

2024 Housing Affordability Report

Village of Menomonee Falls, Wisconsin

Complying with Section 66.10013 of the Wisconsin Statutes



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Purpose

Section 66.10013 of the Wisconsin Statutes requires all cities and villages with a population over 10,000 to "prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan". Since the Wisconsin Department of Administration estimates our 2024 population at 40,099, Menomonee Falls is required to comply with this provision.

Implementation of Menomonee Falls' Comprehensive Plan Housing Element

Planning for the development and maintenance of high quality homes and neighborhoods is crucial for the future of Menomonee Falls. The housing element in the *2015 Village of Menomonee Falls Comprehensive Plan Update* contains ten housing recommendations to ensure high quality housing options will meet the needs of residents (and future residents) of all ages. Each of these housing recommendations are identified below, with the ways the Village implemented them in 2024.

To avoid multi-family attached housing projects which turn inward upon themselves and which do not relate to a Village residential atmosphere.

In 2024, the Village issued building permits for a total of 220 multi-family dwelling units. These units include Duet East on Main Street, as well as two senior housing projects in Dickson Hollow Phase 2, and an addition to the Highlands at Aero Park, both of which are located near Lisbon Road in the southern extent of the village.

To provide opportunities for housing – particularly in the medium and high density range – within a variety of mixed-use settings.

The medium and high density land use categories consist of residential development at densities greater than 2 dwelling units per acre, or lot sizes less than 1/2 acre. In 2024, 142 of the 166 lots created (85.5%) were less than 1/2 acre, and 68% of all housing units permitted in 2024 were constructed in medium, high density, or mixed use land classifications.

To integrate residential uses into, or in close proximity to, major activity centers.

In 2024, 50 multifamily dwelling units were permitted for the Duet East Apartments, which are adjacent to a large mixed use corridor along Main Street near the Northeast corner of the village.

To continue to designate agricultural holding areas to preserve larger tracts of open space or farmland where municipal water and sanitary sewer services are presently not available.

In 2024, the Village preserved all agricultural holding areas where municipal water and sanitary sewer services were not available.

To continue to 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.

In 2024, the Village approved 4 building permits for new homes within the Sanctuary at Good Hope East subdivision. This subdivision utilizes the Conservation Development District to preserve the natural features of rural lands.

To promote a range of housing types and locations for people and households within the Village.

In 2024, 32% of the constructed dwelling units were single family, 18% were duplexes, 12% were market rate apartments, and 38% were senior apartments.

To promote a range of housing price points within the Village to assure equal housing opportunity.

In 2024, the estimated construction costs of all single family homes ranged between \$135,000 and \$1,550,000. The median construction cost for a single family home in 2024 was \$454,005, the lower quartile was \$304,969, and the upper quartile was \$548,537.

To encourage opportunities for the maintenance and preservation of existing housing stock, including grants and loan programs for home rehabilitation.

Menomonee Falls supports equal housing opportunity in the sale, rental, and financing of dwellings and improvements within the Village. We provide information on our website promoting programs and resources from the Wisconsin Housing and Economic Development Authority

(WHEDA), Wisconsin Historical Society, Waukesha Housing Authority, and Habitat for Humanity of Waukesha County to encourage the maintenance and preservation of our existing housing stock.

To maintain and enforce property upkeep and building codes

The Village continually works to maintain the overall quality of our existing housing stock. In fact, in 2024, 97.49% of our homes were rated "average" or above by the Village Assessing Department. With an additional 2.22% of our housing stock rated "fair", only 0.27% of the Menomonee Falls housing stock is rated "poor and below". The Village employs one full time person to enforce the property maintenance codes of the Village to make sure our housing stock remains average or better.

To develop strategies for making aging residential neighborhoods more appealing to first-time home buyers. Strategies may include: branding, enhancement of public amenities and less restrictive zoning regulations.

The Village highlights our mix of neighborhood types, the age range of our housing, and our variety of price points as strengths for potential home buyers. Pages on www.menomonee-falls.org including "Why Menomonee Falls", "Housing", and "Livability" reference our diverse housing mix and the relative affordability of the Village's housing stock.

Specific Provisions of Section 66.10013 of the Wisconsin Statutes

Section 66.10013 not only requires the Village of Menomonee Falls to prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan, it specifically requires the report to contain five (5) elements. These required elements and the Village data are outlined below.

1. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

In 2024, the Village approved 5 subdivision plats, 5 certified survey maps, and 1,041 building permits (across residential, commercial and industrial sectors). While the Village does not approve condominium plats, 9 condominium plats were recorded within the Village boundaries in 2024.

2. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the Village in the prior year.

In 2024, plans for 372 dwelling units were approved. These units were comprised of: 166 new dwelling units platted as single family lots in the following subdivisions:

- Bella Vista Estates - (27 lots)
- Bella Vista Addition No. 1 - (76 lots)
- Evergreen Fields Phase 4 - (26 lots)
- Fox River Falls Addition No. 1- (14 lots)
- Fox River Falls Addition No. 2 - (23 lots)

1 new dwelling unit was platted in a Certified Survey Map

44 dwelling units were created in the following Condominium Plats:

- *Bella Vista - (28 units)*
- *Pilgrims Landing Addendum 2, 3 - (2 units each - Total of 4 units)*
- *Evergreen Fields Condominiums Addendum No. 8, 9, 10, 11, 12, and 13 - (2 units each - Total of 12 units)*

2024 new unit approvals continued...

16 duplex condominiums were approved as part of Addition #1 of the Fox River Falls Subdivision, creating 32 dwelling units.

28 dwelling units were approved as part of the Wildwood Lake Planned Residential Development, consisting of three 1-story fourplexes, and two 2-unit buildings.

20 dwelling units were approved for the Custer lane Planned Residential Development, which included ten 2-unit buildings.

In addition, Planned Residential Developments were approved for the following single family development:

81 single family dwelling units were approved within the Hawks View Planned Residential Development.

In 2024, the Village approved building permits for 446 new dwelling units. These permits were comprised of:

- 143 building permits for single family homes
- 40 building permits for duplexes, creating 80 dwelling units.
- 2 building permits for senior multifamily, creating 170 dwelling units.
- 5 building permits for market rate apartments creating 223 dwelling units.



3. A list and map of undeveloped parcels in the municipality that are zoned for residential development.

The Village contains 762 parcels that are zoned for residential development and currently undeveloped. In addition, 6 other parcels are currently undeveloped and zoned for mixed use development, which could accommodate residential development.

“Appendix A” contains the complete list of these parcels broken down into four categories. These categories include parcels that are unbuildable, as they contain existing detention facilities or are utilized as parkland; parcels that have been platted in the last two years, and will likely contain a single family home in the near future; parcels that are currently undeveloped

and zoned for mixed use; and undeveloped established parcels located in a residential zoning district. The map included as “Appendix B” shows the location of the noted parcels.

4. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

The Village contains 24 parcels that are suitable for (classified for residential development in the comprehensive plan), but not zoned for, residential development. These 24 parcels identified below contain 256 acres.

TABLE 1
Parcels Suitable For but not Zoned for Residential Development

	Acres	Tax Key	Owner(s)	Zoning	Public Utilities
1	0.3455169	MNFV0011146	VILLAGE OF MENOMONEE FALLS	C-2 Community Business District	Yes
2	1.20385118	MNFV0012153	GRACE EV LUTH CHURCH	CV-2 Civic Institutional	Yes
3	2.31893713	MNFV0017994002	MELVIN & ALICE LENSER TRUST	A-1 Agricultural District	No
4	4.92674349	MNFV0037993	GRACE EVANGELICAL LUTHERAN CHURCH	CV-2 Civic Institutional	Yes
5	15.98865485	MNFV0059989	GREGG HAENSGEN AND MEGAN R HAENSGEN	A-1 Agricultural District	No
6	1.39839631	MNFV0059992	MARY A BRUNNER	A-1 Agricultural District	No
7	0.33475837	MNFV0063984	MARSHA M SCHULTZ	A-1 Agricultural District	No
8	19.2818511	MNFV0063987	K3HOLDING1 LLC	A-1 Agricultural District	No
9	21.6137625	MNFV0063991001	SARAH L RIOJAS AND RYAN D FLEISNER	A-1 Agricultural District	No
10	5.59529717	MNFV0063993005	ZIOLECKI TRUST	A-1 Agricultural District	No
11	0.97511188	MNFV0064982	CHRISTOPHER E WOLFLA, MD	A-1 Agricultural District	No
12	9.9421527	MNFV0064993001	JOHN WIELOCH AND ELENA WIELOCH	A-1 Agricultural District	No
13	59.48204415	MNFV0083998001	JOHN S WEDELL AND GRETCHEN WEDELL	A-1 Agricultural District	No
14	11.73975653	MNFV0109995003	GRAND BUTTERFLY PRODUCTIONS LLC	A-1 Agricultural District	No
15	4.48888844	MNFV0110998001	WAYNE R JOHNSON AND CAROL A JOHNSON	A-1 Agricultural District	No
16	16.69704358	MNFV0113994	WAYNE R JOHNSON AND CAROL A JOHNSON	A-1 Agricultural District	No
17	20.038	MNFV0113995	WAYNE JOHNSON AND CAROL JOHNSON	A-1 Agricultural District	No
18	18.86727396	MNFV0117999002	KELLER FAMILY 2012 REVOCABLE TRUST	A-2 Agricultural / Urban Fringe	No
19	6.52632178	MNFV0119992	GEORGE TSIAMPAS AND BESSIE TSIAMPAS	C-2 Community Business District	Yes
20	8.45739376	MNFV0123996	HERBERT K GROSS AND PETER J GROSS	C-3 Planned Commercial - Residential District	Yes
21	19.774	MNFV0123999001	RONALD KOSIDOWSKI AND DOLORES M KOSIDOWSKI	C-3 Planned Commercial - Residential District	Yes
22	4.75511398	MNFV0125990	NEAL G SCHULTZ	A-1 Agricultural District	No
23	0.52437408	MNFV0125997	TODD A ADAMS AND SHERI L ADAMS	A-1 Agricultural District	Water Only
24	0.64091547	MNFV0125997003	TODD A ADAMS AND SHERI L ADAMS	A-1 Agricultural District	Water Only

Source: Village of Menomonee Falls Planning and Development Department

5. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecast housing demand.
2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Existing Single Family Housing Demand

The housing crisis and subsequent recession that began in late 2007 reduced the rate of home construction in Menomonee Falls for several years. From 2008 to 2011 single family home construction occurred at its slowest pace since 2000, and no additional single family lots were platted. However, over the last 20 years the Village averaged the construction of 81 new single family homes per year. During this same time period the Village, on average, platted 85 single family lots generally meeting the demand for new residential growth. Details regarding single family lots and construction are included in Table 2 below.

TABLE 2
Single Family Lots in Subdivisions and Certified Survey Maps

	Single Family Lots Platted in Subdivisions	Single Family Lots Platted in Certified Survey Maps	Total Single Family Lots Platted	Single Family Homes Constructed
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	91	2	93	109
2019	75	5	80	118
2020	59	5	64	106
2021	103	6	109	98
2022	103	2	105	78
2023	167	-1	166	81
2024	166	-2	164	143
Total	1682	22	1704	1612
Average	84	1	85	81

Source: Village of Menomonee Falls Planning and Development Department

Averaging the last 20 years provides a picture over the longer term; but short term data may be a better predictor for the upcoming year. When only the last three years are looked at we find the Village platted 436 new single family lots. During this same time period 302 single family homes were constructed in the Village. These recent numbers show over the last three years the Village platted 134 more lots than new homes were constructed, demonstrating that the village has met the demand for new single family housing.

Overall Existing Housing Demand

When duplex and multifamily housing are added to the housing picture, we get a much better understanding of the total housing demand. Table 3 shows that over the last 20 years the Village has, on average, issued building permits for 201 dwelling units each year, while approving the creation of 231 dwelling units. These numbers demonstrate the Village has met the demand for residential development over the last 20 years. When only the last three years are analyzed, we find the Village issued building permits for 1,073 dwelling units. During this same time period 774 dwelling units were platted or approved in the Village, not meeting the current demand for residential development.

TABLE 3
Overall Housing Demand

	Single Family Lots Platted in Subdivisions	Single Family Lots Platted in Certified Survey Maps	Total Single Family Lots Platted	Single Family Homes Constructed	Total Multi-Family Dwelling Units Approved	Total Multi-Family Dwelling Units Constructed	Total Dwelling Units Platted or Approved	Total Dwelling Units Constructed
2005	233	0	233	133	362	42	595	175
2006	140	4	144	86	65	112	209	198
2007	49	-4	45	58	6	61	51	119
2008	0	1	1	42	25	8	26	50
2009	0	-1	-1	24	133	57	132	81
2010	0	0	0	40	48	25	48	65
2011	0	-3	-3	33	20	0	17	33
2012	34	2	36	53	167	42	203	95
2013	26	4	30	58	144	22	174	80
2014	132	2	134	43	184	173	318	216
2015	70	0	70	86	336	408	406	494
2016	117	-3	114	102	18	66	132	168
2017	117	3	120	121	387	38	507	159
2018	91	2	93	109	170	324	263	433
2019	75	5	80	118	77	28	157	146
2020	59	5	64	106	58	118	122	224
2021	103	6	109	98	377	106	486	204
2022	103	2	105	78	128	273	233	351
2023	167	-1	166	81	131	195	297	276
2024	166	-2	164	143	80	303	244	446
Total	1,682	22	1,704	1,612	2,916	2,401	4,620	4,013
Average	84	1	85	81	146	120	231	201

Source: Village of Menomonee Falls Planning and Development Department

Forecast Housing Demand

Table 4 highlights household projections for Menomonee Falls. According to the Wisconsin Department of Administration (DOA), the Village's household population is projected to be 39,568 in 2025. The DOA also projected the need for 17,214 housing units by 2025 to accommodate the population growth. In order to provide mobility and replacement of obsolete units, Gruen + Associates (an urban economics consultant who assisted with the development of the Village's Comprehensive Plan) recommends adding a 5% vacancy rate. With this in mind, the Village would need to add 2,779 new housing units between 2010 and 2025.

Table 3 shows the Village has issued permits for the construction of 3,390 housing units since 2010, meeting the housing demand forecasted by the DOA and Gruen + Associates for the year 2025.

20% Time Reduction to Approve and Develop a New Residential Subdivision

The actual time to develop a subdivision varies greatly based on a variety of reasons, including its size, necessary grading, and the time of year the construction takes place in. Since these issues are out of the control of the Village, this analysis does not account for this time frame. Table 5 identifies the residential development regulations, and also identifies 15.5 months are needed to obtain regulatory approval of a subdivision.

In order to reduce the regulatory approval time frame by the 20% called for in the State Statutes, three months will need to be eliminated. The Village has looked at lands suitable for residential development, and in most cases has classified these lands for residential development. In fact, the Village currently has over 1,260 acres that are undeveloped and classified for residential land uses. By removing the four month process to amend the Land Use Plan, the Village reduces the time to develop a new residential subdivision by over 25%.

TABLE 4

Forecast Number of Households and Housing Units 2010-2030

	2010	2015	2020	2025	2030	Change 2010-2030
Household Population	35,409 ¹	35,586 ²	37,715 ²	39,568 ²	41,217 ²	5,808
Number of Households ¹	14,567	15,069	16,203	17,214	18,104	3,537
Number of New Households	-	502	1,636	2,647	3,537	3,537
Number of New Housing Units Needed	-	527	1,718	2,779	3,714	3,714

¹ United States Census Bureau

² Wisconsin Department of Administration Household Projections

³ Assumes five percent vacancy rate to maintain mobility and account for replacement units

Source(s): Gruen Gruen & Associates, Village of Menomonee Falls Planning and Development Department

TABLE 5**Residential Development Expenses for a for a 27 Lot Development in the Bella Vista Estates Subdivision**

	Overall Developer Cost	Per Lot Cost	Time frame
Land Use Controls			
Comprehensive Plan Amendment	\$1,000	\$37.03	4 months
Zoning Change	\$1,000	\$37.03	5 months
Site Improvement Requirements			
Preliminary Plat	\$1,000	\$37.03	3 months
Developer's Agreement			1 month
Final Plat	\$500	\$18.52	2 months
Subdivision Improvement Costs			
Sanitary Sewer, Water, and Storm Sewer	2,606,452	\$96,535.26	
Street, Sidewalk and Path Construction	\$749,200	\$27,748.15	
Grading and Restoration	\$525,000	\$19,444.44	
Construction Contingency	\$232,840	\$8,623.70	
Engineering	\$257,840	\$9,549.63	
Platting Fee	\$27,000	\$1,000.00	
Total Per Lot Cost to Developer		\$163,031	
Fees and Land Dedication			
Refundable Building Deposit Fee		\$1,000	
Park Impact Fee		\$4,380	
Sewer Impact Fee		\$2,774	
Water Impact Fee		\$3,215	
Permit Procedures			0.5 months
Plan Review		\$225	
Address Tiles		\$25	
Building Permit Fee ¹		\$1,670	
State Seal		\$50	
Erosion Control		\$120	
Occupancy		\$60	
Porch		\$50	
Totals	<u>\$4,401,832</u>	<u>\$176,600</u>	<u>15.5 months</u>

¹The value used for the Building Permit Fee is for a house with an average area in 2024

Blue values are costs borne by the developer

20% Cost Reduction to Approve and Develop a New Residential Subdivision

Bella Vista Estates was approved in 2024. Table 5 outlines the expenses to develop a home in this subdivision. Not all of the costs are paid by the developer however, as impact fees and building permit costs are paid by the home builder and ultimately passed on to the home owner. The overall developer cost of the Bella Vista development was \$4,401,832. When this cost is looked at in a per lot fashion, the developer paid \$176,600 per lot.

Section 66.10013 of the Wisconsin Statutes requires the Village to identify ways in which the Village can "modify its construction and development regulations, lot sizes, approval processes, and related fees" to reduce the cost necessary to approve and develop a new residential subdivision by 20 percent.

The average lot size for Bella Vista's final plat was 21,380 square feet. If the Village allowed the average lot size to be reduced from 21,380 square feet to 16,400 square feet, the developer could have created 35 lots ($21,380 * 27 / 16,400$) utilizing the same road layout.

Table 6 shows the same developer costs for the Fox River Falls Subdivision, but allocates these same costs across 35 lots. With the 8 additional lots, the cost per lot is reduced to \$138,031 – which would approximately be a 22% reduction in the per lot developer costs to construct the subdivision.

TABLE 6

Residential Development Expenses for a for a 35 Lot Development in the Bella Vista Estates Subdivision

	Overall Developer Cost	Per Lot Cost	Time frame
Land Use Controls			
Comprehensive Plan Amendment	\$1,000	\$28.57	4 months
Zoning Change	\$1,000	\$28.57	5 months
Site Improvement Requirements			
Preliminary Plat	\$1,000	\$28.57	3 months
Developer's Agreement			1 month
Final Plat	\$500	\$14.28	2 months
Subdivision Improvement Costs			
Sanitary Sewer, Water, and Storm Sewer	\$2,606,452	\$74,470.05	
Street, Sidewalk and Path Construction	\$749,200	\$21,405.71	
Grading and Restoration	\$525,000	\$15,000.00	
Construction Contingency	\$232,840	\$6,652.57	
Engineering	\$257,840	\$7,366.85	
Platting Fee	\$35,000	\$1,000.00	
Total Per Lot Cost to Developer		\$125,995	
Fees and Land Dedication			
Refundable Building Deposit Fee		\$1,000	
Park Impact Fee		\$3,722	
Sewer Impact Fee		\$2,487	
Water Impact Fee		\$3,215	
Permit Procedures			0.5 months
Plan Review		\$225	
Address Tiles		\$25	
Building Permit Fee ¹		\$1,082	
State Seal		\$50	
Erosion Control		\$120	
Occupancy		\$60	
Porch		\$50	
Totals	\$3,171,648	\$138,031	15.5 months

¹The value used for the Building Permit Fee is for a house with an average area in 2022
Blue values are costs borne by the developer

Conclusion

At the state level, the supply of new and affordable housing is not keeping up with the demand resulting in housing availability and affordability concerns throughout the state. This issue not only affects home buyers, but also affects the business community who need additional employees to grow their business.

Tom Larson, the Wisconsin Realtors Association (WRA) Senior Vice President of Legal and Public Affairs stated: For more than a decade, we have seen a decline in the volume of housing construction in the Badger State. While we have seen a dramatic jump in employment...without an adequate supply of workforce housing to meet the growing need, Wisconsin will not be able to attract workers necessary to help our economy prosper and will find itself at a competitive disadvantage.

This thinking led to UW-Madison Urban Planning Professor, Kurt Paulson, to publish a report entitled "Falling Behind" showing a severe workforce housing shortage and highlighting the need for "bold" bipartisan action. In the 40 page report, Professor Paulson points out more than 30,000 single family permits were authorized in 2004, versus only 12,500 single family permits authorized in 2017.

The report's findings and recommendations have been presented to the committees in the Assembly and Senate and are likely one of the reasons the State Statutes were amended to require this report. It should be noted according to Professor Paulson's report, the three main causes for the workforce housing shortage are:

1. Not building enough homes
2. Construction costs
3. Outdated land regulations

Addressing these three causes for the specific case of Menomonee Falls:

1. Menomonee Falls constructed the third most single family homes within the 7 county region of Southeastern Wisconsin in 2024, and will likely continue to be among the regional leaders in single family housing starts for the foreseeable

future. According to Gruen Gruen & Associates the Village needs to construct 2,779 housing units between 2010 and 2025 to meet our housing demand. As of 2024, the Village has already constructed 3,390 housing units, meeting the demand forecasted by Gruen Gruen & Associates.

2. Menomonee Falls has no ability to control the construction costs.
3. When discussing outdated land regulations, Professor Paulson's report specifically mentions minimum lot sizes, prohibition of non-single family housing, excessive parking requirements, requirements for high end building materials and long approval processes. One of the reasons Menomonee Falls leads the region in the number of single family housing units is the fact that we do not have any of these "outdated land regulations". Specifically, we allow
 - single family lots as small as 7,200 square feet and two-family lots as small as 9,600 square feet
 - multi-family, duplex, and single family homes in three of our residential zoning districts (PRD, PDD, and R-6)
 - parking reductions when the applicant demonstrates the parking requirements are excessive

We do not have any building material restrictions, and have been working on making our approval process as efficient as possible.

These factors all contribute to the fact that Menomonee Falls has a very robust housing market. The Village is aware of this housing demand, and we continue to work to make sure we continue to have an adequate housing supply to meet the existing and forecast housing demand.

Appendix A

Undeveloped Parcels Zoned for Residential Development Table

Undeveloped Established Parcels

*parcels outlined in blue in Appendix B map

	ACRES	TAXKEY	OWNER(S)
1	0.166	MNFV0011203	RENEE MARTIN
2	0.192	MNFV0012016	AVERY K BELL
3	0.215	MNFV0012079	MICHAEL UNGER
4	0.615	MNFV0012105001	MANONE PROPERTIES LLC AND GORDON N NAMENI
5	0.550	MNFV0012110	MVS HOLDINGS LLC
6	9.859	MNFV0013988003	GWENDOLYN G PLUNKETT TRUST
7	14.631	MNFV0013988004	WAUKESHA COUNTY LAND CONSERVANCY INC
8	3.536	MNFV0013998015	GP-RIVERCREST P2 LLC
9	0.440	MNFV0015158	HENRY K OSBURN
10	41.467	MNFV0015997004	ROBERT M WEILAND AND ANNE L WEILAND
11	1.121	MNFV0017998	IVORY JEFFERSON AND LISA JEFFERSON
12	1.714	MNFV0018090	TODD B AND PATRICIA M BENCE LIVING TRUST
13	5.794	MNFV0018093	TODD B AND PATRICIA M BENCE FAMILY ENDOWMENT TRUST
14	20.269	MNFV0018097	TODD B AND PATRICIA M BENCE FAMILY ENDOWMENT TRUST
15	0.650	MNFV0018991	TODD B AND PATRICIA M BENCE FAMILY ENDOWMENT TRUST
16	62.802	MNFV0019999007	BRYANT VAN CRONKHITE AND ERIN VAN CRONKHITE
17	10.321	MNFV0020994007	HERBERT K GROSS AND PETER J GROSS
18	42.903	MNFV0021988	RALPH ARNDT TRUST
19	1.646	MNFV0021993	RALPH LORENZ AND SUE BROTT
20	24.939	MNFV0021999	MARK & GAYLE STIEGLITZ TRUST AND DARRIN K LANGFORD
21	0.835	MNFV0022979	LORNA-LEE ARNDT LIVING TRUST
22	2.000	MNFV0032991	TIMOTHY WINTER AND COLLEEN WINTER
23	0.839	MNFV0033984	ALEX KRESGE
24	1.283	MNFV0034998003	ELLA GROSS
25	2.894	MNFV0034999	RIOPELLE PROPERTIES LLC
26	50.034	MNFV0035997	LUCIO SIY AND CONCHITA SIY
27	0.982	MNFV0036997	TUCKER TRUST
28	0.761	MNFV0037030001	TIFFANY T WYNN
29	0.275	MNFV0037219	MARY M DITTMAR LIVING TRUST
30	0.183	MNFV0038416	JOINT SCHOOL DISTRICT 1
31	0.139	MNFV0038417	JOINT SCHOOL DISTRICT 1
32	0.282	MNFV0038418	JOINT SCHOOL DISTRICT 1
33	0.322	MNFV0038987	COURTNEY C GONNERING
34	0.235	MNFV0042983002	WILLIAM S SCHNEIDER AND JOSEPHINE M SCHNEIDER
35	0.417	MNFV0042984001	JOHN L BASSLER
36	3.430	MNFV0042994	MVS HOLDINGS LLC
37	1.596	MNFV0042995	THE VILLAGE OF MENOMONEE FALLS WISCONSIN
38	1.134	MNFV0042996	MVS HOLDINGS LLC
39	1.112	MNFV0042997001	VILLAGE OF MENOMONEE FALLS COMMUNITY DEV AUTHORITY

40	0.212	MNMF0046008	13901 LEADING CO PARTNERSHIP
41	0.459	MNMF0046009	13901 LEASING CO PARTNERSHIP
42	0.354	MNMF0047076	THE PRESERVE JBJ LIMITED PARTNERSHIP
43	0.395	MNMF0047077	SURESH GOPALAKRISHNAN AND RESHMI SURESH
44	0.529	MNMF0047079	WILLIAM F SPECHT AND SANDRA J SPECHT
45	2.690	MNMF0047080	THE PRESERVE JBJ LIMITED PARTNERSHIP
46	0.531	MNMF0049018002	JOSEPH SCHNEIDER AND MICHELE SCHNEIDER
47	2.418	MNMF0049963008	VILLAGE OF MENOMONEE FALLS
48	3.222	MNMF0049965	MARY ANN MORING
49	0.218	MNMF0049967	MARY ANN MORING
50	1.462	MNMF0049998	SCOT E HENRY
51	1.307	MNMF0050006	LISA A KOENIGS
52	0.544	MNMF0050014	DAVID CONELL
53	2.298	MNMF0050990004	GUY W SMITH AND NANCY L SMITH
54	0.780	MNMF0051016	VILLAGE OF MENOMONEE FALLS
55	4.331	MNMF0053974	THERESA R ROUSE AND ERIN L ROUSE
56	0.691	MNMF0053990	JAMES R MCBRIDE AND KATHRYN F MCBRIDE
57	0.322	MNMF0054248	KERRY A KEARNEY
58	0.417	MNMF0055134	ROBERT BRODISH AND KIMBERLY BRODISH
59	0.471	MNMF0055144	KENT BAKER AND M ANGELES BAKER
60	0.674	MNMF0055147006	DIDAR SINGH
61	0.438	MNMF0055167	KEVIN A KALNINS AND VICKI L KALNINS
62	1.503	MNMF0055178	GOOD HOPE ASSOCIATES LLC
63	3.238	MNMF0056964	ADAM STRACHOTA
64	1.462	MNMF0056993	JOSEPH KELLEY III AND JULIE KELLEY
65	14.232	MNMF0061999021	WILDWOOD-JOANNE DRIVE LLC
66	2.003	MNMF0061999022	LAKE PARK CONDOMINIUMS LLC
67	5.154	MNMF0061999023	LAKE PARK CONDOMINIUMS LLC
68	15.996	MNMF0061999025	WILDWOOD LAKE LLC
69	54.969	MNMF0062983004	HERBERT K GROSS AND THERESE M GROSS
70	12.044	MNMF0062989	CUSTER LANE CONDOMINIUMS LLC
71	1.999	MNMF0062992	JEFFRY A FLYNN AND BARBARA J FLYNN
72	0.937	MNMF0062999	WINTERPARK BUILDERS LTD
73	5.090	MNMF0063999	ELLA GROSS
74	0.523	MNMF0064011	PETER STARK AND DEBORAH STARK
75	1.719	MNMF0064055	ALEJANDRO ROSALES ALCAUTER
76	1.325	MNMF0064056	HOME PATH FINANCIAL LIMITED PARTNERSHIP
77	1.544	MNMF0064057	KRISTIE M DUELGE
78	1.726	MNMF0064058	HOME PATH FINANCIAL LIMITED PARTNERSHIP
79	1.992	MNMF0064059	MICHAEL THOM
80	1.328	MNMF0064060	HOME PATH FINANCIAL LIMITED PARTNERSHIP
81	0.453	MNMF0064068	HOME PATH FINANCIAL LIMITED PARTNERSHIP
82	0.345	MNMF0064072	HOME PATH FINANCIAL LIMITED PARTNERSHIP
83	0.346	MNMF0064078	HOME PATH FINANCIAL LIMITED PARTNERSHIP
84	0.374	MNMF0064079	HOME PATH FINANCIAL LIMITED PARTNERSHIP
85	0.382	MNMF0064081	HOME PATH FINANCIAL LIMITED PARTNERSHIP
86	0.407	MNMF0064082	HOME PATH FINANCIAL LIMITED PARTNERSHIP
87	0.401	MNMF0064083	KYLE L BUTTERS AND AMY S BUTTERS

88	0.427	MNMF0064084	HOME PATH FINANCIAL LIMITED PARTNERSHIP
89	0.350	MNMF0064086	HOME PATH FINANCIAL LIMITED PARTNERSHIP
90	0.379	MNMF0064087	HOME PATH FINANCIAL LIMITED PARTNERSHIP
91	0.395	MNMF0064088	HOME PATH FINANCIAL LIMITED PARTNERSHIP
92	0.378	MNMF0064089	HOME PATH FINANCIAL LIMITED PARTNERSHIP
93	0.470	MNMF0064091	HOME PATH FINANCIAL LIMITED PARTNERSHIP
94	0.396	MNMF0064092	HOME PATH FINANCIAL LIMITED PARTNERSHIP
95	0.346	MNMF0064094	HOME PATH FINANCIAL LIMITED PARTNERSHIP
96	0.396	MNMF0064096	HOME PATH FINANCIAL LIMITED PARTNERSHIP
97	0.347	MNMF0064097	HOME PATH FINANCIAL LIMITED PARTNERSHIP
98	0.364	MNMF0064098	HOME PATH FINANCIAL LIMITED PARTNERSHIP
99	0.356	MNMF0064099	HOME PATH FINANCIAL LIMITED PARTNERSHIP
100	0.408	MNMF0064100	HOME PATH FINANCIAL LIMITED PARTNERSHIP
101	0.670	MNMF0064101	HOME PATH FINANCIAL LIMITED PARTNERSHIP
102	4.152	MNMF0064985002	BRANDON V AND ANDREA F BERGMAN REVOCABLE TRUST
103	0.283	MNMF0073995	MARK SCHMITZ AND CHERYL SCHMITZ
104	0.846	MNMF0078994	KENNETH R BLOSS JR AND JENNIFER R BLOSS
105	39.991	MNMF0079994012	HERBERT K GROSS
106	0.772	MNMF0081999	CHRISTOPHER J STASZEWSKI
107	1.293	MNMF0082008	ALYCIA BOOKER
108	0.767	MNMF0086007	EMEILE G FAIRBANKS AND GRETCHEN SHELDON
109	0.519	MNMF0093004	DANIEL M GRUBER
110	1.081	MNMF0093978	DONALD F RADECK AND KATHLEEN A LAUENSTEIN
111	0.588	MNMF0093988	NORTON TRUST
112	8.977	MNMF0094999004	HERBERT K GROSS AND PETER J GROSS
113	0.562	MNMF0096068	SUKHWINDER SINGH
114	0.623	MNMF0096995002	FALLS BAPTIST CHURCH INC
115	2.423	MNMF0096995005	FALLS BAPTIST CHURCH INC
116	1.183	MNMF0097971003	DAVID MORRILL AND CONCETTA MORRILL
117	1.175	MNMF0097996	GEORGE E BECKER
118	0.901	MNMF0097996001	WAYNE T BENZ REVOCABLE TRUST DATED 12-7-12
119	14.933	MNMF0097999002	CLIFFORD DETEMPLE AND PAULA DETEMPLE
120	9.166	MNMF0100995001	WISCONSIN ELECTRIC POWER COMPANY
121	3.631	MNMF0100999	CHARLES DICKENSON AND GLORIA DICKENSON
122	0.493	MNMF0101994005	REBECCA M KAPP
123	0.924	MNMF0103996	THOMAS J LUDAN LIVING TRUST
124	0.928	MNMF0108029	FTH PROPERTIES LTD
125	0.775	MNMF0110994003	LUCAS J FAUST AND ANGELA G FAUST
126	0.592	MNMF0111008001	DOUGLAS B POSS
127	0.706	MNMF0111072	VILLAGE OF MENOMONEE FALLS
128	1.107	MNMF0111080	ROGER HALLIBURTON
129	37.018	MNMF0111999	HOME PATH FINANCIAL LIMITED PARTNERSHIP
130	7.243	MNMF0111999004	HOME PATH FINANCIAL LIMITED PARTNERSHIP
131	68.838	MNMF0113999001	AMERICAN TRANSMISSION COMPANY LLC
132	1.005	MNMF0114995002	BECKER TRUST DATED JANUARY 28 1994
133	4.000	MNMF0114996	BRYAN G & LYNN M OLEARY LIVING TRUST
134	22.281	MNMF0114999004	HAWK REALTY III LLP
135	0.357	MNMF0115046	TIMOTHY J AND SANDRA J CARBERRY LIVING TRUST

136	0.359	MNMFV0115055	RED PASSION HOST LLC
137	1.205	MNMFV0115999007	DENNIS REIMER AND KATHLEEN M REIMER
138	1.001	MNMFV0119997003	NEGRETTE TRUST
139	0.988	MNMFV0119997005	NEGRETTE TRUST
140	199.339	MNMFV0120124002	FOX RIVER FALLS LLC
141	1.030	MNMFV0122035	PAMELA J MCCRARY
142	0.800	MNMFV0122059	STEVEN KNOEBEL AND LISA KNOEBEL
143	0.635	MNMFV0122072	JEFFREY M AND HEIDIMARIE STEFFES TRUST ESTABLISHED
144	0.264	MNMFV0123001	THE GLEN AT WANAKI LLC
145	0.269	MNMFV0123002	THE GLEN AT WANAKI LLC
146	0.288	MNMFV0123003	THE GLEN AT WANAKI LLC
147	0.305	MNMFV0123004	THE GLEN AT WANAKI LLC
148	0.299	MNMFV0123005	THE GLEN AT WANAKI LLC
149	0.298	MNMFV0123006	THE GLEN AT WANAKI LLC
150	0.297	MNMFV0123007	THE GLEN AT WANAKI LLC
151	0.296	MNMFV0123008	THE GLEN AT WANAKI LLC
152	0.294	MNMFV0123009	THE GLEN AT WANAKI LLC
153	0.293	MNMFV0123010	THE GLEN AT WANAKI LLC
154	0.340	MNMFV0123011	THE GLEN AT WANAKI LLC
155	0.352	MNMFV0123012	THE GLEN AT WANAKI LLC
156	0.332	MNMFV0123013	THE GLEN AT WANAKI LLC
157	0.367	MNMFV0123014	THE GLEN AT WANAKI LLC
158	0.334	MNMFV0123016	THE GLEN AT WANAKI LLC
159	0.327	MNMFV0123017	THE GLEN AT WANAKI LLC
160	0.327	MNMFV0123018	THE GLEN AT WANAKI LLC
161	0.307	MNMFV0123019	THE GLEN AT WANAKI LLC
162	0.326	MNMFV0123020	THE GLEN AT WANAKI LLC
163	0.321	MNMFV0123022	THE GLEN AT WANAKI LLC
164	0.295	MNMFV0123023	THE GLEN AT WANAKI LLC
165	0.322	MNMFV0123030	THE GLEN AT WANAKI LLC
166	0.295	MNMFV0123031	THE GLEN AT WANAKI LLC
167	0.357	MNMFV0123032	THE GLEN AT WANAKI LLC
168	0.387	MNMFV0123033	THE GLEN AT WANAKI LLC
169	0.328	MNMFV0123037	THE GLEN AT WANAKI LLC
170	0.356	MNMFV0123038	THE GLEN AT WANAKI LLC
171	0.327	MNMFV0123040	THE GLEN AT WANAKI LLC
172	0.278	MNMFV0123041	THE GLEN AT WANAKI LLC
173	0.344	MNMFV0123042	THE GLEN AT WANAKI LLC
174	0.320	MNMFV0123043	THE GLEN AT WANAKI LLC
175	0.324	MNMFV0123045	HARTFORD LAND DEVELOPMENT LLC
176	0.321	MNMFV0123046	THE GLEN AT WANAKI LLC
177	0.273	MNMFV0123047	HARTFORD LAND DEVELOPMENT LLC
178	0.276	MNMFV0123049	THE GLEN AT WANAKI LLC
179	0.278	MNMFV0123050	CHRISTOPHER K ZUZICK AND THERESA A ZUZICK
180	0.279	MNMFV0123051	THE GLEN AT WANAKI LLC
181	0.779	MNMFV0123055	THE GLEN AT WANAKI LLC
182	0.464	MNMFV0123056	THE GLEN AT WANAKI LLC
183	0.332	MNMFV0123057	THE GLEN AT WANAKI LLC

184	9.996	MNMFV0123994002	FRANKLYNN DEVELOPMENT LLC
185	27.488	MNMFV0123995006	THE GLEN AT WANAKI LLC
186	1.623	MNMFV0123997001	PRITPAL GREWAL
187	9.200	MNMFV0125050	SANDHILL MEADOW LLC
188	34.237	MNMFV0125996002	FALLS VENTURES LLC
189	42.056	MNMFV0126998004	VH EVERGREEN FIELDS LLC
190	0.300	MNMFV0127023	BHANU P PALADUGU AND APARNAA PALADUGU
191	0.360	MNMFV0127070	SURESH KRISHNAIAH AND SHRUTHI NAGARAJAGOWDA
192	0.344	MNMFV0127074	ESPIRE HOMES INC
193	0.345	MNMFV0127080	ANTHONY CUCINELLO
194	0.301	MNMFV0127086	HOME PATH FINANCIAL LIMITED PARTNERSHIP
195	0.277	MNMFV0127089	HOME PATH FINANCIAL LIMITED PARTNERSHIP
196	0.291	MNMFV0127090	HOME PATH FINANCIAL LIMITED PARTNERSHIP
197	0.309	MNMFV0127092	HOME PATH FINANCIAL LIMITED PARTNERSHIP
198	0.277	MNMFV0127093	HOME PATH FINANCIAL LIMITED PARTNERSHIP
199	0.289	MNMFV0127094	TIMOTHY RUDER AND KIRSTEN SILADI
200	0.288	MNMFV0127096	HERAMB SHREEKANT NIRGUDKAR AND PRACHEE RAVINDRA PALEKAR
201	0.293	MNMFV0127097	HOME PATH FINANCIAL LIMITED PARTNERSHIP
202	0.426	MNMFV0127100	AMOD GOYAL AND KHUSHI GOYAL
203	0.355	MNMFV0127102	HOME PATH FINANCIAL LIMITED PARTNERSHIP
204	0.375	MNMFV0127104	HOME PATH FINANCIAL LIMITED PARTNERSHIP
205	0.477	MNMFV0127107	HOME PATH FINANCIAL LIMITED PARTNERSHIP
206	0.367	MNMFV0127109	HOME PATH FINANCIAL LIMITED PARTNERSHIP
207	8.823	MNMFV0127112	HOME PATH FINANCIAL LIMITED PARTNERSHIP
208	0.391	MNMFV0127991011	HOME PATH FINANCIAL LIMITED PARTNERSHIP
209	22.864	MNMFV0128998004	HOME PATH FINANCIAL LIMITED PARTNERSHIP
210	29.648	MNMFV0128998005	HOME PATH FINANCIAL LIMITED PARTNERSHIP
211	0.616	MNMFV0129054	JANE L CUETO
212	0.688	MNMFV0129056	JOSEPHINE L CUETO
213	0.462	MNMFV0129128	BRIAN L SHECTERLE AND RENEE K SHECTERLE
214	0.849	MNMFV0132989001	ELSINGER TRUST
215	0.844	MNMFV0132999001	STEVEN T ELMER
216	0.466	MNMFV0133198	KARL MAYER
217	2.523	MNMFV0133201	ALGRO HEIGHTS LLC
218	0.461	MNMFV0133202	JASON FETTIG
219	0.497	MNMFV0133218	RAVENWOODS MF LTD
220	0.467	MNMFV0135121	CHAD CASON AND CIARRA CASON
221	0.527	MNMFV0135996005	JOETTA JATCZAK
222	0.193	MNMFV0137202	LANDVEST DEVELOPMENT GROUP INC
223	0.500	MNMFV0137998006	DENNIS PAUL AND PAMELA PAUL
224	1.105	MNMFV0139999010	JENNIFER-LYNN GEQUILLANA
225	0.881	MNMFV0140092	MICHAEL BURCKLE AND SHARON BURCKLE
226	0.299	MNMFV0111113	KENNETH EDWARD CHOW AND KENNEDY GRACE CHOW
227	0.248	MNMFV0111119	JASON KRUEGER
228	0.298	MNMFV0111116	MOHAMMAD QUAIYUM KHAN AND KIRAN RAHMAN KHAN
229	0.247	MNMFV0111098	SHOAIB KIYANI
230	0.285	MNMFV0120022	MK/JC LLC
231	0.321	MNMFV0120021	HAILEY WESLINE AND TREVOR WESLINE

232	0.414	MNMF0120011	MK/JC LLC
233	0.333	MNMF0120044	MK/JC LLC
234	0.372	MNMF0120004	MK/JC LLC
235	0.287	MNMF0120038	MK/JC LLC
236	0.345	MNMF0120019	RAMI OWAIS AND IDA HABIBI
237	0.350	MNMF0120009	MK/JC LLC
238	0.349	MNMF0120015	KURTIS SHEA AND MOLLY SHEA
239	0.370	MNMF0120013	MK/JC LLC
240	0.350	MNMF0120007	KUMAR RAJ KUMAR AND DHEEPA GANESAN
241	0.300	MNMF0120041	MK/JC LLC
242	0.345	MNMF0120020	MK/JC LLC
243	0.357	MNMF0120003	BHARATH KUMAR R DUDIPALA AND ANUSHA REDDY PASULA
244	0.287	MNMF0120034	DEEPANSHU GUPTA AND SURABHI GUPTA
245	0.345	MNMF0120017	MK/JC LLC
246	0.285	MNMF0120036	MK/JC LLC

Unbuildable Parcels

* parcels outlined in red in Appendix B map

	ACRES	TAXKEY	OWNER(S)
1	0.849	MNFV0003975	MVS HOLDINGS LLC
2	0.205	MNFV0010993001	VILLAGE OF MENOMONEE FALLS
3	0.414	MNFV0011220001	ST PAULS UNITED CHURCH OF CHRIST
4	0.755	MNFV0011994001	VILLAGE OF MENOMONEE FALLS
5	1.101	MNFV0011995002	VILLAGE OF MENOMONEE FALLS
6	0.321	MNFV0011995006	VILLAGE OF MENOMONEE FALLS
7	0.018	MNFV0013001001	THOMAS HOEHNEN AND JAMIE HOEHNEN
8	1.848	MNFV0013155	VILLAGE OF MENOMONEE FALLS
9	0.030	MNFV0013155	VILLAGE OF MENOMONEE FALLS
10	3.132	MNFV0013156	VILLAGE OF MENOMONEE FALLS
11	0.298	MNFV0013156	VILLAGE OF MENOMONEE FALLS
12	1.256	MNFV0013998007	VILLAGE OF MENOMONEE FALLS
13	1.730	MNFV0013998008	RIVERCREST LTD PARTNERSHIP
14	1.850	MNFV0013998008	RIVERCREST LTD PARTNERSHIP
15	0.029	MNFV0015001008	VILLAGE OF MENOMONEE FALLS
16	2.186	MNFV0015171	LOT OWNERS OF CHRISTMAN PARK SUBDIVISION
17	0.024	MNFV0015172	LOT OWNERS OF CHRISTMAN PARK SUBDIVISION
18	0.121	MNFV0015173	LOT OWNERS OF CHRISTMAN PARK SUBDIVISION
19	0.272	MNFV0016197	DANIEL GONZALEZ AND EILEEN GONZALEZ
20	0.485	MNFV0016281	LOT OWNERS OF CHRISTMAN CROSSING
21	0.175	MNFV0016983	VILLAGE OF MENOMONEE FALLS
22	0.119	MNFV0016983	VILLAGE OF MENOMONEE FALLS
23	0.133	MNFV0016985	MICHAEL J FAY
24	13.085	MNFV0020994005	VILLAGE OF MENOMONEE FALLS
25	4.731	MNFV0032999	WAUKESHA COUNTY AND PARKS & LAND USE
26	0.555	MNFV0034273	LOT OWNERS OF VERONA
27	0.566	MNFV0034274	LOT OWNERS OF VERONA
28	4.207	MNFV0035994	WAUKESHA COUNTY
29	9.502	MNFV0035994	WAUKESHA COUNTY
30	0.347	MNFV0035999001	VILLAGE OF MENOMONEE FALLS
31	0.105	MNFV0036027	VILLAGE OF MENOMONEE FALLS
32	18.409	MNFV0036999	VILLAGE OF MENOMONEE FALLS
33	0.003	MNFV0037065002	ELSIE JACOBSON
34	0.005	MNFV0037066002	ELSIE JACOBSON
35	0.007	MNFV0037067002	ELSIE JACOBSON
36	0.009	MNFV0037068002	ELSIE JACOBSON
37	0.008	MNFV0037069002	ELSIE JACOBSON
38	0.028	MNFV0038037	KAITLYN GEHRKE
39	0.628	MNFV0040127	CORY RABE AND DANIELLE A RABE
40	0.037	MNFV0040127	CORY RABE AND DANIELLE A RABE
41	0.108	MNFV0043997001	DAK PROPERTIES IX LLC
42	0.043	MNFV0044998001	THE SCHOOL BOARD OF JOINT SCHOOL DISTRICT

43	0.166	MNFV0044998001	THE SCHOOL BOARD OF JOINT SCHOOL DISTRICT
44	0.197	MNFV0044998001	THE SCHOOL BOARD OF JOINT SCHOOL DISTRICT
45	0.108	MNFV0044998001	THE SCHOOL BOARD OF JOINT SCHOOL DISTRICT
46	0.194	MNFV0046001	VILLAGE OF MENOMONEE FALLS
47	1.963	MNFV0046983	VILLAGE OF MENOMONEE FALLS
48	2.264	MNFV0047013	VILLAGE OF MENOMONEE FALLS
49	0.438	MNFV0047075	VILLAGE OF MENOMONEE FALLS
50	0.282	MNFV0047081	LOT OWNERS OF FAIRWAY VILLAGE
51	0.233	MNFV0049041	COUNTRY CLUB HIGHLANDS HOMEOWNERS ASSOCIATION INC
52	0.204	MNFV0049045	VILLAGE OF MENOMONEE FALLS
53	3.847	MNFV0049968001	SCHWER PFlicht & WERKZEUG PROPERTIES LLC
54	0.752	MNFV0049968001	SCHWER PFlicht & WERKZEUG PROPERTIES LLC
55	0.382	MNFV0051018	VILLAGE OF MENOMONEE FALLS
56	0.226	MNFV0054245	VILLAGE OF MENOMONEE FALLS
57	0.468	MNFV0054271	VILLAGE OF MENOMONEE FALLS
58	0.445	MNFV0054315	VILLAGE OF MENOMONEE FALLS
59	1.799	MNFV0055147008	DIDAR SINGH
60	0.138	MNFV0055147009	DIDAR SINGH
61	1.982	MNFV0055177	HIDDEN CROSSING HOMEOWNERS ASSOCIATION
62	0.787	MNFV0057158	VILLAGE OF MENOMONEE FALLS
63	0.519	MNFV0057288	VILLAGE OF MENOMONEE FALLS
64	2.227	MNFV0058023	LOT OWNERS OF OVERLOOK TRAIL AND LOT OWNERS OF OVERLOOK TRAIL ADDITION NO 1
65	0.649	MNFV0058046	LOT OWNERS OF OVERLOOK TRAIL ADDITION NO 1
66	0.571	MNFV0058047	VILLAGE OF MENOMONEE FALLS
67	0.587	MNFV0060065	TAMARACK RIDGE HOMEOWNERS
68	0.677	MNFV0060066	TAMARACK RIDGE HOMEOWNERS
69	2.315	MNFV0061016	LOT OWNERS OF LOTS 1-14 TAMARACK MEADOWS
70	0.093	MNFV0063994001	SARAH L RIOJAS AND RYAN D FLEISNER
71	0.134	MNFV0064032002	VILLAGE OF MENOMONEE FALLS
72	11.070	MNFV0064061	HOME PATH FINANCIAL LIMITED PARTNERSHIP
73	0.126	MNFV0064062	HOME PATH FINANCIAL LIMITED PARTNERSHIP
74	0.110	MNFV0064063	HOME PATH FINANCIAL LIMITED PARTNERSHIP
75	1.262	MNFV0064103	LOT OWNERS OF EDGEWOOD PRESERVE SUD ADDN NO 1
76	7.356	MNFV0064105	LOT OWNERS OF EDGEWOOD PRESERVE SUD ADDN NO 1
77	4.269	MNFV0064106	LOT OWNERS OF EDGEWOOD PRESERVE SUD ADDN NO 1
78	5.063	MNFV0064108	LOT OWNERS OF EDGEWOOD PRESERVE SUD ADDN NO 1
79	9.548	MNFV0082025	LOT OWNERS OF SANCTUARY AT GOOD HOPE
80	2.095	MNFV0082026	LOT OWNERS OF SANCTUARY AT GOOD HOPE
81	22.775	MNFV0082027	LOT OWNERS OF SANCTUARY AT GOOD HOPE
82	1.645	MNFV0082028	LOT OWNERS OF SANCTUARY AT GOOD HOPE
83	2.488	MNFV0082029	LOT OWNERS OF SANCTUARY AT GOOD HOPE
84	0.886	MNFV0082030	LOT OWNERS OF SANCTUARY AT GOOD HOPE
85	0.123	MNFV0085995006	VILLAGE OF MENOMONEE FALLS
86	3.763	MNFV0086044	VILLAGE OF MENOMONEE FALLS
87	0.087	MNFV0086995	THOMAS HERNKE
88	0.362	MNFV0088087	LOT OWNERS OF FOX MEADOW
89	0.068	MNFV0088088	LOT OWNERS OF FOX MEADOW

90	1.694	MNFV0088089	VILLAGE OF MENOMONEE FALLS AND LOT OWNERS OF FOX MEADOW
91	0.323	MNFV0088091	LOT OWNERS OF FOX MEADOW
92	0.390	MNFV0088092	LOT OWNERS OF FOX MEADOW
93	2.269	MNFV0088093	LOT OWNERS OF FOX MEADOW
94	0.621	MNFV0088094	LOT OWNERS OF FOX MEADOW
95	0.157	MNFV0088095	LOT OWNERS OF FOX MEADOW
96	1.675	MNFV0088096	LOT OWNERS OF FOX MEADOW
97	0.037	MNFV0088097	LOT OWNERS OF FOX MEADOW
98	0.011	MNFV0088098	LOT OWNERS OF FOX MEADOW
99	0.047	MNFV0088099	LOT OWNERS OF FOX MEADOW
100	0.047	MNFV0088100	LOT OWNERS OF FOX MEADOW
101	0.986	MNFV0089964001	VILLAGE OF MENOMONEE FALLS
102	4.402	MNFV0090996003	PILGRIM GLEN LLC
103	14.371	MNFV0092204	VILLAGE OF MENOMONEE FALLS
104	0.529	MNFV0094042	VILLAGE OF MENOMONEE FALLS
105	0.797	MNFV0094056	VILLAGE OF MENOMONEE FALLS
106	0.546	MNFV0094069	DANIEL L FRIGGE
107	0.192	MNFV0094949001	VILLAGE OF MENOMONEE FALLS
108	0.423	MNFV0094963001	JANSSEN BRUCKNER LLC
109	0.423	MNFV0094963002	AKPAN MORGAN AND FUNMILAYO MORGAN
110	4.709	MNFV0095046	VILLAGE OF MENOMONEE FALLS
111	1.986	MNFV0095047	LOT OWNERS OF LILLY CREEK AND LOT OWNERS OF LILLY CREEK II
112	0.930	MNFV0095154	LOT OWNERS OF LILLY CREEK III
113	1.455	MNFV0095155	VILLAGE OF MENOMONEE FALLS
114	0.497	MNFV0095156	LOT OWNERS OF LILLY CREEK III
115	2.367	MNFV0095157	VILLAGE OF MENOMONEE FALLS
116	2.162	MNFV0095158	LOT OWNERS OF LILLY CREEK III
117	3.145	MNFV0095193	LOT OWNERS OF LILLY CREEK HIGHLANDS
118	13.282	MNFV0095206	LOT OWNERS OF LILLY CREEK HIGHLANDS V AND LOT OWNERS OF LILLY CREEK HIGHLANDS VI
119	0.036	MNFV0095220	LOT OWNERS OF LILLY CREEK HIGHLANDS VI
120	2.111	MNFV0096034	LOT OWNERS OF RIVER HEIGHTS NORTH
121	0.896	MNFV0096035	LOT OWNERS OF RIVER HEIGHTS NORTH
122	1.148	MNFV0096084	LOT OWNERS OF LILLY CREEK HIGHLANDS II
123	2.681	MNFV0096085	LOT OWNERS OF LILLY CREEK HIGHLANDS II
124	0.240	MNFV0096119	LOT OWNERS OF LILLY CREEK HIGHLANDS III
125	0.265	MNFV0096120	LOT OWNERS OF LILLY CREEK HIGHLANDS III
126	0.022	MNFV0096121	LOT OWNERS OF LILLY CREEK HIGHLANDS III
127	1.515	MNFV0096131	LOT OWNERS OF LILLY CREEK HIGHLANDS IV AND UNIT OWNERS OF LILLY CREEK TOWNEHOMES CONDOMINIUM
128	0.442	MNFV0096132	LOT OWNERS OF LILLY CREEK HIGHLANDS IV
129	0.430	MNFV0096133	LOT OWNERS OF LILLY CREEK HIGHLANDS IV AND UNIT OWNERS OF LILLY CREEK TOWNEHOMES CONDOMINIUM
130	0.269	MNFV0096974	ANN GALVIN MIEROW
131	3.293	MNFV0097080	LOT OWNERS OF RIVER HEIGHTS SOUTH
132	3.407	MNFV0097081	LOT OWNERS OF RIVER HEIGHTS SOUTH

133	0.377	MNFV0098089	LOT OWNERS OF HARMONY HILLS II
134	1.239	MNFV0098090	LOT OWNERS OF HARMONY HILLS II
135	4.918	MNFV0098091	LOT OWNERS OF HARMONY HILLS II
136	2.950	MNFV0098093	LOT OWNERS OF HARMONY HILLS II
137	0.379	MNFV0098095	LOT OWNERS OF HARMONY HILLS II
138	0.046	MNFV0098148	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
139	1.429	MNFV0098149	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
140	2.848	MNFV0098151	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
141	0.448	MNFV0098152	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
142	0.049	MNFV0098153	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
143	0.079	MNFV0098154	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
144	0.007	MNFV0098155	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
145	0.393	MNFV0098196	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
146	0.411	MNFV0098197	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
147	1.564	MNFV0098198	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
148	0.049	MNFV0098200	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
149	0.031	MNFV0098201	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
150	0.049	MNFV0098234	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
151	0.455	MNFV0098235	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 1
152	0.064	MNFV0098258	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 3
153	0.344	MNFV0098259	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 3
154	0.049	MNFV0098260	LOT OWNERS OF WEYERHAVEN AND LOT OWNERS OF WEYERHAVEN ADDITION NO 3
155	0.157	MNFV0101113	THE KLOSTER TRUST
156	0.181	MNFV0102186	LOT OWNERS OF HICKORY HOLLOW
157	10.731	MNFV0103985010	LOT OWNERS OF CSM #10627 AND LOT OWNERS OF CSM #10722
158	0.082	MNFV0108136	WAUKESHA COUNTY
159	3.307	MNFV0110020	LOST PONDS OWNERS ASSOCIATION INC
160	0.706	MNFV0111072	VILLAGE OF MENOMONEE FALLS
161	0.246	MNFV0115069	LOT OWNERS OF SPENCERS PASS WEST
162	2.541	MNFV0115070	LOT OWNERS OF SPENCERS PASS WEST

163	23.532	MNFV0115071	WAUKESHA COUNTY
164	0.904	MNFV0115072	LOT OWNERS OF SPENCERS PASS WEST
165	1.322	MNFV0115073	LOT OWNERS OF SPENCERS PASS WEST
166	0.293	MNFV0115074	LOT OWNERS OF SPENCERS PASS WEST
167	0.142	MNFV0115075	VILLAGE OF MENOMONEE FALLS
168	0.296	MNFV0115076	LOT OWNERS OF SPENCERS PASS WEST
169	0.346	MNFV0115077	LOT OWNERS OF SPENCERS PASS WEST
170	7.910	MNFV0115078	LOT OWNERS OF SPENCERS PASS WEST
171	0.018	MNFV0116056	LOT OWNERS OF SPENCERS PASS EAST
172	0.911	MNFV0116057	LOT OWNERS OF SPENCERS PASS EAST
173	0.018	MNFV0116058	LOT OWNERS OF SPENCERS PASS EAST
174	2.251	MNFV0116059	LOT OWNERS OF SPENCERS PASS EAST
175	4.539	MNFV0116060	WAUKESHA COUNTY
176	0.345	MNFV0118017	LOT OWNERS OF SILVER SPRING ESTATES
177	0.342	MNFV0118018	LOT OWNERS OF SILVER SPRING ESTATES
178	1.713	MNFV0118019	VILLAGE OF MENOMONEE FALLS
179	1.561	MNFV0118021	LOT OWNERS OF SILVER SPRING ESTATES
180	1.448	MNFV0118022	LOT OWNERS OF SILVER SPRING ESTATES
181	2.864	MNFV0118023	VILLAGE OF MENOMONEE FALLS
182	0.087	MNFV0118054	LOT OWNERS OF SILVER SPRING ESTATES PHASE 2
183	2.164	MNFV0118055	LOT OWNERS OF SILVER SPRING ESTATES PHASE 2
184	4.077	MNFV0118118	LOT OWNERS OF SILVER SPRING ESTATES DEVELOPMENT
185	2.217	MNFV0118119	VILLAGE OF MENOMONEE FALLS
186	0.789	MNFV0118121	VILLAGE OF MENOMONEE FALLS
187	0.984	MNFV0118143	VILLAGE OF MENOMONEE FALLS
188	0.621	MNFV0118144	VILLAGE OF MENOMONEE FALLS
189	8.324	MNFV0118145	VILLAGE OF MENOMONEE FALLS
190	3.092	MNFV0118146	LOT OWNERS OF SILVER SPRING ESTATES PHASE 7
191	0.100	MNFV0119005001	KERRI L BRUSS
192	0.733	MNFV0119022	VILLAGE OF MENOMONEE FALLS
193	0.695	MNFV0119023	VILLAGE OF MENOMONEE FALLS
194	2.196	MNFV0121063	LOT OWNERS OF CARTERS CROSSING
195	3.407	MNFV0121064	LOT OWNERS OF CARTERS CROSSING
196	0.195	MNFV0121065	LOT OWNERS OF CARTERS CROSSING
197	1.083	MNFV0121066	LOT OWNERS OF CARTERS CROSSING
198	0.769	MNFV0121067	LOT OWNERS OF CARTERS CROSSING
199	12.663	MNFV0121068	WAUKESHA COUNTY AND PARKS & LAND USE
200	0.020	MNFV0121070	LOT OWNERS OF CARTERS CROSSING
201	0.037	MNFV0121071	LOT OWNERS OF CARTERS CROSSING
202	0.010	MNFV0122013001	CHRISTOPHER TAYLOR AND NICOLE TAYLOR
203	0.040	MNFV0122191	LOT OWNERS OF TAYLORS WOODS
204	2.306	MNFV0122192	LOT OWNERS OF TAYLORS WOODS
205	0.159	MNFV0122193	LOT OWNERS OF TAYLORS WOODS
206	4.897	MNFV0122194	LOT OWNERS OF TAYLORS WOODS
207	0.112	MNFV0122195	LOT OWNERS OF TAYLORS WOODS
208	1.211	MNFV0122196	LOT OWNERS OF TAYLORS WOODS
209	0.024	MNFV0122197	LOT OWNERS OF TAYLORS WOODS
210	2.666	MNFV0122198	LOT OWNERS OF TAYLORS WOODS

211	1.713	MNFV0122199	LOT OWNERS OF TAYLORS WOODS
212	0.016	MNFV0122200	LOT OWNERS OF TAYLORS WOODS
213	0.680	MNFV0122201	LOT OWNERS OF TAYLORS WOODS
214	0.412	MNFV0124997005	RICHARD B DAVIS AND MARTHA A DAVIS
215	0.369	MNFV0126020	LOT OWNERS OF AEROPARK
216	3.910	MNFV0126022	LOT OWNERS OF AEROPARK
217	0.049	MNFV0126023	LOT OWNERS OF AEROPARK
218	0.021	MNFV0126024	LOT OWNERS OF AEROPARK
219	0.046	MNFV0126065	LOT OWNERS OF AEROPARK AND LOT OWNERS AEROPARK ADDITION NO 1
220	0.015	MNFV0126066	LOT OWNERS OF AEROPARK AND LOT OWNERS AEROPARK ADDITION NO 1
221	0.046	MNFV0126067	LOT OWNERS OF AEROPARK AND LOT OWNERS AEROPARK ADDITION NO 1
222	1.133	MNFV0126068	LOT OWNERS OF AEROPARK AND LOT OWNERS AEROPARK ADDITION NO 1
223	0.049	MNFV0126069	LOT OWNERS OF AEROPARK AND LOT OWNERS AEROPARK ADDITION NO 1
224	0.166	MNFV0126107	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
225	0.490	MNFV0126109	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
226	1.302	MNFV0126110	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
227	0.576	MNFV0126111	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
228	0.325	MNFV0126112	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
229	0.768	MNFV0126113	VH EVERGREEN FIELDS, LLC
230	1.802	MNFV0126114	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
231	5.130	MNFV0127028	LOT OWNERS OF TAMARIND
232	0.073	MNFV0127029	LOT OWNERS OF TAMARIND
233	0.263	MNFV0127030	LOT OWNERS OF TAMARIND
234	1.320	MNFV0127031	LOT OWNERS OF TAMARIND
235	13.906	MNFV0127060	VILLAGE OF MENOMONEE FALLS
236	3.357	MNFV0127062	LOT OWNERS OF TAMARIND ADDITION NO 1
237	0.070	MNFV0127063	LOT OWNERS OF TAMARIND ADDITION NO 1
238	0.049	MNFV0127064	LOT OWNERS OF TAMARIND ADDITION NO 1
239	1.1388	MNFV0127065	LOT OWNERS OF TAMARIND ADDITION NO 1
240	1.449	MNFV0127083	LOT OWNERS OF LANDINGS AT AERO PARK
241	2.3025	MNFV0127084	LOT OWNERS OF LANDINGS AT AERO PARK
242	0.160	MNFV0127085	LOT OWNERS OF LANDINGS AT AERO PARK
243	1.836	MNFV0129098	LOT OWNERS OF QUAIL HAVEN
244	0.048	MNFV0129099	LOT OWNERS OF QUAIL HAVEN
245	1.458	MNFV0129105	LOT OWNERS OF QUAIL HAVEN
246	1.240	MNFV0129141	LOT OWNERS OF QUAIL HAVEN ADDITION NO 1
247	0.049	MNFV0129142	LOT OWNERS OF QUAIL HAVEN ADDITION NO 1
248	0.846	MNFV0129143	LOT OWNERS OF QUAIL HAVEN ADDITION NO 1
249	1.585	MNFV0131037	LOT OWNERS OF CRANES CROSSING
250	1.902	MNFV0131038	LOT OWNERS OF CRANES CROSSING
251	0.040	MNFV0131077	CRANES CROSSING HOMEOWNERS ASSOCIATION INC
252	3.539	MNFV0132176	VILLAGE OF MENOMONEE FALLS
253	2.210	MNFV0133047	LOT OWNERS OF CREEKWOOD CROSSING

254	1.809	MNFV0133067	LOT OWNERS OF CREEKWOOD CROSSING
255	5.997	MNFV0133215	LOT OWNERS OF RAVENWOODS
256	0.829	MNFV0133216	LOT OWNERS OF RAVENWOODS
257	1.212	MNFV0133217	LOT OWNERS OF RAVENWOODS
258	1.118	MNFV0133219	LOT OWNERS OF RAVENWOODS
259	1.387	MNFV0133220	LOT OWNERS OF RAVENWOODS
260	0.394	MNFV0134125	LOT OWNERS OF CREEKLAND HIGHLANDS
261	2.418	MNFV0134126	LOT OWNERS OF CREEKLAND HIGHLANDS
262	2.412	MNFV0134189	LOT OWNERS OF CREEKWOOD HIGHLANDS ADDN NO 2
263	2.130	MNFV0134190	LOT OWNERS OF CREEKWOOD HIGHLANDS ADDN NO 2
264	11.139	MNFV0135087	VILLAGE OF MENOMONEE FALLS
265	8.244	MNFV0135248	VILLAGE OF MENOMONEE FALLS
266	0.311	MNFV0135249	VILLAGE OF MENOMONEE FALLS
267	3.609	MNFV0135996001	VILLAGE OF MENOMONEE FALLS
268	2.259	MNFV0135996007	VILLAGE OF MENOMONEE FALLS
269	0.974	MNFV0136188	GRAYSLAND HOME OWNERS ASSOCIATION
270	3.611	MNFV0136189	GRAYSLAND HOME OWNERS ASSOCIATION
271	1.282	MNFV0137139	ABERDEEN HOMEOWNERS ASSOC INC
272	0.062	MNFV0137218	VILLAGE OF MENOMONEE FALLS
273	0.055	MNFV0137219	VILLAGE OF MENOMONEE FALLS
274	0.733	MNFV0137999	VILLAGE OF MENOMONEE FALLS
275	0.515	MNFV0139112	LOT OWNERS OF BROOKDALE ESTATES
276	4.184	MNFV0139113	LOT OWNERS OF BROOKDALE ESTATES
277	0.049	MNFV0139114	LOT OWNERS OF BROOKDALE ESTATES
278	1.885	MNFV0139115	LOT OWNERS OF BROOKDALE ESTATES
279	0.070	MNFV0139116	LOT OWNERS OF BROOKDALE ESTATES
280	0.115	MNFV0139117	LOT OWNERS OF BROOKDALE ESTATES
281	0.701	MNFV0140132	BROOK FALLS HOMEOWNERS ASSOCIATION INC
282	0.650	MNFV0140173	BROOK FALLS HOMEOWNER ASSOCIATION INC
283	0.869	MNFV0140972	VILLAGE OF MENOMONEE FALLS
284	0.047	MNFV0111125	LOT OWNERS OF SOMMERSFIELD
285	0.047	MNFV0111124	LOT OWNERS OF SOMMERSFIELD
286	19.175	MNFV0111123	LOT OWNERS OF SOMMERSFIELD
287	0.016	MNFV0126106	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
288	0.063	MNFV0126139	LOT OWNERS OF EVERGREEN FIELDS
289	0.064	MNFV0126115	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
290	0.086	MNFV0126108	LOT OWNERS OF EVERGREEN FIELDS PHASE 1
291	2.644	MNFV0126138	LOT OWNERS OF EVERGREEN FIELDS
292	0.302	MNFV0123025	LOT OWNERS OF THE GLEN AT WANAKI
293	0.716	MNFV0123029	LOT OWNERS OF THE GLEN AT WANAKI
294	1.455	MNFV0123026	LOT OWNERS OF THE GLEN AT WANAKI
295	3.327	MNFV0123027	LOT OWNERS OF THE GLEN AT WANAKI
296	0.117	MNFV0082031	LOT OWNERS OF SANCTUARY AT GOOD HOPE
297	0.113	MNFV0082032	LOT OWNERS OF SANCTUARY AT GOOD HOPE
298	0.049	MNFV0082033	LOT OWNERS OF SANCTUARY AT GOOD HOPE
299	0.049	MNFV0082034	LOT OWNERS OF SANCTUARY AT GOOD HOPE
300	0.047	MNFV0064107	LOT OWNERS OF EDGEWOOD PRESERVE SUBD ADDN NO 1
301	0.047	MNFV0064104	LOT OWNERS OF EDGEWOOD PRESERVE SUBD ADDN NO 1

302	0.788	MNFV0127113	LOT OWNERS OF TAMARIND ADDITION NO 2
303	0.701	MNFV0126174	LOT OWNERS OF EVERGREEN FIELDS DEVELOPMENT
304	3.716	MNFV0127110	LOT OWNERS OF TAMARIND ADDITION NO 2
305	0.177	MNFV0127116	LOT OWNERS OF TAMARIND ADDITION NO 2
306	0.406	MNFV0127115	HOME PATH FINANCIAL LIMITED PARTNERSHIP C/O WIDDY GENTIL
307	2.116	MNFV0125054	LOT OWNERS OF SANDHILL MEADOW
308	11.515	MNFV0120046	LOT OWNERS OF FOX RIVER FALLS
309	2.715	MNFV0126175	LOT OWNERS OF THE EVERGREEN FIELDS DEVELOPMENT
310	0.050	MNFV0120049	LOT OWNERS OF FOX RIVER FALLS
311	0.081	MNFV0125053	LOT OWNERS OF SANDHILL MEADOW
312	2.976	MNFV0127111	LOT OWNERS OF TAMARIND ADDITION NO 2
313	1.581	MNFV0125052	LOT OWNERS OF SANDHILL MEADOW
314	0.049	MNFV0120048	LOT OWNERS OF FOX RIVER FALLS
315	0.390	MNFV0127114	LOT OWNERS OF TAMARIND ADDITION NO 2
316	0.007	MNFV0074999007	LOT OWNERS OF CSM 12530 AND LOT OWNERS OF BELLA VISTA

Recently Platted Undeveloped Parcels

*parcels outlined in green in Appendix B map

	ACRES	TAXKEY	OWNER(S)
1	0.508	MNFV0074059	JOSHUA NESTA AND HEIDI NESTA
2	0.400	MNFV0074060	BERG CUSTOM HOMES LLC
3	0.349	MNFV0074061	JOHANSEN FARMS LLC
4	0.348	MNFV0074062	BERG CUSTOM HOMES LLC
5	0.455	MNFV0074063	JOHANSEN FARMS LLC
6	0.520	MNFV0074064	DEMLANG BUILDERS INC
7	0.567	MNFV0074065	SARAH A FRANZEN
8	0.595	MNFV0074066	JOHANSEN FARMS LLC
9	0.552	MNFV0074067	BERG CUSTOM HOMES LLC
10	0.552	MNFV0074068	JOHANSEN FARMS LLC
11	0.552	MNFV0074069	JOHANSEN FARMS LLC
12	0.552	MNFV0074070	ASPEN HOMES INC
13	0.552	MNFV0074071	JOHANSEN FARMS LLC
14	0.552	MNFV0074072	JOHANSEN FARMS LLC
15	0.555	MNFV0074073	ASPEN HOMES INC
16	0.468	MNFV0074074	JOHANSEN FARMS LLC
17	0.458	MNFV0074075	JAMES RONALD HONRATH AND MARIA JEAN BAATZ
18	0.361	MNFV0074076	STEVEN C KANOW AND CARYNN R KANOW
19	0.346	MNFV0074077	HENRY CHARLES WICK AND MARY DEE WICK
20	1.059	MNFV0074078	BENJAMIN PAGE AND JESSICA PAGE
21	0.420	MNFV0074079	JOHANSEN FARMS LLC
22	0.458	MNFV0074080	JOHANSEN FARMS LLC
23	0.471	MNFV0074081	MICHEL JAMMAL AND MARIA JAMMAL
24	0.420	MNFV0074082	THE VICTORY COMPANIES INC
25	0.382	MNFV0074083	JOSEPH DOUGLAS HOMES
26	0.404	MNFV0074084	JOHANSEN FARMS LLC
27	0.395	MNFV0074085	DANIEL G WALL
28	0.350	MNFV0074094	HOME PATH FINANCIAL LP
29	0.419	MNFV0074095	THE VICTORY COMPANIES INC
30	0.389	MNFV0074096	INTEGRITY CONSTRUCTION MANAGEMENT INC
31	0.377	MNFV0074097	HOME PATH FINANCIAL LP
32	0.382	MNFV0074098	HOME PATH FINANCIAL LP
33	0.376	MNFV0074099	HOME PATH FINANCIAL LP
34	0.362	MNFV0074100	ESPIRE HOMES INC
35	0.347	MNFV0074101	DEMLANG BUILDERS INC
36	0.393	MNFV0074102	HOME PATH FINANCIAL LP
37	0.425	MNFV0074103	JOHANSEN FARMS LLC
38	0.357	MNFV0074104	JOHANSEN FARMS LLC
39	0.385	MNFV0074105	JOHANSEN FARMS LLC
40	0.388	MNFV0074106	JOHANSEN FARMS LLC
41	0.396	MNFV0074107	JOHANSEN FARMS LLC
42	0.410	MNFV0074108	JOHANSEN FARMS LLC

43	0.351	MNMF0074109	JOHANSSEN FARMS LLC
44	0.393	MNMF0074110	JOHANSSEN FARMS LLC
45	0.346	MNMF0074111	JOHANSSEN FARMS LLC
46	0.352	MNMF0074112	JOHANSSEN FARMS LLC
47	0.404	MNMF0074113	JOHANSSEN FARMS LLC
48	0.493	MNMF0074114	
49	0.437	MNMF0074115	JOHANSSEN FARMS LLC
50	0.457	MNMF0074116	VICTORY COMPANIES INC
51	0.662	MNMF0074117	KEVIN MICHAEL BAYERLEIN AND HEIDI ANNETTE BAYERLEIN
52	0.663	MNMF0074118	WILLIAM L HAAS AND MELINDA J HAAS
53	2.738	MNMF0074119	JOHANSSEN FARMS LLC
54	2.818	MNMF0074120	JOHANSSEN FARMS LLC
55	2.859	MNMF0074121	JOHANSSEN FARMS LLC
56	2.886	MNMF0074122	JOHANSSEN FARMS LLC
57	2.892	MNMF0074123	JOHANSSEN FARMS LLC
58	3.819	MNMF0074124	PARKER JAMES MCCOLL AND JAMIE LEIGH MCCOLL
59	3.085	MNMF0074125	JOHANSSEN FARMS LLC
60	0.445	MNMF0074126	PAUL J MICECH AND JACQUELINE A MICECH
61	0.400	MNMF0074127	VICTORY COMPANIES INC
62	0.414	MNMF0074128	LAUREN TAYLOR AND CALVIN TAYLOR
63	0.411	MNMF0074129	JOHANSSEN FARMS LLC
64	0.394	MNMF0074130	HOME PATH FINANCIAL LP
65	0.481	MNMF0074131	HOME PATH FINANCIAL LP
66	0.380	MNMF0074132	JOHANSSEN FARMS LLC
67	0.383	MNMF0074133	ROCKETMEN INVESTMENTS LLC
68	0.363	MNMF0074134	JOHANSSEN FARMS LLC
69	0.352	MNMF0074135	JOHANSSEN FARMS LLC
70	0.351	MNMF0074136	
71	0.353	MNMF0074137	PERTHEL HOMES INC
72	0.354	MNMF0074138	JOHANSSEN FARMS LLC
73	0.356	MNMF0074139	JOHANSSEN FARMS LLC
74	0.363	MNMF0074140	SANTHOSHI PATEL
75	0.383	MNMF0074141	JOHANSSEN FARMS LLC
76	0.400	MNMF0074142	HOME PATH FINANCIAL LP
77	0.386	MNMF0074143	ASPEN HOMES INC
78	0.365	MNMF0074144	JOHANSSEN FARMS LLC
79	0.369	MNMF0074145	JOHANSSEN FARMS LLC
80	0.356	MNMF0074146	JOHANSSEN FARMS LLC
81	0.352	MNMF0074147	KEITH M ZUEHLKE AND JULIE A ZUEHLKE
82	0.352	MNMF0074148	JOHANSSEN FARMS LLC
83	0.352	MNMF0074149	JOHANSSEN FARMS LLC
84	0.352	MNMF0074150	JOHANSSEN FARMS LLC
85	0.352	MNMF0074151	JOHANSSEN FARMS LLC
86	0.352	MNMF0074152	JOHANSSEN FARMS LLC
87	0.388	MNMF0074153	JOHANSSEN FARMS LLC
88	0.397	MNMF0074154	JOHANSSEN FARMS LLC
89	0.550	MNMF0074155	TIM O'BRIEN HOMES LLC
90	0.394	MNMF0074156	KISHORE PULICHERI

91	0.409	MNMF0074157	MICHAEL LIEBE AND HEATHER LIEBE
92	0.408	MNMF0074158	SRINIVASULU PIDIKITI AND SAILAJA PIDIKITI
93	0.399	MNMF0074159	SONAL MANGAL AND ANOOP MANGAL
94	0.390	MNMF0074160	MARINO FAMILY TRUST
95	0.381	MNMF0074161	DANIEL DEERR AND SUSAN DEERR
96	0.372	MNMF0074162	DEREK WHOLEAN AND JESSICA LAHR
97	0.363	MNMF0074163	JEFFREY R SAUNDERS AND LIZBETH J SAUNDERS
98	0.355	MNMF0074164	JOHANSSEN FARMS LLC
99	0.358	MNMF0074165	KING LIM AND JEEMIN LEE
100	0.375	MNMF0074166	RYAN KEITH KEGEL AND DIANA DEBRA KEGEL
101	0.390	MNMF0074167	JOHANSSEN FARMS LLC
102	0.390	MNMF0074168	JOHANSSEN FARMS LLC
103	0.387	MNMF0074169	JOHN P LIBAN AND SUZANNE E LIBAN
104	1.856	MNMF0081001	STEVEN M TAUTGES AND SALLY A TAUTGES
105	1.158	MNMF0081002	DAVID PAULI AND LAURA PAULI
106	1.149	MNMF0081003	KENT MCDONELL AND JULIA MCDONELL
107	1.286	MNMF0081004	CICERO GAVIN HOUSE TRUST
108	2.699	MNMF0081005	JENNIFER J BARRETT
109	1.511	MNMF0081006	MICHAEL G PERINOVIC AND DENISE A PERINOVIC
110	1.029	MNMF0081007	THE VICTORY COMPANIES INC
111	1.242	MNMF0081008	ANGELA BRICKL AND BRYAN KRAHN
112	1.173	MNMF0081009	THOMAS G ADLER AND YVONNE ADLER 2003
113	1.153	MNMF0081010	DAN ECKERMAN
114	1.164	MNMF0081011	LAURA GART
115	1.427	MNMF0081012	BRANDY MILLEN AND KENT MILLEN
116	1.985	MNMF0081013	RYAN MALECKI AND JENNIFER MALECKI
117	1.431	MNMF0081014	PARDEEP KAUR AND SUKHWINDER PAL
118	1.797	MNMF0081015	DAN ECKERMAN
119	2.638	MNMF0081020001	EVOLVE COMMUNITY INC
120	0.285	MNMF0120051	BIELINSKI HOMES INC
121	0.188	MNMF0120052	FOX RIVER FALLS LLC
122	0.147	MNMF0120053	FOX RIVER FALLS LLC
123	0.147	MNMF0120054	FOX RIVER FALLS LLC
124	0.137	MNMF0120055	FOX RIVER FALLS LLC
125	0.129	MNMF0120056	FOX RIVER FALLS LLC
126	0.137	MNMF0120057	FOX RIVER FALLS LLC
127	0.136	MNMF0120058	UMESH CHANDRA SWAIN
128	0.126	MNMF0120059	DUSTIN BARKER AND LINDSAY COHEN
129	0.128	MNMF0120060	SAI ABHISAIK GOUD UDTHAWAR AND RAMYA CHOWDARY VALLABHANENI
130	0.132	MNMF0120061	RAGHU ROHIT BALAM AND JASHEETHA ANANTHA LAKSHMI NIMMALA
131	0.135	MNMF0120062	HARBOR HOMES INC
132	0.141	MNMF0120063	HARBOR HOMES INC
133	0.140	MNMF0120064	FOX RIVER FALLS LLC
134	0.140	MNMF0120065	FOX RIVER FALLS LLC
135	0.148	MNMF0120066	HARBOR HOMES INC
136	0.186	MNMF0120067	HARBOR HOMES INC
137	0.206	MNMF0120068	HARBOR HOMES INC
138	0.149	MNMF0120069	HARBOR HOMES INC


139	0.139	MNFV0120070	JUSTINA TONY KOTEY
140	0.132	MNFV0120071	PAUL THESING III AND ROBERT HANI
141	0.140	MNFV0120072	FOX RIVER FALLS LLC
142	0.153	MNFV0120073	FOX RIVER FALLS LLC
143	0.149	MNFV0120074	FOX RIVER FALLS LLC
144	0.145	MNFV0120075	FOX RIVER FALLS LLC
145	0.156	MNFV0120076	FOX RIVER FALLS LLC
146	0.153	MNFV0120077	FOX RIVER FALLS LLC
147	0.143	MNFV0120078	FOX RIVER FALLS LLC
148	0.137	MNFV0120079	FOX RIVER FALLS LLC
149	0.141	MNFV0120080	FOX RIVER FALLS LLC
150	0.144	MNFV0120081	FOX RIVER FALLS LLC
151	0.137	MNFV0120082	FOX RIVER FALLS LLC
152	0.218	MNFV0120083	FOX RIVER FALLS LLC
153	0.302	MNFV0120084	JWC INVESTMENTS LLC
154	0.313	MNFV0120085	MK JC LLC
155	0.288	MNFV0120086	DAVID FEEST AND BARBARA FEEST REVOCABLE TRUST
156	0.277	MNFV0120087	BIELINSKI HOMES INC
157	0.282	MNFV0120088	KORNDOERFER HOMES LLC
158	0.312	MNFV0120089	MK JC LLC
159	0.277	MNFV0120090	JWC INVESTMENTS LLC
160	0.296	MNFV0120091	BIELINSKI HOMES INC
161	0.274	MNFV0120092	LAUREN ANTHONY AND MICHAEL WILLIAMS
162	0.272	MNFV0120093	MK JC LLC
163	0.276	MNFV0120094	BIELINSKI HOMES INC
164	0.371	MNFV0120095	TIM O'BRIEN HOMES OF MILWAUKEE LLC
165	0.272	MNFV0120096	TIM O'BRIEN HOMES OF MILWAUKEE LLC
166	0.304	MNFV0120100	FOX RIVER FALLS LLC
167	0.392	MNFV0120101	KORNDOERFER HOMES LLC
168	0.339	MNFV0120102	FOX RIVER FALLS LLC
169	0.282	MNFV0120103	FOX RIVER FALLS LLC
170	0.294	MNFV0120104	BIELINSKI HOMES INC
171	0.303	MNFV0120105	REGAN LEE GENTILE AND NATHANIEL JAMES GENTILE
172	0.277	MNFV0120106	FOX RIVER FALLS LLC
173	0.282	MNFV0120107	FOX RIVER FALLS LLC
174	0.306	MNFV0120108	BIELINSKI HOMES INC
175	0.302	MNFV0120109	DANIEL R OERTEL AND SARAH M OERTEL
176	0.293	MNFV0120110	FOX RIVER FALLS LLC
177	0.312	MNFV0120111	KORNDOERFER HOMES INC
178	0.354	MNFV0120112	BIELINSKI HOMES INC
179	0.367	MNFV0120113	FOX RIVER FALLS LLC
180	0.345	MNFV0120114	KORNDOERFER HOMES LLC
181	0.345	MNFV0120115	BRADLEY CLOSE AND LAUREN CLOSE
182	0.345	MNFV0120116	INTEGRITY CONSTRUCTION MANAGEMENT INC
183	0.344	MNFV0120117	UTKARSH PATEL AND LEENABEN PATEL
184	0.388	MNFV0120118	DANE ALBINGER AND CARLY ALBINGER
185	0.348	MNFV0120119	BIELINSKI HOMES INC
186	0.356	MNFV0120120	FOX RIVER FALLS LLC

187	0.399	MNMF0120121	MARK J OLEARY AND TYLER JO OLEARY
188	0.440	MNMF0120122	FOX RIVER FALLS LLC
189	0.303	MNMF0126105020	CONNIE AND ALAN HATFIELD FAMILY TRUST
190	0.303	MNMF0126105021	VIRGILIA REMANDABAN
191	0.331	MNMF0126105022	ABDULGHANI MOUNIR AND ELIZABETH MOUNIR
192	0.331	MNMF0126105023	SANDRA JEAN GRAMZ
193	0.439	MNMF0126105024	INDRANTL THAKUR AND SHANTI SHARMA
194	0.439	MNMF0126105025	CTA INVESTMENTS LLC
195	0.435	MNMF0126105026	CTA INVESTMENTS LLC
196	0.435	MNMF0126105027	NAITIK MAJITHIA AND SIDDHIKA PAWAR
197	0.296	MNMF0126105028	PAMELA K INZEO AND DANIEL BROTHERTON
198	0.296	MNMF0126105029	PRITESH AJAY SHAH AND MANALI SHAH
199	0.543	MNMF0126105030	THIRUPATHI MAJIGA AND TULSI PENMETCHSA
200	0.543	MNMF0126105031	CHRISTINE WINIUS AND GREGG THOMAS
201	0.252	MNMF0126148	VH EVERGREEN FIELDS LLC
202	0.224	MNMF0126149	VH EVERGREEN FIELDS LLC
203	0.240	MNMF0126150	VH EVERGREEN FIELDS LLC
204	0.229	MNMF0126151	VH EVERGREEN FIELDS LLC
205	0.219	MNMF0126152	VH EVERGREEN FIELDS LLC
206	0.296	MNMF0126153	VH EVERGREEN FIELDS LLC
207	0.233	MNMF0126154	VH EVERGREEN FIELDS LLC
208	0.258	MNMF0126155	VH EVERGREEN FIELDS LLC
209	0.258	MNMF0126156	VH EVERGREEN FIELDS LLC
210	0.215	MNMF0126157	VH EVERGREEN FIELDS LLC
211	0.208	MNMF0126158	VH EVERGREEN FIELDS LLC
212	0.228	MNMF0126159	VH EVERGREEN FIELDS LLC
213	0.257	MNMF0126160	VH EVERGREEN FIELDS LLC
214	0.270	MNMF0126161	VH EVERGREEN FIELDS LLC
215	0.597	MNMF0126162	VH EVERGREEN FIELDS LLC
216	0.605	MNMF0126163	VH EVERGREEN FIELDS LLC
217	0.445	MNMF0126164	VH EVERGREEN FIELDS LLC
218	0.290	MNMF0126165	VH EVERGREEN FIELDS LLC
219	0.270	MNMF0126166	VH EVERGREEN FIELDS LLC
220	0.263	MNMF0126167	VH EVERGREEN FIELDS LLC
221	0.269	MNMF0126168	VH EVERGREEN FIELDS LLC
222	0.258	MNMF0126169	VH EVERGREEN FIELDS LLC
223	0.267	MNMF0126170	VH EVERGREEN FIELDS LLC
224	0.267	MNMF0126171	VH EVERGREEN FIELDS LLC
225	0.239	MNMF0126172	VH EVERGREEN FIELDS LLC
226	0.216	MNMF0126173	VH EVERGREEN FIELDS LLC

Undeveloped Mixed-Use Parcels***parcels outlined in yellow in Appendix B map**

	ACRES	TAXKEY	OWNER(S)
1	1.350	MNFV0007021007	DUET LLC
2	0.014	MNFV0041996	JACKSON DEVELOPMENT LLC
3	1.002	MNFV0041996	JACKSON DEVELOPMENT LLC
4	3.008	MNFV0041996	JACKSON DEVELOPMENT LLC
5	0.432	MNFV0042997	VILLAGE OF MENOMONEE FALLS COMMUNITY DEV AUTHORITY
6	0.426	MNFV0042999	VILLAGE OF MENOMONEE FALLS

Source: Village of Menomonee Falls Department of Engineering & Development



Undeveloped Parcels

- NEWLY PLATTED
- UNBUILDABLE
- UNDEVELOPED
- MIXED USE