

The Farm at River Hills

Applications to the Village Board



June 29, 2018

Revised July 2, 2018



MANDEL GROUP

July 2, 2018

Village Board Trustees
Village of River Hills
7650 N. Pheasant Lane
River Hills, WI 53217

Dear Trustees of the River Hills Village Board:

River Hills Apartments LLC, an affiliate of Mandel Group, Inc. ("Mandel") is pleased to present the following applications in conjunction with our concept plans for a luxury multi-family development on the Eder property located at 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road:

- (1) Comprehensive Plan Amendment application;
- (2) Zoning Code Amendment application; and
- (3) Special Use Permit application.

Enclosed under cover of this letter you will find three separate cover letters along with the required plans and information pursuant to each application.

Our concept plan represents a thoughtful residential development that incorporates input received from all stakeholders within the community. While the subsequent applications offer additional detail, we wanted to provide some quick highlights on the proposed apartment community and our development team.

Mandel Group is metro Milwaukee's premier residential multi-family development firm. Since our inception in 1991, we have closed over \$1 billion in real estate transactions. In 2014 we completed Beaumont Place, our Whitefish Bay apartment community which was awarded Deal of the Year by the Milwaukee Business Journal. The quality of our work has been nationally and globally recognized, including the Urban Land Institute's Award for Excellence. Our deep well of experience is bolstered by the best architects and consultants in the market, including Mr. James Shields of HGA. Shields was responsible for Beaumont Place, the recent addition to the Milwaukee Art Museum and the new home of the Milwaukee Ballet. We have also secured the help of one of the nation's top ecologists, Steve Apfelbaum of Applied Ecological Services. Steve has designed award-winning developments across the country and internationally and provides insight and design solutions at the intersection of ecological systems and developed land uses.

Our concept plan has gone through several iterations as we worked to incorporate input from the community, while maintaining the architectural and ecological integrity of the development. Each revision reduced the density and increased the amount of green space. The proposed apartment community currently consists of 154 units with a mixture of one-bedroom, two-bedroom and three-bedroom luxury apartments contained in five 3-story buildings. A demonstrated demographic shift in Baby Boomer lifestyle preferences, including a desire for more flexibility, less maintenance, and the ability to remain in their local communities has occurred at other Mandel apartment properties in the North Shore. We anticipate the same to occur within the Village of River Hills.

The residential buildings are strategically positioned on the site to reduce the environmental and ecological impacts on the property. As a result, an integral part of our proposal is to create a sizeable natural conservation resource through the use of a conservation easement and restorative landscape management. Through this approach, most of the land area would be returned to a natural condition comprised of prairie and woodlands. A recorded conservation easement will ensure the permanency of this protected area and preclude any further development. As for the development itself, we will incorporate cutting edge, green stormwater infrastructure strategies to enhance water quality, significantly reduce runoff and promote water conservation.

We hosted a neighborhood meeting in December of 2016, with over 100 attendees. We are also hosting, ten separate small group meetings with neighbors to be held twice weekly from June 2018 through July 2018 to present and discuss our development. To date, these small group meetings have been productive and we look forward to continued discussion. We have also posted relevant information and visual materials to our website at www.mandelgroup.com/apartments/river-hills. Our concept plan will continue to evolve as we respect and integrate ideas from the community. For example, some residents have commented on the building architecture while others have requested modifications to specific building placement.

We believe the proposed development will be consistent with the quality, architectural style and environmental sensitivity that River Hills has long-prided itself on. Thank you in advance for your consideration of our proposal.

We welcome the opportunity to answer any questions you have regarding our company and/or River Hills.

Sincerely,



Ian B. Martin
Vice President | Development

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Comprehensive Plan Amendment Application

July 2, 2018

Village Board Trustees
Village of River Hills
7650 N. Pheasant Lane
River Hills, WI 53217

Dear Trustees of the River Hills Village Board:

River Hills Apartments LLC, an affiliate of Mandel Group, Inc., ("Mandel") is pleased to present our application to amend the Village of River Hills Comprehensive Plan to permit residential multi-family development along Brown Deer Road pursuant to a Special Use Permit granted by the Village Board and to change the existing land use/land cover map designation for properties located at approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road from vacant land and single-family residential to multi-family residential (Special Use Permit).

A draft of the Ordinance to Amend the Comprehensive Plan is enclosed for your review as **Exhibit A**. More detailed information regarding our contemplated development is included with our related zoning and special use applications.

We welcome the opportunity to answer any questions you have regarding our company and/or River Hills. I would like to thank you in advance for your consideration.

Sincerely,



Ian B. Martin
Vice President | Development

Zoning Code Amendment Application

July 2, 2018

Village Board Trustees
Village of River Hills
7650 N. Pheasant Lane
River Hills, WI 53217

Dear Trustees of the River Hills Village Board:

River Hills Apartments LLC, an affiliate of Mandel Group, Inc., (“Mandel”) is pleased to present our application to amend subsection 7.0804 of Chapter Seven (7) of the General Ordinances of the Village of River Hills regarding the granting of a Special Use Permit for a multi-family development in accordance with an approved specific plan of development.

Mandel intends to rezone a portion of the property labeled as “Area to be Rezoned” and described by metes and bounds on **Exhibit D** enclosed, prepared by Chaput Land Surveys and dated June 15, 2018. Mandel proposes to rezone the property through an amendment to Chapter Seven (7) of the General Ordinances which would permit a Special Use Permit on the site. A draft of the Ordinance is enclosed as **Exhibit B**. The proposed rezoning would allow the property to be developed as a luxury apartment community of 154 units.

According to the Village Ordinance Section 7.1102 Petitions, the applicant is required to “list the reasons justifying the petition.” Reasons justifying the petition can be found in **Exhibit P** – Analysis of Impact and Benefits Upon the Community.

Attached as exhibits as part of the application you will find:

1. **Exhibit B** – Draft Ordinance to Amend Subsection 7.0804 of Chapter Seven (7) of the General Ordinances of the Village of River Hills prepared by Foley and Lardner LLP;
2. **Exhibit E** - 2D Concept Site Plan prepared by HGA;
3. **Exhibit M.2** – 3D Rendered Site Plan prepared by HGA;
4. **Exhibit C.1** – ALTA Survey prepared by Chaput Land Surveys and dated January 16, 2015;
5. **Exhibit C.2** – Plat of Survey Zoning Exhibit prepared by Chaput Land Surveys and dated June 12, 2015

6. **Exhibit D** – Rezoning Exhibit prepared by Chaput Land Surveys and dated June 15, 2018;
7. **Exhibit F** – Owners Name and Addresses of all property lying within 300 feet of the area proposed to be rezoned;
8. **Exhibit P** – Analysis of Impact and Benefits Upon the Community; and
9. A deposit in the amount of \$1,000.

We welcome the opportunity to answer any questions you have regarding our company and/or River Hills. I would like to thank you in advance for your consideration.

Sincerely,



Ian B. Martin
Vice President | Development

Special Use Permit Application

July 2, 2018

Village Board Trustees
Village of River Hills
7650 N. Pheasant Lane
River Hills, WI 53217

Dear Trustees of the River Hills Village Board:

River Hills Apartments LLC, an affiliate of Mandel Group, Inc. ("Mandel") is pleased to present our application for a Special Use Permit pursuant to Ordinance No. _____ subsection 7.0804.A.10 of Chapter Seven (7) of the General Ordinances of the Village of River Hills subject to approval by the Village of River Hills Board of Trustees.

Attached as exhibits as part of the application, you will find the following:

1. **Exhibit G** - Names and addresses of the applicant, owners of the site, architect, professional engineer, contractor and all opposite and abutting property owners of record;
2. **Exhibit C.1** - ALTA survey prepared by Chaput Land Surveys and dated January 16, 2015 which legally describes the property;
3. **Exhibit C.2** - Plat of Survey Zoning Exhibit prepared by Chaput Land Surveys and dated June 12, 2015 which identifies zoning classifications;
4. **Exhibit D** – Rezoning Exhibit prepared by Chaput Land Surveys and dated June 15, 2018 describing and depicting the area requesting the special use permit;
5. **Exhibit E** - Concept site plan prepared by HGA which depicts the following:
 - a. general location and boundaries of each permitted use;
 - b. the approximate location of proposed access points to the site;
 - c. an approximate internal road layout;
 - d. parking count for guest parking;
 - e. building coverage metrics;
6. **Exhibit H** - Approximate Underground Parking Layout and Parking Count prepared by HGA;
7. **Exhibit I** - Concept Grading Plan prepared by AES showing the existing and proposed topography and key features;
8. **Exhibit J** - Description of the proposed standards for land coverage by buildings, density, building yard setbacks, building height and parking

requirements (maximum and minimum); and signage along public roads (location and size) within the project;

9. **Exhibit K** - Concept Landscape Plan and Imagery prepared by AES;
10. **Exhibit L** - Concept Elevations prepared by HGA depicting the building height;
11. **Exhibit M.1** - Preliminary Architectural Renderings prepared by HGA;
12. **Exhibit M.2** – 3D Rendered Site Plan prepared by HGA and depicting approximate locations of proposed signage along public streets;
13. **Exhibit N** - Proposed Material Description;
14. **Exhibit O** - Plan of Operations;
15. **Exhibit P** - Analysis of the Impact and Benefits Upon the Community demonstrating that the Requirements in 7.0804.D.2 are satisfied; and,
16. A filing fee in the amount of \$1,000.

We welcome the opportunity to answer any questions you have regarding our company and/or River Hills. I would like to thank you in advance for your consideration.

Sincerely,



Ian B. Martin
Vice President | Development

Exhibit A

ORDINANCE NO. _____

Ordinance To Amend the Village of River Hills Comprehensive Plan to Permit Multifamily Development Along Brown Deer Road Pursuant To A Special Use Permit Granted by the Village Board and to Change the Existing Land Use / Land Cover Map Designation for Properties Located at Approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road From Vacant Land and Single-Family Residential to Multifamily (Special Use Permit).

WHEREAS, by Ordinance No. _____, the Village Board of the Village of River Hills adopted the Village of River Hills Comprehensive Plan dated November 18, 2009 (the “Comprehensive Plan”);

WHEREAS, pursuant to Wis. Stat. §§ 61.35, 62.23(2) and (3) and 66.1001(4), the Village of River Hills is authorized to prepare, adopt and amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2);

WHEREAS, pursuant to Wis. Stat. § 66.1001(3), any zoning ordinances adopted or amended under § 62.23(7) must be consistent with the Comprehensive Plan;

WHEREAS, the Village Board desires to amend Subsection 7.0804 of Chapter Seven (7) of the General Ordinances of the Village of River Hills to create a new category of special use permit that will authorize multifamily development in accordance with an approved specific plan of development and desires to amend the Village of River Hills Comprehensive Plan to be consistent with such amendment;

WHEREAS, the Plan Commission of the Village of River Hill, by a majority vote of the entire Commission on _____, 20____, recorded in its official minutes, following one (1) or more public meetings in accordance with the adopted public participation plan, has adopted a resolution recommending to the Village Board the adoption of the Ordinance To Amend the Village of River Hills Comprehensive Plan to Permit Multifamily Development Along Brown Deed Road Pursuant To A Special Use Permit Granted by the Village Board and to Change the Existing Land Use / Land Cover Map Designation for Properties Located at Approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road From Vacant Land and Single-Family Residential to Multifamily (Special Use Permit);

WHEREAS, the Village Board held a public hearing upon this proposed ordinance in compliance with the requirements of Wis. Stat. §§ 66.1001(4)(d) and the requirements set forth in the Village of River Hills Comprehensive Plan; the Village Board having received input from the public at a duly noticed public hearing on _____, 20____;

NOW, THEREFORE, the Village Board of the Village of River Hills, Milwaukee County, Wisconsin, does ordain as follows:

Section I

A. Housing and Neighborhood Development. Chapter 2 of the Village of River Hills Comprehensive Plan is hereby amended as follows:

1. The following language is added at the end of the section labeled “Future Housing Needs:”

A multifamily development containing multi-family residential units may be permitted at property located approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road pursuant to a special use permit issued by the Village Board. Lot standards and setback lines within the multifamily development may vary from traditional residential uses in the village.

2. Policy 1 under Objective 1 is deleted in its entirety and replaced with the following:

Policy 1: Maintain the village’s existing residential zoning classifications and standards, subject to modifications approved by the Village Board pursuant to a special use permit for property located at approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road.

B. Land Use. Chapter 7 of the Village of River Hills Comprehensive Plan is hereby amended as follows:

1. The language under the heading “Future Non-Residential Land Use” is deleted in its entirety and replaced with the following:

A multifamily development containing residential and related uses, like a clubhouse facility, may be permitted at property located at approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road pursuant to a special use permit issued by the Village Board. It is assumed that no additional land will be needed for industrial uses over the next two decades.

2. Policy 1 under Objective 1 is deleted in its entirety and replaced with the following:

Policy 1: Maintain the village’s existing residential zoning standards for single-family lots, subject to modifications approved by the Village Board pursuant to a special use permit for property located at approximately 1600, 1620, 1700, 1820 and 1980 West Brown Deer Road.

C. Existing Land Use / Land Cover Map. The Existing Land Use / Land Cover Map attached to the Village of River Hills Comprehensive Plan is hereby amended to change the designations for properties located at approximately 1600, 1620, 1700, 1820 and 1980 West

Brown Deer Road from Vacant Land and Single Family Residential to Multifamily (Special Use Permit).

Section II That if any subsection, section or portions of this article or the section of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

Section III That all ordinances or parts of ordinances conflicting with the provisions of this ordinance are to such extent repealed.

Section IV That this ordinance shall be in full force and effect upon its passage and publication according to law.

PASSED AND ADOPTED by the Village Board of the Village of River Hills this _____ day of _____, 2018.

J. Stephen Anderson
Village President

Countersigned:

Tammy LaBorde
Village Manager/Clerk/Treasurer

Exhibit B.1

ORDINANCE NO. _____

Ordinance To Amend Subsection 7.0804 of Chapter Seven (7) of the General Ordinances of the Village of River Hills Regarding the Granting of a Special Use Permit for a Multifamily Development in Accordance With an Approved Specific Plan of Development.

The Village Board of the Village of River Hills, Milwaukee County, Wisconsin, does ordain as follows:

Section I Subsection 7.0804.A of Chapter Seven (7) of the General Ordinances of the Village of River Hills is hereby amended by adding the following as subsection 7.0804.A.10:

“10. Multifamily development in accordance with an approved specific plan of development and (a) on a parcel or parcels containing at least forty-five (45) contiguous acres, with at least one thousand feet (1,000’) of frontage on STH 100 (West Brown Deer Road) and at least one thousand feet (1,000’) on West Greenbrook Road or (b) on a parcel or parcels containing at least thirty (30) contiguous acres which is immediately adjacent to a parcel or parcels with at least one thousand feet (1,000’) of frontage on STH 100 (West Brown Deer Road) and also contiguous to a parcel or parcels with at least one thousand feet (1,000’) on West Greenbrook:

(a) **Uses Permitted.**

(i) Two-family or multiple-family dwellings;

(ii) Leasing and/or management office;

(iii) Clubhouse or other structure featuring amenities reasonably associated with the operation of a first-class apartment community including without limitation, fitness equipment, pool and clubroom for use of residents of development;

(iv) Other uses approved by the Village Board as part of the review and approval of the general plan of development.

(b) **General Plan of Development.** Notwithstanding Subsection 7.0804.B, below, an application for a special use permit pursuant to this subsection shall be made to the Village Clerk on forms furnished by the Clerk, shall be accompanied by a filing fee in the amount of One Thousand Dollars (\$1,000.00), except as set forth in Subsection 7.0804.I.5, and shall include a general plan of development satisfying the following requirements:

(i) General Plan Requirements.

(1) The names and address of the applicant(s), owner(s) of the site, architect, professional engineer, contractor(s), and all opposite and abutting property owners of record.

(2) Description of the site by lot, block and recorded subdivision or by metes and bounds, the address of the subject site and the zoning district within which the subject site is located.

(3) A concept site plan of the proposed project showing:

- a) the existing topography and key features;
- b) the general location and boundaries of each permitted use (but not the exact location of final buildings);
- c) the approximate location of proposed access points to the site, including existing highway access restrictions;
- d) an approximate internal road layout;
- e) an approximate parking layout, including approximate locations of loading areas and drive-ways;
- f) approximate locations of proposed signage along public streets; and
- g) if required by the Village Board, a 105 foot deep buffer area along STH 100 (West Brown Deer Road) and West Greenbrook Road, within which buffer area, the Village Board may restrict vertical development to landscaping, access roads and directional signage and monument and other entrance signage identifying the project and to other accessory uses that are complimentary or necessary for the use and enjoyment of the project.

Site plans shall be drawn to scale not less than 1 inch equals 100 feet, with the name of the project noted. One colored rendering of the site plan shall be submitted along with either (i) 25 hard copies of the site plan and related

documents and data, or (ii) 4 hard copies and 1 electronic copy of the site plan and related documents and data.

(4) An operations plan of the project describing the character of the project and proposed uses.

(5) A description of the proposed standards for land coverage by buildings, density, building yard setbacks, building height, and parking requirements (maximum and minimum); and signage along public roads (location and size) within the project.

(6) A description of the general type of landscaping and plantings to be done in the project, including proposed landscaping to be used for screening purposes along the exterior boundary of the project property.

(7) A plat of survey by a registered land surveyor, showing the location, boundaries, dimensions elevation to the nearest datum, uses and sizes of the following: subject site; existing topography; existing structures; existing recorded easements and rights-of-way, existing streets and other public ways, including existing highway access restrictions. The plat of survey shall show the mean and historic high water lines and floodlands on or within 100 feet of the subject site.

(8) Preliminary architectural renderings of the proposed buildings and other improvements.

(9) A description of the general nature of building materials to be used.

(10) Analysis of the impact upon the community, demonstrating that the requirements in Subsection 7.0804.D.2 are satisfied.

(ii) Review of Village Board. All applications for special use permits which meet the provisions of Subsection 7.0804.A.10.b.i above, shall be reviewed by the Village Board which must take action within 60 days of the date of the application unless such longer time is requested or agreed to in writing by the petitioner. Unless required by state law, the application will not need to be, and will not be, submitted to the Village Plan Commission for review or approval.

Applicability of Other Provisions. All applications for special use permits pursuant to this Subsection 7.0804.A.10, shall be reviewed by the Village Board pursuant to the provisions of this Subsection 7.0804; provided,

however, that Subsections 7.0804.B¹, C², D.1³, E⁴, F⁵, I.1-2⁶, and J⁷ shall not apply.

(iii) Grant of Special Use Permit; Effect of General Plan Approval.

(1) If the Village Board grants a special use permit pursuant to this Subsection 7.0804.A.10, then, notwithstanding anything to the contrary in any other provision of Seven (7) of the General Ordinances of the Village of River Hills or the Village Building Code, the use of the subject property and the standards for land coverage by buildings, density, building yard setbacks, building height, and parking requirements (maximum and minimum) and signs (location and size) shall be as established by the approved general plan of development.

(2) Grant of a special use permit pursuant to this Subsection 7.0804.A.10 shall entitle the petitioner to submit a specific plan of development with respect to all or any portion of the subject property to the Village Board for review and approval as set forth below. All rights and entitlements set forth in the special use permit shall be conditioned upon approval by the Village Board of a specific plan of development as to all or any portion of the subject property, and petitioner shall not be permitted to commence any development or use on the site pursuant to the approved general plan of development until such specific plan of development is approved.

(3) If a specific plan of development is not submitted for all or any portion of the subject property within twenty-four (24) months after a special use permit pursuant to this Subsection 7.0804.A.10 is granted, then the special use permit shall be null and void and a new application and approval process shall be required to obtain a special use permit for the subject site. The twenty-four-month deadline may be extended for good cause for up to eighteen (18) additional months by the Village Manager.

(c) Specific Plan of Development. A specific plan of development consistent with a special use permit under this Subsection 7.0804.A.10 shall be

¹ Note: application requirements in B are superseded above

² Note: the requirements in C are superseded by ii above

³ Note: detailed review of the items listed in D.1 will take place as part of specific plan approval, not general plan approval

⁴ Note: specific conditions will be established as part of specific plan approval, not general plan approval

⁵ Note: approval of general plan must supersede other zoning provisions, as indicated in Subsection 9.b.iii.1.

⁶ Note: additional terms, conditions, restrictions and limitations may be imposed as part of specific plan review

⁷ Note: Section 7.0810 grants the Village adequate remedies in the event of a violation, while revoking the permit could result in a vacant project, which is not in the Village's interest.

submitted to the Village Board for review and approval in accordance with the following conditions, requirements and procedures.

(i) Specific Plan Requirements.

(1) An accurate map of the property covered by the specific plan of development, including the relationship of such property to the entire property covered by the special use permit.

(2) A site plan of the portion of the property covered by the specific plan of development showing:

- a) the location of all existing structures to be removed or retained;
- b) the location and intended use of all improvements, structures and other features to be constructed on the site;
- c) the location of proposed access points to the site, including existing highway access restrictions;
- d) the location and type (materials) of public and private drives, driveway entrances, walks, parking areas, loading areas, refuse collection areas and screening therefor;
- e) the location and type of all landscaping to be done in the project, including fences, signs, lighting, plantings, and other features relating to the development of the open space;
- f) the location of any areas to be dedicated to the public; and
- g) the relationship of the development to surrounding properties, including street, side and rear yards for each structure.

Site plans shall be drawn to scale not less than 1 inch equals 100 feet, with the name of the project noted. One colored rendering of the site plan shall be submitted along with either (i) 25 hard copies of the site plan and related documents and data, or (ii) 4 hard copies and 1 electronic copy of the site plan and related documents and data.

(3) An operations plan of the applicable portion of the project describing the character of the project and proposed uses.

(4) A utility plan showing the location of sanitary sewer, water, electrical and other utility facilities.

(5) A grading plan showing proposed topography of the site and the stormwater drainage system.

(6) Building plans for each of the proposed structures in sufficient detail such that the use of each floor may be determined.

(7) A description of the building materials and architectural character of each of the proposed structures, including architectural renderings.

(8) A construction schedule indicating the approximate dates when construction of the applicable portion of the project and its phases (if more than one is intended) is expected to begin and be completed, together with a description of the real property to be included in each stage. If more than one stage is proposed, a plot plan shall be furnished, showing the physical location of each stage.

(9) A description of the agreement(s), bylaws, provisions or covenants that will govern the organizational structure, use, maintenance and continued protection of the applicable portion of the project and any of its common services, common open areas or other common facilities.

(ii) Review and Approval of Specific Plan.

(1) The Village Board shall have the authority to review and approve a specific plan of development and/or any amendment to a specific plan of development, so long as the specific plan of development (a) satisfies the requirements of Subsection 7.0804.A.10.c.i above and (b) is consistent with the special use permit and approved general plan of development. . Unless required by state law, the plans and any amendment to the plans will not need to be, and will not be submitted to, the Village Plan Commission for review or approval.

(2) The Village Board shall review the specific plan of development and/or any amendment thereto in accordance with Subsection 7.0804.D.1 and may impose appropriate conditions on the specific plan of development pursuant to Subsections 7.0804.D.1, and E.2-3.

(d) **Duration and Amendment.**

(i) Run with the Land. The special use permit and all rights and entitlements established by the approved specific plan of development shall run with the land and fully bind and benefit all parties subsequently taking any interest in all or any portion of the project property.

(ii) Amendments and Modifications. Any subsequent change to the specific plan of development shall be submitted to the Village Plan Commission for review and approval. If the proposed change is, in the opinion of the Village Plan Commission, consistent with the special use permit and approved general plan of development, the Village Plan Commission may review and approve such change in accordance with Subsection 7.0804.A.10.c.ii above. If the change constitutes a substantial alteration to the approved general plan, then such change shall be reviewed in accordance with Subsections 7.0804.I.3-5.

Section II That if any subsection, section or portions of this article or the section of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

Section III That all ordinances or parts of ordinances conflicting with the provisions of this ordinance are to such extent repealed.

Section IV That this ordinance shall be in full force and effect upon its passage and publication according to law.

PASSED AND ADOPTED by the Village Board of the Village of River Hills this ____ day of _____, 2018.

J. Stephen Anderson
Village President

Countersigned:

Tammy LaBorde
Village Manager/Clerk/Treasurer

Exhibit B.2

General Plan Requirements Exhibit Schedule

(i) General Plan Requirements.

(1) The names and address of the applicant(s), owner(s) of the site, architect, professional engineer, contractor(s), and all opposite and abutting property owners of record. [**Exhibit G**]

(2) Description of the site by lot, block and recorded subdivision or by metes and bounds, the address of the subject site and the zoning district within which the subject site is located. [**Exhibit D**]

(3) A concept site plan of the proposed project showing:

- a) the existing topography and key features; [**Exhibit I**]
- b) the general location and boundaries of each permitted use (but not the exact location of final buildings); [**Exhibit E**]
- c) the approximate location of proposed access points to the site, including existing highway access restrictions; [**Exhibit E**]
- d) an approximate internal road layout; [**Exhibit E**]
- e) an approximate parking layout, including approximate locations of loading areas and drive-ways; [**Exhibit E**]
- f) approximate locations of proposed signage along public streets; and [**Exhibit M.2**]

Site plans shall be drawn to scale not less than 1 inch equals 100 feet, with the name of the project noted. One colored rendering of the site plan shall be submitted along with either (i) 25 hard copies of the site plan and related documents and data, or (ii) 4 hard copies and 1 electronic copy of the site plan and related documents and data.

(4) An operations plan of the project describing the character of the project and proposed uses. [**Exhibit O**]

(5) A description of the proposed standards for land coverage by buildings, density, building yard setbacks, building height, and parking requirements (maximum and minimum); and signage along public roads (location and size) within the project. [**Exhibit J**]

(6) A description of the general type of landscaping and plantings to be done in the project, including proposed landscaping to be used for screening purposes along the exterior boundary of the project property. [**Exhibit K**]

(7) A plat of survey by a registered land surveyor, showing the location, boundaries, dimensions elevation to the nearest datum, uses and sizes of the following: subject site; existing topography; existing structures; existing recorded easements and rights-of-way, existing streets and other public ways, including existing highway access restrictions. The plat of survey shall show the mean and historic high water lines and floodlands on or within 100 feet of the subject site. [**Exhibit C.1**]

(8) Preliminary architectural renderings of the proposed buildings and other improvements. [**Exhibit M.1**]

(9) A description of the general nature of building materials to be used. [**Exhibit N**]

(10) Analysis of the impact upon the community, demonstrating that the requirements in Subsection 7.0804.D.2 are satisfied. [**Exhibit P**]

Exhibit C.1

PROPERTY EXHIBIT

CLIENT Mandel Group SITE ADDRESS 1600 - 1980 West Brown Deer Road, Village of River Hills, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION PARCEL 1: Lot 1 of Certified Survey Map No. 2313 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on April 30, 1974, in Reel 782, Images 938 to 940 inclusive, as Document No. 4836653, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, Milwaukee County, Wisconsin. Tax Parcel No. 024-9992-010 Parcel 1: That part of the East 1/2 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, County of Milwaukee, State of Wisconsin, described as follows: Commencing at the Southwest corner of the East 1/2 of said 1/4 Section; running thence North along the West line of said East 1/2, 210 feet to a point; thence East and parallel to the South line of said 1/4 Section, 65 feet to a point; thence South and parallel to the West line of said East 1/2, 210 feet to a point in the South line of said 1/4 Section; thence West along the South line of said 1/4 Section, 65 feet to the place of commencement, excepting that part taken for highway purposes. Tax Parcel No. 024-9991-000 Parcel 2: That part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, Milwaukee County, Wisconsin, more particularly described as: Commencing at the Southwest corner of the Southeast 1/4 of Section 6, Town and Range aforesaid; thence N00° 31' 31" 10"W along the West line of the Southeast 1/4, 1333.81 feet; thence S88° 28' 57" E along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, 1316.01 feet; thence S00° 31' 21" W along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, 1331.97 feet; thence N88° 33' 50" W along the South line of the Southeast 1/4 of said Section 6, 1316.79 feet to the point of commencement. Excepting therefrom Lot 1 and Lot 2 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548. Further excepting therefrom that part taken for highway purposes. Tax Parcel No. 024-9993-000 Parcel 3: All of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, Milwaukee County, Wisconsin, more particularly described as: Commencing at the Southwest corner of the Southeast 1/4 of Section 6, Town and Range aforesaid; thence N00° 31' 31" 10"W along the West line of the Southeast 1/4, 1333.81 feet; thence S88° 28' 57" E along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, 1316.01 feet; thence S00° 31' 21" W along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, 1331.97 feet; thence N88° 33' 50" W along the South line of the Southeast 1/4 of said Section 6, 1316.79 feet to the point of commencement. Excepting therefrom Lot 1 and Lot 2 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548. Further excepting therefrom that part taken for highway purposes. Tax Parcel No. 024-9993-000 Parcel 4: Lot 2 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548, being a division of part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, Village of River Hills, Milwaukee County, Wisconsin, excepting therefrom that part taken for highway purposes. Tax Parcel No. 024-9994-002 Parcel 5: Lot 1 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548, being a division of part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, Village of River Hills, Milwaukee County, Wisconsin, excepting therefrom that part taken for highway purposes. Tax Parcel No. 024-9994-001

THE ABOVE DESCRIBED LANDS MAY BE DESCRIBED AS FOLLOWS: Lot 1 and Lot 2 of Certified Survey Map No. 5755, Lot 1 of Certified Survey Map No. 2313 and unplatted lands in the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4, Section 6, Township 8 North, Range 22 East, village of river hills, Milwaukee county, Wisconsin, described as follows: Commencing at the Southeast corner of said Southeast 1/4 Section 6; thence N88° 33' 51" W along the South line of said Southeast 1/4, a distance of 743.00 feet; thence N00° 35' 31" W, 90.07 feet to the North line of West Brown Deer Road and the point of beginning; thence N00° 35' 31" W, 113.46 feet; thence S88° 33' 51" E, 101.73 feet; thence N01° 41' 11" E, 612.44 feet; thence N00° 33' 06" W, 310.95 feet; thence N88° 33' 31" W, 407.62 feet to a point on a curve; thence Northerly 178.19 feet along the arc of a curve with a 600.00 foot radius to the east and a chord bearing N09° 50' 47" W, 177.54 feet to the South line of West Green Brook Road; thence N88° 28' 21" W, 263.17 feet to the West line of the East 1/4 of said Southeast 1/4; thence N88° 28' 58" W along said South line of West Green Brook Road, 1316.04 feet to the West line of said Southeast 1/4; thence S00° 31' 14" E along said West line of the Southeast 1/4, a distance of 1186.53 feet to the North line of said West Brown Deer Road; thence S86° 56' 22" E, 851.72 feet to a point on a curve; thence Easterly 214.61 feet along the arc of a curve with a 7564.44 foot radius to the North and a chord bearing S87° 45' 05" E, 214.60 feet; thence S88° 33' 51" E parallel to said South line of the Southeast 1/4, a distance of 316.73 feet; thence N00° 33' 27" W, 119.94 feet; thence S88° 33' 51" E, 65.00 feet; thence S00° 33' 27" E, 119.94 feet to said North line of West Brown Deer Road, thence S88° 33' 51" E, 443.77 feet to the point of beginning.

BEARINGS OF BEARINGS Bearings are referenced to the South line of West Green Brook Road which is assumed to bear S88° 28' 58" E.

DATE January 16, 2015

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE



NOTE: Wetland flags located as delineated in May and October, 2015 by Baxter & Woodman Consulting Engineers

(W) : Indicates Wetlands.

*695.72 Indicates spot elevation field located March 2, 2016

(695) Indicates contours per County Mapping

Revision	No.	Date	Description
1	May 14, 2015	Added Wetland Flags/Delineation	
2	Nov. 17, 2015	Added Wetland Flags/Delineation	
3	March 3, 2016	Added Topographic Data	

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

TITLE COMMITMENT This survey was prepared based on First American Title Insurance Company Commitment No. NCS-705552-MKE, effective date of December 05, 2014 which lists the following easements and/or restrictions from schedule B-11:

2, 3 & 9 visible evidence shown, if any. 1, 4, 5, 6, 7, 8, 22 & 23 not survey related.

10. Easement granted to the Milwaukee Electric Railway and Light Company in instrument dated February 26, 1928, in Volume 1058, Page 575, as Document No. 1434100. **Affects site by location.**

11. Terms and provisions set forth in Agreement dated April 30, 1949 and recorded on May 3, 1949, in Volume 2611, Page 392, as Document No. 2858759. **Affects site by location.**

12. Easement granted to the Wisconsin Telephone Company in instrument dated October 11, 1955 and recorded on October 13, 1955, in Volume 3495, Page 462, as Document No. 3436975. **Affects site by location.**

13. Easement granted to the Wisconsin Telephone Company in instrument dated October 11, 1955 and recorded on October 13, 1955, in Volume 3495, Page 464, as Document No. 3436976. **Affects site by location.**

14. Easement granted to the Wisconsin Telephone Company in instrument dated October 12, 1955 and recorded on October 13, 1955, in Volume 3495, Page 466, as Document No. 3436977. **Affects site by location.**

TITLE COMMITMENT CONT. 15. Right of Way Easements Restrictive and Perpetual dated October 24, 1956 and recorded on November 2, 1956, in Volume 3638, Page 429, as Document No. 3536586. **Does not affect site by location.**

16. Right of Way Easement Perpetual dated October 24, 1956 and recorded on November 2, 1956, in Volume 3638, Page 432, as Document No. 3536587. **Affects site by location, shown.**

17. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument dated March 6, 1968 and recorded on March 18, 1968, in Reel 408, Image 1871, as Document No. 4379505. **Does not affect site by location.**

18. Easement granted to the Village of River Hills for sanitary sewer set forth in instrument dated February 18, 1973 and recorded on September 11, 1973, in Reel 744, Image 867, as Document No. 4791731. **Does not affect site by location, shown.**

19. Easements and restrictions set forth in Award of Damages recorded on December 17, 1976, in Reel 982, Image 364, as Document No. 5063037. **Affects site by location.**

20. Easements and restrictions set forth in Award of Damages recorded on January 6, 1977, in Reel 986, Image 155, as Document No. 5067313. **Affects site by location.**

21. Easements and restrictions set forth in Award of Damages recorded on August 9, 1977, in Reel 1040, Image 418, as Document No. 5129597. **Affects site by location, shown.**

Exhibit C.2

PLAT OF SURVEY

ZONING EXHIBIT

CLIENT

Mandel Group

SITE ADDRESS

1600 - 1980 West Brown Deer Road, Village of River Hills, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

PARCEL 1:

Lot 1 of Certified Survey Map No. 2313 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on April 30, 1974, in Reel 782, Images 938 to 940 inclusive, as Document No. 4836653, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, Milwaukee County, Wisconsin.
Tax Parcel No. 024-9992-010

Tax Roll Address: 1600 W. Brown Deer Road

PARCEL 2:

That part of the East 1/2 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, County of Milwaukee, State of Wisconsin, described as follows:
Commencing at the Southwest corner of the East 1/2 of said 1/4 Section; running thence North along the West line of said East 1/2, 210 feet to a point; thence East and parallel to the South line of said 1/4 Section, 65 feet to a point; thence South and parallel to the West line of said East 1/2, 210 feet to a point in the South line of said 1/4 Section; thence West along the South line of said 1/4 Section, 65 feet to the place of commencement, excepting that part taken for highway purposes.
Tax Parcel No. 024-9991-000

Tax Roll Address: 1620 W. Brown Deer Road

PARCEL 3:

All of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, Milwaukee County, Wisconsin, more particularly described as:
Commencing at the Southwest corner of the Southeast 1/4 of Section 6, Town and Range aforesaid; thence N00° 31' 10"W along the West line of the Southeast 1/4, 1333.81 feet; thence S88° 28' 57"E along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, 1316.01 feet; thence S00° 31' 21"W along the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, 1331.97 feet; thence N88° 33' 50"W along the South line of the Southeast 1/4 of said Section 6, 1316.79 feet to the point of commencement.

Excepting therefrom Lot 1 and Lot 2 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548.

Further excepting therefrom that part taken for highway purposes.

Tax Parcel No. 024-9993-000

Tax Roll Address: 1700 W. Brown Deer Road

PARCEL 4:

Lot 2 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548, being a division of part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, Village of River Hills, Milwaukee County, Wisconsin, excepting therefrom that part taken for highway purposes.
Tax Parcel No. 024-9994-002

Tax Roll Address: 1820 W. Brown Deer Road

PARCEL 5:

Lot 1 of Certified Survey Map No. 5755, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on October 13, 1992, in Reel 2884, Images 1387 to 1389, inclusive, as Document No. 6674548, being a division of part of the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, Village of River Hills, Milwaukee County, Wisconsin, excepting therefrom that part taken for highway purposes.
Tax Parcel No. 024-9994-001

Tax Roll Address: 1980 W. Brown Deer Road

THE ABOVE DESCRIBED LANDS MAY BE DESCRIBED AS FOLLOWS:

Lot 1 and Lot 2 of Certified Survey Map No. 5755, Lot 1 of Certified Survey Map No. 2313 and unplatted lands in the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4, Section 6, Township 8 North, Range 22 East, Village of River Hills, Milwaukee County, Wisconsin, described as follows:
Commencing at the Southeast corner of said Southeast 1/4 Section 6; thence N88° 33' 51"W along the South line of said Southeast 1/4, a distance of 743.00 feet; thence N00° 35' 31"W, 90.07 feet to the North line of West Brown Deer Road and the point of beginning; thence N00° 35' 31"W, 113.46 feet; thence S88° 33' 51"E, 101.73 feet; thence N01° 41' 11"E, 612.44 feet; thence N00° 33' 06"W, 310.95 feet; thence N88° 33' 31"W, 407.62 feet to a point on a curve; thence Northerly 178.19 feet along the arc of a curve with a 600.00 foot radius to the east and a chord bearing N09° 50' 47"W, 177.54 feet to the South line of West Green Brook Road; thence N88° 28' 21"W, 263.17 feet to the West line of the East 1/4 of said Southeast 1/4; thence N88° 28' 58"W along said South line of West Green Brook Road, 1316.04 feet to the West line of said Southeast 1/4; thence S00° 31' 14"E along said West line of the Southeast 1/4, a distance of 1186.53 feet to the North line of said West Brown Deer Road; thence S86° 56' 22"E, 851.72 feet to a point on a curve; thence Easterly 214.61 feet along the arc of a curve with a 7564.44 foot radius to the North and a chord bearing S87° 45' 05"E, 214.60 feet; thence S88° 33' 51"E parallel to said South line of the Southeast 1/4, a distance of 316.73 feet; thence N00° 33' 27"W, 119.94 feet; thence S88° 33' 51"E, 65.00 feet; thence S00° 33' 27"E, 119.94 feet to said North line of West Brown Deer Road, thence S88° 33' 51"E, 443.77 feet to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the South line of West Green Brook Road which is assumed to bear S88° 28' 58"E.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: June 12, 2015



Donald C. Chaput

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

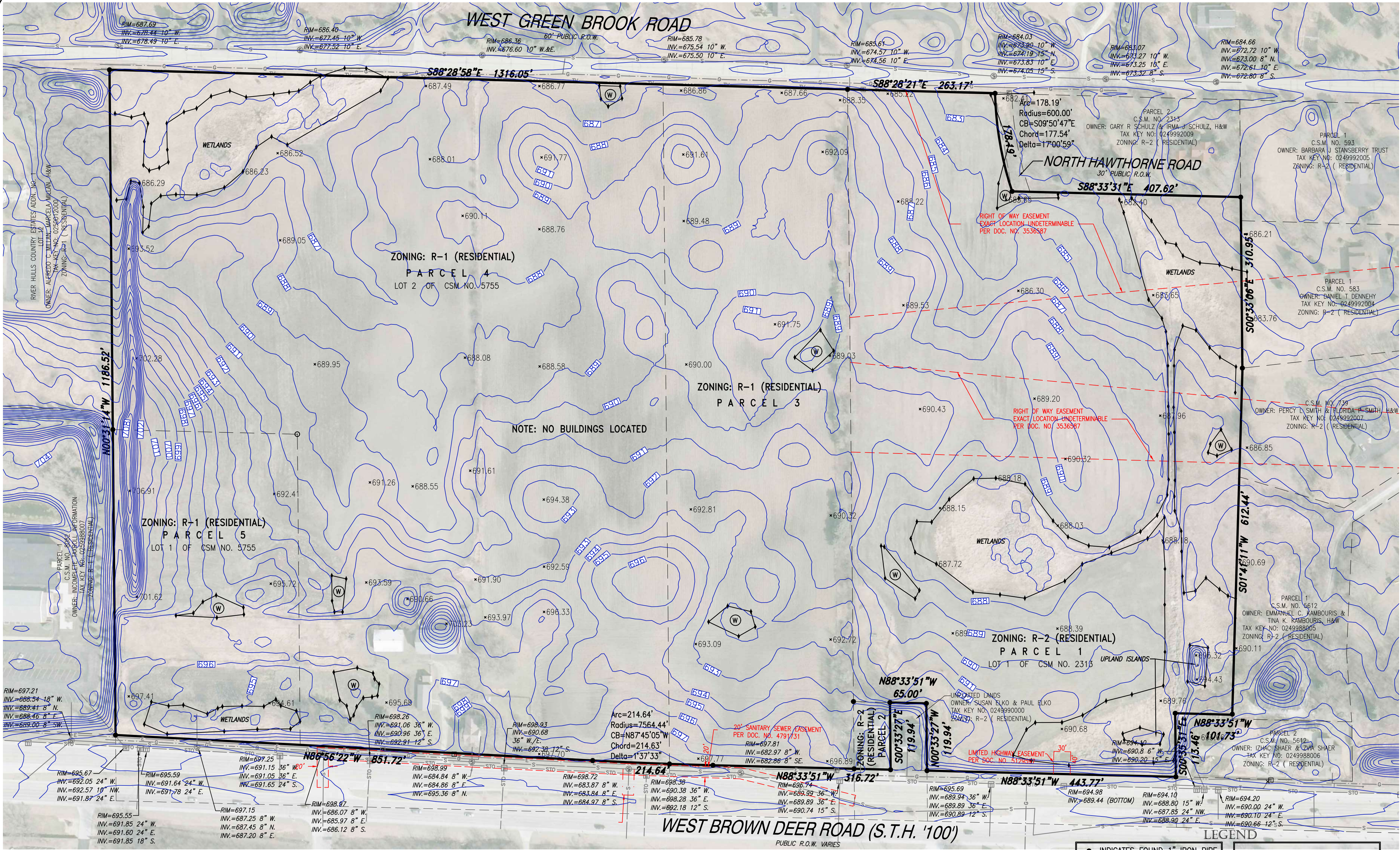
CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
June 13, 2018	Add Zoning Classification	far

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 20180613Z1900-tjn

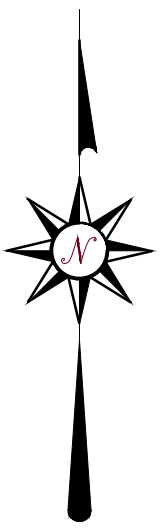
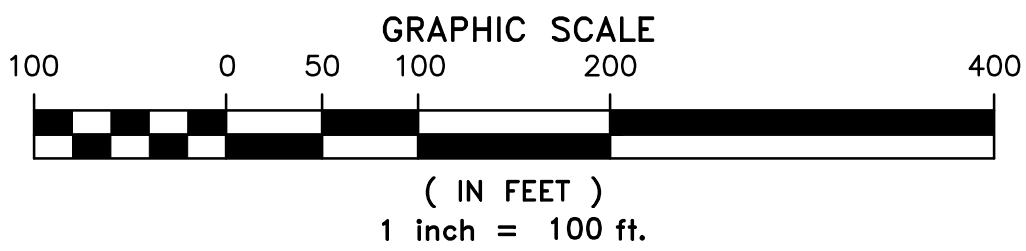


NOTE:
Wetland flags located as delineated in May and October, 2015 by Baxter & Woodman Consulting Engineers

(W) : Indicates Wetlands.

*695.72 Indicates spot elevation field located March 2, 2016

(695) Indicates contours per County Mapping



- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- + INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- † SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- ✕ GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- ⌋ WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- † POST INDICATOR VALVE
- LIGHT POLE
- ✕ SPOT/YARD LIGHT
- UTILITY POLE
- ⌋ GUY POLE
- † GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- † TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- + SOIL BORING/MONITORING WELL
- ✕ WATER SURFACE
- † WETLANDS FLAG
- ▲ MARSH
- † FLAGPOLE
- PARKING METER
- + SIGN
- ✕ MAILBOX
- † RAILROAD CROSSING SIGNAL
- † HANDICAP SPACE
- ▲ CONIFEROUS TREE
- ★ DECIDUOUS TREE
- SANITARY SEWER
- STO STORM SEWER
- W WATERLINE
- M MARKED GAS MAIN
- E MARKED ELECTRIC
- OHP OVERHEAD WIRES
- MPT MARKED TELEPHONE
- TV MARKED CABLE TV LINE
- FO MARKED FIBER OPTIC
- BE BURIED ELECTRIC SERVICE
- CHAIN LINK FENCE
- WIRE FENCE

Exhibit D

REZONING EX.

CLIENT

Mandel group

SITE ADDRESS

1600-1980 W. Brown Deer Rd, Village of River Hills, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Part of Lot 1 and Lot 2 of Certified Survey map No. 5755, Lot 1 of Certified Survey Map No. 2313 and unplatted lands in the Southwest and the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 22 East, in the Village of River Hills, Milwaukee County, Wisconsin, bounded and described as follows; Commencing at the Southeast corner of said Section; thence North 88°33'51" West along the South line of said Section 753.01 feet to a point; thence perpendicular to said South line North 01°26'09" West 308.40 feet to the point of beginning of lands hereinafter described; thence North 88°33'51" West and parallel with said South line 105.97 feet to a point; thence South 00°35'31" East 113.46 feet to a point; thence North 88°33'51" West and parallel with said South line 233.58 feet to a point; thence North 00°33'27" West 119.94 feet to a point; thence North 88°33'51" West and parallel with said line 275.13 feet to a point on the West line of the East 1/2 of said 1/4 Section; thence South 00°33'27" East along said West line 119.94 feet to a point; thence North 88°33'51" West and parallel to the South line of said Section 208.00 feet to a point of curvature; thence 211.66 feet along the arc of a curve to the right, whose radius is 7459.44 feet, whose center lies to the North and whose chord bears North 87°45'05" West 211.65 feet to a point; thence North 86°56'22" West 753.09 feet to a point; thence North 00°31'14" West 979.09 feet to a point; thence South 88°28'58" East 1207.24 feet to a point; thence South 88°28'21" East 170.47 feet to a point of curvature; thence 184.20 feet along the arc of a curve to the left, whose radius is 705.00 feet, whose center lies to the Northeast, and whose chord bears South 16°59'49" East 183.67 feet to a point; thence South 88°33'31" East 375.73 feet to a point; thence South 00°33'06" East 207.49 feet to a point; thence South 01°41'11" West 505.85 feet to the point of beginning.

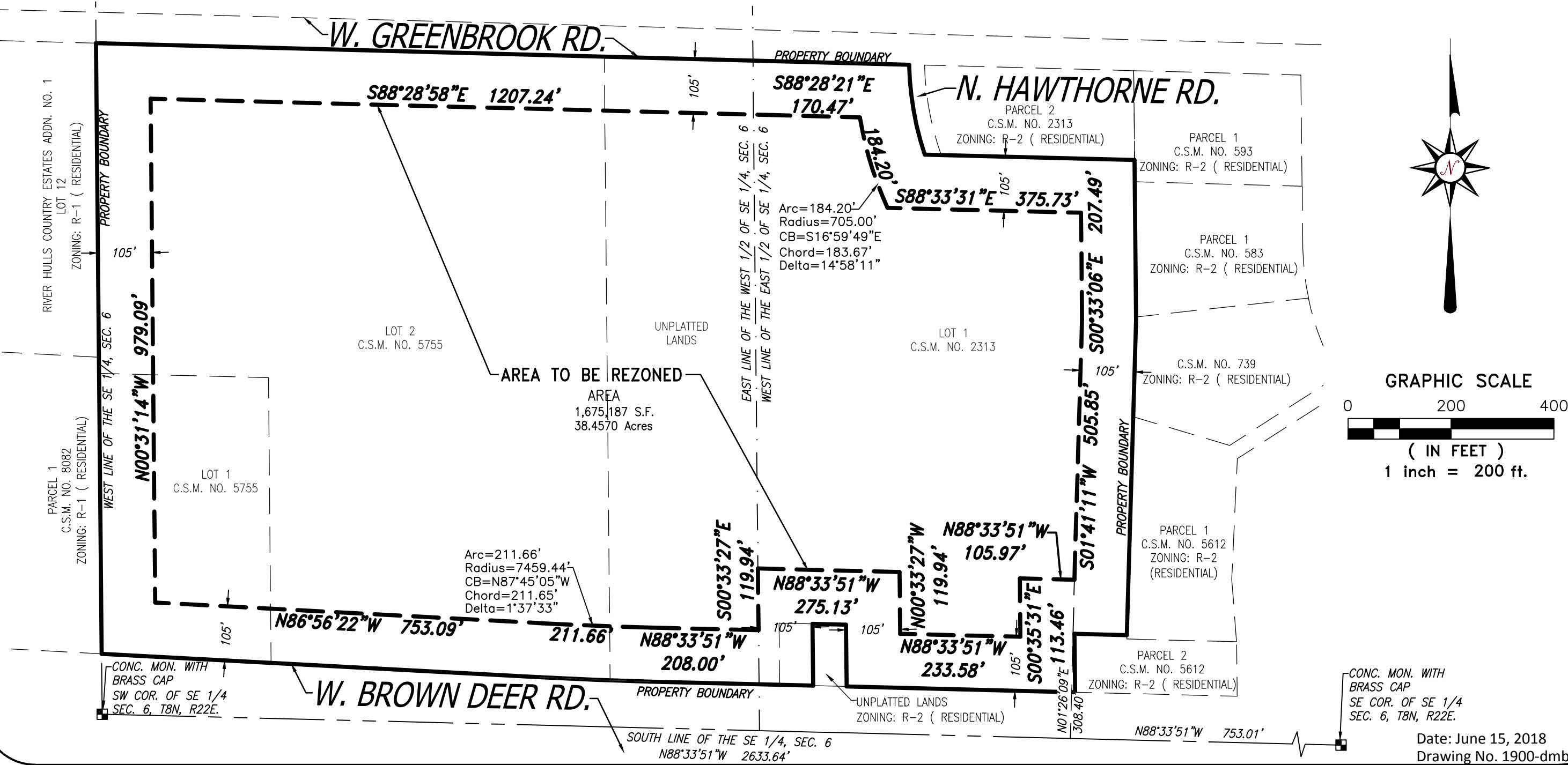
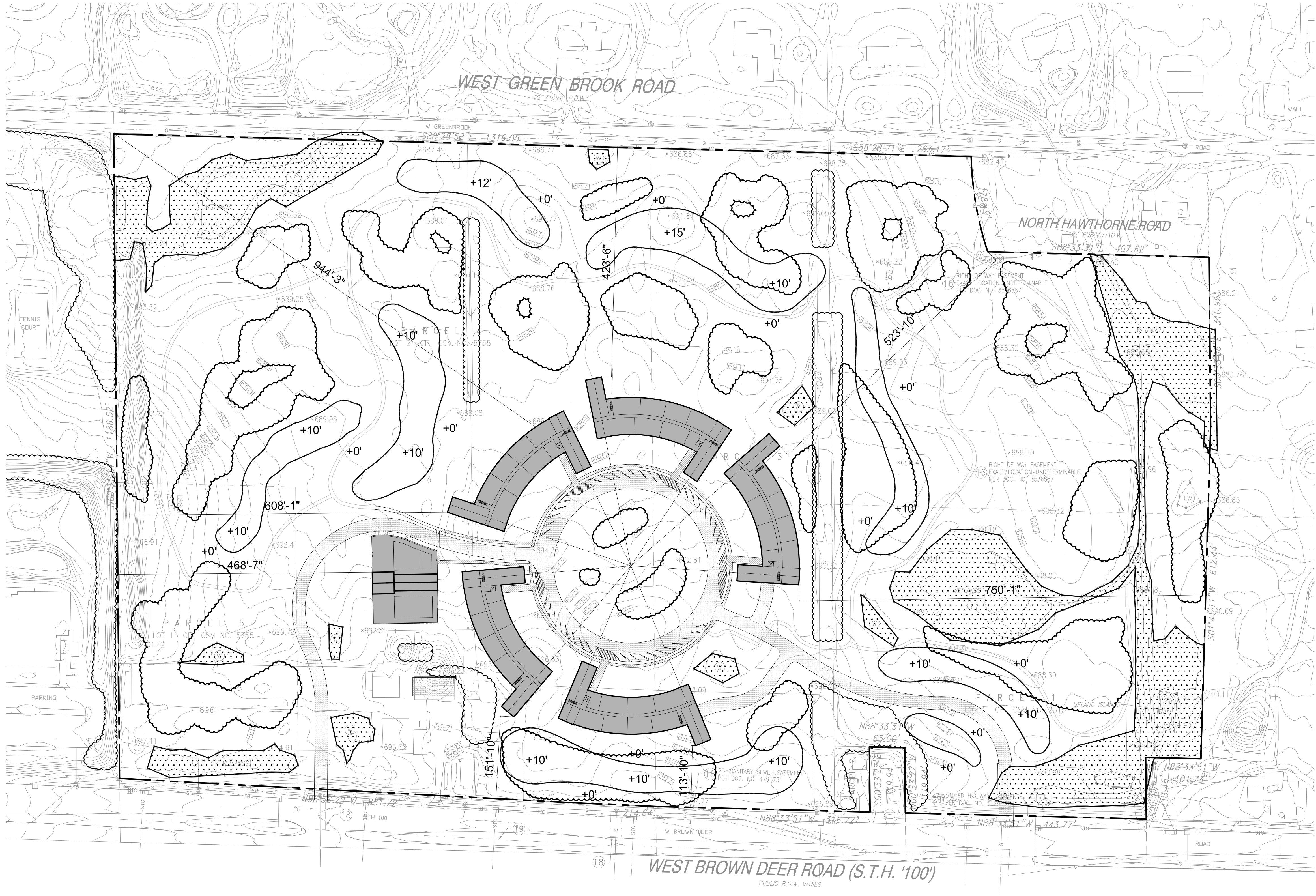


Exhibit E



SITE & BUILDING DATA

SITE AREA:	53.39 ACRES or 2,325,584 SF
RESIDENTIAL BUILDINGS FOOTPRINT:	97,095 SF
CLUBHOUSE BUILDING FOOTPRINT:	4,000 SF
EXISTING BARN FOOTPRINT:	2,652 SF
PAVED / IMPERVIOUS FOOTPRINT:	106,028 SF
SURFACE PARKING (RING ROAD):	41 SPACES
PERCENTAGE OF GREEN SPACE:	91.0%
PERCENTAGE OF BUILDING & PAVED AREA:	9.0%

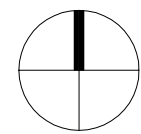


Exhibit F

Exhibit F
Zoning Amendment Application

Property Owners within 300 ft of Rezoning	Property Address					Mailing Address			
Susanne Beimling-Elko & Paul Elko	1610 W Brown Deer Road	River Hills	WI	53217		9135 W Elm Ct, Unit C	Franklin	WI	53132
Izac & Zvia Shaer	1420 W Brown Deer Road	River Hills	WI	53217					
Emmanuel & Tina Kambouris	8901 N Spruce Road	River Hills	WI	53217					
Percy & Florida Smith	8933 N Spruce Road	River Hills	WI	53217					
Daniel Dennehy	8955 N Spruce Road	River Hills	WI	53217					
Barbara J Stansberry Trust	8985 N Spruce Road	River Hills	WI	53217					
Gary & Irma Schulz	1515 W Green Brook Road	River Hills	WI	53217					
Fred & Bonnie Shafrin	1630 W Breen Brook Road	River Hills	WI	53217					
Jill & William Westveer	1740 W Green Brook Road	River Hills	WI	53217					
Mark Malkin & Lori Kahn	1900 W Green Brook Road	River Hills	WI	53217					
1112 Enterprises LLC	1970 W Green Brook Road	River Hills	WI	53217					
Scott & Mary Anne Revolinski	2000 W Green Brook Road	River Hills	WI	53217					
Alfredo & Marcela Millan	8975 N Greenbrook Road	River Hills	WI	53217					
Congregation Emanu-El E'ne Jeshurun	2020 W Brown Deer Road	River Hills	WI	53217					
Jean-Max & Sandra Dermond	8755 N River Road	River Hills	WI	53217		825 N Propsect Ave 2402	Milwaukee	WI	53202
Bruce Martin	8770 N River Road	River Hills	WI	53217					
Pamela Percy	1815 W Brown Deer Road	River Hills	WI	53217					
Leslie Kuper	1605 W Brown Deer Road	River Hills	WI	53217					
Robert & Joan Schaab	8780 N Hawthorne Road	River Hills	WI	53217					

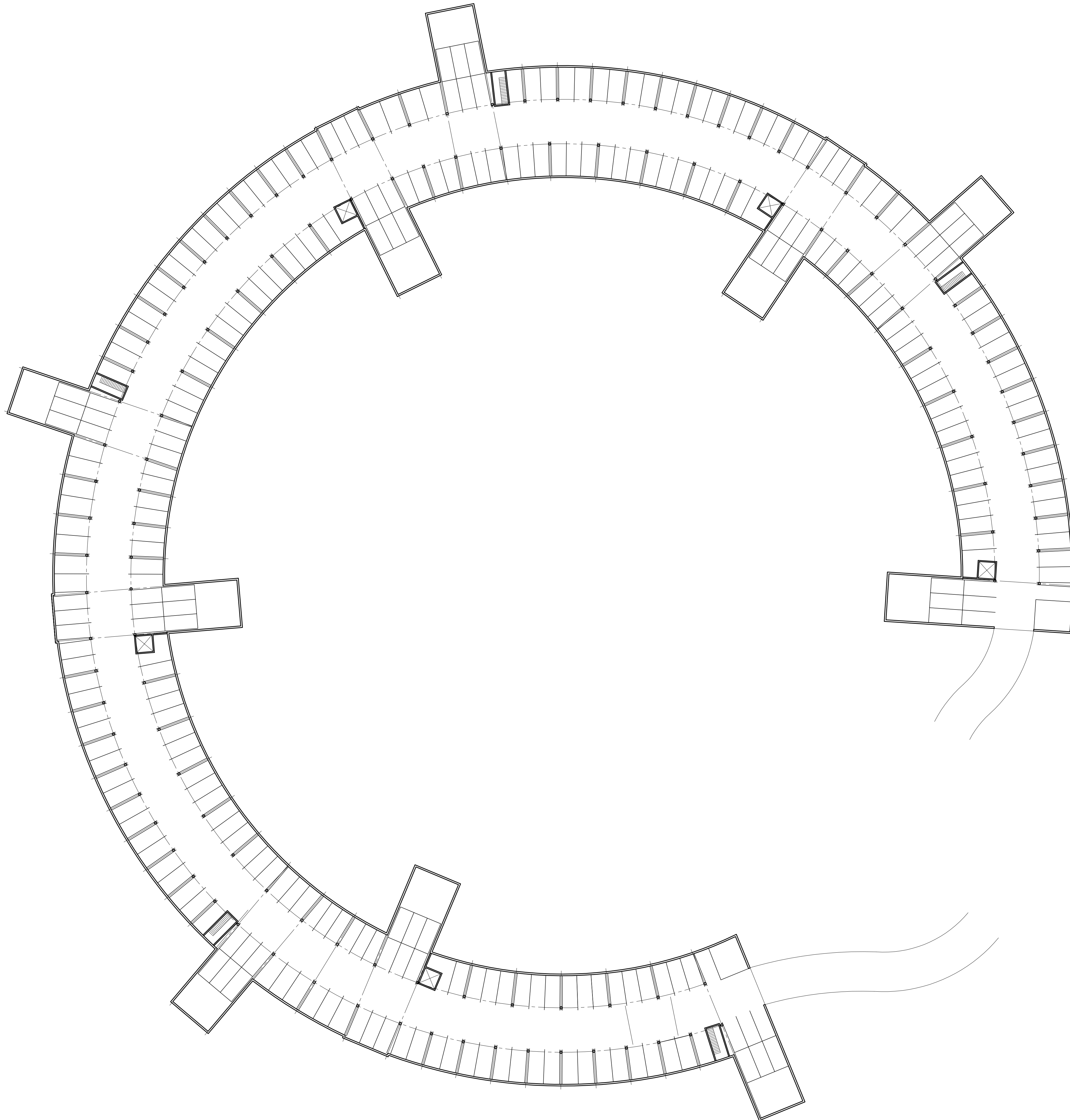
Exhibit G

Exhibit G
Special Use Permit Application

		Address	City	State	ZIP
Applicant	River Hills Apartments LLC	330 E Kilbourn Ave, Ste 600 South	Milwaukee	WI	53202
Site Owner	Randle River Hills Limited Partnership	4230 N Oakland Ave Box 244	Milwaukee	WI	53211
Architect	HGA Architects	333 East Erie Street	Milwaukee	WI	53202
Engineer	Applied Ecological Services	17921 Smith Road	Brodhead	WI	53520
Contractor	TBD				

Opposite and Abutting Property Owners of Record	Property Address	City	State	ZIP	Mailing Address
Susanne Beimling-Elko & Paul Elko	1610 W Brown Deer Road	River Hills	WI	53217	9135 W Elm Ct, Unit C Franklin WI 53132
Izac & Zvia Shaer	1420 W Brown Deer Road	River Hills	WI	53217	
Emmanuel & Tina Kambouris	8901 N Spruce Road	River Hills	WI	53217	
Percy & Florida Smith	8933 N Spruce Road	River Hills	WI	53217	
Daniel Dennehy	8955 N Spruce Road	River Hills	WI	53217	
Barbara J Stansberry Trust	8985 N Spruce Road	River Hills	WI	53217	
Gary & Irma Schulz	1515 W Green Brook Road	River Hills	WI	53217	
Fred & Bonnie Shafirin	1630 W Breen Brook Road	River Hills	WI	53217	
Jill & William Westveer	1740 W Green Brook Road	River Hills	WI	53217	
Mark Malkin & Lori Kahn	1900 W Green Brook Road	River Hills	WI	53217	
1112 Enterprises LLC	1970 W Green Brook Road	River Hills	WI	53217	
Scott & Mary Anne Revolinski	2000 W Green Brook Road	River Hills	WI	53217	
Alfredo & Marcela Millan	8975 N Greenbrook Road	River Hills	WI	53217	
Congregation Emanu-El E'ne Jeshurun	2020 W Brown Deer Road	River Hills	WI	53217	825 N Propsect Ave 2402 Milwaukee WI 53202
Jean-Max & Sandra Dermond	8755 N River Road	River Hills	WI	53217	
Bruce Martin	8770 N River Road	River Hills	WI	53217	
Pamela Percy	1815 W Brown Deer Road	River Hills	WI	53217	
Leslie Kuper	1605 W Brown Deer Road	River Hills	WI	53217	
Robert & Joan Schaab	8780 N Hawthorne Road	River Hills	WI	53217	

Exhibit H



PARKING LEVEL DATA

LOWER LEVEL PARKING SPACES:	305
ELEVATORS:	1 PER BUILDING / 5 TOAL
EGRESS STAIRS:	5

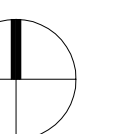
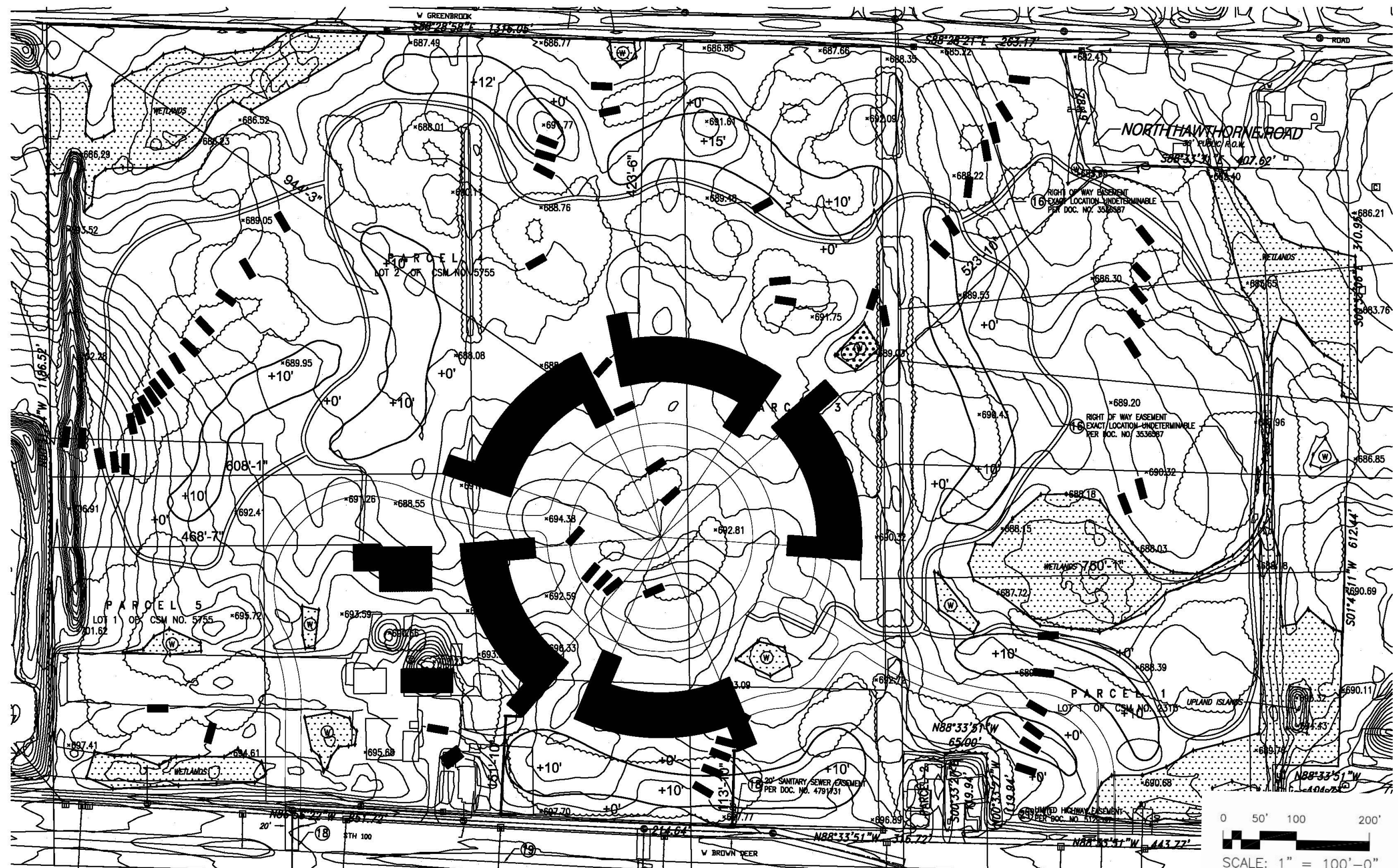


Exhibit I



River Hills Conservation Development
 Project # 18-0482
 Revised Concept Presentation
 June 5, 2018



Exhibit J

Exhibit J

Description of land coverage, density, building yard setbacks, building height and parking requirements

The proposed development consists of approximately 154 units contained in five (5) three-story buildings and a single-story standalone clubhouse. The total site area is 53.39 acres or 2,325,584 square feet. The residential buildings footprint total 97,095 square feet; clubhouse building footprint is approximately 4,000 square feet; existing barn footprint is approximately 2,652 square feet; and total paved and impervious footprint is 106,028 square feet. Ninety-one percent of the site will remain green space. The proposed density is 2.88 units per acre.

(Exhibit E)

Massive building setbacks are proposed and the buildings are strategically positioned closest to Brown Deer Road. Building setback to the north is approximately 423 feet at its closest point, building setback to the east is approximately 750 feet at its closest point, building setback to the south is approximately 113 feet at its closest point; and building setback to the west is approximately 468 feet from its closest point. All setbacks are depicted on the proposed grading plan prepared by AES. **(Exhibit I)**

At their tallest point, the buildings are 50'-4" tall. **(Exhibit L)**

The minimum underground parking requirements are 1.5 parking stalls per unit. The current concept plan contemplates 305 underground parking stalls, roughly 1.9 per unit. The maximum guest parking, located at the interior courtyard, is 100 stalls. The current concept site plan contemplates 41 stalls. **(Exhibits H & E)**

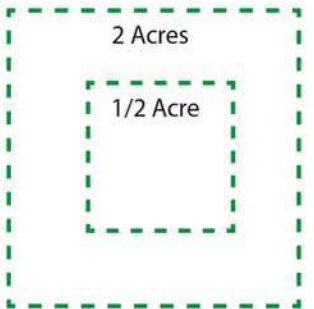
We propose to locate two monument signs at each entry drive for the development. The location for the monuments signs are generally depicted on the rendered site plan. Monument signs will be approximately 6 feet in height, 6 feet in width and 2 feet in depth. **(Exhibit M.2)**

Exhibit K



Legend

- Streets
- Walking Trail
- Existing Trees
- Wetland Restoration
- Proposed Tree Screening
- Tallgrass Mesic Prairie
- Wet Prairie
- Oak Savanna
- Maple/Beech Forest
- Shortgrass Dry Prairie
- Proposed Berm





Wetland Restoration



Proposed Tree Screening



Tallgrass Mesic Prairie



Wet Prairie



Oak Savanna



Maple/Beech Forest



Shortgrass Dry Prairie



Flowering Prairie

Exhibit L



50'-4"

32'-0"

24'-0"

0'-0"

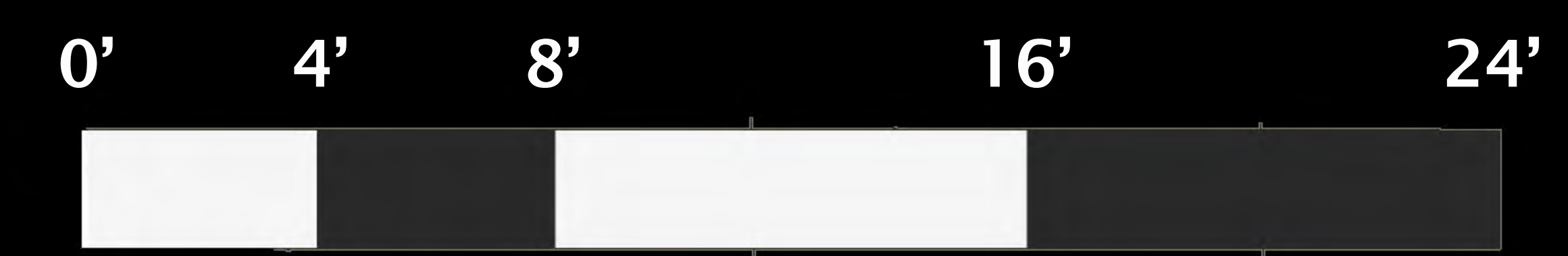


Exhibit M.1



Aerial View from the East



Aerial View from the West



Circle View Looking NW



Circle Park Oak Savannah Looking West



Walking Paths Near East Entrance to Circle



Brown Deer View Looking West



View from Greenbrook Looking South

Exhibit M.2



W Greenbrook Rd

N Spruce Rd

N Spruce Rd

W Brown Deer Rd

N River Rd

N Hawthorne Rd

N Spruce Rd

Plan View in Context



Exhibit N

Exhibit N

Building Material Description

High quality and large quantity of masonry finishes, positioned to provide maximum visual impact. Masonry color and siding material color selected to reflect the agrarian tradition of River Hills.

Materials include:

- Large fiberglass windows & sliding doors
- Asphalt roof shingles
- Standing seam metal roof at dormers
- Cement board lap siding in white
- Stone masonry

Exhibit O

Exhibit O

Plan of Operations

Apartment development consists of 154 units contained in five (5) buildings. A standalone clubhouse will house our leasing and maintenance staff along with resident amenities.

Exhibit P

Exhibit P

Analysis of the Impact and Benefits Upon the Community

Pursuant to Section I.b(10) of Ordinance No. _____, Ordinance To Amend Subsection 7.0804 of Chapter Seven (7) of the General Ordinances of the Village of River Hills Regarding the Granting of a Special Use Permit for a Multifamily Development in Accordance With an Approved Specific Plan of Development, River Hills Apartments LLC hereby presents an analysis of the impact upon the community, demonstrating that the requirements in Subsection 7.0804.D.2 are satisfied.

Expert Development Team with Unsurpassed Reputation

Mandel Group is metro Milwaukee's premier multifamily residential development firm. Since our inception in 1991, we have closed over \$1 billion in real estate transactions. For more than 25 years, our company has done its best to deliver the most thoughtful housing developments in the Metro-Milwaukee area at the highest level of quality. Our buildings are more than brick and mortar. They are the product of considered reflection on housing preferences and changing lifestyles. In all cases, we have sought out and integrated into our final developments feedback from varied stakeholders.

The quality of our design, construction and management is of paramount importance to us, as we strive to meet the needs of our residents. We have been recognized nationally and locally for our efforts more than any other residential multifamily developer in our region. Please see our website at mandelgroup.com. We believe our developments are more than the sum of their parts. They are accretive to their surroundings. They have, without exception, benefited the communities in which they were developed.

We recently completed Beaumont Place, our Whitefish Bay apartment development, which was awarded Deal of the Year by the Milwaukee Business Journal. The quality of our work has been nationally recognized, including the Urban Land Institute's Award for Excellence. Our deep well of experience is bolstered by the best architects and consultants in the market. Our project architect is Mr. James Shields of HGA. Shields was responsible for Beaumont Place, the recent addition to the Milwaukee Art Museum and the new home of the Milwaukee Ballet. We have also secured the help of one the nation's top ecologists, Steve Apfelbaum of Applied Ecological Services. Steve has designed award-winning projects across the country and internationally. He provides insight and design solutions at the intersection of ecological systems and developed land uses. Ken Voigt, one of the state's top traffic engineers, has conducted a complete traffic analysis of the development and provided a detailed approach to the traffic improvements required in this area of the Village.

No Adverse Impact to ENVIRONMENTAL QUALITY

Our apartment community will preserve and enhance the environmental quality of River Hills. The project maximizes the amount of green space on the site by reducing the size of the development footprint. Our proposal today preserves more than 90% of the site for green space, making it one of the "greenest," low-density developments in the region.

We also intend to restore nearly all of the property to its pre-farming condition of native prairies and tree plantings. This landscape strategy yields several environmental and ecological benefits. It generates enough space to implement “green” storm water management strategies, thereby cleaning runoff waters before they migrate offsite. The strategy also reduces storm water runoff volumes and rates by 80-95% over the existing crop field conditions. This results in a greatly reduced contribution to downstream flooding. Our landscape and environmental management plan also maximizes wildlife habitat restoration, including habitat for pollinators (e.g., monarch butterflies and migratory birds), and creates expansive open space amenities including walking trails. Finally, we are able to preserve and enhance all the existing wetlands on site.

The foregoing benefits are reinforced by a study conducted by the state of New Jersey, which confirmed that “compact development can achieve a 30 percent reduction in runoff and 83 percent reduction in water consumption compared with conventional suburban development.”¹ According to the study, “[c]ompact urban design reduces driving and smog and preserves the natural areas that are assets of the community: watersheds, wetlands, working farms, open space, and wildlife corridors.”²

No Adverse Impact to WATER QUALITY

The redevelopment contemplates the extension of public water to the site. We believe the extension of public water to the property is important for several reasons. While it may be possible to serve the development with a private well system, we also believe it would be difficult to prove to a certainty that such private well system would not have an adverse impact on existing wells and the aquifer. As such, our preference is to focus our efforts on a public water system. The delivery of public water to the property eliminates all impacts on other wells in the Village. Moreover, numerous residents expressed a concern about the quality of the water. The concern is based on both safety and aesthetic water quality. Some residents are concerned about the negative health consequences of arsenic and radium contamination, similar to the unsafe wells found in other Wisconsin municipalities, like Waukesha. Other residents complain about the smell and taste despite the expensive, state-of-the-art water treatment systems. Residents of our property will require the highest quality of water available given the top of market rental rates. It should be noted that the extension of public water to the property from Brown Deer could be the backbone of future extensions of public water through the Village if such infrastructure was desired by the Village. As discussed in more detail later, the cost of the public water extension would be funded by tax incremental financing, thereby eliminating all financial risk and burden on the Village.

No Adverse Impact to HOME VALUES

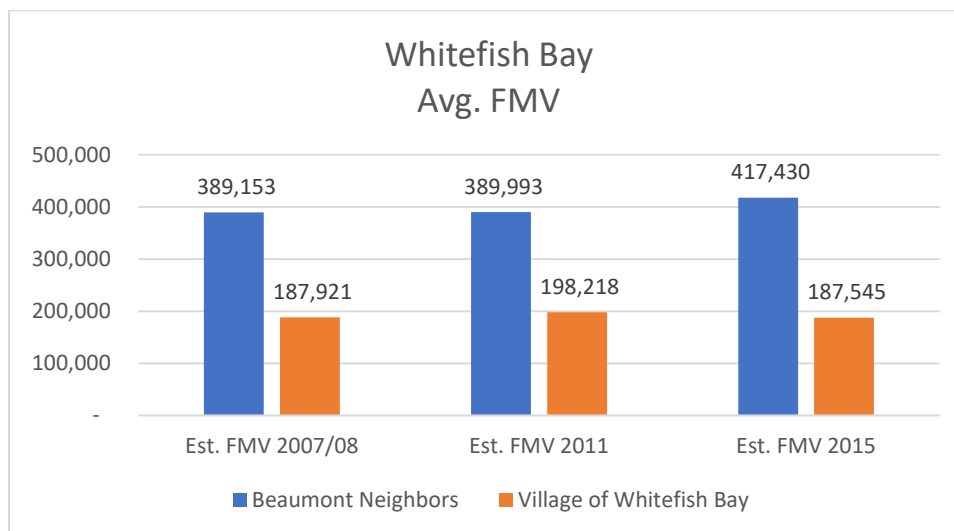
The proposed development will not adversely impact home values. Academic research finds that “well-designed higher-density multi-family development, properly integrated into an existing community, can become a significant community asset that adds to the quality of life and property values for existing residents while addressing the needs of a growing and

¹ Haughey, Richard M., *Higher-Density Development: Myth and Fact*. Washington, D.C.: ULI-the Urban Land Institute, 2005, page 22.

² Id. Page 22.

changing population” and may actually increase single-family home values.³ Several factors contribute to the determination of home values within a given community - location, quality of school district, quality and availability of public infrastructure, and availability of neighborhood amenities, to name a few. The foregoing conclusion is shared amongst a number of well-respected industry and academic institutions that have studied the relationship between apartments and home values. The National Association of Home Builders studied data from the American Housing Survey and found that, “the value of single-family houses within 300 feet of an apartment or condominium building went up by 2.9 percent a year, slightly higher than the 2.7 percent rate for single-family homes without multifamily properties nearby.”⁴ A study conducted by Harvard University’s Joint Center for Housing Studies confirmed that “apartments pose no threat to nearby single-family house values, based on US Census data from 1970 to 2000.”⁵ Virginia Tech University also found that “over the long run, well-placed market-rate apartments with attractive design and landscaping actually increase the overall value of the detached houses nearby.”⁶

Mandel’s research confirms that our apartment communities do not adversely affect the values of nearby homes. We conducted a review of assessed property values surrounding one of our recent developments in Whitefish Bay, Beaumont Place. We studied the property values of homes within a four-block radius of the site pre-recession (2007), during construction of our development (2011) and after the project opened and operated for one year (2015). The data revealed that assessed home values of the homes near Beaumont place increased over 6% from 2011 to 2015 and were close to pre-recession assessed values. We also studied the average assessed home value across the Village of Whitefish Bay for comparative purposes. Assessed home values Village-wide decreased nearly 6% over the same period and were still below pre-recession assessed values.

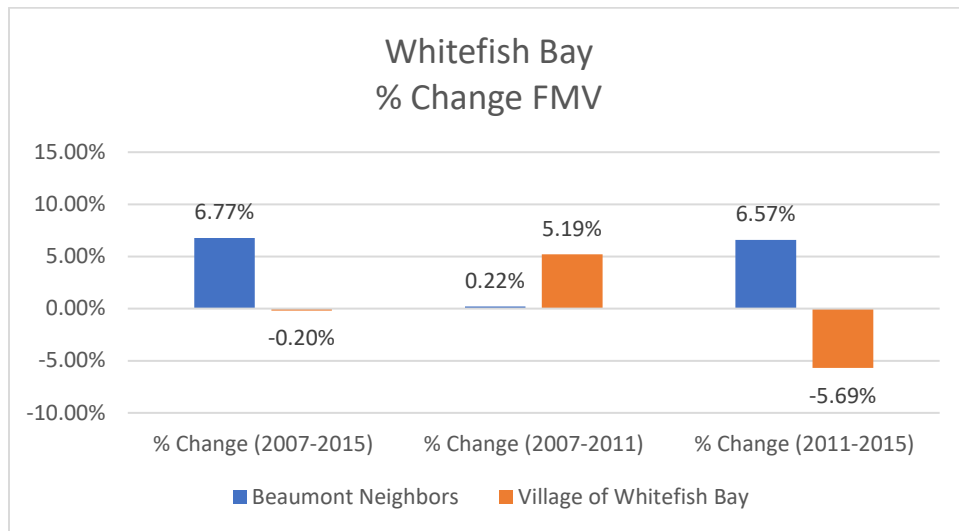


³ Haughey, *Myth and Fact*, page 7.

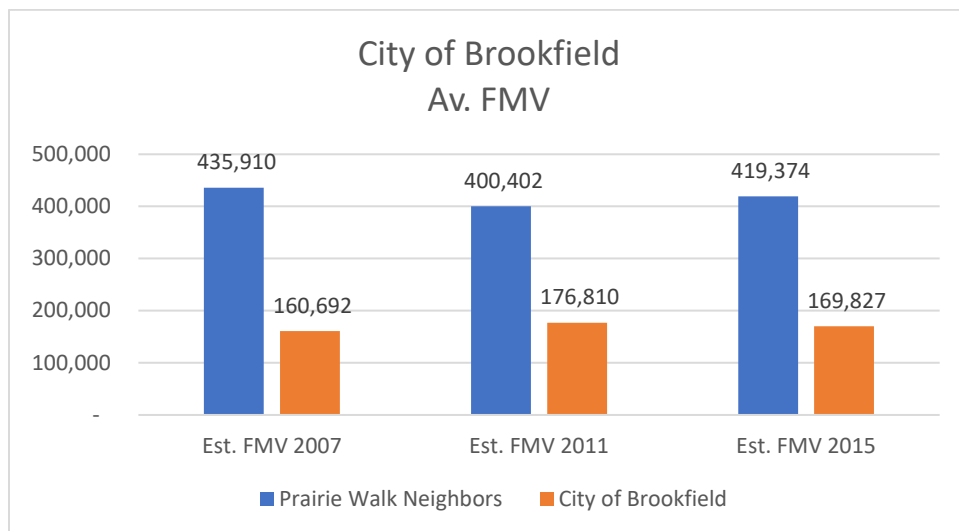
⁴ Id. page 14.

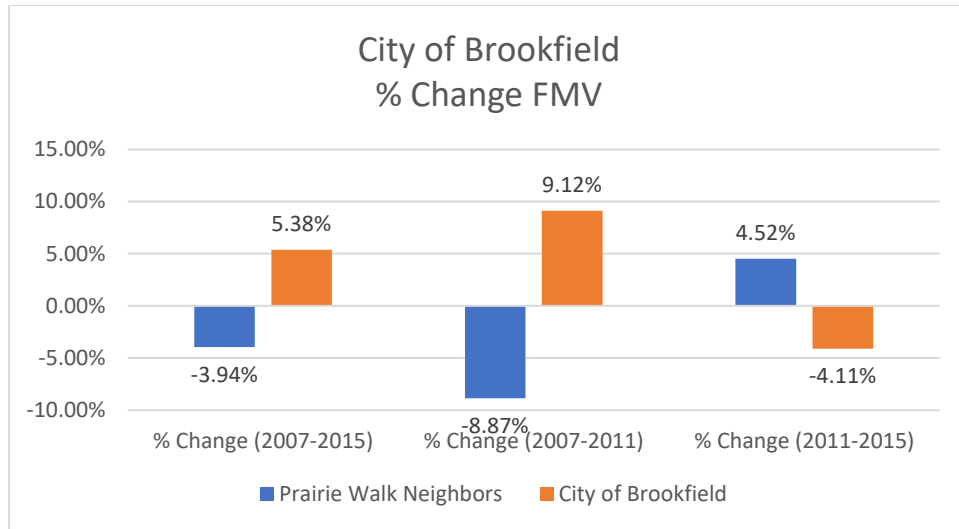
⁵ Id. page 14.

⁶ Id. page 14.



We conducted the same research of home values for the City of Brookfield relative to single-family homes surrounding our Prairie Walk apartment community. We completed construction of the Prairie Walk community in 2015. Prior to that time, it appears that home values in the area declined in value. However, it also appears that home values surrounding Prairie Walk increased following completion of the development. Assessed home values of the 4-block radius surrounding our development increased over 4.5% from 2011 to 2015. Assessed home values across the City of Brookfield declined approximately 4% over the same time period. The foregoing data may not be evidence that our apartment community contributed to the increase assessed value of homes. The data does indicate, however, that Prairie Walk did not have a negative impact on surrounding home values.





There is no evidence to suggest that well-designed, thoughtful apartment communities have a negative impact on surrounding home values in the Milwaukee area. To the contrary, many popular suburbs have been home to apartment communities for many years, including Shorewood, Whitefish Bay, Fox Point, Bayside and Mequon. Today, some of those communities have the highest, most in-demand home pricing in Metro Milwaukee.

No Adverse Impact to SANITATION

Mandel is currently working with the Village engineer and MMSD to confirm that MMSD has the capacity to manage sanitary sewer flows from the project. Mandel will privately contract for all garbage and recycling services for the apartment community. Moreover, trash and recycling containers will be held in the underground parking below the buildings to eliminate all visibility from and odors to surrounding properties.

No Adverse Impact to HEALTH & SAFETY

The development will improve the health and safety of the Village in a number of respects. Fundamentally, our apartment communities produce less crime than single-family homes. Mandel conducted an analysis of crime comparing the number of police reports within the Village of Fox Point to the number of police reports at our Beaumont Place apartment development. The data revealed that our apartment development had a lower number of crimes per household (0.05 police calls per household) relative to crimes per household throughout the Village (0.07 police calls per household).

Our research is consistent with crime studies completed on other apartment communities across the county. “Arizona researchers found that when police data are analyzed per unit, apartments actually create less demand for police services than a comparable number of single-family houses. In Tempe, Arizona, a random sample of 1,000 calls for service showed that 35

percent originated from single-family houses and just 21 percent came from apartments.”⁷ Furthermore, higher density developments lead to “passive policing” with more “eyes on the street” within a given community. Our developments are always designed to encourage this sort of passive policing by creating open view corridors throughout the site. Our River Hills apartments are no exception. The buildings are positioned in a way that offers clear view corridors through the oval courtyard and at the area surrounding the development. Our 24/7 leasing and maintenance staff positioned at the western entry of the development offer additional safety. Security cameras are always located within our parking garages and points of entry.

We also discussed the proposed development with the Village police Chief and North Shore Fire Department. The preliminary feedback from those groups was that our project would not require additional staffing and/or equipment needs. In fact, with the extension of public water to the site, we believe we will be able to reduce the response time for North Shore Fire Department to the site.

The proposed luxury apartments will improve the health and safety of the Village by securing and funding a traffic signal at the most dangerous intersection in the Village. A traffic study and analysis prepared for the redevelopment of the property identified the intersection of Spruce Road and Brown Deer Road as extremely dangerous. The study also opines that the traffic patterns at that intersection meet the Department of Transportation warrants for a traffic signal. Given the current dangerous conditions at the Spruce intersection, we propose to install a traffic signal at that location as part of our project. As discussed in more detail elsewhere in this narrative, we propose to pay for the installation of the signal through a TIF eliminating all financial burden on the Village.

No Adverse Impact to AESTHETICS

Existing homes in River Hills are the inspiration for the architectural design of our development. The proposed buildings feature an attractive mix of white clapboard siding and stone masonry, mimicking the materials of the estate homes prevalent throughout the Village. The interior finishes include custom cabinetry and trim, premium appliances, quartz or granite countertops. The units will be filled with natural light and air through large, operable windows. The property will offer some of the largest floor plans in Milwaukee’s North Shore.

All of the long-term parking needs of the residents will be enclosed in underground parking facilities. Any and all surface parking stalls will be located around the interior courtyard and provided for the convenience of visitors. The design strategy minimizes views to property parking and maximizes green space.

The development offers a separate resident clubhouse that features a fitness facility, clubroom/lounge area, outdoor pool and sundeck, fire pits and grilling stations. Use of the clubhouse and amenities will be limited to residents of the property and their guests. The clubhouse also allows Mandel to provide full time leasing and 24/7 maintenance staff. Such staff is critical to the long-term maintenance and appearance of a luxury apartment community.

The minimal impact area of the development creates an opportunity for considerable setbacks and landscaped buffers to mitigate views corridors into the project from nearby properties.

⁷ Haughey, *Myth and Fact*, page 21.

Setbacks range from over 110 feet on Brown Deer Road to over 900 feet to the northwest. The massive open space area will be returned to its natural condition with native prairie grass and tree plantings. We will augment the substantial setbacks and landscaping with large, organically-shaped berming along the property perimeter. The berming will range in height from 5 feet to 15 feet high and further obscuring view corridors into the property.

To be sure, we are proud of our architectural and landscaping design efforts to date. However, we are open to modifications and expect our design to evolve as we receive more feedback from residents and elected officials.

The Need for Luxury Apartments

The proposed development represents a considered real estate response to evolving demographics and housing preferences, particularly among the growing number of Baby Boomers in River Hills and Milwaukee's North Shore area. The Baby Boomer demographic is looking for options to downsize from large, single-family homes into maintenance-free residences while remaining in the communities in which they are rooted. While many Baby Boomers do not want the hassles of home ownership, they want to stay close to friends, family, religious institutions and social networks developed over many years. The luxury apartments of this proposal offer the flexible living that this demographic desires.

We experienced this demographic shift play out in our other North Shore luxury apartments. In particular, Beaumont Place, in Whitefish Bay, was 100% leased prior to completion of construction and the average age of residents is 62 years old. According to the Bureau of Labor and Statistics (the "BLS") and based on US Census data, there are more than 4,300 households in the North Shore with an average age of 55 or older and an average annual income in excess of \$150,000. About 1 in every 3 of these households are renters, not home owners. Thus, there is demand for over 1,430 rental units amongst affluent North Shore residents. BLS data indicates that this age and income cohort will grow by nearly 1,000 households by 2021, representing demand for another 300 rental units. By contrast, less than 1,200 units are likely to be delivered to the trade area. The supply-demand imbalance explains the high occupancy rates at existing communities and underscores the pressing need for additional luxury apartment communities.

Successful communities must offer life-cycle housing options. That is, municipalities need to provide a variety of housing options to meet the needs of households at various points in their lives. By providing maintenance free alternatives to owning larger homes empty nesters can move into luxury apartments but remain in their community. That transition opens up single-family housing stock for a new generation of younger families, ensuring the long-term sustainability and value.

Lack of Zoned Multifamily Land in Village and Nearby Communities

There are currently no multifamily housing options in River Hills. Those that exist in neighboring communities are for the most part antiquated and no longer meet the housing preferences that the Mandel Group renter demographic desires. Despite overwhelming demand, the supply of luxury apartments in the North Shore is severely limited. CoStar, a leading real estate analytics firm, tracked only 625 units delivered to the North Shore submarket from 2001 through 2018. Moreover, CoStar estimates that 650 new units will be delivered to the North Shore submarket through 2019, most of which are located in the outlying portions of the municipalities. A closer

examination of the apartment inventory in this submarket reveals that the average age of existing apartment communities is over 30 years old. The striking supply-demand imbalance and average age of existing apartment stock should drive strong occupancy and rental rates for The Farm at River Hills.

A few comparable market rate apartments are located in Mequon, Fox Point, Whitefish Bay and Shorewood. Mequon Town Center Apartments are located at the corner of Mequon Road and Cedarburg Road and consist of 28 units featuring two-bedroom and three-bedroom unit style. The property is currently 100% occupied. Mandel's 103-unit development, The Chiswick at Dunwood, in Fox Point is currently under construction and has a growing waitlist of approximately 30 residents, mainly of currently Fox Point residents seeking apartment living, but desiring to stay in their community. Two other Mandel properties, Beaumont Place in Whitefish Bay and Lighthorse 4041 in Shorewood are 100% leased and have growing waitlists.

There are no other sites properly zoned for multifamily development in neighboring municipalities.

Adjacent and Nearby to Commercial, Institutional and Small-Lot Homes

The site is unique in that it is one of only a few sites in the Village that is adjacent to institutional and commercial uses. A synagogue and church border the property to the west. The Lynden Sculpture Garden is located south of the property. The property is located just north of Pampered Produce, an operating organic farm offering farm-to-table dinners and organic produce for sale. The University School is located less than 1 mile north of the property. The property has over 1,700 linear feet of frontage on Brown Deer Road, a six-lane state highway. It should also be noted that the only 1-acre and 2-acre lot size subdivisions in the Village are located due east and south of the property.

Significant Benefits to the Village

1. *Improves the environmental and ecological condition.* The development creates a permanent conservation area covering more than 90% of the site. The open space is augmented with restorative landscaping concepts. The open space and landscaping strategies improve storm water conditions and create wildlife and pollinator habitat. By contrast, a single-family subdivision replete with roadways and manicured lawns would likely create more impervious area exacerbating storm water runoff problems.
2. *Extension of public water preserves and potentially improves water quality.* Public water eliminates pressure on existing wells serving single family homes in the Village. It creates a backbone for future extensions of public water to other areas in the Village if such extension was desirable amongst the residents.
3. *Traffic signal at Spruce and Brown Deer improves the health and safety of the Village.* Mandel would, as part of the development, secure and fund a traffic signal at the most dangerous intersection in the Village.
4. *Provides highly-desirable housing option allowing long-time residents to remain in the area.* There is significant demand for the maintenance-free lifestyle offered by luxury

apartment housing. This development provides Baby Boomers with a first-class, luxury alternative to single-family homes in their preferred community. Such alternative housing makes it easier for Baby Boomers to sell their homes, which become available for younger families. This lifecycle of housing contributes to the long-term health of the municipality.

5. *Improves the aesthetics of the Village.* Currently, the site is used as a low-quality agricultural operation with a rental house and a dilapidated barn. The development would improve the appearance of the site on the most heavily trafficked road in the Village.
6. *Significant financial benefits to the Village and Residents.* We propose that the extension of water and the installation of the traffic signal be paid through developer-financed tax incremental financing, or TIF. The TIF allows the Village to capture 100% of the taxes generated from the property, as opposed to the approximately 25% of the taxes that River Hills collects on a typical tax bill. Mandel would ask that a portion of the real estate taxes be paid to it to help cover the cost of the foregoing infrastructure improvements. There would be no financial risk or burden for the Village related to the TIF as Mandel is only entitled to payment of real estate taxes if and when the taxable value is actually created. That is, if Mandel does not build the development and create the taxable value then the Village does not have any obligation to pay Mandel.

We project that the tax increments generated for the redevelopment will produce financial capacity beyond what is needed for the project. Any residual capacity left in the TIF, that is, taxes generated by the property above and beyond the cost of extending public water to the site and installing the traffic signal, may be used for other future Village projects. For example, road improvements, storm water management infrastructure, bridge reconstruction or the expansion of public water throughout the Village. The use of the residual TIF would be at the discretion of the Village. Mandel will provide TIF projections for review by the Village and their consultants.

Fundamentally, the proposed development would greatly expand the existing tax base in the Village. We estimate that the project will generate approximately \$625,000 of annual real estate taxes, representing an increase over current annual taxes of \$580,000 to \$600,000. Upon closure of the TIF, the Village will retain roughly 25% of such tax proceeds, or roughly \$150,000 annually. Those proceeds can be used to pay Village costs thereby reducing the financial burden of Village infrastructure and services on local taxpayers.

The formation of a tax incremental financing district and the administration of the same is a different municipal process that operates independently of the zoning process. However, we believe the two matters are intrinsically linked for this redevelopment effort so it merits discussion as part of the overall evaluation of the project.

7. *A collaborative and qualified development partner.* Mandel Group has a proven track-record of successful public-private relationships. As is evident from our efforts in other

communities and thus far in River Hills, we do our best to solicit and integrate the best thoughts and ideas of elected officials and residents. We look forward to working with the Village and its residents to create the best possible apartment community.