



**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, May 20, 2024 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 836 0755 7930, Passcode: 086280**

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

**Members present:** Tony Enea (Chairman), Steve Simon, Ray Juehring, Chris Meisel, Victor Harding (left at 5:52pm) and Timothy Van de Kamp (joined at 5:10pm). Andrew Holstrom, Simon Bundy, and Peter Kies were absent and excused. Also present Village Manager Tammy LaBorde and Building Inspector Tod Doebler.

#### **2. Approval of minutes from the April 15, 2024 meeting.**

Motion by Juehring and seconded by Harding to approve the April 15, 2024 minutes as submitted; motion carried unanimously.

#### **3. Discussion/action on installation of addition at 890 W. Green Tree Road for Stephen Gordon (return from 4/15/24 meeting)**

Bob Adams of ADM Construction and Stephen Gordon, owner, were present for this item.

The additional information that was requested at the prior meeting was provided. They are doing an addition on the second floor. Additional items were provided related to siding. They are doing LP Smart siding on the house with LP Smart trim with colors provided. Steve Simon stated that the plan notes that it is still vinyl product for siding. The architectural page A3.1 states smart siding. A2.3 has a note on it that states LP Smart. The shingles on the gable ends are LP. The gable ends are LP siding to the peak. The date of the new plans is 4.25.24 and will be added to the final copy for the project. Mr. Gordon stated that they are not changing any of the lighting fixtures and aren't adding any lighting. The Village did not receive any questions from neighbors.

Upon considering the additional information supplied related to the addition 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 Harding to approve the application for the addition at 890 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 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.

Motion by Enea and seconded by Van de Kamp to take Item #8 out of order and transfer Chairman role to Steve Simon; motion carried unanimously.

**8. Discussion/action on installation of new home and detached garage at 7095 N. River Road for Paul Smith**

Chairman Simon noted that there are two items included with Item #8. Tony Enea and Julie Tucker-Voeller were present from Ruvin Brothers.

Mr. Enea stated that the barn project will require a variance so they are presenting this to the Building Board to get their approval. They are submitting separately so that they can move forward with the house. Ms. Tucker-Voeller stated that they plan to build the house first and then the garage. They will bring back the landscape plans at a later date. The plans show the materials that are planned to be used for the exterior. The roof will be EPDM roofing as the owners will be putting in solar panels. They are proposing to repair and improve the current barn, but that is a separate submittal. They plan to demolish an outhouse that is on the property and capping it. The well on the property has been abandoned and they plan to dig a new well. The driveway piers will be part of the landscape plan. There will be a spiral staircase that comes down from the first-floor deck to the lower level. The Village did not receive any questions from neighbors.

Upon considering the information submitted and the area of the Village where the new home is to be located and after examining the application papers and information submitted, motion by Van de Kamp and seconded by Juehring to approve the application for a new home at 7095 N. River 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.

Ms. Tucker-Voeller presented information related to the existing barn structure as a detached garage.

They propose to remove the existing board battens on the structure, use the existing structure as sheathing and reside the structure so it coordinates with the home. The same light fixtures and gutters as on the house with plain garage doors. They propose a single door on the east and a single door on the south side.

Upon considering the information submitted and the area of the Village where the detached garage is to be located and after examining the application papers and information submitted, motion by Van de Kamp and seconded by Meisel to approve the application for the detached garage at 7095 N. River 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.

Harding left the meeting at 5:52p.m. Motion by Simon, seconded by Meisel to transfer Chairman role back to Tony Enea; motion carried unanimously.

**4. Discussion/action on installation of solar at 9479 N. River Bend Court for Ed Seaberg.**

Ed Seaberg, owner, and Ryan Lettau of Home Team Energy were present for this item.

Mr. Seaberg stated that solar panels will be facing south and panels will go on the garage facing east. Mr. Lettau presented additional drawings for the solar array. Mr. Seaberg has spoken to the neighbors and no one had concerns. The Village did not receive any questions from neighbors.

Upon considering the information related to installation of a solar array and the area of the Village where the structure is to be located and after examining the application papers submitted, motion by Simon and seconded by Van de Kamp to approve the application for the installation of solar panels at 9479 N. River Bend 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 installation of solar and battery system at 1400 W. Good Hope Road for John Machulak**

Ryan Lettau of Home Team Energy was present for this item. The Village did not receive any questions from neighbors.

Upon considering the information related to installation of a solar array and battery system 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 Simon to approve the application for the installation of solar panels and battery system at 1400 W. Good Hope 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.

**6. Discussion/action on installation of an addition at 9365 N. Pheasant Lane for Larry Boyer**

Larry Boyer, owner, and James Reed, architect, were present for this item.

The owner is looking to put a small addition on the back of the home for a master bedroom and bathroom on the first floor. The addition is on the back of the home. They plan to tie the new roof into the existing siding on the dormer. Everything on the existing home will remain. The stone from the back of the house and windows will remain as part of the covered porch.

Upon considering the information related to the addition and the area of the Village where the structure is to be located and after examining the application papers submitted, motion by Simon and seconded by Van de Kamp to approve the application for the installation of an addition at 9365 N. Pheasant Lane with the stipulation that any second-floor window changes be submitted to the Building Board for future consideration. 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.

**7. Discussion/action on installation of inground swimming pool at 8980 N. Spruce Road for Spencer Kronz**

No one was present for this item.

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

Inspector Doebler left the meeting at 6:32pm

**9. Discussion/action on installation of Pergola and fence at 7845 N. River Road for St. Christopher's Church**

Roshaen Styczinski with New Eden Architecture was present for this item.

St. Christopher's Church is looking to put up a pergola and garden fence as part of their renovation. The information was provided in the packet. The Board previously approved the overall plan and were asked to come back with the pergola and garden fence. The garden fence is a parish vegetable garden project and is off the parking lot. The south end of the property is in the sacred space and is in the ash burial complex. They will replace labyrinth with concrete and have the pergola on one end of it. The garden fence is a simple frame with a wire mesh fabric. This is primarily a deer fence. The pergola will be painted white. There will be concrete under the pergola with benches under the columns. There was one neighbor inquiry but they did not state their concerns.

Upon considering the site of the pergola and garden fence 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 pergola and garden fence at 7845 N. River 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.

**10. Future agenda items**

Mr. Juehring stated that he was told by a resident that they called Village hall and were told that permits for chicken coops were not required. LaBorde explained that chicken coops must have a permit but that there was no permit required for chickens.

Mr. Enea asked about the plans that he had requested a copy of for 9040 N. Upper River Court. LaBorde explained that they were going to be copied and sent out. Simon requested a copy as well.

**11. Adjourn**

Motion by Juehring and seconded by Meisel to adjourn at 6:45pm; motion carried unanimously.

Created by Tammy LaBorde, Clerk, on June 13, 2024