



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, May 17, 2021 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 956 2714 9648, Passcode: 641039

1. Roll call -

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.

2. Approval of minutes from the April 19, 2021 meetings.

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

3. Discussion/action on the installation of 2 entry gates at 7055 N. River Road

Mark Jungers and Bob Fetherston were present for this item.

Looking to install gates in order to prevent further theft of vehicles from his property.

All of the fencing and posts are existing. The gates are the only new item and have already been installed.

- Attached to existing brick entry piers
- Iron World Georgetown Style Swing Gate GD-3
- 5' tall x 14'10" long at north entry
- 5' tall x 14' long at south entry
- Color black
- No neighbor comments.

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

4. Discussion/action on the installation of a storage shed at 7855 N Range Line Road

Mike Kuehnl was present for this item.

Looking to install shed for yard maintenance equipment.

- Located on the southwest side of property – no survey needed due to the retirement home next door recently had a survey done and the stakes are still showing
- 12' x 18' wood shed
- LP Smartside Board and Baton siding 16" wide – color antique white
- LP Smart trim 6" wide – color universal khaki
- Ideal Door 8' x 7' roll up door – color white
- Northview single hung windows – color white
- Mastercraft 6 panel steel side door – color white

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- No neighbor comments.

Motion by Harding and seconded by Muggli to table this item to provide floor plan dimensions including locations of doors and windows and other two exterior elevations; motion carried unanimously.

5. Discussion/action on the installation of a storage shed at 8555 N Pheasant Lane

Leroy Harmon was present for this item.

Looking to install storage shed on the northeast side of the property.

- Prefabricated Tuff Shed
- Pre-painted burgundy with a green metal roof
- Rest on a concrete slab
- No neighbor comments

Motion by Harding and seconded by Simon to table this item to provide floor plan dimensions including locations of doors and windows and pictures of the house; motion carried unanimously.

6. Discussion/action on the construction of a screen porch at 8670 N Dean Circle

John Ellsworth and Tom Zimmerman were present for this item.

Putting on addition of 18 x 24 foot three-season room on the north side of the house.

- All materials are to match the existing home
- Pella wood casement hinged patio doors with the traditional grille pattern
- Possible flood lights looking toward the pool along with lights on each side of the French door that will match the existing. Need the cut sheet for the fixture to be used and also show location.
- No neighbor comments

Motion by Simon and seconded by Juehring to approve as submitted with stipulation that homeowner provides cut sheet or information on the lighting fixtures at a future meeting; motion carried unanimously.

7. Discussion/action on the removal and reinstallation of an in-ground pool at 2800 W Green Brook

Tony Lobello was present for this item.

There currently is a pool which will be replaced in the same location and size

The pool deck and landscaping plan to come forward at a different date.

No plans to have a fence around the pool.

The equipment for the pool will go behind the pool house and is screened from view with additional shrubs.

- 52' x 22' concrete in ground pool with a plaster finish – color green grey sand
- 10' x 9'6" concrete spa with a plaster finish – color green grey sand
- No neighbor comments.

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

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8. Discussion/action on the construction of a detached garage at 7725 N River Rd

John Vetter and Robert Joseph are present for this item.

New larger structure going in the location of the current detached garage off the service drive.

Reconfiguration of current service driveway.

- 2,259 sq ft 4 car garage with lounge area
- Basement will be for storage
- Cedar tongue and groove siding with penny cap
- Pre patina zinc standing seam roof
- Cut Indiana Bedford limestone masonry caps/sills/heads
- Lannon stone stackledge masonry – matching home
- Zero floor Xeriscape green roof
- Custom made insulated garage doors with adhered and fastened tongue and groove cedar siding
- Archispec mahogany lift slide doors and fixed windows stained to match cedar siding
- Structural silicone glazing storefront with interior mullion – color black
- No neighbor comments.

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

9. Discussion/action on the construction of entry piers, front entry cover, and a garden studio at 2000 W Dean Rd

Nicholas Blavat of Deep River Partners, architect, was present for this item.

New driveway location from Dean Rd to the home and the new garden studio.

Landscaping will be a separate submittal by Flagstone.

- 1’10” wide x 2’1” deep x 6’ tall piers with a 7’4” wide x 3’3” deep x 3’ tall planters on each side of the driveway
- Trim to match existing homes – color super white
- Metal and glass lanterns on the top of piers – color dark brass
- 11’6” wide x 7’ deep brick covered entry
- Bluestone at walkways and patio with brick border
- Extended pyramid skylight on top of entry
- Timbertek Reserve railing on top of entry – color white
- Fiber glass polymer columns – two on each side
- Metal and glass lantern – color dark brass along with uplights
- 780 sq ft garden studio with 78 sq ft greenhouse
- Siding to match existing home – color super white
- Bluestone at walkways and patio with brick border
- Fiber glass polymer columns – outside covered porch
- Cupola with weathervane on top of roof
- Marvin essential double hung windows – color stone white
- Steel insulated overhead door – color white
- Metal and glass lantern – color dark brass along with uplights
- Miriam, a neighbor, asked about the garden studio and where it is compared to her property on the east. She is concerned it is too close to her property line, but it was determined the proposal was well with in the setback requirements.

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

10. Discussion/action on the construction of a new home at 8825 N Spruce Rd

Chris Wilson and Tracy McBeth are present for this item.

The lot is 2.79 acres and they are proposing a single-family home with outdoor basketball court. Landscaping will be a separate submission at a later date.

- Approximately 5,978 sq ft two story home with 4,158 sq ft basement
- Allura 5/16” thick x 5’ wide x 8’ long Allura panel smooth siding – color dolphin gray
- Jeld Wen Smooth Pro fiberglass doors
- Jeld Wen Brickmould vinyl windows
- Jeld Wen Lacantina Patio Doors

Simon and Cunningham had concerns regarding the type of siding.

Motion by Harding and seconded by Meisel to approve as submitted with all windows with mullions and white gutters and downspouts and doors; motion carried 5-aye and 2 nay - Simon and Cunningham.

Chairman Enea recused himself. Steve Simon took the Chair.

11. Discussion/action on the installation of a landscape plan at 9200 N Upper River Rd

Tony Enea presented the landscape plan for this property. He met with the both neighbors and is amending the plan from two Norway Spruce trees to three at least 6 to 8 foot trees to the north of the property.

Long four-foot berm with plantings on the top of it will be on the south side of the property. The neighbors were concerned about water shed onto the Forrer property so they are adding willow trees there and collecting water from the downspouts and sump discharges and directing the water north of the neighbors driveway so that it goes west into the ditch.

John Kennedy was present. Addition of third tree will address concerns he had.

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

12. Comments on items not listed on agenda

Deputy Clerk Waala informs the board the meeting scheduled for May 24th has not been finalized but she will be informing the board as soon as a decision is made.

Board member Meisel asks if there will be in person meeting any time in the near future. Village Manager LaBorde informs the board at this time the village does not have a space large enough to accommodate a large crowd so meetings will remain virtual.

13. Adjourn

Motion by Harding and seconded by Meisel to adjourn at 7:12 pm; motion carried unanimously.

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Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on May 21, 2021.

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