



**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, March 18, 2024 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 876 4459 2116, Passcode: 046114**

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

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

#### **2. Approval of minutes from the February 19, 2024 meeting.**

Motion by Harding and seconded by Bundy to approve the February 19, 2024 minutes as submitted; motion carried unanimously.

#### **3. Discussion/action on installation of a gate, pillars and fence sections at 8825 N. Spruce Rd**

Brent Crubaugh of A-1 Fence was present for this item.

The proposal was revised from the prior meeting to include pillars 29 feet from the road and a gate. This is 15 feet inside the property line. Normal setbacks for a gate are 15 feet: the Building Inspector will confirm the setback. The pillar will be built to look similar to what was submitted and match her house. Enea stated that the Board needs to see a ¼ scale drawing submitted in order to show every detail – will there be signage on the pillar, is there lights on the pillars, what will the pillar look like, what is the pillar made of, what material will cap the pillar, etc. The dimensions are 24 x 24 x 4' high with a cap. Simon stated that this is a requirement that is made of all applicants. Simon would also like to see photos of the house. Harding asked about the width of the driveway. Crubaugh stated the gate will be sixteen feet wide, so the driveway is about sixteen feet wide. The gate will be a single gate that swings one way.

Janie Marshall, 8855 N. Spruce Rd, stated that they object to the fence and that none of the neighbors in the vicinity have any fences in front and it will take away from the aesthetics of the area.

A ¼ scale diagram of the pillars, dimensions and material for the cap, detailed answers to the questions above related to the construction, photos of the house and component details on the entry gate.

The Building Board looks at the aesthetics and how it impacts the community. Harding would like to see some way of shielding the gate from the road.

Motion by Harding and seconded by Simon to table this item to the next meeting; motion carried unanimously.

#### **4. Discussion/action on installation of siding & windows at 9310 N. Range Line Road**

Dwight Zoellner of Weather Pro Exteriors was present for this item.

The proposal is to replace windows, siding, soffit, and fascia at the property. There are six windows on the garage and five upper bedroom windows which will be Marvin fiberglass exterior painted All-In white with same grid patterns. They plan to match everything to the existing. The paint is Sherwin Williams All-In White. Simon asked if there were any samples or cut sheets for the windows and other items; Zoellner stated that he thought it was submitted. Simon stated that he should be able to reach out to Marvin for cut sheets, a copy of the paint color, and information for the James Hardy products. The Building Board would like to see what is planned to be installed and how it will be installed.

Motion by Harding and seconded by Simon to table this item to the next meeting; motion carried unanimously.

#### **5. Discussion/action on remodeling and addition to existing garage at 835 W. Green Tree Road**

Property owner Brad Hampel was present for this item.

The proposal is to remodel and construct an addition to the existing garage. All of the information related to specifications was provided to the Board. The existing garage will be stripped down to the studs, removing the roof structure, reframing, exterior materials to match dormers on house – James Hardy simulated siding, roof, shingles, add Marvin windows, match lights with recessed lights, and paint color will match the house. He plans to make the garage 14 feet longer. There is an additional stall in the back of the garage with an entrance on the side of the garage. He plans to look into solar in the future. There were no neighbor comments received.

Upon considering the site of the garage 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 Holmstrom to approve the application for the remodeling and addition to the existing garage at 835 W. Green Tree Road. 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. Comments on items not listed on agenda**

There were none.

#### **7. Adjourn**

Motion by Simon and seconded by Harding to adjourn at 5:38pm; motion carried unanimously.