

ORDINANCE NO. 508

An Ordinance To Amend Subsections 7.0906.A. And 7.0906.C. of Chapter Seven (7) of The Zoning Ordinance of the Village of River Hills Regarding the Building Board's Approval of Minor Alterations or Repairs and Landscaping Related to Such Activities.

WHEREAS after public hearing duly had before the Village Board of the Village of River Hills, upon notice and after consideration by the River Hills Plan Commission, it is hereby determined that the general health, safety and welfare will be promoted and preserved by the amendment of the existing zoning ordinance related to the Building Board's approval of minor alterations and repairs to structures and landscaping requirements related to such activities as described herein.

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

SECTION I. That Subsection 7.0906.A of Chapter Seven (7), the Zoning Code, of the General Ordinances of the Village of River Hills is hereby amended to read as follows:

- “A. Application for Building Permit. The Building Inspector shall submit all applications for a building permit requiring approval of the Building Board, to the Board at a regular or special meeting thereof. The application shall include the exterior architectural plan, style or design and layout of the building or structure proposed to be constructed, structurally altered or added to, including the grounds upon which the building or structure is or will be located. The application shall be supplemented so as to include the location of the building or structure upon the lands, the exterior elevations, building materials, and a rendering of the front elevation of the building or structure; except that the Building Board may waive any of these requirements when the Building Inspector determines that the application for a building permit involves minor alterations or repairs or when the Building Board determines that it is not necessary to carry out the purpose or intent of this ordinance. The rendering shall be drawn using a scale not less than one-fourth (1/4) inch equals one foot, and shall be completed in color depicting in detail the true colors and shades of color of all of the exterior features. The colors depicted in the rendering shall not be changed after the Building Board approves the issuance of the building permit.”

SECTION II. That Subsection 7.0906.A of Chapter Seven (7), the Zoning Code, of the General Ordinances of the Village of River Hills is hereby amended to read as follows:

- “C. Landscaping and Drainage. With the application for a building permit or hill, mound, or berm permit, the following shall be provided:
1. A drainage plan for the site satisfactory to the Village Engineer.
 2. A landscape plan (2 copies) or evidence of existing landscaping for alterations,

repairs or minor structures that is satisfactory to the Building Board. The plan shall contain the following information:

- a. The species, size, and location of trees, shrubs and ground cover plants;
- b. The location, height, and side slopes of berms;
- c. The size and location of lighting, fencing, patio areas and driveway pillars and gates.

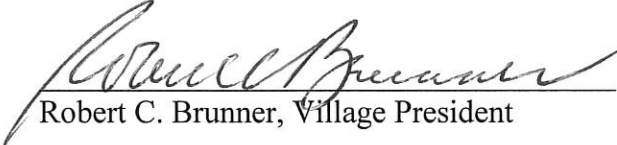
The landscaping plan shall be in harmony with the development and physical characteristics of the surrounding lands (natural landscaping is permitted where appropriate.) Planting of new plant material shall be completed within one growing season after the initial filling and excavation permit has been issued. Modifications to the landscaping design after initial approval, which are consistent with the overall integrity of the plan, must have the approval of the Building Inspector prior to planting. The owner of the property shall be responsible to remove all building materials and debris from the premises, and all finish grading shall be completed.”

SECTION III. In the event that it is determined by a court of competent jurisdiction that any clause, sentence, paragraph, section or part, of this Ordinance is invalid or unconstitutional that shall not affect the validity of the remaining parts to this Ordinance.


SECTION IV. That all ordinances, or parts of ordinances, conflicting with the provisions of this ordinance are hereby to such extent repealed.

SECTION V. 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, Milwaukee County, Wisconsin this 22nd day of April, 2009.


Robert C. Brunner, Village President

Countersigned:


Barbara K. D. Goeckner, CMC, Village Clerk