

**VILLAGE OF MENOMONEE FALLS ORDINANCE NO. 916-O-24**

**AN ORDINANCE AMENDING THE VILLAGE OF MENOMONEE FALLS  
COMPREHENSIVE PLAN FOR THE LANDS LOCATED ON N72W13247 GOOD  
HOPE ROAD AND ADJACENT VACANT LAND, TAX KEY NUMBERS 94.999.004 &  
94.999.003**

**WHEREAS**, the Village Board is authorized by state law to adopt and amend a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

**WHEREAS**, the Village Board adopted a comprehensive plan on December 15, 2008; and

**WHEREAS**, the Village Board adopted a comprehensive plan update on March 16, 2016; and

**WHEREAS**, The Village desires to amend the adopted comprehensive plan to aid in the redevelopment of the subject parcels; 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**, the subject parcel contains acres of land currently classified for Mixed Use Land Use Classification; and

**WHEREAS**, the Plan Commission held a public hearing regarding this request at their meeting on September 10, 2024, after publishing a class 1 notice under ch. 985 of Wis. Stats., published 34 days before the hearing was held; and

**WHEREAS**, the Village Board finds the Comprehensive Plan, with the recommended revisions, contains all the required elements specified in section 66.1001(2) of the Wisconsin Statutes; the Comprehensive Plan, with the recommended revisions, is internally consistent; and that all procedural requirements and notice requirements have been satisfied; and


**WHEREAS**, the Village Board has carefully reviewed the recommendation of the Menomonee Falls Plan Commission and has given the matter due consideration, including consideration of the plan components relating to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land use and implementation; and

**WHEREAS**, the Village Board now determines the Comprehensive Plan, with the recommended revisions, will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Village of Menomonee Falls which will, in accordance with the existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

**NOW, THEREFORE**, the Board of Trustees of the Village of Menomonee Falls do hereby ordain as follows:

1. The Ordinance shall amend Map 24 of the Village's Comprehensive Plan, entitled *North Hills Study Area Land Use Plan*, to reclassify the above described parcel from the Mixed Use Land Use Classification to the Institutional (9.475 acres) Land Use Classifications.
2. The Ordinance shall amend Table 44, on page 199 of the Comprehensive Plan to show 28 acres of land are located within the Mixed Use Land Use Category and 75 acres of land are located within the Institutional Land Use within the *North Hills Study Area*, and this acreage makes up 2.1% and 5.7% of the Study Area.

Date Adopted: October 7, 2024

By   
Jeremy Walz, Village President

Date Posted: 10/11/2024 – 10/24/2024

Attest   
Amy Diskinger, Village Clerk

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. 916-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.

  
\_\_\_\_\_  
Amy Dishinger, Village Clerk

Attest:

  
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Kim Chavie, Deputy Village Clerk