



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, March 13, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 893 6876 2102, Passcode: 667762

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

Members present: Tony Enea (chairman), Steve Simon, Victor Harding, Ray Juehring, Simon Bundy, Christopher Meisel, and Chris Cunningham. Peter Kies, Susan Muggli, and Village Manager Tammy Laborde were absent and excused. Also present: Building Inspector Tod Doebler, Deputy Clerk Stacie Nelson, Public Works Supt. Craig Schroeder, Village Attorney Bill Dineen, and Village Engineer Mustafa Emir.

2. Approval of minutes from the February 20, 2023 meeting.

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

3. Discussion/action on extension of a berm along Village property and three residential properties.

Simon Bundy recused himself as a board member since he is presenting. The purpose of the berm installation is to reduce noise due to the expansion of I-43. There is an opportunity to extend a berm through Bundy, Siegrist, Von Schledorn, and the Village property.

Shawn Hoffman who is working with the DOT explained the contour map. The north end is approximately 95' wide, the yellow lines are 5' intervals based on 2 to 1 slope. Holding and stabilizing dirt at a 1 to 1 ratio will be challenging. Wetlands on the Bundy property is not permitted, that will be addressed at a later time based on DNR response. The dirt on the Village property will be wider and higher. Hoffman and Village Engineer Emir had a discussion regarding the wetland area on the Village property and they would discuss with the DNR liaison regarding the boundaries, and suggested setbacks for access around the berm. On the contour map, the red line off of the yellow is a 10' offset, and a new right of way fence will be installed. The limits to the south will be limited to the wetlands on Village property too.

Harding along with resident Von Schledorn inquired about the plantings, specifically utilizing crownvetch. Discussion was further had regarding the slope which Von Schledorn questioned a 1.5 slope instead of a 2, which Hoffman believes the slope will be in between. Hoffman discussed the quality of the clay that is being collected, the topsoil, and overall stability of the berm.

Meisel questioned if there is a maximum height on berms as board approval is required for over 3' and the proposed is over 40'. No variance is needed per Enea. Village Attorney Dineen mentioned there is no upper limit on berms in the Village ordinance only a limit on structures. Von Schledorn discussed the installation of the berm that is currently on his property and how we are looking at a one-time

opportunity to help not only the 3 residents involved here, but everyone. The bigger the height the better as this will block the sound coming off of the highway. Enea would like to have Hoffman contour the berm as much as possible and stable without significant settling. Another berm in the Village was referenced as an example, to the north along Pheasant, that height is approximately 50'. Bundy mentioned how this berm is to be used as a functional sound barrier not to be used for mowing, playing, or building on. Von Schledorn would prefer the berm to be higher but is willing to accommodate 1 to 1 or 1.5, if we can get the height without losing too much backyard he is willing to work with Hoffman on the ratio.

Village Attorney Dineen mentioned that the contracts Hoffman has is with each resident, as this is not a Village project. Hoffman will work with each resident individually to construct a berm that is suitable for their property. Village Engineer Emir recommends the motion be focused on the berm and not specifically the height/width. Enea would like everyone to put into consideration the Village Attorney and Engineers suggestions as a motion is recommended.

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 Juehring to approve the application for a berm extension pertinent to each property owners personal interest and to be constructed by a licensed contractor 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. Comments on items not listed on agenda

Meisel inquired if there will be a berm from Pheasant thru County Line. Hoffman said there is a small berm listed and that they are trying to increase the size, as they are working with the DOT.

5. Adjourn

Motion by Meisel and seconded by Bundy to adjourn at 5:36pm; motion carried unanimously.