



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

Wednesday, June 22, 2022 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 886 3343 9048, Passcode: 242024

1. Roll Call – meeting called to order at 5:00pm

Members present: Tony Enea (chairman), Ray Juehring, Steve Simon, Victor Harding, Peter Kies, and Simon Bundy. Chris Cunningham, Chris Meisel, and Susan Muggli were absent and excused. Also present: Building Inspector Tod Doebler, Village Manager Tammy LaBorde, and Deputy Clerk Stacie Nelson.

2. Approval of minutes from the May 16, 2022 meeting.

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

3. Discussion/action on the installation of a fence at 1401 W. Brown Deer Rd.

Homeowner Art Karos explained the cedar fencing will be 6 feet tall on the front and west side. The fence will be natural, not painted, green-treated lumber posts. The driveway entrance will have a sliding gate. The return section of the fencing will be approximately 24 feet.

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, motion by Harding and seconded by Simon to approve the application for a Building Permit to install a fence at 1401 W. Brown Deer Road and that the Building 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; motion carried unanimously.

4. Discussion/action on the Four-season room addition and pergola at 1235 Green Tree Rd.

Homeowner Bernie Cohen along with Contractor Ed Karrels presented the design of the new four seasons room on the existing footprint of patio and pergola. The pergola would then be relocated to the right of the four-season room. Dusk to dawn coach lighting will be installed outside of the four-season room. Gutters and downspouts will match the new roofing materials of bronze colored copper. The window exterior trim will be white. Siding and Trim to match existing. There will be a light at each exterior door.

The lighting tone, color, and illumination were discussed by member Bundy. Additional information requested to prevent lighting from interfering with neighbors and to stay consistent with other project requests.

Patio railing was questioned by Chairman Enea regarding the grade of the steps leading up to the four-season room. Inspector Doebler clarified that 3 steps or more requires a railing. The design would have 2 steps that are widened at 24” to prevent the installation of a railing and to keep with the aesthetics of the project. They are missing dimensions on the stone pavers that will be used.

The new pergola that is being relocated to the right of the four-season room did not have dimensions listed. Chairman Enea requesting specifics for the pergola and suggested coming back at a later date.

Upon considering the four-season room addition and pergola, motion by Harding and seconded by Bundy to layover the application for a Building Permit for the four-season room and come back in July with stone paver size specifics, dimensions of the pergola along with the coach lighting bulb wattage, and to issue a demolition permit to start the project without further delay; motion carried unanimously.

5. Discussion/action on the 2nd Floor addition at 7805 N. Pheasant Lane.

Architect Justin Racinowski along with homeowners, Shannon & Danielle Farrow presented the 2nd floor addition which includes new black Pella windows, utilizing the existing stone, porch addition on the first floor over the entrance, ceiling of entrance to be outdoor stucco, areas of stucco will be painted dark grey, matte black gutters on the second floor on the front side and the rest will drain off thru roof drains, increase of chimney height, faux wood siding along with the in-soffit can 55 watt LED lights. Architect will provide the Village with an outdoor lighting plan and cut sheets to have on file.

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, motion by Simon and seconded by Bundy to approve the application for a Building Permit for a second floor addition at 7805 N. Pheasant Lane and that the Building 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 and that a lighting plan and cut sheet be provided to the Village; motion carried unanimously.

6. Discussion/action on the installation of lighting in west parking lot at 2020 W. Brown Deer Rd.

Andrew Appel on behalf of Congregation Emanu-El B’ne Jeshurun along with Mike Grinkel, Bob Spagenberg, and Kostas from Pieper Electric were present. Appel presented information related to the addition of lighting in the back west parking lot. Currently there is no lighting in this location, the area is used minimally for special events. The addition of lighting is requested for security purposes. The color temp would be 3000 Kelvin not the 5000 Kelvin as listed on documents.

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, motion by Bundy and seconded by Juehring to approve the application for a Building Permit for the

installation of lighting in west parking lot at 2020 W. Brown Deer Road and that the Building 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 and that a lighting plan and cut sheet be provided to the Village; motion carried unanimously.

7. Discussion/action on the resubmittal of changes to the design of the shed at 7944 N Green Bay Rd. which was altered from previous approval (*Approved by Board April 2022*)

Homeowner Nicholas Woods increased the size of the shed by adding an 8 foot by 12 foot porch on the previously approved shed. He stated that covering the front porch of the shed would allow him to keep tools and materials in the shed versus moving them out of the shed to another location.

There was discussion by several members of the Building Board who are unable to support the expansion of the shed.

Nicholas Woods verified that he was supposed to build what was approved. He noted that he has to come back to the Building Board as moved the location of the door from what was originally approved. There will be no additional footprint to the already approved shed.

Motion by Simon and seconded by Harding to deny the application for a Building Permit for a change to the design of a shed at 7944 N. Green Bay Road which was altered from previous approval because, after examining the application papers and all information submitted, the Building Board is not able to make the findings of fact required by Section 7.0905C of the Zoning Code of the Village 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 proposed shed is of an architectural style or has architectural features that clash with the architectural style or features in the neighborhood; motion carried 5-ayes and 1-nay (Bundy).

8. Discussion/action on the covered porch and fence at 7275 N. River Rd. (*Return from May 2022 – need dimensions*)

Simon was pleased with all of the additional paperwork received regarding the column size.

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, motion by Simon and seconded by Bundy to approve the application for a Building Permit for a covered porch and fence at 7275 N. River Road and that the Building 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; motion carried unanimously.

9. Discussion/action on the installation of an in-ground pool, patios and landscaping at 1250 W. Dean Rd.

Nathan Gabor presented design for in-ground pool installation. There will be no fencing as the pool will have a safety cover, currently no additional lighting to be added at this time. There is no landscape lighting plan at this time. Proposed covering for the pool equipment that is designated behind the garage, utilizing homeowner fixtures. No built-in grills or other built-ins on the design. The driveway will be poured concrete blue-stone pebble.

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, motion by Harding and seconded by Simon to approve the application for a Building Permit for the installation of an in-ground pool, patios and landscaping at 1250 W. Dean Road and that the Building 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 and that a lighting plan and cut sheet be provided to the Village; motion carried unanimously.

10. Discussion regarding garden fences and their requirements.

Tabled until the next meeting.

11. Comments on items not listed on agenda

None.

12. Adjourn

Motion by Harding and seconded by Bundy to adjourn at 6:04pm; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk, on June 23, 2022.