

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
August 21, 2008

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

The following members were present:

T. Shiroda, Member
J. Taylor, Alderman & Member
B. Knorr, Member
M. Davidson, Member
D. Dorgan
D. Snyder, Member
J. Giese, Mayor & Member

Also present:

Ward Phillips, City Attorney
Gary Welsh, City Engineer
Nancy Jacobson, City Clerk

Visitors:

Joe Gaffney, Waukesha
Jim Hertel, 502 Nathan Lane
Warren Hansen, 7 Ridgway Ct.
Dennis and Deanna Karbowski, 415-417 N. Wisconsin St
Mike and Debbie Crooks, 412 Kimberly Lane
Brian Morris, 88 Congress St., Williams Bay
Jon and Amy Walter, N7497 Lost Nation Rd.
Tim Erikson, 5408 Hwy. 50, Delavan
John and Paul Milling, 1139 W. Court St.
Tim Jenson, 4049 State Rd. 67
Greg and Brenda Kaplan, 416 W. Marshall St.

APPROVAL OF MINUTES

Motion (Knorr/Snyder) to approve the minutes of the August 7, 2008, Plan Commission meeting. Motion carried by the majority present.

CONTINUOUS MOTION/SITE PLAN/ARCHITECTURE

Motion (Knorr/Snyder) to approve the site plan for Continuous Motion, Tax Key No. YA389500001, 1530 N. Country Club Drive. Motion carried by the majority present. In discussion, the applicant provided a revised site plan to include the future parking.

Motion (Dorgan/Shiroda) to approve the architecture for Continuous Motion. Motion carried by the majority present.

HAMPTON INN/SITE LIGHTING PLAN AMENDMENT

Motion (Snyder/Knorr) to approve the site lighting plan for the Hampton Inn, 40 W. Hidden Trail, subject to the night lighting inspection before final occupancy is issued and the conditions as imposed by the Building Inspector. Motion carried by the majority present.

WALTER AUTO SALES/JOINT CUP AND REZONE/SITE PLAN

Motion (Knorr/Taylor) to recommend to Council denial of the Joint Conditional Use Permit and Rezone from B-3 (Neighborhood Business District) to B-2 (Community Business District) to locate an auto sales at 910 W. Walworth Street, Tax Key No. YUNW00136 as requested by Jon Walter. Roll call vote: Giese, no; Knorr, yes; Davidson, no; Dorgan, yes; Snyder, no; Taylor, yes; Shiroda, yes. Motion carried by the majority present.

In discussion, Walter provided a revised site plan removing customer parking from West Street. Customer parking is now planned for the east side of the building. Walter said he did not plan to use outside lighting; however, if he did need it he would have to come back to Plan Commission. He said the parking lot would be repaved and areas that are good would be seal coated to match. His hours would be 10 a.m. to 7 p.m., Monday, Tuesday and Thursday; 3 to 6 p.m., Wednesday; 10 a.m. to 6 p.m., Friday and 10 a.m. to 4 p.m., Saturday.

Alderman Taylor said if the parking was sufficient for his auto sales. Walter said yes. He will keep the trucks in the back and cars in the front. There will be two vehicles in the showroom. He has 17 cars in his present location and does not anticipate many more. Mayor Giese asked about the lighting and surrounding neighbors. Walter said he is not planning on putting one up at this time, but may consider a security light on the building. He said that the location previously had auto sales on it. It was zoned B-2 at the time it was built. He said his business is not a high traffic one. His intent is to improve the looks of it.

Member Knorr said it is still a rezone that is incompatible to the City's land use plan and made the motion to deny. Walter said that no neighbors came to contest the rezone during the Plan Commission's public hearing. He asked what type of business does Plan Commission want in that location.

Mayor Giese allowed members of the audience to speak on the subject. Dennis Karbowski said that he is tired of the property like it does and the Walter business would be an asset out their. He referenced the fact that the City allowed a car lot to be located

in the downtown area. He said the City needs to support small businesses and the City should give Walter a chance.

Greg Kaplan said the property looks shabby and it was previously a car dealership. He said that there are other businesses a mile out of town. As far as traffic is concerned, Kaplan said the street in front is a main highway.

Ryan Morris said the Walter have a solid foundation of a business and would be a valuable asset to the City. He asked the Plan Commission to reconsider their decision.

Tim Erickson said Walter needs a chance to make the property look good. Mike Crooks added that he bought his first car from him and he would be an asset to the community.

In closing, Walter said he has tried to do what is right. Member Knorr said that he is not trying to put anybody out of business, but the Plan Commission has to make land decisions according to the Land Use Plan.

Due to the passing of the denial, no action was taken on the Walter Auto Sales Site Plan.

MEETING DATES

The next Plan Commission meeting is Thursday, September 4, 2008 at 7:00 p.m.

ADJOURNMENT

Motion (Snyder/Knorr) to adjourn at 7:37 p.m. Motion carried by the majority present.

Nancy Jacobson
City Clerk