



**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, June 17, 2024 @ 5:00 pm**

**This meeting was a virtual meeting through Zoom – 850 9078 1288, Passcode: 502920**

#### **1. Roll Call – meeting called to order at 5:01pm**

**Members present:** Tony Enea (Chairman), Ray Juehring, Chris Meisel, Victor Harding, Andrew Holmstrom (arrived at 5:04pm), Simon Bundy and Peter Kies. Steve Simon and Timothy Van de Kamp were absent and excused. Also present Village Manager Tammy LaBorde and Building Inspector Tod Doeblert.

#### **2. Approval of minutes from the May 20, 2024 meeting.**

Mr. Enea stated that there were two corrections to the minutes – first under Item 3, second paragraph, line four – should be “architectural page” not “cut sheet”, and second item under Item 8, second paragraph, line one – should be “the barn project” no “this project”.

Motion by Harding and seconded by Meisel to approve the May 20, 2024 minutes as amended; motion carried unanimously.

#### **3. Discussion/action on installation of inground swimming pool at 8980 N. Spruce Road for Spencer Kronz (*laid over from 5/20/24*)**

Spencer Kronz was present for this item.

The plans submitted show the side yard of the house where he intends to put an inground swimming pool. This location is due to the space and the forested area of the property. He provided a plan showing the location of the pool and a copy of the placement of the pool on the property. He submitted plans of what the future would be but he does not intend to do any of that now. He is just asking for approval to build the pool. This parcel is two acres. There will be a four-foot concrete surround around the pool. The pool is 16 x 40. No landscaping at this time and no lighting except for three lights within the pool. Pool equipment will be located against the house. The pool has an automatic cover that is password protected so no fence is needed. The application was submitted by Randy from Great Lakes Pool & Spa. The Ultimate 40 is the layout of the pool. Mr. Kronz forwarded a copy of the plat. The permit is for the pool only – no landscaping and no lighting.

Upon considering the site of the inground swimming pool only and the area of the Village where the structure is located and after examining the application papers and all information submitted, motion by Harding and seconded by Juehring to approve the application for the inground swimming pool only at 8980 N. Spruce 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.

**4. Discussion/action on installation of new metal roof on barn at 1605 W. Brown Deer Road for Leslie Kuper**

No one was present for this item.

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

**5. Discussion/action on installation of pool addition, new dormers, and interior remodeling at 9470 N. Range Line Road for Kevin Dahlman**

Kevin Dahlman, property owner, and Don Stauss of Stauss Architecture were present for this item.

Mr. Dahlman stated that this is the old Ken Reed house on the corner of Cedar and Range Line Road. Looking at the addition of an indoor pool along with some interior remodeling. They are also adding a new front porch and two dormers. The brick matches as close as possible as they don't make it any more and is shown on the cut sheet. The dormers are letting light into the two bedrooms and bathrooms upstairs. The mechanicals will be stored in the basement along with a furnace for air changes. There will be a mudroom on the interior and they plan to remodel the bathrooms. The siding is wood painted to match the brick. Using a Marvin modern window with fiberglass on the outside in a stone white color. The shingles are an exact match. Neuman Pools will be installing the indoor pool. There were no neighbor inquiries.

Upon considering the site of the pool addition, new dormers, and interior remodeling and the area of the Village where the structure is located and after examining the application papers and all information submitted, motion by Bundy and seconded by Meisel to approve the application for the pool addition, new dormers, and interior remodeling at 9470 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.

**6. Discussion/action on reroofing house and attached garage at 8965 N. Lodgewood Road for Renato Azcueta**

Renato Azcueta, property owner, and Sam Ward of Infinity Exteriors were present for this item.

Mr. Ward stated that they will remove the cedar shake roof and replace with certainty landmark pro. They plan to replace flashings and gutters replaced to the colors that are existing. Almond is the closest color for gutters. They also have box vents. They are replacing the box vents as is and adding two more. They are pre-finished aluminum. Driftwood is the color of the shingle. There were no neighbor inquiries.

Upon considering the site of reroofing of the house and garage and the area of the Village where the structure is located and after examining the application papers and all information submitted, motion by Holmstrom and seconded by Bundy to approve the application for the reroofing of the house and garage at 8965 N. Lodgewood 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. Future agenda items**

Mr. Holmstrom asked about the solar installations and which regulations cover the batteries which were approved at the last meeting. Mr. Doeblner will look into this item and bring back at the next meeting.

**8. Adjourn**

Motion by Harding and seconded by Juehring to adjourn at 5:42pm; motion carried unanimously.

Created by Tammy LaBorde, Clerk, on June 26, 2024