



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, June 21, 2021 @ 4:30 pm

This meeting was a virtual meeting through Zoom – 997 6753 1370, Passcode: 827104

1. Roll call -

Members present: Tony Enea (chairman), Chris Meisel, Ray Juehring, Steve Simon, Victor Harding, and Chris Cunningham. Susan Muggli, Simon Bundy, and Peter Kies joined at 5:00pm. Also present: Village Manager Tammy LaBorde, Building Inspector Tod Doeblor, and Deputy Clerk Stephanie Waala.

2. Building Board training on decisions of approval/denial motions.

Attorney Dineen presented information to the Board. Under 7.0904B it outlines the requirements of the Board.

3. Approval of minutes from the May 17, 2021 and June 7, 2021 meetings.

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

4. Discussion/action on the construction of a storage shed at 7855 N Range Line Rd. *Return from May 17, 2021 meeting*

Homeowner Mike Kuehnl was present for this item.

This item was tabled at the May 17, 2021 meeting and the board requested additional elevation drawings as well as a floor plan.

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 universal khaki
- Northview single hung windows – color white
- Mastercraft 6 panel steel side door – color white
- 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 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

BUILDING BOARD MINUTES – June 21, 2021

of the Village; and (c) maintain and preserve the character of the Village; seconded by Harding; motion carried unanimously.

5. Discussion/action on the installation of a landscape plan at 1315 W Larkspur Ln. *Return from April 19, 2021 meeting*

Homeowner Andrew Noegel was present for this item.

This item was tabled at the April 19, 2021 meeting and the board requested an updated landscape plan.

A 22' x 32' concrete patio was added outside the bedroom sliding glass doors.

- Grey stamped concrete to match the other patios.
- No proposed spa off the master suite as shown on the drawing.
- On page 3 the bottom right pattern (with the fire pit) is what has been selected.
- 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, Harding moves to approve the application for the Building Permit for the landscape plan and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the landscaping plan is in harmony with the development and physical characteristics of the surrounding lands and 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. That the Building Board also makes the following findings with the deletion of the hot tin spa from the proposal; seconded by Harding; motion carried unanimously.

6. Discussion/action on the installation of a new roof at 8154 N Green Bay Rd.

Contractor Terry Grossman was present for this item.

Replacing cedar shingles and replacing some of the copper.

- CertainTeed Presidential Shake asphalt luxury shingle – color weatherwood
- Two of the three copper roofs will be replaced as well with new soldered seam copper sheets.
- Gutters and downspouts are not being replaced.
- 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 roof replacement and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the proposed alterations and/or additions are found to be aesthetically compatible with the existing buildings or structures, and 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.

7. Discussion/action on the installation of a playhouse at 8181 N River Rd.

Homeowner Valerie and Randy Hopper present for this item.

BUILDING BOARD MINUTES – June 21, 2021

Looking to install an 11' x 12' playhouse on the northeast side of the property.

South side of the property is in a floodplain and the west side is a giant hill. The proposed location side is the only flat place to build.

This location previously had an 8'x 8' shed before they moved in.

- Set on 4" raised platform and amenable to gravel.
- Just under 9' tall.
- Front of playhouse would face south towards the house
- Front of playhouse will have a child-size door with two aluminum windows with flower boxes
- Adult-size door on the east side.
- West side has patio porch from the loft.
- Tudor style and colors match the home.
- TruDefinition Duration shingle – color cliffside gray
- Siding is LP Smart Siding – color heavy cream
- Trim is LP Smart siding – color tudor brown
- No neighbor comments.

Board member Simon asked for additional information about the windows. The board was informed the playhouse was a kit that was purchased and they do not have any additional information about the windows.

Board member Simon expresses his concern that there is just solid wall on the northside of the playhouse and suggests a windows or faux shutters to break up the space.

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, Simon moves to approve the application for the Building Permit for the playhouse 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 Meisel; motion carried unanimously.

8. Discussion/action on the construction of a storage shed at 7944 N Green Bay Rd

Homeowner Nick Woods was present for this item.

Looking to install 16'x24' storage shed in the middle of the property to move all the yard maintenance items into and out of the garage.

- Northeast and southwest side elevations will be identical with one window
- Southeast side will have two patio doors as and windows above
- Northwest side will have one windows identical to the east and west side window
- Has chosen not to include a brick siding due to not being knowledgeable of how to install the product
- To be set on 4" x 4" and gravel
- No neighbor comments.

Board member Enea expresses his concern that the siding, the roofing, and the overall look does not match the house.

BUILDING BOARD MINUTES – June 21, 2021

Board member Simon expresses his concern of precedence and that they have approved similar structures before that were different styles than the house.

Board member Harding expresses his concern of making the color of the siding more compatible with the color of the stone on the house.

Homeowner Woods informs the board he would be willing to resubmit after changing the color and bringing the rendering elevation drawings down to the scale of the home.

Board member Enea also request the name and color information of the shingle sample. As well as correct the rendering to show the proper type of roofing materials.

Motion by Harding and seconded by Bundy to table this item; motion carried unanimously.

9. Discussion/action on the construction of exterior renovations at 854 N Green Tree Rd

Homeowner Paul McKenna was present for this item.

Looking to convert a duplex into a single family home with extensive indoor and outdoor remodeling.

Village Attorney Dineen informs the board if the property is currently a duplex it would be considered a lawful non-conforming use. They would be allowed to convert it to a single-family residence and they would not be able to go back to a duplex.

- Box two story structure to more of a modern style
- Clarification on the two types of siding
 - o Main entry - Vesta metal horizontal siding – color gilded grain
 - o Majority of house - Hardie 4' x 8' textured panels – color ironstone
- Marvin Essentials sliding door – color ebony
- Marvin Essentials casement windows – color ebony
- Progress lighting 6" square – color black
- K&M aluminum 6" box gutters – color black
- EPDM platinum 60 Mil roofing
- Front entry is a full clear glass and aluminum pivot door – color black
- No neighbor comments.

Board member Simon expresses his concern about the siding choice and that it doesn't match the neighborhood.

Board member Enea expresses his concern that the garage is not being changed at this time as well and is worried the property will have two completely different styles. Homeowner McKenna informs the board they just want to focus on the house for now and have not decided what the plans would be for the garage, just that it will be changed later to match the house.

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 exterior renovations and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the proposed alterations and/or additions are found to be aesthetically compatible with the existing buildings or structures, and that the exterior architectural appeal and functional plan would be in

BUILDING BOARD MINUTES – June 21, 2021

harmony with the purpose and intent of Section 7.0900 of the Zoning code; and promote the general welfare; good order and prosperity of the village and maintain and preserve the character of the Village; That the Building Board also makes the following findings with the required inclusion and matching of the garage exterior siding but have different metal roofing are necessary for the board to make the finding above, seconded by Harding; motion carried 5 aye, 1 nay (Simon).

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

No one was present for this item and board members had questions.

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

11. Discussion/action on the construction of multiple additions, replacement of windows, replacement of roof, and repainting of home at 8615 N Dean Cir.

Contractor Jim Hoffman and Homeowner Lauren Holiday were present for this item. Looking to add a 1,040 sq ft addition to connect the current detached garage to the home and then convert into an athletic wing.

Looking to add a 1,284 sq ft addition to create a new master bedroom.

Looking to replace all windows and relocate 2 windows on the first floor.

Looking to replace the roof on the entire home and repaint paint the home.

- Anderson 100 Series Gliding patio door with internal grills – color black
- Anderson 100 Series Casement windows with internal grills – color black
- Timberline HDZ shingles – color pewter gray
- All stucco siding to be painted – color strong white
- Folding hanger type door on athletic wing – color black
- No neighbor comments

Contractor Hoffman eludes to the memo presented by the village informing the homeowner and board that the current survey on file shows the additions would bring the current massing footprint of the property over by 295 sq ft. Board member Enea informs the board this is just a guideline and the current proposal is minimal overage.

Board member Simon asks for clarification on the lighting and that they will be custom. Contractor Hoffman informs the board that all current lighting will remain and be repainted to match the house. The only custom lighting would be in the front entry and that can be submitted at a later date with the landscape plan.

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, Simon moves to approve the application for the Building Permit for the additions, window replacement, roof replacement, and painting of the home and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the proposed alterations and/or additions are found to be aesthetically compatible with the existing buildings or structures, and that the exterior architectural appeal and functional plan would be in harmony with the purpose and intent of Section 7.0900 of the zoning code, promote the general welfare, good order and

BUILDING BOARD MINUTES – June 21, 2021

prosperity of the Village; and maintain and preserve the character of the Village. That the Building Board also makes the following findings the required return with front entry lighting and a landscape plan are necessary for the Board to make the findings above, seconded by Juehring; motion carried unanimously.

12. Discussion/action on the construction of a front entry canopy, window installation, fencing of utilities, dumpster enclosure and storage shed at 1101 W Brown Deer Rd.

Architect Robin Savola present for this item.

Looking to create a main entrance screen wall and canopy to help direct visitors to the main entrance and screen mechanicals on the roof.

- Delta concealed fastener panel – color medium bronze
- Metal canopy – color to match existing canopy
- Lighting is a cam light under the canopy
- No neighbor comments

Looking to add 4 additional windows to a corridor connecting buildings to allow better supervision of students during pick up and drop off and bring natural light in.

- Kawneer metal windows – color medium bronze
- No neighbor comments

Looking to relocate and enclose the dumpster away from the main entrance out of public view.

- Split face CMU building blocks – color light tan
- Vinyl coated chain link fence with privacy slats – color black
- No neighbor comments

Looking to construct a storage shed attached to the dumpster enclosure for maintenance equipment.

- Split face CMU building block – color light tan
- Wayne Dalton Thermospan insulated steel door – color tan
- No neighbor comments

Looking to construct a fence enclosure around an existing generator by the student play area to provide security.

- Vinyl coated chain link fence with privacy slats – color black
- No neighbor comments

Board member Meisel asks for clarification on the location of the new fencing along the park n ride property line. Architect Savola informs the board there is no new fencing along the property line, the new fencing will only be by the dumpster enclosure and around the generator. The photo being referred to was just for reference of existing fencing on the property.

Board member Bundy asks for clarification on how many parking spaces will be removed due to the dumpster enclosure being relocated. Architect Savola informs the board the proposed new location for the dumpsters there are not currently parking spots.

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, Harding moves to approve the application for the Building Permit for the main entrance, window addition, dumpster enclosure, storage shed, fencing and that the Building Board makes the findings of fact required by Section 7.0905C of the Zoning Code as follows: That the proposed alterations and/or

BUILDING BOARD MINUTES – June 21, 2021

additions are found to be aesthetically compatible with the existing buildings or structures, and 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 Meisel; motion carried unanimously.

13. Discussion/action on the installation of a storage shed at 8555 N Pheasant Ln. *Return from May 17, 2021 meeting.*

Homeowners Leroy and Robin Harmon were present for this item.

This item was tabled at the May 17, 2021 meeting and the board requested additional dimensions, all exterior elevations and photos of the house.

- Prefabricated 8' x 10' x 12' shed
- Siding to be repainted to match the house – color beige
- Trim to be repainted – color burgundy
- Gutter system will match the current roofing – color emerald

Board member Simon asks for clarification on why this location was chosen and could it be moved further away from the home. Homeowner Harmon informs the board the area where the shed is going is wooded and a photo is used as reference and clarification.

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, Simon moves to approve the application for the Building Permit for the 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 Juehring; motion carried unanimously.

14. Comments on items not listed on agenda

None.

15. Adjourn

Motion by Juehring and seconded by Harding to adjourn at 7:20 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on August 3, 2021.

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