



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, July 17, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 881-4963-6574, Passcode: 625421

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

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

2. Approval of minutes from the June 19, 2023 meeting.

Motion by Juehring and seconded by Meisel to approve the June 19, 2023 minutes as submitted; motion carried unanimously.

3. Discussion/action on swimming pool and pool house renovations at Milwaukee Country Club

Jay Craig from MSI General presented on behalf of the Milwaukee Country Club. Ann Luck from the Country Club was also present online. The pool needs to meet ADA and DSPTS Compliance. Replacing the concrete pool and pool deck, renovating the interior of the pool house, mainly restrooms and service area. Construction will begin after Labor Day once the pool has closed for the season. The goal is to be open prior to Memorial Day for the next pool season. The fencing needs to be DSPTS compliant. The fence needs to be 5' high and vertical slats at 4" apart. The intent is to keep the current design, custom black wrought iron fence. The blue stone patio and capping around the fence will remain or match if replaced. Cream city brick will be used to match current brick including tuckpointing. There are no changes with the lighting, they will be removed and stored until they can be reinstalled. A ramp that is ADA compliant will be added to the pool including a handicap accessible chair for the pool. The ADA access to the pool will be coming from the parking lot. The path from the parking lot to the pool will be graded to be ADA compliant. The path will have a more comfortable walk, less slope, and will be asphalt. The ornamental railing attached to the brick going up the stairs to the upper level will not change. There will be a limestone cap placed on top of the cream city brick along the patio wall to prevent decay. The steps located to the left and right of the patio near the fence line will remain. The modification of the wall going up the stairs will be to marry the new fence. The wall closest to the patio will be brought back in toward the steps. All windows and doors will remain in the pool house. No modifications to the exterior structure of the pool house. The wading pool will be north of the pool, south of the patio.

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 as submitted for The Milwaukee Country Club located at 8500 N Range Line 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.

4. Discussion/action on addition and renovations at 9535 N Range Line Rd

Meg Baniukiewicz from HB Designs LLC presented. When the home was built the ceilings were lowered in the back entry area. The existing kitchen over to the back hall, laundry room, and garage will be removed and built back up to the same height as the rest of the home. The two-car garage will be removed and replaced with a four- car garage with living space above. The garage doors will be the same style but double wide instead of the current single. The mudroom and pantry will also be enlarged. A front and back porch will be added to give more definition to the home. The double hung window above the front porch will be removed and replaced with a circular window. The back porch will also have a circular window added. The porches will have standing seam metal roof with hardy shingles on the dormant areas to add dimension. Siding on the south end of the second floor was replaced with the shingles to match the second floor of the new addition. The home is currently a tan color. All existing windows will be replaced with white. The siding will be off white. All shutters will be replaced with a two-tone color, greenish gray. The metal roof will be a light bronze. The red bricks will be eliminated as its only in the one area. David J Frank will be coming back with a landscape plan. Exterior lighting will change to matching coach lights and lanterns. One neighbor was present during presentation, was interested in what type of work that was being done, no issues.

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 as submitted at 9535 N Range Line 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.

5. Comments on items not listed on agenda

6. Adjourn

Motion by Meisel and seconded by Harding to adjourn at 5:31pm; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk, on Aug 7, 2023.