



RIVER HILLS TID PLAN

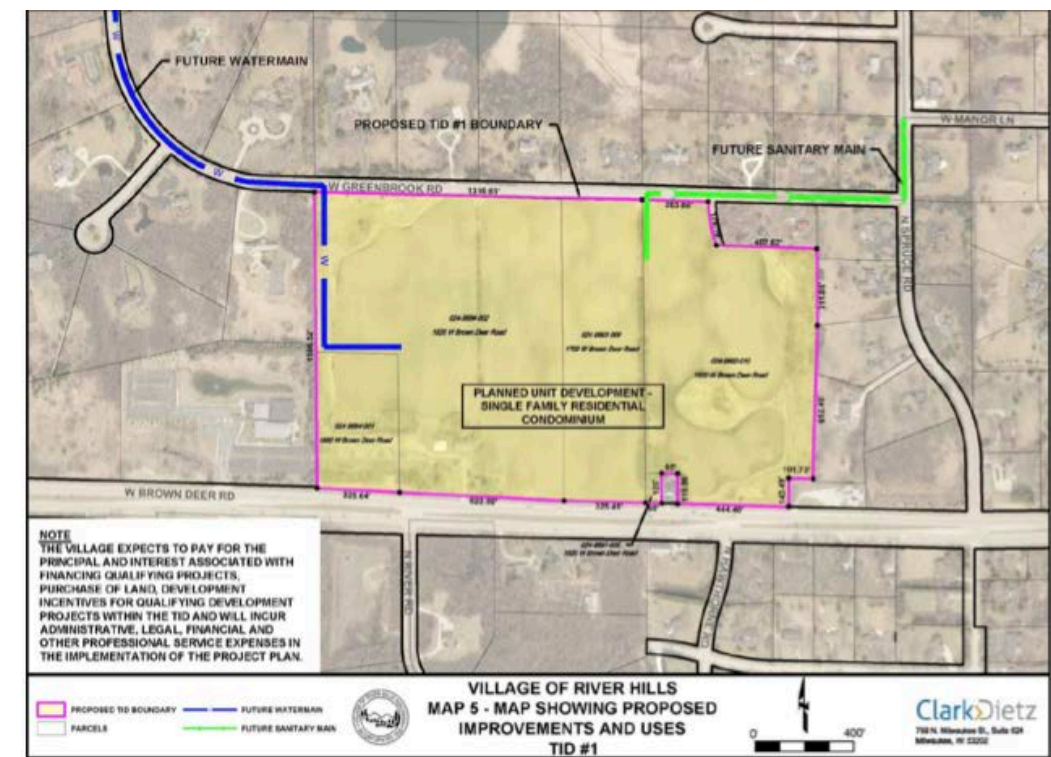


RIVER HILLS TID PLAN

OVERVIEW

Our goal is to ensure that our River Hills community directs the future of the property known as Eder Farm - 53.4 acres located between West Brown Deer Road and West Green Brook Road.

No development plans have been made yet. We will seek community input and have a public process to determine plans for any potential future development on this site.



LAWSUIT RESOLUTION



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The TID plan also enables the Village to fund its settlement agreement with RRH LLC regarding its lawsuit connected to this site.

The lawsuit will be dismissed and the land conveyed to the Village.

TID FINANCING



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The TID financing will enable the Village to resolve the lawsuit, develop plans, and establish goals for the site. The Village will then select a developer to implement the Village's development plan.

The proposed TID financing would allow the Village to:

Fund the acquisition of the property

Plan its ultimate use and work toward a long-term solution for Village fiscal needs

Finance public improvements as necessary and approved by Village trustees

Enable potential future private development

PROJECT BENEFITS



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The potential development of the property would bring long-term economic benefits for the Village and its residents, provide additional stormwater retention capabilities, and serve existing River Hills residents by filling a need for single-family residential options.

The Village will develop plans and establish goals for the site and will then select a developer to implement the Village's development plan.



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DEVELOPMENT GOALS



One access point,
eliminating traffic
impacts



Significant berm and
landscaping buffers
around the development



Preserve wetlands and
natural areas



Single-family,
single-story
residential



Water connections
for Village residents



\$36M

in property value



Property Tax



Revenue for
Village
Services

PROJECTED TIMELINE

	The Village Board will consider a resolution authorizing the issuance of debt to pay for land acquisition as outlined in the Project Plan.		The River Hills Plan Commission will hold a public hearing on the Project Plan and will consider approving the TID boundaries and TID project plan.		Joint Review Board will convene to consider the final TID plan.		The Village will seek community input on a development plan for the site, which is currently being developed in partnership with a consultant.
SEPT 9	SEPT 16	SEPT 28	SEPT 29	OCT 21	OCT 28	END OF OCT	NOV 2020
The draft Project Plan is available for review upon request at Village Hall and online at riverhillswi.com/project-plan/		A Joint Review Board - representing the Village, School Districts, County, MMSD and Technical College - will meet to review the Project Plan, appoint a chairperson and public member, and set the next meeting date. JRB will meet again to consider approval of the TID following Village Board approval.		The River Hills Village Board of Trustees will consider approving the Project Plan and approving the TID boundary.		Village will complete purchase of land.	



NEXT STEPS | POST- APPROVAL



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Create Development Plan

The Village would proceed with public input at public meetings to consider and set the specifics for any future development and will conduct planning work with Carolyn Esswein, a consultant from Ce Planning Studio and a Professor of Practice at the University of Wisconsin-Milwaukee School of Architecture and Urban Planning (SARUP). Carolyn is a recognized community planner and has experience planning with environmental considerations in mind.

Select Developer:

The Village would then seek out a developer to implement the Village's plan.