

**Village of Menomonee Falls Ordinance No. 915-O-24**

**AN ORDINANCE AMENDING CHAPTER 122, (ZONING)  
OF THE MUNICIPAL CODE OF THE VILLAGE OF MENOMONEE FALLS, WISCONSIN  
FOR THE LANDS LOCATED AT AND ADJACENT TO N72W13247 GOOD HOPE ROAD,  
ON THE PARCELS IDENTIFIED BY TAX KEY NUMBERS 94.999.004 & 94.999.003**

**WHEREAS**, Ariel Anbar of Andev Group, LLC initiated an amendment to the Village Zoning Map to Rezone lands located adjacent to and at N72W13247 Good Hope Road, from the R-3 Single-Family Residential to the CV-2 Civic Institutional District; and

**WHEREAS**, the subject land are parcels identified by Tax Key Numbers 94.999.004 & 94.999.003; and

**WHEREAS**, the subject land is legally described as follows:

Lot 1, together with that part of Lot 2 which is 10 feet in width and directly adjacent to the West line of said Lot 1, of Certified Survey Map No. 8077, recorded July 24, 1996 in Volume 70 of Certified Survey Maps, Pages 116-118, as Document No. 2144494, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin.

EXCEPTING therefrom those lands conveyed to Waukesha County in Deed by Corporation recorded September 10, 1996 as Document No. 2155407.

Commonly known as: N72W13247 Good Hope Road, Menomonee Falls, Wisconsin

Lot 2 of Certified Survey Map No. 8077, recorded July 24, 1996 in Volume 70 of Certified Survey Maps, Pages 116-118, as Document No. 2144494, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 24, Town 8 North, Range 20 East, in the Village of Menomonee Falls, County of Waukesha, State of Wisconsin.

EXCEPTING therefrom those lands conveyed to Waukesha County in Deed by Corporation recorded September 10, 1996 as Document No. 2155407.

FURTHER EXCEPTING therefrom that part conveyed in Warranty Deed recorded May 5, 1997 as Document No. 2210146.

Situated on Good Hope Road in the Village of Menomonee Falls

Containing in all 413,050 square feet (8.9 acres) of land.

**WHEREAS**, a Public Hearing was held on October 7, 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 R-3 Single Family Zoning District to the CV-2 Civic Institutional Zoning District:

**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 7th day of October, 2024.

By:

  
Jeremy Walz, Village President

Attest:

  
Amy Dishinger, Village Clerk

Posted: 10/11/2024 – 10/24/2024

CERTIFICATE OF COMPLIANCE WITH  
PUBLIC NOTICE REQUIREMENTS

I, Amy Dishinger, Village Clerk, of the Village of Menomonee Falls, hereby certify that:

On the 11th day of October, 2024 at approximately 3:00 p.m., I posted or caused to be posted Ordinance No. 915-O-24 in the following public places:


Municipal Building (Posting Board in Front of Village Hall)  
W156N8480 Pilgrim Road

Village of Menomonee Falls website, [www.menomonee-falls.org](http://www.menomonee-falls.org)

The ordinance remained posted through October 24th, 2024.

Dated this 11th day of October, 2024.

  
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Amy Dishinger, Village Clerk

Attest:   
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Kim Chavie, Deputy Village Clerk