



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, November 18, 2024 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 845 6878 6264, Passcode: 769103

1. Roll Call – meeting called to order at 5:06pm

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

2. Approval of minutes from the October 21, 2024 meeting.

Motion by Holmstrom and seconded by Kies to approve the October 21, 2024 minutes; motion carried unanimously.

3. Discussion/action on window replacement at 890 W Green Tree Road for Stephen Gordon

No one showed up to present this item. Board proceeded to other items on the agenda. After completing the other applications and agenda items and no one appearing to be present, motion by Meisel and seconded by Holmstrom to table this item until next month, motion carried unanimously.

4. Discussion/action on an addition greater than 500 sq. ft. - indoor pool at 2430 W Cedar Lane for Eric Beringause

Rory Palubski of Fein Designs was present for this item.

Rory Palubski presented plans to construct an addition, approximately 2,775 square feet in size. The brick supplied is to match the existing color of the house. The windows are Pella 250 series vinyl. The siding will be white. The roofing will be Brownstone slate by DaVinci Roofscapes.

Upon considering the application and all information submitted, motion by Holstrom and seconded by Van de Kamp to approve the application for the addition of an indoor pool at 2430 W Cedar Lane. The Building Board makes the findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed addition is 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 a deck at 9015 N Upper River Road for Steven & Katherine Palmer

Owners, Steven & Katherine Palmer were present for this item.

Steven & Katherine Palmer presented plans to build a deck on the back of their house. The deck would be made from a PVC material that looks like wood and the color would be “coastline” from the Timbertech Vintage Collection. The railings would be aluminum with a cable infill and be black in color. Juehring asked about lighting. The Palmers have no plans to add lighting and were notified they would need to appear again if lighting is to be added.

Upon considering the application and all information submitted, motion by Holmstrom and seconded by Van de Kamp to approve the application for the deck at 9015 N Upper River Road. The Building Board makes the findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed deck is 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 a fence at 7455 N Skyline Road for Alicia Vogel

Owner, Alicia Vogel was present for this item.

Alicia Vogel presented plans to have A-1 Fence Co. construct a fence in her yard. The fence would be aluminum with a flat top style with three-rails, have diamond-style posts, with the color being bronze fine texture. Juehring asked the applicant to confirm the height. Vogel stated she wanted to build it 5-feet tall to keep her dog safe from coyotes.

Upon considering the application and all information submitted, motion by Holmstrom and seconded by Van de Kamp to approve the fence at 7455 N Skyline Road. The Building Board makes the findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed fence is 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 at 1773 N River Circle (Club House), 1746 N River Circle (Lot #50), 1749 N River Circle (Lot #49), and 1748 N River Circle (Lot #51) for The Grove in River Hills, LLC

Irv Krist of Cornerstone Development was present for this item.

Irv Krist presented photos and plans for four lots. He described the vegetation as a mix of small, medium, and large deciduous and evergreen shrubs, ornamental grasses, perennials, hydrangea plants, and ornamental flowers.

Upon considering the application and all information submitted, motion by Meisel and seconded by Holmstrom to approve the application for landscaping at 1773 N River Circle (Club House), 1746 N River Circle (Lot #50), 1749 N River Circle (Lot #49), and 1748 N River Circle (Lot #51) for The Grove in River Hills, LLC. The Building Board makes the Findings as required by Section 7.0905 of the Zoning Code as follows: (1) That the proposed landscaping is 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.

8. Discussion/action on a sign at the entrance for the Grove of River Hills, LLC

Irv Krist of Cornerstone Development was present for this item.

Irv Krist, presented plans and photos of the area for a proposed monument sign to be built at the entrance of the Grove. The sign would be 4' tall and 6'8" wide and would hang from monument constructed of Western Red Cedar Cross-Timber trimmed with black steel sign straps affixed in a base of Kensington grey blend veneer with a Bedford Limestone base. The monument itself would be approximately eleven feet tall and thirteen feet long.

Van de Kamp stated that this type of sign was unprecedented in River Hills and the other signs he was aware of in the Village appeared to be much smaller and lower to the ground.

Motion by Van de Kamp and seconded by Holmstrom to table this item until next month.

9. Future agenda items

None

10. Adjourn

Motion by Meisel and seconded by Holmstrom to adjourn at 5:50pm; motion carried unanimously.

Created by Nathan Schafer, Deputy Clerk-Treasurer, on November 21, 2024