

STATUS UPDATE: VILLAGE PROPERTY ON BROWN DEER ROAD

The Village Board will be holding an Information Meeting at University School, 2100 W. Fairy Chasm Road at 6:00pm on Wednesday, October 27, 2021. Masks are required.

Beginning about 14 months ago, the Village Board has made critical decisions and taken action regarding the former Eder Farm property:

1. The Village acquired the property and settled the claims asserted by the Eder family, for \$2.5 million in 2020.
2. Created a TID to fund the acquisition and related expenses for \$2.8 million, including a project plan for possible development, in 2020.
3. Engaged planning consultant Carolyn Esswein to make recommendations for development and use of the property, in 2020.
4. Explored multiple options including no taxable development, taxable development, and hybrid development consisting of a conservation area and up to 60 single-family homes. The Village Board decided that the hybrid development approach was in the best long-term interests of the Village and its residents.
5. The Village has contracted with Corvias (a partner with MMSD) to create a conservation area on 28 acres which will be a valuable feature of that part of the property with ponds and wetlands and which will continue to be owned by the Village.
6. The hybrid concept combines the remaining 25 acres for development of up to 60 single-family homes. The single-family homes would be sold for an amount sufficient to recover the purchase price paid for the entire property, as well as to add about \$36 million of value to the Village tax base.
7. The Village Attorney has opined (Opinion located on Village website under 'project plan') that any zoning changes in the 53-acre property would not constitute a precedent for any other Village property, as any other proposed change would need to adhere to procedures mandated by State and Village laws.

The following is intended to address some questions and misunderstandings that have arisen regarding the development of the property on Brown Deer Road.

Communication

Over the last 14 months, the Village mailed several letters to residents with project updates and has updated the project plan site on the Village website so that residents can monitor the progress. Village staff and trustees have responded to numerous questions, phone calls, emails, and other communications. The Village has received a number of communications expressing support for the project.

Conservation Area

The Village received input from residents and community members regarding a desire to preserve the property on Brown Deer Road as a natural area. The Village entered into a contract with Corvias, a partner with MMSD, for 28-acres as a conservation area. Corvias began working on design and engineering this fall. An estimated two million gallons of stormwater will be retained on the property annually.

FROM THE BOARD OF TRUSTEES FOR THE VILLAGE OF RIVER HILLS-10/6/2021

Tax Incremental District (TID)

In October 2020, the Village Board of Trustees approved borrowing funds needed to acquire the Eder Farm parcels and to pay for related expenses. Both the Village Board and a Joint

Review Board made that possible by creating a Tax Incremental District or TID. (More information is available at riverhillswi.com/project-plan). By law, the creation of the TID required the submission of a theoretical project plan. That plan included a possible \$2.5 million incentive to a future developer. **The Village Board of Trustees does not intend to provide any cash incentive to a developer for a project on the Eder Farm parcel.**

Proposed Development

The current Village plan for the site was developed by Carolyn Esswein and was presented at several public meetings. That plan calls for using the majority of the site for natural areas and up to 60 single-family homes across the 53.4-acre site. The entire 53.4 acres for residential development would be zoned as **Planned Residential Unit Development**. There would be no individual "lots" for the single-family homes. **The zoning of this project site has no impact on the zoning of any other property in the Village – see #7 above.**

Public Infrastructure Improvements

The Village is prepared to provide a public road to access the property from Brown Deer Road and prepared to provide public water. Access to the site is limited to one location on Brown Deer Road. This is designed to minimize traffic impacts. These improvements would be funded by the TID.

Connection to municipal water service is planned to be provided with several key benefits to River Hills residents:

- Ensure that any development on the site will not negatively impact the private well water supply;
- Enable other facilities to connect to municipal water for uses, such as fire protection; and
- Enable residents along the water service route to connect to water service, if they so choose.

Tax Revenue

The project is anticipated to generate at least \$36 million of added value to the tax base. The total taxes generated on that value will pay the costs of the TID, including land acquisition and public infrastructure improvements, over an estimated 13 years.

If few or no homes are built on the property, the tax revenue generated by the property could be inadequate to repay the TID Bonds. Taxes on all other River Hills taxable properties will need to increase and/or the Village will have to reduce services from DPW and Police. **If this project does not go through, the average taxpayer, based on property assessed at \$650,000 (average assessment for River Hills home), will have to pay an estimated additional \$4,932 over time.** Our taxes are already high. If they significantly increase, our homes could be difficult to sell. While it is next to impossible to determine taxes in the future, the development of this site under the proposed plan will help us minimize Village property taxes and maintain services at the current levels.