



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, July 20, 2020 @ 5:00 pm

This meeting was a virtual meeting through Zoom – Meeting code 86259430383

Members present: Steve Simon (chairman), Victor Harding, Susan Muggli, Simon Bundy, and Walt Nielsen. Chris Meisel and Ray Juehring joined the meeting after it started. Also present: Building Inspector Tod Doebler, Village Manager Tammy LaBorde and Village Deputy Clerk Stephanie Waala.

1. Approval of minutes from the June 15, 2020 meetings.

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

2. Discussion/action on the extension of fencing at the Watson residence, 824 W Green Tree Rd.

Homeowner Karen Watson presented her request to extend the cedar stockade fencing on the western border of their property for 125 yards. As well as proposed a section of 61 yards of a refined cedar fence on the west side of the yard on the southern edge of the pine trees.

6' tall fence
Cedar board
No color - to age naturally

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

3. Discussion/action on installation of a berm at the Yuspeh residence, 7400 N River Rd.

Homeowner Richard Yuspeh presented his request to install a berm on the southeast corner of the property to replace dead ash trees that were removed.

Evergreens and arborvitaes will be planted on and around the berm.

Berm with be 6 ½ feet at its highest point on the west side and as it moves along to the east it will be end up being 1 foot tall.

Neighbor Andrea Mandel of 7300 N River Rd expresses concern about the current light fixtures in the back yard that are now visible due to the trees being gone. Will the berm and new foliage make the lights not visible?

- Mr Yuspeh replies that yes, the intention of this screening is to make the backyard not visible as before.

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

4. Discussion/action on the installation of a fence at the Harmon residence, 8555 N Pheasant Ln.

Homeowner Leroy Harmon presented his request to install decorative fencing on each side of his driveway as you pull into it off of Pheasant Ln to prevent cars from accidentally driving off the driveway.

Treated 2"x4" boards
No color – to age naturally
3' tall by 33'8" long on both sides of the driveway

Board member Muggli expresses her concern about the placement of the solar lights and their proximity to the road.

- Building Inspector Doebler informs the board that the DPW has been informed of the lights in the right of way and they fall under the same guidelines as a mailbox.

Motion Meisel and seconded by Juehring to approve the fencing as submitted and to include the solar lights; motion carried unanimously.

5. Discussion/action on changing of windows to plans that have already been approved but construction has not started at the Palmer residence, 9015 N Upper River Rd.

Homeowner Steven and Katherine Palmer presented their request to change from casement to double hung windows on the addition that was previously approved.

Marvin Elevate Collection
Simulated Divided Lite
Color – stone white

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

6. Discussion/action on the construction of a greenhouse at the Anderson residence, 7580 N River Rd.

Homeowner Rick Anderson presented his request for a free-standing greenhouse.

Anodized powder coated aluminum and glass
16'9 1/2" deep x 20'10 1/2" wide x 40'2 3/4" height
26" high stone base – stone to match stone on the house
Color of metal – white to match house
Gas and electric will be ran to the structure for heat, but no overhead lighting will be installed

Motion by Meisel and seconded by Juehring to approve as submitted with the variation that the color and stone to match the house: motion carried unanimously.

7. Discussion/action on the construction of a four-season room addition at the Costakos residence, 9500 N Valley Hill Rd.

Homeowner Jeff Costakos presented his request to expand his kitchen and add a four-season room to the eastside of the house to maximize sun exposure.

Architect Dan Lazewski explains the reasoning for the expansion of the kitchen is due to it currently being long and narrow. Brick that will be taken off the house to add the addition will be used later on the addition.

Marvin windows – stone white; no grills to match house due to wishing to let more light in
Halquist Stone – lannon cobble – chateau blend

Board member Muggli asks for clarification on if new lighting will be installed on all the patio doors on the structure. Architect Dan Lazewski explains the light fixtures taken off of the home for the addition will be repurposed and put on the new structure.

Peter Kudlota presents to the board the landscape plan for a new front entrance that will then match the landscaping to go around the new 4 season room.

Blue stone with brick border that will tie in with the lannon stone being put on the four season exterior.

Bar, seating area, and fire pit to be constructed

Motion by Meisel and seconded by Harding to approve as submitted with the addition of the landscape plan subject to final selection of appliance and elevation drawing of bar area; motion carried unanimously.

8. Discussion/action on the relocation/reconstruction of a barn to become an attached garage at the Lynch residence, 910 W Green Tree Rd.

Homeowner Robert Lynch presented his request to move a newly built barn on the northside of his property closer to the home and converting it into a 2 ½ car garage. Engineers and plumbers have been contacted to determine how to deal with drainage.

20' x 29'8" barn currently located on the northeast corner of the property
Relocated to be attached to the home via breezeway on the west side of the home
Cedar siding – color greenbrier
Halquist stone – libson grey stone veneer
Existing shingles, galvanized siding, galvanized gutters and downspouts
Custom built carriage doors
Stockley outdoor barn lights – bronze

Board chairman Simon request additional information about the retaining walls leading down to the garage doors. At this time none was available and if retaining walls are to be installed, they will be brought back to the board for approval.

Board member Harding inquires about the existing driveway and whether it will remain.

- Homeowner Mr Lynch explains he would like to keep the original driveway for access to the front door and the second driveway for access to the garage.

Board chairman Simon asks for clarification on what will happen to the current detached garage.

- It will be relocated and restructured into a garden shed at a later date.

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

9. Discussion/action on the conversion of attached garage to living space at the Juehring residence, 2015 W Fairy Chasm Rd.

Homeowner Ray Juehring presented his request to convert a two-car garage into living space.

Marvin bay window with divided lite

Marvin door with two glass panes on each side

Composite wood pergola over the entry door

Copper roof above the bay window

Light fixtures are already installed and will just be relocated

Motion by Meisel and seconded by Muggli to approve as submitted; motion carried unanimously; board member Juehring abstains.

10. Comments on items not listed on the agenda

None

11. Adjourn

Motion by Juehring and seconded by Harding to adjourn meeting at 6:30 p.m.; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk, on August 11, 2020.