



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

Tuesday, November 22, 2022 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 842 8600 0759, Passcode: 318312

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

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

2. Approval of minutes from the October 17, 2022 meeting.

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

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

Milana from Northern Exposure Landscaping presented the landscape plans for the property as lighting and design has been previously approved. East side of pool will have a variety of evergreen, and spruce trees to provide screen and privacy for the neighbor's home. The existing burm and trees will also fill in the space around the pool wall. Northwest corner of the pool will have boxwood and sage raised planting beds. Three planting beds to the west of house, on the corners will be 2ft high. Northside of house will have two planting beds that will have annual flowers. On the west there will be two 14x14 planting beds which will have hydrangea, karl forester grass, crabapple, hostas and sage. Near the fireplace will be will be boxwoods and hydrangeas. Planting beds in firepit area will be ground level, not elevated.

Chairman Anea questioned the size of the trees along the wall area. The evergreen trees that will be planted will be 7' tall at installation. The elm and maple will be 2'5".

Simon referenced the plant legend listed on the plans, which was confirmed by Milana that the sizes listed are based on installation.

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 Harding to approve the application for a Building Permit for the landscape plan for 7880 N River 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 landscape 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.

4. Discussion/action on a sunroom addition at 1635 W Manor Ln.

Brian Scheive, Architect with Lakeside Development presented the plans for the sunroom addition. The addition will be off of the back of the house, 18.5' off of the house and 17.4' wide. All materials will match existing; wood siding, asphalt roofing, gutters and flashing. The existing Pella windows will match including proportions. Only change in lighting is that the sconces that are currently there will be relocated to sunroom.

Chairman Anea verified materials will match along with the Pella windows, which Brian confirmed along with the Pella windows being the tan lifestyle dual pane.

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 the sunroom addition for 1635 W Manor Ln. 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 construction of a sunroom 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 enclosing porch at 901 W Green Tree Rd.

Homeowner Stefan Vater presented the plans to enclose the existing porch on south side of home and converting into a mudroom. All materials will be the same as existing home, cedar siding. Concrete slab is existing and has basement, foundation underneath. The new entrance into the home will provide south exposure to take advantage of sunlight.

Chairman Anea questioned if there would be a stoop along with dimensions. Stefan described the stoop would be like a deck, not concrete. On the east, facing west, there is currently a small deck that will be replaced with a new deck that will extend and curve around to the front, he would be adding sliding doors and windows. The new deck will face south where there are no neighboring properties.

Chairman Anea has concerns regarding the porch roof and columns don't have dimensions listed. Questioning if a survey on the property needs to be completed since it is an addition. Tod explained it would be within setbacks and would double check if a survey is required.

Simon explained how the drawing is not matching due to the roof slope, elevation, and window placement. Photos of the current roof slope and the drawing do not match, has a shallow pitch. Chairman Anea and Simon both feel the gutter line and current windows are not inline to the drawing based on current photos. After further discussion, revised detailed drawings are being requested. We need a plan that shows window style, elevation of roof pitch, and dimensions of porch addition. Simon has volunteered to assist Stefan with organizing the plans in order to revisit this submittal at the December meeting.

Building Board – November 22, 2022 Minutes

Motion by Harding and seconded by Simon to table until next meeting; motion carried unanimously

6. Comments on items not listed on agenda

Simon questioned the shed at the residence on Green Bay Rd to have Tod check on the status regarding the inspection process.

7. Adjourn

Motion by Harding and seconded by Juehring to adjourn at 5:48pm; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk, on December 09, 2022.