

CITY OF ELKHORN
ARCITECTUAL REVIEW BOARD/CITY PLAN COMMISSION MEETING
Council Chambers, 9 S. Broad St., Elkhorn, WI
August 4, 2016

The Architectural Review Board/City Plan Commission Meeting was called to order at 7:00 p.m. by Vice-Chairman Meinel followed by the Pledge of Allegiance and Roll Call.

ROLL CALL

Present: Meinel, Baur, Frazer, Stotko

Absent: Hunter, Myrin, Reynolds

Also Present: City Administrator Tapson, Zoning Adm. Schaeffer, City Engineer, City Attorney

Visitors: Thom Rodgers, Leann Rodgers, Warren Hansen, Janesville Gazette Rep.

APPROVAL OF MINUTES

Motion (Stotko/Baur) to approve the minutes of the Architectural Review Board/City Plan Commission Meeting of July 14, 2016. Motion carried unanimously.

PUBLIC HEARING/CONDITIONAL USE PERMIT/801 E. CENTRALIA ST. / CENTRALIA ST. PROPERTY GROUP LLC

Public Hearing convened at 7:02 p.m. with respect to the application submitted by Centralia Street Property Group LLC for a Conditional Use Permit for mini-warehousing to be located on the parcel of land at 801 East Centralia St. more precisely identified by Tax Key No. YVSE-00004F1. Vice-Chairman Meinel asked if anyone wished to be heard. No one wished to be heard. Vice-Chairman Meinel then asked three times if anyone else wished to be heard and no one wished to be heard. The public hearing was closed at 7:04 p.m. by Vice-Chairman Meinel.

CONDITIONAL USE PERMIT/801 E. CENTRALIA ST. / CENTRALIA ST. PROPERTY GROUP LLC

Vice-Chairman Meinel requested applicants to present their information to the Plan Commission. Leann Rodgers, representing Centralia Street Property Group LLC, explained that she and her husband, Thom, are requesting approval of a Conditional Use Permit for mini-warehousing to be located at 801 East Centralia St. (Tax Key No. YVSE-00004F1). Mrs. Rodgers continued to explain their mission is to establish a secure, well- maintained, cost effective indoor climate-controlled and ambient self storage facility for Elkhorn residents and the surrounding community. She provided a brief history of the property beginning in 2003, when they purchased the fully developed existing five (5) acre manufacturing facility then renovated portions of the building needed for their event and tool rental business. After operating this business for over 12 years they have decided to close the Lakes Area Rental and are now requesting to repurpose the building into a storage facility in order to maintain a business presence in Elkhorn. Recent completion of the project feasibility study by Capacity Development Corporation has concluded that the project is favorable and combines customer convenience with a location of high visibility in a market that the study showed has a growing economy. The objective consists of providing a mixture of several storage options to include indoor climate-controlled, ambient enclosed and ambient non-enclosed. This combination will allow them to offer affordable storage selections at

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varying price points while creating storage options. They intend to offer amenities and services more sophisticated such as indoor unloading/loading area for the climate controlled storage section. Construction is planned in phases, Phase I and II, which include landscaping with all phases being subject to the seasonal weather conditions. Neutral colors will be used in an effort to create a cohesive appearance with the existing building. Their plan includes renovating the interior of the 17,000 square foot existing building to accommodate the change over into indoor climate-controlled storage. Exterior renovations include updating signage, removal of a few overhead garage doors with matching replacement sheet metal to be installed, and updates to the existing entry gate with addition of a secure keypad access entry point. Also additional security cameras will be added to the existing system and the removal and filling in of an existing loading dock will be located to the south of the building.

At this time, Warren Hansen, Farris, Hansen & Associates, presented further technical information regarding the proposed mini-warehousing storage facility which included a site plan, storm water plan, landscaping plan, parking plan, and the erosion control plan.

The Zoning Administrator provided the Staff Report dated July 28, 2016, recommending approval of the CUP and listed staff recommendations. She noted that outside storage was not mentioned in the application nor was it included in the public hearing notice. A new CUP application would be required which would entail a new public hearing along with a new publication notice. This item would then be placed on another Plan Commission agenda at a future meeting.

The City Administrator requested further information regarding the phases of the plan. Mrs. Rodgers explained that Phase I would include the renovation of the inside of the existing building, Building No. 1, followed by construction of Buildings No. 3, 4 & 5 (Building No. 2 will remain as it exists during this phase), parking area around Building No. 1. Phase II would include working on Buildings 2 and 6, landscaping behind Building No. 5. Discussion regarding building phases, indoor storage, parking and lighting.

Motion (Baur/Stotko) to recommend to Council to approve the Conditional Use Permit for mini-warehousing to be located at 801 East Centralia St. (Tax Key No. YVSE-00004F1), to include completion of Phase I, the renovation of Building No. 1 and construction of Building Nos. 3, 4 & 5 with Staff review and approval of all landscaping, verification of borings, paving and parking. Note: Applicant will be required to return to Plan Commission to request approval of Phase II, Buildings 2 and 6, and landscaping behind Building No. 5. Roll Call Vote. Member Baur-Yes; Member Stotko-Yes; Member Frazer-Yes; Member Meinel-Yes. Motion carried unanimously by majority of those present.

MEETING DATES

Meeting dates: August 18, 2016 and September 1, 2016

ADJOURNMENT

Motion (Baur/Frazer) to adjourn. Motion carried. Meeting adjourned at 7:45 p.m.

Shari McKinney
Plan Commission Secretary