



## Village of River Hills

7650 N Pheasant Ln  
River Hills, WI 53217

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

### BOARD OF TRUSTEES MEETING MINUTES

**Village Hall, Tuesday, January 10, 2023 @ 4:00 pm**

**This meeting was an in person and virtual meeting  
through Zoom – Access code 875-9567-7130**

1. **ROLL CALL** Roll call was answered at 4:00 pm by President Chris Noyes, Trustee Bill Walker, Trustee Peggy Russo, Trustee Ike Isaacson (joined at 4:12pm), Trustee Kurt Glaisner, Trustee David Fritz, and Trustee Jamie Evans via zoom. Also present via zoom: Village Attorney Bill Dineen, Attorney Alan Marcuvitz, Village Engineer Mustafa Emir, and Village Manager Tammy LaBorde. Also present in person: John Wahlen and Alan Peters of Cornerstone Development.
2. **PUBLIC HEARING to Amend the Village Comprehensive Plan, Change the Future Land Use Map, Establish Planned Unit Development Residential Overlay District, and re-zone Lot 1 and Lot 2 of CSM 9392 for property on West Brown Deer Road**

Motion by Glaisner, seconded by Fritz to open the Public Hearing at 4:02pm; motion carried unanimously. The Board received a copy of the hearing notice, that included notice that persons could attend the hearing virtually via a Zoom link or in person. The notice for the public hearing was published twice as legally required and these issues are being revisited as there was a problem with anyone who may have wanted to join via zoom at the November 21, 2022 meeting and weren't able to due to a technical problem. There was no one attending the meeting via Zoom and there were no comments. Village Hall was open for in person attendance and there was no one present other than John Wahlen and Alan Peters of Cornerstone Development.

Motion by Glaisner, seconded by Evans to close the Public Hearing at 4:03pm; motion carried unanimously.

3. **Discussion and Possible Action on Plan Commission Resolution P2022-10 to Recommend the Adoption of ORDINANCE NO. 567 to amend the Village of River Hills Comprehensive Plan and Change the Future Land Use Map to Include a Planned Unit Development Residential Overlay District on Certified Survey Map No. 9392, Approximately 53.4 acres located at 1600, 1620, 1700, 1820 and 1890 West Brown Deer Road in the Village of River Hills**

Motion by Russo, seconded by Fritz to Adopt ORDINANCE NO. 567 to amend the Village of River Hills Comprehensive Plan and Change the Future Land Use Map to Include a Planned Unit Development Residential Overlay District on Certified Survey Map No. 9392, approximately 53.4 acres located at 1600, 1620, 1700, 1820 and 1890 West Brown Deer Road in the Village of River Hills; motion carried unanimously. The Village Attorney advised that the second public hearing corrected any defects in the procedure due to the technical problem with Zoom participation during the public hearing at the November 21, 2022 Village Board meeting. As a result of this vote, Ordinance 567 can now be signed and published to go into effect.

**4. Discussion and Possible Action on the Recommendation of the Plan Commission to Adopt ORDINANCE NO. 568 to Amend Subsections 7.0301.A and 7.0301.C, and Create Subsection 7.0308 of Chapter Seven (7) of the General Ordinances of the Village of River Hills Regarding the Establishment of a Planned Unit Development Residential Overlay District in the Village of River Hills**

Motion by Walker, seconded by Glaisner to Adopt ORDINANCE NO. 568 to Amend Subsections 7.0301.A and 7.0301.C, and Create Subsection 7.0308 of Chapter Seven (7) of the General Ordinances of the Village of River Hills Regarding the Establishment of a Planned Unit Development Residential Overlay District in the Village of River Hills; motion carried unanimously. The Village Attorney advised that the second public hearing corrected any defects in the procedure due to the technical problem with Zoom participation during the public hearing at the November 21, 2022 Village Board meeting. As a result of this vote, Ordinance 568 can now be signed and published to go into effect.

**5. Discussion and Possible Action on the Recommendation of the Plan Commission to Adopt ORDINANCE NO. 569 to Zone Lot 1 and Lot 2 of Certified Survey Map 9392 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 by Russo, seconded by Glaisner to Adopt ORDINANCE NO. 569 to Zone Lot 1 and Lot 2 of Certified Survey Map 9392 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 unanimously. The Village Attorney advised that the second public hearing corrected any defects in the procedure due to the technical problem with Zoom participation during the public hearing at the November 21, 2022 Village Board meeting. As a result of this vote, Ordinance 569 can now be signed and published to go into effect.

**6. Discussion and Possible Action to Approve the Concept – Site Plan (General Plan) for The Grove on Lot 1 of CSM 9392 related to the Cornerstone Development on Brown Deer Road**  
John Wahlen and Alan Peters of Cornerstone Development were present for this item.

A copy of the concept plan was distributed in the packet. Mr. Wahlen reviewed the concept plan and its design. The landscaping is a critical design for the neighborhood. Mr. Wahlen noted that there had been a beautiful park created by the work that MMSD had done to create and restore wetlands on the 28 acres that the Village owns and plant more than 20,000 native flowers and plants. A copy of the clubhouse plan was also discussed. A swimming pool, bocce court, outdoor arena, pickleball court and other amenities will serve as a centerpiece for the neighborhood.

(Trustee Isaacson joined the meeting at 4:12pm)

Motion by Fritz, seconded by Russo to approve the Concept Site Plan (General Plan) for The Grove on Lot 1 of CSM 9392 related to the Cornerstone Development on Brown Deer Road with the Site Plan to be back for review and approval in due course; motion carried unanimously.

**7. Discussion and Possible Action on Plan Approval of the Condominium Plat and Condominium By-Laws related to “The Grove” a Cornerstone Development on Lot 1 of CSM 9392 on Brown Deer Road**

The Preliminary Condominium Plat was included in the packet. Mr. Wahlen stated that the plat shows where limited common and common elements come into play. The clubhouse area is considered a common element. This maintains the area architecturally and from a landscaping perspective. As the lots are purchased, the plat will reflect that information. This gives you an example of roughly where the units will be placed. Attorney Dineen noted that this is a preliminary plat. Once the final plat is determined, Cornerstone will record the document.

The Condominium By-Laws were laid over.

Motion by Glaisner, seconded by Russo to Approve the Preliminary Condominium Plat related to “The Grove” a Cornerstone Development on Lot 1 of CSM 9392 on Brown Deer Road; motion carried unanimously.

**8. Discussion and Possible Action to Approve a Declaration of Restrictions to be recorded for the purpose of dedicating Lot 2 of CSM 9392 for conservation purposes related to the Cornerstone Development on Brown Deer Road**

This item was laid over.

**9. Discussion and Possible Action to Approve an Agreement with the Mequon Water Utility to provide public water to the perimeter of Lot 1 of CSM 9392 related to the Cornerstone Development on Brown Deer Road**

This item was laid over.

**10. CONSENT AGENDA**

- a. **The Agenda**
- b. **Village Board Minutes – November 21, 2022 and December 7, 2022**
- c. **Building Board Minutes – November 22, 2022**
- d. **Voucher List – November 2022 and December 2022**

Motion by Fritz, seconded by Russo to approve the Consent Agenda; motion carried unanimously.

**11. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

No one present via zoom or in person. None

**12. FUTURE AGENDA ITEMS**

Discussion Regarding the Village Website at the February meeting. Trustee Evans will forward information on cost modeling and their recommendation.

**13. REPORT OF VILLAGE PRESIDENT**

No Report.

**14. REPORT OF VILLAGE MANAGER**

**a. Financial Report for November 2022**

LaBorde noted that the Village has completed 92% of the year. The overall figures show the general fund over budget; however, the Board planned to use funds from the unassigned funds as part of the budget which covers the overages. Staff is working on end of year entries and the auditors will be in in February.

**15. CLOSED SESSION – You are hereby notified that the Village Board and staff of the Village of River Hills will convene into closed session upon motion duly made and seconded as required under §19.85(1), Stats. The purpose of the closed session is for the following:**

- **Pursuant to Sec. 19.85(1)(e) - Deliberating or Negotiating the Purchasing of Public Properties, the Investing of Public Funds, or Conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically regarding status of municipal water from Mequon**

**You are further notified that at the conclusion of the Closed Session, the Village Board may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment**

No Closed session was needed.

**16. ADJOURNMENT**

Motion by Russo, seconded by Isaacson to adjourn at 4:23 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk on January 12, 2023