

# RIVER HILLS PROJECT PLAN

The Village has agreed to acquire 53.4 acres of land located between West Brown Deer Road and West Green Brook Road. This acquisition will enable the Village to plan and direct the future use of this property in the best interest of the community and its residents.

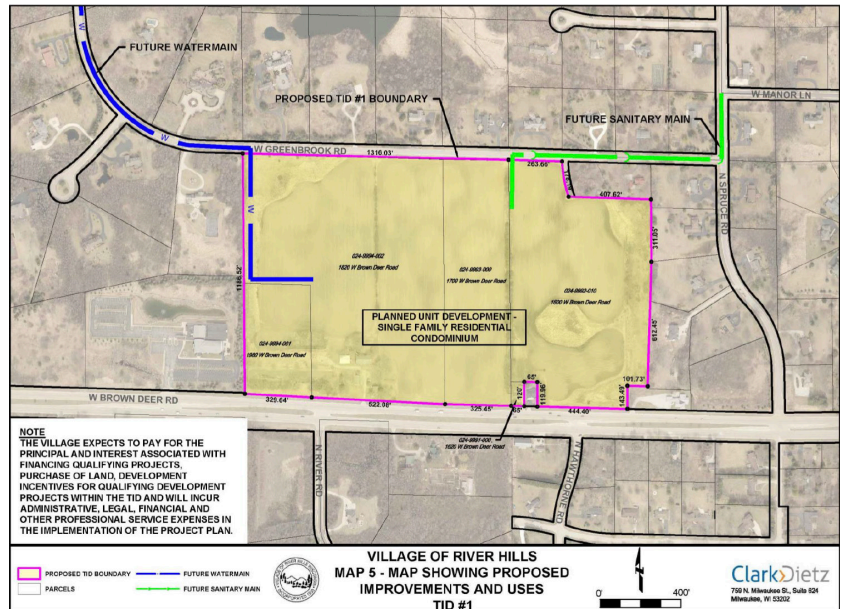


## PROPOSED PROJECT PLAN

The Village of River Hills has developed a Project Plan that would fund the acquisition of the property, plan its use, and complete public improvements to the site for future private investment. The project would be funded through the creation of a Tax Increment District.

## PROJECT BENEFITS

The development of the property will bring long-term economic benefits for the Village and its residents, provide much-needed stormwater retention capabilities, and serve existing River Hills residents by filling a need for single-family condominiums. **The Village will set the plan for the site and then identify a developer that will implement that plan.**



The project is anticipated to generate an increased value of \$36 million through private investment in the site. That value will fund the costs of the TID, including land acquisition and public infrastructure improvements, over 13 years. Once the TID is closed, the Village will enjoy the benefits of **decreased property taxes** for homeowners and **increased revenue** for Village services.



The site will maintain significant natural areas, while providing **single-family condominium residential development**. This type of development may appeal to the many River Hills residents - and residents of surrounding communities - who are currently residing in the homes in which they raised their families, but which are now too large - for their needs, and who want to continue to live in their neighborhood.



Construction of water infrastructure to serve the site will also benefit Village residents who may choose to connect to new municipal water lines. This infrastructure will also enable other facilities to connect to municipal water lines for uses, including fire protection.



The Project Plan calls for the use of only one access point, with ingress and egress to the site limited to one point on Brown Deer Road, eliminating traffic impacts to the North, East and West of the site.



On the North end of the site, the Village will require construction of significant berms and landscaping.



Wetlands conservation will be made possible on the site, and the construction of municipal water mains, rather than digging new wells, will ensure additional environmental benefits.

# TIMELINE

**Village residents have an opportunity to provide their input on this plan:**



## SEPT 9

The draft Project Plan is available for review upon request at Village Hall and online at [riverhillswi.com/project-plan/](http://riverhillswi.com/project-plan/)

## SEPT 16

The Village Board will consider a resolution authorizing the issuance of debt to pay for land acquisition as outlined in the Project Plan.

## SEPT 28

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.

## SEPT 29

The River Hills Plan Commission will hold a public hearing on the Project Plan and will consider approving the TID boundary.

## OCT 14

The River Hills Village Board will consider approving the Project Plan and approving the TID boundary.

## END OF OCT

Village will complete purchase of land.

## NOV 2020

The Village will seek community input on a development plan for the site, which is currently being developed in partnership with a consultant.

### NEXT STEPS

The Village will 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), to craft a development plan for the site that meets community needs. It will set the specifics of the development, from aesthetics to number of units. That development plan will be available for review and discussion later this year.

The exact form of the development plan will be determined by the Village, with community input, the Village will then seek out a developer to make that plan a reality.

### LAWSUIT RESOLUTION

This project plan will also enable the Village to fund its settlement agreement with RRH LLC regarding its lawsuit connected to this site. Under that agreement, and through the funding enabled by this plan, the lawsuit connected with this property will be dismissed and the land currently owned by RRH LLC will be conveyed to the Village.