



2014

DEVELOPMENT REPORT

VILLAGE OF MENOMONEE FALLS
Waukesha County, Wisconsin

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2014 Development Report

Development Highlights

2014 Development Highlights

The 2014 Development Report reflects the Department of Community Development's ongoing mission to encourage development of high-quality residential, commercial, and industrial development while protecting the public interest.

The Community Development Annual Development Report is prepared to provide an overview of department activities in the past year. The document includes information from the year's accomplishments and their effect on the future of Menomonee Falls.

The Village relies on efficient service delivery, financial planning, and a robust tax base to ensure its continued financial health. The Department of Community Development strives to facilitate residential, commercial, and industrial developments within Menomonee Falls and ensure that the Village is desirable as a place to live, work, and play for all residents.

2014 Development Highlights

- Expansion of Kohl's corporate campus.
- Continued redevelopment of the Main Street corridor.
- Advances in the redevelopment area of TID #8 such as Costco and The Junction at White Stone Station.
- Approval of a 202,950 square foot FedEx ground distribution facility.
- \$232 million in tax incremental value generated by development in TIF districts.
- \$120,000 in matching funds distributed to six qualified projects through the Economic Development Master Fund (EDMF) grant program.
- \$100,000 in low-interest loans to four area businesses was provided through the Business Development Loan Pool (BDLP).
- \$110 million in building permit revenue for the issuance of 861 permits (\$50 million more than 2013).
- 33.3% increase in total permit fee revenue from 2013 to 2014, and is the highest total since 2005.
- 550 planned lots for homes in new subdivision concepts.
- 16 Conditional Use applications.
- 8 Rezoning applications.
- 7 Land Use Plan Amendments.
- 7 Amendments to the Municipal Code.
- 51 projects were reviewed by the Architectural Control Board.
- 19 Variances were granted by the Zoning Board of Appeals.

2014 Development Report

Overview

VILLAGE OVERVIEW

Menomonee Falls embodies small town charm and a village atmosphere while providing easy and convenient access to the entire Milwaukee Metropolitan Area. Incorporated in 1892, Menomonee Falls now has a total land area of 32.92 square miles. The Wisconsin Department of Administration estimates the 2014 population for the Village at 35,978 making it the most populous village in the state (by almost 10,000 residents).

Achievements 2014

The Village's high quality of life is rooted in diverse economic opportunities, a wide variety of housing options and its natural assets. This quality of life was recognized in 2014 by a number of organizations. For example:

- *Tree City USA* recognized Menomonee Falls as a Tree City for the 16th consecutive year.
- *Bird City Wisconsin* recognized Menomonee Falls as a Bird City for the 4th consecutive year.
- *Movoto*, a real estate site for homebuyers, ranked Menomonee Falls 6th on its list of the Safest Places in Wisconsin by analyzing FBI crime reports for all municipalities with populations of 10,000 or more.
- *Connect Communities* award from the *Wisconsin Economic Development Corporation* for the *Best Downtown Development Success Story* for the Business Expansion and Relocation Guide.



Location

The Village of Menomonee Falls is located in Waukesha County adjacent to northwest Milwaukee. To the north along County Line Road, lies the Village of Germantown. The City of Milwaukee borders the east side of Menomonee Falls along Boundary Road. Both the Town and City of Brookfield make up the southern border and are located south of Hampton Avenue (which turns into Lisbon Road). Additionally, the Village of Butler is located at the southeast corner of the Village. Residing somewhat inside of Menomonee Falls is the Village of Lannon on the Western side of the Village. Finally, the Western border of Menomonee Falls is made up by the Town of Lisbon along Town Line Road.

2014 Development Report

Overview

Value

Menomonee Falls is strongly positioned with a growing residential sector and continues to be a highly desired location for large and small businesses, in all industries, to locate and expand. This diverse development trend is needed to grow a resilient tax base and is evidenced by the Village having the fourth largest gain in net new construction in the State in 2014. The annual Statement of Assessment for Wisconsin municipalities summarizes each tax district's aggregate assessed value for real and personal property. While some municipalities' assessed values have fluctuated in recent years, Menomonee Falls has had consistent positive growth since '08-'09. In 2014, the Village continued this trend and was ranked as the municipality with the **8th highest** real estate assessed value in the State with more than **\$4.54 Billion** in assessed value. Menomonee Falls' position is impressive to note as it is the only village ranked in the top 10 in the State, and has the lowest population of the municipalities on the same list.

Wisconsin's Top Ten Real Estate Assessed Value Municipalities Ranked by 2014 Assessed Real Estate Value

Rank	Municipality	2009	2010	2011	2012	2013	2014	% Change	2014 Population
1	Milwaukee	\$ 28,926,597,681	\$ 28,033,067,307	\$ 28,042,847,003	\$ 25,400,354,828	\$ 25,097,931,000	\$25,032,019,674	-0.26%	595,993
2	Madison	\$ 22,501,552,100	\$ 21,731,087,000	\$ 21,569,092,700	\$ 21,194,324,300	\$ 21,350,451,500	\$21,958,179,300	2.85%	240,153
3	Brookfield	\$ 6,569,549,490	\$ 6,555,410,450	\$ 6,556,990,540	\$ 6,544,919,130	\$ 6,555,515,260	\$ 6,619,514,680	0.98%	37,847
4	Green Bay	\$ 5,936,017,500	\$ 5,982,838,200	\$ 5,981,561,500	\$ 6,007,455,600	\$ 6,042,083,300	\$ 6,108,068,600	1.09%	104,710
5	Waukesha	\$ 5,880,114,560	\$ 5,925,312,580	\$ 5,532,515,250	\$ 5,587,211,280	\$ 5,388,817,500	\$ 5,442,458,500	1.00%	71,044
6	Kenosha	\$ 6,781,834,300	\$ 6,028,282,100	\$ 6,015,739,500	\$ 5,349,581,700	\$ 5,347,233,400	\$ 5,423,841,400	1.43%	99,680
7	Wauwatosa	\$ 5,560,099,210	\$ 5,537,197,850	\$ 5,469,073,290	\$ 5,477,025,780	\$ 5,247,730,500	\$ 5,268,420,900	0.39%	46,766
8	Menomonee Falls	\$ 4,314,656,980	\$ 4,368,316,880	\$ 4,388,814,210	\$ 4,420,276,480	\$ 4,519,090,960	\$ 4,541,864,210	0.50%	35,798
9	New Berlin	\$ 4,719,558,800	\$ 4,774,087,600	\$ 4,790,534,250	\$ 4,394,484,490	\$ 4,432,960,520	\$ 4,479,203,700	1.04%	40,130
10	Appleton	\$ 4,024,308,400	\$ 4,024,562,900	\$ 4,041,505,000	\$ 4,054,042,100	\$ 4,066,761,100	\$ 4,022,442,600	-1.09%	73,463

Source: WI Department of Revenue 2014 Statements of Assessment, WI Department of Administration Final 2014 Municipal Populations

2014 Development Report

Overview

Population and Projections

The Village of Menomonee Falls is currently the fourth largest Waukesha County community after the cities of Brookfield, New Berlin, and Waukesha. Population in 2014 for Menomonee Falls has been estimated by the Wisconsin Department of Administration at 35,798 which makes it the most populous village by almost 10,000 residents. The estimated population for the second largest village in the state, Mount Pleasant, is 26,208. Several new single and multi-family developments have been approved to move forward in the near future. Increased construction rates combined with ample land for more long-term development are clear indicators that the Village is expected to continue as one of the fastest growing communities in Waukesha County.

The Wisconsin Department of Administration projects a growth of over **18%** (or more than 6,500 new residents) in the next 20 years (2035), bringing the Village population to over **42,000** residents. Evidenced in the table below, Menomonee Falls is estimated to gain the **second largest** number of residents among Waukesha County municipalities by 2040. Based on the same projections, Menomonee Falls will also become the **third largest** community in the County by 2025.

Top 10 Waukesha County Municipalities by Population Net Gain Projections

Municipality	2010 Census	Final 1/1/2014 Estimate	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	Net Gain 2010-2035
City of Waukesha	70,718	71,044	70,950	74,800	78,100	81,000	81,900	11,182
Village of Menomonee Falls	35,626	35,798	35,820	37,970	39,840	41,510	42,160	6,534
City of New Berlin	39,584	40,130	39,890	41,930	43,650	45,140	45,530	5,946
City of Muskego	24,135	24,304	24,420	26,120	27,630	29,010	29,690	5,555
City of Pewaukee	13,195	13,728	13,930	15,310	16,590	17,800	18,580	5,385
City of Oconomowoc	15,759	16,293	16,240	17,630	18,910	20,110	20,820	5,061
Village of Sussex	10,518	10,669	10,820	11,830	12,780	13,670	14,230	3,712
Town of Mukwonago	7,959	8,010	8,055	8,625	9,130	9,595	9,835	1,876
Village of Hartland	9,110	9,141	9,180	9,770	10,290	10,770	10,980	1,870
Town of Lisbon	10,157	10,236	10,230	10,820	11,340	11,790	11,960	1,803

Source: Wisconsin Department of Administration

2014 Development Report

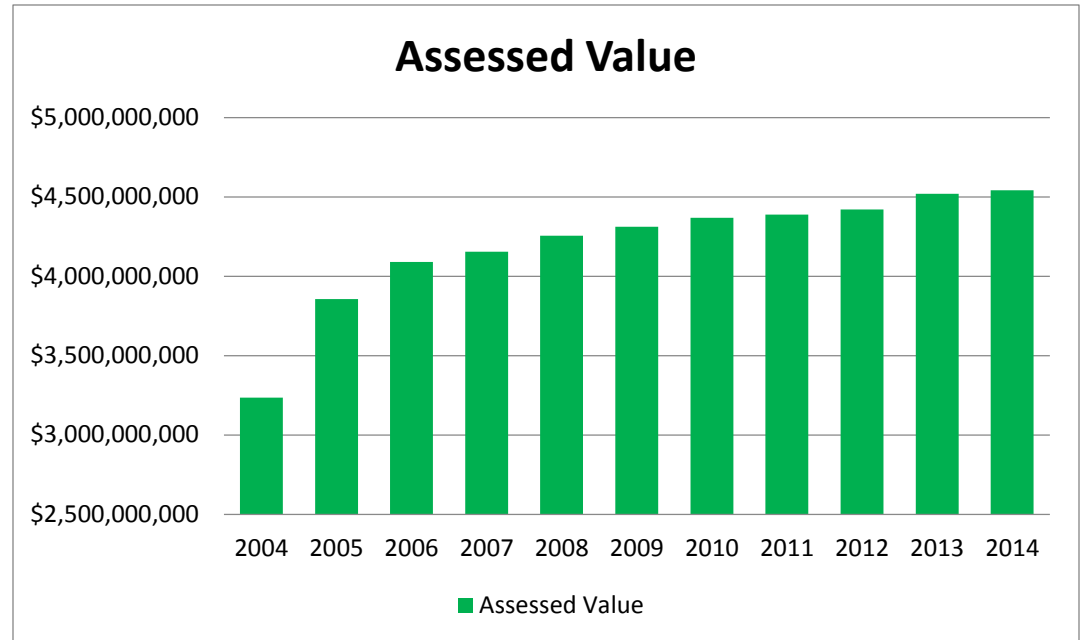
Overview

Property Values

Assessed valuation represents the total values of all real and personal property within the Village as determined by the Village's assessor and assigned to each individual property. Each property within the Village has an assessed value, but due to the cost of conducting a revaluation, this process is not done on an annual basis. Therefore, the assessed value may not reflect the equalized market value for that given year.

The Village's total assessed value for 2014 was \$4,541,864,210 which represents a positive increase of **0.50%** from 2013's assessed value of \$4,519,090,960.

Strategic development in residential, commercial, and industrial sectors over the past ten years has remained steady even through the recent recession in 2008. As seen in the chart on the right, Menomonee Falls has had positive assessed value growth consistently over the past ten years. In 2004, the assessed value for the Village was \$3,234,448,732. When comparing the assessed value from 2004 to 2014, the Village's value has risen **40.42%** in that 10 year span.



(Source: 2015 Menomonee Falls Budget)

2014 Development Report

Economic Development Highlights

Economic Development Highlights

A successful economic development approach involves working cooperatively with private and public sector partners while managing complex variables in an attempt to fulfill community goals, create an environment for job and tax base growth, and enhance overall quality of life. Even with the economic challenges that exist, 2014 marked another year of a well-balanced strategy that focused on redevelopment, existing business expansion, new development, and other initiatives aimed to secure the short and long-term viability of Menomonee Falls.

Redevelopment

In the Main Street corridor, redevelopment continued in 2014 with the ongoing changes to the Pilgrim Village Shopping Center. In previous years, redevelopment included the Radisson Hotel, Walmart Neighborhood Market, and the construction of a new restaurant. 2014 brought new business while simultaneously laying the groundwork for 2015. **Topper's Pizza** is reusing the space previously held by Schlotzky's Deli, the new **Associated Bank** (which received approval in 2013) completed construction and opened, a new **Kwik Trip** was approved, and a "landmark" speculative building was approved for the northeast corner of Pilgrim and Main Street. This "landmark" building was designed to mirror the existing building on the southeast corner of Pilgrim and Main Street.

Tax Incremental District #8, the Village's largest and most prominent redevelopment has made substantial progress. Early redevelopment in the area included contamination cleanup and the construction of Froedtert and the Medical College of Wisconsin and the Wisconsin Athletic Club (WAC) which was completed in 2013.

Major changes to the conceptual plan for TID #8 occurred in 2014 with the modifications of the site plan to include a large "anchor" retail building. The revised site plan for White Stone Station includes a mix of large and smaller scale commercial buildings and **318 market rate apartments** known as The Junction at White Stone Station, which received approval in 2014. Construction of The Junction at White Stone Station will begin in Spring 2015, with Phase 1 of the Junction completed in Fall of 2015.



2014 Development Report

Economic Development Highlights

Economic Development

Kohl's Corporation purchased and renovated additional buildings in the vicinity of their existing 800,000 square foot headquarters to accommodate their expansion plans. Changes to Kohl's corporate campus in 2014 include the purchase of a 300,000 square foot building to be used as a new Information Technology hub, the purchase of a 60,000 square foot building to be used as a wellness and fitness center, and the renovation of an existing building to be used for a daycare. The additions of the new IT Hub and Wellness Center alone created an increase in over **40%** of Kohl's current capacity. In addition, Kohl's purchased a 5.25 acre parcel at W169 N5954 Ridgewood Drive and the 6 acre parcel to the north of Davian's Banquet and Conference Center. Acquisition and improvement of these buildings reinforces the long-term commitment that Waukesha County's largest private employer has to the Village of Menomonee Falls.

Tax Increment Finance Summary

Tax Increment Financing (TIF) districts are an economic development tool used to aid redevelopment, infrastructure, and other improvement projects by using future tax revenues to subsidize current improvements. Often, TIFs create incentives for development without tax increases or strain on Village residents while simultaneously improving property values in the area and its surrounding neighborhoods. For example, a brownfield site (such as TIF #8), which contained zero potential without TIF investment, is now turning into a thriving commercial and residential center as tax incremental funds were utilized to remove contaminated sites, paving the way for new development. Many TIF districts have the added benefit of creating new jobs in the Village as businesses begin moving into the redevelopment district. Infrastructure improvements, demolition, or redevelopment of blighted areas attract private individuals to invest in development which in turn leads to an increase in equalized assessed value for the Village.

In April 2014, the Village terminated Tax Increment District #2 four years ahead of schedule. With an equalized value of \$48 million, the Tax Incremental District created over \$28 million in new value increment.

In September 2014, TID #12 was created with 107.5 acres of land located along the east and west sides of Lilly Road in the Manhardt Drive area with a majority of the land north of the Union Pacific railroad corridor. TID #12 was created as an industrial district containing ten under-utilized or vacant parcels with obsolete structures, ad-hoc land uses, and a stagnant market for the vacant lands. The value of the district is currently approximately \$5 million. With modern industrial development, it is anticipated this area will have a \$30 million value within 20 years with all debt service repaid within 13-15 years.



(Above: TID #12)

2014 Development Report

Village Centre

Menomonee Falls Downtown Village Centre

The Village Centre Business Improvement District (BID) continues to be the leader in promoting downtown Menomonee Falls as the ideal location to live, work, and play.

Village Centre Economic Development

The Village continued to work with the BID to support creative programs that focus on improving the downtown area like the Economic Development Master Fund (EDMF), which features matching loans and grants for qualified projects. In 2014 alone, the EDMF grant program distributed **\$120,000** in matching funds to 6 qualified projects. (See map to the right for awarded projects through 2014).

In 2013, the Business Development Loan Pool (BDLP) program was created in partnership with First Bank Financial Centre to provide low interest loans to downtown businesses and property owners for qualified projects. In 2014, four area businesses worked with the Department of Community Development and were awarded loans totaling **\$100,000**.



2014 Development Report

Village Centre

Connect Communities

The efforts of the BID and its committees were rewarded in 2012 when the Wisconsin Economic Development Corporation (WEDC) invited Menomonee Falls to be one of the inaugural members of the *Connect Communities* program. This program continues to help the Village Centre leverage the unique assets of downtown Menomonee Falls by providing access to technical and financial assistance programs, training, and networking opportunities.



Following is a list of Connect Communities programs that were attended by Village Centre officials:

- *Planning Your Downtown Retail Strategy*
 - The webinar provided discussion of the ways to attract new downtown development while supporting existing businesses using current examples of local developments. To supplement attracting new businesses, part of the webinar touched on ways to reuse existing spaces for new types of businesses.
- *Event Planning Regional Roundtable Discussion*
 - Hosted by Sheboygan Falls and organized by the WEDC, this Connect Communities and Main Street Program roundtable discussion addressed techniques and methods for event planning. Due to the nature of the event, there was input by numerous communities which allowed for open-ended discussion of how communities plan events, find and retain volunteers, marketing, etc.
- *Fundraising Workshop with For Impact*
 - The workshop, hosted by For Impact, taught methods for fundraising; including fundamentals for approaching private organizations and effective strategies for requesting donations and how to “sell” your mission and promote the organization you are representing.
- *WEDC Regional Summit*
 - Hosted by the Wisconsin Economic Development Corporation, presenters at the Regional Summit gave an overview of the Wisconsin Economic Development Corporation’s resources for attracting businesses and promoting business growth. The guest speakers gave presentation outlining the tax incentives for manufacturing to locate in Wisconsin.
- *Façade Case Study*
 - This webinar introduced a case study that included multiple communities in Southeastern Wisconsin and discussed the economic and social benefits of the Façade Grant program in downtowns, very similar to the façade grant program offered by the Village.

2014 Development Report

Building Permits

Building Permits

New Construction

The Building Inspection division of the Department of Community Development issues permits for commercial, institutional, industrial, and residential projects. In 2014, the Village issued 695 residential and 166 non-residential building permits for an estimated value of more than **\$110 million**. Due to the large projects constructed in 2014, the increase in value of more than \$50 million over 2013 was the largest increase in the previous 15 years and the largest new construction value in the history of the Village.

The number of total permits issued in 2014 was slightly fewer than in 2013 (by four total permits). Total construction value of issued building permits in 2013 increased by six percent (6.0%) over 2012. Comparatively, the total construction value of issued building permits in 2014 increased by **eighty-eight percent** (88.4%) to \$113,616,135 when compared to 2013. Major contributors to 2014's increase are the Kohl's CX building of \$40 million, five Woodlands Apartment Buildings totaling \$10 million, and the two new Village of Menomonee Falls fire stations totaling \$6 million.

	Residential Construction		Nonresidential Construction	
	Number of		Number of	
<u>Year</u>	<u>Permits</u>	<u>Value</u>	<u>Permits</u>	<u>Value</u>
1997	717	35,647,811	145	33,051,715
1998	716	\$ 38,703,045	144	\$ 36,514,950
1999	751	\$ 38,998,589	134	\$ 22,042,467
2000	642	\$ 28,540,909	142	\$ 64,816,043
2001	673	\$ 30,261,353	115	\$ 54,213,888
2002	752	\$ 38,996,029	113	\$ 23,345,280
2003	705	\$ 42,720,507	95	\$ 29,545,400
2004	762	\$ 61,217,146	68	\$ 38,232,767
2005	727	\$ 52,399,157	98	\$ 45,253,684
2006	555	\$ 37,692,541	137	\$ 49,634,513
2007	620	\$ 36,233,175	171	\$ 51,104,339
2008	512	\$ 23,265,366	124	\$ 36,638,397
2009	439	\$ 15,597,552	77	\$ 21,646,277
2010	617	\$ 23,057,560	128	\$ 36,981,941
2011	573	\$ 18,709,627	147	\$ 47,333,453
2012	608	\$ 22,753,135	126	\$ 34,157,895
2013	688	\$ 27,305,705	177	\$ 32,992,395
2014	695	\$ 24,504,020	166	\$ 89,112,115

Source: Department of Community Development

2014 Development Report

Residential Development

Residential Development

The Village of Menomonee Falls reviews all subdivision plans and multi-family development proposals and continues to work with developers on plans that are expected to result in new multi and single family projects and senior housing developments in the coming years. In 2014, several subdivision concepts with over **550** planned lots for new homes were reviewed. In addition, plans to construct **471** new apartments and **138** condominium units are moving forward. Below are lists of reviewed developments that will be proceeding in Menomonee Falls.

Multi-Family Developments	
Condominiums	Units
Wruck/Fiduciary	76
Burbach-One Mile/Silver Spring	40
Tall Pines	38
Lilly Creek Highlands V	24
Subtotal Condos	178
Apartments	Units
The Junction at White Stone Station	318
Woodlands	153
Grace/Fiduciary	100
Burbach-One Mile/Silver Spring	42
Subtotal Apartments	613
Total Multi-Family Units	791

Senior Housing	Units
Dixon Hollow	350
United Financial Group	200
Grace/Fiduciary	100
Total Senior Housing Units	650

Single-Family Developments	Lots
Silver Spring Estates	137
Weyerhaven	135
Wruck/Fiduciary	128
Spencer's Pass West	68
Christman Estates	33
Duwel Property	30
Wruck/UFG	18
Gross- Lannon/Mill	13
Total Lots	562

Source: Department of Community Development

2014 Development Report

Residential Development

While many of the developments in Menomonee Falls in 2014 were conceptual multi-phase developments, the Village ultimately approved three subdivisions creating a total of **132 new single-family lots**. This total was more than the **previous seven years combined** and the **best year since 2006**. 2014 also saw more lots created than single-family housing starts for the first time since 2006. This fact shows that banks and developers believe that housing demand is increasing as we move further away from the 2008 recession.



Source: WI Department of Revenue

Year	Single Family Lots Platted in Subdivisions	Single Family Lots Platted in CSMs	Total Single Family Lots Platted	Single Family Homes Constructed
1990	174	5	174	131
1991	66	8	74	175
1992	287	13	300	167
1993	216	10	226	241
1994	191	5	196	276
1995	187	11	198	222
1996	88	10	98	229
1997	235	10	245	181
1998	81	15	96	187
1999	81	4	85	175
2000	80	3	83	95
2001	171	1	172	108
2002	132	6	138	161
2003	219	2	221	151
2004	65	6	71	174
2005	233	0	233	133
2006	140	4	144	86
2007	49	-4	45	58
2008	0	1	1	42
2009	0	-1	-1	24
2010	0	0	0	40
2011	0	-3	-3	33
2012	34	2	36	53
2013	26	4	30	58
2014	132	2	134	43
Totals	2887	114	2996	3243

2014 Development Report

Residential Development

Compared to 2013, housing starts increased across Waukesha County in 2014. The Village of Menomonee Falls accounted for **49** single and two family housing starts, which was almost 7 percent **(6.8%) percent of all the new home construction in the County** (49 of 718). Menomonee Falls had the 6th most housing starts of all Waukesha County communities. Out of the communities with at least 40 housing starts, Menomonee Falls had the second highest average value and the highest average size. However, when compared with all the communities in Waukesha County, the average size of new housing starts in 2014 was right in the middle of the county, as 13 communities had larger average sized homes and 15 communities had an average size home smaller than Menomonee Falls.

City, Town, Village	Total Starts	Avg Sq. Ft.	Avg. Value	Total Value	City, Town, Village	Total Starts	Avg Sq. Ft.	Avg. Value	Total Value	City, Town, Village	Total Starts	Avg Sq. Ft.	Avg. Value	Total Value
CITIES					TOWNS					VILLAGES				
Pewaukee	95	2875	\$ 298,611	\$ 28,368,000	Lisbon	43	2954	\$ 362,767	\$ 15,599,000	Mukwonago	54	2471	\$ 270,741	\$ 14,620,000
Muskego	75	2634	\$ 278,160	\$ 20,862,000	Oconomowoc	23	2812	\$ 349,652	\$ 8,042,000	Menomonee Falls	49	3379	\$ 379,021	\$ 18,145,000
Waukesha	64	2170	\$ 215,660	\$ 13,802,256	Delafield	21	3785	\$ 493,714	\$ 10,368,000	Merton	16	2677	\$ 306,125	\$ 4,898,000
Brookfield	56	3123	\$ 405,911	\$ 22,731,000	Merton	21	3396	\$ 506,810	\$ 10,643,000	Summit	11	3733	\$ 487,636	\$ 5,364,000
Oconomowoc	40	2552	\$ 270,125	\$ 10,805,000	Mukwonago	13	3246	\$ 393,769	\$ 5,119,000	Sussex	9	2830	\$ 281,333	\$ 2,532,000
Delafield	34	3446	\$ 539,882	\$ 18,356,000	Waukesha	12	2556	\$ 265,000	\$ 3,180,000	Wales	8	2877	\$ 412,500	\$ 3,300,000
New Berlin	29	1893	\$ 385,966	\$ 11,193,000	Genesee	11	3437	\$ 506,909	\$ 5,576,000	Elm Grove	5	5460	\$ 646,600	\$ 3,233,000
					Vernon	10	2947	\$ 371,100	\$ 3,711,000	Oconomowoc Lake	4	7299	\$ 1,398,000	\$ 5,592,000
					Eagle	5	2123	\$ 283,000	\$ 1,415,000	Chenequa	3	5178	\$ 1,266,666	\$ 3,800,000
					Ottawa	3	2401	\$ 305,333	\$ 916,000	Eagle	2	2126	\$ 229,500	\$ 459,000
					Brookfield	1	7450	\$ 140,000	\$ 140,000	Hartland	2	4336	\$ 387,500	\$ 775,000

(Source: MTD Marketing Services, LLC)

Note: The villages of Big bend, Butler, Dousman, Lac la Belle, Lannon, Nashotah, North Prairie, and Pewaukee are excluded due to zero housing starts in 2014.

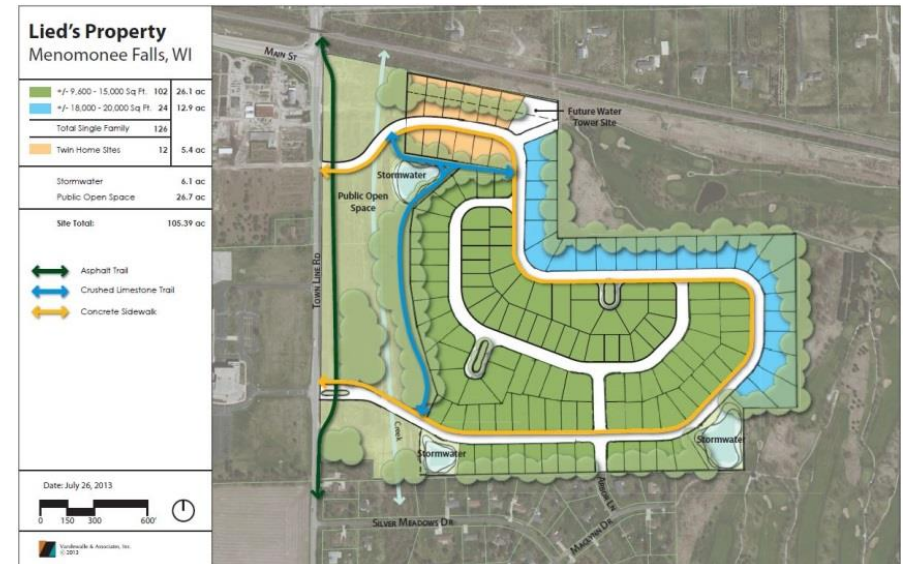
2014 Development Report

Residential Development

As the housing market continues to improve and the inventory of existing platted lots decreases, residential developers have responded with new development proposals. Some of the new residential proposals are described below.

Silver Spring Estates

The final plat for the first phase of Silver Spring Estates was approved by the Plan Commission in October 2014. This first phase created 15 single-family lots and one duplex lot, with an average lot containing an area of 14,199 square feet. When completed, the subdivision is planned to contain 137 residential parcels (11 duplex and 126 single family lots) across from the Hamilton High School on the former Lied's Nursery site. The development proposes two access points to Town Line Road and a future connection to the Silver Spring County Club (if those lands are redeveloped residentially). The developer estimates the value of this development to be \$57,825,000 when complete.



Spencer's Pass West

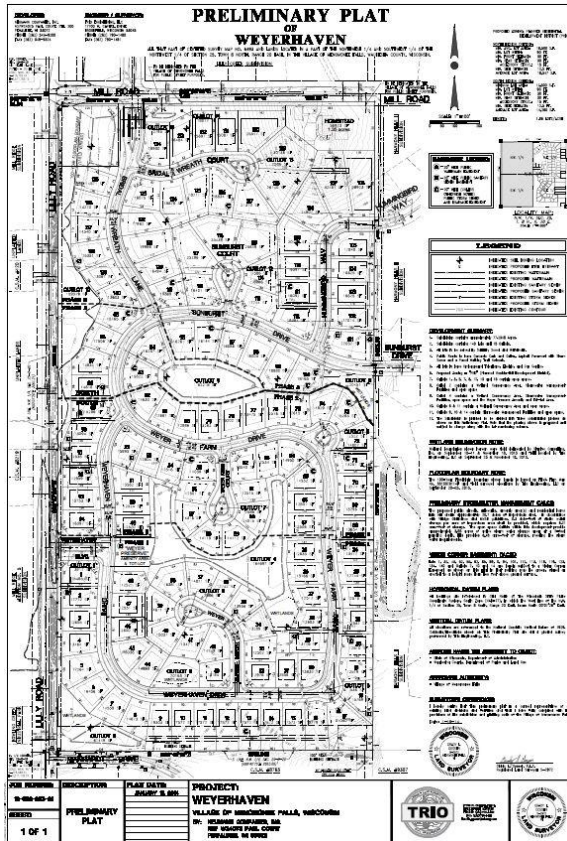
The second and final phase of the Spencer's Pass residential development, located along the north side of Silver Spring Drive just east of Lannon road, was approved in 2014. Spencer's Pass West created 68 lots ranging in size from 15,009 to 42,882 square feet, with an average lot containing 18,320 square feet. The development will provide a connection to the Waukesha County Fox River Greenway Corridor recreational trail project, and will have an estimated value of \$23,800,000 when complete.



2014 Development Report

Residential Development

Weyerhaven Subdivision



Neumann Companies, Inc. received preliminary plat approval for 140 single family lots to be developed in three phases on the southeast corner of Lilly and Mill Roads adjacent to the Harmony Hills subdivision. The lots in this development range from 12,502 to 32,706 square feet and the developer estimates the market value of each parcel to be between \$375,000 and \$475,000 creating a total estimated value of \$52 to \$73.5 million. The first phase for this development was approved in 2014, creating 48 single family lots with an average area of 14,783 square feet.

Woodland Marketplace Apartments

Fiduciary Real Estate Development, Inc. received approval for 144 market-rate apartment units in five new three story buildings. The first phase of two began construction in fall of 2014 at the Woodland Marketplace located at the Appleton Avenue and Good Hope Road intersection. When completed, the project will include a clubroom, fitness facility, underground parking, and sidewalk connections. This multi-family element will complete the mixed use neighborhood and blend with the existing commercial space and townhomes.



2014 Development Report

Commercial Development

Commercial Development

The Village reviews all commercial proposals from conceptual projects through to the occupancy permit. While commercial activity was slightly slower in 2014 than 2013, the projects were much larger in size and consisted of significantly higher values. Some of the 2014 commercial projects are highlighted below.

Kohl's CX Building

Kohl's Department Stores submitted plans for modifications to the building located at W165 N5830 Ridgewood Drive as part of their corporate campus. This warehouse building was previously utilized by InnoWare Paper Company to manufacture sanitary paper products. In 2014, the building was completely renovated to provide natural lighting throughout the office areas, conference center, and cafeteria.



2014 Development Report

Commercial Development

Heritage Brothers LLC

Plans were approved for a 21,021 square foot office building directly north of the intersection of Good Hope Road and Appleton Avenue off of the two Heritage Reserve entrances. The site is immediately south of the Wells Fargo office building (formerly Strong Funds), west of the Woodland Prime Office Park, and east of the North Hills Country Club. The one story office building is planned for 2 to 3 possible tenants and the building would be situated to preserve mature tree clusters that exist on the site. The project has its own detention pond to the north and a biofiltration area to the south of the building. The “L-shaped” design incorporates a variety of materials including modular brick, precast concrete, metal panels, vision glass, spandrel glass, and a ribbed metal panel system to screen the HVAC equipment. The main entrance on the north side of the building is covered by a prefinished metal panel canopy.



AERIAL VIEW - LOOKING SOUTHEAST

Institutional Development

Fire Station #1

Station #1, located in the Village Centre at Main and Appleton, currently does not have enough space for the number of municipal vehicles housed at the location, and lacks sufficient living and administrative area. The new Station #1 is currently under construction at the southwest corner of Main Street and Menomonee Avenue on the site of the former Sunnyside School which will provide a safer and more efficient operation than its previous downtown location. The proposal for a new station was accepted in the 2011 Village Public Facilities Needs Assessment and Impact Fee Study Update. A conditional use permit was issued early in 2014 and construction should be completed by June 2015.

Fire Station #5

A new fire station is needed to service the Southwest area of the Village and its proposed future development. The proposal for a new station was accepted in the 2011 Village Public Facilities Needs Assessment and Impact Fee Study Update. Fire Station #5 will be located along Silver Spring Drive next to Well House #10 on land already owned by the Village. This facility should be operational by May 2015.

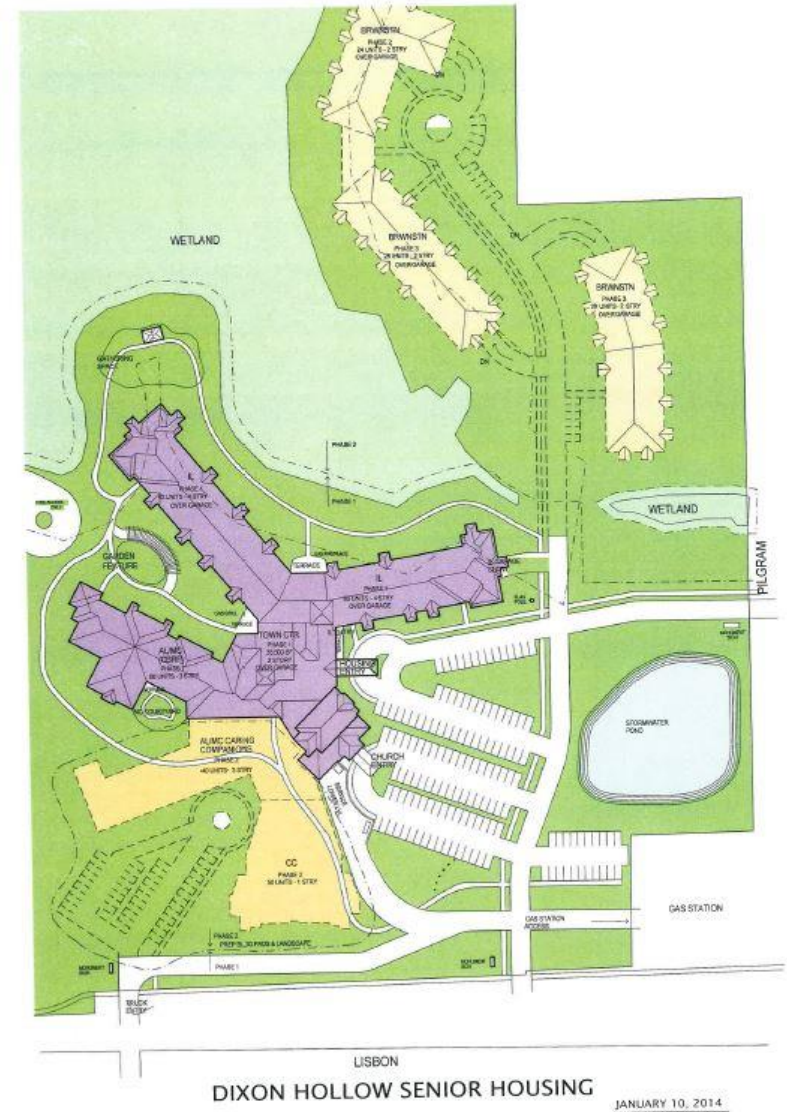


2014 Development Report

Institutional Development

Dickson Hollow Senior Housing

The Village Board approved a Conditional Use Permit allowing a senior housing community consisting of 120 senior apartments, 38 assisted living units, 18 memory care assisted living units, a Town Center, and the Brookfield Presbyterian Church. This development consists of the 1st phase of a 3-phase development that was designed to ultimately contain 250 senior apartments, 72 assisted living units, and 28 memory care units on the Northwest corner of Pilgrim and Lisbon roads.



2014 Development Report

Industrial Development

Industrial Development

According to the Wisconsin Department of Revenue's 2014 Statement of Assessments, the Village of Menomonee Falls continues to have the **third highest** manufacturing real estate assessed value in Wisconsin. Menomonee Falls only trails Milwaukee and Green Bay in 2014 manufacturing assessed property value with more than \$311 million.

Wisconsin's Top Ten Real Estate Assessed Value Municipalities Ranked by
2014 Manufacturing Assessed Real Estate Value

Rank	Municipality	2009	2010	2011	2012	2013	2014	% Change	2014 Population
1	Milwaukee	\$ 719,931,800	\$ 733,419,700	\$ 748,095,100	\$ 707,022,900	\$ 709,328,200	\$ 696,959,500	-1.74%	595,993
2	Green Bay	\$ 309,755,500	\$ 331,345,100	\$ 346,197,400	\$ 373,819,800	\$ 375,278,500	\$ 385,142,700	2.63%	104,710
3	Menomonee Falls	\$ 296,853,600	\$ 288,363,900	\$ 300,251,800	\$ 307,414,400	\$ 323,453,100	\$ 311,881,900	-3.58%	35,798
4	Madison	\$ 269,594,600	\$ 268,163,000	\$ 273,291,800	\$ 258,751,200	\$ 268,622,100	\$ 247,797,300	-7.75%	240,153
5	Waukesha	\$ 205,310,900	\$ 213,074,300	\$ 205,771,400	\$ 234,869,400	\$ 226,981,700	\$ 228,442,800	0.64%	71,044
6	New Berlin	\$ 166,721,500	\$ 170,906,400	\$ 171,057,400	\$ 164,906,200	\$ 174,887,900	\$ 181,836,700	3.97%	40,130
7	Neenah	\$ 156,712,600	\$ 162,901,900	\$ 157,108,100	\$ 155,476,300	\$ 163,996,700	\$ 172,820,600	5.38%	25,833
8	Beloit	\$ 142,397,900	\$ 135,080,700	\$ 141,146,700	\$ 167,759,400	\$ 180,902,200	\$ 168,818,300	-6.68%	36,805
9	Menasha	\$ 75,133,000	\$ 68,276,700	\$ 67,579,200	\$ 68,933,800	\$ 160,182,100	\$ 153,195,500	-4.36%	17,550
10	Janesville	\$ 118,689,000	\$ 121,438,100	\$ 132,858,200	\$ 141,437,500	\$ 147,126,500	\$ 144,554,800	-1.75%	63,525

Source: WI Department of Revenue 2014 Statements of Assessment, WI Department of Administration Final 2014 Municipal Populations

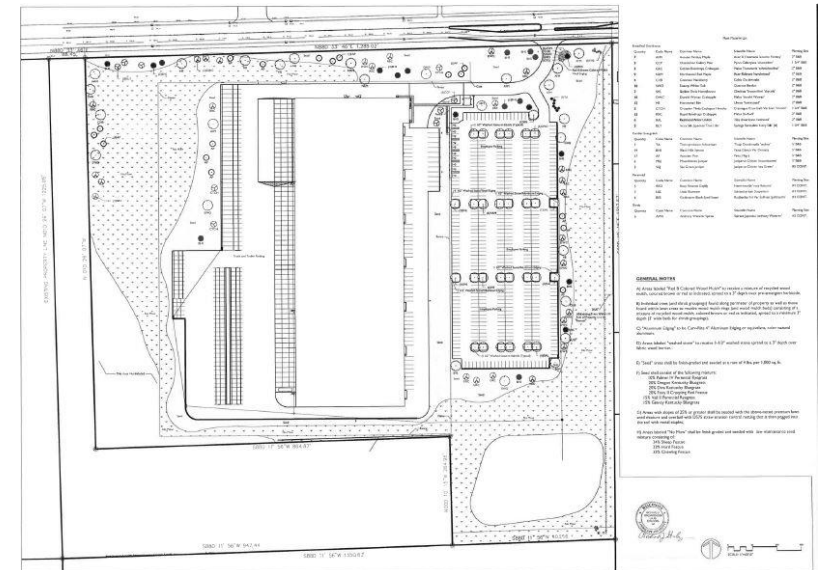
2014 Development Report

Industrial Development

Menomonee Falls is one of the most significant manufacturing hubs in the State, containing a number of industry leading companies. The Village continues to be a preferred location for manufacturing development which has resulted in several noteworthy 2014 expansion and new constructions projects, some of which are described below.

FedEx Ground

Approval was granted for FedEx Ground to construct a package distribution facility on the south side of County Line Road, to the east of Pilgrim Road. The proposed 202,950 square foot building would contain a 194,325 square foot distribution area, an 8,625 square feet office area, and would be staffed 24 hours a day, 7 days a week. At full capacity, the proposed facility would have 466 personnel on site including 74 office employees. The personnel are broken down to 205 full-time and 262 part-time employees.



Ryan Companies US, LLC

Ryan Companies US, Inc. received approval for a new speculative industrial building on the 13-acre site between Old Orchard Road and Westbrook Crossing in the industrial Westbrook Corporate Center. The Westbrook Corporate Center is a 125-acre master planned industrial park located to the southeast of Main Street and 124th Street. The Actuant Corporation headquarters and their electrical manufacturing segment, a Briggs & Stratton distribution facility, Novum Structures, Pro-Media-Streff Marketing Group, and others are located in the Westbrook Corporate Park. The proposed 158,292 square foot building could contain warehousing space for up to four tenants. The east side of the building would initially contain 16 loading docks for semi-trailers and four drive-in overhead doors; however the plans show the ability to create up to a total of 35 loading docks.



CONCEPTUAL BUILDING IMAGERY



Summaries

Conditional Use Permits

Conditional Use is a process by which the Village Board decides, through a series of public meetings, whether a proposed business can operate under specific conditions designed to eliminate potential nuisances. The Conditional Use process consists of appearances before the Plan Commission, Architectural Control Board, Board of Trustees, and may include and public hearing.

Two (2) of the 14 conditional use permits that were reviewed in 2014 pertained to upgrades to wireless communication facilities located in the Village. The following is a description of the other conditional use permits issued in 2014:

- **Aquinas Academy** amended their conditional use permit to allow a new building on their campus located at N72 W15935 Good Hope Road.
- **Dickson Hollow** was granted a conditional use permit allowing a Senior Housing Development on the Northwest corner of Pilgrim and Lisbon Roads.
- **Fairchild Equipment** was granted a conditional use permit allowing outdoor storage of finished product on the property located at N52 W13821 North Park Drive.
- **Ruedebusch Development & Construction, Inc.** was granted a conditional use permit allowing the temporary crushing of rock for the proposed FedEx Ground Distribution Facility.
- **Colonial Appleton Avenue, LLC (Colonial Plaza)** was granted a conditional use permit allowing a George Webb restaurant to operate their business 24 hours a day at N89 W16825 Appleton Avenue.
- **Joe's Crushing, LLC** was granted a conditional use permit allowing a Solid Waste Processing Facility on the north side of Warren Street.
- **Kwik Trip** was granted a conditional use permit allowing a convenience store and gas station on the property owned by Ernie Von Schledorn located at the corner of Main Street and Pilgrim Road in Planned Development District No. 2.
- **The Village of Menomonee Falls** was granted a conditional use permit for the construction and operation of Fire Station #1 located on the Southwest corner of Main Street and Menomonee Avenue. (Fire Station #1 serves both Menomonee Falls and Lannon).
- **The Village of Menomonee Falls** was granted a conditional use permit allowing the construction and operation of Fire Station #5 located at N56 W19350 Silver Spring Drive.
- **Topper's Pizza** was granted a conditional use permit to have its hours of operation extend to 3:00 AM at the proposed location of N88 W15401 Main Street.
- **Wacker Neuson Production Americas LLC** was granted a conditional use amendment allowing outdoor storage and testing of machinery and equipment at N92 W15000 Anthony Avenue.
- **Community Memorial Hospital** amended their conditional use permit allowing site and building modifications to the hospital located at W180 N8085 Town Hall Road.

2014 Development Report

Summaries

Rezoning

Rezoning is the action of changing a governmental classification and the permitted uses of an area or individual piece of real estate. Amending the Menomonee Falls zoning map requires a Plan Commission recommendation and final approval from the Village Board of Trustees after a mandatory public hearing. The following is a description of rezoning applications reviewed in 2014:

- **Fiduciary Real Estate Development** rezoned 13.8 acres of property from the A-1 Agricultural District to the PRD Planned Residential District generally located on the North side of Lisbon Road to the East of Lannon Road.
- **Aero Park Development, LLC** rezoned 38 acres from the R-2 Single Family Residential District to the R-3.5 Single Family Residential District generally located on the West side of Pilgrim Road between Chateau Drive and Wildflower Drive.
- **High Point Commons** asked to have 2.02 acres rezoned from the C-1 Neighborhood Business to the C-1 Neighborhood Business with the OC-5 Commercial Service Overlay District generally located on the northwest corner of Silver Spring Drive and Lilly Road. This application was ultimately denied.
- **Falls Ventures LLC** rezoned 29 acres of property from the A-1 Agriculture District to the PRD Planned Residential Development District generally located on the North side of Lisbon Road to the East of Lannon Road.
- **Menomonee Falls** rezoned 94.83 acres generally located on the east side of Lilly Road north of the Union Pacific Railroad, and on the west side of Lilly Road south of the Union Pacific Railroad from the I-2 Heavy Industrial District to the I-1 Light Industrial District; and 3.12 acres generally located 1,000 feet west of Lilly Road on the north side of Silver Spring Drive from the I-2 Heavy Industrial District to the C-1 Neighborhood Business District at Tax Key Numbers 104.993, 104.994, and 104.996.
- **J. Bradley Bence** asked to rezone 46.8 acres from the A-1 Agriculture District to the CDD Conservation Development District located on the East side of Lannon Road approximately ½ mile south of County Line Road. The Village has yet to act on this request.
- **Paul Kolbeck** rezoned 0.5 acres from the R-4 Single Family Residential District to the PRD Planned Residential Development District generally located on the Northern edge of the Christman Estates Preliminary Plat; and 0.5 acres from the PRD Planned Residential Development District to the P-1 Park and Open Space District located on the Southern edge of the undeveloped Maple Road Park. Additionally, 13.25 acres were also rezoned from the R-4 Single Family District to the P-1 Park and Open Space District as a part of this request.
- **Gardner Properties LLC** rezoned 0.6 acres from the R-5 Single Family Residential District and PDD Planned Residential Development District No. 2 to the RM-2 Multi-Family Residential District generally located on the Southwest corner of Cleveland Avenue and Pilgrim Road.

2014 Rezoned Land
43.3 acres rezoned to PRD
38 acres rezoned to R-3.5
2 acres rezoned to OC-5
94.43 acres rezoned to I-1
3.12 acres rezoned to C-1

2014 Development Report

Summaries

Comprehensive Plan Amendments

Menomonee Falls' Comprehensive Plan guides the long-term development of the community. The most recent version of the Comprehensive Plan was adopted in 2008. Land use changes to the Comprehensive Plan exist in order to provide flexibility to changing circumstances. The process to make changes to the Comprehensive Plan requires a Plan Commission public hearing and final action by the Village Board of Trustees. In 2014, the Village reviewed the following seven (7) land use amendments:

- **Paul Kolbeck** amended the land use plan for 0.5 acres of land generally located on the Northern edge of the Christman Estates Preliminary Plat from the Park and Open Space Land Use Classification to the Medium Density Residential Land Use Classification; and 0.5 acres located on the Southern edge of the undeveloped Maple Road Park from the Medium Density Residential Land Use Classification to the Park and Open Space Land Use Classification.
- **Fiduciary Real Estate & United Financial Group** amended the land use plan for 13.8 acres of land generally located on the North side of Lisbon Road between Lannon Road and One Mile Road, from the Park and Open Space Land Use Classification to the Low Density Residential Land Use Classification; and 30 adjacent acres from the Low Density Residential Land Use Classification with the Density Bonus Overlay to the High Density Residential Land Use Classification.
- **Gardner Properties LLC** amended the land use plan for 0.6 acres of land generally located on the Southwest side of Cleveland Avenue and Pilgrim Road from the Medium Density Residential Land Use Classification to the High Density Residential Land Use Classification.
- **Tate Boho** asked to have 1 acre of land located on the Northwest corner of Main Street and Hoyt Drive amended from Medium Density Residential Land Use Classification to the Commercial Land Use Classification. This request was denied.
- **Kwik Trip** amended the land use plan for 2.0 acres of land generally located on the Northeast corner of Pilgrim Road and Main Street from the Mixed Use to Commercial Land Use Classification, 1 adjacent acre from the Mixed Use Land Use Classification to the Office Land Use Classification, and 1.1 adjacent acres from High Density Residential Land Use Classification to the Commercial Land Use Classification.
- **The Village of Menomonee Falls** amended the land use plan for 7.74 acres of land generally located along the west side of Lilly Road, approximately 750 feet north of Silver Spring Drive, from the High Density Residential Land Use Classification to the Industrial Land Use Classification; and 3.45 acres from the High Density Residential Land Use Classification to the Commercial Land Use Classification.
- **The Village of Menomonee Falls** asked to amend a total of 46.8 acres generally located on the east side of Lannon road, approximately ½ mile south of County Line road, from the Agricultural Holding Area Land Use Classification to the Rural Density Residential Land Use Classification. The Village has not acted on this request as of the drafting of this report.

2014 Comprehensive Plan Amendments
0.5 acres to the Medium Density Land Use Classification
0.5 acres to the Park and Open Space Land Use Classification
13.8 acres to the Low Density Residential Land Use Classification
30.6 acres to the High Density Residential Land Use Classification
6.6 acres to the Commercial Land Use Classification
1.0 acres to the Office Land Use Classification
7.74 acres to the Industrial Land Use Classification

2014 Development Report

Summaries

Municipal Code Text Amendments & Ordinance Creation

The Department of Community Development facilitated a number of text amendments and ordinance modifications throughout the year. A text amendment is a procedure which alters the provisions of ordinances contained in the Zoning Code and are changed periodically in order to better serve the needs of the Village. Following are the six (6) text amendments that were reviewed during 2014:

- **Modifications to Chapter 122-564** of the Municipal Code pertaining to modifications for the conditional uses of outdoor assembly, equipment testing, and storage of finished product within the I-1 Light Industrial District.
- **Modifications to Section 18-99** of the Municipal Code regarding the standards for foundation repairs and damp proofing.
- **Modifications to Section 122-346(d)(2)(a)** to include the revised Flood Insurance Study and effective date of the official maps.
- **Modifications to Chapters 38, 90, 94, and 122** of the municipal code pertaining to Green Infrastructure within the Village.
- **Modifications to Sections 122-1022 through 122-1027** of the Municipal Code pertaining to modifications to the Planned Development District No. 2 and its five districts (Main/Pilgrim Neighborhood Center, Main Street, Mixed-Use West of Highway, Main Street East of Highway, and Falls Parkway Extension).
- **Modifications to Sections 122-2 & 122-561**, and creating Sections 122-569 and 42-122(s) of the Municipal Code in compliance with new State laws regulating wireless communication facilities.
- **Modifications to Section 122.781 & 122.788** of the Municipal Code providing updates for protecting the Village's well water supply.

2014 Development Report

Summaries

Architectural Control Board (ACB) Approvals

The Architectural Control Board (ACB) consists of seven members who review industrial, commercial and multi-family projects. The ACB was established for the purpose of promoting compatible development, aesthetics, stability of property values, and to prevent impairment or depreciation of existing developments. Following is a list of the 51 projects that were reviewed by the Architectural Control Board in 2014.

Project	Location	Project Type	Date
Colonial Plaza Shopping Center	N87 W16899 Appleton Ave.	Master Sign Program	1/28/2014
Community Memorial Hospital	N91 W17271 Appleton Ave.	Master Sign Program	1/28/2014
Heritage Brothers LLC	NE Corner of Appleton & Good Hope	Building and Site Plan Approval	1/28/2014
Rogan's Shoes	N84 W15700 Appleton Ave.	Building Modifications	1/28/2014
Aquinas Academy	N72 W15935 Good Hope Rd.	Conditional Use Amendment	2/25/2014
Crossfit Menomonee Falls	N96 W14561 County Line Rd.	Master Sign Program	2/25/2014
Crossroad Shopping Center	N96 W15801 County Line Rd.	Master Sign Program Amendment	2/25/2014
Weyerhaven	East side of Lilly Rd., South of Mill Rd.	PRD Approval	2/25/2014
AT&T Mobility	N48 W14850 Lisbon Rd.	Conditional Use	3/25/2014
Crossroad Shopping Center	N96 W15801 County Line Rd.	Building and Site Plan Approval	3/25/2014
Menomonee Falls Fire Station #1	Main St. and Menomonee Ave.	Conditional Use	3/25/2014
Menomonee Falls Fire Station #5	N56 W19350 Silver Spring Dr.	Conditional Use	3/25/2014
Dixon Hollow	NW Corner of Pilgrim and Lisbon	Conditional Use	4/22/2014
KAL LLC	N88 W 16650 Appleton Ave.	Village Centre Design Review	4/22/2014
Tall Pines Condominium	NE Corner of Marcy & Silver Spring	PRD Amendment	4/22/2014
Crossroads on Bancroft	W186 N6511 Bancroft Dr.	Master Sign Program	5/27/2014
FEDEX Ground	South of County Line Rd., East of Pilgrim	Industrial Use	5/27/2014
LJB Investments LLC	N88 W 16761 Appleton Ave.	Master Sign Program	5/27/2014
Falls Baptist Church	N69 W12703 Appleton Ave.	Parking Lot Reconstruction	6/24/2014
Falls Main Street Property, LLC	N88 W16791 Main St.	Village Centre Design Review	6/24/2014
Frito Lay	N60 W16830 Kohler Ln.	Parking Lot Expansion	6/24/2014
Wruck PRD	North of Lisbon, between One Mile & Lannon	Planned Residential Development	6/24/2014
Carbide Tools Manufacturing, Inc	N94 W19530 Garwin Mace Dr.	Building Modifications	7/22/2014
EXP US SERVICES, INC	W156 N4969 Pilgrim Rd.	Conditional Use Amendment	7/22/2014

2014 Development Report

Summaries

Joe's Crushing, LLC	North side of Warren St.	Conditional Use	7/22/2014
Roskopf's Service & Towing	N91 W14050 Warren St.	Industrial Use	7/22/2014
Walsh Jewelers	N91 W17194 Appleton Ave.	Building Modifications	7/22/2014
DM Ries Properties	N88 W15125 Main St.	Building Modifications	8/26/2014
Russ Darrow Group	W133 N8569 Executive Pkwy	Parking Lot Expansion	8/26/2014
Ryan Companies-Speculative Industrial	SE Corner of Old Orchard & Nightingale	Industrial Use	8/26/2014
Weyerhaven	East side of Lilly Rd., South of Mill Rd.	Landscaping & Signage	8/26/2014
Colonial Plaza Shopping Center	N89 W16829 Appleton Ave.	Building Modifications	9/23/2014
Moore Construction Services	W146 N5805 Enterprise Ave.	Façade Improvement	9/23/2014
North Hills Plaza	W85 N15798 Appleton Ave.	Master Sign Program	9/23/2014
Overview Park Place Business Center	N50 W13740 Overview Dr.	Master Sign Program	9/23/2014
Village Centre Professional Building	N88 W16624 Appleton Ave.	Master Sign Program	9/23/2014
Fairchild Equipment	N52 W13821 North Park Dr.	Conditional Use	10/28/2014
Glenroy, Inc	W158 N9361 Nor-x-way Ave.	Building Modifications	10/28/2014
Kwik Trip	NE Corner of Main & Pilgrim	Conditional Use	10/28/2014
The Junction	Roosevelt Drive and Falls Parkway	Monument Sign	10/28/2014
The Junction	Roosevelt Drive and Falls Parkway	Specific Plan Approval	10/28/2014
Dixon Hollow	NW Corner of Pilgrim and Lisbon	Façade Changes	11/25/2014
Kwik Trip	NE Corner of Main & Pilgrim	Signage	11/25/2014
Toppers Pizza	N88 W15401 Main St.	Conditional Use	11/25/2014
AT&T	N91 W13749 Warren St.	Parking Lot Expansion	12/16/2014
Community Memorial Hospital	W180 N8085 Town Hall Rd.	Conditional Use Amendment	12/16/2014
Costco Wholesale	W of Water & S of Highway 41/45	Conditional Use	12/16/2014
Main & Mill, LLC	N88 W16521 Main St.	Conditional Use Amendment	12/16/2014
Sal's Pub & Grill	N88 W16697 Appleton Ave.	Village Centre Design Review	12/16/2014
Spencer's Pass West	N of Silver Spring & West of Spencer's East	Landscaping & Signage	12/16/2014
Connor Remodeling	N88 W16606 Main Street	Village Centre Design Review	12/17/2014

2014 Development Report

Summaries

Zoning Board of Appeals (ZBA) Approval Summary

The Zoning Board of Appeals was established for the purpose of hearing appeals and granting variances to the provisions of the Zoning Ordinance. The Board consists of five members and two alternates who are appointed by the Village Board President and confirmed by Village Trustees. In 2014, the following 19 variances were reviewed:

- **N56 W19868 Silver Spring Drive** was granted a variance for an accessory structure to reside 7 feet from the property line instead of 20 feet.
- **N72 W17065 Good Hope Road** was granted a variance for a garage to be 1176 square feet instead of the allowed 925 square feet.
- **N88 W16025 Park Boulevard** was granted a variance for a principal structure addition to be 1.7 feet from the side property line instead of 15 feet.
- **W130 N6375 River Drive** was granted a variance for a 6 foot tall fence to be setback 23 feet from the street property line instead of 60 feet.
- **N52 W17854 Villard Avenue** was granted a variance for a detached garage to be located 65.1 feet from the street property line instead of 97.8 feet, its height to be 16 feet tall instead of 15 feet, and for the location to be 5 feet from the side property line instead of 20 feet.
- **W124 N5955 124th Street** was granted a variance for a detached garage to be 1176 square feet instead of the allowed 925 square feet.
- **N83 W13697 Fond Du Lac Avenue** was granted a variance for a garage to be 836 square feet instead of 768 square feet and located 5.5 feet from the side property line instead of 10 feet.
- **W154 N6144 Hickory Hollow Court** was granted a variance for a shed located 2.84 feet from the side property line instead of 15 feet.
- **N50 W16564 Maple Crest Lane** was granted a variance for a pool and fence. The pool was granted a variance to be located 38 feet from the street property line instead of 46.6 feet and 2.1 feet from the rear property line instead of 15 feet. The fence was granted a variance to be 32.2 feet from the street property line instead of 60 feet.
- **W160 N8241 Old Orchard Court** was granted a variance for a principal structure addition to be located 2.84 feet from the side property line instead of 15 feet.
- **Tax Key Numbers 55.147.001, 55.147.002, 55.147.003 and 55.147.004** were granted a variance for a pool to be located in the side yard 53 feet from the street property line instead of 102.6 feet.
- **N89 W15434 Cleveland Avenue** was granted a variance for a garage to be 720 square feet instead of 582.6 square feet and a variance of .5 feet to allow the height of the garage to be 15.5 feet instead of 15 feet.
- **N80 W18685 Custer Lane** was granted a variance for a garage to be 66.14 feet from the side property line instead of 100 feet.
- **N70 W13304 Brentwood Drive** was granted a variance for a principal structure addition to be 13.97 feet from the side property line instead of 15 feet.
- **W180 N7439 Town Hall Road** was granted a variance for a garage to be 1,786.52 square feet instead of 795 square feet.
- **N96 W15009 County Line Road** was granted a variance request to reduce the amount of at-grade coverage landscaping for development in the I-1 Light Industrial District.
- **W204 N8520 Lannon Road** was granted a variance for a single-family home to be built on 24 acres instead of the 35 acres required.
- **W140 N7373 Lilly Road** was granted a variance for a principal structure elevation of 784.3 feet instead of 790 feet required for a property in the R-2 zoning district.
- **N86 W17371 Joss Place** was granted a variance for a principal structure addition to be 5.96 feet from the side property line instead of 10 feet.