



**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**

### **Monday, March 7, 2022 @ 4:00 pm**

**This meeting was a virtual meeting through Zoom – Meeting code 890-3328-3978**

**1. Call to Order.**

The meeting was called to order at 4:04 p.m.

**2. Roll Call.**

The following members were present: Chairman & Village President Steve Anderson, Trustee Bill Walker, Alexander Hawley, Peter Stanford and Don Daugherty. Jeffrey Costakos, Michael Weiss, and Bernard Cohen were absent and excused. Also present: Village Attorney William Dineen, Village Engineer Mustafa Emir, Village Manager Tammy LaBorde, and Village Deputy Clerk Stephanie Waala.

**3. Approval of minutes from February 9, 2022**

Motion by Daugherty and seconded by Stanford to approve the February 9, 2022 minutes; motion carried unanimously.

**4. Discussion and Action to Approve Certified Survey Map being a re-division of Parcels 1 and 2 of Certified survey Map No. 5755, Parcel 1 of Certified Survey Map No. 2313, and lands, being a part of the southwest ¼ and the southeast ¼ of the southeast ¼ of Section 6, Town 8 North, Range 22 East, in the Village of River Hills, Milwaukee County for the Village of River Hills on West Brown Deer Road**

Attorney Dineen stated that the Village Ordinances require that Certified Survey Maps are to be referred to the Plan Commission for review and recommendation to the Village Board. The agenda item is not correct as the Village Board is the only body which approves CSMs. This item is on the agenda for the Village Board meeting on Wednesday.

Stanford asked why the survey was conducted. Village Engineer Emir stated that the Village owns the entire parcel and this document is the tool that divides this parcel into two parcels; the CSM documents this. The MMSD agreement for the water conservation project is located in Lot 2 of the property. Lot 1 is for the single-family homes and Lot 2 is for conservation. Daugherty questioned the layout of Lot 2 and LaBorde noted that Lot 2 goes across the top and then down on the right per the legend box.

Stanford asked if there was any study or empirical data to support the property designated conservancy is sufficient to handle runoff from the proposed development. Emir stated that the area is receiving runoff already and that the designer for the conservancy project would have this

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information. The storage of water will not require any further facilities to comply with the Village's current storm water requirements. Stanford asked if the conservancy is sufficient to handle the proposed 51 units, Emir stated yes and Stanford requested a copy of the study. Emir will contact the designer to get a copy of the study.

The Village Attorney asked if the Village Engineer could let the Plan Commission know if he has reviewed the CSM. Village Engineer Emir stated that the CSM complies with the State of Wisconsin regulations for this type of document.

Motion by Walker and seconded by Daugherty to recommend to the Village Board to approve the Certified Survey Map being a re-division of Parcels 1 and 2 of Certified survey Map No. 5755, Parcel 1 of Certified Survey Map No. 2313, and lands, being a part of the southwest ¼ and the southeast ¼ of the southeast ¼ of Section 6, Town 8 North, Range 22 East, in the Village of River Hills, Milwaukee County for the Village of River Hills on West Brown Deer Road; motion carried with 4-aye (Daugherty, Hawley, Walker, and Anderson) and 1-nay (Stanford).

**5. Schedule Next meeting date** – no action taken.

**6. Adjourn**

Motion by Daugherty and seconded by Walker to adjourn meeting at 4:21 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk on March 8, 2022.