

RESPONSE TO 7.7.21 PLAN COMMISSION QUESTIONS

1. Desire from the local community to have senior living and the option to “age in place”. Where was this data pooled from? The community has the #1 rated private school in the state. There seems to be more of a natural demand for single family homes to attract families who want to send their children to USM. If 25 acres of development are planned, there could be 12, 2 acre lots with high value.

At this point we have not performed market research. We do know that similar homes in developments in the area quickly sell. Real estate brokers have told us there is strong demand and some individuals have indicated their interest to board members. Significant market data will come from developers we interview. They know the local market and will not waste their time and capital on a project that is not going to be profitable. If successful developers are not interested, it will be a clear message about demand.

2. Is there a stipulation that says members of the Board are not to be residents within the neighborhood for a certain number of years?

No one has suggested there should be restrictions on whom can purchase a unit. All interested buyers will be treated equally and no one will be discriminated against. If you are concerned any Village Board members or employees will get favorable terms, that would be a serious crime and extremely unlikely.

3. If the only entrance is from Brown Deer Rd., will there be both an east and west turning option from this development? If the only option is to turn west, what plans are in place to prevent increased traffic on Range Line Rd?

Yes, there will be east and west turning options. There is now a break in the median which will remain so drivers will be able to turn both directions.

4. Keep the land open and raise our taxes to pay for the purchase.

Some residents suggest the Village raise taxes for a few years to pay for the purchase of the Eder property. Unfortunately, since 2010, Wisconsin municipalities are not allowed to raise their property taxes beyond a complex State formula. The increase allowed is based on the amount of net new construction. For our 2021 budget the net new construction was 0.173% which amounted to an increase of \$4,405. It is very unlikely the expenditure constraints will change to enable the Village to repay the TID bonds as required.

5. Has the Board been in contact with any developers? If so, what firms?

The Board has not been in contact with any developers since it has not yet made a decision on what to do with the property.

6. With so many of the village citizens against any condo development, why is there consideration of 60 condos?

It is unknown how many residents are for or against either proposal. The “survey” provided one side of the issue. It’s no surprise people are for “the environment” when the other proposal is not presented. The Village Board will make an informed decision that they believe is the best for the Village in the long-term.

8. What MMSD fees are involved to the village residents?

The program considered for River Hills (Fresh Coast Partnership Program) is funded out of MMSD’s Capital budget. The project request was included in the approved 2020 budget for MMSD. The program funds the design and construction of the constructed wetlands. Each year Village residents are billed for their MMSD services which is itemized on property tax statements. River Hills residents will not pay additional fees if the program is approved.

9. Is there anyone on the village board or the planning committee who owns property bordering the Eder property?

There are no known Village Board or Plan Commission members who own property bordering the property on Brown Deer Rd.

10. Are any trustees or board members planning on moving into this new neighborhood?

There has been no known discussion among trustees or other Village board members as to whether or not they are interested in moving into this new neighborhood.

11. Would MMSD provide similar assistance if there was less development for housing and the same or more property reserved for conservancy?

MMSD would probably still be interested in the project, current proposed constructed wetland locations, if there is less development as long as the conservation area is public. They would need to evaluate the project if the northern pond is removed for low density, allowing only the eastern constructed wetland, but likely would still be interested.

12. Are all the board members residents of the Village?

Yes, in order to run for a position on the Board you must be a resident of River Hills.