



**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, June 19, 2023 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 841-0225-8000, Passcode: 582453**

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

**Members present:** Tony Enea (chairman), Steve Simon, Victor Harding, Christopher Meisel, Peter Kies and Andrew Holmstrom. Timothy Van de Kamp, Simon Bundy and Ray Juehring were absent and excused. Also present, Deputy Clerk Stacie Nelson, Village Manager Tammy LaBorde, and Building Inspector Tod Doebler.

#### **2. Approval of minutes from the May 15, 2023 meeting.**

Motion by Harding and seconded by Meisel to approve the May 15, 2023 minutes as submitted; motion carried unanimously.

#### **3. Discussion/action on addition of a door to exposed basement at 8645 N Dean Circle**

Architect Jim Pitzen with COR Improvements presented the overview of the three areas they will be focusing on. Replacing the brick front porch with poured concrete, replacing the storm door off of the guest suite on the back of home, and transforming the half-exposed basement to fully exposed, with the addition of a patio. They will be going down an additional 3.5 feet, removing a current window and replacing with a door. This lower patio will have a step down to the new door which includes 2 new coach lights.

Chairman Enea had a question regarding frost protection which has been discussed with Inspector Doebler and only requires 2” rigid insulation under the poured concrete. The new paint will be from the lower horizontal bar down. Stucco work will be completed by Creative Construction, it will be finished to match the existing EIFS. The retaining wall will be replaced with a new unilock system. The upper and lower patio will be brushed concrete. There will be two drains; one that is for the house and footing that will go out into the yard and the second drain will be in the lower patio floor that will run parallel. The landscaper confirmed pitch and distance out to yard based on existing grade. The lower patio will also include a gas hookup for a grill, it will be located closer to the stairs due to the 3’ clearance. The new lower-level patio door will include the raised casing to match other doors and windows. The current vent will be replaced with a new vent, same location.

The guest suite balcony door will be changed out from a wooden full view glass door to a black aluminum clad retractable screen storm door.

The front porch brick will be removed and replaced with poured concrete, standard grey color, no pigment. The bullnose trim around the column by the front porch will stay, it will be painted to match the stucco. Existing landscape lighting, no new landscaping. The coach lights on the front of the house do not match the new coach lights that will be installed on the back of home. After further review the box lights at the garage and upper balcony do not match the rest of the home. Advised that the lights at the front of home, back of home, garage, balcony, and all other mounted lights need to be the same style.

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 Harding to approve the application as submitted at 8645 Dean Circle, subject to the new lower-level patio door exterior trim match the current trim around doors and windows, along with all exterior coach lighting will need to match the new coach lights. 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 landscaping 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. Discussion/action on home addition and existing patio at 1970 Greenbrook Rd**

Homeowners Joe & Cassandra Erato presented the addition of the home and 3car garage that will wrap around a portion of the pool. The original siding on the main house was custom made and is rotting, the new siding that will be on the addition will match color and the rest of the home will be resided within the next year and a half. The LP smart siding will match the existing size, smooth lap, will be in snowscape white. The roof on the main house is new, therefore the roof on the addition will match. The windows for the addition will be Marvin white clad and will also be installed in the main house within the next year and a half to match. The green shutters will be replaced with new black shutters. The garage doors on the new garage addition will also be used on the main house to keep everything consistent. The exterior lighting will be presented at a later date.

The pergola located in the back patio will be black in color with a unilock wrap. Chairman Enea and Simon would like to see more of a detailed representation of the finished appearance of the pergola, updated landscape drawings including exact dimensions of firepit area. Too many inconsistencies with the patio design. Need to make sure that everything being built and already built is represented correctly.

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 Harding to approve the application as submitted at 1970 W Greenbrook Rd, subject to cut sheets for exterior lighting including electrical plan, complete detailed design for pergola including dimensions, complete hardscape plan reflecting finished constructed project. 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 landscaping 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. Comments on items not listed on agenda**

#### **6. Adjourn**

Motion by Harding and seconded by Meisel to adjourn at 5:56pm; motion carried unanimously. Created by Stacie Nelson, Deputy Clerk, on June 27, 2023.