

**CITY OF ELKHORN**  
**ARCITECTUAL REVIEW BOARD/CITY PLAN COMMISSION MEETING**  
**Council Chambers, 9 S. Broad St., Elkhorn, WI**  
**July 14, 2016**

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

**ROLL CALL**

Present: Chairman Reynolds, Meinel, Baur, Frazer, Stotko

Absent: Hunter, Myrin

Also Present: Zoning Adm. Schaeffer, City Attorney Phillips

Visitors: Katie Udell-Angus Young Assoc., Alderman Cathy Bensaid, Ben Bensaid, Marvin Lois, Debbie Lois, Michael Lois, Justin Ehrhardt, Pipper Ehrhardt, Kellen Olshefski-Elk. Ind.

**APPROVAL OF MINUTES**

Motion (Meinel/Stotko) to approve the minutes of the Architectural Review Board/City Plan Commission Meeting of June 16, 2016. Motion carried unanimously.

**PUBLIC HEARING/CONDITIONAL USE PERMIT/11E. WALWORTH ST./EHRHARDT**

Public Hearing convened at 7:02 p.m. with respect to the application submitted by Justin Ehrhardt/Hi-Fedility for a Conditional Use Permit for a bar/tavern to be located on the parcel of land at 11 East Walworth Street and more precisely identified by (YOP-00198). Chairman Reynolds asked if anyone wished to be heard. No one wished to be heard. Chairman Reynolds then asked three times if anyone else wished to be heard and no one wished to be heard. The public hearing was closed at 7:05 p.m. by Chairman Reynolds.

**CONDITIONAL USE PERMIT/11E. WALWORTH ST./EHRHARDT**

Chairman Reynolds requested applicant to present information to the Plan Commission members. Justin Ehrhardt said he is requesting approval of a Conditional Use Permit for his other property adjacent to the Elkhorn Saloon, located at 11 East Walworth Street (YOP-00198). Mr. Ehrhardt explained that he currently owns and operates The Elkhorn Saloon next door which has been very successful in this downtown location. He said he had previously applied for a Conditional Use Permit to remodel the tavern (as Jack's) but took a step back and decided why not go with history and turn the building next door back into a lounge, having side-by-side tavern businesses, as it was back in 1900's. His plan does not include any site plan changes to the existing site but the interior would be restored with a retro look as it existed during the 1950's and 1960's. The new tavern would be called Hi-Fidelity and he presented an old interior photo to illustrate the retro look planned for the interior. Mr. Ehrhardt reported that he has cleaned up the alley behind the both properties and also distributed pictures to show that improvement has been accomplished. The Zoning Administrator presented the July 7, 2016 Staff Report. Brief discussion regarding applying any conditions to the proposed conditional use permit. Members felt the only condition they would require for the CUP would be to require the City Council's approval of a liquor license. Some further discussion. Motion (Reynolds/Frazer) to approve the Conditional Use Permit for a bar/tavern to be located at 11 East Walworth Street (YOP-00198) subject to approval of the liquor license that has been applied for. Motion carried unanimously by those present.

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**June 2, 2016 - Page 2**

**SITE PLAN/ARCHITECTURAL PLAN/LANDSCAPE PLAN/400 KOOPMAN LANE/ELKHORN UTILITY**

Chairman Reynolds explained that this agenda item is for approval of a site plan, architectural plan and landscape plan for a 5,855 square foot addition to the existing building for three drive-through truck bays located at 400 Koopman Lane (Tax Key No. YWC-00002) which houses the City's Electric Department operations and vehicles. Chairman Reynolds noted that Angus Young Associates, Architect, has submitted the site plan, architectural plan and landscape plan for this addition. The Zoning Administrator provided the Staff Report date July 7, 2016. Brief discussion. Motion (Frazer/Stotko) to approve the site plan, architectural plan and landscape plan for the 5,855 square foot addition to the existing building located at 400 Koopman Lane for three drive-through truck bays as presented subject to the conditions outlined in the Zoning Administrator's Staff Report dated July 7, 2016.

**ETP CERTIFIED SURVEY MAP/W3250 LOVELAND RD/LOIS**

Chairman Reynolds reported that a Certified Survey Map for a land division to split off 1.83 acres of land from an existing 39.93 acre parcel has been submitted by Mavrin Lois, W3250 Loveland Road, Town of LaFayette (Tax Key No. KLF3500006). The remaining parcel will be +/-38 acres. The July 7, 2016 Staff Report was given by the Zoning Administrator. Section 18.25 of the City's ordinance was recently amended by the City Council and now allows the applicant to apply for a land division because it does not create by Minor Subdivision (CSM) within the City's extraterritorial plat approval jurisdiction. Motion (Reynolds/Meinel) to allow the land exception and approve the Certified Survey Map for a land division to split off 1.83 acres of land from an existing 39.93 acre parcel submitted by Marvin Lois, W3250 Loveland Road, Town of LaFayette (Tax Key No. KFL3500006). Motion carried unanimously by the majority present.

**MEETING DATES**

Meeting dates: August 4, 2016, and August 18, 2016.

**ADJOURNMENT**

Motion (Stotko/Baur) to adjourn. Motion carried. Meeting adjourned at 7:20 p.m.