



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, July 19, 2021 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 972 3423 0559, Passcode: 858380

1. Roll call -

Members present: Tony Enea (chairman), Chris Meisel, Ray Juehring, Susan Muggli, and Peter Kies. Also present: Building Inspector Tod Doebler, and Deputy Clerk Stephanie Waala.

2. Approval of minutes from the June 21, 2021 meeting.

Deputy Clerk Waala informs the board the minutes were not completed in time for the meeting so review will be at next meeting.

3. Discussion/action on the construction of a pergola at 8575 N River Rd.

Architect Meg Baniukiewicz was present for this item.

Looking to install a pergola behind the pool to complete the landscape plan and phase three of the renovation projects.

- Located on the west side of property
- 12' x 14' wood pergola
- To match existing front entry overhang – color charwood
- No neighbor comments.

Upon considering the site of the structure and the area of the village where the structure is to be located and after examining the application papers and all information submitted, Meisel moves to approve the application for the Building Permit for the pergola and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the exterior architectural appeal and functional plan would: (a) be in harmony with the purpose and intent of Section 7.0900 of the Zoning code; and (b) promote the general welfare; good order and prosperity of the Village; and (c) maintain and preserve the character of the Village; seconded by Juehring; motion carried unanimously.

4. Discussion/action on the construction of a pergola at 1110 W Heather Ln.

Homeowner Brad Michel was present for this item.

Looking to install a pergola on the back deck of home, because the neighbor installed one and he really liked it.

- 12'x12'x10'6" Meridian Gazebo
- 6"x6" cedar post on the four corners – color natural stain
- Aluminum panel roofing – color coffee brown
- No neighbor comments.

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Upon considering the site of the structure and the area of the village where the structure is to be located and after examining the application papers and all information submitted, Meisel moves to approve the application for the Building Permit for the pergola and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the exterior architectural appeal and functional plan would: (a) be in harmony with the purpose and intent of Section 7.0900 of the Zoning code; and (b) promote the general welfare; good order and prosperity of the Village; and (c) maintain and preserve the character of the Village; seconded by Muggli; motion carried unanimously.

5. Discussion/action on the installation of a green roof, outdoor lighting, landscape plan at 2333 W County Line Rd.

No representative available.

Motion by Muggli and seconded by Meisel to table until next meeting; motion carried unanimously.

6. Discussion/action on the tear down of a detached garage and construction of an attached garage at 9180 N Upper River Rd.

Architects Chris Rute and Matt Jarosz present for this item.

Looking to demolish a small detached garage and construct a walkway and attached 4 car garage with a living unit upstairs.

- Approximate 4,000 sq ft addition
- Halquist stone – color Odessa limestone
- Davinci Slate composite shingles – color Aberdeen
- Stucco – color Antiquity
- Wood trim – Tudor Brown
- Gutters – weathered aluminum
- Simpson Craftsman and Thermal Sash entry doors
- Timberlane garage doors with insulated glass rounded panel on top – color dark brown
- Kichler Courtyard wall lights – color black
- Kichler courtyard pendant lights – color black
- Marvin double hung windows – color ballast
- No neighbor comments.

Board member Enea asks for clarification on the current detached garage and if there is a living space above that. Mr. Jarosz informs the board there is just storage in the current garage. Deputy Clerk Waala informs the board there are no restrictions prohibiting them from having living space above the garage because the structure is attached to the home.

Board member Enea expresses his concern that there are two different types of windows being presented. Mr. Jarosz informs the board there is one instance on the home where casements are used but the rest of the home is double hung.

Board member Enea expresses his concern that the new proposal has faux slate and the current home has real slate. Since the whole house is not being reroofed how will the two products be integrated together. Mr. Jarosz informs the board he plans to try to salvage the slate on the

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detached garage and install it on the walkway between the home and the garage where the two roofs meet.

Upon considering the site of the structure and the area of the Village where the structure is or is to be located and after examining the application papers and all information submitted, Meisel moves to approve the application for a Building Permit for the attached garage and that the Building Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed alterations and/or additions are found to be aesthetically compatible with the existing buildings or structures and further that the exterior architectural appeal and functional plan would: (a) be in harmony with the purpose and intent of Section 7.0900 of the Zoning code; and (b) promote the general welfare; good order and prosperity of the Village; and (c) maintain and preserve the character of the Village. (2) That the Building Board also makes the following findings: (a) the required lead tape be applied to the windows are necessary for the Board to make the findings above; seconded by Muggli; motion carried unanimously.

7. Discussion/action on the construction of an addition at 8810 N Lodgewood Rd.

Architect Luis Barbosa was present for this item.

Looking to enclose a patio into a four-season room on the southeast side of the home.

- Approximately 361 sq with a second level deck
- Brick to match existing
- Troy Calabases Lighting – color bronze
- SST-II Bi-fold electric doors
- Pella Encompass vinyl patio door, traditional pattern grilles between the glass – color white
- Trex composite railing with wire
- UltraShield natural Magellan composite wood decking – color Spanish walnut
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- No neighbor comments.

Board member Meisel asks for clarification on the replacement of light fixtures on the garage door side of home. Mr. Barbosa informs the board all current light fixtures will be replaced with new, they are just not shown on the new renderings.

Upon considering the site of the structure and the area of the Village where the structure is or is to be located and after examining the application papers and all information submitted, Meisel moves to approve the application for a Building Permit for the four season room and that the Building Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed alterations and/or additions are found to be aesthetically compatible with the existing buildings or structures and further that the exterior architectural appeal and functional plan would: (a) be in harmony with the purpose and intent of Section 7.0900 of the Zoning code; and (b) promote the general welfare; good order and prosperity of the Village; and (c) maintain and preserve the character of the Village; seconded by Juehring; motion carried unanimously.

8. Discussion/action on the construction of a shed at 7944 N Green Bay Rd. *Return from June 21, 2021 meeting.*

Homeowner Nick Woods was present for this item.

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This item was tabled at the June 21, 2021 meeting and the board requested a color change and proper scaling of drawing.

Looking to install 16' x 24' storage shed in the middle of the property to move all the yard maintenance items into and out of the garage.

- Plytanium natural plywood panel siding – color dark slate
- Owens corning architectural asphalt shingles – color driftwood
- Milgard vinyl egress windows – color white
- Reliabilt vinyl double door sliding glass patio doors – color white

Deputy Clerk Waala informed the board of an email sent by a concerned neighbor – “Why are there patio doors being installed on a storage shed when all other sheds in the neighborhood have just windows.” Mr. Woods informs the board the reasoning for the patio doors is for easier access in and out of the shed and view of the yard.

Board member Juehring expresses his concern about the location of the shed and why it cannot be placed on the side of the house. Mr. Woods informs the board this location was chosen so it was in the middle of the lot furthest from all neighbors and the road.

Upon considering the site of the structure and the area of the village where the structure is to be located and after examining the application papers and all information submitted, Meisel moves to approve the application for the Building Permit for the storage shed and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the exterior architectural appeal and functional plan would: (a) be in harmony with the purpose and intent of Section 7.0900 of the Zoning code; and (b) promote the general welfare; good order and prosperity of the Village; and (c) maintain and preserve the character of the Village; seconded by Kies; motion carries 4 aye and 1 nay.

9. Comments on items not listed on the agenda

Board member Muggli questions if the board is allowed to enforce building codes. Board chairman Enea and Building Inspector Doebler inform the board that the only thing they are allowed to inspect are the new construction.

10. Adjourn

Motion by Juehring and seconded by Muggli to adjourn at 7:10 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on August 4, 2021.

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