

**Village of Menomonee Falls Ordinance No. 899-O-24**

**AN ORDINANCE AMENDING CHAPTER 122, (ZONING)  
OF THE MUNICIPAL CODE OF THE VILLAGE OF MENOMONEE FALLS, WISCONSIN  
OF THE LANDS LOCATED AT N79W14668 & N79W14638 APPLETON AVENUE, ON  
THE PARCELS IDENTIFIED BY TAX KEY NUMBERS 53.970 & 53.972.**

**WHEREAS**, Caitlin LaJoie of Briohn Building Corporation initiated an amendment to the Village Zoning Map to Rezone lands located at N79W14668 & N79W14638 Appleton Avenue, from the C-1 Neighborhood Business District to C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay and CV-2 Civic Institutional District; and

**WHEREAS**, the subject land are parcels identified by Tax Key Numbers 53.970 & 53.972; and

**WHEREAS**, the subject land is legally described as follows:

Lot 1 - Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, bounded and described as follow:

Commencing at the northwest corner of said Northeast 1/4 section, thence North 88°13'08" East along the north line of said Northeast 1/4 section, 650.49 feet; thence South 00°25'52" East, 159.96 feet to the point of beginning;

Thence continuing South 00°25'52" East, 516.98 feet to the north line of Appleton Avenue (State Trunk Highway "175"); thence North 46°57'52" West along said north line, 354.48 feet to the southeast corner of said Lot 1 of Certified Survey Map No. 10966; thence North 00°25'52" West along the east line of said Lot 1, 273.12 feet; thence North 89°34'08" East, 257.27 feet to the point of beginning.

Containing in all 101,636 square feet (2.3332 acres) of land, more or less.

Lot 2 - Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, bounded and described as follow:

Commencing at the northwest corner of said Northeast 1/4 section, thence North 88°13'08" East along the north line of said Northeast 1/4 section, 393.15 feet to the northeast corner of Lot 1 of Certified Survey Map No. 10966 and point of beginning;

Thence continuing North 88°13'08" East along said north line, 257.34 feet; thence South 00°25'52" East, 159.96 feet; thence South 89°34'08" West, 257.27 feet to the east line of said Lot 1; thence North 00°25'52" West along said east line, 153.30 feet to the point of beginning.

Containing in all 40,374 square feet (0.9269 acre) of land, more or less.

**WHEREAS**, a Public Hearing was held on April 15, 2024 regarding the rezoning request, 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, as heretofore amended, 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.** The Zoning Code be amended to Rezone the subject lands from the C-1 Neighborhood Business District to C-1 Neighborhood Business District with the OC-5 Commercial Service Overlay and CV-2 Civic Institutional District:

**Section 2.** Except as herein above specifically modified and amended, the Municipal Code of the Village of Menomonee Falls shall remain in full force and effect exactly as originally adopted and remain in full force and effect exactly as originally adopted and previously amended. All ordinances or part of the 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 posting.

Adopted by the Village Board of Trustees of the Village of Menomonee Falls on the 15<sup>th</sup> day of April, 2024.

Jeremy Walz, Village President

Amy Dishinger, Village Clerk

Posted: 4/19/24-5/2/24