



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

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

## **BUILDING BOARD MINUTES**

### **Monday, January 20, 2020 @ 5:00 pm**

**Members present:** Steve Simon (chairman), Susan Muggli, Chris Meisel, Walt Nielsen, Harvey Meisel, Vic Harding, and Ray Juehring. Also present: Building Inspector Tod Doebler, Village Manager Tammy LaBorde, and Village Deputy Clerk Stephanie Waala.

#### **1. Approval of minutes from the December 16, 2019 meeting.**

Motion by C. Meisel and seconded by Muggli to approve; motion carried unanimously.

#### **2. Discussion/action on the replacement of doors and windows at the Moss residence, 9383 N Pheasant Ln.**

Contractor Abram Erickson of Allrite Home present

- Pocket replacement windows to be Berkshire Elite High-Performance Vinyl windows – color white
  - o Southeast Elevation
    - 1 picture window
  - o Northeast Elevation
    - 1 double hung window converted into 2 casement windows
    - 1 double hung window
  - o Northwest Elevation
    - 1 double hung windows
  - o Southwest Elevation
    - 2 double hung windows converted into 2 casement windows
    - 1 double hung window
- Replacement storm windows to be custom built aluminum frame – color white
  - o Southeast Elevation
    - 3 windows
    - 1 door
  - o Southwest Elevation
    - 2 windows
- Replacement wood door manufactured by Berkshire Elite – color red
  - o Southeast Elevation

Motion by Harding and seconded by Juehring to approve; motion carried unanimously.

**3. Discussion/action on the replacement of windows and light fixture and removal of an exterior staircase at the Crimmins residence, 1250 W Dean Rd.**

Contractor Nathan Gabor of Gabor Design Build present.

- Pella wood clad windows with leaded tape treatment
  - o Westside Elevation
    - 3 replacement and enlargement of windows
  - o Northside Elevation
    - 1 replacement and relocation of 4 ft to the north
    - 1 installation of a new window on the northside of the patio door
- Patio door replacement
  - o Eastside Elevation
    - Moved 2 feet to the South
- Relocation and reuse of light fixtures
- Removal of exterior staircase on westside elevation
  - o Brick removed from the staircase will be used to cover the opening in the wall where the staircase previously was located
- Removal of a vent pipe on the westside elevation
  - o Hole will be filled in with brick removed from other areas of the home

Motion by C Meisel and seconded by Muggli to approve; motion carried unanimously.

**4. Discussion/action on request for a change to approved fence plans at the Miller/Wertz residence, 1125 W River Ct.**

Homeowner Jonathan Wertz present.

- Requesting height of chainlink fence be changed from 4ft to 5ft. This is due to the manufacturer originally stating the only sizes available were only 4 ft or 6ft. It was later determined the 5ft was available which is their desired height.

Neighbor Jason Green of 1150 W River Ct present

- An adverse possession property claim will be filed due to what the past 20 years that previous property owners have maintained

Board informs the neighbor the fence he is making a claim about is not the current fence that the homeowners are requesting a change for.

Motion by C. Meisel and seconded by Nielsen to approve height change of chainlike fence to 5ft; motion carried unanimously.

**5. Discussion/action on the installation of a solar array at the Harding residence, 7730 N River Rd.**

Homeowner Vic Harding present

- 4 panels wide by 16 panels long ground mounted array
- 13 feet wide by 54 feet long by 9 feet high

Neighbors Stephen & Elizabeth Robbin of 1050 W Calumet Rd present

- States the current proposed location of the array cannot be seen from their property. However, questions why is the array being installed in the current location.

Homeowner Vic Harding's reply to the neighbor's questions

- This location is one of only two clearings on the property. The other location is in the middle of the front yard and would be visible by people driving by on River Rd. This location was chosen to prevent no cutting down of trees.

Motion by C. Meisel and seconded by Muggli to approve as submitted contingent on variance approval by the Board of Appeals; 6 yes 0 no and 1 abstain.

## **6. Comments on items not listed on agenda**

## **7. Adjourn**

Motion by Nielsen and seconded by Juehring to adjourn meeting at 5:45 p.m.; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk, on January 22, 2020.