



City of New Berlin  
3805 South Casper Drive  
P.O. Box 510921  
New Berlin, WI 53151-0921

RECEIVED

OFFICIAL NOTICE

JUL 02 2013

PLEASE TAKE NOTICE OF A PUBLIC HEARING  
BEFORE THE CITY OF NEW BERLIN PLAN COMMISSION

CITY OF WEST ALLIS  
CLERK/TREASURER

Current Property Owner/Resident:

This notice is to inform you that rezoning and comprehensive plan amendment petitions have been filed by Jim Frayn with Manhard Consulting, Ltd., on behalf of Walmart. This notice will be posted in the local paper three times. Once at least 30 days prior to the public hearing in order to meet the Comprehensive Planning, State Statutes 66.1001(4)(d), and twice prior to the public hearing as a Class II notice for the rezoning request in order to meet State Statutes 62.23(7) and Chapter 985.

This notice is to inform you that Jim Frayn with Manhard Consulting Ltd., on behalf of Walmart, is petitioning the City for the following two requests in order to proceed with a Use Approval application to construct a Walmart Store. You are being notified due to your proximity to the subject property.

**First Request:**

- A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 11 - Neighborhood "A": Greenfield Avenue and Chapter 10 - Land Use) for the following properties:
  - 15205 W. Greenfield Avenue (Parcels owned by Norman Rupnow, Tax Key #'s: 1158-999 and 1158-996-001) - from Urban Residential & Mixed Use Residential to Suburban Commercial.
  - 15355 W. Greenfield Avenue (Parcel owned by Highland Memorial Park Inc., Tax Key #: 1158-997 from Mixed Use Residential to Suburban Commercial.

**Second Request:**

- Rezone the properties located at approximately 15375 W. Greenfield Avenue (The Charcoal Grill (parcels owned by JANPAC, LLC), Tax Key #: 1158-995) from B-4 to B-1 & 15205 W. Greenfield Avenue (parcels owned by Norman Rupnow, Tax Key #'s: 1158-999 and 1158-996-001) from R-3 to B-1 and C-2 to field delineate the wetlands and remove the residential zoning district & approximately 15355 W. Greenfield Avenue (parcel owned by Highland Memorial Park Inc., Tax Key #: 1158-997) from R-5 to B-1.

If you have questions or concerns you can attend the public hearing scheduled for August 12, 2013 at 6:00 PM at City Hall, 3805 S. Casper Drive, New Berlin, WI, 53151. You can also log onto the City's website: [www.newberlin.org](http://www.newberlin.org), utilize the QR code below with your Smartphone or contact Nikki Jones, Planning Services Manager at (262)786-8610 Ext. 2503 for additional information.

This Public Hearing is for the purpose of incorporating the lands referred to as Parcel D which are the subject of an amended application for Comprehensive Plan amendment and rezoning as further referenced herein and to reaffirm the notice, public participation and approval processes by the Plan Commission and



the Common Council for the Comprehensive Plan amendment and rezoning applications described herein.

Thank you for your attention to this matter.

**HEARING DATE:** August 12, 2013

**TIME:** 6:00 p.m.

**PLACE:** Council Chambers  
New Berlin City Hall  
3805 S. Casper Drive  
New Berlin, WI 53151

**APPLICANT:** Jim Frayn  
Manhard Consulting Ltd.  
900 Woodlands Parkway  
Vernon Hills, IL 60061

**APPLICANTS &  
PROPERTY OWNERS:** Norman Rupnow  
15205 W. Greenfield Avenue  
New Berlin, WI 53186

Janpac, LLC.  
16800 W. Cleveland Avenue  
New Berlin, WI 53151

Highland Memorial Park Inc.  
15355 W. Greenfield Avenue  
New Berlin, WI 53151

**REQUESTS:** Rezoning 15375 W. Greenfield Avenue, The Charcoal Grill, (parcels owned by JANPAC, LLC), Tax Key #: 1158-995) from B-4 to B-1; and

Rezoning 15205 W. Greenfield Avenue (parcels owned by Norman Rupnow, Tax Key #'s: 1158-999 and 1158-996-001) from R-3 to B-1 and C-2 to field delineate the wetlands and to remove the residential zoning district; and

Rezoning approximately 15355 W. Greenfield Avenue (parcel owned by Highland Memorial Park Inc., Tax Key #: 1158-997) from R-5 to B-1.

Comprehensive Plan Amendment for 15205 W. Greenfield Avenue (Tax Key #'s: 1158-999 and 1158-996-001) – to amend the Future Land Use Map designation from Urban Residential & Mixed Use Residential to Suburban Commercial & 15355 W. Greenfield Avenue (Parcel owned by Highland Memorial Park Inc., Tax Key #: 1158-997 from Mixed Use Residential to Suburban Commercial.

**TAX KEY(S):** 1158-995, 1158-999, 1158-996-001, and 1158-997.

**OVERALL LEGAL DESCRIPTION:**

**PARCEL A:**



ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 2 AFORESAID, 34 RODS EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 2 AFORESAID, THENCE RUNNING SOUTH AND PARALLEL WITH THE WEST SECTION LINE, 996 FEET TO A POINT; THENCE RUNNING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 429 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 468 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 99 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION 528 FEET TO THE NORTH SECTION LINE; THENCE WEST ON SAID NORTH SECTION LINE 528 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON JULY 17, 1952 IN VOLUME 579 OF DEEDS AT PAGE 486, AS DOCUMENT NO. 367899. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON OCTOBER 24, 1952 IN VOLUME 587 OF DEEDS AT PAGE 478, AS DOCUMENT NO. 372469. FURTHER EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON JANUARY 6, 1977 IN REEL 217, IMAGE 724, AS DOCUMENT NO. 980555. FURTHER EXCEPTING THOSE LANDS CONVEYED TO STATE OF WISCONSIN IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 579, AS DOCUMENT NO. 664253. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED RECORDED ON MARCH 18, 1999, IN REEL 2864, IMAGE 336, AS DOCUMENT NO. 2433997.

**PARCEL B:**

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, WHICH IS 1573.44 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 2, WHICH POINT IS THE NORTHEAST CORNER OF LAND DEEDED TO ESTHER MUELLER BY DEED RECORDED IN VOLUME 250 OF DEEDS ON PAGE 328, DOCUMENT NO. 200564, WAUKESHA COUNTY, WISCONSIN RECORDS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, 528 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 99 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, 468 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 429 FEET TO A POINT, WHICH POINT IS THE MOST SOUTHWESTERLY CORNER OF LAND DEEDED TO ESTHER MUELLER BY DEED RECORDED IN VOLUME 250 OF DEEDS ON PAGE 328, DOCUMENT NO. 200564, WAUKESHA COUNTY, WISCONSIN, RECORDS; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 1325.22 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE MILWAUKEE ELECTRIC RAILWAY & LIGHT COMPANY; THENCE NORTH 89 DEGREES 6 MINUTES EAST AND ALONG THE NORTH LINE OF SAID RIGHT OF WAY, TO A POINT WHICH IS 1364.5 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 1 DEGREES 34 MINUTES EAST, 2308.38 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SECTION; THENCE WEST AND ALONG SAID NORTH LINE OF SAID SECTION, 209.44 FEET MORE OR LESS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON JANUARY 30, 1957 IN VOLUME 730 OF DEEDS, T PAGE 210, AS DOCUMENT NO. 453651. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED ON JULY 10, 1958 IN VOLUME 777 OF DEEDS, AT PAGE 86, AS DOCUMENT NO. 481111. FURTHER EXCEPTING THOSE LANDS CONVEYED TO STATE OF WISCONSIN IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 579, AS DOCUMENT NO. 664253. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED RECORDED ON MARCH 18, 1999, IN REEL 2864, IMAGE 336, AS DOCUMENT NO. 2433997.



**PARCEL C:**

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 2, 561 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; RUNNING THENCE SOUTH AND PARALLEL WITH THE WEST SECTION LINE 472 FEET; THENCE RUNNING EAST AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 337 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, 472 FEET TO THE NORTH SECTION LINE; THENCE WEST ON SAID SECTION LINE, 337 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 575, AS DOCUMENT NO. 664251 AND IN AN AWARD OF DAMAGES RECORDED ON JUNE 16, 1966 IN VOLUME 1052 OF DEEDS, AT PAGE 577, AS DOCUMENT NO. 664252. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN A WARRANTY DEED RECORDED ON FEBRUARY 17, 1999, IN REEL 2843, IMAGE 350, AS DOCUMENT NO. 2421473. CONTAINING 688,882 SQUARE FEET, 15.814 ACRES) MORE OR LESS.

**LANDS TO BE REZONED TO C-2, SHORELAND WETLAND DISTRICT:**

**WETLAND AREA 1**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 561.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 1045.78; THENCE NORTH 89 DEGREES 16 MINUTES 07 SECONDS EAST, A DISTANCE OF 745.50, THENCE NORTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, 373.73 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 85 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 17.11 FEET; THENCE NORTH 54 DEGREES 21 MINUTES 42 SECONDS WEST, A DISTANCE OF 9.80 FEET; THENCE NORTH 77 DEGREES 03 MINUTES 17 SECONDS WEST, A DISTANCE OF 17.85 FEET; THENCE NORTH 66 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 18.04 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST, A DISTANCE OF 22.99 FEET; THENCE NORTH 59 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 16.94 FEET; THENCE SOUTH 75 DEGREES 14 MINUTES 40 SECONDS WEST, A DISTANCE OF 18.47 FEET; THENCE NORTH 17 DEGREES 59 MINUTES 48 SECONDS WEST, A DISTANCE OF 27.66 FEET; THENCE NORTH 17 DEGREES 13 MINUTES 06 SECONDS WEST, A DISTANCE OF 43.50 FEET; THENCE NORTH 15 DEGREES 21 MINUTES 33 SECONDS EAST, A DISTANCE OF 33.09 FEET; THENCE NORTH 03 DEGREES 22 MINUTES 49 SECONDS WEST, A DISTANCE OF 19.69 FEET; THENCE NORTH 06 DEGREES 56 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.71 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 13 SECONDS EAST, A DISTANCE OF 27.47 FEET; THENCE NORTH 80 DEGREES 34 MINUTES 34 SECONDS EAST, A DISTANCE OF 21.85 FEET; THENCE SOUTH 77 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 39 DEGREES 30 MINUTES 13 SECONDS EAST, A DISTANCE OF 13.15 FEET; THENCE NORTH 57 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 14.31 FEET; THENCE SOUTH 28 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 16.98 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 19.52 FEET; THENCE NORTH 62 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 16.69 FEET; THENCE NORTH 73 DEGREES 54 MINUTES 03 SECONDS EAST, A DISTANCE OF 14.13 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 184.32 FEET TO THE POINT OF BEGINNING. CONTAINING 20,868 SQUARE FEET, (0.479 ACRES) MORE OR LESS.



**WETLAND AREA 2**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 561.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 1045.78; THENCE NORTH 89 DEGREES 16 MINUTES 07 SECONDS EAST, A DISTANCE OF 745.50, THENCE NORTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, 31.65 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 48 DEGREES 03 MINUTES 13 SECONDS WEST, A DISTANCE OF 27.93 FEET; THENCE NORTH 16 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 33.22 FEET; THENCE NORTH 26 DEGREES 40 MINUTES 19 SECONDS WEST, A DISTANCE OF 27.32 FEET; THENCE NORTH 21 DEGREES 10 MINUTES 22 SECONDS WEST, A DISTANCE OF 26.91 FEET; THENCE NORTH 34 DEGREES 27 MINUTES 02 SECONDS WEST, A DISTANCE OF 8.69 FEET; THENCE SOUTH 88 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 14 SECONDS WEST, A DISTANCE OF 29.68 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 06 SECONDS EAST, A DISTANCE OF 23.28 FEET; THENCE NORTH 14 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 25.07 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 25.45 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 29.93 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 20 SECONDS EAST, A DISTANCE OF 34.47 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS WEST, A DISTANCE OF 182.25 FEET TO THE POINT OF BEGINNING. CONTAINING 10,669 SQUARE FEET, (0.245 ACRES) MORE OR LESS.

**WETLAND AREA 3**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 561.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH 01 DEGREE 19 MINUTES 04 SECONDS WEST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 1029.73, TO THE PLACE OF BEGINNING; THENCE SOUTH 79 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 0.17 FEET; THENCE SOUTH 72 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 17.13 FEET; THENCE SOUTH 42 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.53 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 07 SECONDS WEST, A DISTANCE OF 26.81 FEET TO SAID PARALLEL LINE; THENCE NORTH 01 DEGREES 19 MINUTES 04 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.05 FEET TO THE POINT OF BEGINNING. CONTAINING 278 SQUARE FEET, (0.006 ACRES) MORE OR LESS.

**PARCEL D:**

ALL THAT PART OF NORTHWEST ONE-QUARTER (1/4) OF SECTION TWO (2), IN TOWNSHIP SIX (6) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO- WIT: BEGINNING AT A POINT 898.00 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 2 AND ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION, 233.00 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SECTION 100.00 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 233.00 FEET TO A POINT IN



THE NORTH LINE OF SAID SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 100.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN HIGHWAY COMMISSION IN A DEED RECORDED ON JUNE 24, 1966 IN VOLUME 1053 OF DEEDS, AT PAGE 388, AS DOCUMENT NO. 664867.

ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION IN A DEED BY CORPORATION RECORDED ON NOVEMBER 19, 1999 IN REEL 3025, IMAGE 636, AS DOCUMENT NO. 2520444.

***ALL PERSONS INTERESTED WILL BE AFFORDED A HEARING AT THE ABOVE TIME AND PLACE.***

Dated & posted this 27<sup>th</sup> day of June, 2013.

KARI MORGAN  
CITY CLERK

To be published: July 4, 2013; July 25, 2013, and August 1, 2013.

Also, upon reasonable notice, efforts will be made to accommodate the needs of Disabled individuals through appropriate aids and services. For additional information or to request this service, contact Kari Morgan, City Clerk at 262-786-8610.

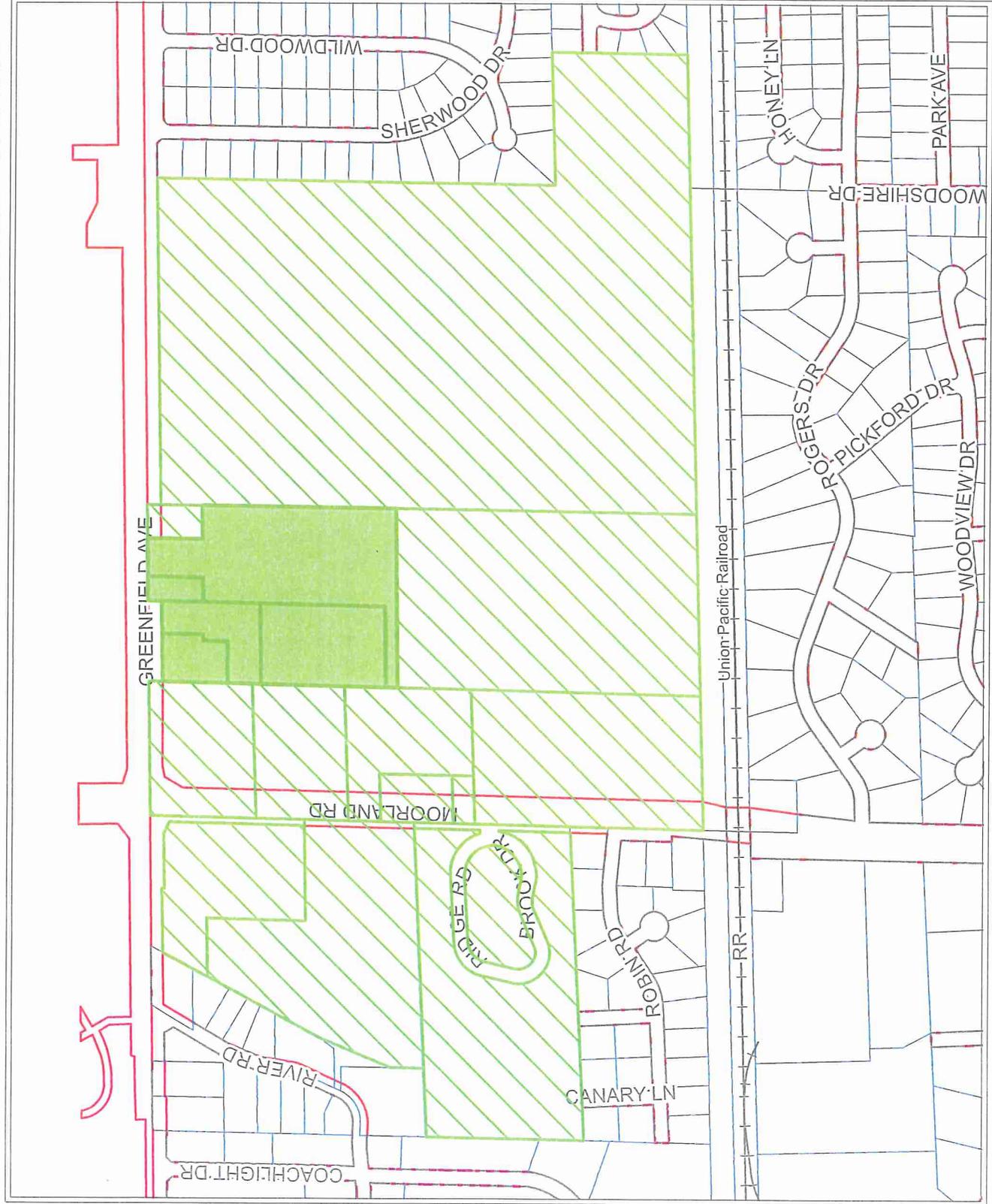
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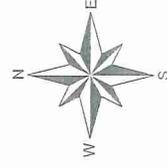
# RZ-12-006 & CP-12-001 --15205, 15355 & 15375 W. Greenfield Avenue - Walmart



## Legend

- Subject to Action
- Notified Parcels
- Other Parcels
- Road Right-of-Way

Notified parcels (green hash lines) are those properties that fall within a certain distance of a property that is subject to City of New Berlin action.



City of New Berlin  
 Department of Community Development  
 3805 S Casper Drive, New Berlin WI 53151  
 (262) 797-2445  
[www.newberlin.org](http://www.newberlin.org)

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Map Printed: 6/27/2013 6:58:17 AM