

# RIVER HILLS GREEN

Tree City | Bird City | Monarch City | Environmentally Aware



W. Greenbrook Rd.



River Hills Green

Community Recreation Area

Park Entry / Parking Area

Common Use Barn & Grounds Service

W. BROWN DEER RD.

N. River Rd.

N. Hawthorne Rd.



October 5, 2020

Conceptual illustration by LVBrown Studios LLC  
For Conversation, Not Construction



# *Eder Farm*

*Generational Opportunity*

# Conservation Area NOT a Park

*Conservation Area*

*Restoration of Northern Forest*

*Walking Paths*

*Educational Opportunities*



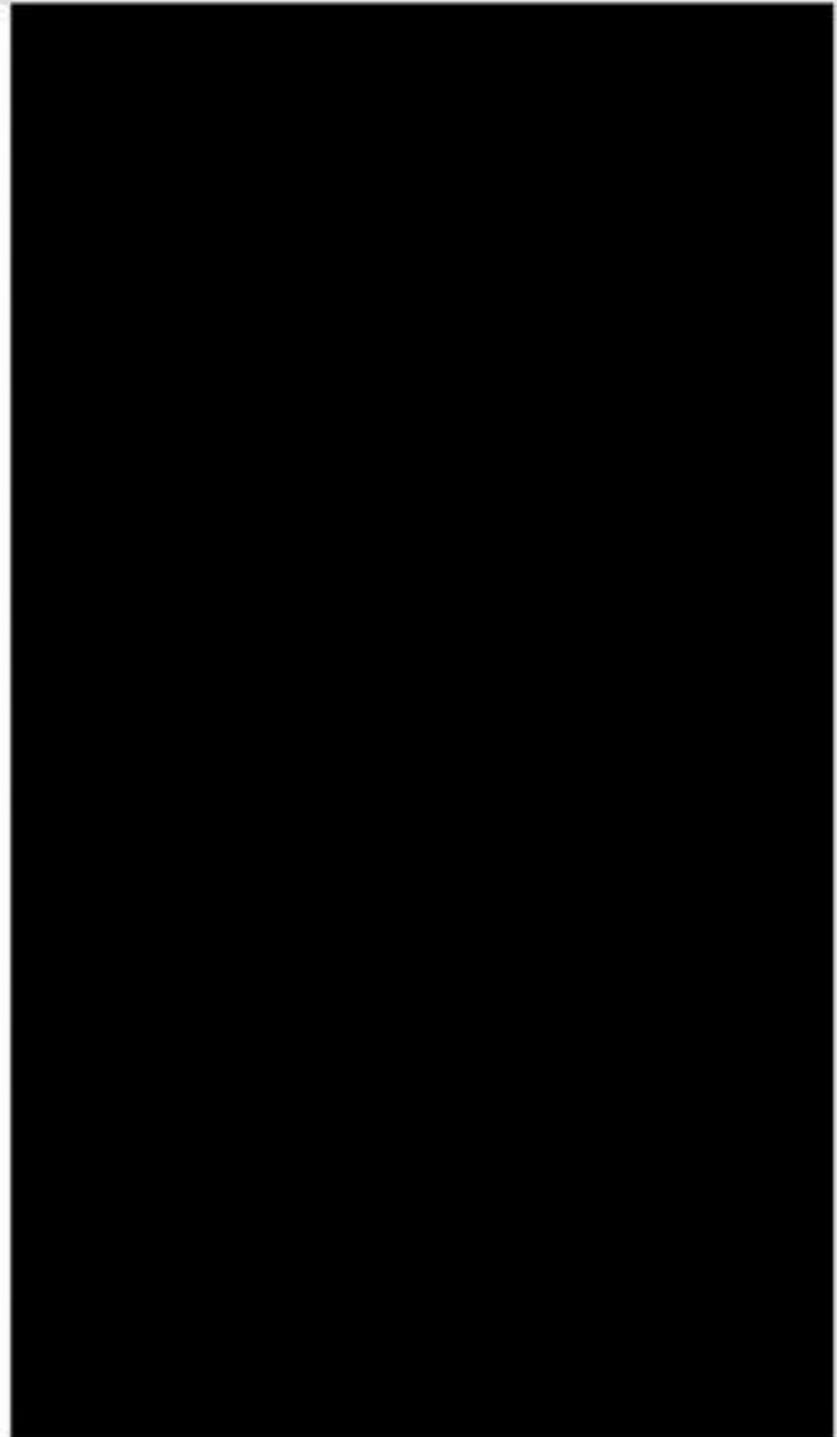
***Park***

***Mowed Lawns, Picnic Areas, Paved Walks***

***Bathroom Facilities***

***Soccer, Frisbee Golf, Monkey Bars***

Thumbnails





-  Access
-  Parking
-  Hiking Trail
-  Interurban Bike Trail
-  Property Boundary

Map Produced by:  
 The Ozaukee-Washington Land Trust  
 February 2012  
 Date of Photography: 2010  
 K. Weber

**Bratt Woods Trail Map**  
 Town of Grafton  
 Ozaukee County, Wisconsin

0 125 250 ft  
 1 inch = 250 feet



Thumbnails



**Site Map Key**

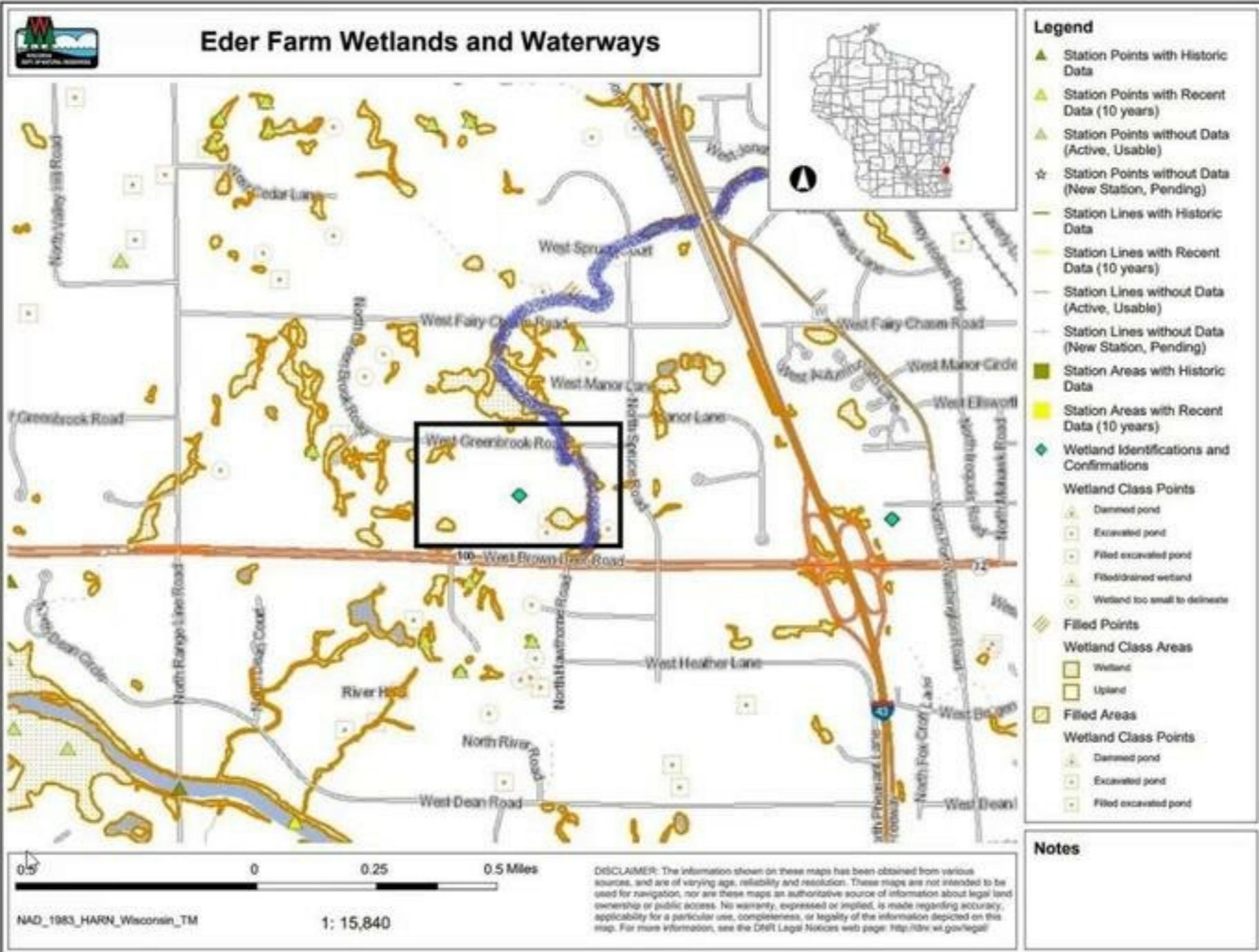
- ★ Overlook
- ★ Pool House
- P Parking
- ↗ You Are Here
- Donges Bay Gorge
- Trail
- ▭ Preserve

Map Produced by:  
The Ozaukee - Washington Land Trust  
January 2012  
Date of Photography: 2005  
K. Weber

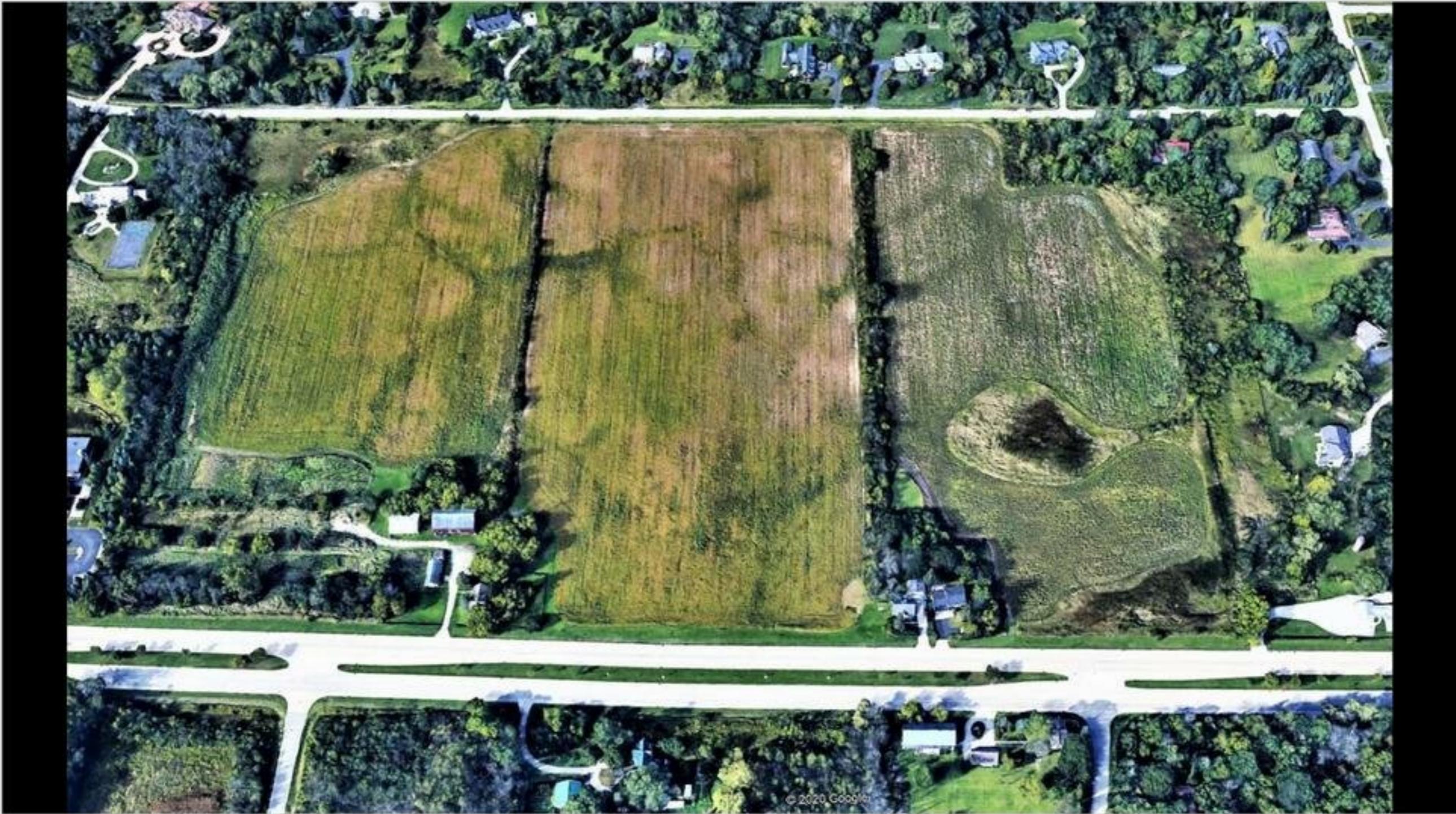
**Donges Bay Gorge Natural Area**  
Mequon, Wisconsin  
Ozaukee County, Wisconsin

0 150 300  
Feet  
1 inch = 300 feet

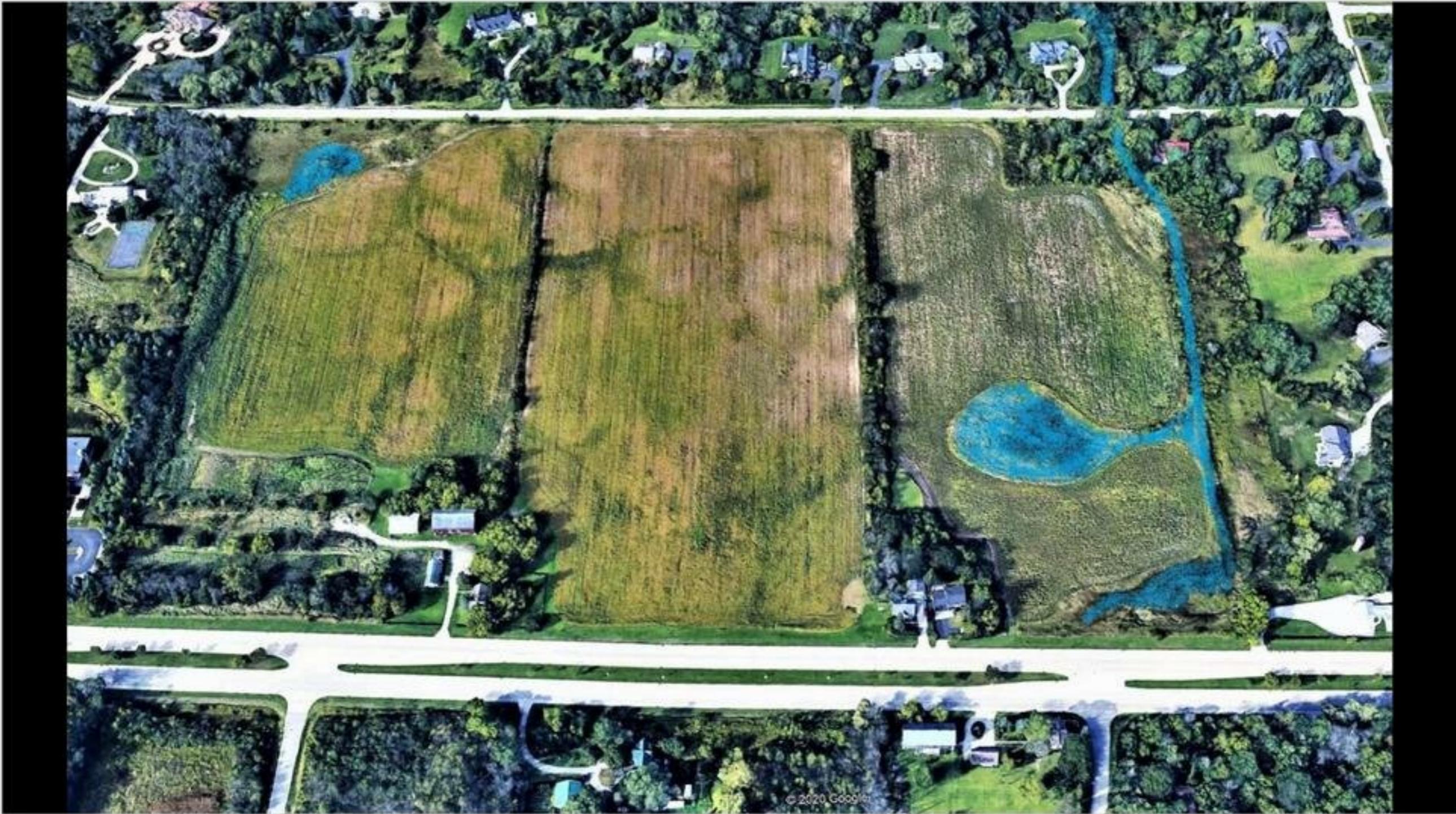




Thumbnails















## How wetlands protect communities during floods

by Wisconsin Wetlands Association | Aug 3, 2017 | For communities, News



In this summer and recent summers, severe storms and floods have affected communities across Wisconsin. Flooded neighborhoods, washed out roadways, damaged infrastructure, decreased water quality, and degraded fish and wildlife habitat seem to be increasing. The loss of wetlands, especially wetlands in the upper portion of watersheds, contributes to these flood-related problems. The restoration of these upper watershed wetlands can be a cost-effective way to reduce future flood damages.



## GREENSEAMS®

[Home](#) / [What We Do](#) / [Flood Management](#) / [Greenseams®](#)

### Now protecting 4,082 acres

By storing and draining water into the ground naturally, Greenseams® helps prevent future flooding and water pollution while supporting and protecting MMSD's structural flood management projects - infrastructure investments worth hundreds of millions of dollars. Greenseams® is an innovative flood management program that permanently protects key lands containing water-absorbing soils.

The program makes voluntary purchases of undeveloped, privately owned properties in areas expected to have major growth in the next 20 years and open space along streams, shorelines, and wetlands.

#### Totals to date for Greenseams®:

- 119 properties permanently protected
- \$12.5+ million leveraged funds
- Over 113,500 trees planted
- 797 acres restored
- 4,082 acres of land preserved



Thumbnails

# Next Steps:

***Share ideas with everybody!***

***Enlist like-minded partners***

***Private Donors***

***River Hills Foundation***

***Milwaukee Audubon***

***Fairy Chasm State Natural Area***

***Milwaukee Area Land Conservancy***

***MMSD***

***Knowles Nelson Stewardship Program***



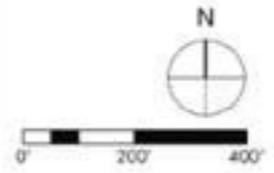
# Exploring options based on previous housing proposals



**CONCERNS**  
 building height - 3 to 5 stories  
 400 units - 7.5 units per acre  
 154 units - 2.9 units per acre  
 traffic access and impact

**VILLAGE PROPERTY**  
 VILLAGE OF RIVER HILLS  
 NOVEMBER 2020

**LEGEND**  
 Wetland Area  
 Existing Vegetation



Find your tools here

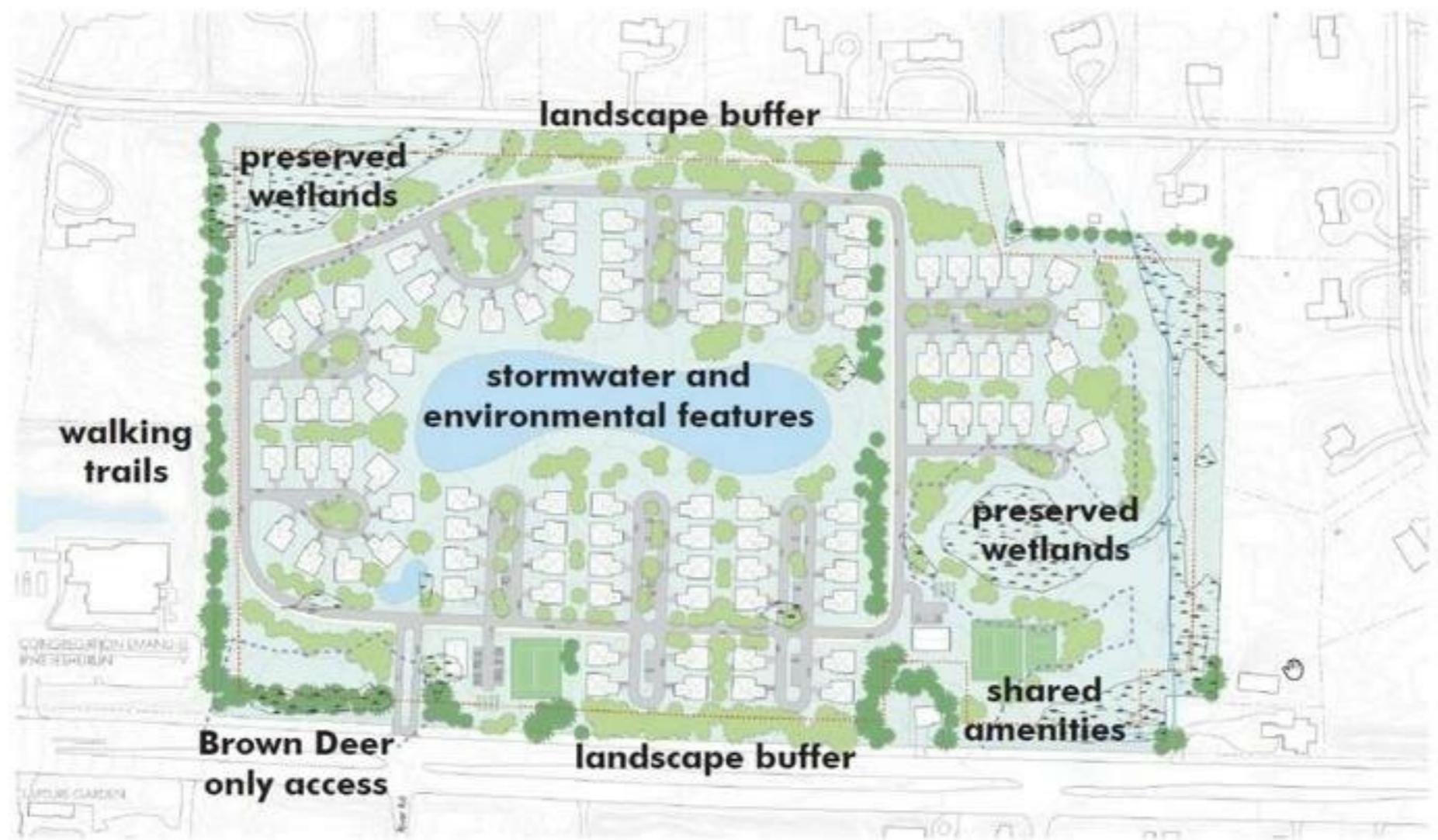
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# SITE FEATURES AND AMENITIES

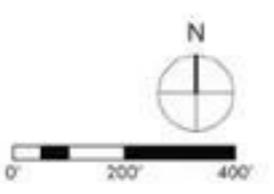


**VILLAGE PROPERTY**  
 VILLAGE OF RIVER HILLS  
 NOVEMBER 2020

Site is 53.4 acres, with a proposed density of 1.7 units per acre  
 79 single story single family units with 2,000 SF living area and a two car garage  
 12 single story, single family units with 2,500 SF living area and a two car garage  
 Units are spaced 15' apart  
 Two community buildings with tennis courts and raised bed gardens

**LEGEND**

- Wetland Area
- Wetland Setback (75')
- Property Setback (50')
- Existing Vegetation
- New Vegetation



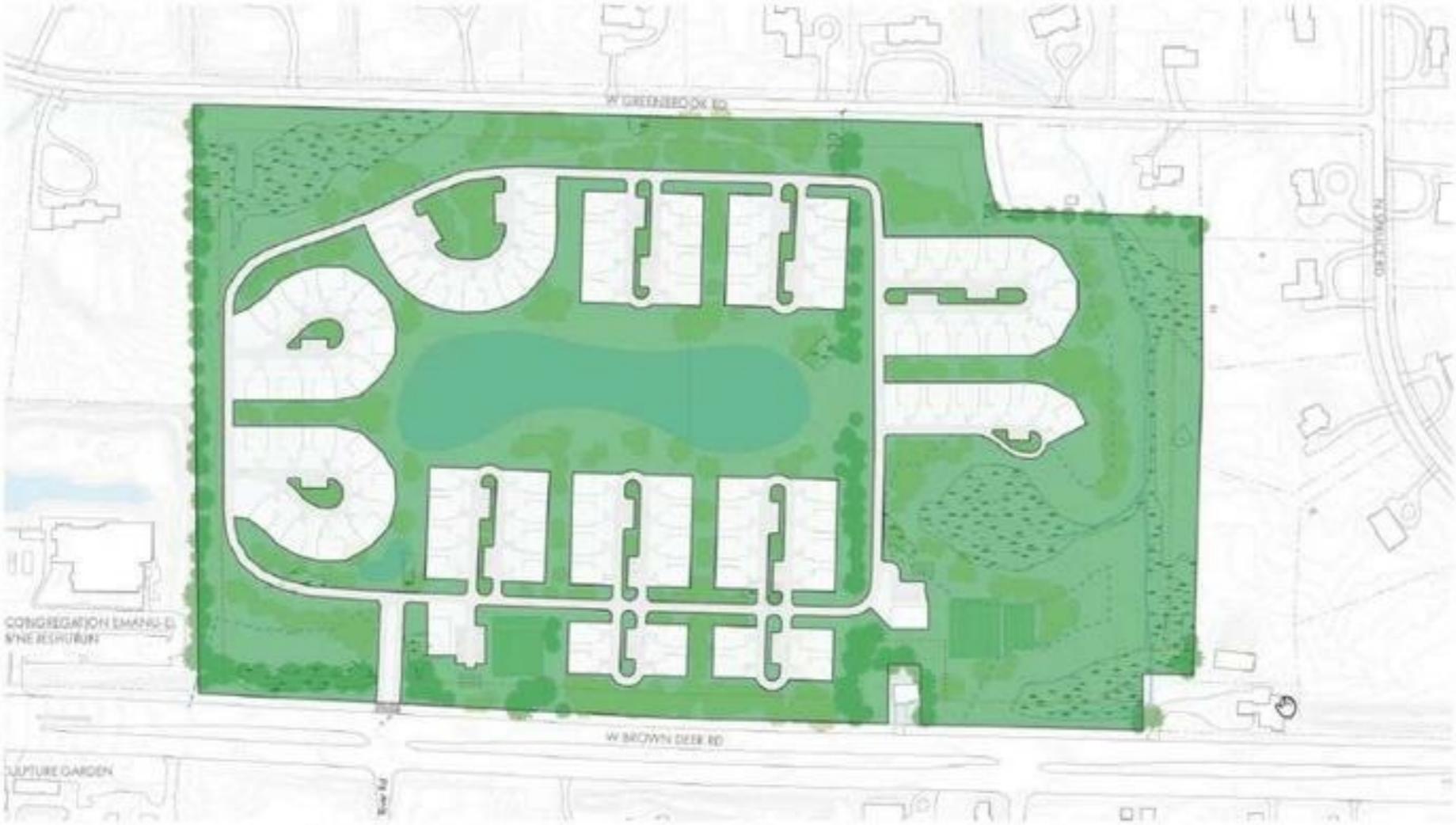
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# 68% SHARED OPEN SPACE



**VILLAGE PROPERTY**  
 VILLAGE OF RIVER HILLS  
 NOVEMBER 2020



Site is 53.4 acres  
 The built up area is approximately 17.2 acres, or 32% of the total site area  
 The remaining 68% (36.2 acres) is open space  
 The open space calculation includes the area of the ponds (3.3 acres) and preserved wetlands (4.6 acres)

### LEGEND

-  Built Area
-  Open Space

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