

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, April 21, 2025

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

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

Absent: Trustee Brad Jubber; Trustee Joel Stueland

Staff Present: Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Director of Engineering and Development Tom Hoffman; Police Chief Mark Waters

REPORTS AND PRESENTATIONS

Police Department Quarterly Report

Report was given by Mark Waters, Police Chief.

Presentation on the following topics:

- **Sixth Annual Waste Management Curbside Bulk Item Collection Event Scheduled for May 5 through May 9, 2025**
- **The 16 Annual Menomonee Falls River Cleanup Event Scheduled for Saturday, April 26, 2025**
- **Arbor Day/Bird City Observance Event on Friday, April 25, 2025 at 10:00 a.m. at John Taylor Park**

The presentation was given by Director of Engineering and Development, Tom Hoffman.

CONSENT AGENDA

Motion by Trustee Katie Kress, second by Trustee Ann Lessila to approve the consent agenda as written.

Approval of minutes from previous meetings held on March 3rd, 2025.

Resolution Establishing April 25, 2025 as Arbor Day in the Village of Menomonee Falls.
(Resolution No. 1476-R-25)

Resolution Establishing April 25, 2025 as World Migratory Bird Day in the Village of Menomonee Falls. (Resoution No. 1477-R-255)

Application for an Unenclosed Premise Permit for the Belly Up Bar (Parking Lot) located at N88W18384 Christman Rd. for August 9, 2025. (No Police Concerns)

Application for an Unenclosed Premise Permit for Abler's Whiskey Corners (Parking Lot) located at W220N6410 Townline Rd. for June 21, 2025. (No Police Concerns)

Application for Successor of Agent from Pilgrim Spring Gas, LLC, for Karl's Country Mart located at N56W15654 Silver Spring Dr., Kevin Glendinning - New Agent for the 2024-2025 Class "A" Fermented Malt Beverage and "Class A" Liquor License. (No Police Concerns)

Application for Successor of Agent from Karl's Country Market, Inc., for Karl's Country Market located at W156N5645 Pilgrim Rd., Kevin Glendinning - New Agent for the 2024-2025 Class "A" Fermented Malt Beverage and "Class A" Liquor License. (No Police Concerns)

Application for a 2024-2025 Class "B" Fermented Malt Beverage and "Class B" Liquor License from Pickleball Sports, LLC, Douglas Reigle - Agent, for Pickleball Kingdom located at N58W14900 Shawn Cir. subject to Fire Department, Building Department & Health Department Approvals. (No Police Concerns)

Application for a 2024-2025 Class "B" Fermented Malt Beverage and "Class B" Liquor License from Jam5 LLC, Jennifer Matovich - Agent, for DJs Clubhouse located N81W15180 at Appleton Ave subject to Fire Department, Building Department & Health Department Approvals. (New Licensee) (No Police Concerns)

Application for a 2024-2025 Class "B" Fermented Malt Beverage and "Class B" Liquor License from Cynthia L Abler LLC, Cynthia Abler - Agent, for Abler's Whiskey Corners located at W220N6410 Townline Road subject to Building Department Approval. (New Licensee) (No Police Concerns)

Application for an Unenclosed Premise Permit for the Historical Society at Old Falls Village Park located at N96W15791 County Line Road, per dates attached. (No Police Concerns)

Application for a Temporary Class "B" Fermented Malt Beverage License for the Historical Society at Old Falls Village Park located at N96W15791 County Line Road, per dates attached. (No Police Concerns)

Vote: 5 - 0 Motion Carried

PUBLIC COMMENT

Village President Walz opened the public comment portion of the meeting. There was no one present wishing to speak. Public comment was closed at 6:59 p.m.

COMMITTEE AND COMMISSION REPORTS

PLAN COMMISSION

Approval of a resolution approving a Certified Survey Map to combine lots 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 Trustee Paul Tadda, second by Trustee Katie Kress to approve a Resolution approving a Certified Survey Map to combine lots 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.

Vote: 5 - 0 Motion Carried

NEW BUSINESS

Resolution approving the name change of "Municipal" Park to "Library" Park at the Civic Campus at W156N8480 Pilgrim Road identified by Tax Key Number 42.964.001.

Motion by Trustee Paul Tadda, second by Trustee Katie Kress to approve a Resolution approving the name change of "Municipal" Park to "Library" Park at the Civic Campus at W156N8480 Pilgrim Road identified by Tax Key Number 42.964.001. (Resolution No. 1478-R-25)

Vote: 5 - 0 Motion Carried

Ordinance Repealing Ordinances 7661-O19 and 762-O19 Regarding Plan Commission Appointments

Motion by Trustee Paul Tadda, second by Trustee Katie Kress Approval of an Ordinance Repealing Ordinances 7661-O19 and 762-O19 Regarding Plan Commission Appointments. (Ordinance No. 927-O-25)

Vote: 5 - 0 Motion Carried

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

- **General Government Committee: Paul Tadda (Chair), Ann Lessila, and Brad Jubber**
- **Utilities and Public Works Committee: Katie Kress (Chair), Matthew Hayes, and Joel Stueland**
- **Board of Review (new appointment): Matthew Hayes**
- **Business Improvement District Board: Katie Kress**
- **Community Development Authority: Brad Jubber and Matthew Hayes**
- **Library Board: Ann Lessila**

Motion by Trustee Paul Tadda, second by Trustee Ann Lessila to approve the Village President's Appointments of Trustees to the following Boards and Committees:

- General Government Committee: Paul Tadda (Chair), Ann Lessila, and Brad Jubber
- Utilities and Public Works Committee: Katie Kress (Chair), Matthew Hayes, and Joel Stueland
- Board of Review (new appointment): Matthew Hayes
- Business Improvement District Board: Katie Kress
- Community Development Authority: Brad Jubber and Matthew Hayes
- Library Board: Ann Lessila

Vote: 5 - 0 Motion Carried

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

- **Re-Appointment of Ryan Shortridge to Architectural Control Board; term to expire in April 2028**
- **Re-Appointment of Patricia Stoller to Architectural Control Board; term to expire in April 2028**
- **Re-Appointment of Paul Porter to Board of Review; term to expire in April 2030**
- **Re-Appointment of Paul Curtiss to Plan Commission; term to expire in April 2028**
- **Re-Appointment of Earl Petermann to Zoning Board of Appeals; term to expire in April 2028**
- **Re-Appointment of Brian Schneider to Zoning Board of Appeals; term to expire in April 2028**

Motion by Trustee Paul Tadda, second by Trustee Ann Lessila to approve the Village President's re-appointments of citizen members to Village Boards and Commissions:

- Re-Appointment of Ryan Shortridge to Architectural Control Board; term to expire in April 2028
- Re-Appointment of Patricia Stoller to Architectural Control Board; term to expire in April 2028
- Re-Appointment of Paul Porter to Board of Review; term to expire in April 2030
- Re-Appointment of Paul Curtiss to Plan Commission; term to expire in April 2028
- Re-Appointment of Earl Petermann to Zoning Board of Appeals; term to expire in April 2028
- Re-Appointment of Brian Schneider to Zoning Board of Appeals; term to expire in April 2028

Vote: 5 - 0 Motion Carried

Village President's new appointment of Joshua LaDue to the Police and Fire Commission to fill the seat of Carl Bahneman, term to expire in April 2030.

Motion by Trustee Ann Lessila, second by Trustee Katie Kress to approve the Village President's new appointment of Joshua LaDue to the Police and Fire Commission to fill the seat of Carl Bahneman, term to expire in April 2030.

Vote: 5 - 0 Motion Carried

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

- **Appointment of Michael Dybicz to the Library Board to fill the seat vacated by Carole McGibany, term to begin in June 2025 and expire in June 2028.**
- **Appointment of Scott Habegger to the Library Board to fill the seat vacated by Matthew Forner, term to begin in June 2025 and expire in June 2027.**
- **Re-appointment of David Muñoz to the Library Board as the representative of the School District of Menomonee Falls, term to expire in June 2026.**

Motion by Trustee Ann Lessila, second by Trustee Katie Kress to approve the Village President's appointments and re-appointments to the Library Board:

- Appointment of Michael Dybicz to the Library Board to fill the seat vacated by Carole McGibany, term to begin in June 2025 and expire in June 2028.
- Appointment of Scott Habegger to the Library Board to fill the seat vacated by Matthew Forner, term to begin in June 2025 and expire in June 2027.
- Re-appointment of David Muñoz to the Library Board as the representative of the School District of Menomonee Falls, term to expire in June 2026.

Vote: 5 - 0 Motion Carried

Annual Election of Village Trustee to the Plan Commission

Trustee Kress nominates Trustee Paul Tadda to serve on the Plan Commission Board.

President Jeremey Walz called a vote on the nomination.

Vote: 5 - 0 Motion Carried

Adjournment

Motion by Trustee Matthew Hayes, second by Trustee Katie Kress to adjourn.

Vote: 5 - 0 Motion Carried

The Village Board meeting adjourned at 7:11 p.m.



Village Board - Regular

4. a.

Meeting Date: 04/21/2025

Topic: Police Department Quarterly Report

From: Jean Szczygieski, Administrative Assistant

Department: Police Department

Presenter: Police Chief Mark Waters

Information

Subject:

Police Department Quarterly Report

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

No file(s) attached.



Village Board - Regular

4. b.

Meeting Date: 04/21/2025

Topic: Presentation on Arbor Day, Bird City, Curbside Bulk Item Collection and Menomonee Falls River Cleanup

From: Tom Hoffman, Director of Engineering & Development

Department: Engineering Services

Information

Subject:

Presentation by Director of Engineering and Development, Tom Hoffman, on the following topics:

- Sixth Annual Waste Management Curbside Bulk Item Collection Event Scheduled for May 5th through May 9th, 2024
- The 16th Annual Menomonee Falls River Cleanup Event Scheduled for Saturday, April 26, 2025
- Arbor Day/Bird City Observance Event on Friday, April 25, 2025 at 10:00 a.m. at John Taylor Park

Background Information:

Fourth Annual Curbside Bulk Item Collection Event

To be held May 5, 2025, through May 9, 2025

Residents must contact WM Customer Service in advance to schedule collection of bulk items At least 7 days in advance, but not earlier than 21 days in advance (April 14th through May 2nd)

By Phone:(262) 251-4000

By E-mail: wmeservice@wm.com

Or By Live Chat: www.wm.com

*Items must be placed by the curb no later than 6:00 a.m. on Monday, May 5th

*Bulk items must be able to be handled and loaded by 2 people

*Limited to two (2) bulk items per Household

*No cost to Residents during this curbside bulk collection event only

*Excludes hazardous waste and any waste prohibited from being received at the landfill (yard waste, tires, electronics, etc.)

*A list of items can be found at:

*List of items at: www.menomonee-falls.org/650/bulk-trash

2024 Milwaukee Riverkeeper Spring Cleanup

Who: Everyone - Families, groups, non-profits, businesses...

What: Trash and debris removed from our natural areas. Organized by Milwaukee Riverkeeper.

When: 8-12:00 p.m. on Saturday, April 26th

Where: Village parks and natural areas

Why: Keep trash and other debris out of the waterways. Every bit we can do will improve our waterways.

Online at: <http://www.menomonee-falls.org/535/River-Cleanup>

Arbor Day/Bird City Observance Event

On Friday, April 25, 2025 at 10:00 a.m. at John Taylor Park, the Village will be planting a tree in observance of Arbor Day and World Migratory Bird Day in the Village of Menomonee Falls. Free tree seedlings will be handed out to attendees while supplies last.

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

2025 Bulk,RiverClean & Arbor Presentation 1

Waste Management Curbside Bulk Item Collection Event

River Cleanup Event

Arbor Day/Bird City Observance

April 21, 2025

Sixth Annual Waste Management Curbside Bulk Item Collection Event

May 5, 2025 through May 9, 2025

Village of Menomonee Falls
and

Waste Management of Wisconsin, Inc.



Curbside Bulk Item Collection Event

- * Bulk Items

- * Items that don't fit in the garbage cart
- * Exceed 4 ft. in length
- * Exceed 60 lbs. in weight
- * Does NOT include Hazardous Waste, Yard Waste, Tires or Electronics

Curbside Bulk Item Collection Event

* 3 Options for Residential Bulk Item Collection

- * Schedule bulk collection anytime with WM
 - * WM will bill residents \$25 per bulk item collected

or

- * Annual Drop-off Event at WM on County Line Road
 - * No Cost to Residents
 - * Saturday, October 4th, 2025

or

- * Annual Curbside Collection Event
 - * No Cost to Residents
 - * May 5th through May 9th, 2025



Curbside Bulk Item Collection Event

- * **Annual Curbside Bulk Item Collection Event**
 - * 2025 Curbside Collection Event **May 5, 2025 to May 9, 2025**
 - * Residents **must** contact WM Customer Service to schedule collection of bulk items
 - * At least 7 days in advance, but not earlier than 21 days (April 14th through May 2nd)
 - * Items must be placed at curb no later than 6:00 a.m.
 - * Bulk items must be able to be handled by 2 people
 - * Limited to two (2) bulk items per residential household
 - * No cost to Residents
 - * Excludes hazardous wastes and any waste prohibited from being received at the landfill (electronics, etc.)
 - * List of items at: www.menomonee-falls.org/650/bulk-trash

Acceptable Items for Collection

- ✓ Furniture such as couches, chairs, beds, mattresses and metal furniture
- ✓ Baby/child car seats
- ✓ Basketball goal – Remove concrete base & cut to 6 ft. or less; concrete will not be collected; take to construction demolition landfill or full service recycling center
- ✓ Bathtubs – 60 lbs. or less; 6 ft. or less; if larger than 6 ft., must cut in half. (no cast iron tubs)
- ✓ Bed frames - dismantle
- ✓ Beds (metal) – dismantle
- ✓ Bikes
- ✓ Box springs
- ✓ Carpet – Roll & cut no longer than 4ft.; no more than 60 lbs.
- ✓ Carts (metal) – no grocery carts
- ✓ Couches
- ✓ China cabinet hutches – Empty; tape the glass
- ✓ Chairs
- ✓ Chests – Empty
- ✓ Desks- Empty
- ✓ Doors – Tape glass, if applicable
- ✓ Dressers – Empty
- ✓ Entertainment centers – Empty; tape glass, if applicable
- ✓ Fireplace inserts – Remove bricks; no bricks collected
- ✓ Floor coverings – includes carpet & padding installed by homeowners only; roll carpet & padding; 4 ft. or less; no more than 60 lbs.
- ✓ Garbage cans – tag with a note indicating to take the can
- ✓ Glass doors, windows, table inserts – using tape, make an X over the glass and place it at curbside
- ✓ Grills – Remove propane tanks; 60 lbs. or less; no commercial grills
- ✓ Gutters – 4 ft. or less
- ✓ Hampers – Empty
- ✓ Landscape timbers – Cut to 4-6 ft. or less; no railroad ties. No treated wood
- ✓ Linoleum – Roll & cut no longer than 4 ft.; no more than 60 lbs.
- ✓ Loveseat
- ✓ Mattresses
- ✓ Patio furniture
- ✓ Pool covers – Folded; only folded cover 60 lbs. or less will be collected
- ✓ Push lawnmowers – Remove fluids; remove battery if applicable
- ✓ Toilets – Clean & empty
- ✓ Toys (large)

Items NOT Acceptable for Collection

- ✗ Electronic Waste: please note: televisions and computers and related computer equipment are banned from landfills in Wisconsin. This includes CPUs, laptops, monitors, printers, printer/fax/scan devices, mice and keyboards; and all televisions, including flat-panel televisions, projection televisions and televisions with picture tubes
- ✗ Any materials resulting from work performed by a commercial contractor
- ✗ Automobile parts including motors, tires, rims, doors, fenders, car seats, batteries and bumpers
- ✗ Bricks
- ✗ Brush
- ✗ Building/Construction Materials
- ✗ Cardboard boxes. Please cut down to 3 feet by 3 feet (or smaller) pieces and place in the recycling cart for collection
- ✗ Central air conditioning or heating units
- ✗ Ceramic tile
- ✗ Chain link fences
- ✗ Cinderblocks
- ✗ Concrete
- ✗ Dirt
- ✗ Duct or sheet metal materials
- ✗ Fence posts with concrete attached
- ✗ Fire – damaged items
- ✗ Glass
- ✗ Grocery carts
- ✗ Household trash
- ✗ Floor coverings (except carpet/padding installed or removed by homeowner)
- ✗ Marble or simulated marble countertops
- ✗ Nails or boards with protruding nails
- ✗ Oil drums
- ✗ Paint & other hazardous waste
- ✗ Plaster
- ✗ Propane/oxygen tanks
- ✗ Railroad tires
- ✗ Rocks
- ✗ Roofing materials, shingles
- ✗ Sand
- ✗ Sheetrock
- ✗ Shingles
- ✗ Soil
- ✗ Tires
- ✗ White Goods/large appliances (washers, dryers, refrigerators, stoves/ovens, dish washers, freezers, dehumidifiers, microwaves)
- ✗ Yard Waste

Any item that is too large for the truck, or is too bulky for 2 people to load safely will not be collected.

For any item not listed above, please contact WM at (262) 251-4000 for information on whether your item will be eligible for collection as part of this curbside collection event.



Curbside Bulk Item Collection Event

- * Contact Waste Management to Schedule your Bulk Item Collection during this Event.

- * Must contact WM between April 14th and May 2nd :

Waste Management Customer Service

CALL: (262) 251-4000

LIVE CHAT: www.wm.com

EMAIL: wmeservice@wm.com

2025

BULK CURBSIDE COLLECTION

**Monday-Friday
May 5-May 9**

VILLAGE OF
**Menomonee
Falls**

The Village of Menomonee Falls in coordination with Waste Management is conducting an Annual Curbside Pick-Up of Bulk Items at no charge to residents. Bulk items are items that do not fit into a garbage cart or exceed four (4) feet in length and/or 60lbs in weight.

- ⇒ Residents who choose to participate **MUST CONTACT** Waste Management Customer Service between April 14 and May 2 to schedule their bulk item collection (**limit 2 items per household**). WM Contact Info is listed below.
- ⇒ Residents will be required to have their bulk item(s) placed at the curb by 6:00am on Monday, May 5. All items must be able to be loaded by two (2) people. Items may be picked up any day during the collection week.
- ⇒ Acceptable items include general household bulk items excluding yard waste, tires, and electronics. Please visit [menomonee-falls.org/bulk items](https://www.menomonee-falls.org/bulk-items) or contact Waste Management for a list of acceptable items.



PHONE: (262) 251-4000
EMAIL: WMESERVICE@WM.COM
LIVE CHAT: WWW.WM.COM



30TH
ANNUAL

MILWAUKEE RIVERKEEPER SPRING CLEANUP



VILLAGE OF Menomonee Falls



SATURDAY, APRIL 26



9:00 AM - NOON



**ROTARY PARK PAVILION:
N86W14230 W FOND DU LAC AVE.**

SITE CAPTAINS: TANNER MAYNARD, BECIE JONES, & CHRISTY PONIEWAZ

JOIN US FOR A COMMUNITY CLEANUP WITH YOUR FRIENDS AND FAMILY! GLOVES, BAGS, SUPPLIES, AND A FREE T-SHIRT WILL BE PROVIDED!

SCAN QR CODE FOR REGISTRATION



#MRKCleanup30

16th Annual River and Park Cleanup - Saturday, April 26th

We need your help, again!

There are 28 public sites to help cleanup including parks, natural areas, ponds and roadways.



2025 River and Park Cleanup

Who: Everyone - Families, groups, non-profits, businesses...

What: Trash and debris removed from our natural areas. Organization provided by Milwaukee Riverkeeper.

When: 9 a.m. to noon on Saturday, April 26th

Where: Village parks and natural areas

Why: Keep trash and other debris out of the parks and waterways.

Sign up today!

Online at: <http://www.menomonee-falls.org/535/River-Cleanup>
Receive voluntary service hours certificate.



VILLAGE OF
**Menomonee
Falls**

 **MILWAUKEE
RIVERKEEPER®**
PROTECT | RESTORE | CONNECT | ADVOCATE

Arbor Day/Bird City Observation

Arbor Day/Bird City

Tree Planting
at John Taylor Park
Friday, April 25, 2025
10:00 a.m.





Village Board - Regular

5. a.

Meeting Date: 04/21/2025
Topic: Approval of Meeting Minutes
From: Amy Dishinger, Village Clerk
Department: Clerk Services
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

Approval of minutes from previous meetings held on March 3rd, 2025.

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of minutes from previous meetings held on March 3rd, 2025.

Attachments

3.3.25 Committee of the Whole Minutes
3.3.25 Village Board Minutes

DRAFT

Village of Menomonee Falls, Wisconsin

COMMITTEE OF THE WHOLE MEETING

MINUTES

Monday, March 3, 2025

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

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

Staff Present: Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Chief of Police Mark Waters; Director of Engineering and Development Tom Hoffman; Fire Chief Joe Pulvermacher

Presentation of the Study Results for the Expansion & Modernization of the Police Department in the Village Hall and the construction of a Public Safety Training Facility.

The presentation was given by Andrew Mayo with AIA, FGM Architects, Thomas Hoffman, PE, Director of Engineering & Development, Mark Waters, Police Chief and Joe Pulvermacher, Fire Chief.

ADJOURNMENT

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

Vote: 6 - 0 Motion Carried

The Committee of the Whole adjourned at 6:17 p.m.

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

DRAFT

Village of Menomonee Falls, Wisconsin

BOARD OF TRUSTEES MEETING

MINUTES

Monday, March 3, 2025

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

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

Staff Present: Village Manager Mark Fitzgerald; Village Attorney Adam Koenings; Village Clerk Amy Dishinger; Director of Engineering and Development Tom Hoffman; Police Chief Mark Waters; Village Planner Amy Bennett; Information Technology Manager Chris McDowell

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to move item 7a to this portion of the meeting.

Vote: 7 - 0 Motion Carried

PUBLIC HEARINGS

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

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

Max Wittlin, W144N7042 Terrace Dr.

Comments: Max Wittlin owner of Wittlin's Service, stated that when Wittlin's made an addition about 5 years ago, they were held to a specific standard. He stated it took 18 months to get approval after having to talk to all their neighbors and those in the area. He hopes the board will hold them to the same standard as those who have built around them.

John Niebler, N94W21825 Schlei Rd.

Comments: Niebler has been a longtime resident of the Village. His father started their family law firm here in the 1960s. Niebler has an issue with the Architectural Control Board, stating that the proposed building is harmonious with the surrounding buildings. He feels this new building will depreciate the value of the surrounding buildings. He does not believe the zoning is appropriate as there are no other properties zoned C-5 in the area. This is not consistent of the land use in the area. He believes it is a violation of the Ordinances of the Village.

James Carrig, N94W17900 Appleton Ave.

Comments: Carrig is partners with John Niebler and Robert Pyzyk in Riverview Partnership LLP. Carrig stated he feels this is spot zoning and stated the lot size and land use is why he feels this way. His other concerns include the increased noise and traffic concerns added if this proposed item gets passed.

Robert G Pyzyk, N94W17900 Appleton Ave.

Comments: Pyzyk is a colleague of John Niebler and James Carrig. He has practiced for 50 years here. When constructing their current site, it was made sure that they used local building materials, including Lannon stone and brick, to make the building timeless and significant to the area. They met with the neighboring business owners to make sure it was, by Village Ordinances, aesthetically pleasing, complementary and harmonious.

Kurt Walkschmidt, N94W17937 Appleton Ave.

Comments: Walkschmidt is directly across the street from the proposed project. His concerns include the design to be flat roofed as it does not match architecturally with the surrounding businesses and space for cars to be parked on this lot is under what is actually needed. His final concern is the traffic flow to allow cars to enter this property safely with the U-turns that are currently happening and the additional U-turns that will occur with the addition of this business' traffic.

Suzanne Carnney, N80W17431 Robin Cir.

Comments: Carnney leases a space in the building next door. She is concerned about the traffic and U-turns that are happening currently will increase. She is also concerned about the look of the proposed building.

There was no one else wishing to speak. The public hearing was closed at 7:00 p.m.

Action Item:

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

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

Vote: 0 - 7 Motion Failed

CONSENT AGENDA

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

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

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

Vote: 7 - 0 Motion Carried

PUBLIC COMMENT

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

Donald Neumann, W141N5138 Ridgeway Ln. - Subject: Harassment, Trespassing and Spying

Comments: Nuemann spoke to the board about the disputes between him and his neighbors. He stated he has gone to the police, nothing has stopped the disputes. He is asking for help.

Felicia Neumann, W141N5138 Ridgeway Ln. - Subject: Light, Noise, Trespass and Harassment

Comments: Neumann stated it's been 8 years of neighbor disputes. Neumann stated the different types of nuisances that his neighbors are causing to their home. Neumann is hoping for a peaceful resolution.

There was no one else wishing to be heard. The public comment period closed at 6:39 p.m.

Motion by Trustee Steve Taggart, second by Trustee Joel Stueland to proceed with item 7a. to this portion of the meeting.

Vote: 7 - 0 Motion Carried

REPORTS AND PRESENTATIONS

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

The presentation was given by Mark Fitzgerald, Village Manager, Adam Koenings, Village Attorney and Mark Waters, Chief of Police.

COMMITTEE AND COMMISSION REPORTS

UTILITIES AND PUBLIC WORKS COMMITTEE

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

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve the Award of Contract for Fiber Optic Construction - Village Park and Menomonee Falls - Project Nos 64078 & 72092 to Deluca and Tobin, Inc in the amount of \$298,646.88, and increase the total funding for the Village park project to \$261,500 for \$30,000 coming from water impact fees and \$231,500 coming from the general obligation debt.

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to amend the motion to read that the \$30,000 will come from utility borrowing fees instead of water impact fees.

Vote: 7 - 0 Motion Carried

A vote was taken on the motion as amended.

Vote: 7 - 0 Motion Carried

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

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve the Award of Contract for Grand Avenue Water Main Relay, Storm Sewer and Street Reconstruction - Woodlawn Drive to Bugline Trail, Project No. 41240 to All-Ways Contractors Inc in the amount of \$1,142,023.65.

Vote: 7 - 0 Motion Carried

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

Motion by Trustee Katie Kress, second by Trustee Steve Taggart to approve the Award of Contract for the Theodore Avenue Water Main and Sewer Lateral Replacement Project from Jacobson Drive to Ann Avenue, Project No. 72085 to MJ Construction in the amount of \$775,953.00.

Vote: 7 - 0 Motion Carried

ADJOURNMENT

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

Vote: 7 - 0 Motion Carried

Village Board adjourned at 7:54 p.m.

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



Village Board - Regular

5. b.

Meeting Date: 04/21/2025

Topic: Resolution Establishing April 25, 2025 as Arbor Day in the Village of Menomonee Falls.

From: Tom Hoffman, Director of Engineering & Development

Department: Engineering Services

Date of Village Board 04/21/2025

Action (if required):

Information

Subject:

Resolution Establishing April 25, 2025 as Arbor Day in the Village of Menomonee Falls.

Background Information:

The Village of Menomonee Falls has been designated as a Tree City USA by the Arbor Day Foundation for 25 Years. Requirements for Continuing our Tree City USA Designation in 2025 include the following:

A Tree or Park Board

A Tree Care Ordinance

A Forestry Budget of at least \$2 per capita.

And An Observance of Arbor Day.

Key Issues for Consideration:

In recognition of Arbor Day and International Migratory Bird Day, the Village will be planting a tree at John Taylor Park at 10:00 a.m. on Friday, April 25, 2025.

Action By Committee or Village Board:

Staff Recommends Adoption of the Resolution Establishing April 25, 2025, as Arbor Day in the Village of Menomonee Falls.

Attachments

2025 Arbor Day Resolution 1

Village of Menomonee Falls Resolution No. ?????

RESOLUTION ESTABLISHING APRIL 25, 2025 AS ARBOR DAY IN THE VILLAGE OF MENOMONEE FALLS

WHEREAS, In 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this special day, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper products, wood for construction projects, fuel for our fires, and beauty in our neighborhoods, and

WHEREAS, trees, increase property values, enhance the economic vitality of our Business Areas and beautify our communities, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, for 24 years the Village of Menomonee Falls has been recognized as a Tree City USA by The National Arbor Day Foundation and the Village desires to continue its tree planting practices,

NOW, THEREFORE, I, Jeremy Walz, Village President of the **Village of Menomonee Falls**, do hereby proclaim **April 25, 2024**, as

ARBOR DAY

in the Village of Menomonee Falls, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to promote the well-being of this and future generations.

Adopted by the Board of Trustees of the Village of Menomonee Falls this 21st day of April, 2025.

By: _____
Jeremy Walz, Village President

Attest: _____
Amy Dishinger, Village Clerk



Village Board - Regular

5. c.

Meeting Date: 04/21/2025
Topic: Bird City 2025
From: Tom Hoffman, Director of Engineering & Development
Department: Engineering Services
Date of Village Board: 04/21/2025
Action (if required):

Information

Subject:

Resolution Establishing April 25, 2025 as World Migratory Bird Day in the Village of Menomonee Falls.

Background Information:

Created in 2010 by the Milwaukee Audubon Society and 7 other Conservation Organizations. The purpose is to support implementation of sound bird conservation practices by offering recognition to Bird Friendly Communities. The Village has been recognized as a Bird City for the past 13 years, beginning in 2012.

Key Issues for Consideration:

To be considered for recognition as a Bird City Wisconsin, the Village must submit an application fee of \$100 along with documentation meeting at least 7 criteria in 5 categories consisting of:

Creation and Protection of Habitat
Participation in Programs Promoting Effective Community Forest Management
Limiting or Removing Hazards to Birds
Public Education
Host an International Migratory Bird Day in the Village.

In recognition of Arbor Day and World Migratory Bird Day, the Village will be planting a tree at John Taylor Park at 10:00 a.m. on Friday, April 25, 2025.

Action By Committee or Village Board:

Staff Recommends Adoption of the Resolution Establishing April 25, 2025, as World Migratory Bird Day in the Village of Menomonee Falls.

Attachments

2025 Bird City Resolution 1

Village of Menomonee Falls Resolution No. XXXX-R-24
RESOLUTION ESTABLISHING APRIL 25, 2025 AS WORLD
MIGRATORY BIRD DAY

- **Whereas**, migratory birds are some of the most beautiful and easily observed wildlife that share our communities, *and*
- **Whereas**, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring, *and*
- **Whereas**, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide, *and*
- **Whereas**, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes, *and*
- **Whereas**, public awareness and concern are crucial components of migratory bird conservation, *and*
- **Whereas**, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats, can directly contribute to maintaining healthy bird populations, *and*
- **Whereas**, since 1993 World Migratory Bird Day (formerly International Migratory Bird Day) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S., *and*
- **Whereas**, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun, *and*
- **Whereas**, while WMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants, *and*
- **Whereas**, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action.

NOW, THEREFORE, I, Jeremy Walz, Village President of the **Village of Menomonee Falls**, do hereby proclaim **April 25, 2025**, as

World Migratory Bird Day

in the Village of Menomonee Falls and I urge all citizens to celebrate this observance and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

Adopted by the Board of Trustees of the Village of Menomonee Falls this 21st day of April, 2025.

By: _____
Jeremy Walz, Village President

Attest: _____
Amy Dishinger, Village Clerk



Village Board - Regular

5. k.

Meeting Date: 04/21/2025
Topic: Unenclosed Premise Permit - Historical Society
From: Amy Dishinger, Village Clerk
Department: Clerk Services
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

Application for an Unenclosed Premise Permit for the Historical Society at Old Falls Village Park located at N96W15791 County Line Road, per dates attached. (No Police Concerns)

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of an Application for an Unenclosed Premise Permit for the Historical Society at Old Falls Village Park located at N96W15791 County Line Road, per dates attached. (No Police Concerns)

Attachments

Event Dates

Menomonee Falls Historical Society Class "B" License Application Dates for 2025

<u>Date</u>	<u>Time</u>	
May 16, 2025	3pm-10pm	
May 17, 2025	3pm-10pm	
May 24, 2025	3pm-10pm	
June 7, 2025	11am-10pm	
June 20, 2025	3pm-10pm	
June 21, 2025	3pm-10pm	
June 28, 2025	3pm-10pm	
July 5, 2025	3pm-10pm	
July 6, 2025	12noon-6pm	
July 18, 2025	3pm-10pm	
July 19, 2025	9am-10pm	
July 20, 2025	9am-4pm	
August 9, 2025	11am-10pm	
August 10, 2025	12noon-10pm	
August 16, 2025	3pm-10pm	
August 17, 2025	12noon-10pm	
August 22, 2025	2pm-10pm	
August 23, 2025	12noon-1-pm	
August 24, 2025	12noon-10pm	
August 30, 2025	3pm-10pm	plus Wine
August 31, 2025	12nonn-10pm	
September 19, 2025	3pm-10pm	
September 20, 2025	9am-10pm	plus Wine
September 21, 2025	12noon-10pm	
September 26, 2025	3pm-10pm	
September 27, 2025	11am-10pm	
September 28, 2025	11am-10pm	
October 17, 2025	3pm-10pm	
October 18, 2025	11am-10pm	
October 19,2025	11am-5pm	
December 7, 2025	11am-4pm	



Village Board - Regular

5. I.

Meeting Date: 04/21/2025
Topic: Temp Class B - Historical Society
From: Amy Dishinger, Village Clerk
Department: Clerk Services
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

Application for a Temporary Class "B" Fermented Malt Beverage License for the Historical Society at Old Falls Village Park located at N96W15791 County Line Road, per dates attached. (No Police Concerns)

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of an Application for a Temporary Class "B" Fermented Malt Beverage License for the Historical Society at Old Falls Village Park located at N96W15791 County Line Road, per dates attached. (No Police Concerns)

Attachments

Event Dates

Menomonee Falls Historical Society Class "B" License Application Dates for 2025

<u>Date</u>	<u>Time</u>	
May 16, 2025	3pm-10pm	
May 17, 2025	3pm-10pm	
May 24, 2025	3pm-10pm	
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June 28, 2025	3pm-10pm	
July 5, 2025	3pm-10pm	
July 6, 2025	12noon-6pm	
July 18, 2025	3pm-10pm	
July 19, 2025	9am-10pm	
July 20, 2025	9am-4pm	
August 9, 2025	11am-10pm	
August 10, 2025	12noon-10pm	
August 16, 2025	3pm-10pm	
August 17, 2025	12noon-10pm	
August 22, 2025	2pm-10pm	
August 23, 2025	12noon-1-pm	
August 24, 2025	12noon-10pm	
August 30, 2025	3pm-10pm	plus Wine
August 31, 2025	12nonn-10pm	
September 19, 2025	3pm-10pm	
September 20, 2025	9am-10pm	plus Wine
September 21, 2025	12noon-10pm	
September 26, 2025	3pm-10pm	
September 27, 2025	11am-10pm	
September 28, 2025	11am-10pm	
October 17, 2025	3pm-10pm	
October 18, 2025	11am-10pm	
October 19,2025	11am-5pm	
December 7, 2025	11am-4pm	



Village Board - Regular

7. a.

Meeting Date: 04/21/2025

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

From: Amy Bennett, Planner/Zoning Administrator

Department: Community Development

Date of Village Board 04/21/2025

Action (if required):

Information

Subject:

Approval of a resolution approving a Certified Survey Map to combine lots 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 background information is contained in the attached Plan Commission Staff Report.

Key Issues for Consideration:

On April 8, 2025, the Plan Commission unanimously recommended this Certified Survey Map be approved subject to six (6) conditions.

Action By Committee or Village Board:

To approve the Certified Survey Map requested by Ariel Anbar of Andev Group, LLC subject to Village Staff confirming the six (6) conditions recommended by the Plan Commission are satisfied prior to recording.

Attachments

Plan Commission 040825 Staff Report

Draft Plan Commission Minutes 040825

Draft Resolution



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:

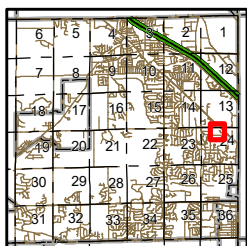
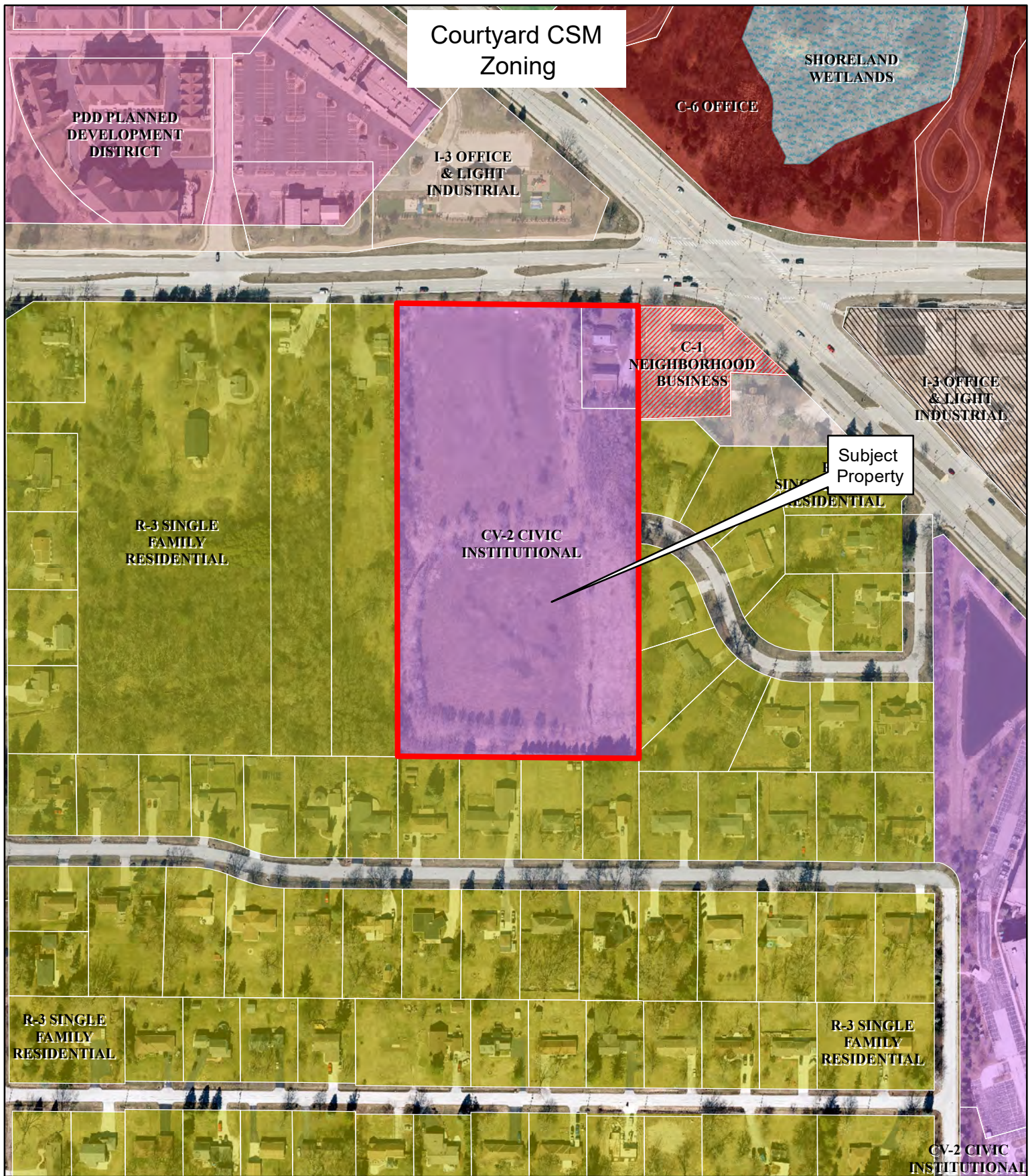
Since the proposed Certified Survey Map is consistent with the Village Comprehensive Plan and conforms with the Zoning Code, Staff recommends the Plan Commission grant preliminary and final approval of the land division and recommend the Village Board approve the submitted Certified Survey Map, subject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

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.

Location and Zoning Map

Land Use Map

Proposed CSM



Courtyard CSM

N72W13247 GOOD HOPE RD

1 inch = 250 feet

0 200 400 Feet



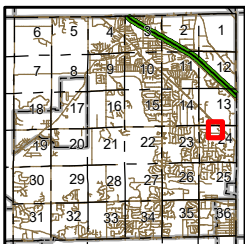
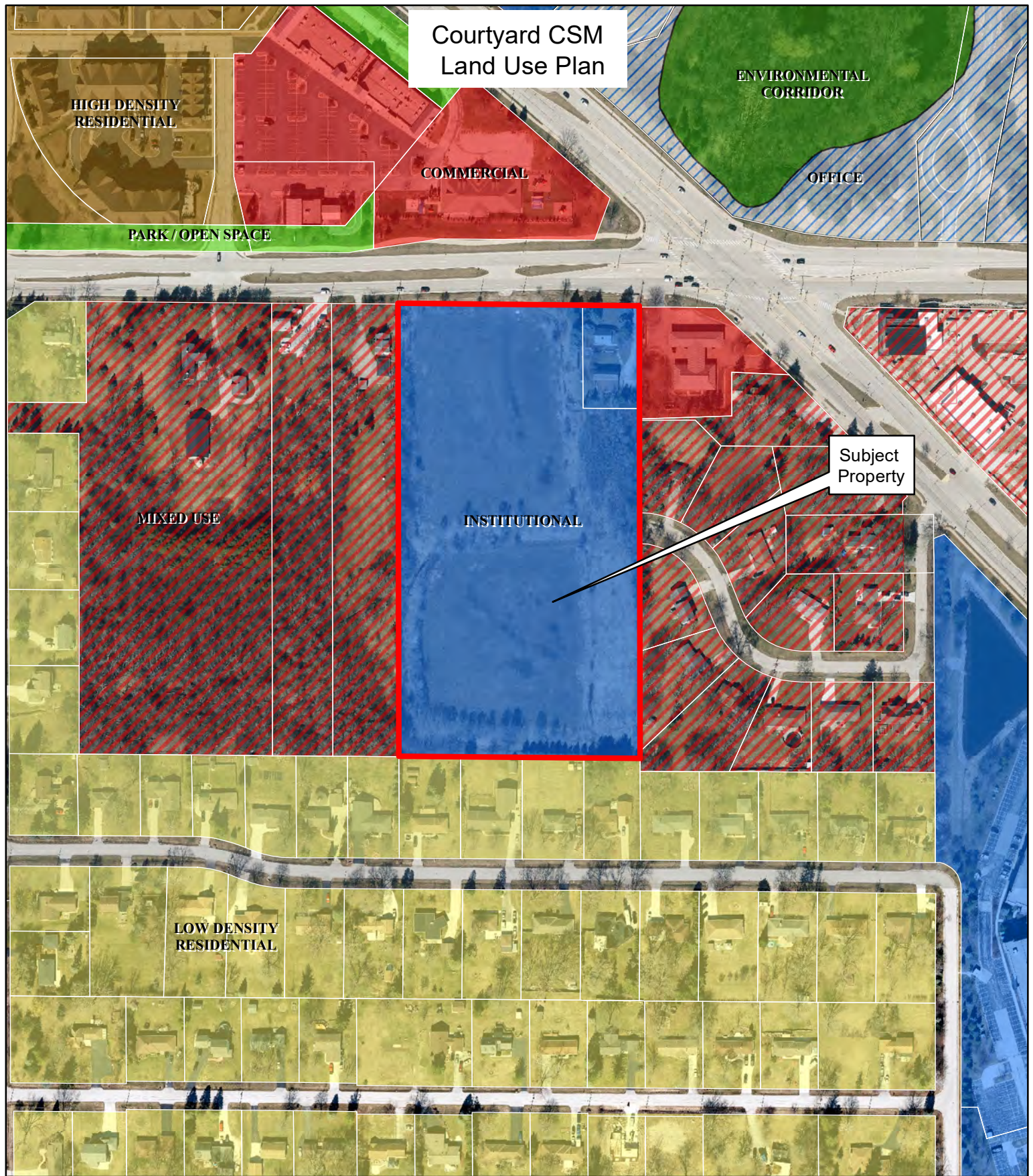
This map is intended for informational purposes only and does not replace the need for land or field survey. The Village of Menomonee Falls makes no representations regarding map accuracy or fitness for any use. This map does not represent an expressed or implied contract with the Village of Menomonee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

Map Accuracy: National Map Accuracy Standards

Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF
Menomonee Falls



Courtyard CSM

N72W13247 GOOD HOPE RD

1 inch = 250 feet

0 200 400 Feet



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

Map Accuracy: National Map Accuracy Standards

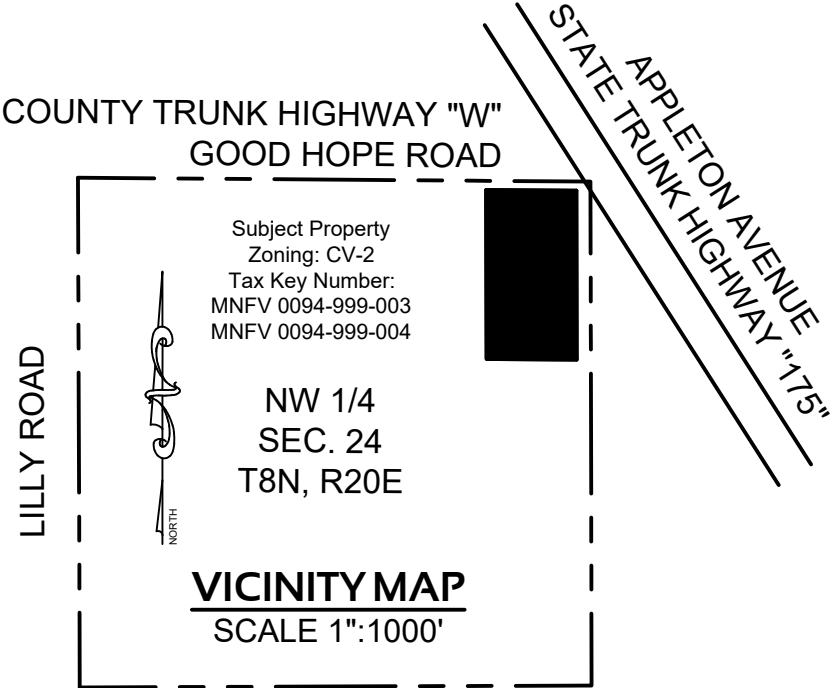
Coordinate System: State Plane Coordinate System

Datum: North American Datum, 1983

VILLAGE OF
**Menomonee
Falls**

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



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



MARCH 21, 2025

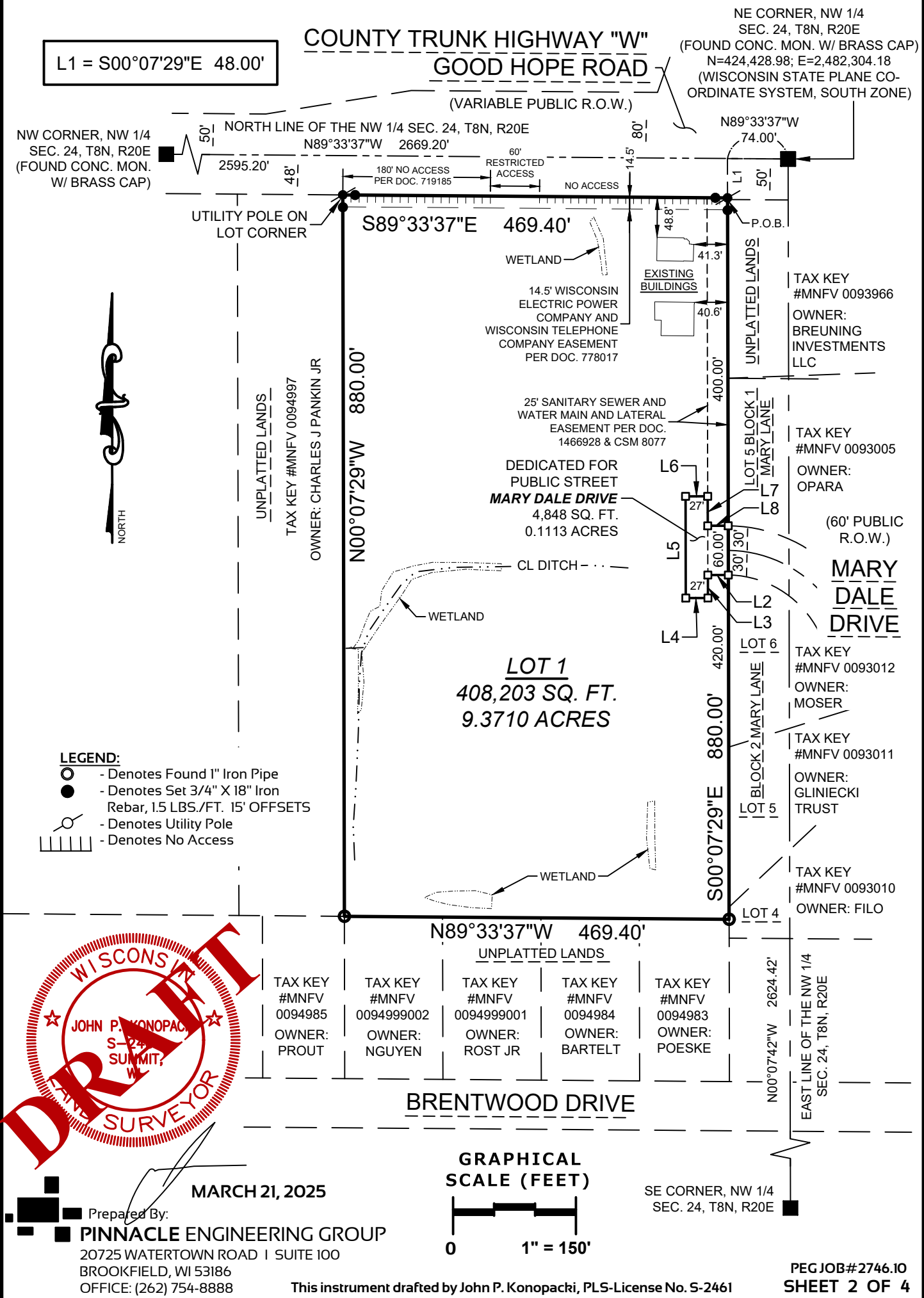
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

DRAFTED BY: ST
PEG JOB#2746.10
SHEET 1 OF 4

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



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 | 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
SHEET 3 OF 4

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: _____



MARCH 21, 2025

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

RESOLUTION -R-25

RESOLVED that the Certified Survey Map requested by **ARIEL ANBAR OF ANDEV GROUP, LLC**, of said lands, being located in a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, having been approved by the Plan Commission and the same is hereby approved and the dedication contained herein accepted by the Village Board of Trustees of the Village of Menomonee Falls on April 21, 2025 subject to Village Staff confirming the following conditions are satisfied prior to recording:

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.4.
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

Amy Dishinger, Village Clerk

Jeremy Walz, Village President



Village Board - Regular

8. a.

Meeting Date: 04/21/2025
Topic: Park Name Change from "Municipal" Park to "Library" Park
From: Amy Bennett, Planner/Zoning Administrator
Department: Community Development
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

Approval of a resolution approving the name change of "Municipal" Park to "Library" Park at the Civic Campus at W156N8480 Pilgrim Road identified by Tax Key Number 42.964.001.

Background Information:

Municipal Park is a 10.8 acre park located east of the Menomonee Falls municipal offices and the Village Public Library. Municipal Park was created in the late 1960s and early 1970s from farmland. 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 planted native Wisconsin trees in the park during a 2024 community event.

The Village Library uses Municipal Park for programming and outdoor storytime. There are plans to install a permanent Storywalk along the trail this spring. The director requested changing the name to "Library" Park, so the park space is more easily identified and connected to the Library. On March 17, 2025, the Village Board adopted the 2025-2030 Comprehensive Outdoor Recreation Plan, which included the name change to "Library" Park.

Key Issues for Consideration:

Action By Committee or Village Board:

Approval of a resolution approving the name change of "Municipal" Park to "Library" Park at the Civic Campus at W156N8480 Pilgrim Road identified by Tax Key Number 42.964.001.

Attachments

Library Park Description (CORP)
Draft Resolution

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



Village of Menomonee Falls Resolution No. _____-R-25

A RESOLUTION FOR THE RENAMING OF “MUNICIPAL” PARK to “LIBRARY” PARK

WHEREAS, the Village of Menomonee Falls has adopted the 2025-2030 Comprehensive Outdoor Recreation Plan; and

WHEREAS, the Village is seeking to change the name of “Municipal” Park to “Library” Park; and

WHEREAS, Wisconsin Statute § 61.34(1) provides that except as otherwise provided by law, the Village Board shall have the management and control of the Village property, finances, highways, streets, navigable waters, and the public service, and shall have power to act for the government and good order of the Village, for its commercial benefit and for the health, safety, welfare and convenience of the public; and

WHEREAS, the Village Public Library utilizes the 10.8 acre park for library programming and summer storytime activities;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Menomonee Falls will identify Library Park as the name of the 10.8 acre park located east of the Menomonee Falls municipal offices and Village Public Library; and

Adopted by the Board of Trustees of the Village of Menomonee Falls on the 21st day of April, 2025.

Amy Dishinger, Village Clerk

Jeremy Walz, Village President



Village Board - Regular

8. b.

Meeting Date: 04/21/2025

Topic: Ordinance Regarding Citizen Appointments to the Plan Commission

From: Adam Koenings, Village Attorney

Department: Legal

Date of Village Board 04/21/2025

Action (if required):

Information

Subject:

Approval of an Ordinance Repealing Ordinances 7661-O19 and 762-O19 Regarding Plan Commission Appointments

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

Proposed Ordinance

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

**AN ORDINANCE REPEALING ORDINANCES 761-O-19 AND 762-O-19
REGARDING PLAN COMMISSION APPOINTMENTS**

WHEREAS, Wisconsin Statutes § 61.35 provides that Wisconsin Statutes § 62.23 applies to villages; and

WHEREAS, Wisconsin Statutes § 62.23(1)(a) provides that the Village Board may by ordinance create a plan commission and that the membership of the plan commission also may be as provided by ordinance; and

WHEREAS, current Village Ordinance § 2-227 creates the Village Plan Commission, and establishes its members; and

WHEREAS, Wisconsin Statutes § 61.23(1)(a) provides that the persons serving in appointive offices, such as citizen members of a plan commission, shall serve until their respective successors are appointed and qualify, unless otherwise provided by ordinance; and

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

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

Section 1. Village Ordinance Nos. 761-O-19 and 762-O-19 are hereby repealed. Section 2-227 [Membership] of Division 2 [Plan Commission] of Article VI [Boards, Commissions and Authorities] of Chapter 2 [Administration] of the Municipal Code shall thereby read as follows:

Sec. 2-227. - Membership.

- (b) The trustee member shall be appointed annually during April, on or after the third Tuesday of such month, by a two-thirds vote of the village board. The five citizen members shall be appointed by the village president, subject to confirmation of the village board, for three-year terms. The terms of the citizen members shall be staggered so that two appointments are made the first year, two appointments are made the second year, and one appointment is made in the third year.

- ~~(d) — The three-year term of a citizen member of the plan commission shall expire on the third Tuesday of April. Upon the expiration of a citizen member's term, the citizen member does not continue to serve until the particular citizen member's successor is appointed and qualifies; instead the office of a~~

~~citizen member of the plan commission becomes vacant when
the citizen member's term on the plan commission expires.~~

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

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

Section 4. SEVERABILITY. If a court of competent jurisdiction adjudges any section, clause, provision or portion of this ordinance unconstitutional or invalid, the remainder of this ordinance shall not be affected thereby.

Adopted by the Board of Trustees of the Village of Menomonee Falls on the
_____ day of April, 2025.

By: _____
Jeremy Walz, Village President

Date Published/Posted:

Attest: _____
Amy Dishinger, Village Clerk



Village Board - Regular

8. c.

Meeting Date: 04/21/2025
Topic: Appointments
From: Mark Fitzgerald, Village Manager
Department: Administration
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

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

- General Government Committee: Paul Tadda (Chair), Ann Lessila, and Brad Jubber
- Utilities and Public Works Committee: Katie Kress (Chair), Matthew Hayes, and Joel Stueland
- Board of Review (new appointment): Matthew Hayes
- Business Improvement District Board: Katie Kress
- Community Development Authority: Brad Jubber and Matthew Hayes
- Library Board: Ann Lessila

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

No file(s) attached.



Village Board - Regular

8. d.

Meeting Date: 04/21/2025
Topic: Appointments
From: Mark Fitzgerald, Village Manager
Department: Administration
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

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

- Re-Appointment of Ryan Shortridge to Architectural Control Board; term to expire in April 2028
- Re-Appointment of Patricia Stoller to Architectural Control Board; term to expire in April 2028
- Re-Appointment of Paul Porter to Board of Review; term to expire in April 2030
- Re-Appointment of Paul Curtiss to Plan Commission; term to expire in April 2028
- Re-Appointment of Earl Petermann to Zoning Board of Appeals; term to expire in April 2028
- Re-Appointment of Brian Schneider to Zoning Board of Appeals; term to expire in April 2028

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

No file(s) attached.



Village Board - Regular

8. e.

Meeting Date: 04/21/2025
Topic: Appointment
From: Mark Fitzgerald, Village Manager
Department: Administration
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

Village President's new appointment of Joshua LaDue to the Police and Fire Commission to fill the seat of Carl Bahneman, term to expire in April 2030.

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

Joshua LaDue

From: noreply@civicplus.com
To: [Burkard, Julie](#)
Subject: Online Form Submittal: Application for Board & Commission Appointment
Date: Tuesday, April 15, 2025 9:35:07 PM

Application for Board & Commission Appointment

Application Date 4/15/2025 9:30 PM

Board/Commission Police and Fire Commission (PFC)
Applying For

Personal Information

Please Note: By filing this application with the Village of Menomonee Falls, the applicant acknowledges that personal information from this form may be shared/distributed to board/commission members and staff.

First Name Joshua

Middle Initial J.

Last Name LaDue

Home Address W173N5160 Mulberry Lane

City Menomonee Falls

State Wi

Zip 53051

Primary Phone (262) 352-4374

Alternative Phone (262) 352-4374

Email Address jjladue7@gmail.com

Interest and Experience I currently have 25 years experience in the fire service; first starting my time with the Village of Lannon Fire Department as a paid-on-call firefighter/EMT. My family and I reside in Menomonee Falls and I would love to continue to give back to the community in a way that I am familiar with. Public safety has been my life and I bring with me passion for helping others and keeping our community safe, yet moving forward in an ever changing world.

Upload a Resume [Resume.pdf](#)

For additional information or questions, please call 262-532-4240.

Email not displaying correctly? [View it in your browser.](#)

Joshua J. LaDue

W173N5160 Mulberry Lane Menomonee Falls, WI 53051 * (262) 352-4374 * jladue@milwaukee.gov

PROFESSIONAL PROFILE

- Firefighter/EMT-Paramedic with 24+ years of experience mitigating fire and emergency medical situations
- Firefighter I and II, Driver/Operator Pumper and Aerial, Fire and Emergency Services Instructor I, HazMat Technician (IAFF), Fire Investigator (IAAI)
- Currently assigned to the Milwaukee Fire Department's Fire Investigation Unit (FIU) team
- Formally assigned to the Milwaukee Fire Department's Boat, HazMat, PFT, and TEMS teams

PROFESSIONAL EXPERIENCE

Fire Department, MILWAUKEE, WI

July 26, 2010 – present

Fire Lieutenant (current)

- Direct and participate in the firefighting, emergency medical, and other field operations of a company;
- Supervise and mentor personnel in quarters and at the scene of an alarm, including planning, scheduling, organizing, maintaining discipline and morale, and training;
- Complete reports and maintain records;
- Promote positive public relations through community involvement and superior customer service; and
- Ensure personnel are performing their duties in accordance with the department's rules, regulations, standard operating procedures, standard operating guidelines, numbered notices, and the code of conduct.

Fire Department, OAK CREEK, WI

Firefighter/Paramedic, Jan 2009 – July 2010

- Performs firefighting activities including but not limited to performing fire combat, containment, and extinguishing tasks.
- Responds to and mitigates medical issues at the EMT/Paramedic level.
- Prepares reports and maintains records for both fire and medical alarms.
- Presents programs to the community on safety, medical, and fire prevention topics.
- Performs general maintenance work on the upkeep of fire facilities and equipment

Fire Department, OSHKOSH, WI

Firefighter/Paramedic, April 2007 – December 2008

Fire Department, GREEN BAY, WI

Firefighter/Paramedic, March 2004 – March 2007

EDUCATION

University of Wisconsin - Oshkosh, OSHKOSH, WI

Bachelor of Fire and Emergency Response Management, May 2008

Lakeshore Technical College, CLEVELAND, WI

EMT-Paramedic, May 2006

Fox Valley Technical College, APPLETON, WI

Associate's of Science in Fire Protection, December 2002



Village Board - Regular

8. f.

Meeting Date: 04/21/2025
Topic: Appointments
From: Mark Fitzgerald, Village Manager
Department: Administration
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

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

- Appointment of Michael Dybicz to the Library Board to fill the seat vacated by Carole McGibany, term to begin in June 2025 and expire in June 2028.
- Appointment of Scott Habegger to the Library Board to fill the seat vacated by Matthew Forner, term to begin in June 2025 and expire in June 2027.
- Re-appointment of David Muñoz to the Library Board as the representative of the School District of Menomonee Falls, term to expire in June 2026.

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

Michael Dybicz
Scott Habegger

From: noreply@civicplus.com
To: [Burkard, Julie](#)
Subject: Online Form Submittal: Application for Board & Commission Appointment
Date: Wednesday, March 5, 2025 4:04:59 PM

Application for Board & Commission Appointment

Application Date 3/5/2025 4:00 PM

Board/Commission Library Board
Applying For

Personal Information

Please Note: By filing this application with the Village of Menomonee Falls, the applicant acknowledges that personal information from this form may be shared/distributed to board/commission members and staff.

First Name Michael

Middle Initial *Field not completed.*

Last Name Dybicz

Home Address N77W16000 Settlers Court

City Menomonee Falls

State WI

Zip 53051

Primary Phone (262) 309-7791

Alternative Phone (262) 865-1528

Email Address mdybicz@fastmail.com

Interest and Experience I have been wanting to do something to serve my local community for some time. Serving on the library board seems like a natural fit, since (a) I am a lifelong educator with a passion for books and (b) I along with my wife and four children make frequent and extensive use of the Menomonee Falls Library. Therefore, I not only have a deep interest in this institution continuing to be a rich resource for my fellow residents, but I have the experience to help it in its mission.

Upload a Resume [Dybicz - Resume - 2024.pdf](#)

For additional information or questions, please call 262-532-4240.

Email not displaying correctly? [View it in your browser.](#)

MICHAEL J. DYBICZ

N77W16000 Settlers Court · Menomonee Falls, WI · 53051 · (262) 309-7791 · mdybicz@fastmail.com

PROFESSIONAL EXPERIENCE

Marquette University High School

Milwaukee, WI

Latin Teacher

Aug. 2009 – Present

- Have taught all five levels of Latin

Moderator, Latin Club

Aug. 2010 – Present

- Prepare students for Latin Convention
- Oversee Latin Tutoring program

Tutor, Evening Enrichment

Aug. 2010 – May 2019

- Tutored students in Latin, English, Theology, History, Algebra, Geometry, and Chemistry

Director, Evening Enrichment

Aug. 2009 – May 2010

- Supervised after-school program for students needing access to technology, a quiet study space, or tutoring
- Tutored students in Latin, English, Theology, History, Algebra, Geometry, and Chemistry

Cornell University

Ithaca, NY

Teaching Assistant, Classics Department

Aug. 2007 – May 2009

- Led discussion sections, created and graded exams and papers, advised undergraduate students

EDUCATION

Conventiculum Dickinsoniense

Carlisle, PA

- 1 week immersive, spoken Latin course held at Dickinson College

July 2023, July 2024

- all classes, games, meals, conversations, and other activities are conducted strictly in Latin

Conventiculum Lexintoniense

- 1 week immersive, spoken Latin held online

July 2021

- all classes, games, conversations, and other activities are conducted strictly in Latin

University of Wisconsin-Milwaukee

Milwaukee, WI

- 6 Credit course on the poet Horace

June 2016 – Aug. 2016

Latin Composition with Fr. Reginald Foster (former Papal Latin Secretary)

Milwaukee, WI

- Tutorial on Latin composition with Reginald Foster
- Weekly class following daily two hour private translation work

June 2015 – Aug. 2015

Summer Latin Course with Fr. Reginald Foster (former Papal Latin Secretary)

Milwaukee, WI

- Intensive reading of Latin Literature from the 3rd century BC to the 20th century
- 4 hours a day, six days a week

June 2011 – Aug. 2011

Cornell University

Ithaca, NY

- Master of Classics [Latin and Ancient Greek]
- Concentration: Ancient History

Aug. 2006 – May 2009

University of Notre Dame

South Bend, IN

- Bachelor of Arts, Greek
- *Cum Laude*

Aug. 2001 – May 2005

Application for Board & Commission Appointment

Board/Commission(s) Applying For:

- | | |
|--|---|
| ☐ Architectural Control Board (ACB) | ☒ Library Board |
| ☐ Board of Review (BOR) | ☐ Plan Commission |
| ☐ Business Improvement District (BID) | ☐ Police and Fire Commission (PFC) |
| ☐ Community Development Authority (CDA) | ☐ Zoning Board of Appeals (ZBA) |

Personal Information

Please note: By filing this application with the Village of Menomonee Falls, the applicant acknowledges that personal information from this form may be shared/distributed to board/commission members and staff.

First Name: Scott Middle Initial: E

Last Name: Habegger

Home Address: W134N6477 Crestwood Dr.

City: Menomonee Falls State: WI Zip: 53051

Primary Phone: 414-688-0475 Alternative Phone: _____

Email Address: seh.trub@gmail.com

Date of Application: March 3, 2025

Interest and Experience

Why are you interested in serving on the board/commission?

Serving on the Library Board is an opportunity to leverage my business and marketing aptitude with my passion for reading. The Menomonee Falls Public Library is a valuable asset to the Village, offering not only books, but many other services and benefits. However, does the community recognize and appreciate all the Library has to offer?

My approach on the Board would be to consider the Library like a business, needing to offer products and services that provide customer benefits, effectively marketing those benefits, and doing so while astutely managing financials.

Please attach a resume and submit your application either by email to admin@menomonee-falls.org or via mail to the address above. If you have any questions please call 262-532-4240.

SCOTT E. HABEGGER

seh.trub@gmail.com | C: 414-688-0475 | W134N6477 Crestwood Dr. Menomonee Falls, WI 53051

PRODUCT MARKETING EXECUTIVE

Dynamic Consumer Marketing Strategist with success shaping, launching, and marketing powerhouse products. Leverages collaborative, decisive, and analytical leadership to drive market-driven product strategies in-tune with consumer needs.

Areas of Expertise: Voice of Customer Development – Product Marketing – Product Launch – Branding – Competitive Analysis – Market Analysis Consumer – Segmentation – Continuous Improvement – Project Management Restructuring – Strategic Planning – Cost/Benefit Analysis – Client Relations – Change Management

PROFESSIONAL EXPERIENCE

Trub & Company, LLC Marketing Detective Agency – Menomonee Falls, WI

PRINCIPAL

March 2019 to present

Trub & Co. provides insightful marketing consulting focused on customers' needs. By applying a fresh approach to understanding and interpreting those needs, Trub & Co. helps companies create incremental value through customer-led product planning, and through simplified marketing communications that ensures customers realize the product's value.

- **Author:** *The Marketing Detective: Discovering the Secrets of Small Data to Fulfill Customer Needs*
- How to obtain **Breakthrough Customer Insights:** offering seminars, training, and speaking engagements focused on tearing down internal roadblocks, interpreting customer needs, and re-setting customer research expectations.
- Creating a **Customer-led Product Planning Process:** offering process assessment and implementation of customer-led product planning to deliver the highest-priority, most impactful products.
- **Communication Simplification:** offering portfolio management and marketing communication techniques that simplify product offerings, communication of those offerings, and aids customers in navigating their purchase choices.

ADJUNCT ASSISTANT PROFESSOR, MILWAUKEE SCHOOL OF ENGINEERING UNIVERSITY

August 2021 to present

Harley-Davidson Motor Company – Milwaukee, WI

1991 to 2019

DIRECTOR OF PORTFOLIO STRATEGY AND MANAGEMENT – PARTS, ACCESSORIES & CUSTOMIZATION (Mar '14 to Feb '19)

Promoted to an all-new position within Parts, Accessories & Customization. Responsible for strategic product planning for the business unit, initial volume forecasting, pricing, life cycle planning, and the management of over 10,000 accessory SKUs. Managed 6 direct reports and a team of 35.

- **Restructured my department** to drive more customer-led focus, increased agility, and increased new product planning capacity. Results included extending the new product plan from a nine-month perspective to a five-year perspective, and delivering the highest quantity of new product specifications in our history.
- **Created first-ever strategic initiatives** which were used to prioritize projects and to define required engineering and supply base capabilities.
- **Initiated "choice management"** theories to simplify communications with dealers and customers.

DIRECTOR OF PRODUCT PLANNING – CORE CUSTOMERS (2008 to Feb 2014)

Lateral transition based on expertise and accomplishments in product development and marketing campaigns. Created and rolled out global product lifecycle plans from research, to proposal, to launch plans with an emphasis on reaching Harley-Davidson's traditional and loyal consumer base. Held full accountability for 3 product families representing 50%+ of motorcycle revenue. Key player in corporate strategic transformation projects. Managed 4 direct reports.

- **Led product planning for the Company's largest-ever new product project**, Project Rushmore (redesign of the Touring product family),
- Pioneered customer-led product planning initiative that aligns product roadmaps with company's overall financial goals. **Created algorithm to score each project, resulting in objective and data-driven prioritization.** Delivered a standardized and clearly defined process that encouraged informed and collaborative decision making.
- **Positioned "voice of the customer" as core driver of company's largest product development initiative.** Directed 20+ research events with consumers and dealers to capture a wide range of insight and data.

DIRECTOR OF CORE CUSTOMER MARKETING (2007 to 2008)

Handpicked by Executive Team to shape customer-focused communications strategies as leader of reorganized department. Directed and aligned highly matrixed and cross-disciplined organization to deliver cohesive messaging to customers.

- Introduced integrated marketing communications strategy to promote new chassis product and harmonized messaging across point-of-sale, advertising, web, and promotional events nationwide. **Averted \$164M+ potential lost retail sales in down economy** and sustained lowest sales decline company-wide.
- Conceptualized and rolled out product launch strategy for Harley-Davidson's all-new three-wheeled vehicle. **Product sold out in first year of production, increased sales 35% in second year**, and grew to the sixth best-selling H-D model in the US. Directed focus groups to uncover customer segments and develop communication strategies.
- Coined first core customer relevancy map that identified all consumer segments and shaped all future messaging and product development. **Translated complex consumer data into actionable, go-to-market strategies** for the company.

DIRECTOR OF DEALER CONSULTING SERVICES AND DEMAND CHAIN INTEGRATION (2005 to 2007)

Recruited by VP of Sales to lead company's training and performance consulting services team and provide strategic counsel to dealers in 7 functional areas. Tasked with reorganizing the department to align sales with company's mission and goals.

- **Slashed consulting costs 59%** and increased value to dealers by streamlining consulting process from 12–18 months to 4–8 months. **Increased dealer participation by 10%** by reducing principles' time away from their dealerships by 85%.
- Catalyzed dramatic turnaround of department morale despite limited budget and organizational constraints. Hired third party to assess needs and **improved employee vitality by 32%, with 70% approval rating** of company's direction.
- Transformed 2 insular departments into 1 effective and collaborative team by originating continuous improvement initiatives in partnership with Director of Harley-Davidson University. **Reduced service and inventory management training time 50%** and simplified 800-page mismatched inventory manual into manageable 400-page guide.

DIRECTOR OF STRATEGIC PLANNING – DIRECTOR OF ENTHUSIAST SERVICES STRATEGY (2003 to 2005)

Selected by the VP of Strategic Planning and the President of Harley-Davidson Financial Services for 2-year rotation to explore new customer service opportunities that maximized ROI. Within 1 year in position, challenged to create a new venture focused on enhancing services catered exclusively to most loyal customers. Held P&L accountability for \$5.6M initiative budget. Managed 5 direct reports and 4 indirect reports.

- Identified inefficiencies in customer experience and **created services map to aggregate decentralized offerings**. Pitched strategy to executive team that increased customer loyalty and raised brand equity.
- Secured partnership with online travel company and **piloted Harley-Davidson branded travel website** that served as springboard for company's entry into the web-based travel sector.
- **Increased margin dollars 800%** by selecting new motorcycle shipping provider through an RFP process.

MARKETING PLATFORM DIRECTOR (1998 to 2003)

Brought on board for new position to champion life cycle planning and product launches for 2 of the company's 5 motorcycle families. Led all marketing aspects of life cycle planning as Chair of Life Cycle Planning committee encompassing research, industry and competitive analysis, and sales forecasting. Set new benchmarks and precedents for how company launches new products to market.

- Revitalized product development timelines by consolidating lifecycle planning processes for all product families companywide. **Reduced turnaround time from several months to just a few weeks**, and introduced practices to expand project bandwidth and team's capability to respond to shifting organizational demands.
- Orchestrated integrated global launch of groundbreaking product family – the first in 50 years to feature all-new motor, chassis, and bodywork. Product exceeded initial sales goals and garnered unprecedented media coverage.

PREVIOUS EXPERIENCE

Prior record of achievement as **Marketing Project Manager** at Buell Motorcycle Company (Harley-Davidson subsidiary), **Advertising Manager** at Holiday Rambler (Harley-Davidson subsidiary), **Account Manager** at Bonsib Marketing Services, **Account Manager** at McAllister & Associates, and **Salesperson** at Habegger Furniture.

EDUCATION

MBA – Marquette University – Milwaukee, WI
BS in Marketing and Advertising – Indiana University – Bloomington, IN



Village Board - Regular

8. g.

Meeting Date: 04/21/2025
Topic: Plan Commission
From: Mark Fitzgerald, Village Manager
Department: Administration
Date of Village Board 04/21/2025
Action (if required):

Information

Subject:

Annual Election of Village Trustee to the Plan Commission

Background Information:

Key Issues for Consideration:

Action By Committee or Village Board:

Attachments

No file(s) attached.
