



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, May 18, 2020 @ 4:00 pm

This meeting was a virtual meeting through GoToMeeting – Meeting code 532-487-941

Members present: Tony Enea (chairman), Susan Muggli, Steve Simon, Ray Juehring, and Walt Nielsen. Harvey Meisel and Chris Meisel attended starting at 4:17 pm. Victor Harding attended starting at 4:32 pm. Also present: Building Inspector Tod Doebler, Village Manager Tammy LaBorde and Village Deputy Clerk Stephanie Waala.

1. Approval of minutes from the April 20, 2020 meeting.

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

2. Discussion/action on the installation of a solar array at the Gose residence, 675 W Dean Rd.

Justin Arneson of All Energies Solar presented.

- System to be installed on Northside of property and the reason the variance was needed was due to a location within the setback being in a wetland area and it is not recommended for installation there due to frost heaving.

Chairman Tony Enea informed the board that this item was reviewed by the Board of Appeals last week. The solar array is lower than what the Board of Appeals requested.

- Justin of All Energies replies that the maximum height from the top of the berm that was approved by the Board of Appeals was 5 feet. There is a typo on the plans and the proposal is for 3' and not 3" from the top of the berm

Board member Steve Simon requests clarification on the location of the evergreens shown in the photos. As well as part of the variance approval there was to be landscape screening installed as well.

- Mr. Gose is looking to install a wall of arbor vitae with a height of 4-6' which will fill in the gaps in the trees where you can see the solar array.

Motion by Simon and seconded by Muggli to approve the installation of a solar array as submitted contingent on the owner installing arbor vitae between 4 and 6 feet in height filling in the open spaces between the existing evergreens; motion carried unanimously.

Materials and further information that was included in the packet that was approved

- 5 panels wide by 4 panels tall JA Solar ground mounted system

3. Discussion/action of a windows to large accordion door conversion at the Sherer residence, 8365 N Range Line Rd.

Jonathan and Jennifer Sherer presented.

- The proposal is for removal of a patio door, enlarging the opening and installing a nano wall – wall of windows which is retractable to the outside.

Chairman Enea questions the roof line that will be ending in the middle of the new doors.

- Homeowner Jennifer Sherer confirms that currently there the overhang is over a window which will be removed but the roof line will remain.

Board member Simon questions that there is not consistency throughout the homes windows where some have divided light inserts and some do not.

- Homeowner Jonathan Sherer suggests they would be fine with removing all inserts to make the whole house consistent.

Board Member Simon suggests the roof line over the window either be taken out or extended to the other roof line, but understands the amount of additional cost it may entail.

- Homeowner Jennifer Sherer clarifies that if the roof overhang were to be removed there would still be an overhang on the end of the nano wall due to it reaching past where the second story ends.

Chairman Enea questions if there will be any proposed lighting.

- Homeowner Jennifer Sherer agrees there is no proposed lighting.
- Board member Simon questions if the current light would be sufficient for a nano wall.
- Building Inspector Tod Doeblar informs the board a nano wall is not considered an exit so additional lighting is not needed.

Motion by Simon and seconded by Muggli to approve the plans as submitted with the stipulation that the owners will remove all window grills from all other windows on the house; motion carried unanimously.

Materials and further information that was included in the packet that was approved

- 6 panel Nanawall brand door on the southwest facing side of the home
- 2 panel Nanawall brand door on the southeast facing side of the home

4. Discussion/action on the construction of a chicken coop and garden fencing at the Knaflic residence, 7815 N. River Rd.

Jeff Wiberg of Flagstone Landscaping presented

- A garden space is being built on the southside of the home between the two garages.
- 5' tall Gerrit Patriot fence is to be installed surrounding the area. There was an error on the drawings that saw the fence would be 6' tall in some areas but all fencing will only be 5' tall.
- 8' x 16' chicken coop on southside of the garden space

Chairman Enea ask for clarification on the step and the landscape stone being used.

- Jeff Wiberg confirms there is a step and the same stone is being used throughout.
- Board member Simon points out the stone has already been installed and pictures have been provided.

Board member Muggli asks Jeff Wiberg if he was the presenter for all the previous proposed projects and states the chicken coop was brought up at previous meeting and it was determined that project was to be brought back at a later time so why was the concrete pad installed?

- Jeff Wiberg informs the board he was not the original presenter

Board member Muggli questions the location of the proposed coop being within the setback.

- Chairman Enea informs the board the Village Attorney gave clarification on the topic and since it is a detached structure from the home it must abide by the 75-foot setback.

Neighbor Andrew Kimmel, 7805 N River Rd does not have concerns about look of coop, but has concern of location being outside of their bedroom windows. Noise, smell, being able to see it when pulling into driveway, decrease in property value, not aesthetically pleasing from the neighbors view of the back of it were the concerns that were expressed.

Jeff Wiberg informs the board the homeowner would be interested in moving it 75 feet from the property line by relocating it to the west side of the garden area, closer to the home.

- Board member Harding suggests moving it to the western portion of the property in the woods where there are no neighbors
- Neighbor Andrew Kimmel understands the new possible location, but is concerned with screening from their home and driveway. Also concerned about all the lighting that is being installed and would that light leak over onto his property. Questions the setbacks on the garden as well because of the fencing.
 - o Chairman Enea points out the new proposed location would put it behind the garden which would act as a screening from their driveway. There are also no setback requirements for fences and this is verified by Deputy Clerk Waala.

Board member Nielsen states the aesthetic proposal of this coop when it comes to color does not currently blend well with the current home and structures. Even by moving it closer to the house the color scheme is still foreign to the white and tan used on the house.

Neighbor Andrew Kimmel expresses concern about the smell of the chickens and their poop. How is that issue being addressed.

- Board member Simon whom is a chicken owner himself understands the concern about smell which should be addressed by regular cleaning. With a possible proposal of moving the coop closer to the home the homeowner would be affected by this more then the neighbor.

Board member Simon expresses his concern about the architectural style of the coop not matching the home.

Board member Muggli expresses her concern of the design not having any windows on the backside and proposal of a new location.

Board member Juehring agrees with members Nielsen and Simon about the design needing changes as well as location. Passed along a message from board member C. Meisel about has the homeowner raised chickens before.

- Homeowner not present to answer question

Board member Harding expresses concerns of the attraction of flies due to the chickens and the new pool that has been installed. Requests the color be changed to match the house as well as the structure be pushed way back to westside of the property so no one can see it.

Motion by Muggli and seconded by Harding to table this item until the next meeting on June 15th; motion carried unanimously.

5. Discussion/action on the construction of a gazebo and walking bridge at the Able residence, 1900 W Dean Rd.

Contractor Brian Murphy of Cedarburg Cannery Custom Interiors presented

- The gazebo and bridge match all structure on the property and no new types of materials are being used.

Board member Harding asks for clarification on if the gazebo is sitting on concrete. Are the piers what is shown in the pictures

- Brian Murphy responds that it will be sitting on piers above grade.

Board member Muggli asks for clarification on what the distance the gazebo is from the lot line.

- Brian Murphy responds the southern lot line is 60 feet.
- Building Inspector Tod Doebler informs the board that issue was already looked into and they meet all requirements due to their right of way and easement with the neighbor to the south.

Board Chairman Enea wonders if railings will be installed on the walking bridge.

- Brian Murphy responds at this time the homeowner does not want railings but may install in the future.
 - o Chairman Enea informs them if that change is to be made later, they would need to come back to the board for approval.

Board member Nielsen questions what is the function of the walking bridge since it does not access the gazebo.

- Brian Murphy informs him that it is an aesthetic accessory only

Board member Simon asks if there is any proposal for lighting in the gazebo.

- Brian Murphy informs him it was discussed but not finalized and is not part of the current proposal.

Motion by Simon and seconded by Juehring to approve the plans for the construction of a gazebo and walking bridge as submitted; motion carried unanimously.

Materials and further information that was included in the packet that was approved

- Gazebo
 - o 8 ½ foot wide octagon shape
 - o Approximately 8-foot above ground level
 - o Standing seam copper roof
 - o IPE decking material - color woodtone unfinished
 - o Painted cedar boards for post, baluster panels, and all roof structural materials – color white
- Walking bridge
 - o 4 ½ foot wide by 17 ½ foot span
 - o IPE decking material – color woodtone unfinished
 - o Painted cedar boards for structural materials – color white

6. Discussion/action on the construction of a covered porch addition on the garage at the Beidel residence, 3000 W Brown Deer Rd.

Homeowner Chris Beidel presented

- They are looking at the west wall adjacent to the patio and want to replace two windows with two sets of French doors, a man door and window at the top. They are converting the hip roof to gable looking. All materials will be to match existing structure.

Board member Simon asks what material will be used for the timber element on the gable.

- Chris Beidel replies the materials will be a synthetic cedar material.

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

Materials and further information that was included in the packet that was approved

- 2 sets of Marvin Ultimate Swinging French Doors with simulated dividers – color stone white
- Simpson 7512 Traditional Sash service door – color super white
- Marvin Ultimate Awning window over service door with simulated dividers – color stone white
- ½ x 4” lap siding – color super white
- Iko Cambridge Architectural series dimensional asphalt shingles – color black
- Rollex aluminum gutters – color bright white

7. Discussion/action on the construction of a detached garage the Noegel residence, 1315 W Larkspur Ln.

Homeowner Andrew Noegel presented

- Board of appeals granted a variance for the setbacks of a detached 2 ½ car garage. The proposed garage will match the home in style and materials.

Board member Harding questions if there has been any concern from any of the neighbors.

- Deputy Clerk Waala responds that no one has contacted the village hall
- Homeowner Andrew Noegel informs the board he has personally contacted all the neighbors and has not heard any objections.

Chairman Enea asks what the plans will be for a driveway.

- Homeowner Andrew Noegel replies the driveway design will become a Y pattern between the two garages.
- A walkway from the service door to the home
- As much grass will remain as possible

Board member Steve Simon shows concern for there being no window on the west side of the garage and no matching brick on the proposed garage.

Board member Nielsen questions the colors being proposed aren't matching the current home.

- Contractor Jerry Kiefer and Homeowner Andrew Noegel inform the board that all items will be matched to existing home and there is a page within the packet that shows all materials being used.

Board member Simon questions the lighting at the service door.

- Decorative lighting will be installed as well as two spot lights on the northeast and southeast corner of the garage.

Motion by Simon and seconded by Neilsen to approve the detached garage as submitted; motion carried unanimously.

Contractor Jerry Kiefer asks the board for clarification on the window suggestions made earlier.

- Homeowner Andrew Noegel expresses concern about the safety of putting a window on the back side of the garage.
- Board member Simon wonders if there were landscaping plans proposed to break up the back of the garage in leu of the window.
 - o Homeowner Andrew Noegel the only landscaping to be done is seeding.

Board member C Meisel informs the board there that previously in that neighborhood it was a requirement to put stone on a new home or structure. Proposes that stone be put on the detached garage to match the current home better.

Motion was amended by Simon and seconded by Harding to approve the detached garage as submitted with the addition of one window on the westside view, centered matching the height and size of the window on the northside. Motion carried 5 aye to 1 nay (C. Meisel).

Materials and further information that was included in the packet that was approved

- 20 foot by 22 foot detached garage
- OC Oakridge asphalt shingles – color driftwood
- LP Smartside 6” siding – color brainstorm bronze
- LP Smartside trim – color muslin
- CHI 4283 overhead garage door – color almond

8. Discussion/action on the replacement and installation of exterior light fixtures at the Indian Hill School, 1101 W Brown Deer Rd.

Architect Robin Savola of EUA presented.

- Replacement and addition of lighting throughout the property to increase security in the parking lot and on the walkways.
- Light poles are 18 feet tall sitting on a 2-foot-tall concrete base.
- Made of metal in a bronze color to match the proposed windows on the building.

Chairman Enea questions how many light fixtures are being replaced and how many are new.

- There were questions regarding the number of current light poles, the number of proposed light poles, and their locations.
- Questions the distinction between the lights and clarification on the plans as to which light fixture will be located where.

Board member Nielsen expresses his concern about hotspots and the amount of lights.

- Architect Robin Savola does not anticipate all of these lights will be on all night long.
- Mike Weaver clarifies that currently some do stay on at night but majority of the lights do go off.

Board member H. Meisel noted that it was hard to see the information on the submittals. The light poles are listed as 18' high and they could be at 14' and the cut sheets don't show anything compatible with E100, and the floor plan is hard to read. Recommends that the lighting be held over until another meeting so clarification can be made.

Board member Nielsen wishes to see a cohesiveness between the lighting and a landscaping plan.

Board member C Meisel suggests that board members H Meisel and Nielsen meet with the architect to get a better understanding of the lighting plans.

- It was determined that the village would pass along the emails of the board members wishing to meet with Robin Savola onto Robin.

Board member Harding suggests all items be presented as one project instead of multiple items.

Architect Robin Savola informs the board the referendum was mainly for interior remodel.

Board member Muggli suggest tabling all the Indian Hill items so all board members can receive a regular set of plans in the large format.

- Architect Robin Savola inquires as to how many additional copies would be needed.
 - o Village Manager LaBorde informs her an additional 10 copies would be needed.

Motion by Harding and seconded by Muggli to table all Indian Hill School projects until a special meeting can be scheduled for this week or next week and that all of the items be combined into one; motion carried unanimously.

9. Discussion/action on the construction of a boardwalk at the Indian Hill School, 1101 W Brown Deer Rd.

See #8 above.

10. Discussion/action on the landscaping plan at the Indian Hill School, 1101 W Brown Deer Rd.

See #8 above.

11. Discussion/action on the teardown and reconstruction of the monument sign at the Indian Hill School, 1101 W Brown Deer Rd.

See #8 above.

12. Discussion/action on the replacement of windows at the Indian Hill School, 1101 W Brown Deer Rd.

See #8 above.

13. Discussion/action on the replacement of doors at the Indian Hill School, 1101 W Brown Deer Rd.

See #8 above.

14. Discussion/action on the installation of mechanical screening at the Indian Hill School, 1101 W Brown Deer Rd.

See #8 above.

15. Discussion/action on the replacement of windows at Evans residence, 7667 N. Pheasant Ln.

Chairman Enea abstains from voting on this item due to being the presenter. Board member Simon becomes the temporary chairman.

Contractor Tony Enea presented.

- Phase 1 is to replace some of the windows and paint the remaining ones until Phase 2 which is when they will be replaced.

Chairman Simon ask for clarification that some of the double hung windows are being replaced with casements.

- Contractor Tony Enea agrees and all windows in the future will be casement

Motion by Juehring and seconded by Muggli to approve the replacement of windows as submitted; motion carried unanimously.

Materials and further information that was included in the packet that was approved

- 7 Kolbe VistaLuxe casement windows – color midnight
- 1 Pella Impervia casement window – color black

16. Comments on items not listed on agenda.

Mr. Knaflic joined the meeting and wanted to discuss the chicken coop and what he needs to do regarding this item.

Board member Simon informs Mr Knaflic the board never gave “the green light” to move forward with this project. The previous presenter informed the board nothing was being presented for the chicken coop and someone would come back and make that presentation at a later date.

- Board members Juehring and Muggli agree with board member Simon’s recollection of the previous meetings and presentations.

The time for this meeting was limited and no additional discussion could take place. The Board determined that the chicken coop project would be added to the agenda for the special meeting this week or next week.

17. Adjourn

Motion by Harding and seconded by Simon to adjourn meeting at 6:40 p.m.; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk, on June 5, 2020.