



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, April 18, 2022 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 886 0952 6201, Passcode: 056894

1. Roll call - meeting to order at 5:00pm

Members present: Tony Enea (chairman), Victor Harding (left at 5:45 pm), Steve Simon, Ray Juehring, Simon Bundy, Chris Meisel, Susan Muggli. Also present: Building Inspector Tod Doebler, Village Manager Tammy LaBorde and Deputy Clerk Stephanie Waala.

2. Approval of minutes from the March 21, 2022 meeting.

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

3. Discussion/action on the installation of a fence at 9500 N Valley Hill Rd.

Homeowner Jeff Costakos presented:

- Enclose northeast corner of the property connected to the house
- Approximately 121 feet of Digger Specialties Inc Aluminum 4 foot tall Hundred Series fencing – color black
- Approximately 374 feet of wire welded fencing attached to cedar rounds – color to age naturally

Building Inspector Doebler informed the Board this property is under review for another project that has been approved by the Building Board for not abiding by the Board's rulings.

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 a Building Permit as submitted, with the stipulation of a survey be provided to the building inspector, and enhance the overall look of the house. Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) 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 and motion carried unanimously.

4. Discussion/action on the construction of a second-floor addition at 7944 N Green Bay Rd.

Contractor Owen Laven presented:

- 781 sq ft second floor addition of 2 bedrooms, 1 bathroom, and 1 loft
- Asphalt shingles – color Driftwood to match existing

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- LP Smartside lap horizontal siding w/10” exposure – color Cavern Steel
- LP Smartside 6” trim – color White
- Pella single hung windows – color White
- Velux skylights – color White

Board member Meisel asked for clarification on the style of window shown on the drawings. It was determined the drawing was incorrect and that none of the windows will have panes.

Building Inspector Doebler informed the Board this property is under review for another project that has been approved by the Building Board for not abiding by the Board’s rulings.

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 a Building Permit as submitted, with the clarification that all windows will match the 1st floor windows, and enhance the overall look of the house. Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) 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 and motion carried unanimously.

5. Discussion/action on the multiple exterior changes to the home and detached garage at 880 W Green Tree Rd.

Contractor Lonzo Williams presented:

- Aluminum siding with wood grained texture on the northside addition and detached garage – color Harbor Grey
- Aluminum Fascia and Trim – color Harbor Grey
- Cedar toned wood awning on westside entrance
- Patriot Lighting Sante Fe wall light – color White
- Cedar toned wood railing on southside stoop
- Patriot Lighting Treehouse wall light – color White
- Bilco steel entry door on northside entrance
- Bodhi outdoor pendant light to replace flood light on northside – color black and Wood Finish
- Square hand-rail balusters at the front entry
- House color in white tone

After further discussion the Board was informed the contractors would not be installing the shutters and the stone veneer that had been previously installed on the southside of the house and it will be removed.

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 a Building Permit as submitted, with the exclusion of the shutters, and

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enhance the overall look of the house. Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) 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 and motion carried unanimously.

6. Discussion/action on the installation of a pool and landscaping features at 7880 N River Rd.

Contractor Paul Conley from Northern Exposure presented:

- Installation of a pool, water slide, rock wall, water feature, pergola, fire pit, hot tub, fireplace

Multiple Board members expressed concern about the totality of the packet and its missing materials.

Motion by Simon and seconded by Bundy to table the item until the May meeting; motion carried unanimously.

7. Comments on items not listed on the agenda

Board Chairman Enea asks for clarification on the village's position on if prior Building Board approvals are not being properly constructed. Building Inspector Doebler informed the Board that there currently aren't guidelines and suggests the Board make some for when this situation happens again.

8. Adjourn

Motion by Juehring and seconded by Meisel to adjourn at 7:03 pm; motion carried unanimously.

Submitted by Stephanie Waala, Deputy Clerk/Treasurer, on April 20, 2022.