



Village of River Hills
7650 N Pheasant Ln
River Hills, WI 53217

Village Hall: 352-8213
Public Works: 352-0080
Police: 247-2302

PLAN COMMISSION MINUTES

Tuesday, September 29, 2020 @ 4:00 pm

This meeting was a virtual meeting through Zoom – Meeting code 849-3988-5187

1. Roll Call.

The meeting was called to order at 4:05 p.m. The following members were present: Jeffrey Costakos, Don Daugherty, Peter Stanford, Michael Weiss, Chairman & Village President Steve Anderson, Trustee Willard Walker, and Village Engineer Mustafa Emir. Absent and excused: Bernie Cohen and Chuck Steward. Also present: Joe Murray Ehlers & Associates Inc., Village Attorney Bill Dineen, Alan Marcuvitz, John Machulak, Bob Boucher, Chris Soyke, Dan Bruckner, Peter Thornquist, Michael Horne, Johnnie Tucker, Jodi Habush Sinykin, Pedro Banda, Chris Okunseri, Dan Sinykin, 4 others not identified, Village Manager Tammy LaBorde, and Village Deputy Clerk Stephanie Waala.

2. Approval of minutes from September 23, 2019

Motion by Weiss and seconded by Daugherty to approve the September 23, 2019 minutes; motion carried unanimously.

3. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 1 (See the Public Hearing Notice which was published on September 9, 2020 and September 16, 2020)

Chairman & Village President Anderson presented information regarding the creation of Tax Incremental District No. 1.

Joe Murray of Ehlers & Associates went through the 37-page TID No. 1 Project Plan dated September 9, 2020. The TID would be created as a Rehabilitation/Conservation District containing approximately 53.4 acres located on the north side of W. Brown Deer Road commonly referred to as “the Eder Property”.

4. Consideration and Possible Action on RESOLUTION NO. P2020-09 Designating Proposed Boundaries and Approving a Project Plan for Tax Increment District No. 1, Village of River Hills, Wisconsin

Resolution No. P2020-09 was presented.

Motion by Weiss and seconded by Costakos to approve Resolution No. 2020-09 Designating Proposed Boundaries and Approving a Project Plan for Tax Increment District No. 1, Village of River Hills, Wisconsin. Dineen noted that the signature date needs to be updated.

PLAN COMMISSION MINUTES – September 29, 2020

On roll call vote, motion carried 5-aye (Costakos, Daugherty, Stanford, White, Anderson) and 1 abstain (Emir).

5. Review project timeline and next steps

There was no discussion.

6. Determine next meeting date, if needed.

The proposed project plan, boundaries and creation of Tax Incremental District No. 1 will be forwarded to the Village Board for their meeting on October 21, 2020.

The Commission will be contacted when another meeting is needed.

7. Adjourn

Motion by Weiss and seconded by Daugherty to adjourn meeting at 5:53 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk and Stephanie Waala, Deputy Clerk, on October 6, 2020.