

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

October 16, 2014

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:00 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, Ray Baur, Ken Meinel and Jason Hunter

Also Present: City Attorney Ward Phillips, City Engineer Gary Welsh, Zoning Administrator Bonnie Schaeffer, City Clerk Cairie Virrueta, Finance Director James Heilman,

Approval of Minutes

Motion (Meinel/Stotko) to approve the minutes of the September 4, 2014 Architectural Review Board/City Plan Commission Meeting. Motion carried.

Norman L. Brummel Trust (Owner) – W4057 Potter Rd. – (KLF2100007) Town of Lafayette: ETP CSM

Zoning Administrator Schaeffer explained that the applicant is requesting approval of a CSM for a land division to split off the existing farm buildings on a 5.00 acre parcel. The remaining parcel will be 35 acres with the home. The applicant still needs a CUP from Walworth County.

Motion (D'Alessandro/Hunter) to recommend approval of the CSM for Normal L. Brummel Trust, W4057 Potter Road, Town of Lafayette (KLF2100007). Roll call vote: Olson, yes; D'Alessandro, yes; Roberts, yes; Stotko, yes; Hunter, yes. Motion carried.

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

Zoning Administrator Schaeffer explained that there wasn't a Plan Commission meeting on October 2 and that the applicant signed an extension via email. Applicant representative Kunal Relwani passed around samples of Nichiha fiber cement, which is the material they are requesting to use in place of stone or brick. The material would be placed on all sides of the building. Mayor Olson said that he researched the materials and the warranties on the product. He said that if the commission was to make an exception it should be an upgrade of product, not a downgrade which he felt this material was. He was not in favor of it and felt the commission should stay consistent on this area of town. Plan Commissioner Roberts agreed and didn't view the material as equal to or exceeding the standard. Relwani said if they had to use stone or brick the project wouldn't be able to move forward. **Motion (Stotko/Roberts) to deny the building material variance with the materials as presented.** Alderman D'Alessandro asked if the applicant could come back before the Plan Commission. City Attorney Ward said they could, but it would need to be for different materials. Relwani asked if stone or brick was used would they need a variance. Attorney Ward said if it met the standards, no. Plan Commissioner Roberts pointed out they would need to come back for other approvals. **Roll call vote: Olson, yes; D'Alessandro, yes; Roberts, yes; Stotko, yes; Hunter, yes. Motion carried.**

Next Meeting Date

Thursday, November 6, 7:00 p.m.

Adjournment

Motion (D'Alessandro/Olson) to adjourn at 7:13 p.m.

Cairie Virrueta
City Clerk