



**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 20, 2023 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 811 5435 0643, Passcode: 001912**

#### **1. Roll Call – meeting called to order at 5:06pm**

**Members present:** Steve Simon (chairman), Simon Bundy, Ray Juehring, Christopher Meisel, and Chris Cunningham. Tony Enea, Victor Harding, Peter Kies, 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 13, 2023 meeting.**

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

#### **3. Discussion/action on window replacement at 1045 W Calumet Rd**

Brad Blavat of Zen Windows was present for this item along with the homeowner Andrew Holmstrom. Every double hung window will be replaced with the same size with one exception on the front of the house – turning the two middle double hung on the first floor to a picture window. This is a pocket replacement project.

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 Bundy and seconded by Cunningham to approve the application for window replacement at 1045 W. Calumet 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 replacement of rear patio door and window at 9255 Upper River Rd**

Eric Heinritz with Design Tech Remodeling was present for this item.

They are doing a kitchen remodel. The patio door will shrink to a six-foot patio door in width. They are getting rid of the fade out little roof. There will be more stone visible than what is now. They will infill and patch. They will reuse stone along with bringing in new stone to infill by the patio door that will weave into the existing. The Pella cut sheet shows what the window will look like. The existing window width is wood interior with aluminum clad exterior. The patio door will go from 100” wide to 72” wide, and the bay window will go from 67” wide to 76” wide. Discussion took place regarding requesting an elevation drawing for the exterior – outline of old door with new door in place, where the stone is being filled in, and same representation for the window.

Motion by Meisel and seconded by Juehring to table this item and have them submit ¼” scale and show what will be incorporated in the exterior view; motion carried unanimously.

**5. Discussion/action on reconstruction of deck railing at 777 W Green Tree Rd**

No one was present for this item.

**6. Discussion/action on new addition and replacement of roof and windows at 1400 Dean Rd**

John Vetter, Thomas Richmond, and homeowner Michael Roth were present for this item. They are looking at materials that makes this a legacy home. The renderings show the design intent. They are looking to follow the design patterns from the original home creating a number of outdoor rooms, upgrade the windows and a new roof. They will match the limestone and proposing a metal standing seamed roof. They are looking at steel window system. This will provide durability and elegant lightness. A general update and upgrade from 25 years ago. Simon asked about the stair tower windows; Vetter stated they are more of a bronze color (anodized aluminum) and will play better with the black steel metal windows. Simon asked about the addition detailing, are there rafter tails under the overhang that aren't visible; Vetter stated that they are keeping the exposed structure, the same language but an elevation of the design. Simon asked about the darker vertical siding and if there is an opportunity to work the darker vertical siding into another area of the home – Vetter stated that they could potentially put the dark siding where the double gable is and next to it, as it is all in eyeshot. Simon asked about the difference in the color/finish on select existing windows. They have not submitted the landscape plan yet. They are adding lighting on the addition, each side of the door system of the equipment room on the south elevation and one fixture on the north elevation at the existing door to the kitchen. The lights are listed as 120watt but will probably be dimmed. You can control the beam either up and down or in a v. The bulb is contained within the fixture. Simon asked about the overhead garage doors and if they would be remaining or changing. Vetter stated they proposed to upgrade to a door that would match the siding with a vertical tongue and groove. Cunningham has no issues with the bronze against the black but possibly using the lighter glazing in more of the flat roof areas. Vetter discussed the sightline and the interior feel with the light, where the new addition is a new experience from the rest. Cunningham asked about the addition, if there will be solar panels on the exercise area along with details regarding the rafters– Vetter discussed that it is a different termination detail, an uplifted roof, no solar. Meisel asked about the steel roof compared to the flat roof - Vetter stated they feel you will notice it from any vantage point.

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 Bundy and seconded by Juehring to approve the application for new addition and replacement of roof and windows at 1400 Dean Road and to add the darker colored vertical siding to be included in the south elevation of the main living area. 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. Comments on items not listed on agenda**

**8. Adjourn**

Motion by Juehring and seconded by Bundy to adjourn at 6:02pm; motion carried unanimously.

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