



**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, August 16, 2021 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 820 5796 4488, Passcode: 580431**

#### **1. Roll call -**

**Members present:** Steve Simon (chairman), Ray Juehring, Simony Bundy, Victor Harding, Chris Meisel, and Peter Kies. Also present: Building Inspector Tod Doeblner, Village Manager Tammy LaBorde and Deputy Clerk Stephanie Waala.

#### **2. Approval of minutes from the June 21, 2021 and July 19, 2021 meeting.**

Motion by Harding and seconded by Juehring to approve the June 21, 2021 minutes; motion carried unanimously.

Motion by Juehring and seconded by Bundy to approve the July 19, 2021 minutes; motion carried unanimously.

#### **3. Discussion/action on the construction of a pond at 7475 N River Rd.**

Debra and Steven Koenig were present for this item.

- Create a wildlife pond that will be landscaped with native plants
- 15' x 20' rectangular shaped pond lined with rubber
- 3' deep
- Boulders along edges and shelves
- River gravel on flats
- Aerator will be solar powered and similar to one already installed on their vineyard fence

Board member Harding asks for clarification on location in reference to grape field. Mrs Koenig informs the board it is north of the vineyard.

Board member Bundy asks for clarification that there will be a southern exposure to the pond. MR Koenig informs the board that is correct but it is covered by trees.

Neighbor Colin Comer, 7365 N River Rd, asks for clarification on the aerator and if it will be a fountain or underneath the surface, will there be lighting, and will the pond be treated with chemicals. Mrs Koenig informs the board it will not break the surface and only be a small bubble, no lighting, and no chemicals.

Board chairman Simon asks for clarification on the solar panel that is currently installed for the vineyard, what will be installed in the pond Mr Koenig informs the board it is approximately 1' x 2' in size, second panel will probably be the same size but am unsure. Village manager LaBorde

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informs the board that the Board of Trustees is currently reviewing a solar ordinance and have put a hold on all solar applications for the time being.

Due to the current information not being provided it is requested that the homeowners come back at a later meeting with the proposal for the solar aerator size and location.

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, Harding moves to approve the application for a Building Permit for the pond 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) supply of additional information to village administration on the solar aerator are necessary for the Board to make the findings above; seconded by Bundy; motion carried unanimously.

### **4. Discussion/action on the construction of a fence at 9460 N Spruce Rd.**

At time of meeting no representative was present. Homeowner was contacted and was able to attend the meeting. Item was taken up at the end of the meeting.

Homeowner Ryan Fox was present for this item

- 146 ft to enclose a portion of the backyard for child safety
- 4' x 8' cedar French gothic spaced picket wood fence – color to remain natural
- One neighbor contacted the village and the had no issues with the proposal

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 fence 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 Bundy; motion carried unanimously.

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

Homeowner Lance Lichter and landscape architect Peter Kudlata were present for this item.

- Xeroflor green roof on all flat areas of home, except the observation deck, to replace previously approved EPDM roofing
- WAC 5011-27BBR accent fixtures – color bronze
- WAC WL-LED100 step lights – color bronze

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- No neighbors present

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 a Building Permit for the green roof, outdoor lighting, landscape plan and that the Building Board makes the Findings as required by Section 7.0905 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; (c) and maintain and preserve the character of the Village; seconded by Harding; motion carried unanimously.

### **6. Discussion/action on construction of multiple fences at 8575 N River Rd.**

Contractor Tom Blau was present for this item.

- Looking to enclose the backyard, hide equipment, and create outdoor shower.
- 5' high by 27' long estate picket fence on the southside of home with a double gate
- 5' high by 96' long estate picket fence on the northside of home with a single gate
- 7' high by 18' long three-sided shower enclosure on the southside of garage
- 5' high by 350' long garden wire fencing enclosing the back yard in the woods
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Board member Harding expresses his concern with the posts for the garden wire fencing because it is not just being used for a garden area it is being used for such a large area. Board member Juehring agrees and also expresses his concern about buckthorn and ash trees being cleared out and the fence being visible in the future. Board chairman Simon informs the board that similar fences have been installed before, but with steel or 4" x 4" posts that are more permanent.

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, Juehring moves to approve the application for a Building Permit for multiple fences 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) that the posts for the garden wire fencing shall be 4"x4" cedar are necessary for the Board to make the findings above; seconded by Kies; motion carried unanimously.

### **7. Comments on items not listed on the agenda**

Board member Harding expresses his desire to start having the meetings in person. Village manager LaBorde informs the board that currently with the active variants the village hall is not open to public meetings. Until we are authorized the board room is just too small for the amount

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of people that would attend the meeting. The police department is currently conducting court virtually as well.

**8. Adjourn**

Motion by Meisel and seconded by Juehring to adjourn at 5:56 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on September 17, 2021.

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