

Village of Menomonee Falls Ordinance No. 898-O-24

**AN ORDINANCE AMENDING CHAPTER 122, (ZONING)
OF THE MUNICIPAL CODE OF THE VILLAGE OF MENOMONEE FALLS, WISCONSIN
FOR A PORTION OF THE LANDS LOCATED AT N59W13500 MANHARDT DRIVE, ON A
PORTION OF THE PARCEL IDENTIFIED BY TAX KEY NUMBER 99.999.006**

WHEREAS, MANHARDT LLC initiated an amendment to the Village Zoning Map to Rezone lands located on a portion of land located at N59W13500 Manhardt Drive, from the I-1 Light Industrial Zoning District to the I-1 Light Industrial Zoning District with the OC-5 Commercial Service Overlay District exclusively for an Electric Vehicle Delivery and Service Center prohibiting other uses identified under Section 122-332(c); and

WHEREAS, the subject land is a portion of the parcel identified by Tax Key Number 99.999.006; and

WHEREAS, the subject land is legally described as follows:

That part of Parcel One of Certified Survey Map Number 9307, being a part of the Southwest quarter of Section 25, Township 8 North, Range 20 East of the fourth principal meridian, according to the Certified Survey Map Recorded on January 11, 2002 in Volume 84 of Certified Survey Maps, at Pages 230 to 233, inclusive, as document number 2742270, and corrected by a Certified Survey Map consent agreement recorded on December 12, 2001 as Document Number 2731993, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin, being more particularly described as follows: Commencing at the Northeast corner of parcel one of Certified Survey Map Number 9307; thence South 89 Degrees 45 Minutes 15 Seconds West, along the North line of said parcel one, a distance of 77.06 feet to the point of beginning; thence South 00 Degrees 14 Minutes 45 Seconds East, a distance of 47.00 feet; thence South 30 Degrees 29 Minutes 50 Seconds West, a distance of 123.31 feet; thence South 00 Degrees 14 Minutes 45 Seconds East, a distance of 193.40 feet to the south line of said parcel one; thence southwesterly, along a curve on said south line, concave to the northwest, having a radius of 70.00 feet, an arc distance of 26.57 feet, a chord bearing of South 78 Degrees 52 Minutes 43 Seconds West, and a chord distance of 26.41 feet to a point of tangency; thence South 89 Degrees 45 Minutes 15 Seconds West, along said south line, a distance of 142.84 feet; thence North 00 Degrees 14 Minutes 45 Seconds West, a distance of 58.70 feet; thence North 01 Degrees 18 Minutes 58 Seconds East, a distance of 10.21 feet; thence North 00 Degrees 14 Minutes 45 Seconds West, a distance of 129.40 feet; thence North 89 Degrees 45 Minutes 15 Seconds East, a distance of 17.50 feet; thence North 01 Degrees 53 Minutes 11 Seconds East, a distance of 105.63 feet; thence North 00 Degrees 14 Minutes 45 Seconds West, a distance of 47.50 feet to the north line of said parcel one; thence North 89 Degrees 45 Minutes 15 Seconds East, along said north line, a distance of 210.11 feet to the point of beginning.

WHEREAS, a Public Hearing was held on February 5, 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 I-1 Light Industrial Zoning District to the I-1 Light Industrial Zoning District with the OC-5 Commercial Service Overlay District exclusively for an Electric Vehicle Delivery and Service Center prohibiting other uses identified under Section 122-332(c):

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 5th day of February, 2024.

Jeremy Walz, Village President

Amy Dishinger, Village Clerk

Posted: 2/9/2024-2/22/2024