

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
JUNE 1, 2006

The Architectural Review Board/City Plan Commission Meeting was called to order by Chairman Giese at 7:00 p.m. in the Council Chambers at City Hall.

The following members were present:

H. Reynolds  
D. Dorgan  
R. Mashack  
B. Knorr  
J. Giese

The following members were absent:

D. Snyder

Also present:

Sam Tapson, City Administrator  
Gary Welsh, City Engineer  
Rob Bedrosian, Zoning Administrator

Visitors:

Robert Mann  
Kirk Magill  
Roger Wolff  
Tom Neshek  
Dave Farley  
Bob Leibsle  
Warren Hansen  
Elkhorn Independent Rep.

APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the May 18, 2006 meeting with the noted correction. Seconded by Member Dorgan. Carried unanimously.

PRELIMINARY PLAT - ETP REVIEW/BLUESTEM MEADOWS/MANN

No action, first appearance regarding the preliminary plat for Bluestem Meadows, an 11 lot subdivision on 42.85 acre parcel located off C.T.H. "67" North and Foster Road in the Town of Sugar Creek presented by Robert Mann, D & M Enterprises.

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
JUNE 1, 2006  
PAGE 2

CERTIFIED SURVEY MAP - ETP REVIEW/FARM SEPARATION/WILD

No action, first appearance of the Certified Survey Map for a farm separation of a 3.64 acre parcel located on Granville Road (Tax Key No. SC3400003) in the Town of Sugar Creek requested by Stuart and Dan Wild.

CONDITIONAL USE PERMIT/AUTO REPAIR FACILITY/BROCK

No action, first appearance regarding a Conditional Use Permit for the installation and operation of an auto repair facility located on Lot No. 12, 1510 North Fairway Lane, Fairways Edge Business Park (Tax Key No. YFE1-00002) requested by Peter Brock, Pete's Tire Service.

REZONE PETITION/WALWORTH COUNTY AGRICULTURAL SOCIETY

No action, first appearance for the rezone petition from Rm-2 Multiple Family Residential District to P-1 Park District for a .38 acre parcel of land located on the corner of East Fair Street and East Court Street (Tax Key No. YAB-00037) requested by the Walworth County Agricultural Society.

REZONE PETITION - PUD/FAIR MEADOW SUBDIVISION/NESHEK

No action, first appearance for the rezone petition from A-1 Agricultural District, B-3 Neighborhood Business District and Rd-1 Two Family (duplex) Residential District to R-4 Multiple Family Residential District, P-1 Park District and C-1 Conservancy District for a 47.9 acre parcel located on east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) to construct a 128 unit residential subdivision through a Planned Unit Development as requested by Tom Neshek.

CONDITIONAL USE PERMIT - PUD/FAIR MEADOW SUBDIVISION/NESHEK

No action, first appearance regarding the Conditional Use Permit to construct a 128 unit residential subdivision through a Planned Unit Development on a 47.9 acre parcel located on east of North Patricia Street and north of First Avenue (Tax Key No. YUNE-00007) requested by Tom Neshek.

FINAL DEVELOPMENT PLAN – CUP/ELK CREEK/WOLFF

No action, first appearance on the Final Development Plan through a Conditional Use Permit (CUP) for Elk Creek Subdivision located on 238 acres, former Immega farm, (Tax Key Nos. YUSW-00045 & YUSW-00046) presented by Roger Wolff.

The following additions were suggested to be added to the eleven proposed conditions listed in the Zoning Administrator's Staff Report. No. 1 – Before building permits can be issued a master-grading plan *and stormwater management plan must be approved by the City Engineer* and No. 12 - *Contingent upon Pre-Annexation Agreement with the City.*

Copies of the Pre-Annexation Agreement were distributed to Plan Commission Members for review. Brief discussion regarding a change that was made to the development agreement regarding the requirement of a pattern book.

PLAN COMMISSION MEETING DATES

The next Plan Commission Meeting will be Thursday, June 22, 2006 at 7:00 p.m. Discussion regarding a Joint Workshop on the 2030 Comprehensive Plan with Plan Commission and City Council members and facilitated by Lee Brown, Teska Associates, to be conducted in the near future.

ADJOURNMENT

Member Reynolds moved to adjourn. Seconded by Member Mashack. Motion carried unanimously. Meeting adjourned 8:35 p.m.

