distances to other parks, trails, and destinations. Extend trails or add sidewalks to fill connectivity gaps and resurface and widen damaged and narrow segments. Clean up the woods by removing dead trees and replanting where necessary.

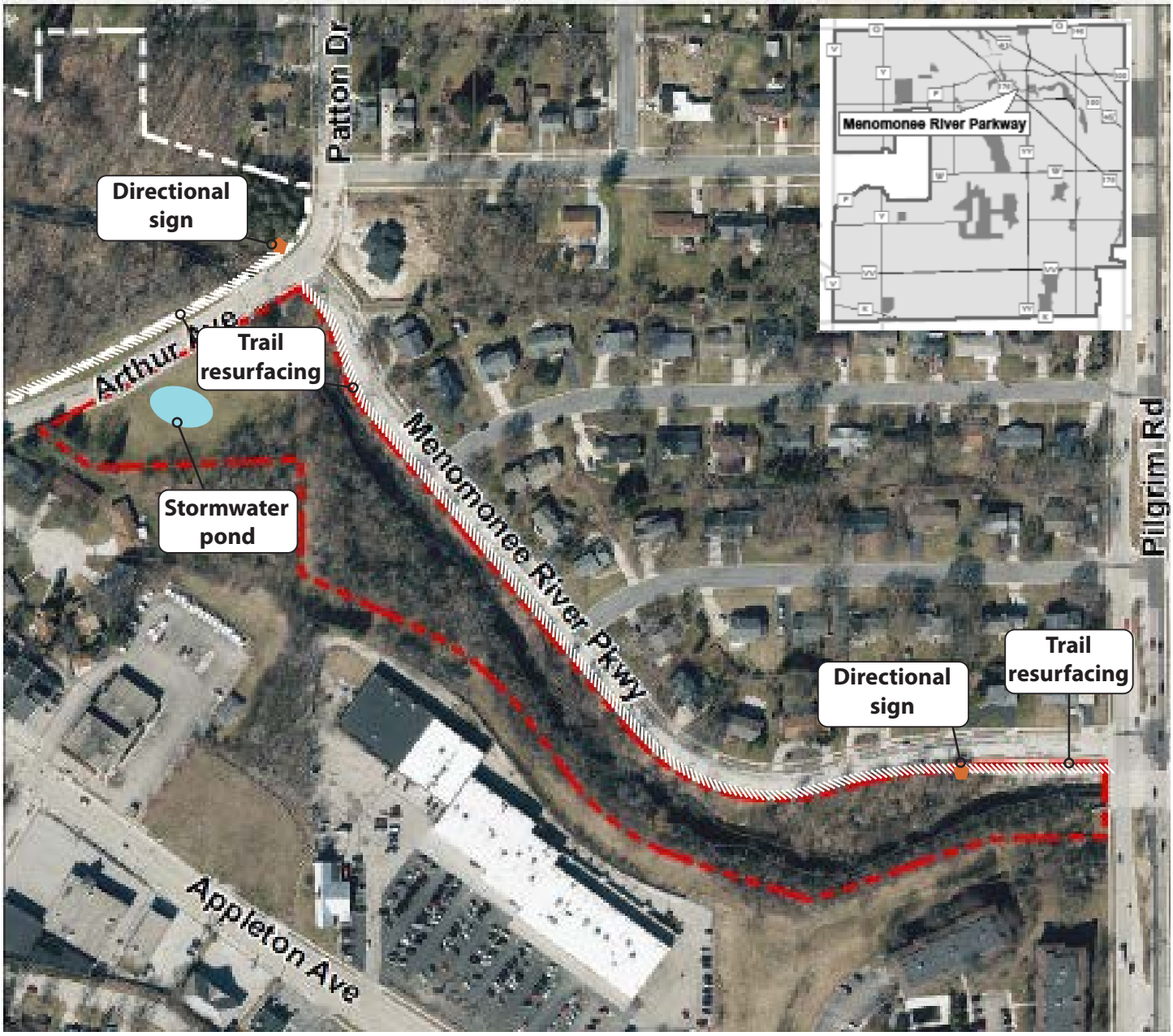



Directional Signage


Trail Resurfacing


Sidewalk

Recommendations Map



Recommendations Summary: Install wayfinding signs for pedestrians and bicycle riders with distances to other parks, trails, and destinations. Extend trails to fill connectivity gaps and resurface/widen damaged and narrow segments. A stormwater retention pond is planned for the open space near Arthur Avenue.


Directional Signage


Trail Resurfacing


Stormwater Pond

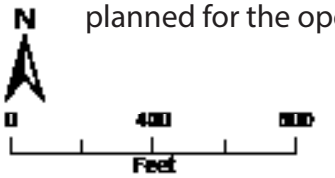
Menomonee River Parkway - Pilgrim Road to Rotary Park

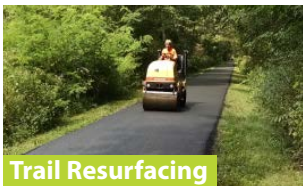
Map 21

Recommendations Map



Recommendations Summary: Install wayfinding signs for pedestrians and bicycle riders with distances to other parks, trails, and destinations. Extend trails to fill connectivity gaps and resurface damaged and narrow segments. A stormwater retention pond was constructed along Menomonee River Parkway in 2024, and another is planned for the open space near Mac Arthur Drive.




Trail Resurfacing

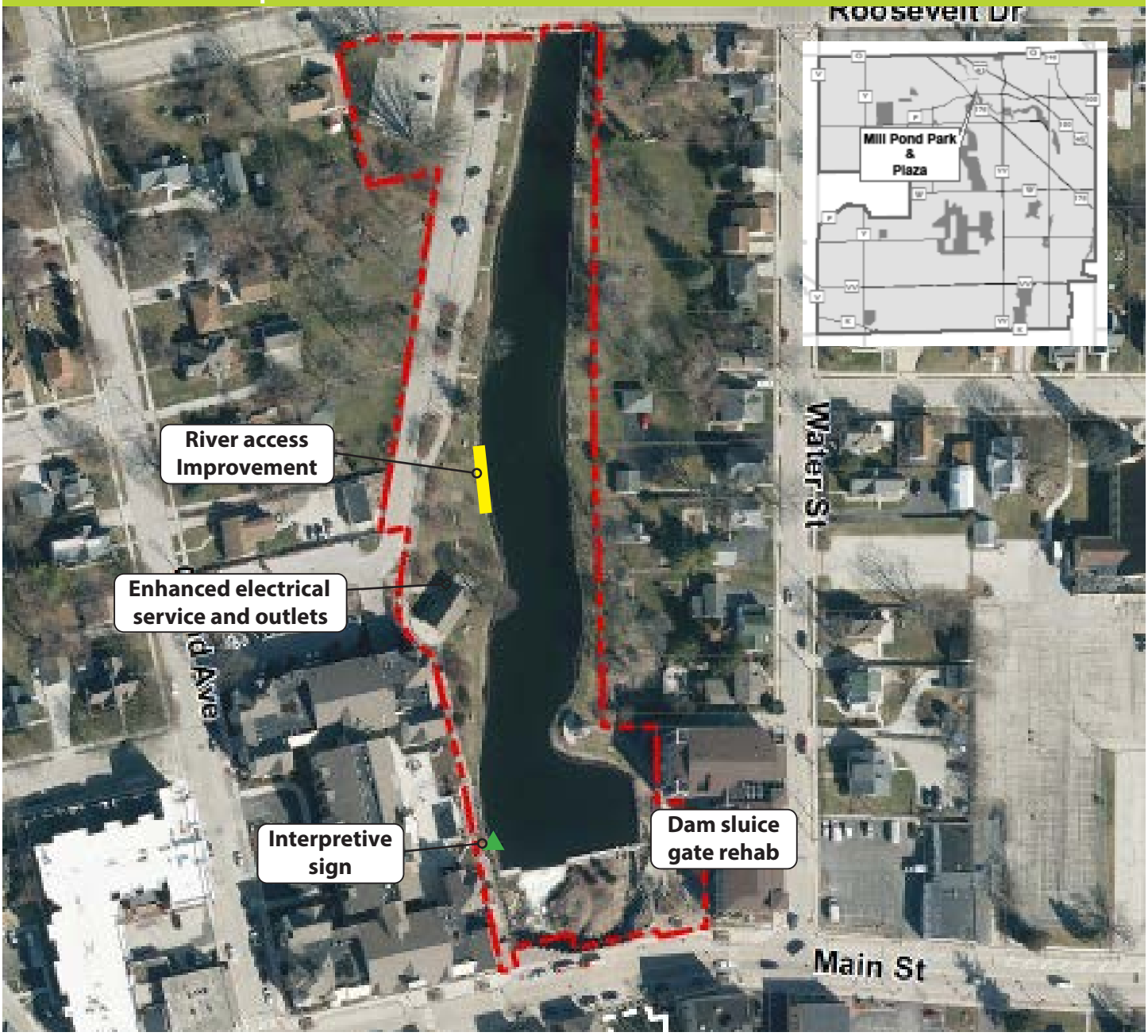

Directional Signage



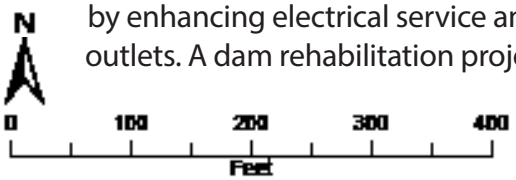
Park Sign


Stormwater Pond

Recommendations Map



Recommendations Summary: Work with Downtown BID to activate space with new amenities, uses, and programming. Improve access to the river with stairs, rock ledges, and ramps along the west side of pond. Install a new interpretive sign describing the history of the Mill Pond and Lepper Dam. Improve the shelter area for events by enhancing electrical service and installing more outlets. A dam rehabilitation project is also planned.

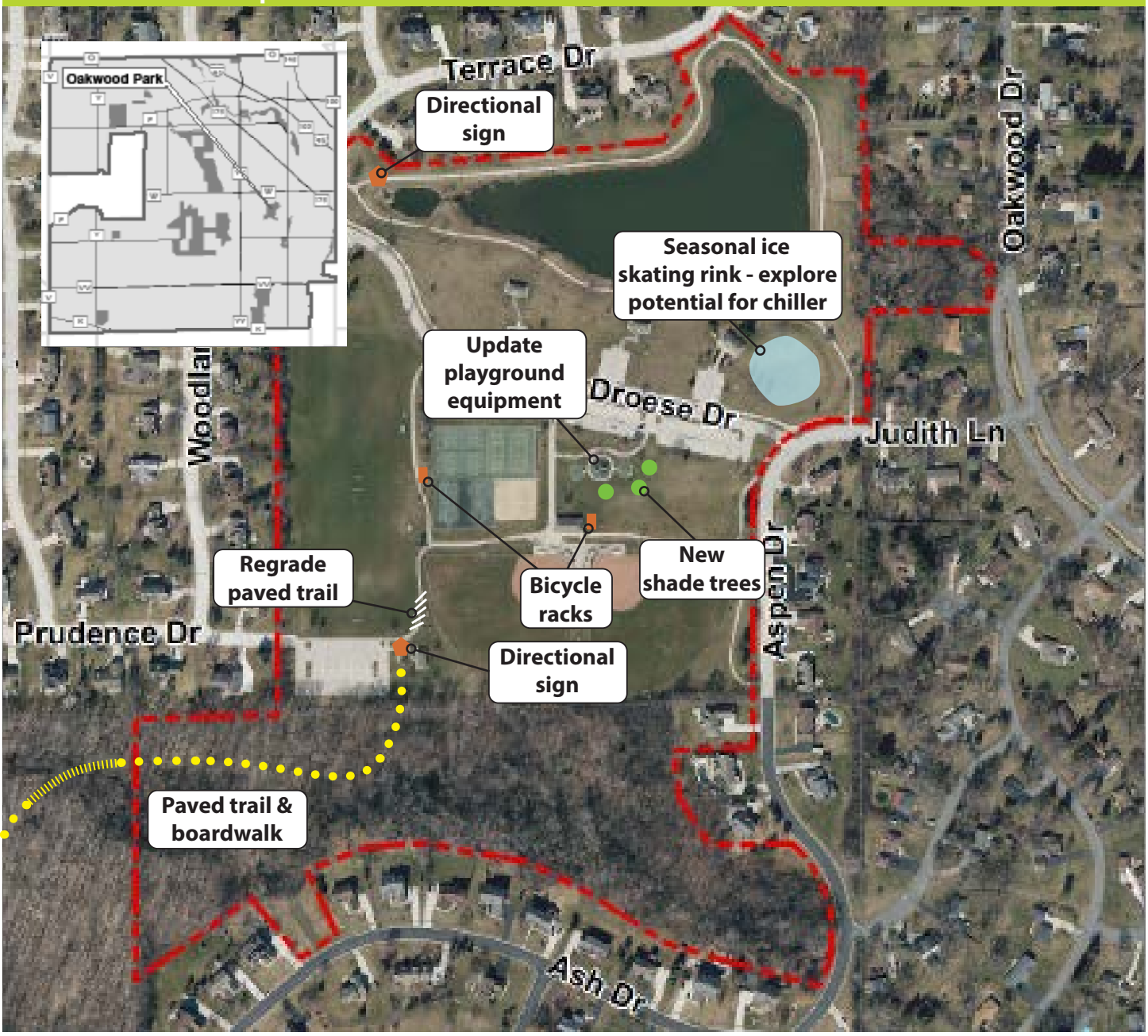



Electrical Upgrades

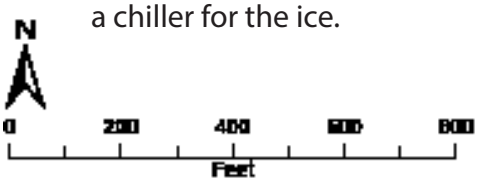

Interpretive Signage


River Bank Access

Recommendations Map



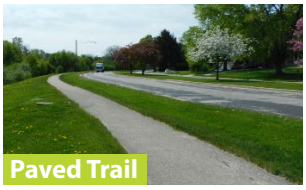
Recommendations Summary: Create natural surface trail to connect to the Little League Complex. Install directional and wayfinding signs to connect visitors with other parks, trails, and destinations. Update playground equipment and improve winter recreation with a removable liner to create an ice skating rink and possibly a chiller for the ice.



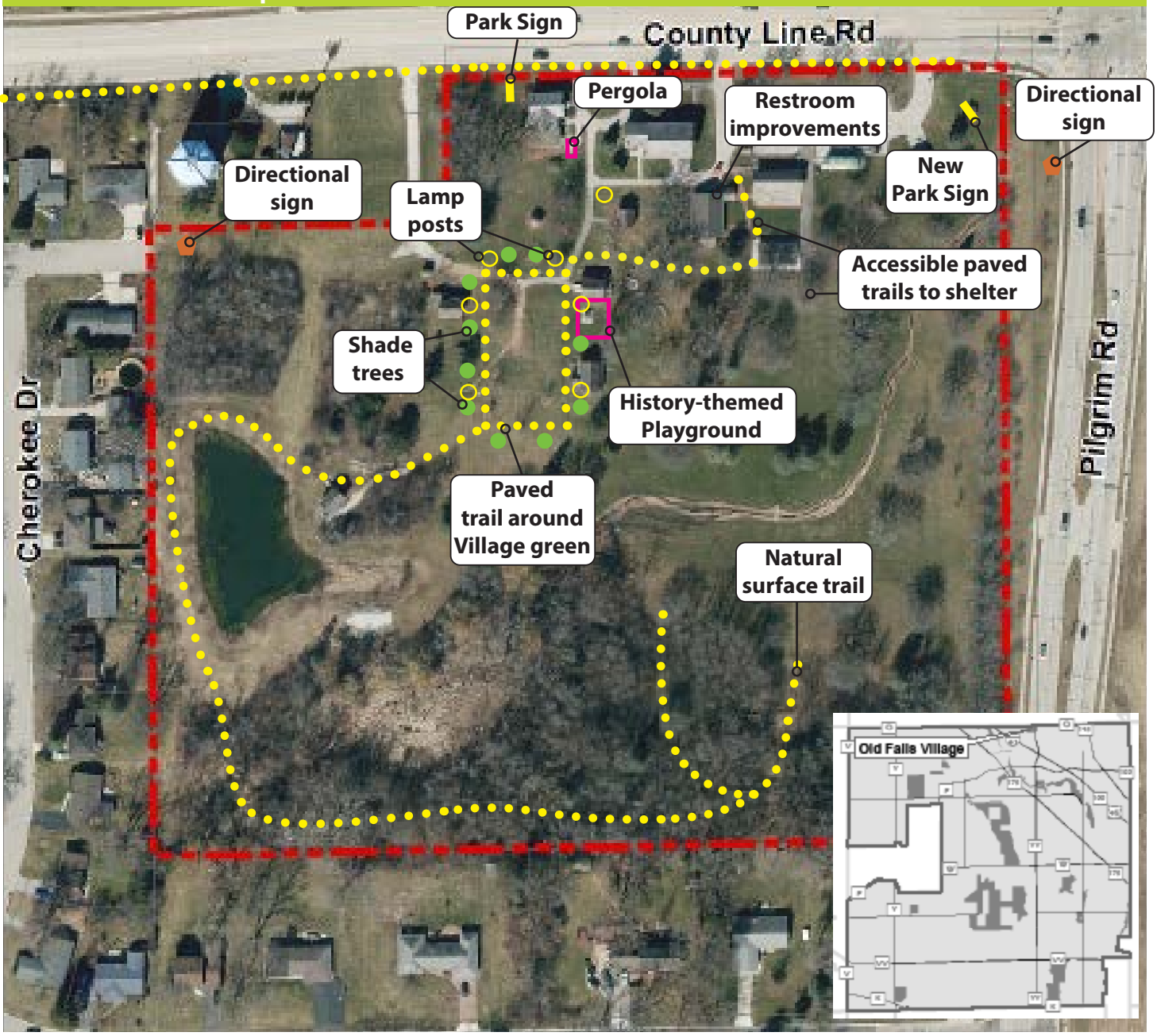

Directional Signage


Playground Equipment

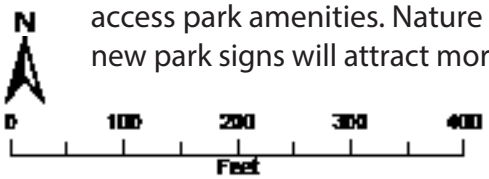

Ice Skating Rink


Paved Trail

Recommendations Map



Recommendations Summary: New trails and directional signage will better connect residents to Old Falls Village historic park. A Village green and a history-themed play area will support Old Falls Village events. Improved restrooms will accommodate more visitors and accessible paths will be installed to ensure people of all abilities can access park amenities. Nature trails, public art, and new park signs will attract more users.




Playground Equipment


Pergola

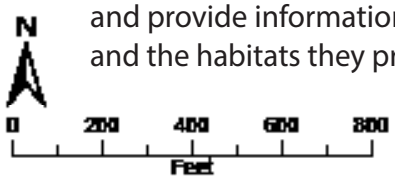

ADA Accessible Trail


Directional Signage

Recommendations Map



Recommendations Summary: A multi-use trail connection to Rotary Park will provide a link from the Menomonee Parkway Trail to River's Edge Park. Clearing vegetation and creating a picnic area will increase public access to the Menomonee River, and new signage will indicate trail distances within the park and to other parks and provide information about the river, the pond, and the habitats they provide for local species.



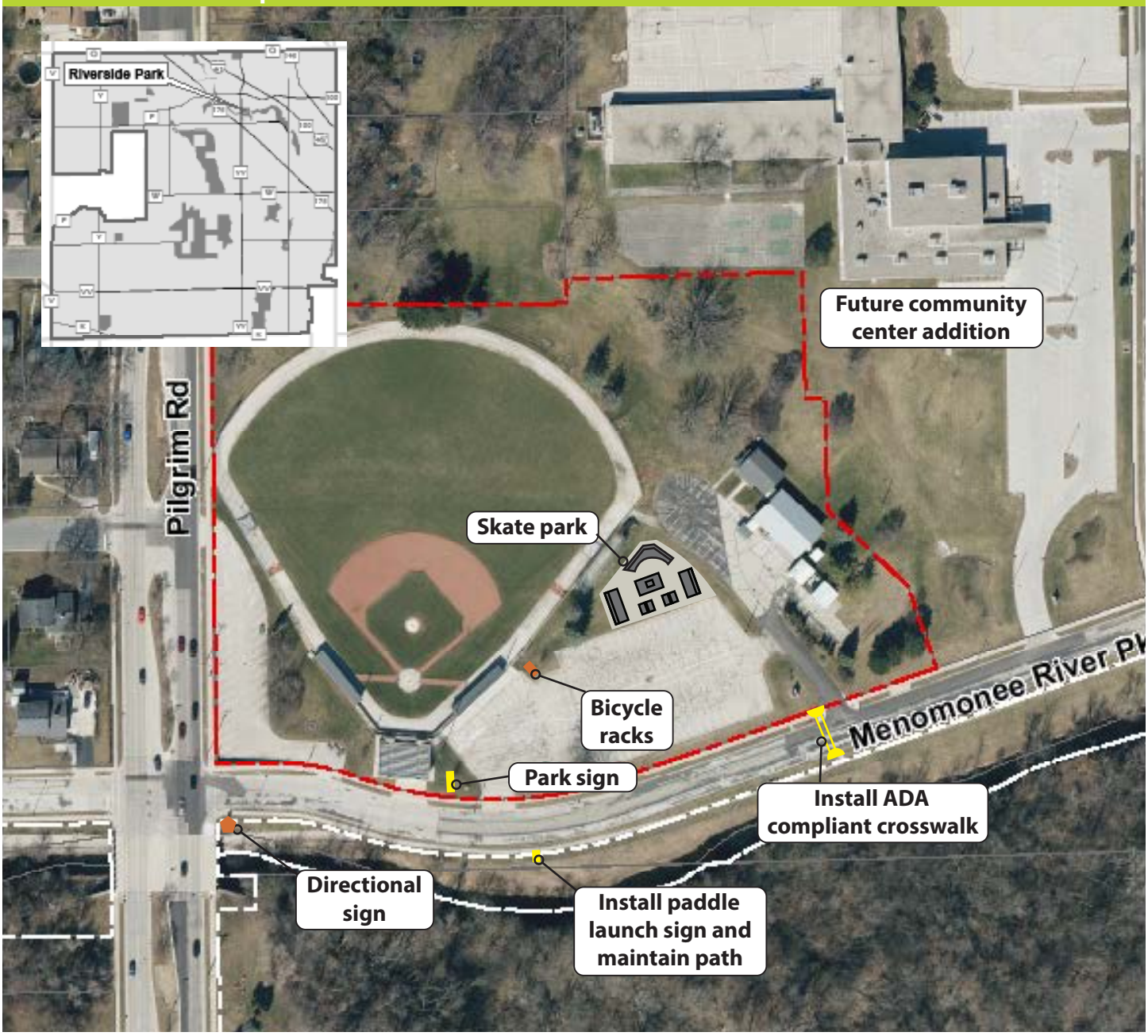

Picnic Area


Directional Signage


Trail Connection


Interpretive Signage

Recommendations Map



Recommendations Summary: New signage and repainted crosswalks will improve park visibility and accessibility from Pilgrim Road and the Menomonee River Parkway. The addition of modular skate park features will create an additional use for the park and increase the amount of visitors. A new sign and trail maintenance will increase awareness and use of the paddle launch.


Accessible Crosswalk

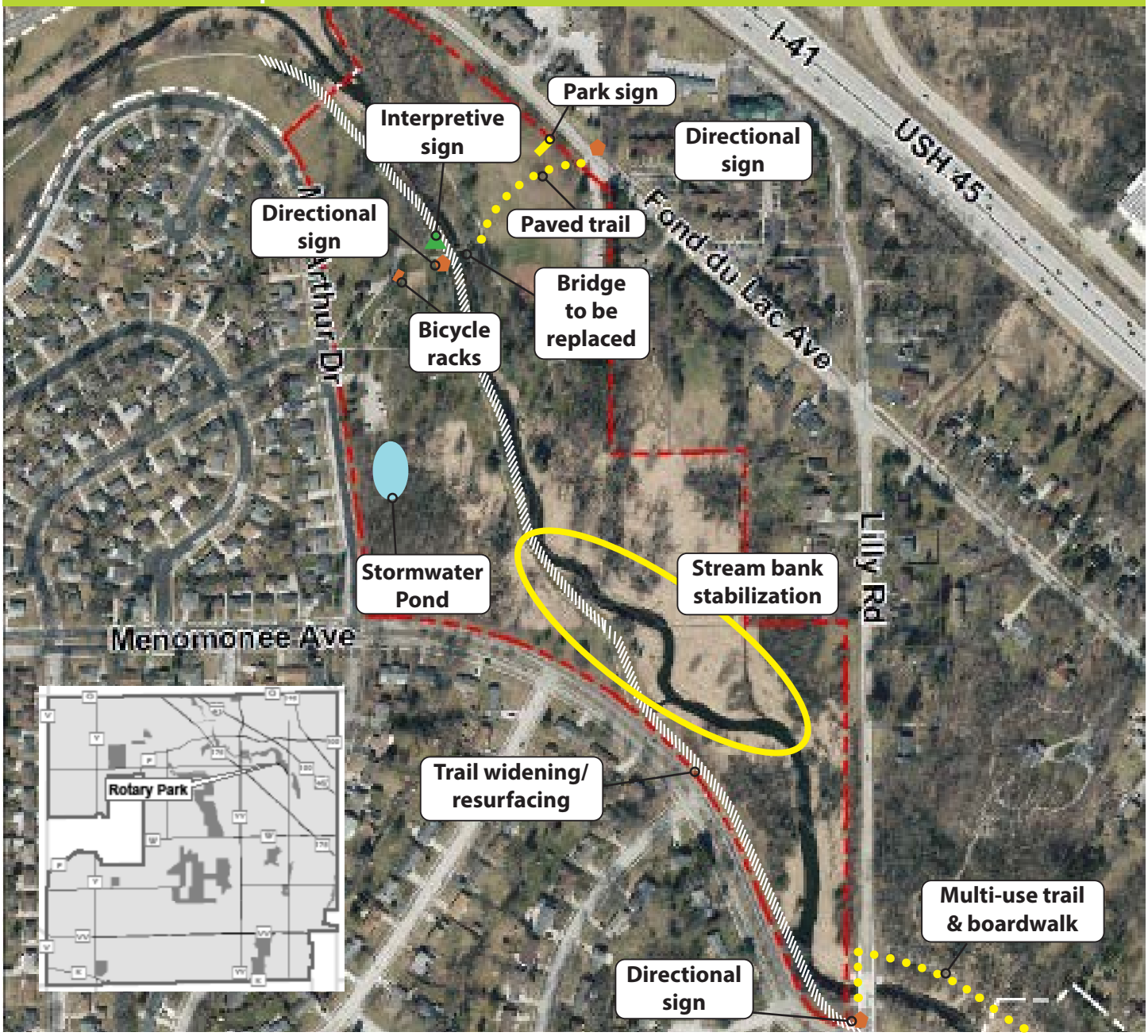

Skate Park



Park Sign


Bicycle Racks

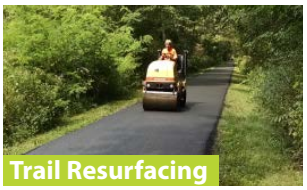
Recommendations Map



Recommendations Summary: Install wayfinding signs for pedestrians and bicycle riders with distances to other parks, trails, and destinations. Trail connections to River's Edge Park and the Fond du Lac multi-use trail will increase pedestrian and bicycle access to Rotary Park. Trail repaving, new signage, and bicycle racks will increase the usability of the Menomonee River Trail and the Rotary Park activity areas.

N

0 400 800
Feet


Trail Resurfacing

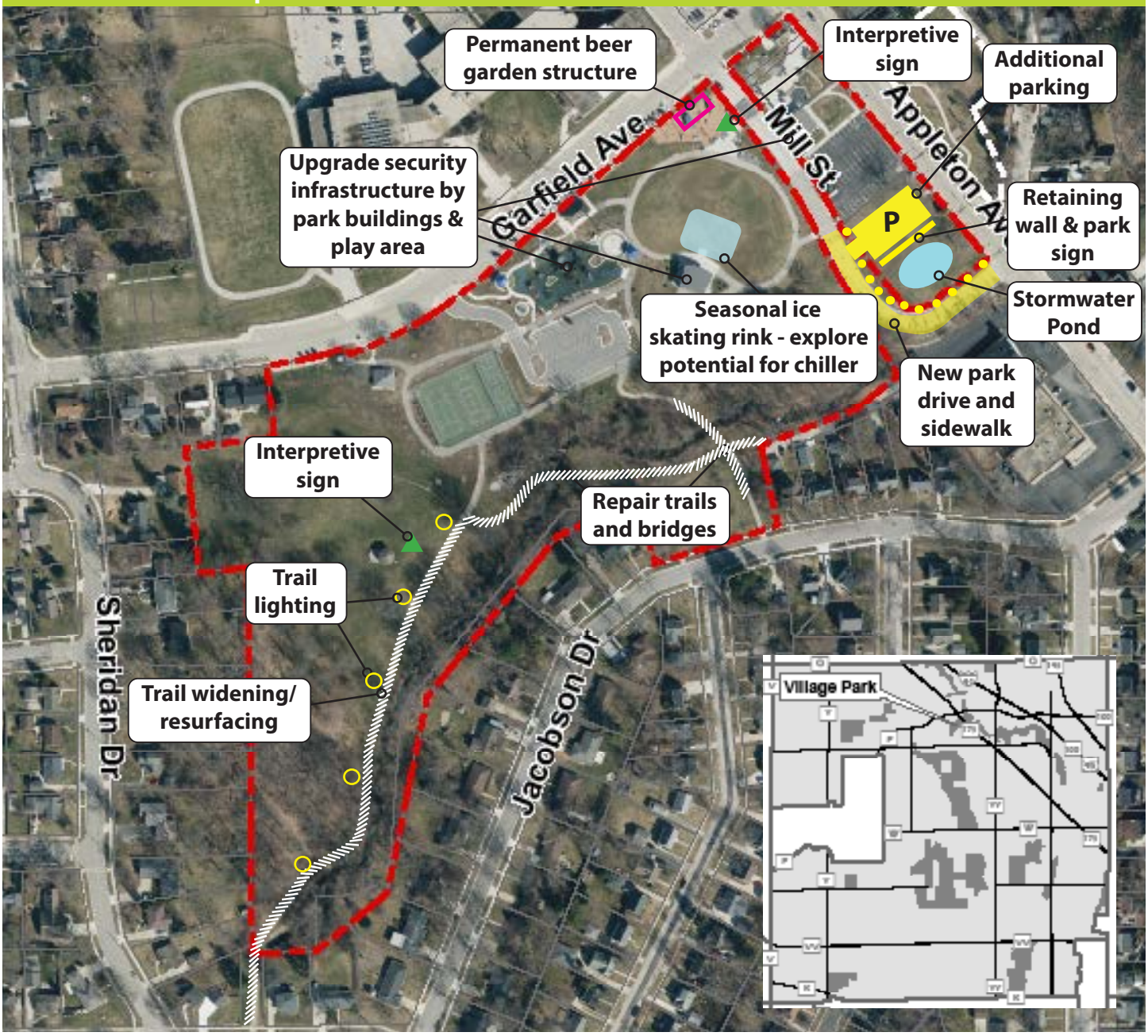

Directional Signage



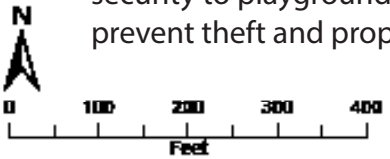
Park Sign


Bicycle Racks

Recommendations Map



Recommendations Summary: Install a Village Park sign on the proposed retaining wall and other interpretive signs throughout the park. Partner with Menomonee Falls Downtown Inc. to construct permanent beer garden structure. Establish connections to Lime Kiln Park and downtown to increase access to Village Park. Upgrade security to playground, stage, and shelters to prevent theft and property damage.




Retaining wall sign

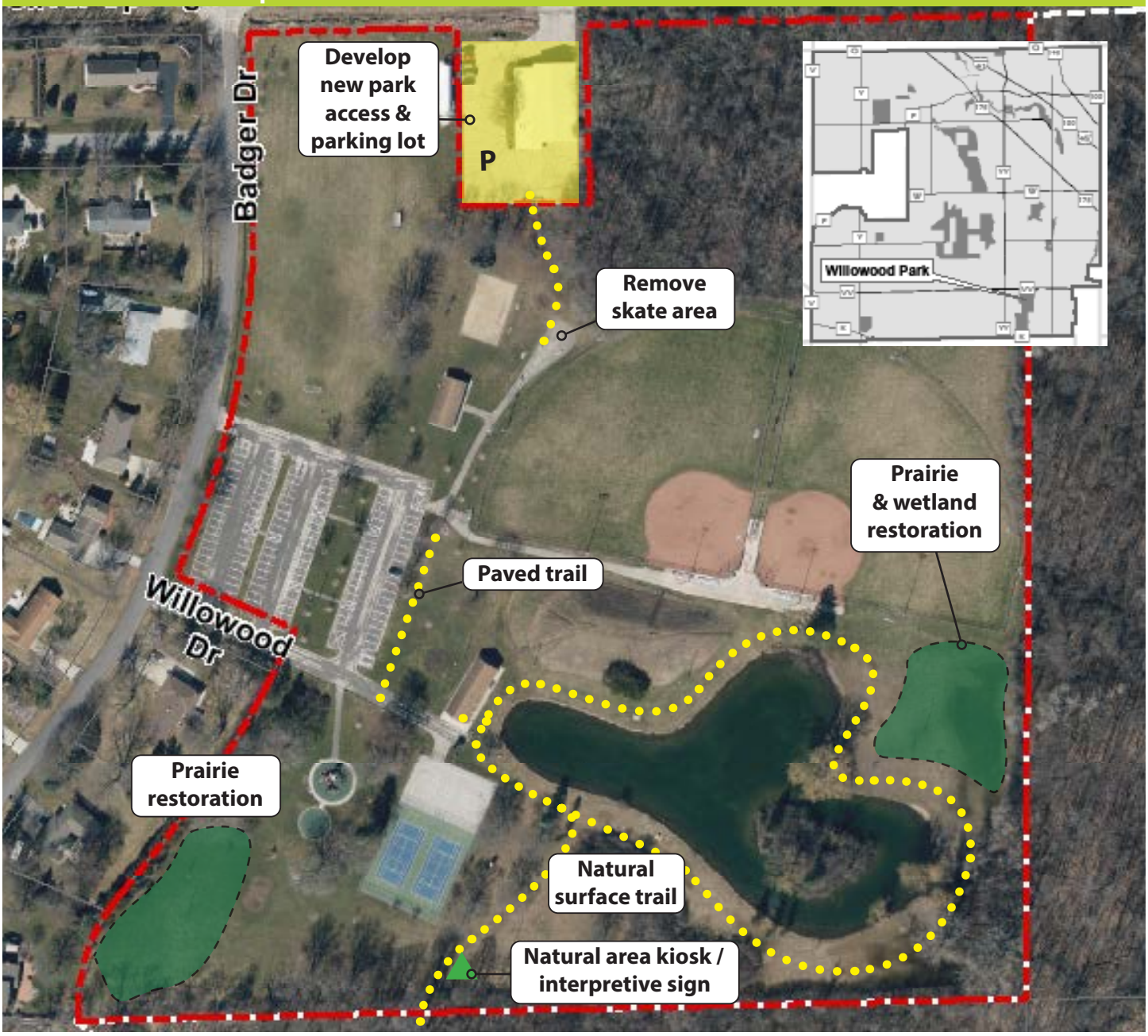

Trail Lighting


Interpretive Signage

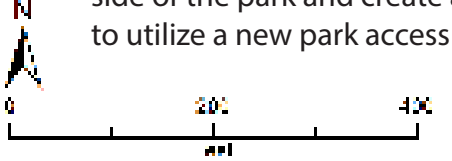


Park Sign

Recommendations Map

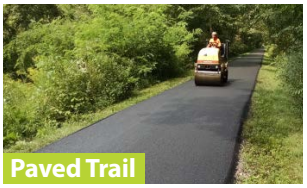


Recommendations Summary: Trail improvements will increase access to the Willowood Community Forest and create a walking loop around the retention pond. Installation of a natural area kiosk will provide maps and information for visitors at the gateway to the Willowood Community Forest. Remove the skate area on the north side of the park and create a path to the fire station to utilize a new park access / parking area.




Prairie Restoration


Formal Nature Trail


Paved Trail


Natural Area Kiosk

Table 10: Recommended Improvements for Developed Parks

Park and Recreation Sites		Improvement	Time Frame
Aero Park			
	1.	Install park drive, parking lot, and infrastructure for park access and development (Phase II)	Short-term
	2.	Construct an accessible nature-themed play area with natural materials and grade changes incorporated into the design (Phase II)	Short-term
	3.	Construct a picnic shelter in proximity to the playground (Phase II)	Short-term
	4.	Install temporary a temporary bathroom location and enclosure	Short-term
	5.	Mow and maintain a natural surface trail loop in the park	Short-term
	6.	Complete a trail/bridge connection directly east to the Tamarind subdivision	Long-term
	7.	Install an interpretive sign commemorating the history of Aero Park and highlighting its natural habitats	Short-term
	8.	Construct a combination pump house and permanent restroom building (Phase III)	Long-term
	9.	Construct sport courts, additional shelters, and paved trail connections to fulfill the vision of the Aero Park Master Plan (Phase III & IV)	Long-term
Centennial Plaza			
	10.	Partner with adjacent property owner to install new mural(s) including one that identifies the space as Centennial Plaza	Short-term
	11.	Install sign and plaques to commemorate the history and donors to Centennial Plaza	Short-term
	12.	Partner with Downtown BID to install a weather proof event storage solution (shed or bin) north of the donor wall	Short-term
	13.	Work with Downtown BID to activate the space with new amenities and programing	Ongoing
Heron Alley			
	14.	Trim overgrown vegetation to ensure clear pedestrian path	Short-term
	15.	Install directional sign to public parking	Short-term
John Taylor Park			
	16.	Create an ADA compliant mid-block crossing from Village Park parking lot (near Village Park) to John Taylor Park	Short-term
Kiwanis Park			
	17.	Install bicycle racks near play area	Short-term
	18.	Construct footbridge (and trail) to the north area of the park	Long-term
	19.	Construct picnic shelter near the play area	Short-term
	20.	Install pedestrian / bicycle wayfinding sign to connect visitors to other parks, trails, and destinations	Short-term
Library Park (formerly Municipal Park)			
	21.	Install Library Park sign and directional signage to Menomonee River Parkway	Short-term
	22.	Repave and stripe the degraded asphalt surface along the multi-use trail for parking	Short-term

	23.	Replace the outdated playground equipment	Short-term
	24.	Partner with the Library to activate park and plaza spaces with new amenities and programs	Ongoing
Lime Kiln Park			
	25.	Partner with adjacent property owners to create a direct pedestrian connection from the multi-use trail to Main Street	Long-term
	26.	Partner with the Downtown BID and Waste Management to enhance the multi-use trail corridor with landscaping, sculptures, and environmental education signs	Short-term
	27.	Install an interpretive sign(s) commemorating the history of the lime kilns	Short-term
	28.	Widen and resurface deteriorating trail segments	Ongoing
	29.	Clear invasive brush and overgrown vegetation to improve the view of the river	Short-term
	30.	Establish a pedestrian connection to Village Park	Short-term
Little League Complex			
	31.	Formalize trail connection to Oakwood Park with a paved trail / boardwalk project	Short-term
	32.	Plan for improved public access to the park for pedestrians and bicycles (including evaluation of the year-round use of the driveway gate)	Short-term
Menomonee River Parkway & Trail			
	33.	Install pedestrian / bicycle wayfinding sign(s) with distances to connect visitors to other parks, trails, and destinations	Short-term
	34.	Extend the Menomonee River Parkway Trail between the Bugline Trail and the existing Grand Avenue trail segment	Short-term
	35.	Extend the Menomonee River Parkway Trail between the Grand Avenue trail segment and the Shady Lane trail segment	Short-term
	36.	Install a small picnic area or playground in open grass space along Shady Lane and/or Grand Avenue	Long-term
	37.	Widen and resurface deteriorating trail segments	Ongoing
	38.	Create stormwater ponds along trail segments	Long-term
Mill Pond Park and Plaza			
	39.	Work with Downtown BID to activate the space with new amenities, uses and programing	Ongoing
	40.	Improve access to the river with rock ledges, ramps, and stairs on the west side of the Mill Pond	Long-term
	41.	Install an interpretive sign commemorating the history of the Lepper Dam and Mill Pond	Short-term
	42.	Enhance shelter area with upgraded electrical access	Short-term
	43.	Dam rehabilitation project planned	Ongoing
Oakwood Park			
	44.	Create natural surface trail connecting to Little League Complex - a boardwalk segment will be needed to cross designated wetland areas	Short-term
	45.	Install pedestrian / bicycle wayfinding sign(s) with distances to connect visitors to other parks, trails, and destinations	Short-term

	46.	Replace the outdated playground equipment	Short-term
	47.	Plant shade trees near play equipment	Short-term
	48.	Install directional signs on Mill Road and Aspen Drive	Short-term
	49.	Install bicycle parking	Short-term
	50.	Install a liner during winter months and flood to create an ice-skating rink	Short-term
Old Falls Village Park			
	51.	Expand paved trails to create an accessible east-west path across the park	Short-term
	52.	Install a sidewalk along County Line Road	Long-term
	53.	Remodel the existing restrooms in the Public House	Short-term
	54.	Install a new ADA accessible restroom facility to support events and programs	Long-term
	55.	Create a historic Village square green and a path system between the existing buildings in the southwest portion of the park. Install shade trees, lamp posts (with flag attachments) benches and trash receptacles along the path - remove the existing gravel drive	Long-term
	56.	Install a historic-themed play area by the school house with a short fence around the perimeter	Short-term
	57.	Install an ADA compliant pathway to the picnic shelter	
	58.	Install a garden pergola matching the architecture of the Miller-Davidson House	Short-term
	59.	Install artistic murals, artwork, and sculptures in the park	Ongoing
	60.	Install new park monument signs, entry signs, and internal wayfinding signs	Short-term
	61.	Install directional signage to Village destinations and between Old Falls Village and the Water Street pedestrian bridge	Short-term
River's Edge Park			
	62.	Create nature trails by clearing vegetation, grading and resurfacing with bark or crushed limestone	Short-term
	63.	Improve access to Menomonee River by clearing some vegetation and removing the old wire fence separating the pond from the river	Short-term
	64.	Partner with adjacent property owners to create a trail connecting Rotary and River's Edge Park	Long-term
Riverside Park			
	65.	Install pedestrian / bicycle wayfinding sign(s) with distances to connect visitors to other parks, trails, and destinations	Short-term
	66.	Install a mid-block crosswalk across Menomonee River Parkway at the Menomonee Falls Food Pantry	Short-term
	67.	Install bicycle parking near the baseball diamond	Short-term
	68.	Partner with the School District of Menomonee Falls to keep the restrooms open to the public during the warm weather months	Ongoing
	69.	Construct a skate park with modular features by extending pavement to the north of the existing main parking lot	Short-term
	70.	Install signage for paddle launch ramp	Short-term

Rotary Park			
	71.	Install pedestrian / bicycle wayfinding sign(s) with distances to connect visitors to other parks, trails, and destinations	Short-term
	72.	Install multi-use trail connections from Rotary Park to River's Edge Park and (directly) to the Fond Du Lac Trail - River's Edge connection would require a boardwalk	Long-term
	73.	Install bicycle parking by activity areas on south side of the Menomonee River	Short-term
	74.	Widen and resurface deteriorating trail segments	Ongoing
	75.	Install a park monument sign at the Fond du Lac Avenue entrance	Short-term
	76.	Complete a stream bank stabilization project in the southern portion of the park	Short-term
	77.	Create stormwater pond south of parking lot	Long-term
Village Park			
	78.	Install a Village Park sign/entry feature at the corner of Appleton Avenue and Optimist Way	Short-term
	79.	Install interpretive signs commemorating the history of Village Park, the softball diamond, and the historic bandstand	Short-term
	80.	Partner with Menomonee Falls Downtown Inc. to construct a permanent beer garden serving structure and shelter	Short-term
	81.	Reconstruct the south end of Optimist Way as a park drive and install a sidewalk / path connection to Appleton Avenue	Short-term
	82.	Partner with adjacent property owner to establish a pedestrian connection to Lime Kiln Park down the alley between Appleton Avenue and Mill Street	Long-term
	83.	Widen and resurface deteriorating trail segments on the south and west sides of the park	Ongoing
	84.	Install a seasonal synthetic surface ice-skating rink in front of stage	Short-term
	85.	Install lighting along trails on the south end of the park	Short-term
	86.	Develop long-term maintenance plan/schedule for the historic bandstand	Short-term
	87.	Identify opportunities to add additional seating/benches in Village Park	Short-term
Willowood Park			
	88.	Install an interpretive sign with a map explaining the environmental and stormwater value of the Willowood Community Forest Preserve	Short-term
	89.	Identify portions of park to stop mowing and plant with native prairie mix to return to a more natural condition	Short-term
	90.	Install a natural surface (grass, crushed limestone, or mulch) trail loop with a connection south into Willowood Community Forest Preserve	Short-term
	91.	Remove or improve the small skate park area – the current elements are not significant enough to attract users	Short-term

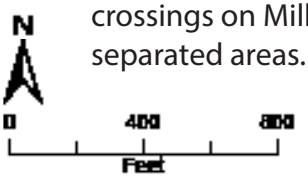
Improvement Recommendations for Undeveloped Parks

The following maps identify recommendations for each of the 10 designated undeveloped Village parks and parkways. The park recommendations are also summarized in **Table 11** at the end of this section.

Recommendations Map



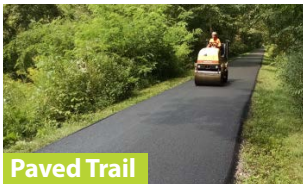
Recommendations Summary: Add a paved multi-use trail along Lilly Creek extending north from Mill Road to improve access to a scenic stretch of the parkway. Proposed improvements to the Lilly Creek Parkway south of Mill Road will support passive recreational activities like birdwatching, fishing, and picnicking. Improved crossings on Mill Rd. and Lilly Rd. will connect separated areas.




Shoulder Parking Area

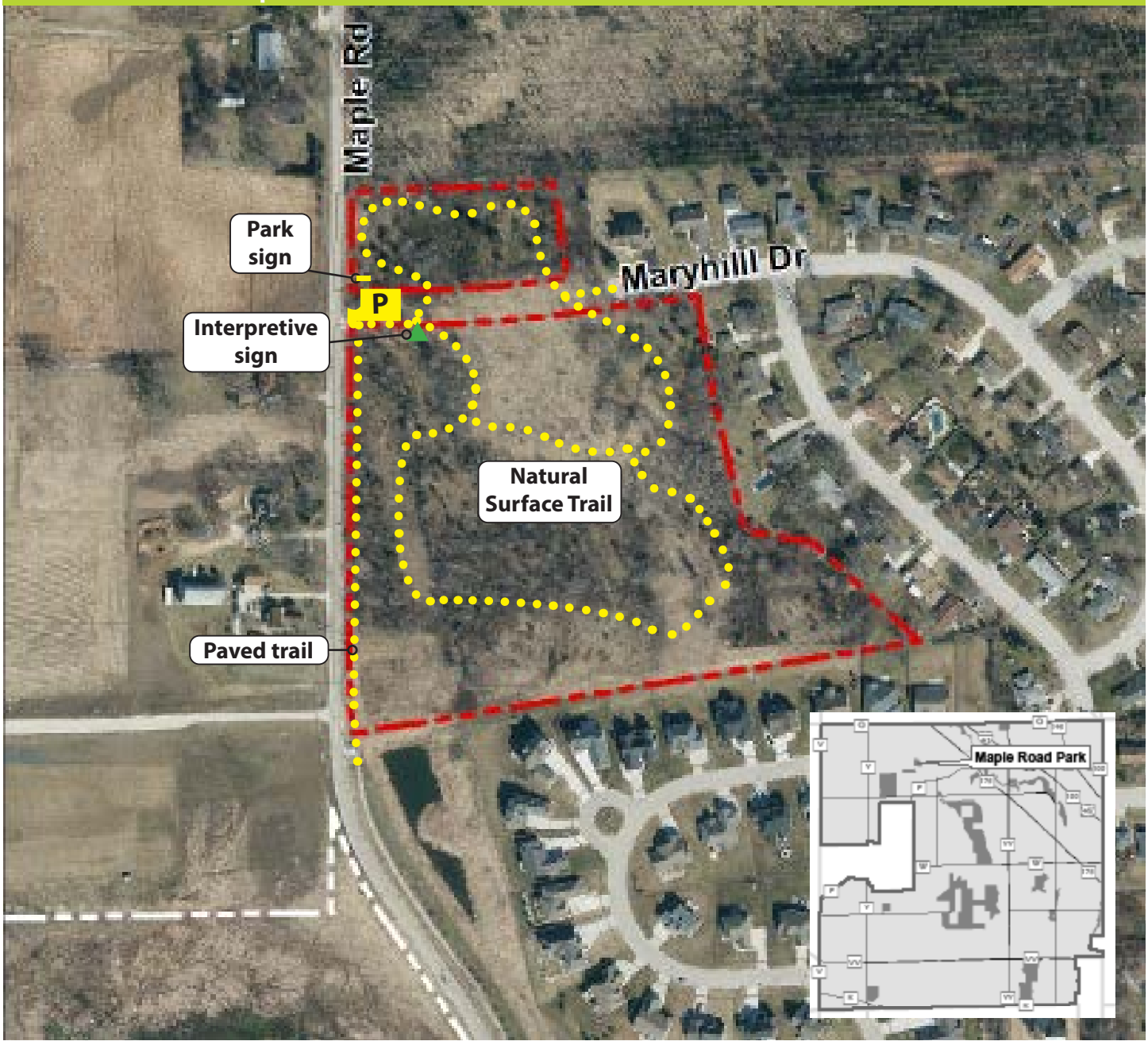


Park Sign


Paved Trail


Directional Signage

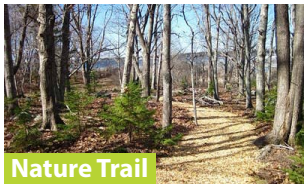
Recommendations Map



Recommendations Summary: Install a sign to formally designate Maple Road Park as a public space. Create a nature trail loop through the site and install an interpretive sign with a trail map and wildlife information. Construct a paved multi-use trail segment to connect Maple Road Park to the Bug Line Trail and the future Maple Road Preserve. Develop a Master Plan if future activity areas are desired.



Park Sign


Nature Trail

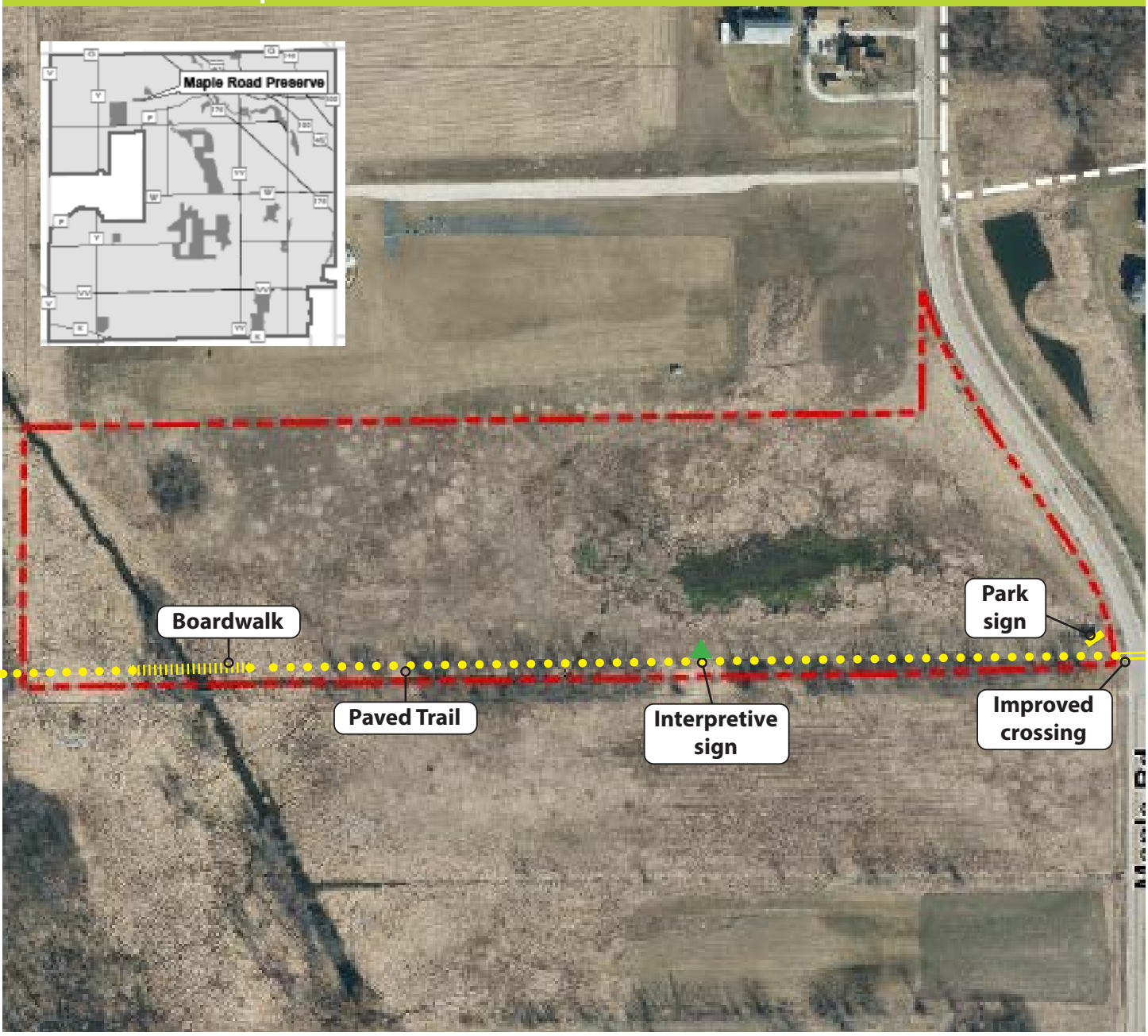

Interpretive Signage


Park Master Plan

Maple Road Preserve (undeveloped)

Map 32

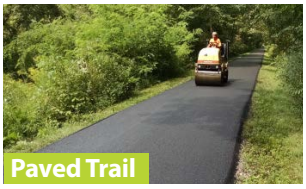
Recommendations Map



Recommendations Summary: Trail connections to the Bug Line Trail, Maple Road Park, and the future Northwest Area Park will increase visibility of and access to Maple Road Preserve. Installation of interpretive signage will promote understanding and observation of local wildlife.

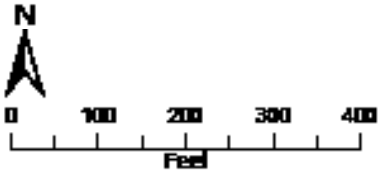


Park Sign

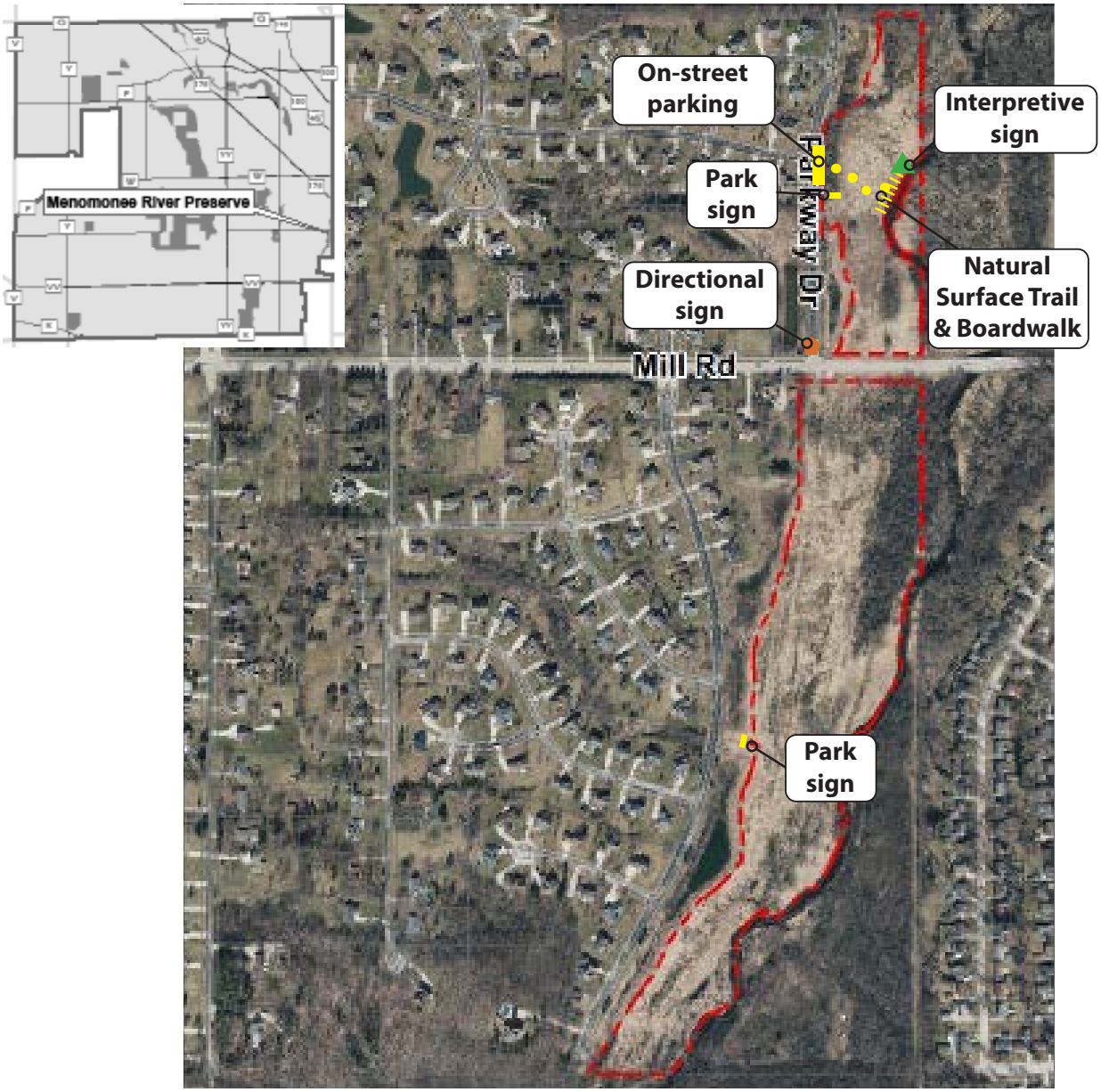

Paved Trail


Interpretive Signage


Shoulder Parking Area



Recommendations Map



Recommendations Summary: Park signs will designate this site as a Village nature preserve and a short trail and boardwalk will provide an opportunity for visitors to experience the Menomonee River from a new vantage point. The width of Parkway Drive is adequate for shoulder parking which should be designated with signage.


Formal Nature Trail


Boardwalk Trail



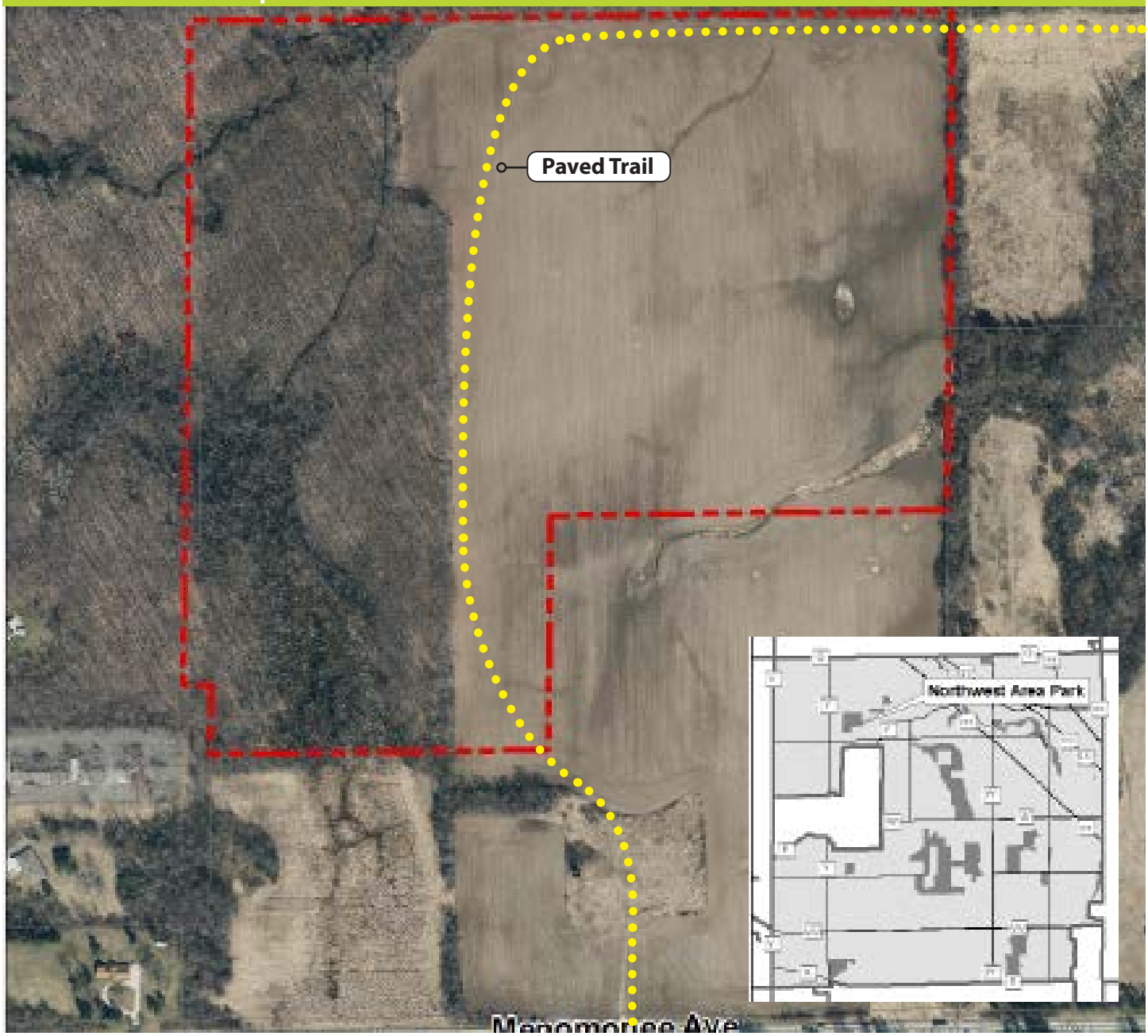
Park Sign


Interpretive Signage

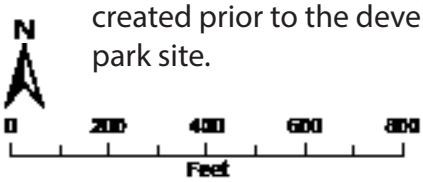
Northwest Area Park (undeveloped)

Map 34

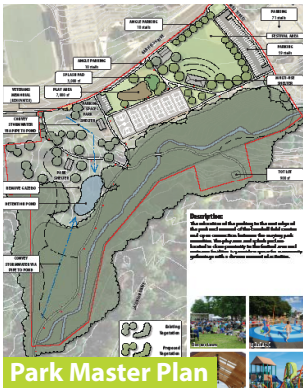
Recommendations Map



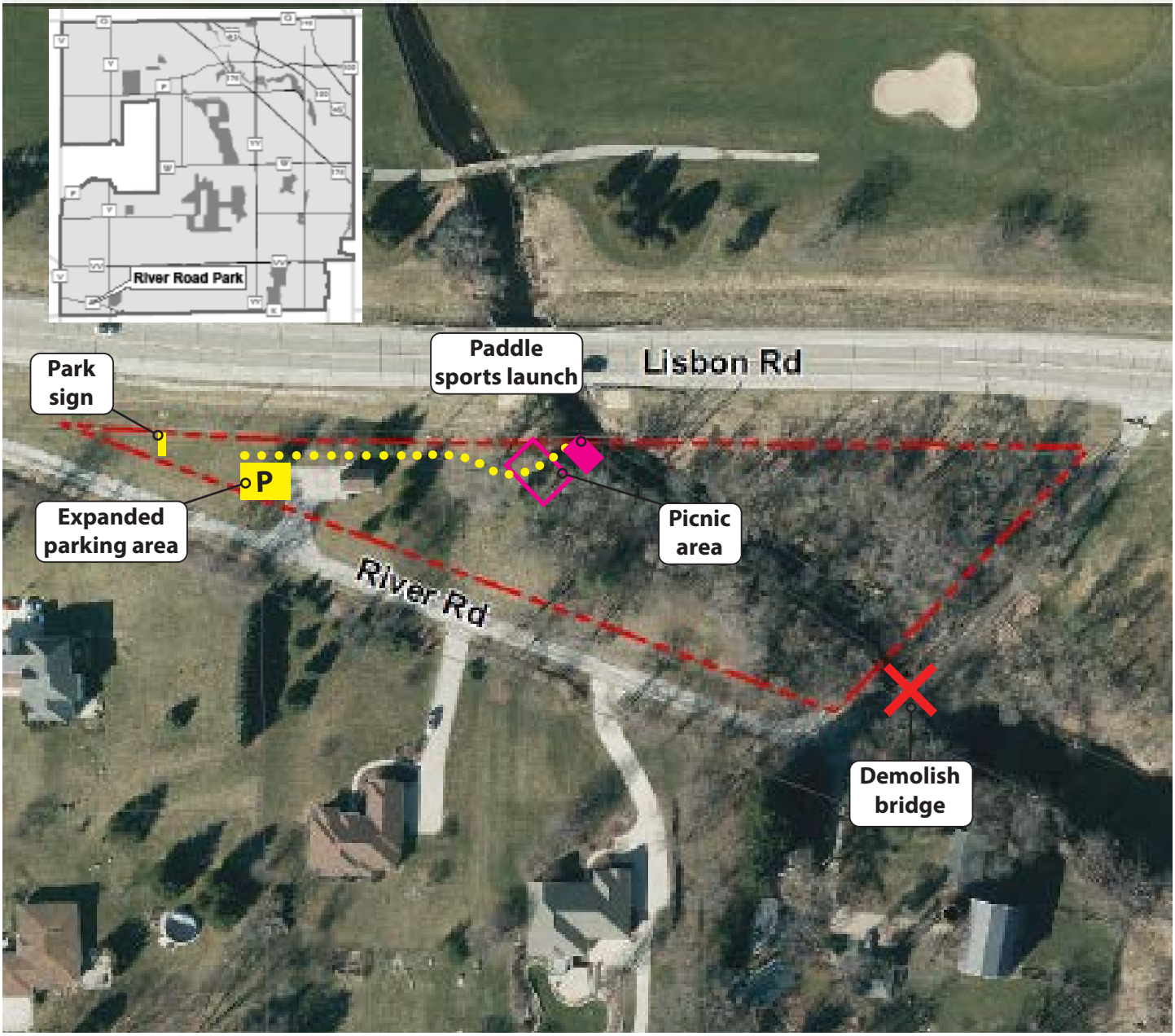
Recommendations Summary: At nearly 71 acres, this site has potential for a wide variety of recreational uses. Apart from the proposed multi-use trail for access to (and through) the site, the 2025 COR Plan does not make recommendations for the Northwest Area Park. Rather, the COR Plan recommends that a park master plan be created prior to the development of this large park site.



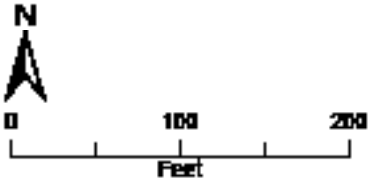

Asphalt Trail


Park Master Plan

Recommendations Map



Recommendations Summary: A park sign and expanded parking area will increase the visibility of and access to River Road Park. A picnic area and paddle sports launch will add activities to the park and a new trail will connect these activities to the parking lot.



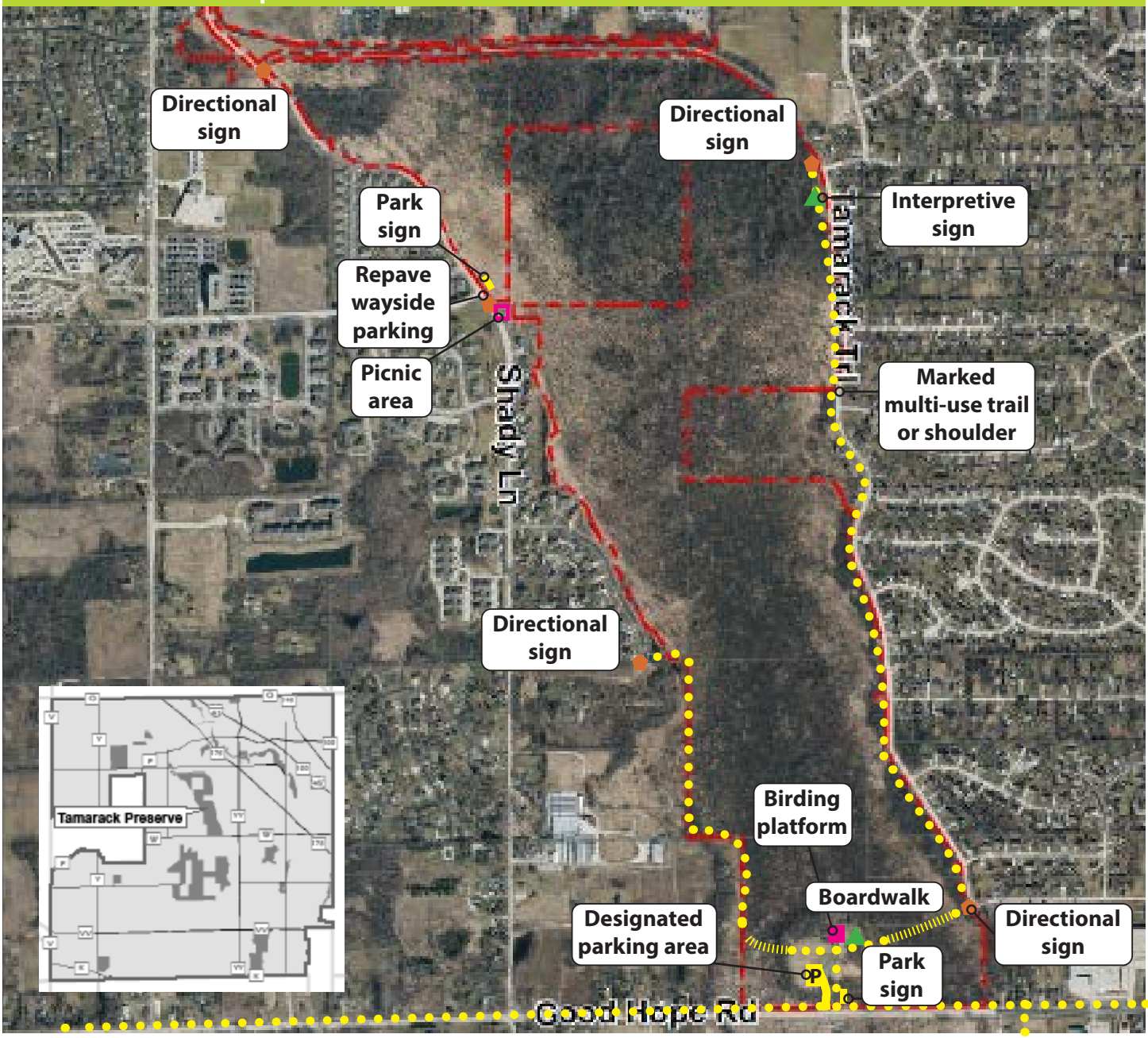

Paddle Sports Launch


Picnic Area



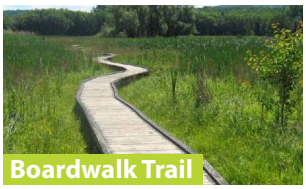
Park Sign

Recommendations Map



Recommendations Summary: New trails and boardwalks will connect existing and future developed areas in the north unit of the Tamarack Preserve. A parking area will be constructed to provide trail head parking on the north side of Good Hope Road. Directional signs will guide visitors around the trail loop and interpretive signs will highlight characteristics of the wetland habitat and common species that live there.


Interpretive Signage


Boardwalk Trail


Picnic Area

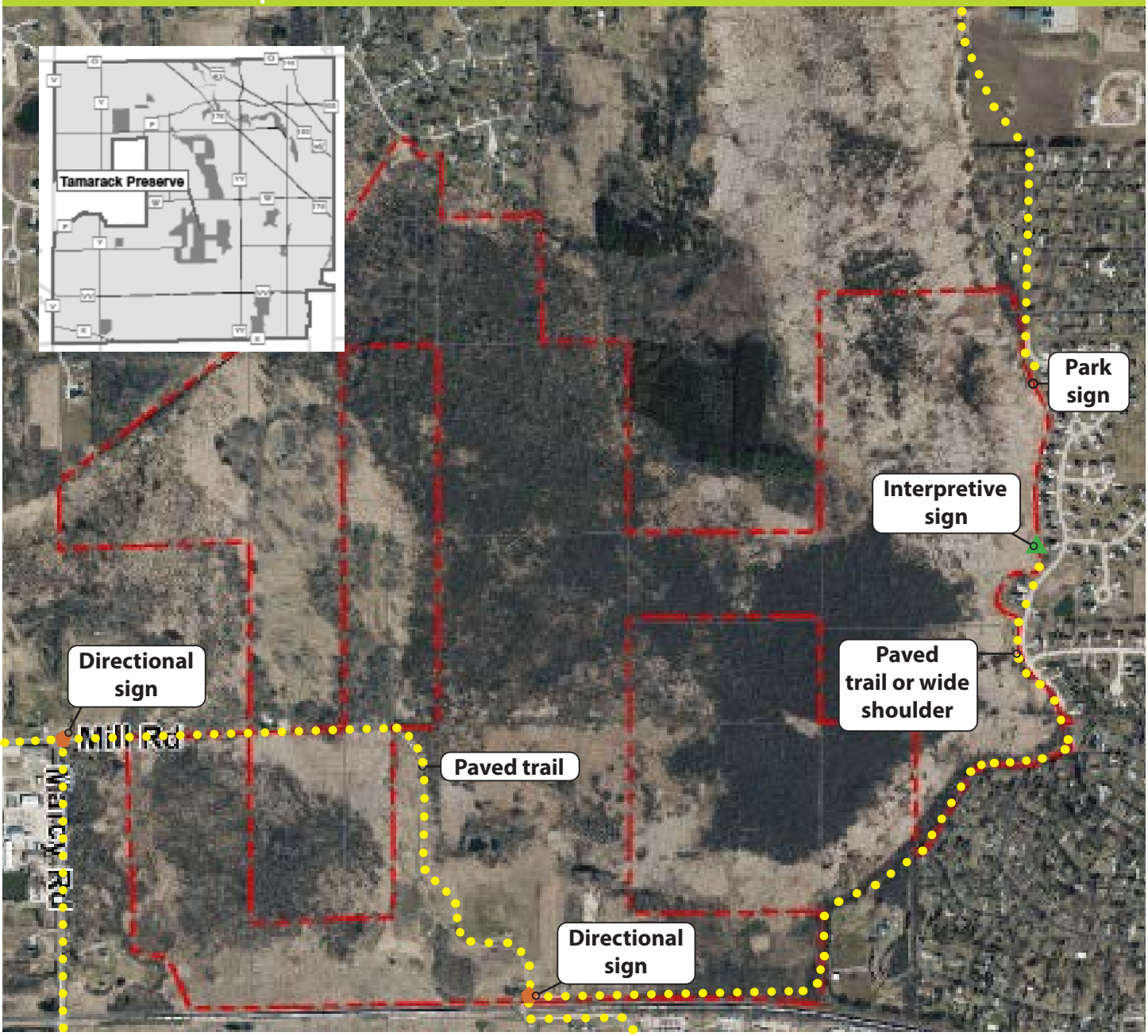


Park Sign

Tamarack Preserve - South (undeveloped)

Map 37

Recommendations Map



Recommendations Summary: Creation of a perimeter trail along the east and south sides of the Tamarack Preserve will increase public access to the woodlands and wetlands in the south unit of the preserve. Some of the trail recommendations for this area will be challenging to construct in the near future, but a trail segment between Kohler Lane and Mill Road can be constructed without a wetland crossing /boardwalk.

N

0 400 800 1,200 1,600

Feet


Directional Signage

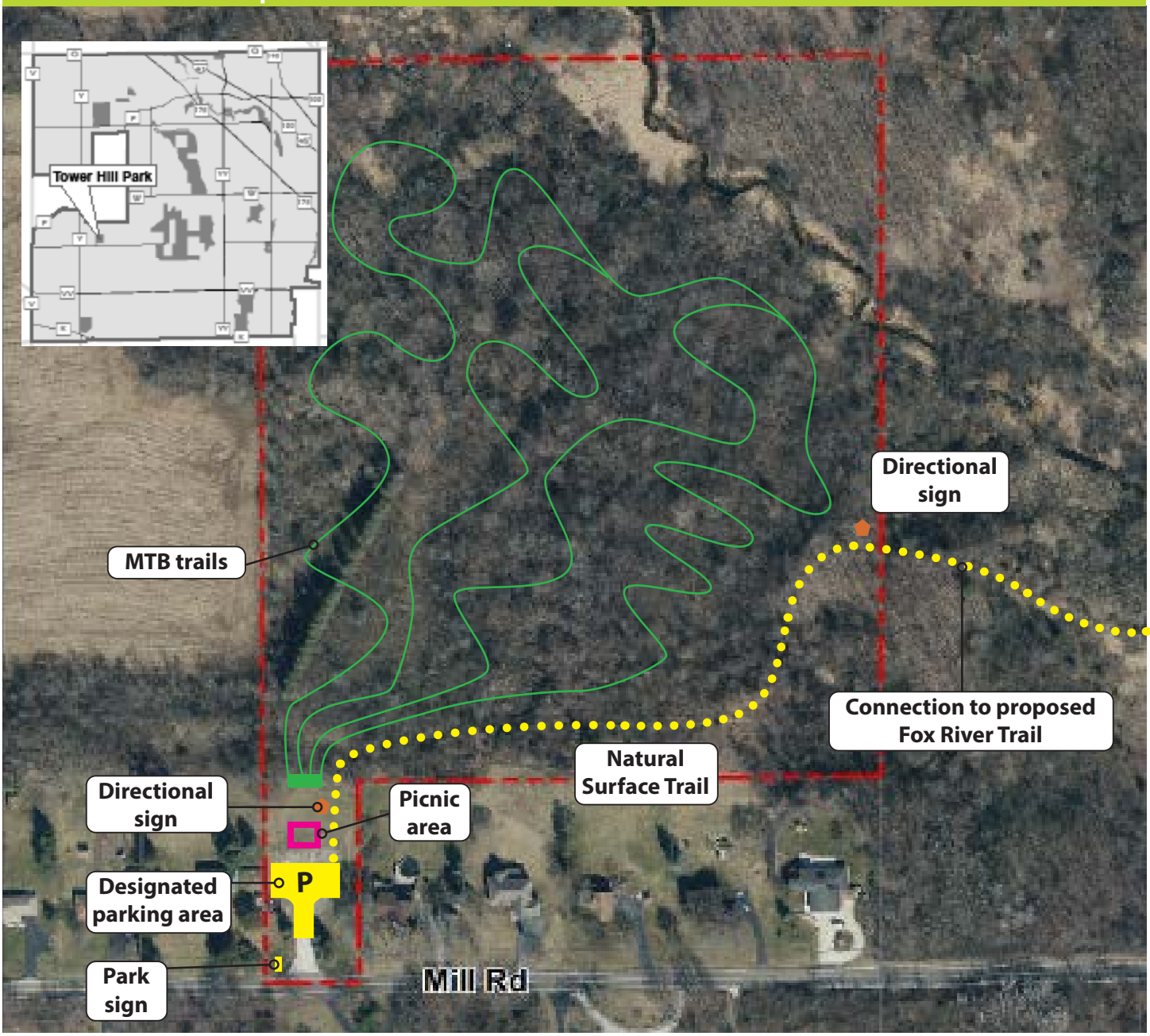

Asphalt Trail


Interpretive Signage

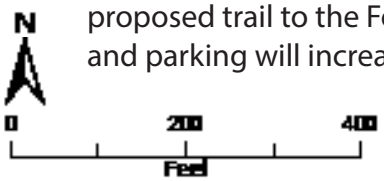


Park Sign

Recommendations Map



Recommendations Summary: The topography of Tower Hill Park would be advantageous to create mountain bike (MTB) trails for the high school teams and public to utilize. Grant funding for trails can be obtained through IMBA, and design and construction can be facilitated through local groups like Metro MTB. These trails, along with the proposed trail to the Fox River corridor, picnic area, and parking will increase the use of this scenic site.




Directional Signage


Mountain Bike Trails


Picnic Area



Park Sign

Recommendations Map



Recommendations Summary: Install park signs to designate the site as a public nature preserve. Construct a natural surface trail extending south from Willowood Park to the grass trail which runs between El Rio Drive and Dolphin Drive. A boardwalk segment will be required to traverse the wetlands immediately north of the existing trail. Add an interpretive sign to highlight the wetland habitat and common species that live there.

N

0 400 800
Feet


Directional Signage


Formal Nature Trail


Interpretive Signage



Park Sign

Table 11: Recommended Improvements for Undeveloped Parks and Preserves

Park and Recreation Sites		Improvement	Time Frame
Lilly Creek Parkway			
	1.	Install Lilly Creek Parkway signs to formally designate this Village-owned site as a public parkway	Short-term
	2.	Expand and formally designate parking area along the shoulder of Mill Road	Short-term
	3.	Create a multi-use trail west of Lilly Creek between Mill Road and Day Lilly Drive	Long-term
	4.	Install interpretive sign(s) to highlight environmental features/local species	Short-term
	5.	Create an improved crossing and a trail connecting the Mill Road multi-use trail and the south unit of the Lilly Creek Parkway	Long-term
Maple Road Park			
	6.	Install a small Maple Road Park sign to formally designate this Village-owned site as a public park	Short-term
	7.	Create a nature trail loop starting at the Maple Road multi-use trail with a connection to Maryhill Drive	Short-term
	8.	Install an interpretive sign highlighting the natural habitats found in this park and the subcontinental divide	Short-term
	9.	Develop a Master Plan if parking and activity areas are desired	Long-term
Maple Road Preserve			
	10.	Install a small Maple Road Preserve sign(s) to formally designate this Village-owned site as a public natural area	Short-term
	11.	Create an improved crossing to this nature preserve	Long-term
	12.	Create a natural surface trail along the south side of the preserve extending west to the Fox River from Christman Road	Short-term
	13.	Install interpretive sign to highlight environmental features/local species (especially birds) found at this site and the headwaters of the Fox River	Short-term
Menomonee River Preserve			
	14.	Install small Menomonee Preserve sign(s) to formally designate this Village-owned site as a public nature preserve	Short-term
	15.	Create a nature trail/boardwalk from Parkway Drive to an overlook location along the Menomonee River	Short-term
	16.	Install interpretive signage to highlight environmental features/local species and the Menomonee River	Short-term
Northwest Area Park			
	17.	Formally designate and name this Village-owned site as a public park	Long-term
	18.	Develop a Master Plan for the site with public input to determine potential future facilities	Long-term

River Road Park			
	19.	Install River Road Park sign to formally designate this Village-owned site as a public park	Short-term
	20.	Expand and stripe the parking area near the pump station	Short-term
	21.	Create a paddle sport launch near the Silver Spring Drive bridge	Short-term
	22.	Install picnic tables and a garbage can	Short-term
Tamarack Preserve			
	23.	Install Tamarack Preserve signs at Shady Lane wayside, future Good Hope Road public access area, and the section of the Tamarack Trail on the west side of Fox Meadows subdivision	Short-term
	24.	Repave the parking area at the Shady Lane wayside and install a picnic area	Short-term
	25.	Designate a multi-use recreation lane along Tamarack Trail south of the former Thomas Jefferson School site	Short-term
	26.	Install pedestrian / bicycle wayfinding sign(s) along the Tamarack Trail with distances to connect visitors to other parks, trails, and destinations	Short-term
	27.	Construct a public access drive and parking area in the upland area on the north side of Good Hope Road	Long-term
	28.	Install a natural surface trail with boardwalk segments between Overlook Trail and Edelweiss Lane	Long-term
	29.	Install interpretive signs along existing and future trail segments	Long-term
	30.	Construct birding/nature viewing platform at the Good Hope Road upland area	Long-term
Tower Hill Park			
	31.	Install a Tower Hill Park sign to formally designate this Village-owned site as a public nature preserve	Short-term
	32.	Install picnic tables and garbage can	Short-term
	33.	Remove the gate and improve the access drive and parking area	Short-term
	34.	Install interpretive sign to highlight environmental features/local species	Short-tern
	35.	Trim vegetation to ensure view corridors from the top of the hill	Short-term
	36.	Develop plans for a nature trail loop extending to the bottom of the hill and back	
	37.	Work with local partners (including the Menomonee Falls MTB team) to develop mountain bike trails in the park	Short-term
Willowood Community Forest			
	38.	Install Willowood Community Forest signs to designate the area as a public nature preserve	Short-term
	39.	Create a natural surface hiking trail from Willowood Park to the Dolphin Drive and El Rio Drive cut through	Ongoing
	40.	Formalize the east - west trail that connects Dolphin and El Rio Drive signs and trail improvements	Long-term
	41.	Install interpretive sign(s) to highlight environmental features/local species	Long-term

Chapter 8: Recreational Trail Recommendations

The Village of Menomonee Falls currently contains roughly 75 miles of public sidewalk and 35 miles of paved multi-use trails. The Village also maintains 0.9 miles of gravel trail and over 13.5 miles of wide paved shoulders. If fully implemented, the recommendations in this Plan would add dozens of miles of multi-use trail and marked bike routes (designated with signs and/or "sharrows"), and several miles of bike lanes, nature trails and boardwalk. The proposed trails would provide a strong connection between all of the parks and important links to destinations throughout the community. Locations for the proposed trail recommendations are depicted in **Map 41** and **Map 42**. See page 117 for multi-use trail construction specifications.

Improvement Recommendations for Existing Trails

The following section summarizes recommendations for existing recreational trails that extend beyond the maps for developed and undeveloped park and recreation sites discussed in Chapter 7.

Bugline Trail

The Bugline Trail is a major recreational asset for Menomonee Falls, but the trail currently lacks direct access to Downtown and the Menomonee River Parkway Trail. This Plan proposes a more direct route for the Bugline Trail with an extension from the Village-maintained section heading west across the adjacent property, and continuing across Appleton Avenue to the Waukesha County-maintained section. The Plan also recommends a direct trail and boardwalk connection extending from Pershing Avenue to the Bugline Trail, and a trail or sidewalk connection along Grand Avenue to link to the Menomonee River Parkway Trail.



The proposed direct east-west Bugline Trail route and the proposed connections south toward Mill Pond Park and north to the Menomonee River Parkway will increase the visibility and usability of the Bugline Trail for residents and visitors. Directional signs are also proposed to make the new connections easier to navigate.

Fond Du Lac Avenue Trail
This trail was constructed in 2014 and extends from Rotary Park to 124th Street in northeast Menomonee Falls. A new trail segment is recommended to extend the Fond Du Lac Trail from Rotary Park to Main Street which will create a direct link between the Menomonee River Parkway and the East Main Street corridor.

Good Hope Road Trail
This multi-use trail currently follows Good Hope Road for two miles between Pilgrim Road and 124th Street in the eastern portion of the Village. A trail extension is recommended for approximately two additional miles between the Fox River and Pilgrim Road. This extension will create a strong east to west route in the heart of Menomonee Falls and will connect users to the Tamarack Preserve, the Village of Lannon, and the Froedtert Menomonee Falls Hospital campus.

Main Street Trail / Sidewalk
This trail currently runs along the south side of Main Street between Fountain Boulevard and Old Orchard Road. A sidewalk connection is recommended along Main Street between Fond Du Lac Avenue and Fountain Boulevard. This would create a safe route for users between existing Main Street sidewalks and the existing trail segment to the east of Interstate 41/ US 45.

Menomonee River Parkway Trail
This trail currently runs along the Menomonee River Parkway for over two miles in the northeast area of the Village. A new trail segment is recommended along the north side of the Menomonee River Parkway between Marshall Drive and Fond Du Lac Avenue. This trail would create a new recreational loop to activate the north side of the parkway and provide a link to a new proposed sidewalk connection between the parkway and East Main Street.

Silver Spring Drive Trail
This multi-use trail runs along Silver Spring Drive between the Fox River and Pilgrim Road. New portions of the trail have been built in recent years resulting in a safe off-street connection for users along this high traffic corridor. Trail extensions along Silver Spring Drive are recommended from Town Line Road to the Fox River Falls subdivision and from Butternut Drive to the Menomonee River. These extensions would create a continuous east to west path across the southern end of the Village.

Recommendations for New Trails
The following section summarizes recommendations for new recreational trails that extend beyond the maps for developed and undeveloped park and recreation sites included in Chapter 7.

Lannon Road Trail
This multi-use trail is proposed to run along Lannon Road from Lisbon Road to the Village of Lannon. This trail will link to a proposed trail along Lisbon Road and connect to Aero Park and several existing and future residential developments in the southwestern area of the Village.

Lisbon Road Trail
This trail is recommended along the north side of Lisbon Road between Town Line Road and the Village of Butler in southern Menomonee Falls. The trail would provide an off-street route for users and connect several residential developments and neighborhoods. The Lisbon Road Trail would also create links between recreational destinations like Wanaki Golf Course, the proposed River Road Park, Brookfield Soccer Complex, Marcy Elementary School, and Willowood Park.

Maple Road Trail
This multi-use trail is proposed to run from County Line Road to the Bug Line Trail in the northwest area of Menomonee Falls. The trail would link County Line Road/Appleton Avenue shopping destinations to the proposed Maple Road Park, Maple Road Preserve, Christman Park subdivision, and the Bug Line Trail.

Marcy Road Trail
The proposed Marcy Road Trail would extend along Marcy Road between Good Hope Road and Lisbon Road. This trail will link residential areas along Marcy Road to the Tamarack Preserve, Mill Road, Silver Spring Drive, and Marcy Elementary School.

Old Orchard Road and 124th Street Trail
This trail would extend along Old Orchard Road from Main Street to 124th Street and continue along 124th Street south to Leon Road. The trail would create a link between services along 124th Street, employers along Old Orchard Road, and an existing trail segment along East Main Street.

One Mile Road Trail
This multi-use trail would follow One Mile Road between Silver Spring Drive and Lisbon Road in the southwest area of Menomonee Falls. This trail will connect existing and future residential areas with the larger existing and recommended multi-use trail network in the southwest area of the Village.

Town Hall Road Trail
This trail would follow Town Hall Road from the sidewalk south of Custer Lane to Good Hope Road in the western area of the Village. The trail would create a link from a proposed trail along Good Hope Road to the Froedtert Menomonee Falls Hospital campus. The trail will also connect to a proposed bike lane along Town Hall Road and tie into senior living complexes and with anticipated future residential development.

Town Line Road Trail
This proposed trail would run along the east side of Town Line Road between Lisbon Road and West Main Street. The trail will connect existing and future residential neighborhoods to Silver Spring Drive, Hamilton High School, Willow Springs Learning Center, and the Village of Lannon.

Recommendations for Bicycle Facilities
Wide paved shoulders, bike lanes and marked bike routes are recommended as part of a complete network of bicycle facilities in Menomonee Falls. Wide paved shoulders (at least five feet in width) are generally recommended along minor arterials which are located in less developed portions of the Village. Wide paved shoulders make sense in the more rural areas of the Village because they offer safe routes for bicycles at a significant cost savings compared to off street trails, and they could also be utilized by mail carriers for deliveries.

Bike lanes are recommended along Menomonee Avenue between Town Hall Road and Appleton Avenue, along Town Hall Road between Main Street and Custer Lane, and along Appleton Avenue between Menomonee Avenue and 124th Street. Bike lanes create dedicated on-street paths for bicycles along routes that are likely to see higher volumes of bicycle traffic. The recommended bike lanes are proposed on streets with large curb-to-curb widths in order to accommodate a five-to-six-foot-wide bike lane while retaining existing on-street parking areas. See page 117 for bike lane design cross sections.

Marked bike routes are recommended along approximately 10 miles of Village streets. These routes would

designate on-street connections between Village parks and other destinations like schools, shopping areas, and employment centers. Marked bike routes could be designated with on-street paint makings called "sharrows" which promote bicycle visibility and safe, shared use of traffic lanes by bicycles and motorists. Marked bike routes could also be designated with bike route signs and general wayfinding signage to direct users to Village parks and destinations. Many marked bike routes are recommended along roadways near Downtown due to the area's high density of recreational and shopping destinations. Other marked bike routes would link bicycle riders to major Village recreational destinations like the Tamarack Preserve, Oakwood Park, and Willowood Park. See page 117 for examples of sharrows and bike route signage.

Tower Hill Park MTB Trails

There is an opportunity to create off road trails for mountain biking (MTB) on undeveloped parcels in the Village. The Tower Hill Park property has over 20 acres of woods with good (and challenging) topography for trails. Creating designated MTB trails in Tower Hill Park will provide an area for the Menomonee Falls High and Hamilton High School MTB teams to practice and create a new recreation destination for the public.

Recommendations for Sidewalks

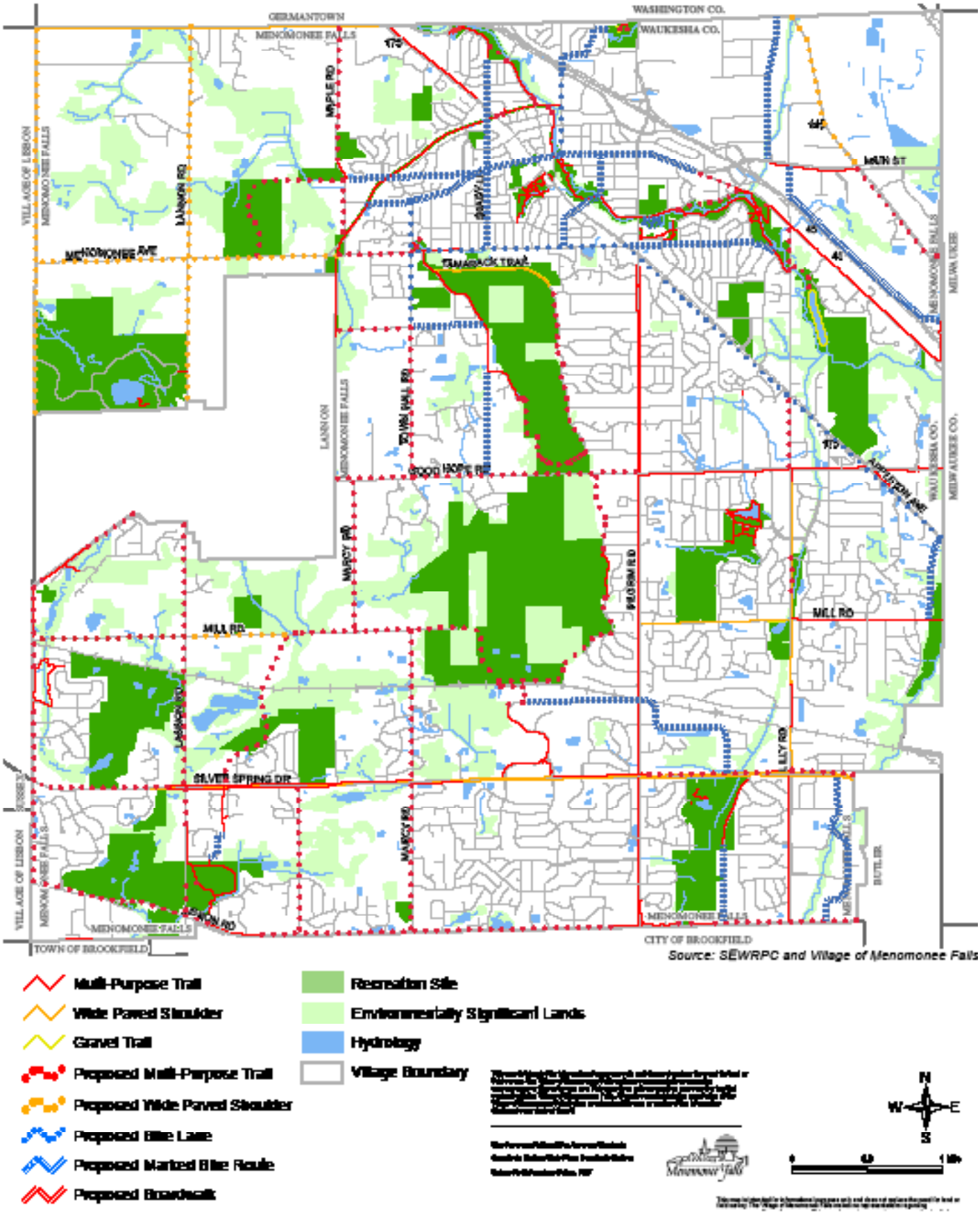
Existing sidewalks in Menomonee Falls are predominately located near the historic core of the community, along Appleton Avenue and within recently developed residential developments in the south and southwestern areas of the Village. The CORP recommends sidewalk extensions where gaps exist along Appleton Avenue and along collector streets in the north end of the Village. A new sidewalk is also proposed to connect East Main Street to the proposed new Menomonee River Parkway Trail segment and other East Main Street connections at the overpass. Development of future sidewalks is generally recommended as roadways are reconstructed but should be addressed earlier in areas like north Appleton Avenue where pedestrian access is significantly limited by sidewalk gaps.

Maps

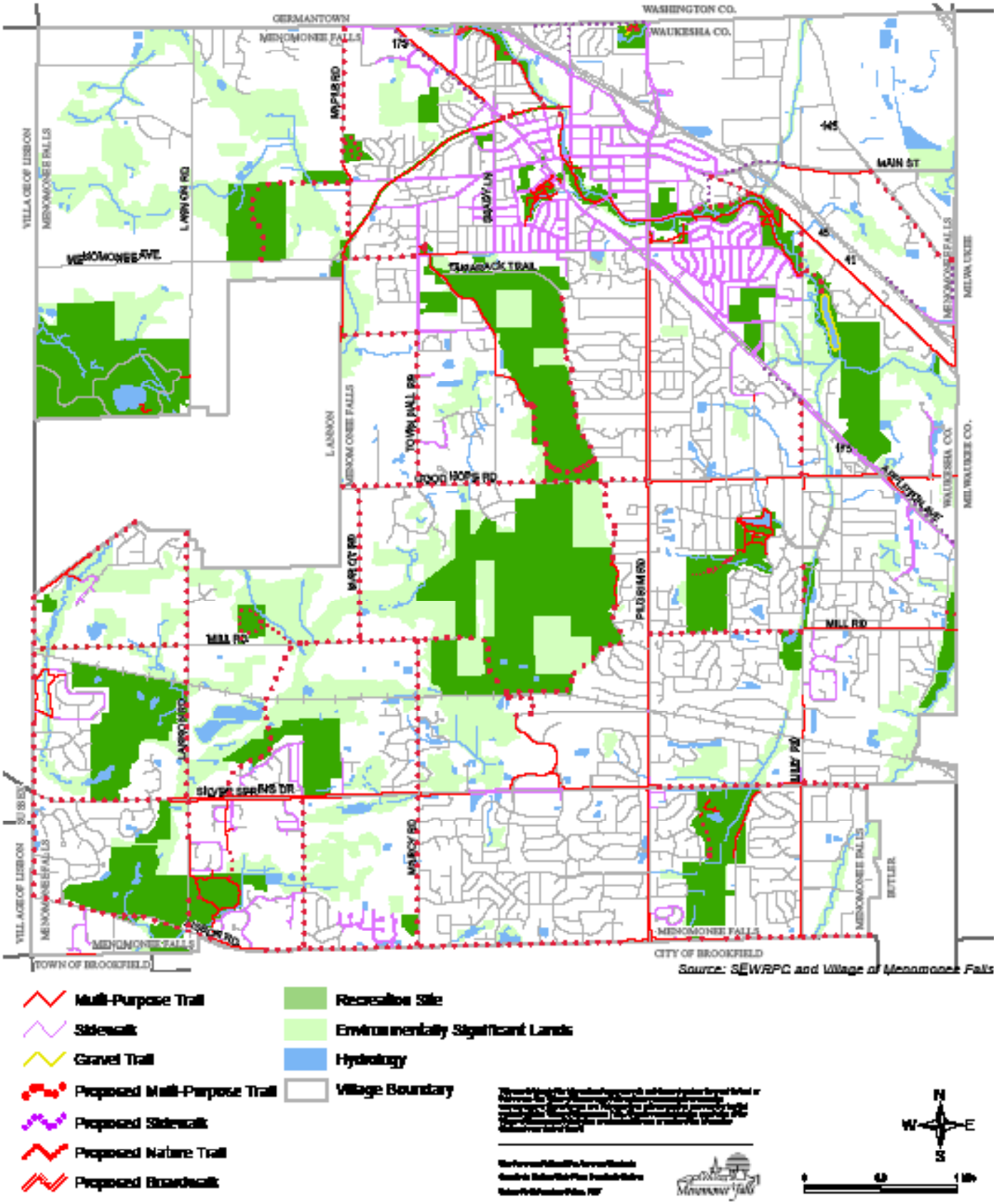
The following maps depict the proposed trail infrastructure for the Village of Menomonee Falls. **Map 41** shows the recommended bikeways and includes multi-use trails (and boardwalks), wide paved shoulders, bike lanes and marked bike routes. **Map 42** shows recommended pedestrian ways and includes multi-use trails (and boardwalks), sidewalks and nature trails. **Map 43** shows recommended pedestrian routes and potential wayfinding signage locations in the Downtown district.

Map 41: Recommended Bike Ways

Recommended bikeways, including multi-use trails (and boardwalks), wide paved shoulders, bike lanes and marked bike routes



Map 42: Recommended Pedestrian Ways



Map 43: Recommended Downtown Pedestrian Routes and Wayfinding Locations

With six park sites and numerous attractions, Downtown is an ideal area to improve walkability. Wayfinding signage, improved crossings, and the use of alleys as pedestrian routes will connect visitors to destinations and public parking areas.


Walkable Alleys


Redesigned Crossing


Pedestrian Markings


Directional Signage

Minimum Trail Specifications

The following are minimum specifications for off-street multi-use trails constructed in the Village of Menomonee Falls:

- Cross section may be straight grade or crowned with a one percent slope as conditions warrant.
- Base construction of nine foot wide by six inches thick 0.75-inch compacted crushed limestone (traffic bond) meeting requirements of State Gradation number two.
- Eight feet wide by three inches thick bituminous concrete base course pavement (asphalt) conforming to Village street specifications.
- Subgrade, gravel grade, and pavement grade must be set to adequately drain water.

Figure 3: Typical Multi-use Trail

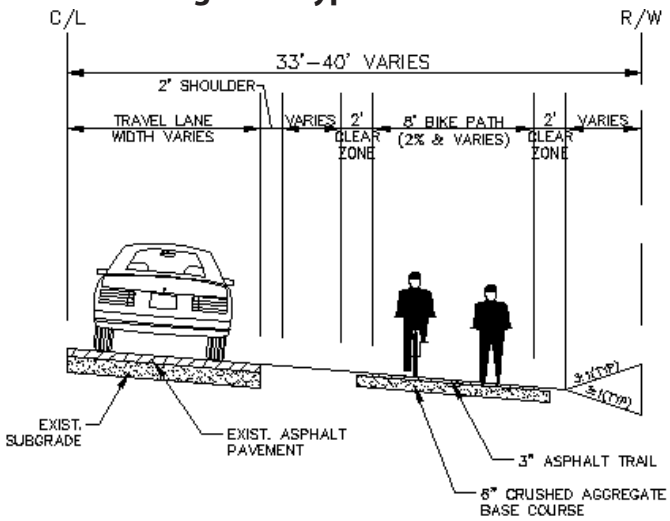


Figure 4: Typical Bike Lane

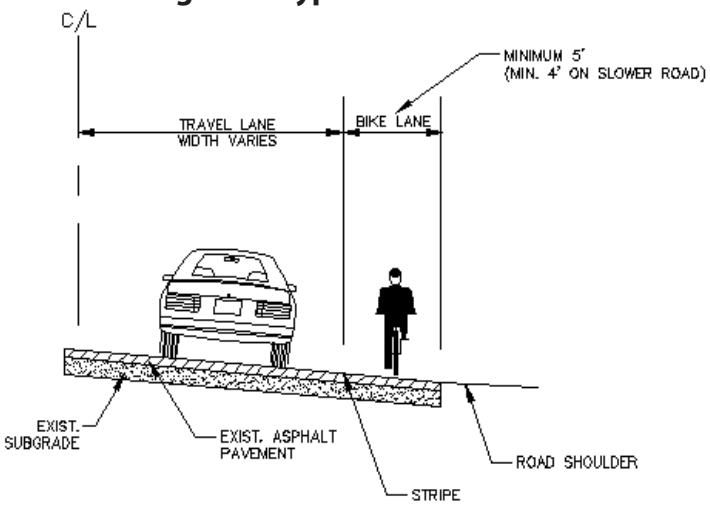


Figure 5: Typical Bike Lane with Gutter Pan

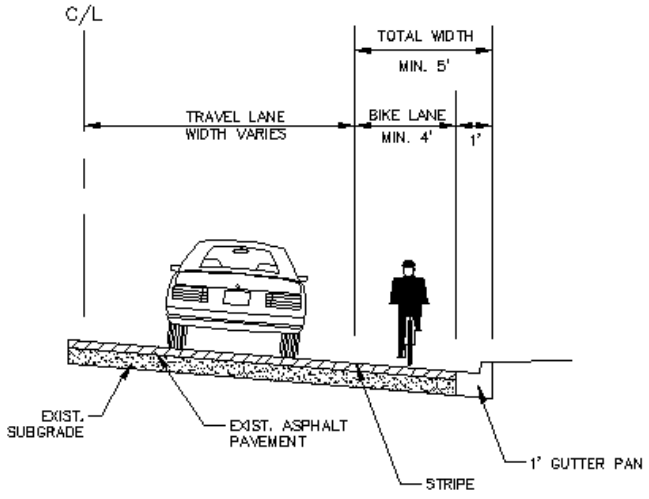


Figure 6: Sharrows/Bike Route Signage







*Note: these common bike route sign styles are examples of (not recommendations for) how the Village could mark bicycle routes

Chapter 9: Implementation

Introduction

As with all plans of this nature, implementation will require capital improvement planning and fiscal resources of the Village. Public policies and procedures, and the various regulatory measures which Menomonee Falls now exercises, should continue to be directed toward providing a variety of recreational facilities and activities for residents of all ages and abilities. It must be recognized, however, that implementation is subject to funding, legal, and coordination limitations.

Administration

Village staff should continue to develop park site plans and work to prepare and write grants to actively seek funds for projects. The Village should coordinate recreation programming with the school districts, while continuing to be responsible for park plans, development and maintenance. The Village should continue to accept land dedication or fees in lieu of land dedications for future park development from all new residential developments to provide adequate outdoor recreation space for future residents. This plan should be updated every five years in order to remain consistent with current recreation standards and to maintain eligibility for recreation grant funds.

Implementation Strategies

Implementation of the CORP can take many forms. Strategies for implementation include regulatory techniques and acquisition techniques.

Regulatory Techniques

Zoning:

Zoning is the regulation of the use of private property, for the purpose of promoting the orderly development of the community and furthering the health, safety and general welfare of its residents. Public parks are usually within the P-1 Park and Open Space District. Floodplains, woodlands and wetlands are usually protected in the F-1 Floodway and CW-1 Conservancy-Wetlands Districts. Environmentally sensitive lands can, in many cases, be effectively protected through zoning. All lands within 300 feet of a navigable river and within 1,000 feet of a lake are classified as shorelands. All wetlands within shorelands fall under regulations of the Village of Menomonee Falls and the Department of Natural Resources. All wetlands are regulated by the U.S. Corps of Engineers, the Department of Natural Resources and the Village of Menomonee Falls. Other traditional zoning standards can also protect Menomonee Falls' open space. Required yards, density controls and lot coverage controls provide valuable open space to the community while also providing groundwater recharge areas. Rezoning is an option for properties identified for acquisition.

Subdivision Control:

Subdivision control the municipal right to control the official division of lands. Wisconsin Statutes vest control over subdivisions within Menomonee Falls and provide certain review authorities in the unincorporated territory within 1.5 miles of its corporate limits. Land suitable for park development can often be secured without cost to the general public by requiring the property developer to dedicate land within the development for parks or pay a fee that can be used for park acquisition.

Official Mapping:
Although official mapping, as laid out in Wisconsin statute 62.23, is commonly associated with future acquisition of road right-of-way, it can also be used to identify future parklands. With this technique, future park areas are identified on a map, duly recorded, and approved by the governing body. These areas depicted on the Official Map are then prohibited from being developed, offering the community time to purchase the site.

Land Management Plans:
A number of park and open spaces are recommended to have Management Plans drafted to address the health and safety of the vegetation, restore native species, and remove invasive species. Land Management Plans should include at a minimum:

- Site assessment for existing plant and animal species, site condition, site environment, and site features that need improvement, such as erosion, shoreline condition, or goose problem.
- Vegetative management plan that favors diverse, native, strong rooted species that attract native wildlife, dissuade geese, and that eliminates invasive species that create monocultures.
- List of suitable native species that will be added to the natural area.
- Phased implementation plan on how to remove invasive undesirable species and plant desirable species, including erosion control.
- Cost estimate.
- Monitoring plan.
- Potential funding sources.

Acquisition Techniques

In addition to these regulatory techniques, the Village has a number of acquisition techniques that may apply to each potential park acquisition. The acquisition of land is often the most challenging aspect of developing a municipal park system. These include:

Fee Simple Acquisition:
The landowner is given a sum of money for all rights to a specific piece of land or property. In Wisconsin, fee simple acquisition is the most common way of acquiring public lands for recreational uses. A land contract may also be used as a form of fee simple acquisition.

Purchase of Tax Delinquent Property:
This technique can only be used when back taxes on land have not been paid. Where such lands are needed for outdoor recreation and open space purposes, the purchaser pays the back taxes. The fair market value minus the cost of the back taxes is paid to the former owner.

Lease or Easement:
This technique provides for the recreational use of land for a designated period of time but without fee simple acquisition. An easement of lease can be written to allow or restrict public access and use of private land. Restricting access can encourage the preservation and creation of scenic views. Easements can also be used to provide limited trail access for recreation purposes. Due to their versatility, easements are a valuable implementation tool.

Land Banking:
The land bank, which can be set up as a part of local government or a self-governing entity, can purchase land and then sell it for recreational purposes. Proceeds from the sale of land could be used for subsequent purchases. Initial financing could be provided through grants or by the issuance of bonds.

Conversion of Landfills:
Former landfills can often be used for recreational purposes. A variety of open space uses can be supported in these areas provided the material making up the landfill has adequately settled and poses no danger to the public.

Trust for Public Lands:
Private groups or organizations such as the Trust for Public Land or the Nature Conservancy can purchase outdoor recreation lands and hold these lands until a public agency can acquire them.

Donation:
This technique is the least expensive means of acquiring land for outdoor recreation and open space uses. Tax deductible contributions can be in the form of a lease, easement, or outright title to a piece of property.

Potential Partner Organizations

The following organizations may be able to provide expertise, volunteers, and funding for the implementation of the CORP:

UW-Extension Natural Resources Institute
naturalresources.extension.wisc.edu

The Division of Extension Natural Resources Institute is comprised of researchers and outreach specialists with the University of Wisconsin-Madison and the University of Wisconsin Extension. The ERC's mission is to empower individuals and communities to make conscious, well-informed decisions about their environments and the social processes involved in caring for them.

Milwaukee Riverkeeper
1845 N. Farwell Avenue, Suite 100
Milwaukee, WI 53202
(ph) 414-287-0207
info@mkeriverkeeper
www.mkeriverkeeper.org

The mission of Milwaukee Riverkeeper is to protect, improve and advocate for water quality, riparian wildlife habitat, and sound land management in the Milwaukee, Menomonee, and Kinnickinnic River Watersheds. The organization envisions a future in which people from all walks of life can enjoy the healthy waterways of the Milwaukee River Basin. Milwaukee Riverkeeper is a licensed member of the Waterkeeper Alliance, an international coalition ensuring clean water and strong communities.

Southeast Fox River Partnership
Tom Slawski
tslawski@sewrpc.org
www.southeastfoxriver.org

The Southeast Fox River Partnership, formed in 1998, represents a wide range of federal, state, county and local agencies, nonprofit organizations and private sector interests. The partnership was formed to give citizens, environmental and conservation groups, businesses and local governments the ability to share resources while working toward common goals.

MMSD Water Quality Initiative
Menomonee River Watershed
260 West Seeboth Street
Milwaukee, WI 53204
414-272-5100
mmsd.com/government-business/2020-water-quality-initiative

Grant projects for rain gardens, disconnecting downspouts, shoreline restoration. Greenseams flood management land acquisition project in the Menomonee River Basin
mmsd.com/floodmanagement/greenseams

River Alliance of Wisconsin
147 S. Butler Street · Suite 2
Madison, WI 53703
Ph: 608-257-2424
info@wisconsinrivers.org
wisconsinrivers.org

Under contract with WDNR to provide technical assistance for River Protection Grant Program. Available to discuss funding issues with local groups, development of river and streams protection grant proposals, work to start new local organizations.

The Waukesha Land Conservancy
P.O. Box 2572
Brookfield, WI 53008
262-875-3070
wclc1992@gmail.com
www.waukeshalandconservancy.org

The Waukesha Land Conservancy is a land trust that is not for profit, tax-exempt, & volunteer organization funded through memberships and other donations. The Waukesha Land Conservancy currently has over 2,700 acres in permanent conservation protection, 147 acres of which is located in the Tamarack Preserve and nearly 15 acres in a property in northern Menomonee Falls.

The Conservation Fund
Clint Miller, Vice President and Central Midwest Regional Director of the Conservation Fund
cmiller@conservationfund.org
www.conservationfund.org

The Conservation Fund works with the Milwaukee Metropolitan Sewerage District to acquire properties that naturally store and absorb large amounts of water.

Potential Funding Sources

A wide variety of potential funding sources are available to the Village. Grant opportunities can be pursued in three ways. First, a Village staff member can be assigned grant writing duties. Second, a consultant with grant writing experience can be hired to apply on behalf of the Village for specific grants when they are identified. Costs will vary with the level of effort required to complete a grant application. These typically cost between $1,500 and $3,000. Third, the Village could use volunteers or the partner organizations listed above to write and assist with grant applications. As of July 2016, the following programs have been identified. However, this list is not exhaustive, and Village staff should continue to pursue additional funding opportunities. Furthermore, as organizations and grants evolve, the Village may not be eligible for every program or funding source identified below.

State Grants

Aids for the Acquisition and Development of Local Parks

Description: Buying land or easements and developing or renovating local park and recreation area facilities for nature-based outdoor recreation purposes (such as trails, picnic areas, fishing piers, camping facilities, sledding hills, support facilities and more).
Eligible Project Costs: Land acquisition, development of nature-based outdoor recreation facilities and engineering fees.

% Match: 50% local match

Agency: DNR
Contact Name: Sara deBruijn
Phone: 414-897-5704
E-mail: sara.debruijn@wisconsin.gov
Web site: **dnr.wisconsin.gov/topic/Stewardship/ApplyLUG**

Congestion Mitigation and Air Quality (CMAQ) Improvement Program

Description: The Congestion Mitigation and Air Quality Improvement program encourages transportation projects that improve air quality. CMAQ funds are only available in these southeastern and northeastern Wisconsin non-attainment and maintenance counties: Milwaukee, Racine, Kenosha, Waukesha, Washington, Ozaukee, Walworth, Sheboygan, Kewaunee, Manitowoc and Door.

Eligible Project Costs: Projects that enhance public transit, bicycle/pedestrian facilities, ridesharing programs and facilities, and technologies that improve traffic flow and vehicle emissions.

% Match: 0% local match-construction projects must have a total projected expense of $200,000 or more and non-construction projects must have a total projected expense of $50,000 or more.

Agency: WisDOT
Contact Name: Tyler Beinlich
Phone: 262-548-5856
E-mail: tyler.beinlich@dot.wi.gov
Web site: **wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/cmaq.aspx**

Land and Water Conservation Fund

Description: Federal funds to encourage nationwide creation and interpretation of high quality, outdoor recreational opportunities. The program funds both state and local outdoor recreation projects.
Eligible Project Costs: Acquisition of land for public outdoor recreational areas and preservation of water frontage and open space. Development of public outdoor park and recreational areas and their support facilities. Differs from the Aids for Acquisition and Development of Local Parks because also allows the development of active outdoor recreation facilities such as ball fields, playgrounds etc.

% Match: 50% local match

Agency: DNR
Contact Name: Sara deBruijn
Phone: 414-897-5704
E-mail: sara.debruijn@wisconsin.gov
Web site: **dnr.wisconsin.gov/aid/LWCF.html**

Recreational Trails Program (RTP)

Description: Development and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses.
Eligible Project Costs: Rehabilitation of trails, trail maintenance, trail development and trail acquisition.

% Match: 50% local match

Agency: DNR
Contact Name: Sara deBruijn
Phone: 414-897-5704
E-mail: sara.debruijn@wisconsin.gov
Web site: **dnr.wisconsin.gov/aid/RTP.html**

Transportation Alternatives Program (TAP)

Description: The Transportation Alternatives Program is a comprehensive federal funding category that incorporates the following three WisDOT multi-modal transportation improvement programs: Safe Routes to School; Transportation Enhancements; and The Bicycle & Pedestrian Facilities Program.
Eligible Project Costs: Funding for construction, planning and design for on-road and off-road trail facilities for pedestrians, bicyclists and other non-motorized forms of transportation. Development of safe routes for non-drivers, conversion of railroad corridors to trails and a variety of other projects which enhance the safety and overall experience of pedestrians, bicyclists and users of other non-motorized forms of transportation.

% Match: 20% local match

Agency: WisDOT
Contact Name: Tyler Beinlich
Phone: 262-548-5856
E-mail: tyler.beinlich@dot.wi.gov
Web site: **wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/tap.aspx**

Urban Green Space

Description: Buy land or easements in urban or urbanizing areas to preserve the scenic and ecological values of natural open spaces for nature-based outdoor recreation, including noncommercial gardening.
Eligible Project Costs: Land acquisition for natural open space near urban areas.

% Match: 50% local match

Agency: DNR
Contact Name: Sara deBruijn
Phone: 414-897-5704
E-mail: sara.debruijn@wisconsin.gov
Web site: **https://dnr.wisconsin.gov/topic/Stewardship/ApplyLUG**

Urban Rivers Grant

Description: Buy land on or adjacent to rivers flowing through urban or urbanizing areas to preserve or restore the scenic and environmental values of river ways for nature-based outdoor recreation.
Eligible Project Costs: Land acquisition, shoreline enhancements.

% Match: 50% local match

Agency: DNR
Contact Name: Sara deBruijn
Phone: 414-897-5704
E-mail: sara.debruijn@wisconsin.gov
Web site: **https://dnr.wisconsin.gov/topic/Stewardship/ApplyLUG**

Urban Forestry

Description: Improving a community's capacity to manage its trees. Includes projects such as computerized street tree inventories, training for Village tree workers, urban forestry plans, tree ordinances, public awareness program, tree planting and maintenance and more.

Eligible Project Costs: Salaries and fringe benefits of personnel directly engaged in project; necessary supplies and equipment; leased equipment and facilities; reasonable value of in-kind contributions by applicant of labor, equipment or facilities; and contract costs of vendors to perform project activities.

% Match: 50% local match

Agency: DNR
Contact Name: Elton Rogers
Phone: 414-294-8675
Email: elton.rogers@wisconsin.gov
Web site: **https://dnr.wisconsin.gov/topic/urbanforests/grants**

Additional Funding Sources

IMBA Trail Accelerator Grants

International Mountain Bicycle Association offers Trail Accelerator grants provide a jump-start to communities that have the interest and political support to develop trail systems but need assistance to get projects up and running. A Trail Accelerator grant offers awardees professional trail planning and consultation services to launch their trail development efforts, which can often leverage additional investment from local, regional, and national partners.
www.imba.com/programs/trail-accelerator-grants

American Hiking Society

National Trails Fund: Created in 1998, American Hiking Society's National Trails Fund is the only privately supported national grants program providing funding to grassroots organizations working toward establishing, protecting and maintaining foot trails in America. National Trails Fund grants have been used for land acquisition, constituency building campaigns, and traditional trail work projects.
www.americanhiking.org

Bikes Belong Grants Program

The Bikes Belong Grants Program strives to put more people on bicycles more often by funding important and influential projects that leverage federal funding and build momentum for bicycling in communities across the U.S. These projects include bike paths, lanes, and routes, as well as bike parks, mountain bike trails, BMX facilities, and large-scale bicycle advocacy initiatives.
bikesbelong.org/grants

Environmental Protection Agency Great Lakes Grants

The program provides financial and technical support and opportunities for communication to enable community-based restoration projects.
www.epa.gov/great-lakes-funding

Milwaukee Foundation [General]:

The Milwaukee Foundation is a permanent charitable endowment that offers a wide variety of grants to community organizations, to strengthen the community, promote the arts and to protect the environment.
www.greatermilwaukeefoundation.org

Milwaukee Foundation [Scherffius Fund]:

The Milwaukee Foundation is a nonprofit Management Fund that strives to improve the management effectiveness and efficiency of nonprofit organizations in our area.
www.greatermilwaukeefoundation.org

Natural Resources Foundation of Wisconsin

Provides small, matching grants to conservation organizations in support of projects that promote the responsible stewardship of Wisconsin's natural resources at the local level.
www.wisconservation.org/how-we-work/funding-conservation-projects

National Fish and Wildlife Foundation

NFWF provides funding on a competitive basis to projects that sustain, restore, and enhance our nation's fish, wildlife, and plants and their habitats.
www.nfwf.org/whatwedo/grants/Pages/home.aspx

REI

REI offers two kinds of grants. One focuses on conservation and the other on recreational activities. Unsolicited grant requests will not be accepted. REI employees must make nominations and nearest stores should be contacted for information.

REI, Brookfield Store
13100 West Capitol Drive
Milwaukee, WI 53005
(262) 783-6150

REI, Madison Store
7483 West Towne Way
Madison, WI 53719
(608) 833-6680

www.rei.com/aboutrei/grants02.html

General Implementation Recommendations

In an ideal scenario, all of the recommendations found in Chapters 7 and 8 of the CORP would be fully implemented in the 2025-2030 planning period. However, in consideration of municipal expenditure restraints, the recommendations should be considered as an "a la cart" list of options of potential projects that the Village may choose to implement as funding becomes available.

Installation of an ADA compliant crossing at the intersection of Bug Line Trail and Christman Road



The time-frame designations related to developed park improvements (Table 10, page 94) and undeveloped park improvements (Table 11, page 108) are meant to provide general guidelines for when recommended projects should be implemented. The "short-term" designation indicates projects that should be undertaken within a few years. These are typically projects with relatively low anticipated costs and high priority benefits. The "long-term" designation indicates projects that should be undertaken as opportunities arise, but may be challenging to complete within the time horizon of the 2025-2030 CORP. The "ongoing" designation indicates projects that the Village should undertake and continue to support on an annual/seasonal basis.

Time frame designations have not been included with trail improvement recommendations, though some projects will be easier to implement in the near-term than others. In accordance with the 2025 Comprehensive Plan goal of linking trails and paths throughout the Village, completing missing links in the existing trail system should take priority over new trail development. Recommendations for developing a system of wayfinding signage support the Comprehensive Plan's recommendation to review directional signage and consider possible improvements in order to connect residents and visitors to local areas of interest.

The park and trail recommendations within the CORP are meant to provide a framework for Village staff and elected officials in selecting and implementing outdoor recreation projects in Menomonee Falls. For details and exhibits regarding specific recommendations, refer to the appropriate sections of Chapter 7 and/or Chapter 8.

Implementation of the CORP will require a coordinated effort by private interests and the federal, state, and local government and the funding agencies involved. Implementation of the recommendations set forth in this plan will enhance the existing facilities and ultimately result in a comprehensive outdoor recreation system for the Village that can serve the existing population, and future residents.

Appendix A: Review of Relevant Plans

Village of Menomonee Falls Plans

Village of Menomonee Falls 2015 Comprehensive Plan Update, 2016

The *2015 Comprehensive Plan Update* was developed as a to guide future development and redevelopment within the Village of Menomonee Falls within a period from 2016 to 2036. The *2015 Comprehensive Plan Update* evaluated and revised the *Comprehensive Plan* adopted by the Village in 2008 and fulfilled all requirements of Wisconsin's comprehensive planning statutes. The planning effort included significant public outreach efforts and added new goals and recommendations for economic development and health/public safety.

The plan includes 15 overarching goals and dozens of supporting recommendations in support of an ideal vision for the future of Menomonee Falls. Plan recommendations were drafted with consideration for continued population growth and an aging population. Village staff relied significantly on the *2008 Comprehensive Plan* in developing the content of the *2015 Comprehensive Plan Update* with most specific study area recommendations remaining intact in the revised document. See page 4 for details on how the 2016-2020 CORP supports the goals of the *Comprehensive Plan*.

Master Plans for Aero Park and Village Park, 2016

From 2015-2016, Menomonee Falls completed master plans for two parks within the Village limits to determine the highest and best use for each site. Master plan maps from the Aero Park and Village Park have been incorporated into the 2016-2020 CORP with a recommendation to implement improvements in accordance with the adopted plans. Recommended facility improvements at the 65 acre undeveloped Aero Park site (located in the southwest area of the Village) include the following:

- Recreation lawn
- Dog exercise area
- Playscape (playground & splash pad)
- Sledding hill
- Multi-use shelter
- Court sports
- Trail system
- Disc golf

Recommendations for recreational facility improvements at the existing Village Park site include the following:

- Festival area (redesigned green space)
- Playground & splash pad
- Redesigned trail network
- Reconfigured court sports
- Enhanced Veterans Memorial
- Multi-use shelter

2011-2015 Village of Menomonee Falls Comprehensive Outdoor Recreation Plan, 2011

The *2011-2015 CORP* updated the *2006-2010 CORP* recommendations for future park and trail locations, improvements to existing Village parks, and an action plan for capital improvements, corridor preservation, universal access/barrier free design, playground safety surfaces, park security, park maintenance, and funding strategies.

The major recommendations of the plan include:

- Consistent design of features in Village parks and along Village trails.

- Improved connectivity for Village parks and trails through improved wayfinding signage and new trail connections
- Development of "tot lots" and other small neighborhood and mini-parks
- Restoration of environmental corridors to perform more natural functions
- Designation of Village owned property along streams as official parkways
- Snow and ice removal along multi-use trails
- Expanded recreational activities and improved shelters in Village parks
- Land acquisition for future parks in the northwest and southwest areas of the Village

Village staff retained the organizational structure of the 2011-2015 CORP when developing the 2016-2020 update and incorporated many of the of the prior CORP's general recommendations, park site recommendations and trail network recommendations.

Village Centre Master Plan, 2010

This plan provides a guide for short-term and long-term improvements to the historic downtown core of Menomonee Falls. The Master Plan recommends that the community should build upon the Village Centre's strengths: historic character, diversity of retail and service businesses, strong adjoining neighborhoods, the Menomonee River, the Parkway and numerous recreational facilities. All of these features strengthen Downtown's position as a focal point and destination for the community and the region.

The Village Centre Master Plan focuses on maintaining and, in some cases, enhancing pedestrian connectivity through multi-purpose trails, "walkability", diversity, visual appeal and other elements that will enable the Village to retain existing businesses and attract new ones, providing interesting places to live and visit and creating the activity necessary to allow Downtown to thrive for many years to come. In relation to the CORP, the Master Plan calls for a reorientation of Downtown with a greater focus on the Menomonee River and continued improvements to Village Centre parks and public spaces.

Regional and County Plans

Draft-Vision 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin, 2016

SEWRPC is in the process of updating its regional land use and transportation system recommendations through its *Vision 2050* plan process. In relation to the CORP, *Vision 2050* provides a guide for developing the transit, bicycle and pedestrian facilities, along with roadways to serve the region. The draft plan also recommends continued expansion of protected environmental corridors and supports continued development of regional recreation sites. A final plan document is expected to be prepared before the end of 2016. The draft Vision 2050 plan includes the following recommendations related to the CORP:

- Provide neighborhood parks in developing residential areas
- Protect environmental corridors and isolated natural resource areas
- Preserve natural areas and critical species habitat sites
- Expand the on-street bicycle network as the surface arterial system is resurfaced and reconstructed
- Expand the off-street bicycle path system to provide a well-connected regional network
- Implement enhanced bicycle facilities in key regional corridors
- Provide pedestrian facilities that facilitate safe, efficient and accessible pedestrian travel
- Prepare local community bicycle and pedestrian plans
- Incorporate "complete streets" concepts for arterial streets and highways

A Regional Land Use Plan and Transportation System Plan for Southeastern Wisconsin: 2035, 2006
This plan is the fifth-generation regional transportation and land use plan for the Southeastern Wisconsin Region. The plan includes recommendations for bicycle and pedestrian transportation including a proposed system of off-street bicycle paths connecting communities with populations of 5,000 or more. Proposed off-street routes in Menomonee Falls include new trail segments along the Menomonee River, around the Tamarack Preserve and through the Fox River corridor. The land use plan also supports increasing the total amount of outdoor recreational lands and efforts to restore farmland and open space to more natural conditions. Many of the recommendations in the plan are carried over in SEWRPC's draft *Vision 2050* land use and transportation plan.

A Comprehensive Development Plan for Waukesha County, 2009
In accordance with Wisconsin's comprehensive planning statutes, Waukesha County prepared this development plan as an update the A Development Plan for Waukesha County which was adopted in 1997. The plan was drafted with the aim of establishing clear community goals, objectives, and policies regarding future use, physical development, and conservation of land.

The Comprehensive Development Plan for Waukesha County supports many planning goals that were also identified in Menomonee Falls' 2016-2020 CORP. The Development Plan calls for neighborhoods to be developed with proximity of local services, parks and schools, and for adequate facilities supporting bicycle and pedestrian circulation. The Development Plan also calls for provision of a healthful physical and social environment, and protection of the natural resource base of Waukesha County.

2008-2012 Waukesha County Park and Open Space Plan, 2008
The Park and Open Space Plan for Waukesha County is intended to assist in promoting environmental stewardship and assessing current and future park, recreation, and open space needs within the County. It acts as a guide for the acquisition, preservation, development and management of park, recreation and open space lands in Waukesha County. The 2008-2012 plan serves as an update to Waukesha County's 1996 Park and Open Space Plan.

Proposed acquisition areas by Waukesha County in Menomonee Falls include critical species habitat along the Fox River and natural areas along the Menomonee River and Lilly Creek. The plan also recommends extending the Bug Line Trail east to the Menomonee River Parkway Trail and a quarter mile westward to connect with the Ice Age Trail and proposed Bark River Trail. The plan proposes extending the Fox River Trail north from the City of Waukesha to Menomonee Park in Menomonee Falls, as well as south to Racine County for a total distance of 37 miles.

State Plans

2011-2016 Statewide Comprehensive Outdoor Recreation Plan (SCORP), 2012
The 2011-2016 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) serves as a blueprint for state and local outdoor recreation planning through support of national initiatives, sets the course for recreation within the state by describing current recreation supply and trends, and provides a framework for future recreation development and focus. The 2011-2016 SCORP highlights the connection between public health and outdoor recreation as well as the continued shift of Wisconsin's population from rural areas to metropolitan areas. These findings emphasize the importance of park planning in developing and existing urban and suburban areas. The plan also highlights the importance of intergovernmental and public-private partnerships to provide high quality recreation opportunities for the citizens of Wisconsin.

The SCORP utilized the National Survey on Recreation and the Environment to summarize participation rates and trends for a variety of outdoor activities. The plan indicated that most Wisconsinites (87 percent) enjoy some form of outdoor recreation with the most popular activities including walking, gardening, photography, bicycling, running, fishing and soccer. The plan's fifteen year recreational trends indicated that soccer, wildlife photography, golf, handball/racquetball and walking saw the greatest numerical increase in Wisconsin between 1994 and 2009. The Village's 2016-2020 CORP took these findings into account, but also consulted more recent national participation data in consideration of recreational supply and demand.

The 2011-2016 SCORP also included guidelines for the development of local Comprehensive Outdoor Recreation Plans. Local CORPs are means to support statewide goals including improved understanding of recreation demand, integration of outdoor recreation interests into local planning, conservation of natural areas, promotion of public health, and provision of access to the public recreation sites in both rural and urban areas.

Wisconsin Trails Network Plan, 2003

The Trails Network Plan provides a long-term, big picture vision for establishing a comprehensive trail network for the state. It identifies existing and proposed trails and connections that would serve as the main corridors for a statewide trail system. The plan focuses mainly on abandoned railed corridors, utility corridors, critical road connections and natural feature corridors like the Ice Age National and State Scenic Trail that link places where people live and play, natural resource features, public lands and interstate connections. The plan recognizes that trails developed by local units of government serve as critical links. Under the plan, DNR staff will continue to work with local governments and encourage them to connect trails onto this network as they update local plans.

Intensive growth and development presents a somewhat unique scenario for trail expansion in the southeast region. Good bicycling routes to be used for trips to work or as an alternative means of travel intensify the need for trail designation and connectivity between municipalities. The same development limits the likelihood of rail abandonment and corridor availability in much of the region. Trail development, in some cases will take place within natural resource corridors, presenting challenges in acquisition. While they may not be optimum trail routes, in some instances it may be necessary to use roadways in order to reach the desired connections or destinations.

Locally, the plan shows potential connections from the Bugline Trail south to the Oak Leaf Trail in Milwaukee County, to the Hank Aaron Trail and to the Glacial Drumlin Trails, including connections north to the Sheboygan County line. The plan also proposes a connection between the Bugline Trail and the Ice Age Trail near Merton.

Plan Commission - Regular **5. h.**

Meeting Date: 04/08/2025

Topic: 2024 Development & Community Status Report

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Subject:

Presentation of the 2024 Development & Community Status Report

Background Information:

This report provides an overview of 2024 development projects and trends across all sectors.

Application Specifics:

Additional Information:

Requested Action by Commission/Committee/Board:

No action required, this is an informative report for the Plan Commission.

2024 Development & Community Status Report

2024 DEVELOPMENT & COMMUNITY STATUS REPORT

Village of Menomonee Falls

Waukesha County, Wisconsin



The Village of Menomonee Falls issued more building permits for new single family homes in 2024 than any year since 2005, and issued over 1,000 total building permits for the first time

Village of Menomonee Falls Department of Engineering and Development Services

VILLAGE OF Menomonee Falls

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2024 Development Highlights

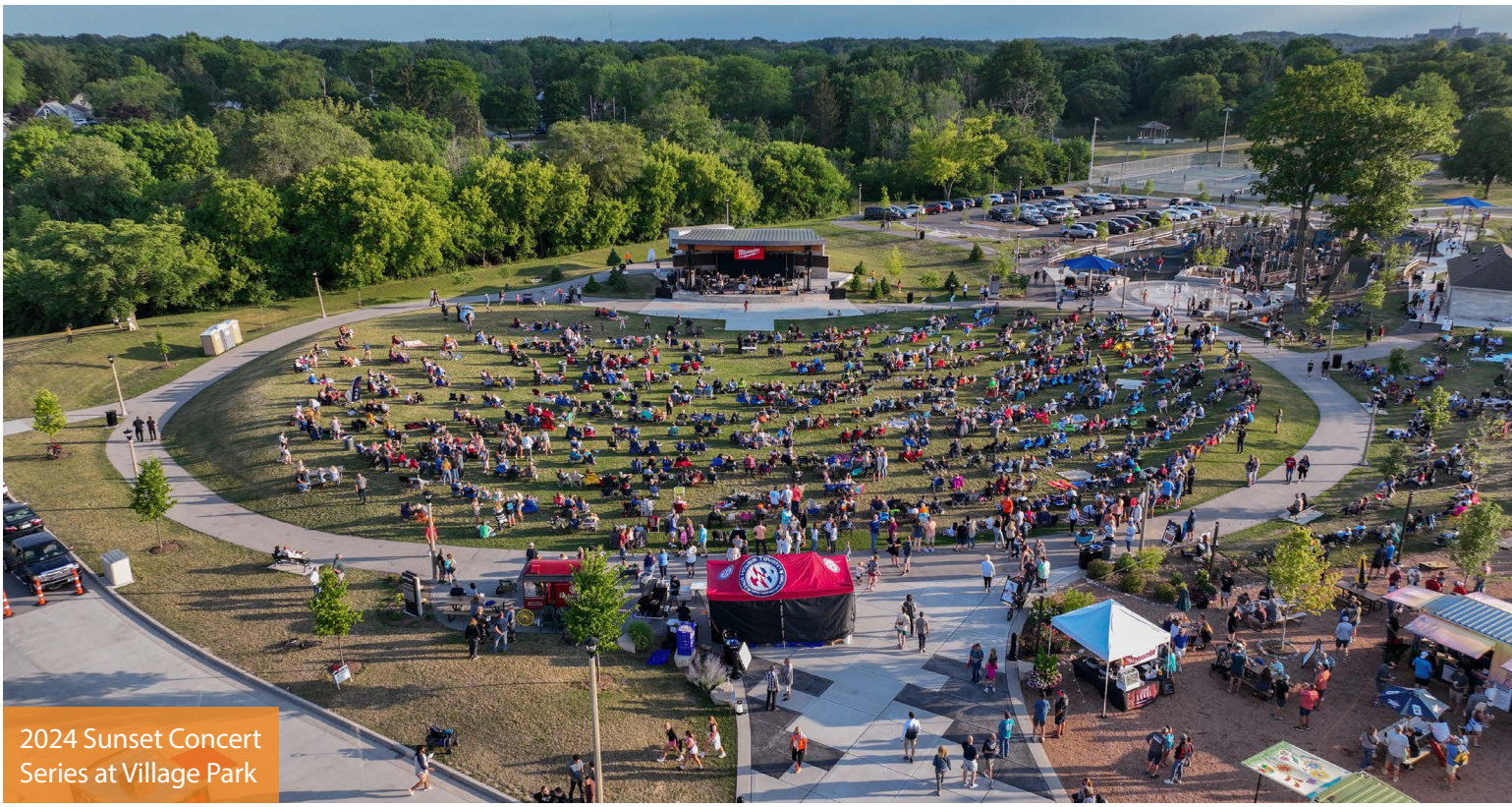
This report focuses on noteworthy developments within Menomonee Falls and summarizes the Village's development-related activities in 2024. Development activity was very strong in 2024 with redevelopment projects and new development across all sectors. Approved business projects created facilities supporting dozens of new jobs, and new residential developments maintained the Village's moderate population growth rate (Menomonee Falls has averaged <1 percent annual growth since 2000). The continued commitment of members of the Village's boards, commissions, and committees along with staff support helped ensure that all projects were completed in a high-quality manner which protected public interest and improved quality of life for residents and visitors. 2024 highlights include:

- **The highest estimated construction value ever** (totaling nearly $205 million)
- **The highest estimated residential construction value ever** (totaling $116.4 million)
- **New single family and duplex home construction** contributing $84.7 million in value
- **The 3rd highest recorded estimated non-residential construction value** at $88.3 million
- New buildings for **Dickson Hollow, Boucher Ford, Wacker Neuson, Wisconsin P & P Amusement**, and **Jilly's Car Wash** contributed $13.9 million in construction value and will create dozens of new jobs
- An increase of **$73 million in tax incremental value** within existing Tax Incremental Districts from 2024 to 2025
- Completion of the **Centennial Plaza Renovation Project** which included a new concrete vendor area, shade structures, lighting, landscaping, seating, and a flag pole at the corner of Appleton Avenue and Main Street



Building permits were approved for 13 duplex condominium buildings and 9 single family homes at Bella Vista Estates in 2024

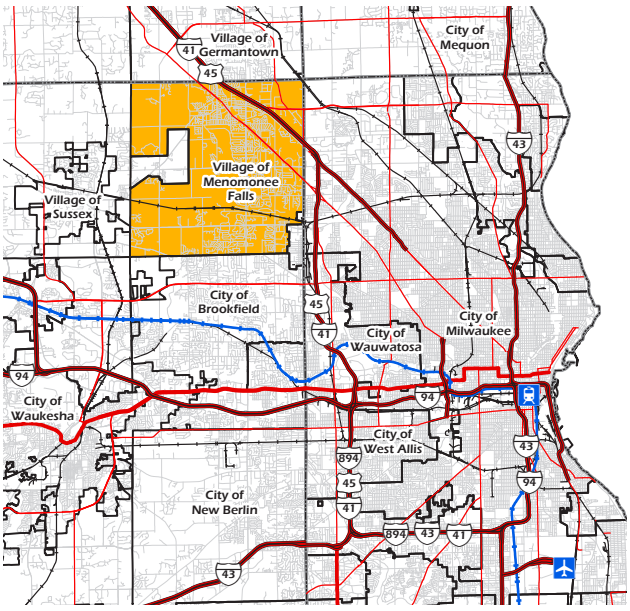
Village Overview



2024 Sunset Concert Series at Village Park

Menomonee Falls embodies small town charm while providing first class amenities and convenient access to the entire Milwaukee Metropolitan Area. Incorporated in 1892, Menomonee Falls now has a total land area of 32.92 square miles and an estimated population of 40,099. The Village's high quality of life is rooted in diverse economic opportunities, a wide variety of housing options, and its natural assets. The Village was recognized in 2024 by the following organizations:

- *Wallethub.com* ranked Menomonee Falls in the **top 50 Best Small Cities in America**
- *Areavibes.com* ranked Menomonee Falls as the **2nd safest city in Wisconsin with over 30,000 residents**
- *Niche.com* ranked the Village of Menomonee Falls as one of its **Top 25 Best Places to live in Wisconsin** (out of over 2,000 ranked communities)
- *UW Population Health Institute* recognized Menomonee Falls as a **Silver level Wisconsin Healthy Community**
- *Mkewithkids.com* ranked the Village Park play area **4th on its list of Must-Visit Playgrounds** in the Milwaukee Area



Menomonee Falls at a Glance

Population

Total Population: 40,099

Growth Rate

2020 - 2023	+2.7%
2010 - 2020	+9.3%

Education

High School/GED	95.8%
Bachelor's Degree or Higher	48.7%

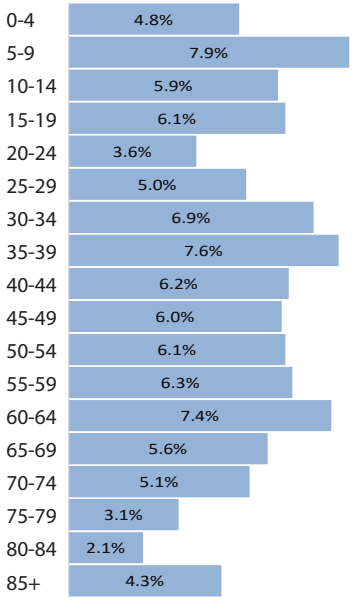
Age

Median Age	42.0 years

Gender

Male	48.2%
Female	51.8%

Age Distribution

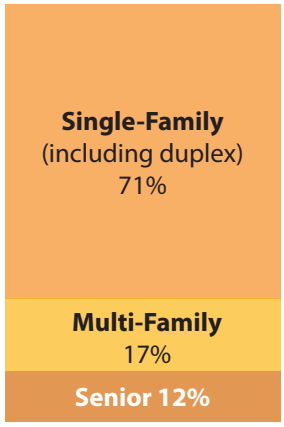


Percent of Population

Housing

Total Housing Units: 18,846

Housing Mix



Occupancy Rate

All Housing Units	96.15%

Median Value



$388,921
vs.
$451,250 in Waukesha County
(Zillow.com)

Median Rent

$1,257 per month

Comparison Communities
Brookfield, WI - $1,794
Germantown, WI - $1,310
Mequon, WI - $2,271
New Berlin, WI - $1,409
Sussex, WI - $1,231

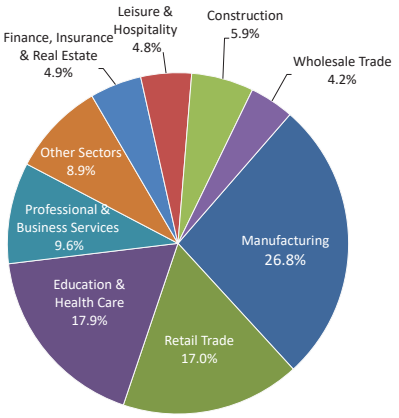
Economy

Median Household Income: $98,460

Jobs

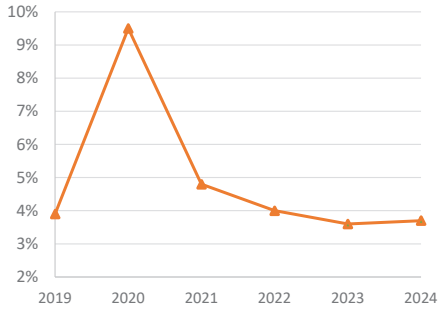
2019 - 2023 Estimate	30,312 jobs

Employment Sectors



Regional Unemployment Rate

Milwaukee Metropolitan Area (July)



Major Employers

Number of Employees	
• Kohl's Corporation	3,500
• Froedtert & the Medical College of Wisconsin	3,000
• Harley Davidson	900
• Menomonee Falls School District	735
• Milwaukee Tool	700
• Arandell Corporation	600
• Leonardo DRS	600
• Alto-Shaam Inc.	590

Value

Menomonee Falls has a growing residential sector and continues to be a desirable location for both large and small businesses to locate and expand. This development trend supports a resilient tax base and was evidenced by the Village having **the 2nd highest gain in net new construction value in Waukesha County in 2024**.

Menomonee Falls' equalized value has grown consistently in recent years. In 2024, the Village had the **12th highest real estate equalized value in the state at $8 Billion**. Notably, Menomonee Falls is the only Village represented and has the second lowest population among municipalities ranked in the top 12 in the state (population ranks 18th in the state).

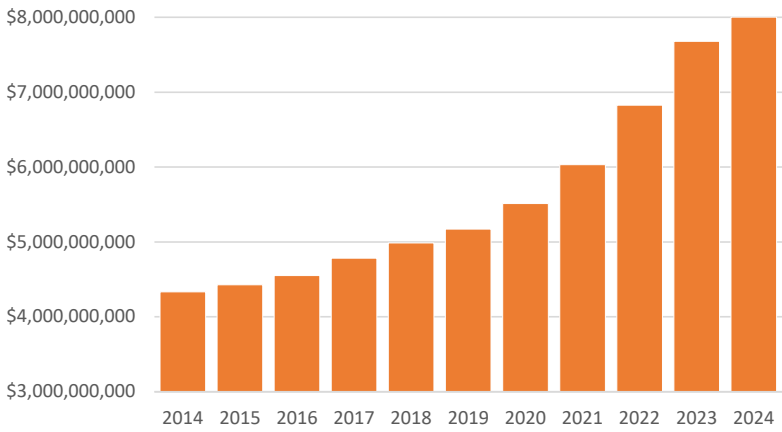
Wisconsin's Top Real Estate Equalized Value Municipalities

Rank	Municipality	2020	2021	2022	2023	2024	Change	2024 Population
1	Milwaukee	$30.69B	$34.58B	$38.01B	$43.03B	$46.52B	8%	577,385
2	Madison	$32.37B	$32.27B	$37.95B	$42.09B	$46.08B	9%	291,037
3	Kenosha	$7.50B	$8.17B	$9.16B	$10.26B	$11.61B	13%	100,563
4	Green Bay	$7.12B	$7.77B	$8.86B	$9.58B	$10.83B	13%	106,962
5	Wauwatosa	$6.63B	$7.34B	$8.72B	$9.36B	$10.28B	10%	49,363
6	Waukesha	$6.94B	$7.60B	$8.50B	$9.33B	$9.87B	6%	70,923
7	Brookfield	$7.58B	$8.05B	$8.89B	$9.79B	$9.84B	1%	41,055
8	Eau Claire	$5.76B	$6.12B	$7.09B	$8.02B	$8.82B	10%	73,011
9	Appleton	$6.08B	$6.57B	$7.39B	$8.51B	$8.66B	2%	75,745
10	New Berlin	$5.74B	$6.17B	$7.00B	$7.76B	$8.05B	4%	40,055
11	Janesville	$5.44B	$5.92B	$7.04B	$7.94B	$8.00B	1%	66,311
12	**Menomonee Falls**	**$5.51B**	**$6.03B**	**$6.83B**	**$7.68B**	**$8.00B**	**4%**	**40,099**

Source: WI Department of Revenue 2024 Statement of Changes in Equalized Values, WI Department of Administration 2024 Municipal Population Estimates

The Village's real estate equalized value in 2024 was $8,003,243900 which represents an increase of **4%** from 2023's real estate equalized value of $7,678,504,900. Development in residential, commercial, and industrial sectors has remained strong in recent years. Accordingly, real estate equalized values in Menomonee Falls have grown steadily. When comparing the real estate equalized value from 2019 ($5.17 billion) to 2024, the Village's value has risen **over 54%** in five years.

Menomonee Falls' Real Estate Equalized Value by Year



Source: WI Department of Revenue 2014 - 2024 Statement of Changes in Equalized Values

Population

Menomonee Falls has the 3rd largest municipal population in Waukesha County after the cities of Waukesha and Brookfield. The 2024 population of Menomonee Falls has been estimated at 40,099 which makes it the most populous village in the state by over 11,000 residents (Mount Pleasant has an estimated population of 28,526). Several new residential projects were approved in 2024, making it likely the Village's population will grow in the near future.

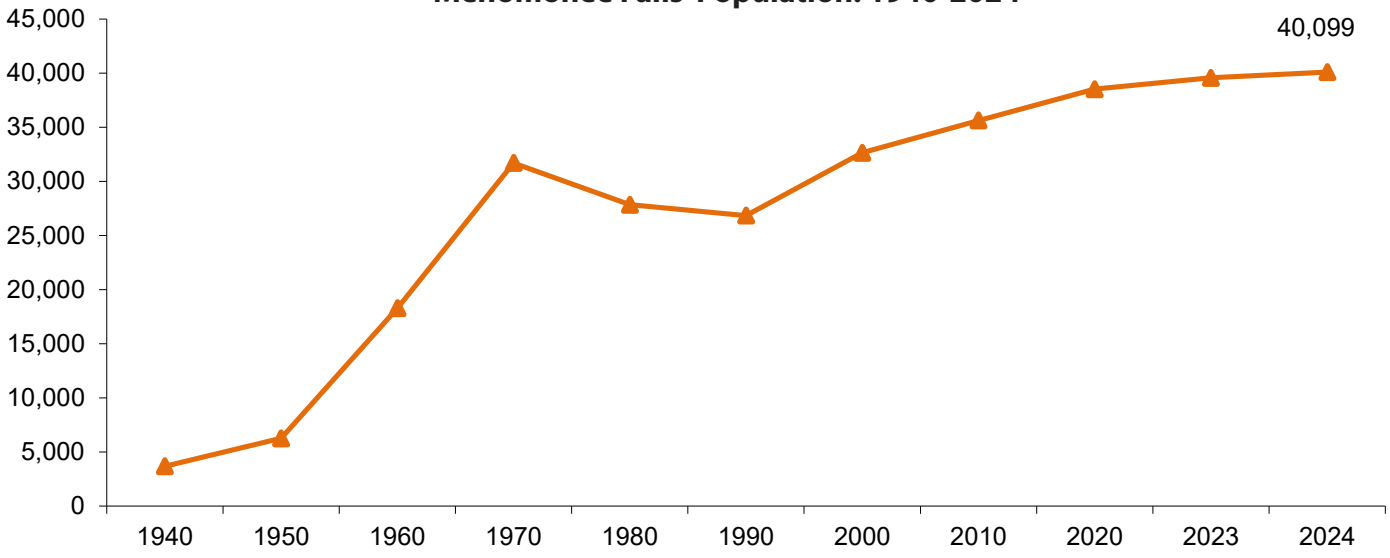
Menomonee Falls' numerical population gain since 2000 is the highest among Waukesha County communities, and the rate of growth has been just under one percent per year. With a slower rate of growth in the City of New Berlin, the Village has become the **3rd largest community** in the county.

Population Gain for the Ten Largest Municipalities in Waukesha County: 2000-2024

Municipality	2000 Population	2010 Population	2020 Population	2024 Population	Net Gain 2000-2024	% Change 2000-2024
Waukesha	64,825	70,718	71,158	70,923	6,098	9.4%
Brookfield	38,649	37,920	41,464	41,055	2,406	6.2%
Menomonee Falls	**32,647**	**35,626**	**38,527**	**40,099**	**7,452**	**22.8%**
New Berlin	38,193	39,584	40,451	40,055	1,862	4.9%
Muskego	21,397	24,135	25,032	25,624	4,227	19.8%
Oconomowoc	12,383	15,759	18,203	19,699	7,316	59.1%
City of Pewaukee	11,783	13,195	15,914	16,215	4,432	37.6%
Sussex	8,828	10,518	11,487	12,282	3,454	39.1%
Lisbon	9,359	10,157	10,477	10,935	1,576	16.8%
Hartland	7,905	9,110	9,501	10,128	2,223	28.1%

Source: US Census Bureau, Decennial Census, WI Department of Administration Municipal Population Estimates

Menomonee Falls' Population: 1940-2024



*Note: Graph totals include the population of the Town of Menomonee prior to the 1960 Census
Source: US Census Bureau, Decennial Census, WI Department of Administration 2024 Municipal Population Estimates

Development Summary

The Department of Engineering and Development Services strives to work cooperatively with private and public sector partners to attract business development which fulfills community goals, creates jobs, and enhances overall quality of life. 2024 economic development initiatives facilitated redevelopment, business expansion, and new development projects which strengthened the short and long-term success of Menomonee Falls.

Redevelopment and Expansion

Dozens of businesses across the Village reinvested into existing buildings and properties in 2024 with Alto-Shaam ($10.8 million), Froedtert ($1.5 million), Callenor Company ($1.5 million), Dynamic Tool ($1.4 million), Wanaki Golf Course ($1.2 million), and PBBS ($0.9 million) undertaking projects with the highest construction values.

Other smaller additions and renovations of existing buildings added over $6.8 million of construction value to businesses across the community. Some of the higher visibility renovations included Pickleball Kingdom, Tint World, Caravel Autism Health, and Innovation Station daycare.

Downtown Revitalization

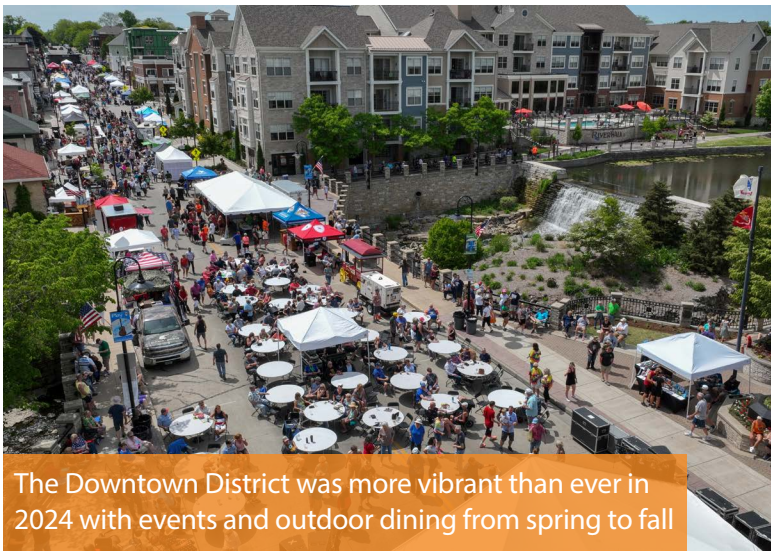
The revitalization of downtown Menomonee Falls continued in 2024 with the renovation of Centennial Plaza, the relocation of the Downtown Business Improvement District (BID) office, and the expansion of the downtown event schedule. Major downtown events included Falls Family Movie Nights, Falls Memorial Fest, the Sunset Concert Series, Lavender Fest, Falls Kids Festival, Harvest Fest, and Christmas in the Falls. These events, along with the weekly Farmers Market drew hundreds of thousands of visitors to the Downtown District and generated overnight stays and spending at local businesses. 12 new businesses opened their doors in the downtown area during 2024.



The Village issued 62 business occupancy permits in 2024 for new and expanding businesses in the Falls



Alto-Shaam completed a 111,697 square foot building addition updated their entire building facade in 2024.



The Downtown District was more vibrant than ever in 2024 with events and outdoor dining from spring to fall

Development Summary

New Development
Residential projects – including multi-family and senior housing – accounted for the majority of the new development within the Village in 2024. Single family and duplex home construction (223 homes) contributed **$85.7 million** in construction value. **This is the highest total estimated construction value for new homes on record**. Construction also moved forward on a 50 unit market-rate apartment building on east Main Street, a new 118 unit senior housing project at Dickson Hollow, and a 52 unit senior housing addition at the Highlands at Aero Park. These multi-family projects have an estimated construction value of **$50.6 million**.


A new home in the Fox River Falls subdivision

Building permits were issued for several new non-residential buildings which added **$17 million** in construction value to the Village. These projects included the Boucher Ford dealership on Leon Road, the Luther Group industrial building in the Silver Spring Corporate Park, and Jilly's Car Wash on Appleton Avenue. Construction also proceeded in 2024 on the Laser Center facility on Main Street and the retail buildings at the corner of Appleton Avenue and Good Hope Road.

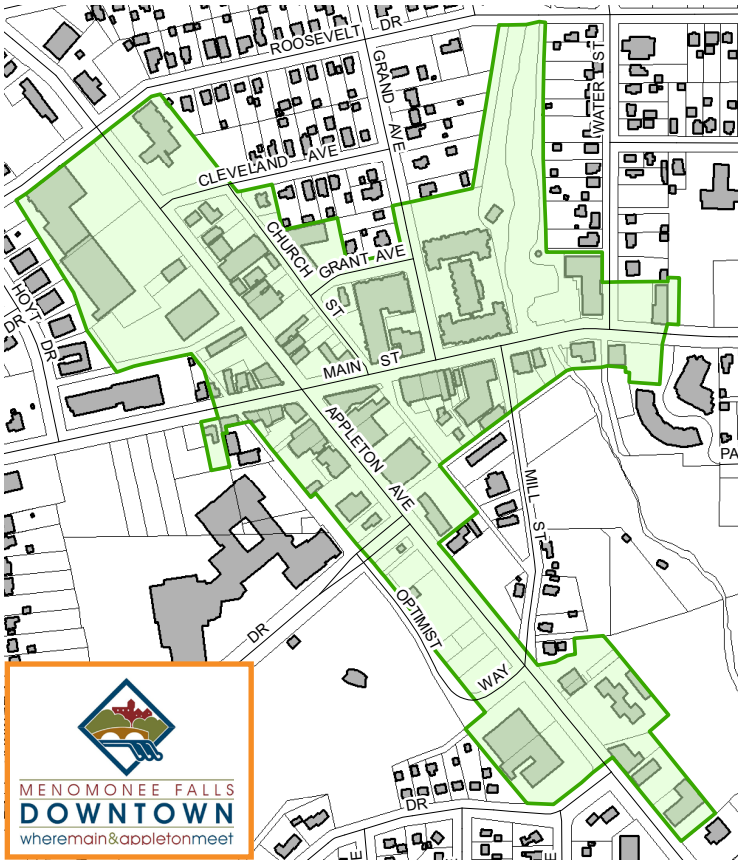

Construction on the Laser Center facility concluded in the fall of 2024

Tax Increment Financing
Tax Incremental Districts (TIDs) are an economic development tool used to aid redevelopment, infrastructure and other improvement projects by using future tax revenues to subsidize current projects. Often, TIDs create incentives for development without tax increases or creating any financial strain on Village residents while simultaneously improving property values for the community. Many TIDs have the added benefit of creating new jobs as businesses move into redevelopment districts. There were eleven active TIDs in the Village at the start of 2024. Recent TID-assisted projects include the Milwaukee Tool Technology Center, Tailored Label Products corporate headquarters, and Ascension Hospital. These projects were funded with the help of municipal revenue obligation bonds where funds are reimbursed after new taxes are paid.


Tennessen Flats apartments as seen in January of 2025

Downtown Menomonee Falls

The growing mix of businesses and amenities in Menomonee Falls' historic downtown provide residents and visitors with a vibrant community destination. The Business Improvement District (BID) continues to play a leading role in promoting downtown as an ideal location to live, work, and play. The BID supported downtown businesses in 2024 by marketing them on social media, hosting outdoor events (including Lavender Fest and Christmas in the Falls), and leading downtown beautification efforts like the landscaping enhancements near the Lepper Dam / water fall at Mill Pond Park.



The non-profit Menomonee Falls Downtown Inc. (MFDI) led the programing efforts for Village Park and organized Falls Memorial Fest in 2024. MFDI and the BID organized a full calendar of events, coordinated reservations for Village Park, operated the beer garden, and provided on-site support for dozens of downtown programs.

The Village supported the revitalization of downtown in 2024 through the renovation of Centennial Plaza, the maintenance of Village Park, sponsorship of downtown festivals, partnership with the Menomonee Falls Farmers Market, and support of downtown programs and events on Village communication platforms. Village staff partnered with the BID in planning for improvements at Lime Kiln Park and electrical upgrades at Mill Pond Park, and included a street reconstruction and parking project for Optimist Way (which runs through Village Park) in the 2025 Capital Budget.

Downtown Economic Development

The Village continued to work with the BID to offer creative downtown improvements utilizing the Business Development Loan Pool (BDLP) program. This program offers businesses and property owners access to capital for exterior repairs, interior remodeling, and business startup costs. In 2024, the Village approved four BDLP loans totaling $86,500. Village staff also supported downtown businesses and property owners by directing new businesses to available tenant spaces and guiding applicants through required development approvals.

As of 2024, the Village had 11 active Tax Increment Districts (TIDs). The value of these active TIDs is $812,043,000 with the annual increment over $560,500,000. The Village also approved two additional Tax Increment Districts in 2024, with the values of these two districts coming online in 2025. In 2024, the Village approved a Tax Incremental District Development Agreement with Wacker Neuson America Corporation in which the Village would provide a $250,000 grant, and a $250,000 municipal revenue obligation in exchange for Wacker Neuson adding not less than $10,540,000 in additional tax increment by January 1, 2027.

Building Permits

The Building Inspection division of the Department of Engineering and Development Services issues permits for commercial, institutional, industrial, and residential projects. **In 2024, the Village issued 969 residential and 72 non-residential building permits with an estimated construction value of nearly $205 million**. At over $116 million, the total construction value of single-family/duplex residential projects was the highest on record. Other major contributors to construction value in 2024 include the Dickson Hollow senior housing project ($28.9 million), the Highlands at Aero Park senior housing project ($14.5 million), the Alto-Shaam office/warehouse addition ($10.8 million), the Duet East apartment building ($7.3 million), and the Boucher Ford dealership ($6.8 million). **At 1,041, the total number of building permits issued in 2024 was the highest on record.** This number was bolstered by a record number of residential building permits and approvals for the greatest number of single family and duplex homes in the last two decades.

	Residential Construction		Non-Residential Construction		Total	
Year	# of Permits	Value	# of Permits	Value	# of Permits	Value
2000	642	$28.54M	142	$64.82M	784	$93.36M
2001	673	$30.26M	115	$54.21M	788	$84.48M
2002	752	$39.00M	113	$23.35M	865	$62.34M
2003	705	$42.72M	95	$29.55M	800	$72.27M
2004	762	$61.22M	68	$38.23M	830	$99.45M
2005	727	$52.40M	98	$45.25M	825	$97.65M
2006	555	$37.69M	137	$49.63M	692	$87.33M
2007	620	$36.23M	171	$51.10M	791	$87.34M
2008	512	$23.27M	124	$36.64M	636	$59.90M
2009	439	$15.60M	77	$21.65M	516	$37.24M
2010	617	$23.06M	128	$36.98M	745	$60.04M
2011	573	$18.71M	147	$47.33M	720	$66.04M
2012	608	$22.75M	126	$34.16M	734	$56.91M
2013	688	$27.31M	177	$32.99M	865	$60.30M
2014	695	$24.50M	166	$89.11M	861	$113.62M
2015	696	$37.79M	169	$115.54M	865	$153.33M
2016	740	$47.56M	146	$70.02M	886	$117.58M
2017	761	$53.59M	143	$48.02M	904	$101.60M
2018	802	$49.95M	149	$83.11M	951	$133.06M
2019	738	$56.81M	117	$64.11M	855	$120.92M
2020	825	$52.38M	109	$71.09M	934	$123.47M
2021	775	$64.38M	104	$49.87M	879	$114.25M
2022	643	$55.04M	93	$109.59M	736	$164.63M
2023	653	$58.85M	79	$56.38M	732	$115.23M
2024	**969**	**$116.36M**	**72**	**$88.35M**	**1,041**	**$204.71M**

Source: Menomonee Falls Department of Engineering and Development Services

Residential Overview

The Village reviews all subdivision plans and multi-family development proposals and works with developers on plans which are expected to result in new multi-family and single family projects. In 2024, the Village approved five (5) subdivisions creating 166 single family lots. In addition, one Preliminary Plat was conditionally approved allowing 22 single family lots to move forward. The following table includes subdivisions that were underway in 2024 or are likely to proceed in the near future.

Approved Single Family Lots		Undeveloped Single Family Lots		Conceptual Single Family Lots	
Total	**542**	**Total**	**257**	**Total**	**553**
Evergreen Fields	**90 lots**	Evergreen Fields	**6 lots**	Evergreen Fields	**32 lots**
Edgewood Preserve	**44 lots**	Edgewood Preserve	**11 lots**	Fox River Falls	**238 lots**
The Glen at Wanaki	**52 lots**	The Glen at Wanaki	**39 lots**	Tamarind	**35 lots**
Sanctuary at Good Hope East	**15 lots**	Sanctuary at Good Hope East	**11 lots**	Hawk's View	**81 lots**
Tamarind	**79 lots**	Tamarind	**13 lots**	Crane's Crossing North Quiet Woods East & West	**164 lots**
Sommersfield	**29 lots**	Sommersfield	**4 lots**	Custer Lane	**3 lots**
Sandhill Meadows	**49 lots**	Sandhill Meadows	**27 lots**		
Fox River Falls	**81 lots**	Fox River Falls	**52 lots**		
Bella Vista Estates	**103 lots**	Bella Vista Estates	**94 lots**		

The anticipated 810 single family units will provide homes for an estimated 2,147 future Village residents

Residential Overview

In 2024, the Village issued building permits for 80 duplex condominiums, 53 market rate apartments, and 170 senior (age-restricted 55+) apartments. The following table includes multi-family developments that were approved or underway in 2024.

Duplex		Multi-family		Senior Housing	
Total Units	**141**	**Total Units**	**274**	**Total Units**	**530**
Fox River Falls	**48 units**	Riverwalk on the Falls II	**48 units**	Highlands at Aero Park	**224 units**
Pilgrims Landing (one single family home)	**27 units**	Tennessen Flats Apartments	**173 units**	Dickson Hollow	**118 units**
Evergreen Fields	**38 units**	Duet East Apartments	**50 units**	Grace Commons	**42 units**
Bella Vista Estates	**28 units**	The Jade at North Hills	**3 units**	Lake Park at Wildwood Lake	**28 units**
				The Courtyard at Menomonee Falls	**118 units**

The anticipated 945 multi-family and senior units will provide homes for an estimated 1,305 future Village residents



The Village issued building permits for a record number of duplex condominiums in 2024 (80 units)

Single Family Lots

With 143 single family housing starts in 2024, the Village issued more single family permits than any of the previous 20 years (and 37% more than the average over the last decade). In addition to the high rate of home construction, the Village also created the second highest number of lots in any calendar year since 2005. While many of the developments in Menomonee Falls in 2024 were conceptual multi-phase projects, the Village ultimately approved 166 new single family lots in five (5) subdivisions. Two (2) single family lots were lost through a Certified Survey Map approvals.

Single Family Lots Created in Menomonee Falls by Year

Year	Single Family Lots Created in Subdivisions	Single Family Lots Created in CSMs	Total Single Family Lots Created	Single Family Homes Constructed
2000	80	3	83	95
2001	171	1	172	108
2002	132	6	138	161
2003	219	2	221	151
2004	65	6	71	174
2005	233	0	233	133
2006	140	4	144	86
2007	49	-4	45	58
2008	0	1	1	42
2009	0	-1	-1	24
2010	0	0	0	40
2011	0	-3	-3	33
2012	34	2	36	53
2013	26	4	30	58
2014	132	2	134	43
2015	70	0	70	86
2016	117	-3	114	102
2017	117	3	120	121
2018	92	4	96	109
2019	75	5	80	118
2020	59	1	60	106
2021	103	6	109	98
2022	103	2	105	78
2023	167	-1	166	81
2024	**166**	**-2**	**164**	**143**
Totals	2,350	38	2,388	2,301

Source: Menomonee Falls Department of Engineering and Development Services

The Village of Menomonee Falls approved over 160 new lots for the second consecutive year in 2024

Housing Starts

Single Family (and Duplex)

Menomonee Falls issued more permits for new single family and duplex homes than any other community in southeastern Wisconsin. The Village's 223 single family and duplex housing starts created the second highest value ($84.7 million) for one and two family projects in Southeastern Wisconsin. Although Menomonee Falls makes up five percent of the land area in Waukesha County, our 143 home starts accounted for 16.1 percent of all new single family homes in the county in 2024.

Multi-Family & Senior Housing

Over the last decade, the development of market-rate multi-family housing has increased in Menomonee Falls. New multi-family projects have met the demand for smaller, high quality, and lower maintenance housing options for young professionals, empty nesters, seniors, and smaller households. Suburban multi-family housing built in proximity to jobs and amenities like restaurants and parks is especially desirable in today's market. Senior projects like the Highlands at Aero Park meet the demand for age-restricted living options with access to a variety of on-site amenities.

Aerial view of the Fox River Falls subdivision



Single Family Housing Starts in Waukesha County and Menomonee Falls

Year	Waukesha County Housing Starts	Menomonee Falls Housing Starts	% of County Housing Starts
2014	705	43	6.1%
2015	724	86	11.9%
2016	910	102	11.2%
2017	852	121	14.2%
2018	926	109	11.8%
2019	787	118	15.0%
2020	795	106	13.3%
2021	979	98	10.0%
2022	742	78	10.5%
2023	753	81	10.8%
2024	889	143	16.1%
Mean	818	99	12.1%

Source: Wisconsin Builders Association Permits Data, DSPS, Menomonee Falls Department of Engineering & Development

Menomonee Falls had twice as many single and two family home starts in 2024 as the City of Brookfield, the Village of Germantown, and the Village of Lannon combined

Communities with the Most Single and Two Family Housing Starts in Southeastern Wisconsin in 2024

Municipality	Total Housing Starts	Average Value	Total Value
Menomonee Falls	**223**	**$383k**	**$85.4M**
Oconomowoc	139	$703k	$97.7M
Grafton	114	$446k	$50.8M
Lake Geneva	112	$303k	$33.9M
Sussex	110	$401k	$44.1M
Kenosha	77	$320k	$24.6M
Pewaukee	76	$472k	$35.9M
Franklin	71	$452k	$32.1M
Lisbon	49	$567k	$27.8M
Mequon	48	$837k	$40.2M

Source: MTD Marketing Services LLC Single Family and Duplex Permits Municipality Report & Menomonee Falls Department of Engineering & Development

Residential Development

2024 was a very strong year for residential development with 143 single family homes and 80 duplex units approved for construction in 16 residential subdivisions across the Village.

Fox River Falls
The Village approved a Final Plat of Addition No. 2 of the Fox River Falls subdivision in 2024 for 23 single family lots on the north side of Silver Spring Drive west of Lannon Road. Lots range in size from 12,036 to 19,141 square feet, with an average size of 14,617 square feet. This Final Plat is part of a development that has been conditionally approved for 311 single family lots, 24 single family condominiums, and 16 duplexes. 29 single family homes and 4 duplex units were approved to be constructed at Fox River Falls in 2024.


New homes in Fox River Falls subdivision in August 2024

Bella Vista Estates
A Final Plat was approved in 2024 for 76 single family lots in this subdivision located on the southeast side of Main Street, east of Town Line Road, and adjacent to Willow Springs Learning Center. Lots in Bella Vista Estates range in size from 15,063 to 166,391 square feet with an average lot size of 27,691 square feet. Building permits were issued for 9 single family homes and 26 duplex units at Bella Vista Estates in 2024. New homes in this subdivision will be featured in the 2025 MBA Parade of Homes.


Home construction at Bella Vista Estates, July 2024

Evergreen Fields
The Village approved a Final Plat for the fourth phase of this subdivision in 2024 creating 26 single family lots on the south side of Silver Spring Drive between Lannon Road and One Mile Road in southwest Menomonee Falls. These lots range in size from 9,360 square feet to 26,366 square feet with an average size of 12,366 square feet. The Village issued building permits for 18 new single family homes at Evergreen Fields in 2024.

Quietwood
The Village reviewed two Final Plat submittals for the Quietwood Subdivision in 2024 containing a total of 49 single family lots to the north of Lisbon Road and the east of One Mile Road. This subdivision will be developed in three phases, and it contains lots ranging in size from 15,000 square feet to 26,615 square feet. Grading and road construction on phase one and two began in 2024. The Quietwood Subdivision will also be featured in the 2025 MBA Parade of Homes.


A recently constructed single family home in the Evergreen Fields subdivision

Residential Development

Sandhill Meadow
18 single family homes were approved for construction in the Sandhill Meadow subdivision in 2024. This 51 lot development is located on lands near the southwest corner of the intersection of Silver Spring Drive and One Mile Road in southern Menomonee Falls. Lot sizes in this subdivision range from 10,028 square feet to 24,261 square feet with an average size of 12,875 square feet.

Grace Commons
The Village issued 18 building permits for duplexes in Grace Commons senior living facility in 2024, approving a total of 36 new condominium units. This phase of the development is being constructed to the south of the existing Grace Commons buildings which are located along County Line Road and Cross View Way in northern Menomonee Falls.

Sommersfield
Building permits were issued for 12 new single family homes in the Sommersfield subdivision in 2024. Sommersfield is a 29 lot subdivision which was approved in 2022 and is located to north of Silver Spring Drive on Clover Lane.

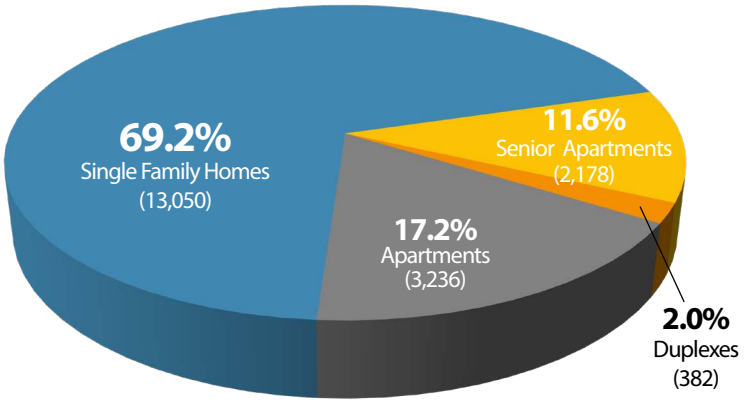
Duet East
A building permit was issued for the Duet East apartment building in 2024 on the north side of Main Street near the intersection with Jefferson Avenue/ Fond du Lac Avenue. This building will contain a total of 50 market rate apartments, and has a total construction value of $7.25 million.

Village Residential Overview
According to the Assessing Department, the Village's housing stock consists of 18,846 dwelling units. Single family homes and duplex buildings accounted for nearly 72 percent of these living units. Of the multi-family units in the Village, 39 percent are age-restricted to people 55 and older. 17 percent of the Village housing stock is found in non age-restricted multi-family units.


New duplex condos at Grace Commons


A new home in Sommersfield subdivision, August 2024

Housing Units in Menomonee Falls



Source: Village of Menomonee Falls Assessing Department and Dept. of Engineering & Development Department Services

Commercial Development

The Village reviews commercial projects from conceptual proposals through the issuance of occupancy permits. The pace of commercial development was slower (by number of projects) in 2024 than in 2023, but the value of commercial projects was higher. The Village issued building permits for 22 commercial projects – the lowest number since 2015. The total construction value of commercial projects approved in 2024 was **$14 million**, up from $8 million last year, with a significant portion of the total coming from Boucher Ford's new car dealership ($6.8 million), Jilly's Car Wash ($2.4 million), and the Wanaki Golf clubhouse addition ($1.2 million.)



Boucher Ford on Leon Road in February 2025

Boucher Ford

Gordie Boucher Ford is replacing their Main Street location with a new, 38,075 square foot dealership on Leon Road. The new building is located on Leon Road next to Woodman's. The building will have a service center, car wash, offices, storage, and a large showroom. Additionally, the new Boucher Ford will have four Level-3 EV Chargers available for public use upon opening.

Jilly's Car Wash

Construction moved forward on a 5,823 square foot full-service car wash on Appleton Avenue in 2024. This new facility will provide high quality car cleaning services, and it fills a gap in the Appleton Avenue commercial corridor. The estimated construction value of this project is $2.4 million.



Jilly's Car Wash on Appleton Avenue, February 2025

Wanaki Golf Course Clubhouse Addition

The $1.2 million clubhouse addition at Wanaki Golf Course represents a significant investment it the course's recreational and social amenities. The 7,300 square foot expansion includes new golf simulators, providing year-round training and entertainment for players of all skill levels. Designed to enhance the member experience, the upgraded facility will also feature modern gathering and special event spaces.

Commercial Development

Third Space Brewing
A newcomer to the Falls Mixed-Use development, Third Space Brewing brought its craft beer experience to an 4,896 square foot space in 2024. The brewery is expected to provide a vibrant destination for residents and compliment this development's blend of residential, retail, and commercial spaces.


Third Space Brewing, July 2024

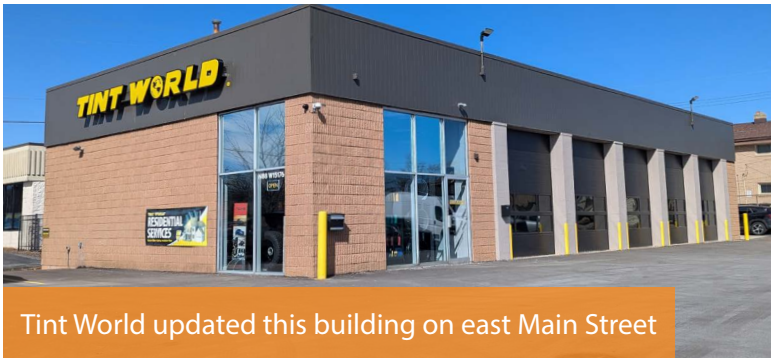
Pickleball Kingdom
A 60,220 square foot industrial building is being remodeled on Shawn Circle into a Pickleball Kingdom location. This will be the first dedicated indoor venue in Menomonee Falls for one of the country's fastest growing sports. The $769,000 project will create 17 fully lit courts, a stadium court, pro shop, and a full-service bar and grill. If you're new to pickleball and want to give it a swing, you can sign up for the Pickleball 101 class offered for beginners.



Pickleball Kingdom location on Shawn Circle

RAYUS Radiology
RAYUS Radiology is moving forward with a $350,000 upgrade to their MRI room within the Froedtert North Hills Center campus on Northfield Drive. This project features equipment upgrades and finish updates.

Remodels & Exterior Alterations
Dozens of smaller scale projects renovated existing commercial spaces, refreshed exteriors, or expanded tenant spaces/building footprints in 2024. Commercial remodels included projects by Tint World, R-K Associates of Waukesha, Waukesha State Bank, and Verizon Wireless. Collectively these projects have an estimated construction value of over **$3.7 million**.



Tint World updated this building on east Main Street


Wanaki Golf Course clubhouse addition as seen in February 2025

Institutional Development

Development activity for institutional projects was strong again in 2024 with the Village issuing 17 building permits for senior housing, infrastructure, school, church, and hospital projects totaling an estimated **$45.6 million** in construction value. Most of the construction value in this sector came from the Dickson Hollow Phase 2 senior housing building, the Highlands at Aero Park senior housing addition, and improvements at the Froedtert Menomonee Falls Hospital campus.



New Clerk Services counter at Village Hall

Dickson Hollow Phase 2
Construction moved forward in 2024 on a 228,641 square foot building at the Dickson Hollow senior housing development near the corner of Pilgrim Road and Lisbon Road in southern Menomonee Falls. The new building will provide high-quality, modern housing for seniors at a variety of care levels. This 118 unit apartment building will feature a club lounge, fitness center, and outdoor activity areas. The estimated construction value of this project is **$28.9 million**.



Dickson Hollow Phase 2, February 2025

Highlands at Aero Park Phase 3
The Village issued a building permit for a four-story, 52 unit addition to the Highlands at Aero Park 55+ apartment complex. The additional one and two-bedroom apartments will support an active and social lifestyle, and they are set to open in July 2025. This project will complete the latest wing of the approved 224 unit senior housing building at the Highlands at Aero Park. The project has an estimated construction value of **$14.5 million**.



Highlands at Aero Park addition, February 2025

Froedtert Menomonee Falls Hospital
Building permits were issued in 2024 for a first floor update project at the Froedtert Menomonee Falls Hospital campus. These projects included extensive mechanical, electrical, and plumbing updates as well as remodeling and finish updates throughout the first floor. Combined, the projects covered over 15,000 square feet and had an estimated construction value of **$1.4 million**.



Froedtert Menomonee Falls Hospital

Industrial Development

According to the Wisconsin Department of Revenue's 2024 Statement of Assessments, the Village of Menomonee Falls has the **5th highest manufacturing real estate assessed value** in Wisconsin. Menomonee Falls trailed only Milwaukee, Pleasant Prairie, Madison, and Green Bay in 2024 with a manufacturing assessed property value of over $356 million.

Wisconsin's Top Ten Manufacturing Assessed Real Estate Value Municipalities

Rank	Municipality	2020	2021	2022	2023	2024	Change	2024 Population
1	Milwaukee	$819.3M	$753.1M	$782.4M	$904.1M	$980.5M	8.5%	577,385
2	Pleasant Prairie	$218.1M	$222.3M	$279.8M	$485.7M	$570.8M	17.5%	22,034
3	Madison	$351.4M	$359.3M	$378.6M	$447.0M	$466.2M	4.3%	291,037
4	Green Bay	$385.6M	$352.6M	$431.9M	$443.0M	$443.6M	0.1%	106,962
5	**Menomonee Falls**	**$293.2M**	**$284.6M**	**$249.2M**	**$355.8M**	**$356.1M**	**0.1%**	**40,099**
6	Fitchburg	$285.7M	$279.8M	$324.2M	$307.8M	$354.4M	15.2%	35,125
7	Germantown	$234.4M	$244.0M	$233.4M	$233.8M	$324.5M	38.8%	20,991
8	Waukesha	$256.4M	$241.7M	$235.4M	$311.2M	$318.3M	2.3%	70,923
9	Janesville	$169.0M	$171.4M	$162.6M	$239.5M	$279.8M	16.6%	66,311
10	De Pere	$148.6M	$162.0M	$184.8M	$235.8M	$262.8M	11.4%	25,441

Source: WI Department of Revenue 2024 Statement of Assessments, WI Department of Administration 2024 Municipal Populations

Menomonee Falls is one of the most significant manufacturing hubs in Wisconsin and is home to a number of industry leading companies. The Village continued to be a preferred location for manufacturing development in 2024 with building permits issued for 33 industrial projects totaling **$28.7 million** in construction value.



Alto-Shaam Inc. in February 2025

Alto-Shaam Inc.
A building permit was issued in 2024 for a 128,850 square foot addition to the existing Alto-Shaam global headquarters located on Water Street and Falls Parkway in northeastern Menomonee Falls. There will be office space, warehousing, shipping, and a cutting-edge research and development lab within the building addition. The estimated construction value of this project is **$10.8 million**.

Industrial Development

Luther Group Industrial Building
A building permit was issued in 2024 for a 101,800 square foot speculative industrial building to be built on former Kohl's property off of Silver Spring Drive. This project had an estimated construction value of **$5.3 million** and construction is currently underway.


Luther Group industrial building in early 2025

Wacker Neuson
The Village issued a building permit in 2024 for a **$1.9 million**, 5,000 square foot building to the west of the existing Wacker Neuson facility. The new building and parking lot will be used for inspecting, cleaning, and quality checks on finished products after manufacturing. The building and the associated outdoor finished product lot were completed as a first phase of Wacker Neuson's planned facility expansion in Menomonee Falls.


Wacker Neuson in Feb, 2025

Wisconsin P & P Amusement
Construction moved forward in 2024 on a new 10,905 square foot building on Campbell Drive in southeastern Menomonee Falls. The facility will be used for the repair, storage, and distribution of arcade games. The new building will accommodate up to 12 employees, and the estimated construction value of the project was **$1.9 million**.



Wisconsin P & P Amusement in early 2025

Callenor Company
The Village issued a building permit in 2024 for the construction of two additions (totaling 12,056 square feet) to Callenor Company's industrial building on Kohler Lane in southern Menomonee Falls. This project had an estimated construction value of **$1.5 million**.


Callenor Company addition rendering

2024 Planning Projects

Centennial Plaza
This public plaza at the corner of Main Street and Appleton Avenue was reconstructed in 2025 to better accommodate downtown events with shade structures, a food truck/trailer area, lighting installations, electrical service updates, a raised platform for small performances, lots of new seating, and a new flag pole (courtesy of American Legion Post #382).

Centennial Plaza officially re-opened for the Christmas Tree lighting and the Falls Christkindl Market in late 2024, and it is expected to be a hub for Downtown BID events in the coming year. Engineering & Development staff developed the design concept, coordinated the project, and secured a $50,000 WEDC grant for this project.


Centennial Plaza platform and shade structure in late 2024

2024 Community Survey & Public Input Map
Staff developed a community survey in 2024 to gather input from residents and stakeholders about future development and the future of the Village's parks and trails. The survey was launched online and designed to be completed in around 10 - 15 minutes. Paper copies of the survey were also available. Staff ultimately collected 2,745 survey responses over a 3.5 month period. The Village also partnered with MSA Professional Services Inc. to launch a Public Input Map which allowed stakeholders to identify assets and potential improvements on a map of the community. 625 comments were submitted on the interactive map.



CORP and Comprehensive Plan Updates
Engineering and Development staff worked with the Plan Commission and Village Board to update two long range plans in 2024. The CORP (Comprehensive Outdoor Recreation Plan) is a five year plan which provides direction for future outdoor recreational improvements and ensures DNR Stewardship Grant eligibility. The Comprehensive Plan (as required by State law) establishes the Village's long-term vision for development and growth. The CORP Update is expected to adopted in early 2025 and the Comprehensive Plan Update in late summer or fall.


Village Park great lawn in summer 2024

2024 Development Numbers

Approved Building Permits

192	849
New Construction	Alteration/Renovation

Conditional Use Permits

2	1
Issued	Amended

Rezoning Amendments

Approvals	6

Final Plats

Approvals	5

Preliminary Plats

Approvals	1

Comprehensive Plan Amendments

Land Use	4

Architectural Control Board

Appearances	27

Zoning Board of Appeals

Appearances	6

Certified Survey Maps

Approvals	5

Miscellaneous Development Approvals

- 2 Planned Residential Developments
- 1 Conceptual Review
- 3 Lighting Exceptions
- 1 Sign Exception
- 4 Zoning Code Amendments
- 2 Right of Way Vacations

Other Permits

- 62 Business Occupancy Permits
- 121 Sign Permits
- 193 Zoning Permits
- 277 Engineering Permits (Driveway, Sidewalk, Curb)
- 3,278 Mechanical Permits (Electrical, Plumbing, HVAC)

Miscellaneous Development Initiatives

- Created Housing Affordability reports
- Communicated development updates on website and newsletter platforms

The total fee revenue for 2024 Engineering & Development permits and reviews was **$2,130,222** (not including impact fees)

A Collaborative Development Process

The work of the Department of Engineering & Development Services is just one part of a collective effort to promote high-quality development for the benefit of the entire community. Our development process relies on the ongoing commitment of Village Board members and volunteers serving on the Plan Commission, the Architectural Control Board, and the Zoning Board of Appeals.

Development outcomes also rely on the efforts of homeowners, businesses, developers, and contractors (with input from the public) who complete projects across the Village. New development and redevelopment projects in 2024 added value throughout Menomonee Falls. Below are a few more images commemorating noteworthy recent projects.



One of the new Tennessen Flats apartment buildings completed as part of the Falls Mixed-Use project



This commercial building was completed in 2024 at the corner of Good Hope Road & Appleton Avenue



The new Laser Center facility on Main Street and Old Orchard Road



The Chocolate Factory opened a restaurant on Main Street near the Mill Pond and Lepper Dam falls in 2024



Water main replacement on Menomonee Avenue in 2024

Looking Ahead to 2025

Residential Outlook

The pace of single family home construction increased in Menomonee Falls in 2024, and it is expected to remain strong throughout the year ahead. With over 250 available lots and preliminary approvals for hundreds more, the Village will have more than enough inventory to meet the demand for new home construction in 2025. In the first two months of this year, the Village issued building permits for 38 single family homes and 2 duplex units, which puts the Village on pace to build well over 150 single family homes in 2025. The 50 unit Duet East apartment project will continue to move forward on east Main Street, and senior projects are expected to be completed at Dickson Hollow and the Highlands at Aero Park. The Courtyard at Menomonee Falls is expected to break ground on a 116 unit senior housing project in 2025.

The Village approved five Final Plats in 2024 creating 166 new single-family lots



Business Development

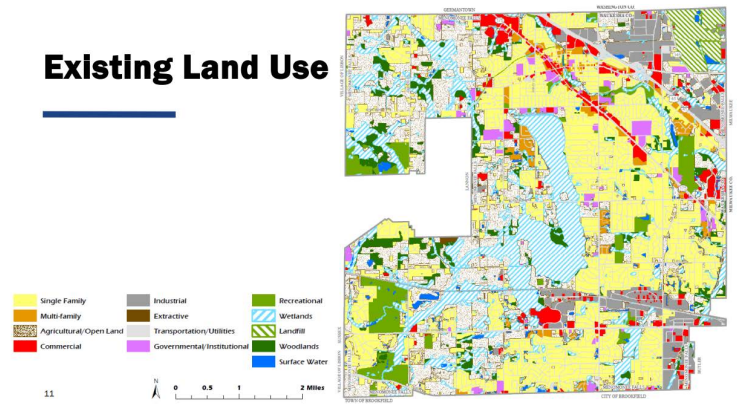
The Village approved plans for a 90,869 square foot industrial building at the corner of Good Hope Road and 124th Street in 2024, and construction is expected to move forward in 2025. Boucher Ford has received approval to expand vehicle inventory parking for their new facility on Leon Road, and they have submitted plans for a building addition/re-use of their existing dealership on Main Street. Two new restaurants are expected to open in downtown Menomonee Falls in 2025, and new commercial tenants are anticipated for the Falls Mixed-Use site. The Village is also anticipating a building expansion proposal for Wacker Neuson America and the opening of two indoor pickleball businesses.

Rendering of the Good Falls Business Center project



2025 Comprehensive Plan Update

Village staff will work with the Plan Commission and Village Board to complete an update to the Village's long range plan for growth and development in 2025. The updated Comprehensive Plan will guide the future of Menomonee Falls planning (with a 20 year vision) and provide direction for the Village's zoning, subdivision, and official mapping ordinances. Plan elements will be consistent with the Wisconsin "Smart Growth" law. Staff anticipate adoption of this plan in the second half of 2025.



Future land use is one of nine required plan elements