



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, August 19, 2024 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 878 2986 7383, Passcode: 763691

1. Roll Call – meeting called to order at 5:03pm

Members present: Steve Simon (Acting Chairman), Victor Harding, Ray Juehring, Chris Meisel, Andrew Holmstrom. Tony Enea and Peter Kies were absent and excused. Simon Bundy and Timothy Van de Kamp were absent. Also present were Village Manager Tammy LaBorde, Building Inspector Tod Doebler, and Deputy Clerk-Treasurer Nathan Schafer.

2. Approval of minutes from the July 15, 2024 meeting.

LaBorde stated that there was one correction to the minutes – Nathan Schafer was not present at last month's meeting and his name was removed as an attendee.

Motion by Juehring and seconded by Meisel to approve the July 15, 2024 minutes; motion carried unanimously.

3. Discussion/action on installation of inground swimming pool at 8220 N. Pelican Lane for Dawn & Joe Wilson

Joe & Dawn Wilson, property owners, were present for this item and Randy Finco from Great Lakes Pools and Spas.

Mr. Wilson stated that they recently purchased the home and want to install a pool, 16x30', inground, fiberglass construction with concrete surround. The pool will be located south of the house.

Meisel asked if it met all the setback requirements. Mr. Wilson and Building Inspector Tod Doebler both replied that it did.

Harding asked if there would be any fences. Mrs. Wilson stated no fence, but a power cover would be installed.

Simon asked if there would be lighting either in or around the pool. Mrs. Wilson stated that there are two lights in the pool under water. Simon stated that the plan shows a raised fire pit and asked for details. Mr. Wilson stated that the fire pit is planned further down the road and is aspirational at this point.

Meisel asked where the pump would be located. Mr. Wilson stated that the pump is to be located at the SE corner of the house.

There were no neighbor inquiries. Simon also stated that if anyone proposed a motion it should include that the fire pit is not included in the approval.

Upon considering the application and all information submitted for the inground swimming pool, motion by Harding and seconded by Meisel to approve the application for the inground swimming pool and not including the fire pit at 8220 N. Pelican 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, 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.

4. Discussion/action on exterior renovation at 1805 W. Bradley Road for Charles Wright

Jeremy Hartline of Jeremy Hartline Architect, LLC was present for this item.

Jeremy Hartline stated most of the updates are maintenance. The highlights include a new front door and sidelights, replacement of all the windows, new garage doors, balcony guardrails, new carriage lights, new shutters, painting all the siding and trim, and lastly, driveway piers.

Meisel asked about the front entry door. Mr. Hartline stated that the existing two door is getting replaced as a single door with sidelights. Meisel also asked about the shutters. Mr. Hartline stated that shutters are being added to all the windows when they can; previously, only some had shutters.

Simon asked about the open pane versus muntin windows. Mr. Hartline stated that in most cases he has introduced muntin windows. There were two locations that are not muntins per the owners' desire, the patio doors and the octagonal piece. Simon also asked about the coach lights and the wattage. Hartline stated they are electric and he will have to provide the wattage.

Simon asked about the front door and the overhead garage doors since no cut sheets were provided. Hartline stated those will both probably be custom doors, wood and painted. All the other products are Marvin.

Simon asked about the accessory structure or garage. Hartline stated that the cedar siding will be repainted. Simon asked about the asphalt shingle roof. Hartline stated that the roof currently has asphalt and it is the owner's desire to have asphalt. Simon stated that we will need a cut sheet or information on that shingle.

Harding asked if the driveway piers are gas or electric. Mr. Hartline stated they will be gas.

Peter Willms, 1890 W Bradley Road, spoke in support of the project.

Upon considering the application and all information submitted for the exterior renovation only, motion by Juehring and seconded by Meisel to approve the application for the exterior renovation at 1805 W Bradley Road with stipulations. The following be provided to the Village: cut sheets for

the custom front door and garage door, the cut sheets for the shingles, and light wattage/lumens for proposed coach lights. 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.

5. Discussion/action on home addition at 8247 N. River Road for Kathleen Hogan

Stephanie Engelking of Wade Weissmann Architecture was present for this item.

Stephanie Engelking stated they are proposing a new master main-level suite due to aging of the clients. Everything keeps with the materials that already exist to maintain the existing character. There are two existing accessory structures.

Simon asked about the windows and using cut-light and open pane or contemporary windows. Stephanie Engelking stated this home had a series of renovations through the years. Any areas that are connections or walk between, they kept the contemporary window style.

Simon asked about the accessory structures. Stephanie Engelking stated they will remain as-is. Simon also asked about the railings, the height and the elements. Stephanie Engelking stated that it is a composite railing made up of flat-stock pieces like a Trex product for durability. The corner would be a 12” newel with an express panel. Mid-rail are 6”. Simon asked for cut-sheets for all windows, drawings for the custom doors, and cut-sheets for the two lights showing the wattage/lumens.

Meisel, 8253 N River Road, a neighbor, voiced support for the project.

One neighbor stopped into Village Hall to view the plans, Mr. Meisel.

Upon considering the application and all information submitted for the exterior renovation only, motion by Meisel and seconded by Harding to approve the application for the exterior renovation at 8247 N River Road with stipulations. The following items be provided to the Village: detail for the railings, drawings/plans for the custom doors and garage door, and cut sheets for all windows, and cut sheets for the two lights and wattage/lumens. 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.

6. Discussion/action on home addition over garage for caregiver’s quarters at 1201 W. Dean Road for Storm Elser

Lucille Sells and Rick Skebba of Skebba Brothers, LLC were present for this item. Property owners, Storm and Mike Elser were also present.

Ms. Sells stated that they are proposing an extrusion of the existing garage and adding a second story to provide private caregivers quarters. The husband requires around the clock care for health issues. The home is an open concept and they have no privacy from the caregivers and this would provide that. The siding is to match the material and color. The roof will be the same material to match. The windows will be gliders with the color to match existing. The doors will be fiberglass, one at the garage level and one at the second level. One light will be added over the caregiver exit door, black, recessed in the soffit.

There were no neighbor inquiries.

Property owner, Mrs. Elser commented that the lot was 5 acres and mature trees will obscure the views. Her neighbor supports the project.

Upon considering the application and all information submitted for the exterior renovation, motion by Harding and seconded by Meisel to approve the application for the exterior renovation at 1201 W. Dean Road with stipulations. The following items to be provided to the Village: detailed information for the stairs and columns, and the color of the shingles to be used. 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. Future agenda items

There was discussion by the members to update the checklist information provided to residents. Juehring and Simon will work on this.

8. Adjourn

Motion by Juehring and seconded by Harding to adjourn at 6:18pm; motion carried unanimously.

Created by Nathan Schafer, Deputy Clerk-Treasurer, on August 20, 2024