

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

July 10, 2014

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:05 p.m. by Plan Commission Member Tom Stotko followed by roll call.

ROLL CALL

Present: Alderman Jim D'Alessandro, Plan Commission Members Ray Baur, Tom Stotko and Jason Hunter

Also Present: City Engineer Gary Welsh, Zoning Administrator Bonnie Schaeffer, City Administrator Sam Tapson, City Attorney Ward Phillips, Plan Commission Secretary Cairie Virrueta, Alderman Tom Myrin

Approval of Minutes

Motion (Baur/Hunter) to approve the minutes of the June 19, 2014 Architectural Review Board/City Plan Commission Meeting. Motion carried.

Public Hearing

None.

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) FIRST APPEARANCE

Plan Commission members discussed the Staff Report and plans presented. Staff had several concerns over the plans. Matt Hieb, Civil Engineer for the project addressed some of the concerns. Applicant will return to a future meeting for Plan Commission approval.

Jerbils and Lizards, Inc. (Owner) SMR Acquisitions Company, LLC (Applicant), Debbie Singer (Agent) – 811 N. Wisconsin St. (YA208300003) FIRST APPEARANCE

No representatives regarding this project were in attendance.

LANCO LLC/Precision Plus (Owner), Excel Engineering (Agent) – 840 East Koopman Ln. – (YA311900001) FIRST APPEARANCE

Jason Day (Excel Engineering) presented plans to the Plan Commission. The site plan added more details, including adding 30 parking stalls with 12 in the front and 18 to the south of the addition. He worked with the Elkhorn Fire Chief for fire protection in the addition. The fire lane was extended. Architectural plan changes include a drainage/storm water management plan, 40% TS removal, underground water removal to Elkhorn Lake, and rip rap to ordinary high water mark to protect the lake from erosion. They are currently working with the DNR to create a geothermal plan utilizing Elkhorn Lake in place of traditional air conditioning. The Mayor and City Administrator support the geothermal plan. Motion (D'Alessandro/Baur) to waive second appearance. Motion carries. Motion (D'Alessandro/Hunter) to recommend approval of Site Plan, Architectural and Landscape Plan contingent on DNR approval, land purchase and subject to conditions listed in the staff report dated July 3, 2014. Motion carries.

Chapter 17 Zoning Ordinance Delete and Re-Create

Administrator Tapson informed Commission that Chapter 17 of the City of Elkhorn Ordinance was deleted in its entirety and recreated by Teska. If Plan Commission approves of ordinance as presented then it needs to move forward. Motion (Baur/Hunter) to recommend approval of the re-created Chapter 17 – Zoning Ordinance as prepared by Teska Associates Inc. Motion carries.

2030 Comprehensive Plan – Teska & Associates

Administrator Tapson informed the Commission that this is a 6-8 month process and he would like an idea of when members would like to begin. A contract has been signed with Teska & Associates for this project.

Next Meeting Date

A special meeting was set for Thursday, July 17th, 7:00 p.m.

Adjournment

Motion (Baur/Hunter) to adjourn at 8:10 p.m.

Cairie Virrueta
Plan Commission Secretary