

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

**September 4, 2014**

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The Architectural Review Board/City Plan Commission Meeting was called to order at 7:00 p.m. by Mayor Brian Olson followed by roll call.

**ROLL CALL**

Present: Mayor Brian Olson, Alderman Jim D'Alessandro, Plan Commission Members Mike Roberts, Ray Baur, Tom Stotko and Ken Meinel

Also Present: Zoning Administrator Bonnie Schaeffer, City Administrator Sam Tapson, City Attorney Ward Phillips, City Clerk Cairie Virrueta, Finance Director James Heilman, and other interested parties.

**Approval of Minutes**

Motion (Baur/Meinel) to approve the minutes of the July 10 and 17, 2014 Architectural Review Board/City Plan Commission Meetings. Motion carried.

**Open Public Hearing Regarding a CUP to Allow Automobile Sales at 920 E. Centralia Street (YVSE00003D)**

No comments. Public Hearing closed.

**CJ Investments, Inc. Jim and Cynthia Mullen (Owners) – 920 E. Centralia St. (YVSE00003D) FIRST APPEARANCE Conditional Use Permit**

Plan Commission members discussed the Staff Report and CUP. Jim Mullen informed commission that he is looking to sell cars at the property. Cars will be stored inside with no more than three cars outside. Car sales will take place year round, with advertising done over the internet. Auto repairs will be done off-site by others. The property is for sale and the owners are aware that the CUP is not transferrable. **Motion (D'Alessandro/Stotko) to recommend approval according to staff recommendations: The hours of operation shall be 7 am to 7 pm Monday thru Friday; Saturday hours of 8 am to 2 pm. No vehicle other than employee, visitor and up to 3 vehicles for sale shall be parked in the front of the building. No outside storage of any automobile parts shall be allowed at any time. Absolutely no salvage of vehicles shall be permitted. No mechanical automobile repair shall be permitted.** Roberts asked commission if auto sales were appropriate for that area. Mullen stated that it is done via the internet, by appointment sales only and no signs would be displayed. Up to 3 cars would be for sale outside. **Motion carries; Mike Roberts opposed.**

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

Applicant Kunal Relwani asked for a variance to use corrugated metal and some masonry on a building to be constructed. Mayor Olson said that those types of materials are not allowed. The representative asked if the commission would consider nichiha fiber cement to be used. He gave pictures of the material and explained that it is a brick mimic in the form of a wall panel. The commission asked to see a sample of the material. Mayor Olson asked that a sample and specifics for the construction be brought back for the October 2<sup>nd</sup> meeting or the request would be denied. No action was taken.

**Basso Builders, Inc (Owner) – North side of First Ave. east of Fairmeadow Ln. –  
(YA248100001) FIRST APPEARANCE Site Plan, Architectural Review, Landscape Plan**

Howard Basso informed commission that he is looking to put townhomes on Fairmeadow Lane. Zoning Administrator Schaeffer said some items were initially not in compliance and that the applicant's engineer had made changes since the staff meeting. Parking is in compliance.

Roberts asked Basso to use different materials for the garage lower gables to break up the look.

**Motion (Roberts/Stotko) to recommend approval of site plan, architectural review and landscape plan according to staff recommendations and working out new materials on gables. Motion carried.**

**General Discussion Items**

None.

**Next Meeting Date**

September 18, 2014 at 7:00 p.m.

**Adjournment**

Meeting adjourned at 7:30 p.m.

Cairie Virrueta  
City Clerk