



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, September 16, 2024 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 879 4465 5634, Passcode: 973205

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

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

2. Approval of minutes from the August 19, 2024 meeting.

Motion by Juehring and seconded by Harding to approve the August 19, 2024 minutes; motion carried unanimously.

3. 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. Charles Wright, owner was present.

Jeremy Hartline stated that one of the items requested at the last meeting was for wattage for the exterior light fixtures. They intend to use the factory recommendation of 60 watts or less. It is a typical A19 fixture, maximum 1500 lumens and there are eight fixtures.

Hartline stated the next item requested was the shingles for the detached garage. The current detached garage has asphalt shingles and they are proposing a replacement of them with an asphalt shingle that has the look of a cedar shingle in terms of color and variation. The main house has cedar shingles that will not be replaced except for a couple spots that require maintenance. Simon asked if the two buildings are visible together due to having two different types of shingles. Hartline stated that they are and it is to the right of the garage but as you approach the property you only see the gable end of the building. Simon asked if they are in the future going to go from cedar to these shingles in the future. Hartline stated, no, the roof is in pretty good shape.

Hartline stated that the next item requested was the overhead doors. He stated that the house is a colonial revival style and they are looking for a carriage style door with panels and hardware, a more authentic look than what is there currently for all overhead garage doors.

Hartline stated that the last item requested was the front entry door. A wood painted door, simulated divided lites that keeps with the style of the house which was built in the sixties with the colonial revival style.

Upon considering the application and all information that was previously requested, motion by Harding and seconded by Juehring to approve the project with the supplemental information presented; motion passes unanimously.

4. 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 the first item requested is the overhead garage door. She has a GEIS product, which is what is currently on the house. The profiles and colors are to match the existing look and the color is noted as Sherwin Williams Bungalow Beige as it matches the trim of the house.

Engelking stated that the second item requested is the balustrade. The plans show the details and a sloping panel that follows the adjacent roof.

Engelking stated that the next item requested is the Bevelo light fixtures with the 60 watt recommendation.

Engelking stated that we initially submitted plans for the windows but this brochure provides photos of the casement of the wood interior/exterior.

Upon considering the application and all information that was previously requested, motion by Meisel and seconded by Holmstrom to approve the project with the supplemental information presented; motion passes unanimously.

5. Discussion/action on fence at 7805 N River Road for Andrew & Lori Kimmel

Andrew & Lori Kimmel, the homeowners were present for this item. David Beaudoin of Yutka Fence was present. Randy Knafllic, 7815 N. River Road, was also present.

Andrew Kimmel stated that they are proposing a six-foot high cedar fence with nice newels on the top that runs north of their lot, north of some arborvitae to create a barrier between their lot and the lot to the north for privacy. It protects their house from the view of a chicken coop, their garage and gives them privacy. Simon asked if they were planning on letting it weather grey and Kimmel stated that they were.

Knafllic stated that he was supportive of the project and he would not object to a taller fence if it is needed or allowed.

Simon asked due to the undulation of the site would the fence follow that undulation or would they be elevating it in certain areas. Lori Kimmel stated that they would welcome a higher fence but did not know if it was in accordance with the ordinance or the boards view on it. Simon asked the building inspector if it is permissible to go higher. Building Inspector Tod Doebler stated that it is permissible to go higher but only if approved by the Building Board unless it is a nature or deer fence, but he would have to check the ordinance to be certain.

Meisel stated that historically, they limited the height of wrought-iron fences to six feet so that deer would not be impaled which does not apply here. David Beaudoin of Yutka Fence stated that typically when they build an eight-foot Cedar fence they typically like to use post-masters to extend the longevity of that fence due to the wind being up that high. A post-master looks like an I-beam but it would be covered by a one-inch trim board.

Harding asked which side of the fence is presented to the neighbors. Tod Doebler stated that the ordinance states the posts or structural side faces the owner.

Upon considering the application and all information submitted for the fence, motion by Harding and seconded by Holmstrom to approve the application for the fence but limited to 10 feet in height for 7805 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.

6. Discussion/action on enclosure of existing second floor balcony at 8405 N. Pelican Lane for Karen Crivello

Keith Barnes of KBC Buildings was present for this item.

Barnes stated the inset balcony on the west side of the home adjoins a walk-in closet that they would like to expand into the area of the balcony. The railing would get replaced with a full height wall and filling in the existing arched opening with stucco. Stucco is precedent in other areas of the house. The stucco would be inset 1.5 inches in relation to the brick and would match in color to the other areas of the house with stucco. This adds 45 square feet to the closet.

Upon considering the application and all information submitted for the enclosure of existing second floor balcony, motion by Meisel and seconded by Harding to approve the application for the exterior renovation at 8405 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.

7. Future agenda items

Meisel discussed attending the River Hills Meet and Greet hosted by the River Hills Foundation.

There was also a discussion by the members on the approval process of applications.

8. Adjourn

Motion by Juehring and seconded by Meisel to adjourn at 5:57pm; motion carried unanimously.

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