



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, October 31, 2022 @ 5:00 pm

This meeting was a virtual meeting through Zoom – Meeting code 845-5687-0241

1. Call to Order.

The meeting was called to order at 5:05 p.m.

2. Roll Call.

The following members were present: Chairman & Village President Christopher Noyes, Trustee Bill Walker (arrived at 5:13pm), Alexander Hawley, Jeffrey Costakos, Don Daugherty, Bernie Cohen (arrived at 5:06pm), Peter Stanford, Fred Lochbihler, and Michael Weiss. Also present: Trustee Peggy Russo, Village Attorney William Dineen, Attorney Alan Marcuvitz and Village Manager Tammy LaBorde.

3. Approval of minutes from March 7, 2022

Motion by Weiss and seconded by Costakos to approve the March 7, 2022 minutes; motion carried with one abstention (Noyes).

Moved Up Agenda Item #7 - Review of the Concept – Site Plan, by Cornerstone Development for the Property, CSM No. 9329, located on West Brown Deer Road

John Wahlen and Alan Peters of Cornerstone Development were present for this item.

Mr. Wahlen presented information on Cornerstone Development. Their goal is to positively change the lives around us every day. He presented the site plan and reviewed the various amenities that are proposed. The Grove will be a signature neighborhood and have come up with a collaborative plan that is appropriate for River Hills. Residents will be able to choose the type of materials.

Some of the key features are a winding boulevard style of road, site lines to the wetland and conservancy area, walking paths, no two homes will be alike next to each other, clubhouse where people can gather, and plan to put fountains in the ponds. He stated that the clubhouse will have convenient parking, gathering spots on the south, a pool, bocce court, pickleball court, common lawn area, and raised garden beds. They plan to have at least 10 to 14 spots for parking at the clubhouse. This building will be operated by Cornerstone at first, and transition to control by the homeowner's Condo Association. At 75% construction, Cornerstone is required to turn it over to homeowners.

He noted that the price range for the homes is expected to average \$750,000 to \$800,000.

There was discussion as to whether or not other residents will be able to park somewhere and then have access to walk the conservancy site. Mr. Marcuvitz stated that The DOT did not want any curb cuts other than into the residential development from Brown Deer Road.

4. Consideration and Approval of Plan Commission RESOLUTION No. P2022-10 to Recommend Adoption of Proposed 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

Chairman Noyes stated that Carolyn Esswein has included a memo outlining the proposed changes to the comprehensive plan. Attorney Dineen explained the proposed Future Land Use Map and that the location of the proposed Planned Unit Development is across the street from an area of the Village that has a minimum of one acre lot size and is almost the exact same size.

Motion by Weiss, seconded by Costakos to Approve RESOLUTION No. P2022-10 to Recommend Adoption of Proposed 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 with eight votes (aye) and one nay (Stanford).

5. Consideration and report to the Village Board Regarding Adoption of Proposed 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 Daugherty to recommend the adoption of Proposed 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 with eight votes (aye) and one nay (Stanford).

6. Consideration and Report to the Village Board Regarding Adoption of Proposed 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 on West Brown Deer Road

Motion by Weiss, seconded by Walker to recommend the adoption of Proposed 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 on West Brown Deer Road; motion carried with seven votes (aye) and two nays (Stanford and Cohen)

(Peter Stanford left the meeting at 5:57pm)

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7. Review of the Concept – Site Plan, by Cornerstone Development for the Property, CSM No. 9329, located on West Brown Deer Road

Motion by Weiss and seconded by Lochbihler to recommend to the Village Board to approve the concept site plan, the general plan, with the understanding that the detailed site plan will come forward in due course; motion carried with seven votes (aye) and one nay (Cohen).

8. Schedule Next meeting date – no action taken.

9. Adjourn

Motion by Cohen and seconded by Daugherty to adjourn meeting at 6:06 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk on November 4, 2022.