

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
FEBRUARY 8, 2007

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:

L. O'Connor  
D. Dorgan  
H. Reynolds  
J. Giese  
B. Knorr  
R. Mashack  
D. Snyder

The following members were absent:

None

Also present:

Sam Tapson, City Administrator  
Rob Bedrosian, Zoning Administrator  
Gary Welsh, City Engineer  
Terry Weter, Public Works Director  
Ward Phillips, City Attorney  
Charles Van Dyke, Alderman  
Julie Taylor, Alderman

Visitors:

Kit Deubel	Jim Spencer
Ted Johnson	Dwight Davis
Craig Thomas	Mrs. Davis
Bill Sigmund	Dan Kilkenny
Peter Scherrer	Mark Andrews
Graham Olson	Shane Crawford
Gayle Heggie	Jerry Krupa
Mike Reschke	Sharilyn Smage
Lowell Sweet	Gary Wallem
Clancy Green	Dave Bolink
Charles Besser	Steve Colombo
Intersport Representatives	

CONDITIONAL USE PERMIT/ROCK OF JESUS CHURCH/DAVIS

No action, first appearance regarding the Conditional Use Permit for the Rock of Jesus Church submitted by the Rev. Dwight Davis, Pastor, to allow a church to operate at 101 West Walworth Street (Tax Key No. YOP-00243). The parcel is zoned B-1, Central Business District and churches require a Conditional Use Permit approval in all zoning districts. It was noted that if approved, the applicant can only use the building for church services, day care or any other use of that nature is not permitted.

CONDITIONAL USE PERMIT AMENDMENT/DENTIAL CLINIC/THOMAS

No action, first appearance regarding the amending Condition No. 3 of the approved Conditional Use Permit to construct a 4,023 square foot dental office on 1.3 acres of land located at 1525 North Fairways Lane, Lot No. 13 of Fairways Edge Business Park (Tax Key No. YFE1-00003). Discussion regarding the fact that Staff does not want to see dentists practicing separately in the proposed building but if business increases then it would be acceptable to bring in more dentists (1-3) to operate under one practice.

JOINT CONCEPTUAL REVIEW/BRUMMEL FARM/GREEN

No action, first appearance regarding joint conceptual review before the City Plan Commission and City Council to obtain feedback prior to formal application to construct a combination of detached single family, duplex and multiple family units on property located north of Fifth Avenue and east of Voss Road (GSC-2500008A, GSC-2500008C and YUNW-00230) in the Town of Sugar Creek known as the Brummel farm as proposed by Clancy Green, developer and future property owner. It was noted that the project would be beneficial to the City because of the Church Street extension and the stormwater drainage detention area that it will provide.

JOINT CONCEPTUAL REVIEW/YOUTH SPORTS COMPLEX/INTERSPORT

No action, first appearance regarding joint conceptual review before the City Plan Commission and City Council to obtain feedback prior to formal application by Intersport Champions Village to construct a youth sports complex in phases on Walworth County property located on County Trunk Highway "NN".

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A presentation was made by Charles Besser, Steve Colombo and several other representatives of Intersport. Mr. Colombo proceeded to describe the proposal for a youth sports complex which would be used for hosting week-long traveling baseball team tournaments during the months of June - August. Teams will consist of 13 players, aged 9 -12, and 3 coaches. These tournaments will host teams nationally and internationally. Players and coaches will stay on-site in cabins, eat in an on-site cafeteria and play 8 -10 baseball fields. Future plans over the next 5 years include growth into other sports such as soccer, basketball, softball, lacrosse, and volleyball. Over the proposed 5 year period it is anticipated that the weekend long baseball camp will expand into an overall sports campus with various other sports played throughout the year. The Intersport representatives expressed their excitement about locating this facility in Elkhorn which will make accessibility convenient to the entire Midwest.

The Mayor explained that the purpose of this joint meeting was for the City Plan Commission and City Council to obtain information regarding Intersport. He explained that it was not a public hearing and that sometime in the near future a public hearing may be held at which time the public would then have the opportunity to respond. At this time the City Plan Commission and City Council members were encouraged to ask questions with Intersport representatives to respond. Following the question and answer session, the City Attorney read into the record a letter written by Alderman Payson, who could not attend the meeting due to illness.

#### MEETING DATES

The next workshop is scheduled for Thursday, February 22, 2007 at 7:00 p.m. and the next regular meeting is Thursday, March 1, 2007 at 7:00 p.m.

#### ADJOURNMENT

Member Knorr moved to adjourn. Seconded by Member Dorgan. Motion carried unanimously. Meeting adjourned 9:15 p.m.