



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, October 16, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 858 3198 1253, Passcode: 481227

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

Members present: Tony Enea (chairman), Steve Simon (vice chairman), Victor Harding, Christopher Meisel, Ray Juehring, Peter Kies, Timothy Van de Kamp, and Andrew Holmstrom. Simon Bundy 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 September 18, 2023 meeting.

Motion by Harding and seconded by Meisel to approve the September 18, 2023 minutes as submitted; motion carried unanimously.

3. Discussion/action on replacement of garage doors, front entry door, and side doors at 8690 Spruce Rd.

Homeowners Tom & Susie Hendricks presented the replacement of front entry door, 3 side doors, front garage door along with rear garage door. Entry doors will be coming from Lisbon Door and garage doors from Geis. Garage door will be steel door in Walnut color. The exterior doors will be Fiberglass in Timber colorway. Front entry way currently does not have any lighting. Adding in two coach lights, one on each side of door. Glass wall mount lantern. No other lighting added. Front garage has a motion sensor light that is not changing. The back of home near patio has a spot light in the soffit but is not changing. There is no other decorative lighting on the house. The home has two garage doors, one in front and one in back. Replacing both garage doors with the same solid garage door in walnut. Front entry door will be the decorative fiberglass door where the 3 side doors will be the basic solid panel fiberglass door. No storm doors on any of the doors.

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 Juehring to approve the application at 8690 Spruce 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 replacement of roof and sunroom windows at 2430 W Cedar Ln.

Rory with Fein Designs presented. The windows from the three-season room will change out from storms to insert from Anderson Window, all thermopane. The storm door will also change to a thermopane Anderson door. Windows and door will be in white clad. The roof will be changed from asphalt to imitation composite slate. The entire roof will be reroofed with the slate. The gutters and downspouts will be changing to copper. No plan or renderings were submitted regarding the copper gutters, downspouts, valleys, flashings. The front elevation of the home, the front gable is currently plywood and will be installing aluminum siding with gable vent. Exterior elevations were not submitted due to Village Hall staff error. Compromise is to provide Village Hall with missing elevations and copper specs in a timely manner to relay to Enea and Simon. Project consists of roof, copper gutters, gable vent, and windows on the sunroom.

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 at 2430 W Cedar Ln. with the following conditions.

- New roof consistent with sample provided
- New copper gutters in a case style
- New windows and new door on sunroom
- New round vent and aluminum lap siding at front entry
- Subject to receipt and approval of new photographs with labels on what is being installed.

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 (7-aye, 1-abstain (Juehring)).

Tony recused himself as chairman, Steve Simon assumed chairmanship.

5. Discussion/action on exterior door replacement at 7815 N River Rd.

Tony presented background on the home. Replacing wooden door on lower level with a weather shield insulated glass patio door to keep with the aesthetics of the rest of the home. Same size opening. No other exterior changes as the project is primarily an interior remodel. Side elevation drawing was submitted late therefore the board was provided interior elevations which caused some confusion as they were referencing location and size.

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 7815 N 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.

Tony assumed the chairmanship. Harding departed at 5:30

6. Discussion/action on installing driveway piers, entry gate and fence at 9090 N Range Line Rd.

Tommy from Badger Fence relayed the updates with the fence setbacks to be 55' off of the road, straight line, 2 – 8ft returns, meet up with 2'x2'x6' pillars. Hinges will be mounted to the pillars. The gate will match the fence, two-tone clay & almond. The fence will be 6' in height including the gate and pillars. Brick for the pillars matches the house. Photos of the home and drive were reviewed for location. The fence will be screened by current and future evergreens. The gate and pillars will be set back from the road and will be up the drive, behind all of the landscaping, as marked on a few of the photos.

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 Holmstrom and seconded by Juehring to approve the application as submitted for 9090 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.

7. Discussion/ action regarding change in ordinance related to sheds

Village Manager Tammy LaBorde discussed the steps involved in regards to the Board's recommendation along with the overall process in approving the ordinance. Chairman Enea asked for recommendations as they have all had time to review. Meisel questioned the denial procedure. Inspector Doebler discussed that there is a section in the ordinance that discusses the denial process and options for appeal. Clarification regarding the process of denial and appeals was discussed. This ordinance would be providing authority to the Building Inspector to make decisions without having to go to board for approval.

Motion by Meisel and seconded by Holmstrom to approve the revised language of Ordinance No. 573; motion carried (6-aye, 1-abstain (Simon)).

8. October special board meeting, in person, to discuss The Clubhouse at The Grove

Deputy Clerk Stacie Nelson reminded everyone of the October 24, 2023 meeting regarding the Clubhouse at The Grove will be in person as well as zoom. Juehring questioned the aesthetics of the clubhouse to the rest of the subdivision. Village Hall will send out information regarding the home styles and floorplans to ensure all structures are aesthetically compatible.

9. Comments not listed on the agenda

Juehring suggested that a sample packet should be created and uploaded to the website to ensure all information is provided for the building board meetings without holding up projects. Chairman Enea agreed to assist with creating a sample packet.

Simon asked for an update regarding the property at 880 Green Tree Rd., Inspector Doebler advised that it is on his watchlist and will follow-up with a timeframe to complete.

10. Adjourn

Motion by Simon and seconded by Holmstrom to adjourn at 5:53pm; motion carried unanimously.

Created by Stacie Nelson, Deputy Clerk, on October 17, 2023.