

**Village of Menomonee Falls Ordinance No. 868-O-23**

**AN ORDINANCE AMENDING CHAPTER 122, (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF MENOMONEE FALLS, WISCONSIN FOR A PORTION OF AN UNADDRESSED PARCEL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 8N, RANGE 20E (TAX KEY #: 142.999.018)**

**WHEREAS**, LUTHER GROUP, LLC (Jason Luther, registered agent) initiated an amendment to the Village Zoning Map to Rezone a portion of an unaddressed parcel located in the Northeast 1/4 of the Northwest 1/4 of Section 36, Town 8N, Range 20E (Tax Key #: 142.999.018) from CW-1 Conservancy-Wetland District and Shoreland-Wetlands to I-2 Heavy Industrial.; and

**WHEREAS**, on November 15, 2022, the Plan Commission unanimously recommended the subject rezoning be approved; and

**WHEREAS**, a Public Hearing was held on the Plan Commission's recommendation during the January 03, 2023 Village Board of Trustees meeting, 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 lands described below, from Shoreland-Wetland District to the I-2 Heavy Industrial:

Being a part of Lot 2 of Certified Survey Map No. 10737, as recorded in the Register of Deeds office for Waukesha County as Document No. 3707155, in the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, described as follows:

Beginning at the southeast corner of said Lot 2; thence South 89°03'29" West along the south line of said Lot 2, 197.53 feet; thence North 15°06'36" East, 511.99 feet to the north line of said Lot 2; thence South 89°50'47" East along said north line, 65.36 feet to the east line of said Lot 2; thence South 00°09'13" West along said east line, 490.87 feet to the Point of Beginning.

**Section 2.** The Zoning Code be amended to Rezone the lands described below, from CW-1 Conservancy Wetland District to I-2 Heavy Industrial:

Being a part of Lot 2 of Certified Survey Map No. 10737, as recorded in the Register of Deeds office for Waukesha County as Document No. 3707155, in the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of said Lot 2; thence North 89°50'47" West along the north line of said Lot 2, 63.35 feet to the Point of Beginning; thence South 15°06'36" West, 75.90 feet; thence North 23°48'23" West, 62.01 feet to the north line of said Lot 2; thence South 89°51'44" East along as north line, 38.98 feet; thence

North 00°27'51" East along said north line, 16.65 feet; thence North 89°50'47" West along said north line, 5.70 feet to the Point of Beginning.

**Section 3.** 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 4.** 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 3<sup>rd</sup> day of January, 2023.

Jeremy Walz, Village President

Amy Dishinger, Village Clerk

Posted: 01/06/2023 - 01/19/2023