

**In the Matter of a Request for Approval of the  
Second Phase of USM Campus Landscaping  
Master Plan Improvement Pursuant to the Special  
Use Permit of University School of Milwaukee**

**RESOLUTION NO. 2022 – 07**

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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, on March 9, 2022, USM received approval for the first phase of a USM campus landscaping master plan improvement, to provided buffers for the Fairy Chasm neighbors to the south and further supplement planting along the earthen berm, as well as for those neighbors adjacent to the northeastern section of campus whose views have been impacted by Emerald Ash Borer activity in their trees; and

WHEREAS, USM has submitted a letter dated April 29, 2022, requesting approval for the second phase of the USM campus landscaping master plan improvement, which will address the “Northeast Meadow” area between County Line Road and the Head of School residence which is adjacent to the north campus entrance. These improvements are proposed to establish healthy woodland and meadow ecosystems in the northeast part of campus (hereinafter “the 2022 Second Phase Landscaping”) 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 second phase of the USM campus landscaping master plan improvement provides the following: 1) Transformation of northern areas of campus adjacent to West County Line Road currently mulched from Green Ash removal to landscaped open space with deciduous and evergreen native and adaptive plantings, meadow, lawn areas, and trails; 2) Mounding soil into gently sloping landforms to accentuate the rolling character of the existing terrain. Mounds will be strategically placed to frame views and provide vertical interest without hindering the natural drainage patterns of the area; 3) Planting native and adaptive tree species on and among the mounded landforms to re-establish a natural woodland setting, with areas of meadow providing views and ecological diversity for wildlife. A mix of deciduous and evergreen species will be incorporated, with evergreens clustered to screen views of campus activities while allowing glimpses into the property to maintain its welcoming character; and 4) Creating lawn areas as well as mown, mulched, and stabilized stone dust trails for passive recreation and learning opportunities; and

WHEREAS, the Permit specifically requires that the physical locations of substantial landscaping and planting screens shall be subject to approval by the Village Board prior to construction or installation; and

WHEREAS, USM has requested that the Village Board approve the second phase of a USM campus landscaping master plan improvements that are shown in the attached Appendix B.

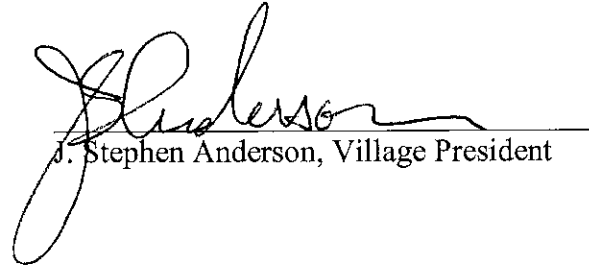
NOW THEREFORE, BE IT RESOLVED that the Village Board finds that the proposed 2022 Phase II Landscaping Master Plan Improvements and their locations: (1) are not hazardous, harmful, offensive or otherwise adverse to the environment in the Village; (2) will not be detrimental to the safety, health, morals, aesthetics and general welfare of the Village; and (3) a need exists for

*RESOLUTION 2022-07 USM PHASE II LANDSCAPING IMPROVEMENTS*

them at their locations as proposed; and

BE IT FURTHER RESOLVED by the Village Board that the 2022 Phase II Landscaping Master Plan Improvements are approved and may be physically located and installed as set forth in the attached Appendix B.

PASSED AND ADOPTED by the Village Board of the Village of River Hills this 18<sup>th</sup> day of May 2022.



J. Stephen Anderson, Village President

Countersigned:



Tammy LaBorde, Village Clerk



April 29, 2022

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 approval at the May 18, 2022 Village Board meeting for the second phase of a USM campus landscaping master plan improvement. We are in the middle of the work on the previously approved project on the east side of campus and the Fairy Chasm berm. We hope to complete that work by the end of May or early June.

The next part of the plan we would like to tackle is the "Northeast Meadow" area between County Line Road and the Head of School residence which is adjacent to the north campus entrance. These improvements are proposed to establish healthy woodland and meadow ecosystems in the northeast part of campus. Improvements would also provide visual buffers from the public right of way, and for neighbors to the north whose views have been impacted by the Emerald Ash Borer activity in our trees.

We are asking for approval of the second phase of our master plan which includes:

1. Transformation of northern areas of campus adjacent West County Line Road currently mulched from Green Ash removal to landscaped open space with deciduous and evergreen native and adaptive plantings, meadow, lawn areas, and trails.
2. Mounding soil into gently sloping landforms to accentuate the rolling character of the existing terrain. Mounds will be strategically placed to frame views and provide vertical interest without hindering the natural drainage patterns of the area.
3. Planting native and adaptive tree species on and among the mounded landforms to re-establish a natural woodland setting, with areas of meadow providing views and ecological diversity for wildlife. A mix of deciduous and evergreen species will be incorporated, with evergreens clustered to screen views of campus activities while allowing glimpses into the property to maintain its welcoming character.
4. Creating lawn areas as well as mown, mulched, and stabilized stone dust trails for passive recreation and learning opportunities.

There will be no changes in outdoor lighting or sound. Project plan concept graphics from our landscape partner, SLAM Collaborative, are being submitted with this letter and are ready for your approval at your next Village Board meeting on May 18th, 2022.

University School of Milwaukee is committed to providing improvements that fit within the character of the existing campus and community. Thank you for your support of our efforts to rebuild our campus landscape.

Sincerely,

Gregg Bach  
Assistant Head of School

APPENDIX B

**SLAM**  
The SLAM Collaborative  
80 Gladstone Boulevard  
Glastonbury, CT 06033-4400  
Phone: 860 657-2077  
www.slamcoll.com

Phase  
C/F  
Checked  
D/G



UNIVERSITY  
SCHOOL OF  
MILWAUKEE

**NORTHEAST  
PLANTING**

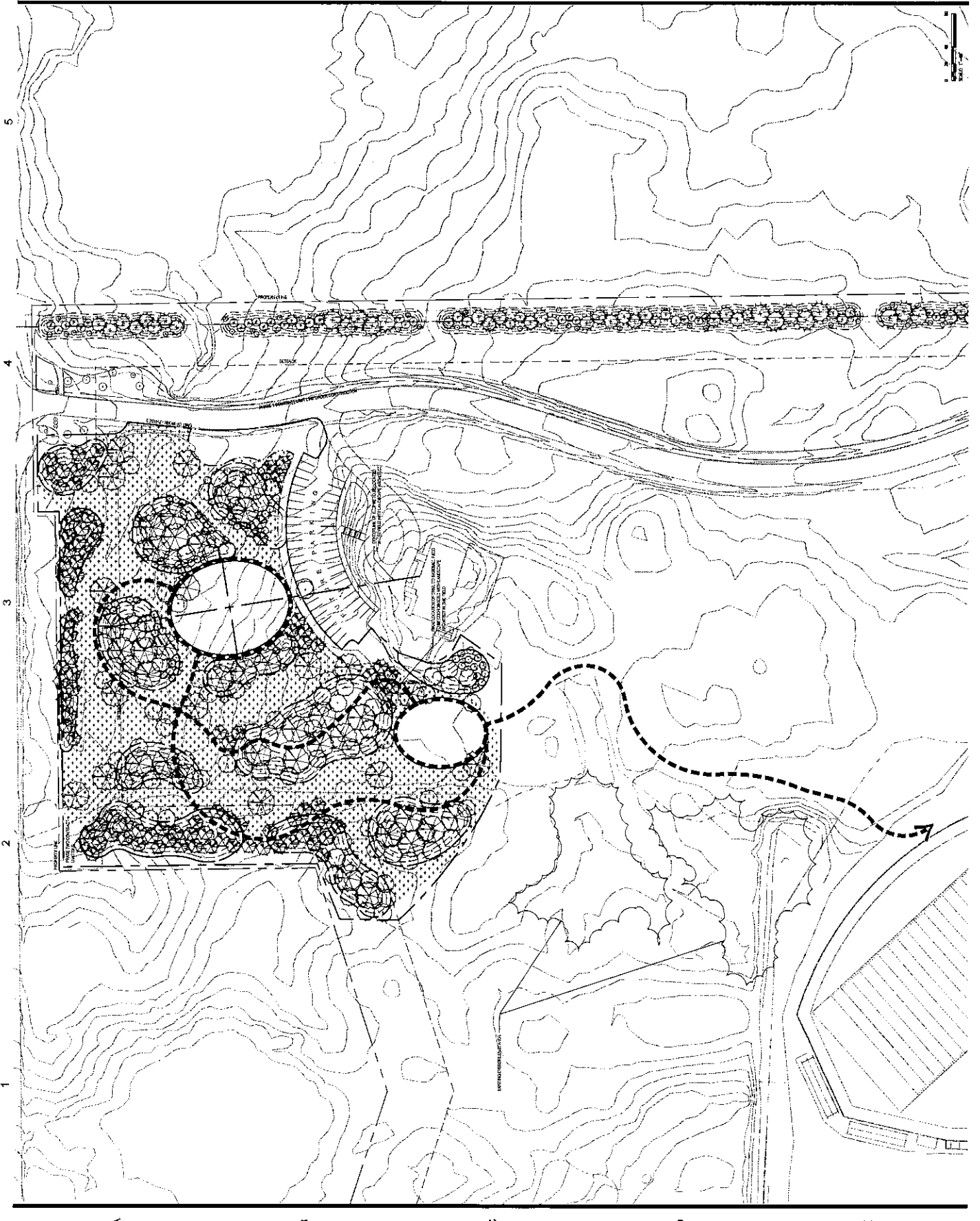
2100 W FAIRY CHASM RD.  
RIVER HILLS, WI 53217

PROGRESS PLOT  
NOT FOR CONSTRUCTION

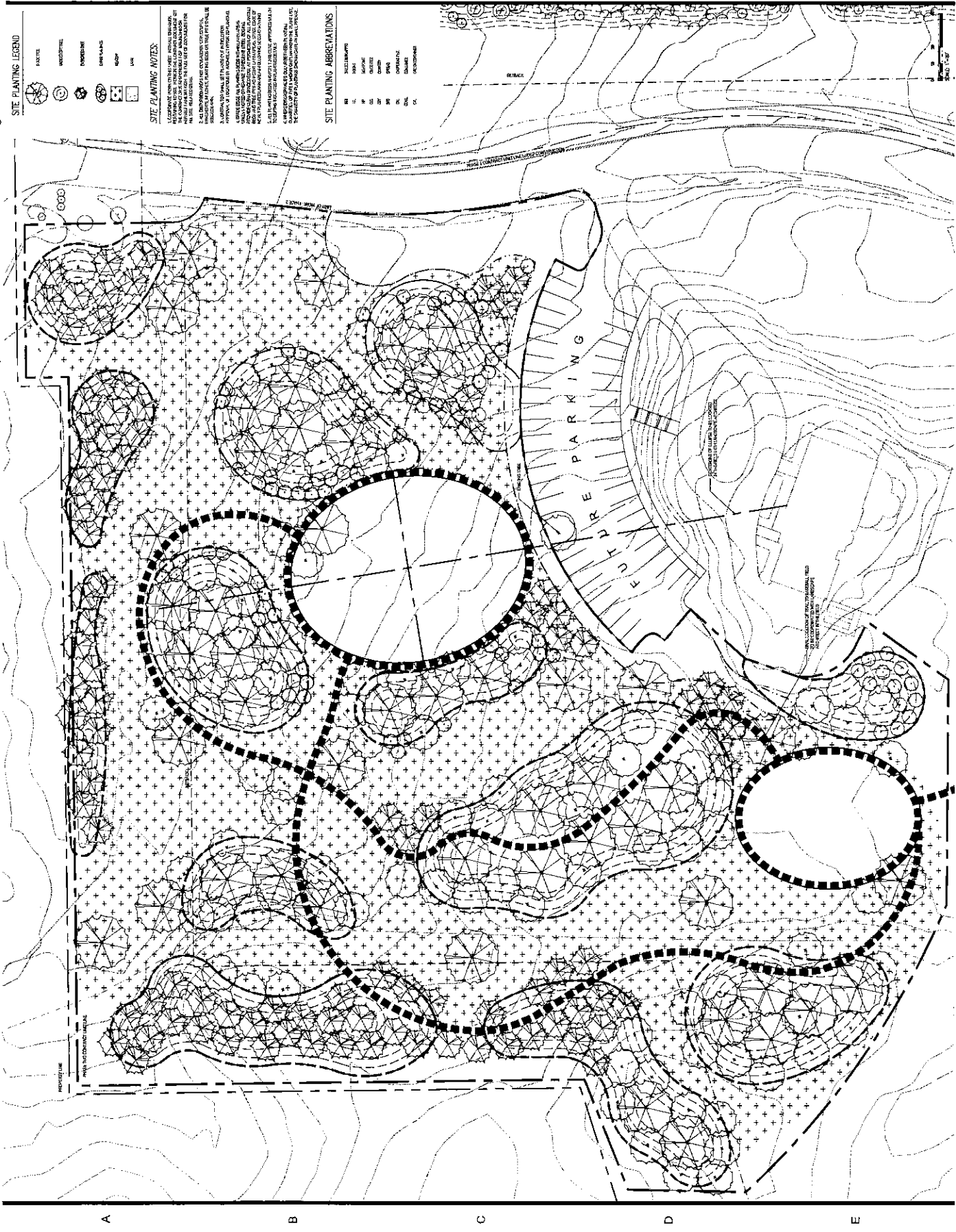
OVERALL  
SITE

L-400

DATE: 08.20.22  
SCALE: 1" = 40'  
PROJECT NO: 20074-00



# APPENDIX B



**SITE PLANTING LEGEND**

POINTS  
 HEDGEROWS  
 BOUNDARIES  
 DRIVEWAYS  
 EROSION  
 LIGHTS  
 UTILITIES

**SITE PLANTING NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE UNIVERSITY SCHOOL OF MILWAUKEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MILWAUKEE AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MILWAUKEE AND THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MILWAUKEE AND THE STATE OF WISCONSIN.

**SITE PLANTING ABBREVIATIONS**

TR: TREE  
 SP: SHRUB  
 GR: GRASS  
 FL: FLOWER  
 PA: PALM  
 CO: CACTUS  
 CL: CLIMBER  
 CR: CRIB  
 CA: CANOPY  
 CL: CLIMBER  
 CR: CRIB

**SLAM**  
 For SLAM Collaborative  
 80 Glastonbury Boulevard  
 Glastonbury, CT 06033-4400  
 Phone: 860 567-8077  
 www.slamcoll.com

**UNIVERSITY SCHOOL OF MILWAUKEE**  
 THE UNIVERSITY OF WISCONSIN  
 UNIVERSITY SCHOOL OF MILWAUKEE  
 MILWAUKEE

**NORTHEAST PLANTING**  
 2100 W FAIRY CHASM RD.  
 RIVER HILLS, WI 53217

PROGRESS PLOT  
 NOT FOR CONSTRUCTION

**SITE PLANTING**

DATE: 05/09/2022  
 SCALE: 1" = 20'  
 SHEET: 20014-10  
**L401**

1 2 3 4 5

A B C D E

