

CITY OF ELKHORN
Architectural Review Board/City Plan Commission Meeting
Council Chambers, 9 S. Broad Street, Elkhorn, Wisconsin

May 15, 2014

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:01 p.m. by Chairman Olson followed by roll call.

ROLL CALL

Present: Mayor Brian Olson, Alderman Jim D'Alessandro, Plan Commission Members Mike Roberts, Tom Stotko and Jason Hunter

Also Present: Administrator Sam Tapson, City Attorney Ward Phillips, City Engineer Gary Welsh, Zoning Administrator Bonnie Schaeffer, Plan Commission Secretary Cairie Virrueta, Dan Carmody, Tony Flitcroft, Curt Crotty, Brian Hinz, Paul VanHenkelum, Kevin McKillip

Approval of Minutes

Motion (D'Alessandro/Stotko) to approve the minutes of the May 1, 2014 Architectural Review Board/City Plan Commission Meeting. Motion carried.

Public Hearing: Zoning Code - Amendment to Chapter 17

No public comment.

Site Plan, Architectural Plan, Landscape Plan, CSM: City of Elkhorn (Owner), Great Lakes Components (Buyer) – 205, 211, and 311 W. Centralia St. (YUSW00046, YUSW00046C, YUSW00053, YUSW00053B and YUSW00053C)

Paul VanHekelum of GLC Components requests approval of the site plan, architectural plan and CSM to combine five parcels into three parcels of which two will be leased back to the City. GLC plans to build a new production facility with an attached office along with a lumber storage building and truck maintenance building on one parcel. Verbal approval from the DNR for soil management at the sites have been received and the written approval will be forwarded to the City Administrator upon receipt. The fire hydrant at the site will only be relocated upon the approval of the City of Elkhorn Fire Chief. Project is subject to approval of land sale and CSM. Motion (Olson/D'Alessandro) to approve the Site Plan, Architectural Plan, Landscape Plan and CSM subject to meeting all legal requirements, approval of fire hydrant location by the Fire Chief and subject to the conditions listed in Staff Report dated May 8, 2014. Roll call vote: Olson, yes; D'Alessandro, yes; Roberts, yes; Stotko, yes; Hunter, yes. Motion carried.

Conceptual Plans for Senior Care Use in B-6 Zoning District: Flitcroft-AC Properties, LLC (Owner), Innovative Construction Management, LLC (Applicant), Auth Consulting & Associates, Matt Hieb (Agent) – Northwest Corner of Country Club Pkwy and Fairway Lane (YFE100006 and YFE100007)

Brian Hinz of Elliot Architects, Inc explained concept plan review is sought for a 36 unit memory care facility that will be designed to be expandable to 72 units. The building will be residential in type with lap siding, cedar shingles and stone. Security will include a monitoring and delayed egress system. Motion (D'Alessandro/Roberts) that the proposed plan is similar enough to other uses allowed in B-6 to allow conditional use application. Roll call vote: Olson, yes; D'Alessandro, yes; Roberts, yes; Stotko, yes; Hunter, yes. Motion carried.

Zoning Code - Amendment to Chapter 17

Commission discussed amendment to yard setbacks and the need for standards. Commission members are to consider potential changes and discuss at a subsequent meeting.

Next Meeting Date

Thursday, June 5th, 7:00 p.m.

Adjournment

Motion (D'Alessandro/Olson) to adjourn at 8:10 p.m.

Cairie Virrueta
Plan Commission Secretary

Approved 06/19/14