



Village of River Hills
7650 N Pheasant Ln
River Hills, WI 53217

Village Hall: 352-8213
Public Works: 352-0080
Police: 247-2302

BOARD OF APPEALS MINUTES

Monday, April 03, 2023 @ 4:00 pm

This meeting was an in person and virtual meeting through Zoom – 846 6904 9418, Passcode: 132566

1. **Roll Call:** was answered at 4:06p.m. by Chairman Steven Spector, Billie Smith, Don Daugherty, Chris Beidel, Kieran Donohue, and Alex Hawley. Staff Present: Deputy Clerk Stacie Nelson, Building Inspector Tod Doeblner. Village Manager Tammy LaBorde and Village Attorney William Dineen were present via zoom.

Others Present: Architect Paul Giesen, Joseph and Cassandra Erato, Contractors Clint and Michelle Lampshire

2. **Discussion/ Action approving of minutes from the July 06, 2022 meeting.**
Motion by Hawley, seconded by Smith to approve minutes; motion carried unanimously.
3. **Action on Appeal of Joe and Cassandra Erato, 1970 W Greenbrook Rd. regarding the Building Inspector’s denial of a building permit application for installation of a swimming pool that is in violation of the required setback from any structure. This is a violation of the Village of River Hills Ordinance Section 7.0504 C (4) where the minimum setback for a private swimming pool shall not be closer than 20 feet to other detached structures.**

Chairman Spector discussed the process of Board of Appeals with the residents and contractors that were present.

Joseph Erato discussed the location of the house, pool, and proposed addition. The distance listed on the submitted survey was clarified between the homeowner and board members. The definition of attached and detached structure was discussed as the addition will be attached to the main house not separate. Cassandra Erato mentioned the installation of the pool during the summer of 2022. The homeowners were unaware that no permits other than electrical were pulled as they were under the impression the pool contractor would be taking care of all required permits. The company that installed the pool was not present and they have also not returned any calls or emails in regards to the situation. The pool currently is not in violation of the current house structure, it is only in violation of the proposed new addition.

BOARD OF APPEALS – April 03, 2023

Board member Smith mentioned since the proposed addition has not gone to the Building Board, the addition could still be reworked to fit within the setbacks. Giesen discussed the site plan and setbacks listed on the survey. The property slopes down on the east end of the garage which they will need to relook at when redesigning as that would require filling and retaining walls.

The dimensions listed on the survey were discussed by Giesen, Smith, and Donohue. The pool has been installed therefore the new addition will need to be redesigned to stay within the 20' setback. The pool is currently in compliance, if the addition gets reworked and falls within the setbacks then no action is needed. Giesen asked for verification regarding the setbacks which Beidel also suggested rechecking all once the plans are reconfigured. Smith and Beidel reviewed the hardship qualifications with Giesen as part of the Village requirements.

Attorney Dineen discussed the proposal to seek a variance that is not 20' from an existing structure but more of a theoretical proposed variance. Dineen recommends to layover the meeting as designs need to be reworked which will alter the overall setbacks.

Motion by Smith, seconded by Daugherty to come back with new design plans to decide if a variance is still needed, and if so, how much of a variance. motion carried unanimously.

4. Adjourn

Motion by Beidel, seconded by Daugherty to adjourn the meeting at 4:38p.m.; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk on April 10, 2023