



**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, October 17, 2022 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 863 8524 0316, Passcode: 904753**

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

**Members present:** Steve Simon (chairman), Ray Juehring, Victor Harding, Chris Meisel, Chris Cunningham, Susan Muggli, Simon Bundy, Peter Kies, and Tony Enea (arrived at 5:07pm). Also present: Building Inspector Tod Doeblor, Village Manager Tammy LaBorde, and Deputy Clerk Stacie Nelson.

#### **2. Approval of minutes from the September 19, 2022 meeting.**

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

#### **3. Discussion/action on landscaping and lighting plans at 7880 N. River Rd.**

Architect Tyler Thorson was present for this item regarding lighting. He stated that the plan is the same, just looking at brightness options. Standard down lights and can lights. Discussion regarding white lights for the pool water lights RGBW. Currently have level at 3,000 lumens and could reduce to 1,500 lumens. LED downlights 3,500k and 3,000k for the pergola. East pergola has 20 lights, narrow beam and recessed gimble lights. The attached pergola has directional and gimble lights facing down. There are trees on the property line and also on the neighbor's side of the property line that reduce visibility to the lights on the pergola. They have 16 different circuits that are controlled over a smart home system.

Mike Davidson, 7955 Pheasant Lane, would like the lumens to be lowered. Don't care about colors in the pool.

Mike Darrow, 7960 N. River Road, he has no objection to the project.

Steve Simon would like to see the perimeter lights dialed down to 1,500 lumens – fixture D.

The landscape plan will be reviewed at a later date.

Upon considering the site of the lighting and the area of the Village where the lights are to be located and after examining the application papers and all information submitted, motion by Enea and seconded by Meisel to approve the application for lighting with the reduction of Fixture D to 1,500 lumens. 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 lighting 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.

**Tony assumed the chairmanship.**

**4. Discussion/action on Nicolet High School Athletics tennis court remodel**

John Kneer lead architect for Rettler, Ryan Barz from Rettler, Dr. Greg Kabara, and Curt Wiebelhaus from Nicolet were present for this item.

John Kneer presented information related to the concept plan. The portion within River Hills is north of the division line – 11 courts plus a portion of 3 courts. There are a total of 14 courts. The bottom 7 courts will have lighting. The perspective shows the location of the lighting. Three-row bleachers, player benches between the courts, and one set of 3 row bleachers that can be moved between courts. All of the courts are connected through an ADA compliant walkway at less than 5% grade. Maintaining 20 foot buffer on the west side that includes trees and shrubs. The black vinyl coated fencing also serves as a divider. It includes black vinyl coated or black ornamental fencing for perimeters. A large block retention wall with a finished top is proposed. The lighting information provided includes all of the lighting. The bottom 3 courts have a four-pole system with 50 foot pole heights except for T4 at 60 feet, led lighting to reduce glare and spill. The next four courts have a six-pole system at 50 foot pole heights. There will be slight spillage to illuminate the walkways on the east side of the property. The lights are lower height than the football field and is a dramatic improvement than what is there now.

Sallie Alefson, 715 W Green Tree, the issues will not affect her but more for the properties in Glendale. There is an ongoing issue with water drainage from the property on the west that was removed. Parking issues are also a concern.

There were no other neighbor comments.

They have been coordinating with the DOT regarding the I-43 project.

There was a question regarding the fencing – there are some with 42” fencing on the east side of the courts, particularly the varsity courts – otherwise surrounded by 10 foot fences. The decorative fencing along Jean Nicolet. There was also discussion regarding the structure between the courts. There was discussion regarding if there would be any landscaping along Green Tree Road.

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 tennis courts as submitted including black vinyl chain link fencing but allow ornamental if budget allows, and the addition of an evergreen shrub line along Green Tree Road 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 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.

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

None.

**6. Adjourn**

Motion by Meisel and seconded by Simon to adjourn at 6:06pm; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk, on October 21, 2022.