

**VILLAGE OF MENOMONEE FALLS ORDINANCE NO. 900-O-24**

**AN ORDINANCE AMENDING THE VILLAGE OF MENOMONEE FALLS  
COMPREHENSIVE PLAN FOR THE LAND LOCATED AT  
N79W14668 & N79W14638 APPLETON AVENUE, TAX KEY NUMBERS 53.970 &  
53.972**

**WHEREAS**, the Village Board is authorized by state law to adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

**WHEREAS**, the Village Board adopted a comprehensive plan on December 15, 2008; and

**WHEREAS**, the Village Board adopted a comprehensive plan update on March 16, 2016; and

**WHEREAS**, The Village desires to amend the adopted comprehensive plan to aid in the redevelopment of the subject parcels; and

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

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.

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.

**WHEREAS**, the subject parcel contains acres of land currently classified for Office Land Uses; and

**WHEREAS**, the Plan Commission held a public hearing regarding this request at their meeting on March 5, 2024, after publishing a class 1 notice under ch. 985 of Wis. Stats., published 34 days before the hearing was held; and

**WHEREAS**, the Village Board finds the Comprehensive Plan, with the recommended revisions, contains all the required elements specified in section 66.1001(2) of the Wisconsin Statutes; the Comprehensive Plan, with the recommended revisions, is internally consistent; and that all procedural requirements and notice requirements have been satisfied; and

**WHEREAS**, the Village Board has carefully reviewed the recommendation of the Menomonee Falls Plan Commission and has given the matter due consideration, including consideration of the plan components relating to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land use and implementation; and

**WHEREAS**, the Village Board now determines the Comprehensive Plan, with the recommended revisions, will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Village of Menomonee Falls which will, in accordance with the existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

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

1. The Ordinance shall amend Map 22 of the Village's Comprehensive Plan, entitled *North Study Area Land Use Plan*, to reclassify the above described parcel from the Office Land Use Classification to the Institutional (0.9269 acres) and Commercial (2.3332 acres) Land Use Classifications.
2. The Ordinance shall amend Table 39, on page 181 of the Comprehensive Plan to show 237 acres of land are located within the Institutional Land Use Category and 248 acres of land within the Commercial Land Use Category within the *North Study Area*, and this acreage makes up 4.8% and 5% of the Study Area.

Date Adopted: April 15, 2024

Jeremy Walz, Village President

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

Amy Dishinger, Village Clerk