



**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, September 19, 2022 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 814 7103 2699, Passcode: 169192**

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

**Members present:** Steve Simon (chairman), Ray Juehring, Victor Harding, Chris Cunningham, Simon Bundy, and Susan Muggli. Tony Enea, Chris Meisel, and Peter Kies 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 August 15, 2022 meeting.**

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

**3. Discussion/action on construction of a pool and installation of a landscape plan at 7880 N. River Rd. (Return from March and April 2022, BOA variance 7/6/22)**

Architect Tyler Thorson was present for this item. He presented the revised rendering for the pool construction. Water slide, pool, hot tub, pergola. He does not have access to the landscaping information which is through Northern Exposure. They will be adding landscaping that will block the view for the neighbor from the east. Using Timber Lake LedgeStone for the retaining wall and pool house. Trim will be black. The house will be using graphite trim in a later phase. There is no cut sheet for the specific lights to be used. They are using standard cans with upper lighting and down lighting and lighting in the pool, some lighting on the pergola and other lights with the plants. Below 3,000k. Tyler will have to come back for lighting approval once cut sheets are supplied. He is presenting the concept of landscaping – planning to do 3 tier approach. They will have a plan to create foliage density to help reduce noise.

Simon asked about use of Sandstone/Lannon boulders on pool house, waterfall and retaining wall. This was the preference of the client.

No neighbors were present on the call or asked questions.

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 Juehring to approve the application for a Building Permit for construction of a pool with landscaping and lighting to be brought back to the Building Board for approval. 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 construction of a pool 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.

**4. Discussion/action on the landscaping plan and coach lights for 8615 N. Dean Circle**

Jim Hoffman from Hoffman Builders, Ryan Kudlata from Flagstone Landscaping and Anna Franklin from Stonehouse Collectives were present for this item.

Ryan Kudlata presented the landscaping plan - create a pickleball court using colored concrete for pickleball court. Hedge will serve as a screening. Covered patio will have boxwood hedges, millennium allium, and crabtrees. All concrete and mostly ground cover and evergreens. Up front there is a berm to screen the house with ornamental grasses on the berm. Carpinus tree flanking the window of the garage. Hydrangeas and boxwoods near the door for screening and on the other side of the door there is a birch grove. They are looking at zinc planters but nothing permanent. Planters are 24” high. The berm is 2 to 2-1/2 feet – not to exceed 30 inches.

Jim Hoffman along with Anna Franklin presented the lighting proposed for the exterior of the home – Beckham Light. Not to exceed 2800 kelvin, nothing greater than 60w. Total of 15 lights at the entrances of the home. A warm glow to illuminate the house. The house has 4 patio doors with a pair on each one, French doors have one and the garage. Combination of auto and switch. There are 2 small lights at the front door where the fixture is being updated, cut sheets were provided. There is landscaping lighting (low voltage) at the driveway, at garage windows, eight under the birch grove, nine in the back - one per tree. No neighbors were on the call or asked questions.

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 Cunningham to approve the application for a Building Permit for the landscaping plan and coach lights for 8615 N. Dean Circle and that the Building Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed plan and lighting 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.

**5. Discussion/action on the installation of ground mount solar system at 8765 N. Range Line Rd.**

Abner Ramirez and Brett Haring from Green Homes were present for this item. The size of the system is 56 panels. There will be some trenching involved per the plan. The trench will be 80 feet to run to the meter at the rear of the home. The array is a 20.16 kilowatt system. On PV4 – the total solar area is 1,064 square feet, the length is 79.6 square feet. (Victor Harding left at 5:45pm)

Installation of the solar array would be to the south of the existing evergreen line, south of Brown Deer Road. There was concern expressed regarding seeing the panels during the winter months from Brown Deer Road. There is no battery backup on the system. No neighbors were present on the call or asked questions.

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 Cunningham to approve the application for a Building Permit for a ground mount solar system at 8765 N. Range Line Rd. with the amendment that six 8 foot tall Evergreen trees be planted to screen the array from 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 proposed alterations and/or additions are found to be aesthetically compatible with the existing buildings or structures, the ground mount solar system 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.

**6. Discussion/action on the installation of 12 full frame windows and replacement of garage service door at 9167 N. Green Brook Rd.**

Cody Grant from Pella for Chauntel Vinson. All double hung windows except 3-wide window in the family room with 3-wide above. Would like to change full frames to white but the brown trim will remain. A garage door leading to the backyard will be replaced with a black fiberglass door. The style of the door is a flush door. This will be a three-phase project replacing all of the windows on the home. There was discussion regarding windows being replaced over time and how that would look. The south elevation (front of the house) will be changed and the back of the house will remain brown. It doesn't appear that you would see this from the street or the neighbors.

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 Cunningham and seconded by Juehring to approve the application for a Building Permit for the installation of 12 full frame windows and the replacement of a garage service door at 9167 N. 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, 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.

**7. Discussion/action on the replacement of a kitchen window and small bump out at 1492 W. Calumet Court**

Bryan Wick from Gabor Design Build was present for this item. They are looking to replace kitchen window with awning. They will be providing a deeper window. There will be a 4-1/2" bump out and the large window will be removed. The window will be more similar to the windows that are there now. No neighbors were present on the call or asked questions.

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 Cunningham to approve the application for a Building Permit for the replacement of a kitchen window and small bump out at 1492 W. Calumet Court 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, 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.

### **8. Discussion/action on additional play space at Indian Hills Elementary School**

Mike Weaver and Tim Joynt were present for this item.

This is being installed between the existing structure. Tried to stay with color scheme in place with what structures were there. All ADA compliant structures and meet playground standards. Simon asked about the dimensions of the structures. The structure is for up to 12 years of age children. The playhouse is intended for 2-5years of age to include the onsite daycare that utilizes the site. Bundy asked about the location – this will be west of the current playground. Juehring stated that there should be dimensions in order to remain consistent in what our requirements are. One neighbor called and stated he had no concerns.

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 additional play space and equipment at Indian Hills Elementary School at 1101 W. Brown Deer Road and the playhouse structure not to exceed 12 feet 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 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.

### **9. Comments on items not listed on agenda**

There was discussion regarding returning to meeting in person. The current meeting via zoom is based on the vote taken previously. There was discussion with moving the meeting in November to November 22.

### **10. Adjourn**

Motion by Juehring and seconded by Bundy to adjourn at 6:34pm; motion carried unanimously.

*Building Board – September 19, 2022 Minutes*

Created by Stacie Nelson, Deputy Clerk, on September 20, 2022.