

Village of River Hills

COMPREHENSIVE PLAN



Introduction

The Value of a Comprehensive Plan

Collaborative planning processes and comprehensive plans are the building blocks of great communities. Great communities do not grow by accident or without public debate and agreed-upon guidelines. Planning helps maintain and promote livable, vital communities.

The Village of River Hills, Wisconsin is a unique, residential community. Located along the Milwaukee River, the village is known for its safe, quiet neighborhoods; tree lined streets; and ample lot sizes. This comprehensive plan outlines how to maintain the village's traditional character as well as identifies key improvements for enhancing the village.

This plan stems from residents' shared vision for the village, and it is a statement reflecting community pride and how residents want the village to manage future growth and development. This plan will help local officials make decisions that reflect the short- and long-term wishes of the community. It will help prioritize the village's human and financial resources to provide the necessary public infrastructure and amenities needed to maintain a high quality of life.

This plan is a blueprint for community-wide action over the next twenty (20) years. Residents, officials, and village staff must all be involved and dedicated to making the necessary improvements and continue those efforts which have already had a positive influence.

Wisconsin "Smart Growth" Legislation

As part of the state's 1999-2000 biennial budget, Governor Thompson signed into law what is referred to as the "Smart Growth" legislation (1999 Wisconsin Act 9). Although local governmental units are not required to adopt comprehensive plans consistent with the state's requirements, Wisconsin Statutes sec. 66.1001 provides that if a local governmental unit does not do

so by January 1, 2010, the local government may not enforce existing or adopt new ordinances, plans, or regulations that in any way affect land use.

A community that prepares a comprehensive plan must follow various substantive and procedural requirements. State statutes define nine (9) areas that need to be addressed in a comprehensive plan:

- Issues and opportunities (Chapter 1)
- Housing (Chapter 2)
- Transportation (Chapter 3)
- Utilities and community facilities (Chapter 4)
- Agricultural, natural, and cultural resources (Chapter 5)
- Economic development (Chapter 6)
- Land use (Chapter 7)
- Intergovernmental cooperation (Chapter 8)
- Implementation (Chapter 9)

The Smart Growth legislation also mandates that certain public participation procedures be part of the comprehensive planning process. Specifically, a municipality must hold at least one public hearing on the plan and notify the public at least thirty days in advance of this hearing. In an effort to foster meaningful public input, the Village of River Hills provided additional opportunities for public involvement, as outlined in the village's public participation plan. Refer to Appendix A for a copy of the plan.

Past Planning Efforts

The village's first comprehensive plan was adopted in November 1957 and has been used as the blueprint for the community ever since. The village has strict zoning, allowing only residential development, certain special uses (e.g., places of worship, schools, private clubs, combination art / sculpture parks / museums, nature preserves, and wireless facilities on village property), and prohibiting commercial uses. The village has an adopted zoning ordinance, subdivision control ordinance, erosion control ordinance, storm water management ordinance, floodplain ordinance, wetland zoning ordinance, and a filling and excavating of lands ordinance. With the assistance of the Southeastern Regional Planning Commission (SEWRPC), the village adopted its shoreland and non-shoreland wetlands ordinance in 1996. In 1999-2000, SEWRPC assisted the village in a complete review and update of the zoning code which was readopted in 2000.

A Community Process

The planning process set out to protect the village's unique character, build on the strengths of the community, and guide the future of River Hills. The Plan Commission's job was not merely to produce a report but to reach out and collaborate with the community, educate residents about planning, and involve them in developing the plan. These goals stem from the fundamental aim of the planning process: engage residents in building community consensus for River Hills' future.

Community-Wide Survey

In June 2009, the Plan Commission, with the assistance of Crispell-Snyder, Inc., conducted a village-wide survey to collect public input for the comprehensive plan. The survey was made available on the Internet via a link from the village's website. Everyone over the age of ten was encouraged to fill out the survey.

The survey focused on issues regarding land use and zoning, natural resources and the environment, community facilities and services, economic

development, and housing. It also provided residents an opportunity to comment on what they liked most about the village, would like to see changed in the village, and offer their vision for the village's future. Of the approximate 1,631 village residents, 101 individuals completed community surveys by the June 5, 2009 deadline – a 6 percent response rate. Survey results were compiled, analyzed, and documented in a report for use by the Plan Commission. A copy of this report can be found in Appendix B.

Municipal Officials Survey

The municipal officials survey was distributed in May 2009 to all the village decision-makers. The survey aimed to gather their input on issues and opportunities in River Hills. Officials were asked to elaborate on the existing planning framework, community character, land use, environment, housing, transportation, intergovernmental issues, community facilities and services, and communication between the village and the residents. Seven of the fifteen emailed surveys were returned, a 47 percent response rate. The municipal survey report can be found in Appendix C. These results, along with the results from the community survey, provided the framework for the *Village of River Hills Comprehensive Plan*.

Open House and Plan Adoption

Based on public input as well as data analysis and recommendations by Crispell-Snyder, Inc., the village's planning consultants, the Plan Commission identified specific goals, objectives, and actions for the plan. A draft plan was completed in September 2009 and an open house was held on October 5, 2009 to seek additional public input. The plan was then revised based on comments received at the open house, and a final plan was approved and adopted on November 18, 2009 following a public hearing.

Regional Cooperation

A key theme in comprehensive planning is the interrelationship among the various aspects of daily life. These interrelationships often extend well beyond

municipal lines and are regional in nature. The Village of River Hills is part of a broader geographic area and economic market that influences everything from where residents choose to live and shop to what areas they visit to relax and recreate.

Among the village's strongest assets is its commitment to working cooperatively with other North Shore communities to provide residents with the highest quality services. An over-arching principle of the plan is that the Village of River Hills will continue to work proactively with Milwaukee County; the villages of Bayside, Brown Deer, Fox Point, Shorewood, Thiensville, and Whitefish Bay; the cities of Glendale, Mequon, and Milwaukee; and Ozaukee County to the north; as well as state and federal agencies to cooperatively address regional issues such as natural resources and public infrastructure.

The State of Wisconsin Comprehensive Planning legislation adopted in 1999 requires that municipalities work cooperatively to address regional issues. As part of the planning process, electronic copies of the draft plan were distributed to all adjacent and overlying jurisdictions for review and comment as well as final copies of the adopted plan.

Chapter 1: Issues and Opportunities

Location and History of Settlement

The Village of River Hills is located in the northeast corner of Milwaukee County, Wisconsin. River Hills is strategically located approximately eleven miles north of downtown Milwaukee and ninety miles east of Madison. The village's proximity to the state's major metropolitan areas provides residents access to jobs and cultural activities.

The Milwaukee River area was populated by Native Americans in the time before European settlement. In the early 1800s, immigrants of predominantly German descent farmed the northern portion of Milwaukee County. However, by the early twentieth century, River Hills had become home to wealthy Milwaukee business men who wanted a retreat from the city. The Milwaukee Country Club, located along the Milwaukee River, was one of the main motivating factors which contributed to the migration of businessmen to the county's northern farmland.

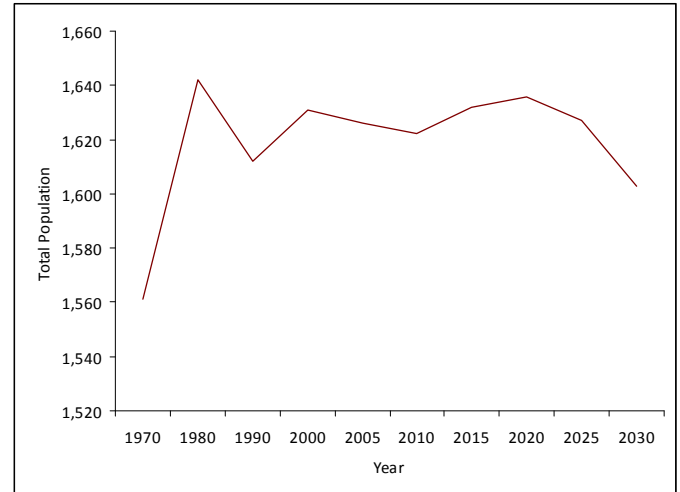
Founded in March 1930, a majority of land within the village was purchased by members of the Milwaukee Country Club. Members bought large plots of land in order to ensure privacy from surrounding residences (*River Hills: As it is as it once was*, Zimmermann 2003). This historical land use pattern is still in existence today. The village is nearly 100 percent single-family, with a few institutional and civic uses. Commercial and manufacturing activities have been prohibited in order to preserve the village's spacious, single-family residential character.

Population Trends and Projections

The population of River Hills is expected to decrease slightly over the next twenty years (refer to Figure 1-1). During this same period, the number of households within the village is projected to increase slightly. The population in the village in 2000 was 1,631 with 590 households, whereas in 2030 the population is

projected to decrease to 1,603, although the numbers of households are projected to increase to 634. Table 1-1 shows the population and household projections compared to past years.

Figure 1-1. Village of River Hills Population Chart



Source: Wisconsin Department of Administration population projections

Table 1-1. Village of River Hills Population and Households

YEAR	POPULATION	HOUSEHOLDS
US Census of Population and Housing*		
1970	1561	438
1980	1642	525
1990	1612	567
2000	1,631	590
Wisconsin DOA Projections**		
2005	1,626	599
2010	1,622	608
2015	1,632	619
2020	1,636	629
2025	1,627	633
2030	1,603	634

*Source: US Census of Population and Housing 2000 (Summary Tape File 1A)

**Source: Wisconsin Department of Administration population and household projections

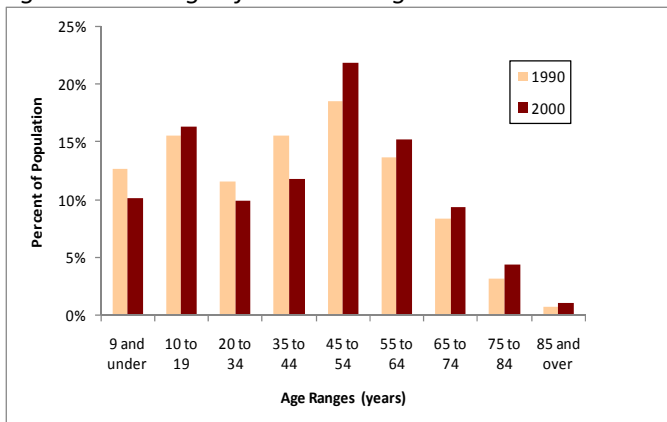
This future trend points to the potential changes in family size which is projected to decrease resulting in a corresponding increase in demand for housing. This follows the national trend of smaller household size, and it reflects a decrease in the number of children per family and an increase in the number of people living alone.

There is a degree of uncertainty inherent in population projections. Projections are based on past population and household trends. However, it is difficult, if not impossible, to predict future deviations from these trends. Population projections should therefore be viewed as a general guideline for future planning efforts.

Age Distribution

The age distribution of village residents has remained relatively constant over the past decade with only slight changes in a few age groups (refer to Figure 1-2). Between 1990 and 2000, the share of the village's population under the age of nine decreased from 13 to 10 percent. The slight decrease of this segment of the village's population corresponds with the national trend of a decrease in the number of children per family. Similarly, there was also a decrease in the share of the village's population in the thirty-five to forty-four age group.

Figure 1-2. Village of River Hills Age Distribution



Source: US Census of Population & Housing 2000 (Summary Tape File 1A)

From 1990 to 2000, there was, however, a noticeable increase in the share of the population in the forty-five

to fifty-four age group. The increase in this segment of the population was greater than expected based on natural increase (i.e., the aging of the village's population in the thirty-five to forty-four age group in 1990). The increase of this share of the village's population from 18 to 22 percent corresponds with national and county trends.

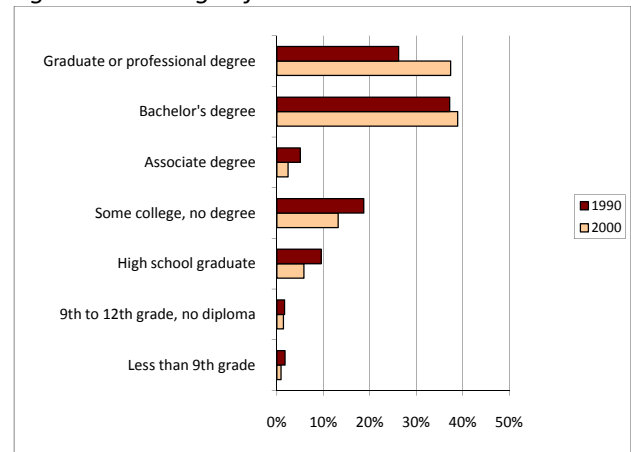
The share of the village's population aged fifty-five and over increased slightly between 1990 and 2000. The increase in the percent share of these groups relative to the village's overall population corresponds with a natural increase as well as national trends. Planning issues typically associated with an increase in retirement age populations, as seen in River Hills, include:

- Increased demand for senior housing and opportunities for aging-in-place (i.e., home)
- Increased need for elder care services

Education and Household Income

River Hills' residents have generally achieved higher levels of education than those of Milwaukee County and Wisconsin. In 2000, 73 percent of the village's population had a college degree or higher (refer to Figure 1-3), whereas 24 percent of the county's population and 22 percent of Wisconsin's population had a college degree or higher.

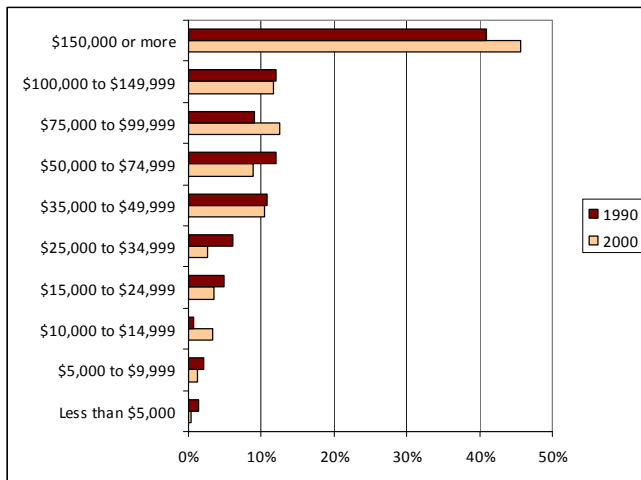
Figure 1-3. Village of River Hills Education Levels



Source: US Census of Population and Housing 2000 (Summary Tape File 3)

The household income levels of village residents correspond with their higher levels of education. In 2000, the average household income was \$161,292; this was a 45 percent increase in the income levels from 1990 when the average household income was \$110,712. In 2000, 28 percent of households (164 households) within the village earned less than \$75,000 per year); this was a 10 percent decrease from 1990 levels when approximately 38 percent (216 households) of the household income for the village was under \$75,000. Refer to Figure 1-4 for a comparison of household income between 1990 and 2000.

Figure 1-4. Village of River Hills Household Income



Source: US Census of Selected Economic Characteristics 2000 (Summary Tape File 4)

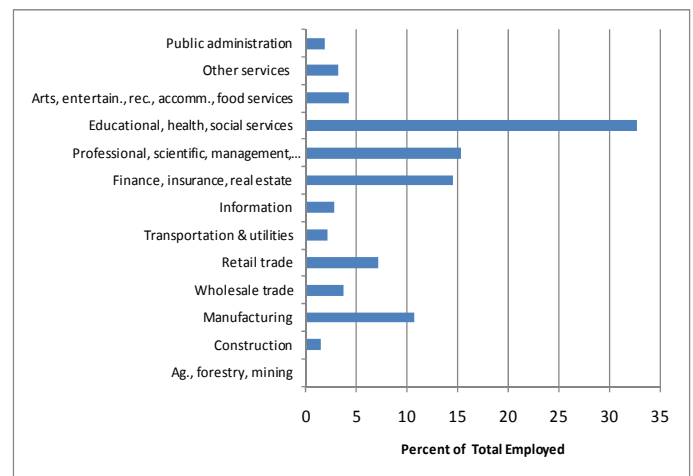
Employment Trends and Projections

Although the Village of River Hills' zoning ordinance does not allow for commercial activity, there are a few institutional employers within the village. The University School of Milwaukee, the Milwaukee Country Club, and the Village are the three largest employers.

- University School of Milwaukee employs: 235 full-time and 22 part-time employees
- Milwaukee Country Club employs: 40 full-time and 100 part-time employees
- Village of River Hills employs: 24 full-time and 8 part-time employees

The few employment opportunities in the village necessitate that a majority of the village's employed population commute to surrounding municipalities. As Figure 1-5 illustrates, over 30 percent of employed village residents (257 residents) have occupations in the education, health, and social services occupations. Professional, scientific, management, administrative, and waste management services were the next most significant employment type at approximately 15 percent (120 residents) and finance, insurance, real estate, and rental and leasing occupations were a close third at about 14 percent (114 residents).

Figure 1-5. River Hills Occupation Types in Percent



Source: US Census of Selected Economic Characteristics 2000 (Summary Tape File 4)

Based on the Wisconsin Office of Economic Advisors (OEA) economic projections, the number of jobs in the southeast region of Wisconsin is expected to grow from 827,220 in 2006 to 907,690 in 2016, a 10 percent increase in employment. Education, health services, information and professional services, and financial activities are anticipated to lead this growth, with a combined projected growth of 69,210 jobs. While this growth will likely occur in the Milwaukee metropolitan area and not in the Village of River Hills, these trends suggest the types of potential growth opportunities that might be available to village residents.

During the time period when this comprehensive plan was prepared, the nation was in a severe recession, which significantly impacted nearly every employment

sector as well as the housing market. The OEA's projections were prepared prior to the recession, and it is unclear what the long-term impact of the recession may ultimately be on the local and regional economy.

Key Issues and Opportunities Identified by Residents

While most residents would like River Hills to stay in its current state, they also recognize that there are a number of issues and opportunities facing the village. This plan is designed to help focus the collective energy of residents and elected officials and offer a blueprint for preserving and enhancing the quality of life for residents of the Village of River Hills.

A variety of issues and opportunities were identified throughout the planning process. The community and municipal surveys highlighted several critical issues and opportunities for the village. It should be noted that while the community survey provides an opportunity to understand community concerns, it only reflects the opinions of those residents that chose to respond and may not reflect the views of the entire community. This public participation process, discussed in the Introduction, was integral to the planning process and helped shape the focus of this plan. Detailed information on the issues and opportunities is incorporated into each chapter of the plan. The most important of these are as follows:

Low-density, single-family residential community

- Maintain large lot sizes (i.e., 5-acres minimum residential lot requirement)
- Continue to require sufficient property set back lines

Well-maintained and constructed homes and yards

- Encourage "green" materials usage, energy conservation, and environmentally sound practices

Safe, rural character of community and road ways

- Continue to address traffic concerns, road improvements, and speed limit enforcement

- Continue to cooperate with adjacent communities to address community concerns over increasing traffic volumes due to developments near River Hills

Protect drinking water and ground water supplies

- Encourage a potable water testing program by residents

Protect natural areas

- Continue to educate residents on environmental best practices and the benefits of including vegetative buffers along river and stream corridors and wetlands

Balance regulations and property rights

- Establish regulations when needed to protect the desirable aspects of River Hills
- Maintain property rights and freedoms associated with rural residential living

Local government and community relations

- Enhance communication with village residents
- Utilize village website

Village of River Hills Overall Planning Goals

Overall planning goals are the framework for what the community desires to accomplish in the Village of River Hills. The specific goals contained in each chapter of the plan reflect and support the overall planning goals outlined below, and these goals are consistent with planning goals set by the state.

Overall Village Goals

- Continue to operate village government in a fiscally responsible manner
- Continue to protect scenic resources and promote residential development patterns that are compatible with the character of River Hills

- Work with local, regional, and state agencies to provide an integrated, efficient, safe, and economical transportation network that meets the needs of residents
- Maintain high-quality, cost-effective infrastructure and public services
- Protect natural and environmentally sensitive areas
- Preserve cultural and historic sites in River Hills
- Balance individual property rights with community interests and goals
- Work in cooperation with nearby units of government and local schools to achieve regional community goals

Chapter 2: Housing and Neighborhood Development

Overview

The Village of River Hills' large residential lots, tree-lined streets, safe neighborhoods, and proximity to the City of Milwaukee all contribute to making it a desirable community to live. Even so, River Hills has kept the number of housing units low (617 units) compared to neighboring municipalities, thereby maintaining the village's rural character that residents value. To ensure future residential development complements the village's existing rural character, the Village of River Hills needs to carefully plan for the amount and location of residential development.

for appropriate housing development have been identified.

Household: A person or group of people who occupy a housing unit as their usual place of residence.

Housing Unit: A single-family house, townhouse, mobile home or trailer, apartment, group of rooms, or single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as a separate living quarters.

Source: U.S. Census Bureau Decennial Management Division Glossary

Village of River Hills Housing Facts (2000)

Total housing units	617
Vacant housing units	27
Homeowner vacancy rate (percent)	1.8
Rental vacancy rate (percent)	2.9
Occupied housing units	590
Percent of owner-occupied units	94.2
Percent of renter-occupied units	5.8
Total households	590
Average household size	2.76
Average household size (owner occupied)	2.8
Average household size (renter occupied)	2.24
Median value of owner occupied units	\$491,000
Median rent	\$950

Source: US Census of Population & Housing 2000 (Summary Tape File 3A)

Existing Housing Stock

Age of Homes

The Village of River Hills has a high percentage of older homes, with 304 units or 49 percent of the homes having been constructed prior to 1959. Table 2-1 shows a comparison of the construction years for the housing stock in the Village of River Hills, Milwaukee County, and Wisconsin as of March 2000. Older homes typically require more maintenance. Maintaining the existing housing stock can help preserve village character and property values.

Table 2-1. Year of Construction

Year Constructed	Village of River Hills		Milwaukee County	Wisconsin
	Number	Percent	Percent	Percent
1999 to 2000	0	0.0	0.6	1.8
1995 to 1998	11	1.8	2.3	7.2
1990 to 1994	44	7.1	2.9	7.4
1980 to 1989	67	10.9	5.8	10.7
1970 to 1979	100	16.2	11.6	17.1
1960 to 1969	91	14.7	13.9	11.9
1940 to 1959	177	28.7	34.4	20.4
Prior to 1940	127	20.6	28.4	23.6
Total	617	100	100	100

Source: US Census of Population and Housing 2000 (Summary Tape File 3A)

Note: The percent column may not add up to 100.0 due to rounding.

This chapter highlights the types of housing currently found in the Village of River Hills and describes opportunities for future housing development within the village. Since it has been nearly a decade since the most recent Census and given the relatively small sample size, the numbers, trends, and projections in this chapter should be viewed as a general guideline for planning efforts. Specific goals, objectives, and policies

Types of Housing Units

Over 99 percent of the housing units (611 units) in the Village of River Hills are single-family homes. Duplexes make up the remainder of the village's housing stock. There are no multi-family, manufactured, or other housing units within the village. Table 2-2 illustrates that River Hills has a higher percent of single-family homes compared to both the county and the state in 2000. Furthermore, as illustrated in Table 2-3, the Village of River Hills has a significantly higher percentage of owner occupied housing units (94 percent) compared to both Milwaukee County and the State of Wisconsin.

Table 2-2. Housing Units by Type, 2000

Housing Type	Village of River Hills		Milwaukee County	Wisconsin
	Number	Percent	Percent	Percent
Single-Family	611	99.0	52.4	69.5
Duplex	6	1.0	17.6	8.4
Multi-Family	0	0.0	29.4	18.3
Manufactured	0	0.0	0.5	3.8
Other	0	0.0	0.0	0
Total	617	100	100	100

Source: US Census of Population and Housing 2000 (Summary Tape File 1A)

Note: The percent column may not add up to 100.0 due to rounding

Table 2-3. Household Occupancy, 2000

Occupancy Status	Village of River Hills		Milwaukee County	Wisconsin
	Number	Percent	Percent	Percent
Owner Occupied	556	94.2	56.6	73.3
Renter Occupied	34	5.7	43.4	26.7
Total	590	100	100	100

Source: US Census of Population and Housing 2000 (Summary Tape File 1A)

Note: The percent column may not add up to 100.0 due to rounding.

As illustrated in Table 2-4, building permit data for the Village of River Hills shows that eighteen (18) single-family housing units were constructed in the village between 2004 and 2008. Nine (9) of these were built on lots that had been previously had a residence and nine (9) were built on vacant lots. Future residential development in River Hills will most likely remain

entirely single-family based on historical trends and current residential preferences.

Table 2-4. Building Permits, 2004 - 2008

Year	Construction on Vacant Parcel	Construction following Demolition	Total per Year
2004	5	1	6
2005	3	2	5
2006	0	1	1
2007	1	3	4
2008	0	2	2
Total	9	9	18

Source: Village of River Hills

Household Size

In 2000, the average household size in the Village of River Hills was 2.8 people (U.S. Census of Population and Housing 2000 Summary Tape File 3A). This is expected to decrease to 2.6 by 2025. While the total population of the village is expected to decrease by 1.7 percent between 2000 and 2030, the number of households in the village is expected to increase from 590 to 634, an increase of 7.5 percent in the number of households within the village (Wisconsin Department of Administration Projections).

Housing Value Characteristics

Almost half or 49 percent of homes in the Village of River Hills have a value of \$500,000 or greater. Table 2-5 illustrates the break-down of home values in the village.

The generally accepted definition of "affordable" is when a household spends no more than 30 percent of its annual income on housing (U.S. Department of Housing and Urban Development). According to the U.S. Census, 21 percent of homeowners in the Village of River Hills spend more than 30 percent of their annual income on housing compared to 20 percent in Milwaukee County and 17 percent in Wisconsin (refer to Table 2-6). This means that approximately one-fifth of village homeowners are considered to have affordability challenges (refer to Table 2-7).

Table 2-5. Home Values, 2000

Value	Village of River Hills		Milwaukee County	Wisconsin
	Number	Percent	Percent	Percent
\$49,999 or less	3	0.6	9.9	6.5
\$50,000 to \$99,999	6	1.1	37.6	35.4
\$100,000 to \$149,999	16	3.1	32.1	30.6
\$150,000 to \$199,999	58	11.1	12.4	15.5
\$200,000 to \$299,999	55	10.5	5.5	8.5
\$300,000 to \$499,999	128	24.5	1.7	2.7
\$500,000 to \$999,999	196	37.5	0.6	0.7
\$1,000,000 or more	61	11.7	0.2	0.1
Total	523	100	100	100
Median Value	\$491,000		\$103,200	\$112,200

Source: US Census of Population and Housing 2000 (Summary Tape File 1A)

Note: The percent column may not add up to 100.0 due to rounding.

Table 2-6. Annual Owner Housing Costs by Household Income, 2000

Costs as a Percentage of Household Income	Village of River Hills		Milwaukee County	Wisconsin
	Units	Percent	Percent	Percent
Less than 15 percent	216	41.3	35.4	36.8
15 to 19 percent	80	15.3	19.2	19.7
20 to 24 percent	74	14.1	15.1	15.5
25 to 29 percent	34	6.5	10.1	9.8
30 percent or more	112	21.5	19.7	17.8
Not computed	7	1.3	0.6	0.4
Total*	523	100	100	100

Source: US Census of Population and Housing (Summary Tape File 3A)

Note: The percent column may not add up to 100.0 due to rounding.

* Not all 590 households responded to this Census question.

Table 2-7. Annual Renter Housing Costs by Household Income, 2000

Cost as a Percentage of Household Income	Village of River Hills		Milwaukee County	Wisconsin
	Number	Percent	Percent	Percent
Less than 15 percent	4	16	19.1	21.1
15 to 19 percent	2	8	15.9	16.7
20 to 24 percent	2	8	13.5	14.2
25 to 29 percent	0	0	10.3	10.6
30 percent or more	6	24	7.1	6.9
Not computed	11	44	4.3	5.2
Total	25	100	100	100

Source: US Census of Population and Housing (Summary Tape File 3A)

Note: The percent column may not add up to 100.0 due to rounding.

Housing Demand

Vacancy Rates

Vacancy rates reflect housing supply and demand. An overall vacancy rate of 3 percent (1.5 percent for owned units and 5 percent for rental units) is generally considered healthy and able to support housing needs (US Department of Housing and Urban Development). In 2000, the Village of River Hills' *overall* vacancy rate was about 4 percent (27 units), which was lower than the rate for Milwaukee County (approximately 6 percent) and significantly lower than the State of Wisconsin's (approximately 10 percent). The village's *homeowner* vacancy rate at only 1.8 percent is considered healthy. However, the *rental* vacancy rate was at 2.9 percent indicating a slightly smaller supply of rental vacancies than considered healthy (U.S. Census of Population and Housing 2000 Summary Tape File 3A).

Future Housing Needs

Future housing needs within the Village of River Hills will be influenced by changes in household size as well as consumer preferences. As of 2009, there are 617 housing units in the village, and based on Department of Administration projections, the total number of households in the village could increase to approximately 634 by 2030 (refer to Table 1-1 in the Issues and Opportunities chapter). To accommodate

this increase, the village would need an additional seventeen (17) housing units or approximately one new housing unit per year. This rate of estimated growth is reflective of the village's growth rate as seen in the building permit data (Table 2-4). The increasing number of single-person households and the expected increase in the over-65 population may also impact the types of housing River Hills needs (refer to the Land Use chapter for more information on future housing within the Village of River Hills).

Community Housing Preferences

As part of the development of this comprehensive plan, the Village of River Hills invited residents to complete a Community Survey on a variety of land use issues. An overwhelming majority of residents who responded to the survey, eighty-seven (87) of the 101 community survey respondents, indicated that the current single-family only zoning should not be changed. Of the respondents who indicated that the zoning should be changed to allow other residential uses, nine (9) respondents indicated that accessory dwelling units should be allowed, five (5) respondents indicated that two-family housing should be allowed, and three (3) respondents indicated that elderly housing should also be allowed.

State of Wisconsin Housing Programs

Housing programs throughout the state are intended to assist communities and individuals by providing loans and grants for housing and community facilities to help fund single-family homes and apartments for low-income persons or the elderly.

Community Development Block Grants (CDBG)-Small Cities Housing Program

Awarded as a grant to a community, CDBG-Small Cities Housing Program funds help pay for activities identified in the successful application. In addition to addressing low- and moderate-income (LMI) housing needs, CDBG can be used to leverage other programs or serve as a local match. The grant also can be used as an incentive

to involve the private sector in local community development efforts or to respond to local needs. Types of eligible activities include: rehabilitation of dwelling units; removal of architectural barriers; homeownership opportunities for renters; payment of relocation costs and benefits; small neighborhood public facilities projects; demolition or removal of buildings so a site can be used for LMI housing; conversion of buildings into LMI dwelling units; acquisition of real property for the construction of LMI housing with other sources of funds; and site improvements for the construction of LMI housing with other sources of funds.

Repair Loans and Grants

Low interest home improvement loans and grants are designed to assist individuals with very low income (e.g., 50 percent or less of county median income). Funding can be used for making repairs, installing essential features, or removing health and safety hazards. In order to be eligible for grants, the applicant must be at least sixty-two (62) years old and unable to repay the loan.

Single Family Housing Direct Loans

These loans are for families seeking financing to purchase an existing or new home, as well as repair or improve an existing home. This subsidized housing program offers loan benefits as down payment assistance to enable purchase with a loan from a private lending source or as a sole source of assistance for purchase, repair, or improvement. Sole source assistance is limited to families who are unable to obtain any part of the needed credit from another lending source.

Senior and Special Needs Housing

The Wisconsin Department of Health and Family Services (DHFS), Division of Supportive Living licenses residential settings for the elderly along with facilities for the physically and developmentally disabled. Community based residential facilities are provided for under state law and village ordinances.

Definition of Goals, Objectives, and Policies

Goals are broad, advisory statements that express general public priorities about how the village should approach preservation and development issues. These goals are based on key issues, opportunities, and problems that affect the village.

Objectives suggest future directions in a way that is more specific than goals. The accomplishment of an objective contributes to the fulfillment of a goal. While achievement of an objective is often not easily measured, objectives are usually attainable through policies and specific implementation activities.

Policies are rules, courses of action, or programs used to ensure plan implementation and accomplish the goals and objectives. Village decision makers should use policies on a day-to-day basis. Success in achieving policies is typically measurable.

Source: Comprehensive Plan Checklist, Wisconsin DOA

Goal, Objectives, and Policies

The following goal, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which these goals, objectives, and policies are listed does not necessarily denote their priority.

Goal

The Village of River Hills will protect the community's historic, rural residential character through facilitating residential development, redevelopment, and preservation complementary to the village's distinctive character.

Objective 1

Maintain the village's character and protect the residential neighborhoods from incompatible land uses, promote connectivity of environmental systems, and preserve open space.

Policy 1: Maintain the village's existing residential zoning regulations and standards and historic housing mix.

Policy 2: Review the village's zoning ordinance for consistency with the village's Smart Growth comprehensive plan.

Objective 2

Maintain and/or rehabilitate the existing housing stock and encourage housing and site designs which complement the village's rural, open space character and that will not adversely impact neighboring properties.

Policy 1: Review and study design guidelines that support community character and encourage "green" materials usage, energy conservation, and environmentally sound practices.

Policy 2: Encourage high quality construction and maintenance standards for new and existing housing.

Policy 3: Review ordinances related to affordable quality housing for residents.

Chapter 3: Transportation

Overview

Transportation facilities connect Village of River Hills' residents to other areas of the region and state, particularly for employment, shopping, and basic services. The quality, location, and availability of transportation facilities are important components in residents' quality of life. The intent of this element is to provide basic information on the existing transportation network in the Village of River Hills and the region. Statewide planning efforts are reviewed to assess how these efforts may or may not affect transportation facilities within and around River Hills. State programmatic budgets are reviewed to determine what transportation projects, if any, are anticipated. The final section presents a future transportation network plan for the village. Reviewing these different aspects of the village's transportation system will help to better define the issues, problems, and opportunities this plan should address to accommodate residents' needs, and the future transportation plan will help guide development and maintenance of the network over the next two decades.

Existing Transportation Network

The Village of River Hills' transportation system is primarily comprised of local roads but includes several high-traffic-volume roads, such as Interstate 43, State Trunk Highway 100/Brown Deer Road, State Trunk Highway 57/Green Bay Road, and County Trunk Highway PP/Good Hope Road. The local road system links residents to the surrounding communities of Mequon (Ozaukee County) Brown Deer, Glendale, Fox Point, and Bayside (Milwaukee County), as well as to the Milwaukee Metropolitan area. The village's proximity to Milwaukee affords residents easy access to air travel from Milwaukee County General Mitchell International Airport as well as passenger rail service from Station Building. Village residents are also within ninety miles of transportation facilities in Madison,

Wisconsin and approximately one hundred miles from facilities in Chicago, Illinois.

Road Classification

To help plan for current and future traffic conditions, it is useful to categorize roads based on their primary function. Arterials accommodate the rapid movement of vehicles, while local streets provide access to local residences and institutions. Collectors serve both local and through-traffic by providing a link between arterial and local roads. A description of Wisconsin's Department of Transportation's (WisDOT) classification system is provided in Table 3-1. The following is an inventory of the highways and roads by classification within the Village of River Hills (refer to Map 1: Local Transportation).

Table 3-1 Urban Functional Classification System

Classification	Description
Principal Arterials	Serve interstate and interregional trips. These routes generally serve all urban areas greater than 5,000 in population. The rural principal arterials are further subdivided into (1) Interstate highways and (2) other principal arterials.
Minor Arterials	In conjunction with the principal arterials, minor arterials serve cities, large communities, and other major traffic generators providing intra-regional and inter-area traffic movement.
Collectors	Provide both land access service and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These roads collect traffic from the local streets in residential neighborhoods and channel it onto the arterial system.
Local Roads	Provide access to adjacent land and provide travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

Source: "Facilities Development Manual" Wisconsin Department of Transportation

Principle Arterials

Interstate 43 (I-43), which is adjacent to the village's eastern boundary, connects River Hills to several of the state's major metropolitan areas. To the north, I-43 follows Lake Michigan's western shoreline and connects the village to Green Bay, Wisconsin. To the south, I-43 provides a direct route to downtown Milwaukee and from there access to Interstate-94 to Madison, Wisconsin and Chicago, Illinois.

State Trunk Highway (STH) 57 (i.e., Green Bay Road) is situated along the southwestern village boundary. It connects the village to Mequon and Ozaukee County to the north, and south to other Metro Milwaukee communities. STH 100/Brown Deer Road bisects the village and serves as the predominant east and west route connecting STH 57/Green Bay Road and I-43.

County Trunk Highway (CTH) PP (i.e., Good Hope Road) intersects the southern tip of the village's boundary and provides access to STH 57/Green Bay Road and I-43.

Minor Arterials

The minor arterials in the Village of River Hills include Green Tree Road, which bisects the southern portion of the village; Range Line Road, which runs north and south through the central portion of the village; Bradley Road, which connects Range Line Road to STH 57/Green Bay Road; and County Line Road which runs east and west along the village's northern boundary.

Collectors

The roads which serve as collectors in the village include River Road, which connects the southern portion of the village to Range Line Road; Dean Road between Range Line and River roads; as well as Upper River, Fairy Chasm, Spruce roads, and Pheasant Lane.

Local Roads

The majority of roads within the Village of River Hills are local roads.

Bridges

There are eleven (11) bridges in the Village of River Hills as indicated by the National Bridge Inventory (NBI)

(<http://nationalbridges.com/>). Six of the eleven bridges cross the Milwaukee River, three bridges cross Indian Creek, and two cross I-43. The village owns and maintains four of the bridges. The other seven bridges are owned and maintained by Milwaukee County (two bridges) and the State of Wisconsin (five bridges), refer to Table 3-2.

A bridge is classified by the National Bridge Inventory as structurally deficient if the bridge has one or more structural defects that require attention. This classification indicates that a defect is present but does not indicate the severity of the defect. For details on the type and severity of bridge defects, refer to the NBI website for the Structural Evaluation and the Condition ratings for each bridge deck, substructure, and superstructure. Built in 1935 and owned by the village, the Range Line Road bridge spans the Milwaukee River and has been designated by the NBI as structurally deficient. Two other bridges have also been identified as structurally deficient: CTH PP/West Good Hope Road bridge over I-43 (county owned) and Green Tree Road bridge over I-43 (state owned). All of the bridges with a structurally deficient rating are scheduled for reconstruction within the next few years (see below).

In 2002, one of the village owned bridges was reconstructed: the Green Tree Road bridge over the Milwaukee River. As part of the American Recovery and Reinvestment Act of 2009, the village has been granted funds for reconstruction of the River Road Bridge. The rehabilitation of River Road bridge over Indian Creek, a WisDOT project, is scheduled for construction in 2010, while the design for rehabilitation of Range Line Road bridge over Milwaukee River is scheduled for completion in 2009 with subsequent construction in either 2010 or 2011. The CTH PP/West Good Hope Road and the STH 100/Brown Deer Road bridges are scheduled for major reconstruction commencing in February 2010, and the Green Tree Road bridge over I-43 is also scheduled to be reconstructed that same year.

Table 3-2. Village of River Hills Bridge Inventory

Facility Carried	Feature Intersection	Year Built/ Reconstructed	Owner	Structural Evaluation
CTH PP / W Good Hope RD	Milwaukee River	1967/2001	County Highway Agency	Equal to present minimum criteria
CTH PP / W Good Hope RD	Milwaukee River	1967/2001	County Highway Agency	Equal to present minimum criteria; bridge railing does not meet currently acceptable standards
Range Line RD	Milwaukee River	1935	Village	Meets minimum tolerable limits to be left in place as is; bridge railing does not meet currently acceptable standards
STH 100 NB-Brown Deer RD	Milwaukee River	1979	State Highway Agency	Better than present minimum criteria
STH 100 SB-Brown Deer RD	Milwaukee River	1979	State Highway Agency	Better than present minimum criteria
Green Tree RD	Milwaukee River	2002	Village	Equal to present desirable criteria
CTH PP / W Good Hope RD	IH 43-N-S Freeway	1962	State Highway Agency	Basically intolerable requiring high priority of corrective action
Green Tree RD	IH 43-N-S Freeway	1962	State Highway Agency	Meets minimum tolerable limits to be left in place as is; bridge railing does not meet currently acceptable standards
IH 43-N-S Freeway	Indian Creek	1956/1964	State Highway Agency	Equal to present minimum criteria
N River RD	Indian Creek	1942/1962	Village	Somewhat better than minimum adequacy to tolerate being left in place as is
W Bradley Rd	Indian Creek	1962	Village	Equal to present minimum criteria; bridge railing does not meet currently acceptable

Source: National Bridge Inventory database, <http://nationalbridges.com/>

Truck Routes

Interstate 43 and STH 100/Brown Deer Road are Designated Long Truck Routes by the Wisconsin Department of Transportation (WisDOT). STH 57/Green Bay Road is designated as a seventy-five (75) foot Restricted Truck Route; double bottom trucks (i.e., a tractor pulling a semi-trailer and a full trailer) are not allowed on restricted truck routes.

Air Transportation

Within Wisconsin, there are one hundred public-use airports of various sizes and capabilities that are part of the Wisconsin State Airport System. Airports included in this system are primarily municipality or county owned; however, certain privately-owned, public-use airports

are also part of the system because they provide general aviation relief to a major airport.

The General Mitchell International Airport is operated by Milwaukee County and located approximately twenty miles south of the Village of River Hills (refer to Map 2: Regional Transportation). Mitchell International offers nonstop service to approximately ninety cities, and, in 2007, Wisconsin's largest airport added ten gates and an additional concourse. The Lawrence J. Timmerman Airport, located in the western part of the City of Milwaukee, is also owned by Milwaukee County. It is used mainly for general or private aviation.

Railroad Facilities

The National Railroad Passenger Corporation, doing business as Amtrak, is a government-owned corporation that was organized on May 1, 1971 to provide intercity passenger train service in the United States. The nearest passenger railroad stations to the Village of River Hills are located in the City of Milwaukee, including one downtown and one at the General Mitchell International Airport (refer to Map 2: Regional Transportation).

In addition to passenger service, the Union Pacific Railroad runs to the east of the Village of River Hills providing freight service north to Sheboygan, Wisconsin and south to Chicago, Illinois. Just west of the village is the Canadian National Railroad freight line, which connects to the Union Pacific Line and provides service north to the Fox River Valley in northeastern Wisconsin (refer to Map 2: Regional Transportation).

Bicycle / Walking Paths

While the Village of River Hills does not have designated bicycle or pedestrian paths, there are designated bike routes on village roads. Range Line Road has been designated by the WisDOT as an “Urban Escape Route.” These are frequently roads with moderate traffic volumes without bike lanes or paved shoulders and facilitate access to large cities. River Road and Dean Road, west of the River Road intersection have been designated by the WisDOT as “Best Conditions for Bicycling” route because of light traffic volume. These bike routes make up the River Hills portion of Milwaukee County’s Oak Leaf Trail system, which extends over a hundred miles throughout Milwaukee County (refer to Map 1: Local Transportation).

Special Transit Facilities

While two of the Milwaukee County bus routes run through the village, only Route 49 – Brown Deer-North Shore Flyer and 49U – Brown Deer UBUS offer bus service from the Village of River Hills. From the Brown Deer East Park-Ride lot, the Brown Deer-North Shore Flyer route provides access to downtown Milwaukee and the Brown Deer UBUS route provides service to University of Wisconsin – Madison.

Water Transit

There is no waterborne freight movement or public water transportation in the Village of River Hills. Water freight moves in and out of the region through the ports of Milwaukee and Green Bay, Wisconsin and Chicago, Illinois. Local navigable waters, such as the Milwaukee River, are used only for recreational purposes.

Transportation Patterns and Traffic Conditions

Map 1: Local Transportation shows the locations of traffic counts taken in and around the Village of River Hills in 2007. Areas within the village with the highest average annual daily traffic (AADT) levels were CTH PP/Good Hope Road and STH 100/Brown Deer Road. Since 2001, traffic volumes on these major thoroughfares through the village have continued to increase. The traffic levels on CTH PP/Good Hope Road more than doubled in six years, from approximately 13,000 AADT in 2001 to more than 27,000 AADT in 2007. Similarly, the daily traffic on STH 100/Brown Deer Road almost doubled from approximately 13,000 AADT in 2001 to 25,000 in 2007 (WisDOT).

Road Condition, Maintenance, and Construction

Road Condition

The Superintendent of Public Works annually inspects public roads within the village and assigns a PASER rating (Pavement Surface Evaluation and Rating) based on the physical condition of each road segment. Data from the most recent road review reveals that most roads within the Village of River Hills are in good condition (refer to Table 3-3). Seventy-five percent of roads are in need of only routine maintenance or no maintenance at all. Of the 25 percent of village roads in need of maintenance, two (2) roads are in need of structural improvements and only one (1) requires reconstruction.

Table 3-3. Condition of Roads in River Hills

PASER Rating	Warranted Maintenance	Number of Roads	Percent of Total
1 or 2	Reconstruction	1	2
3 or 4	Structural Improvements and leveling – overlay	2	3
5 or 6	Preservative Treatments	13	20
7 or 8	Routine Maintenance – crack sealing and minor patching	34	52
9 or 10	None required	15	23
TOTAL		65	100

Source: Village of River Hills PASER 2007

Road Maintenance and Reconstruction

The Village of River Hills' Department of Public Works (DPW) is responsible for snow plowing all village-owned roads, roadside maintenance, as well as crack routing and sealing. Other road repair, such as road patching and reconstruction, is performed by outside contractors. The Village of River Hills has informal agreements with adjacent municipalities regarding scheduling, maintenance, and provision of services (i.e., snow plowing) for shared roadways.

Road maintenance funding is part of the Village of River Hills' annual budget. The village is experimenting with Cape Seal application and other alternative methods of road maintenance. Data collected during the Superintendent of Public Works' annual road inspection is also used to forecast road improvement program needs for the next five to ten years, as well as to develop annual road rehabilitation budgets. In the next few years, the Village of River Hills is planning structural improvements on the following roads: (1) River Road between Good Hope and Dean roads; (2) Green Tree Road between Jean Nicolet Road and the Milwaukee River; and (3) Upper River Road between Greenbrook and County Line roads. In addition to projects on the local roads, the section of STH 57/Green Bay Road within the village is scheduled for resurfacing in 2010 as well as resurfacing I-43 in 2009 and 2012. The actual schedule for road reconstruction will depend on road conditions and available funding, as well as additional

road projects may be added depending on results of the annual roadway inspection.

New Road Construction

Since the Village of River Hills is an established low-density rural community, it is unlikely that there will be a need for any additional local or collector roads in the future. Should there be a significant change in the housing density of the village, the topic of additional roadways will need to be reassessed.

State and Regional Transportation Plans

State Plans

Statewide transportation planning efforts have the potential to impact transportation facilities and services in and around the Village of River Hills. The following sections provide a brief overview of completed and draft plans.

Connections 2030

Connections 2030 is Wisconsin's statewide long-range, multimodal transportation plan that is currently under development. The plan identifies a series of multimodal corridors for each part of the state. When completed, the multimodal corridor plans will prioritize investments and assist WisDOT in identifying segments requiring more detailed corridor plans. It is anticipated that the plan will be adopted in Fall 2009.

In relation to River Hills, the latest version of *Connections 2030* major corridor plan supports the existing park and ride lot at the I-43 and STH 100/Brown Deer Road interchange in the northeastern portion of the village. The plan also recommends reconstructing the park and ride lot just west of the village at the intersection of STH 100/Brown Deer Road and STH 57/Green Bay Road. The goals of the latest version of *Connections 2030* are consistent with the village's transportation goal of working with local, regional, and state agencies to provide an integrated, efficient, safe, and economical transportation network.

Wisconsin State Highway Plan - 2020

The *State Highway Plan 2020* outlines investment needs and priorities for the State of Wisconsin's approximately 11,800 miles of state trunk highways (STH) through the year 2020. The plan identifies one specific project in the village: CTH PP/Good Hope Road was indicated as an "other state trunk highway" potential project route. Should this occur, it could have direct impacts on the village. The plan also projects that by 2020 I-43 and STH 57/Green Bay Road will experience moderate to severe traffic congestion assuming there is no change in road capacity.

State Highway Plan 2020 outlines broad strategies and policies to improve the state highway system. Top priority is given to pavement and bridge preservation, safety improvements, completion of backbone routes, and bicycle and pedestrian accommodations. Second priority is given to capacity expansion, new interchanges, and new bypasses. The broad strategies of the *State Highway Plan 2020* are generally consistent with the village's transportation goal of working with local, regional, and state agencies to provide an integrated, efficient, safe, and economical transportation network. The village's policy of working with surrounding communities, the county, and state agencies to maintain and enhance the transportation infrastructure will be helpful in implementing the strategies in a manner consistent with this comprehensive plan.

State Six-Year Highway Improvement Plan

The Highway Improvement Plan covers 11,773 miles of the state highway system which is maintained and administered by the WisDOT. The six-year program details projects that are scheduled for improvement over the next years. In the Village of River Hills, the plan included the resurfacing of STH 100/Brown Deer Road in 2009. The State Six-Year Highway Improvement Plan is consistent with the village's goal of working with other agencies to provide an integrated, efficient, safe, and economical transportation network.

Wisconsin Bicycle Transportation Plan - 2020

The *Wisconsin Bicycle Transportation Plan - 2020* presents a blueprint for developing and integrating bicycle routes into the overall transportation system. In an effort to promote bicycling between communities, the plan includes an analysis of the condition of all county trunk highways and state trunk highways in Wisconsin and maps illustrating the suitability of these roads for bicycle traffic. Suitability criteria were based primarily on road width and traffic volumes with secondary consideration given to pavement condition, passing opportunities, and percent and volume of truck traffic.

Wisconsin Bicycle Transportation Plan - 2020 does not include any proposed facilities or bicycle and pedestrian routes within the Village of River Hills, which is consistent with the village's transportation goal. The plan does identify Range Line Road as an Urban Escape Route and River Road and W. Dean Road as having best conditions for bicyclists due to the paved shoulder.

State Recreational Trails Network Plan

In 2001, the Wisconsin Department of Natural Resources adopted the State Recreational Trails Network Plan as an amendment to the Wisconsin State Trail Strategic Plan. This plan identifies a network of trail corridors throughout Wisconsin that could potentially consist of more than 4,000 miles of trails. Referred to as the "trail interstate system", these potential trails may follow one or more of the following: highway corridors, utility corridors, rail corridors, and linear natural features (e.g., rivers and other topographic features).

While parts of the Oak Lead Trail System pass through the Village of River Hills, the State Trails Network Plan does not designate or propose any additional trails within River Hills, which is consistent with the goals of this comprehensive plan. The State Recreational Trails Network Plan does include some improvements and/or additions to the trail system within the Milwaukee Metropolitan area. The plan proposes the Mequon to New Berlin trail segment and includes the 2009 construction of the Hank Aaron State Park Trail in the City of Milwaukee.

Regional Plans

Southeastern Wisconsin Regional Plan

As the Village of River Hills is within Milwaukee County, it falls within the planning area of the Southeastern Wisconsin Regional Planning Commission. The *Regional Transportation System Plan for Southeastern Wisconsin: 2035* was completed in June 2006 and serves Kenosha, Milwaukee, Ozaukee, Racine, Walworth, and Washington counties. The transportation element of the *Regional Transportation System Plan for Southeastern Wisconsin: 2035* encourages intergovernmental cooperation to address the increase in traffic volumes and the need for capacity expansions on southeastern Wisconsin's roadways.

The impact of this plan on River Hills pertains to I-43 noise mitigation. The section of I-43 which runs through the village is recommended for widening to a total of six lanes to provide significant additional capacity. This project will require some land to be acquired but exact locations have yet to be determined. Already there is concern over the impact I-43 has on the village, and one of the village's policies is to work with WisDOT to address the traffic noise problems along Interstate 43. It is critical that the village work closely with WisDOT if the capacity of the section of I-43 through the village is ever expanded.

Regional Freeway System Reconstruction Plan for Southeastern Wisconsin

The Regional Freeway System Reconstruction Plan for Southeastern Wisconsin was adopted in 2005. This study was conducted by SEWRPC at the request of the WisDOT. The main goal of this study was to inventory and analyze the necessary reconstruction projects for the state's freeway system.

This plan also addresses the widening of I-43 from four to six lanes through the Village of River Hills and north through the majority of Ozaukee County. The plan states that the study had been structured to consider freeway widening as a measure of last resort, by identifying the freeway traffic volumes and congestion that may be expected based on other projects and variables. The widening reconstruction is expected to

result in a significant reduction of traffic on parallel surface arterial streets. The potential schedule for this project is estimated between 2016 and 2025.

The plan also addresses the issues of noise mitigation along the I-43 corridor. The sections of the I-43 running through River Hills have been identified as locations where additional noise barriers may be warranted based upon existing and projected future noise levels and adjacent land uses. Noise barriers are typically constructed as part of projects which increase road capacity in more densely populated areas. WisDOT identifies need and feasibility for the construction of potential noise barriers as part of the preliminary engineering for freeway segments. Feasibility includes a maximum cost per abutting residence. (Regional Freeway System Reconstruction Plan for Southeastern Wisconsin, pg. 232) Due to inconsistencies between the Regional Freeway System Reconstruction Plan for Southeastern Wisconsin and the village's comprehensive plan (i.e., expansion of Interstate-43), it is important for the village to maintain involvement throughout the public participation process with the WisDOT in respect to this project.

Midwest Regional Rail System

One large-scale regional transportation initiative that the Village of River Hills may benefit from is the development of the Midwest Regional Rail System. Since 1996, transportation officials from nine Midwest states, Amtrak, and the Federal Railroad Administration have been developing a proposal to bring more efficient high-speed passenger rail to Midwest residents. The recently adopted Midwest Regional Rail Initiative lays out a general framework for developing and improving the 3,000-mile rail network, known as the Midwest Regional Rail System (MWRRS). While the rail service would not run through River Hills, village residents would have access to service from Milwaukee through Madison to Minneapolis/St. Paul and also from Milwaukee to Green Bay. The overall project is estimated to cost more than \$4 billion and would be implemented over a ten year period. As of this date, the state has not authorized any specific projects. Implementation of all or part of the MWRRS in

Wisconsin will likely be addressed in the state's *Rail Plan* currently under development. There are no inconsistencies between the goals of the Midwest Regional Rail Initiative and the village's comprehensive plan.

County Plans

Milwaukee County Comprehensive Plan

As of June 2009, Milwaukee County's comprehensive planning process had yet to be determined.

Community Transportation Preferences

As part of the development of this comprehensive plan, the Village of River Hills invited residents to complete a Community Survey on a variety of land use issues. Most village residents who responded to the survey expressed their appreciation of the rural, tree lined roadways throughout the village. Other specific transportation related responses have been provided here to offer additional insight into residents' concerns and desires for the future of River Hills.

Road Network

Residents who responded to the community survey were asked to specify the priority the village should place on addressing a number of general issues (e.g., drainage and storm water runoff, new or upgraded village facilities, etc.) by ranking them on a one to five scale, five being the highest priority and one being the lowest. Of the respondents who ranked noise mitigation of Interstate 43, forty-one of the 101 community survey respondents felt this issue should be of high or highest priority. Similarly, forty-one (41) respondents also indicated that traffic control and improvements should be of high or highest priority. However, when asked which one of all the issues being considered was of most importance, only six (6) respondents indicated noise mitigation along I-43 and only one respondent specified traffic control and improvements.

Road Condition

Village residents who responded to the community survey were asked, in an open ended question, what

they would like to see changed in the Village of River Hills. Ten out of the total ninety-three responses to this question indicated specific road improvements including the following:

- Less traffic on Green Tree Road and River Road
- Noise problems on I-43 and Brown Deer Road
- Better enforcement of traffic speed on CTH PP/Good Hope Road, STH 100/Brown Deer Road, and River Road
- Improve road appearance on STH 100/Brown Deer Road and CTH PP/Good Hope Road
- Better control of Milwaukee University School Traffic
- Evaluate a signal at STH 100/Brown Deer Road and Spruce Road

In review of the public input, the municipal officials discussed ongoing concerns pertaining to noise and the possible need for noise mitigation along I-43.

Road Maintenance

Community members were also asked to rank the quality of village facilities and services from poor to excellent. Thirty-six of the 101 community survey respondents ranked the quality and service of road maintenance and reconstruction as adequate, while half of all respondents (50 of 101) ranked it as good or excellent.

Bicycle / Walking Paths

While many residents enjoy the village's rural roads, there was some concern expressed over the lack of bike paths throughout the village, particularly along STH 100/Brown Deer Road to the shopping center and the park and ride near I-43. Six of the 101 community survey respondents indicated they would like to see walking/biking/hiking facilities be improved and/or expanded within the village.

Goal, Objectives, and Policies

The following goal, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which they are listed does not necessarily denote their priority.

Goal

The Village of River Hills will work with local, regional, and state agencies to provide an integrated, efficient, safe, and economical transportation network that meets the needs of drivers, pedestrian, bicyclists, and local residents.

Objective 1

Coordinate with surrounding communities, county, and state agencies to provide a safe, functional transportation network for cars, pedestrians, and bicyclists that minimizes the impacts of high-volume traffic routes (e.g., Interstate 43, Brown Deer Road, etc.) on residential neighborhoods.

Policy 1: Maintain roadways to minimize impacts on residential neighborhoods and continue to implement context sensitive designs when rebuilding roadways.

Policy 2: Proactively work with WisDOT to address the traffic noise problems along Brown Deer Road and Interstate 43.

Policy 3: Work with the River Hills Police Department and other appropriate agencies to evaluate options to address traffic speed and safety throughout the village.

Objective 2

Work with surrounding communities, county, and state agencies to maintain and enhance the transportation infrastructure within the village.

Policy 1: Work with the WisDOT and Milwaukee County to address road maintenance and appearance issues.

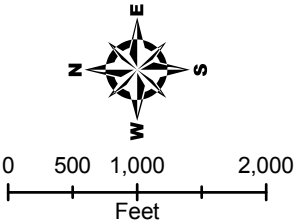
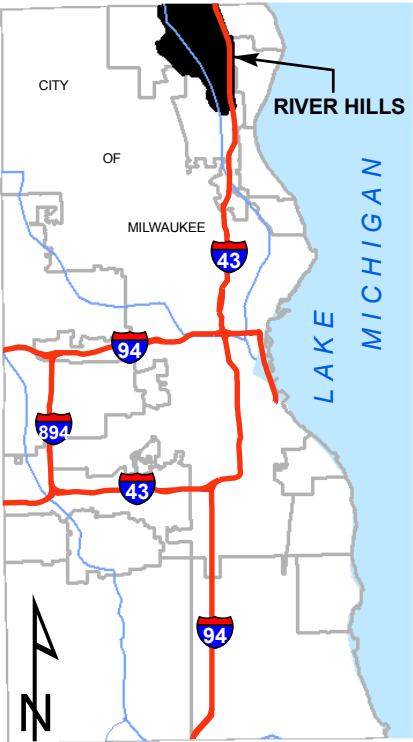
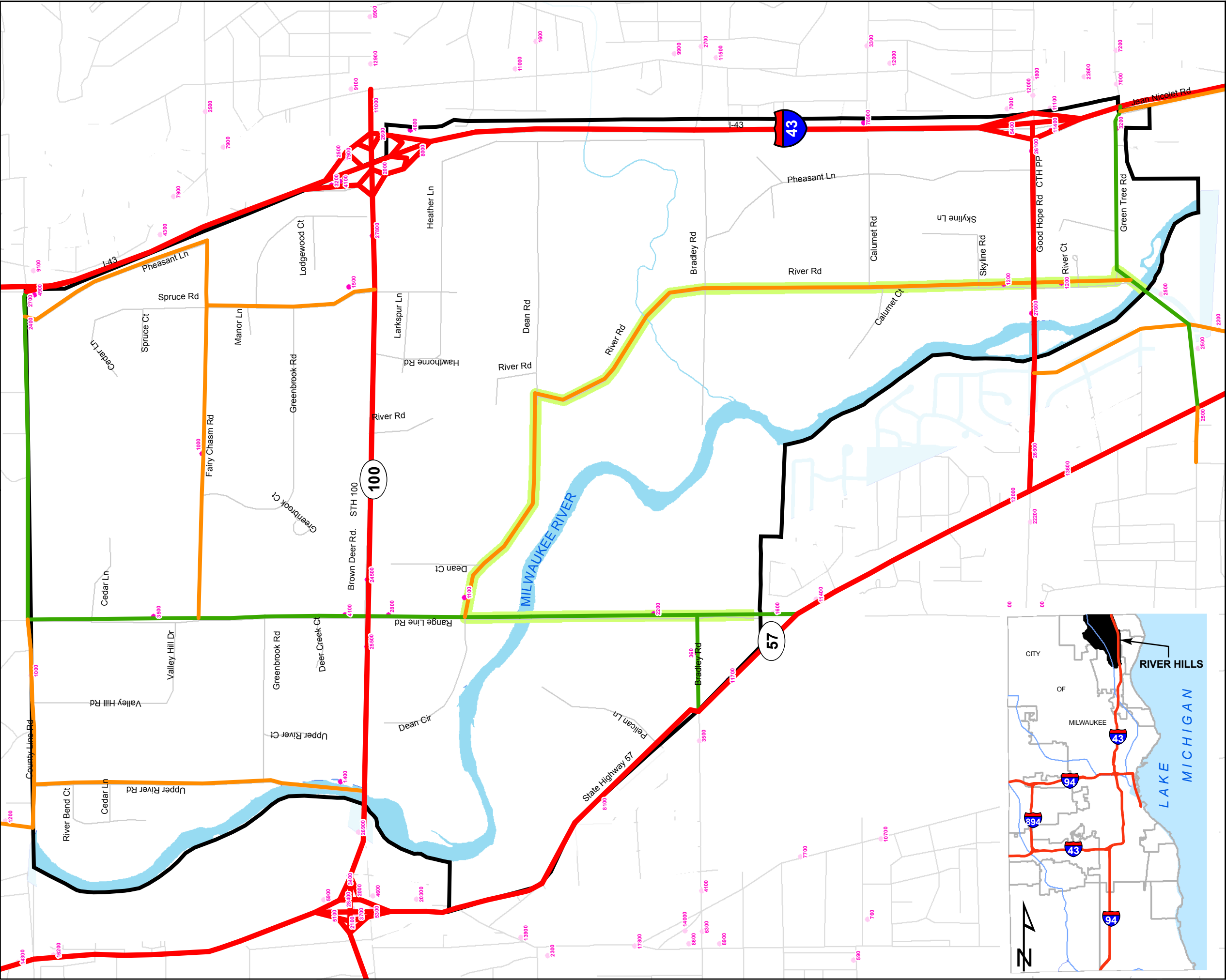
Policy 2: Maintain the quality of local roads with reconstruction and structural improvements as needed.

Policy 3: Coordinate land use and transportation planning.

Village of River Hills
Comprehensive Plan









Local Transportation
Map 1

- Principal Arterial
- Minor Arterial
- Collector
- Local Roads
- Oak Leaf Trail
- Village Boundary
- Average Annual Daily Traffic
Source: SEWRPC (2003) & WDOT(2008)
Printed: 11/20/2009

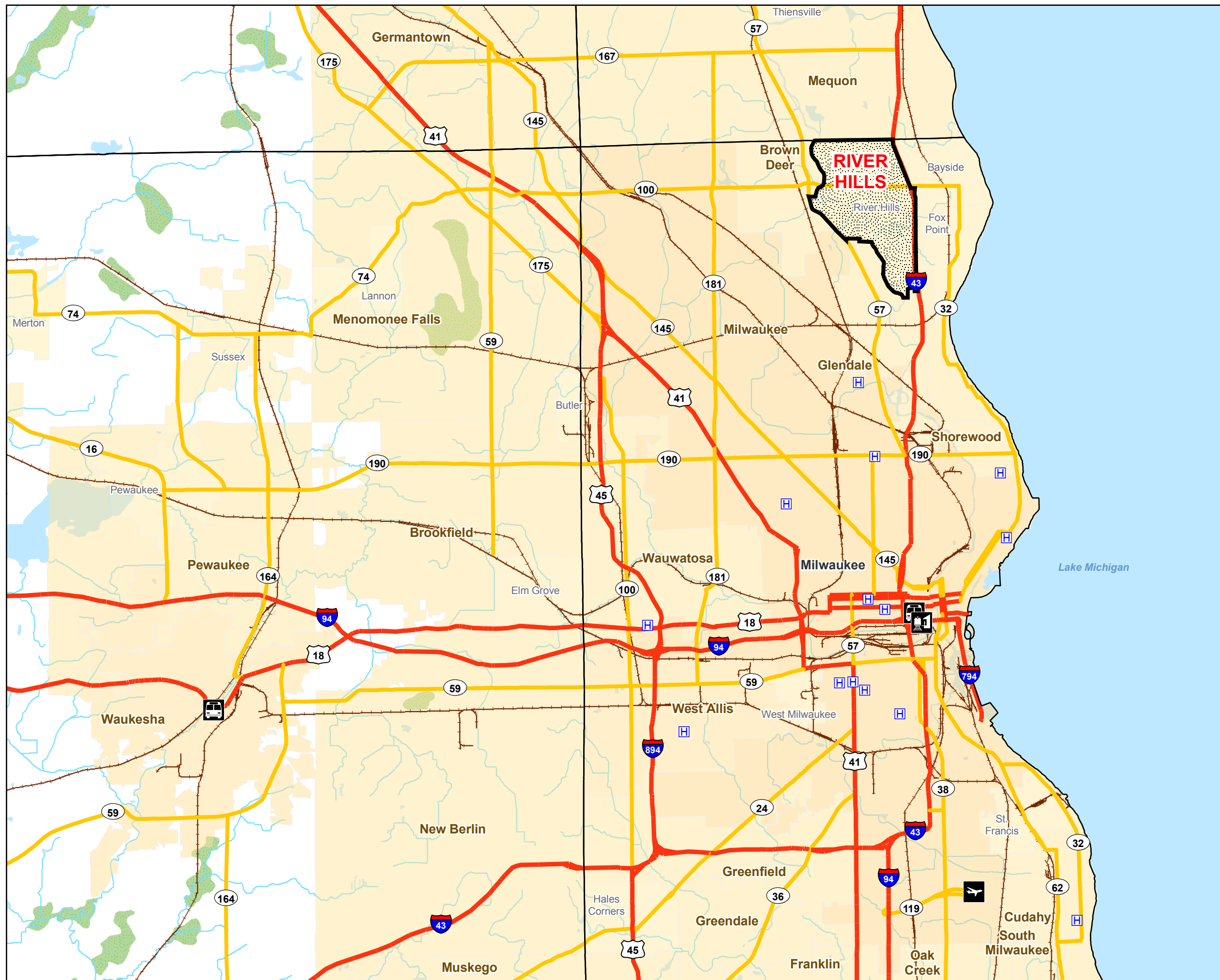
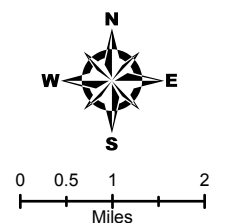


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Regional Transportation Map 2

-  AMTRAK Station
-  Bus Station
-  International Airport
-  Hospital
-  Interstate/US Highways
-  State Highways
-  Railroads
-  Village Boundary

Source: ESRI (2009)
Printed: 11/20/2009



Chapter 4: Utilities and Community Facilities

Overview

This chapter provides basic information on the community-type services currently offered in the village with the exception of transportation related facilities, which are covered in the Transportation chapter of the plan. The location, use, capacity and extent of services are identified for both public- and private-sector utilities and services. This information is used to determine which public services should be expanded or rehabilitated and what, if any, new services could be provided to satisfy an unmet need.

Sewer, Water, and Storm Water Facilities

Sanitary Sewer

The extent and location of areas served by existing sanitary sewage utilities are important considerations in any land use planning effort. The Village of River Hills is located within the Milwaukee Metropolitan Sewerage District (MMSD), a public sewage system. Most of River Hills is served by the sanitary sewer system; only about eleven of the over 750 properties in the village are served by on-site septic systems (refer to Map 3: Sanitary Sewer). The Village of River Hills' Department of Public Works (DPW) cleans approximately one third of the sewer system annually. The DPW also conducts closed circuit televising (CCTV) inspections to review conditions of the sewer mains, and the video inspections provide the basis for the village's sanitary sewer rehabilitation program. While no sewer line in the village has been replaced in the past ten years, the village has spent approximately \$100,000 per year for the last six years installing cured in-place pipe liners and /or sealing pipe joints. This rehabilitation program is being done to prevent rain water infiltration and inflow into the system, which reduces the amount of sewage sent to MMSD. Prior to the start of this rehabilitation program, sanitary sewer repairs were handled when discovered during routine maintenance.

Water Supply

In southeastern Wisconsin, the water supply comes from Lake Michigan as surface water or one of three aquifers as groundwater depending on the exact location. The Village of River Hills relies on groundwater for its potable water, though some residents are served by neighboring communities through water purchase agreements. The pumping of water has different impacts on water levels in the shallow and deep aquifers. Pumping from the shallow aquifer generally causes little regional drawdown because local surface water features (e.g., streams, lakes, and wetlands) help to offset the withdrawal. Estimated drawdown in the Silurian dolomite portions of the shallow aquifer occurs mainly in Ozaukee County and parts of eastern Washington, northeastern Waukesha, and northern Milwaukee Counties, including the Village of River Hills (Southeastern Wisconsin Regional Planning Commission *Draft Regional Water Supply Study*). Public data on private well quantity issues is not readily available unless entire areas are experiencing problems. No one in the Village of River Hills raised issues relating to water supply quantity during the comprehensive planning process. The low density of homes combined with large lots allows for greater spacing between private wells which helps minimize the effect of one well on another and aids in available permeable land for recharging the aquifer.

Public data on the water quality of private wells is difficult to obtain as testing is typically only required at the time of a property sale. Water quality in a private well can be adversely affected by flooding due to storm water issues or other nearby contamination incidents. To help prevent against these issues, private well code NR 812 must be followed for new wells. At the time of preparing this comprehensive plan, no issues of contamination were brought up by village residents. Refer to the Agricultural, Natural, and Cultural Resources chapter for additional information on groundwater contamination and protection.

Storm Water

Storm water runoff and management are gaining more public attention as an environmental concern due to surface water quality issues. According to studies conducted by the Center for Watershed Protections, as little as 10 percent impervious cover (e.g., streets, roofs, parking lots, and driveways) within a watershed can negatively impact fish habitat. Managing and controlling storm water runoff is imperative for a healthy environment. It is also a matter of health, safety, and welfare for a community in that surface water runoff can lead to erosion and flooding problems.

Ten Things Residents Can Do about Storm Water

Village residents play an important role in helping to manage and control storm water runoff and associated pollution. Suggestions for what residents can do include:

1. Be a watershed watchdog. If you see a potential storm water problem contact the village.
2. Pick up after your pets. Dog waste is a major source of water contamination.
3. Properly apply lawn/garden fertilizer to avoid over-fertilizing, and avoid using fertilizers with phosphates.
4. Properly dispose of yard waste.
5. Properly dispose of household chemicals.
6. Regularly maintain your car and fix any oil, radiator, or transmission leak as soon as you notice one.
7. Maximize infiltration in your yard by directing rainwater away from paved areas.
8. Use a proper container for trash and recyclables.
9. Keep soil in your yard and out of waterways.
10. Join a local watershed association.

The ample lot sizes, tree cover, and open space in the Village of River Hills lessen the need for costly storm water sewers and allows for more land to naturally absorb storm water. There are private properties within the village that experience localized flooding at certain times of the year; however, any work performed to address the issue is the responsibility of the property owner. The Department of Public Works routinely

replaces culverts within public rights-of-way on as needed basis.

The State of Wisconsin Department of Natural Resources (DNR) regulates municipal storm water sewer systems that discharge to waters of the state, and the Village of River Hills is part of the North Shore Group (WPDES Permit No. WI-S061565-2). The North Shore Group's permit includes specific water quality standards and storm water discharge limitations, as well as public education and outreach, pollution prevention, annual reporting. The Village of River Hills current permit will expire on December 31, 2011. For information on the Village of River Hills storm system infrastructure, refer to Map 4: Storm System.

Solid Waste and Recycling

The Village of River Hills does not own or operate a landfill nor has it in the past. The village currently contracts with Veolia Environmental Services, Inc. to provide solid waste and recycling collection every other week to all residences, schools, churches, and municipal buildings. Additional collection services are available for a fee. For 2008 collections, refer to Table 4.1. Village residents take their household hazardous waste to locations operated by the Milwaukee Metropolitan Sewerage District. Since the village is expected to remain close to its current density over the next twenty years, additional solid waste and recycling services are not anticipated to be needed.

Table 4-1 Solid Waste and Recycling Collections, 2008

Type	Tons
Total trash collected	649.60
Total newspaper recycled	31.68
Total cardboard recycled	17.28
Total magazines recycled	5.76
Total paper recycled	2.88
Total #1 PETE plastic recycled	3.32
Total #2 HDPE plastic recycled	4.15
Total tin recycled	4.43
Total aluminum recycled	1.47
Total bi-metal recycled	1.97
Total glass recycled	24.82
Batteries recycled	1.00
Used motor oil recycled	4.00

Source: Village of River Hills

Electrical, Gas, Power, & Telecommunication Facilities

Electrical Service and Power Generation Plants

The Valley Power Plant, a coal-fired plant located in Milwaukee and operated by Wisconsin Electric, provides electrical service to the Village of River Hills (*Power Generation in Wisconsin*, WisDNR). Based on information from the Department of Public Works, there are no anticipated changes in the service provided to the village.

Natural Gas

The majority of village residents use natural gas for heat, with a small number of residents using electricity and fuel oil (US Census 2000 Population and Housing Tape File 3). Based on information from the Department of Public Works, there are no anticipated changes in the service provided throughout the life of this plan.

Telecommunication Facilities

There are five (5) telecommunication providers (e.g., telephone and internet) with antenna sites located in the Village of River Hills: Cingular Wireless, Cricket Communications, Sprint PCS, T-Mobile, and U.S. Cellular. Both internet and telephone services are regarded by the residents as adequate throughout the village. Nextel Communications and Verizon Wireless also provide service to the Village of River Hills.

Cemeteries

The only cemetery located in the Village of River Hills is the St. Peters Cemetery located at 9480 N. Upper River Road. Village land records show the title to be in the name of Trustees of German Evangelical Lutheran, St. Peters Church. According to village staff, no additional cemeteries within the village are projected to be needed over the next twenty years.

Public Safety and Emergency Services

Police Service

The primary law enforcement agency for the village is the River Hills Police Department, located at 7650 N. Pheasant Lane. As of June 2009, River Hills Police Department had twelve (12) full time, sworn officers and five (5) part time, civilian police clerks. The civilian police clerks staff the police department's service window and provide administrative support to the police officers. The River Hills Police Department has a mutual aid agreement with the North Shore police departments of Bayside, Brown Deer, Fox Point, Glendale, Shorewood, and Whitefish Bay. As needed and as staffing allows, police departments can provide additional assistance to neighboring communities through this agreement. In addition to this, the River Hills Police Department participates in Suburban Mutual Assistance Response Teams (SMART) in Milwaukee and Waukesha counties. In addition to the traditional law enforcement functions, the River Hills Police Department also offers a housewatch service while residents are away from home for extended periods of time.

Within the past ten years, the River Hills Police Department decreased from fifteen to twelve full time officers due to budgetary constraints including reduction of Federal and State Aid initiatives. Staffing levels are not expected to change.

Fire and Rescue Protection

Since 1995, the North Shore Fire Department (NSFD) provides both fire and emergency medical services (EMS) to the Village of River Hills, as well as the communities of Bayside, Brown Deer, Fox Point, Glendale, Shorewood, and Whitefish Bay. As of June 2009, the NSFD has 105 full time fire fighters, who also provide emergency medical services, in five stations located throughout the North Shore communities. The NSFD's response times are generally within National Fire Protection Association (NFPA) standards: six minutes for fire and basic life support and eight minutes for a paramedic. Depending on where a call originates in the Village of River Hills, the North Shore Fire

Department can respond from one of three stations: Station 1 – Administration (4401 W. River Lane, Brown Deer, WI 53223), Station 2 – Glendale (5901 N. Milwaukee River Pkwy, Glendale, WI 53209), or Station 5 – Bayside (665 E. Brown Deer Rd., Bayside, WI 53217).

The North Shore Fire Department’s Board of Directors, which guides fiscal, policy, planning, and staffing for the NSFD, is made up of representatives from each of the seven member communities (i.e., Bayside, Brown Deer, Fox Point, Glendale, River Hills, Shorewood, and Whitefish Bay). Within the past three years, the NSFD decreased from thirty (30) to twenty-nine (29) staff a day due to budgetary constraints. Staffing levels are not expected to change.

Village Services

Department of Public Works

The Department of Public Works, located at 7650 N. Pheasant Lane, is responsible for snow plowing all village-owned roads, roadside maintenance, as well as crack routing and sealing. The DPW has seven (7) full-time employees, and staffing levels are not expected to change.

Village Hall

Within the Village Hall, also located at 7650 N. Pheasant Lane, are the River Hills Administration and Clerk/Treasurer’s offices. Together these offices have a staff of 2.8 full-time equivalents, which is not expected to change.

Health Care Facilities

Since the Village of River Hills is primarily a residential community, residents rely on health care facilities in the surrounding communities. The closest medical center to the village is the Columbia-St. Mary’s Hospital located at 13111 North Port Washington Road, Mequon. Other nearby health care facilities include the Wheaton Franciscan Healthcare Center located in Brown Deer and Fox Point, the Trinity Health Care

Center and the Horizon Home Care and Hospice in Brown Deer. Since there are ample health care services and facilities in the surrounding Milwaukee Metropolitan area, there is no desire on the village’s behalf to duplicate existing services.

Libraries, Schools, Childcare, and Senior Facilities

Libraries

The North Shore Library, located at 6800 North Port Washington Road, Glendale, serves the communities of River Hills, Bayside, Fox Point, and Glendale. Founded in 1979 by the villages of Bayside and Fox Point, the library expanded in 1982 with the addition of the communities of River Hills and Glendale. The North Shore Library has been in its current location on the first floor of the BVK office building since May of 1986. The North Shore Library provides sufficient informational and educational resources to village residents, and there is no intention of constructing a library within the village limits.

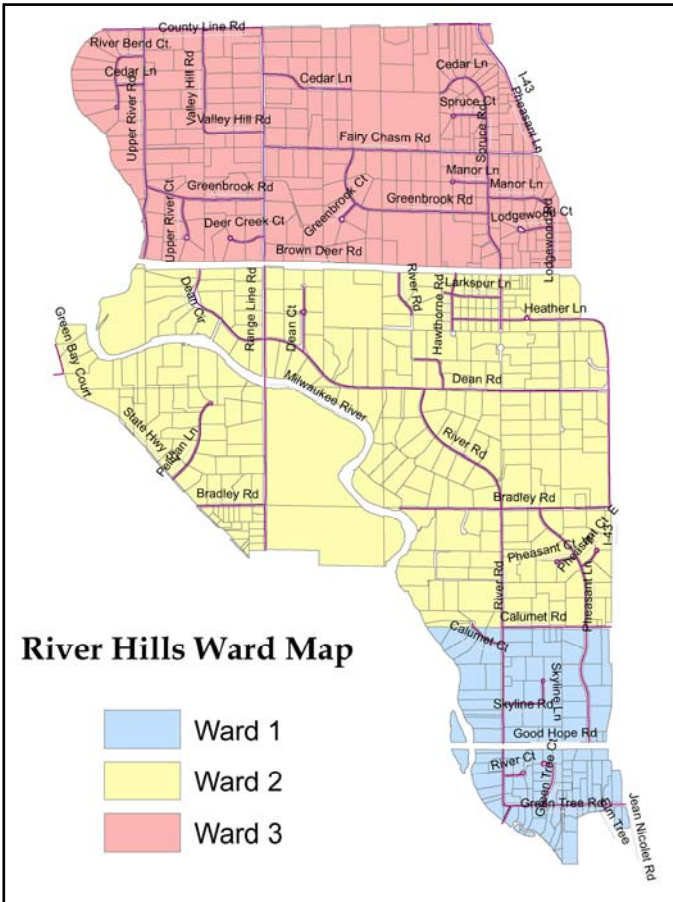
Schools

Public Schools

Within the Village of River Hills, children attending public schools go to elementary and middle schools in either the Glendale-River Hills School District or the Maple Dale-Indian Hill School District (refer to Figure 4-1). Residents who live in Ward 1 are within the Glendale-River Hills School District, while residents of Wards 2 and 3 are within the Maple Dale-Indian Hill School District. All three Wards are part of the Nicolet Union School District, an independent high school district encompassing the North Milwaukee suburbs of River Hills, Bayside, Fox Point, and Glendale.

The Glendale-River Hills School District is an elementary school district for students in four year old kindergarten through eighth grade. Schools within this district include the Parkway Elementary School and the Glen Hills Middle School, refer to Table 4-2 for school locations and enrollment information.

Figure 4-1. River Hills Ward Map



Source: Village of River Hills

The Maple Dale-Indian Hill School District is an elementary district for students in four-year-old kindergarten through eighth grade for the communities of River Hills, Bayside, Fox Point, and Glendale. The schools within this district include the Indian Hills Elementary School and the Maple Dale School; refer to Table 4-2 for school locations and enrollment information.

Private Schools

Within River Hills, there are three privately operated schools: University School of Milwaukee, New World Montessori School, and North Shore Children's Center. The University School of Milwaukee, located at 2100 West Fairy Chasm Road, is a college preparatory school for prekindergarten through twelfth grade students. The New World Montessori School, a non-sectarian school located at 1101 West Brown Deer Road, is the only private Montessori school in Milwaukee accredited

Table 4-2. River Hills Area School Enrollment

School	Location	Grades	Public/Private	Enrollment
University School of Milwaukee	2100 W. Fairy Chasm Rd.	Pre-K - 12th	Private	1,089
Indian Hill Elementary	1101 W. Brown Deer Rd.	Pre-K - 1st	Public	136
Parkway Elementary	5910 Milwaukee River Parkway	Pre-K - 4th	Public	501
Maple Dale School	8377 N. Port Washington Rd.	2nd - 8th	Public	355
Glen Hills Middle	2600 W. Mill Rd.	5th - 8th	Public	484
Nicolet High	6701 N. Jean Nicolet Rd.	9th - 12th	Public	1,200
New World Montessori School, Ltd.	1101 W. Brown Deer Rd.	Ages 2 - 11	Private	65
North Shore Children's Center	1101 W. Brown Deer Rd.	Ages 1 - 5	Private	50

Source: Village of River Hills

by the Association Montessori International. The North Shore Children's Center, a cooperative preschool, is located at 1101 West Brown Deer Road. The school is a non-denominational early childhood development center for children ages one through five.

Higher Education

Although not within the village, there are institutions with undergraduate and graduate programs in close proximity to River Hills including the University of Wisconsin-Milwaukee; Milwaukee School of Engineering; Marquette University (Milwaukee); Concordia University Wisconsin (Mequon); and Cardinal Stritch University (Fox Point) among others. The Village of River Hills is also within the Milwaukee Area Technical College (MATC) District, which has a nearby location in Mequon. Given the number of educational facilities in the surrounding communities, no additional services or facilities are anticipated to be needed within River Hills to support local residents; however, this does not mean additional facilities and schools will not be built or expanded upon within the region.

Childcare Facilities

The number of children needing day care is expected to stay constant due to only a slight projected decrease in children under the age of five over the next five years (Wisconsin Department of Administration Population Projections). In addition to the Milestones Program at North Shore Children's Center located in River Hills, there are a number of child care facilities located within fifteen miles of the village in the communities of Brown Deer, Mequon, and Fox Point.

Parks and Recreation Facilities

Aside from Memorial Park at the Village Hall, there are no public (i.e., village, county, or state owned) park or recreational facilities located within River Hills. Neither the village nor the county has any plans to locate a park or other recreational facilities within the village.

The village is bordered by the Milwaukee River and is bisected by Indian Creek. Village residents living adjacent to the river and creek have access to recreational opportunities such as fishing, canoeing, and kayaking.

Community Utility and Facility Preferences

As part of the development of this comprehensive plan, the Village of River Hills invited residents to complete a Community Survey on a variety of land use issues. Specific utility and facility related responses have been provided here to offer additional insight into residents' concerns and desires for the future of River Hills.

Storm Water Management

Residents who responded to the community survey were asked to rank a number of issues (e.g., wildlife, tax burden, protecting natural resources, preserving educational quality, etc.) based on the priority the respondents thought the village should place on them, one being the lowest priority and five being the highest. Of the ninety-seven (97) community survey respondents who ranked drainage and storm water runoff as an issue for the village, fifty-six (56)

respondents felt it was of either high or highest priority and twenty-three (23) respondents indicated it was a moderate priority for the village. The respondents were then asked of those items ranked "highest priority," which one of all the items being considered was the most important, and only two (2) of the respondents ranked drainage and storm water runoff as the most important of all items.

Solid Waste and Recycling

Based on the community survey results, sixty (60) of 101 community survey respondents indicated that the quality of service for waste collection and recycling was either good or excellent, twenty-six (26) residents rated it as adequate, six (6) respondents rated it as poor, and the remaining nine (9) community members either did not know or had no response.

Public Safety and Emergency Services

Police Service

Over all, respondents to the community survey were very satisfied with the level of police service in the Village of River Hills. When asked what they liked most about the Village of River Hills, sixteen (16) residents indicated the police and fire service and thirteen residents mentioned the village's safe neighborhoods.

Fire and Rescue Protection

Community survey respondents were, overall, satisfied with the level of fire/rescue and ambulance service and quality. Sixty-five (65) of the 101 residents who responded to the survey indicated that the fire/rescue service quality was either good or excellent, whereas four (4) residents felt it was adequate and only one person felt it was poor. Forty-five (45) survey respondents felt that ambulance service was either good or excellent, seven (7) residents indicated it was adequate, and forty-five (45) individuals expressed they did not know about the quality of ambulance service.

Schools

Quality public education is important to residents in the Village of River Hills. Fifty-six (56) of 101 residents

responding to the survey ranked the priority the village should place on preserving educational quality as either high or highest, with fifteen (15) respondents indicating that of all the issues, preserving quality education should be the highest priority for the village. Respondents were also asked to assess the quality of service for a number of community facilities and services including the public school system. In general, survey respondents expressed their satisfaction with the public school system's quality of service with sixty-two (62) community survey respondents rating the service as either good or excellent.

Goal, Objectives, and Policies

The following goal, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which they are listed does not necessarily denote their priority.

Goal

The Village of River Hills will provide residents with well-maintained, cost-effective utilities, public services, and community facilities.

Objective 1

Monitor and maintain the village's sanitary sewer system to protect public health and the environment.

Policy 1: Continue annual inspection, maintenance, and repair of the public sanitary sewer system.

Policy 2: Continue to update/implement the village's capital improvement plan (CIP) to upgrade utilities and community facilities.

Policy 3: Review village codes (e.g., building, mechanical, housing, and sanitary), ordinances (e.g., stormwater management, erosion control, and subdivision), and regulations (e.g., site plan) for conformance with the comprehensive plan and best management practices.

Objective 2

Work to limit the impact of storm water on water quality and potential flooding issues and reduce potential sources of groundwater contamination within the village.

Policy 1: Continue to maintain the storm water conveyance ditches within the village.

Policy 2: Minimize the storm water runoff and storm water pollutants allowed to leave the site from which they are generated.

Policy 3: Manage storm water and storm water pollutants at the source by encouraging property owners to incorporate on-site storm water strategies, such as rain gardens, into new development and redevelopment projects.

Policy 4: Cooperate with surrounding communities, county, and state agencies to ensure that all residents of River Hills have access to safe drinking water.

Policy 5: Maintain and enforce the village's storm water management plan to manage storm water runoff and storm water pollutants.

Objective 3

Continue to maintain the village's highly trained staff, including police, public works, and administrative staff.

Policy 1: Continue to provide the necessary support to staff in order to provide efficient, effective service to village residents.

Objective 4

Cooperate with the other North Shore communities to ensure residents have access to and are provided with reliable fire and emergency medical services.

Policy 1: Maintain efficient, effective, and timely fire and emergency services in River Hills and the North Shore communities of Bayside, Brown Deer, Fox Point, Glendale, Shorewood, and Whitefish Bay.

Objective 5

Cooperate with the other communities and institutions to ensure residents have access to and are provided with quality educational services.

Policy 1: Support school systems' efforts to continue to efficiently meet the educational needs of the village residents.

Policy 2: Work cooperatively with Bayside, Fox Point, and Glendale to provide quality and efficient library services for community residents at the North Shore library.

Objective 6

Provide residents with and/or ensure residents have access to efficient, cost-effective, quality public services.

Policy 1: Continue to provide solid waste pick-up and recycling services.

Policy 2: Support utility companies' improvements of utility infrastructure (e.g., electrical transmission lines, natural gas lines, etc.) within the village.

Policy 3: Encourage conservation techniques to reduce energy demands and the use of "green" and sustainable energy sources for private residences.

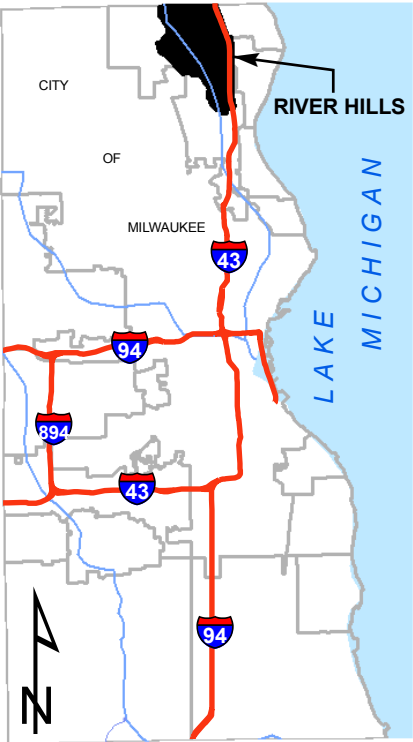
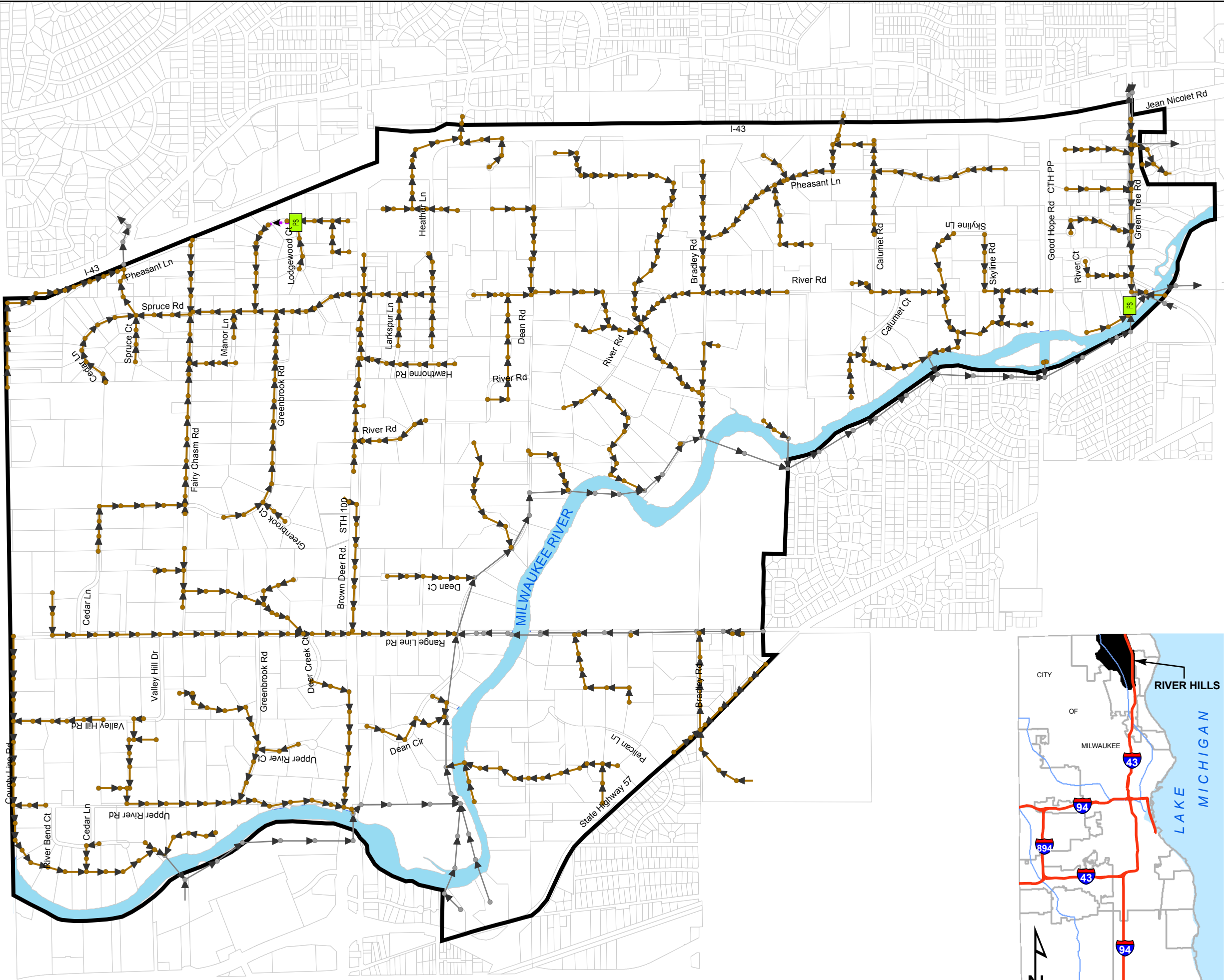
Policy 4: Support efforts to ensure universal access to affordable, reliable communication services.

Village of River Hills
Comprehensive Plan

Sanitary System - 2003
Map 3

- Lift Station
- Sanitary Manhole
- Forcemain
- Gravity Main
- MIS Manhole
- MIS Sewer
- Village Boundary

Source: SEWRPC & Vg of River Hills (2003)
Printed: 11/20/2009

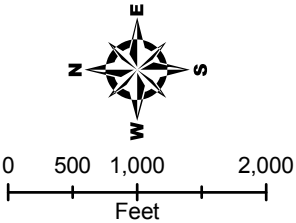
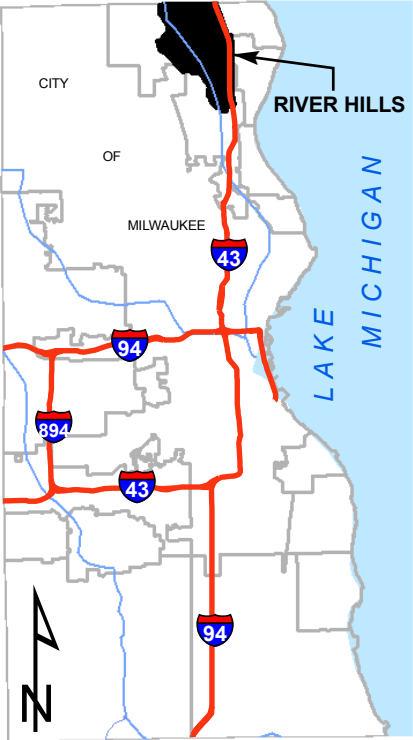
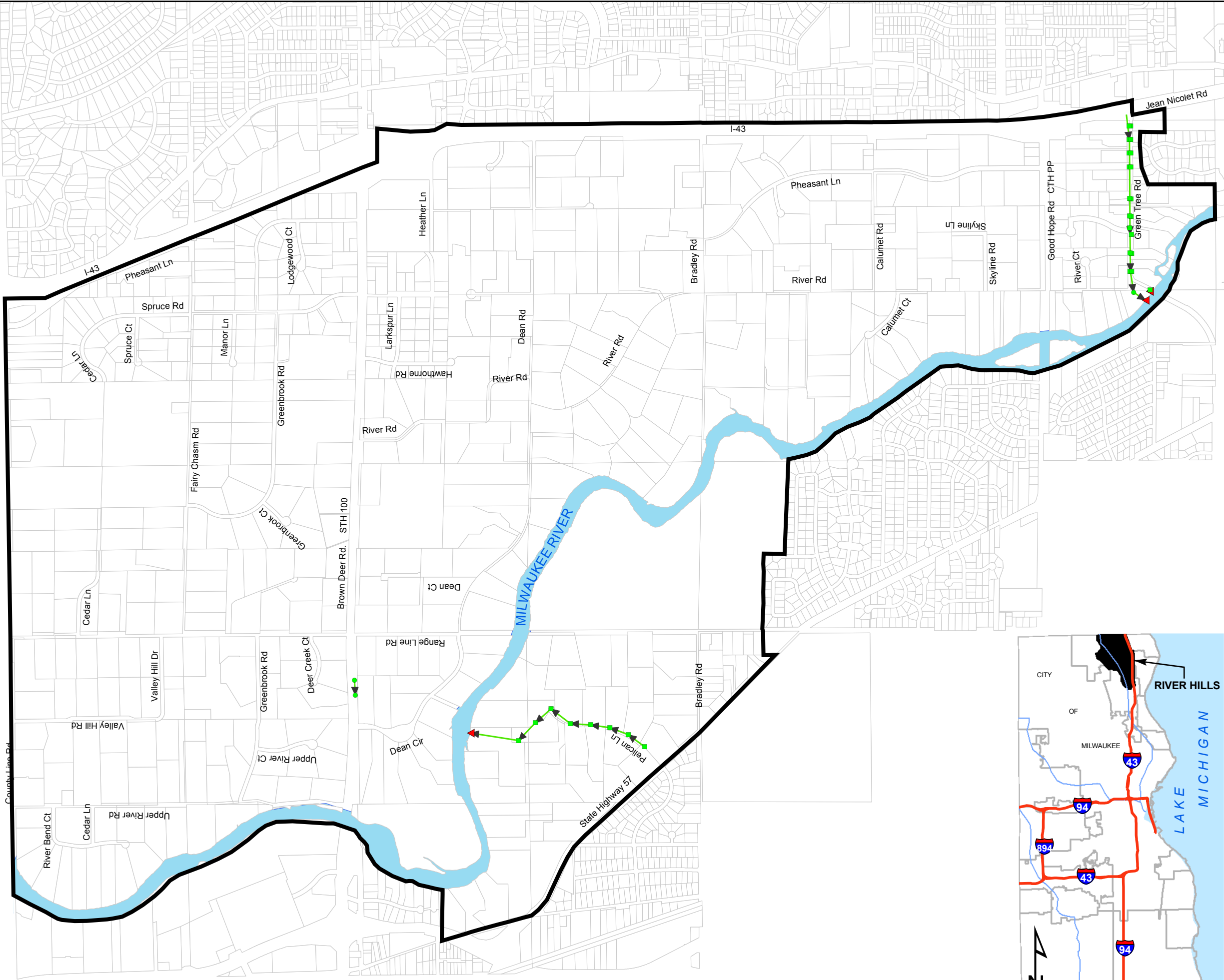


Village of River Hills
Comprehensive Plan

Storm System - 2003
Map 4

- Storm Manhole
- Catch Basin
- ▲ Outfall
- Storm Main
- ⊕ Village Boundary

Source: SEWRPC & Vg of River Hills (2003)
Printed: 11/20/2009



Chapter 5: Agricultural, Natural, & Cultural Resources

Overview

Natural resources and open space are central to life in the Village of River Hills. The Milwaukee River, in particular, has shaped the village's past and continues to be an important feature in the landscape. Other key resources include wetland and floodplain areas, woodlands, and the Cleaver Wildlife Refuge of the Schlitz Audubon Center. Residents value the rural character provided by these resources and are committed to maintaining them. In a recent community survey, residents were asked to identify what was important to them for the future vision of the village. Respondents emphasized environmental values and practices/regulations, sustainability, and maintaining and/or improving the natural areas (33 out of 95 survey responses). As River Hills continues to grow and prosper, the village must plan for the continued presence of these resources in and around the community. This chapter highlights the key agricultural, natural, and cultural resources found in River Hills and sets goal, objectives, and policies for protecting and enhancing these resources.

Agriculture Resources

The Village of River Hills was originally settled by German immigrant farmers in the nineteenth and early twentieth centuries. In general, the soil was quite fertile, and the most productive crops were wheat and oats along with cattle, horses, sheep, hogs, and chicken farms. As River Hills grew and developed over time, working farms slowly faded from the landscape. Hobby farms and residential estates gradually replaced the working landscape (*River Hills: As It Is As It Once Was*, Zimmermann, 2003). Today there is no land zoned for agriculture within the village.

Milwaukee County still has more than 5,000 acres of farmland, although this land is generally not located near the village. Leading agricultural products include vegetables, nursery and greenhouse production, soy,

and corn. This reflects the largely urbanized nature of the county and the corresponding large market for farm produce and horticultural products.

Natural Resources

Protecting natural resources in the Village of River Hills is critical to the long term quality of life for residents. Overall, residents are very interested in protecting the village's natural resources and areas (refer to community survey results in Appendix B). When asked to rank a list of general issues (e.g., traffic control and improvements, tax burden, preserving educational facilities, etc.) in terms of what the village's priority should be, 70 percent indicated that both protecting natural areas (e.g., tree cover, wetlands, etc.) and protecting rivers, streams, and natural water bodies should be either a high priority or the highest priority for the village.

Forests

Trees provide multiple benefits to the residents of the village: shade in the summer, wind reduction, energy savings, pollution removal, carbon sequestration, and beauty year round. A tree canopy above also allows rain to soak more slowly into the ground, minimizing runoff.

Prior to European settlement, the forests of River Hills were dominated by maple, beech, and basswood, as well as tamarack, cedar, and ash in the lowland areas. Most of the forests were cleared for agricultural crop production and when the land was developed for residential use. Approximately 266 acres of woodlands including wetlands remain, which is approximately 8 percent of the village's total land area. The forested and woodland areas are located along the Milwaukee River and Indian creek, as well as scattered throughout the village on private property in the R-1 Zoning district (5-acre minimum lot size). As shown on Map 5: Natural Features, 54 of the 266 acres of woodlands and wetlands (20 percent of the village's woodlands and

wetlands) are designated as environmental corridors by the Wisconsin Department of Natural Resources (WisDNR), and most of these are on privately-owned parcels.

Many of the village's roads are lined with mature trees on private property. Village residents value the character of their community's streetscape, and maintenance of this community resource.

Stream Corridors

The Milwaukee River and its tributary Indian Creek wind through the Village of River Hills, and they are part of the Milwaukee River South Watershed and greater Milwaukee River Basin. In addition to acting as a storm water collector—draining out to Lake Michigan through various ravines—these stream corridors provide important recreational opportunities to the residents as well as habitat for a variety of animals.

The Milwaukee River, including the section that flows through the village, has been declared by the Environmental Protection Agency (EPA) as an “impaired river” needing special attention for restoration and protection. The village discharges storm water via Indian Creek or other tributaries into the Milwaukee River which travels to Lake Michigan contributing to the regional water quality. River Hills is part of the Wisconsin Pollutant Discharge Elimination System (WPDES) Permit for the North Shore Group (refer to the Intergovernmental Cooperation chapter for information on this partnership). This permit requires the village to have a storm sewer map, pollutant loading monitoring program, and a storm water management program to achieve the regional goal of reducing and eliminating storm water pollutant discharge which contributes to the impairment of the Milwaukee River and Indian Creek as well as Lake Michigan.

WisDNR has also identified a number of key issues for the Milwaukee River South Watershed, including three that pertain to the village: urban runoff, municipal point source pollution, and construction site erosion. These issues are addressed in part by the village's storm water management plan (refer to the Utilities and Community Facilities chapter for additional information on storm

water management). Stream buffers also play an important role in water quality protection. Forested stream buffers help maintain a healthy waterway and provide a variety of benefits:

- Provide food and habitat in aquatic ecosystems;
- Attenuate flooding, stabilize stream banks and prevent erosion of stream-banks and streambeds;
- Protect water quality by removing pollutants and moderating temperatures; and
- Prevent property damage, reduce public investment and enhance property values.

Threats to Stream Water Quality

The Milwaukee River South Watershed threats as identified by the WisDNR:

- Stream and wetland modification
- Urban and Agricultural Runoff
- Municipal and Industrial point sources
- Construction site erosion
- Contaminated sediments

Residents and municipal officials are also concerned about the potential water quality impacts of upstream construction and development (refer to community survey and municipal officials survey results in Appendix B and C). For this to be mitigated, village leaders and surrounding jurisdictions should encourage and support regional regulation that addresses pollution and runoff issues. This is addressed in part by the North Shore Group storm water discharge permit, which requires that the five participating municipalities (e.g., City of Glendale and the villages of Bayside, Brown Deer, Fox Point, and River Hills) maintain a program to control erosion and sediment from construction sites.

Residents also expressed concern over shoreline erosion due to bridge construction and natural circumstances. To address this issue possible

cooperative efforts between the village and the WisDNR to undertake stabilization projects may be necessary.

Floodplains

According to the Flood Insurance Rate Maps (FIRM), a 100-year floodplain surrounds all of Milwaukee River and Indian Creek, as well as the adjacent marsh lands along these waterways (refer to Map 5: Natural Features). Protecting floodplains from inappropriate development is critical for preventing future flooding problems. Through floodplain zoning, state and local governments can regulate how development can occur within floodplains. The state has set minimum standards for local regulation, but local governments can establish more restrictive standards to offer more protection and reduce potential flood damage. The village's floodplain regulations were adopted in September 2008 and meet the state standards.

Wetlands

Wetlands are nature's filters and sponges. They temporarily store floodwaters, filter pollutants from surface waters, control erosion and sediment, supply surface water flow, and recharge groundwater supplies, and provide habitat for wildlife. The loss of these key areas represents a dramatic change in the environment – one that has repercussions throughout the watershed and region.

Extensive hydric soils found throughout the village provide favorable conditions for wetlands (refer to Map 6: Soil Permeability), although many of the original wetlands have been drained. Some municipal officials and residents have expressed concern about the loss of wetlands and feel there needs to be more done to protect them (refer to Appendix B and C). Protection efforts need to be balanced with private property rights, which are also highly valued by local residents.

In addition to providing habitat for wildlife species, the remaining wetlands in the village are important for recharging aquifers and protecting groundwater quality. They are extremely efficient at trapping and filtering out nutrients and sediments contained in runoff and they provide highly effective flood storage areas. It is critical

that the remaining wetland resources in River Hills be protected.

Groundwater

Although Milwaukee County is generally highly susceptible to groundwater contamination, the majority of River Hills is not. The exception to this is the area around the Milwaukee River, which is considered to be highly susceptible due to the soils' high permeability (WisDNR, *Wisconsin's Groundwater Management Report* 2007). "Susceptibility of Groundwater to Pollutants" is defined here as the ease with which a contaminant can be transported from the land surface to the top of the groundwater called the "water table". Many materials that overlie the groundwater offer good protection from contaminants that might be transported by infiltrating waters. The amount of protection offered by the overlying material varies, however, depending on the materials. Thus, in some areas, the overlying soil and bedrock materials allow contaminants to reach the groundwater more easily than in other portions of the state.

The Wisconsin Department of Natural Resources' testing of nitrate-nitrogen concentration throughout Milwaukee County conducted between 1985 to 2004 revealed the lowest concentrations of less than 2 (milligrams per liter) at the four testing sites in the Village of River Hills.

During the public participation component of the comprehensive planning process, residents and municipal officials expressed concern over protecting groundwater quality in River Hills. Eighty-nine (89) of the 101 community residents responding to the survey ranked the priority the village should place on protecting the drinking water supply and groundwater as either high or highest. When asked to rank the importance of key natural resource protection efforts, forty-four (44) individuals indicated that of all issues protecting drinking water supply and groundwater should be the highest priority for the village. Additionally, two (2) of the seven municipal survey respondents also indicated there was a need to address well protection. There was support for a water testing

program by residents to monitor and protect the groundwater supply throughout the village.

Threatened and Endangered Species

Based on information contained in Wisconsin's Natural Heritage Inventory, there are eight plants, two ecological communities, and four fish in the Village of River Hills that are either threatened, endangered, or a species of special concern.

Plants

Aster furcatus (forked aster) Threatened Species: Threats include loss of habitat through urbanization and alteration of habitat. (NatureServe)

Cacalia suaveolens (sweet-scented indian-plantain) Species of Special Concern: Threats include loss of habitat and environmental degradation (NatureServe)

Conioselinum chinense (hemlock parsley) Endangered Species: Moderately threatened by land-use conversion, habitat fragmentation, and forest management practices. (NatureServe)

Cypripedium reginae (showy lady's-slipper) Species of Special Concern: Primary threats include hydrologic disturbance, habitat disruption, consumption by herbivores, and wildflower picking. (NatureServe)

Gentiana alba (yellow gentian) Threatened Species: Highly threatened by land-use conversion, habitat fragmentation, and forest management practices. (NatureServe)

Platanthera flava var. *herbiola* (pale green orchid) Threatened Species: Threatened by land-use conversion, habitat fragmentation, and forest management practices; especially vulnerable to sedimentation and succession. (NatureServe)

Tofieldia glutinosa (sticky false-asphodel) Threatened Species: Highly threatened by land-use conversion, habitat fragmentation, and forest management practices; vulnerable to sedimentation. (NatureServe)

Trillium nivale (snow trillium) Threatened Species: May be threatened by habitat destruction. (NatureServe)

Ecological Communities

Northern dry-mesic forest Areas of northern dry-mesic forest was characterized by red and white pines and were historically considered the great "pineries." Fire disturbance of low to moderate intensity and frequency was key to maintaining the red and white pine forests, and without these disturbances red maple, sugar maple, aspen, and oaks have replaced the red and white pine stands. (WisDNR)

Southern mesic forest Areas of southern mesic forest are comprised predominantly of American beech and sugar maples and historically located throughout the uplands of the Great Lakes region. In addition to clearing land for agricultural and residential uses, invasives (e.g., buckthorns, garlic mustard) and high deer densities may limit regeneration of some species and shifting composition of the southern mesic forest. (WisDNR)

Fish

Lepomis megalotis (longear sunfish) Threatened Species: Separation barriers, including dam lacking a suitable fishway, high waterfall, and/or upland habitat. (NatureServe)

Luxilus chrysocephalus (striped shiner) Endangered Species: No major threats are known. Local declines presumably have resulted from degradation of stream habitat quality. (NatureServe)

Lythrurus umbratilis (redfin shiner) Threatened Species: Separation barriers, including dam lacking a suitable fishway, high waterfall, and/or upland habitat. (NatureServe)

Moxostoma valenciennesi (greater redhorse) Threatened Species: Extirpated or significantly reduced in numbers throughout most of historic range as the result of siltation, increased turbidity, and other forms of point and nonpoint source pollution. (NatureServe)

Wildlife Habitat and Sensitive Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact

native plant and animal communities believed to be representative of the landscape before European settlement. In 1994, SEWRPC identified a total of 447 natural areas in the Southeast Wisconsin Region. Combined these sites encompass 90 square miles or 3 percent of the region's total area (*Regional Land Use Plan for Southeast Wisconsin 2035*, SEWRPC).

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses, yields many benefits, including

- Recharge and discharge of groundwater
- Maintenance of surface and groundwater quality
- Attenuation of flood flows and stages
- Maintenance of base flows of streams and watercourses
- Reduction of soil erosion
- Abatement of air and noise pollution
- Provision of wildlife habitat
- Protection of plant and animal diversity
- Protection of rare and endangered species
- Maintenance of scenic beauty
- Provision of opportunities for recreational, educational, and scientific pursuits

In 2000, primary environmental corridors encompassed about 462 square miles (approximately 17 percent of the total area of the region) and secondary environmental corridors encompassed about 75 square miles (approximately 3 percent of the total area of the region). SEWRPC has indicated that between 1990 and 2000 the region experienced a small net increase for both classifications of environmental corridors. Increases may occur as a result of managed restoration efforts (e.g., wetland, woodland, or prairie restoration) or as a result of situations where lands, such as farmed

floodplains or wetlands, are simply allowed to revert to a more natural condition. (*Regional Land Use Plan for Southeast Wisconsin 2035*, SEWRPC) Within the Village of River Hills, 301 acres (0.47 square miles) are part of the environmental corridor. These are primarily along the Milwaukee River and Indian Creek. Refer to Map 5: Natural Features for the Village of River Hills' environmental corridor locations.

The Village of River Hills' rivers, wetlands, forests, and other open space have provided habitat for flora and fauna for centuries. In the early 1900s, the village was stocked with pheasants to support the sport of hunting, but these species were eventually wiped out by the fox and dog populations. Trapping of fox was banned in the 1960s to help control the rabbit population.

Today a variety of species can be found within the village. Great horned owl, wood ducks, mallards, turkeys, and herons have well-established breeding populations in the village. The dominant fish species in the river are carp and minnows, and tests have shown that the river quality is capable of supporting modest populations of smallmouth bass.

In the community survey, residents were asked if they were satisfied with the village's approach to wildlife management. Fifty-four (54) of 101 community survey respondents indicated that they were, whereas thirty-four (34) residents expressed dissatisfaction and thirteen (13) individuals did not respond. When asked to rank the priority the village should place on managing particular species (e.g., deer, coyotes, geese) over the next five years, coyotes (15 of 54 responses) and deer (13 of 54 responses) were identified by community respondents as the top two priorities for management efforts.

Over the past few decades, the deer population has proven to be problematic. In the early 1990's, the village implemented a program to reduce the deer population by trapping and transporting them to a state-owned wildlife area in Washington County. The village also supplemented herd management through a bait-and-shoot program. Due in part to village efforts, the deer population has declined to the lowest level

since records have been kept. Despite the decline, forty-seven (47) of 101 community survey respondents indicated that they were not satisfied with the Village of River Hills' current deer management approach and that addressing the issue should be a priority for the village over the next five (5) years.

The Village of River Hills is home to the Cleaver Wildlife Refuge. Operated by the Schlitz Audubon Nature Center, the 38.5-acre wildlife refuge is comprised of mostly floodplain. Canary reed, an invasive species, has become a major problem in the refuge, and efforts are underway to restore these problem areas to the native sedge meadow. There are several islands in the Milwaukee River also owned by the Schlitz Audubon Nature Center.

Parks and Open Space

Parks and open space are addressed in the Community Facilities chapter of this plan.

Metallic/Non-metallic Mineral Resources

There are no registered or permitted metallic and/or non-metallic mining sites in the Village of River Hills. The village does not have sufficient land or resources to support such activities.

Cultural Resources

Native American Sites

Native Americans once resided in the area, including the Menomonee and Potawatomi tribes. Early farming and logging in the area destroyed evidence of Native American communities, particularly camp sites and burial mounds. Artifacts, however, can still be found and have resulted in halting a number of construction projects over the years. Fragments of a trail that followed a river bluff and a Potawatomi "spirit tree" were found on the Oliver Clyde Fuller property. (*River Hills: As It Is As It Once Was*, Zimmermann, 2003)

Historic Architecture

In the Village of River Hills, there are ten historic sites identified by the Wisconsin Architecture and History Inventory database. The inventory has been assembled over a period of more than twenty-five years from a wide variety of sources. In many instances, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights, or benefits to the owners of these properties.

These sites are representative of the village's strong rural tradition. The history is reflected in the number of historic homesteads that include examples of the Georgian Revival, Greek revival, Queen Ann, and Tudor Revival architectural styles. The preservation of these historic sites is an important way to sustain the heritage and history of the village for future generations. For more information, please refer to the Wisconsin Historical Society, Architecture and History Inventory website: www.wisconsinhistory.org.

Community Character and Design

Community character and design is addressed in the land use chapter of this plan.

Cultural and Community Facilities

The Village of River Hills is a residential community with limited cultural and social facilities. Existing facilities include the Milwaukee Country Club (private) with tennis and golf facilities; Memorial Park; Bradley Sculpture Gardens; River Tennis Club (private); and the Cleaver Wildlife Refuge with school programming and wildlife observing opportunities.

All seven of the municipal official survey respondents felt the village had sufficient community/cultural facilities, although the absence of park space within the village was noted. Community survey respondents similarly indicated that new or upgraded village facilities (other than schools) were not very important when compared to other general issues which were ranked high: traffic control and improvements, tax burden,

protecting natural areas, preserving education quality, etc. In addition, survey respondents identified the village tax burden as a major concern; twenty-one of 101 respondents identified this as the most important general issue. Maintaining lower taxes limits the amount of service and community facilities the village can provide.

Goal, Objectives, and Policies

The following goals, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which these are listed does not necessarily denote their priority.

Goal

The Village of River Hills will promote and participate in efforts to preserve and enhance the village's natural environment and cultural resources for residents' enjoyment for years to come.

Objective 1

Continue to protect natural resources within the village.

Policy 1: Encourage interested land owners to pursue best management practices for the protection of natural areas.

Policy 2: Continue to maintain the existing zoning ordinances which operate to protect open spaces and natural areas.

Policy 3: Educate and encourage land owners to replace invasive species with native vegetation.

Objective 2

Participate in local, county, and state efforts to protect and improve surface and groundwater quality, especially the Milwaukee River.

Policy 1: Cooperate with regional and state agencies to reduce storm water runoff and pollutants found in this runoff.

Policy 2: Enforce floodplain regulations to ensure adequate flood storage and conveyance.

Policy 3: Educate residents about the polluting effects from over use of herbicides and pesticides as well as the use of native plant buffers along banks/shorelines/wetlands to enhance the protection of the village's rivers, creeks, streams, lakes, and wetlands.

Policy 4: Cooperate with local, regional, and state governmental units to pursue efforts to improve the water quality of Milwaukee River.






Objective 3

Preserve the rural residential character of the village.

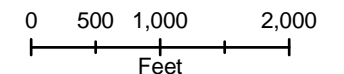
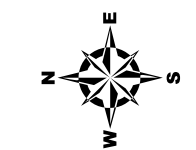
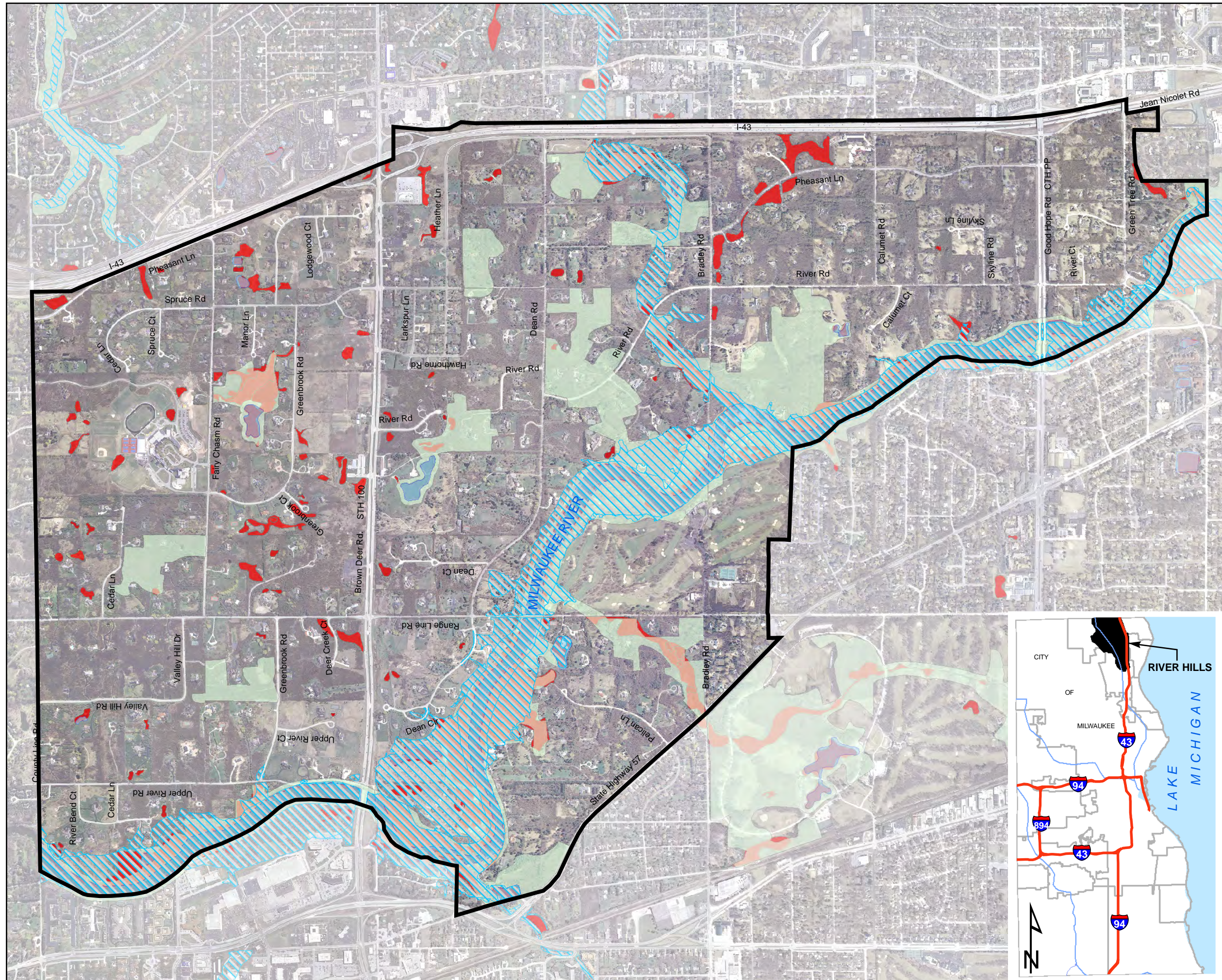
Policy 1: Continue to maintain the existing zoning ordinance and building board ordinance.

Village of River Hills
Comprehensive Plan

Natural Features
Map 5

-  Village Boundary
-  FEMA 100 yr Floodplain
-  Environmental Corridors
-  Surface Water
-  WDNR Wetlands

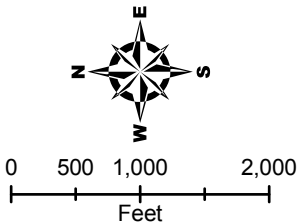
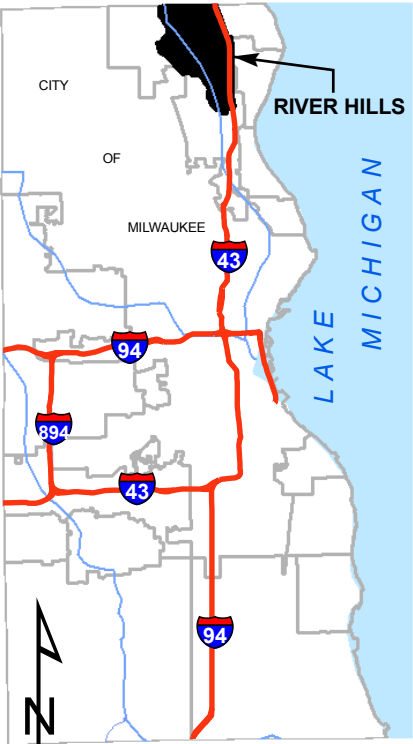
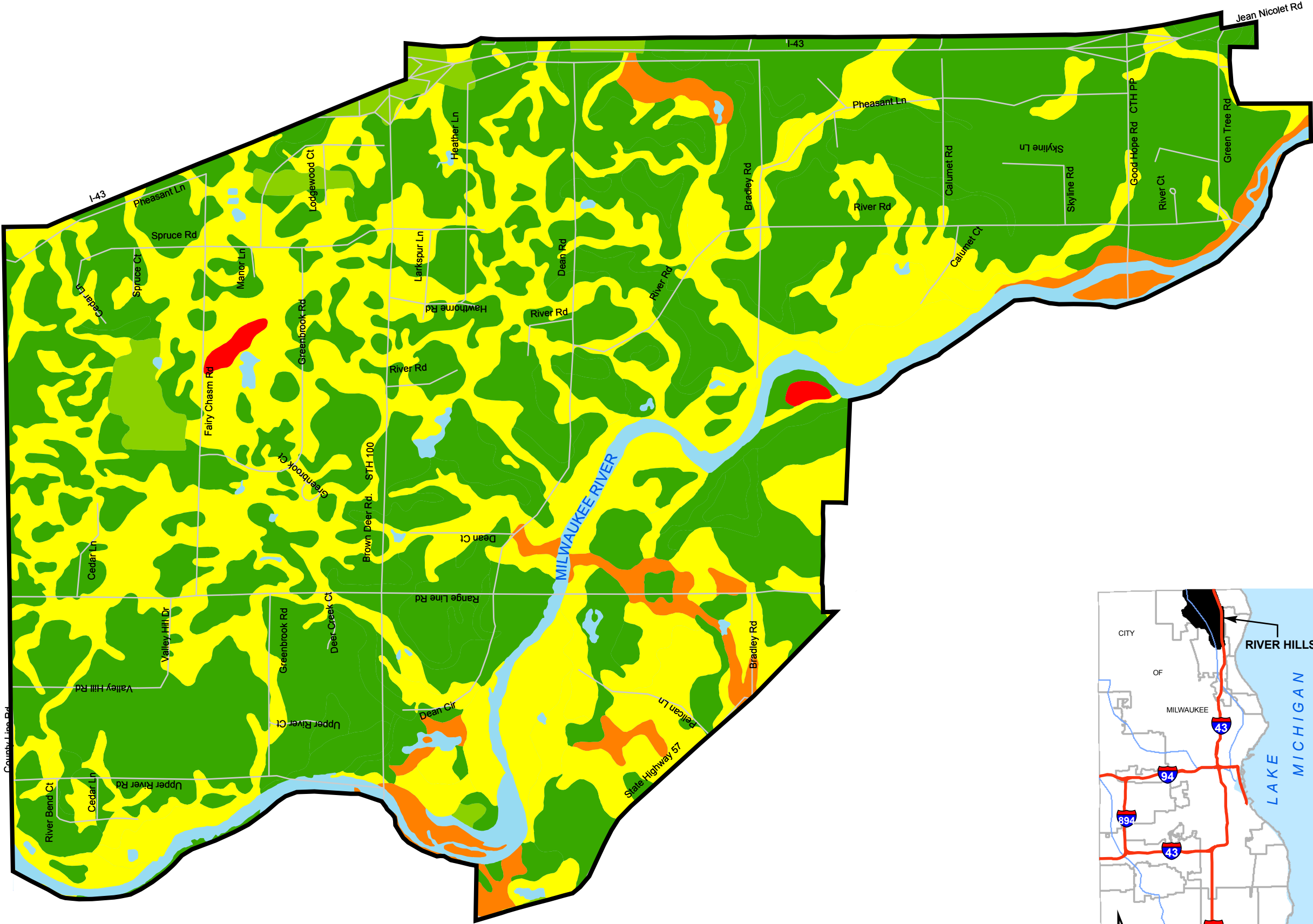
Source: SEWRPC (2003) , WDNR (2008),
& FEMA (2008)
Printed: 11/20/2009



Soil Permeability
Map 6

-  Village Boundary
-  Well drained
-  Moderately well drained
-  Somewhat poorly drained
-  Poorly drained
-  Very poorly drained
-  Surface Water

Source: SEWRPC (2003) & NRCS (1971)
Printed: 11/20/2009



Chapter 6: Economic Development

Overview

Incorporated in 1930, the Village of River Hills was intended to be solely a residential community comprised of single-family lots within a natural setting. During the incorporation process, community members decided that the businesses in the surrounding areas were more than adequate to meet village residents' needs. This sentiment holds true today. Residents of River Hills enjoy the privacy and quality of life associated with rural residential living and benefit from easy access to jobs and services in the nearby bustling metropolitan and economic areas of the North Shore and Milwaukee Metropolitan area.

Places of Employment within the Village of River Hills

There are only a handful of places of employment within the Village of River Hills. These include a country club, private schools, religious institutions, non-profits, and the village government. Several of these local institutions have been part of the village from its incorporation, notably the Milwaukee County Club which was a catalyst for the village's formation. While the institutions are integral parts of the overall community, most village residents travel outside the village for employment.

Employment

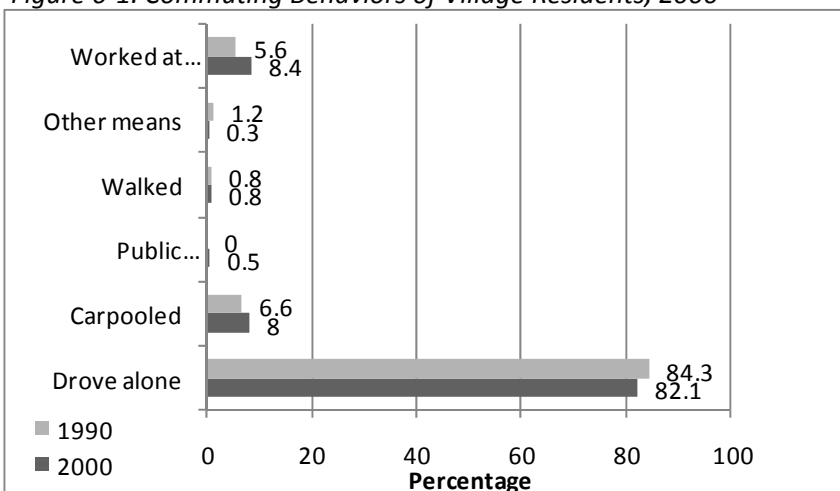
The Commute to Work

With limited opportunities for employment within the Village of River Hills, the majority of residents work outside the community. In 2000, the mean travel time to work for village residents' was twenty (20) minutes. This is less than both that of county residents at twenty-two (22) minutes and state residents at twenty-six (26) minutes (US Census 2000, Journey to Work, Summary Tape File 3). Journey to Work data was not available for the Village of River Hills in 1990; consequently, past trends cannot be analyzed at this time.

A comparison of the 1990 and 2000 Census data shows that most employed village residents drive to work alone. In 2000, 82 percent of River Hills working residents drove to work alone, which is slightly down from 84 percent in 1990 (refer to Figure 6-1). There was a corresponding increase in the number of people who carpoolled during the same decade, from fifty to sixty-two residents. The number of village residents who worked from home also increased from forty-three residents in 1990 to sixty-four residents in 2000. There was also a slight increase in the number of residents who use public transportation. In 1990, the US Census recorded no one using public transportation whereas in

2000 four residents reported using some form of public transportation, specifically rail. The reasons for the increase in village residents' carpooling and using public transportation could be socially, environmentally, or fiscally based. (U.S. Census Bureau, 1990 and 2000 Population and Housing, Summary File 3)

Figure 6-1. Commuting Behaviors of Village Residents, 2000



Source: US Census 2000, Journey to Work (Summary Tape File 3)

Job Types

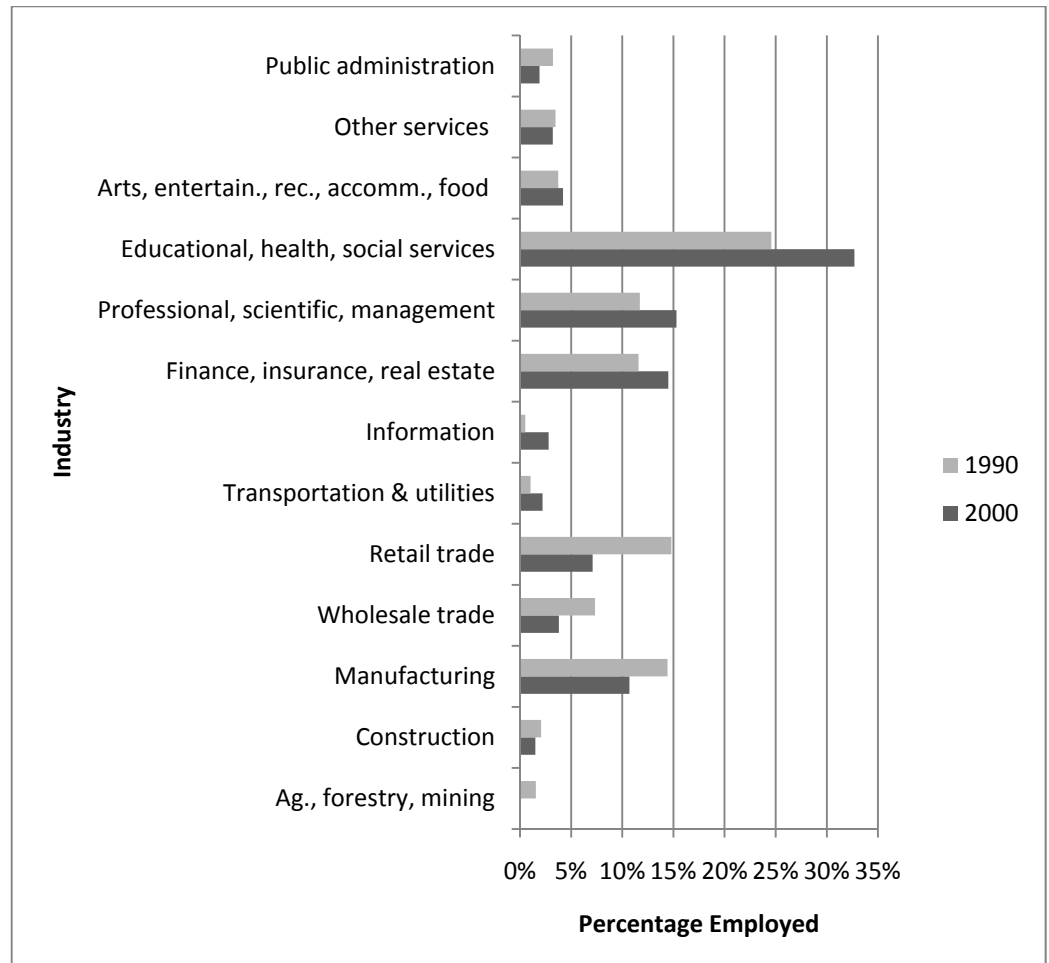
The types of jobs that village residents engage in have shifted very little over the past ten years. In 2000, employment for village residents was primarily in three sectors: Educational, health and social services; Professional, scientific, and management; and Finance, insurance, and real estate (refer to Figure 6-2). The number of village residents working in these three sectors increased between 1990 and 2000: Educational, health and social services rose from approximately 25 to 33 percent of the village's workforce; Professional, scientific, and management rose from approximately 12 to 15 percent of the workforce; and Finance, insurance, and real estate increased from roughly 12 to 15 percent of the village workforce (see Figure 6-2).

The job industry sector that experienced the most significant decline between 1990 and 2000 was the Retail trade industry. In 1990, fifteen percent of the village's workforce was in the Retail trade industry. Ten years later, only 7 percent of the village's total workforce was employed in this sector. Reflective of national trends, there was also a decline in the Manufacturing, Wholesale trade, and Agriculture, forestry and mining industries.

Unemployment Rates

Compared to the State of Wisconsin and Milwaukee County, the Village of River Hills has a very low unemployment rate. This is not surprising given the village's comparatively low population density and the educational backgrounds of the residents. In 1990, the unemployment rate for the Village of River Hills residents sixteen years of age and older was approximately 1.9 percent. It fell to 0.5 percent in 2000, a decrease from twenty-four unemployed residents over the age of sixteen to seven residents respectively (US Census of Population and Housing 1990 and 2000, Summary Tape File 3). According to the US Census, the Milwaukee County unemployment rate was 4.4 percent in 1990 and 4.5 percent in 2000. At the state level, the unemployment rate was 5.2 in 1990 and 4.7 percent in 2000.

Figure 6-2. Employment by Industry, US Census 1990 and 2000



Source: US Census of Population and Housing 1990 and 2000 (Summary Tape File 3)

River Hills Strengths and Challenges

While assessing a community's strengths and weaknesses related to attracting and retaining businesses is typically an important component of comprehensive planning, it is not relevant to the Village of River Hills because it is an entirely residential zoned community.

Growth Opportunities

Types of Businesses Preferred by Residents

As mentioned in the beginning of this chapter, village residents expressed a strong desire to maintain the rural residential character of the community. Since there are very few institutional establishments within the village, the community survey inquired whether or not residents would like any additional retail business, industry, or service that does not currently exist within the village. A large majority of the residents (90 of 101 respondents), indicated that they would not like to see any additional economic activity or use within the village. Nevertheless, eight (8) community survey respondents expressed interest in economic activity within the village, and they noted the following types of uses: village pub, golf shop, Target, recycling service, and a small village center with shops and a café and/or restaurant.

Given the availability of businesses and services in close proximity to the village and the desire of most residents for the community to remain in its current state, no additional business or industrial sites need to be designated in the Village of River Hills. However, if the village were to support any future commercial uses through special permitting or conditional use processes, home-based businesses and the previously mentioned types might be considered.

Contaminated Sites

The Wisconsin DNR's Environmental Remediation and Redevelopment Program maintains a list of contaminated sites (i.e., "brownfields") in the state. The WisDNR defines brownfields as "abandoned or

underutilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination." Properties listed in the DNR database are self-reported and do not necessarily represent a comprehensive listing of possible locations in a community. There are three types of sites listed in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) database: Spills, Leaking Underground Storage Tanks (LUST), and Environmental Repair Sites.

There are currently three (3) open LUST sites in the Village of River Hills all identified by soil contamination of either petroleum, gasoline, engine waste, and/or diesel fuel and have yet to be fully investigated. None of these sites are currently eligible for the Petroleum Environmental Cleanup Fund (PECFA), which assists businesses and individuals with the costs of cleaning up pollution from leaking petroleum storage tanks. PECFA is the main source of funding for such sites.

There are seventeen (17) sites listed that have completed cleanup of leaking underground storage tanks within the Village of River Hills. Specific locations and additional site information can be found on the WisDNR Remediation and Redevelopment Site map at the following address: <http://dnrmapping.wisconsin.gov>.

Economic Development Programs

At the state-, regional-, and county-level there are a wide range of programs to assist business retention, expansion, and relocation. If the Village of River Hills should decide to pursue commercial and/or industrial uses in the future, the following programs could be pursued by the village.

Statewide Programs

The Department of Commerce (DOC) is the lead economic development agency in the state and administers a number of programs. The Department of Transportation (WisDOT) plays a much smaller, but important, role as well. State and federal economic development programs are outlined in the sidebar.

Forward Wisconsin is a nonprofit organization created as a public-private partnership to attract new businesses and jobs and increase economic activity in the state. The group focuses on six target industries (e.g., computer and data processing services; plastics; business services; forest products; biotechnology; and production machinery and equipment) and one secondary target industry (e.g., customer service centers).

Regional Program

Milwaukee County is a member of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) which is responsible for preparing various economic development strategies for the region. SEWRPC maintains a series of economic profiles for sixty-two villages, cities, and towns in Southeastern Wisconsin, along with profiles for Milwaukee, Ozaukee, Kenosha, Racine, Walworth, Washington, and Waukesha counties. These profiles are part of a series of economic profiles originally prepared in 1984 and updated periodically with the assistance of the Regional Economic Partnership and can be found at www.sewrpc.org/economicprofiles. The county profiles also include the names of the economic development contacts who can provide detailed information on business opportunities and available industrial sites and buildings.

County Programs

The Economic Development, Department of Administration-Milwaukee County and the Metropolitan Milwaukee Association of Commerce directly administer or have access to economic development programs that financially assist local units of government and businesses in the county. Their missions are to create and retain quality job opportunities, increase the county's tax base, and raise income levels for local residents.

Goal, Objectives, and Policies

The following goal, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which these are listed does not necessarily denote their priority.

Goal

The Village of River Hills will protect and enhance the local scenic and environmental character as an economic asset of the village and region.

Objective 1

Maintain the village's zoning restrictions on commercial and industrial uses while permitting the establishment of appropriate institutional and other uses which are consistent with the village's residential character.

Policy 1: Review the village's zoning ordinance to ensure adequate locations for institutional uses.

Objective 2

Coordinate with local and county governments to support regional economic initiatives.

Policy 1: Work with surrounding communities to address issues resulting from development in adjacent municipalities.

Chapter 7: Land Use

Overview

Land use is one of the most important factors in defining and shaping community character and livability. From its incorporation, the land in the Village of River Hills has been predominantly used for residential purposes with limited institutional uses scattered throughout the community. It is the intent of this plan to preserve River Hills' established character and residents' quality of life by maintaining the long-standing limitations on non-residential uses within the village and by recommending the location and quality of any future residential development.

Existing Land Use and Trends

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) conducted its most recent regional land use inventory in 2000. As part of this inventory, land uses within the Village of River Hills were delineated based on observed activities and conditions. A review of the SEWRPC Regional Land Use Inventory – 2000 data reveals the village's existing land use to be primarily single-family residential, with small areas of Recreational (private) and Institutional (refer to Table 7-1 and Map 7: Existing Land Use for locations).

Table 7-1: Existing Land Uses

Land Use	Acres	Percent of Total
Single Family Residential*	2,589.2	75.8
Vacant Land	84.2	2.5
Recreational (private)	190.3	5.6
Institutional	84.3	2.5
Parking	14.0	0.4
Surface Water	169.4	5.0
Streets & Highways	283.8	8.3
Total	3,415.1	100.0

Source: SEWRPC Regional Land Use Inventory - 2000

*Includes Wetland/Woodland coded areas on Single Family lots five acres or greater

Note: The percent column may not add up to 100.0 due to rounding.

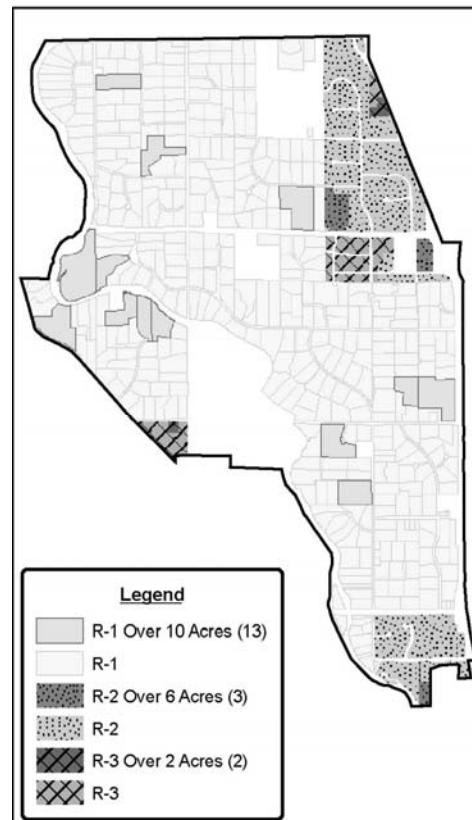
While a predominantly residential community, there is some variation in the neighborhoods in River Hills. The R-1 zoning area (minimum five-acre lots) makes up over 80 percent of the residential land in the village. The R-2 (minimum two acre lots) and R-3 (minimum one acre lots) zoning areas have smaller lots; however, these areas only represent about 16 percent of the land area (refer to Table 7-2 and Figure 7-1).

Table 7-2. Residential Areas in River Hills

Zoning District	Total Zoning Acres	Percent of Total	Number of Parcels	Percent of Total Parcels
R-1	2,162.3	83.5	426	62.4
R-2	353.8	13.7	183	26.8
R-3	73.1	2.8	74	10.8
Total	2,589.2	100.0	683	100.0

Source: SEWRPC Regional Land Use Inventory – 2000

Figure 7-1. Residential Areas Map



While types and intensities of land use in the Village of River Hills is projected to change very little over the next two decades, there is expected to be an increase in the urban population and the continued sub-division of land into smaller parcels throughout Milwaukee County (Milwaukee County LWRMP, April 2006). Urban and suburban development in the form of residential, commercial, industrial, and highway expansion in surrounding communities may impact the village and its natural resources (e.g., storm water runoff, water quality, traffic, etc.).

Despite anticipated changes in other areas of the county over the next two decades, village residents have expressed their desire for the village character to remain as it is today: low-density residential with well-maintained homes on large-acre lots which provide open space, wildlife habitat, and privacy. In order for the village to maintain the valued large lots sizes, preserving the minimum five acre single-family lot size throughout most areas of the village is important.

Land Supply and Demand

While the Village of River Hills is primarily comprised of large residential lots, there are neighborhoods with smaller lots that were annexed in the 1950s due to development pressure in the surrounding communities. As noted in the *Village of River Hills 1958 Comprehensive Plan*, “the existing development in these areas although strictly residential was not, generally, in keeping with the character of the original Village.” The difference in character can be attributed to the four-acre or smaller lot sizes in the annexed areas.

In recent years, the areas in the community which have experienced more home sales have generally involved the smaller sized lots according to the 2005 to 2008 Village of River Hills Sales Report. As illustrated in Table 7-3, the average parcel sold was approximately 3.73 acres. While the number of parcels sold per year decreased over the four year period, the average sale price remained relatively constant with an average sale price of \$769,421. During this period, only one (1) of the home sales was a duplex/two-family housing unit; all

others were single-family units (Village of River Hills Sales Report). While the sales report reveals what has happened over a four year period, some of the volatility can be explained by the short time frame and a small sample size (i.e., number of parcels sold per year).

Table 7-3. Housing/Land Sales Report, 2005-2008

Year	Number of Parcel Sold	Average Sale Price	Average Parcel Size (acres)
2005	25	\$743,156	3.11
2006	21	\$822,295	3.28
2007	19	\$707,852	3.95
2008	7	\$804,379	4.57
<i>Total Average</i>	<i>18</i>	<i>\$769,421</i>	<i>3.73</i>

The recent decline in home sales may be the result of a number of different local factors, but it most likely can be attributed to the nationwide housing and mortgage crisis in 2008 and 2009. The economic downturn resulted in fewer home buyers nationwide being able to afford/secure mortgages for homes, including the more expensive lots found in River Hills (refer to Housing and Neighborhood Development chapter Table 2-5 for home value comparison between village, county and state).

Land Use Conflicts

Land use conflicts can arise when different types of land uses are located, or potentially located, in close proximity to one another. The nature of a conflict depends on localized circumstances and the personal opinion of affected individuals. As a result, conflicts can develop or subside as demographic characteristics of an area or community change over time. This can be particularly true in areas that experience an increase in development pressure from surrounding communities.

As development continues to occur in communities surrounding the Village of River Hills, there is the potential for this to impact land use within the village (e.g., storm water runoff, water quality, traffic, etc.). In order to preserve the village’s valued rural quality of life, the village should be proactive in

preventing/limiting potential conflicts. Vegetative buffers, for example, can help mitigate conflicts between residential uses and roadways (i.e., freeways, highways, and streets). Land use conflicts can also arise at the border between two communities when the planning goals or regulations differ. The Village of River Hills has identified a few existing land use conflicts with surrounding communities. Residents and municipal officials have expressed concern over increased traffic along Green Tree Road. The intergovernmental cooperation efforts outlined in the plan will help to address existing land use conflicts between neighboring jurisdictions, as well as minimize potential future land use conflicts.

Land Use Projections

Land for Housing

Land use projections for housing take into account population and housing projections discussed in the Issues and Opportunities chapter and the Housing chapter. Based on the Wisconsin Department of Administration projections, there is estimated to be the need for an additional seventeen (17) new homes over the next twenty years, or approximately one new home per year (refer to Table 1-1. Village of River Hills Population and Households). This would be a 2.6 percent increase in the number of housing units in the village. Recent building permit (2004-2008) data suggests that there may be a demand for an average of 1.8 new units per year, which would result in 36 additional housing units over the next twenty years.

The projected demand for housing in the Village of River Hills can be accommodated through vacant residential parcels as well as vacant homes. Based on the village assessment roll as of January 1, 2009, there are forty-two (42) vacant parcels within the village, of which thirty-eight (38) are buildable. Most, if not all, of the estimated future housing demand could be met by these thirty-eight parcels. In addition to available vacant lots, some future demand may be met through potential lot divisions or through available vacant housing (refer to Figure 7-1 for lots which could be split

based on current minimum lot size requirements). In 2000, there were twenty-seven (27) vacant housing units in the Village of River Hills (U.S. Census of Population and Housing, Summary Tape File 3).

Housing Type

The mix of housing types and lot size are major factors in determining the amount of land required to accommodate future housing growth. Housing in River Hills is 99 percent single-family units (refer to Housing and Neighborhood Development chapter Table 2-2). Residents and decision-makers in the community have expressed a strong interest in retaining single-family housing as the residential type in the village.

Lot Size

Residential lots in the Village of River Hills average 5.1 acres in the R-1 area, 1.9 acres in the R-2 area, and 0.9 acres in the R-3 area (SEWRPC) (refer to Table 7-2). However, there are thirteen (13) residential lots over ten acres (refer to Figure 7-1).

Future Non-Residential Land Use

Given the absence of commercial land uses and the desire of residents to maintain the village's historic land use patterns, it is assumed that no additional land will be needed for commercial or industrial uses over the next two decades. Currently, there is no commercial land to be redeveloped for additional new businesses nor is a majority of the community interested in such uses being provided in the future. Furthermore, the village does not have any agricultural land and does not anticipate any major changes in agricultural land over the next twenty years. (Refer to Map 8: Future Land Use)

Community Character and Design

To ensure that the character of the Village of River Hills is maintained over the planning period, this section of the plan provides the basis for community character planning and a framework for more detailed recommendations presented in this document.

The residents of River Hills take pride in where they live. In both the community and municipal officials surveys, respondents cited preserving the village's rural character as an important issue. Rural character is influenced not only by the amount of development but also by other factors such as the type of development, the position of homes and buildings in relation to the road and other features, and the preservation of key views and natural areas. Desirable rural housing characteristics include the following:

- Extensive mature trees around and in front of housing
- Houses set back from the road
- Homes that blend in with the surrounding housing stock
- Homes surrounded by open space
- Residential areas with adequate spacing between homes
- Residential areas with winding roadways

Goal, Objectives, and Policies

The following goal, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which these are listed does not necessarily denote their priority.

Goal

The Village of River Hills will maintain the community's high-quality rural residential character and natural features while balancing private property rights with environmental regulation.

Objective 1

Ensure that development complements the residential character of the Village of River Hills.

Policy 1: Maintain the village's existing residential zoning standards for single-family lots.

Policy 2: Review sign restrictions to maintain the rural feel of the village.

Policy 3: Facilitate development of available land and redevelopment of the existing housing stock.

Objective 2

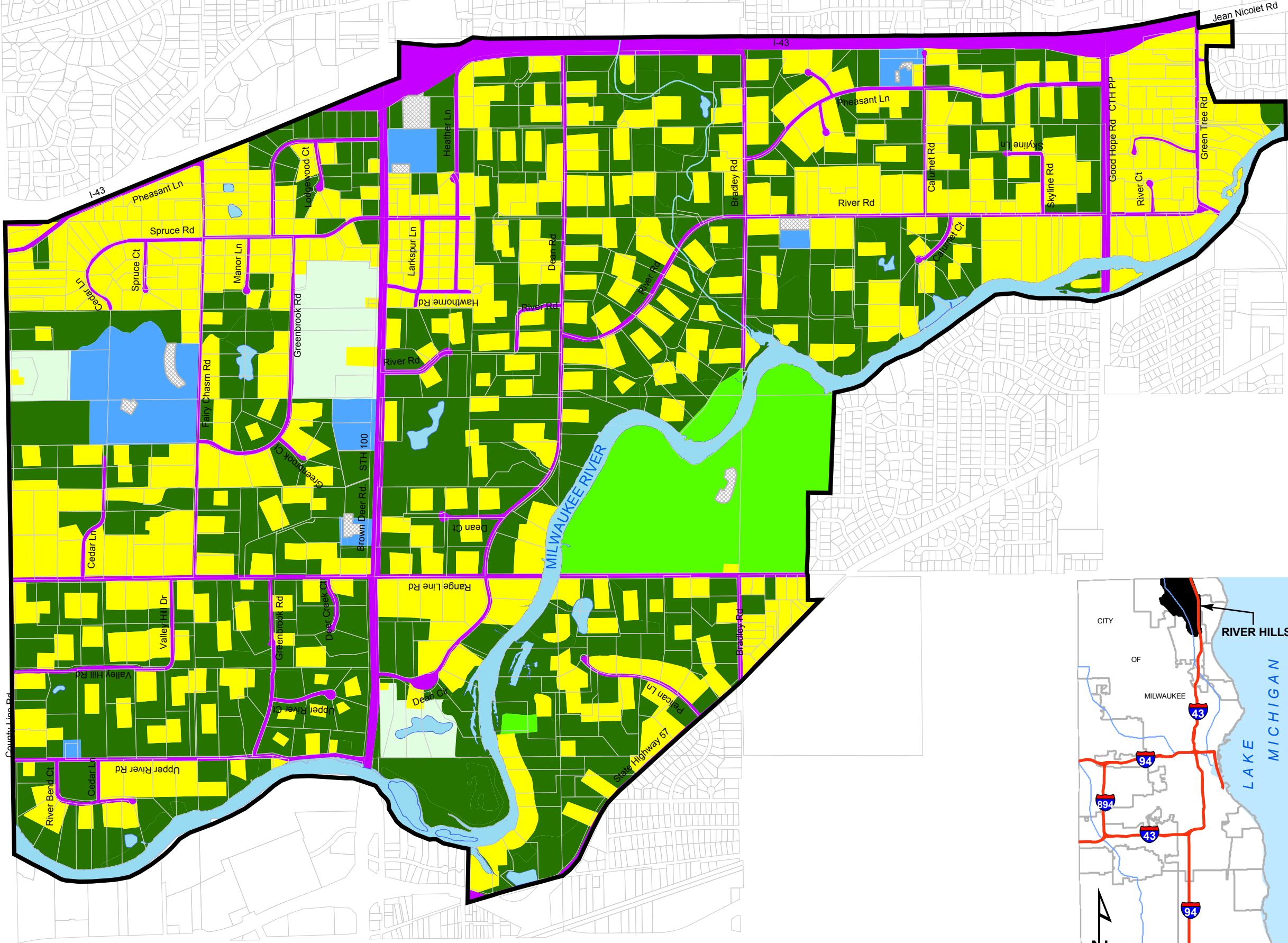
Enhance communication with local residents of River Hills to raise public awareness of local planning initiatives and decision-making processes.

Policy 1: Maintain and update the village's website.

Policy 2: Continue to improve communication with residents and raise public awareness of upcoming meetings and public hearings.

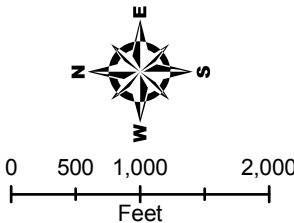
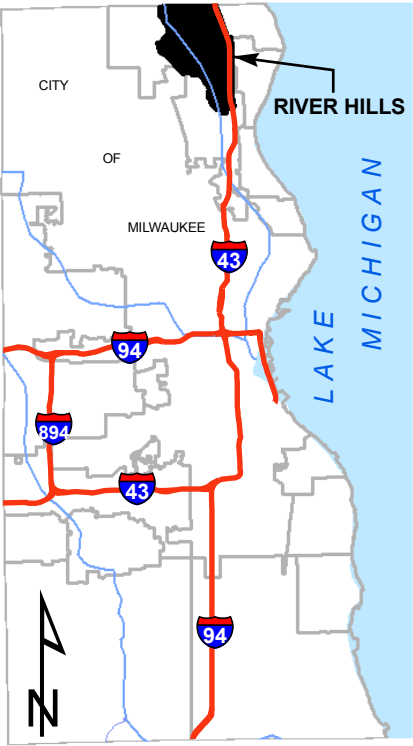
Village of River Hills
Comprehensive Plan

Existing Land Use /
Land Cover
Map 7



- Single Family Residential
- Institutional
- Vacant Land
- Recreational (Private)
- Streets & Highways
- Parking
- Wetland/Woodlands
- Surface Water
- Village Boundary

Source: SEWRPC (2000)
Printed: 11/20/2009



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Village of River Hills Comprehensive Plan

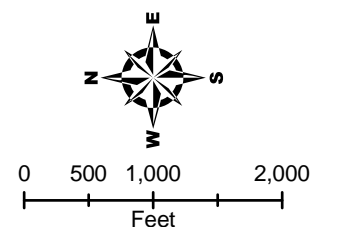
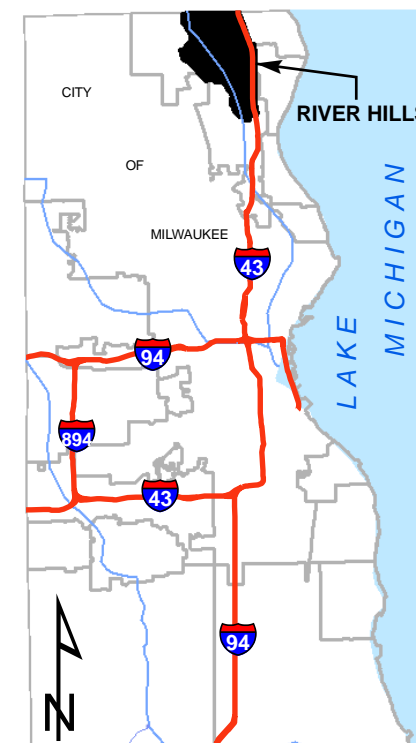
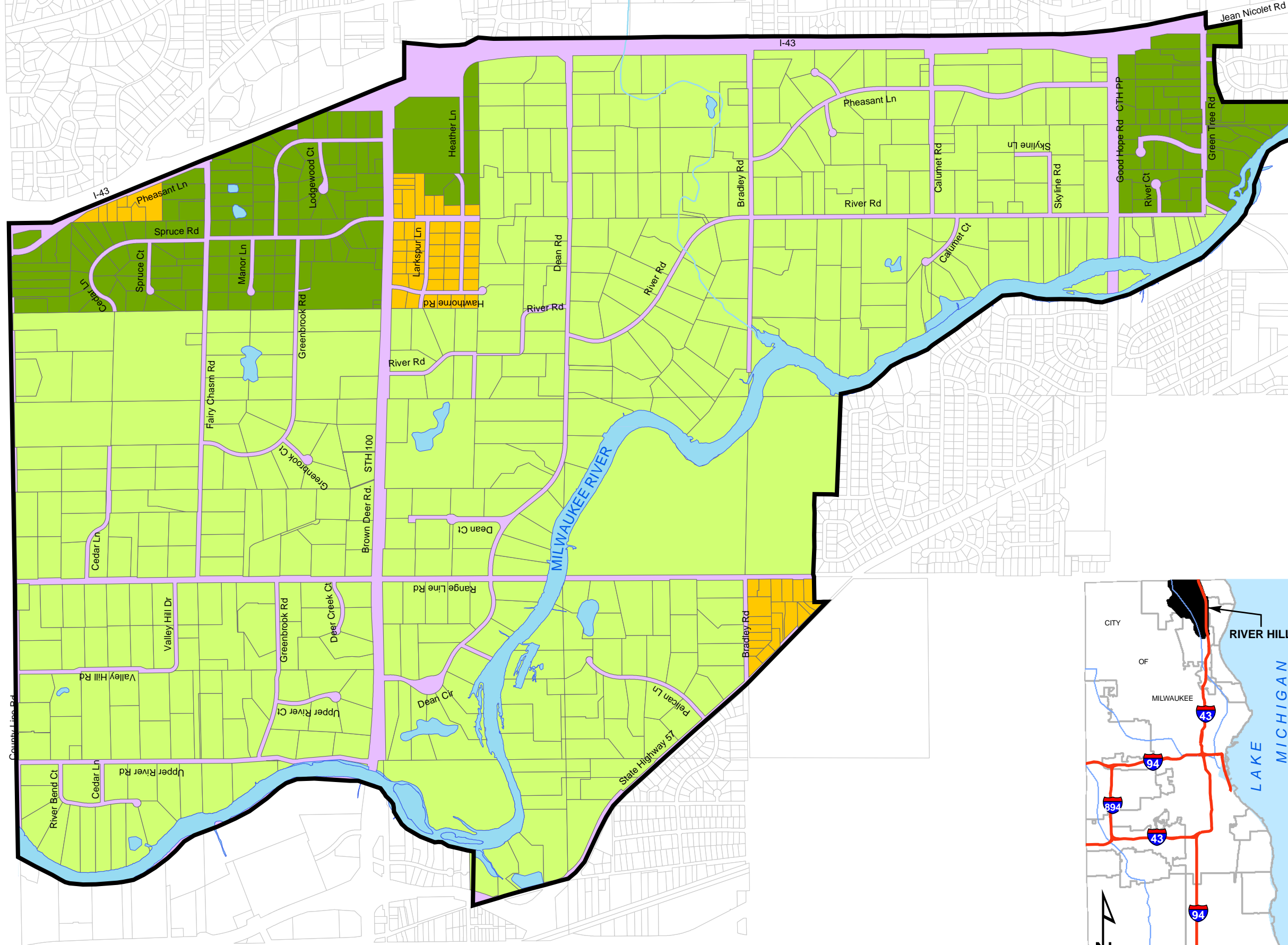
Future Land Use Map 8

-  R-1 Residential Zoning
(Minimum 5 Acres)
-  R-2 Residential Zoning
(Minimum 2 Acres)
-  R-3 Residential Zoning
(Minimum 1 Acre)
-  Surface Water
-  Streets



Village Boundary

Source: SEWRPC (2003) & Vg of River Hills (2009)
Printed: 11/20/2009



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Chapter 8: Intergovernmental Cooperation

Overview

The State of Wisconsin has over 2,500 government units and special purpose districts (e.g., technical colleges, sanitary districts, lake districts, drainage districts, etc.). Consequently, finding opportunities to work collectively to develop plans to address land use, transportation, natural resources, and utility/facility service issues of mutual concern as well as coordinate decisions that affect adjacent communities are important parts of comprehensive planning in Wisconsin. While Wisconsin's comprehensive planning law requires communities to consider intergovernmental relationships and devise methods for conflict resolution, it does not require communities to undertake specific intergovernmental activities. Nevertheless, intergovernmental cooperation offers communities a method of providing efficient, economical government services through both formal and informal agreements.

Per the requirements of Wisconsin's comprehensive planning legislation, this chapter of the comprehensive plan includes goals, objectives, policies, and programs for joint planning and decision-making; references all plans and agreements to which the Village of River Hills is a party under §66.0301, §66.0307, and §66.0309, Wisconsin Statutes; and identifies any known existing or potential conflicts between this comprehensive plan and the plans of adjacent municipalities, Milwaukee and Ozaukee counties, the State of Wisconsin, and school districts.

As a part of the planning process, the Village of River Hills recognizes that some plan recommendations, along with the potential effects of village decisions, do not necessarily recognize municipal boundaries. In fact, River Hills is part of an active and thriving region, with a variety of socio-economic, environmental, and transportation challenges. Village officials understand that the measure of a well-conceived plan will be determined not only by how well it serves the Village of River Hills, but also how well it integrates with the plans

and policies of neighboring communities as well as state and county agencies.

Existing Regional Framework

The following is a description of the plans of state and regional jurisdictions operating within or adjacent to the Village of River Hills. After a description of each jurisdiction's plan there is an analysis of any potential conflicts between the plan and the *Village of River Hills Comprehensive Plan*. Where conflicts are apparent, a process to resolve them has been proposed.

State Agency Jurisdictions

Wisconsin Department of Transportation.

The Wisconsin Department of Transportation (WisDOT) is geographically organized into five (5) regions, and the Village of River Hills is part of the Southeast Region. Located in the City of Waukesha, the regional office serves Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha counties.

As noted in the Transportation chapter, WisDOT has recently completed or is nearing completion on a number of statewide transportation planning projects. These documents were reviewed to determine how these efforts might directly or indirectly affect the provision of transportation services in the Village of River Hills and the region. WisDOT's programmatic budgets were also reviewed to identify what projects, if any, have been scheduled that may increase existing transportation capacity, efficiency, and/or safety in the area. Refer to the State and Regional Transportation Plans section in the Transportation chapter for specific information on how WisDOT plans might impact the Village of River Hills.

Wisconsin Department of Natural Resources.

The Wisconsin Department of Natural Resources (WisDNR) is organized into five geographic regions. The Village of River Hills is part of the Southeast Region

along with Kenosha, Milwaukee, Ozaukee, Racine, Sheboygan, Walworth, Washington, and Waukesha counties.

A significant issue facing many communities, including the Village of River Hills, is the quality and state of the Milwaukee River. Under Wisconsin's Impaired Waters Program, which is required by Section 303d of the Clean Water Act, the Milwaukee River has been identified as an impaired river in need of restoration. The WisDNR monitors Total Maximum Daily Load (TMDL) of pollutants and establishes goals for reducing TMDLs to restore the river. By complying with the Wisconsin Pollutant Discharge Elimination System (WPDES) Permit, the Village of River Hills satisfies the requirements of the Clean Water Act. Cooperative efforts to resolve the issue, in part through storm water management programming, will include many communities and the WisDNR.

The WisDNR has been very successful over the years in working with local governments to establish recreational trails throughout Wisconsin. The *State Recreational Trails Network Plan* was reviewed to identify existing and proposed trails in the Village of River Hills and region as well. The Oak Leaf Trail follows River, Dean, and Range Line roads through River Hills. The State Trails Network Plan does not designate or propose any additional trails within River Hills. No conflicts were identified between the goals, recommendations, and policies presented in the plan and the *Village of River Hills Comprehensive Plan*.

Regional Planning Commissions

The Village of River Hills—along with all of Milwaukee County—is located within the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) planning jurisdiction. Typically, a regional Planning Commission (RPC) has the function of preparing and adopting a master plan for the physical development of the region.

SEWRPC completed the *Year 2035 Regional Land Use and Transportation System Plans for Southeastern Wisconsin* in June 2006. The plan lists the following goals, recommendations, and policies which pertain to

municipalities throughout the region, including the Village of River Hills:

- Achieve consistency amongst all levels (e.g., state, regional, county, and local) of comprehensive plans within the region
- Provide an objective role in assisting and facilitating intergovernmental cooperation
- Preservation of natural resource amenities for protection and tourism opportunities
- Place an emphasis on cost effective community facilities, cooperative planning, fostering collaboration, enhancing partnerships, sharing resources, and transcending boundaries, as appropriate
- Ensure that development pressures are diverted from key open and natural space lands

No conflicts have been identified between the goals, recommendations, and policies presented by SEWRPC and the *Village of River Hills Comprehensive Plan*.

Adjacent and Overlapping Jurisdictions

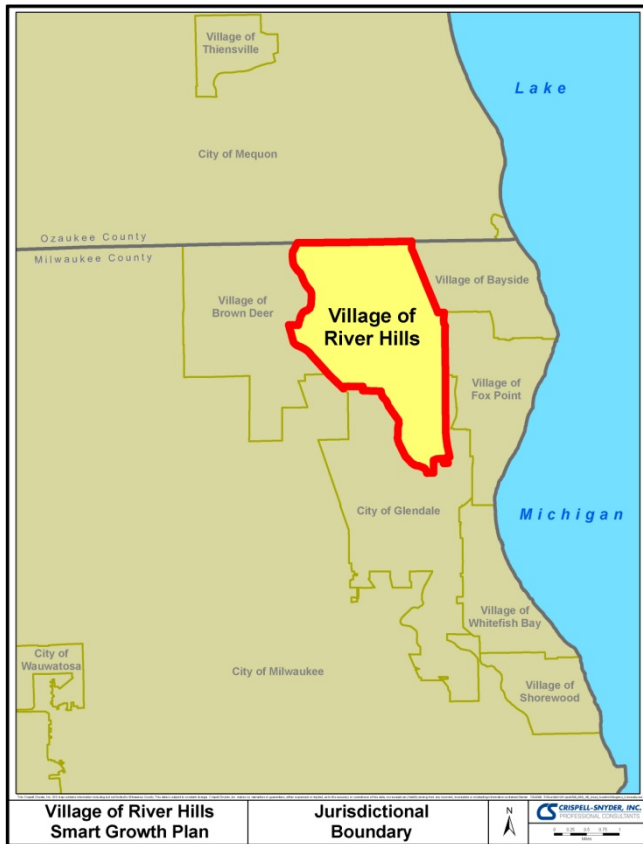
The following is a description of the comprehensive plans for the jurisdictions adjacent to the Village of River Hills (refer to Figure 8-1). This section analyzes potential conflicts between those plans and the *Village of River Hills Comprehensive Plan*. Where potential conflicts are apparent, a process to resolve them has been proposed.

Bayside

Based on data from SEWRPC, the Village of Bayside has yet to begin a comprehensive planning process as of July 1, 2009. Should the Village of Bayside undertake a comprehensive planning process, the Village of River Hills will continue to collaborate with Bayside to prevent any potential conflicts and work on issues of mutual concern. There were no existing conflicts with respect to intergovernmental cooperation identified between the Village of River Hills and the Village of

Bayside during the comprehensive planning process. River Hills should maintain its existing relationship with Bayside to prevent any future conflicts (refer to Existing Areas of Cooperation for more information).

Figure 8-1. Jurisdictional Boundary Map



Brown Deer

The Village of Brown Deer started preparing a comprehensive plan in February 2008 and, as of July 2009, the plan was still in draft form. Nonetheless, a review of the draft plan reveals that the Village of Brown Deer has delineated areas for redevelopment—particularly promoting mixed-use centers—with the intent of stimulating the local economy and enhancing the village’s identity. The draft plan also aims to enhance the aesthetics of Brown Deer Road but suggests that WisDOT is/has been reluctant to allow the village to improve aesthetics and wayfinding along this regionally important highway. The Brown Deer Recreational system is also scheduled for improvements south to the village limits. The plan also states that

Brown Deer would like to pursue joint planning efforts with the WisDNR and the Village of River Hills to protect the ecological well-being of the Milwaukee River. No existing or potential conflicts were identified between the goals, recommendations, and policies presented in the draft plan and the Village of River Hills Comprehensive Plan.

Glendale

As of July 1, 2009, the City of Glendale had not started a comprehensive planning process (SEWRPC). There were no issues identified between River Hills and Glendale with respect to intergovernmental cooperation. River Hills will maintain its existing cooperative relationship with the City of Glendale in order to address and/or prevent any future conflicts (refer to Existing Areas of Cooperation for specifics).

Fox Point

The Village of Fox Point has also not initiated a comprehensive planning process as of July 1, 2009 (SEWRPC). River Hills will continue to work with Fox Point in order to address and/or prevent any conflicts from arising before, during, or after Fox Point undertakes a comprehensive planning process. There have been no issues identified between the Village of River Hills and Fox Point with respect to intergovernmental cooperation (refer to Existing Areas of Cooperation for more information).

Milwaukee County

A review of SEWRPC’s July 1, 2009 comprehensive plan status inventory reveals that Milwaukee County is currently not in the process of completing a comprehensive plan. The City of Milwaukee, on the other hand, has begun the process and their plan is currently underway. It is important for River Hills to maintain open and strong communication with both the county, even though their plan is yet to be prepared, and the City of Milwaukee as their plan is underway. There have been no issues identified between the Village of River Hills and Milwaukee County in regards to intergovernmental cooperation (refer to Existing Areas of Cooperation for more information).

City of Mequon/Ozaukee County

The City of Mequon's comprehensive plan was prepared as part of the county-local multijurisdictional process. A *Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035* was adopted in April 2008. The plan lists the following goals, recommendations, and policies as they relate to River Hills:

- The rate and location of new urban development
- The need to construct and expand essential urban services and in some cases coordinate these efforts in multiple jurisdictions
- Protection of the natural resource base
- Address associated issues and opportunities for the projected increase in county population, age composition, and employment

No issues or existing conflicts were identified between the *Village of River Hills Comprehensive Plan* and Ozaukee County's multi-jurisdictional comprehensive plan nor in regards to general intergovernmental cooperation.

Existing Areas of Cooperation

The Village of River Hills has engaged in a number of areas of intergovernmental cooperation with the surrounding villages, cities, counties, and school districts. The following is a listing of the village's existing cooperative efforts.

Wisconsin Pollutant Discharge Elimination System (WPEDS) Permit

In December 2000, the City of Glendale and the villages of Bayside, Brown Deer, Fox Point, River Hills, Shorewood, and Whitefish Bay (the North Shore Group) formed a municipal agreement to provide information on their separate storm sewer systems and characterize storm water runoff quality from different land uses. This permit regulates the discharge of storm water from the North Shore Group's municipal separate storm sewer systems, as required by NR 216.07, Wis. Adm. Code.

Major components of the permit include storm water management programs to address pollutant sources, monitoring of storm water discharge, ordinance enforcement, and annual reports to summarize and assess compliance with permit requirements. (WPDES Permit no. WI-S061565-1, North Shore Group)

Suburban Mutual Assistance Response Team

Through the Suburban Mutual Assistance Response Team intergovernmental agreement, participating law enforcement agencies in Milwaukee and Waukesha counties outline their intent to assist other agencies through assigning personnel, equipment, and available resources to a requesting agency as resources and situations allow. All participating law enforcement agencies maintain a governing board and have established an operation plan for giving and receiving aid under this agreement. This plan is reviewed, updated, and tested at regular intervals.

The Suburban Mutual Assistance Response Teams agreement includes the following in Milwaukee County: Bayside, Brown Deer, Cudahy, Fox Point, Franklin, Glendale, Greendale, Greenfield, Hales Corners, Milwaukee County Sheriff, Oak Creek, River Hills, Shorewood, South Milwaukee, UWM Police Department, Wauwatosa, West Allis, West Milwaukee, and Whitefish Bay. It also includes the following in Waukesha County: City of Brookfield, Town of Brookfield, Butler, Chenequa, Delafield, Hartland, Menomonee Falls, Muskego, New Berlin, Oconomowoc, Pewaukee, Summit, Wisconsin State Patrol, City of Waukesha, and Waukesha County Sheriff.

North Shore Fire Services Agreement

In January 1995, the communities of Bayside, Brown Deer, Fox Point, Glendale, River Hills, Shorewood, and Whitefish Bay commenced an intergovernmental agreement to establish the North Shore Fire Department (NSFD), a jointly operated fire and emergency services department. Through this intergovernmental agreement, the participating communities provide a more uniform response to emergencies throughout the North Shore communities and with equitable cost sharing. The agreement

established a Board of Directors, with a representative from each of the seven member communities, to guide fiscal, policy, planning, and staffing for the NSFD.

Dispatching/Municipal Court Services Agreement

Adopted in 2004, the Village of River Hills and the Village of Bayside have an intergovernmental cooperation agreement through which Bayside provides the dispatching services for River Hills' municipal police department, including all E911 calls as well as afterhours administrative calls. Through this agreement, the Village of Bayside also provides a Court Clerk to process River Hills' municipal cases. The Dispatching/Municipal Court Services Agreement is reviewed by both villages every ten years for any necessary changes or modifications to the agreement. The Village of River Hills has agreed to pay its proportionate share of operating and capital costs associated with the services Bayside provides on behalf of River Hills.

Agreement for Public Health Services

The villages of Brown Deer, Bayside, Fox Point, and River Hills along with the City of Glendale have established a jointly and equitably funded health department through the Agreement for Public Health Services - North Shore Health Department. Through this agreement, the North Shore Health Department supplies public health services to the other participating municipalities. All participating municipalities pay a proportionate cost for public health services. The list of services can be reviewed in Exhibit A of the adopted agreement.

Joint Library Agreement

Since January 1985, the villages of River Hills, Fox Point, and Bayside along with the City of Glendale have provided library services through a joint library agreement. The intergovernmental agreement established a Joint Library Board with membership composed of residents from all four municipalities, including one member appointed by the Village President of River Hills and confirmed by the River Hills Village Board. The North Shore Library is located at 6800 North Port Washington Road, Glendale.

Domestic Animal Control Services Agreement

The Village of River Hills has an intergovernmental agreement with the Milwaukee Area Domestic Animal Control Commission (MADACC) by which the MADACC provides animal control services to the participating municipalities, including the Village of River Hills. The parties to this agreement have approved a plan and funding formula for animal control services. MADACC provides shelter for stray and running-at-large dogs and cats, promotes education and licensing, provides adoption referrals, and offers wildlife referral.

School Districts

As noted in the Utilities and Community facilities chapter of this plan, the Village of River Hills is located in the Glendale-River Hills Schools District as well as the Maple Dale-Indian Hills School District. No conflicts have been identified between the Village of River Hills and the school districts nor are there any anticipated major changes or issues facing the districts at this time.

Areas of Potential Intergovernmental Conflicts

As evident by the village's numerous intergovernmental agreements, the Village of River Hills has and continues to work cooperatively with surrounding communities to provide quality services to residents in a cost-effective manner. The village does not have any known intergovernmental conflicts, and there are no immediate land use conflicts between this plan and those of adjacent municipalities, counties, and the regional planning commission.

Process to Resolve Potential Conflicts

Once a month at the Intergovernmental Cooperation Council (ICC), the elected leaders of all Milwaukee County communities as well as the Milwaukee Metropolitan Sewerage District representatives participate in the discussions of topics of mutual concern. This forum serves as a venue for addressing any intergovernmental issues.

Goal, Objectives, and Policies

The following goal, objectives, and policies are intended to provide a comprehensive approach for achieving the long-term plan for the Village of River Hills. The order in which these are listed does not necessarily denote their priority.

Goal

The Village of River Hills will maintain intergovernmental agreements to provide efficient, cost-effective, quality public services and facilities, as well as pursue opportunities to work with neighboring communities, regional, state and federal agencies on areas of mutual concern.

Objective 1

Work cooperatively with neighboring communities, regional, state and federal agencies to encourage an orderly, efficient land use pattern and to protect the natural features and water quality of the region.

Policy 1: Coordinate with the communities of Bayside, Brown Deer, Glendale, Fox Point, and Mequon; Ozaukee and Milwaukee counties; regional, state, and federal agencies on comprehensive planning efforts, including the determination of future municipal boundary changes, consolidation of services, and land use policies.

Policy 2: Work cooperatively with surrounding communities in the comprehensive plan development, adoption, and amendment processes to encourage an orderly, efficient development pattern that preserves valued community features and minimizes conflicts between land uses along community boundaries, and work to resolve any differences between the *Village of River Hills Comprehensive Plan* and plans for adjacent communities.

Policy 3: Work with the WisDOT, WisDNR, and Milwaukee County to assure that transportation

improvements are consistent with the goals and objectives of the plan.

Policy 4: Work with the WisDNR to assure that development, resources protection, and other improvements are consistent with the goals and objectives of this plan.

Policy 5: Explore regional approaches to mitigating flooding and storm water quality issues.

Policy 6: Work with the local public and private schools on their planning, facility siting, recreational spaces and programming, and other areas of mutual concern.

Policy 7: Participate in the Intergovernmental Cooperation Council (ICC) meetings to discuss issues of mutual concern.

Objective 2

Continue to share services and provide mutual aid to other North Shore communities to minimize tax burden and duplication of services.

Policy 1: Meet with other local governmental units to discuss courses of action on shared issues and opportunities such as expansion of public facilities, and sharing of services, expenditures, and revenues.

Policy 2: Cooperate with other units of government on natural resources, recreational areas, transportation facilities, and other systems that are under shared authority or cross governmental boundaries; pursue cost sharing agreements where practical.

Chapter 9: Implementation Plan

Adoption

Adoption is a critical step in the comprehensive planning process, and Section 66.1001(4) of the Wisconsin Statutes outlines specific procedures communities must follow. This chapter provides the Village of River Hills with specific steps for plan adoption, amendment, and evaluation.

Plan Consistency and Use

The programs and actions outlined in Table 9-1 offer a comprehensive approach to implementing the goals and objectives of the various chapters of this plan. Because the various elements of this plan were prepared simultaneously, there are no known internal inconsistencies between the different elements or chapters of this plan.

At a minimum, Section 66.1001 (3) of the Wisconsin Statutes specifies that beginning on January 1, 2010, the following village actions must be consistent with the *Village of River Hills Comprehensive Plan*:

- Official mapping established or amended under §62.23(6)
- Local subdivision regulation under §236.45 or §236.46
- Village zoning ordinances enacted or amended under §62.23(7)
- Zoning of shorelands or wetlands in shorelands under §59.692, §61.351, or §62.231

Monitoring, Evaluating, and Updating the Plan

As required by Section 66.1001(2)(i) of the Wisconsin Statutes, a method for measuring the Village of River Hills' implementation of this comprehensive plan has been developed. The Plan Commission will periodically review and submit a report to the Village Board which

will identify and evaluate the success of implementation efforts. In addition to tracking what actions have been initiated, the report will include an assessment of their effectiveness in furthering the plan's goals and objectives as well as a discussion of any barriers to implementation which have been encountered. The review does not need to include public participation.

As part of the periodic review, the Plan Commission should consider any requested amendments to the comprehensive plan. To efficiently evaluate these requests, the village should establish an annual deadline for the submission of proposed plan amendments. These proposed amendments can then be reviewed collectively along with a detailed assessment of how the requested changes might affect the overall intent of the comprehensive plan.

Section 66.1001 of the Wisconsin Statutes also requires that comprehensive plans be reviewed and updated at least once every ten (10) years. The plan update should include reassessing public opinion, updating background data, and reevaluating the goals, objectives, and policies within the plan.

Plan Amendment Procedures

Any amendments to the plan must undergo a formal review process and be adopted by the Village of River Hills in the same manner as the original plan, as outlined in Section 66.1001(4) of the Wisconsin Statutes. The process for plan amendments is as follows:

1. The Village Board or Plan Commission recommends amendment to the comprehensive plan.
2. Written procedures to foster public participation are adopted. Although the public participation process for plan amendment does not necessarily need to include the same steps

as the original comprehensive plan, it must include opportunities for village members to offer written comments on the plan amendment and a method for the village to respond to citizens' comments.

3. The Plan Commission or its designee prepares the text and/or maps associated with the proposed amendment.
4. The Plan Commission holds one (1) or more public meetings on the proposed comprehensive plan amendment and follows any additional procedures specified in the adopted public participation plan.
5. Following the public meeting(s), the Plan Commission may adopt a resolution by majority vote of the entire Plan Commission recommending the Village Board adopts the plan amendment.
6. The Village Clerk sends a copy of the recommended plan amendment sections to all governmental bodies located in whole or in part within the village; the clerk of every adjacent local government; the Wisconsin land council; Department of Administration; Southeastern Wisconsin Regional Planning Commission (SEWRPC); and the North Shore Library. In addition, nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least thirty (30) days to review and comment on the recommended plan amendment.
7. The Village Clerk directs the publishing of a Class 1 notice, published at least thirty (30) days before a Village Board public hearing and

containing information required under §66.1001(4)d, Wisconsin Statutes.

8. The Village Board holds a formal public hearing on the proposed plan amendment.
9. Following the public hearing, the Village Board can approve the ordinance adopting the proposed plan amendment. Adoption must be by a majority vote of all members-elect, as defined in Section 56.001 (2m) of the Wisconsin Statutes. The Village Board may require changes from the Plan Commission recommended version of the proposed plan amendment.
10. The Village Clerk sends a copy of the adopted ordinance and plan amendment sections to all parties that received a copy under step No 6.

Implementation Programs and Recommendations

Table 9-1 provides a detailed list and timelines of the major actions needed to implement the *Village of River Hills Comprehensive Plan*. Many of the actions involve continued cooperation with adjacent municipalities, Milwaukee County, state agencies, and local property owners. The table contains the following information:

- *Category*: The list of recommendations is divided into different categories—based on the different plan elements and implementation tools.
- *Recommendation*: A specific step, strategy, and/or action for the Village of River Hills to undertake to implement this plan.
- *Timeframe*: The specified sequence by which the Village of River Hills will implement this comprehensive plan. The suggested timeframe for completing each recommendation reflects the priority attached to the recommendation.

Table 9-1. Implementation Strategies and Timetable

Category	Recommendation	Timeframe
Ordinances	Review the village's zoning ordinance and Official Map for consistency with the village's Smart Growth Comprehensive Plan.	2010 - 2011
	Review all of the village ordinances for consistency, clarity, and appropriateness.	2010 - 2014
Housing and Neighborhood Development	Maintain the village's existing residential zoning regulations and standards and historic housing mix.	Ongoing
	Develop design guidelines that support community character and encourage "green" materials and energy conservation and environmentally sound practices.	2012 - 2014
	Review ordinances related to affordable quality housing for residents.	2010 - 2011
Transportation	Continue to update/implement the village's CIP plan to upgrade local roads and transportation facilities.	Ongoing
	Work with WisDOT and adjacent communities to address the traffic noise problem along Brown Deer Road and Interstate 43.	2010 - 2016
	Work with the River Hills Police Department and other appropriate agencies to evaluate options to address traffic speed and safety.	Ongoing
	Work with the WisDOT and Milwaukee County to address road maintenance and appearance issues, in particular on Brown Deer and Good Hope roads.	Ongoing
Utilities and Community Facilities	Continue to update/implement the village's CIP plan to upgrade utilities and community facilities.	Ongoing
	Continue annual inspection, maintenance, and repair of public sanitary sewer system.	Ongoing
	Review village codes (e.g., building, mechanical, housing, and sanitary), ordinances (e.g., stormwater management, erosion control, and subdivision), and regulations (e.g., site plan) for conformance with the comprehensive plan.	Ongoing
	Continue to maintain the storm water conveyance ditches within the village.	Ongoing
	Minimize the storm water runoff and storm water pollutants allowed to leave the site from which they are generated.	Ongoing
	Manage storm water and storm water pollutants at the source by requiring/encouraging property owners to incorporate on-site storm water strategies, such as rain gardens, into new development and redevelopment projects.	Ongoing
	Cooperate with surrounding communities, county, and state agencies to ensure that all residents of River Hills have access to safe drinking water.	Ongoing
	Maintain and enforce the village's storm water management plan to manage storm water runoff and storm water pollutants.	Ongoing
	Support school systems' efforts to continue to efficiently meet the educational needs of the village residents.	Ongoing
	Continue to work cooperatively with the North Shore Library system.	Ongoing
	Continue to provide solid waste and recycling services.	Ongoing
	Support utility companies' improvements of utility infrastructure (e.g., electrical transmission lines, natural gas lines, etc.) within the village.	Ongoing

Natural Resources	Encourage interested land owners to pursue best management practices for the protection of natural areas.	Ongoing
	Continue to maintain the existing zoning ordinance which operates to protect open space and natural areas.	Ongoing
	Cooperate with regional and state agencies to reduce storm water runoff and pollutants found in the runoff.	Ongoing
	Enforce floodplain regulations to ensure adequate flood storage and conveyance.	Ongoing
	Educate residents about the polluting effects from over use of herbicides and pesticides as well as the use of native plant buffers along banks/shorelines/wetlands to enhance the protection of the village's rivers, creeks, streams, lakes, and wetlands.	Ongoing
	Cooperate with local, regional, and state governmental units to pursue efforts to improve the water quality of Milwaukee River.	Ongoing
Cultural Resources	Continue to maintain the existing zoning ordinance and building board ordinance.	Ongoing
Economic Development	Review the village's zoning ordinance to ensure adequate locations for institutional uses.	2010 - 2012; Ongoing
	Work with surrounding communities to address issues resulting from development in adjacent municipalities.	Ongoing
Land Use	Facilitate development of available land and redevelopment of existing housing stock.	Ongoing
	Review sign regulations to maintain the rural feel of the village.	Ongoing
	Maintain and update the village's website.	2010 - 2011
	Continue to improve communication with residents and raise public awareness of upcoming meetings and public hearings.	Ongoing
Intergovernmental Cooperation	Coordinate with the communities of Bayside, Brown Deer, Glendale, Fox Point and Mequon; Ozaukee and Milwaukee counties; regional, state, and federal agencies on comprehensive planning efforts, including the determination of future municipal boundary changes, consolidation of services, and land use policies.	Ongoing
	Work cooperatively with surrounding communities in the comprehensive plan development, adoption, and amendment processes to encourage an orderly, efficient development pattern that preserves valued community features and minimizes conflicts between land uses along community boundaries, and work to resolve any differences between the <i>Village of River Hills Comprehensive Plan</i> and plans for adjacent communities.	Ongoing
	Work with the WisDOT, WisDNR, and Milwaukee County to assure that transportation improvements are consistent with the goals and objectives of the plan.	Ongoing
	Work with the WisDNR to assure that development, resources protection, and other improvements are consistent with the goal and objectives of this plan.	Ongoing
	Explore regional approaches to mitigating flooding and storm water quality issues.	Ongoing
	Work with local schools on their school planning, facility siting, recreational spaces and programming, and other areas of mutual concern.	Ongoing
	Participate in the Intergovernmental Cooperation Council (ICC) meetings to discuss issues of mutual concern.	Ongoing

Intergovernmental Cooperation (continued)	Meet with other local governmental units to discuss courses of action on shared issues and opportunities such as expansion of public facilities, and sharing of services, expenditures, and revenues.	Ongoing
	Cooperate with other units of government on natural resources, recreational areas, transportation facilities, and other systems that are under shared authority or cross governmental boundaries; pursue cost sharing agreements where practical.	Ongoing
Plan Monitoring	Monitor the pace and mix of development activity and the village's performance against this comprehensive plan, and consider amendments as appropriate.	Periodic review process
	Update development related-ordinances that implement this plan.	2010 – 2014
	Conduct a comprehensive update of the "Smart Growth" Plan.	2017 - 2019

Appendix A: Public Participation Plan

Purpose

In order for the comprehensive plan to operate effectively, address the needs of citizens of the Village of River Hills, and comply with the law, the residents must be kept informed and provided an opportunity to participate in the planning process. While no specific dates are given in this plan, the document serves as a general guideline on what groups will be formed, which hearings will be held, and the procedures for submitting written and oral comments.

Pursuant to s.66.1001 (4)(a) of the statutes, written notice shall specifically be provided to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.

Further, public participation will be used to collect data and opinions that can be obtained in no other way. Results from the community-wide survey will be reviewed with the Plan Commission and made available to all stakeholders. The information received will be used to assist in the determination of the needs of the village and develop community goals.

Public Participation Process

Wisconsin State Statutes Chapter 66: General Municipality Law 66.1001 Comprehensive planning, (4) Procedures for Adopting Comprehensive Plans. A local governmental unit shall comply with all of the following before its comprehensive plan may take effect:

(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the

preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

The following represents the approach the Village of River Hills will take to inform and involve the public:

- Community-wide survey
- Public notices by posting and official meeting notifications pursuant to law
- Conduct public planning meetings
- Public Open House
- Public hearing
- Receive and respond to written requests
- Post general information about the Plan and meeting notices on the Village of River Hills website
- Media and Press releases
- Thirty (30) days prior to the public hearing written notice will be provided to interested individuals via first class mail in compliance with s.66.1001 (4)(a) of the statutes

Community-wide Survey

A village-wide electronic (internet) survey of stakeholders will be developed and conducted. The survey will collect data, concerns, and opinions from area residents concerning the direction and types of growth, housing conditions, and other items as identified. Hardcopy surveys will also be made available

for those without access to the internet. At a minimum, the survey will be made available at the Village Hall.

Conduct Public Planning Meetings

The village will conduct monthly planning meetings which are open to the public and offer opportunities for their participation. The Plan Commission has been tasked by the Village Board to serve as the steering committee for the Comprehensive Plan. The nine-member Plan Commission is composed of elected officials, the village engineer, and citizen members with diversified backgrounds. All meetings will be open to the public and notices will be posted at the Village Hall and on the internet site. Attendance and minutes will be taken for these meetings. The minutes will be posted on the village's internet site and will be available in the village Clerk's office. Because the Plan Commission will make decisions and approve various documents throughout the process, a majority of members will need to be present to make those decisions.

Public Open House

An open house will be held to solicit input from stakeholders and to provide information on the planning project. Towards the end of the project, a draft of the plan with maps will be available for viewing in an informal open house format. At this meeting, participants will be able to submit written comments regarding the draft comprehensive plan. Comments will be reviewed by the Plan Commission for discussion prior to taking formal action on the comprehensive plan.

Public Hearing

A formal public hearing, as outlined in the Wisconsin Statutes, will be conducted. According to statutes, at least one public hearing must be held, at which the proposed ordinance will be discussed. A public hearing will be held with the Village Board to formally adopt the comprehensive plan. All public hearings will be open to the public and written and oral testimony will be taken. Minutes will be kept by recording secretaries and filed as per usual with the village Clerk's office.

If persons planning on attending the public hearings or any other meeting associated with this planning process have specialized needs (e.g., language interpreter, handicap accessibility, etc.) they are instructed to call the Village Clerk at 414.352.8213 with any questions regarding accommodations.

Receive and Respond to Written Requests

Comments and questions regarding the comprehensive plan will always be encouraged throughout the planning process. Correspondence can be forwarded to the Village Manager at Village Hall, 7650 N. Pheasant Lane, River Hills, Wisconsin, 53217; phone number: 414.352.8213; Internet website: www.riverhillswi.com.

Village's Website

Information will be provided through the village's website, at www.riverhillswi.com. Information will include meeting notices and summaries as well as a digital version of the draft comprehensive plan.

Media and Press Releases

In addition to required public notices, it is anticipated that the media will play an active role in the public awareness process. This may occur in the form of newspaper articles or interviews with the elected officials, village staff, or the consultant on the status of the project. The media (e.g., radio and newspaper) will be notified of all meetings held throughout the process.

Statutory Notification to Specific Property Owners

The meeting notice shall also include the notification of parties specified in s.66.1001 (4)(a) including: (a) an operator who has applied for or obtained a nonmetallic reclamation permit; (b) a person who has registered a marketable nonmetallic mineral deposit; and (c) any other property owner or leaseholder who has an interest in property allowing extraction of nonmetallic mineral resources if the property owner requests in writing to be notified of the public hearing.

Plan Adoption

The plan that is recommended by the Plan Commission will not take effect until the Village Board enacts an ordinance that adopts the plan. The Plan Commission may recommend the adoption or amendment of the comprehensive plan only by adopting a resolution by the majority vote of the entire commission. Their vote will be recorded in their official minutes. A copy of this adopted plan shall be sent to the clerk of every local governmental unit that is adjacent to the village, overlying jurisdictions, the Wisconsin Land Council, the Wisconsin Department of Administration, and the closest public library.

The ordinance is enacted by only a majority vote of the Village Board. The Village Board must hold at least one (1) public hearing at which the proposed ordinance will be discussed. In accordance with CH. 985 Wis. Statutes, a class 1 notice will be published at least thirty (30) days prior to the hearing with the Village Board with the following information:

- The date, time, and place of the hearing;
- A summary, which may include a map of the proposed comprehensive plan or amendment to the plan;
- The name of an individual employed by the village who may provide additional information regarding the proposed ordinance; and
- Information relating to where and when the proposed comprehensive plan or amendment to such plan may be inspected before the public hearing, and how a copy of the plan or amendment may be obtained.

Copies of the proposed comprehensive plan will be made available for viewing with the Village Clerk, on the village's website, and at the nearest public library at the time the public hearing notice is published. Any duplication costs will be incurred by the person requesting such duplication.

After the notice of this hearing has been published, written comments on the plan may be forwarded to the Village Manager. Written comments will be accepted up to one (1) week prior to the public hearing and will be addressed at the hearing.

Any proposed revisions after the comprehensive plan has been presented at the Open House will be noted in the Plan Commission meeting minutes and posted on the village's internet site prior to the final public hearing.

After enactment of the ordinance for adoption of the plan, a copy of the adopted plan shall be sent to the clerk of every local governmental unit that is adjacent to the village, overlying jurisdictions, the Wisconsin Land Council, the Wisconsin Department of Administration, and the closest public library.

APPENDIX B: Community Survey

Summary

In May 2009, the Village of River Hills mailed postcards to all of the households in the village asking residents to complete a Community Survey. Residents were asked to download a survey from the village's website and return in to the Village Hall. Of the approximate 1,631 village residents, 101 individuals completed community surveys by the June 5, 2009 deadline – a 6 percent response rate. The survey focused on issues regarding land use and zoning, natural resources and the environment, community facilities and services, economic development, and housing. It also provided residents an opportunity to comment on what they liked most about the village, would like to see changed in the village, and offer their vision for the village's future. Responses to the Community Survey offer insight into residents' concerns and desires for the future of their community.

Demographics (Questions 1-8)

Most of the residents who responded to the survey live in the Village of River Hills full time (96 percent) and own their home (90 percent). Most respondents have lived in the village for one or more decades: 29 percent have been residents for eleven to twenty years and 36 percent have resided in the village for twenty years or more. Nearly half of all respondents are between the ages of 45 and 64, and residents over the age 65 made up 36 percent of respondents. Only 4 percent of the total respondents were thirty-five or younger. Survey respondents had higher levels of educational attainment: 51 percent have a Bachelor's Degree, 24 percent a Master's Degree, and 12 percent have a Doctoral degree. The fewer number of children per household is consistent with the age of respondents: 34 percent have one child, 29 percent have two children, 21 percent have three children, 7 percent have four children, and approximately 8 percent have five or more children per household.

General Issues (Question 9)

Village residents were asked to specify the priority the Village of River Hills should place on addressing a variety of issues (e.g., drainage, village facilities, noise mitigation, traffic control) over the next five years. Issues that were each ranked as one of "Highest Priority" for the village include: protecting drinking water quality and ground water supply (85 percent), tax burden (70 percent), protecting natural areas (70 percent), and protecting river, streams, and natural water bodies (70 percent). The most significant issues that respondents indicated as a "Low Priority" for the village to address were new or upgraded village facilities (56 percent) and wildlife as a nuisance (52 percent). After indicating the priority for each issue, residents were asked to select one of the issues ranked "Highest Priority" as the most important issue. Overall, respondents indicated the most important issue was the tax burden (21 percent) followed by water and ground water quality and protection (19 percent) and preserving education facilities (15 percent).

Community Facilities and Services (Question 10-11)

Respondents were asked to rank the quality of village facilities and services (e.g., building code enforcement, public schools, road maintenance) from excellent to poor. Facilities and services which were ranked as excellent by respondents include: fire/rescue (39 percent), public school system (33 percent), and waste collection and recycling (28 percent). The facilities and services that were ranked poor by respondents include: building code enforcement (21 percent) and road maintenance and reconstruction (11 percent). A large portion of the respondents indicated they did not know the quality/level of service for the ambulance (45 percent), building inspections (38 percent), and building code enforcement (33 percent).

Respondents were also asked to indicate their satisfaction with the village's approach to wildlife management. Over half of the respondents (53 percent)

responded that they were satisfied with the approach, while 34 percent indicated they were not satisfied with the current approach. Survey respondents who indicated they were not satisfied were asked to specify the priority the village should place on addressing wildlife by species. Overall, these respondents indicated that the highest priority should be given to coyotes (28 percent), deer (24 percent), and geese (19 percent). Species that received a majority of “lowest priority” ranking include turkeys (52 percent) and geese (50 percent).

Natural Resources (Question 12)

Respondents were asked to rank the importance of a number of natural resources issues (e.g., tree cover, rivers and streams, steep slopes). Respondents overwhelmingly indicated that protecting the village’s natural resources was important or very important: protecting drinking water supply and ground water (88 percent), protecting tree cover (68 percent), and protecting floodplains and reducing flood hazards (67 percent). As before, community members were asked to select one of the issues ranked “Very Important” as the most important issue: almost half (44 percent) of respondents feel that protecting the drinking water supply and ground water was the most important issue and 9 percent of respondents indicated that protecting rivers and streams through riparian buffers was the most important issue. Twenty-nine percent of the respondents had no response to this question.

Economic Development (Question 13)

Since there are no commercial establishments in the village, residents were asked whether or not they would like to see a type of retail business, industry, or service that does not currently exist within the village. A large majority of the respondents (89 percent) indicated that they did not want any additional commercial/industry in the village. Of the respondents who indicated they would like additional commercial within the village (8 percent), they indicated their preference for a Target, recycling service, village pub, golf shop, and a small village center with small shops and a café.

Housing and Zoning (Questions 14-15)

The survey included questions on allowed land uses within the village. Eighty-seven of the community members who responded to the survey indicated that the current single-family only zoning should not be changed, while eight (8) indicated they would like other residential uses to be allowed. Of the sixteen (16) community members who indicated the zoning should be changed on the survey, nine (9) indicated that accessory dwelling units should be allowed, five (5) indicated that two-family housing should be allowed, and three (3) indicated that elderly housing should also be allowed.

Visions, Goals, & Objectives (Questions 16-18)

The final community survey questions were free answer questions directed at determining what village residents liked most about River Hills, if there was anything they felt should be changed in the village, and their vision for the village’s future. As expected, these open ended questions resulted in a range of responses. The following is a summary of the most frequent comments to each of the questions. A detailed list of all the responses from questions 16, 17, and 18 can be obtained by request.

When asked what they liked most about the Village of River Hills, residents’ most frequently mentioned (42 responses) the village’s diverse vegetation and wildlife, natural resources, river corridor, and the open space. Other items mentioned were the rural character of the community/roads and the low-density (29 responses), large lot sizes (21 responses), and convenience to work, shopping, transportation and downtown Milwaukee (20 responses).

In regard to what, if anything, village residents would like to see changed about River Hills, they expressed a desire for the following: a stronger environmental approach to protection and education (18 responses), a more transparent local government (11 responses), a more proactive village manager (11 responses), address road improvements (10 responses), Victor Harding appointed to Village Board (8 responses), and a more effective website and better communication between

the village government and residents (7 responses). A few community members also indicated that nothing about the village should be changed and that the village should stay exactly as it is today.

The last survey question asked community members to identify one vision for the Village of River Hills. As expected, there were a wide array of responses; however, the most frequent response (32 of 95 total responses) was that River Hills should be a community that emphasized environmental values and sustainable practices by protecting and preserving the wildlife, water resources, forests, open space, and ground water quality. As one residents stated, "Protect the quality of life that has made River Hills the undisputed best place to live in southeastern Wisconsin. That includes the natural habitats for the wildlife we can all collectively

enjoy." Another resident noted something similar: "A well protected, environmentally secure, gracious oasis resting within a vibrant urban setting." Other common visions for the future of River Hills were maintaining the community as it is now and not changing anything (9 responses), maintaining and encouraging high quality construction/well maintained homes and yards/high quality of life in the village (7 responses), preserving the quiet, private community (4 responses), protecting the existing rural character of the village(4 responses), maintaining the village's single-family residential character (4 responses), and maintaining the good schools in the community and area (4 responses).

Survey Results

RESPONDENT PROFILE

1. Are you a full-time resident ☐ or seasonal resident ☐ ?

- **Full-time: 97 or 96.0 percent**
- **Seasonal: 2 or 1.98 percent**
- **No Responses: 2 or 1.98 percent**

If you are a seasonal resident, please indicate the number of months per year you live in the village?

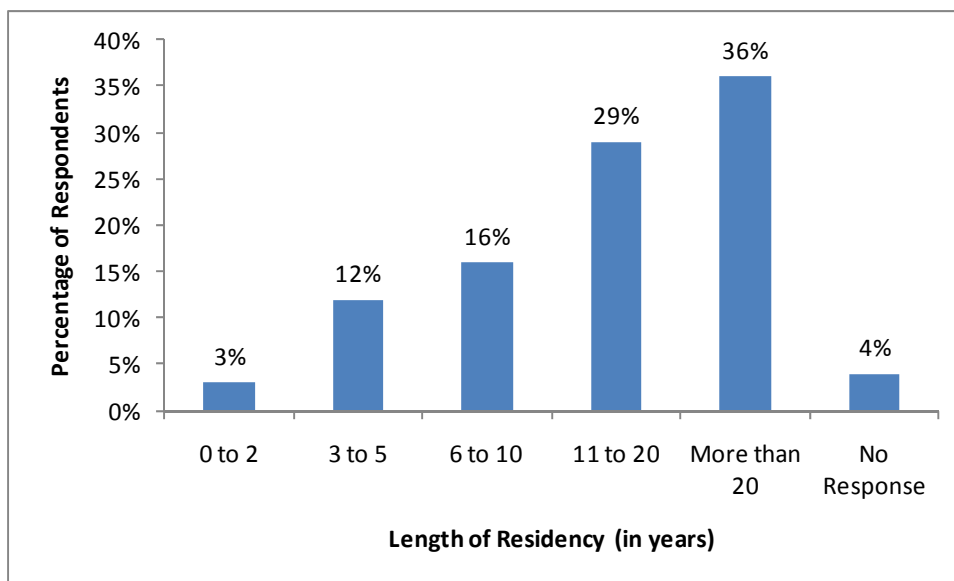
- **5 months: 1 response**
- **6 months: 1 response**

2. Do you own ☐ or rent ☐ your home?

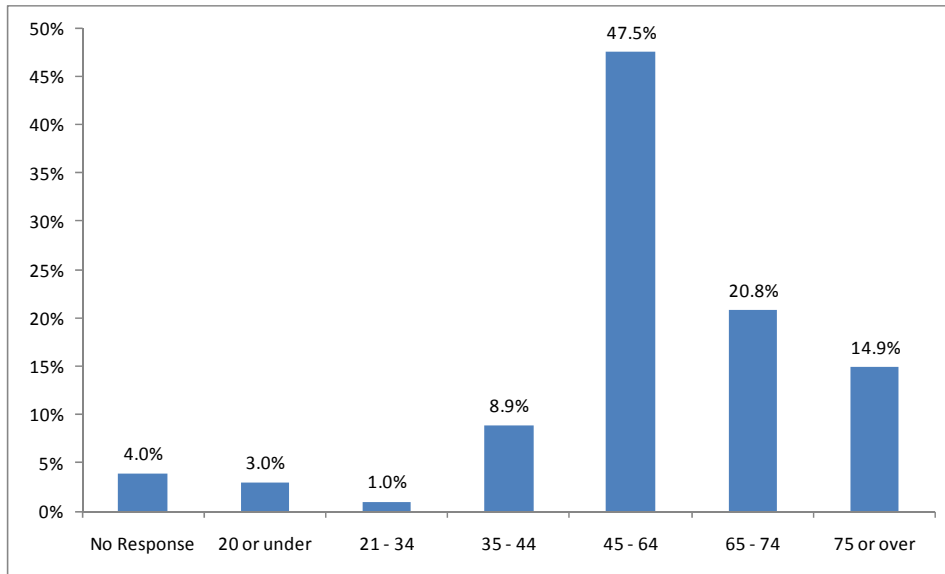
- **Own: 97 or 90.1 percent**
- **Rent: 0 or 0 percent**
- **Live With Parents: 1 or 0.9 percent**
- **No Responses: 9 or 8.9 percent**

3. How long have you lived in the Village of River Hills?

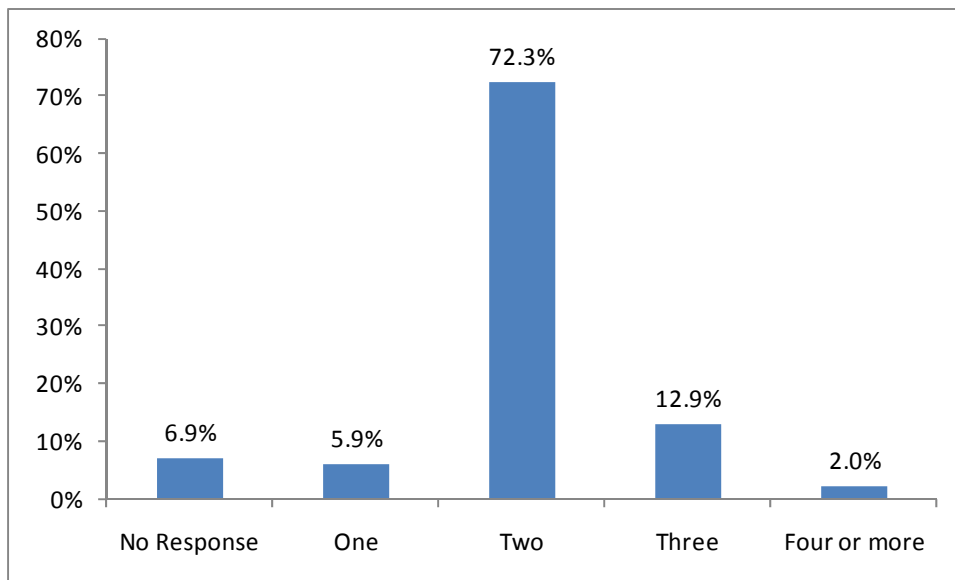
Number of years: _____ Number of months: _____



4. What is your age group? 20 or under ☐, 21 – 34 ☐, 35 – 44 ☐,
45 – 64 ☐, 65 – 74 ☐, 75 or over ☐

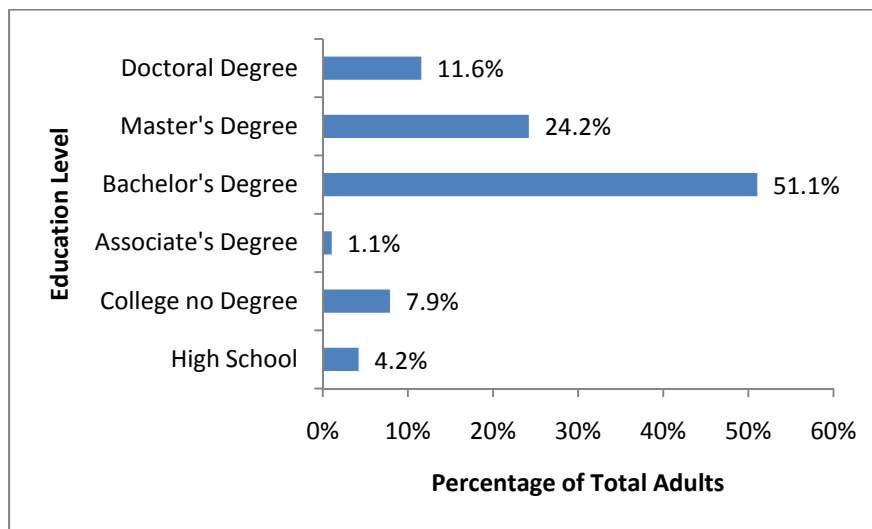


5. How many adults are in your household? one ☐, two ☐, three ☐, four or more ☐



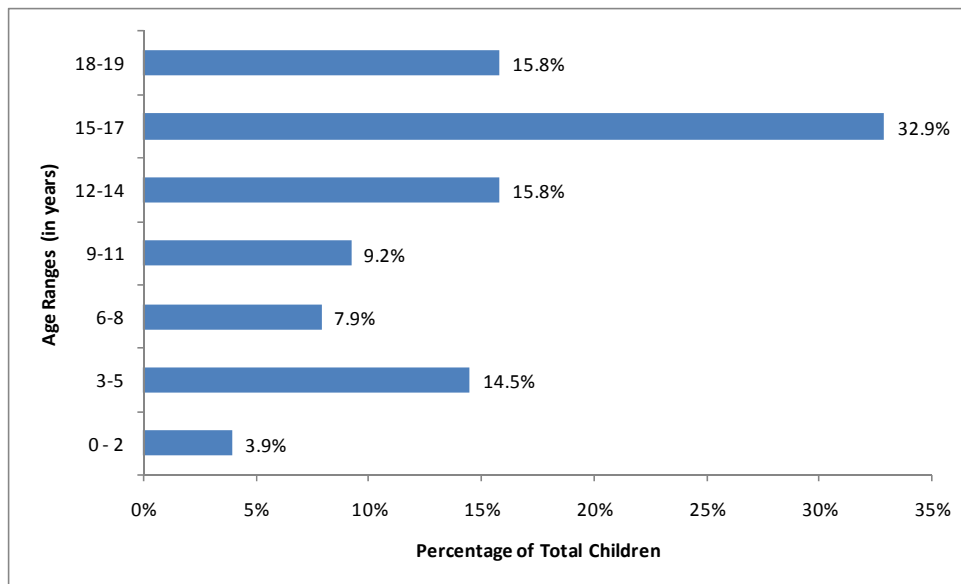
6. Please indicate the highest level of education for each adult in your household:

Adult	High School	College no Degree	Associate's Degree	Bachelor's Degree	Master's Degree	Doctoral Degree	No Response
Adult 1	3	4	1	47	22	11	7
Adult 2	2	5	1	47	22	11	13
Adult 3	3	5	0	3	2	0	88
Adult 4		1					100
Adult 5							101

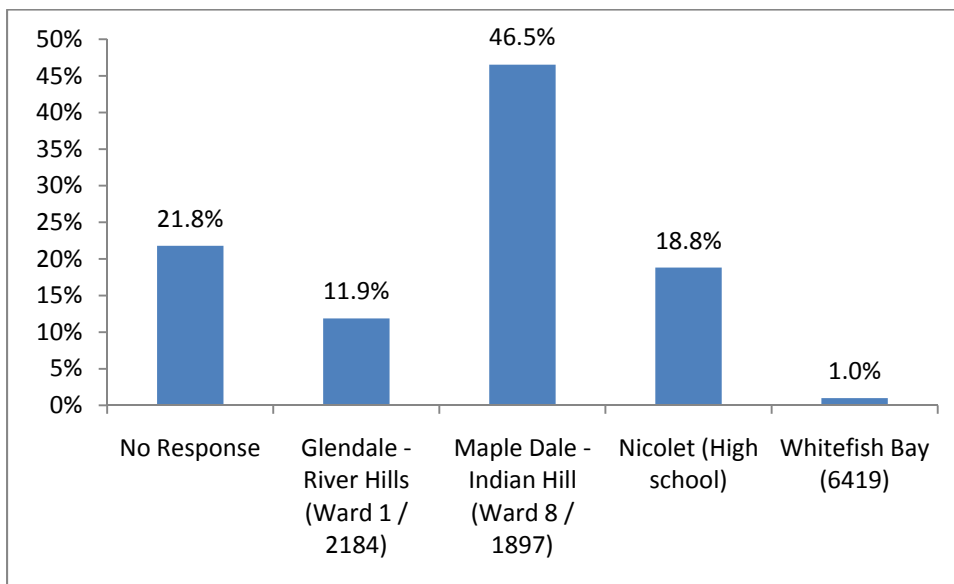


7. How many children or teenagers are in your household? Please indicate number of children and their ages.

Children	Age Ranges							Total	Percent
	0 - 2	3-5	6-8	9-11	12-14	15-17	18-19		
Child 1	1	4	1	4	4	5	7	26	34.2
Child 2	1	4	1	2	3	10	1	22	28.9
Child 3	0	2	1	1	2	7	3	16	21.1
Child 4	0	0	0	0	2	3	0	5	6.6
Child 5	0	0	0	0	1	0	1	2	2.6
Child 6	0	0	1	0	0	0	0	1	1.3
Child 7	0	0	1	0	0	0	0	1	1.3
Child 8	0	0	1	0	0	0	0	1	1.3
Child 9	0	1	0	0	0	0	0	1	1.3
Child 10	1	0	0	0	0	0	0	1	1.3
Total	3	11	6	7	12	25	12	76	
Percent	3.9	14.5	7.9	9.2	15.8	32.9	15.8		



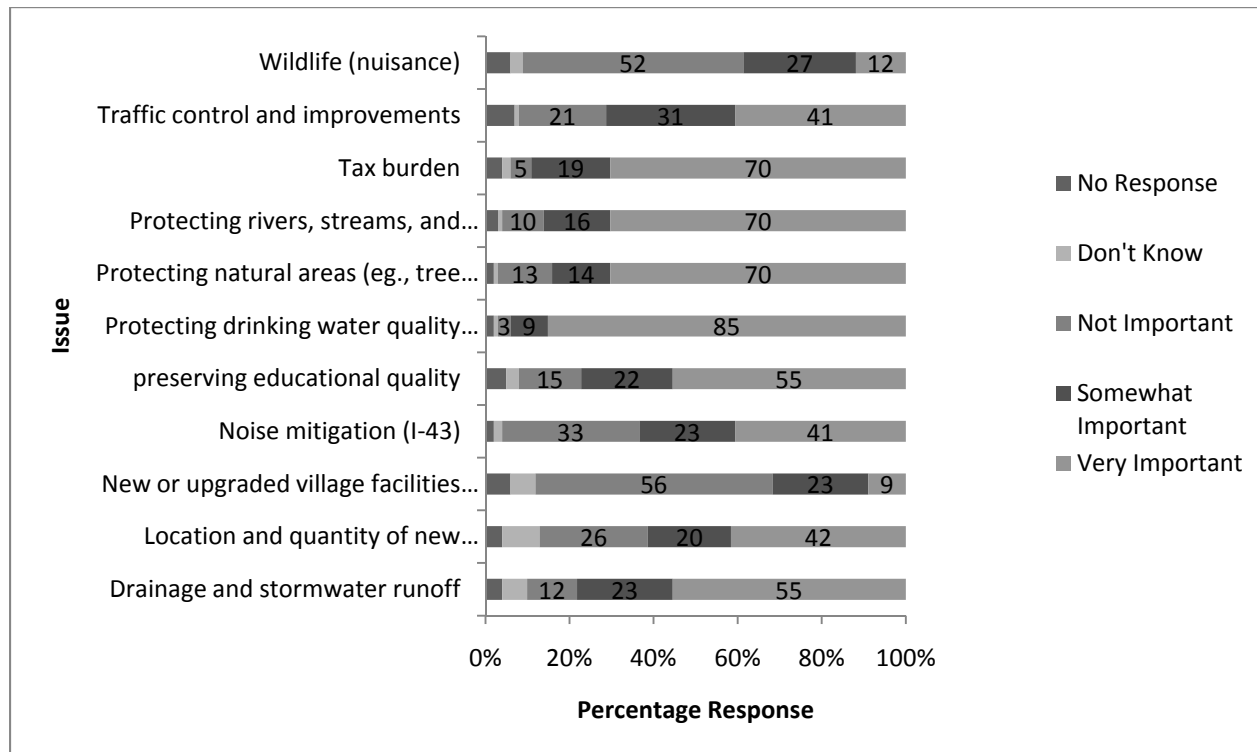
8. What school district do you live in? _____



GENERAL ISSUES

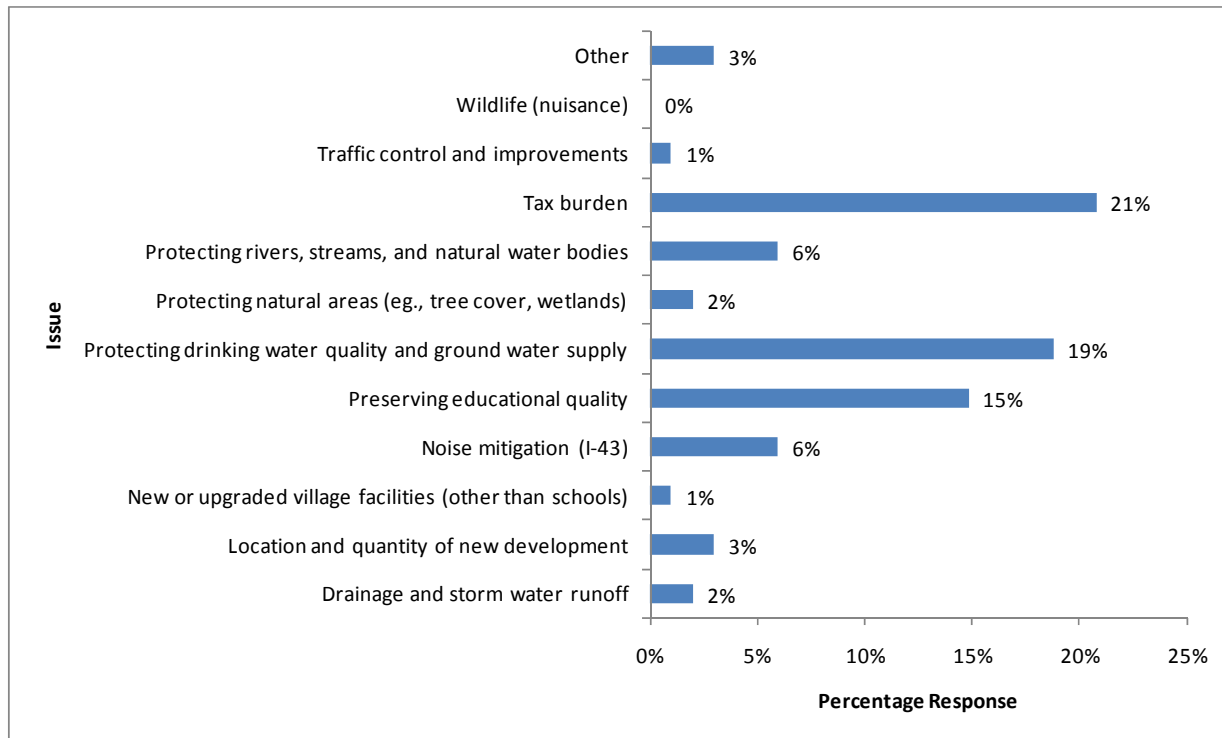
9. Please specify the priority the Village of River Hills should place on addressing the following general issues over the next five (5) years. Please indicate "don't know" if you have no experience or basis upon which to judge the general issue.

Issue	Priority					
	Highest	High	Moderate	Low	Lowest	Don't Know
Drainage and storm water runoff	5	4	3	2	1	0
Location and quantity of new development	5	4	3	2	1	0
New or upgraded village facilities (other than schools)	5	4	3	2	1	0
Noise mitigation (I-43)	5	4	3	2	1	0
Preserving educational quality	5	4	3	2	1	0
Protecting drinking water quality and ground water supply	5	4	3	2	1	0
Protecting natural areas (e.g., tree cover, wetlands)	5	4	3	2	1	0
Protecting rivers, streams, and natural water bodies	5	4	3	2	1	0
Tax burden	5	4	3	2	1	0
Traffic control and improvements	5	4	3	2	1	0
Wildlife (nuisance)	5	4	3	2	1	0
Other	5	4	3	2	1	0

**"OTHER" RESPONSES:**

- Wildlife/Nature: 4 responses
- Upgrade/a well equipped police equipment: 3 responses
- Village government transparency/accountability: 2 responses
- Safety: 1 response
- Littering: 1 response
- Speed limit enforcement: 1 response
- Village ordinance review-complete: 1 response
- Stray-loose cats: 1 response
- Dog ordinance: 1 response

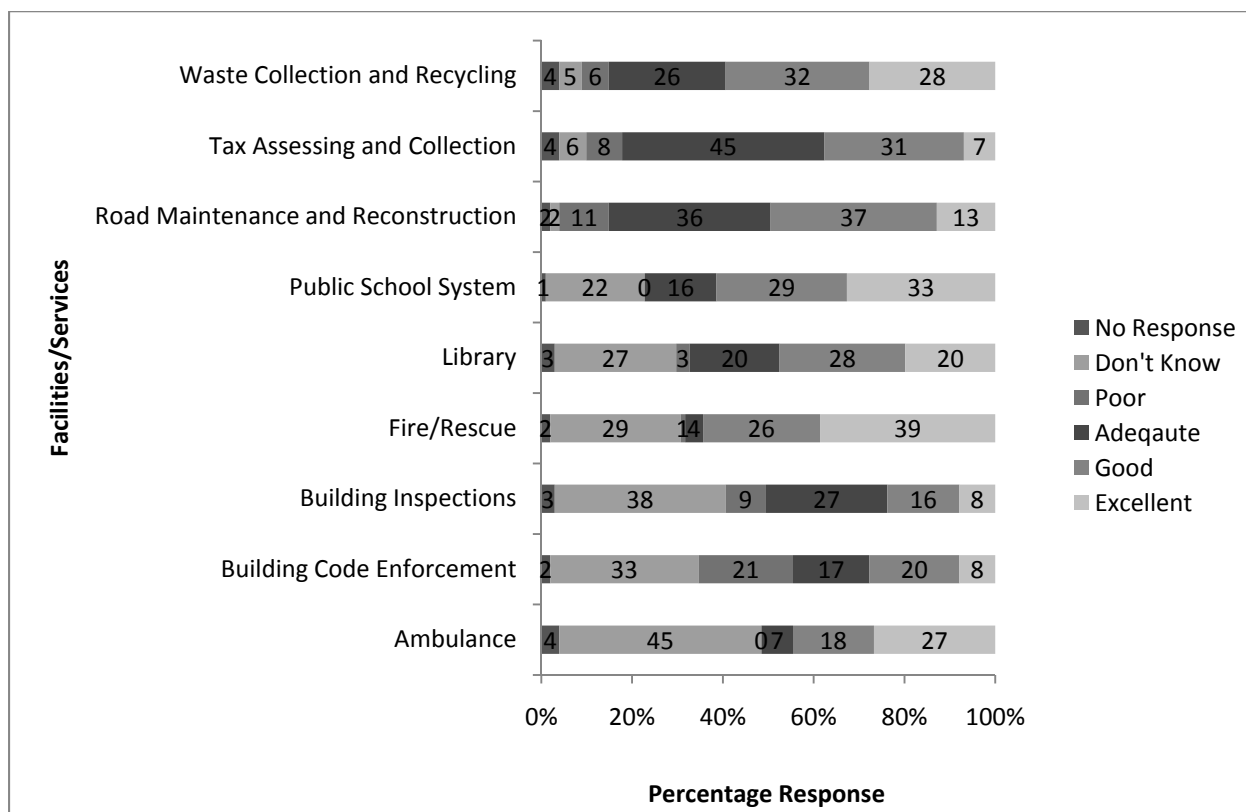
- a. Of the items ranked "Highest Priority," please indicate which **one (1)** is the most important: _____



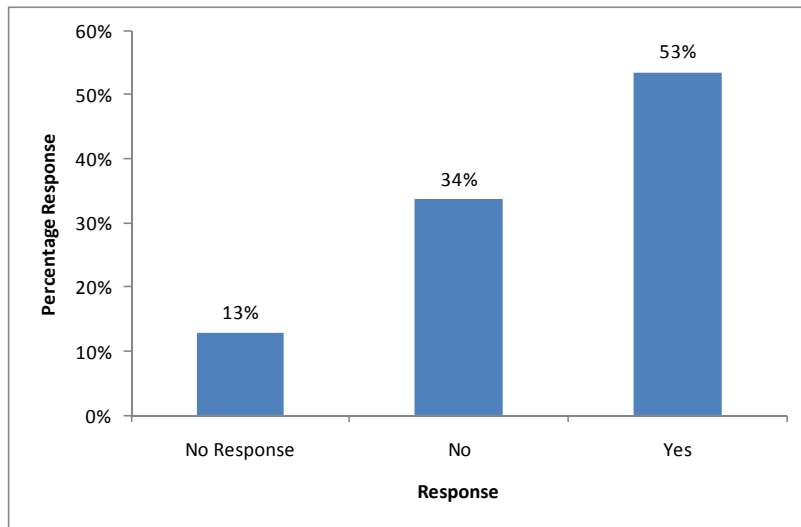
COMMUNITY FACILITIES AND SERVICES

10. Please rank the following village facilities and services as “excellent”, “good”, “adequate”, or “poor” by circling the appropriate letter. Please indicate “don’t know” if you have no experience or basis upon which to judge the general issue.

Facilities and Services	Excellent	Good	Adequate	Poor	Don't Know
Ambulance	E	G	A	P	DK
Building code enforcement	E	G	A	P	DK
Building inspections	E	G	A	P	DK
Fire/Rescue	E	G	A	P	DK
Library	E	G	A	P	DK
Public school system	E	G	A	P	DK
Road maintenance and reconstruction	E	G	A	P	DK
Tax assessing and collection	E	G	A	P	DK
Waste collection and recycling	E	G	A	P	DK

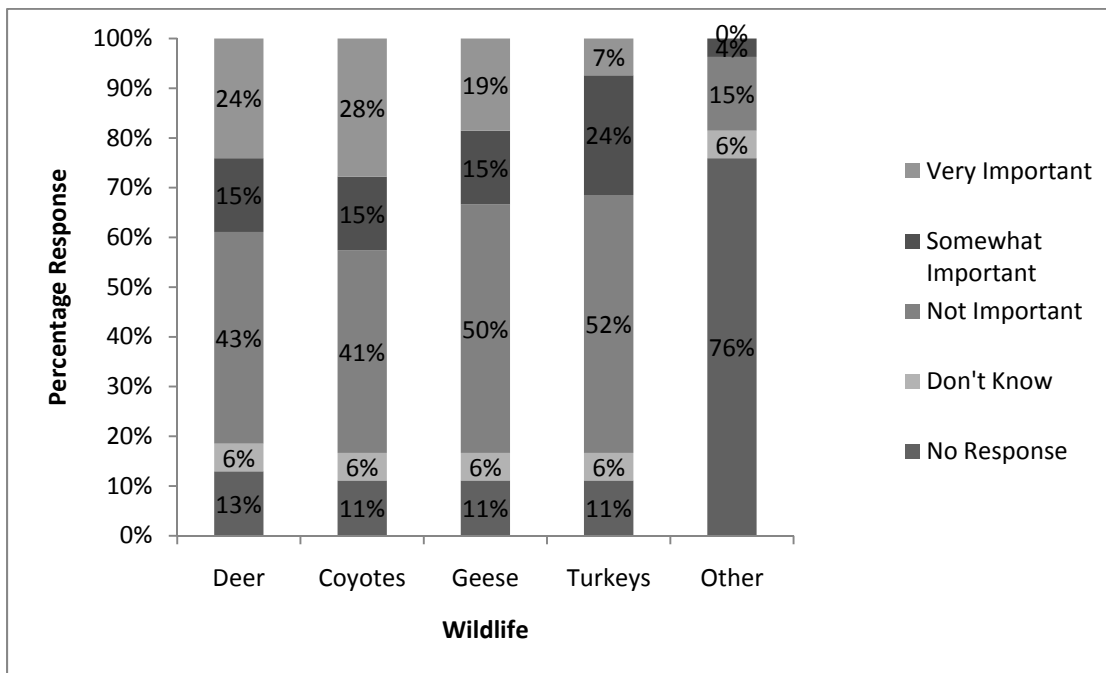


11. Are you satisfied with the Village of River Hills' approach to wildlife management? Yes ☐ No ☐



If no, please specify the priority the village should place on addressing wildlife management by species over the next five (5) years. Please indicate "don't know" if you have no experience or basis upon which to judge the general issue.

Wildlife	Priority					
	Highest	High	Moderate	Low	Lowest	Don't Know
Deer	5	4	3	2	1	0
Coyotes	5	4	3	2	1	0
Geese	5	4	3	2	1	0
Turkeys	5	4	3	2	1	0
Other _____	5	4	3	2	1	0



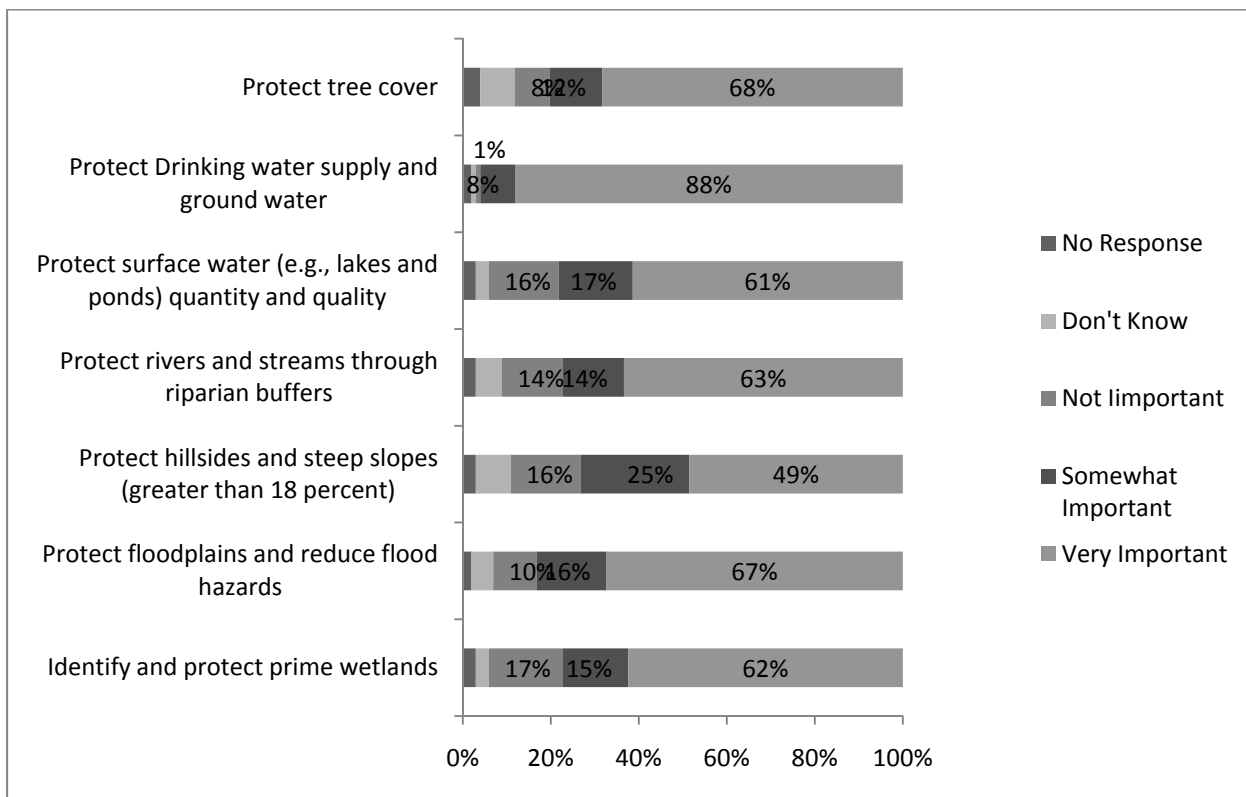
ADDITIONAL COMMENTS:

- The handling of wildlife in this survey is contrary to the claim that the Village is "Environmentally Aware." The wildlife of this village is part of the natural resources that share the earth with the human race. This survey mentions wildlife only in the context that it is a "nuisance" and in terms of whether or not it needs "management." There are many more wildlife species that could be added here as "nuisances" to the human race, ie squirrels, ground hogs, fox, doves, crows, rabbits, etc., etc. In fact, some people would rather eradicate as many species as possible to reduce or eliminate problems emanating from their existence. An "Environmentally Aware" village leadership would portray wildlife as a positive natural resource and advocate "management" (usually eradication) of only individual animals where they have caused major problems. The unmanaged, uncontrolled spread of the human race is the interloper in our world and the failure of humans to control its numbers is eradicating entire species, one after another, of animals, birds, and fish that have been forced out of their habitats or preyed upon by humans as food or adornment. These animals have been on earth as long as humans have been and have evolved along with humans from the beginning of creation and deserve much better than getting forced out of existence. This Survey has been fatally skewed as far as this household is concerned.
- I don't think they need to currently "manage" the wildlife.
- Enough! Don't do any more!!
- Don't know about the village's approach to wildlife management
- Don't know. We welcome all wildlife -- doesn't seem to be a need for any particular management at this time.
- I enjoy the wildlife!
- I prefer to enjoy all of the wildlife.
- River Hills should be an excellent habitat for wildlife preservation & protection. What do you mean by "management?" Who "manages" us? From Q 12: Every one of these items is "very important" for the sustainability of our Village.
- Deer highest priority living with them vs. removing them. I refuse to indicate that deer are the priority in fear that this means removing them (i.e. nuisance). Need garden planning education for planting not bothered by deer, other desirable wildlife.
- Inhumane trapping of deer more sharp shooting

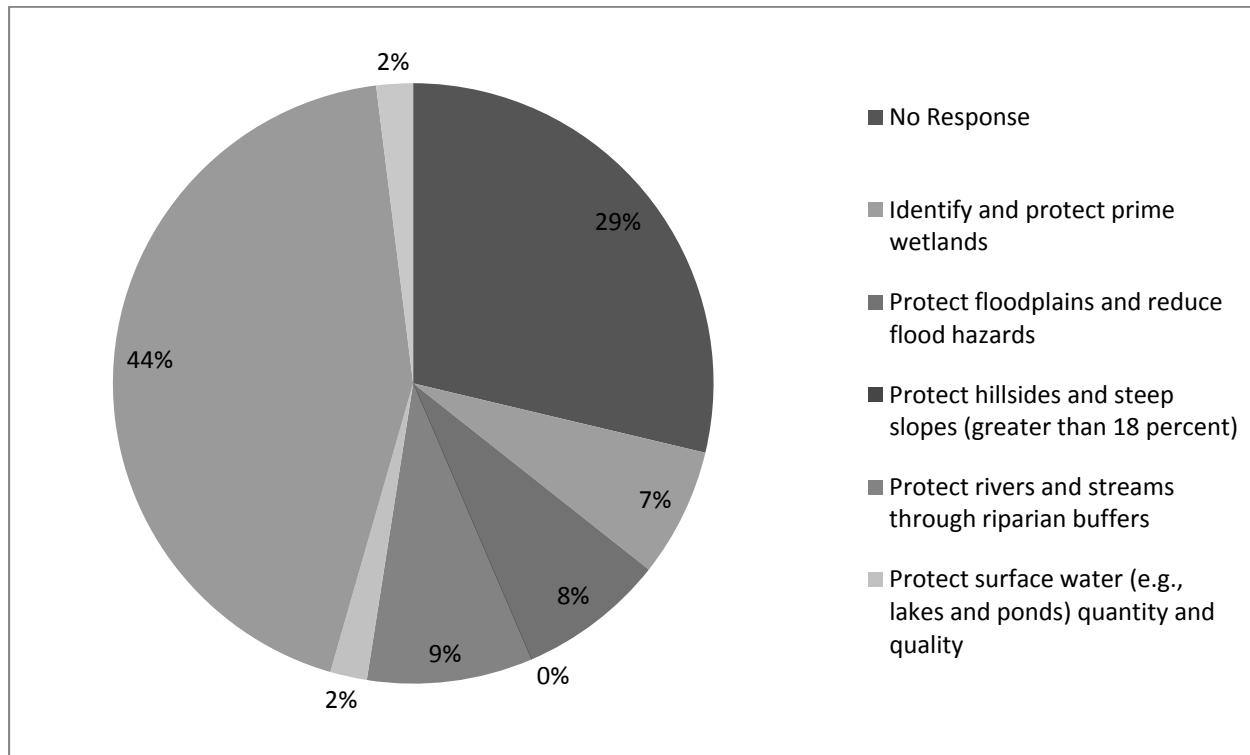
NATURAL RESOURCES

12. Please circle the number indicating the level of importance that the Village of River Hills should give to the following items:

Issue	Very Important	-	-	-	Unimportant	Don't Know
Identify and protect prime wetlands	5	4	3	2	1	0
Protect floodplains and reduce flood hazards	5	4	3	2	1	0
Protect hillsides and steep slopes (greater than 18 percent)	5	4	3	2	1	0
Protect rivers and streams through riparian buffers	5	4	3	2	1	0
Protect surface water (e.g., lakes and ponds) quantity & quality	5	4	3	2	1	0
Protect the drinking water supply and ground water	5	4	3	2	1	0
Protect tree cover	5	4	3	2	1	0



a. Of the items ranked "Very Important," please indicate which **one (1)** is the most important:

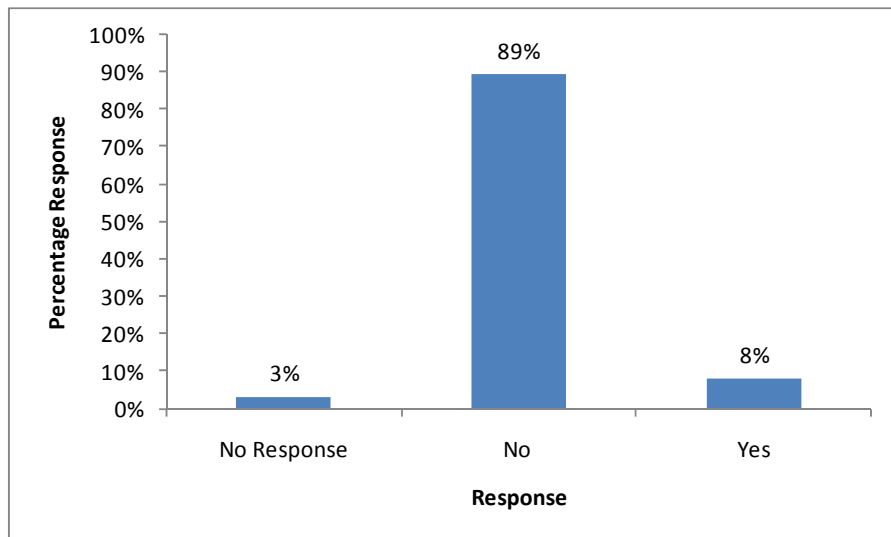


ADDITIONAL COMMENTS:

- People should be trusted/given info to protect the above. I don't want to be dictated to by RH!
- It is impossible to do that [pick "most important"] because each one of these issues is integrally related to the others. You cannot address one without impacting the others and taking into consideration the others.
- Prevent Removal of trees adjacent to river
- Depends on whether there is a current problem.
- Every one of these items is "very important" for the sustainability of our Village.
- Our citizens are already responsible and don't need policemen to guide them!
- Tree disease control - emerald ash borer & Dutch elm gypsy moth

ECONOMIC DEVELOPMENT

13. Is there a type of retail business, industry, or service that does not currently exist in the Village of River Hills that you wish were available? Yes ☐ No ☐



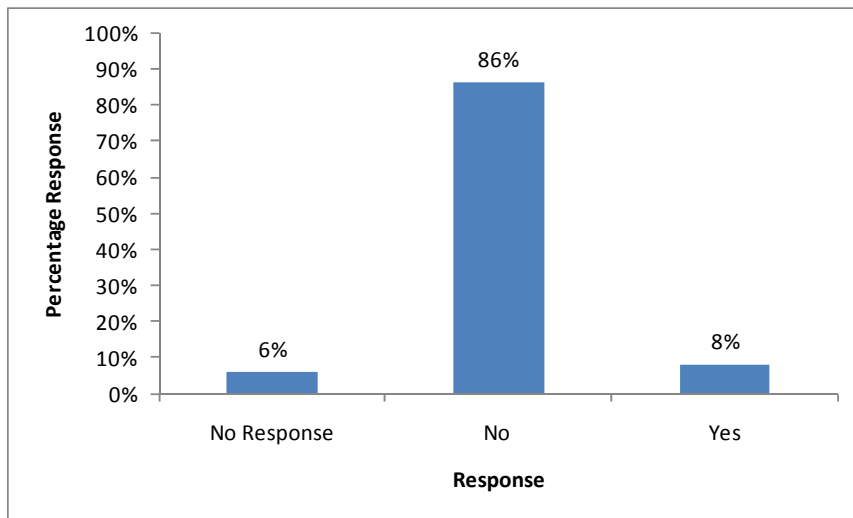
- a. If you indicated "yes," please indicate what kind of business, industry, or service

Business, Industry, or Service:

- Upscale "super" Target
- Many
- Recycling service
- Village pub!
- Golf shop
- Public park/playground
- remove leaves as village did 25 years ago
- A focal point for the village with café, small shops would be nice -- as in old days of Lake Forest, Illinois -- Village Square

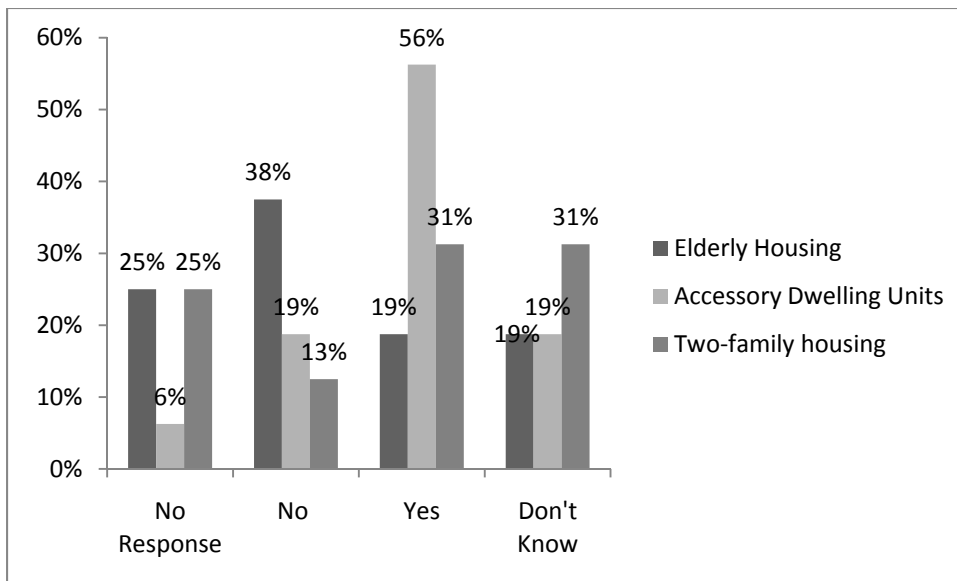
HOUSING & ZONING

14. The Village of River Hills is zoned single-family residential. Would you like this to be changed? Yes ☐ No ☐



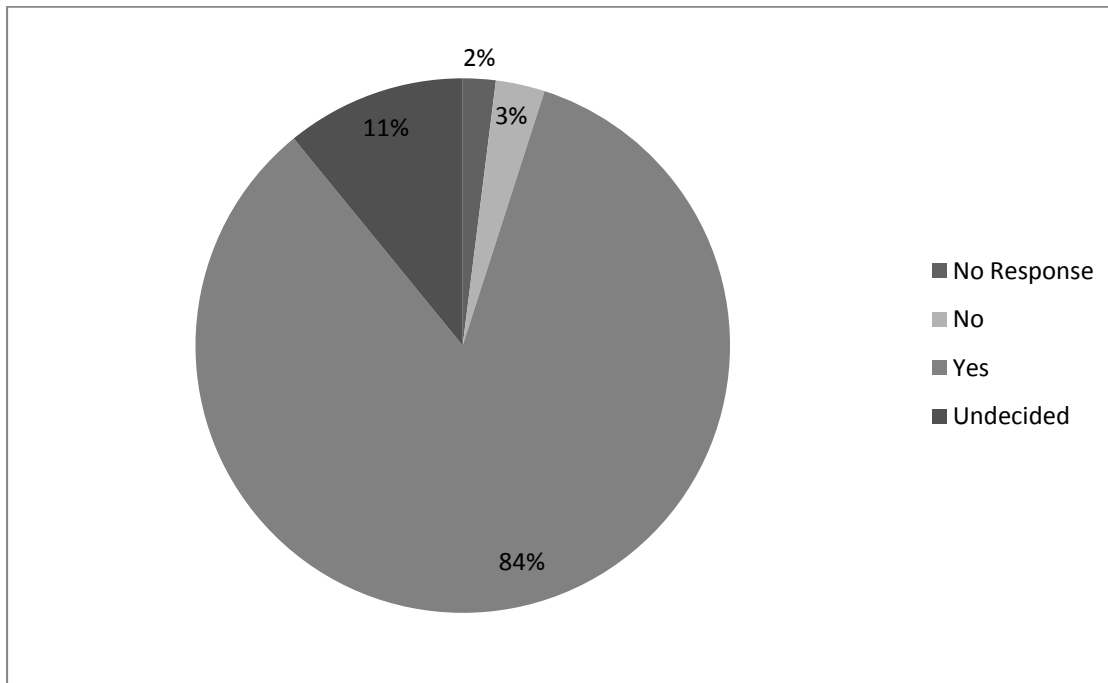
If 'Yes,' what type of housing would you like allowed within the Village of River Hills?

Housing Type	Yes	No	Don't Know
Elderly housing	Y	N	DK
Accessory dwelling units	Y	N	DK
Two-family housing	Y	N	DK

**ADDITIONAL COMMENTS:**

- 60% have as a deed restriction. The result of hired special planners attempt to revise present laws (about 1960-5)
- Don't care (note: respondent did specify what types preferred).
- I do feel that parents should be allowed to live w/ children

15. The Village of River Hills is zoned single-family residential. Do you believe that the Village of River Hills is appropriately zoned?
- Yes ☐ Undecided ☐ No ☐



- a. If no, please indicate what is wrong and what improvements could be made.

OTHER COMMENTS:

- We are lucky! The village is wonderful to live in as it is and we want to keep it that way!
- As RH population ages, community might consider housing opportunities/options expanded for this market
- Zoning laws are not uniformly enforced
- Generally yes
- Properties are generally large. I believe accessory dwelling units could be allowed without detracting from property values or the single-family residential atmosphere.
- Should re-examine policies as time passes -- inflexible 5 acre, items above [comment on Question 13 - Economic Development]

VISIONS, GOALS, & OBJECTIVES

16. What do you like most about the Village of River Hills?

RESPONSES

- Diverse vegetation and wildlife/Natural resources/River Corridor/Open Space: 42
- Rural character of community and roads/low density: 29
- Large lot sizes (and minimum 5 acre residential lots): 21
- Convenience to work, shopping transportation/Downtown Milwaukee: 20
- Quiet neighborhoods: 16
- Police and fire service: 16
- Privacy: 16
- Safe neighborhoods: 13
- Totally residential-no commercial property: 13
- Schools: 7
- Older, well-built and cared for homes and yards: 5

17. What would you most like to see changed about the Village of River Hills?

RESPONSES

- Stronger environmental approach/protection and education: 18
- Village manager needs to be more proactive/government transparency: 11
- Nothing: 11
- Road improvements: 10
 - Less traffic on Green Tree Road
 - Less traffic on River Road
 - Noise problems on I43
 - Noise problems on Brown Deer Road
 - Better enforce traffic speeds on Good Hope, Brown Deer, River Road
 - Improve road appearance on Brown Deer and Good Hope
 - Better control of University School Traffic
 - Signal at Brown Deer and Spruce
 - Rebuild Good Hope Road and County Line Road
- Victor Harding in office: 8
- More effective website/better communication to residents (i.e., a couple village notice boards): 7
- Stronger design guidelines for homes (i.e., stronger “Green” development principles, discouraging “McMansion” etc.): 6
- Property assessment inconsistencies (especially with Milwaukee County Club): 5
- Walk/Run/Bike/Hike facilities: 3
- Address invasive species issue of garlic mustard, buckthorn, emerald ash borer: 3
- Be able to build a single family home on one acre/accessory dwelling units: 3
- Less regulation/environmental policing: 2
- Better equip police department: 2
- Improve education system: 2
- Ban Signage: 1
- Lower taxes: 1

18. If you could identify one vision for the Village of River Hills, what would it be?

RESPONSES

- Emphasis on environmental values and practices/regulations/sustainability/nature: 32
- Stay the same/continue as is: 9
- Encourage high quality construction/well maintained community/ maintain high quality of life: 7
- Protect rural character: 6
- Honest, transparent and informative local government: 6
- Community Diversity: 4
- Quite, private community: 4
- Single-family residential atmosphere: 4
- Good Schools: 4
- Low cost government/low taxes: 3
- Maintain private property rights: 3
- Provide community area/public places (i.e., picnic areas, trails/paths, meeting space etc.): 3
- No more commercial of schools: 2
- Safe community: 2
- Maintain effective police department: 1
- Enforce speed limits: 1
- Control deer and coyote population: 1
- Respond to needs of young demographics: 1
- Technologically advanced: 1
- Fewer signage: 1

Appendix C: River Hills Municipal Survey

Summary

In May 2009, a survey was distributed to all of the Village of River Hills' Plan Commissioners and Village Trustees in order to assist in identifying key planning issues in the village. Seven of the fifteen emailed surveys were returned, a 47 percent response rate. The following text is a summary of the responses in order of topics covered in the survey.

Existing Planning Framework

With respect to the current zoning ordinance, respondents were somewhat divided on the effectiveness of the current zoning ordinance. Several of the municipal officials who responded to the survey expressed that overall the municipal code has worked well over time and offers the village sufficient land use control. The merits of the existing code, as noted by three of the respondents, include maintaining open space and the village's rural residential character through the 5 acre minimum single-family lot size which also preserves privacy. However, some of the respondents (three out of seven) indicated that there are a number of shortcomings, including drainage and runoff issues not being adequately addressed and the 5 acre minimum lot size separates neighbors to the point of detracting from a sense of community within the village. Concern was also expressed that the age of the ordinance and lack of ties to any sort of comprehensive planning has resulted in development that has consumed the natural habitat, drainage, watershed, and river corridor.

Community Character

Several municipal officials indicated that the village is becoming more ethnically diverse, whereas four responded that the community has seen very little change over the past decade. One respondent expressed concern that the recent proliferation of new

home construction is leading to a decline in the community character and suggested that set-back lines, parcel size and other land use requirements be mandated to prevent further decline of the village's character. Respondents identified several trends and/or issues that could affect the River Hill's character: state, federal, and Department of Natural Resources (DNR) policy changes (i.e., local zoning and/or police powers, protected areas, floodplain mapping); a lack of municipal control over the use of herbicides and pesticides; aging population; economic adversity; and a lack of planning in the surrounding communities to address sprawl, traffic, and watershed problems. With respect to community decision-makers, one respondent felt that the village was too lax on grading, habitat removal, and corridor protection throughout the village, while another respondent expressed concern that decision-makers are too demanding and subjective regarding development quality.

Land Use

Municipal officials were asked to identify issues regarding the type and quality of land use within the village. One item of concern was the village's lack of any overall plan for water, well water protection, drainage, delineation of wetlands, and stream protection, as well as a desire for stronger compliance with environmental ordinances. Another issue was the impact special uses and non-conforming uses have on adjacent properties as well as the potential impact they could have on the village's ability to provide necessary services without additional cost to the taxpayers. While two municipal officials indicated that there were no conflicting land uses, the other officials identified the following conflicts:

- Milwaukee Country Club and the Village of River Hills have been in conflict over five foot river bank protection ordinance

- Wetlands that need to be protected for the good of the village vs. residents who want to protect their investment and be able to sell lots
- Potential conflict in the parts of the village that are subject to flood plain zoning and Shoreland/wetland zoning district
- Large acreage requirements for single-family residences vs. public access

A number of issues pertaining to development in the surrounding communities were also expressed, including:

- Drainage from Mequon into River Hills in the Fish Creek area resulting in flooding in that area
- Communities surrounding River Hills are fully developed
- Pick-n-Save shopping center has increased traffic in that area
- Bayshore Mall has put a strain on the North Shore Fire and Rescue Department

Environment

Municipal officials were asked to identify key environmental features in and around the Village of River Hills and how the features are or could be preserved and/or enhanced. Key environmental features which respondents named include: wetlands (on private properties), Milwaukee River and all streams, forested lands, wildlife, natural vegetation, and water quality. Responses to how the features could be preserved and/or enhanced included the delineation of wetlands and reduction in the use of herbicides and pesticides which leach into the water table affecting potable water and killing wildlife. Concern was also expressed that the Milwaukee River is still listed on the EPA and WisDNR impaired waterways list.

Municipal officials indicated areas within the village where there are problems with storm water and/or flooding:

- North of Brown Deer and on the east side of Spruce Road
- Greenbrook Road and Greenbrook Court
- Localized flooding along Indian Creek, South Branch Creek, and Tributary to Fish Creek
- Manor Lane
- Range Line Road, north of Brown Deer Road—wetlands fill on eastern properties

Housing

The majority of municipal officials who responded to the housing questions, four out of five, expressed their satisfaction with the current type of housing allowed in the village, though one respondent indicated that elderly housing would seem like an appropriate use. The officials indicated that overall the village did not have any maintenance problems and rehabilitation was not needed on the existing housing stock. However, one municipal official noted that some village residents have complained about construction equipment and building debris visible at an abandoned house on Spruce Road and Larkspur Road and that there is no village ordinance addressing how long equipment and detritus can be left in a yard or, if there is, the ordinance is not being enforced.

Transportation

All of the municipal officials that completed the transportation questions indicated that the village's current transportation network suits the community's needs; however, improvements could be made such as fixing the facing on the Range Line Bridge, addressing the trash on roadsides and parkways, and improving traffic flow. Officials listed the following concerns in regard to transportation issues within the Village of River Hills: a lack of bikeways on Brown Deer Road providing safe access, especially for kids, to the shopping center and park and ride, increased road construction costs, and potholes.

Municipal officials identified the following as problem roads and/or intersections:

- Increase of traffic along Green Tree Road
- Traffic on Good Hope Road is too fast
- School traffic on Spruce Road

With respect to the village's relationship with Milwaukee County DOT and WisDOT, one official indicated that there are no points of confrontation between the different jurisdictions, while two other officials noted that Milwaukee County DOT and WisDOT either ignore River Hills as much as possible or the village is not a priority given its low population density.

Intergovernmental Issues

In general, the municipal officials who responded to the survey were not aware of any existing problems between the Village of River Hills and the surrounding communities, and they indicated the relations are generally good with respect to the shared library, fire protection service, and the police department cooperation. One official noted that this form of cooperation may be a good idea for addressing issues such as traffic, land use, and conservancy.

Community Facilities and Services

All of the municipal officials that responded to the survey indicated there is adequate space for schools, police, and other community facilities. Concern over the lack of park space within the village except at the Village Hall was expressed, and one official indicated that more public space would be nice and the Milwaukee Country Club may make a nice park area.

While all of the respondents indicated that there were no issues with the village's drinking water quality, several officials expressed their desire for implementation of an annual potable water testing program throughout the village to ensure and maintain the village's existing water quality.

Communication

With respect to communication between the village and residents, municipal officials suggested that the village's website needs to be more informative, more up to date, and offer bill paying online. Other changes in how the village communicates with village residents included more email updates and a day when the village manager and the village president have open house hours—both of which are intended to make the local government more open and transparent.

