



**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 15, 2022 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 882 0240 1219, Passcode: 103595**

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

**Members present:** Tony Enea (chairman), Ray Juehring, Steve Simon, Victor Harding, and Chris Meisel. Susan Muggli, Peter Kies, Simon Bundy, and Chris Cunningham, 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 June 22, 2022 meeting.**

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

*Due to attendance on zoom; discussion/action on Item #3, 4, and 5 were all repositioned.*

**3. Discussion/action on construction of a 3-car attached garage and a 2<sup>nd</sup> story addition at 8375 N. Range Line Rd.**

Architect Meg Baniukiewicz reviewed the project as two parts; 2<sup>nd</sup> story addition to the master bathroom and the one story 3-car garage addition. The changes to the existing house being proposed is to change a previous airing porch. They would be adding a double hung window on the front of the open deck, lined up directly above a current double hung window of same size and width. Adding double doors to the open deck with railing on the east side of home. There is another open deck which they are proposing to fill structure to create a corner of the bathroom. This will have 2 double hung windows on the east side and one on the north side.

Chairman Enea inquired about the materials that will be used. Meg discussed they will be consistent with the cedar shingles that are already on the home. They will do a copper pan roof similar to what they did in 2017. Steve Simon wanted to review the elevations of the home where Meg explained the 2 open porches, which one is being altered and filled in. Meg reviewed the photos of the backside of home which showed the north side and another showing the east and south façade of the home. The 3 triple-double hung windows and the door will be filled in and the right side will have the copper roof as the bump out currently has the same. The walls will match up and bear on the structure.

Reviewing the photo of the east side of the home is where the 3-car attached garage will be added. This was previously approved in 2017, but was not completed due to financial reasons. Custom Garage doors by Geis will be added, the photo presented is a replication of doors that were installed in Fox Point.

Steve Simon inquired about the windows and lights that will be installed on the garage. The windows will match everything else that was replaced in the house. The coach lights will match the other fixtures, they are from the Charleston wall mount series from Carolina Lanterns. Meisel, was questioning the arch of the garage doors along with the brick on the home. Meg does not have cut sheet since these garage doors are custom. The home was recently painted and the addition will be painted the same along with any needed touching up.

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 Meisel to approve the application for a Building Permit for a 3-car attached garage and a 2<sup>nd</sup> story addition at 8375 N. Range Line Rd. 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, 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. motion carried unanimously. Neighbor comments: one neighbor inquired prior to meeting, no objections.

**4. Discussion/action on the installation of a double swing ornamental drive entrance gate at 9303 N. Valley Hill Dr. and gate to maintenance entrance at 3150 W. Green Brook Rd.**

Adam White presented the background to why he is requesting to add fencing along his property facing Green Brook Rd. as well as an automatic entry gate to the main property on Valley Hill Dr. Multiple times people are driving down the main driveway as well as the maintenance driveway. Adding the main gate and the fencing, these features will prevent this from occurring. Mr. White is proposing to install an automated gate at the home similar to what the neighbors currently have. Chairman Enea discussed the photo of the iron gate that was recently installed by Munson as the entrance columns will be 4” posts instead. Mr. White explained that the fence is to cover the driveway as there is large pine trees on each side. The posts will bud up against the trees. Chairman Enea mentioned the service gate is very similar to the fence across from his own home therefor familiar with the style. Simon inquired about the stockade fencing having two entrances. There is an entrance to Greenbrook and another to the sewer easement. Harding asked if the fence would be painted or natural, as Mr. White indicated it will remain natural.

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 Meisel and seconded by Simon to approve the application for a Building Permit for a double swing ornamental drive entrance gate at 9303 N. Valley Hill Dr. and a gate to maintenance entrance at 3150 W. Green Brook Rd. 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, 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. motion carried unanimously. Neighbor comments: one neighbor inquired prior to meeting, no objections.

**5. Discussion/action on the installation of driveway piers at 8810 N. Lodgewood Rd.**

Homeowner Ugo Nwagbaraocha presented and explained that this was all submitted and approved a few years ago. This particular portion of the project, adding driveway piers, was not included in the original proposal last time and is being added on. The same brick will be used as seen on the house and wingwalls of the home. The lighting will be the same lights as the prior proposal on the house and garage.

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 Meisel to approve the application for a Building Permit for driveway piers at 8810 N. Lodgewood Rd. 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, 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. motion carried unanimously. No neighbor comments.

**6. Comments on items not listed on agenda**

Chairman Enea inquired about the property located at 8555 N Pheasant Ln. They have a light post in the Village right of way and was asking if they were provided special permission. LaBorde believes that they received a special privilege permit since they are in the right of way. The permit was approved by the Village Board. Chairman Enea is questioning if the additional work being done at the edge of the driveway is included in the permit. It looks like they are putting in posts and if these were included as part of the permit. LaBorde is not aware, but will look into it as we have not received anything additional. Meisel mentioned it looks like 4x4, unpainted, 12"-18" piers going into the driveway. Chairman Enea explained that it looks like a mini guardrail as it drops off, and would like Village Hall to follow-up.

**7. Adjourn**

Motion by Juehring and seconded by Simon to adjourn at 5:26pm; motion carried unanimously.