



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

Tuesday, October 24, 2023 @ 5:00 pm

This meeting was in person and virtual through Zoom – 842 3492 5880, Passcode: 926960

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

Members present: Tony Enea (chairman), Steve Simon, Victor Harding, Christopher Meisel, Ray Juehring (5:08), Simon Bundy, Timothy Van de Kamp, and Andrew Holmstrom. Peter Kies was absent and excused. Also present, Village President Chris Noyes, Deputy Clerk Stacie Nelson, Building Inspector Tod Doebler, and Village Attorney William Dineen.

2. Approval of minutes from the October 16, 2023 meeting.

Village Attorney William Dineen requested to change the title for member Steve Simon from co-chairman to vice chairman.

Motion by Harding and seconded by Meisel to approve the October 16, 2023 minutes as amended; motion carried unanimously.

3. Discussion/action on construction of the Clubhouse at The Grove of River Hills.

John Wahlen the Managing Member of Cornerstone Development LLC along with VP of Sales and Marketing Joe Orendorf, and John Huskisson VP of Production reviewed the status of production, infrastructure, and layout of the Grove. Joe discussed the 51 single family homes, condominium ownership with shared common areas. Features will include Clubhouse, swimming pool, pickleball court, bocce ball court, grass area for entertainment. The Grove will be a private community. Phase one has been graded with sewer and water from Mequon. Water testing is currently underway.

Meisel questioned if the Clubhouse has already been parceled along with proposed units. All paperwork has been submitted and processed.

Simon reiterated to reference the list of items that are required by building board including the berm and landscaping to make sure everything is presented to building board and not skipped over.

Joe discussed the front elevation of the Clubhouse. The Clubhouse interior will include a full kitchen, gathering room, craft room, and golf simulator. The front of the clubhouse will face the road and the rear will face the swimming pool. James Hardie horizontal lap siding along with board and batten in Iron Gray color. Trim will be James Hardie in Arctic White. Exterior thin cut stone.

Chairman Enea mentioned that the rear elevation does not have any windows where the golf simulator is located. Joe mentioned that they could modify.

Simon asked for clarification in regards to the windows that are designated for the Clubhouse. The windows will be a white vinyl. The soffit and rakes will be aluminum. Suggested the possibility of looking at an upgrade of a better quality window.

Bundy verified the location of the fireplace which will be in the main gathering area. The ventilation was put into question by Enea and Simon as there was no markings of a wall cap on the drawings. The fireplace will be direct vented.

John Wahlen introduced Irv Krist who will be onsite and in charge of construction and product.

Meisel questioned the square footage of the clubhouse. The Clubhouse will be 3109sq ft.

Chairman Enea advised he would like to see windows on the rear elevation incase the room where the golf simulator changes in time. Verified that the board should be seeking approval for only the Clubhouse, not for the individual units or landscaping within the community. Simon mentioned we need the wall cap for the fireplace listed on the drawing as well.

A discussion between Cornerstone, the Board, and Attorney Dineen was had in regards to the landscaping plan for the community. Attorney Dineen discussed the landscape plan should encompass the entire community not just the Clubhouse. Clarification regarding the current landscaping along the southern border along Brown Deer Rd with the berms and plantings for this fall. Chairman Enea requesting an updated landscape plan be submitted for review that encompasses all work that has currently been done and will be done this year.

Village residents Mr. & Mrs. Alan Cole were in the audience, they mentioned that they would like additional information regarding cost and timeframe. Cornerstone to meet with them individually to discuss as this is not being addressed during this meeting.

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 Bundy to approve the application with the condition that fireplace exhaust be added to the drawings along with the addition of rear elevation windows to the Clubhouse at The Grove in River Hills. The Building Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the exterior architectural appeal and functional plan of the Clubhouse 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. Consider process for approval of individual homes at The Grove of River Hills.

Joe discussed how Cornerstone would like the board to approval the set of homes provided in advance to building. Requesting feedback in regards to the current representation of each style of home. They will begin with three model homes; lot 49 The Donovan, lot 51 The Finnegan, and lot 50 The Leyland. Estimate build for the first year is 12 homes and then 8 homes each year after. Cornerstone will have 6-7 plans with 2-3 elevation variations. Cornerstone would like to have these preapproved in batches to prevent multiple meetings and delays in construction. After further discussion between the board and Cornerstone a blanket approval is not ideal. The Grove needs to meet the same requirements that the Village requires from our residents. Irv explained that Cornerstone has its own internal design team that spaces out the home styles and coloring among the lots within the community. This is a private gated community that Cornerstone will make a lot of esthetic design choices on the front end. If there is an instance with a resident, the concern would go to the HOA first, then to the board. Meisel and John Wahlen exchanged discussion regarding

the HOA guidelines, state requirements and property management selection. Any exterior elevation changes would need HOA approval at first then will be forwarded to building board for final decision. The community will also have guidelines regarding quantity and breed of pets. The community declaration was briefly discussed.

Open discussion between the board and Cornerstone regarding meeting dates, timeframes, home designs subject to approval. The process will stay as is regarding submittal, depending on quantity and details, accommodations will be made. Holmstrom suggested creating packages that can be reviewed in advance and approved to streamline board process. Example of solar, EV, additional masonry option.

Simon questioned the amount of home packages that were originally submitted last year to what has been presented now. Inquiring how the lots will accommodate some of the larger home sizes. Joe touched base on how the number of parcels within the community have been sized to accommodate the average size home with a few lots sets back designated for the larger style homes.

Bundy inquired if all of the homes were ranch style which currently, they are. The option to finish the basement is available. There might be a desire to have a 2story home to include a master suite on the main level and another master on the second floor. The board was receptive to having a second-floor option.

Juehring brought up the noise ordinance and reiterated to Cornerstone that Village residents will be monitoring the start and end time for construction.

Chairman Enea requested an updated landscape plan which includes the berms for review at a later date.

5. Comments on items not listed on agenda

No comments.

6. Adjourn

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