



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, August 21, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 835 9482 7902, Passcode: 021926

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

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

2. Approval of minutes from the July 17, 2023 meeting.

Motion by Juehring and seconded by Van de Kamp to approve the July 17, 2023 minutes as submitted; motion carried unanimously.

3. Discussion/action on installing driveway piers and gate at 9040 N Upper River Rd.

Michelle Lampshire from Clint Lampshire construction presented. Discussed the two masonry columns that will be 4x4, 8' tall, stone driveway piers, set at the edge of the driveway. The stone will match the existing house. The gate will be 8' swing gate on each side, 6' tall, with an operator on each side. Columns will have a limestone cap with lights that match the current home.

No plans submitted at time of meeting. Chairman Enea discussed that the plans need to be to scale, to include location on the property, how the columns will be constructed, height and width. Including the image of the gate. An overall review of the requirements needed for the next meeting was discussed with the contractor.

Motion by Juehring and seconded by Simon to table this item and have the contractor submit the remaining required documents as discussed; motion carried unanimously.

4. Discussion/action on a detached garage at 7050 N. Green Tree Ct.

Jeremy Schloesser with JD Griffiths Company presented. Constructing a 24x24 detached garage with a reverse gable style roof. Roof pitch will match the current garage. Siding will be LP smartside prefinished in the color sand. Two windows, desert sand color, one on each side of the garage. Raised panel door will match current existing garage door. Everything will match the current house and garage. One light will be on the exterior of garage to be purchased by homeowner. Upon further review of the plans submitted, the contract will be updated to include three lights on the garage with cutsheet to follow. The roofing on the main house was questioned. The house photo reflects a cedar roof and home now has dimensional shingles. Roof permit was submitted and completed by JK Contractors in early August with the knowledge that the shingles will be the same.

Simon discussed that the roof slope is good but the overhang should extend to match the house. Would like two windows added to the back wall of the garage. Board and batten added to the garage gables and transition to the siding. Exposed block to be painted to match the siding. Suggestion to soffit the direct underside of the rafter overhang. Angled to follow the slope of the roof.

Motion by Simon and seconded by Bundy to table this item and have them submit revised drawings; motion carried unanimously.

5. Discussion/action on replacing windows, doors, and siding at 1527 W. County Line Rd.

Jordan Miller with Allrite Home and Remodeling discussed the project. The homeowner Dan Herwig was also available to discuss. Currently there is a kitchen remodel happening at the home. Due to the kitchen remodel the windows, doors, and siding on the back section of the home will be replaced. The remaining windows, doors, and siding of home will be completed next spring. The current submittal includes one sliding door, one entry door and a service door. Window and siding color will be black. Chairman Enea would like the project submitted as a whole not in portions. Permits are good for two years and if the project is submitted in stages, it is difficult to track when everything at the home will be completed. Simon mentioned the elevation changes and the written plans. The requirement is scale drawing reflecting the work being done. What was submitted is not sufficient. There are window configurations that are not reflected in the drawing along with the recessed board and batten siding. All four elevations, architectural drawings need to be represented.

Contractor Jordan Miller requested clarification regarding requirements. Chairman Enea would like the project presented in its entirety. The project can be completed in stages. If planned as a whole, the permit can be left open and inspected in a timeframe. If windows change in other elevations along with siding that all needs to be in the submittal. The siding should be represented on the drawing to show where the transition between lap and board & batten is.

Motion by Simon and seconded by Juehring to table this item until the contractor provides updated drawings including elevations for the entire project have been submitted; motion carried unanimously.

6. Discussion/action on construction of a caretaker residence at 1900 W. Dean Rd.

Architect Jeremy Hartline presented proposal for the caretaker residence. Replacing an existing detach garage. Similar footprint to meet setback requirements of 75'. Creating a carriage house to the main house. Dormers, double hung windows, carriage style overhead doors, standing seam metal roof, white LP smart siding, decorative support brackets. West side of caretaker house will have a pergola. There will be cupulas to replicate what was on the previous with metal ball finials. Window trim color will be dark bronze. The shutters on the side will be black. This caretaker residence will be over 100' from the main house therefore the separation between the two will not be an issue with color differential.

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 Van de Kamp and seconded by Bundy to approve the application as submitted at 1900 W Dean Rd. 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.

7. Review Village of River Hills ordinance regarding sheds

Village Manager Tammy LaBorde discussed the revised shed ordinance that we are gaining approval for in order to present to the plan commission. The revised ordinance includes play equipment, gardens, and greenhouses. Chicken coops were not included in this revised ordinance. Sheds greater than 200sq ft would need board approval. Less than 200sq ft will be reviewed by building inspector. Yard setback still need to be met. Simon would like more time to review the ordinance before a decision is made. Chairman Enea questioned the setbacks for a greenhouse being different than the sheds.

Motion by Simon and seconded by Harding to table this item; motion carried unanimously.

8. September special board meeting, in person, to discuss the start of The Grove

Deputy Clerk Stacie Nelson described the concept for the special building board meeting. The developer would like to start constructing the Clubhouse as well as the spec home on the property. This meeting is intended to meet the contractors that will be onsite, discuss the plans for the clubhouse, and spec home along with approving so they can start construction. Tammy advised the board to visit the village website under project plan to review the current home layouts and plans. Building inspector Doebler discussed with the board to start considering how to go about the future builds with the individual 51 lots. The homes will not be custom, there are multiple styles in various color ways.

9. Comments on items not listed on agenda

Chairman Enea and Simon discussed 8755 Dean Circle where berms have been constructed. Due to the amount of dirt being moved around they do not recall this coming to board for approval. The filling/excavating permit was issued thru Village Hall and submitted to Clark Dietz for engineering. Village Manager Laborde explained the process of these type of permits. This should have gone to the board for approval and the process will need to be reviewed.

Simon mentioned 8080 River Rd that a fieldstone wall looks like it has been constructed. This was not brought to board in advance. Village Manager Laborde discussed the approval process that occurred between the neighbors. Simon questioned the landscaping and amount of dirt being moved.

Simon wanted clarification regarding solar panels vs solar arrays in the Village. Village Manager LaBorde discussed the panels on village hall and DPW. Solar panels do not require board approval but arrays do. Simon then mentioned the shingles on village hall do not match and this is something that we need to stay consistent with since homeowners are required to have everything match. Advised that the board should be involved in decisions so they are aware. LaBorde stated that the new shingles on village hall is a small portion that does not require building board approval. Simon was not aware of the minimal percentage on a reroof that does not require board approval.

Simon questioned the property located at 880 Green Tree Rd. The finishing details were not compliant with what was approved. The property was approved to be painted white and is currently tan in color. The back of home and garage is white. The porch balusters can be excused, the color on the home is the main concern since it is two-tone. Inspector Doebler will review and provide a follow-up.

10. Adjourn

Motion by Simon and seconded by Juehring to adjourn at 6:21pm; motion carried unanimously.

Amended by Stacie Nelson, Deputy Clerk, on September 22, 2023.