



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, February 17, 2025 @ 5:00 pm

This meeting was a virtual meeting through Zoom – 875 1725 6738, Passcode: 621475

1. Roll Call – meeting called to order at 5:00pm

Members present: Tony Enea (Chairman), Steve Simon, Ray Juehring, Christopher Meisel, Victor Harding, Andrew Holmstrom, Peter Kies and Timothy Van de Kamp. Simon Bundy was absent. Also present were Village Attorney William Dineen, Village Manager Tammy LaBorde and Building Inspector, Tod Doebler. There are a total of eight (8) board members present.

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

Motion by Juehring and seconded by Meisel to approve the December 16, 2024 minutes; motion carried unanimously.

3. Discussion/action on third solar array at 7730 N. River Road for Victor Harding (*decision stayed at Board of Appeals*)

Victor Harding recused himself to present information. Mr. Dineen stated that the Building Board determines if the array meets the ordinance. There is an ordinance that outlines solar. There was discussion as to the decision that the Building Board is to reach. Mr. Harding stated that Endries Electric letter that was shared with the Board stated that the array would be adequate to address the new items to connect. Mr. Holmstrom works in the solar field and agreed to assist in looking at the array that is proposed.

Mr. Dineen gave a brief overview of the matter. In 2021, the Building Board approved a second solar array. The Board determined that the proposal met the elements of the ordinance and issued findings. In 2022, the Board adopted an ordinance related to solar and requires a specific finding. The Board will determine if location and screening are adequate or if additional screening is needed and a new location is needed. Mr. Harding is not proposing any additional landscaping for the third array.

Mr. Harding has proposed a third array. Two aerial photos of the proposed array were reviewed. Mr. Simon stated that previously he walked the property with the Robbins. The third array would be approximately 400 feet from their house. He noted that as part of the Robbins agreement, Mr. Harding added four seven-foot arbor vitae which are now twelve-foot to the right of the tennis court, three six-foot Norway Spruce to the north of the tennis court, and then three six-foot Spruce to the right of the new proposed array which are now eight to ten feet tall. Dr. Robbins is in attendance and Mr. Buestrin sent an email regarding additional screening.

Dr. Stephen Robbins, 1050 W. Calumet Road, stated that the picture that is shown was in the summer and is misleading. He stated that Mr. Harding put in marginal trees for screening. There is

more land near Mr. Harding’s home that could be used for the array. His concern is that does the Village want three arrays on a property where the impact is greater on the neighbors.

Mr. Juehring asked if there were any photographs showing the views from the surrounding properties. Dr. Robbins showed a photo via zoom.

Mr. Simon asked what would be the alternate location for the array. The Building Board previously did not approve placing it near River Road. There was additional discussion regarding the location to the west of the solar arrays. Mr. Holmstrom suggested that he look to the west of the current arrays and that he would be happy to review the information from Endries. He would like to see a topographic map.

Mr. Dineen stated that Mr. Harding will need a variance with the proposed location for the third array.

The Building Board will take a tour of the site to see the view of the proposed array from the Robbins and Buestrin properties.

Motion by Simon, seconded by Meisel to table this item; motion carried unanimously.

Mr. Simon asked if there was some legal binding for the Building Board to approve the six model homes that were presented for this development by Cornerstone Development. Attorney Dineen stated that the Building Board retains jurisdiction to approve every plan that is submitted and determine if they are aesthetically acceptable and meet the criteria.

Village Attorney Dineen left the meeting at 6:10pm.

4. Discussion/action on new home in The Grove, 1729 N. River Circle, Lot 27

Irv Krist and Joe Orendorf of Cornerstone Development were present for this item.

Mr. Krist presented the color sheet and plans for the Connelly proposed at this address. He stated that this is a sold contract. Shingles IKO Dynasty “Granite Black”; Metal roof – black; Siding/Trim color – James Hardie “Arctic White” Board & Batten, horizontal lap siding & trim; Exterior Stone – Brookfield Gray Tumbled; Entry ¾ Lite Door, Full Sidelites and Transom window SW 6991 “Black Magic”; Soffit, Fascia and Gutters to be white; Windows to be black; and Window boxes to be Black. There is stone on this home on the front elevation and wraps around the corner. The garage doors are on the side of the home. Simon stated that he would like to see more defined variety on the homes and install taller windows on the side elevations.

There were no neighbor inquiries.

Upon considering the application and all information submitted, motion by Meisel and seconded by Kies to approve the application for new home at 1729 N. River Circle not including landscaping. The Building Board makes the findings as required by Section 7.0905 C of the Zoning Code as follows: (1) That the proposed single-family home 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 (Simon-nay).

Victor Harding left the meeting at 6:36pm.

5. Discussion/action on new home in The Grove, 1726 N. River Circle, Lot 29

Irv Krist and Joe Orendorf of Cornerstone Development were present for this item.

Mr. Krist presented the color sheet and plans for the Connelly proposed at this address. There are two garage doors on the right front of the home. There is no stone on this home and there is no porch railing. Shingles OC Duration “Estate Gray” or equivalent; Metal roof – charcoal; Siding color – James Hardie “Deep Ocean” Board & Batten, Shake, and Horizontal Lap Siding; Trim color – James Hardie “Arctic White”; Entry Thermatru ¼ Lite Door – SW7005 “Pure White”; Soffit, Fascia and Gutters to be white; Windows to be white.

There were no neighbor inquiries.

Upon considering the application and all information submitted, motion by Meisel and seconded by Van de Kamp to approve the application for new home at 1726 N. River Circle without a porch railing and does not include landscaping. The Building Board makes the findings as required by Section 7.0905 C of the Zoning Code as follows: (1) That the proposed single-family home 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 (Simon-nay).

Inspector Doeblner left the meeting at 6:46pm

6. Discussion/action on new home in The Grove, 1727 N. River Circle, Lot 34

Irv Krist and Joe Orendorf of Cornerstone Development were present for this item.

Mr. Krist presented the color sheet and plans for the Connelly proposed at this address. There is one garage door on the left front of the home. Simon stated that he would like to see more variety in the homes. Shingles IKO Dynasty “Cornerstone/Weatherwood” or equivalent; Metal roof – Burnished Slate; Siding color – James Hardie “Cobblestone” Board & Batten, Shake Siding; Trim color – James Hardie “Arctic White”; Entry Door ¾ Lite Door – SW7595 “Sommelier”; Overhead Door Color – Desert Tan; Soffit, Fascia and Gutters to be white; Windows to be white.

There were no neighbor inquiries.

Upon considering the application and all information submitted, motion by Meisel and seconded by Simon to approve the application for new home at 1727 N. River Circle not including landscaping. The Building Board makes the findings as required by Section 7.0905 C of the Zoning Code as follows: (1) That the proposed single-family home 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 new home at 7767 N. River Road for Jochen and Isabella Naujokat

Justin Racinowski of Racinowski Design Studio was present for this item.

The parcel is six acres. The home is proposed to be 2 stories and 4,800 square feet modern home. They will have Buechel Sone Silver Patina LedgeStone for stone veneer; Agreeable Grey for stucco color; Tricorn Black for fascia, trim and window frames; Longboard 6” tongue and groove planks; Maxxima 2” Slim square anti-glare, 500L, white trim/black baffle Soffit Recessed Lighting. This is a pretty remote property and can’t see any of the neighbors. There is a garage wing at the top, a bedroom wing in the middle and a living wing at the bottom. They are proposing an inground pool and hot tub. They will come back to the Board for the inground pool, hot tub, hardscaping, patios and fence. Mr. Simon asked about the garage doors. They will be C.H.I. metal doors with simulated wood on top. The windows are Zola Clad wood, Thermo clad, triple pane windows.

There was one neighbor inquiry – Starks. They viewed the plans and nothing else was communicated.

Upon considering the application and all information submitted, motion by Simon and seconded by Meisel to approve the application for new home at 7767 N. River Road not including the inground pool, hot tub, hardscaping, patios, and fence. The Building Board makes the findings as required by Section 7.0905 C of the Zoning Code as follows: (1) That the proposed new home 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 remodel of detached garage at 8365 N. Pelican Lane for Mike and Katie Weber

This item was deleted from the agenda.

9. Discussion/action on reroofing project (material change) at 1535 W. Dean Rd for Sarah Herzog

Kelsey Kasten and Adam Rosploch of Big Fish Contracting were present.

The current roof is cedar shake and they are looking to replace with landmark shingle. They did not know that they needed a permit and Building Board approval. The shingles are black and the majority of the work has been completed. They are keeping the gutters and downspouts as is and they will remain white.

No neighbor inquiries.

Upon considering the application and all information submitted, motion by Van de Kamp and seconded by Meisel to approve the reroofing material at 1535 W. Dean Road. The Building Board makes the findings as required by Section 7.0905 C of the Zoning Code as follows: (1) That the proposed reroofing material 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.

10. Discussion/action on change of front entry way at home at 1201 W. Dean Rd for Storm Elser
Lucille Sells and the Elser's were present.

Ms. Sells stated that the Elser's wanted to make the front entry more prominent. They went with a curved projection out from the house lined with Tuscan style columns of fiberglass and painted to match the existing trim of the home. There are windows to the right that will remain. It will simplify the approach. The curve will have a tiered look.

There were no neighbor inquiries.

Upon considering the application and all information submitted, motion by Simon and seconded by Meisel to approve the front entry way at 1201 W. Dean Road. The Building Board makes the findings as required by Section 7.0905 C of the Zoning Code as follows: (1) That the proposed front entry way 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.

11. Future agenda items
None

12. Adjourn

Motion by Juehring and seconded by Meisel to adjourn at 7:17pm; motion carried unanimously.

Created by Tammy LaBorde, Clerk-Treasurer, on February 18, 2025