

**In the Matter of a Request for Approval to  
Construct and Install Outdoor Athletic Field  
Improvements and Fencing Pursuant to the Special  
Use Permit of University School of Milwaukee**

**RESOLUTION NO. 2021 – 05**

WHEREAS, the Village of River Hills adopted Resolution No. 2013-12 granting an Amended and Restated Special Use Permit (hereinafter "Permit") to the University School of Milwaukee Corporation (hereinafter "USM") on May 15, 2013 (amending and restating prior Special Use Permits as set for in that Permit) authorizing the use of the lands and buildings specified at 2100 West Fairy Chasm Road for a private school subject to all of the terms, conditions and restrictions of such Permit; and

WHEREAS, USM has submitted a letter dated February 24, 2021, requesting approval for construction of improvements to their outdoor athletic fields, including replacing the existing baseball facility with a new baseball field with related improvements, fencing and a new service drive at USM (hereinafter "the 2021 Athletic Improvements") as outlined in the letter a copy of which is attached as Appendix A that is incorporated and made part of this Resolution; and

WHEREAS, the Permit specifically requires that the exterior architectural design of all structures, shall be subject to approval by the River Hills Building Board prior to construction or alteration, and that the Village Board shall approve the physical location of all athletic facilities, driveways, substantial landscaping and fencing prior to construction or installation; and

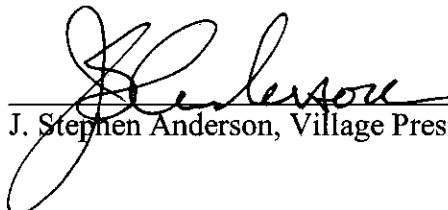
WHEREAS, USM submitted detailed plans for the 2021 Athletic Improvements that were considered and approved by River Hills Building Board at its meeting on February 15, 2021; and

WHEREAS, USM has requested that the Village Board approve the physical location of the 2021 Athletic Improvements that are shown in the attached Appendix B.

NOW THEREFORE, BE IT RESOLVED that the Village Board finds that the proposed 2021 Athletic Improvements and their locations: (1) are not hazardous, harmful, offensive or otherwise adverse to the environment in the Village; (2) will not be detrimental to the safety, health, morals, aesthetics and general welfare of the Village; and (3) a need exists for them at their locations as proposed; and

BE IT FURTHER RESOLVED by the Village Board that the 2021 Athletic Improvements are approved and may be physically located and installed as set forth in the attached Appendix B, and in conformity with the plans as approved by the Building Board and subject to any conditions or requirements imposed by the Building Board.

PASSED AND ADOPTED by the Village Board of the Village of River Hills this 10<sup>th</sup> day of March 2021.

  
J. Stephen Anderson, Village President

Countersigned:

  
Tammy LaBorde, Village Clerk



THE EXPERIENCE FOR A LIFETIME

February 24, 2021

Mr. J. Stephen Anderson  
River Hills Village Board  
7650 North Pheasant Lane  
River Hills, WI 53217

Dear Mr. Anderson:

I am writing to seek Village Board final approval for improvements to our outdoor baseball field. These improvements have long been under consideration as part of USM's campus master planning process. Plans were reviewed with Village staff on January 26<sup>th</sup>, the North Shore Fire Marshall on February 4<sup>th</sup> and plans were approved by the River Hills Building Board on February 15<sup>th</sup>, 2021. If approved, we hope to begin work on this project in the spring of 2021 and finish by early August.

As we discussed with the Village Manager and engineer, and as discussed with the Village Building Board, the project includes:

1. Demolition of the existing baseball field
  - a. Removal of dugouts, backstop, fence, batting cage, etc.
  - b. Removal and salvage of the existing scoreboard for re-use
2. Installation of a construction entrance and eventual access drive linking the USM north-south driveway to the baseball site
  - a. Gravel surface for driveway.
  - b. Access drive will serve as emergency vehicle access after construction
3. Install new baseball field with synthetic turf
  - a. Location shifted to the east and rotated
  - b. Dugouts, bullpens, batting cages included
  - c. Plaza includes
    - i. Bleachers
    - ii. Pressbox
    - iii. Scoreboard salvaged from existing field will be re-installed
    - iv. Foundations for possible future light poles (no lights are currently proposed)
    - v. Walkway connection existing track to the south and walkway to the west
  - d. Driveway connection to access driveway
4. Grass practice football field will be installed on former baseball field
5. Throwing events (discus and shotput) will be relocated west of the new plaza

There will be no changes in outdoor lighting or sound. The intention is to accommodate current program improvements and upgrade a dated outdoor athletic facility.

University School of Milwaukee is committed to providing improvements that fit within the character of the existing campus while also providing a safe and comfortable athletic venue for its athletes, students, parents, and visitors who come to the campus. Point of Beginnings is working with us on engineering and construction services. Ramlow/Stein architects helped with the dugout and bleacher designs. Project renderings, charts and information were submitted to the Building Board.

Thank you for your University School plan interest, and for your support of our efforts to provide athletic facilities consistent with the needs of a nationally recognized school.

Cordially,



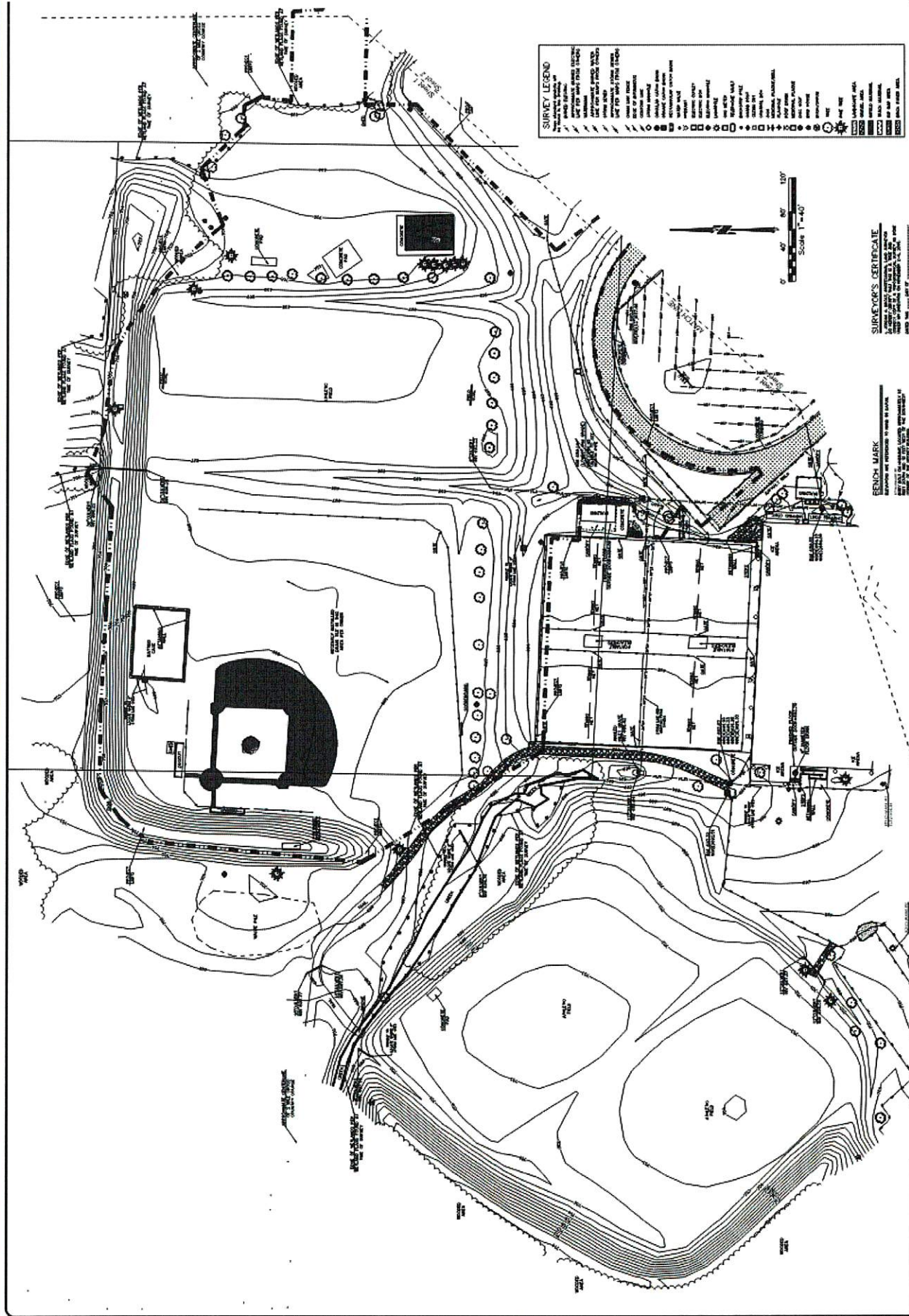
Gregg Bach  
Assistant Head of School



## PROJECT LOCATION









# EXISTING SITE PHOTOS



1. ICE ARENA AND CONCESSIONS BUILDING



2. BASEBALL FIELD AND DUGOUTS



3. TENNIS COURTS AND BUILDING



4. ICE ARENA AND TENNIS COURTS



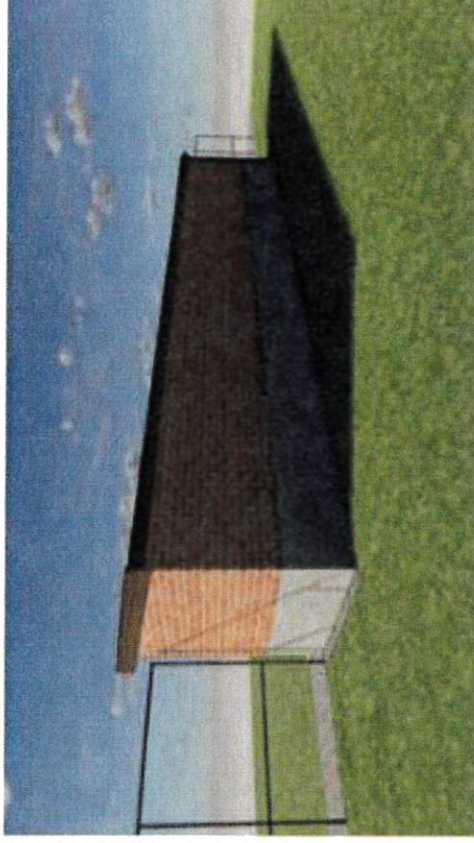




# PROPOSED STRUCTURES – (2) DUGOUTS AND (1) SHED



RENDERING - DUGOUT, FIELD SIDE



RENDERING - DUGOUT, BACK SIDE



RENDERING - SHED, THIRD BASE SIDE



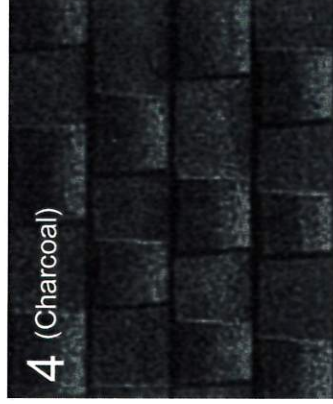
# PROPOSED EXTERIOR FINISHES



1 (Old Yorktown)



1. Brick veneer
2. Split face CMU
3. Aluminum Trim
4. Dimensional Asphalt Roof Shingles



## Notes:

- Exact brick, roof, and metal samples match to Upper School and Lower School Additions.
- Brick pattern to match Upper School wing.
- CMU base material color to match campus precast base
- Roof Shingles – GAF Timberline HD, Charcoal