

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
DECEMBER 6, 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:

J. Taylor
D. Snyder
M. Davidson
D. Dorgan
B. Knorr
J. Giese

The following members were absent:

None

Also present:

Sam Tapson, City Administrator
Ward Phillips, City Attorney
Rob Bedrosian, Zoning Adm.
Gary Welsh, City Engineer

Visitors:

Tim Taylor
Mike Howarth
Richard Howarth
Warren Hansen
Greg Wescott
Bruce Marne
Randy Zeien
Michael Peine
DonBuchert
Bob Klockars
Jack & Ella Woodbury
Mike & Jean Brogan
Steve Knudson
Brandon Johnson
Robert & Yvonne Fiskum
Dave Cole, Jarad Video
Maureen Mayrand, Elkhorn Independent

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APPROVAL OF MINUTES

Member Knorr moved to approve the minutes of the November 1, 2007, as written. Motion seconded by Member Dorgan. Motion carried unanimously.

CONDITIONAL USE PERMIT/REMER ROAD/LIVING WATERS CHURCH

Member Knorr moved to recommend to Council to approve the Conditional Use Permit to construct the Living Waters Church on the south side of Remer Road subject to submittal of a more detailed Plan of Operation. Seconded by Member Dorgan. Member Taylor pointed out that a majority of the City Council were not in attendance at this meeting to hear the presentation or comments. It was noted that Plan Commission has made this request in the past to other churches that have had similar submittals. Member Knorr withdrew his motion and Member Dorgan withdrew his second. Discussion.

No action, second appearance regarding the Conditional Use Permit to construct an 18,000 square foot church on a 6.37 acre parcel of land with a 3.17 acre out lot located on the south side of Remer Road (Tax Key No. YVSE-00033) submitted by Kurt Verhoeven.

SITE PLAN REVIEW/REMER ROAD/LIVING WATERS CHURCH

No action, second appearance regarding the site plan review for a 6.37 acre parcel of land with a 3.17 acre out lot located on the south side of Remer Road (Tax Key No. YVSE-00033) in order to construct the 18,000 square foot Living Waters Church submitted by Kurt Verhoeven.

ARCHITECTURAL REVIEW/REMER ROAD/LIVING WATERS CHURCH

No action, first appearance regarding the architectural review for a 6.37 acre parcel of land with a 3.17 acre out lot located on the south side of Remer Road (Tax Key No. YVSE-00033) in order to construct the 18,000 square foot Living Waters Church submitted by Kurt Verhoeven.

CONDITIONAL USE PERMIT/GAS STATION & CAR WASH/KWIK TRIP INC.

No action, second appearance regarding the Conditional Use Permit of property located on S.T.H. "67" and West Hidden Trail (Tax Key No. YUNW-00244F) submitted by Kwik Trip Inc. to construct a 5,284 square foot convenience store/gas station with a 2,769 foot car wash. Plan Commission agreed that Kwik Trip cannot be placed on an agenda until Hampton Inn obtains permits because this proposal is directly affected by the development of sewer and water of the Hampton Inn project which has not moved forward.

SITE PLAN REVIEW/GAS STATION & CAR WASH/KWIK TRIP INC.

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ANNEXATION/WOODBURY/TOWN OF GENEVA

No action, first appearance concerning the proposed annexation of 1.045 acres of land located in the Town of Geneva adjacent to the City boundary on MacLean Road (Tax Key No. JG800003E) requested by Jack and Ella Woodbury.

CONDITIONAL USE PERMIT AMENDMENT/STONERIDGE PARTNERSHIP

No action, first appearance amending the Conditional Use Permit for Stoneridge Partnership (Tax Key No. YUNW-00058A) located on Hazel Ridge Road to allow construction of the final phase of the apartment complex.

SITE PLAN REVIEW/STONERIDGE PARTNERSHIP

No action, first appearance amending the site plan review for Stoneridge Partnership (Tax Key No. YUNW-00058A) located on Hazel Ridge Road to allow construction of the final phase of the apartment complex.

ARCHITECTURAL REVIEW/STONERIDGE PARTNERSHIP

No action, first appearance amending the architectural review for Stoneridge Partnership (Tax Key No. YUNW-00058A) located on Hazel Ridge Road to allow construction of the final phase of the apartment complex.

SITE PLAN REVIEW/BROGAN MACHINE

No action, first appearance regarding the site plan review requested by Brogan Machine for property located at 431 East Geneva Street (Tax Key No. YVSE-00009A) for the construction of a 10,000 square foot manufacturing building. Plan Commission concurred that additional site plan dimensions, topo and setbacks need to be submitted.

ARCHITECTURAL REVIEW/BROGAN MACHINE

No action, first appearance regarding the architectural review requested by Brogan Machine for property located at 431 East Geneva Street (Tax Key No. YVSE-00009A) for the construction of a 10,000 square foot manufacturing building. Plan Commission requested the resubmittal of building material samples.

CONDITIONAL USE PERMIT/WEST SIDE ELEMENTARY/EASD

No action, first appearance concerning the Conditional Use Permit for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications.

SITE PLAN REVIEW/WEST SIDE ELEMENTARY/EASD

No action, first appearance concerning the site plan review for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications.

ARCHITECTURAL REVIEW/WEST SIDE ELEMENTARY/EASD

No action, first appearance concerning the architectural review for West Side Elementary (Tax Key No. YUNW-00062) located on Sunset Drive to allow the construction of an addition and site modifications.

CONDITIONAL USE PERMIT/JACKSON ELEMENTARY/EASD

No action, first appearance regarding the Conditional Use Permit to allow the construction of an addition and site modifications for Jackson Elementary (Tax Key No. YAB-00017) located on North Jackson Street.

SITE PLAN REVIEW/JACKSON ELEMENTARY/EASD

No action, first appearance regarding the site plan review to allow the construction of an addition and site modifications for Jackson Elementary (Tax Key No. YAB-00017) located on North Jackson Street.

ARCHITECTURAL REVIEW/WEST SIDE ELEMENTARY/EASD

No action, first appearance regarding the architectural review to allow the construction of an addition and site modifications for Jackson Elementary (Tax Key No. YAB-00017) located on North Jackson Street.

SITE PLAN REVIEW/WALWORTH STATE BANK

No action, first appearance regarding the site plan of property located at 190 East Geneva Street (Tax Key No. YOP-000190) requested by the Walworth State Bank.

ARCHITECTURAL REVIEW/WALWORTH STATE BANK

No action, first appearance regarding the architectural review of property located at 190 East Geneva Street (Tax Key No. YOP-000190) requested by the Walworth State Bank.

SITE PLAN REVIEW/HAGEN TRANSFER

No action, first appearance concerning the site plan for property located at 259 East O'Connor Drive (Tax Key No. YA248000001) requested by Hagen Transfer.

R-4 RESIDENTIAL MIXED USE DISTRICT

A memorandum dated November 5, 2007 written by Lee Brown, Teska Associates, regarding the R-4 Residential Mixed Use District was distributed to the Plan Commission for review.

MEETING DATES

The next Plan Commission Workshop is scheduled for Thursday, December 20, 2007 at 7 p.m. The next Plan Commission meeting is Thursday, January 3, 2007 at 7 p.m.

ADJOURNMENT

Member Dorgan moved to adjourn. Seconded by Member Snyder. Motion carried unanimously. Meeting adjourned 8:30 p.m.