



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, March 21, 2022 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 872 7403 0220, Passcode: 270912

1. Roll call - meeting to order at 5:04pm

Members present: Tony Enea (chairman), Peter Kies, Ray Juehring, Steve Simon, Victor Harding (left at 5:36 pm), Chris Cunningham, Susan Muggli, Chris Meisel. Also present: Building Inspector Tod Doebler and Deputy Clerk Stephanie Waala.

2. Appointment of board chairman

Motion by Harding and seconded by Kies to re-appoint Tony Enea as the 2022 board chairman; motion carried unanimously.

3. Approval of minutes from the February 21, 2022 meeting.

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

4. Discussion/action on the installation of light posts at 1060 W Bradley Rd.

Caretaker Ted Ollman presented:

- Total of 6 “Seaside Pillar Post” posts and “Jackson Post Mount” lanterns to be installed
- Total height to be 9’6”
- On timers to go on after dark and set to go off around midnight

Multiple board members expressed concern about total wattage per light maybe excessive.

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 as submitted, with the stipulation of each light post will not exceed 60W, 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.

5. Discussion/action on the installation of a solar array at 7380 N Skyline Ln.

Review and discussion of the recent solar array ordinance was done by the board members.

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Contractor Brandon from Freedom Forever presented:

- 37 panels in a 4 high, and 10 wide pattern
- Located in the southeast corner of the property
- Maximum rear height will be 5’6”

Multiple board members expressed concern about screening that is currently there. No neighbors have expressed concern.

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 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 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 /Muggli to table the item until the May meeting; motion carried unanimously.

7. Discussion/action of an addition at 2345 W Cedar Ln.

Homeowner Dan Pelich and Architect Nathan Remitz presented:

- 128 sq ft addition to the second floor
- Roofing to match existing after weathering
- LP Smartside lap siding to match existing wood lap siding
- Marvin double hung 6 over 6 mutin pattern windows to match existing wood windows
- Fypon polyurethane louvered shitters to match existing painted wood shutters

Multiple board members expressed concern about the materials not being exact matches, but replicas to look like.

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 as submitted 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

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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.

8. Discussion/action on the conversion of a screened porch at 2277 W Cedar Ln.

Contractor Curt Read of A.M. Construction presented:

- Approximate 130 sq ft screen porch to be converted into an all-year-round room
- Brick on the knee wall to be painted to match existing home
- Trim and siding to match existing home
- Canarm “Grove” outdoor lights – color black matte
- Pella Aluminum clad wood windows and patio doors – color white

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, Juehring moves to approve the application for a Building Permit as submitted 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.

9. Comments on items not listed on the agenda

Board member Juehring asks for clarification on what needs to be clarified on an application. It was determined that the building inspector would just reference the building plans and not the application for clarification on what a project all entails.

10. Adjourn

Motion by Juehring and seconded by Meisel to adjourn at 6:20 pm; motion carried unanimously.