



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, December 18, 2023 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 841 6750 0832, Passcode: 870184

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

Members present: Victor Harding (served as Chairman), Christopher Meisel, Ray Juehring, Peter Kies, Timothy Van de Kamp, and Andrew Holmstrom. Tony Enea, Steve Simon and Simon Bundy were absent and excused. Also present Village Manager Tammy LaBorde and Building Inspector Tod Doeblen.

2. Approval of minutes from the November 20, 2023 meeting.

Motion by Juehring and seconded by Kies to approve the November 20, 2023 minutes as submitted; motion carried unanimously.

3. Discussion/action on installation of windows at 2430 W. Cedar Lane

Rory and Katie of Fein Design were present for this item.

The existing house has small casement windows without grids. There are a number of windows where the grids pop out. They plan to put in egress windows. The entire house except the sun room has grids. They will be removing the grids all around the house. The windows will be Anderson 400 series. The windows will be white trim.

Upon considering the windows and the area of the Village where the home is located and after examining the application papers and all information submitted, motion by Van de Kamp and seconded by Juehring to approve the application for the installation of windows at 2430 W. Cedar Lane. 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 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 installation of windows at 9355 N. Pheasant Lane

The homeowner Louie Kostopoulos and Al from Olde World Restoration were present for this item. There will be three walk-out bay windows that started to be the focus of structural repair caused by water infiltration. This was exposed from the basement with a lot of mold and deterioration. The brick veneer was hiding the damage. The windows were found to be in disrepair. They are the structure of the framing work that is supporting the roof. Using Marvin windows two side casement and the window in the middle fixed. They will be aluminum clad exterior and narrower to fit frame in between them. There was no overhang but plan to install a copper one. Drawings were submitted showing the cross sections. There are some differences with

existing windows. The bay windows will be all black and the other windows will have black trim. The plan is to make the windows more uniform. The original brick was salvaged and will be installed. They were able to salvage the siding and plan to install with the same or matching siding.

Upon considering the windows and the area of the Village where the home is located and after examining the application papers and all information submitted, motion by Van de Kamp and seconded by Holmstrom to approve the installation of windows at 9355 N. Pheasant Lane. 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 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. Discussion/action on construction of Model Homes at 1806 N. River Circle, 1808 N. River Circle, and 1810 N. River Circle at The Grove in River Hills

Joe Orendorf, John Wahlen, and Irv Krist of Cornerstone Development were present for these items. Joe stated that they are looking for review and approval for two sample single-family homes on Lot 50 and Lot 51 which will be up for sale and one single family home on Lot 49 to be used as a model home for two years plus. They submitted the architectural plans, renderings of the front elevation, site surveys and the palette of materials for each home. The plan is to start with two of the homes in January and then one home in February. They plan to open the community for sales in mid-January.

5c – Lot 49 at 1810 N. River Circle will be a Donovan II style single-family home. The home will be 2,608 square feet. There is no landscape plan at this time and a plan will need to be submitted for approval prior to occupancy. The palette is similar to the one used for the Clubhouse using colors from James Hardy. There will be variations between the homes.

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 Juehring to approve the application for Cornerstone Development – The Grove for the construction of a single-family home on Lot 49 located at 1810 N. River Circle as submitted, with the contingency that a landscape plan be submitted for approval prior to occupancy. 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 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.

5b – Lot 50 at 1808 N. River Circle will be a Heather style single-family home. This style has a farmhouse look with white siding, black windows and black roof. There is no landscape plan at this time and a plan will need to be submitted for approval prior to occupancy.

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 Meisel to approve the application for Cornerstone Development – The Grove for the construction of a single-family home on Lot 50 located at 1808 N. River Circle as submitted, with the contingency that a landscape plan be submitted for approval prior to occupancy. 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 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.

5a – Lot 51 at 1806 N. River Circle will be a Finnegan style single-family home. This has a side garage. The color palette is more earth tones with stone being added. There was a question as to the location of stone on the home. It was determined that a more up-to-date rendering of the home needs to be provided. The stone is located on the front of the home and wraps back on the side of the garage. There is no landscape plan at this time and a plan will need to be submitted for approval prior to occupancy.

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 Meisel to approve the application for Cornerstone Development – The Grove for the construction of a single-family home on Lot 51 located at 1806 N. River Circle as submitted, with the contingency that the new rendering is received and a landscape plan be submitted for approval prior to occupancy. 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 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. Future Agenda Items

There were no items.

7. Adjourn

Motion by Juehring and seconded by Van de Kamp to adjourn at 5:48pm; motion carried unanimously.

Created by Tammy LaBorde, Clerk, on January 8, 2024.