

**MINUTES OF THE VILLAGE OF RIVER HILLS
PLAN COMMISSION MEETING
MONDAY, NOVEMBER 10, 2014 AT 4:00 P.M.**

1. **ROLL CALL** was answered by Chairman Brunner, Commissioners Anderson, Stanford, Emir and Robertson. Also present were Village Attorney Bill Dineen and Village Manager/Clerk/Treasurer Chris Lear. The meeting was called to order at 4:00 P.M.
2. **AGENDA:** Motion by Anderson/Stanford to approve the agenda. Motion carried unanimously.
3. **APPROVAL OF MINUTES:**
Motion by Emir/Stanford to approve the minutes of the April 15, 2013 meeting. Motion carried unanimously.
4. **DISCUSSION/ACTION ON THE PETITION OF NICOLET HIGH SCHOOL, FOR A ZONING TEXT AMENDMENT:** Superintendent of Schools Robert Kobylski gave a presentation on the athletic facilities and upgrade repair project. He said their athletic facilities planning committee developed three projects, from which the School Board selection option 2. It calls for a major upgrade in current outdoor athletic facilities, as outlined in the submittal. All traffic for the future athletic facilities will be generated from existing parking lots and driveways. There will be no increase in Green Tree Road traffic. Current driveways located on Green Tree Road and Jean Nicolet Drive will be discontinued and relocated to below and south of the current tennis courts. The property will feature a 20 foot minimum landscape buffer along the property line to the west and has a slope of 15 feet from north to south. The tennis courts will be constructed into the hill, with 3 tiered, terraced levels. The highest court will be at grade or lower. Storm water will be collected on site and will run from north to south. The lighting for the tennis courts will be of the Musco type and will be "cut off" photo metrics so that no light will spill over onto the neighbor's property.

Pat Litzow, 633 W. Green Tree Road who lives next door said she doesn't want a lot of kids on her property as a result of this development. She appreciates the current "ambiance" in the area and doesn't want her back yard to become a park. School officials responded there will be no access to her property from their land. Recreation Director Kurt Kachoni stated the tennis court lights are not for public use in the evening. A 45 foot buffer with landscaping berm is currently planned.

Trustee Steve Anderson stated he feels the school should be held in some way to their pledge to not spend tax dollars on maintenance of this facility. Bob Kobylski noted this is a 2 – 4 year fund raising project. President Brunner stated he feels the Nicolet School District has done an excellent job of communicating with neighbors, much like what University School of Milwaukee has done in the past. Sallie Alefsen, 715 W. Green Tree Road added that she feels loitering students near the courts would be a problem. Bob Kobylski stated the school district fence should keep students off neighboring private property.

The Village Attorney explained that the proposed text amendment was necessary for the Nicolet High School District to seek a special use permit for the proposed tennis courts in River Hills. Motion by Anderson/Stanford to approve the text amendment as presented. Motion carried unanimously.
5. **DISCUSSION/ACTION ON THE APPLICATION OF NICOLET HIGH SCHOOL FOR A SPECIAL USE PERMIT:** Motion by Anderson/Stanford to recommend approval of a special use permit with the Village Attorney to include a provision to ensure that the tax payers will not have to pay for this project. Motion carried unanimously.
6. **DISCUSSION/ACTION ON A PROPOSED LAND DIVISION FOR 750-800 W. BRADLEY ROAD:** Property owner Jim Connelly presented. Neighbor Thomas Hauske, 1030 W. Bradley, the neighbor to the west will be buying the lot. This is a simple land division, creating three parcels out of one. Motion by Anderson/Emir to recommend the land division to the Village Board. Motion carried unanimously.
7. **ADJOURNMENT**
Motion by Anderson/Stanford to adjourn. Motion carried unanimously. The meeting adjourned at 5:03 p.m.

Respectfully submitted,
Christopher B. Lear, Village Manager/Clerk/Treasurer