



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, March 15, 2021 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 927 6582 2884

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

1. Approval of minutes from the February 15, 2021 meetings.

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

2. Discussion/action on the construction of a new home at the Aryeetey property, 9040 N Upper River Ct.

Nathan Remitz the project architect presented the following:

- 5 acre vacant lot
- 2 story home – 7,800 sq ft between floors 1 and 2
- Landscape plan to be submitted at later date
- Majority of home will be stone veneer – color – landmark from Halquist
- Remaining areas of siding will be dryvit EIFS – color – beige
- Roofing will be metal standing seam – color – dark bronze
- Gutters, downspouts, fascia, and soffits are aluminum – color – dark bronze
- Railing will be a cable rail from Crown Heritage
- 1st floor will be above ground level due to the home being built into a hill
- Front entry door will be a Lassen Pivot Door – color – mahogany
- Garage doors are contemporary style with glass inserts on the left side of each panel
- Windows and patio door will be Marvin ultimate signature collection – color – bronze outside and white inside
- Napoleon Prestige Gas Grill will be built in to the patio on the rear elevation
- Huang 2 LED outdoor bulkhead lights will be used around the outside of the home

Board chairman Enea asks for clarification on with building the house into the hill and raising the first floor isn't that hitting the limit for maximum height. Mr Remitz gives clarification that the reasoning for raising the first floor is due to the hill and if they didn't raise it then the hill would be

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halfway up the way wall of the first floor. Building Inspector Doebler informs the board correspondence has been made between the architect and himself and the house has already been lowered to meet the maximum height restrictions.

Board member Simon asks for clarification on the lighting that is shown on the drawings. Mr Remitz gives clarification that the recessed soffit lighting a cut sheet was not given, but it is standard and will be colored bronze to match soffit. Approximately 20-30 lights.

Board member Simon asks for clarification on the grill being proposed and would that not be part of the landscape plan. Mr Remitz gives clarification that the grill is being built into the home on an outdoor grilling patio with an overhead exhaust hood and that is why it is being proposed with the building plans.

Board member Meisel asks for clarification on where the mechanicals will be located on the outside of the home. Mr Remitz gives clarification that these are not shown on the current drawings but would be located on the southwest corner.

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

3. Discussion/action on the installation of a solar array at the Harding residence, 7730 N River Rd. *This is a return from the September, October, November, and December 2020 meetings.*

Homeowner Victor Harding presented his new proposed landscape plan:

- Reviewed response letter to Mrs Robbins where photos were presented from September 22, 2020 standing at the Robbins home looking at the arrays. Only visible item is the barn also located on the property to the south of the arrays.
- Photos standing at the array looking at the Robbins home dated March 10, 2021 marked with X to show where the proposed arborvitae will be planted in a semi-circle shape.
- Planting proposal from David J Frank for 8 – 5’ tall arborvitae planted 6’ apart to prevent overcrowding in growth. Initial gaps will be a few inches but there is other foliage to make up for that.
- Letter from neighbor Thomas Buestrin states that he is just discovering this array is in place. It has been installed since August of 2020 and he hasn’t noticed it up to this point. Only knew of its existence because he was informed by the Robbins about it being there. Photos were also presented standing at the array looking at the Buestrin home on September 22, 2020 and March 10, 2021.
- Photo standing to the south of the tennis court viewing about 6 panels of the array. This view is looking through a tennis court that is now visible due to the Robbins cutting down buckthorn on their property. The Robbins claimed they would be putting in cover to prevent having to look at the tennis court. Additionally, evergreens have been planted on the south side of the tennis court that are in various stages of growth.

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Board chairman Enea asks for clarification on the two proposed landscape plans that were forwarded to the board. Mr Harding gives clarification that the one labeled “Marked Up Plan” was submitted by the Robbins in response to the Mr Harding’s original proposal.

Attorney Roy Wagner is confused because he doesn’t feel the board has the authority to hear the Harding proposal. The four factors the Building Board must consider under Ordinance 7.0900 are – is it aesthetically acceptable, is the proposal in harmony with the neighborhood, its not unattractive, it will not adversely affect the value of the neighborhood. Does not feel the proposed screening is aesthetically acceptable, it is not in harmony with anything, its unattractive, and Katie Falk says it will adversely affect the value of the neighbor’s home. States the only reason that screening is being talked about is because it is an ugly structure that needs to be screened. The reasoning for the proposed additional screening from the Robbins is so they can be anywhere on their property and not have to see the array. All the current problems can be solved by moving to next to his house.

Village Attorney Bill Dineen informs Mr Wagner that the Building Board is not charged with enforcing the zoning ordinances, which is done by the Building Inspector. If a structure is determined to be illegal by the Building Inspector after approval from the Building Board then no permit will be issued. The Building Board in the past has reviewed project before they have gone to the Board of Appeals for variance issues. The Building Board has jurisdiction at this time to review and make a decision on the proposal from Mr Harding. The legal questions will be addressed at a later time by the Building Inspector and the Board of Appeals. The ordinance referenced by Mr Wagner does state that the board must set forth their findings to approve an application.

Mr Wagner agrees with Mr Dineen’s response pertaining to the Building Board being able to make a decision, but states this may be a policy issue that the board may not want to encourage.

Neighbor Stephen Robbins states he can currently see the array while sitting at his kitchen table. There are currently 40-50 foot arborvitae in the site path from their home to the array; however, the bottom 10 feet do not have branches. Claims Mr Harding is the one who has removed screening over the past couple of years and is concerned if the Buestrin’s were to remove their screening then they would be able to see the array. Feels it is Mr Harding’s responsibility to completely screen the array because he chose the location.

Board member Simon asks for clarification that the discussion is only about the second array and that the first array has already received a variance and approval. That if the second array is moved the first array would still remain which is larger and taller. Mr Harding gives clarification that yes the current proposal is for the second array only and the first array that is behind the 2nd array was approved last year and not objected to by the neighbors.

Board Chairman Enea reminds the board that previously there was a submittal to move the array to a different location on the property that would not violate the setbacks. His felt having them in multiple locations would be more objectionable than having them next to one another.

Board member Meisel references the state statutes that speak about reasonableness of the installation when it comes to additional cost associated with the installation. The proposal from Mr Harding ranges from \$3-5,000 for installation of trees. To have to hide the array from

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anywhere on a 5 acre property would be getting away from the intent of the state statute. Also back when A/C units started to come about there were objectionable looking. There are modern homes within the village and it's a personal opinion of style.

Board member Bundy asks for clarification on the claim from the opposition that this is an industrial array. Will there be any storing of energy or is it being pumped straight back to the grid and no profit is being made by doing this. Mr Harding gives clarification that it pumped directly into the grid and not stored in batteries. No profit is being made the intent is to become neutral on all electric. Mr Dineen gives clarification that Mr Harding would only be able to sell energy to WE Energies if that were to happen. If he were to profit from these arrays it does not convert his property into commercial use.

No other neighbors were present at the meeting after doing a request of identification from unknown numbers on the call.

Motion by Meisel and seconded by Bundy to approve the submission for eight 8' tall arborvitae spaced at 6' on center; motion carried unanimously

4. Comments on items not listed on agenda

None

5. Adjourn

Motion by Meisel and seconded by Bundy to adjourn at 6:06 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on April 6, 2021.

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