



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, December 21, 2020 @ 5:00 pm

This meeting was a virtual meeting through GoToMeeting – Meeting code 659-595-717

Members present: Tony Enea (chairman), Steve Simon, Victor Harding, Chris Cunningham, Chris Meisel, Peter Kies, Susan Muggli, and Ray Juehring. Also present: Building Inspector Tod Doeblner, Village Manager Tammy LaBorde, Village Attorney Bill Dineen, and Deputy Clerk Stephanie Waala.

1. Approval of minutes from the November 16, 2020 meetings.

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

2. Discussion/action on the conversion of a window to sliding door at the Noegel residence, 1315 W Larkspur Ln.

Homeowner Andrew Noegel presented that during a previous meeting this addition was approved. After further discussion and planning the homeowner has decided to construct this addition with an Anderson gliding patio door.

Board chairman Enea informs the homeowner that lighting must be installed outside of the door and that the lighting should match the rest of the home.

Board member Simon asks for clarification on if there will be a step coming out the door. Homeowner Noegel informs him that it will be close enough to grade that no step is needed.

Motion by Simon and seconded by Juehring to approve as submitted with the stipulation that the homeowner also install similar coach lights that have been installed on the detached garage; motion carried unanimously.

3. Discussion/action on the installation of a chicken coop at the Miller/Wertz residence, 1125 W River Ct.

Letter from neighbor Jerry Dorf, 1215 W River Ct, was presented where they expressed their approval of the project.

Homeowner Tamara Miller presents to the board her proposal for a 5' x 12' one and a half story chicken coop. The structure is being relocated to their property from a different property and is being refurbished and reconfigured to be a chicken coop. The siding will be lapped wood where the paint will be scrapped off and left to weather naturally. The two options being proposed for the roofing material are option 1 - corrugated metal that already has the rusted look to it; option 2 – cedar shake. Six new 22" x 29" pine 4-lite single pane glass windows to be installed on the second

story. Approximately 6 foot tall silver chain link fencing to be installed on the west side of the building.

Board member Cunningham inquires on whether the structure will be on a concrete foundation or sitting directly on the ground. Homeowner Miller clarifies the structure will be raised above the ground approximately the size of a 2x4.

Board chairman Enea asks the building inspector about snow load and if the building is being constructed properly. Building Inspector Doebler informs the board that after the project has met the aesthetic approval from the board, he will look at the construction aspects of the building.

Board member Simon asks for clarification on the windows due to the drawing not matching the material information presented. Homeowner Miller clarifies that the window material that was presented is the correct window and not the ones show in the drawings.

Board member Simon inquires on if a netting will be installed above the chicken run to prevent predators. Also will there be any landscaping around the cook because it is in an open area. Homeowner Miller replies that the intention is to put in plantings and so on.

Board chairman Enea asks for clarification on the dimensions of the fencing. Homeowner Miller informs the board the fencing will be 10' x 10' by 6' high.

Neighbors Jason & Christina Green, 1150 W River Ct, express their concern about the maximum number of chickens they may have as well as having a rooster will be nuisance. Mr Green presented information from the CDC on the H1N1 virus and their concern about the health concerns related to having chickens. Requests clarification from the homeowners on what the chickens will be used for. Expressed concern on the 12 major predators of chickens that will now be attracted to the area. Mrs Green would like more information on the location of the coop as well as a copy of the meeting recording due to a fence that has been previously installed and their concerns with the board's approval of that item. Also, would like to get a second opinion on the affect this coop will have on their properties value.

Neighbor Christine Salamone, 7095 N Green Tree Ct, expresses her concern about the amount of chickens that will be in this coop as well as the location of the coop. Clarification was given that it will be located in the already fenced in area on the south side of the property

Neighbor Karen Funk, 1220 W River Ct, states that most of her concerns have already been addressed and answered.

Motion by Meisel and seconded by Harding to approve as submitted with the requirement of top netting on the chain link area for protection with the selection of the option 1 for roofing; motion carries with a vote of 4 aye and 3 nay.

Mrs Green requests clarification on the appeals process. Village Attorney Dineen informs Mrs Green that the appropriate time for that information would be to contact village hall the next day and speak with Deputy Clerk Waala.

4. Discussion/action on the construction of a new home at the Kobylinski property, 2205 W Dean Rd. *Return from August 17, 2020 meeting.*

Property owner Kristin Kobylinski presents her changes to the design of the home that had been previously submitted. The original submission was for a barn look while the new submission is more of the farm house look.

Board member Simon asks for additional information on the two options available. Homeowner Kobylinski informs the board their preference for siding is the cedar, but due to the supply issue currently going on there is a concern the material will not be available at the time of build. So, the LP siding would be used if the cedar product is not available. The outcroppings over windows and entry doors on the first floor would have the metal roofing dependent on the material being available.

Motion by Kies and seconded by Meisel to approve with either of the siding options; motion carries unanimously.

5. Discussion/action on the installation of a solar array at the Harding residence, 7730 N River Rd. *Return from November 16, 2020 meeting.*

Board member Kies addresses his concern about moving forward with the discussion of this project due to the letter received from village president Steve Anderson. Village attorney Dineen clarifies that the letter has no affect on the particular meeting because the village president was just giving his opinion and he has no authority to stay a particular matter before the building board. The board should proceed with what is presented to you today in reference to the village ordinances.

Homeowner Victor Harding presented his plan to plant 8 arbor vitae 5-6 feet apart so that they can grow into each other. Roughly 16 feet from the northeast corner of the tennis court and moving in a semi-circle to the northeast all the way to the property line. The line of trees will be approximately 50 feet. Additionally, green polypropylene webbing will be installed into the cyclone fence surrounding the tennis court from the height of 3 feet to 6 feet.

Village Attorney Dineen requests clarification on if Mr Harding knows he would still need a variance from the Board of Appeals to put the array at the current proposed location.

Attorney Lauren Triebenbach representing Stephen & Elizabeth Robbins questions where the third array would be located. Homeowner Harding clarifies that the third one would be to on the south side of the barn; however, that is not up for approval today nor part of the current presentation. Village attorney Dineen adds additional clarification that the panel being discussed from last meeting by the barn is being proposed currently by the first array. There is no third array and the proposal is for the change of location for the second array. Mr Harding agrees.

Board member Kies questions why the board is doing this process backwards and the applicant has not gone to the board of appeals first for the variance. Chairman Enea clarifies that this scenario has happened before where it is done backwards and in this particular situation it is because the board, the homeowner, and the neighbors were undecided as to what the most appropriate location of the array should be.

Attorney Triebenbach presents their denial of the proposed landscape plan. The trees will not provide sufficient screen for several years and the plastic webbing on the fencing does not provide screening the neighbors to the east.

Mr Robbins claims there was a conversation and agreement between Mr Harding and Mr Buestrin that there would be screening between their properties. This landscape plan does not provide any screening for the additional neighbors.

Board member Meisel requests a cost associated with the landscape plan that was presented by the Robbins. Mr Robbins states it cost \$2,000 to have it draw up but does not know the cost for all the plantings. Board member Meisel states the statute says that no unreasonable cost should be associated with the installation of a solar array and the current landscape plan proposed by the neighbors could cost as much as \$80,000.

Board member Simon asks for clarification that the first array is taller and that if the second array is not approved in the proposed location the first array which has already been approved will remain in its current location. Mr Harding agrees with the above statement.

Board member Simon suggests that a professional landscape plan be submitted by Mr Harding to show more screening and give an estimate of the cost of landscaping.

Board member Juehring reminds the board of the state ordinance that there should not be unreasonable costs associated with the installation of a solar array. On his own he contacted a landscape designer and showed them the plan that was submitted by the Robbins. The estimate that was given was approximately \$40,000 – \$50,000. He suggests maybe meeting with contractors who are in need of getting rid of dirt and constructing a berm at a lower cost.

Motion by Simon and seconded by Muggli to table the current proposal and the applicant to return with a more detailed landscape plan to scale; motion carried unanimously.

6. Comments on items not listed on agenda

7. Adjourn

Motion by Juehring and seconded by Meisel to adjourn at 7:00 pm; motion carried unanimously.