



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, October 21, 2024 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 862 4654 4447, Passcode: 609592

1. Roll Call – meeting called to order at 5:05pm

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

2. Approval of minutes from the September 16, 2024 meeting.

Motion by Juehring and seconded by Van de Kamp to approve the September 16, 2024 minutes; motion carried unanimously.

3. Discussion/action on supplemental information for exterior renovation at 1201 W Dean Road for Storm Elser

Lucille Sells of North Drawn Design was present for this item.

Lucille Sells stated that she is supplying the supplemental materials requested and they have a design change. The design change is a linear style to a spiral style staircase. It will still be welded steel, painted black. The supplemental information was more detail of the stairs, as well as, specs on the roof finish which has been provided. There is a lineal interior stair as well, this spiral stair is just a secondary stair.

Tony Enea asked if just the addition was getting re-roofed or an entirely new roof was being added. Sells stated that there might be some patch-work to tie in the addition to the new addition.

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 sliding patio door and windows at 2420 W Dean Court for Tom Parisi

Jeff Stowe of Thrive Architects was present for this item.

Jeff Stowe stated the client was doing an interior remodeling that expands the kitchen into the sunroom. They are also replacing some exterior windows and doors on the backside of their house. This area faces the rear of the lot near the pool area. The sunroom windows are being replaced with a hearty plank, cement board siding with some reveals to give it a more modern look which they think fits the style of the house.

Enea asked if the roofing was being changed. Stowe stated that it was not. Enea asked if exterior lighting was being added. Stowe stated they were not.

Upon considering the application and all information submitted for the sliding patio door, windows, and siding, motion by Harding and seconded by Juehring to approve the application for the sliding doors, windows, and siding for 2420 W Dean 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, 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 stoops and fire pit at 8220 N Pelican Lane for Joe & Dawn Wilson

Jeff Hershberger of David J. Frank Landscaping was present for this item.

Jeff Hershberger stated that the Wilson's have a pool that was already approved that will be built this Fall. They are looking at adding a masonry firepit on the eastside of the pool. The firepit would be fueled by natural gas. It will be footed with a blend natural limestone and a thermal bluestone coping. The stoops will be made of the same material.

Upon considering the application and all information submitted for the stoops and fire pit, motion by Juehring and seconded by Van de Kamp to approve the application for the firepit and stoops for 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.

6. Discussion/action on new home construction at 1718 N River Circle for The Grove in River Hills, LLC

Irv Krist of Cornerstone Development was present for this item.

Krist stated this is a new Hawthorne model of a ready for sale home to be constructed. James Hardy siding on the outside. Same shingling on the roofs, same metal as all the previously approved plans. I also submitted the landscaping plan which shows all the plants, trees, and shrubs we are putting around the home.

Upon considering the application and all information submitted, motion by Juehring and seconded by Harding to approve the application for the new home construction at 1718 N River Circle. 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. Discussion/action on window at 1950 W Dean Road for Adam Christian & Rachel Bloch Christian

Rachel Bloch Christian, the owner was present for this item.

Bloch Christian stated that the window we are discussing is an oval window in our pantry. The window is too small for the space. The new window will allow more light, allow us to see the street. We will have matching shutters similar to all the other windows.

Upon considering the application and all information submitted for the window replacement, motion by Harding and seconded by Van de Kamp to approve the application for the window replacement at 1950 W Dean 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.

8. 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.

9. Adjourn

Motion by Juehring and seconded by Harding to adjourn at 5:34pm; motion carried unanimously.

Created by Nathan Schafer, Deputy Clerk-Treasurer, on November 8, 2024