



Comprehensive Plan Policy Review #3

Village of Menomonee Falls, WI

July 8, 2025

Plan Content

- Feedback from online surveys, community organizations, interviews and focus groups, pop-up booths, public meetings, etc
- Data analysis (e.g. census and Village records)
- Goals and Strategies Statements
- Maps of existing and planned facilities or land uses

The 9 Elements

A comprehensive plan must include AT LEAST all of the nine elements below as defined by the Comprehensive Planning Law:

Issues and Opportunities

Housing

Transportation

Utilities and Community Facilities

Agricultural, Natural and Cultural Resources

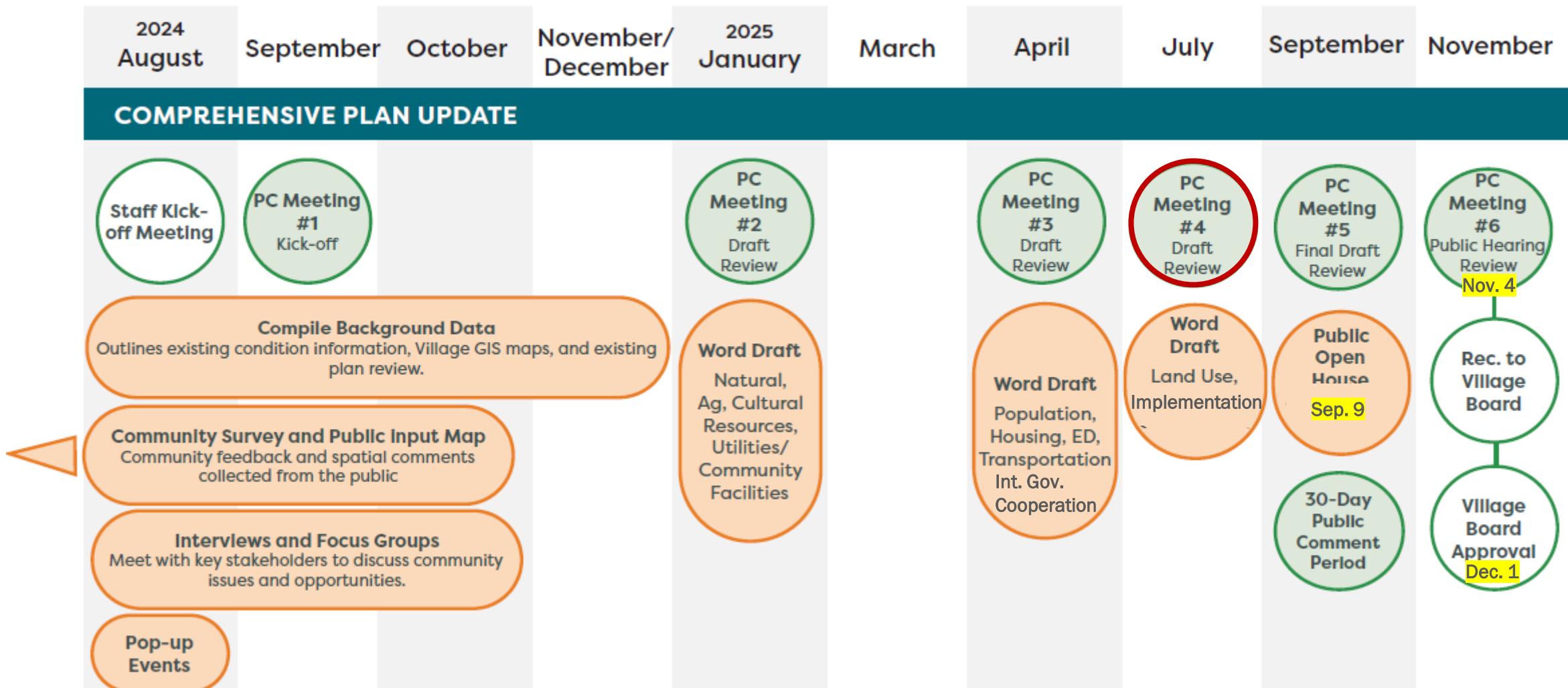
Economic Development

Intergovernmental Cooperation

Land Use

Implementation

Anticipated Timeline



Land Use

In Menomonee Falls, we envision...

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- **GOAL #1:** A land use pattern resulting in a compatible arrangement supporting vibrant and healthy neighborhoods.
 - Use the Village development review processes to promote land use compatibility. Reference Village Code for site plan review.
 - Provide a mix of housing types that accommodate every stage of life (see also Housing goals and strategies).
 - Preserve sites, buildings, and structures with architectural, historical, and cultural significance.
 - Encourage infill development of vacant or underutilized lands or buildings.
 - Update the Village Centre Master Plan / Downtown Plan to better align with community and property owners' vision for the downtown.
 - Review and update the Village's zoning ordinance to align with the land use goals as established in this Plan.

In Menomonee Falls, we envision...

- **GOAL #2:** Encouraging appropriate development through effective collaboration and efficient development review while balancing community needs.
 - Foster collaboration between property owners and developers to encourage successful property development and investment.
 - Ensure the development review process for new land uses complies with the Village's design standards. Streamline the process to enhance efficiency, effectiveness, and consistency in reviewing and approving new development proposals.
 - Provide online guidance materials outlining the Village's development and application process for residents, property owners and developers.
 - Regularly update the development review process and factor in feedback from residents and stakeholders involved in the planning and construction industry.
 - Simplify application procedures, reduce processing timeframes, and enhance clarity in design standards and traffic safety requirements.
 - Develop additional capabilities of the online GIS database to track parcel and community information.

Zoning Districts vs Future Land Use Designations

Zoning Districts

- Ordinance that regulates use, building form, and building location
- More specific
- Implements recommendations of the comprehensive plan
- Rezoning must be consistent with FLU map
- Zoning code updates follow comprehensive plan updates

FLU Designations

- Guiding tool with broad categorized land use for general areas
- General categories with recommended uses, densities, and forms
- Non-regulatory
- Guides zoning updates and development process
- Updated every 10 years and amendable as needed

Land Use

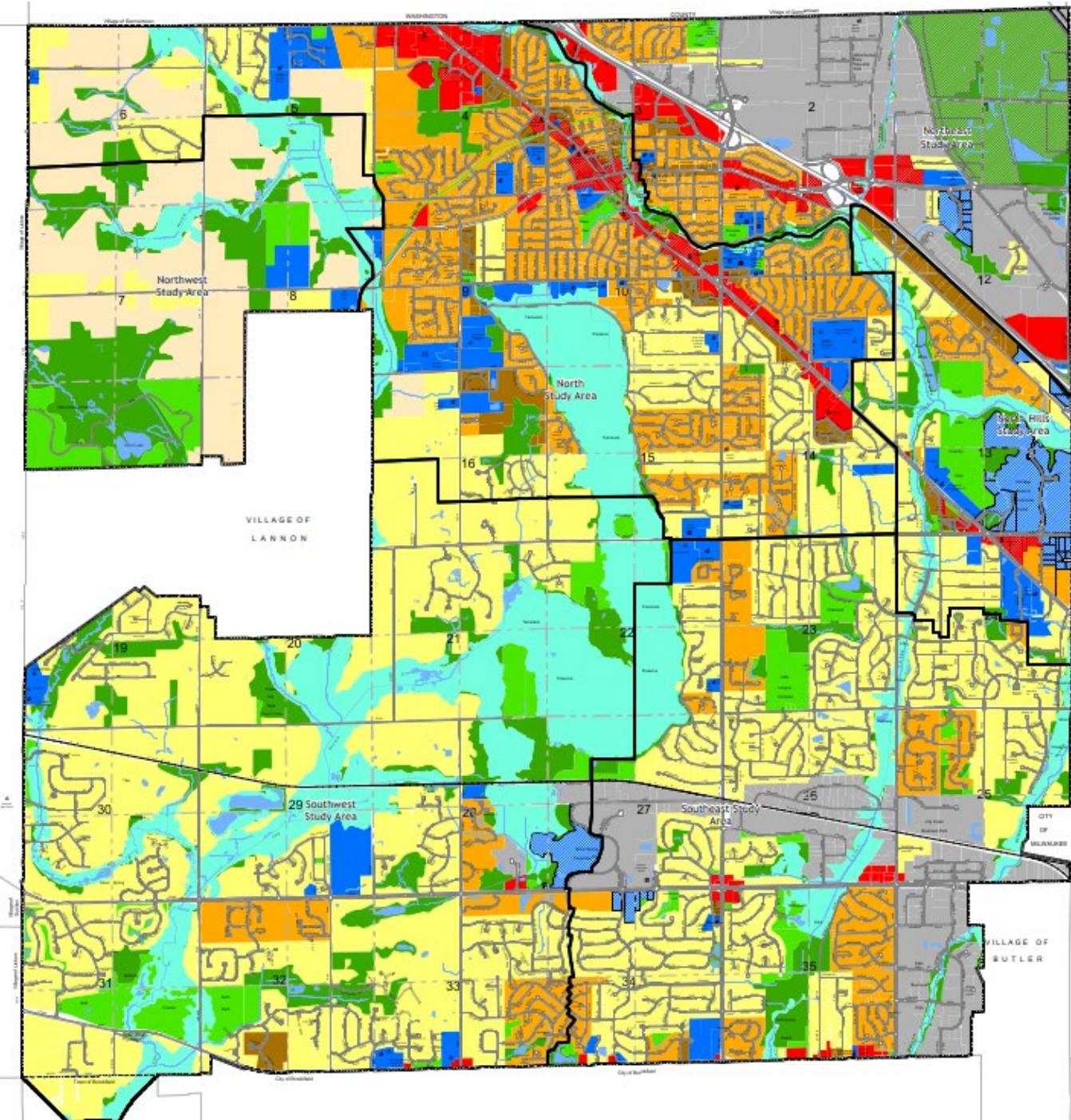
Future Land Use Categories

- Rural Density Residential (RDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (MU)
- Office (O)
- Commercial (C)
- Industrial (I)
- Civic & Institutional (CI)
- Parks & Open Space (POS)
- Floodplain (F)
- Environmental Lands (EL)

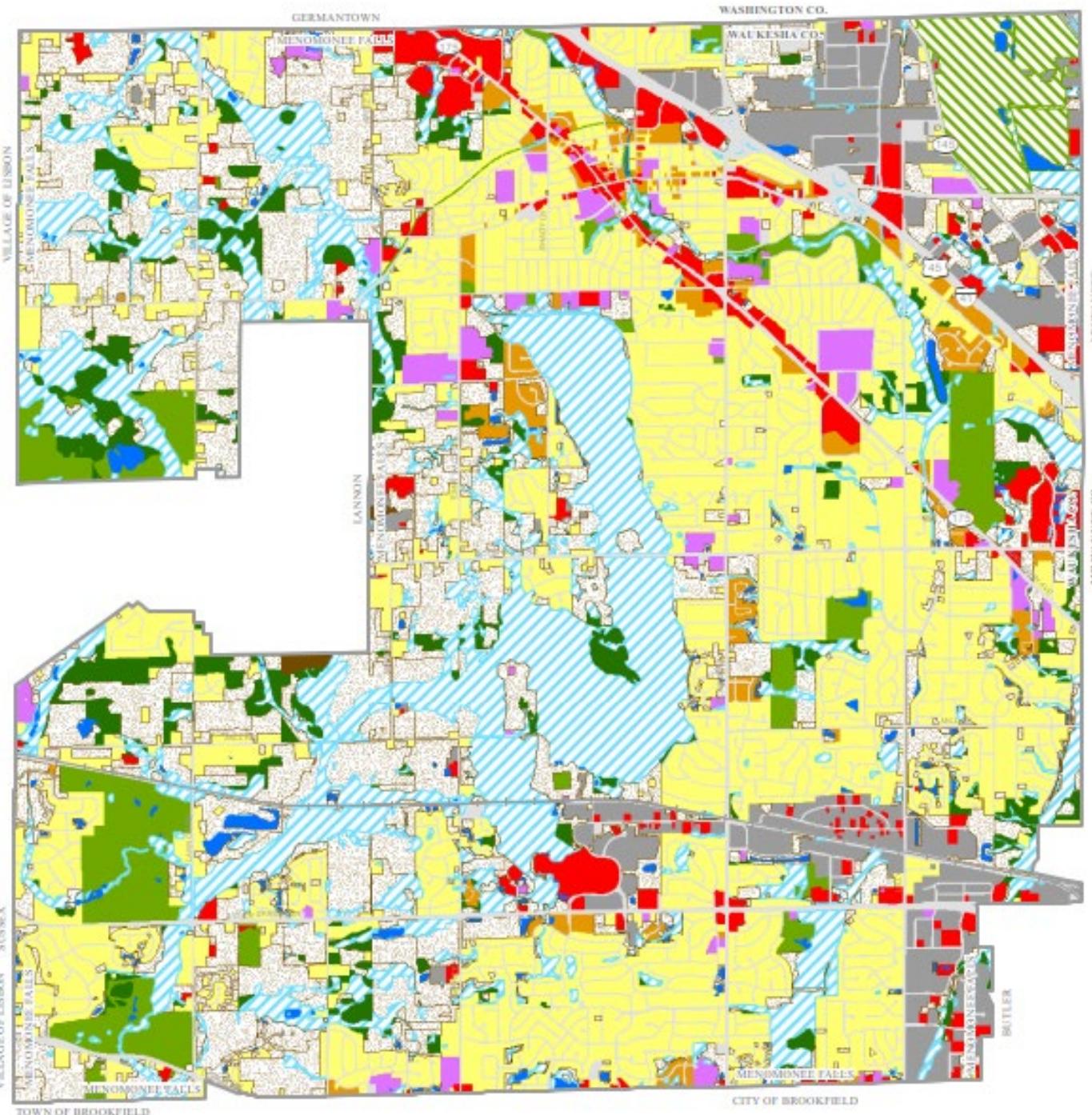
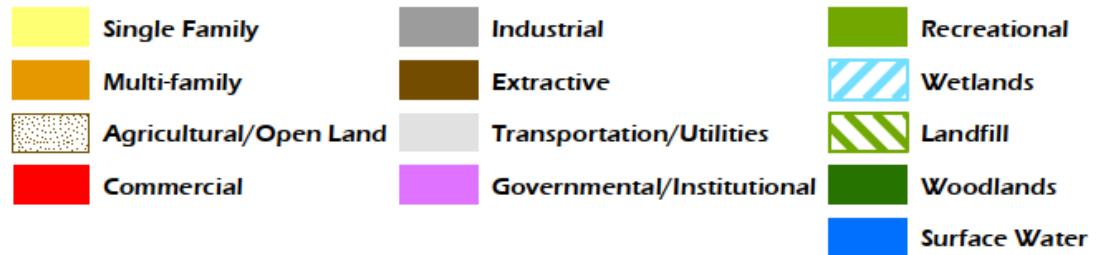


Future Land Use Map

- Commercial
- Environmental Lands
- Floodplain
- Industrial
- Civic and Institutional
- Landfill and Park Reclamation
- Mixed Use
- Office
- Parks
- Rural Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Water



Existing Land Use Map



Implementation

- Village Board commitment to use the plan and seek consistency with its goals and strategies.
- Direction for key Village committees and Village staff to use this plan routinely to guide decisions, especially Plan Commission.
- Consider preparation of a Comprehensive Plan Annual Report to inform and guide the Village's annual budgeting process.
- More than 100+ strategies to be implemented in the coming years (prioritization by short-term and long-term strategies).
- Guidance for amending and updating the plan in the future.

VILLAGE OF
**Menomonee
Falls**



Questions?

Next meeting!

Comp Plan Public Open House
Tuesday, September 9th, 2025



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