

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
NOVEMBER 21, 2013

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 Reynolds.

The following members were present:

K. Meinel
M. Roberts
B. Olson
T. Stotko
J. Taylor
H. Reynolds

The following members were absent:

R. Baur

Also present:

Sam Tapson, City Adm.
Ward Phillips, City Attorney
Gary Welsh, City Engineer
Bonnie Schaeffer, Zoning Adm.

Visitors:

Mr. Bray
Warren Hansen
Bruce Kudick
Kathryn Sawyer Gutenkunst

APPROVAL OF MINUTES

Member Meinel moved to approve the minutes of the September 19, 2013 meeting as written. Motion seconded by Member Olson. Motion carried unanimously.

CERTIFIED SURVEY MAP/EXTRATERRITORIAL PLAT REVIEW-BRAY ROAD/BRAY

Member Olson moved to recommend to Council to approve the Certified Survey Map for property located at W4254 Bray Road (Tax Key No. KLF3200003) in the Town of LaFayette requesting approval of a farm structure separation Certified Survey Map for a land division to split off the existing buildings on a 5.0 acre of land. Seconded by Member Taylor. Motion carried unanimously.

CONCEPTUAL PLAN REVIEW/830 N. WISCONSIN ST./KUDICK

Warren Hansen, Engineer, representing KUD'S Ltd., Inc., (Bruce Kudick), presented the concept plan review for the redevelopment of a commercial site for retail use which is located at 830 North Wisconsin Street (Tax Key No. YUNW-00231 and YUNW-00230A), known as the Two Seasons Bowl site that is currently being raised.

The Zoning Administrator's Staff Report dated November 19, 2013, recommended that the entire site should be developed as a Planned Unit Development although retail uses may be appropriate for the Two Seasons Bowl location. A concept plan including wetland delineation should be submitted for the entire site. A traffic impact analysis should be required to determine appropriate location of the entrance drive(s) for this site with relation to Harvest Way and appropriate design of the intersection(s) with Wisconsin Street. Overall site plans for the entire site previously submitted to staff showed over 130,000 sq. ft. of future retail space.

Discussion regarding whether there is a need for traffic study at this location for the entire 12 acre site or just the existing bowling alley site proposed to be sold for retail use. Members advised applicant to submit an overall plan for the 12 acre site with land divided into three separate certified survey maps for the purpose of selling the individual lots, then the lots would not be land locked. Access for a primary road to service the site should be shown.

At this time Kathryn Sawyer Gutenkunst, Attorney, representing KUD;s Ltd., Inc. (Bruce Kudick), presented a letter signed by his father, Karl Kudick, providing written permission to include his own parcel of land with the redevelopment of the Two Seasons site for road access. Although Bruce Kudick assured the Plan Commission that his father has given his permission via letter, Plan Commission preferred that the applicant include the parcel as part of the Certified Survey Maps to be recorded as discussed.

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/
CITY PLAN COMMISSION MEETING
NOVEMBER 21, 2013
PAGE 2

After some further discussion, Mr. Kudick agreed to return with the submittal of the certified survey maps of the three lots showing access for a primary road to service the Two Seasons Bowl site which is proposed to be redeveloped and sold for retail use. No action taken at this time by the Plan Commission.

CITY OF ELKHORN ZONING CODE REVIEW/2ND DRAFT/TESKA ASSOCIATES

Lee Brown and Michael Blue, representing Teska Associates, presented for review and/or comment their November 14, 2013, memorandum regarding the second draft of the City of Elkhorn Zoning Ordinance Update to the Plan Commission. Discussion included the items listed under the three categories, more specifically, General Changes, Signs and Parking Regulations. This review was completed with Teska representatives noting Plan Commission's comments on the items outlined in the November 14, 2013, memorandum.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, December 5, 2013.

ADJOURNMENT

Member Olson moved to adjourn. Seconded by Member Meinel. Motion carried unanimously. Meeting adjourned at 10:00 p.m.

Shari McKinney
Plan Commission Secretary