



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, February 20, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 883 7819 0441, Passcode: 960906

1. Roll Call – meeting called to order at 5:01pm

Members present: Tony Enea (chairman), Steve Simon, Victor Harding, Ray Juehring, Simon Bundy, and Christopher Meisel (joined at 5:15pm). Peter Kies, Chris Cunningham, and Susan Muggli were absent and excused. Also present: Village Manager Tammy LaBorde, Building Inspector Tod Doebler, and Deputy Clerk Stacie Nelson.

2. Approval of minutes from the January 16, 2023 meeting.

Correction – spelling of Tony’s last name. Motion by Juehring and seconded by Harding to approve as submitted; motion carried unanimously.

3. Discussion/action on installation of a garden shed at 1890 W Bradley Rd

This item is postponed until March per the property owner.

4. Discussion/action on revised landscape plan at 8615 N Dean Circle

Jim Hoffman and Mike Bohlen from Secret Garden were present for this item.

Flagstone presented a plan that was previously approved. The new plan from The Secret Garden is a revision which includes driveway piers, soft landscaping and lighting. Roughed in is a new driveway entrance off the street to make a circle driveway which was on the previous plan. The new driveway spur and pillars will be added by the new driveway entrance. The construction of the pillars will be block with white stucco exterior with a 2” black limestone band and cap. Contemporary light fixture mounted on the cap. Fixture can handle 3, 60watt bulbs. They will use LED in the 2700 which will be warm white. Landscape lighting throughout the property; uplight fixtures, downlights, tree brackets back toward river and path lights. All fixtures will be black in color. Lights will be placed in foundation planting beds, uplight along street plantings. Property will have a total of 25 path lights, 16 up lights and 4 down lights. Low voltage and low watt. Distribution of path lights on the property is 2 in front, 16 in back, they will be on a smart timer to go on at dusk and then off as programmed. Path lights will be 3watt. There were no issues with the neighbors. The back of the home is the river. There is an existing porch and deck near the river.

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 Juehring to approve the application for revised landscape plan at 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 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.

5. Discussion/action on changing enclosed porch at 7380 Skyline Rd

Mark Brick is present for this item. They are doing a kitchen remodel with an option to go into the existing sun room which is a three-season room. They would reframe and close in. The side patio door will be replaced with a regular door. The light fixture next to the current back door will be set up on a 3-way switch to be used for both entryways. They will be using LP siding where they are infilling. There are stucco panels on the overhang and in the front but no other siding. Steve Simon had asked for the existing house elevation to be drawn in. The homeowner is willing to do lannon stone to the eight-foot height up to the gutter line but the issue is marrying that into that area. The gable end is painted plywood which stops at the ridge as well as what is on the front of the home. He could run the siding up the gable. It can't be seen from the front of the home, can only be seen from back of home. There were no issues from the neighbors. Bundy voiced concern that there is no soffit on the rear, which is consistent with the rest of the home. Simon would like to see the siding go up the gable and also covering the painted plywood in the front of the house with siding also. There would be no painted plywood on the house. This would keep the horizontal lap siding somewhere else on the house which is also cost effective versus using stone. Meisel questioned the trim color which will be matched to the color of the house.

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 enclosed porch at 7380 Skyline Road with the stipulation that painted plywood around front door area be removed and the matching horizontal LP siding be installed at that location and the horizontal LP in the rear be extended up the gable end. 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.

6. Comments on items not listed on agenda

Discussion by Bundy regarding extending the berm along Good Hope Rd that affects three residential parcels, including his own, due to the DOT project. Existing plans, what is currently planned, and additional plans need to be submitted with proper permits. Bundy to work with Hoffman to proceed.

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Discussion by Chairman Enea and other board members regarding updating the building permit checklist and making it a requirement as part of the submittal. Updating the website to have an example of a completed checklist with plans as a pdf. Complete submittals will only be added to the agenda, including a signature from owner/contractor they completed checklist. Additional fees to apply if submittals are incomplete and referred back to the board more than twice.

7. Adjourn

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

Created by Stacie Nelson, Deputy Clerk, on February 21, 2023.