



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, October 19, 2020 @ 5:00 pm

This meeting was a virtual meeting through GoToMeeting – Meeting code 200-462-829

Members present: Steve Simon (chairman), Chris Meisel, Ray Juehring, Chris Cunningham, Simon Bundy, Victor Harding, and Peter Kies. Also present: Building Inspector Tod Doebler, Village Manager Tammy LaBorde, and Deputy Clerk Stephanie Waala.

1. Approval of minutes from the September 21, 2020 meetings.

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

2. Discussion/action on the installation of a wood fence at the Eldridge residence, 7800 N River Rd. Return from September meeting.

James Franzen & Wendy Eldridge presented a request to install a 130 foot long, 6 foot tall cedar dogeared privacy fence on the northwest side of the property. This fence is needed due to clearing out of buckthorn in the wooded area has exposed the house to headlights coming down River Rd.

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

3. Discussion/action on the conversion of windows to door at the Vogel residence, 7455 N Skyline.

Future homeowner Alicia Vogel presented a request to install a 6 foot wide by 6 foot 8 inches tall Marvin sliding glass door where there currently is two double hung windows. The color will be Sherwin Williams Anonymous and will match the existing home.

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

4. Discussion/action on the replacement of a shed at the Banyard residence, 1436 W Heather Ln.

Item skipped and will be presented at the November 16, 2020 meeting.

5. Discussion/action on the expansion of a pond at the Lichter residence, 2333 W County Line Rd.

Homeowner Lance Lichter and Flagstone Architect Peter Kudlata presented the reason they are wanting to expand the pond is due to over the past 30 years there has been deterioration and they

are wanting to resculpture the pond. Additionally there will be a retaining wall on the northside to stop the grade from the house to the pond made of fieldstone steps.

Neighbor Dana Heffez, 2305 W County Line Rd, questions what will be the primary use of the pond. Lance Lichter responded that at some point in the future it will be stocked with fish.

Neighbor Kim Doheny, 2300 W Cedar Ln, expresses concern about the silt fencing. It was determined that this will be removed after construction is completed.

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

6. Discussion/action on the construction of a landscape plan (pizza oven, grill station, retaining wall, patio, lighting) at the Costakos residence, 9500 N Valley Hills Rd.

Flagstone architect Peter Kudlata presented plans to construct a 7' 10 2/4" tall by 18' wide outdoor kitchen that will include a refrigerator, grill, dishwasher, and pizza oven. Materials to be used are Dimensional Chateau Grey Veneer, Limestone Countertops, Lannon Cobble Details.

4'6" x 4'6" and 11" high fire pit made of dimensional chalet grey veneer, and bluestone coping.

Eden Stone retaining wall on the eastside of the patio, no length given.

Two Woodbury cellular vinyl lattice panels flanking the sliding patio doors – 24" wide colored white.

Eleven Market Path Lights – color bronze

One Hammond Lantern Post – light fixture bronze and post white

Fourteen WAC Accent 12V landscape lights – color bronze

Three WAC step lights – color bronze

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

7. Discussion/action on the installation of a solar array at the Handle residence, 8755 N Dean Cir.

Item skipped and will be presented at the November 16, 2020 meeting.

8. Discussion/action on the construction of a tennis court at the Gozon residence, 2941 W Green Brook Rd.

120' long x 60' wide acrylic resurfacer, color green for the court and red for the border.

240' long x 10' high metal chainlink fence with vinyl coating – color black on the north, east, and south side of court.

120' long x 4' high metal chainlink fence with vinyl coating – color black on the on the west side of court.

10' x 15' hearing bone pattern red brick patio by the gated entrance on the westside of the court.

Neighbor John Neff, 9037 N Range Line Rd expressed concern about the proposed lighting coming in to his yard.

Homeowners withdrew proposal for lighting.

Motion by Bundy and seconded by Juehring to approve as submitted minus the lighting and with the addition of the 10 x 15 patio; motion carried unanimously.

9. Discussion/action on the construction of a detached garage at the Davanzo residence, 2650 W Fairy Chasm Rd.

Architect Meg Baninkiewicz presented the proposal for a 40.5' x 28' three car detached garage. LP Smart siding and trim to be painted white to match the house. CHI carriage house garage doors with glass inserts – color black. Advances window and door solutions utility door to be painted white. Marvin casement windows – color white. Timberlane fixed louver shutters made of PVC material – color black. Commercial Electric LED recessed lighting – color white.

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

10. Discussion/action on the installation of a solar array the Harding residence, 7730 N River Rd.
Return from September meeting.

Homeowner Victor Harding presented the information the board requested at the September meeting about more definitive location of the array. The second array will be located 32' south of the already installed array.

Neighbor Stephen Robbins explains to the board that their concern is that for 7 months of the year they will be able to see the array when they pull into the driveway. Dead ash trees and buckthorn have been removed on the property line which now make the Harding property and array more visible.

Representative Roy Wagner questions the allowance of the proposed location based on the currently approved variance approval.

Homeowner Victor Harding suggests moving of the array to the southside of the barn to eliminate the setback issue.

Neighbor Stephen Robbins suggests moving the array to the west of the current array closer to the home.

Motion by Bundy and seconded by Kies to table the item until more information and walkarounds are done with the neighbors; motion carried unanimously.

11. Comments on items not listed on agenda

None

12. Adjourn

Motion by Meisel and seconded by Juehring to adjourn at 6:53 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on November 12, 2020.