



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

Thursday, March 30, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – Meeting code 856-8808-8520

1. Call to Order.

The meeting was called to order at 5:00 p.m.

2. Roll Call.

The following members were present: Chairman & Village President Christopher Noyes, Jeffrey Costakos, Don Daugherty, Alexander Hawley, Fred Lochbihler, Trustee Bill Walker, and Michael Weiss (joined at 5:08pm). Members Peter Stanford and Bernie Cohen were absent and excused. Also present: Trustee Peggy Russo, Village Attorney William Dineen, John Wahlen, Alan Peters, Village Engineer Mustafa Emir and Village Manager Tammy LaBorde.

3. Approval of minutes from October 31, 2022

Motion by Walker and seconded by Lochbihler to approve the October 31, 2022 minutes; motion carried unanimously.

4. Discussion and Action to Approve Certified Survey Map being a re-division of Lots 1 and 2 of Certified Survey Map No. 9392, 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

John Wahlen of Cornerstone Development was present for this item.

Mr. Wahlen stated that the CSM works well for the entire site where the development will take place. Attorney Dineen stated that the CSM was prepared to provide for the dedication of the small area on Lot 1 for the extension of North River Road. The Plan Commission is being asked to review and make a recommendation to the Village Board to approve the CSM. Village Engineer Emir stated that the CSM has been prepared and reviewed as to form. They used North Shore Engineering to create the CSM. At the bottom of the page on Sheet 1 there is a small area that is carved out which represents the area dedicated for the North River Road extension that will be a public street. This is the village right-of-way dedication. The Village Engineer confirmed that this CSM is the same CSM that was approved last February except for the addition of the area dedicated for the public road.

Motion by Weiss, seconded by Hawley to recommend that the Village Board approve the Certified Survey Map being a re-division of Lots 1 and 2 of Certified Survey Map No. 9392, being a part of the southwest ¼ and the southeast ¼ of the southeast ¼ of Section 6, Town 8 North, Range 22 East on West Brown Deer Road to the Village Board; motion carried unanimously.

5. Discussion and Action Regarding Site Plan and Building Plan for Cornerstone Development for the Property located on West Brown Deer Road

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

Mr. Wahlen stated that they have incorporated a plan for walkability, for look, and for usability. They have worked with Trio Engineering to create a site that is efficient. Mr. Peters put together the detailed construction plans before the Plan Commission. They continue to refine the plans after receiving input from all. They are looking for site plan approval so utility construction can begin in the Spring. Some of the other detail provided was related to landscaping showing planting placement and grasses to be used and a street lighting plan showing the bollards and overhead street lights themselves and operated by photo cell that turn on at dusk. Mr. Wahlen noted that the stormwater will be maintained on Lot 2, the Village-owned property over which MMSD has a conservation easement. Mr. Weiss asked about the Engineer's memo and whether or not they are administrative issues; Attorney Dineen stated that the memo has items that the Plan Commission does not have to address and are administrative issues assigned to the Village engineer. Mr. Weiss asked how the buildings will be approved; Attorney Dineen stated that the specific building plans will go to the building inspector who then refers them to the Building Board for review and approval. Mr. Weiss asked about the design of the clubhouse; Mr. Wahlen stated that he would describe the clubhouse as an elegant French country look. The developer has taken into consideration the elements of metal roofs, stone work, lots of windows, and the other elements which are seen in some of the homes presented. Mr. Lochbihler asked about the responsibility of owners as to roads; Mr. Wahlen stated that the roads, etc. would be handled by an HOA, as is typically done in a condo development. LaBorde stated that the plans were forwarded to the Building Inspector, Fire Department and Police Department and there are no concerns at this time.

Motion by Walker, seconded by Daugherty to recommend that the Village Board approve the site plan and building plan for the Cornerstone Development for the property located on West Brown Deer Road to the Village Board; motion carried unanimously.

6. Schedule next meeting date.

No meeting date scheduled at this time. Attorney Dineen stated that the Village will need to amend the official map recognizing the extension of River Road to be considered at a future meeting.

7. Adjourn

Motion by Weiss and seconded by Daugherty to adjourn meeting at 5:31 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk on March 31, 2023.