

CITY OF ELKHORN
ARCITECTUAL REVIEW BOARD/CITY PLAN COMMISSION MEETING
Council Chambers, 9 S. Broad St., Elkhorn, WI
April 21, 2016

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:00 p.m. by Chairman Reynolds followed by the Pledge of Allegiance and Roll Call.

ROLL CALL

Present: Chairman Reynolds, Meinel, Shiroda, Myrin, Baur, Stotko

Absent: Hunter

Also Present: City Adm. Tapson, City Attny. Phillips, Zoning Adm. Schaeffer

Visitors: Jay Knetter, John Klahr -U.S. Packaging, Matt & Kristine Drettwan, Loretta Meinel, Jo Ehrhardt, Thomas & LeAnn Rodgers, Daniel Olejnik, Robert Kennedy, Anthony Balestrieiri, Lynda Wulf-St. Patrick's Church, Centralia St. Property Group

APPROVAL OF MINUTES

Motion (Stotko/Meinel) to approve the minutes of the Architectural Review Board/City Plan Commission Meeting of April 7, 2016. Motion carried unanimously.

PUBLIC HEARING/CUP-ST. PATRICK'S PARAISH/534 SUNSET DR (YUNW-00043)

Public Hearing convened at 7:02 p.m. regarding a request for a Conditional Use Permit by St. Patrick's Parish for indoor recreation/entertainment over 3,000 square feet located on parcel at 534 North Sunset Drive (YUNW-00043) which is the former St. Patrick's School. Neighbors (listed as visitors) were present from various household on Sunset Drive and West Fourth Avenue provided strong opposition and commented on the year-long festivities that have been held at the former school location, stating various reasons (loud noise, consumption of alcohol, debris, drag racing, unattended children outside after dark) for Plan Commission to deny the applicant's request for a Conditional Use Permit.

Chairman Reynolds asked if anyone wished to be heard. At this time Member Meinel stepped down as a Plan Commission member to join the audience as he resides within the neighborhood. Mr. Meinel took this opportunity to agree with all the opposition presented at the public hearing. He stated that these celebrations have caused disruption to the quiet neighborhood on both Sunset Drive and West Fourth Avenue at the former St. Patrick's for almost 2 years and needs to stop.

Chairman Reynolds asked three times if anyone else wished to be heard. After hearing all comments, public hearing was closed at 7:15 p.m. by Chairman Reynolds.

CUP - ST. PATRICK'S PARAISH/534 SUNSET DR (YUNW-00043)

Judge Kennedy, representing St. Patrick's Church, apologized to the Sunset Dr./West 4th Ave. neighbors who were present for the previous unknown actions of the participants who attended any of the few entertainment functions sponsored by the church held during the past 2 years and no alcohol was served. He requested that the Plan Commission approve the request for the Conditional Use Permit of the former St. Patrick's school facility for weddings, etc. with conditions. He stated that the conditions could include a 10:00 p.m. curfew/closing time for all functions, a responsible chaperone to make sure rules are followed, no loud music, and no alcohol consumption. Anthony Balestrieri agreed with Judge Kennedy and also asked the Plan Commission to approve the CUP application submitted by St. Patrick's Church. Linda Wulf reported that there may have been some celebrations over the last 2 years that were chaperoned by

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a church parishioner that may have lacked their responsibilities. She stated that there have not been very many functions held at the former school within the last year. She corrected Judge Kennedy in the fact that alcohol has been served during these functions. Judge Kenney said that he was not aware of these actions.

The Zoning Administrator was requested to provide her staff report and did so. The report mentioned that the request was for a Conditional Use Permit for special events such as weddings, listed the Staff Review Summary and Staff Recommendations which included findings of fact as well as possible conditions of approval. Some further discussion.

Motion (Meinel/Shiroda) to recommend to the City Council to deny the Conditional Use Permit requested by St. Patrick's Church for indoor recreation/entertainment use over 3,000 square feet for special events such as weddings at the former school facility located at 534 Sunset Drive. Call Vote: Member Meinel-Yes; Member Shiroda-Yes; Member Myrin-Yes; Member Baur-Yes; Member Stotko-Yes; Member Reynolds-Yes. Motion carried unanimously 6-0.

REVISED SITE PLAN, ARCHITECTURAL REVIEW & LANDSCAPE PLAN-US PACKAGING/401 EAST MORRISSY DRIVE (YVSE-00024)

Motion (Reynolds/Shiroda) to approve the revised site plan, architectural review and landscape plan presented by US Packaging to be located at 401 East Morrissy Drive (YVSE-00024) subject to Staff recommendations by outlined in the Zoning Administrator's memo dated April 14, 2016 and other minor details worked out for Phase 1. Motion carried unanimously 6-0.

CONCEPT PLAN – CENTRALIA ST. PROPERTY GROUP LLC-801 E. CENTRALIA ST.

Centralia Street Property Group LLC representative presented a concept plan and is requesting feedback to convert the former Lakes Area Rental building, 801 East Centralia St., into climate controlled storage units and to construct outdoor storage units. The first phase would include 24 units that would be 12 foot wide and 40 foot deep by 16 foot high for large seasonal toy storage such as campers, boats, etc. The Zoning Administrator reported that the proposed concept would require approval of a conditional use permit for mini-warehousing in the B-6 District but would like Plan Commission input prior to engaging an engineer to design detailed plans drawings. Plan Commission commented on the general acceptability of the proposed project and on specific aspects that include, exclude, alter or otherwise address the project as it moves through the formal review process. Plan Commission requested that no contractors be authorized to sell or work directly out of the storage units, no outside storage and were in otherwise in favor of this project.

MEETING DATES

Meeting dates: May 5, 2016, and May 19, 2016.

ADJOURNMENT

Motion (Baur/Meinel) to adjourn. Motion carried. Meeting adjourned at 8:00 p.m.

Shari McKinney
Plan Commission Secretary