



**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, April 19, 2021 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 936 6704 8787, Passcode: 126967**

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

#### **1. Approval of minutes from the March 15, 2021 meetings.**

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

#### **2. Review of the Village of River Hills Construction Guidelines**

Village Manager LaBorde informs the board that the building inspector has been utilizing the construction guidelines that the board had previously approved. The current issue that has come up is massing and since they are guidelines and not ordinances, they are not enforceable.

Board chairman Enea informs the board after his discussion with the village attorney the guidelines are there to promote harmony within the village but not to restrict the property owners. Interpretations of the guidelines should be made on a case-by-case basis.

It is determined that the building inspector cannot not deny the application; however, he can inform the applicant and the final decision is determined by the board.

Board member Simon inquiries about the Board of Appeals meeting where it was determined a proper motion of findings was not made on a project. What is being done moving forward to ensure that does not happen again. Chairman Enea informs the board he has been speaking with village attorney Dineen and they are working on refining those motions.

#### **3. Discussion/action on the roof replacement at 7805 N. River Rd.**

Homeowner Andrew Kimmel presented the following information:

- Replacement of cedar shake shingles with TruDefinition Duration asphalt shingles – color driftwood
- Gutters and downspout also be replaced – color cream

***BUILDING BOARD MINUTES – April 19, 2021***

Board member Muggli questions if the current windows are white and will they not match the new gutters and downspouts. Mr Kimmel informs the board the windows are the next project to be completed and the color to be chosen will match.

Motion by Simon and seconded by Muggli to approve the roof replacement as submitted with the stipulation that the owner have a white or cream gutter and downspout package on the house; motion carried unanimously.

**4. Discussion/action on the replacement of lighting and installation of a new light post at 1545 W Cedar Ln.**

Contractor representative AJ Rudnitzki presented the following information:

- Replacing front door light with a Casa Marseille light – color black
- Replacing two garage light fixtures with Wright House wall lanterns – color oil rubbed bronze
- Replacing three soffit floodlights on the garage side of the home with OLF LED security floodlights – color dark bronze
- Replacing two post light fixtures with Bellagio Collection post and lights – color black
- Installing one new Bellagio Collection post light – color black

Neighbors Matt and Cheryl Sisson address their concern about other lights on the property that face directly into their home. Mr Rudnitzki informs the board the light fixtures on the back of the house are not a part of this proposal. The only light in the back yard seeking approval is the new light post.

After further discussion it was determined the new light post would be place by the planter on the back patio which is approximately 86 feet from the property line.

Motion by Meisel and seconded by Harding to approve as submitted with the addition that the rear soffit lights be changed to match the existing proposed front soffit lights, and the new post be located within 60 inches of the corner of the existing planter at the edge of the patio; motion carried unanimously.

**5. Discussion/action on the installation of fencing surrounding the pool at 7090 N. Green Tree Ct.**

Homeowner Zach Siehoff presented the following information:

- Installing 107' long aluminum fence – color bronze
- Fencing will be 32" tall on top of a 20" brick retaining wall
- One 52" tall gate

Motion by Meisel and seconded by Juehring to approve the installation of fencing surrounding the pool at 7090 N. Green Tree Ct. as submitted; motion carried unanimously.

**6. Discussion/action on the installation of fencing surrounding the backyard at 2345 W. Cedar Ln.**

Homeowner Dan Pelech presented the following information:

***BUILDING BOARD MINUTES – April 19, 2021***

- Installing 212’ long aluminum fence – color black
- Fencing will be 3 rail 48” tall to enclose an area in the back yard
- Two 4’ wide gates
- One 8’ wide double gate

Motion by Meisel and seconded by Harding to approve the installation of fencing surrounding the backyard as submitted; motion carried unanimously.

**7. Discussion/action on the installation of two fences surrounding the backyard at 1615 W. Bradley Rd.**

Homeowner Luba Frank presented the following information:

- Installing 64’ long steel fence – color black
- Fencing will be 3 rail 72” tall on the northeast and southeast corner of the house
- One 4’ wide gate
- Installing 235’ long metal and wood fence – color black and natural
- Fencing will be 3 rails of 2” x 6” cedar with a 4” x 6” welded wire black coating

Motion by Simon and seconded by Juehring to approve the two fences surrounding the backyard as submitted with the stipulation that classic fencing is used and chain link fencing is used around the English garden; motion carried unanimously.

**8. Discussion/action on the construction of a deck and two pergolas at 8250 N. River Rd.**

Contractor Asher Cocos presented the following information:

- Constructing a 9’ x 19’9” deck off the southwest side of the back of the house
- Decking will be 2” x 6” cedar – color natural
- Railing will be 2” x 2” steel – color black
- Balusters will be ½” round bar steel running horizontal – color black
- Constructing a 21’7” x 12’6” trellis on the southwest side of the back of the house
- Constructing a 19’9” x 16’6” trellis on the southeast side of the back of the house
- Posts will be 8” x 8” rough cut cedar – color natural
- Top framing posts will be 4” x 8” rough cut cedar – color natural
- Trellis boards will be 2” x 12” rough cut cedar – color natural

Board member Simon addresses his concerns that the other pergola on the property is painted white and that to tie them together the tails should match.

Motion by Simon and seconded by Bundy to approve the construction of a deck and two pergolas as submitted with the tail of the pergolas to match the tail of the garage pergola; motion carried unanimously.

**9. Discussion/action on the construction of a screen porch and installation of landscape plan at 1315 W Larkspur Ln.**

## ***BUILDING BOARD MINUTES – April 19, 2021***

Architect Kathryn Kamm presented the following information:

- Constructing a 12' x 20' screened porch on the southwest side of the garage
- Siding will be hardiplank cedarmill lap – color Monterey taupe
- Aluminum screek door – color sandstone
- Recessed cam lights on the covered porch portion
- Roofing to match existing

Chairman Enea addresses the concern about the massing being exceeded. Architect Kamm informs the board the current property is at 8%, the addition of the screen porch would bring them to 9%, and the recommendation is 7%.

Homeowner Andrew Noegel informs the board the current landscape plan being presented does not show the inclusion of an additional 12' x 12' patio from the master bedroom.

Motion by Cunningham and seconded by Harding to approve the construction of a screen porch and to come back with a revised drawing for the landscape plan; motion carried 7-aye, 1-nay (Simon).

Chairman Enea recused himself for the next item. Steve Simon assumed Chairman.

### **10. Discussion/action on the construction of a home addition, new construction of a caretaker cottage, and repainting of home at 9200 N Upper River Rd.**

Architect Greg Uhen and Contractor Tony Enea presented the following:

- Tearing down of existing pool house and filling in of existing pool
- Constructing a 4,932 sq ft addition to the home where the pool house was located
- Constructing a 2,671 sq ft caretaker cottage
- Siding to consist of veneer brick (color morning snow) and LP SmartSide siding
- Roofing to match existing asphalt dimensional shingle on home
- Gutters and downspouts to be painted to match existing home
- Light fixtures currently on the pool house will be repurposed
- Windows to be Marvin Elevate with simulated divided lite – color cashmere

Neighbor Robert Forrer addresses his concern about the material products being used to construct the home and they are the cheapest products and concern about the all white buildings. With having to cut down trees himself he would like to see an additional landscape plan due to being able to now see the structures.

Contractor Enea informs the board there is no landscape plan currently being presented but the intent is the large amounts of dirt being moved around would be used to create some berms and put trees on the top of them.

Neighbor Forrer addresses his concerns about the current drainage coming from 9200 onto his property and with this construction will there be additional runoff through his yard.

Mr. Kennedy addresses his concern about how large these structures will be. When the fence was put in, they were assured that evergreens would be planted, but has never happened.

***BUILDING BOARD MINUTES – April 19, 2021***

Mr Forrer ask for clarification on what is the purpose of the double doors on the south side of the addition. Mr Uhen informs the board those doors will only be used periodically to bring equipment onto the court level.

Board member Harding asks for clarification from Mr Kennedy on what foliage and trees are on his property currently blocking his view of the home. Mr Kennedy informs the board there is some bushes but is unsure as to what is there and what the distance between the two homes is.

Mr Enea gives clarification that the current proposal does not include a landscape plan and that will be brought back at another meeting.

Motion by Meisel to approve as submitted with return of landscape plan that would provide substantial shielding satisfactory to the pertinent property owners. No second was made.

Chairman Simon inquiries about an approximate timeline on the landscape plan. Contractor Enea informs the board the landscape plan could be tied to the occupancy permit. The intent for start of construction would be June.

Motion by Meisel to approve as submitted subject to an acceptable landscape plan and no occupancy issued until such time. No second was made.

Motion by Harding and seconded by Meisel to approve the construction of a home addition and new construction of a caretaker cottage subject to a substantial outline landscape agreement presented at the May meeting before any construction is started; motion carried unanimously.

**11. Comments on items not listed on agenda**

Chairman Enea informs the board that at the next meeting there will be discussion about the language that Bill Dineen wants the board to consider when making motions.

**12. Adjourn**

Motion by Juehring and seconded by Meisel to adjourn at 8:08 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on May 14, 2021.

All decisions made during this meeting can be appealed. Please contact village hall to start that process.