



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, September 18, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 830 6690 4496, Passcode: 058829

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

Members present: Steve Simon (chairman), Tony Enea (arrived at 5:06pm), Victor Harding, Christopher Meisel, Simon Bundy, Peter Kies, Timothy Van de Kamp, and Andrew Holmstrom. Ray Juehring 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 August 21, 2023 meeting.

Simon requested to include his name to the last paragraph of item #9 in regards to the property house color being non-compliant to what was approved.

Motion by Harding and seconded by Meisel to approve the August 21, 2023 minutes as amended; motion carried unanimously.

3. Discussion/action on roof replacement at 9190 N Greenbrook Rd.

Homeowner Brad Shovers presented. The current cedar roof will be replaced with Owens Corning Estate Grey asphalt roof. No change to the gutters. The valleys on the roof will be black metal. The stacks and vents will be painted or replaced in black. Any metal or penetration to the roof should be black per Simon.

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 Meisel to approve the application with the condition that vents and additions to the asphalt all be finished in black at 9190 N Greenbrook 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.

Tony assumed the chairmanship.

4. Discussion/action on installation of fence and entry gate at 9090 N Range Line Rd.

Tom from Badger Fence presented the installation of a fence along the landscape line and entry gate. Fence will be a two-tone vinyl fence in place for privacy. Height has changed from 8' down to 6'. Fencing the portion of the front lot line and 5 panels along the sides. Fence will be in clay picket color with almond trim as represented in the picture. The tape line in the yard pictures represents where the fence will be located. It follows the landscaping therefore it is staggered not in a straight line. No masonry entry columns, will be 6" steel posts framing the gate. Simon requested that same level of documentation needs to be provided as required by other items on the agenda. Chairman

Enea agrees that the information provided is not specific enough for approval. The survey map with the gate drawn has two square boxes which indicates driveway piers when in actuality is just the location of gate operators, no piers. The maps need to reflect how the fence will be installed not squiggly lines. Need clarification on length that is following the landscaping and setback from the road. The fence will not be straight it will be staggered behind the landscaping. The question was brought up regarding solid fences in the area, vegetation, roadway setbacks. Currently there is no issue with solid fences as we have approved in the past. Inspector Doebler will review the setbacks. There is no ordinance regarding maintaining the landscape coverage during winter season. The board reviewed what needs to be changed and re-submitted as follows

- Better representation of the fence line including dimensions. The plan should show the fence, parallel to the road, including angles where its changing in variation.
- Fence is on the inside of the landscaping, what type of plantings are here for coverage.
- Specifics on the front entry gate
- Pictures of the front/backside of fence along with picture of front of house
- Plans representing the new height from 8' to 6'
- Optional: having a survey completed with fence and landscaping marked.

Motion by Harding and seconded by Simon to table this item and have the contractor submit new renderings as discussed, motion carried unanimously.

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

Michelle Lampshire from Clint Lampshire construction presented. There will be two 4x4 masonry columns with stone to match the home. The piers will be at the edge of the driveway with two swing gates. Piers will have a stone cap with lights attached. The lights match the home. The pier will have an address plate.

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 as submitted for 9040 N Upper River 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.

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

Jerry with JD Griffiths Company presented. The permit for a new roof on the house was issued by Village Hall prior to board approval. The roofing on the new garage will be the same as the new roof on the house. Product is Owens Corning asphalt shingle in color black onyx. In regards to the new garage, two windows were added to the rear of garage as requested from prior board meeting. The exposed block will be painted to match the siding color. Vertical board and batten siding at the gables, and horizontal on the lower walls have been updated. The soffit and plywood to follow the contour of the rafters instead of squaring off. Different soffit venting will be used. Lighting cutsheet was supplied by the owner. Simon requested that the contractor should follow the slope of the roof with the overhang and not squaring off the soffit.

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 Bundy to approve the application with the condition that the overhang follows the slope of the roof and is not squared off for 7050 N. Green Tree Ct. 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. Discussion/action on replacing windows, doors, and siding at 1527 W. County Line Rd.

Jordan Miller with Allrite Home and Remodeling discussed the project. Updated documents have been submitted to include full replacement of all siding and windows, painting of the garage and front entry door, wrapping of the rafter tails. Updating the home with new board and batten LP Siding. Matching the style of home with others in the neighborhood. The roof will remain, no change.

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 Holmstrom to approve the application as for 1527 W. County 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.

8. Review Village of River Hills ordinance regarding sheds

Village Manager Tammy LaBorde discussed the steps involved in approving the updated ordinance regarding sheds. Chairman Enea talked about how this change came about with previous submittals and requirements. Harding believes the first sentence needs to be restructured and that sub D needs to be updated to include all structures. A conversation in regards to proper rewording was discussed among everyone. Simon would like to have all sheds and greenhouses presented to the board, not limited to size. Chairman Enea discussed with Inspector Doebler what would be reviewed inhouse if the item does not go to the board. The board discussed the different size limitations and each of the requirements. Village Manager LaBorde to discuss recommended changes of the ordinance with the Village Attorney

Motion by Harding and seconded by Meisel to table this item; motion carried (7-aye, 1-abstain (Simon)).

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

Deputy Clerk Stacie Nelson discussed the cancellation of the special board meeting to review the clubhouse at The Grove. Materials that are needed for the meeting are not yet available, once everything has been gathered, a meeting will be scheduled for a later date.

10. Adjourn

Motion by Meisel and seconded by Harding to adjourn at 6:00pm; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk, on October 4, 2023.