



**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, April 17, 2023 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 830 8908 7731, Passcode: 174264**

#### **1. Roll Call – meeting called to order at 5:07pm**

**Members present:** Tony Enea (chairman), Steve Simon, Victor Harding, Ray Juehring, Christopher Meisel, and Peter Kies. Chris Cunningham, Simon Bundy, 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 March 20, 2023 meeting.**

Motion by Juehring and seconded by Meisel to approve the March 20, 2023 minutes as submitted; motion carried unanimously.

#### **3. Discussion/action on replacement of rear patio door and window at 9255 N. Upper River Road from March**

The elevations were not included in the last meeting and they were asked to submit. Eric Heinritz with Design Tech was present for this item. Simon asked about the window as it will be larger. The mason will sawcut the lannon stone for the larger window. For the patio door, the stone will be removed and then toothed in. The cedar board will be continued and painted to match. There were no neighbor comments received.

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 Simon to approve the application for the replacement of the rear patio door and window at 9255 N. Upper River 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 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 landscape lighting at 1492 W. Calumet Rd**

Ryan Kudlata from flagstone landscaping was present for this item.

There are eight uplights on some landscaping trees, 4 in front and 4 in back. There was a discussion as to the types of trees. This is a previously approved landscape plan and now the board is looking at lighting. The lamppost will not be going in and steps are preexisting. There were no neighbor comments received.

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 landscape lighting at 1492 W. Calumet Road. 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 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 replacing the fence at Lynden Sculpture Garden, 2145 W. Brown Deer Road**

Mike Siemen with David J. Frank Landscaping was present for this item.

The section of fence previously had a mural on it. This will be stained and be as close to existing as possible. The posts are reclaimed barnwood beams. The fencing material is ash lumber that has been harvested and milled from southeast Wisconsin. The fence is from the Barn east along Brown Deer Road. The fence panels are 8' in height and based on the elevation would go as high as 9'. Simon asked about the color of the fence. As of right now, the proposal is to put in the raw milled ash. The ash will weather to a grey color. The top of each post would come to a point, roughly 3" or 4". There were no neighbor comments received.

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 replacing the fence at Lynden Sculpture Garden, 2145 W. Brown Deer Road. 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 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 landscaping and concrete patio at 7090 N Green Tree Court**

Zack Siehoff is the homeowner and is present for this item.

They are tearing out the existing deck and replacing with concrete poured patio cut for a bluestone inlay and plantings. They are using the natural cleft bluestone. Landscaping bushes were discussed. There are no changes in the existing lights but they are adding lights on each side of the picture window and five path lights. A picture of the lights to be used was emailed during the meeting. A copy of the cut sheets is to be included with the information.

There were no neighbor comments received.

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 Juehring and seconded by Harding to approve the application for landscaping and concrete patio at 7090 N. Green Tree Court subject to the receipt of the cut sheets for the two types of lighting. 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 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 reconstruction of deck railing and carport at 777 W Green Tree Rd**

Dan Wolf with Lost Trades was present for this item who is the designer and contractor.

The previously railing was infested and rotted. They propose to use powder coated black steel railing with stained cap around the 4 sides of the deck. The carport addition is going for a variance. The wood cap will match the mahogany trim that is around the windows and then black railing. They plan to have a drip edge in black painted cedar board as there is no gutter.

There are two carport wings; northwest and northeast ends of the house. The ends of the beams were rotted. The owner wants to create a covered parking area. He would like to remove the northwest carport wing and build a structure to match the house, extend the roofline, and give enough space for parking of two vehicles. They are seeking a six-foot variance as the north corner of the house is on the setback line. The corner of the new carport infringes on setbacks. Lannon stone to match the house and beams black to match. No lighting is proposed at this time.

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 the reconstruction of deck railing at 777 W. Green Tree Road. 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 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.

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 Meisel to approve the application for the carport at 777 W. Green Tree Road. 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 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 pool house, garage, exterior house color, and landscaping at 8365 N River Rd**

Vincent Micha from The Kubala Washatko Architects, Inc. and the homeowner Robert and Kathleen Landaas were present for this item.

They are proposing to replace an existing pool, build a pool house, and three-car garage and removing one-car parking to provide the space. Proposed lighting and landscaping with solar panels on the roof and a solar panel canopy near the pool. The shingle roof is no longer available, they are able to get close to the existing shingle. The home has cream city brick and painted clapboard siding. They are proposing painted cedar clapboard siding. The new garage doors will match the existing with cedar cladding and matching stain color. A new front door is proposed and will be stained to match the garage doors along with the new garage entrance door. Copper gutters and downspouts on the pool house to match the house. They are planning to install the same Marvin windows that are currently on the house which were replaced a few years ago. The

house is painted yellow and will be repainted the same color. The shutters will be painted cascade blue. The pool house siding will be the cascade blue and with matching yellow trim. The pool house will have two nano walls that open. There are stone landscape retaining walls kept shorter than four-foot height. Along with landscaping along the garage and pool house, southern and eastern sides to conceal generator. The pool house patio is lannon stone with a bluestone border. The landscape plans show the pattern of the bluestone. There are some low seat walls with stone cap. An outdoor kitchen is being proposed in the area.

Eric Poggemann with Tree Top Landscape Architects presented the landscape plan. There is a generous walk around the pool. It is a pattern limestone with thermal top. Everything has a bluestone border. Sitting area (18" tall) by the pool with limestone seat wall, half circle with inwall lighting. Limestone top on it. Additional seat areas near the kitchen to create a courtyard. Low fountain in the courtyard area. Outdoor kitchen on the northside, limestone veneer with granite countertop. There are stairs that go up to the kitchen and they are adding several lights for the pathway. Plantings between the garage and kitchen to act as buffer. Up lights on the trees in the courtyard and path lighting around courtyard. The front entry walkway reusing some of the existing pavers to tie in. They have small limestone planters. Small ornamental trees with flowers to refresh the front of the home. Plantings around the back side of the garage. They are using native plantings. The new pool is in about the same location as the prior pool. All the lighting will be built into the steps and seat walls, zoned, controlled by cell phone and dimmable.

One neighbor wanted to know about the lighting – no objection.

The solar panels on the roof of house will raise 6-8" that will be tucked on the south end. The solar canopy has the stone base, using reclaimed timber on posts and beams. Solar panels have steel rails that will be inline directly above the purlins. This will act as shading while generating power. The steel channels for the panels are stacked on top of the wood purlins. There are four low voltage down lights to light up the eating area. The pool house will have a changing room with bathroom and shower in it. The pool equipment and mechanicals are in the basement.

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 construction of a pool house, garage, and landscaping at 8365 N. River Road. 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 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**

## **10. Adjourn**

Motion by Harding and seconded by Meisel to adjourn at 6:15pm; motion carried unanimously.

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