

CITY OF ELKHORN  
ARCHITECTURAL REVIEW BOARD/  
CITY PLAN COMMISSION MEETING  
JANUARY 9, 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:

T. Stotko  
R. Baur  
J. Taylor  
B. Olson  
K. Meinel  
H. Reynolds

The following members were absent:

M. Roberts

Also present:

Sam Tapson, City Adm.  
Bonnie Schaeffer, Zoning Adm.  
Gary Welsh, City Engineer  
Kelly Nichols, City Attorney

Visitors:

Warren Hansen  
Richard Howarth, Jr.  
Frank Lueptow  
Jason Tadych  
Mr. & Mrs. Gary Wallem

APPROVAL OF MINUTES

Member Meinel moved to approve the minutes of the December 5, 2013, meeting as written. Motion seconded by Member Taylor. Motion carried unanimously.

CERTIFIED SURVEY MAP/830 N. WISCONSIN ST./KUD'S LTD. INC.

Member Reynolds moved to recommend to Council to approve a 2-lot Certified Survey Map for property owned by Bruce Kudick, KUD's Ltd., Inc. located at 830 North Wisconsin St., former Two Seasons Bowl along with an adjacent parcel (Tax Key Nos. YUNW-00231, YUNW-00230A, and YUNW-00240) for the purpose of creating a lot building site. Seconded by Member Olson. Motion carried unanimously.

SITE PLAN/830 N. WISCONSIN ST./KUD'S LTD. INC.

Although Plan Commission approved the Certified Survey Map for 830 North Wisconsin Street (Tax Key Nos. YUNW-00231, YUNW-00230A, and YUNW-00240), members concluded that it was not appropriate at this point in time to approve a site plan due to the fact that the applicant only has a proposed site plan with no actual developer or development. The applicant may return at any time in the future with a viable site plan development. No action taken.

CERTIFIED SURVEY MAP/59 W. MARKET ST./FL PARTNERS & UDG, LLC

Member Reynolds moved to recommend to Council to approve a 2-lot Certified Survey Map for property located at 58 West Market Street (Tax Key No. YA265100001) owned by FL Partners for purpose of creating one new building site and one outlot to construct a new 8,000 square foot building for retail use. Seconded by Member Stotko. Motion carried unanimously.

SITE PLAN/59 W. MARKET ST./FL PARTNERS & UDG, LLC

First appearance of the proposed site plan for the proposed retail development of 59 West Market Street (Tax Key No. YA265100001) presented by Warren Hansen, Engineer, representing FL Partners and United Development Group LLC. Applicant was instructed to submit additional information to include a site plan illustrating the installation and location of sidewalks. No action taken.

ARCHITECTURAL REVIEW/59 W. MARKET ST./FL PARTNERS & UDG, LLC

First appearance of the architectural review of the proposed retail development of 59 West Market Street (Tax Key No. YA265100001) presented by Warren Hansen, Engineer, representing FL Partners and United Development Group LLC. Applicant was instructed to submit additional information to include a color rendering of the proposed retail building with building materials identified and building material samples. No action taken.

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LANDSCAPE PLAN/59 W. MARKET ST./FL PARTNERS & UDG, LLC

First appearance of the landscape plan for the proposed retail development of 59 West Market Street (Tax Key No. YA265100001) as presented by Warren Hansen, Engineer, representing FL Partners and United Development Group LLC. Applicant was instructed to submit additional information to include a properly marked landscape plan. No action taken.

SALE OF CITY PROPERTY/205, 211, & 311 W. CENTRALIA

Member Baur moved to recommend to Council to approve the sale of City land located at 205, 211 and 311 West Centralia Street (Tax Key Nos. YUSW-00046C, YUSW-00046D, YUSW-00053A, YUSW-00053B & YUSW-00053C) for a manufacturing development with continued remediation of the parcels. Seconded by Member Stotko. Motion carried unanimously.

2030 COMPREHENSIVE PLAN REVIEW

The City Administrator reported that the Plan Commission is scheduled to complete the 5 year review of the City's 2030 Comprehensive Plan in 2014.

MEETING DATES

The next Plan Commission meeting is scheduled for Thursday, January 23, 2014.

ADJOURNMENT

Member Olson moved to adjourn. Seconded by Member Stotko. Motion carried unanimously. Meeting adjourned at 8:00 p.m.

Shari McKinney  
Plan Commission Secretary