



Village of River Hills
7650 N Pheasant Ln
River Hills, WI 53217

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

BOARD OF APPEALS MINUTES

Monday, February 10, 2020 @ 4:00 pm

1. Roll Call: was answered at 4 p.m. by Chairman Steven Spector, David Melnick, Rosalie Gellman, and Billie Smith. Karen Plunkett and Alternate Don Daugherty absent. Also present: Deputy Clerk Stephanie Waala and Building Inspector Tod Doebler.

2. Approval of minutes for January 14, 2020.

Motion by Gellman to approve as submitted. No second to motion

Motion by Smith and seconded by Melnick to table approval of item until next meeting due to board members not being able to read the minutes prior to the meeting; motion carried unanimously.

3. Action on Appeal of Victor Harding, 7730 N River Rd regarding the Building Inspector's denial of a building permit application for installation of a solar array that would have a side yard setback of 10 feet and rear yard setback of 30 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum side yard setback is 75 feet and the minimum rear yard setback is 75 feet.

a. Homeowner Victor Harding present.

- Mr. Harding presented photos standing in the location of the array looking due East. This was in reference to Tom Buestrin (1000 W Calumet Rd) requesting foliage be put up to ensure the array would not be visible from his property.

- Photos show the Buestrin home is not visible from the location of the array nor is the array visible from the Buestrin home.

- Mr. Harding explained hardship of alternate location within setback

- property owner would have to cut down trees

- array would be in the middle of the front yard which would be visible by traffic on River Rd

Motion by Smith and seconded by Gellman to approve variance of side yard setback to be 10 feet and rear yard setback to be 30 feet; motion carried unanimously.

4. Action on Appeal of Bradley Gose, 675 W Dean Rd regarding the Building Inspector's denial of a building permit application for installation of a solar array that would have a side yard setback of 65 feet and front yard setback of 31 feet. This is a violation of the Village of River Hills Ordinance Section 7.030 where the minimum yard setback is 75 feet and the minimum front yard setback is 100 feet.

a. Homeowner Bradley Gose present

- Mr. Gose presented reasons for variance request
 - proposed location would be on top of a berm which will allow for maximum sun exposure
 - there is standing water, swamp, in the back yard
 - financially it would cost more to install in backyard setbacks because the swamp would need to be filled in
 - possibility of standing water being bad for footings of array structure
 - southernmost part of property within setbacks the sun exposure would be blocked by trees

Motion by Melnick and seconded by Gellman to table the project until a later date so the appellant can come back with more information as to the hardship this is causing; motion carried unanimously.

5. Adjourn

Motion by Smith and seconded by Spector to adjourn at 5:15 p.m.

Created by Stephanie Waala, Deputy Clerk, on February 13, 2020.