



**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, April 15, 2024 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 846 0820 0532, Passcode: 613658**

#### **1. Roll Call – meeting called to order at 5:07pm**

**Members present:** Tony Enea (Chairman), Andrew Holmstrom, Ray Juehring, Chris Meisel, Steve Simon and Timothy Van de Kamp (arrived at 5:10pm). Simon Bundy, Victor Harding, and Peter Kies were absent and excused. Also present Village Manager Tammy LaBorde and Building Inspector Tod Doeblen.

#### **2. Approval of minutes from the March 18, 2024 meeting.**

Motion by Simon and seconded by Juehring to approve the March 18, 2024 minutes as submitted; motion carried with one abstention (Meisel).

#### **3. Discussion/action on installation of siding & windows at 9310 N Range Line Road for Madeline & Wil McNally (return from 3/18/24 meeting)**

Dwight Zoellner of WeatherPro Exteriors was present for this item.

The additional information that was requested at the prior meeting was provided. The siding will be all-in-white and there will be divided light windows. The bedroom windows are Marvin windows and SDL, and there are garage windows that are Seaway which are custom matched in white to match the James Hardie. There were no objections from neighbors.

Upon considering the additional information on the windows and improvements and the area of the Village where the structure is to be located and after examining the application papers and the additional information submitted, motion by Meisel and seconded by Holmstrom to approve the application for the installation of siding and windows at 9310 N. Range Line 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 and 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 installation of a fence at 9040 N. Upper River Court for Kris Middleton**

Patrick Connerton of Pro Hardscape and Lawn was present for this item.

Originally there was just a gate but because of his position he would like to have more security. The fence is 6 foot high and in the classic design. It matches every other fence on the cul-de-sac. It has the

pointed top, is black wrought iron and goes around the perimeter of the yard. There will be landscaping on the Greenbrook side and finished landscaping on Upper River Court. The estate is visible to the road and even after the placement of trees.

The Village had one resident ask about the plan, Chris Beidel – 3000 W. Brown Deer Road, he is not objecting to the fence. He said they were not notified of the fence or when the house was constructed. There is a great deal of light pollution. The client was not aware of how to dim the lighting and he will be advised to do so. Mr. Beidel asked about the heavy black line on the survey and wanted to know what it stood for. Mr. Connerton stated that the fencing is in the red, he is not sure what the heavy black line or the dashed line are. Mr. Beidel is wondering if there will be any landscaping put in as they can see the patio and the whole backyard. Enea asked if there is an approved landscape plan for the property. Mr. Doeblner stated that there is one on file and he will have to review it further. Enea asked that Mr. Doeblner make sure that landscaping has been done according to the plan that was approved as well as the lighting plan. Mr. Juehring asked if there are surveyor stakes on the property; Mr. Connerton had the stakes put in place. Mr. Doeblner stated that the final inspections have not yet been done on this property.

Upon considering the information related to the fence and the area of the Village where the structure is to be located and after examining the application papers submitted, motion by Meisel and seconded by Juehring to approve the application for the installation of a six-foot high fence around the perimeter and existing gate of the property at 9040 N. Upper River Court. 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 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.

##### **5. Discussion/action on addition at 890 W. Green Tree Road for Stephen Gordon**

Bob Adams of ADM Contractors and property owner Stephen Gordon were present for this item.

The proposal is an addition on the second floor of the house to give more living space and matching what is there. They plan to tear off the roof and add a second floor as well as a covered porch with columns. They will also replace the windows in the house to match black with white trim. Shingles will be Fox Hollow Gray for whole roof. There will be new gutters and downspouts. The windows on the second floor are Quaker windows, aluminum and black in color. There are Marvin windows for the rest of the new windows – fiberglass/wood to finish off the Elevate windows on the second floor. There are no divided lights anywhere. The vinyl siding will be Sterling Gray to match existing siding on first floor. The first floor is eight-inch aluminum and second floor will be double-four or double-five vinyl. Once the addition is complete, the homeowner will finish the first floor. He is doing a new front door. There is a door near the patio door which is now a glass window. Samples were submitted but staff was unable to copy the physical sample. Stone on the front of the house will remain. The roof over the entry is standing-seam metal. The columns are 6x6 treated post wrapped column painted white. The proposed south elevation explains all of the materials. The plans show beveled siding on the gables.

Karen Watson, 824 W Green Tree Road, wondered if there is anything else extending out other than the

porch.

Enea pointed out that the Board recommends against materials that are not natural materials, there will be different siding for the first and second floor and possible a different color, there are a number of window changes on the first floor, all new roof and no color specification. Mr. Gordon stated that the windows on the first floor are staying and being painted black on the outside.

There was a discussion related to the use of vinyl siding and what materials are usually approved. Mr. Gordon will get pricing on the use of hearty plank and then come back to the Board. Simon would like to see a cut sheet related to the material being used. Mr. Doebler wanted to clarify that this information regarding the materials is coming from the Guidelines of the Building Board.

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

**6. Discussion/action on installation of a roof at 9555 N. Range Line Road for Benjamin Becker**  
Michael Berger of Erie Home was present for this item.

Replacing the existing cedar shake roof with stone coated metal shingle in the stamped Pine Crest Shake – Country Blend. The downspouts and gutters are being replaced with pre-finished downspouts & gutters in musket brown. There were no neighbor inquiries.

Upon considering the site of the roof and the area of the Village where the structure is located and after examining the application papers and all information submitted, motion by Simon and seconded by Juehring to approve the application for the installation of a roof at 9555 N. Range Line 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, 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 landscaping plan at 2405 W. Fairy Chasm Road for Paul & Karen Kreiling**

Bart Wagner of American Landscape and property owners Karen Kreiling and Paul Golden were present.

Helianthus Landscape Design was brought in to upgrade the landscaping of the property. The plan shows screening along Fairy Chasm Road. They are looking for approval of the whole plan with some phasing. There is no new hardscape or lighting going in. There is existing low voltage lighting on some of the trees. There were no neighbor inquiries. There are no proposed berms or raised areas on the property. They do not plan to change any grades or elevations. They plan to remove the sun setter awning that is on the plan. There was a discussion regarding Quaking Aspen on the invasive species list. The submittal included hardscape plans which are actually for the next project.

Upon considering the site of the property and the area of the Village where the landscaping is located and after examining the application papers and all information submitted, motion by Meisel and seconded by Juehring to approve the landscaping plan as submitted with the removal of the sun setter awning for 2405 W. Fairy Chasm 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.

**8. Discussion/action on landscaping plan at 7880 N. Green Bay Road for Sean & Caroline Riley**  
Bart Wagner of American Landscape was present for this item.

The pictures show 1850's farm house with cream city brick, classic looking windows. There is no patio area. The proposal is a rendering showing a place for dining, room for lounging, a couple of seat walls, and a grill island. The built item on the grill island is a drop in griddle with a propane tank underneath. Looking at lights under the countertop as shown on the night-view renderings. The homeowner will put in the pathway lights and the cut sheets have been provided from the Volt Company in a bronze color. The grill island will be Weston stone with Ashbury Hayes color. The cap on the seat walls and grill island will be Bedford limestone cap. They are trying to match the border course on the patio. The Vantage 4x8 will be used as a border course along the main patio in Beckin. The main paver is Grand Vantage Enlighten. There are no new plantings going in on this phase. The homeowner plans to do the plantings on their own.

The Board needs to see elevation drawings that call out dimensions, heights, thickness of caps, grill island area, seat wall area, and the types of material used. They also need a ¼" scale drawings as required in the guidelines. It would be easier if there is a written record of this.

There were no neighbor comments received.

Upon considering the site of the property and the area of the Village where the landscaping is located and after examining the application papers and all information submitted, motion by Simon and seconded by Van de Kamp to approve the landscaping plan submitted subject to the applicant providing ¼" scale drawings showing dimensions of grill island area, seat wall area noting heights and material as well as labeling the floor plan for materials for 7880 N. Green Bay 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.

**9. Future agenda items**

Mr. Enea asked about a future project he is presenting which has a legal non-conforming detached garage and asked about the process to follow. Following discussion, it was determined that the project would go to the Building Board first and then proceed to the Board of Appeals for a variance.

Mr. Enea asked about the Snisky property on River Road and wanted to see the plans as there are two fountains on the property and he doesn't recall the Building Board approving them. Mr. Doebler stated that there was a written description on the approved plans. He will pull a copy and share that with the Building Board.

**10. Adjourn**

Motion by Juehring and seconded by Simon to adjourn at 6:41pm; motion carried unanimously.

Created by Tammy LaBorde, Clerk, on April 16, 2024